



COUNTY COUNCIL OF BEAUFORT COUNTY

Beaufort County Zoning & Development

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The scheduled meeting of the Beaufort County Zoning Board of Appeals was held on Wednesday, October 25, 2006, in Council Chambers, Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

MEMBERS PRESENT

Mr. Thomas Gasparini, Chairman
Mr. Edgar Williams, Vice Chairman
Mr. Claude Dinkins

Mr. Bill Bootle
Mr. Phillip LeRoy

MEMBERS ABSENT

Mr. Kevin Mack
Mr. Chester Williams

STAFF PRESENT

Ms. Hillary Austin, Zoning Administrator
Mrs. Lisa Glover, Zoning Analyst III

CALL TO ORDER: Mr. Gasparini called the meeting to order at 5:10 p.m.

INVOCATION: Mr. Gasparini led those assembled in a moment of silence.

REVIEW OF AGENDA

MOTION: Mr. Dinkins made a motion to adopt the agenda as submitted. Mr. Edgar Williams seconded the motion. The motion passed unanimously (FOR: Bootle, Dinkins, Gasparini, LeRoy, E. Williams).

REVIEW OF MINUTES:

MOTION: Mr. Edgar Williams made a motion to approve the September minutes as submitted. Mr. Bootle seconded the motion. The motion passed (FOR: Bootle, Gasparini, LeRoy, E. Williams; ABSTAINED: Dinkins).

KENNETH HIMES (VARIANCE)

Mr. Himes explained to the board that he is requesting a variance for a house and garage, so he won't have to move his garage.

Mr. Gasparini recused himself from this case, due to a conflict of interest. Mr. Edgar Williams took over this case.

Mr. Dinkins asked Mr. Himes, "How long have you owned the property?"

Mr. Himes stated that the property has been in the family for over 30 years.

Mr. Dinkins asked Mr. Himes, "Was the property split?"

Mr. Himes stated it was always two lots.

"Professionally we serve; Personally we care!"

Mr. E. Williams asked Mr. Himes, "What kind of hardship would this cause, if the variance is not approved?"

Mr. Himes stated that it would be cheaper to tear down the garage than to move it physically.

Ms. Austin stated to the board that the County does not have any objections for this variance, because it's 11 inches from the property line.

MOTION: Mr. Bootle made a motion to approve the variance as submitted. Mr. LeRoy seconded the motion. There was no public comment for this case. The motion passed unanimously (FOR: Bootle, Dinkins, LeRoy, E. Williams).

JERRY JENKINS (VARIANCE)

This case was rescheduled for the November meeting, due to property owners not being properly notified.

GLENN & MADONNA KLASSA (VARIANCE)

Mr. Klassa explained to the board that he is asking for a variance for a garage and apron from his property line. Mr. Klassa stated that the access easement is 50 feet wide, and his house sits within the 50-foot easement.

Ms. Austin explained that this access easement is a part of a flag lot. Ms. Austin stated that the 50-foot easement is actually his side-yard setback, instead of a front-yard setback. Ms. Austin stated to the board that they should be given a variance from the 10-foot side setback line, rather than the 20-foot front setback line.

Ms. Austin stated that the fence is on the neighbor's property.

Mr. Gasparini stated that there are several problems with this application; the fence is on the neighbor's property, the access easement is not a public easement, and the concrete apron pad will not be approved.

Ms. Austin stated that the garage is not 10 feet; it is 7 feet from the property line.

Mr. Gasparini stated if the garage is going to be 10 feet from the property line, then they don't need a variance from this board. Mr. Gasparini stated that the applicant has an option to withdraw his application, and meet the 10-foot setback for the garage from the property line.

Mr. Klassa agreed to withdraw his application.

NEW BUSINESS

1. ZBOA asked staff to leave agendas in the rear of Council Chambers.
2. ZBOA asked staff to present "formal presentations" to the board.

MOTION: Mr. Edgar Williams made a motion to adjourn. Mr. Gasparini seconded the motion. The motion passed unanimously (FOR: Bootle, Dinkins, Gasparini, LeRoy, E. Williams).

The meeting adjourned at approximately 5:49 p.m.