



Zoning Board of Appeals

Meeting Minutes – January 23, 2023

CALL TO ORDER

[1:50]

A meeting of the Zoning Board of Appeals was held in-person on January 23, 2023, at 5:30 p.m.

ATTENDEES

Members in attendance: Kenneth Hoffman (Chairman), Marc Sviland (Vice-Chair), Kevin Blank, Patrick McMichael and Parker Moore.

Staff in attendance: Riccardo Giani, Interim Community Development Director

REVIEW OF MINUTES

[2:35]

All Zoning Board of Appeals meeting minutes are recorded and can be found on the City's website at <http://www.cityofbeaufort.org/AgendaCenter>. Audio recordings are available upon request by contacting the City Clerk, Traci Guldner at 843-525-7024 or by email at tqundler@cityofbeaufort.org.

Motion: Mr. Sviland Made a motion to approve the December 21, 2022 minutes as written; seconded by Mr. McMichael. The motion passed unanimously.

PUBLIC HEARING

APPLICATIONS

[3:23]

- A. **37 Robert Smalls Pkwy, identified as R120 029 000 0509 0000**, Appeal for zoning interpretation Variance

Applicant: Christian Kata, South Atlantic Bank (ZB23-01)

The applicant is appealing a decision of the Administrator, to deny a minor design review application within the Boundary Street Redevelopment District, based on the interpretation of Section 3.7.2.B.1.b of the Beaufort Code.

Mr. McMichael recuses himself due to possible conflict of interest

Mr. Giani gave the staff's findings.

Motion: Chairman moves to table the motion to send back to staff. Motion fails.

Enters additional discussion.

Motion: Vice Chair makes a motion to deny the appeal as submitted. Kevin Blank seconds the motion. Patrick McMichael has recused himself from voting. Marc Sviland, Kevin Blank and Parker Moore voted in favor. Chairman Hoffman abstains. The motion passes.

1:37:25

37 Robert Smalls Pkwy, Variance

Mr. Giani gave his findings

Parker Moore states that past inconsistencies pertaining to interpretation of the Beaufort Code constitute exceptional conditions. States that these conditions do not generally apply to other properties within the immediate vicinity. States that the conditions are not a result of the applicant's own actions. He also does not believe that granting the variance will affect the plan or intent of the Beaufort Code. Granting the variance would not result in a substantial detriment to the immediately surrounding properties.

2:27:40 **Motion:** Parker Moore makes a motion to grant the variance as applied. Kenneth Hoffman seconds the motion. Motion passes unanimously.

2:34:41

Salem Bay

Mr. Giani gave his findings.

The applicant expressed that the change in originally submitted plans was due to growing market demands of prospective home buyers.

Motion: Marc Sviland makes a motion to deny the variance as submitted. Patrick McMichael seconds the motion. The motion passes unanimously.

OLD BUSINESS

[NA]

No old business addressed.

NEW BUSINESS

[NA]

No new business addressed.

ADJOURNMENT

[2:54:13]

Chairman Hoffman makes a motion to adjourn, Parker Moore seconds the motion.