

TOWN OF SEABROOK ISLAND

Board of Zoning Appeals Meeting
September 6, 2022 – 9:30 AM



Seabrook Island Town Hall, Council Chambers
2001 Seabrook Island Road
[Watch Live Stream \(YouTube\)](#)

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 178](#)
- **Email:** tnewman@townofseabrookisland.org
- **Mail or Hand Deliver:** 2001 Seabrook Island Road, Seabrook Island, SC 29455

AGENDA

CALL TO ORDER

ELECTION OF CHAIR AND VICE CHAIR

APPROVAL OF MINUTES

1. Board of Zoning Appeals Meeting: October 7, 2021

[Pages 3–9]

PUBLIC HEARING ITEMS

[Pages 10–74]

1. Variance # 178

APPLICANTS:	Bill Senst (Applicant) Frank Randazzo & Anna Moca (Owners)
ADDRESS:	2931 Deer Point Drive
TAX MAP NUMBER:	149-14-00-024
ZONING DISTRICT:	R-SF2 (Residential Single-Family)
CODE SECTION:	§ 10.5.A.1, Critical Area Setback

- VARIANCE REQUEST:**
- 1) To reduce the required 25' critical area setback to 22'-5 ¼" to allow for a staircase and elevator.
 - 2) To reduce the required 25' critical area setback to 15'-2 ¼" to allow for a first-floor open deck, outdoor shower, and HVAC stand.

ITEMS FOR INFORMATION / DISCUSSION

1. Discussion of staff proposal to have regularly scheduled Board of Zoning Appeals meeting dates.

ADJOURN

TOWN OF SEABROOK ISLAND

Board of Zoning Appeals Meeting

October 20, 2021 – 2:30 PM

Town Hall, Council Chambers

2001 Seabrook Island Road

[Live Streamed on YouTube](#)



MINUTES

Present: Walter Sewell (Chair), John Fox, Janet Gorski, Bob Leggett, Tom Pinckney, Joe Cronin (Zoning Administrator), Katharine Watkins (Town Clerk)

Absent: None

Guests: Daniel and Anne Arnold (Applicants), Charles Hudson (Architect)

Chairman Sewell called the meeting of the Board of Zoning Appeals to order at 2:37 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 attending the meeting in-person and remotely and confirmed that a quorum was present.

APPROVAL OF MINUTES

1. **Board of Zoning Appeals Meeting: October 7, 2021:** Mr. Fox made a motion to approve the minutes from the October 7, 2021, meeting, as submitted. Mr. Leggett seconded the motion. The motion was **APPROVED** by a vote of 4-0, with Ms. Gorski abstaining due to her absence at the meeting.

PUBLIC HEARING ITEMS

1. **Variance #177: Tax Map # 147-01-00-025:** Chairman Sewell introduced the pending variance request, which was submitted by Daniel and Anne Arnold (Owners) and Charles Hudson (Applicant). Chairman Sewell disclosed that members of the Board conducted a site visit prior to the hearing for the purpose of viewing existing conditions at the site, as well as neighboring properties. Chairman Sewell added that no testimony was received during the site visit.

Chairman Sewell then called on Zoning Administrator Cronin to provide a brief overview of Variance Application #177. Chairman Sewell administered an oath to Zoning Administrator Cronin prior to receiving his testimony.

Zoning Administrator Cronin stated that the applicants were requesting a reduction in the 30-foot front yard setback and the 25-foot marsh setback requirement to allow for expansion of

a front porch on an existing single-family residence located at 2472 Seabrook Island Road (Block 5, Lot 65). Zoning Administrator Cronin stated that property is currently zoned SR Single-Family Residential, and a single-family residence is a permitted use by-right. The property is 16,988 square feet in area. A total of 12,937 (or 76.15% of the lot) is designated as “highland.”

The porch expansion was proposed to be located approximately 26.6 feet from the front property line, and approximately 22 feet from the marsh critical line. § 7.60.20.10 of the DSO requires a minimum front yard setback of 30 feet from the front property line. § 7.60.50 of the DSO requires that all covered structures be located at least 25 feet from the OCRM critical line.

In order to allow for construction of the proposed porch expansion, the applicants requested the following variances from the requirements of the DSO:

TYPE	REQUIRED PER DSO	VARIANCE (REQUESTED)
Front Yard Setback	30 feet (§ 7.60.20.10)	Reduce the front yard setback requirement from 30 feet to approximately 26.6 feet (3.4-foot encroachment)
Marsh Setback	25 feet from OCRM Critical Line (§ 7.60.50)	Reduce the marsh setback requirement from 25 feet to approximately 22 feet (3-foot encroachment)

As part of their variance request, the applicants stated that strict application of the DSO would result in an unnecessary hardship. In support of their request, the applicants argued:

- (1) The irregular lot shape prevents any perimeter front addition; and
- (2) The house is bordered to the south by marsh.

Prior to calling on the applicants, Chairman Sewell asked if there were any questions for Zoning Administrator Cronin.

Chairman Sewell asked what the three lines were that were shown on the site plan. Zoning Administrator Cronin responded that one was the SCDHEC-OCRM critical line, one was the 15-foot setback line (for open decks) and the last was the 25-foot setback line (for all other structures).

Mr. Pinckney asked what the total amount of the encroachment was. Zoning Administrator Cronin stated that the structure would encroach 3.4 feet into the front yard and 3 feet into the march setback. The total area over the setbacks was shown on the plans was 133.7 square feet.

Mr. Fox asked what portion of the encroachment was made up of the eaves as opposed to the porch itself. Zoning Administrator Cronin responded that this wasn't called out specifically in the plans, but that the DSO allows eaves to encroach only 18" into the required setback on non-conforming lots.

There being no additional questions, Chairman Sewell then called on the applicants to provide additional information related to their variance request. Chairman Sewell administered an oath to each individual prior to receiving his or her testimony.

- Charles Hudson (3690 Bohicket Road Ste C, Johns Island, SC): Mr. Hudson, the project architect, spoke on behalf of the applicants. Mr. Hudson stated that the total area of the encroachment was 133.7 square feet. He stated that there was no room at the rear of the structure to install an outdoor living area. He added that the new porch would allow for a larger usable living space, while also allowing for architectural enhancement of the front of the house.

Chairman Sewell opened the floor for questions for the applicants.

Mr. Pinckney asked how the present condition was an exceptional condition. Mr. Hudson responded that this was an irregularly shaped lot that was bordered by marsh, and that the critical line is constantly moving.

Mr. Leggett asked why the proposed porch couldn't be shortened. Mr. Hudson responded that they would run into issues with the two dormers. Mr. Leggett responded that the new roof was shown below the dormers on the plan set. Mr. Hudson responded that the applicants were trying to maintain symmetry at the front of the house.

