I. CALL TO ORDER

O’Donnell called the meeting to order at 6:00 p.m.

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 a special 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 and any personalities. State your name and address when speaking for the record. COMMENTS ARE LIMITED TO THREE (3) MINUTES.

V. ADOPTION OF AGENDA

Frazier made a motion to adopt the August 1, 2017, Board of Zoning Appeals Agenda. Brusco seconded the motion. All were in favor and the motion passed.

VI. ADOPTION OF MINUTES – July 18, 2017

Steele made a motion to adopt the July 18, 2017, meeting minutes. Brusco seconded the motion. All were in favor and the motion passed. Board Member O’Donnell abstained from voting.

VII. PUBLIC COMMENTS

There were no public comments.

VIII. OLD BUSINESS

There was no old business.
IX. **NEW BUSINESS**

1. **PUBLIC HEARING - FOR ACTION**

   A. **78 Pritchard Street (Variance Request):** A request by Beth and Gonzalo Vargas, for a variance from Section 5.15.5.D of the Unified Development Ordinance, to allow for an encroachment of 5 feet into the 10 foot required side setback for an Additional Building Type along the northern property line. The Applicant is requesting this variance to preserve a 28” Live Oak located approximately 7 feet from the southern property line. The property is identified by Beaufort County Tax Map Number R610 039 00A 0309 0000 and is located at 78 Pritchard Street. The property is zoned Neighborhood Conservation – Historic District. (Permit Number: ZONE 07-17-11129)

   Presenting Staff – Erin Schumacher – Staff presenting the report provided to the Board and incorporated as part of these minutes.

   Beth and Gonzalo Vargas – Owners of the property, presented to the Board requesting the approval.

   Board Member Steele made the motion to approve the application as submitted with the following condition:

   1. The Applicant follow the Arborist’s recommendations as shown in the Staff Report Attachment #1.

   Halpern seconded the motion. Approved by the Board by Majority Vote.

X. **DISCUSSION**

   Board member Steele discussed possible changes for consideration when the UDO is being reviewed by Town Council regarding the May River Road Buffer.

XI. **ADJOURNMENT**

   Steele made a motion to adjourn. Frazier seconded the motion. All were in favor and the August 1, 2017, Board of Zoning Appeals meeting adjourned at 6:24 p.m.