BOARD OF ZONING APPEALS
TOWN COUNCIL CHAMBERS
MAY 24, 2018 • 6:30 P.M.

1. CALL TO ORDER – Chair Wilm

2. PLEDGE OF ALLEGIANCE

3. AGENDA APPROVAL

4. MINUTES APPROVAL – November 2, 2017
   December 28, 2017 (no quorum)
   January 25, 2018 – Not available per town clerk
   March 22, 2018 – Not available per town clerk
   April 26, 2018 – Not available per town clerk

5. PUBLIC COMMENT ON BUSINESS ITEM

6. OLD BUSINESS


7. NEW BUSINESS

   Appeal No. ZA2018-05 by Bruce French representing Surfside United Methodist Church request a variance from Article VI Section 17-623(b) of the zoning ordinance. Specifically requesting approval to place a new monument style sign less than 5 ft. away from the front property line at 800 13th Ave. N.

8. PUBLIC COMMENTS – General Comments.

9. BOARD COMMENTS

10. ADJOURNMENT
1. CALL TO ORDER.

Chairman Willm called the meeting to order at 6:30 p.m. Members present: Chairman Willm, Vice-Chairman Watson, and members Lanham, McKeen, Murdock and Taylor. Ms. Lauer was absent. A quorum was present. Others present: Town Clerk Herrmann and Deputy Administrator Harrah.

2. PLEDGE OF ALLEGIANCE.

Chairman Willm led the Pledge of Allegiance.

3. AGENDA APPROVAL.

Mr. Taylor moved to approve the agenda. Ms. Watson second. All voted in favor. MOTION CARRIED.

4. MINUTES APPROVAL.

Ms. Watson moved to approve the minutes of the May 4, 2017 meeting as presented. Mr. Taylor second.

All voted in favor. MOTION CARRIED.

Mr. Murdock moved to approve the May 25, 2017 minutes as submitted. Mr. Lanham second. Ms. Watson noted a correction on page 4, line 188, and said that should state “To me, that’s an unusual circumstance.” Ms. Herrmann said that would be corrected as a scrivener’s error. All voted in favor. MOTION CARRIED.

5. PUBLIC COMMENT ON BUSINESS ITEM.

There were no public comments.

6. Business. Appeal No. ZA2017-03 by June W. Scroggs requesting a variance from Section 14-402 of the Zoning Ordinance specifically the side yard setback for corner lot requirement of 7.5’. The applicant would like a variance to encroach 3 ft. into the side yard setback. The property is located at 1110 Dogwood Drive South, TMN#195-07-10-005.

Chairman Willm: Do you swear to tell the truth, the whole truth and nothing but the truth?