Mr. Pinckney stated that he thought the existing house looked terrible and didn't like the design. Mr. Hudson stated that the owners intend to re-roof the house, modify the façade, repaint and add new landscaping. He also added that SIPOA has granted preliminary approval for these changes.

Ms. Gorski asked about the depth of the current porch. Mr. Hudson responded that the current porch is 6.7' feet deep. On the proposed porch, the 10-foot depth is to the edge of the footing. He added that approximately 2 feet would be used for support columns and would not be usable space.

Chairman Sewell asked why the porch couldn't be added at the rear of the home. Mr. Hudson responded that there was only 6 feet to the rear setback line, which would have required a greater setback variance. He added that SIPOA preferred the porch at the front of the structure. Chairman Sewell responded that the SIPOA ARC doesn't approve these types of things, which is why the applicants are currently before the Board.

Chairman Sewell asked if any consideration was given to respacing the dormers. Mr. Hudson responded that there was nothing there and it wouldn't make any sense to build upon an element to nothing. It was the applicants' intent to keep it simple.

Chairman Sewell asked if the two small windows would be retained by the front door. Mr. Hudson responded that the windows would remain.

- Daniel Arnold (2472 Seabrook Island Road): Mr. Arnold, the property owner, also spoke about the variance request. Mr. Arnold stated that he and his wife were trying to make the home more presentable and enjoyable. He stated that they have lived in the home full-time since July 31, 2021. He added that the encroachment would not adversely impact any neighbor's view or the marsh.

Chairman Sewell asked what practical use the porch would provide. Mr. Arnold responded that they had a 10-foot wraparound porch at their previous home in Maryland which they frequently used and enjoyed.

There being no further questions, Chairman Sewell then opened the public hearing for comments. Chairman Sewell asked if anyone wished to make a comment in support of the request. There were no public comments made in support of the request.

Chairman Sewell then asked if anyone wished to make a comment in opposition to the request. There were no public comments made in opposition to the request.

Chairman Sewell then asked if there were any other comments about the pending variance request. There were no other comments from the public.

Due to 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 had received 5 comments in advance of the meeting, including:

- 3 comments in support of the variance request; and
- 2 comments 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. There were no additional comments.

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 opened the floor for discussion.

Mr. Leggett stated that he felt this lot was extraordinary because there was no sufficient space to add-on. The applicants were restricted by not having a usable sitting space. He added that the lot was different from neighboring lots and that the request would enhance the surrounding area.

Mr. Pinckney expressed support for Mr. Leggett's comments.

Ms. Gorski added that there was an exceptional condition due to the size and shape of the lot. She added that the location of the house also created additional limitations.

Mr. Fox stated that he agreed with Mr. Leggett, Mr. Pinckney and Ms. Gorski. He added that the existing deck is useless if not covered.

Chairman Sewell stated that while there was room at the northeast corner of the lot, it was not feasible to place a porch in this location as it would abut a bedroom.

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, Mr. Pinckney made a motion to find that the request meets the four criteria established by state law and, therefore, to approve the variance request, as follows:

- a. **The required 30-foot front yard setback, as specified by Sec. 7.60.20.10 of the DSO, is hereby reduced from 30 feet to approximately 26.6 feet (3.4-foot encroachment); and**
- b. **The 25-foot marsh setback required by Sec. 7.60.50 of the DSO is hereby modified from 25 feet to approximately 22 feet (3-foot encroachment).**

The motion was seconded by Mr. Fox.

Prior to voting, Chairman Sewell reminded members that a “yes” vote was a determination that the request meets each of the four criteria established by state law and, therefore, would be in favor of approving the variance, while a “no” vote would reflect a determination that the request does not meet one or more of the criteria and, therefore, would be opposed to approving the variance.

IN FAVOR (YES)

OPPOSED (NO)

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

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

To protect established property values in the surrounding area, and to promote the public health, safety, and general welfare, Mr. Pinckney made a motion, seconded by Ms. Gorski, 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 building layout as shown on the site-specific plan prepared by the Applicants and reviewed by the Board on October 20, 2021. 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.
- (2) 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.
- (3) The variance shall become null and void if the Applicants (or a subsequent property owner) fail to obtain a building permit prior to October 8, 2024 (five years after the current OCRM critical line certification 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
Mr. Fox
Ms. Gorski
Mr. Leggett
Mr. Pinckney

OPPOSED (NO)

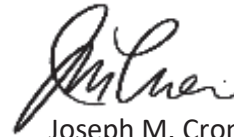
The motion to attach the conditions to the variance was **APPROVED** by a vote of 5-0.

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 3:31 PM.

Minutes Approved:



Joseph M. Cronin
Zoning Administrator



MEMORANDUM

TO: Town of Seabrook Island Board of Zoning Appeals Members
FROM: Tyler Newman, Zoning Administrator
SUBJECT: Variance Application # 178 – 2931 Deer Point Drive
MEETING DATE: September 6, 2022

Variance Application #178

Applicants:	Bill Senst (Applicant) Frank Randazzo & Anna Moca (Owners)
Location:	2931 Deer Point Drive
Tax Map Number:	149-14-00-024
Zoning District:	R-SF2 (Residential Single-Family)
Code Section:	§ 10.5.A.1, Critical Area Setback
Purpose:	1) To reduce the required 25' critical area setback to 22' – 5 ¼ " to allow for a staircase and elevator. 2) To reduce the required 25' critical area setback to 15' – 2 ¼" to allow for a first-floor open deck, outdoor shower, and HVAC stand.

Overview

The town has received a variance application from Bill Senst of Vinyet Architecture on behalf of Frank Randazzo and Anna Moca (collectively, the “Applicants”). The Applicants are requesting a reduction in the required 25' critical area setback in association with the construction of a new 2,510 square foot single-family residence at 2931 Deer Point Drive (Block 49, Lot 20).

On July 26, 2022, the town received a zoning permit application (permit #19194) for a proposed 2,510 square foot single-family residence at 2931 Deer Point Drive. While reviewing the submittal, on July 27, 2022, the Town’s Zoning Administrator reached out to the applicant via email and advised that the site plan associated with the submittal referenced setbacks and showed encroachments that would not be permitted under the town’s new Development Standard Ordinance (DSO) which was effective as of July 1, 2022.

Under the town’s previous DSO §7.60.50, Marsh Setback, stated, “the minimum setback for a structure, exclusive of open decks, on a lot abutting the marsh shall be twenty-five (25) feet from the South Carolina Ocean and Coastal Resource Management critical area or the lot line, whichever is landward. No part of an open deck shall be closer than fifteen (15) feet from the critical area.”. Under the town’s new DSO §10.5.A.1, Critical Area Setback, states, “except as otherwise provided in this ordinance, no structure shall be placed above or below ground (including propane tanks) within 25 feet of any critical area”.

