

Board of Zoning Appeals

Regular Meeting

Minutes

6278 Hwy 162 / PO Box 519
Hollywood, SC 29449

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Thursday, 11 December 2014

6:00 PM

Council Chambers

This meeting's notice was published in the Post and Courier newspaper.

I. Call to Order

This meeting was called to order by Chairperson R. Wolfe at 6:00 PM.

II. Roll Call

In attendance were Commissioners Richardson and K. Wolf, Planner/Zoning Administrator Holton and Receptionist Permit/Clerk Tynetta White.

III. Invocation/Pledge of Allegiance

Invocation was given by Commissioner Richardson; followed by the Pledge of Allegiance.

IV. Adoption of Agenda

Commissioner K. Wolf made the motion to adopt the agenda as prepared. Commissioner Richardson seconded the motion and all voted in favor.

V. Public Comments

No comments were made.

VI. Minutes:

Commissioner Richardson made the motion of accepting minutes of the meeting held on April 10, 2014. Commissioner R. Wolfe seconded the motion and all voted in favor.

VII. Old Business:

None.

VIII. New Business:

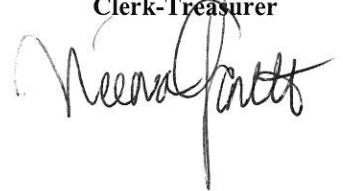
Case# 1 Request for variance of side yard building setback at TMS# 224-00-00-021 at 5403 Highway 162 was denied. Commissioner R. Wolfe asked Rufus Brown, the applicant, if he was under contract to purchase or has he already acquired the dwelling. Mr. Brown responded yes and there is no other structure on site. Mr. Brown said that his home was built in 1978 and has recently burned and was demolished. He said that he wants to rebuild a smaller home on site however he will need special permission to place the home with the setbacks by 4 ft. on one side and 5 ft. on the other side. Commissioner R. Wolfe said that this appears to be a self-imposed hardship. He asked if Mr. Brown could rotate the home at a 90 degree angle; will that bring it in compliance. Mr. Brown said that would be in compliance, however, it will also be the only oddly placed home in the community. Commissioner Richardson asked if the home will be set back where the original home was and Mr. Brown said that it will except that it will be pushed back 10 ft. away from the highway. Commissioner K. Wolf asked if there was another home he could purchase. Mr. Brown

responded that this home is already paid for and he didn't realize he would have to do all of this. Planner/Zoning Administrator Holton said that the existing homes are set however anything new to the property will have to comply to the current ordinances. Commissioner K. Wolf said that this is not a request that should be approved because it does not pass the test of hardship: it's not under extreme conditions; there is no lack of use or detriment to the immediate or surrounding properties. Mr. Brown said that he has been living out of his home for almost a year. Commissioner R. Wolfe said that he would like to see the structure move 90 degrees; otherwise, he doesn't feel this request can be granted. Commissioner K. Wolf made a motion to deny the request, Commissioner Richardson seconded the motion and all voted in favor.

IX. Adjournment

The meeting was adjourned at 6:16 PM.

Prepared by:
Niema Gantt
Clerk-Treasurer

A handwritten signature in black ink, appearing to read "Niema Gantt", is written over the typed name and title.