

TOWN OF SEABROOK ISLAND

Board of Zoning Appeals Meeting

January 7, 2021 – 2:30 PM



Virtual Meeting (Zoom)

[Watch Live Stream \(YouTube\)](#)

Consistent with recommendations from the U.S. Centers for Disease Control and Prevention related to “social distancing,” this meeting will be conducted virtually via Zoom.

Participate in the Virtual Meeting: Individuals who wish to participate in the virtual meeting via Zoom may access the meeting as follows:

- [Instructions for Joining & Participating in the Virtual Meeting](#)
- **To join by computer, tablet or mobile device:** [Click here to access Zoom Meeting](#)
- **To join by phone:** Call (646) 558-8656 **Please note that long distance rates may apply**
- **Meeting ID:** 858 5988 9761 **Passcode:** 984973

AGENDA

CALL TO ORDER

INTRODUCTION OF NEW BOARD MEMBER

ELECTION OF CHAIR & VICE-CHAIR FOR 2021

APPOINTMENT OF SECRETARY FOR 2021

APPROVAL OF MINUTES

1. Board of Zoning Appeals Meeting: November 2, 2020 *[Pages 3–11]*

PENDING VARIANCE REQUESTS

1. Variance # 171 *[Pages 12–21]*

APPLICANT:	Robert & Cheryl Schuldt (Owners), Ron Welch (Applicant)
ADDRESS:	2730 Gnarled Pine
TAX MAP NUMBER:	147-08-00-080
ZONING DISTRICT:	SR Single-Family Residential
CODE SECTION:	7.60.20.30 / 7.60.60 – 25-foot rear yard setback required for residential structures

PURPOSE: To reduce the required rear yard setback from 25 feet to approximately 19.5 feet to allow for construction of a screened porch addition

2. Variance # 172

[Pages 22–31]

APPLICANT: Ashton Holloway (Owner)
ADDRESS: 3016 Seabrook Village Drive
TAX MAP NUMBER: 147-00-00-059
ZONING DISTRICT: MF Multi-Family Residential
CODE SECTION: 6.80 (Village at Seabrook PUD, as amended by Ord. 2020-01) – 30-foot front yard setback required from both street frontages on corner lots
PURPOSE: To reduce the required front yard setback on the secondary street frontage from 30 feet to twenty 20 feet to allow for construction of a detached single-family home

ITEMS FOR INFORMATION / DISCUSSION

There are no Items for Information / Discussion

ADJOURN

TOWN OF SEABROOK ISLAND

Board of Zoning Appeals Meeting

November 2, 2020 – 2:30 PM



Virtual Meeting Hosted via Zoom

[Live Streamed on YouTube](#)

MINUTES

Present: Walter Sewell (Chair), Ava Kleinman, John Fox, Janet Gorski, Bob Leggett, Joe Cronin (Zoning Administrator)

Absent: None

Guests: Heather Paton (SIPOA), Dan Kortvalesy (SIPOA)

Chairman Sewell called the meeting of the Board of Zoning Appeals to order at 2:30 PM. Zoning Administrator Cronin confirmed that the requirements of the Freedom of Information Act were fulfilled, and the meeting was properly posted. Chairman Sewell introduced himself and members of the Board to those watching the meeting remotely and confirmed that a quorum was present.

APPROVAL OF MINUTES

1. **Board of Zoning Appeals Meeting: October 20, 2020:** Ms. Gorski made a motion to approve the minutes from the October 20, 2020 meeting, as submitted. Mr. Leggett seconded the motion. The motion was **APPROVED** by a vote of 5-0.

PUBLIC HEARING ITEMS

1. **Variance #169: 2303 Seabrook Island Road (Tax Map # 147-00-00-001):** Chairman Sewell introduced the pending variance request, which was submitted by Heather Paton on behalf of the Seabrook Island Property Owners Association (SIPOA). Chairman Sewell disclosed that members of the Board were encouraged to visit the subject property prior to the hearing for the purpose of viewing existing conditions at the site, as well as neighboring properties. Members of the Board confirmed that they had visited the site prior to the meeting. Chairman Sewell added that no testimony was received during the individual site visits.

Chairman Sewell then called on Zoning Administrator Cronin to provide a brief overview of Variance Application #169. Chairman Sewell administered an oath to Zoning Administrator Cronin and asked him to confirm that the public hearing on the pending variance request was properly advertised, as required by state and local law. Zoning Administrator Cronin responded in the affirmative.

Zoning Administrator Cronin stated that the applicants were seeking approval to construct two new community message board signs with electronic variable message displays on the inbound and outbound lanes of Seabrook Island Road in the vicinity of the SIPOA Gatehouse. Because the proposed signs would encroach approximately 4 feet into the required setbacks, the applicant sought approval from the Board of Zoning Appeals to grant relief from the following requirements, as provided by the Town’s Development Standards Ordinance (DSO):

Type	DSO Reference / Requirement	Variance Requested
Ground Signs (Setback)	6 feet (§ 12.120.10(e))	Reduce the required setback for ground signs from 6 feet to approximately 2 feet (4-foot encroachment)

Zoning Administrator Cronin noted that Town Council adopted Ordinance 2020-07 on September 20, 2020. The ordinance amended the town’s signage requirements to allow “community message board signs” with “electronic variable message displays” as a conditional use, subject to the same size and setback requirements for ground signs. While the proposed signs would meet all other conditions and requirements related to size and design, the signs, as designed, could not be installed in this location unless a setback variance was granted.

As part of its variance request, the applicant stated that strict application of §12.120.10(e) of the DSO would result in an unnecessary hardship. In support of its request, the applicant argued:

- (1) Because of the width of the roadway and curbs on both the inbound and outbound lanes at the gatehouse, the grass portion of the right-of-way is narrow and doesn’t provide sufficient distance to the property lines;
- (2) This property is unique due to the narrow wording of the conditions required in Section 12.60.70.20 for electronic variable message displays, and other properties in the vicinity do not meet these criteria;
- (3) The proposed message boards are intended to replace the message board that was previously in place prior to construction of the new SIPOA Gatehouse and to provide timely and important information to residents, guests and contractors. Utility services and conduits were installed in 2016, and cannot be relocated due to the many utilities in the area; and
- (4) These signs were approved and included as part of the gatehouse renovation in 2016. The requirements for message boards prevent interference with other properties. The message boards are intended for the public good to keep residents and others informed of emergency and other important information.

Prior to calling on the applicants, Chairman Sewell asked if there were any questions for Zoning Administrator Cronin. There were no questions.

Chairman Sewell then called on the applicant to provide additional information related to their variance request. Chairman Sewell administered an oath to the applicant's representative prior to receiving her testimony.

- Heather Paton: Ms. Paton, the Executive Director of SIPOA, spoke regarding the variance request. Ms. Paton stated that these signs were included in the original plans when the Gatehouse was reconstructed several years ago. While the electrical conduit was extended to the proposed sign locations, the signs themselves were never installed. She stated that the purpose of the signs was to convey important messages to residents, visitors and contractors upon their entry into the community. She added that these signs would also serve as a means of distributing information quickly and efficiently during an emergency situation. She also stated that the recent amendment approved by council was narrowly worded to allow these types of signs in the vicinity of the Gatehouse.

Chairman Sewell asked if there were any questions for the applicant.

Ms. Kleinman asked how the electronic displays would have been approved in 2016 if they were not permitted by the DSO until earlier this year. Ms. Paton responded that the signs were considered in 2016, but the question of whether digital displays were specifically allowed was never discussed.

Ms. Kleinman also expressed concern about potential safety issues resulting from the signs being located so close to the street. Ms. Paton responded that the signs would be far enough from the street to minimize safety concerns, but the applicants were limited by the amount of space available within the right-of-way.