While the first-floor open deck would have been permitted in its proposed location under the previous DSO, the staircase, elevator, outdoor shower, and HVAC stand would not have been

allowable encroachments. §2.4.E, Encroachments into Required Setbacks, of the new DSO does allow for the encroachment of HVAC equipment, stairways, and decks under certain circumstances however none of those circumstances are applicable to the subject property.

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

The property is 11,541.1 square feet in area, which is approximately 35% smaller than the minimum lot size in the R-SF2 district (minimum lot size in R-SF2 is 17,500 square feet). A total of 9,607.5 (or 83.24% of the lot) is designated as “highland.” Once the setbacks are applied, the total buildable area is 2,085 square feet (21.7% of the highland area and 18.06% of the total lot area)

Based on the site plan submitted with the variance application, the proposed residence will comply with the 10’ side yard setback requirement as well as the 30’ front yard setback requirement. The proposed driveway will also adhere to the required 3’ setback from the side property lines. Additionally, based on the elevations provided with the submittal the proposed residence will also comply with the 36’ maximum height requirement (*See Attachment 5, Plans*).

In order to allow for construction of the proposed staircase, elevator, first-floor open deck, outdoor shower, and HVAC stand, the Applicants are requesting the following variances from the requirements of the DSO:

TYPE	REQUIRED PER DSO	VARIANCE (REQUESTED)
Critical Area Setback	25 feet (§ 10.5.A.1)	Reduce the required critical area setback to 22’ – 5 ¼” to allow for a staircase and elevator
Critical Area Setback	25 feet (§ 10.5.A.1)	Reduce the required critical area setback to 15’ – 2 ¼” to allow for a first-floor open deck, outdoor shower, and HVAC stand

In their application, the Applicants are requesting relief from the critical area setback requirements for the following reasons (*See Attachment 4, Applicant's Narrative*):

- a) The overall size of the lot is 11,541 square feet, of which only 9,607 square feet is highland area. There is also a DHEC OCRM critical line that covers more than 25% of the lot; with the addition of a 25' rear setback from the critical line, more than half of the lot becomes unbuildable.
- b) DHEC OCRM critical line paths can vary from lot to lot. The applicant's "Exhibit A" shows that on the subject property (Lot 20) the marsh is much more invasive than it is on adjacent lots 19 and 18. This results in homes on adjacent lots that have building footprints that sit further from the front of the lot and closer to the rear. (*See Attachment 6, Applicant's "Exhibit A"*).
- c) The house designed on the lot fits within the lot coverage parameters set for a nonconforming lot. With the combination of both the critical line, 25' rear setback for both habitable and open decks, and the marsh, this lot appears unreasonably restrictive to build a home that fits within the style and scale of other homes in the vicinity.
- d) The existing property is vegetated and well screened from adjacent property. Granting both variances will not have an adverse effect on neighboring lots. Granting a variance from the marsh setback at the rear of the property prevents a request for a variance at the front of the site. This would hinder the character of this district as it would be the only one in the vicinity over the 30' front setback.
- e) The variance approval will not change the permitted use of the property.
- f) The client's sole purpose is to make Seabrook Island a place of permanent residence. The clients have no intention of selling or flipping the property.
- g) The need for the variance was not self-inflicted, the house was designed to the previous DSO, where the new DSO went into effect on July 1, 2022.

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 September 6, 2022. 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 beachfront jurisdictional line and/or beachfront setback line affecting the subject property.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'TN', is positioned above the typed name of the Zoning Administrator.

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. 16-19
2	Aerial Image	p. 20-21
3	Property Zoning Report	p. 22-23
4	Applicant's Narrative	p. 24-27
5	Plans	p. 28-41
6	Applicant's "Exhibit A"	p. 42-43
7	ARC Approval	p. 44-47
8	Letter from Property Owners	p. 48-50
9	Property Deed	p. 51-55
10	Site Photos	p. 56-65
11	Public Hearing Notice – Letter to Neighboring Property Owners	p. 66-67
12	Public Hearing Notice – USPS Certified Mail Receipts	p. 68-69
13	Public Hearing Notice – Post & Courier Legal Ad	p. 70-71
14	Public Hearing Notice – Property Posting	p. 72-73
15	Public Hearing Notice – List of Neighboring Properties	p. 74



ATTACHMENT #1

Variance Application



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 jcronin@townofseabrookisland.org.

1. PROPERTY INFORMATION

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

Property Address	2931 DEER POINT ROAD				
Tax Map Number	149-14-00-024	Block	40	Lot	20
Lot Size (Square Feet)	11,154 SQ. FT. (HIGHLAND AREA 9607 SQ. FT.)				
Is this property subject to an OCRM critical line? (eg. Marsh or Beachfront Lots)		✓	Yes		No
Is this property subject to private restrictions or covenants? (eg. SIPOA or regime)		✓	Yes		No

2. APPLICANT(S)

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

Applicant Name(s)	Vinyet Architecture				
Applicant Address	56 Broad St. Charleston, SC 29401				
Applicant Phone Number	843-619-7662				
Applicant Email Address	bill@vin-yet.com				
If the Applicant is <u>NOT</u> an owner of the property, what is the relationship to the Property Owner(s)?	Architect / 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)	Frank Randazzo ; Anna Moca				
Owner Mailing Address	155 E. 29th St. , Apt. 12 H , New York, NY 10016				
Owner Phone Number	917-224-4548				
Owner Email Address	anna.v.moca@gmail.com ; frankcrandazzo@yahoo.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	07.29.22		
		Date	07.29.22		

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	8-1-22		
		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:

1) a variance from DSO Section 10.5.A.1, Critical Area Setback, to reduce the required 25' critical area setback to 22' - 5 1/4" to allow for a staircase and elevator, 2) a variance from DSO Section 10.5.A.1, Critical Area Setback, to reduce the required 25' critical area setback to 15' - 2 1/4" to allow for a first-floor open deck, outdoor shower and HVAC stand. (Reference A003)

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): Table 5-3A ; Table 2-4E

2) DSO Requirement(s): July 1, 2022: the New (DSO) was adopted and the new DSO requires a 25' rear setback as shown on Table 5-3A and Table 2-4E.

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:

This lot is nonconforming. Overall size of the lot is 11,541 sq. ft, and 9,607 sq. ft. is highland area. There is also a DHEC OCRM critical line that comes through more than 25% of the lot; with the addition of a 25ft rear setback from the critical line, more than half the lot becomes unbuildable.