Mr. Harrah: I do. Mr. Chairman, Board Members, good evening. Citizens, we’re going to give you a little bit of the background on this zoning variance here. On April the 3rd, 2017 Inlet Custom Builders obtained a building permit for a new accessory single-family residence at 1110 Dogwood Drive South. At the time of the approval, the survey submitted with the building plans met all the requirements of the R3 Zoning District, including the setback requirements of 20 feet on the front, and 7½ on the corner lot side, and 15 on the rear. Because the requirements were met, the permit was approved and issued. During the construction process, it was appeared [sic] that the entrance to the home was placed behind the setback requirements approved by staff during the permitting process. It was during the inspection that the contractor was notified that the steps would appear to be encroaching into the setbacks. It is approximately a foot eight inches from the setback to the structure where it sets currently. The original submitted drawings does not show the front porch or the stairs. So, the revised drawings that were submitted to the BZA shows the porch and stairs, of which the structure of the porch or stairs were encroaching to the setback. These
plans have not been approved by the building, zoning, and planning department, yet. You’ll see in your packet
there’s attachments for several items: the application variance; supporting documents; Section 17-04 of the zoning
ordinance; a copy of the proposed structural location survey; the approved construction plans; the construction plans
for the addition of the porch; and an existing picture of the site. Letters were sent out to surrounding properties on
10/11/2017 [with] the application for the variance. In Section 17-14 corner lots, the minimum width of the south lot
along the intersecting street shall be 50% greater than the minimum side yards of the district in which it is located.
It’s a 5 foot, so half of that is 2½, give us a 7½ setback. This is the current survey that was submitted. As you can
see in the bottom right-hand corner blown up where the proposed front door is the property setback line is
approximately that one foot eight out. No steps showing. No indication of any exit stairways. The submitted
drawings, the ground-floor level entry of the door as you can see still doesn’t show anything that was approved
during the permitted process. These are the permitted drawings for the front elevations. As you see, there is a front
elevation that shows a set of stairs. But neither side elevations picked that showing it up on either side left or right.
The proposed, the plot plan that was presented showing the attachment to the existing property, no indication of the
stairs, and then the construction plans as they presented to the board showing the front porch and the steps coming
off the front. And this is the picture of the existing house. The plywood is covering up the door area where you
would actually come out. So I put this kind of together to kind of give you an idea, because we don’t have an actual
drawing that shows it on a plot plan. So this is just a rough out approximately. As you can see that where the
proposed where they want to encroach in the stairs comes in 3 foot off the house with the steps coming down off the
left side the porch and then steps coming off front, which is gonna leave it approximately three foot eight from the
property line. Mr. Chairman, that’s all I have to present for you. If you have any questions or if I can help or answer.
Mr. McKeen: I’m just blown away that somebody could have made this drawing and left off the stairway,
and to compound that further, I don’t know how whoever approved the permit could have overlooked that fact, too.
Who approved the permit?
Mr. Harrah: This was done back in April, so it would’ve been one of the code, one of the building
inspectors.
Mr. McKeen: So there’s no one who signed?
Mr. Harrah: Well, the building official reviews drawings, and signs off on ‘em as they approved by, to
code [sic]. Not everything; you know, this is an incident where it was missed on, on staff’s part.
Mr. McKeen: Yeah, well, a lot of people missed it. To me it makes me think it may have been missed on
purpose.
Mr. Harrah: I can’t speak on that, unfortunately.
Mr. McKeen: It’s just a concern I have. I can’t imagine the owners, the people who planned the house, and
everyone happened to miss it. Someone had to see it.
Chairman Willm: It was on the original plan at the face …
Mr. Harrah: Front elevation is the only indication that shows those steps. It didn’t have an attached roof
system with it on the front elevation, only on the revised drawings they’re attaching that front porch roof.
Ms. Watson: When did you get the revised drawing, Exhibit #5?
Mr. Harrah: On the date of the application. So when we got this, when we got the application in is when we actually got those drawings.

Ms. Watson: Application for what?

Mr. Harrah: For the variance.

Ms. Watson: Oh. So they took this design, and they added a, you know, they added a window to it. They added the little roof structure over the steps, and so that was just done in the field?

Mr. Harrah: To your answer, those plans that they submitted to you, to the board, have not been approved by us in the department. They have not been reviewed. They came in for review and be presented to you guys for ...

Mr. Taylor: It's kind of hard to really decipher the smaller original plans, but it appears that there was no intention of an entrance at that location. It shows a sidewalk going around to, to the steps and the side decking area, and there's two other entrances to the house. So, is it your opinion that this was a change to the plan after approval?

Mr. Harrah: Honestly, I can't speak on, on the intention of the homeowner or the contractor after the facts. I can only go by what was submitted on the original drawings, and you know, the intention of the original drawings does show a door there in place when they submitted it.

Mr. Taylor: Okay, it's hard to see that on these. (**two speaking at once) I'll take your word for it.

Mr. Harrah: If you'd like, (**two speaking at once).

Ms. Watson: So the original drawing has a door, but no steps?

Mr. Harrah: Exactly.

Mr. McKee: You know, it looks like (**several speaking at once) in the concrete sidewalk at that point.

Mr. Murdock: Now this, this ties into the existing structure that that's already there, correct?

Mr. Harrah: It's separated by a deck.

Mr. Murdock: Right, but it is, but it's only allowed as an extension of the, of the residence, correct? (**several speaking at once)

Mr. Harrah: An accessory.

Mr. Murdock: So, is there access through that deck to this property?

Chairman Willm: No.

Mr. Murdock: So, it's an accessory building in which the primary building has no access as it's drawn to the accessory building.

Mr. Harrah: Yes, sir. It's an accessory dwelling.

Mr. Lanham: Could I ask exactly what is the definition of an accessory dwelling?

Mr. Harrah: It has 850 square feet defines an accessory dwelling. Anything under that.

Mr. Lanham: Anything under that.

Mr. Harrah: Yeah, 850 is the maximum before it becomes a primary structure.

