



Town of Hilton Head Island

Board of Zoning Appeals Meeting

Monday, April 28, 2025, 2:30 PM

1 Town Center Court, Hilton Head Island, SC
Benjamin M. Racusin Council Chambers

1. **Call to Order**
2. **Welcome and Introduction to Board Procedures**
3. **Adoption of the Agenda**
4. **Approval of the Minutes**
 - a. Regular Meeting Minutes of November 25, 2024
5. **Unfinished Business**
6. **New Business**
 - a. Approval of proposed 2025 Meeting Dates
 - b. **Public Hearing**
VAR-000603-2024 - Request from Karina Mondelci of Level 5 Builders, owner of 81 Sandcastle Court, also identified as Beaufort County Tax Map Parcel R511 009 000 1136 0000, for a variance from LMO Section 16-5-102.D, Adjacent Use Setback Standards, to allow a proposed home to encroach into the setback angles.
 - c. **Public Hearing**
VAR-000174-2025 - Request from Selena Brown, on behalf of Atlantic Best Cleaning, LLC, owner of 124 Arrow Road, also identified as Beaufort County Tax Map Parcel R552 015 000 0111 0000, for a variance from LMO Section 16-4-102.B.7.k.i & ii.05, use specific restrictions, to allow a tattoo facility within 500 feet of another tattoo facility; and within 1,000 feet of publicly owned land.
7. **Public Comment - Non Agenda Items**
8. **Staff Reports**
9. **Adjournment**

FOIA Compliance: Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Hilton Head Island will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Hilton Head Island ADA Coordinator as soon as possible but no later than 48 hours before the scheduled event.

Municipal Association of South Carolina (MASC) Civility Pledge:

"I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city or town."