

TOWN OF EDISTO BEACH
ZONING BOARD OF APPEALS

Monday, July 18, 2022

5:00 P.M.

Regular Meeting

Members attending: Ned Kuntz, Marie Bost, Pat Kostell, Beverly Sandifer, Ron Scroggy and William Davies
Heather Johnson is absent without prior notice.

Staff attending: Tammy Lake, Morgan Viars and Patrick Brown

With a quorum present, Chair Ned Kuntz called the meeting to order at 5:00 p.m.

Review of Minutes – May 16, 2022

Chair Ned Kuntz asked for a motion to accept the transcribed minutes from the May 16, 2022 meeting. Member Ron Scroggy made a motion to approve the minutes, with Beverly Sandifer seconding. The minutes were **approved unanimously**.

Old Business: None

New Business: Appeal No. 2022-01, Applicant: Chris Dudleck and Megan Ruf, representatives of 3759 Dock Site Rd

Appeal No. 2022-01, by representative of a property in the C-2 District, 3759 Dock Site Rd, Lot 55 for a variance from Sec. 86-140 (e)(1) of the C-2 marine commercial district, which requires minimum front yard setbacks of 20 ft and/or Sec. 86-185(a) of the Setbacks, minimum lot size and dwelling unit density in relation to the critical line, which requires all building being constructed on any lot in any zoning district in the town to observe a setback of five feet from the critical line as determined by DHEC-OCRM.

Chair Kuntz made a motion that when voting for each criteria that only yes or no vote be made when voting on each of the 4 criteria with William Davies seconding. Chair Ned Kuntz asked all parties who may speak during this portion of the hearing to raise their right hands and take the oath. The oath was administered. Chair Ned Kuntz read the 4 criteria necessary to grant a variance.

Ms. Megan Ruf was asked to present their request for variance request. Testimony was given regarding variance request. Mr. John David Griffith made a brief public comment regarding the DHEC-OCRM line.

Chair Kuntz recommended that a yes or no vote when voting on each of the 4 criteria.

Chair Kuntz called for a vote on criteria 1: **All voted NO unanimously**

Chair Kuntz called for a vote on criteria 2: **All voted NO unanimously**

Chair Kuntz called for a vote on criteria 3: **All voted NO unanimously**

Chair Kuntz called for a vote on criteria 4: Members Marie Bost and Ron Scroggy voted YES, Members William Davies, Pat Kostell, Beverly Sandifer and Ned Kuntz voted NO

Chair Ned Kuntz made a motion to deny variance with William Davies seconding. With there being no discussion, a vote was called which was denied unanimously against the variance.

There being no more business before the ZBA, William Davies made a motion to adjourn. Marie Bost seconded the motion which was approved unanimously.

Freedom of Information Act, § 30-4-80(3) was complied with.

APPROVED BY THE ZONING BOARD OF APPEALS



Submitted by Tammy Lake
Secretary of the Zoning Board of Appeals, Town of Edisto Beach

A digital recording of this meeting is on file at Town Hall