Ms. Leggett asked if these signs would obstruct the flow of traffic when people stop to read their content. Ms. Paton responded that these signs would be similar to the old changeable message boards and there were no issues in the past with people blocking traffic when reading the content on those signs.

Mr. Fox asked how bright the digital display would be, adding that he didn't want the town to look like Las Vegas. Ms. Paton responded that the signs would not emit a lot of light, and the brightness would be restricted by the town's new ordinance.

Mr. Leggett expressed that he was concerned about the potential disruption to the flow of traffic at the Gatehouse. He asked if the digital displays would be static or change over time. Ms. Paton responded that the town's ordinance placed restrictions on the frequency upon which the messages could change. She stated that SIPOA was not intending to display long messages over multiple displays, but rather would show only a burst of short messages.

Mr. Fox asked if the signs were intended to advertise a running string of events. Ms. Paton responded that the signs were intended to convey key messages.

Mr. Fox asked what these signs will solve that SIPOA hasn't had in the 4 years since the old signs were removed. Ms. Paton responded that the signs would allow for messages to be displayed to visitors and contractors, who may not receive other forms of communication from SIPOA or the town.

Mr. Leggett stated that he stood at the Gatehouse and tried to envision the signs. He stated that they would be difficult to see from the visitor lane. Ms. Paton stated that this was the reason SIPOA was also seeking to install a sign on the outbound lane.

Mr. Fox asked if the roadway expansion which was completed when the Gatehouse was reconstructed took up space the SIPOA could have used for the signs. Ms. Paton responded in the affirmative, adding that there was no additional space upon which to install the signs.

Ms. Gorski asked if the signs would remain dark if there were no messages to display. Ms. Paton responded that they would either be dark or would display a static "welcome" message.

Ms. Kleinman asked if the messages were intended to change every 8 seconds. Ms. Paton responded that the content could be controlled remotely and the rotation of content would depend on the volume of information to be displayed.

Chairman Sewell asked if members of the Board had any additional questions for the applicants. There were no additional questions. Chairman Sewell then asked if there were any additional comments from the applicant. Chairman Sewell administered an oath to each additional speaker prior to receiving his or her testimony.

- Dan Kortvalesy: Mr. Kortvalesy, the President of the SIPOA Board of Directors, spoke regarding the variance request. Mr. Kortvalesy stated that there were always message boards in these locations and that these signs would offer another way to provide important messages to residents, visitors and contractors. He also stated that he was not aware of any traffic issues resulting from the old signs in the same locations.

Chairman Sewell then opened the public hearing for comments. Due to the public hearing being held "virtually" as a result of the ongoing COVID-19 pandemic, Zoning Administrator Cronin noted that interested parties were invited to submit written comments regarding the variance request prior to the meeting via the town's website, email, mail or in person. He stated that the town received written comments from the following individuals:

- Christine Miniman: Ms. Miniman, of 444 Double Eagle Trace, submitted a comment in opposition to the variance request.
- Breda White: Ms. White, of 2952 Captain Sams Road, submitted a comment in opposition to the variance request.

- Patricia Call: Ms. Call, of 2216 Rolling Dune Road, submitted questions regarding the variance request. Zoning Administrator Cronin provided answers to each of these questions.
- Bart Pollard: Mr. Pollard, of 2818 Old Drake Drive, submitted a comment in opposition to the variance request.
- Casey Anderson: Ms. Anderson, of 5 Dunecrest, submitted a comment in opposition to the variance request.
- Joanne Farrell: Ms. Farrell, of 3076 Marshgate Drive, submitted a comment in opposition to the variance request.

There being no further comments, Chairman Sewell closed the public hearing.

Chairman Sewell asked the applicants if they wished to make any additional comments. Ms. Paton responded that SIPOA plans to landscape around the signs to soften their appearance. She added that the speed signs will encourage people to slow down when traveling between the gatehouse and the crosswalk at Landfall Way. She also stated that there appeared to be some misunderstanding about what these signs are, adding that they were not neon, and would not be similar to the town's temporary sign on Seabrook Island Road during the COVID pandemic.

Chairman Sewell then opened the meeting for additional questions.

Mr. Fox noted that the signs would be 5.5 feet wide and asked whether SIPOA considered turning them vertically to reduce the encroachment. Ms. Paton responded that the signs would be used like a television, and she wasn't sure if they would be any electrical issued caused by using them in a sideways configuration.

Chairman Sewell asked members of the Board if they had any additional questions for the applicants. There were no additional questions.

Chairman Sewell then called on Zoning Administrator Cronin to review the four criteria under state law which must be used by the Board when hearing and deciding variance requests.

Zoning Administrator Cronin stated that the Board has the power to hear and decide appeals for variance from the requirements of the zoning ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following findings:

- (1) There are extraordinary and exceptional conditions pertaining to the particular piece of property;

- (2) These conditions do not generally apply to other property in the vicinity;
- (3) Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
- (4) The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

Chairman Sewell noted that, in granting a variance, the Board has the authority to attach such conditions as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. Referencing the staff write up contained within the agenda packet, Chairman Sewell stated that the Zoning Administrator had recommended attaching three conditions, should the Board vote to approve the variance request.

Chairman Sewell asked if members of the Board had any additional questions or comments prior to voting.

Mr. Fox asked if the two variance requests could be voted on separately. Zoning Administrator Cronin responded that the Board could vote on them separately.

Mr. Leggett stated that SIPOA should have thought this through before designing the new Gatehouse.

Ms. Gorski stated that SIPOA doesn't have enough room based on the setback requirements contained in the ordinance.

Chairman Sewell asked if there were other areas with a 15-mph speed limit where electronic signs would be permitted, such as the area near the Seabrook Island Club. Zoning Administrator Cronin clarified that the signs were only permitted along an arterial street; the only street so designated in the DSO was Seabrook Island Road between the Gatehouse and Freshfields. Currently, only the area surrounding the gatehouse has a 15-mph speed limit.

Mr. Fox stated that council could have addressed this issue in Ordinance 2020-07, but instead now wants the Board to fix it.

Ms. Gorski stated that the Board should be mindful of what is being asked, which is to grant a setback variance for a long, narrow piece of property. She stated that the conditions affecting this property definitely do not apply to other properties, there is no room for anything else, there are no residences on the left side of the Gatehouse which will be impacted by the signs (and the horses won't be bothered), and that the message boards will provide for the public good. She noted how difficult it was for the public to see and read small signs, referencing the public hearing signs for today's meeting as an example.

Ms. Kleinman stated that she concurred with Ms. Gorski's comments. She added that the ordinance allowing electronic displays has already been approved by council, and that the Gatehouse is one of few places where vehicles will come to a complete stop. She noted that the signs meet all other criteria in the DSO, and that providing information to the public serves the public good and is an important function of SIPOA.

Ms. Kleinman asked if the Board should consider restricting the number of times the sign may change per day. Ms. Gorski noted that the ordinance states that the electronic display may not change more than once every 8 seconds.

Mr. Fox disagreed with the comment that the character of the community will not be harmed. He stated that these signs don't add anything to the town and are a monstrosity, adding that they posed a traffic hazard and were garish.

Mr. Leggett stated that his concern wasn't so much vehicles hitting the signs, but rather that they are designed to distract motorists and would likely result in people stopping to read them.

Ms. Kleinman asked if there were any photos of the proposed sign. Zoning Administrator Cronin noted that they would be fairly similar to the signs at the gatehouse entering Kiawah Island. He then pulled up a Google Street View of the signs on both the inbound and outbound lanes on Kiawah Island.

There being no further discussion, Chairman Sewell called for a motion.

