

MINUTES
Board of Zoning & Appeals
January 10, 2018

MEMBERS PRESENT: Brenda Bessinger, John Kester, Susan Fischer-Montgomery, James Dozier, & Sandra Quinn

MEMBERS ABSENT: Johnny Wilson

OTHERS PRESENT: Rick Martin, Cindy Thompson, & Debra Grant

- I. **Call to Order**
- II. **Public Hearing: None**
- III. **Approval of Minutes for November 1, 2017;** Mr. Dozier made a motion to approve the minutes as submitted, seconded by Ms. Quinn, the motion carried unanimously.
- IV. **Variance Request**

V#18-01

1. Mr. Staats property owner of 2420 Withers St. (05-45-148), is seeking a variance to Article V; Section 511 (Accessory Use) of the City of Georgetown Zoning Ordinance.
Rick Martin/City Staff welcomed the newly seated member, Ms. Susan Fischer-Montgomery. Mr. Martin told the Board that this request is being brought before the Board by the owner's contractor, **Mr. Michael Brown** (Just Finished Carpentry, LLC) for a variance at 2420 Withers Street. The owner would like to receive a 96 ft. variance for an accessory building that will be placed behind a home (not constructed currently), the Zoning Ordinance allows a maximum of 600 sq. ft. per structure.
Mr. Michael Brown/Contractor said the owner would like to construct a 696 sq. ft. structure to accommodate his 2 antique cars and an office.
Ms. Montgomery/Board member asked if any of the neighbors that received notices had objections to the request. **Rick Martin/City Staff** said no there were no calls or concerns made to the Staff.
Ms. Quinn asked if the building could not be used as a 600 sq. ft. structure, and if the office was omitted could the 600 sq. ft. be sufficient for the cars. **Mr. Brown/Contractor** said it would possible be enough for the cars but nothing else.
Mr. Michael Brown/Contractor said the owner will use the newly constructed home when built as a rental home and would like to use the accessory building as storage for his cars and office space. The property owner lives in Pawleys Island.
Mr. Dozier asked what could be done with this property, **Rick Martin/City Staff** said the owner could build the garage or have a garage with an apartment.
Mr. Kester/Acting Chair explained that in order for a variance to be granted there are criteria's that have to be met (*Mr. Kester read the 4 questions that are on the variance application*) The owner only met one of the conditions that are required to allow the variance.

Board Discussion: None

Motion: Ms. Quinn made a motion to deny the variance request for an additional 96 sq. ft. to an accessory structure, the motion was seconded by Ms. Bessinger; the motion for denial was carried 5 to 0.

V. **Board Discussion: None**

VI. **Adjournment:** With there being no further business the meeting was adjourned.

Submitted By,

*Debra Grant
Board Secretary*