

TOWN OF SEABROOK ISLAND

Board of Zoning Appeals Meeting
April 24, 2024 – 1:00 PM



Town Hall, Council Chambers
2001 Seabrook Island Road
Seabrook Island, SC 29455

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

Virtual Participation: Individuals who wish to participate in the meeting via Zoom may call (843) 768-9121 or email kwatkins@townofseabrookisland.org for log-in information prior to the meeting.

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 prior to the meeting using one of the following options:

- **Online:** [Variance 185](#)
- **Email:** tnewman@townofseabrookisland.org
- **Mail or Hand Deliver:** 2001 Seabrook Island Road, Seabrook Island, SC 29455

AGENDA

CALL TO ORDER

ELECTION OF CHAIR & VICE CHAIR

APPROVAL OF MINUTES

1. Board of Zoning Appeals Meeting: November 22, 2023

PUBLIC HEARING ITEMS

1. Variance # 185

[Pages 3 –36]

APPLICANTS:	Michael Karamus (Applicant) Steve & Cynthia Althoff (Owners)
ADDRESS:	3237 Middle Dam Court
TAX MAP NUMBER:	147-12-00-048
ZONING DISTRICT:	R-SF2 (Medium Lot Single-Family)
CODE SECTION:	§ 5.3.B (Residential Setbacks – Rear Yard Setback)

- VARIANCE
REQUEST:**
- 1) To allow for 115.1 square feet of screen porch addition to encroach five feet and ½ inch into the required 25-foot rear yard setback.
 - 2) To allow for 81.9 square feet of covered deck to encroach five feet and ½ inch into the required 25-foot rear yard setback.
 - 3) To allow for 293.5 square feet of swimming pool to encroach 15 feet and ½ inch into the required 25-foot rear yard setback.

ITEMS FOR INFORMATION / DISCUSSION

1. There are no items for information/discussion.

ADJOURN



MEMORANDUM

TO: Town of Seabrook Island Board of Zoning Appeals Members
FROM: Tyler Newman, Zoning Administrator
SUBJECT: Variance Application # 185 – 3237 Middle Dam Court
MEETING DATE: April 24, 2024

Variance Application #178	
Applicants:	Michael Karamus (Applicant) Steve & Cynthia Althoff (Owners)
Location:	3237 Middle Dam Court
Tax Map Number:	147-12-00-048
Zoning District:	R-SF2 (Medium Lot Single-Family)
Code Section:	§ 5.3.B, Residential Setback (25' Rear yard Setback)
Purpose:	1) to allow for 115.1 square feet of screen porch addition to encroach 5 feet and ½ inch into the required 25-foot rear yard setback, 2) to allow for 81.9 square feet of covered deck to encroach 5 feet and ½ inch into the required 25-foot rear yard setback, and 3) to allow for 293.5 square feet of swimming pool to encroach 15 feet and ½ inch into the required 25-foot rear yard setback.

Overview

The Town has received a variance application from Michael Karamus on behalf of Steve and Cynthia Althoff (collectively, the “Applicants”). The Applicants are requesting several encroachments into the required 25-foot rear yard setback in association with the construction of a screened porch, covered deck, and swimming pool at an existing single-family residence located at 3237 Middle Dam Court.

In December 2023 the Town’s Zoning Administrator received an email from the Applicants stating that they desired to make improvements to their property including enlarging an existing screened porch, extending the roofline of the existing single-family residence over a section of their existing deck, and adding an elevated swimming pool. In that email, the Applicants noted that portions of each of the proposed improvements would encroach beyond the required 25-foot rear yard setback. In response to this email, the Town’s Zoning Administrator explained that any proposed setback encroachments that are not permitted in Table 2-4E of the Development Standards Ordinance (DSO) would require a variance from the Town of Seabrook Island Board of Zoning Appeals. Per DSO Table 2-4E, neither a screened porch, covered deck, nor swimming pool are allowable encroachments into a required rear yard setback.

DSO § 5.3.B, Residential Setbacks, states, “All structures and their placement on a lot recorded prior to the adoption of this ordinance shall conform to the minimum dimensional requirements listed in Table 5-3a”. For conforming lots (17,500+ square feet), the applicable setback requirements in the R-SF2 district are a 30-foot front yard setback, 15-foot side yard setbacks, and a 25-foot rear yard setback.

Additionally, since the subject property is adjacent to marsh, there is a required 25-foot setback from the edge of the SCDHEC-OCRM critical line.

The subject property is currently zoned R-SF2, Medium Lot Single-Family, and a single-family residence is a permitted use by-right.

The property is 21,294 square feet in area, which is larger than the minimum lot size in the R-SF2 district of 17,500 square feet. According to the survey provided, a total of 21,294 square feet (or 100% of the lot) is designated as "highland." (See Attachment 5, Survey of Existing Conditions).

Based on the site plan submitted with the variance application, the proposed screened porch, covered deck, and swimming pool will comply with all other applicable setback requirements. Additionally, the proposed improvements do not cause the subject property to exceed the 40% maximum lot coverage requirement in the R-SF2 District (See Attachment 7, Proposed Site Plan).

To allow for construction of the proposed screen porch, covered deck, and swimming pool the Applicants are requesting the following variances from the requirements of the DSO:

TYPE	REQUIRED PER DSO	VARIANCE (REQUESTED)
Rear Yard Setback	25 feet (§ 5.3.B)	To allow for 151.1 square feet of screen porch addition to encroach 5 feet and ½ inch into the required 25-foot rear yard setback
Rear Yard Setback	25 feet (§ 5.3.B)	To allow for 81.9 square feet of covered deck to encroach 5 feet and ½ inch into the required 25-foot rear yard setback
Rear Yard Setback	25 feet (§ 5.3.B)	To allow for 293.5 square feet of swimming pool to encroach 15 feet and ½ inch into the required 25-foot rear yard setback

In their application, the Applicants state that they are requesting relief from the rear yard setback requirements for the following reasons (See Attachment 4, Applicant's Narrative):

- a) There are several large trees located in the front yard of the subject property which were likely spared during the construction of the existing single-family residence in 1993. Additionally, there is a .11 acre "peninsula" of undevelopable inaccessible property adjacent to the rear of the subject property. The "peninsula" in question is a unique piece of residual area. The Applicants state that they have made significant efforts to purchase the additional high ground, however, they have not had any success in those efforts to date.
- b) The presence of the "peninsula" area of residual property is unique in the vicinity of the subject property as most neighboring properties that have similar high ground beyond their property lines have smaller linear slices of area. This "peninsula" in question extends approximately 54-feet out from the existing rear property line. It also appears as though other homes in the area were not sited in relation to existing trees that are on their respective properties.
- c) Relocating the proposed improvements to an alternative location to what is proposed creates several issues. By not having the ability to repurpose the existing deck space, any proposed improvements would have to be done in a new location on site. This would result in a smaller, less effective, and efficient design than is proposed. The granting of the variance will result in a more cohesive, efficient, and aesthetically pleasing project. Alternatively, the Applicants state that they could remove a portion of the existing home to allow for a more efficient use of the property with the proposed improvements in mind. However, this is not a feasible option as this is the Applicants' full-time residence.
- d) The proposed improvements will have a negligible impact on adjacent properties. The neighbors to the left and right of the subject property will have limited views of the proposed screen porch enlargement and swimming pool addition. The proposed improvements will not be visible from the street and the closest property at the rear is approximately one quarter mile away.
- e) The subject property was originally developed in 1993 under a different set of development standards. The Applicants purchased the property in 2022 and there has been no work done by the Applicants since that time that has resulted in the need for the requested variances.
- f) The Applicants would like to improve the subject property to enhance their everyday living experience. The proposed improvements will allow the Applicants to enjoy the natural beauty that the subject property provides.

