



# Zoning Board of Appeals

## Meeting Minutes – March 22, 2021

### 1 CALL TO ORDER

0:06

A meeting of the Zoning Board of Appeals was held via Zoom on Monday, March 22, 2021 at 5:30 pm.

### 2 ATTENDEES

Members in attendance: Josh Gibson (Chairman), Kevin Blank, Marc Sviland, and Tim Wood

### 3 APPROVAL OF MINUTES

0:49

Mr. Gibson made a motion to approve the November 23, 2020 minutes as submitted; seconded by Mr. Wood. The motion passed unanimously.

*All Zoning Board of Appeal 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, Ivette Burgess at 843-525-7018 or by email at [iburgess@cityofbeaufort.org](mailto:iburgess@cityofbeaufort.org)*

### 4 REVIEW OF PROJECTS

5:05

#### A. 2338 Boundary Street, identified as District R122, Tax Map 29, Parcel 204, Variance

Applicant: David A. Burre, Burriran, LLC (ZB21-02)

The applicant is requesting a variance to Section 4.5.6.B.2., which requires that all on-site parking for all vehicles must not be in front of the building.

The chairman, Josh Gibson, invited the public comment.

**Motion:** Mr. Gibson made a motion to table the variance request until the applicant wants to return to the Board; seconded by Mr. Wood. The motion passed unanimously.

**B. 2338 Boundary Street, identified as District R122, Tax Map 29, Parcel 204, 1:02:47**  
Variance

Applicant: David A. Burre, Burriran, LLC (ZB21-03)

The applicant is requesting a variance to the 30-foot minimum critical area buffer requirement described in Section 8.2.2.A. of the Beaufort Code.

The chairman, Josh Gibson, invited the public comment.

**Motion:** Mr. Gibson made a motion to table the variance request until the applicant wants to return to the Board; seconded by Mr. Wood. The motion passed unanimously.

**C. 2310 Wilson Drive, identified as District R120, Tax Map 2, Parcel 7, 1:06:07**  
Variance

Applicant: George & Cynthia Richardson (ZB21-04)

The applicants are requesting a variance to allow the construction of a garage/carport that would encroach approximately 2.2 feet into the required 5-foot side yard setback.

The chairman, Josh Gibson, invited the public comment.

**Motion:** Mr. Gibson made a motion to accept the application as submitted; seconded by Mr. Sviland. The motion passed unanimously.

**D. 913 West Street, identified as District R120, Tax Map 4, Parcel 310, 1:26:31**  
Special Exception

Applicant: William Keyserling (ZB21-05)

The applicant is requesting a special exception to allow a Civic Facility use on two adjacent properties in the T4-HN District.

The chairman, Josh Gibson, invited the public comment.

**Motion:** Mr. Gibson made a motion to accept the Special Exception application with the following conditions:

1. Building size is not to increase;
2. Subject property south of the building is to be maintained as open space;
3. The two subject lots are to be combined into one lot; and
4. This approval of a Special Exception is granted only on the condition that the lot is purchased by the applicant's representative.

Mr. Wood seconded the motion. The motion passed unanimously.

E. West Street, identified as District R120, Tax Map 4, Parcel 312,  
Variance

2:26:32

Applicant: William Keyserling (ZB21-06)

The applicant is requesting a variance to Beaufort Code Section 3.4.2.A, which limits the size of Civic Facilities to a 2,500 square foot footprint.

Mr. Gibson asked Board members if they have already reviewed this request prior to the meeting, and if they were okay with proceeding without staff presenting the report. Board members and staff were in agreement with Mr. Gibson's request.

The chairman, Josh Gibson, invited the public comment.

**Motion:** Mr. Gibson made a motion to accept the application as presented; seconded by Mr. Blank. The motion passed unanimously.

**5 ADJOURNMENT**

2:30:42

Mr. Gibson made a motion to adjourn the meeting; seconded by Mr. Blank. The motion passed unanimously. The meeting ended at 8:02 p.m.

  
Chair

3-22-21  
Date of approval