

TOWN OF SEABROOK ISLAND

Board of Zoning Appeals Meeting

August 4, 2020 – 2:30 PM

Virtual Meeting Hosted via Zoom

[Live Streamed on YouTube](#)



MINUTES

Present: Walter Sewell (Chair), Ava Kleinman, Bob Leggett, John Fox, Joe Cronin (Zoning Administrator)

Absent: Janet Gorski

Guests: Katrina Burrell (SIPOA), Holly Bryan (2913 Deer Point Drive), Malcolm Brennan (M Brennan Architects Inc.), William Spaide (3557 Seaview Drive), Leanne Spaide (3557 Seaview Drive), Garris Killingsworth (Outdoor Spatial Design, LLC), Evan Brandon (Outdoor Spatial Design, LLC)

Chairman Sewell called the meeting of the Board of Zoning Appeals to order at 2:30 PM. Zoning Administrator Cronin confirmed that the requirements of the Freedom of Information Act were fulfilled, and the meeting was properly posted.

APPROVAL OF MINUTES

1. **Board of Zoning Appeals Meeting: June 5, 2020:** Mr. Leggett made a motion to approve the minutes from the June 5, 2020, meeting as submitted. Ms. Kleinman seconded the motion. The motion was **APPROVED** by a vote of 4-0.

PENDING VARIANCE REQUESTS

Zoning Administrator Cronin distributed copies of the following variance applications to members of the Board prior to the meeting:

- **Variance #166:** 2750 Gnarled Pine (Request to allow a proposed deck extension to encroach approximately 11 feet into the required 15-foot rear yard setback)
- **Variance #167:** 2913 Deer Point Drive (Request to allow a proposed swimming pool to encroach approximately 6.5 feet into the required 25-foot setback from the OCRM critical line)
- **Variance #168:** 3557 Seaview Drive (Request to allow a proposed retaining wall to encroach approximately 30 feet into the required 30-foot front yard setback and to allow terraced steps to encroach approximately 7 feet into the required 15-foot rear yard setback)

Chairman Sewell noted that the Board would not be conducting a group site visit to these three properties as a result of the ongoing pandemic. He encouraged Board members to reach out to each property owner to schedule a time for an individual site visit.

ITEMS FOR INFORMATION / DISCUSSION

There were no Items for Information / Discussion

There being no further business, Mr. Fox made a motion to adjourn the meeting. Ms. Kleinman seconded the motion. The motion to adjourn the meeting was **APPROVED** by a vote of 4-0 and the meeting was adjourned at 2:36 PM.

Zoning Administrator Cronin noted for the record that the public hearing for each of these variances would be held “virtually” due to the ongoing COVID-19 pandemic. He stated that all public comments should be provided in writing in advance of the meeting via one of the following options:

- **ONLINE:** www.townofseabrookisland.org
- **EMAIL:** jcronin@townofseabrookisland.org
- **MAIL:** Town of Seabrook Island, 2001 Seabrook Island Road, Seabrook Island, SC 29455

All comments received will be read into the public record during the hearing on August 26th.

Minutes Approved: August 26, 2020



Joseph M. Cronin
Zoning Administrator