



**Town of Hilton Head Island
Board of Zoning Appeals
Regular Meeting
Monday, July 27, 2015 2:30 p.m.
Benjamin M. Racusin Council Chambers
AGENDA**

1. **Call to Order**
2. **Pledge of Allegiance to the Flag**
3. **Roll Call**
4. **Freedom of Information Act Compliance**
Public notification of the Board of Zoning Appeals meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the requirements of the Town of Hilton Head Island Land Management Ordinance.
5. **Swearing in Ceremony for New and Reappointed Board of Zoning Appeals Members**
Performed by: Brian Hulbert, Town Attorney
6. **Election of Officers for the July 1, 2015 – June 30, 2016 term**
7. **Welcome and Introduction to Board Procedures**
8. **Approval of Agenda**
9. **Approval of the Minutes – March 23, 2015 Meeting**
10. **Unfinished Business**
None
11. **New Business**
Public Hearing
VAR-000939-2015:
HHI Partners, LLC is requesting a variance from Land Management Ordinance (LMO) Section 16-4-102.B.4.b.i, Use-Specific Conditions for Principal Uses, in order to construct guest rooms on the first floor of a proposed hotel in the Coligny Resort (CR) zoning district. They are also requesting a variance from LMO Section 16-3-105.B.3, Development Form and Parameters, in order to allow a portion of the hotel to be greater than 60' in height. The property is located at 81 Pope Avenue and is further identified as parcel 10 on Beaufort County Tax Map 18.
Presented by: Teri Lewis

Public Hearing
VAR-001055-2015:

John P. Qualey, Jr. is requesting a variance from Land Management Ordinance Sections 16-5-102.C, Adjacent Street Setback Requirements, 16-5-102.D Adjacent Use Setback Requirements, 16-5-103.D, Adjacent Street Buffer Requirements and 16-5-103.E, Adjacent Use Buffer Requirements in order to construct four single family homes within the existing adjacent use and adjacent street setbacks and

setback angles and the adjacent use and adjacent street buffers. The property is located at 22 Bradley Circle and is further identified as parcel 22U on Beaufort County Tax Map 8.

Presented by: Teri Lewis

Public Hearing

VAR-1077-2015: Katie Kabala with Atlantic States Management, on behalf of the Colonnade Club Board of Directors, is requesting a variance from Land Management Ordinance Section 16-6-104.F, Specimen Tree Preservation, to remove a specimen tree. The tree is located outside of 200 Colonnade Road, Unit 208, further identified as Beaufort County Tax Map parcel number R550 015 000 314E 0000. *Presented by: Anne Cyran*

Public Hearing

VAR-001204-2015: Greg Francese of Cuda Company Real Estate, on behalf of property owner Charles Lasky, is requesting a variance from Land Management Ordinance Section 16-6-102.D, Wetland Buffer Standards, in order to construct a patio and dock within the 20 foot tidal wetland buffer. The property is located at 8 Queens Way and is further identified as parcel 301 on Beaufort County Tax Map 16A.

Presented by: Nicole Dixon

12. Board Business

- a) Adoption of the revised Rules of Procedure

13. Staff Reports

- a) Waiver Report

14. Adjournment

Please note that a quorum of Town Council may result if four or more Town Council members attend this meeting.