



**Town of Sullivan's Island, South Carolina
Board of Zoning Appeals
Meeting Minutes
Thursday, June 13, 2024**

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, Chair
Michael Scruggs, Vice-Chair
Jackie Edgerton, Board Member
James Elliott, Board Member
Cammie Camp, Board Member

Charles Drayton, Director of Planning and Zoning
Bridget Welch, Staff Member

I. Freedom of Information Act Requirements

Chair Elizabeth Tezza called the meeting to order at 6:00 p.m. and stated the press and public had been notified in accordance with State Law. There were no (0) members of the public present and no members of the media present.

II. Approval of Minutes-February 8, 2024

Motion was made by Michael Scruggs, seconded by James Elliot, to approve the Board of Zoning Appeals Meeting Minutes of February 8, 2024, passed unanimously.

III. Variance Requests

1. 2214 Jasper Boulevard (Application): e e fava architects, applicant, is requesting a variance from Section 21-22 E. (1) of the Zoning Ordinance, to allow a rear porch addition to encroach 11 feet, 3 inches into the 25-foot required rear setback for lots located in the RS, Single Family Residential District (PIN# 529-05-00-026)

Charles Drayton presented the variance request on behalf of the Town to the Board. He detailed the request and gave background information on the property and surroundings, including

detailing of existing encroachments. He stated this lot, and surrounding lots, are smaller than most other Island lots due to their age. Many of the surrounding properties already have structures and/or accessory structures in the setbacks due to their diminutive nature, historical construction pattern, and development in the area pre-dating the zoning ordinance. He also took questions from the Board. He recommends approval of the variance because strict application of the provisions of the Zoning Ordinance meets all four conditions of what is considered a hardship.

Eddie Fava presented on behalf of the property owner, giving some background on the property as well as reasoning for the request. He also mentioned the neighbors do not have any objections to the variance. The Board had minimal discussion and agreed to approve.

Motion was made by James Elliott, seconded by Michael Scruggs, to approve the request for a variance from Section 21-22 E. (1) of the Zoning Ordinance, to allow a rear porch addition to encroach 11 feet, 3 inches into the 25-foot required rear setback for lots located in the RS, Single Family Residential District (PIN# 529-05-00-026) in that the application meets the requirements of the variance §21-179 in that there are extraordinary conditions that impact the property in that it is a small set of properties that are small in nature and do not conform to the standard setbacks, the conditions do not generally apply to other property in the vicinity; as stated by the Town, the twelve properties on the block are unique to the Island, the lots are smaller, the lots are .15 acres as compared to the balance of lots of the Island of half-acre, there are similar cohorts of properties along other areas on the Island; also because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property in that a front porch would not produce the desired amenity that is considered an integral facet of the Island due to the streetscape of Jasper Boulevard; the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district would not be not be harmed by the granting of the variance, passed unanimously.

I. Adjourn

Motion was made by Jackie Edgerton, seconded by James Elliott, to adjourn the Board of Zoning Appeals Meeting at 6:13 p.m., passed unanimously.

Respectfully submitted,

Bridget Welch
Board of Zoning Appeals Staff