



Town of Beaufort, NC

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Town of Beaufort Board of Adjustment Regular Meeting 6:00 PM Monday, March 28, 2022 Minutes

Call to Order

Chair Oliver called the March 28, 2022 Board of Adjustment regular meeting to order at 6:00 pm.

Roll Call

Board Secretary Anderson took roll call and the following members were present: Wendi Oliver, Cathy Reeve, Ann Carter, Barry Evans, and Nick Wilson. A quorum was declared with five members present.

Also present for the meeting were Town Attorney Jill Quattlebaum, Kyle Garner, and Laurel Anderson.

Agenda Approval

Chair Oliver asked if there were any changes to the Agenda and hearing none, the Chair asked for a motion.

Member Carter made the motion to approve the Agenda and Member Evans made the second. Chair Oliver took a vote that was unanimous.

Voting yea: Chair Oliver, Vice-Chair Reeve, Member Carter, Member Evans, Member Wilson

Minutes Approval

Chair Oliver asked if there were any changes to the February 28, 2022 Meeting Minutes and asked for a motion to approve them. Member Wilson abstained from the vote as he had not been at the meeting.

Vice-Chair Reeve made the motion to approve the Minutes as previously corrected and Member Evans made the second. Secretary Anderson took a vote.

Voting yea: Chair Oliver, Vice-Chair Reeve, Member Carter, Member Evans

Administration of Oaths

Secretary Anderson administered the Oath to Mr. Garner and the applicant, Jonathan Sprowl.

New Business

1. Variance Request for 204 2nd Street

Chair Oliver read a statement regarding how quasi decisions are made and who had standing and could participate. She opened the hearing and Mr. Garner presented on behalf of staff. The applicants

requested a reduction of southwestern rear setback from 25 feet to 23 feet (for a 2 foot encroachment) and a reduction of the southeastern rear setback from 25' feet to 12 feet (for a 13 foot encroachment) for a total area of 136 sq. ft.

After hearing testimony from the applicant and some discussion, the Board voted on the following Findings of Fact:

That unnecessary hardship would result from strict application of the chapter.

Member Evans made the motion for Finding of Fact #1 and Vice-Chair Reeve made the second. Secretary Anderson took a vote:

Voting yea: Chair Oliver, Vice-Chair Reeve, Member Evans, Member Wilson

Voting nay: Member Carter

The hardship was peculiar due to the unusual location of the house on the lot and unusual fashion and no further hardship would be created if the variance were granted.

Member Carter made the motion for Finding of Fact #2 and Chair Oliver made the second. Secretary Anderson took a vote that was unanimous:

Voting yea: Chair Oliver, Vice-Chair Reeve, Member Carter, Member Evans, Member Wilson

The Owners did nothing to create the hardship.

Vice-Chair Reeve made the motion for Finding of Fact #3 and Member Evans made the second. Secretary Anderson took a vote:

Voting yea: Chair Oliver, Vice-Chair Reeve, Member Evans, Member Wilson

Voting nay: Member Carter

Based on the neighbors being consulted and testimony of the applicant the spirit of the ordinance was being upheld.

Chair Oliver made the motion for Finding of Fact #4 and Vice-Chair Reeve made the second. Secretary Anderson took a vote that was unanimous:

Voting yea: Chair Oliver, Vice-Chair Reeve, Member Carter, Member Evans, Member Wilson

Chair Oliver then asked for a motion for the approval of the variance.

Member Evans made the motion for the approval of the variance and Member Wilson made the second.

Secretary Anderson took a vote:

Voting yea: Chair Oliver, Vice-Chair Reeve, Member Evans, Member Wilson

Voting nay: Member Carter

Public Comment

There was no public comment.

Commission / Board Comments

There were no Board comments.

Staff Comments

Mr. Garner notified the Members that training would be held on April 22, 2022 for all Boards, and he welcomed Member Wilson to the Board.

Adjourn

Chair Oliver asked for a motion to adjourn the meeting.

Member Evans made the motion to adjourn and Vice-Chair Reeve made the second. Chair Oliver took a vote that was unanimous.

Voting yea: Chair Oliver, Vice-Chair Reeve, Member Carter, Member Evans, Member Wilson

Wendi Oliver, Chair

Laurel Anderson, Board Secretary