

**MINUTES  
CITY OF GOOSE CREEK  
ZONING BOARD OF APPEALS MEETING  
AUGUST 2, 2017 6:30 P.M.  
GOOSE CREEK MUNICIPAL COURTROOM  
519 N. GOOSE CREEK BOULEVARD**

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

Present: Butch Clift, James Fisk, Ralph Hayes, Gerald Stinson, Thomas Volkmar  
Absent: Jason Dillard, Larry Monheit  
Staff Present: Kara Browder, Brenda Moneer

**II. Public Hearing – Application for Variance from the front and rear setback requirements of the City Zoning Ordinance for the property located at 324 Huntsman Drive; designated as TMS#234-07-04-031.**

Chairman Clift gave the testimony of oath to those parties to speak for or against the request, and opened the public hearing.

Chairman Clift opened the floor to Staff. Ms. Browder stated, pursuant to Appendix D of the zoning ordinance of the City of Goose Creek; Mr. Michael Rooke, the applicant, is seeking a variance from the front and rear setback requirements, as required by the zoning ordinance. Staff noted the property in question is located within the Foxborough development, and is zoned Residential Low Density (R1). Staff stated the applicant was present, along with the property owners. She noted that the property is located on at the corner of Huntsman Drive and Whitefox Lane. Ms. Browder added that the letter from the applicant was included in the packet, addressing how the request meets each of the criteria, and that the previous house was destroyed in a fire. She noted that the new proposal for a single-family home would require a variance from the approximately 4' from the front setbacks and approximately 3' to the rear setbacks.

Chairman Clift invited the applicant to present the request to the Board. Mr. Rooke, the homebuilder, presented the request on behalf of the owners, Mr. and Mrs. Heckendorn. He presented photos to the Board and explained the orientation of the proposed house, and the current neighboring properties. Mr. Rooke added that they were intending to utilize the existing driveway. He explained that this lot is restricted due to it being a corner lot, requiring the same setbacks as a property much deeper in size.

Chairman Clift inquired to Mr. Rooke regarding the square footage before and after. Mr. Rooke stated the square footage before the fire was approximately 1600 sf, and would remain the same. Chairman Clift inquired about the square footage of the garage. Mr. Rooke stated that it would be a double car and was a single car garage. He presented elevations of the proposed home to the Board. He explained the portion of the bedroom and master bathroom that would encroach into the rear setback, and the front would be include a portion of the garage and front porch that would

encroach into the setback line. Mr. Volkmar clarified the dimensions with the applicant. He inquired if the porch is covered. Mr. Rooke stated it would be have a roof over it. Mr. Volkmar noted there would be approximately 2' encroachment in the front, and the bump out at the rear master bath would be approximately 2' to 3'. Mr. Rooke stated that it would be less than 3' at the rear. There was discussion about existing structures within the neighborhood that encroach into the setbacks. Mr. Rooke mentioned that the owners live across the street and are wanting to build a home that is pleasing to the neighborhood and neighboring properties. Mr. Fisk inquired if Staff had received any feedback. Ms. Browder stated none to date. Chairman Clift inquired if there were any letters of support. Mr. Rooke stated none at this time. There was a brief discussion about the size of the square footage before and after. The applicant reiterated that it did not change.

Mr. Volkmar inquired if the City had any additional comments. Staff stated no. Chairman Clift inquired if the applicant had any additional questions or comments. The applicant stated no. Chairman Clift invited anyone to stand up for or against. There were none.

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

Mr. Volkmar stated that the previous house was somewhat non-conforming, and existed prior to the requirements of the zoning ordinance. He added that he felt it was unique because of the fire and the house on the parcel being grandfathered in. He also stated that he felt the applicant had addressed all the other criteria in their memo. There was some discussion about the property, the previous house and the enhancement to the neighborhood.

*Motion:* Mr. Volkmar made a motioned to approve the application for the variance from the front and rear setback requirements for a residential structure for the property located at 324 Huntsman Drive, TMS#234-07-04-031. Having found that the application satisfies the conditions set forth for variances as outlined in §151.171(C)(2) of the seven criteria, with the front encroachment approximately 4 foot and the rear encroachment approximately 3 foot as presented in the documents submitted to the Board. Mr. Stinson seconded.

*Discussion:* There was none.

*Vote:* All voted in favor.

Mr. Fisk opened the public hearing. Mr. Stinson seconded the motion. Chairman Clift stated the Board had approved the variance request.

### **III. Comments from the Board**

There were none.

#### **IV. Comments from Staff**

Ms. Browder mentioned a Conditional Use Permit for Monarch Plantation were requesting a public hearing, that would be forthcoming at the next scheduled ZBA meeting. There was discussion about the changes in the application to include a mixed use with a commercial component combined with multi-family.

#### **V. Adjournment**

Mr. Volkmar made a motion to adjourn. Mr. Stinson seconded. All voted in favor. The meeting ended at or about 6:58 p.m.

\_\_\_\_\_ **Date:** \_\_\_\_\_, **2017**  
**Butch Clift, Chairman**