

**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*

DRAFT