Staff Comments

As a matter of practice, the Town's Zoning Administrator does not typically provide a recommendation in favor of, or in opposition to, a variance application. In our opinion, these requests are best left to the Board of Zoning Appeals following a thorough review of the relevant facts, including the receipt of testimony from interested parties during the required public hearing.

In granting a variance, state law permits the Board of Zoning Appeals 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.

Should the Board vote to approve the variance request, staff would recommend in favor of attaching the following conditions:

- The approved variance shall apply to the building layout as shown on the site-specific plan prepared by the Applicants and reviewed by the Board on April 24, 2024. Any modification to this 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.
- The Applicants shall prepare and submit to the Zoning Administrator an as-built survey prior to the issuance of a Certificate of Occupancy (or within 30 days of passing the final inspection if no Certificate of Occupancy is required). The as-built survey shall be prepared and stamped by a professional land surveyor who is qualified to perform such services in the State of South Carolina.
- The variance shall become null and void if the Applicants (or a subsequent property owner) fail to obtain a building permit prior to the effective date of any changes to the SCDHEC-OCRM critical area line affecting the subject property.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Tyler Newman', written in a cursive style.

Tyler Newman
Zoning Administrator

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.

Attachments

The following supplemental items have been attached for review:

1	Variance Application	p. 9 - 11
2	Aerial Image	p. 12
3	Property Zoning Report	p. 13
4	Applicant's Narrative	p. 14 - 17
5	Survey of Existing Conditions	p. 18
6	Site Plan – Existing Conditions	p. 19
7	Site Plan – Proposed Conditions	p. 20
8	Proposed Floor Plan + Proposed Elevations	p. 21
9	ARC Letter of Acknowledgement	p. 22
10	Property Deed	p. 23 - 26
11	Site Photos	p. 27 - 31
12	Public Hearing Notice – Letter to Neighboring Property Owners	p. 32
13	Public Hearing Notice – Post & Courier Legal Ad	p. 33 - 34
14	Public Hearing Notice – List of Neighboring Properties	p. 35
15	Public Hearing Notice – Property Posting	p. 36



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 \$300.00 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 newman@townofseabrookisland.org.

1. PROPERTY INFORMATION

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

Property Address	3237 Middle Dam Court				
Tax Map Number	147-12-00-048	Block	26	Lot	26
Lot Size (Square Feet)	21,294 Sq Ft				
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)	Michael E. Karamus Architect, LLC				
Applicant Address	P. O. Box 236, Johns Island, SC 29457				
Applicant Phone Number	843-768-9980				
Applicant Email Address	mkaramus@aol.com				
If the Applicant is NOT an owner of the property, what is the relationship to the Property Owner(s)?	Owner's Agent				

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)	Mr. & Mrs. Steve Althoff				
Owner Mailing Address	3237 Middle Dam Court				
Owner Phone Number	864-680-6852				
Owner Email Address	stevealthoff25@gmail.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)	<i>Steve Althoff</i>	Date	3/14/24		
	<i>Cynthia B. Althoff</i>	Date	3/14/24		

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)	<i>Michael Karamus</i>	Date	3/14/24		
		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:

See attached

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): 5.3.B Residential Setbacks

2) DSO Requirement(s): 25' Rear Yard setback in accordance with Table 5-3a

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 narrative

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

See attached narrative

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 narrative

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 narrative

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.
- \$300.00 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.



REICHART WALTER E
2345 MARSH HEN DR

1471200056
HEILMAN JR RICHARD L
2335 MARSH HEN DR

2325 MARSH HEN DR

1471200050
STROBEL ERIC C
3240 MIDDLE DAM

1471200051
STOUT KAREN L
3238 MIDDLE DAM

1471200003
GORSKI JANET W TRUST
3212 SEABROOK ISLAND RD

1471200052
PASCHKES DAVID
3236 MIDDLE DAM CT

1471200002
GIARLANTE DENNIS R REV TRUST
3222 SEABROOK ISLAND RD

1471200049
ZIZZAMIA MARK H JR
3239 MIDDLE DAM

1471200053
SEABROOK ISLAND POA
3234 MIDDLE DAM

1471200001
CATHONY FAMILY 2017 TRUST
3232 SEABROOK ISLAND RD

1471200048
ALTHOFF STEPHEN WESLEY
3237 MIDDLE DAM

14700000
SEABROOK ISLAND PROPERTY OWNERS
0 SEABROOK ISLAND RD

MIDDLE DAM

1471200047
CROSS CARVILLE J Jr
3235 MIDDLE DAM

1471100015
RICE CHARLES L
3227 MIDDLE DAM

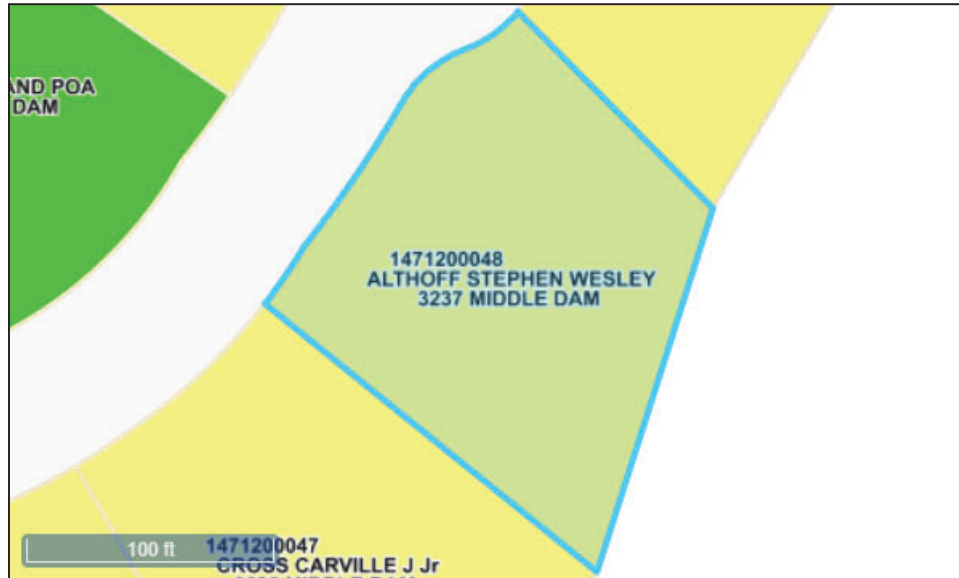
1471100046
MORR LIVING TRUST
3233 MIDDLE DAM

1471100045
CAPPS RICHARD H
3229 MIDDLE DAM

Town of Seabrook Island

Property Zoning Report

9 Apr 2024



Parcels

Parcel ID: 1471200048
Owner: ALTHOFF STEPHEN WESLEY ALTHOFF CYNTHIA BARTON
Owner Street Address: 3237 MIDDLE DAM CT
Owner City State ZIP Code: SEABROOK ISLAND, SC 29455
Parcel Street Address: 3237 MIDDLE DAM

Zoning

Count	Zoning Code and Description	Overlapping Quantities
1.	1 R-SF2 - Residential - Single-Family (Medium Lot)	21,779.13sf (0.5acres)

MICHAEL E. KARAMUS
Architect L.L.C.



P.O. Box 236 Johns Island, SC 29457
843 768 9980

March 15, 2024

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

Re: Variance Request
Improvement to Existing Residence
3237 Middle Dam Court
Seabrook Island, SC 29455

Dear Board Members,

Please find attached a set of plans for the proposed addition and alteration to an existing residence located at 3237 Middle Dam Court on Seabrook Island. We would respectfully request the following variances from the Board.