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

DHEC OCRM critical line path can vary from lot to lot. From the attached (Exhibit A) you can see that on our lot (lot 20) the marsh is much more invasive than it is on adjacent lots 19, and 18. This results in homes on adjacent lots that have building footprints who sit further from front of the site and closer to the back.

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:

The house designed on the lot fits within the lot coverage parameters set within a nonconforming lot. With the combination of both the critical line, 25ft rear setback for both habitable and open decks, and the marsh, this lot appears unreasonably restrictive to build a home that fits within the style and scale of Seabrook.

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:

Existing property is vegetated and well screened from adjacent property. Granting the ability for both variances will not have an adverse effect on neighboring lots. Granting a variance on the rear setback of the lot, prevents a request for a variance at the front of the site. This would hinder the character of this district as it would be the only one in the vicinity over the 30' front setback. (see attached "Exhibit A" 30' front setback line)

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.



ATTACHMENT #2

Aerial Image



100 ft



ATTACHMENT #3

Property Zoning Report

Town of Seabrook Island

Property Zoning Report

18 Aug 2022



Seabrook Parcels

Parcel ID: 1491400024
Owner: WESTRICH PAUL J WESTRICH CATHERINE M
Owner Street Address: 2 ROSE LANE FARM
Owner City State ZIP Code: LOVELAND, OH 45140-7551
Parcel Street Address: 2931 DEER POINT DR

Zoning

Count	Zoning Code and Description	Overlapping Quantities
1.	1 R-SF2 - Residential - Single-Family (Medium Lot)	11,670.54sf (0.27acres)

****Please note that Town of Seabrook Island GIS has not been updated to reflect the new property owners****



ATTACHMENT #4

Applicant's Narrative

MEMO

843.619.7662
56 Broad Street - Third Floor
Charleston, South Carolina
contact@vin-yet.com



July.29.2022

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

Re: Variance Request
2931 Deer Point Drive
Seabrook, SC 29455

Dear Board Members,

Please accept this letter and associated design drawings on behalf of our clients, Randazzo Residence, owners of 2931 Deer Point Drive. The purpose of this letter is to request a variance from DSO Section 10.5.A.1, Critical Area Setback, to reduce the required 25' critical area setback to 22' - 5 1/4" to allow for a staircase and elevator, 2) a variance from DSO Section 10.5.A.1, Critical Area Setback, to reduce the required 25' critical area setback to 15' - 2 1/4" to allow for a first-floor open deck, outdoor shower and HVAC stand.

This lot is nonconforming with an overall area of 11,541 sq. ft, and 9,607 sq. ft. is highland area. There is also a DHEC OCRM critical line that comes through more than 25% of the lot; with the addition of a 25ft rear setback from the critical line, more than half the lot becomes unbuildable.

The design for this lot has gone through the SIPOA ARC process, had adhered to the prior DSO with approval for the 12 sq. ft. to encroach over the 25ft setback. Your attention to our request for a variance and reduction of the rear setback for open decks, an outdoor shower and HVAC Stand is sincerely appreciated.

Sincerely,

Bill Senst
Vinyet Architecture

a. There are extraordinary and exceptional conditions pertaining to the particular piece of property

This lot is nonconforming. Overall size of lot is 11,541 sq. ft, and 9,607 sq. ft. is highland area. There is also a DHEC OCRM critical line that comes through more than 25% of the lot; with the addition of a 25ft rear setback from the critical line, more than half the lot becomes unbuildable.

b. These conditions do not generally apply to other property in the vicinity

DHEC OCRM critical line path can vary from lot to lot. From the attached (Exhibit A) you can see that on our lot (lot 20) the marsh is much more invasive than it is on adjacent lots 19, and 18. This results in homes on adjacent lots that have building footprints who sit further from front of the site and closer to the back.

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

The house designed on the lot fits within the lot coverage parameters set within a nonconforming lot. With the combination of both the critical line, 25ft rear setback for both habitable and open decks, and the marsh, this lot appears unreasonably restrictive to build a home that fits within the style and scale of Seabrook.

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 zoning district will not be harmed by the granting of the variance

Existing property is vegetated and well screened from adjacent property. Granting the ability for both variances will not have an adverse effect on neighboring lots. Granting a variance on the rear setback of the lot, prevents a request for a variance at the front of the site. This would hinder the character of this district as it would be the only one in the vicinity over the 30' front setback. (see attached "Exhibit A" 30' front setback line)

e. The Board of Zoning Appeals shall 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 be extend physically a non-conforming use of land, or to change the zoning district boundaries shown on the official zoning map

Variance approval would not change the permitted use of the property

f. The fact that property may be utilized more profitably, should a variance be granted, may not be considered ground for a variance

The clients sole purpose is to make Seabrook, what has been a vacation spot into a place of permanent residence. The clients have no intention of selling or flipping the property.

g. The need for the variance shall not be the result of the applicants own actions

The need for Variance was not self-inflicted, the house was designed to prior DSO, where the new DSO went into effect on July 1, 2022



ATTACHMENT #5

Plans



Issued for Variance: 07.29.22

RANDAZZO RESIDENCE

2931 DEER POINT ROAD
SEABROOK ISLAND, SC



vinyet
architecture

Issued for Conceptual Review: 09.13.21
Issued for Preliminary Review: 10.08.21
Issued for Final Review: 11.08.21

asheville charleston rock hill

TABLE OF INDEX:

G001	PERSPECTIVES
A001	SITE ANALYSIS DRAWING
A002	SITE DEVELOPMENT PLAN
A100	LOWER LEVEL FLOOR PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	ROOF PLAN
A201	FRONT ELEVATION
A202	LEFT ELEVATION
A203	REAR ELEVATION
A204	RIGHT ELEVATION
A205	SCREENS
A206	COLOR ELEVATIONS

G001

07.29.22

A2133

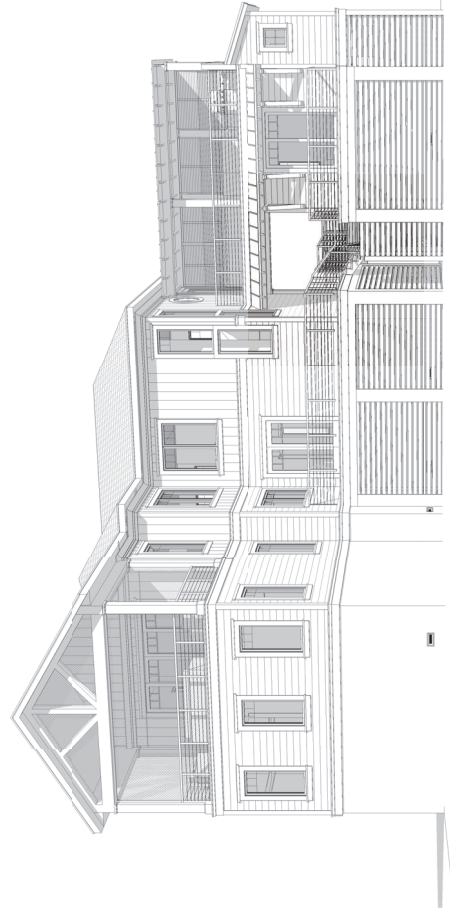
Perspectives

RANDAZZO
RESIDENCE
2931 DEER POINT DR.
SEABROOK ISLAND, SC

vinet architecture, llc
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vinet
architecture
contact@vinet.com ashville 828.575.2423
rock hill 803.324.5531 charleston 843.619.7662