Chairman Willm: This is less than 850?

Mr. Harrah: It's 850 exact.

Mr. Lanham: Because I wondering how, how the address of this had to be, could be Dogwood Drive, when actually it's facing the other street. I guess that's the answer; it's connected, so to speak.
Mr. Harrah: Yes, sir. It’s 800, and if I’m not mistaken, it’s 850 per square foot, per floor is allowed.

Mr. Lanham: Per floor.

Mr. Harrah: Um, huh.

Chairman Willm: There’s two entrances onto the side? On the right side?

Mr. Harrah: There is only the back, the back where the rear of the building going out, and then that front door coming off the side of the property.

Chairman Willm: The thing out to the right, that’s the garage?

Mr. Harrah: Yes, sir, a single car garage.

Chairman Willm: So there’s an entrance through there.

Mr. Harrah: Yes, sir, but you can’t use that door as your primary entrance into a dwelling by code.

Chairman Willm: Is this considered a dwelling or a …

Mr. Harrah: Yes, an accessory dwelling.

Chairman Willm: An accessory dwelling, so it has to have, this has to have this front door?

Mr. Harrah: Yes, sir.

Mr. Murdock: Does the property currently have a stop work order on it? I noticed that there’s been not a whole lot of work done on it. Of course, it wasn’t proceeding with a great deal of velocity before that, but …

Mr. Harrah: I can’t speak for the contractor, but I think he stopped waiting until this occurrence had …

Ms. Watson: Mr. Harrah, on Exhibit 4 your steps on the front door are leading to the left, and on Exhibit 5, which has not been approved, your steps are coming forward.

Mr. Harrah: They actually, on the Exhibit 5, on what they propose, they have ‘em going on both forward and to the left.

Ms. Watson: Is there any way to downsize that so that it will be in compliance, if you go to the left? How much of a landing do you have to have?

Mr. Harrah: You have to maintain a minimum of three foot in front of the door. So, you still have to have at least a three foot landing out front and then you can exit off the side of the steps off to the left.

Ms. Watson: So that wouldn’t put ‘em in compliance, either?

Mr. Harrah: No, ma’am, because they’ve only got one foot eight from the building to setback line.

Chairman Willm: What about going into the side of the building where they’ve got those steps?

Mr. Harrah: That’s what I’m saying. If you go to the side, you’re only, you’re encroaching one and a half foot in.

Chairman Willm: I mean not change the entrance to this side, the left side of the house. The step where that connection steps are. I’m looking for if we don’t approve this what’s there other options.

Mr. Harrah: Well, if you look at Exhibit 6 the current construction, the picture …

Chairman Willm: Yes, sir.

Mr. Harrah: … you couldn’t go to the left because that deck is up above that entry floor to the main of that part of this accessory structure.

Chairman Willm: That deck is for the primary, for the primary part of the house.
Mr. Harrah: Yes, sir.

Chairman Willm: It’s a pickle.

Mr. Harrah: And you have, excuse me, you have a bathroom on that side, as well, a powder bath that abuts that wall where that deck is. So, redesign as possible, but they’re already, as you see they’re already up in the roughing stages of construction.

Chairman Willm: I know you can’t speak for them, but do you know that the owners chose not to come or were you expecting them here?

Mr. Harrah: I was, I have no … (**two speaking at once)

Chairman Willm: (**two speaking at once) I’d like to give them a chance to speak, but …

Mr. Harrah: I have no idea, sir. We sent them letters. We send the contractor letters, as well.

Mr. Murdock: If, if the primary building, which I’m gonna call the existing, if the existing structure was occupied, could you rent this back accessory building? I know it’s in the R3 area, but, because then it would be two separate dwellings in my mind.

Mr. Harrah: You’re actually correct.

Mr. Murdock: Yeah, and I’m wondering if that’s the intention of that second entrance.

Mr. Harrah: Again, I can’t speak on the, on that.

Chairman Willm: That’s why I wish they were here. We can’t speak on it either, but that’s, by looking at it that looks like they’re trying to build another house on the backside of their property; they built another house on the backside of their property, and you guys are talking about powder bathrooms, something, what did you call it?

Mr. Harrah: There’s, if you look at the floor plan, you’ll see that the second floor has a kitchen; third floor has a living room and two bedrooms. So it’s an accessory dwelling by our ordinance standards. It’s got 850 square feet per floor, which is allowed.