Following a thorough review of the application, including all supporting materials received in advance of the meeting, and all testimony received during the public hearing, Ms. Gorski made the following motion, which was seconded by Ms. Kleinman:

- (1) The Board finds that strict application of the Town's DSO would result in an unnecessary hardship;
- (2) For the reasons referenced in the Applicant's request for variance, the Board finds that the Property meets the criteria for approval of a variance, as outlined in §6-29-800(A)(2) of the SC Code of Laws;
- (3) The Board finds that relief is warranted in this situation as a result of the following factors:
 - a. An unnecessary hardship exists due to the narrowness of the lot and the width of the roadway on both the inbound and outbound lanes at the SIPOA Gatehouse;
 - b. The conditions applicable to the Property do not apply to other properties in the vicinity due to Property's unique size, shape and use;

- c. Strict application of the setback requirement will result in insufficient space between the edge of pavement and the adjacent property lines in which to install community message board signs on the Property; and
- d. The granting of the variance will not be detrimental to adjacent properties or the public good because the proposed signs will not be visible from neighboring residences and the primary purpose of the message board signs is to facilitate the sharing of important information (including emergency information) with the public; therefore

(4) The requested variance is hereby APPROVED, as follows:

- a. The required 6-foot setback for ground signs, as specified in §12.120.10(e) of the DSO, is hereby reduced to 2 feet to allow for construction of 2 community message board signs with electronic variable message displays on the inbound and outbound lanes of Seabrook Island Road at the SIPOA Gatehouse.

There being no further discussion on the motion, Chairman Sewell called for a vote. Chairman Sewell reminded members that a “yes” vote was in favor of approving the variance, while a “no” vote was opposed to approving the variance.

IN FAVOR (YES)

Chairman Sewell
 Ms. Kleinman
 Ms. Gorski

OPPOSED (NO)

Mr. Fox
 Mr. Leggett

The motion to approve the variance was **APPROVED** by a vote of 3-2.

To protect established property values in the surrounding area, and to promote the public health, safety, and general welfare, Ms. Gorski made a motion, seconded by Mr. Fox, to attach the following conditions to the approved variances, as allowed by §6-29-800(A)(2)(d)(i) of the South Carolina Code of Laws:

- (1) The approved variance shall apply to the sign renderings, specifications and site-specific plan prepared by the Applicant and reviewed by the Board on November 2, 2020. Any modification to the design, materials, specifications or site-specific plan prior to the issuance of a zoning permit, with the exception of minor corrections and/or modifications which conform to the requirements of the town’s DSO, shall require further review and approval by the Board of Zoning Appeals prior to permitting;
- (2) The signs shall be oriented (or screened) in a way that will limit light spill from the electronic variable message displays onto neighboring properties; and
- (3) The variance shall expire on November 2, 2022 (two years from the date of approval) if the Applicants fail to obtain a building permit on or before that date.

There being no further discussion on the motion, Chairman Sewell called for a vote. Chairman Sewell reminded members that a “yes” vote was in favor of attaching the conditions, while a “no” vote was opposed to attaching the conditions.

IN FAVOR (YES)

Chairman Sewell
Ms. Kleinman
Mr. Fox
Ms. Gorski
Mr. Leggett

OPPOSED (NO)

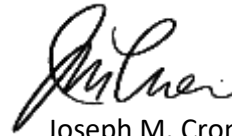
The motion to attach the conditions to the variance was **APPROVED** by a vote of 5-0.

ITEMS FOR INFORMATION / DISCUSSION

There were no Items for Information / Discussion

There being no further business, Ms. Gorski made a motion to adjourn the meeting. Mr. Fox seconded the motion. The motion was **APPROVED** by a vote of 5-0 and the meeting was adjourned at 3:46 PM.

Minutes Approved:



Joseph M. Cronin
Zoning Administrator



PUBLIC HEARING NOTICE

TO: Neighboring Property Owners
FROM: Joseph M. Cronin, Town Administrator/Zoning Administrator
SUBJECT: Variance Request for 2730 Gnarled Pine (Variance #171)
DATE: December 18, 2020

Dear Property Owner,

The purpose of this letter is to notify you that the owners of **2730 GNARLED PINE** have requested a **VARIANCE** from the zoning requirements of the Town's Development Standards Ordinance (DSO). The purpose of the variance request is **TO REDUCE THE REQUIRED REAR YARD SETBACK FROM 25 FEET TO APPROXIMATELY 19.5 FEET TO ALLOW FOR CONSTRUCTION OF A SCREENED PORCH ADDITION AT THE REAR OF THE EXISTING HOME**. A copy of the variance application is enclosed for your information.

The Town's Board of Zoning Appeals has scheduled a **VIRTUAL PUBLIC HEARING**, during which time the Board will receive testimony from any individual who wishes to provide a comment regarding the variance request. This notification is being provided to you pursuant to Section § 19.30.20.30 of the DSO.

PUBLIC HEARING DATE: Thu. January 21, 2021
PUBLIC HEARING TIME: 2:30 PM
PUBLIC HEARING LOCATION: Virtual Meeting via Zoom

Participate in the Virtual Public Hearing: Individuals who wish to participate in the Virtual Public Hearing via Zoom may access the meeting as follows:

- **To join by computer, tablet or mobile device:**
<https://us02web.zoom.us/j/89400634207?pwd=bDVXY0JBbm15dmRQajhSVk94bFBtZz09>
- **To join by phone:** Call (646) 558-8656 **Please note that long distance rates may apply**
- **Meeting ID:** 894 0063 4207 **Passcode:** 888171

Submit a Written Comment: Individuals who wish to submit a comment in advance of the Public Hearing may do so in writing by 12:00 pm on the day of the meeting using one of the following options:

- **ONLINE:** www.townofseabrookisland.org/variance-171.html
- **EMAIL:** jcronin@townofseabrookisland.org
- **MAIL:** Town of Seabrook Island, 2001 Seabrook Island Road, Seabrook Island, SC 29455

The meeting will be live streamed on the town's YouTube channel beginning at 2:30 PM at the following address: <https://www.youtube.com/channel/UCIkF87knEApHD1q0kGlaGZg>

If you have any questions about the contents of this letter, please feel free to contact me by phone at (843) 768-9121 or by email at jcronin@townofseabrookisland.org.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Cronin". The signature is written in a cursive style with a large initial "J" and a long, sweeping underline.

Joseph M. Cronin
Town Administrator/Zoning Administrator



TOWN OF SEABROOK ISLAND

2001 Seabrook Island Road
 Seabrook Island, SC 29455
 (843) 768-9121

APPLICATION FOR VARIANCE

Board of Zoning Appeals

Any applicant seeking a variance from the zoning requirements of the Town of Seabrook Island's Development Standards Ordinance (hereafter, the "DSO") must submit a written application, along with a \$150.00 application fee and all required supplemental information. Applications must be typed or written legibly in ink. Please attach an additional sheet of paper if more space is needed. If you need assistance filling out this application form, please contact the Zoning Administrator by phone at (843) 768-9121 or by email at lcronin@townofseabrookisland.org.

