

July 22, 2004

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
Jay Keenan
Susan Middaugh
Alice Paylor

Motion was made by Jay Keenan, seconded by Alice Paylor, to approve the minutes of June 10, 2004 as amended, carried unanimously.

Vince Graham, 1401 Middle Street, variances for lot coverage. Mr. Graham had requested a lot coverage variance of 21.5% at last month's meeting, along with the setback and third floor square footage variances. The latter two variances were approved; he withdrew the lot coverage variance in order to re-evaluate the plans. Tonight he requests a lot coverage variance of .5%. Motion was made by Jay Keenan, seconded by Alice Paylor, to grant the variance based on the fact that the applicant has reduced the overall lot coverage from 21.5% to 20.5%, he is maintaining the integrity of church; the existing building has exceptionally thick walls and is a historic structure that is unique; the sewer bisects the property that restricts the area to reasonably build on; he has reduced total impervious from 27% to 20.5%, and most conditions do not apply to other property in the vicinity, carried unanimously.

Eleanor Daly, 2408 Raven Drive, variance for rear setback. Mrs. Daly was inadvertently placed on the agenda.

Bruce Ibs of IBS Construction, 3029 Brownell, variance for rear setback. Mr. Ibs is building on this property on behalf of owner Jerry Scheer. Mr. Ibs is not the original builder. The house was fundamentally complete in 2002; Mr. Scheer bought it in 2003; it has not yet received a certificate of occupancy. Mr. Ibs stated that the house was built in the setback and they had to move the house forward three feet. Since they moved the house, there was no way to accommodate a pool. He stated the hardship was the small lot of .25 acre, and the surrounding lots are larger. He is requesting to build a pool within two feet of the property line. The surrounding houses have pools, and the neighbors do not object. Mr. Ibs stated that if they had not moved the house, they would not have had room to build the pool. Chairman Hiers stated that his concern is that when Town Council adopted the ordinance, it took lot size into consideration. If the lot is small, perhaps it shouldn't have been bought if he wanted a swimming pool. According to *current* requirements, the house alone is 2% over the footprint (not when it was permitted). Motion was made by Susan Middaugh, seconded by Chairman Hiers, that the variance not be granted on two grounds: (1) the pool encroaches eight feet into a 10-foot setback and comes within two feet of the property line, and (2) the addition of the pool will substantially exceed the allowed impervious coverage of the lot, carried unanimously.

There was discussion concerning the rules of operation of the Board, which will continue at a future meeting.

Motion was made by Alice Paylor, seconded by Jimmy Hiers, to adjourn, carried unanimously.

Respectfully submitted,

Ellen McQueeney

Approved:

Date: _____