Mr. Murdock: Mr. Chairman, unless anybody has any of other questions, I’m ready to make a motion to deny.

Ms. Watson: I second it.

Chairman Willm: We have a motion on the table to deny the variance and a second. Any discussion? So, I’ll call for a vote.

Mr. McKeen: No, denied.

Mr. Murdock: Denied.

Ms. Watson: Denied.

Mr. Taylor: Denied.

Mr. Lantham: Denied.

Chairman Willm: And I voted denied, also, due to it not meeting the four stated criteria to recommend the variance. **Motion [to deny] was carried.**

7. Public Comments – General Comments. There were no public comments.
8. Board Comments.

Mr. Lanham: I have one. I apologize for my phone going off. Nobody ever calls this phone except marketing people (laughter.) I apologize. I should’ve left it in the car. Chairman Willm: It’s quite all right.

Mr. Taylor: I have one, this is for our staff. I’ve only been on this board for a little over a year, but it seems like each of the cases that come before us at some point during the process something has been overlooked during the initial permitting process, and I hope that we can get past that, and tighten that process up a little bit Mr. Harrah:

Yes sir, we are actually looking at our process and implementing a few different checks and balances to prevent things like this from happening. It does happen, but it seems to be happening too much. Mr. Taylor: I would agree with that.

Mr. Watson: Actually, I’m pretty pleased that we don’t meet that many times a year, so something must be going right. (Laughter)

Mr. Murdock: I just wanted to say that I generally like to think of myself probably being about the most liberal person probably on this board as far as, yeah, you would agree with that, but this one is just a mess, and it seems like that whole construction project been a mess. The accessory building bothers me. I believe if I was looking at these plans originally myself, I would have made the assumption that this was an attendant structure to the primary structure, which is what accessory probably is supposed to mean. But I don’t know that that was the intent here. It seems to me like the intent was they were building a whole second house. And that’s the reason I made the motion as quickly as I did, because I don’t think that there, I don’t believe that this was an oversight necessarily on the planning part, I think this was a deliberate oversight on the submittal part, and unfortunately that is very little we can do about that. I think this is unfortunate from a lot of different levels, but primarily for those property owners, because I think that maybe they’ve been told some things that they could do by some people that probably wasn’t by planning and zoning that they can’t do. So, that’s unfortunate, but they’re gonna have to deal with that.

Mr. McKeen: I have a comment first on one of our past decisions. The last one on May 25th the Evans were here to ask for a zoning variance for their house at 316 Melody. I walked by there today; it looks fantastic. So we made a really good decision. That house just pops now. A cinderblock house looks really fine in that neighborhood. Second item is unfortunately I have to tender my resignation, because I’ve been selected for the planning and zoning commission. So, this’ll be my last meeting with you. Chairman Willm: We were glad to have you on here. Mr. McKeen: Yeah, it was only for year and four or five months, but that I learned quite bit from you guys.

Chairman Willm: We hope you make this extension project one of your first projects over there. I think something could be toughened up in the ordinance so that kind of thing is not allowed. I mean we had this one time years ago with the Golden Egg building a storage place and then wanting to rent it out as a second business on one piece of property. So this came up before. I agree, I think this is for all intentions never being connected to the main house, the intention was make this a second house on the property. I don’t know if we can do anything with the zoning code to prevent that. Thank everybody. Sorry that the applicants weren’t here to give their side of it, but I think we gave them a fair hearing, and thank everybody for showing up tonight.

Ms. Watson: About our training, it’s November now and we need to get our three CEUs by the end of the year, right. Mr. Harrah: Yes, there’s training coming up in December by the COG that members can attend, and a conference is being held next week. Contact Ms. Mazzo to register.

9. Adjournment. Mr. Taylor moved to adjourn the meeting at 6:57 p.m. Mr. Murdock second. All voted in favor. MOTION CARRIED.