1. PROPERTY INFORMATION					
Please provide information regarding the property which is subject to the variance request.					
Property Address	2730 GNARLED PINE				
Tax Map Number	147-08-00-080	Block	9	Lot	14
Lot Size (Square Feet)	22,814				
Is this property subject to an OCRM critical line? (eg. Marsh or Beachfront Lots)		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Is this property subject to private restrictions or covenants? (eg. SIPOA or regime)	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

2. APPLICANT(S)	
Please provide information regarding the individual(s) who is (are) submitting the variance request.	
Applicant Name(s)	RON WELCH
Applicant Address	1881-A ANNELL BLUFF BLVD, JIHNS ISLAND SC
Applicant Phone Number	843 847 1903
Applicant Email Address	RONAWELCH@GMAIL.COM
If the Applicant is <u>NOT</u> an owner of the property, what is the relationship to the Property Owner(s)?	CONTRACTOR

3. PROPERTY OWNER(S)			
If the Applicant(s) is (are) <u>NOT</u> the property owner(s), please provide information for the property owner(s).			
Owner Name(s)	ROBERT & CHERYL SCHULTZ		
Owner Mailing Address			
Owner Phone Number	847 251 3483		
Owner Email Address	CSHULTZ@CSMEDIAINC.COM		
Designation of Agent (Required if the Applicant(s) is(are) NOT a Property Owner): I (we) hereby designate and appoint the above named Applicant(s) as my (our) agent(s) to represent me (us) in this application.			
Owner Signature(s)		Date	11/16/2020
		Date	11/16/20

4. CERTIFICATION			
Under penalty of perjury, I (we) hereby certify that the information contained in this application, including all supplemental materials, is true and accurate to the best of my (our) knowledge.			
Applicant Signature(s)		Date	11/16/20
		Date	

OFFICE USE ONLY		
Date Filed:	Variance Application #:	Hearing Date:

5. VARIANCE REQUEST

A. Please provide a brief description of the proposed scope of work:

B. In order to complete the proposed scope of work, the Applicant(s) is (are) requesting a variance from the following requirement(s) of the town's DSO:

1) DSO Section Reference(s):

2) DSO Requirement(s):

SEE ATTACHED

C. The application of the zoning requirements of the town's DSO will result in unnecessary hardship, and the standards for a variance set by State Law and the DSO are met by the following facts:

1) There are extraordinary and exceptional conditions pertaining to this particular piece of property as follows:

SEE ATTACHED

2) These conditions do not generally apply to other property in the vicinity as shown by:

SEE ATTACHED

3) Because of these conditions, the application of the zoning requirements to this particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows:

SEE ATTACHED

4) The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons:

SEE ATTACHED

6. APPLICATION MATERIALS

In addition to the completed Variance Application Form, all requests for variance must be accompanied by the supplemental materials listed below. An application is not considered "complete" until all required documentation has been received by the Zoning Administrator. Below is a checklist of the required materials:

- Completed & Signed Variance Application Form (Paper Required; PDF Optional)**
 - Please submit one *completed* paper application. All signatures must be original.
- \$150.00 Application Fee**
 - The application fee may be paid by cash or check only.
- As-Built Survey / Survey of Existing Conditions (Paper Required; PDF Optional)**
 - All applications must be accompanied by an as-built survey which accurately illustrates the existing conditions on the property, including setback measurements for all structures.
- Proposed Site Plan (Paper & PDF Required)**
 - Required for all new structures and/or exterior modifications which will change the footprint of one or more existing structures.
 - For lots abutting a marsh or beachfront jurisdictional line, the location of the critical line must be certified by OCRM within the previous five (5) years.
- Scaled Architectural Drawings: (Paper & PDF Required)**
 - Required for all new structures and/or exterior modifications to existing structures.
 - Architectural drawings must show, at a minimum:
 - A detailed floor plan or plan view; and
 - Front, side and rear elevations, as appropriate.
- Letter of Approval from Property Owners Association and/or Regime: (Paper Required; PDF Optional)**
 - Required for all properties which are subject to private restrictions and/or covenants.
 - If approval is pending, please attach a Letter of Acknowledgement from the POA and/or Regime.
- Letters of support, petitions, photographs, and any other documentation which an Applicant feels may support his or her request may be attached but are not required. (Paper & Digital Files Optional)**

CRITERIA FOR REVIEW

Pursuant to Section 6-29-800(A)(2) of the SC Code of Laws, the Board of Zoning Appeals has the power to hear and decide appeals for variance from the requirements of the zoning ordinance when strict application of the provisions of the ordinance would result in **unnecessary hardship**. A variance may be granted in an individual case of unnecessary hardship if the board makes and explains in writing the following findings:

- (a) there are **extraordinary and exceptional conditions** pertaining to the particular piece of property;
- (b) these conditions **do not generally apply to other property** in the vicinity;
- (c) because of these conditions, the application of the ordinance to the particular piece of property would **effectively prohibit or unreasonably restrict** the utilization of the property; and
- (d) the authorization of a variance will **not be of substantial detriment** to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

The board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance. Other requirements may be prescribed by the zoning ordinance.

In granting a variance, the board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.

Town of Seabrook Island
Board of Zoning Appeals
2001 Seabrook Island Road
Seabrook Island, SC 29455

RE: Notice Of Appeal (Pursuant to § 19.40 of the DSO)
2730-Gnarled Pine
Charleston County Tax ID 147-08-00-080

Date: 11/13/2020

Dear Board,

I am writing on behalf of my clients, Robert and Cheryl Schuldt (owners), requesting appeal of the denial of zoning permit for construction of a screened porch at the rear of an existing residence located at: 2730 Gnarled Pine (**Charleston County Tax ID 147-08-00-080**).

The request for a zoning permit for the above referenced property has been **DENIED** for the following reasons:

- The proposed addition will encroach approximately 5.4 feet into the required 25-foot rear yard setback.
- Note: The property survey incorrectly shows a 15-foot rear yard setback. The minimum rear yard setback requirement is 25 feet. On lots abutting open space (such as a golf course) open decks may be located 15 feet from the property line; however, all other structures must be set back at least 25 feet from the rear property line.
- DSO Code References:
 - § 7.60.20.30. Single Family Setbacks (Rear). Twenty-five (25) feet.
 - § 7.60.60. Open Space Lots – Rear Setback. On lake, lagoon, or golf course lots the minimum rear lot setback of the residential structure must be twenty-five (25) feet. Open decks may extend into the setback, but may not be less than fifteen (15) feet from the rear lot line.

Please review owner Cheryl Scheldt's appeal as follows:

It appears our current deck was built with the original house under different set back codes. We are not looking to expand any deeper toward the golf course, but rather lengthen it to have an enclosed screened in section to enjoy eating outside without insects (no-see-ums, mosquitoes, etc.).

With existing setbacks, we'd never be able to have a screened in deck of any kind, this is the best place to add it without any further encroachment to setbacks with direct neighbors and we will have 60+ feet before the playing grounds of the golf course. It will enhance the look of the house from the view of the golf course.

- Our proposed screened deck doesn't extend any further than our open deck –it aligns 100%. However, it is the furthest distance from the golf course as our lot is a bit of a "triangle" shape in the backyard with the furthest point of the triangle from where we are hoping to have the enclosed deck.
- Our direct neighbors at 2740 Gnarled Pine have an enclosed back porch that sits extremely close to the golf course. I'm guessing it's well over the setback, as it appears to be close to the actual playing greens of the golf course. Our back yard has 60+ feet from where we are proposing the enclosed porch would end, with additional feet before the greens.
- There will not be any detriment to the adjacent properties or the public good or the character of Seabrook Island. A variance in the case of this property is the only real way to continue to honor the character of the property and not to deter other from owning adjacent properties. The impact on the property is at the rear of the property and does not impair the golf course or the enjoyment to the golfers. This would still be 60+ feet away from the currently maintained area of the golf course.

We are quite shocked that it appears we have this large back yard property that we maintain, yet with the setbacks given, we don't have the options to use it even for an extended covered deck. I wonder if someone could come look at the property so we can show how this area is truly the furthest from the golf course greens.

Licensed Contractor, Ron Welch submits the following on behalf of owners as follows:

- The screened porch design was based on assumption that the rear setback was 15' as shown on recent survey (attached)
- Survey does not show 25' setback line
- Approval would not be detrimental to the neighboring homeowners, as it does not affect view of the golf course.
- As new owners, my clients should be allowed to enjoy their back yard insect free.
- There appears to be ample buffer from the rear line to the groomed are of the golf course.

We respectfully request that you consider the appeal and allow the screen porch to be constructed as originally submitted.

