

**TOWN OF EDISTO BEACH
ZONING BOARD OF APPEALS**

Monday, March 4, 2013
5:00 P.M.
Regularly Scheduled Meeting

THESE MINUTES ARE NOT VERBATIM, BUT DO ACCURATELY REFLECT THE PROCEEDINGS.

Members attending: Chairman John McAlhany, Vice Chairperson Cathy Price, Members Joe Dreher, Polly McIntosh, Charlie Boozer, Ida Tipton and Jeanine Rhodes

Staff attending: Patrick Brown, Building Code Administrator and Sara Simpson, Secretary

Chairman McAlhany called the meeting to order at 5:00 p.m.

Approval of Minutes:

Chairman McAlhany asked the Board if there was any discussion pertaining to the minutes of January 28, 2013. There were no additions or corrections to the minutes. Member Boozer made a motion to approve the January 28, 2013 minutes, followed by a second from Member Rhodes. **The vote was unanimous to approve the minutes.**

Zoning Board of Appeals Rules of Procedure:

Chairman McAlhany advised he noticed upon review of the revised Zoning Board of Appeals Procedure a typo in regards to abstention voting. Member Rhodes made a motion to approve the revised Procedure, followed by a second from Member Dreher. The vote was **unanimous to approve.**

Old Business:

There was no old business to discuss.

New Business:

515 Dolphin Road – Sonny Carson – Setback Variance :

Chairman McAlhany advised 515 Dolphin Drive has requested a setback variance from the minimum front yard setback for all other lots as 20 feet, as stated in Sec. 86-135 (e)(2). Sonny Carson, the builder for the proposed residence at 515 Dolphin Drive spoke on behalf of the property owner, requesting a frontage setback variance not to exceed 5 feet, for the proposed new home. Mr. Carson stated due to the features of the property, which includes a sand dune running through the middle of the lot, he would not be in compliance with DHEC's requirement to be 75 feet from the critical area with the septic system. Patrick Brown, Building Codes Administrator for the Town, advised the 5 foot variance would be measured from the overhang of the structure. He also stated the neighbors on either side of 515 Dolphin Drive, as well as across the street had been sent letters, advising of the variance request. A notice appeared in the newspaper as well. Mr. Brown stated there has been no response from anyone in regards to the variance request. Member Rhodes asked Mr. Brown if anything of this nature had been done in the past, and he stated yes, on Docksite Road. Standing Chairman Boozer made a motion to grant the variance not to exceed 5 feet followed by a second from Member Rhodes. A vote was taken and it was **unanimous to approve.**

There being no further business to discuss Member Rhodes moved to adjourn followed by a second provided by Member Boozer. A vote was taken to adjourn the meeting at 5:22 p.m. and the **vote was unanimous.**

Freedom of Information Act, § 30-4-80(3) was complied with.

APPROVED BY THE ZONING BOARD OF APPEALS

Submitted by Sara Simpson
Secretary of the Zoning Board of Appeals

A digital recording of this meeting is on file at Town Hall