- We would like to request a variance from DSO Section 5.3.B, Residential Setbacks to allow for 115.1 square feet of screen porch addition to encroach 5'-0 1/2" into the required 25' rear yard setback. Of this total, 74.9 square feet is existing porch and deck construction and 40.2 square feet would be new lot coverage. The screen porch extension would be constructed to match the existing structure. The new foundation would be finished with stucco to match. The screening and p.t. wood trim will match both materials and finished colors. The new roofing will have architectural composition shingles to match the existing home. The average of the proposed gable roof will be 21' above existing grade.
- We would like to request a variance from DSO Section 5.3.B, Residential Setbacks, to allow 81.9 square feet of existing open deck to be covered with new roof construction. The existing open deck encroaches 5'-0 1/2" into the required 25' rear yard setback. The new covered deck area will retain its existing deck at its existing height. A new cable rail balustrade will be installed. The new gable roof construction, shared with the proposed screen porch enlargement, will have an average roof height of 21' above grade. The new roofing will have architectural composition shingles to match the existing home.
- We would like to request a variance from DSO Section 5.3.B, Residential Setbacks, to allow for 293.5 square feet of new pool construction to encroach 15'-0 1/2" into the required 25' rear yard setback. Of this total encroachment, 115.5 square feet is existing open deck space to be repurposed and 178 square feet of new lot coverage. The new pool construction shall be approximately 6' above the existing grade and shall match the height of the existing deck. The new pool shall be finished with cement stucco to match the existing foundation. A new cable rail balustrade shall be added as required by code.

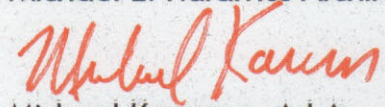
• ARCHITECTURE • INTERIOR ARCHITECTURE •

website: mkarchllc.com

email: mkaramus@aol.com

We look forward to hearing from you regarding this request. Please contact me if there is any additional information that you may require. Thank you for your assistance in this matter

Sincerely,
Michael E. Karamus Architect, LLC

A handwritten signature in red ink that reads "Michael Karamus". The signature is written in a cursive, flowing style.

Michael Karamus, A.I.A.

MICHAEL E. KARAMUS
Architect L.L.C.



P.O. Box 236 Johns Island, SC 29457
843 768 9980

March 15, 2024

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

Re: Variance Request
Improvement to Existing Residence
3237 Middle Dam Court
Seabrook Island, SC 29455

Dear Board Members,

Please find attached a set of plans for the proposed addition and alteration to an existing residence located at 3237 Middle Dam Court on Seabrook Island. The scope of the proposed work shall be as follows. We would like to extend an existing screen porch, cover a portion of the existing open deck. and we would like to add a pool.

The issue, which is what brings us before the board, is the fact that under the current setbacks, the proposed changes are over the existing rear setback line. We feel that the Board should grant a variance to allow the addition of the garage for the following reasons.

- A. There are extraordinary and exceptional conditions pertaining to this piece of property. When viewing the house currently, there are several large trees in the front yard which were most likely spared during the construction phase. There is also a rather large "peninsula" of undevelopable inaccessible property behind the property in question. This appears to be a rather unique piece of residual area. Finally, the property Owner has made significant efforts to purchase the additional high ground. At this time, the process is continuing as the Owner has not received a reply from the Owner of the residual property.
- B. These conditions do not generally apply to other property in the vicinity. The presence of this "peninsula" area of residual property is unique in the area as most neighboring properties that have high ground beyond their property lines have smaller linear "slices" of area. This "peninsula" in question extends approximately 54' out from the existing rear property line. It also appears as though other homes in the area were not sited in relation to existing trees that are on their respective properties.
- C. Because of these conditions, the application of the ordinances to this piece of property would effectively prohibit or unreasonably restrict the utilization of the property. By having to locate any proposed additive elements to another location on the property several issues would come into play. By not having the ability to repurpose the existing deck space, any work would have to be done in another location. This would result in smaller, less effective and efficient than the proposed work due to lot coverage restrictions which would have to be adhered to. By granting the variance, the proposed changes to the structure would result in a more cohesive,

efficient, and aesthetically pleasing project. A second option would be to remove existing portion of the existing home to allow for a more efficient use of the property with the proposed uses in mind. This is not a feasible option both in terms of financial considerations as well as everyday utilization of the property. This is the Owner's current full-time residence.

- D. The authorization of the variance will not be of substantial detriment to the adjacent properties or to the public good; and the character of the district will not be harmed by the granting of the variance. Since the encroachment is the rear yard only, which abuts the marsh, the neighboring properties would not be affected by the granting of the variance. The work will not be visible from the street at all. The neighbors will have small glimpses of changes to the property by the proposed work. The neighbor to the right will have a view of the pool addition, which is only a few feet above grade. The neighbor to the left will be set further back and have a limited view of the proposed screen porch enlargement. The undevelopable inaccessible property to the rear will be the most directly impacted by the variance. And if nothing can ever happen on the property, the net effect is none. The next closest property to the rear is approximately 1/4 mile away. Any work that is undertaken will be of negligible impact to them.
- E. The Owner shall not be entitled to relief from a self-created or self-inflicted hardship. The property was originally developed in 1993. There was also a different zoning code in effect at the time this property was developed. The current Owner purchased the property in 2022. There has been no work done by the current Owner that has resulted in the need for the requested variance.
- F. The fact the property may be used more profitably, if a variance is granted, may not be considered as grounds for a variance. The Owner would like to improve the property to enhance the everyday living experience of the natural amenities that the property affords to both the Owner and his family. The proposed changes will provide a more exhilarating daily enjoyment of the natural beauty that the property provides.

We look forward to hearing from you regarding this request. Please contact me if there is any additional information that you may require. Thank you for your assistance in this matter

Sincerely,
Michael E. Karamus Architect, LLC



Michael Karamus, A.I.A.

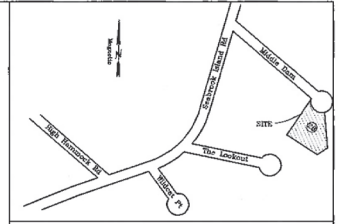
The area shown on this plat is a representation of department (SCDHEC OCRM) permit authority on the subject property. Critical areas by their nature are dynamic and subject to change over time. By delineating the permit authority of SCDHEC OCRM, SCDHRC OCRM in no way waives its right to assert permit jurisdiction at any time in any critical area on the subject property whether shown hereon or not.

Brody J. Jones 07/10/2023
Signature Date

The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.

- LEGEND:**
- 1/2" open top pipe found
 - ⊥ 1" crimp top pipe found
 - 6/8" rebar set
 - ▲ calculated point
 - ⬇ marsh
 - ⊙ light pole
 - ⊙ cable tv
 - ⊙ electric box
 - ⊙ sewer manhole
 - ⊙ sewer clean out
 - ⊙ telephone box
 - edge asphalt
 - - - property line to be abandoned
 - property line
 - ▭ building outline
 - ▭ concrete

SPECIAL NOTES:
acreage summary: Lot 26 Block 26
beginning acreage = 0.49
area of adjustment = (0.11)
new total acreage = 0.60



Location Map (not to scale)