Respectfully,

A handwritten signature in blue ink that reads "Ron Welch". The signature is written in a cursive style with a large initial "R".

Ron Welch/ Ron Welch Contracting, LLC.

843.847.1903 /ronawelch@gmail.com

On behalf of:

Robert and Cheryl Schuldt

Since 1991



A.H. SCHWACKE & ASSOCIATES

LAND SURVEYING & CONSTRUCTION LAYOUT

1975 FRAMPTON AVE PH: 843-762-7005 FAX 843-762-0109
P.O. BOX 13077, CHARLESTON, SOUTH CAROLINA 29422-3077

REFERENCE:

PLAT BY: E.M. SEABROOK, JR. TAX MAP No. 147-08-00-080
DATED: NOVEMBER 30, 1973 No. 2730 GNARLED PINE
BOOK: AC PAGE: 128 Requested by: RON WELCH
RMC CHAS. CO.

NOTES:

BEARING SHOWN ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83.

AREA DETERMINED BY COORDINATE METHOD.

THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.

THE REQUIRED SETBACKS MAY BE DESIGNATED AND/OR VARIED BY THE SEABROOK ISLAND ARCHITECTURAL REVIEW BOARD. THE ARCHITECTURAL REVIEW BOARD RESERVES THE RIGHT TO GRANT VARIANCES RESPECTING SETBACK GUIDELINES AND/OR TO EXPAND THE "BUILDABLE" AREA.

THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY.

NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT, THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS CONTAMINATION OR OTHER NONVISIBLE CONDITIONS WHICH MAY AFFECT THIS PROPERTY.

PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE AE (EL 13') AS PER FEMA FLOOD MAPS.
PANEL No. 45019C 0785J
DATED: NOVEMBER 17, 2004
COMMUNITY No. 450256

* SETBACKS SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION BY CONTROLLING AUTHORITY.

SURVEYOR'S CERTIFICATION

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein. Also there are no visible encroachments or projections other than shown.

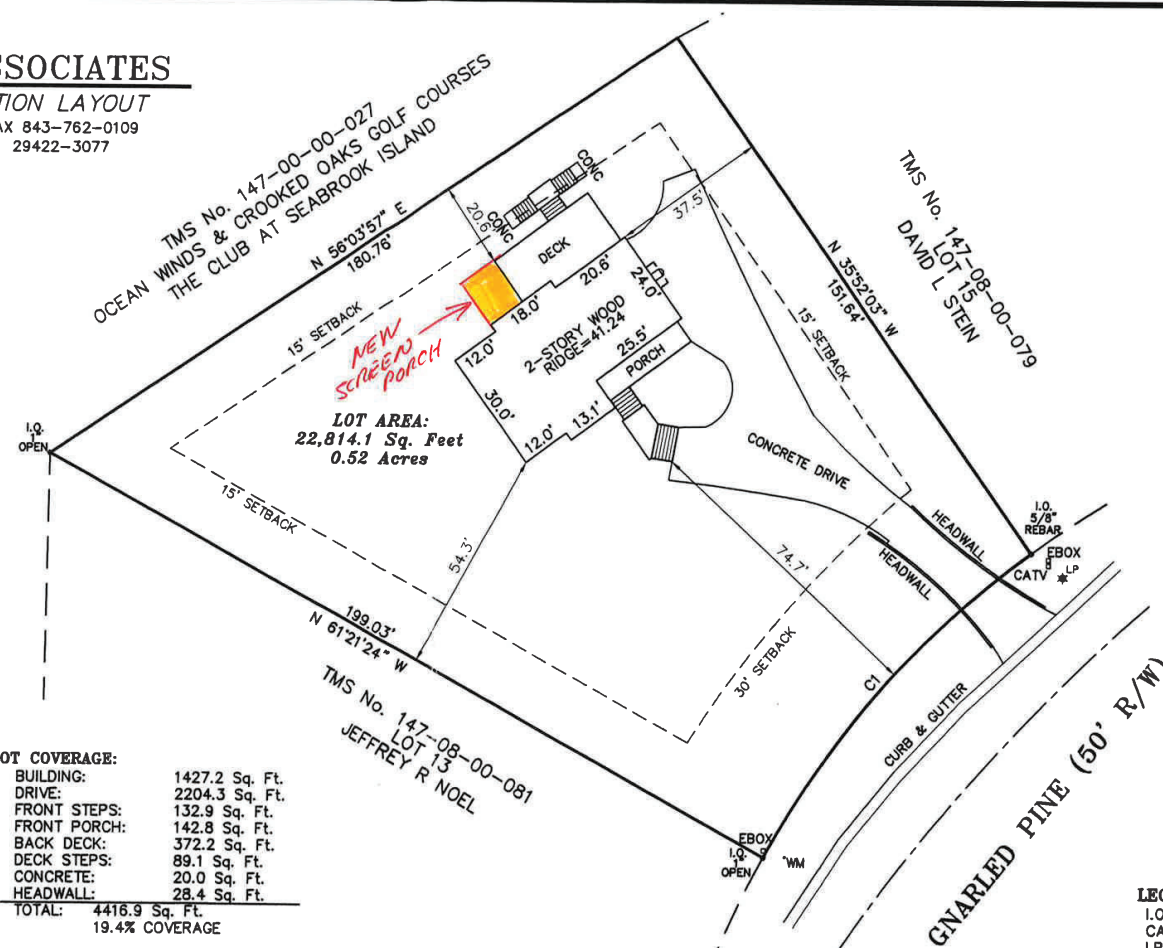
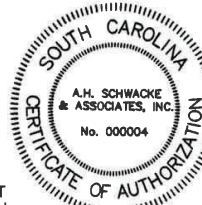
KEVIN M. SCHWACKE, SR. PLS
S.C. Registration Number 20468

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HEREON. THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH. KIM20 / 20294

LOT COVERAGE:

BUILDING:	1427.2 Sq. Ft.
DRIVE:	2204.3 Sq. Ft.
FRONT STEPS:	132.9 Sq. Ft.
FRONT PORCH:	142.8 Sq. Ft.
BACK DECK:	372.2 Sq. Ft.
DECK STEPS:	89.1 Sq. Ft.
CONCRETE:	20.0 Sq. Ft.
HEADWALL:	28.4 Sq. Ft.
TOTAL:	4416.9 Sq. Ft.
	19.4% COVERAGE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	220.00'	98.32'	97.50'	N 41°08'22" E	25°36'20"



LEGEND:

I.O.	IRON OLD (FOUND)
CATV	CABLE & TV BOX
LP	LIGHT POLE
EBOX	ELECTRIC BOX
WM	WATER METER

AS-BUILT SURVEY
LOT 14 BLOCK 9
TOWN OF SEABROOK ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

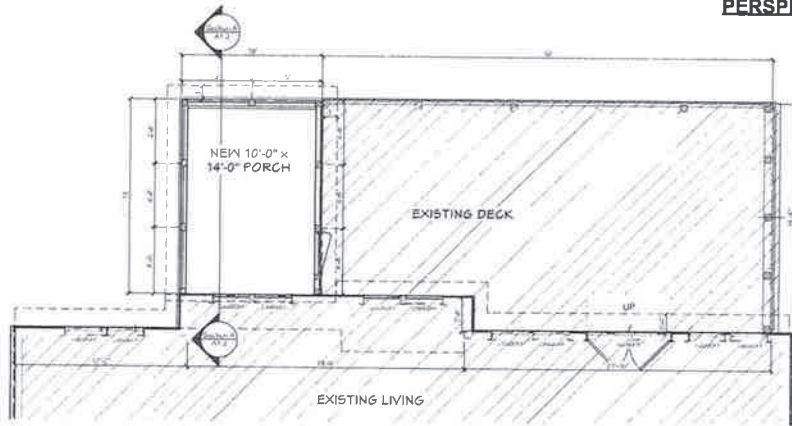


DATE: SEPTEMBER 23, 2020 SCALE: 1" = 30'





PERSPECTIVE VIEW
n.t.s.



