



Town of Sullivan's Island

BOARD OF ZONING APPEALS

June 12, 2025 – 4:00 PM

Town Hall Council Chambers

2056 MIDDLE STREET

SULLIVAN'S ISLAND, SC 29482

A. CALL TO ORDER

B. CONFIRMATION OF FOIA

C. APPROVAL OF MINUTES FROM MAY 8, 2025

D. VARIANCE REQUEST

1. **1204 Middle Street (Application):** ee fava architects, applicant, is requesting variances from §21-20 C (3)(a) – to allow 2 buildings on one lot, §21-25 B – to increase the principal building coverage on the lot beyond the maximum allowable, §21-26 B – to allow the impervious coverage beyond the maximum, §21-27 B – to increase the principal building square footage beyond the maximum allowable, and §21-20 (3)(f) & 21-22 (C) (1 & 3) – to reduce the required side yard setback and eliminate the side façade requirements, to replace the existing parish hall on the Stella Maris Church Campus, in accordance with the Zoning Ordinance §21-179. (PIN# 523-07-00-058).
2. **1010 Osceola Avenue (Application):** Mary Murray Muller, applicant, is requesting variances from §21-13, to allow the importation of fill materials onto the lot, increasing lot elevations by more than 1 foot above the existing grades, and from §21-139 B. (2) & (3), to allow a fence made of materials other than wood or metal and to allow a fence without any openings across its plane. (PIN# 523-06-00-003).
3. **1018 Osceola Avenue (Application):** Robert Brandon Aebersold, applicant, is requesting a variance from §21-13, to allow the importation of fill materials onto the lot, increasing lot elevations by more than 1 foot above the existing grades, and from §21-139 B. (2) & (3), to allow a fence made of materials other than wood or metal and to allow a fence without any openings across its plane. (PIN# 523-06-00-002).

E. SPECIAL EXCEPTION REQUEST – HISTORIC ACCESSORY DWELLING UNIT

1. **1914 Central Avenue (Application):** Amber Aument, applicant, requests approval of a special exception for the historic structure on the property to be used as an accessory dwelling unit, in accordance with the Zoning Ordinance Sections Section §21-20 C. (2) & §21-178. (PIN# 529-05-00-058) (Supporting documentation).

F. ADJOURN