

May 12, 2005

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 were: Jimmy Hiers
Thom Hiers, Chairman
Susan Middaugh
Alice Paylor

Motion was made by Jimmy Hiers, seconded by Susan Middaugh, to approve the minutes of the April 7, 2005 meeting, carried unanimously.

Chairman Hiers stated that Ernie and Cindy Masters, 2707 P'on Avenue, have withdrawn their variance application to relocate their driveway.

Robert Graves, 1514 Middle Street, request for setback variance. Mr. Graves stated that his house sits right on the property line, and is surrounded by three streets. He wants to add three dormers to the Middle Street side of the house, however, it will be within the setback. Mr. Graves stated the ridge was 25 feet in height. The dormers are being added to the existing roof line, and they are set into the house about one foot. Motion was made by Alice Paylor, seconded by Susan Middaugh, to grant the variance to allow him to add three dormers on the street side of the existing property. The extraordinary and exceptional conditions pertaining to this particular piece of property are that there is an existing structure that actually sits on the property line at Middle Street and these conditions do not generally apply to other properties, because most structures are setback. The hardship is that it would be impossible to have a second floor in his structure because he would not be able to have any light coming in or to be able to get out in case there was a fire. And because of that, the application of the ordinance to this particular piece of property would effectively prohibit or unreasonably restrict the use of the property. The authorization of this variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of this variance. This is a historic property that was part of the Old Fort and that accounts for the unusual site location. Motion carried unanimously.

Vince Graham, 1401 Middle Street, variance for side setbacks and building coverage. Mr. Graham stated he was granted three variances from the Board last year, and he did not realize they were only good for six months. He is requesting two variances. He is not requesting the variance for the third floor as before. Mr. Prause stated the new zoning ordinance will be ratified in five days. The time frame for permits is currently six months, but it has been extended to either one or two years in the new Zoning Ordinance. Were the Board to grant this variance, it would not conflict with the intent of the Town. Mr. Prause also mentioned that the site plan that was shown to the Board previously and the one submitted now shows a sanitary sewer easement with width unknown, and believes the width was determined by lining up the manholes. Mr. Prause stated that our Water & Sewer manager says he needs at least a ten foot easement on either side of that sewer line and this house is only 4-5 feet away from the manhole. Motion was made by Alice Paylor, seconded by Jimmy

Hiers, that condition on Mr. Graham obtaining permission from his neighbors, that he be allowed to have a variance for the side setbacks as requested; the hardship being the existing historic structure and the sewer line; that the building is a very unique building – unlike any other on the Island, carried unanimously.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Ellen McQueeney

Approved:

Date: _____