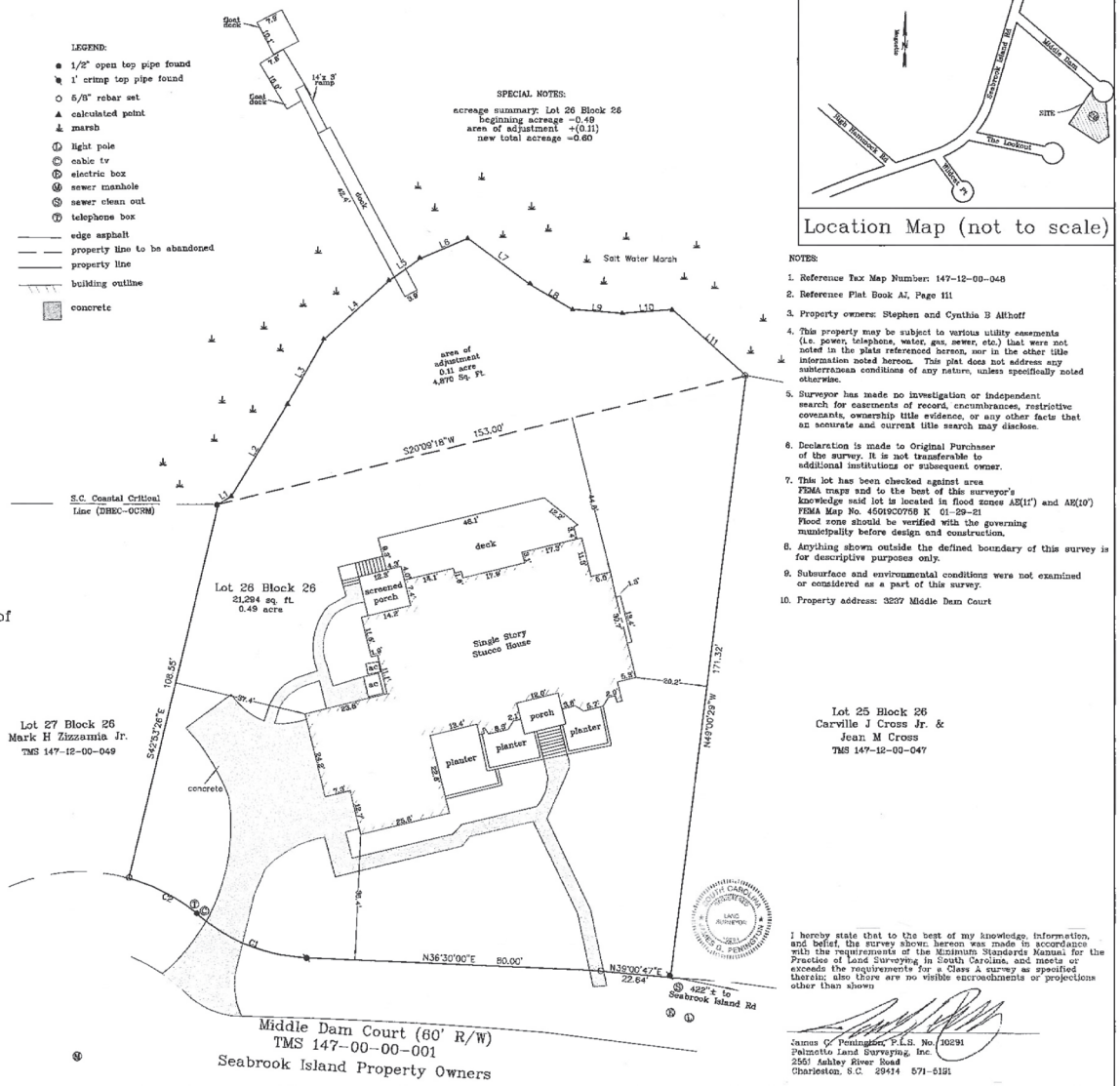
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	36°02'32"	32.18'	50.00'	S94°05'16"W	31.63'
C2	20°40'04"	23.27'	50.00'	N62°16'41"E	28.06'

NUM	BEARING	DISTANCE
L1	S32°04'21"W	4.25'
L2	S24°33'03"E	28.73'
L3	S26°56'58"E	22.86'
L4	S7°56'28"E	24.91'
L5	S1°12'25"E	15.13'
L6	S10°48'15"W	14.46'
L7	S70°11'02"W	22.23'
L8	S84°27'24"W	13.58'
L9	S38°21'40"W	13.36'
L10	S29°40'07"W	14.50'
L11	S75°56'36"W	27.82'

Plat to Show the Combination of a portion of Highland Area and Lot 26, Block 26 to create New Lot 26, Block 26

Located
Town of Seabrook Island
Charleston County, South Carolina

Field Date: July 2, 2023 SCALE 1" = 20'
Drawing Date: July 7, 2023



- NOTES:**
- Reference Tax Map Number: 147-12-00-048
 - Reference Plat Book A1, Page 111
 - Property owners: Stephen and Cynthia B Althoff
 - This property may be subject to various utility easements (i.e. power, telephone, water, gas, sewer, etc.) that were not noted in the plat referenced hereon, nor in the other title information noted hereon. This plat does not address any subterranean conditions of any nature, unless specifically noted otherwise.
 - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that are accurate and current. This search may disclose.
 - Declaration is made to Original Purchaser of the survey. It is not transferable to additional institutions or subsequent owner.
 - This lot has been checked against area FEMA maps and to the best of this surveyor's knowledge said lot is located in flood zones AE(1') and AE(10') FEMA Map No. 4501SC0798 K 01-29-21. Flood zone should be verified with the governing municipality before design and construction.
 - Anything shown outside the defined boundary of this survey is for descriptive purposes only.
 - Subsurface and environmental conditions were not examined or considered as a part of this survey.
 - Property address: 3207 Middle Dam Court

Lot 25 Block 26
Carville J Cross Jr. &
Jean M Cross
TMS 147-12-00-047

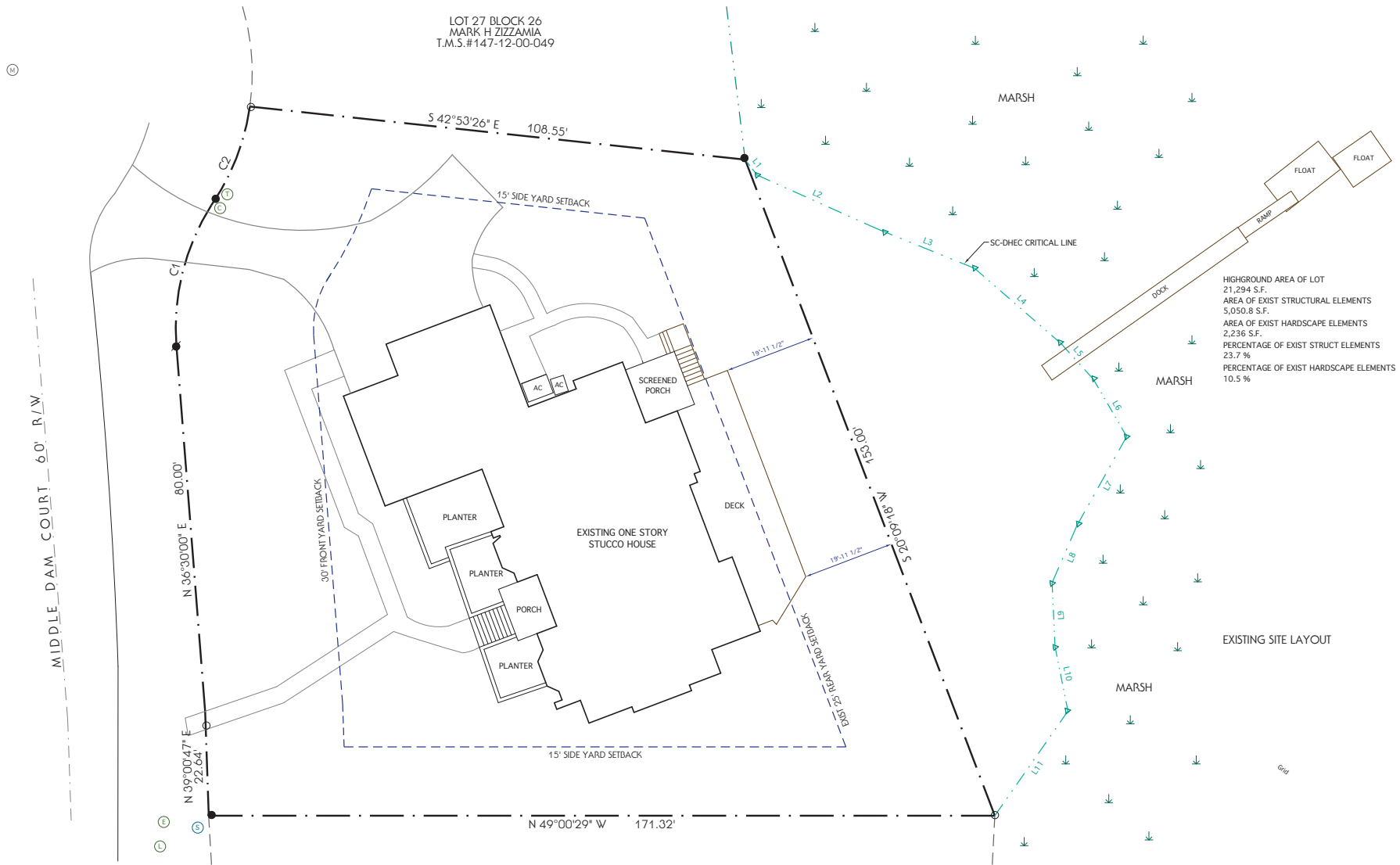
I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified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

