BOARD OF ZONING APPEALS
TOWN COUNCIL CHAMBERS
APRIL 26, 2018 ♦ 6:30 P.M.

1. CALL TO ORDER – Chair Wilm

2. PLEDGE OF ALLEGIANCE

3. AGENDA APPROVAL

4. MINUTES APPROVAL – January 25, 2018 – Not available per town clerk
   March 22, 2018 – Not available per town clerk

5. PUBLIC COMMENT ON BUSINESS ITEM

6. BUSINESS

   a. Appeal No. ZA2018-03 by Scott Rudolph of the Bar-B-Que House Restaurant requesting
      a variance from Article IX Section 17-908 Architectural Design Standards of the town's
      Zoning Ordinance.

   b. Appeal No. ZA2018-04 by Dave Mastrianni at 710 Juniper Drive requesting a variance
      from Article IV Section 17-402 Corner Lots of the town's Zoning Ordinance.

7. PUBLIC COMMENTS – General Comments.

8. BOARD COMMENTS

9. ADJOURNMENT
BACKGROUND:

The town’s code enforcement official received a complaint regarding “mirrored” tinting that had been placed on the building at the above subject property. Town Council approved a Design Overlay District in January of 2013 which states “Highly tinted or mirrored glass shall be prohibited”. The code enforcement official notified the property owner of the violation and requested the mirrored tint be removed. The owner the tint was on the windows before the ordinance passed. When the code enforcement official reviewed Google maps he discovered the tint was not on the windows in 2015. (see attached photo). He explained the ordinance was in place not only for aesthetic reasons but also safety reasons.

The town encourages and promotes CPTED (Crime Prevention Though Environmental Designs). This concept is based on the belief that crime can be influenced by the proper design and effective use of the manmade environment.

CPTED is defined as “The proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and improvement in the quality of life”.

By not allowing mirrored or heavy tinting on glass windows the police, general public or potential customers can see inside the building. If a crime is happening the crime can be reported by a passerby and action can be taken more quickly. It’s intended to make intruders or criminals easily observable by promoting features that maximize visibility of people, parking areas and entrances. Customers feel more safe knowing natural surveillance is all around.

Blinds and curtains may be used under the current ordinance. Both can be opened by customers wanting that natural surveillance. By allowing mirrored or heavy tinting you are removing the option from customers and guest.

Property was posted with signage notifying public of the request for a variance.

ATTACHMENTS

Application and attachments
Letter to surrounding property owners
Article IX Section 17-908
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 1205 Hwy 17 N, Surfside Beach, SC, TMP# 19 12 06 005

Property Owner ECNR, INC. Daytime Phone 336-601-6104
Applicant Scott Rudolph Daytime Phone 336-601-6104
Applicant’s Mailing Address 3109 Havasu Way, High Point NC 27265 E-Mail Address Scott@BestBBQontheBeach.com

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

Zoning of Property C1 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 if owner is not applicant]:

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

[Signatures]

Date April 3, 2018

I hereby certify that the information on this application and any attachments is correct, that the proposed improvements 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.

[Signatures]

Date April 3, 2018

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: Sec 17-908 H.20 Highly Towed or Mirrored glass shall not be allowed 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: 1205 Hwy 17 N, Sec 5 T.0E

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:

   Sun Gain Optimization Reflective IS

   Spec Sheet, Oxfile Definitions Page

Signature of Applicant/Owner Date

April 3, 2018
Bar-B-Que House Variance Application

Additional Notes and Responses Page 2

Variance Form Page 2 Question 2 responses:

a. Property sits in direct afternoon sunlight. Before the Optivision Reflective 15 tint in the afternoon approximately ⅔ of the seating in the dining room was not usable. The direct sunlight and heat made the area so uncomfortable, customers would move seats and/or leave based on seat availability. Customers complained and point blank said, we had to fix this problem as they wouldn’t want to eat with us again under the same conditions. We installed blinds, however, they still let the heat and some of the sunlight in the building with the same effects on our guests. There were still uncomfortable and wanting to move, leave and potentially not return because the seating was so uncomfortable. The tint has solved the problem.

b. Most other businesses to not have the direct exposure to the afternoon sun. The way our property and building are positioned combined with the surrounding features puts us in the direct path of the sunlight. All businesses, properties on the west side on 17 have the sunlight hitting the back of their buildings and some of the businesses on the east side of 17 benefit from shade.

Building design utilizes large windows in dining room. Some restaurants/buildings are designed with fewer, smaller windows or areas without windows.

