

**THE TOWN OF HILTON HEAD ISLAND
CONSTRUCTION BOARD OF ADJUSTMENT & APPEALS MINUTES**

Date of Meeting: Tuesday, February 24, 2015

Members Present: Neil Gordon, Joe Nix, Randy May, Jay Owen, Robert Tanner, Robert Zinn

Members Absent: Chauncey Burtch, Frank Guidobono, Ling Graves, Michael Lynes, Gary Schmidt,

Town Staff Present: Jill Foster, *Deputy Director Community Development*; Brian Hulbert, *Staff Attorney*; Bob Klein, *Building Official*; Chris Yates, *Chief Building Inspector*

I. Call to Order

Chairman Owens called the meeting to order at 5:30 p.m.

II. FOIA Compliance

Public notification of this meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

III. Wireless Telephone Usage. Please turn off all wireless devices so as not to interrupt the meeting.

IV. Approval of Agenda. Mr. Zinn made a motion to approve the agenda as presented. Mr. Nix seconded. The motion passed unanimously.

V. Approval of Minutes. Mr. Zinn made a motion to approve the minutes of January 27, 2015 as presented. Mr. May seconded. The motion passed unanimously.

VI. Appearance by Citizens on Items Unrelated to Today's Agenda. None

VII. Unfinished Business. None

VIII. New Business.

- a) **Hearing:** A hearing for the owner of 18 Cardinal Road, Hilton Head Island, SC to show cause why a section of the front façade should not be demolished or otherwise made safe.

Mr. Bob Klein presented photographs and gave a brief presentation to support his determination that the integrity of the building façade has been compromised and poses a danger to the general public. A notice was mailed to the owner, Mr. Ervin Langford on November 4, 2014 stating that a site visit revealed the following unsafe conditions:

- The wood canopy roof on the front of the building is in a rotted and termite damaged condition. The canopy could collapse at any time. The

canopy needs to be repaired or removed until such time replacement or repairs can be made to render it safe.

- Loose wiring hanging from the electrical fixtures installed in the canopy needs to be repaired, replaced or disconnected before the canopy is removed.

Mr. Tanner made a motion to support the Building Official's determination that a section of the façade (the front wood canopy roof) of the structure known as 18 Cardinal Road, Hilton Head Island, SC is unsafe and that section of the structure be demolished or otherwise made safe by April 7, 2015. Mr. Gordon seconded. The motion passed unanimously.

IX. Adjournment.

There being no further business, the meeting adjourned at 6:00 p.m.

Submitted by Eileen Wilson, Senior Administrative Assistant

Approved by: Approved 8/25/2015
Jay Owen, Chairman