Prepared and submitted by,

Debra E. Herrmann, CMC, Town Clerk

Approved: May 24, 2018
Clerk’s Note: Be advised that these minutes represent a summary of items with a verbatim transcript of the hearing section insofar as can be determined by the recording thereof and are not intended to represent a full transcript of the meeting. The audio recording of the meeting is available upon request; please provide a flash drive on which to copy the audio file. In accordance with FOIA §30-4-80 (A) and (E), meeting notice and the agenda packet were distributed to local media and interested parties via the town’s email subscription list. The agenda was posted on the entry door at Town Council Chambers. Meeting notice was also posted on the town website at www.surfsidebeach.org and the marquee.
Chairman Willm delayed calling the meeting to order until 6:35 p.m. In an attempt to have a quorum present. Members present: Chairman Willm, Members Lanham and Taylor were present. Members Murdock, Lauer, and Watson were absent. One seat is vacant. A quorum was not present. Others present: Town Clerk Herrmann and Building, Deputy Administrator Harrah.

Chairman Willm adjourned the meeting at 6:35 p.m. because a quorum was not present, and advised the appellants from First Baptist Church that another hearing would be scheduled as soon as possible.

Prepared and submitted by,

Debra E. Herrmann, CMC, Town Clerk

Approved: May 25, 2018

Darrell Willm, Chairman

Holly Watson, Vice Chairman

Terri Lauer, Board Member

Guy Lanham, Board Member

Phil Murdock, Board Member

Steve Taylor, Board Member

Vacant

Clerk’s Note: Be advised that these minutes represent a summary of items with a verbatim transcript of the hearing section insofar as can be determined by the recording thereof and are not intended to represent a full transcript of the meeting. The audio recording of the meeting is available upon request; please provide a flash drive on which to copy the audio file. In accordance with FOIA §30-4-80 (A) and (E), meeting notices and the agenda packet were distributed to local media and interested parties via the town’s email subscription list. The agenda was posted on the entry door at Town Council Chambers. Meeting notice was also posted on the town website at www.surfsidebeach.org and the marquee.
BACKGROUND:

At the last meeting the board requested staff contact the police department and have them look at the windows and possibly rate it as if a vehicle tint. We contacted the department and was told the department uses something that's called a "saddle" which requires the window be partially be rolled down in order to have it sit on the edge of the window. This would not be feasible at the bar-b-que house. He sent a link to the enclosed attachment and stated (b) is the part of the law that would make it inappropriate for use in this case.

Window tint on cars in SC cannot be reflective or it would not allow event he minimal amount of light transmission. It cannot also be colored which many reflective surfaces as a byproduct of the type of film used.

The PB&Z Department will use as a policy for this section of the code "Non-reflective" to enforce the "highly tinted or mirrored glass" until the Planning Commission can reevaluate the section during the next meeting.

ATTACHMENTS

Title 56 Motor Vehicles
Section 56-5-5015 – Sunscreen devices
2012 South Carolina Code of Laws
Title 56 - Motor Vehicles
Chapter 5 - UNIFORM ACT REGULATING TRAFFIC ON HIGHWAYS
Section 56-5-5015 - Sunscreen devices.

Universal Citation: SC Code § 56-5-5015 (2012)

(A) No person may operate a motor vehicle that is required to be registered in this State on any public highway, road, or street that has a sunscreen device on the windshield, the front side wings, and side windows adjacent to the right and left of the driver and windows to the rear of the driver that do not meet the requirements of this section. If no after-factory installed sunscreen device has been added to the window surface, the provisions of this section regarding light transmittance do not apply.

(B) A sunscreening device must be nonreflective and may not be red, yellow, or amber in color. A sunscreening device may be used only along the top of the windshield and may not extend downward beyond the AS1 line. If the AS1 line is not visible, no sunscreening device may be applied to the windshield.

(C) A single sunscreening device may be installed on the side wings or side windows, or both, located at the immediate right and left of the driver and the side windows behind the driver. The sunscreening device must be nonreflective and the combined light transmission of the sunscreening device with the factory or manufacturer installed sunscreening material must not be less than twenty-seven percent.

(D)(1) A sunscreening device to be applied to the rear-most window must be nonreflective and have a light transmission of not less than twenty percent. If a sunscreening device is used on the rear-most window, one right and one left outside rearview mirror is required.

(2) Beginning January 1, 1993, a single sunscreening device to be applied to the rear-most window must be nonreflective and the combined light transmission of the sunscreening device with the factory or manufacturer installed sunscreening material must not be less than twenty-seven percent. If a sunscreening device is used on the rear-most window, one right and one left outside rearview mirror is required.

