MINUTES

**CITY OF GOOSE CREEK**

**ZONING BOARD OF APPEALS MEETING**

**JANUARY 19, 2017 6:30 P.M**.

**GOOSE CREEK MUNICIPAL COURTROOM**

**519 N. GOOSE CREEK BOULEVARD**

1. **Call to Order –** Chairman Clift called the meeting to order at 6:30 p.m.

Present: Butch Clift, Jason Dillard, James Fisk, Ralph Hayes, Larry Monheit, Gerald Stinson, Thomas Volkmar

Absent: None

Staff Present: Sarah Hanson

Chairman Clift gave the testimony of oath to those parties to speak for or against the request.

1. **Public Hearing – Request for variance to front setback requirement at 300 Commons Way, Planters Walk, The Commons at Crowfield, property designated as TMS#243-02-04-010**

Motion: Mr. Volkmar made a motion to open the public hearing. Mr. Monheit seconded.

Vote: All voted in favor.

Chairman Clift opened the floor to Staff. Ms. Hanson stated pursuant to section 151.171 of the zoning ordinance of the City of Goose Creek; Mr. Wallace Ray Clearman, Jr., the applicant, is seeking a variance from the front setback requirements as required by Appendix “D” of the zoning ordinance. She stated the property location, and zoning classification of PD (planned development), noting that the Commons were developed as a high density residential development with required setbacks of 20’front, a minimum of 5’ on each side, and a minimum of 20’ to the rear. Staff stated the applicant wishes to build a small front porch with a depth of approximately 4.5’ onto the home, but cannot do so and meet the front setback in its entirety. Ms. Hanson stated the proposed porch would encroach into the front setback approximately 3’ as the front of the home is 1.5’ from the front setback. Staff did note that without some sort of porch or stoop added onto the front of the home, there would be continual damage to this area of the home, both inside and outside. Ms. Hanson mentioned the applicant is proposing a very small addition, one that is just large enough to offer protection to the entry way. She added that the addition of the porch and the resulting appearance would, in Staff’s opinion, offset any negative appearance of the encroachment.

Mr. Wallace Ray Clearman, Jr., owner, presented his request for a variance, along with a copy of a letter from a neighbor, to the Board. Chairman Clift read the letter to the Board, expressing favor from a neighbor for the request.

Mr. Clearman presented photos of the existing entry showing damage, and addressed the Board in response to meeting the criteria as outlined per his letter submitted to the Board. There was discussion about alternate methods to protect the entry. Mr. Monheit inquired about the width of the existing concrete pad. Mr. Clearman stated it was approximately 8’-2”. There was a detailed discussion about the setback, existing concrete pad, and location of the existing home, along with how the request meets the criteria. Mr. Dillard inquired about the cost involved with the current damage. Mr. Clearman stated he had made some repairs, and was waiting to cover the entry before he would make additional repairs. There was an inquiry if there had been past request for the same type of variance in this area.

Chairman Clift asked Staff to summarize the request. Ms. Hanson stated that the conditions do not generally apply to other properties in the vicinity, and that the vicinity does not necessarily mean the immediate neighborhood, The Commons. She mentioned that it could be compared to other developments within the low country. Staff suggested the Board consider the conditions advisable to protect the established property values in the surrounding area, meaning this home and ones similar in design. Chairman Clift inquired if Mr. Clearman wished to summarize. Mr. Clearman stated he wanted his entry to be covered, and this would give him the opportunity to make necessary repairs to the damage caused by the uncovered entry.

Chairman Clift stated that no one was present within the audience to make a statement for or against the request.

Mr. Hayes made a motion to close the public hearing. Mr. Fisk seconded. All voted in favor.

There was a brief discussion amongst the Board in regards to the request for the variance.

Mr. Monheit made a motion to open the public hearing. Mr. Volkmar seconded. All voted in favor.

*Motion:* Mr. Volkmar made a motioned to approve the application for the variance from front setback requirements as setforth in Appendix D of the code of ordinance for the City of Goose Creek having found that the permits. Section 151.171 for the property identified as 300 Commons. Mr. Hayes seconded.

*Discussion:* There was none.

*Vote:* All voted in favor.

Chairman Clift stated the Board had approved the variance request.

1. **Comments from the Board**

There was none.

1. **Comments from Staff**

Ms. Hanson had no additional comments.

1. **Adjournment**

Mr. Volkmar made a motion to adjourn. Mr. Monheit seconded. All voted in favor.

The meeting ended at or about 7:04 p.m.

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2017**

**Butch Clift, Chairman**