FIRST FLOOR PLAN
Scale: 1/4" = 1'

NO.	DESCRIPTION	BY	DATE
1	PERMIT PLAN	AWK	8-27-2020
2			
FIRST FLOOR PLAN			
PROJECT DESCRIPTION: Schuld Residence 2730 Gnarled Pine Seabrook Island, SC 29455			
DRAWING PREPARED BY: Ron Welch Contracting, LLC 843-847-1903			
DATE:		8/27/2020	
SHEET:		A1.1	



PUBLIC HEARING NOTICE

TO: Neighboring Property Owners
FROM: Joseph M. Cronin, Town Administrator/Zoning Administrator
SUBJECT: Variance Request for 3016 Seabrook Village Drive (Variance #172)
DATE: December 18, 2020

Dear Property Owner,

The purpose of this letter is to notify you that the owner of **3016 SEABROOK VILLAGE DRIVE** has requested a **VARIANCE** from the zoning requirements of the Town's Development Standards Ordinance (DSO). The purpose of the variance request is **TO REDUCE THE REQUIRED FRONT YARD SETBACK ON THE SECONDARY STREET FRONTAGE (SEABROOK ISLAND ROAD SIDE) FROM 30 FEET TO TWENTY 20 FEET TO ALLOW FOR CONSTRUCTION OF A DETACHED SINGLE-FAMILY HOME**. A copy of the variance application is enclosed for your information.

The Town's Board of Zoning Appeals has scheduled a **VIRTUAL PUBLIC HEARING**, during which time the Board will receive testimony from any individual who wishes to provide a comment regarding the variance request. This notification is being provided to you pursuant to Section § 19.30.20.30 of the DSO.

PUBLIC HEARING DATE: Thu. January 21, 2021
PUBLIC HEARING TIME: 2:30 PM
PUBLIC HEARING LOCATION: Virtual Meeting via Zoom

Participate in the Virtual Public Hearing: Individuals who wish to participate in the Virtual Public Hearing via Zoom may access the meeting as follows:

- **To join by computer, tablet or mobile device:**
<https://us02web.zoom.us/j/89400634207?pwd=bDVXY0JBbm15dmRQajhSVk94bFBtZz09>
- **To join by phone:** Call (646) 558-8656 **Please note that long distance rates may apply**
- **Meeting ID:** 894 0063 4207 **Passcode:** 888171

Submit a Written Comment: Individuals who wish to submit a comment in advance of the Public Hearing may do so in writing by 12:00 pm on the day of the meeting using one of the following options:

- **ONLINE:** www.townofseabrookisland.org/variance-172.html
- **EMAIL:** jcronin@townofseabrookisland.org
- **MAIL:** Town of Seabrook Island, 2001 Seabrook Island Road, Seabrook Island, SC 29455

The meeting will be live streamed on the town's YouTube channel beginning at 2:30 PM at the following address: <https://www.youtube.com/channel/UCIkF87knEApHD1q0kGlaGZg>

If you have any questions about the contents of this letter, please feel free to contact me by phone at (843) 768-9121 or by email at jcronin@townofseabrookisland.org.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Cronin". The signature is fluid and cursive, with the first letter of the first name being a large, stylized capital 'J'.

Joseph M. Cronin

Town Administrator/Zoning Administrator



TOWN OF SEABROOK ISLAND

2001 Seabrook Island Road
 Seabrook Island, SC 29455
 (843) 768-9121

APPLICATION FOR VARIANCE
 Board of Zoning Appeals

Any applicant seeking a variance from the zoning requirements of the Town of Seabrook Island’s Development Standards Ordinance (hereafter, the “DSO”) must submit a written application, along with a \$150.00 application fee and all required supplemental information. Applications must be typed or written legibly in ink. Please attach an additional sheet of paper if more space is needed. If you need assistance filling out this application form, please contact the Zoning Administrator by phone at (843) 768-9121 or by email at jcronin@townofseabrookisland.org.

1. PROPERTY INFORMATION

Please provide information regarding the property which is subject to the variance request.

Property Address	3016 Seabrook Village Drive			
Tax Map Number	1470000059	Block	Lot	B1
Lot Size (Square Feet)	0.15			
Is this property subject to an OCRM critical line? (eg. Marsh or Beachfront Lots)		Yes	<input checked="" type="checkbox"/>	No
Is this property subject to private restrictions or covenants? (eg. SIPOA or regime)	<input checked="" type="checkbox"/>	Yes		No

2. APPLICANT(S)

Please provide information regarding the individual(s) who is (are) submitting the variance request.

Applicant Name(s)	M. Ashton Holloway
Applicant Address	101 High Hammock Village, Seabrook Island, SC 29455
Applicant Phone Number	912 531 6355
Applicant Email Address	ashtonholloway@hotmail.com
If the Applicant is <u>NOT</u> an owner of the property, what is the relationship to the Property Owner(s)?	

3. PROPERTY OWNER(S)

If the Applicant(s) is (are) NOT the property owner(s), please provide information for the property owner(s).

Owner Name(s)	
Owner Mailing Address	
Owner Phone Number	
Owner Email Address	
Designation of Agent (Required if the Applicant(s) is(are) NOT a Property Owner): I (we) hereby designate and appoint the above named Applicant(s) as my (our) agent(s) to represent me (us) in this application.	
Owner Signature(s)	Date
	Date

4. CERTIFICATION

Under penalty of perjury, I (we) hereby certify that the information contained in this application, including all supplemental materials, is true and accurate to the best of my (our) knowledge.

Applicant Signature(s)		Date	12/15/20
		Date	

OFFICE USE ONLY		
Date Filed:	Variance Application #:	Hearing Date:

5. VARIANCE REQUEST

A. Please provide a brief description of the proposed scope of work:

Construction on a corner lot of the Village at Seabrook.
Determination of the corner cul-de-sac, secondary front yard set back (20 feet)
Continuance of the community character along the cul-de-sac road.

B. In order to complete the proposed scope of work, the Applicant(s) is (are) requesting a variance from the following requirement(s) of the town's DSO:

1) DSO Section Reference(s): 6.80 Ordinance #2020-01

2) DSO Requirement(s): Secondary Front yard set back for corner lot of cul-de-sac

C. The application of the zoning requirements of the town's DSO will result in unnecessary hardship, and the standards for a variance set by State Law and the DSO are met by the following facts:

1) There are extraordinary and exceptional conditions pertaining to this particular piece of property as follows:

The lot has been mis-classified as a corner lot, and not a cul-de-sac corner lot. Seeking to correct the classification, via the definition of a cul-de-sac. With the 30 foot Secondary front yard set back, the lot is limited on its ability to contribute community character by the mis-classified cul-de-sac lot.

2) These conditions do not generally apply to other property in the vicinity as shown by:

Other lots that are determined a cul-de-sac along Seabrook Island Road, have a 20 foot secondary front yard setback. Lot B1 meets the qualifications of a cul-de-sac lot, more so than the other lots along Seabrook Island Road. The definition of a Cul-de-sac: "a street, lane, etc., closed at one end" , " The turnaround area at the end of a dead-end street or an egress."

3) Because of these conditions, the application of the zoning requirements to this particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows:

We are attempting to keep the same consistency of the character and frontage of the cul-de-sac corner lots. An inability to address both primary and secondary street frontage at this lot to allow for porches and character along the Seabrook Island Road frontage.

