

**City of Tega Cay**  
**Thursday, March 31st, 2022**  
**Board of Zoning Appeals Meeting**  
**Council Chambers**  
**Glennon Center Lower Level**  
**~ 7:00 p.m. ~**

Attendees:

Amy Jo Denton, Chairman  
Mike Tullos, Vice Chairman  
Jim Aranyi  
Amy Youngblood

Dirk Tanis Jr.  
Jim Andrus  
Maureen Hurtik  
Shane Parris, Staff/Secretary

**~ AGENDA ~**

<b>1.</b>	<b>Call to Order</b>	<p>Chairman Denton called the meeting to order at 7:00pm.</p> <p>Members Present: Amy Jo Denton, Mike Tullos, Jim Aranyi, Dirk Tanis Jr., Jim Andrus, Maureen Hurtik, Amy Youngblood, Shane Parris (Staff)</p> <p>Members Absent: None</p>
<b>2.</b>	<p><b>Approval of Minutes</b></p> <p>a. February 18<sup>th</sup>, 2021</p> <hr/> <p>b. October 28th, 2021</p>	<p><b><u>ITEM A</u></b></p> <p>Ms. Denton Called for a Motion for Approval of the Minutes</p> <p>Motion by Jim Aranyi  Second by Mike Tullos  <b>VOTES: AYES Unanimous</b></p> <hr/> <p><b><u>ITEM B</u></b></p> <p>Motion by Maureen Hurtik  Second by Mike Tullos</p> <p><b>VOTES: AYES Unanimous.</b></p>
<b>3.</b>	<p><b>Review the Following Statement to be Heard:</b></p> <p><b>Case No. 01-22:</b> Request for Variance to allow reductions to the front and side setbacks to allow encroachments of approximately 5 feet on the front and 8 feet on the side for the construction of a garage for the property located at 2089 Diamond Head Circle.</p>	<p><b><u>ITEM A</u></b></p> <p>Ms. Denton presented the case to the Board and referred to Shane Parris of staff to present the finding of facts to the Board.</p> <p>Mr. Parris reviewed the particulars of the case, reminded the Board of their prescribed duties, and conferred staff opinion of denial of the</p>

		<p>property would effectively prohibit or unreasonably restrict the utilization of the property.</p> <p><b><u>Votes: NAYES Unanimous. The Item Fails.</u></b></p> <p><b><u>QUESTION 5</u></b>  The authorization of a variance would not cause substantial detriment to the adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance.</p> <p><b><u>Votes: AYES Unanimous. The Item Passes.</u></b></p> <p><b><u>DUE TO THREE OF THE PRONGS NOT PASSING WITH A TWO-THIRDS MAJORITY, THE VARIANCE IS DENIED.</u></b></p>
6.	<b>Election of Officers</b>	Mr. Parris informed the Board that this was the last day of term for the Board and the election of officers will be held at the next hearing.
7.	<b>Adjournment</b>	<p>There being no further business, Ms. Denton called for a motion to adjourn.</p> <p>Motion by Jim Aranyi  Second by Dirk Tanis</p> <p><b>Votes; AYES Unanimous.</b></p>

  
Chairman

Attest:   
Secretary