ISSUED FOR CONSTRUCTION
VINET ARCHITECTURE, LLC
2931 DEER POINT DRIVE
SEABROOK ISLAND, SC 29928
VINET ARCHITECTURE, LLC
2931 DEER POINT DRIVE
SEABROOK ISLAND, SC 29928



A.H. SCHWACKE & ASSOCIATES
 1975 FRANKLIN AVE. PH. 843-762-7000 FAX 843-762-0109
 P.O. BOX 13077, CHARLESTON, SOUTH CAROLINA 29422-3077

DATE: JANUARY 14, 2019
 DRAWN BY: A.H. SCHWACKE
 CHECKED BY: A.H. SCHWACKE
 SCALE: AS SHOWN
 NO. 2022 DEER POINT DRIVE

TOTAL LOT AREA:
 11,421.7 Sq. Feet
 0.27 Acres

DEVELOPABLE AREA:
 8,627.3 Sq. Feet
 0.25 Acres

LINE	DESCRIPTION	LENGTH	BEARING	AREA
1-1	1-1	48.75	N 89° 59' 52" E	1,190.5
1-2	1-2	100.00	N 89° 59' 52" E	1,190.5
1-3	1-3	100.00	N 89° 59' 52" E	1,190.5
1-4	1-4	100.00	N 89° 59' 52" E	1,190.5
1-5	1-5	100.00	N 89° 59' 52" E	1,190.5
1-6	1-6	100.00	N 89° 59' 52" E	1,190.5
1-7	1-7	100.00	N 89° 59' 52" E	1,190.5
1-8	1-8	100.00	N 89° 59' 52" E	1,190.5
1-9	1-9	100.00	N 89° 59' 52" E	1,190.5
1-10	1-10	100.00	N 89° 59' 52" E	1,190.5
1-11	1-11	100.00	N 89° 59' 52" E	1,190.5
1-12	1-12	100.00	N 89° 59' 52" E	1,190.5
1-13	1-13	100.00	N 89° 59' 52" E	1,190.5
1-14	1-14	100.00	N 89° 59' 52" E	1,190.5
1-15	1-15	100.00	N 89° 59' 52" E	1,190.5
1-16	1-16	100.00	N 89° 59' 52" E	1,190.5
1-17	1-17	100.00	N 89° 59' 52" E	1,190.5
1-18	1-18	100.00	N 89° 59' 52" E	1,190.5
1-19	1-19	100.00	N 89° 59' 52" E	1,190.5
1-20	1-20	100.00	N 89° 59' 52" E	1,190.5

NOTES: THIS SURVEY IS BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM. AREA DETERMINED BY COORDINATE METHOD. ELEVATIONS ARE BASED ON MOOD '86 DATUM. THE PUBLIC RECORDS REFERENCED ON THIS SURVEY ARE ONLY THOSE LISTS AND/OR PLATS WHICH ARE ON FILE IN THE PUBLIC RECORDS OF THIS PROPERTY. THESE ARE NOT GUARANTEED TO BE CORRECT OR COMPLETE. ANYTHING SHOWN OUTSIDE OF THE BOUNDARIES IS FOR INFORMATION PURPOSES ONLY. THE RECORDS OF THE ARCHITECTURAL REVIEW BOARD SHOWS THE PROPERTY IS IN CONFORMANCE WITH THE RIGHT TO GRANT VARIANCES RESPECTING THE ARCHITECTURAL REVIEW BOARD. ANY AND ALL VARIANCES TO BE OBTAINED FROM THE ARCHITECTURAL REVIEW BOARD MUST BE OBTAINED BEFORE CONSTRUCTION. THE PRESENCE OR ABSENCE OF U.S. ARMY WEAPONS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY. NO SUBSURFACE OR ENVIRONMENTAL CONDITIONS ARE SHOWN ON THIS SURVEY. FOR THE RECORD, THE SURVEY WAS PERFORMED FOR THE RECORD ONLY. THE SURVEY IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT SPECIFIED HEREIN. THE SURVEY IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT SPECIFIED HEREIN. THE SURVEY IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT SPECIFIED HEREIN.

SURVEYOR'S CERTIFICATION

I, KEVIN M. SCHWACKE, SR., P.E., a duly licensed Professional Engineer, do hereby certify that the information herein was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of South Carolina. I am duly licensed in the State of South Carolina. I am duly licensed in the State of South Carolina. I am duly licensed in the State of South Carolina.



THIS IS TO BE USED AS A REFERENCE SURVEY FOR THE PROPOSED CONSTRUCTION OF A 1-1/2 STORY FRAME RIDGE AND 1-1/2 STORY FRAME RIDGE. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCES OF SEABROOK ISLAND, SOUTH CAROLINA. THE SURVEY IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT SPECIFIED HEREIN.

LEGEND:
 ○ TREE CANOPY
 ○ SPOT ELEVATION (MOOD '86)
 ○ OPTIMUM 1" (80%) PINE TREE
 ○ TREE CANOPY
 ○ TREE CANOPY
 ○ TREE CANOPY

TITLE: TOPOGRAPHIC SURVEY
LOT: LOT 20 OF BLOCK 49
TOWN: SEABROOK ISLAND
COUNTY: CHARLESTON COUNTY, SOUTH CAROLINA

DATE: JUNE 17, 2019 SCALE: 1" = 10'
 REVISED: SEPTEMBER 30, 2019 (UPDATED CCCL SETBACKS)
 REVISED: OCTOBER 15, 2021 (UPDATE TREES & 80 DATUM)

THIS IS TO BE USED AS A REFERENCE SURVEY FOR THE PROPOSED CONSTRUCTION OF A 1-1/2 STORY FRAME RIDGE AND 1-1/2 STORY FRAME RIDGE. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCES OF SEABROOK ISLAND, SOUTH CAROLINA. THE SURVEY IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT SPECIFIED HEREIN.