Other properties including retail stores, banks, etc. do not require their guests/customers to sit at a table for an extended period. We are in the hospitality business and must have our facility be welcoming and comfortable for guests to relax, and enjoy their visit for a period of up to 1 hour while enjoying a meal.

c. Guests cannot be comfortable with the direct sun and heat coming thru the windows. By only being able to utilize ⅔ of our dining room, we cannot successfully run our business. We need guests to be able to utilize our entire dining room.

d. Tint is commercial grade and professionally installed. This tint is warranted against cracking, bubbling, ripping and peeling to ensure the windows always look good. This tint is used by the United States Department of Energy and is the minimum tint recommend by Santee Cooper in their Reduce The Use campaign.
Surfside Beach Code Sect 17-908 #20: Highly Tinted or Mirrored Glass Shall Not Be Allowed.

By Manufacture spec sheet (included) and Google definitions tint is not Mirrored or Highly Tinted. Tint is Optivision Reflective 15. Spec Sheet says tint is reflective, not mirrored.

Could not find definition of “Highly Tinted” on Google

**Search Results** Dictionary

reflection
ra' flektiv/
 adjective
adjective: reflective

1. 1.

   providing a reflection; capable of reflecting light or other radiation.

   "reflective glass"

   o produced by reflection.

   "a colorful reflective glow"

2. 2.

   relating to or characterized by deep thought; thoughtful.

   "a quiet, reflective, astute man"

**Search Results** Dictionary

mirrored
'mirərd/
 adjective
adjective: mirrored

1. having a surface like a mirror; reflective.

   "mirrored sunglasses"

   o fitted with a mirror or mirrors.

   the room has wall-to-wall mirrored wardrobes"
Optivision Reflective 15 is designed to minimize the interior reflectivity of glass providing you with a more natural view at night.

Product Benefits
- Cuts Glare
- Increases Privacy
- Reduces Heat Gain
- Lowers Energy Costs
- Helps Shatter Resistance
- Lowers Interior Reflectivity
- Rejects over 99% of UV Rays
- Slows Fading of Furnishings, Flooring

Why Sun-Gard?
Sun-Gard window films are an elegant, practical solution for comfort, protection and natural appearance. Enjoy your view by embracing sunlight while minimizing the negative effects of the sun such as glare, harmful ultraviolet exposure and unwanted heat. Sun-Gard films are installed by professionals and backed by a manufacturer's warranty.

www.sun-gard.com
Optivision® Reflective 15

Technical Specifications

Total Solar Energy:
- Transmitted %: 15.0
- Reflected %: 47.0
- Absorbed %: 39.0

Visible Light:
- Transmitted %: 14.0
- Reflected Exterior %: 48.0
- Reflected Interior %: 21.0
- Glare Reduction %: 84.0

Solar Heat Gain Coefficient: 0.25
Shading Coefficient: 0.29
Luminous Efficacy: 0.48
Total Solar Energy Rejection %: 75.0
Infrared Rejection %*: 90.0

U Factor: 0.96
Emissivity: 0.69
Ultraviolet Rejection %: Exceeds 99.0

* Near IR range (780-2500nm)
Technical specification definitions can be found at www.madico.com

Read in accordance with National Fenestration Rating Council (NFRC) standards on 3mm clear glass.

Optivision Reflective 15 Performance on Installed Windows as Certified by the National Fenestration Rating Council (NFRC)

<table>
<thead>
<tr>
<th>Type</th>
<th>Default Glazing Reference</th>
<th>SHGC without Film</th>
<th>SHGC With Film</th>
<th>VLT without Film</th>
<th>VLT With Film</th>
<th>U Factor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>3 mm (1/8in.) clear</td>
<td>0.72</td>
<td>0.23</td>
<td>0.74</td>
<td>0.12</td>
<td>1.02</td>
</tr>
<tr>
<td>Residential*</td>
<td>3 mm (1/8in.) clear 3 mm (1/8in.) clear</td>
<td>0.64</td>
<td>0.30</td>
<td>0.67</td>
<td>0.11</td>
<td>0.68</td>
</tr>
<tr>
<td>Non Residential</td>
<td>6 mm (1/4in.) clear</td>
<td>0.73</td>
<td>0.25</td>
<td>0.78</td>
<td>0.12</td>
<td>0.94</td>
</tr>
<tr>
<td>Non Residential</td>
<td>6 mm (1/4in.) grey</td>
<td>0.52</td>
<td>0.28</td>
<td>0.39</td>
<td>0.06</td>
<td>0.94</td>
</tr>
<tr>
<td>Non Residential*</td>
<td>6 mm (1/4in.) clear 6 mm (1/4in.) clear</td>
<td>0.63</td>
<td>0.34</td>
<td>0.69</td>
<td>0.11</td>
<td>0.57</td>
</tr>
<tr>
<td>Non Residential*</td>
<td>6 mm (1/4in.) grey 6 mm (1/4in.) clear</td>
<td>0.41</td>
<td>0.26</td>
<td>0.35</td>
<td>0.06</td>
<td>0.57</td>
</tr>
</tbody>
</table>

