



**CITY OF BEAUFORT**  
ZONING BOARD OF APPEALS  
1911 BOUNDARY STREET  
BEAUFORT, SOUTH CAROLINA 29902  
(843) 525-7011

**AGENDA**

City of Beaufort  
**ZONING BOARD OF APPEALS**  
Monday, March 28, 2011, 5:30 P.M.  
**1<sup>st</sup> Floor Conference Room – 1911 Boundary Street**  
Beaufort, South Carolina

**STATEMENT OF MEDIA NOTIFICATION:** “In accordance with south Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place, and agenda of this meeting.”

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**I. Call to Order**

**II. Pledge of Allegiance**

**III. *FREEDOM OF INFORMATION ACT COMPLIANCE***

Public Notification of the Zoning Board of Appeals meeting has been published in compliance with the *Freedom of Information Act* requirements.

**IV. Review of Minutes**

**A. Minutes of February 28, 2011**

**V. Review of Projects**

**A. 744 Ribaut Road, identified as District 120, Tax Map 3, Parcel 620, Rear Setback Variance.**

Applicant: Eric and Annie Powell (ZB11-02)

The applicant is requesting a rear setback variance in order to build an addition to an existing single-family dwelling.

**B. 1190 Ribaut Road, identified as District 120, Tax Map 7, Parcel 634, Special Exception.**

Applicant: Tom Michaels of Architectonic for PAA of Beaufort, LLC (ZB11-04)

The applicant is requesting a special exception in order to open a convenience store with gas pumps.

**C. Riverpointe at Live Oaks (23 Parcels), identified as District 120, Tax Map 29, Parcels, 412 to 434, Variance Appeal.**

Applicant: D.R. Horton, Inc. for South Coast Multifamily Townhomes, LLC (ZB11-05)

The applicant is appealing the decision of the Zoning Administrator denying applications for new construction due to the garage design.

**D. Riverpointe at Live Oaks (23 Parcels), identified as District 120, Tax Map 29, Parcels, 412, to 434, Front Yard Setback Variances.**

Applicant: D.R. Horton, Inc. for South Coast Multifamily Townhomes, LLC (ZB11-06)

The applicant is requesting front yard setback variances in order to have the garages extend past the front line of the dwellings.

**E. 302 King Street, identified as District R120, Tax Map 4, Parcel 755, Side Yard Setback Variances.**

Applicant: Beekman Webb for Sam and Ann Bluntzer (ZB11-07)

The applicant is requesting side yard setback variances in order to add side and rear porches.

**VI. New Business**

**VII. Discussion**

**VIII. Adjournment**

**Note: A project will not be reviewed if the applicant or a representative is not present at the meeting.**