



**BOARD OF ZONING APPEALS**

**Revised MEETING NOTICE**

**April 30, 2018**

**6:00 PM**

**Mount Pleasant Municipal Complex Council Chambers  
100 Ann Edwards Lane**

*NOTE: Items in [blue](#) are hyperlinks to submittals and additional information.*

*Some documents are large and may take a few moments to load.*

*Green arrows > in Minutes are hyperlinks to the recording.*

**A. Roll Call**

**B. Approval of Minutes**

[February 26, 2018](#)

[March 26, 2018](#)

**C. Public Comment & General Correspondence**

**D. Business**

**[Staff Report](#)**

1. [Request for Rehearing](#), Case [V-1-18](#), **361 Cooper River Drive**, TMS 514-00-00-406, Appeal from the strict application of Eastport Village Planned Development Ordinance 02069, R-02-03 and §156.007 DEFINITIONS, *BUILDING HEIGHT*, and §156.102 HEIGHT AND SIZE OF BUILDINGS/STRUCTURES to allow a rooftop pergola above the 80 foot height limit. [Correspondence](#)
2. [Case V-1-18](#), **361 Cooper River Drive**, TMS 514-00-00-406, If Rehearing Request is Approved in Item 1, Appeal from the strict application of Eastport Village Planned Development Ordinance 02069, R-02-03 and §156.007 DEFINITIONS, *BUILDING HEIGHT*, and §156.102 HEIGHT AND SIZE OF BUILDINGS/STRUCTURES to allow a rooftop pergola above the 80 foot height limit. [Correspondence](#)
3. [Case A-2-18](#), **Ferry Wharf II**, Harry Hallman Blvd., TMS 517-00-00-018, 126, and 245; Appeal of the Determination of the Zoning Administrator dated February 21, 2018, relating to the Master Plan Approval for the Bridgeside II Planned Development. The applicant contends that the Zoning Administrator erroneously interpreted Ordinance No. 12034 to allow only 73 residential units on Ferry Wharf's property and to prohibit the Town of Mount Pleasant Design Review Board from approving the requested bonus density for Ferry Wharf's property. [Record of Zoning Official](#)
4. [Case A-1-18](#), **43 Juggling St.**, TMS 535-06-00-759, Appeal of Administrative decision regarding §156.224 (A). Applicant contends that mitigation is not required for removal of a tree that poses a hazard to a habitable structure, due to disease, or to damage not caused by the property owner. [Record of Zoning Official](#)
5. [Case A-3-18](#), **1123 Chuck Dawley Blvd**, TMS 532-09-00-093, Appeal of Administrative Decision denying applicant's request for an extension of its vested right for Mount Pleasant Board of Zoning Appeals Special Exception Case S-02-15, to allow a one year extension of Special Exception Approval for a Telecommunications Tower. [Record of Zoning Official](#)
6. [Case V-12-18](#), **536 Belle Station**, TMS 556-00-00-384, Appeal from the strict application of §156.171 SCHEDULE OF OFF-STREET PARKING SPACE REQUIREMENTS to allow an outdoor patio in a shopping center without providing additional parking spaces.

7. [Case V-13-18](#), **851 Woodgreen Circle**, TMS 562-01-00-112, Appeal from the strict application of §156.007 and 156.303 to allow existing 1 foot front yard encroachment and application of the setbacks as shown on site plan submittal.
8. [Case V-14-18](#), **405 King Street**, TMS 532-05-00-086, Appeal from the strict application of §156.303(C)(1), 156.131(A)(3)(4); 156.110, 156.111(A)(1) so that a zoning permit may be issued to allow use of the property to request reinstatement of variance (V-06-15) to allow a 4.2-foot front setback and a 5-foot side setback (on right side) to build a 2.5 story Principal House on improved foundations at the existing single story house foundation built in 1920; and to allow 5-foot rear and left side setbacks for the existing ADU so that the Principal House can be completed with the ADU serving as temporary principal structure for residing in during construction.
9. [Case V-15-18](#), **116 Beach Street**, TMS 517-15-00-140, Appeal from the strict application of §156.106 (B) to allow a 5 feet 4 <sup>1</sup>/<sub>8</sub> inches x 1 foot 2 <sup>1</sup>/<sub>4</sub> inches encroachment of cantilevered infinity pool catch basin into 30-foot impervious setback.
10. [Case V-16-18](#), **1063 Meader Lane**, TMS 517-12-00-054, Appeal from the strict application of §156.303 (C) and §156.132 (C)(2) to allow continuance of existing non-conforming setbacks of 9.5 feet and 13.7 feet after 50% improvement to structure.
11. [Case V-17-18](#), **48 Robert Mills Circle**, TMS 535-06-00-789. Appeal from the strict application of the l'On Planned Development Ordinance to designate lot as "rear yard" type allowing 60% lot coverage instead of "all yard" type allowing 40% lot coverage. [Correspondence](#)
12. [Case V-18-18](#), **138 3rd Ave.**, TMS 514-05-00-104, Appeal from the strict application of §156.224 to allow 9 foot encroachment into tree protection zone. *(Revised April 18, 2018. Original agenda used owner's address not subject property address).*

#### E. Approval of Final Orders

#### F. Adjournment

#### RESOURCE LINKS

[Explanation of BOZA Process Comprehensive Plan](#)  
[Online Document Library](#)  
[Use Table](#)  
[Zoning Map \(interactive\)](#)

[Case Law Notes](#)  
[Future Land Use Map](#)  
[Projects and Applications Map](#)  
[Zoning Code \(PDF\)](#)



**Title VI Notice: The Town of Mount Pleasant fully complies with Title VI of the Civil Rights Act of 1964 and related statutes and regulations in all programs and activities. Town meetings are conducted in accessible locations, materials can be provided in accessible formats, and provided in languages other than English. If you would like accessibility or language accommodation, please contact the Title VI Coordinator one week in advance of any meeting at the Town of Mount Pleasant at [843-884-8517](tel:843-884-8517).**