* Dual pane window

Specification Use Statement:
Reported values are typical properties and should not be used as a specification. Since the user is aware of the specific conditions in which the product is to be used, it is the user's responsibility to determine whether the product is suitable for intended use. If you need verification regarding specific use or additional information, please contact Madico Window Films or your local Madico Authorized Dealer.
April 12, 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, April 26, 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:


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
NOTICE OF PUBLIC HEARING

The Board of Zoning Appeals of the Town of Surfside Beach, SC will hold a Public Hearing at 6:30 PM on Thursday, April 26, 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 appeals:


Appeal No. ZA2018-04 by Dave Mastrianni at 710 Juniper Drive requesting a variance from Article IV Section 17-402 Corner Lots of the town’s Zoning Ordinance.

Documents relating to the appeals are available for public inspection in the Planning, Building and Zoning Department at 829 N. Pine Drive Surfside Beach, SC 29575.
SECTIONS 17-908  ARCHITECTURAL DESIGN STANDARDS

The intent of the Architectural Design Standards is to assure respect for the character, integrity, and quality of the built and natural environments of the Town; it is not intended to stifle innovative architecture.

- All buildings shall be oriented towards the street, and each building shall have a clearly defined primary entrance that shall front the street.

- The architectural detail, design and finishes (signage, canopies, railings etc.) shall be architecturally appropriate and compatible with one another.

- The scale of buildings and accessory structures (including canopies) shall be small in scale and utilize traditional building forms of wood siding and contrasting trim; Canopies designed as domineering or overpowering architectural features shall not be permitted.

- Porticos with vertical post or columns of traditional design shall be incorporated into designs where practical.

- All structures within a commercial proposed development in the district shall utilize a uniform traditional architectural theme. (including gasoline canopies and accessory buildings).

- Building designs shall not utilize long monotonous façade design, including but not limited to those characterized by unrelieved repetition of shape or form, or by unbroken extension of line. All sides of any newly constructed building or addition shall have the same attention to detail and appearance. Windows, shutters and other details should be added to siding to break up façade.

- The side and rear elevations of a newly constructed building or addition shall be visibly attractive if the sides and/or rear elevations are visible from a street or right of way. Rooflines and architectural details shall present a consistency in quality design.

- Siding materials for newly constructed buildings and additions shall be wood clapboard, concrete fiberglass composition (hardi-plank) or other synthetic products which show a wood grain closely resembling wood siding, or board and batten, wood shingles or shakes, brick, stucco, tabby, or synthetic stucco with light texture. Only materials listed shall be specified in design submissions. No other materials will be accepted.

- No portion of any newly constructed building or addition shall be constructed of unadorned concrete masonry units or corrugated metal, corrugated fiberglass, sheet metal, exposed metal, and/or manufactured panelized metal wall systems shall be visible in any manner from adjoining developed properties, from existing right of way, or from adjoining properties which are eligible for future development.

- All roofs on newly constructed buildings shall be hipped or gabled and have a minimum of 6/12 pitch. Mansard roofs shall not be permitted.

- The use of a parapet or a flat roof is acceptable with approval of the Development Director for existing buildings, if a hipped or gabled roof is not feasible.
ARTICLE IX. DESIGN OVERLAY DISTRICT

- Roofing material shall be wood shingles or shakes, slate shingles, copper, architectural grade asphalt or fiberglass shingles, galvanized standing seam or v-crimp metal, painted corrugated metal, concrete composition shingles, other standard roofing material applications like built up tar and gravel if not exposed to view from Hwy. 17 or adjoining streets. Only materials listed shall be specified in design submissions. No other materials will be accepted.

- Decorative wall-mounted lighting along the sides and front of a building is encouraged to provide a sense of security for pedestrians. This lighting shall compliment the architectural style of the building.

- Mechanical equipment whether ground level, raised or on roof-top if visible from any street or right of way shall be shielded and screened from public view through the use of a parapet wall or other decorative feature. The public view includes front facades, and side and rear facades visible from public right(s) of way and adjacent properties.

- Awnings, when utilized, may project a maximum of 6 feet out from the main façade into the public right of way or private property, with a minimum clearance height of 71/2 to 8 feet.

