



AGENDA
ZONING BOARD OF APPEALS
TUESDAY, MARCH 5, 2023, @ 3:30 PM
PAWLEYS ISLAND TOWN HALL
323 MYRTLE AVENUE, PAWLEYS ISLAND, SC 29585
[WATCH LIVE STREAM](#)

1. CALL TO ORDER

2. DETERMINATION OF A QUORUM

3. APPROVAL OF MINUTES

A. 11-15-2023 ZBA MINUTES

4. NEW BUSINESS

A. VAR2024-00001: 294 Myrtle Ave.

A request for a variance to Article 3-2.2(C)1): Minimum Buildable Lot Size- Single Family Dwelling. The applicant is proposing to reconfigure the lots at 290 Myrtle (Tax Map Number: 42-0163-080-00-00) and 294 Myrtle Ave (Tax Map Number 42-0163-083-01-00). This would result in the lot size at 294 Myrtle Ave be reduced to 5,392 sq ft. The applicant is requesting relief from the 7,500 sq ft. minimum buildable lot size for single family dwelling units in the R1: Low-Density Residential Zoning District.

I. Public Comments

II. Applicant Comments

III. Staff Report

IV. ZBA Discussion

EXECUTIVE SESSION ~ S.C. Code 1976, 30-4-70(a)(2)

Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property, **the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege**, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim.

B. VAR2024-00002: 520 Myrtle Ave.

A request for a variance to Article 4.3.1: Design Standards for Lots: The applicant is requesting relief from the 50ft frontage lot requirement to create a driveway to the proposed subdivided lot on the oceanfront. The proposed lot reconfiguration would ensure that the primary residential structure on the lot meets the setback requirements

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established in Article 3-2.2-E Minimum Required Yard. The property is located at 520 Myrtle Ave in Pawleys Island with the Tax Map Number 42-0173-020-01-00.

- I. Public Comments
- II. Applicant Comments
- III. Staff Report
- IV. ZBA Discussion

C. VAR2024-00003: 520 Myrtle Ave.

A request for a variance to Article 3.3.1(C)(1)(b) Non-conforming structure. The applicant is requesting to voluntarily demolish an existing residential structure and retain the ability to build a new residential structure on the same site. The property is located at 520 Myrtle Ave in Pawleys Island with the Tax Map Number 42-0173-020-01-00.

- I. Public Comments
- II. Applicant Comments
- III. Staff Report
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5. OTHER BUSINESS

- A. Next Meeting Date- Tentatively May 22, 2024

6. ADJOURNMENT

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