(3) A motor vehicle with a sunscreening device which complied with the requirements of item (1) at the time of installation is not considered to be in
ISSUE PAPER FOR ZONING BOARD OF APPEALS CONSIDERATION

Meeting Date: May 22, 2018
Prepared by: Sabrina Morris
Agenda Item: 7

Subject: Appeal No. ZA2018-05 by Bruce French representing Surfside United Methodist Church request a variance from Article VI Section 17-623(b) of the zoning ordinance. Specifically requesting approval to place a new monument style sign less than 5 ft. away from the front property line at 800 13th Ave. N.

BACKGROUND:

The church is requesting a variance from the strict interpretation of Section 17-623(b) of the zoning ordinance. The church located at 800 13th Ave N request approval to place a new monument sign 3 feet off of the front property line just as the existing sign is now. The request is to allow for better visibility of a new LED sign for the church. They’re concerned about poor visibility and the lack of ability to read the sign if sat back further.

The code prior to the 4/11/17 amendments required freestanding signs to be a minimum of 10’ from the front property line. The existing sign has been in place prior to any ordinance we can find regarding sign setbacks.

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

ATTACHMENTS

Application and attachments
Letter to surrounding property owners
Article VI Section 17-623(b)
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 800 13TH AVENUE NORTH

Property Owner SURFSIDE UNITED METHODIST CHURCH

Applicant A. BRUCE FRENCH

Applicant's Mailing Address 1674 COVENTRY ROAD, SURFSIDE BEACH, SC 29575

E-Mail Address ABRUCEFRENCH@GMAIL.COM

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

Zoning of Property C I ☐ Commercial ☐ Residential ☐ Planned Development Church

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

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.

Owners/Authorized Agent Signature

Date
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: **WE WISH TO REPLACE THE EXISTING SIGN WITH A NEW SIGN THE OFFSET (3') FROM THE PROPERTY LINE** 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: **SURFSIDE UNITED METHODIST CHURCH**

   **SURVEY BY CULLER LAND SURVEYING CO., INC. MAR 1, 1999**

   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: **POOR SIGHT LINE FROM NORTHBOUND BUS STOP**

   **WILL BE CROSSED BY MOVING NEW SIGN FURTHER BACK**

   b. These conditions do not generally apply to other property in the vicinity as shown by: **FROM 100Y**

   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: **THE NEW SIGN WILL INCLUDE AN LED MESSAGE CENTER, WHICH WILL NOT BE EASILY READ IF SIGN IS OFFSET FURTHER FROM THE PROPERTY LINE.**

   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: **THE NEW SIGN WILL BE PLACED THE SAME OFFSET AS THE CURRENT SIGN, AND IT WILL BE MORE ATTRACTIVE AND UP TO DATE.**

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

   **SCALED PLAT OF PROPERTY & PHOTO OF EXISTING SIGN SHOWING STAKED PROPERTY LINE & DESIGN FOR NEW SIGN**

   Signature of Applicant/Owner  Date

   4/25/18
Surfside United Methodist Church

JOIN US SUNDAYS
8:30 & 11:00

Scarlett Hester Pastor
Laura Whitt Associate Pastor

New D/F Monument Sign with LED Display
New Monument Sign with LED Display

**NOTES**

**MAIN CABINET:**
- Fabricated aluminum cabinet and retainers (typical)
- Additional raised cabinet trim and four half-round column decor (fiberglass) on ends as shown
- Rounded main cabinet faces with 1/8" thick push-thru clear acrylic UMC logo and copy as shown, with tran. vinyl overlay
- Internal white LED illumination (as reqd)

**DIY LED DISPLAY:**
- Qty (2) 16mm high brightness Color LED displays (max. 144mm) with 120V wireless communication
- LED display cabinets to be integrated into main sign cabinet as shown

**BASE w/ NAME PANELS:**
- Same construction as main cabinet
- Cut-out 1/4" plate alloy name panels with vinyl copy as shown
- Panels mount w/ count-sink screws to base for future removal

**INSTALLATION & ELECTRICAL:**
- Signages to be wired for 120V (unless specified otherwise)
- Sign to be installed with 12" clearance for mounting and landscaping (by customer)

**COLORS**

- 046 0617 Forest Green (paint to match)
- Red #2635 (3M vinyl)
- Gold #2520-141 (3M vinyl/price to match)
- Black (LED)
- White (3M vinyl/paint)
ARTICLE VI. SIGNS  (Revised 01/09/18)