- Shutters, when utilized, shall be either louvered, paneled, or board and batten. They shall be hung or hinged from window sides or jams, or from window top or heads (Bermuda shutters).

- All order boxes, menu stands, pick-up windows, service/teller windows, and required vehicle queuing associated with drive thru services shall be located to the side or rear of the buildings. For the purpose of this section, the side or rear shall mean the area behind a projected line running parallel from the front (street facing) side(s) of the structure to the side property line. This concept is depicted in the graphic below:

- Highly tinted or mirrored glass shall not be permitted.

- Large expanses of glass shall be avoided, or divided into smaller lights through the use of mullions or muntins. Undivided glass panes shall not exceed nine (9) square feet in size. This size format may be used in multiple, tandem panes to create larger glass proportions for storefront systems. The larger the glass pane, the larger the mullions or muntins used shall be.
ISSUE PAPER FOR ZONING BOARD OF APPEALS CONSIDERATION

Meeting Date: April 26, 2018
Prepared by: Sabrina Morris
Agenda Item: 6B
Subject: Appeal No. ZA2018-04 by Dave Matrianni at 710 Juniper Drive requesting a variance from Article IV Section 17-402 Corner Lots of the town’s Zoning Ordinance.

BACKGROUND:

The property owner request a variance from the strict interpretation of Section 17-402 of the zoning ordinance. The owner of the subject property listed above requested approval to build a duplex on the lot. The property is a corner parcel. Section 17-402 states “For the purpose of this section, the lot line having the shorter dimension along the street line shall be considered the front of the lot”.

Staff notified the owner that the front of each unit would have to face Juniper Drive and given a Juniper Drive address. The owner stated he could not get both units to face Juniper Drive but could have one addressed to Juniper and the other on Cedar Dr. S. This does not meet the intent of the ordinance and the permit application was denied by staff.

In researching the reasoning for the ordinance it was explained that the most important reason was addressing and emergency situations. The fire department, police as well as ambulance services had voiced concerns of addresses being issued to properties where the “front” property had the side of the home. This can be found all over town. When fire or an ambulance is called they look for addressing that coincides with the front of the home and entrance. We have enforced the ordinance in this way since it was amended in March of 2011. Many times we have had property owners request the home be addressed on the shorter side of the lot and allowed to have the front door on the longer side of the lot. This has been denied based on the ordinance and the concern for safety from the fire, police and ambulance.

The other reason for the change was the setback requirements. Corner lots having the shorter dimension would automatically be the front. If the longer property line was considered the front the home would be unable to meet setback requirements. The front setback in this district is 25 ft.; Sides are 10 ft. with no street and 15 ft. with street; 20 ft. in the rear.

Property was posted with signage notifying public of the request for a variance.

ATTACHMENTS

Application and attachments
Letter to surrounding property owners
Article III Section 17-402
Email – from neighboring resident
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: 142 S. Juniper Dr. 1950365014

Property Owner: Dave Mastrianni
Daytime Phone: 860-320-2312

Applicant: Dave Mastrianni
Daytime Phone: 860-320-2312

Applicant’s Mailing Address: 65 Carriage Road, Bristol, CT 06010
E-Mail Address: lexcorllc1@gmail.com

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

Zoning of Property: R-2  ☑ Residential  ☐ Commercial  ☐ 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

☑ 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 if 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: 1/5/18

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.

Date

Owners / Authorized Agent Signature

1
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: See 17-402

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: Plot Plan, Lot 20, Block 18, Green Terrace

Section No. 2, Surfside Beach, Horry County, SC

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: The best use of the property is a home be built with the front facing S Juniper Drive with entrances on S Cedar Dr.

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

          Existing duplexes with entrances facing South Cedar property addresses: #13 (A&B), #16 (A&B), #12 (A&B), #31 (A&B), #16 (A&B) Photos to be provided.

   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: Requiring both entrances to building on S Juniper would greatly restrict the best use of the property. Current plan matches existing duplexes surrounding the property.

   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: Intent is to duplicate the images of existing duplexes that currently add value to South Cedar Drive. Juniper Drive and surrounding area.

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

   Photos

   Signature of Applicant/Owner

                           Date
April 12, 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, April 26, 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. ZA2018-04 by Dave Mastroianni at 710 Juniper Drive requesting a variance from Article IV Section 17-402 Corner Lots of the town's Zoning Ordinance. Mr. Mastroianni would like to construct a duplex on the parcel and have it facing Cedar as opposed to Juniper as required by ordinance.

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,

Sabrina Morris
Director of Planning, Building & Zoning
NOTICE OF PUBLIC HEARING

The Board of Zoning Appeals of the Town of Surfside Beach, SC will hold a Public Hearing at 6:30 PM on Thursday, April 26, 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 appeals:


Appeal No. ZA2018-04 by Dave Mastrianni at 710 Juniper Drive requesting a variance from Article IV Section 17-402 Corner Lots of the town’s Zoning Ordinance.

Documents relating to the appeals are available for public inspection in the Planning, Building and Zoning Department at 829 N. Pine Drive Surfside Beach, SC 29575.
ARTICLE IV. SUPPLEMENTAL DISTRICT REGULATIONS

DIVISION 1. GENERALLY

SECTION 17-400. OBSTRUCTION OF VISION AT STREET INTERSECTION

On a corner lot in all districts, except the C-2 central business district, no fence, wall, shrubbery, or other obstruction to vision between the height of three (3) feet and ten (10) feet above the street grade shall be permitted inside the triangle formed by the intersecting streets within twenty (20) feet of the intersections of the right-of-way of streets or of streets and railroads.

![Illustration of Sight Triangle]

SECTION 17-401. STREET FRONTAGE

No dwelling shall be erected on a lot which does not abut a public street for at least fifty (50) feet, except that:

1. Lots fronting on cul-de-sacs may have a minimum road frontage of thirty (30) feet if the width at the building line is at least the minimum width required in the district in which the property is located;

2. Single-family attached and semi-attached dwellings units, other than semi-attached dwellings in the R-2 district, are excluded from this provision. Single-family attached and semi-attached dwelling units are subject to the requirements imposed by Article III of this chapter and the frontage for each lot must be at least thirty (30) feet; and

3. Thirty (30) feet of street frontage is allowable in the R-3 high density residential and accommodations district.

SECTION 17-402. CORNER LOTS

The minimum width of a side yard along an intersecting street shall be fifty (50) percent greater than the minimum side yard requirements of the district in which the lot is located except in the C-1 highway commercial district where the minimum side yard is five (5) feet for corner lots. For the purposes of this
section, the lot line having the shorter dimension along the street line shall be considered the front of the lot.

SECTION 17-403. DOUBLE FRONTAGE LOTS

On lots having frontage on more than one (1) street but not located on a corner, the minimum front yard requirements for the district within which the lot is located shall be applicable for each street on which the lot fronts. On lots fronting on more than two (2) streets, the minimum front yard shall be provided in at least two (2) streets. The remaining frontage or frontages will be considered side yards and comply with the provisions set forth in section 17-402. For purposes other than yard requirements discussed in this section, the official street address will be considered the front of the lot for each lot that fronts two (2) or more streets.

SECTION 17-404. ONE PRINCIPAL BUILDING ON A LOT

Except in the R-3 district and as is otherwise excluded by section 17-201, only one (1) principal building and its customary accessory buildings may hereafter be erected on any lot.

SECTION 17-405. REDUCTION OF LOT SIZE

No lot shall be reduced in area so that yards, lot area per dwelling unit, lot width, building area, or other provisions of this chapter shall not be maintained. This section shall not apply when a portion of a lot is acquired for a public purpose.

SECTION 17-406. [RESERVED]

SECTION 17-407. STREET ACCESS TO LOTS

No building permit shall be issued for and no building shall be erected on any lot within the town unless the street giving access to the lot upon which the building is proposed to be placed shall have been accepted or opened as a public street (or a private street for a planned development) prior to that time, or unless such street corresponds in its location and lines with a street shown on a subdivision plat approved by the planning commission and such approval is entered in writing on the plat by the chairman of the commission.

SECTION 17-408. ACCESSORY BUILDINGS AND USES IN RESIDENTIAL DISTRICTS

Customary residential accessory buildings and uses shall include but not be limited to the following:

1. Shed or tool room, including prefabricated structures. Shipping containers, tractor-trailer containers, and other structures that have an original intended purpose other than as a residential storage structure are not allowed as an accessory use.
2. Children's playhouse and play equipment.
3. Private kennel for not more than three (3) dogs, four (4) months of age or older.
4. Private bathhouse, cabana, or tennis courts for tenants of principal buildings.
5. Noncommercial greenhouse not over eight (8) feet in height.
6. Laundromats in multifamily development for the exclusive use of the tenants.
7. Accessory dwelling units or garage apartments in designated districts only.
We are against the variance being granted for the proposed duplex on the corner of Juniper Drive and Cedar Drive.

Jennifer Cox  
623 Juniper Drive  
Surfside Beach, SC 29575  
843-240-8441

Get Outlook for Android