

Town of Sullivan's Island
BOARD OF ZONING APPEALS
Thursday, August 13, 2020

A Board of Zoning Appeals Meeting was held on the above date at 4:00 p.m., all requirements of the Freedom of Information Act having been satisfied.

Present were: Elizabeth Tezza, Chairman
Babak Bryan, Board Member
Michael Koon, Board Member
Peter Koepke, Board Member
Amy Pruitt, Board Member
Summer Eudy, Board Member
Joe Henderson, Director of Planning/Zoning Administrator
Randy Robinson, Building Official
Courtney Sottile, Town Clerk

A. Freedom of Information Act Requirements

Elizabeth Tezza called the meeting to order at 4:00 p.m. and stated the press and public had been notified in accordance with State Law. There were three (3) members of the public present and no members of the media present. This meeting was conducted via virtual meeting as a result of COVID-19 Pandemic.

B. Approval of Minutes from April 9, 2020

Motion was made by Babak Bryan, seconded by Peter Koepke, to approve the Board of Zoning Appeals Meeting minutes of April 9, 2020. This motion passed unanimously.

C. Applicant and Participant Oath

Members of the audience who spoke during the meeting: Eddie Fava

D. Variance Request- FEMA Flood Damage Prevention Ordinance

2314 Middle Street: Eddie Fava, project architect and applicant, requests a variance to the Sullivan's Island's Flood Damage Prevention Ordinance in accordance with Chapter 5, Article IV, §5-78. The property is a designated *Sullivan's Island Landmark* property. (PIN# 529-06-00-018)

Building Official Randy Robinson presented this application on behalf of the Town. Mr. Robinson stated that there are two criteria for approving a variance for the flood requirements which are: the structure must be certified by the Secretary of Interior Standard's Guidelines for Historic Buildings as contributing to the historic significance of

a registered historic district; and the applicant must answer the eleven (11) standards for requesting a variance. This structure is in a registered historic district and Mr. Robinson verified that it is individually listed. Also, the applicant has answered and submitted the eleven (11) standards with his application. The applicant is requesting a 2' variance from the existing flood heights (from 16' to 14'). Joe Henderson, Director of Planning/Zoning Administrator added that this historic renovation project was reviewed and granted final approval by the Design Review Board during the July 15, 2020 meeting. The Design Review Board is in agreement with the level of elevation.

Babak Bryan asked Mr. Henderson if Town staff has done their full and final zoning analysis on this project. Mr. Henderson answered there are still several zoning compliance issues that needed to be resolved relating to the setbacks and modifications to the swimming pool, pool decking and shown accessory structure. Mr. Bryan added that there seems to be problems with the design on this project and pointed out several inconsistencies with the Zoning Ordinance.

Eddie Fava, project architect and applicant presented on behalf of the homeowners of 2314 Middle Street. Mr. Fava stated that he is requesting to keep the historic structure and additions at appropriate (lower) height while remaining safe and protected as well as accommodating the forthcoming FEMA regulations. The current neighbors are in support of this request.

Deliberations took place between the Board, applicant and Town staff.

Motion was made by Michael Koon, seconded by Amy Pruitt, that the Board of Zoning Appeals approve the variance request to the Sullivan's Island's Flood Damage Prevention Ordinance in accordance with Chapter 5, Article IV, §5-78 for the property at 2314 Middle Street (PIN# 529-06-00-018). The applicable technical requirements pertaining to the property have been satisfied and the requisite hardship tests have also been shown to be satisfied to the Board's satisfaction.

Elizabeth Tezza moved to amend the motion to include that the standards for approving a variance has been met in detail as presented by the applicant in variance application form 3 dated July 9, 2020. Michael Koon accepts the amendment.

Motion as amended passed by a vote of 5-1, with Babak Bryan opposing.

E. Adjourn

Motion was made by Michael Koon, seconded by Amy Pruitt to adjourn at 4:50 p.m. This motion passed unanimously.

Respectfully submitted,

Courtney Sottile
Courtney Sottile