



## TOWN OF BLUFFTON BOARD OF ZONING APPEALS MEETING AGENDA

Theodore D. Washington Municipal Building  
Charles E. Ulmer Auditorium  
Tuesday, July 18, 2017, 6:00 p.m.

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**I. CALL TO ORDER**

**II. ROLL CALL**

**III. NOTICE REGARDING ADJOURNMENT**

The Board of Zoning Appeals will not hear new items after 9:30 P.M. unless authorized by a majority vote of the Board Members present. Items which have not been heard before 9:30 P.M. may be continued to the next regular meeting or an additional meeting date as determined by the Board Members.

**IV. NOTICE REGARDING PUBLIC COMMENTS**

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to the Board, Town Staff, and other members of the meeting. State your name and address when speaking for the record.  
**COMMENTS ARE LIMITED TO THREE (3) MINUTES.**

**V. ADOPTION OF THE AGENDA**

**VI. ADOPTION OF MINUTES – June 20, 2017**

**VII. PUBLIC COMMENTS**

**VIII. OLD BUSINESS**

**IX. NEW BUSINESS**

**1. PUBLIC HEARING - FOR ACTION**

- A. 134 Bridge Street (Variance Request):** A request by Chad and Kelley McRorie from Section 5.5.2 of the Unified Development Ordinance, to allow development to encroach 21 feet into the required River Buffer from the OCRM Critical Line to allow for the construction of a full length front porch and a service yard onto the existing structure. The Applicant is also requesting a variance from Section 5.5.2. of the Unified Development Ordinance, to allow development to encroach approximately 35 feet into the required River Buffer from the OCRM Critical Line to allow for the construction of a fence. The property is identified by Beaufort County Tax Map Number R610 039 00A 198A 0000 and is located at 134 Bridge Street. The property is zoned Neighborhood Conservation – Historic District and therefore, will be reviewed by the Board of Zoning Appeals based on the requirements set forth in the Unified Development Ordinance.  
(Permit Number: ZONE-05-17-11003) (Staff – Erin Schumacher)

**B. 131 Pritchard Street (Variance Request):** A variance request by Darlene Heinig from Section 5.5.2. of the Unified Development Ordinance, to allow development to encroach approximately 75 feet into the required River Buffer from the OCRM Critical Line to allow for the construction of a fence. The property is identified by Beaufort County Tax Map Number R610 039 00A 0036 0000 and is located at 131 Pritchard Street. The property is zoned Riverfront Edge – Historic District and therefore, will be reviewed by the Board of Zoning Appeals based on the requirements set forth in the Unified Development Ordinance.

(Permit Number: ZONE 06-17-11058) (Staff – Kevin Icard)

X. DISCUSSION

XI. ADJOURNMENT

**NEXT MEETING DATE: Tuesday, August 1, 2017**

*FOIA COMPLIANCE – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.*

*EXECUTIVE SESSION - The public body may vote to go into executive session for any item identified for action on the agenda.*