



AGENDA
ZONING BOARD OF APPEALS
TUESDAY SEPTEMBER 16, 2025 @ 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. PUBLIC COMMENTS

A. 107 Shell Rd.

B. 574 Myrtle Ave

4. APPROVAL OF MINUTES

A. 2-3-2025 ZBA MINUTES

5. NEW BUSINESS

A. VAR2025-00002 107 Shell Rd (Tax Map Number: 42-0159-020-00-00)

The applicant is proposing to install an elevator on the front and east side of the structure. The elevator and corresponding platform would encroach into the sideyard setback. The structure also does not currently conform to the 40% impervious surface lot area requirement. The requested variance would allow for relief from the setback requirements outlined in *Article 3- District Boundaries 3-5.7 Setback Exceptions for Certain Structures* and the impervious surfaces requirements outlined in *Article 3-District Boundaires 3-5.8 Lot Area Coverage and FAR limits*.

I. Applicant Comments

II. Staff Report

III ZBA Discussion

B. VAR2025-00003: 574 Myrtle Ave (Tax Map Number: 42-0174-079-00-00)

The applicant is proposing to install an elevator on the North side of the property. The proposed footprint of the elevator meets the setback requirements outlined in *Article 3- District Boundaries 3-5.7 Setback Exceptions for Certain Structures*. However, the applicant is proposing to extend the footprint of the front porch to accommodate a landing area for the elevator. This porch expansion would result in an encroachment into the sideyard setback. The requested variance would

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allow for relief of the porch expansion from the setback requirements outlined in *Article 3-District Boundaries, Section 3-2.2(E) Minimum Required Yards.*

- I. Applicant Comments
- II. Staff Report
- III. 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.

6. OTHER BUSINESS

- A. Next Meeting Date

7. ADJOURNMENT