

May 10, 2012

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: Bachman Smith, Vice Chairman
Ward Lasso
Susan Middaugh
Elizabeth Tezza
Carlin Timmons

Vice Chairman Smith called the meeting to order.

The minutes from the April 12, 2012 meeting were unanimously approved.

Mr. Smith administered the oath to the applicants and participants, and asked Zoning Official Randy Robinson to present the application.

John Fradella, 2308 Jasper Blvd., special exception for historic structure used as accessory dwelling.

Mr. Robinson stated that the special exception is for the historic structure to be used as an accessory dwelling. The Design Review Board has given conceptual approval to the second structure. The Board is considering the special exception according to the requirements of Section 21-178 (C) of the Town Zoning Code.

Mr. Smith asked the applicant to present. The applicant was represented by Carl McCants of Mc3Designs. Mr. McCants presented storyboards of the plan and design, and stated the driveway will be on Jasper Blvd. Mr. Robinson added that the current house meets the 1,200 square foot limitation.

Motion was made by Susan Middaugh, seconded by Carlin Timmons, to approve the Special Exception: It meets the requirements of 21-178 (C) in that there is adequate provisions for setbacks, fences, buffered or planting strips; and the Board encouraged landscaping on the Myrtle Avenue side to lessen the impact of the elevated two story structure. The proposed use will be compatible with the existing uses and will not negatively affect the general character or welfare of the nearby area. Because the Board is allowed to attach reasonable terms and conditions, it is required that the driveway be on Jasper, as has been proposed, and the secondary improved driveway on Myrtle Avenue be removed just prior to the Certificate of Occupancy being issued, carried unanimously.

The rules of procedures were not discussed because the Board wanted the Chairman present for the review.

There being no further business to come before the Board, the meeting was unanimously adjourned at 7:40 p.m.

Respectfully submitted,

Ellen Miller