



# Town of Sullivan's Island

## BOARD OF ZONING APPEALS

May 14, 2026 - 4:00 PM

Town Hall Council Chambers

2056 MIDDLE STREET

SULLIVAN'S ISLAND, SC 29482

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A. CALL TO ORDER

B. CONFIRMATION OF FOIA

C. APPROVAL OF MINUTES FROM MARCH 12, 2026

D. MOMENT OF SILENCE IN HONOR OF THE LIFE AND DEDICATION TO SERVICE ON SULLIVAN'S ISLAND OF FORMER BZA CHAIRMAN THOMAS HIERS

E. SPECIAL EXCEPTION REQUESTS

1. **Salty Blonde Coffee at ABOVO (2216 Middle Street) (Application):** Kasey Dameo, applicant/business owner, is requesting a special exception to operate a coffee shop use in the Community Commercial Zoning District in accordance with §21-50.C (2) & §21-178 of the Zoning Ordinance. (TMS# 529-05-00-094)
2. **2412 & 2413 Quarter Street (Application):** Tommy and Julie Dees, applicant/owners, are requesting approval of a special exception for a historic structure (2413 Quarter Street) on the property to be used as an accessory dwelling unit, in accordance with §21-20 C. (2) & §21-178 of the Zoning Ordinance. (PIN# 529-06-00-015)
3. **2730 Brooks Street (Application):** Daniel Beck, applicant/architect, is requesting approval of a special exception for the historic structure on the property to be used as an accessory dwelling unit, in accordance with §21-20 C. (2) & §21-178 of the Zoning Ordinance. (PIN# 529-07-00-049)

F. VARIANCE REQUESTS

1. **Salty Blonde Coffee at ABOVO (2216 Middle Street) (Application):** Kasey Dameo, applicant/business owner, is requesting a variance from §21-50 C (3) to modify the seating requirements for the coffee shop use in the Community Commercial Zoning District, in accordance with the Zoning Ordinance §21-179. (TMS# 529-05-00-094)
2. **3016 BROWNELL AVENUE (unofficial) (APPLICATION):** Ross Ritchie, applicant/architect, requests two (2) variances from the Town's Zoning Ordinance to allow for the single-family

residential development of this lot: variance from §21-138 A. to allow an accessory structure that has more square footage than the ordinance allows and a larger footprint than the ordinance allows, and a variance from §21-24 C. to allow for the construction of a building height that exceeds the ordinance limitations for building height, in accordance with the Zoning Ordinance §21-179. (PIN# 529-12-00-091)

3. **3020 BROWNELL AVENUE** (*unofficial*) (**APPLICATION**): Ross Ritchie, applicant/architect, requests two (2) variances from the Town's Zoning Ordinance to allow for the single-family residential development of this lot: variance from §21-138 A. to allow an accessory structure that has more square footage than the ordinance allows and a larger footprint than the ordinance allows, and a variance from §21-24 C. to allow for the construction of a building height that exceeds the ordinance limitations for building height, in accordance with the Zoning Ordinance §21-179. (PIN# 529-12-00-118)
4. **3024 BROWNELL AVENUE** (*unofficial*) (**APPLICATION**): Ross Ritchie, applicant/architect, requests two (2) variances from the Town's Zoning Ordinance to allow for the single-family residential development of this lot: variance from §21-138 A. to allow an accessory structure that has more square footage than the ordinance allows and a larger footprint than the ordinance allows, and a variance from §21-24 C. to allow for the construction of a building height that exceeds the ordinance limitations for building height, in accordance with the Zoning Ordinance §21-179. (PIN# 529-12-00-119)

G. ADJOURN