1. CALL TO ORDER – Chair Wilm

2. PLEDGE OF ALLEGIANCE

3. AGENDA APPROVAL

4. MINUTES APPROVAL – January 25, 2018 to be approved at next meeting

5. PUBLIC COMMENT ON BUSINESS ITEM

6. BUSINESS

   Appeal No. ZA2018-02 by Patricia Vaughan requesting a variance from Section 17-310 of the Zoning Ordinance to allow for encroachment into the rear yard setback of property located at 910 Poplar Drive North, Surfside Beach, SC (TMP# 191-12-30-035)

7. PUBLIC COMMENTS – General Comments.

8. BOARD COMMENTS

9. ADJOURNMENT
ISSUE PAPER FOR ZONING BOARD OF APPEALS CONSIDERATION

Meeting Date: March 22, 2018
Agenda Item: 6
Subject: Appeal No. ZA2018-02 by Patricia Vaughan requesting a variance from Section 17-310 of the Zoning Ordinance to allow for encroachment into the rear yard setback of property located at 910 Poplar Drive North, Surfside Beach, SC (TMP# 191-12-30-035)

BACKGROUND:

Ms. Vaughan would like to add additional square footage to their existing lanai in the rear of the home. The home is built property line to property line. The property owners have looked for additional ways to add to the lanai without requiring a variance, however as you can see on the survey, the lot is not squared. The current code allows for the addition to go no further than the existing home. This would only allow for a 4 foot addition in the rear. The owner request a variance of 6 feet to allow for the proposed lanai addition.

The property is currently zoned R1 having the following setback requirements:

   Front:  25'
   Sides:  10'
   Rear:   20'

ATTACHMENTS

Application for variance and applicants supporting documents
Section 17-310 of the zoning ordinance
Letter sent to surrounding properties and list of property owners
Property was advertised in the local paper as required by law
Property was posted as required by law
Instructions – Submit this application, along with the required information and fee, to the Planning, Building & Zoning Department at 115 Hwy. 17 North, Surfside Beach, SC 29575. Applications are due 30 days prior to the scheduled meeting date and must be complete to be accepted and placed on the agenda. A sign will be posted on the property, and the public hearing will be conducted by the Board of Zoning Appeals.

THE APPLICANT HEREBY REQUESTS:

☒ A Variance as indicated on page 2 of this application (complete pages 1 & 2 only)
☐ A Special Exception as indicated on page 3 of this application (complete pages 1 & 3 only)
☐ An Appeal of a decision of the administrative official as indicated on page 4 of this application (complete pages 1 & 4 only)

Property Address 910 N. Poplar Drive, Surfside Beach, S.C. 29575
Temporary Property # 1911230035

Property Owner Edward J. and Patricia A. Vaughan Daytime Phone (914) 388-3727

Applicant Patricia Vaughan Daytime Phone

Applicant’s Mailing Address same as above

E-Mail Address pvaughan3260@gmail.com

Relationship of applicant to owner (same, representative, prospective buyer, other) Same

Zoning of Property [ ] Commercial ☒ Residential [ ] Planned Development

Information required with application: (Check information submitted)

☒ Scaled plan(s) or plat(s), including elevations of structures and locations of structures (proposed and existing) showing the variance(s) or special exception(s) being requested

☐ Stamped envelopes addressed to property owners within 150 ft. of the property requesting the variance or special exception. The return address of all the envelopes should be labeled as: Planning, Building & Zoning Dept. 115 Hwy. 17 N. Surfside Beach, SC 29575

☐ A list of same property owners on a separate piece of paper for the Planning, Building and Zoning Department file.

☐ Filing fee of $200.00

DESIGNATION OF AGENT [Complete only of owner is not applicant]:

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.

Owner Signature

Date

Owners Signature

I hereby certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there is any, and that I am the owner of the subject property or the authorized agent of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

2/12/18

Owners / Authorized Agent Signature
VARIANCE FORM

1. Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application of the ordinance applicable to the property described on page 1 of this document of the following provisions of the Zoning Ordinance: Sect 17-310

so that a zoning permit may be issued to allow use of the property in a manner shown on the attached scaled plan or plat, described as follows: build a 12' x 16'1/2' lanai (in the rear of the home).

For which a permit has been denied by the Development Administrator on the grounds that the proposal would be in violation of the cited section(s) of the Zoning Ordinance.

2. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State Law and the ordinance are met by the following facts:

a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows: see attached

b. These conditions do not generally apply to other property in the vicinity as shown by: see attached

c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: see attached

d. The authorization of the variance will not be of substantial detriment to the adjacent property(ies) or the the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons: see attached

3. The following documents are submitted and attached in support of this application:

__________________________________________________________________________

Potter A. Vaughan 2/12/18
Signature of Applicant/Owner Date
2. The application of the ordnance will result in unnecessary hardship, and the standards for a variance set by State Law and the ordinance are met by the following facts:

a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows:

The topography of our lot is different; the lot is curved, not square. The home was built lot line to lot line placed at an angle, leaving no room for expansion. We are limited in the rear of the lot by a pond.

b. These conditions do not generally apply to other property in the vicinity as shown by:

Other properties in the vicinity are squared whereas ours is abnormally curved. Due to the placement of our home on the lot, any expansion is restricted.

c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows:

With the application of this ordinance, we are not able to add anything to the rear of our home.

d. The authorization of the variance will not be of substantial detriment to the adjacent property(ies) or the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons:

The addition proposed does not affect the lake maintenance easement (the six foot easement requirement would not be impacted). Maintenance would still have access to the pond. There is also no effect on the drainage system or runoff. We have surveyed our neighbors and they have voiced their approval of our plan. The addition will be made in keeping with our HOA's ACC rules (see attached HOA approval letter) and will in fact look as if it were part of the original structure.
January 29, 2018

Edward & Patricia Vaughan
910 N. Poplar Drive
Surfside Beach, SC 29575

Via email: pvaughan@gmail.com

Dear Mr. & Mrs. Vaughan:

The Architectural Control Committee is in receipt of your request to install a lanai at 910 N. Poplar Drive. Please accept this letter as written approval of your request.

If you need any additional information, please contact this office.

For the Architectural Control Committee

Waccamaw Management, LLC, AAMC
Managing Agent

Ann Taylor
Association Manager

AT/kr
cc: ACC Chair
File
WHAT IF YOUR PATIO COULD BE USED MORE OFTEN?

* Only have a small space and want an inexpensive extension of outdoor living?
* Love the outdoors, but hate the bugs and dirt?
* Tired of covering the porch furniture or storing it for the winter?

INTRODUCING EZE-BREEZE®
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* Beautifies and complements the architecture or style of any home
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* Various options let you choose your level of privacy

VERTICAL FOUR-TRACK

* Lightweight and easy to operate panels
* Vertical Four-Track panels offer 75% ventilation
* Floor to ceiling application
* Easy to install without expensive reframing
February 27, 2018

Dear Property Owner,

The Board of Zoning Appeals of the Town of Surfside Beach, SC will hold a Public Hearing at 6:30 PM on Thursday, March 22, 2018 in the Council Chambers of the Surfside Beach Town Hall located at 115 US Highway 17 N. Surfside Beach, SC. The purpose of the meeting will be to hear the following appeal:

**Appeal No. ZA2018-02** by Patricia Vaughan at 910 Poplar Drive North requesting a variance from Section 17-310 of the Zoning Ordinance specifically the rear yard setback requirement of 20'. The applicant would like a variance to encroach 9 ft. into the front yard setback.

You are being notified by letter of the public hearing because you own property that lies within 150 ft. of the property requesting the variance.

You may attend the meeting and speak to the Board of Zoning Appeals members as a whole in regards to the request. Time will be allotted by the board for each person wanting to speak on the issue. Or, you may send any comments in regards to the request to the Town of Surfside Beach Planning, Building & Zoning Department at 115 Hwy. 17 N. Surfside Beach, SC 29575.

Documents relating to the appeal are available for public inspection in the Building and Zoning Department at 115 Highway 17 North, Surfside Beach, SC 29575. You may contact the Building and Zoning Department if you should have any questions at 843-913-6341.

Sincerely,

[Signature]

Sabrina Morris
Director of Planning, Building & Zoning
February 27, 2018

Mr. & Mrs. Vaughan,

This letter is to inform you the Board of Zoning Appeals of the Town of Surfside Beach, SC will hold a Public Hearing at **6:30 PM on Thursday, March 22, 2018** in the Council Chambers of the Surfside Beach Town Hall located at 115 US Highway 17 N. Surfside Beach, SC to hear your request for an variance to the rear property setback requirements in Harbor Lights Subdivision.

Please be prepared to present your request to the board. Staff will have all information that has been collected from you sent to the board in advance time to have the board review your request.

If you should have any questions or need assistance please do not hesitate to contact me.

Sincerely,

[Signature]

Sabrina Morris
Director of Planning, Building & Zoning