James O. Pennington
James O. Pennington, P.L.S. No. 70291
Palmetto Land Surveying, Inc.
2551 Ashley River Road
Charleston, S.C. 29414 871-6191



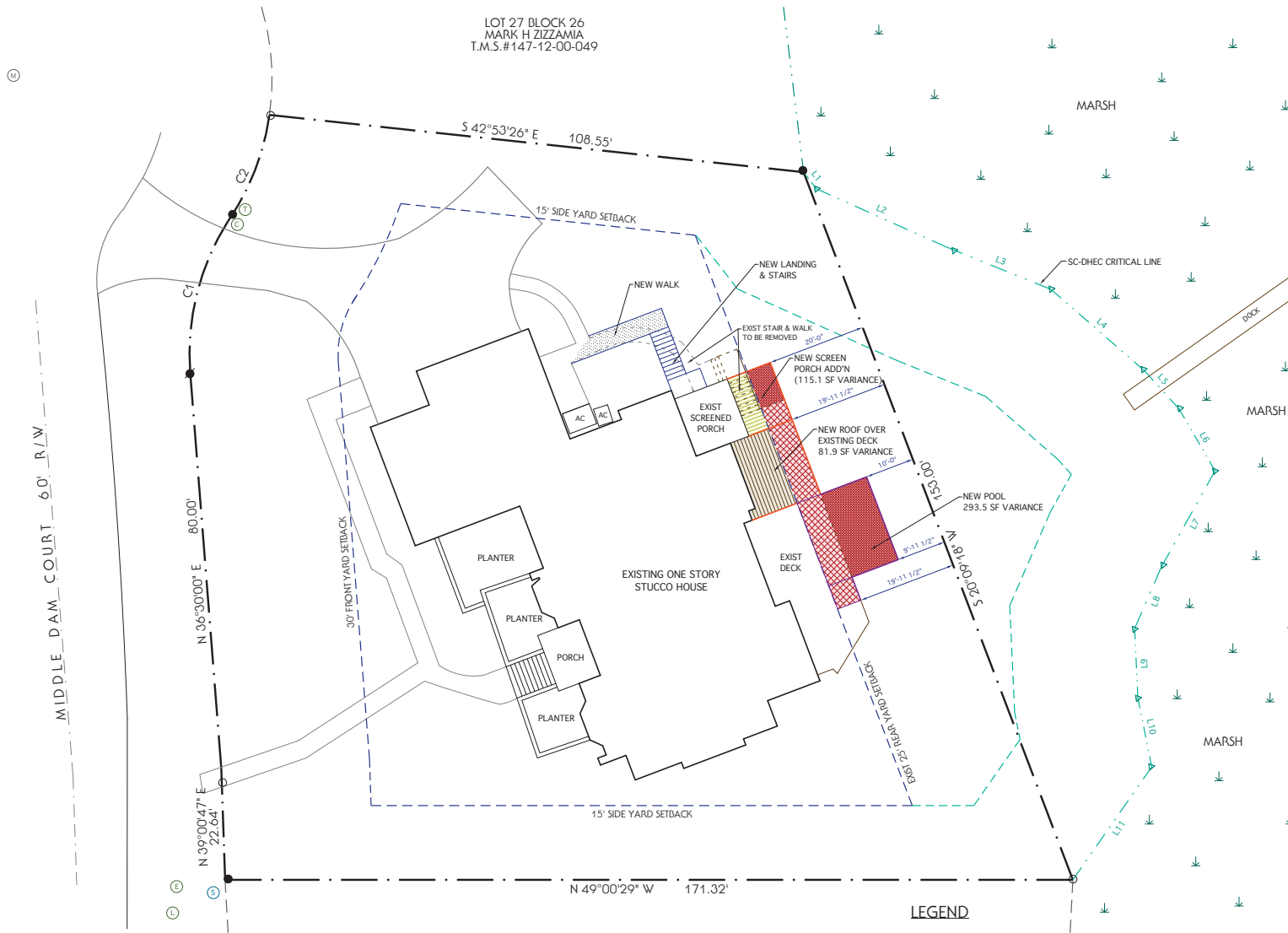
10888-REC-DW
Drawn by: ICS
2551 ASHLEY RIVER ROAD
CHARLESTON, SC 29414
PHONE(843)571-5191
FAX(843)571-7447
palmettolandsurveying@gmail.com

Middle Dam Court (60' R/W)
TMS 147-00-00-001
Seabrook Island Property Owners



Additions & Alterations to Existing Residence

Mr. Steve Althoff
3237 Middle Dam Cr.
Seabrook Island, SC



LOT 27 BLOCK 26
MARK H ZIZZAMIA
T.M.S.#147-12-00-049

LOT 25 BLOCK 26
CARVILLE J CROSS JR. & JEAN M CROSS
T.M.S.#147-12-00-047

HIGHGROUND AREA OF LOT	21,294 S.F.
AREA OF EXIST STRUCTURAL ELEMENTS	5,050.8 S.F.
AREA OF EXIST HARDSCAPE ELEMENTS	2,236 S.F.
PERCENTAGE OF EXIST STRUCT ELEMENTS	23.7 %
PERCENTAGE OF EXIST HARDSCAPE ELEMENTS	10.5 %
HIGHGROUND AREA OF LOT	21,294 S.F.
AREA OF PROPOSED STRUCTURAL ELEMENTS	5,312.9 S.F.
AREA OF PROPOSED HARDSCAPE ELEMENTS	2,206.4 S.F.
PERCENTAGE OF PROPOSED STRUCT ELEMENTS	24.9 %
PERCENTAGE OF PROPOSED HARDSCAPE	10.4 %


NOTE:
ALL SITE INFORMATION HAS BEEN TAKEN FROM A SURVEY DATED 7/7/23, PREPARED BY JAMES G. PENNINGTON, P.L.S. #10291 FOR PALMETTO LAND SURVEYING INC., CO0382.

