



Town of Hilton Head Island

Board of Zoning Appeals Meeting

Monday, September 29, 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 July 28, 2025
5. **Unfinished Business**
6. **New Business**
 - a. **Public Hearing**

VAR-000830-2025 – Request from Richard Dietrich of The Renovators of SC, on behalf of Andrew and Kimberly Zekany, owners of 77 Sandcastle Court, also identified as Beaufort County Tax Map Parcel R511 009 000 1134 0000, for a variance from LMO Section 16-5-102.D, Adjacent Use Setback Standards, to allow a proposed home to encroach into each side adjacent use setback angle by approximately one foot and four inches, for a total encroachment of two feet and eight inches.
7. **Public Comment - Non Agenda Items**
8. **Board Business**
9. **Staff Reports**
 - a. Update on LMO Priority Amendments
10. **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."