4) The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons:

We are seeking to properly define lot B1 as a cul-de-sac corner lot, by definition a cul-de-sac is a road closed at one end, and the turn around at the end of a dead end road. Seabrook Village drive fits this definition, more so than the "cul-de-sacs" along seabrook island road. It is a road that only has one access. The mis-classified 30 foot secondary setback does not allow for community character within the design, and allowable setbacks of the lot.

6. APPLICATION MATERIALS

In addition to the completed Variance Application Form, all requests for variance must be accompanied by the supplemental materials listed below. An application is not considered “complete” until all required documentation has been received by the Zoning Administrator. Below is a checklist of the required materials:

- Completed & Signed Variance Application Form (Paper Required; PDF Optional)**
 - Please submit one *completed* paper application. All signatures must be original.
- \$150.00 Application Fee**
 - The application fee may be paid by cash or check only.
- As-Built Survey / Survey of Existing Conditions (Paper Required; PDF Optional)**
 - All applications must be accompanied by an as-built survey which accurately illustrates the existing conditions on the property, including setback measurements for all structures.
- Proposed Site Plan (Paper & PDF Required)**
 - Required for all new structures and/or exterior modifications which will change the footprint of one or more existing structures.
 - For lots abutting a marsh or beachfront jurisdictional line, the location of the critical line must be certified by OCRM within the previous five (5) years.
- Scaled Architectural Drawings: (Paper & PDF Required)**
 - Required for all new structures and/or exterior modifications to existing structures.
 - Architectural drawings must show, at a minimum:
 - A detailed floor plan or plan view; and
 - Front, side and rear elevations, as appropriate.
- Letter of Approval from Property Owners Association and/or Regime: (Paper Required; PDF Optional)**
 - Required for all properties which are subject to private restrictions and/or covenants.
 - If approval is pending, please attach a Letter of Acknowledgement from the POA and/or Regime.
- Letters of support, petitions, photographs, and any other documentation which an Applicant feels may support his or her request may be attached but are not required. (Paper & Digital Files Optional)**

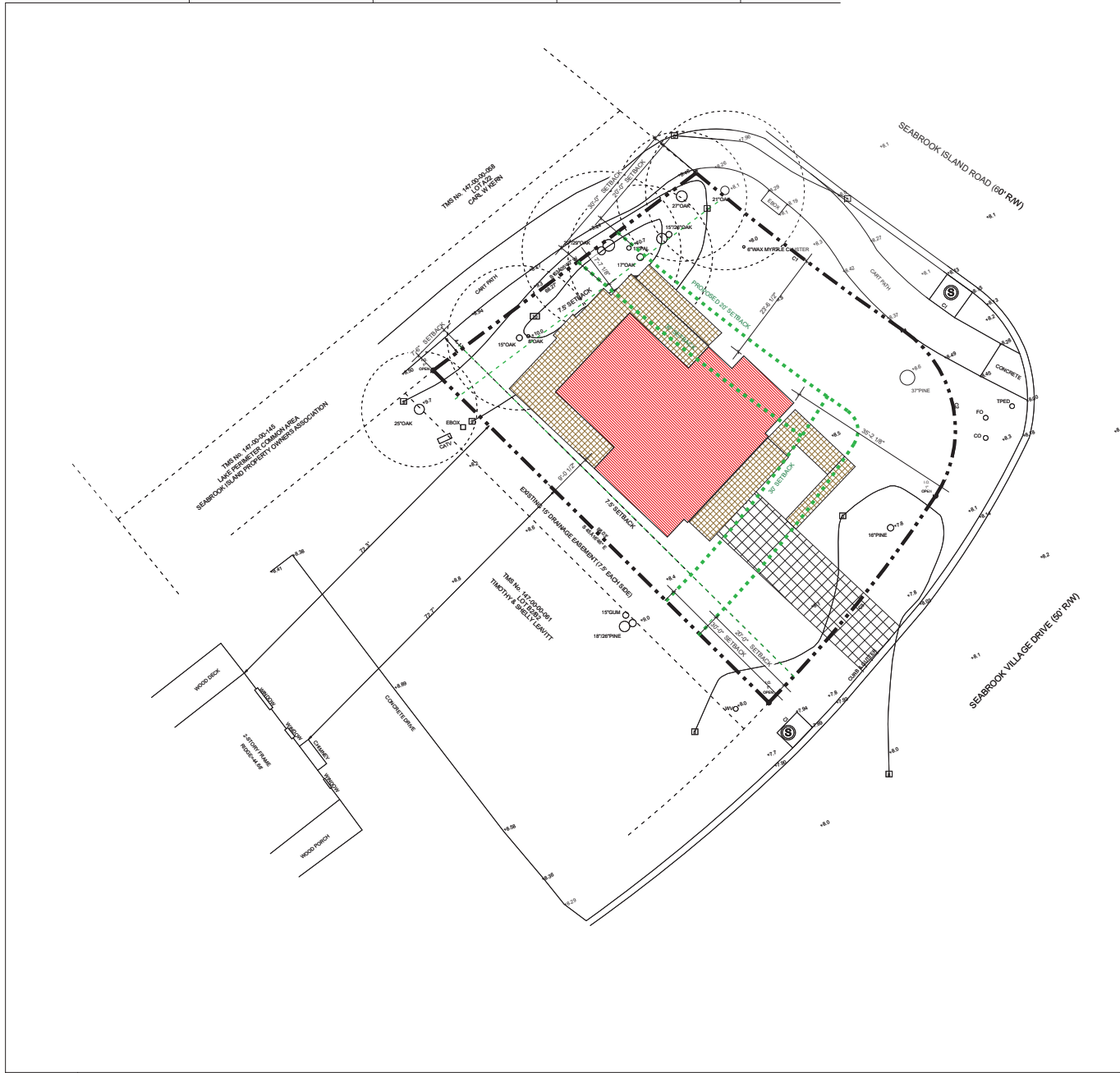
CRITERIA FOR REVIEW

Pursuant to Section 6-29-800(A)(2) of the SC Code of Laws, the Board of Zoning Appeals has the power to hear and decide appeals for variance from the requirements of the zoning ordinance when strict application of the provisions of the ordinance would result in **unnecessary hardship**. A variance may be granted in an individual case of unnecessary hardship if the board makes and explains in writing the following findings:

- (a) there are **extraordinary and exceptional conditions** pertaining to the particular piece of property;
- (b) these conditions **do not generally apply to other property** in the vicinity;
- (c) because of these conditions, the application of the ordinance to the particular piece of property would **effectively prohibit or unreasonably restrict** the utilization of the property; and
- (d) the authorization of a variance will **not be of substantial detriment** to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

The board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance. Other requirements may be prescribed by the zoning ordinance.

In granting a variance, the board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.



GENERAL NOTES
 A. Lot information: T.M.S. #147-00-00-059
 FLOOD ZONE: AE (SL 12'-0")
 B. All dimensions to face of block or stud unless noted otherwise.

SETBACKS & RESTRICTIONS
 FRONT: 30' from property boundary
 REAR: 25' from property boundary
 SIDES: 7.5' from property boundary, 15' between houses
 CORM CRITICAL LINE: 12' buffer, 50' building setback
 HEIGHT RESTRICTION: 35' from Base Flood Elevation (B.F.E.)