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Issued For Construction
 VINYET ARCHITECTURE
 803.224.5531
 contact@vinyet.com
 ashville 828.575.2423
 charleston 843.619.7092

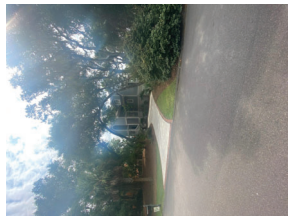


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RANDAZZO RESIDENCE
 2931 DEER POINT DR.
 SEABROOK ISLAND, SC

SHEET	AZ133
DEVELOPMENT PLAN	07.29.22
SCALE	1/8" = 1'-0"

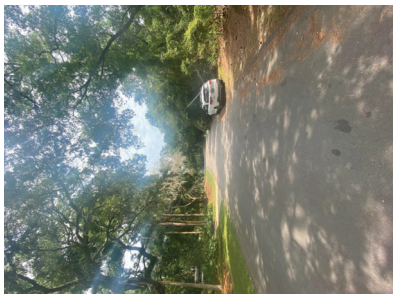
A001



a. right neighbor



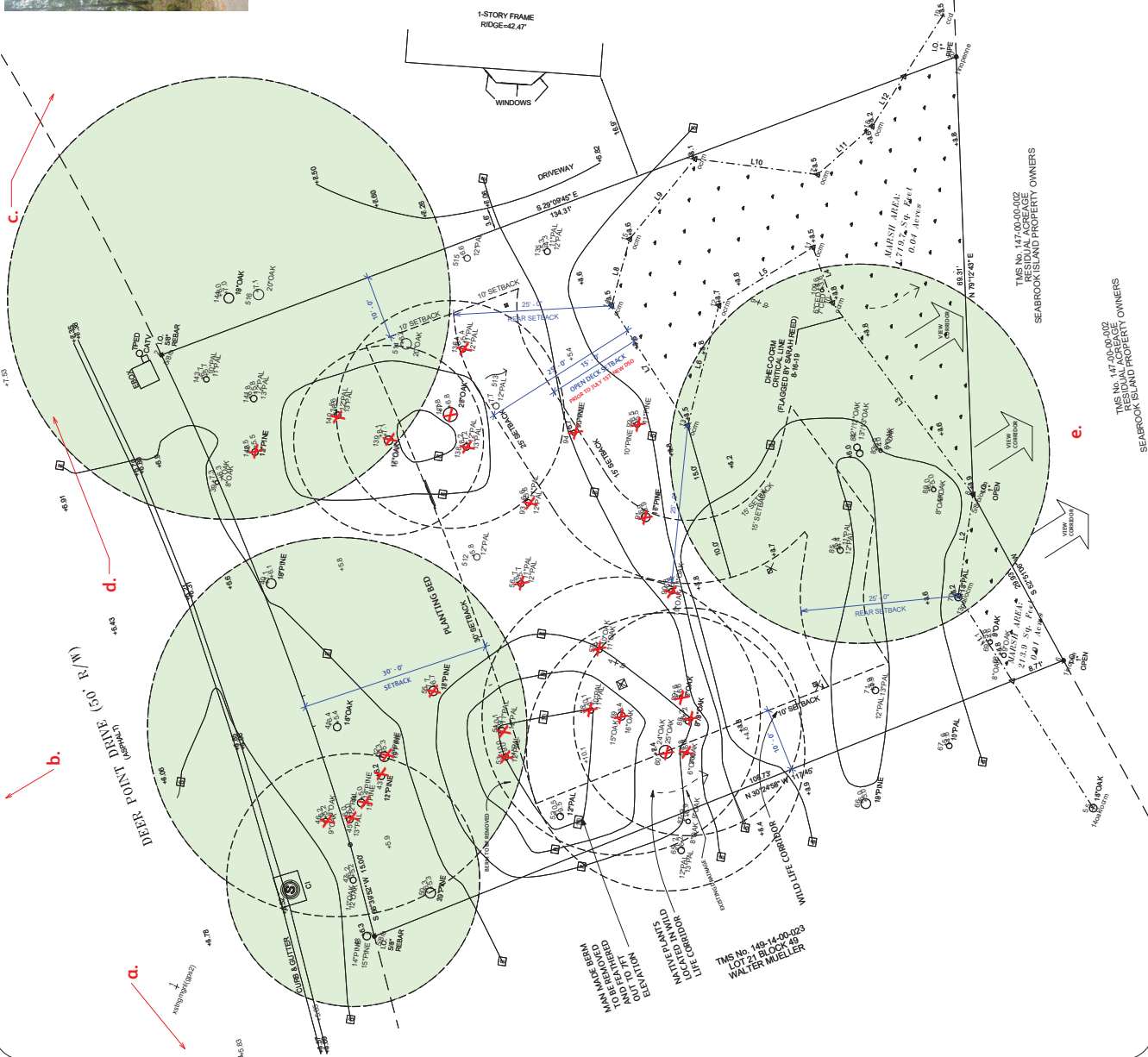
b. across neighbor



d. street view



e. view corridor

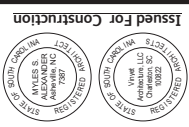


c.

d.

e.

THIS NO. 148-14-00-025
 LOT 21 BLOCK 13
 WALTER MUELLER
 SEABROOK ISLAND PROPERTY OWNERS



vinjet architecture
 contact@vinjet.com ashwin@vinjet.com
 rock hill sc 29385 853.575.2423 843.619.7692
 CHARLESTON SC 29405 803.324.5531