LEGEND

- EXISTING BUILDING
- VARIANCE REQUEST FOR EXIST BLDG FOOTPRINT
- VARIANCE REQUEST FOR NEW FOOTPRINT


1 SITE LAYOUT
SD1

PROPOSED SITE LAYOUT



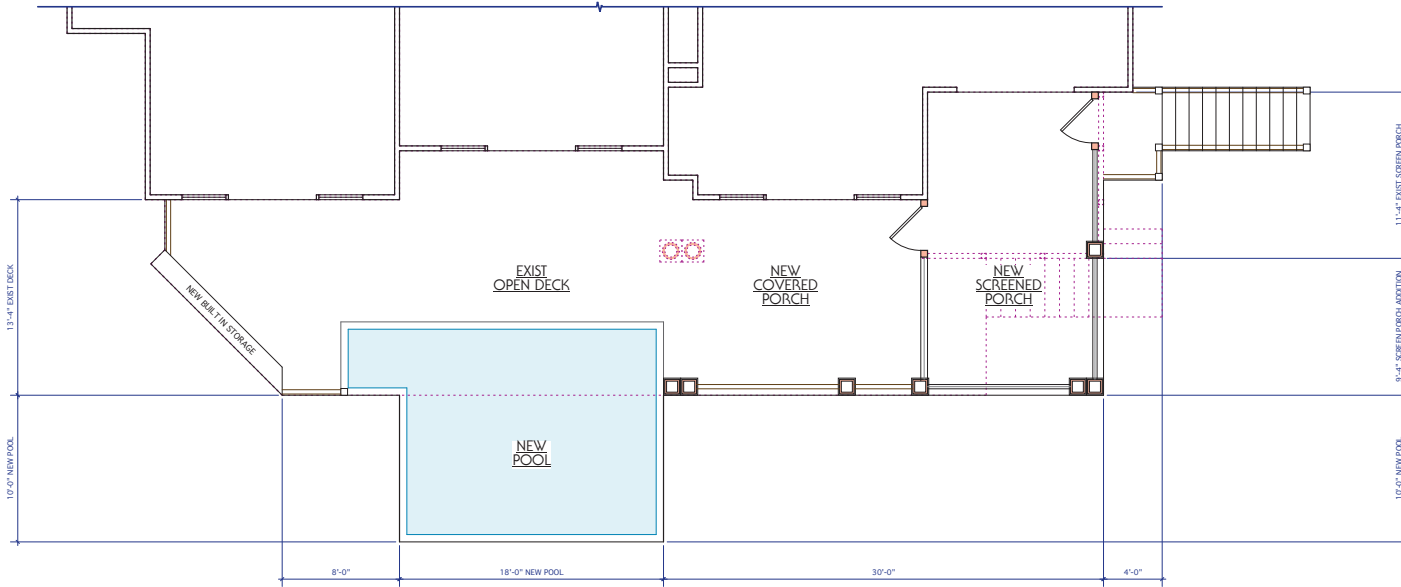
**MICHAEL E. KARAMUS
ARCHITECT, LLC**

P. O. Box 235
JOPPA, MD 21085

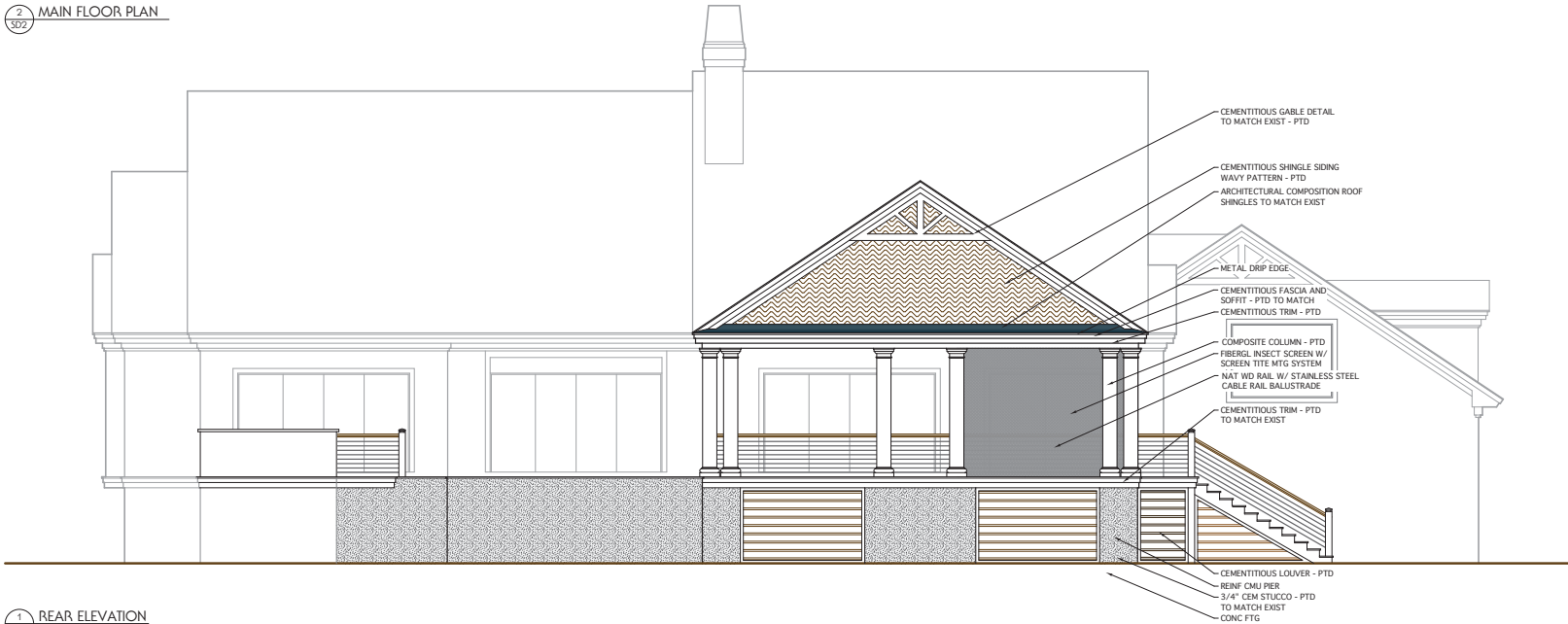


DISCLAIMER AND USE OF DOCUMENTS
THIS DRAWING IS THE PROPERTY OF MICHAEL E. KARAMUS ARCHITECT, LLC AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF MICHAEL E. KARAMUS ARCHITECT, LLC. ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.

Scale: 1"=10'	Drawn: MK	Checked: MK
Date: MARCH 15, 2024	Drawing No.: SD1	
Commission No.: SC 2404		



2 MAIN FLOOR PLAN



1 REAR ELEVATION

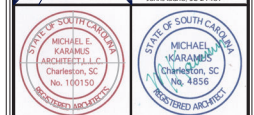
Additions & Alterations to Existing Residence

Mr. Steve Althoff
3237 Middle Dam Ct.
Seabrook Island, SC

Revisions:

LOWER LEVEL PLAN

MICHAEL E. KARAMUS ARCHITECT, L.L.C.
P. O. Box 235
SPOTSWOOD, SC 29457



OWNERSHIP AND USE OF DOCUMENTS
THIS DRAWING IS THE PROPERTY OF MICHAEL E. KARAMUS ARCHITECT, L.L.C. AND IS NOT TO BE USED OR REPRODUCED, EITHER IN PART OR WHOLLY BY ANY PARTY FOR ANY USE OTHER THAN THE PROJECT SPECIFICALLY REFERRED TO HEREIN WITHOUT THE WRITTEN CONSENT OF MICHAEL E. KARAMUS ARCHITECT, L.L.C.

Scale: 1/4"=1'-0"	Drawn: MK	Checked: MK
Date: MARCH 15, 2024	Drawing No.: SD2	
Commission No.: SC 2404		



SEABROOK ISLAND
Property Owners Association

*1202 Landfall Way * Johns Island, SC 29455 * 843-725-1560 * kburrell@sipoa.org*

March 18, 2024

Tyler Newman
Zoning Administrator
Town of Seabrook Island
2001 Seabrook Island Road
Seabrook Island, SC 29455

Re: Block 26 Lots 26 – 3237 Middle Dam / Remodel Encroachment

Dear Mr. Newman:

It is my understanding that a variance request has been submitted to the Town of Seabrook Island Board of Zoning Appeals relating to the proposed encroachment into the rear yard setback for the purpose of adding new decking, an additional screened porch, and a pool. While the SIPOA ARC has not yet formally reviewed these plans, the ARC is aware of the request.

