

MINUTES

YORK COUNTY BUILDING CODES APPEALS BOARD

York County Office Complex
Large Conference Room, Suite 104
1070 Heckle Blvd., Rock Hill, South Carolina
October 30, 2017
1:00 PM

I. CALL TO ORDER

The meeting was called to order at 1:02 p.m. by Roland Harper. Present: Roland Harper, Chairman, Thomas Palmer, Jason Whitesell, Rob Worley, Darrell Watts, Steve Crump, Randy Crenshaw. Also present: Larry Harrison, Building Official, Tammy Marain, Environmental Compliance Manager, Josh Reinhardt, Development Services Manager, and Bonnie Marsiglia, Secretary to Board of Appeals.

II. ADOPTION OF MINUTES – June 6, 2017

Darrell Watts made a motion to accept the minutes as written. Thomas Palmer seconded the motion. The motion passed by all.

III. PUBLIC HEARING

John Flack and Valarie Flack of Rock Hill have filed a variance request from §151.35(F) of the Floodplain Management Code. The requested variance is to eliminate the York County 2-foot freeboard requirement and meet FEMA and Department of Natural Resources minimum requirement of meeting BFE for property located at 1367 Mt Holly Road (TM#621-00-00-003).

Tammy Marain explained that the applicant's house now being in the flood plain needed the newly installed duct work to be moved into the ceiling because it falls within the additional 2 foot margin of error if a variance was not granted. The Flacks are aware that regardless of the variance flood vents will have to be installed within one-foot of the ground and the HVAC unit servicing the home will have to be elevated to 533 feet.

The Board wanted to make sure there would be no liability to the county for any damage to the duct work due to flooding, mold or mildew if the variance was granted. The Flacks agreed to take responsibility for the duct work and not come back on the County to claim any damage on the duct work if the variance was granted, allowing it to remain in the crawl below 533.28 feet.

A motion was made by Rob Worley to allow the applicant's request for variance. The motion was seconded by Jason Whitesell and supported by all.

IV. ADJOURNMENT

Meeting was adjourned at 1:17 PM by Chairman Harper.