



**Town of Sullivan's Island, South Carolina  
Board of Zoning Appeals  
Meeting Minutes  
Thursday, August 11, 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, Chair  
James Elliott, Board Member  
Jackie Edgerton, Board Member  
Jeremy Graves, Board Member  
Jody Latham, Board Member  
Charles Drayton, Director of Planning and Zoning  
Joe Henderson, Deputy Administrator  
Bridget Welch, Administration

**I. Freedom of Information Act Requirements**

Chair 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 was one (1) members of the public present and no members of the media present.

**II. Approval of Minutes-June 9, 2022**

**Motion was made by Jody Latham, seconded by Jeremy Graves, to approve the Board of Zoning Appeals Meeting Minutes of July 14, 2022, passed unanimously.**

**III. Variance Requests**

1. 2720 Brooks Street (Application): Ron Coish, applicant, is requesting a variance from Section 21-138 A. (1) of the Zoning Ordinance, to allow for an accessory structure to be placed in the front yard of a house that is not adjacent to the RC- or RC-2 Zoning Districts. (PIN# 529-07-00-051)

Chair Tezza stated she had just finished serving on the Sullivan's Island Historic Study Group with Mr. Winchester, whose application was being presented, and she will not be recusing herself.

Charles Drayton presented on behalf of the Town, giving a quick overview of the property and the request. The applicant is requesting relief for a proposed garage to be placed in the front yard. The ordinance requires accessory structures be 20 feet to the rear of the front façade of the home; this home, built over 100 years ago, is set almost to the rear property line. Because of this, there are no places to build a garage that meets the ordinance requirements. Staff believes it has met the four requirements and recommends the variance be granted on the condition the garage be no closer than 20 feet to the rear of the front facades of the adjacent properties' homes.

Chair Tezza confirmed the drawing provided by Mr. Drayton roughly shows where they would require the garage to be built, approximately 50 feet from the property line (the drawing shows around 49 feet). It was also confirmed there were no trees in the way of the proposed structure. The proposed garage dimensions are 20 x 24 or 20 x 30. Mr. Drayton stated the exceptional condition for this property is the fact that the home was built in the rear setback which is uncommon for the area.

Mr. Ron Coish then presented on behalf of the applicant. He stated his original drawing had the structure at 40 feet 10 inches from the front, while staff is requesting 50 feet. Fifty feet is doable, but John Winchester, property owner, spoke about why he would prefer not to build that far back. He stated if the structure was 50 feet back, the driveway would have to be extended and he would lose two gardens and a palm tree, along with some other issues. Mr. Winchester stated he has lived in the house as his primary residence for 18 years.

Jackie Edgerton asked if 45 feet was a possible compromise and confirmed there is no set condition as to how far back it needs to be in the ordinance. Jody Latham stated the garage would still not be as far forward as the home closest to it. Mr. Henderson confirmed the home is not listed as historic. There was further discussion about the distance it should be from Brooks Street.

**Motion was made by Jody Latham, seconded by Jeremy Graves, to grant the variance for the front accessory structure for 2720 Brooks Street given that the existing house is over 100 years old, the lot itself is a large street to street lot and this garage will not come close to meeting the setback requirements for the lot itself; I grant the variance of permitting the garage to be positioned 40 feet from the front property line facing Brooks Street; these conditions do not apply to other properties, these conditions apply uniquely to this property, this garage will increase utilization of the property of intended, it does not provide a detriment to adjacent properties as per code Section 21-138 A. (1) of the Zoning Ordinance for this property, passed unanimously.**

**IV. Adjourn**

**Meeting was adjourned at 6:28 p.m.**

Respectfully submitted,

Bridget Welch  
Board of Zoning Appeals Staff

  
Elizabeth Tezza

12/8/2022