AREA CALCULATIONS (PROPOSED)
 LOT COVERAGE:
 Minimum Lot Coverage of Structure: (25%)
 Maximum Lot Coverage of Hardscape: (10%)
 LOT AREA: 6,362.0 SF
 TOTAL BLDG. FOOTPRINT: 1,580 SF
TOTAL LOT COVERAGE OF STRUCTURE:
 1,580 / 6,362.0 = 24.8%
IMPERVIOUS PAVING (DRIVEWAY): 305 SF
PERVIOUS PAVING / DECKING: 295 SF
WALKWAY: 40 SF
TOTAL LOT COVERAGE OF HARDSCAPE:
 631 / 6,362.0 = 9.9%

MARK	DESCRIPTION	DATE
◇	PERMIT SET	7.24.2020

ISSUE: **DESIGN DEVELOPMENT**

SEALS:

evan
 538 King Street
 Charleston, SC 29403
 po box 489
 Charleston, SC 29402

hoertdoerfer
 tel: 843 724 6002
 www.hoertdoerferarchitects.com
 rchitects

PROJECT

SEABROOK

3120 SEABROOK VILLAGE DRIVE
 SEABROOK ISLAND, SOUTH CAROLINA

2020.7.24 KHJ 1004

A003

SITE PLAN - LOT B1

A1 SITE PLAN
 SCALE: 1" = 10'-0"

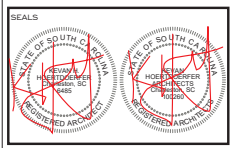
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GENERAL NOTES

MARK	DESCRIPTION	DATE
◇	PERMIT SET	7.24.2020

ISSUE
DESIGN DEVELOPMENT



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hoertdoerfer
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PROJECT

SEABROOK

3120 SEABROOK VILLAGE DRIVE
SEABROOK ISLAND, SOUTH CAROLINA

2020.7.24 KHH 1004

A200

BUILDING ELEVATIONS - PROPOSED

A1 EAST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

7/24/20, 2:53 PM

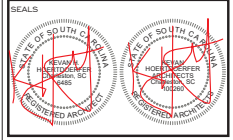
CUTLINE

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GENERAL NOTES

MARK	DESCRIPTION	DATE
◇	CITY OF CHARLESTON PERMIT SET ZONING DEPARTMENT	5.24.2020
◇	PRELIMINARY PRICING	10.23.15
◇	PERMIT SET	11.19.15
◇	BUILDING DEPARTMENT REVISION	1.5.16
◇	CITY OF CHARLESTON ZONING DEPARTMENT	4.9.18

ISSUE DESIGN DEVELOPMENT



evan
 538 king street
 charleston, sc 29403
 po box 489
 charleston, sc 29402
hoertdoerfer
 tel 843 726 6002
 www.hoertdoerferarchitects.com
 rchitects

PROJECT
SEABROOK
 3120 SEABROOK VILLAGE DRIVE
 SEABROOK ISLAND, SOUTH CAROLINA

2020.7.24 KHH 1004

A201
 BUILDING ELEVATIONS - PROPOSED



A1 NORTH ELEVATION - PROPOSED
 SCALE: 1/4" = 1'-0"

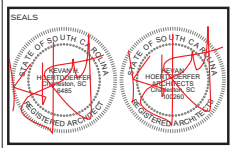
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GENERAL NOTES

MARK	DESCRIPTION	DATE
◇	PERMIT SET	7.24.2020

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charleston, sc 29403
po box 489
charleston, sc 29402

hoertdoerfer
tel 843 726 6002
www.hoertdoerferarchitects.com
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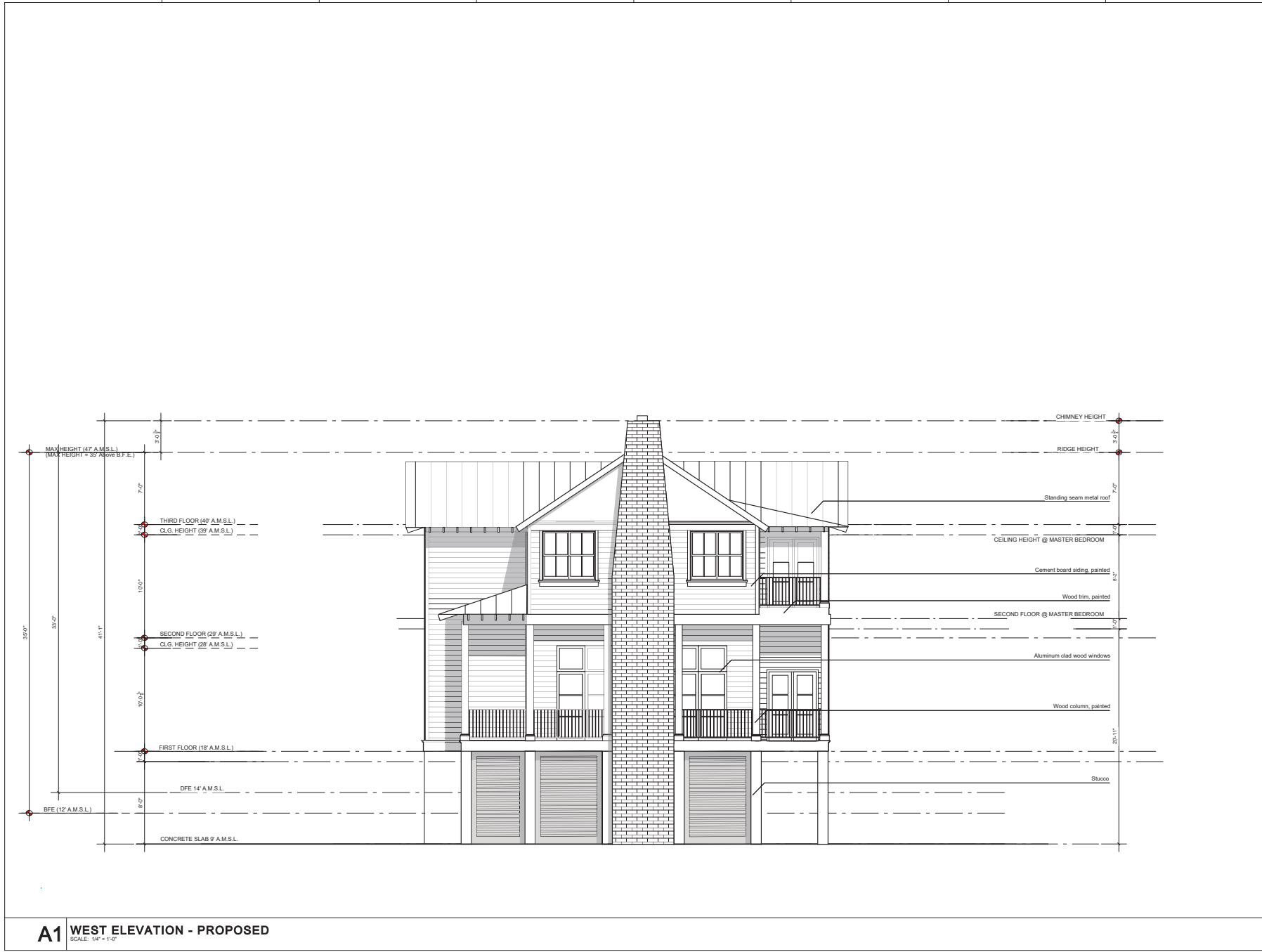
PROJECT
SEABROOK
3120 SEABROOK VILLAGE DRIVE
SEABROOK ISLAND, SOUTH CAROLINA

2020.7.24 KHH 1/004
A202
BUILDING ELEVATIONS - PROPOSED

A1 SOUTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

7/24/20, 2:55 PM

CUTLINE



GENERAL NOTES

MARK	DESCRIPTION	DATE
◇	PERMIT SET	7.24.2020

ISSUE

DESIGN DEVELOPMENT

SEALS

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 538 king street
 charleston, sc 29403
 po box 489
 charleston, sc 29402

hoertdoerfer
 tel 843 726 6002
 www.hoertdoerferarchitects.com
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PROJECT

SEABROOK

3120 SEABROOK VILLAGE DRIVE
 SEABROOK ISLAND, SOUTH CAROLINA

2020.7.24 KHH 1004

A203

BUILDING ELEVATIONS - PROPOSED

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7/24/20, 2:55 PM