



**CITY OF NORTH MYRTLE BEACH
BOARD OF ZONING APPEALS
1018 Second Avenue South
December 14, 2017
5:00 p.m.
A G E N D A**

1. CALL TO ORDER AND INVOCATION

2. MINUTES – November 9, 2017

3. COMMUNICATIONS

OLD BUSINESS:

A. VARIANCE #V59-17: MJ Properties has made application for a variance to remove 3 trees in excess of the 24-inch caliper measurement that are protected by the ordinance at 1284 13th Avenue North.

NEW BUSINESS:

A. Swear in those persons to speak.

B. VARIANCE #V52-17: Ms. Rhonda Autry has made application for a variance of 17 feet from the required 20-foot rear yard setback for a detached accessory garage larger than 150 square feet and a variance from the required 40 percent impervious surface ratio to construct the garage on a property in the R-1 (Single-Family Residential) district at 805 45th Avenue South.

C. VARIANCE #V60-17: Ms. Patricia Moore has made application for a variance of 4 feet from the required 5-foot side yard setback in the R-4 (Resort Residential) district at 404 33rd Avenue South.

D. VARIANCE #V61-17: Mr. Kevin Burnett has made application for a variance to remove 3 trees in excess of the 24-inch caliper measurement that are protected by the ordinance at 1109 28th Avenue South.

E. SPECIAL EXCEPTION #SE7-17: Ms. Angela Seddinger has made application for a special exception to construct a single-family home in the HC (Highway Commercial) district at 504 23rd Avenue North.

F. VARIANCE #V62-17: Ms. Robin Ruff has made application for a variance of 4 feet from the required 5-foot side and rear yard setback for an accessory building smaller than 150 square feet in the R-3 (Mobile Home Residential) district at 1122 Timber Ridge Trail.

G. VARIANCE # V63-17: Mr. Samuel Bouse has made application for a variance of 5 feet from the required 10-foot total side yard setback in a zero lot line project in the R-2 (Medium Density Residential) district at 108-B Ash Street.

H. VARIANCE #V64-17: LENNAR COASTAL CAROLINAS, LLC has made application for a variance to remove trees in excess of the 24-inch caliper measurement that are protected by the ordinance on the following lots shown a preliminary plat in an undeveloped Phase 2B of Seabrook Plantation abutting Lake Egret Drive: Lot A-1, A-14, A-15 (two trees), A-17, A-18 (3 trees), A-19, A-25 and A-29.

I. VARIANCE #V65-17: LENNAR COASTAL CAROLINAS, LLC has made application for a variance to remove 3 trees in excess of the 24-inch caliper measurement that are protected by the ordinance (1) @ 1507 Seabrook Plantation Way and (2) @ 1700 Lake Egret Drive.

Respectfully submitted,



Paul Blust
Zoning Administrator

ANYONE WHO REQUIRES AN AUXILIARY AID OR SERVICE FOR EFFECTIVE COMMUNICATION OR PARTICIPATION SHOULD CONTACT 843-280-5555 AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS BEFORE THE SCHEDULED EVENT.