



**Town of Sullivan's Island, South Carolina
Board of Zoning Appeals
Meeting Minutes
Thursday, April 14, 2022**

A Board of Zoning Appeals Meeting was held on the above date at 6:00 p.m., all requirements of the Freedom of Information Act having been satisfied.

Present were: Elizabeth Tezza, Chairman
Jody Latham, Board Member
Amy Pruitt, Board Member
Jeremy Graves, Board Member
Joe Henderson, Director of Planning/Zoning Administrator
Bridget Welch, Administration

I. Freedom of Information Act Requirements

Chair Tezza called the meeting to order at 5:56 p.m. and stated the press and public had been notified in accordance with State Law. There were five (5) members of the public present and no members of the media present.

II. Approval of Minutes-February 10, 2022

Motion was made by Jeremy Graves, seconded by Amy Pruitt, to approve the Board of Zoning Appeals Meeting Minutes of February 10, 2022, passed unanimously.

III. Special Exceptions

- A. 413 Station 23 Street: Eddie Fava, applicant, requests approval of the historic accessory dwelling unit (ADU) special exception in accordance with Zoning Ordinance Section §21-20 C. (2) and §21-178. (PIN#529-06-00-108)

Mr. Henderson reviewed the property's location and pointed out where new construction will be built with a DRB approved historic preservation plan. The property is historic by way of historic property card 61. The proposal is to remove several non-original additions to the home and bring it down to 1200 square feet, which is required by ordinance. The new construction would be 2,904 square feet. Staff recommends approval of the special exception according to DRB approval and provided the Board makes findings of the fact that the project complies with the standards of §21-178.

Eddie Fava presented on behalf of the new owners of the properties, the Kenny's. They would like to build the detached structure to the rear to use as a primary structure. He showed more photos of the property, including the additions that will be removed to retain the original footprint of the structure.

Joel Trantham with E. Fava Architects mentioned it was a block lot and is a good set up to add an additional structure with minimal impact to neighbors or the public realm, while retaining its historic character. If the special exception is granted, the requested building coverage and imperious coverage is reduced that what would be allowed without the special exception and attaching it to the historic structure. This plan also allows for optimal privacy regarding the neighbors.

No public comment was made.

Ms. Latham requested to see the plan for changes to the historic structure. Mr. Fava mentioned they will be removing some of the infill on the property and pointed out on the photos provided what will remain.

Motion was made by Jody Latham to approve the special exception for 413 Station 23 under §21-178 given adequate provision has been provided for setbacks, plans do not cause any adverse influence to the surrounding properties; vehicular traffic and pedestrian movement will not be impacted, there is substantial off-street parking for this property, and it will be used in a manner compatible with the rest of the neighborhood, seconded by Jeremy Graves, passed unanimously.

IV. Variance Requests

A. 2910 Jasper Boulevard: Paul and Erin Finnen, applicants, request a variance from the thirty (30) foot setback requirement for all residential development adjacent to the RC-2 Zoning District, Zoning Ordinance §21-23 D. (1)(a). (PIN# 529-07-00-081)

Chair Tezza granted a continuance for this item until the June 9 meeting.

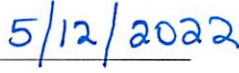
V. Adjourn

Motion was made by Jody Latham, seconded by Jeremy Graves to adjourn at 6:12 p.m., passed unanimously.

Respectfully submitted,
Bridget Welch
Board of Zoning Appeals Staff



Elizabeth Tezza, Chair



Date