

June 9, 2011

The Board of Zoning Appeals for the Town of Sullivan's Island met on the above date at Town Hall, all requirements of the Freedom of Information Act having been satisfied.

Present:       Ward Lasso  
                  Susan Middaugh  
                  Susan Romaine  
                  Elizabeth Tezza  
                  Carlin Timmons

Susan Middaugh stated that Chairman Hiers had asked her to serve as Acting Chairman, as both he and Vice-Chair Bachman Smith were unable to attend the meeting.

**Motion was made by Elizabeth Tezza, seconded by Susan Romaine, to approve the minutes of the March 10, 2011 meeting, carried unanimously.**

Susan Middaugh issued the applicant and participant oath.

**Elizabeth Kitchen, 2420 Jasper Street.** Special exception for historic structure used as accessory dwelling. Building Official Randy Robinson stated that the historic structure is currently over 1200 square feet, and the latter additions to the house will be removed. The Design Review Board has given final approval on the historic structure to less than 1200 square feet, and approval to raise the structure. To build the second house, the applicant needs a special exception. He added that the applicant meets all requirements of Section 21-178. Anita King of Ink Architecture represented the applicant. Ms. King stated that the applicant is removing the garage structure. She shared and explained the submitted plans. Eddie Fava, who lives across the street, expressed concern because it will be the only house on the street that faces Myrtle Avenue, and will break up the pattern on the two streets. After considerable discussion, **motion was made by Susan Romaine, seconded by Carlin Thomas, to remand the application back to the applicant for insufficient information, carried unanimously.**

**Gary Lovell, 2424 Middle Street.** Variance for eight foot fence. Building Official Randy Robinson stated there is a public utility substation behind the property. Generally, with a public utility, the ordinance requires a fence to offer privacy and safety. If this utility were being built now, it would be the Town's responsibility to install a fence. The applicant is requesting a variance because he is asking for two feet above what the ordinance allows. Mr. Robinson added that the applicant would still need to go before the Design Review Board. Andrew Hargett, representing the applicant,

presented the submitted plan. **Motion was made by Elizabeth Tezza, seconded by Susan Romaine, to approve the variance for an eight foot fence at 2424 Middle Street because there are exceptional and extraordinary conditions due to the building and the water tower; these conditions do not generally apply to other property in the vicinity; the application of the ordinance to this particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the granting of the variance will not harm the character of the district, carried unanimously.**

**Motion was made by Elizabeth Tezza, seconded by Carlin Timmons, to adjourn at 8:10 p.m., carried unanimously.**

Respectfully,

Ellen Miller

Approved:

Date:

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