Please contact me if you need any additional information.

Very truly yours,

Katrina Burrell, CMCA, AMS
Director of Administration and Architectural Review

cc: B26 L26 – 3237 Middle Dam (Master File)



BP1096188

PGS:

5

Prepared By:

Bradshaw & Company, LLC
147 Wappoo Creek Drive, Suite 605
Charleston, SC 29412

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

GENERAL WARRANTY DEED

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

KNOW ALL MEN BY THESE PRESENTS, that **John E. Burich and Miriam A. Burich**, in the State aforesaid, for and in consideration of the sum of TWO MILLION ONE HUNDRED SEVENTY-SEVEN THOUSAND AND NO/100 DOLLARS (\$2,177,000.00), the receipt and sufficiency of which is here acknowledged, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said:

**Stephen Wesley Althoff and Cynthia Barton Althoff,
as Joint Tenants with Rights of Survivorship and NOT as Tenants in Common**

All Grantor's right, title and equitable or legal interest in and to:

See Exhibit "A" attached hereto and made a part hereof.

Charleston County Tax Map No.: 1471200048

Common Address: 3237 Middle Dam Court, Seabrook Island, SC 29455

Grantee Address: 3237 MIDDLE DAM COURT
SEABROOK ISLAND, SC 29455

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee, and Grantee's heirs and assigns forever.

AND GRANTOR DOES hereby promise, for themselves and Grantor's heirs, successors, assigns, and representatives, to warrant and forever defend the above premises unto the Grantee, Grantee's heirs and assigns, against the Grantor and Grantor's heirs, successors, assigns, and representatives and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the Hand and Seal of John E. Burich and Miriam A. Burich this 30th day of March, 2022.

Signed, Sealed and Delivered
in the presence of:

Witness No. 1

Witness No. 2 (NOTARY)

John E. Burich

Miriam A. Burich

STATE OF South Carolina

County OF Charleston

I, The Undersigned, a Notary Public for the County of Charleston and State of South Carolina, do hereby certify that John E. Burich and Miriam A. Burich personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th of March, 2022.

Notary Public
My Commission Expires:
(SEAL)



Exhibit "A"

All that certain piece, parcel or lot of land together with all improvement thereon situate, lying and being on Seabrook Island, Charleston County, South Carolina and known and designated as Lot 26, Block 26, on a plat by E.M. Seabrook, Jr., C.E. and L.S., dated September 9, 1977 and recorded in the ROD Office for Charleston County in Plat Book AJ at Page 111; Said lot having the size, shape, dimensions, buttings and boundings more or less as are shown on said plat, which is specifically incorporated herein by reference.

SUBJECT to any and all Restrictions, Covenants, Conditions, Easements, Rights of Way, and any and all other matters affecting subject property, of record in the Office of the ROD for Charleston County, South Carolina.

THIS BEING the same property conveyed to John E. Burich and Miriam A. Burich by deed of David Crawford Allen, Successor Trustee of the James C. Allen Qualified Personal Residence Trust, dated October 23, 1997, dated February 22, 2017, and March 1, 2017 in the Office of the ROD for Charleston County, South Carolina in Book 0620, at Page 221.

TMS #: 147-12-00-048

Prepared By:

Bradshaw & Company, LLC
147 Wappoo Creek Drive, Suite 605
Charleston, SC 29412

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

**AFFIDAVIT FOR TAXABLE OR
EXEMPT TRANSFERS**

PERSONALLY, appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred is located at 3237 Middle Dam Court, Seabrook Island, SC 29455 bearing Charleston County Tax Map Number 1471200048, was transferred by John E. Burich and Miriam A. Burich to Stephen Wesley Althoff and Cynthia Barton Althoff, on March 31, 2022.
3. Check one of the following: The DEED is:
 - a. subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - b. subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or a distribution to a trust beneficiary.
 - c. EXEMPT from the deed recording fee because (see information section of affidavit): _____ (If exempt, please skip items 4-7 and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?
Check Yes or No

4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):
 - a. The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$2,177,000.00.
 - b. The fee is computed on the fair market value of the realty which is \$ _____.
 - c. The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ _____.

5. Check YES or NO to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If YES, the amount of the outstanding encumbrance is \$ _____.

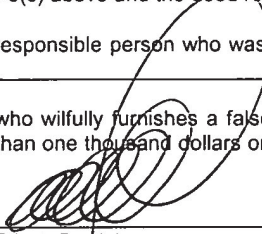
6. The deed recording fee is computed as follows:

a. Place the amount listed in item 4 above here:	\$ _____	2,177,000.00
b. Place the amount listed in item 5 above here: (If no amount is listed, place zero here.)	\$ _____	0.00
c. Subtract Line 6(b) from Line 6(a) and place the result here:	\$ _____	2,177,000.00

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$8,054.90.

8. As required by Code Section '12-24-70, I state that I am a responsible person who was connected with the transaction as:
Closing Attorney

9. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.



Eric J. Bradshaw

Witness my hand and official seal, this the 31st of March, 2022.

Notary Public for South Carolina
My Commission Expires:















PUBLIC HEARING NOTICE

TO: Neighboring Property Owners
FROM: Tyler Newman, Zoning Administrator
SUBJECT: Variance Request for 3237 Middle Dam Ct. (Variance #186)
DATE: March 20, 2024

Dear Property Owner:

The purpose of this letter is to notify you that the owners of **3237 MIDDLE DAM COURT** have requested VARIANCES from the zoning requirements of the Town's Development Standards Ordinance (DSO). The specific variance requests are:

- **1) A VARIANCE FROM DSO § 5.3.B, RESIDENTIAL SETBACKS, TO ALLOW FOR 115.1 SQUARE FEET OF SCREEN PORCH ADDITION TO ENCROACH 5 FEET AND ½ INCH INTO THE REQUIRED 25-FOOT REAR YARD SETBACK, 2) A VARIANCE FROM DSO § 5.3.B, RESIDENTIAL SETBACKS, TO ALLOW FOR 81.9 SQUARE FEET OF COVERED DECK TO ENCROACH 5 FEET AND ½ INCH INTO THE REQUIRED 25-FOOT REAR YARD SETBACK, AND 3) A VARIANCE FROM DSO § 5.3.B, RESIDENTIAL SETBACKS, TO ALLOW FOR 293.5 SQUARE FEET OF POOL TO ENCROACH 15 FEET AND ½ INCH INTO THE REQUIRED 25-FOOT REAR YARD SETBACK.**

A copy of the variance application is enclosed for your information.

The Seabrook Island Board of Zoning Appeals will hold a **PUBLIC HEARING** on the variance request at the date and time listed below. This notification is being provided to you pursuant to Section § 20.70.40 of the DSO.

PUBLIC HEARING DATE: Wednesday, April 24, 2024
PUBLIC HEARING TIME: 1:00 PM
PUBLIC HEARING LOCATION: TOWN HALL (2001 SEABROOK ISLAND ROAD)

For information on how to submit a public comment during (or prior to) the Public Hearing, please refer to the attached Public Hearing Notice.

The Public Hearing will be live streamed on the town's YouTube channel beginning at 1:00 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 tnewman@townofseabrookisland.org.