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 SEABROOK ISLAND, SC

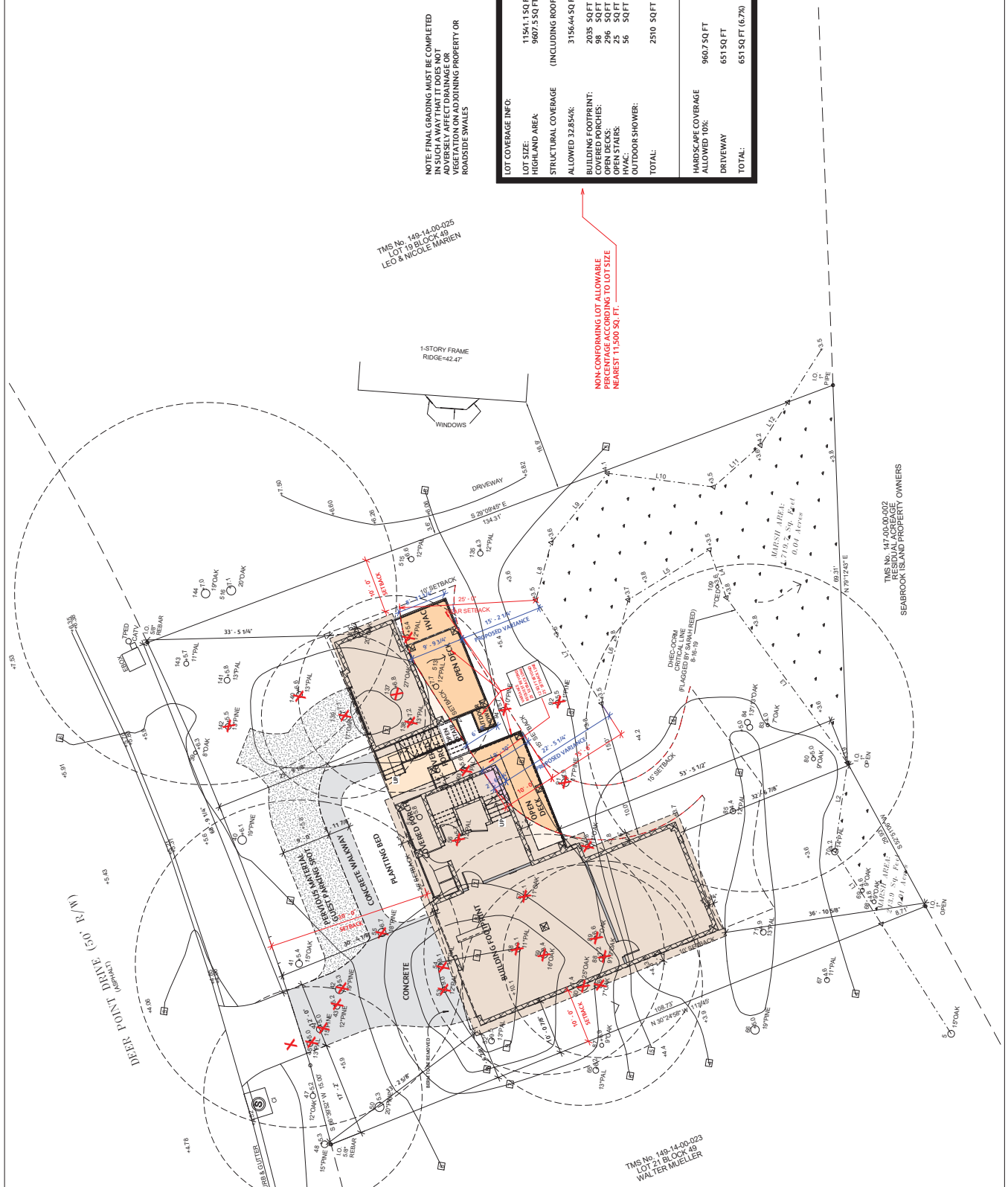
SITE PLAN - VARIANCE
 1/8" = 1'-0"
 A2133
 07.29.22

A003

NOTE: FINAL GRADING MUST BE COMPLETED IN SUCH A WAY THAT IT DOES NOT INTERFERE WITH THE ECODRAINAGE OR AGESTATION OF ADJACENT PROPERTY OR ROADSIDE SWALES.

LOT COVERAGE INFO:	
LOT SIZE:	11541.150 SQ FT
HIGH-LAND AREA:	9607.550 SQ FT
STRUCTURAL COVERAGE (INCLUDING ROOF OVERHANG):	3156.4450 SQ FT
ALLOWED 32.85%:	3835.65 SQ FT
BUILDING FOOTPRINT:	296.50 SQ FT
COVERED PORCHES:	296.50 SQ FT
OPEN DECKS:	25.50 SQ FT
OPEN STAIRS:	56.50 SQ FT
HVAC:	25.50 SQ FT
OUTDOOR SHOWER:	56.50 SQ FT
TOTAL:	2510.50 SQ FT (26.1%)
HARDSHIP COVERAGE ALLOWED 10%:	960.750 SQ FT
DRIVEWAY:	651.50 SQ FT (6.7%)
TOTAL:	651.50 SQ FT (6.7%)

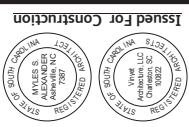
NON CONFORMING LOT ALLOWABLE PERCENTAGE ACCORDING TO LOT SIZE NEAREST 11,500 SQ. FT.



THIS NO. 149-14-00-025
 LOT 29 BLOCK 49
 LEO & NICOLE MARIEN

THIS NO. 147-00-00-002
 RESIDUAL ACRES
 SEABROOK ISLAND PROPERTY OWNERS

THIS NO. 149-14-00-023
 LOT 29 BLOCK 49
 WALTER MILLER



contact@vin-yet.com
 ashve@vin-yet.com
 803.324.5531 828.575.2423 843.619.7662
 Charleston



THE MEMBER OF THE BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS OF THE STATE OF SOUTH CAROLINA
 REGISTERED PROFESSIONAL ARCHITECT
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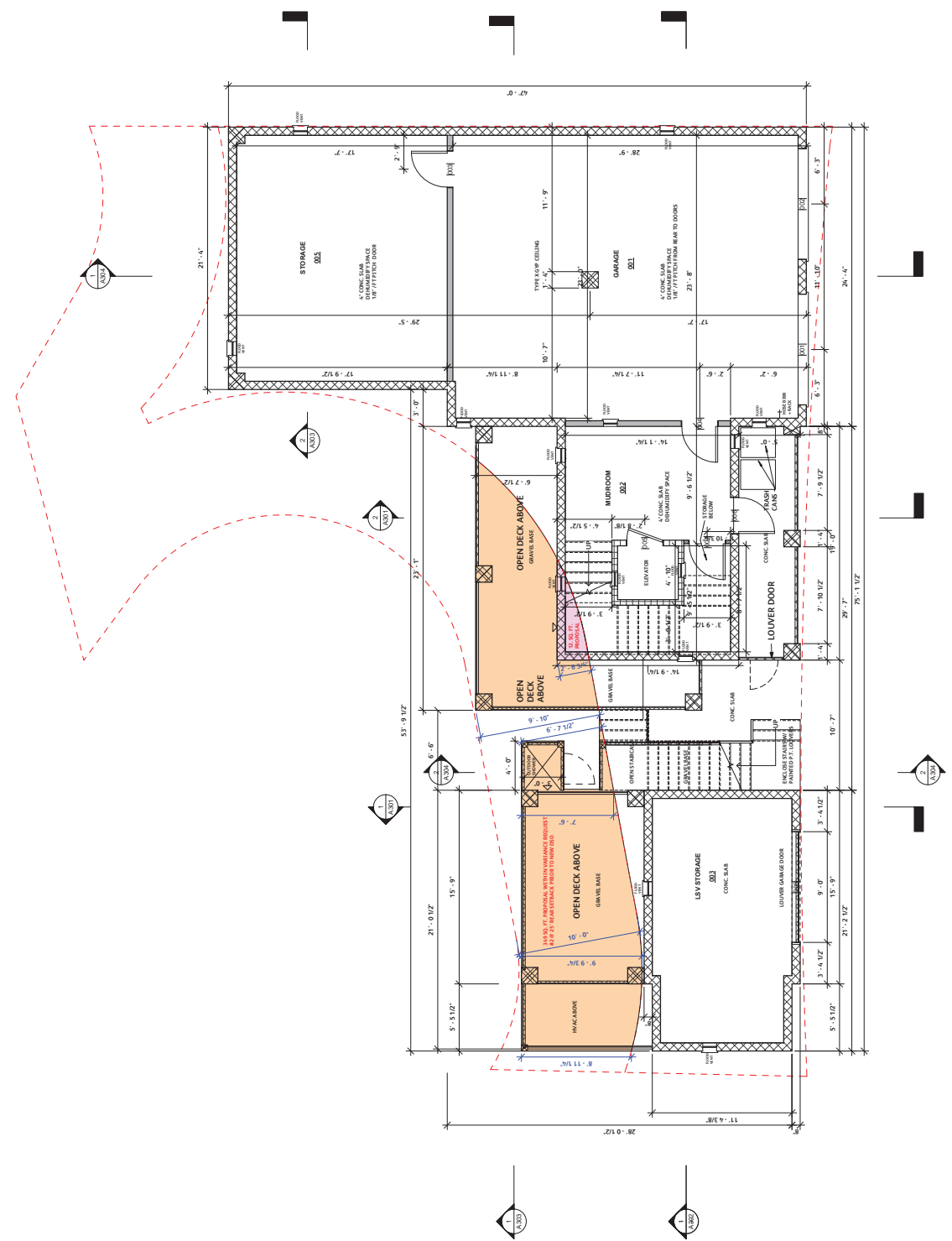
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2931 DEER POINT DR.
 SEABROOK ISLAND, SC

