

Board of Zoning Appeals

Theodore D. Washington Municipal Building, 20 Bridge Street, Henry "Emmett" McCracken Jr.
Council Chambers

June 07, 2022

I. CALL TO ORDER

Chairman Halpern called the meeting to order at 6:00pm.

II. ROLL CALL

PRESENT

Board Member Daniel Grove
Board Member Larry Garrison
Board Member Steve Wallace
Board Member Stephen Halpern

ABSENT

Board Member Gerry Workman

III. NOTICE REGARDING ADJOURNMENT

The Board of Zoning Appeals will not hear new items after 9:30 p.m. unless authorized by a majority vote of the Board Members present. Items which have not been heard before 9:30 p.m. may be continued to the next regular meeting or a special meeting date as determined by the Board Members.

IV. NOTICE REGARDING PUBLIC COMMENTS*

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to the Board, Staff, or other members of the Meeting. State your name and address when speaking for the record. COMMENTS ARE LIMITED TO THREE (3) MINUTES.

V. ADOPTION OF THE AGENDA

Board Member Garrison made a motion to adopt the agenda as written.

Seconded by Board Member Grove.

Voting Yea: Board Member Grove, Board Member Garrison, Board Member Wallace, Board Member Halpern

VI. ADOPTION OF MINUTES

A. December 7, 2021 Minutes

Board Member Wallace made a motion to adopt the minutes as written.

Seconded by Board Member Grove.

Voting Yea: Board Member Grove, Board Member Wallace, Board Member Halpern

Board Member Garrison was absent from the December meeting and did not vote.

B. April 5, 2022 Minutes

Board Member Wallace made a motion to adopt the minutes as written.

Seconded by Board Member Grove.

Voting Yea: Board Member Grove, Board Member Garrison, Board Member Wallace, Board Member Halpern

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA***VIII. OLD BUSINESS****IX. NEW BUSINESS**

- A. Zone-05-22-016699** - The Applicant, Thomas Hiatt Architect, on behalf of Steve and Hillary Meyer, is requesting a Variance from the Town of Bluffton Unified Development Ordinance Section 5.15.5.C to encroach 2.5 feet into the ordinance required 5-foot side yard setback for a carriage house. The property is identified by Beaufort County Tax Map Number R610 039 000 1190 0000 and is located at 18 Tabby Shell Road in the Neighborhood General Historic District. (Staff - Jordan Holloway)

Kurt Hall was present on behalf of the applicant. There was discussion as to why the applicant needed the two and a half feet. The applicant explained that the Old Town District requires nine-foot-wide garage doors and residents cannot use double door style garages. Without the encroachment, the structure would not be able to have two garage doors. The carriage house design is already narrowed. Staff informed the Board that the neighborhood association approved the encroachment into the side-yard setback.

Board Member Wallace made a motion to approve the request as submitted. Seconded by Board Member Garrison.

There was a discussion about a prior request on encroachment from a different applicant. Board members discussed the differences in cases. The current request does not affect neighbors, and is only a two and a half foot encroachment and not the entire lot line. The current request has significant impact on the building whereas the previous case was more a preference request.

Voting Yea: Board Member Grove, Board Member Garrison, Board Member Wallace, Board Member Halpern

The motion was unanimously approved.

X. DISCUSSION

The next meeting date was discussed since it was previously changed from it's normal date. Staff informed the Board that it is on June 28 and there is an item on the agenda.

XI. ADJOURNMENT

Board Member Grove made a motion to adjourn the meeting.

Seconded by Board Member Garrison.

Voting Yea: Board Member Grove, Board Member Garrison, Board Member Wallace, Board Member Halpern

The meeting was adjourned at 6:16pm.

DRAFT