Sincerely,

Tyler Newman
Zoning Administrator

RECEIVED
MAR 20 2024
BY: _____

TOWN OF SEABROOK ISLAND
2001 SEABROOK ISLAND RD
JOHNS ISLAND SC 29455

AFFIDAVIT OF PUBLICATION

The Post and Courier

State of South Carolina

County of Charleston

Personally appeared before me the undersigned advertising clerk of the above indicated newspaper published in the city of Charleston, county and state aforesaid, who, being duly sworn, says that the advertisement of appeared in the issues of said newspaper Post and Courier on the following day(s):
03/22/24

MAR 25 2024

Subscribed and sworn to before me this:

25th day of March, 2024

Yvonne Weston
Advertising Clerk

Jennifer Napier
NOTARY PUBLIC, SC
My commission expires



TOWN OF SEABROOK ISLAND, SC NOTICE OF PUBLIC HEARING

The Town of Seabrook Island Board of Zoning Appeals will conduct a Public Hearing at 1:00 p.m. on April 24, 2024, at Seabrook Island Town Hall (2001 Seabrook Island Road). During the meeting, the Board will consider the following request for variance from the Development Standards Ordinance for the Town of Seabrook Island:

APPLICATION # 185
APPLICANT: Mr. & Mrs. STEVE AND MICHAEL KARAMUS (Applicant)
ADDRESS:

3237 Middle Dam Court
TAX MAP NUMBER:

147-12-00-048
ZONING DISTRICT:

R-SF2 Residential
CODE SECTION: §5.3.B, Residential Setback (rear yard setback)

VARIANCE REQUEST: 1) To allow for 113.1 square feet of screen porch addition to encroach 5 feet 1/2 inch into the required 25-foot rear yard setback, 2) to allow for 81.9 square feet of covered deck to encroach 5 feet and 1/2 inch into the required 25-foot rear yard setback, and 3) to allow for 293.5 square feet of pool to encroach 15 feet and 1/2 inch into the required 25-foot rear yard setback.

The meeting will be open to the public. Documents relating to the variance request may be viewed at Town Hall during regular business hours or on the town's website at www.townofseabrookisland.org.

Participate Virtually: Individuals who wish to participate in Public Hearing via Zoom may call (843) 768-9121 or email kwalkins@townofseabrookisland.org for login information.

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:** <https://www.townofseabrookisland.org/variance-185.html>

• **EMAIL:** fnewman@townofseabrookisland.org

• **MAIL:** Town of Seabrook Island, 2001 Seabrook Island Road, Seabrook Island, SC 29455
Watch Live Stream Video: The meeting will be live streamed on the town's YouTube channel beginning at 1:00 p.m. at <https://www.youtube.com/channel/UCIkF87knEaPHD1q0kGlaGZs>.

/channel/UCIkF87knEaPHD1q0kGlaGZs.
More information: For more information, please call (843) 768-9121.
AD# 2066072



TOWN OF SEABROOK ISLAND
2001 SEABROOK ISLAND RD
JOHNS ISLAND SC 29455

AFFIDAVIT OF PUBLICATION

The Post and Courier

State of South Carolina
County of Charleston

Personally appeared before me the undersigned advertising clerk of the above indicated newspaper published in the city of Charleston, county and state aforesaid, who, being duly sworn, says that the advertisement of appeared in the issues of said newspaper Post and Courier on the following day(s):
03/22/24

MAR 22 2024

Subscribed and sworn to before me this:
22nd day of March, 2024

Jennifer Noel
Advertising Clerk

Susan M. Cresswell
NOTARY PUBLIC, SC
My commission expires



TOWN OF SEABROOK ISLAND, SC NOTICE OF PUBLIC HEARING

The Town of Seabrook Island Board of Zoning Appeals will conduct a Public Hearing at 1:00 p.m. on April 24, 2024, at Seabrook Island Town Hall (2001 Seabrook Island Road). During the meeting, the Board will consider the following request for variance from the Development Standards Ordinance for the Town of Seabrook Island:
APPLICATION # 185
APPLICANT: Mr. & Mrs. Steve Amhoff (Owners), Michael Karamus (Applicant)
ADDRESS: 3737 Middle Dam Court
TAX MAP NUMBER: T17-12-00-008
ZONING DISTRICT: R-SF2 Residential
CODE SECTION: §5.3.B, Residential Setback (rear yard setback)
VARIANCE REQUEST: 1) To allow for 115.1 square feet of screen porch addition to encroach 5 feet 1/2 inch into the required 25-foot rear yard setback, 2) to allow for 81.9 square feet of covered deck to encroach 5 feet and 1/2 inch into the required 25-foot rear yard setback, and 3) to allow for 293.5 square feet of pool to encroach 15 feet and 1/2 inch into the required 25-foot rear yard setback.

The meeting will be open to the public. Documents relating to the variance request may be viewed at Town Hall during regular business hours or on the town's website at www.townofseabrook-island.org.

Participate Virtually: Individuals who wish to participate in Public Hearing via Zoom may call (843) 768-9121 or email kwalkins@townofseabrookisland.org for login information.

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: <https://www.townofseabrookisland.org/variance-185.html>
- EMAIL: fnwman@townofseabrookisland.org
- MAIL: Town of Seabrook Island, 2001 Seabrook Island Road, Seabrook Island, SC 29455
- Watch Live Stream Video: The meeting will be live streamed on the town's YouTube channel beginning at 1:00 p.m. at <https://www.youtube.com>

/channel/UCIkF87knEApHD1a0kGlaGZg
More Information: For more information, please call (843) 768-9121.
AD# 2066072

FOSTER THOMAS E III AND SUSAN B
22 SECOND ST
SCOTTSVILLE, NY 14546-1328

ZIZZAMIA MARK H Jr
333 RECTOR PLACE
NEW YORK, NY 10280

ALTHOFF STEPHEN WESLEY ALTHOFF
CYNTHIA BARTON
3237 MIDDLE DAM CT
SEABROOK ISLAND, SC 29455

STOUT KAREN L MOTT DEBORAH C
5 LONGFELLOW DR
BLACK MOUNTAIN, NC 28711

SEABROOK ISLAND POA
1202 LANDFALL WAY
JOHNS ISLAND, SC 29455

MORR LIVING TRUST
3233 MIDDLE DAM CT
SEABROOK ISLAND, SC 29455

SEABROOK ISLAND PROPERTY OWNERS
ASSOCIATION
1202 LANDFALL WAY
JOHNS ISLAND, SC 29455-6335

RICE CHARLES L RICE DEBORAH A
3227 MIDDLE DAM
SEABROOK ISLAND, SC 29455

STROBEL ERIC C STROBEL CHRISTINE M
3240 MIDDLE DAM CT
JOHNS ISLAND, SC 29455

SHARON THOMAS EDWARD Jr SHARON
BETHANY FOSTER
4408 RIVERVIEW DR
JOHNS CREEK, GA 30097

PETTUS THRUSTON W TRUST
3312 THE LOOKOUT
SEABROOK ISLAND, SC 29455

MOSKOW ABRAHAM H
3313 THE LOOKOUT
SEABROOK ISLAND, SC 29455

CATHONY FAMILY 2017 TRUST
1242 FAWN HOLLOW
WEST DUNDEE, IL 60118

CROSS CARVILLE J Jr CROSS JEAN M
3235 MIDDLE DAM CT
JOHNS ISLAND, SC 29455-6044

CIARLANTE DENNIS R REV TRUST CIARLANTE
KATHLEEN L REV TRUST
3222 SEABROOK ISLAND RD
SEABROOK ISL, SC 29455

PASCHKES DAVID
26 MOUNTAIN PEAK ROAD
CHAPPAQUA, NY 10514

CAPPS RICHARD H CAPPS JENNIFER C
10418 DEVONSHIRE DR
HUNTERSVILLE, NC 28078-6107

PUBLIC HEARING


Rezoning Request Current: _____ Proposed: _____

Variance Request DSO Section: 5.3.B (New Yard Setback)

Purpose: To Allow A screened porch, covered deck, and main pg
porch into the 35' New Yard Setback.

Hearing Date: April 24, 2024 Time: 1:00 P.M.

Location: Town Hall - 2001 Seabrook Island Road

 **More Information**
townofseabrookisland.org
(943) 768-9121

Case #
185