



COUNTY COUNCIL OF BEAUFORT COUNTY

Beaufort County Zoning & Development

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The regular monthly meeting of the Beaufort County Zoning Board of Appeals was held on Thursday, March 24, 2011, in the 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. Philip LeRoy
Mr. Kevin Mack

Mr. William Mitchell
Mr. Timothy Rentz
Mr. Chester Williams

MEMBERS ABSENT

None

STAFF PRESENT

Ms. Hillary Austin, Zoning Administrator
Mr. Anthony Criscitiello, Planning Director
Mrs. Tamekia Judge, Zoning Analyst I

CALL TO ORDER: Mr. Thomas Gasparini called the meeting to order at 5:12 p.m.

PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE: Mr. Gasparini led those assembled in the Pledge of Allegiance, and a moment of silence in honor of our country's military service members.

Mr. Gasparini welcomed Mr. Mitchell to the Zoning Board of Appeals for his first meeting.

REVIEW OF AGENDA:

MOTION: Mr. Edgar Williams made a motion to adopt the agenda, removing Items 7 & 8. Mr. C. Williams seconded the motion. The motion passed unanimously (FOR: Gasparini, LeRoy, Mack, Mitchell, Rentz, C. Williams and E. Williams).

REVIEW OF MINUTES (FEBRUARY 24, 2011):

MOTION: Mr. Rentz made a motion to adopt the February 24, 2011 minutes as submitted. Mr. E. Williams seconded the motion. The motion passed (FOR: Gasparini, LeRoy, Rentz, C. Williams and E. Williams; ABSTAINED: Mack and Mitchell)

CHARLES HANAVICH'S VARIANCE – SECT. 106-1845 (4)(A) (RE-VISIT)

Mr. Joel Newman with Thomas and Denzinger Architect stated to the board, that he came before the board on last month, requesting a Variance for an encroachment into the 50' OCRM setback for an addition. Mr. Newman stated, that he met with Mr. Criscitiello about two weeks ago with revised plans for the addition; showing an appropriate reduction into the 50' OCRM

setback. Mr. Newman stated, that he has shown on the revised plans, the 3' reduction that was agreed upon with Mr. Criscitiello.

Mr. Gasparini asked Mr. Newman, "Does the addition still encroach into the setback?"

Mr. Newman replied, "Yes."

Mr. C. Williams asked Mr. Newman, "Will the new addition be inside the buffer, or up to the buffer line?"

Mr. Newman answered, "That's correct, up to the buffer line".

Mr. Criscitiello stated to the board, that he met with Mr. Newman and they discussed the reduction from the OCRM setback for the proposed addition. It was apparent that the shape of the addition was important to the symmetry of the entire house, and in order for the addition of the house to acquire the shape of the house and conform to the line, would make it architecturally unsuitable for the house and the development. Mr. Criscitiello stated, with that in mind, and given the practicality of the construction, it was necessary for it to be a plan that was compatible with the original house, Mr. Criscitiello stated, that he agreed and he would like to propose to the board, the appropriate modulation; in order to accommodate the wishes of the home owner and the penetration of the buffer outside of the critical line, and not inside the critical line. The County recommends approval.

There being no further comments from the applicant or the County, and no further questions from the Board, Mr. Gasparini called for public comment, and limited the comments to 3 minutes each. There were no public comments.

Mr. C. Williams made a motion to approve the revised site plans for the variance request with a condition, that the 12" Live Oak tree is preserved as part of the expansion work, and the drainage be channeled.

MOTION: Mr. C. Williams made a motion to approve the revised plans for the variance request, with a condition that the 12" Live Oak tree is preserved, and the drainage be channeled. This application meets the criteria for a variance, as set forth in Section 106-522 of the Beaufort County Zoning & Development Standards Ordinance. Mr. LeRoy seconded the motion. The motion passed (FOR: Gasparini, LeRoy, Rentz, C. Williams and E. Williams; ABSTAINED: Mack and Mitchell).

ADJOURNMENT

MOTION: There being no further business to come before the Board, Mr. E. Williams made a motion to adjourn. Mr. C. Williams seconded the motion. The motion passed unanimously (FOR: Gasparini, LeRoy, Mack, Mitchell, Rentz, C. Williams and E. Williams).

The meeting adjourned at approximately 5:30 p.m.