<table>
<thead>
<tr>
<th>Wall Sign</th>
<th>Illuminated:</th>
<th>Size Limit:</th>
<th>Height Limit:</th>
<th>Display Limit:</th>
<th>Front Setback:</th>
</tr>
</thead>
<tbody>
<tr>
<td>NO</td>
<td>10 sq. ft.</td>
<td>Not Applicable</td>
<td>One (1) per dwelling</td>
<td>Not Applicable</td>
<td></td>
</tr>
</tbody>
</table>

Special Standards: N/A

Freestanding Sign (Unit or complex Identification Sign) | Illuminated: NO | Size Limit: 32 sq. ft. | Height Limit: 5 ft. | Display Limit: One (1) per entrance | Front Setback: 5 ft. from property line

Special Standards: N/A

PERMITTED NON-RESIDENTIAL USES IN RESIDENTIAL ZONES  Requirements and Special Standards

<table>
<thead>
<tr>
<th>Sign Type</th>
<th>Illuminated:</th>
<th>Size Limit:</th>
<th>Height Limit:</th>
<th>Display Limit:</th>
<th>Front Setback:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Freestanding Sign</td>
<td>YES</td>
<td>1 sq. ft. per linear foot of frontage (100 sq. ft. maximum allowed)</td>
<td>35 ft.</td>
<td>One (1)</td>
<td>5 ft. from property line</td>
</tr>
</tbody>
</table>

Special Standards: N/A

Wall Sign | Illuminated: NO | Size Limit: 1.25 sq. ft. per linear foot of frontage (100 sq. ft. maximum) | Height Limit: Not Applicable | Display Limit: Two (2) | Front Setback: Not Applicable

Special Standards: Any combination of wall signs, awning or canopy signs within a total area allowed is permitted. Except the maximum sign area permitted on each awning or canopy is three (3) square feet. In no case shall a sign be installed over the roofline.

Window Sign | Illuminated: NO | Size Limit: 25% of each window area | Height Limit: N/A | Display Limit: Each Window | Front Setback: Not Applicable

Special Standards: N/A

Freestanding (Subdivision Identification) | Illuminated: No | Size Limit: 32 sq. ft. | Height Limit: 5 ft. | Display Limit: One (1) | Front Setback: 5 ft. from property line

Special Standards: N/A

CHART 17-623(B)  SUMMARY OF COMMERCIAL DISTRICTS SIGN STANDARDS

<table>
<thead>
<tr>
<th>Sign Type</th>
<th>Illuminated:</th>
<th>Size Limit:</th>
<th>Height Limit:</th>
<th>Display Limit:</th>
<th>Front Setback:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Freestanding</td>
<td>YES</td>
<td>1 sq. ft. of sign area per every one linear foot of lot frontage (200 sq. ft. maximum)</td>
<td>35 ft.</td>
<td>One (1)</td>
<td>5 ft. from property line</td>
</tr>
</tbody>
</table>

Special Standards: N/A

Wall | Illuminated: YES | Size Limit: 1.25 sq. ft. per linear foot of building frontage (150 sq. ft. maximum) | Height Limit: No height above roof line | Display Limit: Two (2) front One (1) rear facing sign One (1) side (for corner lots only) | Front Setback: Not Applicable

Rear of structure allowed one (1) sign .50 sq. ft. per linear foot of rear (30 sq. ft. maximum)

Corner lots shall be permitted one additional sign facing secondary street at .75 sq. ft. per linear foot of side (75 sq. ft. maximum)

TOWN OF SURFSIDE BEACH ZONING ORDINANCE

6-4
May 4, 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, May 24, 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. ZA2018-05 by Bruce French representing Surfside United Methodist Church request a variance from Article VI Section 17-623(b) of the zoning ordinance. Specifically requesting approval to place a new monument style sign less than 5 ft. away from the front property line at 800 13th Ave. N.

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
Planning, Building & Zoning Director
NOTICE OF PUBLIC HEARING

The Board of Zoning Appeals of the Town of Surfside Beach, SC will hold a Public Hearing at 8:30 PM on Thursday, May 24, 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. ZA2018-05 by Bruce French representing Surfside United Methodist Church request a variance from Article VI Section 17-622(b) of the zoning ordinance. Specifically requesting approval to place a new monument style sign less than 5 ft. away from the front property line at 860 13th Ave. N.

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.

Mulgill Beach Herald