

# TOWN OF SEABROOK ISLAND

## Board of Zoning Appeals Meeting

July 2, 2019 – 2:30 PM

Town Hall, Council Chambers  
2001 Seabrook Island Road



## MINUTES

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

Absent: None

Guests: Katrina Burrell (SIPOA), Cathy Patterson (Village at Seabrook), Malcolm Brennan (M. Brennan Architects Inc.)

Chairman Sewell called the meeting of the Board of Zoning Appeals to order at 2:33 PM. Zoning Administrator Cronin confirmed that the requirements of the Freedom of Information Act were fulfilled, and the meeting was properly posted. Chairman Sewell introduced himself and members of the Board to those in the audience and confirmed that a quorum was present.

### APPROVAL OF MINUTES

1. **Board of Zoning Appeals Meeting: May 28, 2019:** Mr. Fox made a motion to approve the minutes from the May 28, 2019 meeting, as submitted. Ms. Kleinman seconded the motion. The motion was approved by a vote of 4-0.

Mr. Finkelstein arrived at approximately 2:40 PM.

### ITEMS FOR INFORMATION / DISCUSSION

1. **Discussion of Appeal #39 (Village at Seabrook) and Next Meeting Date:** Zoning Administrator Cronin notified members of the Board that the town had received an appeal of the Zoning Administrator Letter of Determination regarding setback requirements within the Village at Seabrook. Zoning Administrator Cronin provided Board members with copies of letters he had provided for Lots A-06, B-01, B-23 and B-26, as well as the notice of appeal submitted by Ms. Cathy Patterson, a resident of the Village at Seabrook. A brief discussion took place regarding the process for reviewing and deciding appeals of administrative decision. Zoning Administrator requested that the Board schedule a date for the public hearing on the appeal. Members of the Board decided to hold the pre-meeting and site visit at the end of its next meeting on July 17, 2019. Chairman Sewell recommended that the Board conduct a site visit to the lots that were subject to the Letters of Determination. The Board scheduled the public hearing on the appeal for August 15, 2019.

## SITE VISITS

Zoning Administrator Cronin distributed copies of the following variance application to members of the Board and provided a brief overview of the request:

- **Variance #162:** 3606 Beachcomber Run (To allow for the renovation/modification of an existing non-conforming residence (in excess of 50% of the building's appraised value) without having to bring the existing residence into conformity with the current zoning requirements, as required by Sec. 3.30.40 of the DSO)

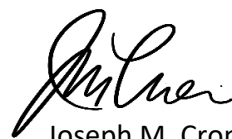
Prior to departing for the site visit, Zoning Administrator Cronin stated that public notice of the site visit had been provided, pursuant to the Freedom of Information Act. He stated that the agenda for today's meeting contained the following provision: *"This site visits will take place behind the Seabrook Island Property Owners Association security gate. Any individual wishing to observe the site visit who does not have access behind the security gate should contact (843) 768-5321 for assistance prior to the meeting."* He added that no individuals had contacted the town to request access behind the security gate in advance of the meeting. Zoning Administrator Cronin noted that the purpose of the site visit was for observational purposes only, and no testimony would be heard pertaining to the variance application.

The meeting was recessed at approximately 3:19 PM. Board members then traveled individually to 3606 Beachcomber Run. Staff members at Town Hall were notified that the Board was traveling to the site, and anyone coming to Town Hall to observe the site visit should be directed to that location.

1. **3606 Beachcomber Run (Tax Map # 147-14-00-067):** The Board reconvened at approximately 3:36 PM at 3606 Beachcomber Run. Board members and the Zoning Administrator observed the site, as well as neighboring properties in the vicinity of the site. Board members asked general questions regarding the proposed variance request; however, no testimony was received. The project architect, Mr. Malcolm Brennan, was present on behalf of the property owner. No other individuals were present to observe the site visit.

There being no further business, the meeting was adjourned at 3:44 PM.

Minutes Approved: July 17, 2019



Joseph M. Cronin  
Zoning Administrator