

November 8, 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
Ward Lasso
Susan Middaugh
Susan Romaine
Elizabeth Tezza
Carlin Timmons

Chairman Hiers called the meeting to order and stated all Freedom of Information Act requirements had been met. Chairman Hiers administered the oath to the applicants and participants.

Motion was made by Elizabeth Tezza, seconded by Susan Middaugh, to approve the minutes from the October 11, 2012 meeting, carried unanimously.

Motion was made by Susan Middaugh, seconded by Susan Romaine, to amend the agenda between items four and five for discussion of the Board's rules of procedures, carried unanimously.

Dean Schmelter, 3217 Middle Street, Variance for rear setback. Chairman Hiers asked Building Official Randy Robinson to present. Mr. Robinson stated that Mr. Schmelter was granted a 9' 3" variance by this Board in August 2012; however, as the work on the pool began, the engineer stated it needed to be further away from the foundation. There is a 25 yard rear setback, so Mr. Schmelter is asking for a 13' 3" variance. After discussion, Susan Middaugh stated the same grounds on which the previous variance was granted in August still hold true. Chairman Hiers stated there was no public comment, therefore he closed the discussion period. **Motion was made by Elizabeth Tezza, seconded by Carlin Timmons, to grant the variance of 13' 3" for the construction of a pool and deck on this lot. There are extraordinary conditions pertaining to this lot. All the other lots that are built in this block have pools within ten feet of the setback and the lot to the rear of this particular piece of property is owned by the Town and at this time is not being developed, therefore it does not impact any property owners to the rear; the authorization of this variance will not be of substantial detriment to the adjacent property, and the character of the district will not be harmed because all the adjacent property owners do have pools in the setback, carried unanimously.**

Chairman Hiers stated that he was resigning from the Board effective December 1, 2012 because he was moving into his other house off the island to market it for sale. He stated he enjoyed serving on the Board and hoped to be a full-time resident again soon, after the sale of the other

property. He continued that because Vice Chairman Bachman Smith, III did not desire a reappointment in September 2012, the Board would now be without a chairman and vice chairman. **Motion was made by Chairman Hiers, seconded by Elizabeth Tezza, to appoint Susan Middaugh as the Chair of the Board, carried unanimously. Motion was made by Carlin Timmons, seconded by Ward Lasso, to appoint Elizabeth Tezza as the vice chair, carried unanimously.**

Motion was made by Susan Middaugh, seconded by Susan Romaine to adjourn at 7:10 pm, carried unanimously.

Respectfully submitted,



Ellen Miller