

June 14, 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: Jimmy Hiers, Chairman  
Susan Middaugh  
Elizabeth Tezza  
Carlin Timmons

Chairman Hiers called the meeting to order.

**Motion was made by Elizabeth Tezza, seconded by Carlin Timmons, to approve the minutes from the May 10, 2012 meeting, carried unanimously.**

Chairman Hiers administered the oath to the applicants and participants.

**Danny Eudy, 3004 Middle Street. Variance for front and side yard setbacks.**

Chairman Hiers stated that Building Official Randy Robinson was not available for this meeting; however, Mr. Robinson did tell him that this variance application was a perfect example of the reason the Board existed to hear variances of this nature. Mr. Hiers stated this variance request is from Section 21-22 (B) and (C) of the Zoning Code. The applicant wants to build a front porch on the house which will extend into the front and side yard setbacks. However, the house was built before the setback lines were drawn, and the corners of the house itself are also in the setback. There is a large right-of-way on both Middle and Station 30 Streets. The neighbors across the street at 2924 Middle Street have expressed their support of the front porch addition.

Chairman Hiers asked for the applicant to present. Mr. Eudy stated they wanted to build a screened-in front porch like other porches on the island. From Middle Street there is approximately 20 feet from edge of road to property line right of way; and on Station 30 there is approximately 30 feet from edge of pavement to the property line right of way, so it would not cause any inconvenience to anyone, and would not impede traffic or emergency vehicles. Chairman Hiers stated if a variance were granted to allow the porch as presented, it would need to be considered as only for this one story porch – a second story cannot be built. It will make it a more traditional island house, as it will turn into a cottage-style rather than a ranch-style home.

**Motion was made by Susan Middaugh, seconded by Elizabeth Tezza, to allow the requested setback relief required to add a 12 foot wide porch on the house under the conditions that it be a one-story porch with no deck on the porch and is restricted to the 12 foot width as shown on the submitted plat. There are extraordinary and exceptional conditions that pertain to this property: the house was built before the setbacks were drawn; a porch cannot reasonably be added without setback relief; and these conditions do not generally apply to other properties. This house is on the corner and is situated caddy corner on the property, and most houses are not. Because of these conditions, the application of the ordinance is more strict than intended. If relief was not granted, it would prohibit the ability to put a porch on this house. The**

variance will not be a detriment to the neighborhood, in fact, adding a porch will keep the house from being torn down and will give it the appearance of traditional Sullivan's Island cottage and be a benefit to the neighborhood and the neighbors, carried unanimously.

The Board began a review of the Rules of Procedure, and will continue the review when more members of the Board are present.

Motion was made by Susan Middaugh, seconded by Elizabeth Tezza, to adjourn at 7:50 pm, carried unanimously.

Respectfully submitted,



Ellen Miller