

TOWN OF EDISTO BEACH

ZONING BOARD OF APPEALS

Monday, September 17, 2012

5:00 P.M.

Regularly Scheduled Meeting

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

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

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

Vice Chairperson Rhodes called the meeting to order at 5:00 p.m.

Approval of Minutes:

Vice Chairperson Rhodes stated that she noticed Member McAlhaney was not shown as being present in the minutes and that change needed to be made. Vice Chairperson Rhodes asked the Board if there was any discussion pertaining to the minutes of May 14, 2012. There being no discussion, Vice Chairperson Rhodes moved to Old Business without the motion to approve the minutes or a vote.

Old Business:

None

New Business:

Election of Officers:

A new Chairperson is to be elected at this meeting. Vice Chairperson Rhodes nominated Member John McAlhaney followed by a second from Member Tipton. A vote was taken and it was **unanimous to elect** John McAlhaney and he took over the meeting as Chairperson.

Before the Board moved onto further new business, Member Tipton disclosed ex parte with the attorney representing one of the parties prior to receiving the packet. Vice Chairperson Rhodes stated that she was contacted by all parties. Members Price, Boozer and Chairperson McAlhaney stated that they were also contacted by the parties.

Chairperson McAlhaney then administered the oath to all who planned to address the Board.

3720 Dock Site Road – Robert Woods – Setback Variance Request:

Mr. Woods is requesting a reduction in the side yard setback from ten (10) feet to five (5) feet on the upstream lot line. H. Wayne Unger, Jr., Esquire, was present and representing the Woods in their request. Mr. Unger gave the Board a copy of the Town ordinance, Section 86-91, two (2) aerial photos of the lot, a letter from one (1) adjoining property owner and a plat of the lot. These handouts are included as Exhibit 1 through Exhibit 5. Mr. Unger explained that this is a unique lot with a unique building area due to the critical line taking part of the lot. Mr. Woods also explained that he only wanted to improve this lot and enhance the neighborhood architecturally.

Following a lengthy discussion with the Appellants, Member Boozer moved to grant the variance followed by a second from member Price. A vote was taken and it was **unanimous to approve.**

418B Palmetto Boulevard – Grace C. Sanders – Variance Request:

The Sanders request an addition to the roof on the ocean side deck, which would be adding to an existing nonconforming building. Mrs. Sanders stated that she has received a permit from OCRM and that she would not be enlarging the footprint. They cannot use their oceanfront deck most of the year due to pelican droppings. Member Price moved to grant the request followed by a second from Member Dreher. A vote was taken and it was **unanimous to approve.**

There being no further business to discuss, Vice Chairperson Rhodes made the motion to adjourn the meeting followed by a second by Member Dreher, **which carried unanimously.** The meeting adjourned at 6:00 p.m.

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.