Lower Level Floor Plan
 1/4" = 1'-0"
 A2133
 07.29.22

A100

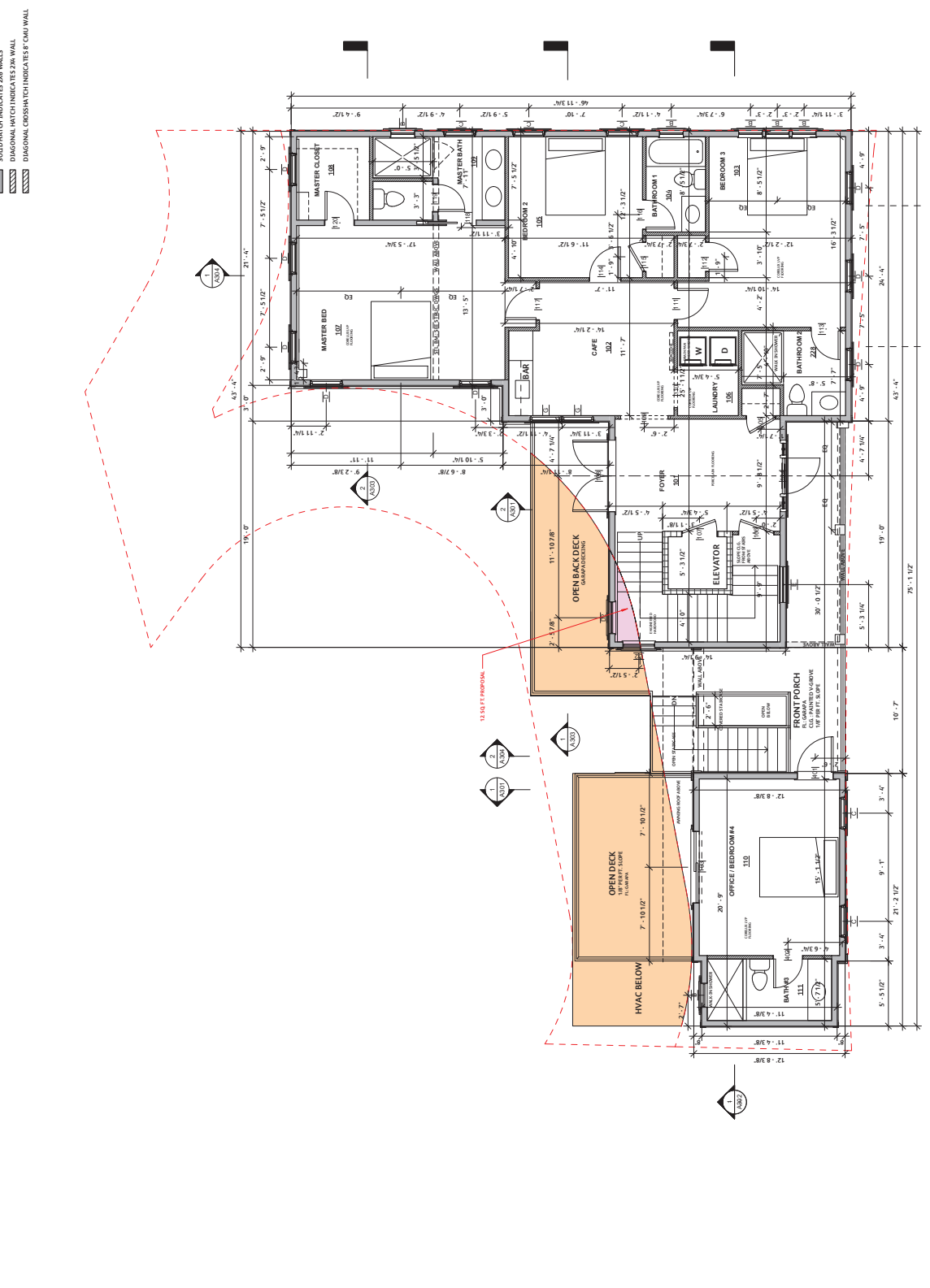
SOLID HATCH INDICATES 2x6 WALLS
 DIAGONAL HATCH INDICATES 2x4 WALL
 DIAGONAL CROSS-HATCH INDICATES 6 CMU WALL



Flood Notes

- All new construction and substantial improvements within the areas of Special Flood Hazard Areas (SFHAs) shall be elevated to the minimum required floor finish elevation. This includes, but is not limited to, the following:
 - Conditioned spaces, including but not limited to, living, dining, kitchen, and bedrooms.
 - Conditioned spaces, including but not limited to, living, dining, kitchen, and bedrooms, that are located so as to prevent water from entering or accumulating therefrom when the flooding is at a minimum of one foot above the base flood elevation.
 - