

TOWN OF EDISTO BEACH

ZONING BOARD OF APPEALS

Monday, July 28, 2025

5:00 P.M.

Special Meeting

Members attending: Ned Kuntz, Bill Davies, Beverly Sandifer, Pat Kostell, Ron Scroggy & Stephanie Renner

Heather Johnson absent with prior notice

Staff attending: Tammy Lake, Morgan Viars and Patrick Brown

With a quorum present, Chair Ned Kuntz called the meeting to order at 5:00 p.m.

Review of Minutes – November 18, 2024

Chair Ned Kuntz asked for a motion to accept the transcribed minutes from the November 18, 2024 Regular meeting. Member Ron Scroggy made a motion to approve the minutes, and Bill Davies seconded. The minutes were **approved unanimously**

Election of Chair, Vice Chair, and Secretary

Election of Chair: Bill Davies made a motion to nominate Ned Kuntz as Chairman and Ron Scroggy seconded the motion, which **passed unanimously**.

Election of Vice Chair: Beverly Sandifer made a motion to nominate Pat Kostell as Vice Chairman and Bill Davies seconded the motion, which **passed unanimously**.

Election of Secretary: Chair Ned Kuntz made a motion to approve Tammy Lake to continue as Planning Commission Secretary. Bill Davies seconded the motion, which **passed unanimously**.

Old Business: None

New Business: Hearings

Appeal No. 2025--01

Applicants: Steven Conte

Appeal No. 2025-01—Steven Conte owner and representative of the property in the R-1 District and Beach Management Overlay District, for a variance from Sect. 86-135(e)(1) and (3) front and side yard setbacks and Sect. 86-145(d)(1) Setback lines...minimum rear setback measured from the roofline....

Chair Ned Kuntz read the 4 criteria necessary to grant a variance. Chair Ned Kuntz asked all parties who may speak during this portion of the hearing to raise their right hands and take the oath. The oath was administered.

Testimony was given by Steven Conte, Raymond Hyatt and Patrick Brown, Building Code Administrator regarding variance request. Steven Conte asked to amend his request to only ask for a variance on the front yard setback. He stated he would have plans redrawn to make sure the side deck is no longer within the side yard setbacks. It was determined that there was no variance needed for the rear setbacks. Bill Davies made a motion to allow Steven Conte to amend his appeal for front yard setback only and Ron Scroggy seconded the motion, which **passed unanimously**.

Chair Kuntz recommended that a yes or no vote be made when voting on each of the 4 criteria.

Chair Kuntz called for a vote on criteria 1: **Six (6) YES votes-Bill Davies, Ned Kuntz, Ron Scroggy, Pat Kostell, Beverly Sandifer and Stephanie Renner and Zero (0) NO votes**

Chair Kuntz called for a vote on criteria 2: **Four (4) YES votes-Bill Davies, Ned Kuntz, Ron Scroggy and Stephanie Renner and Two (2) NO votes-Beverly Sandifer and Pat Kostell**

Chair Kuntz called for a vote on criteria 3: **Five (5) YES votes-Bill Davies, Ned Kuntz, Ron Scroggy, Pat Kostell and Stephanie Renner and One (1) NO votes-Beverly Sandifer**

Chair Kuntz called for a vote on criteria 4: **Five (5) YES votes-Bill Davies, Ned Kuntz, Ron Scroggy, Beverly Sandifer and Stephanie Renner and One (1) NO votes-Pat Kostell**

Chair Ned Kuntz made a motion to approve variance and Bill Davies seconded. With there being no discussion, a vote was called which **granted unanimously the variance**.

Adjournment

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

APPROVED BY THE ZONING BOARD OF APPEALS



Submitted by Tammy Lake

Secretary of the Zoning Board of Appeals, Town of Edisto Beach

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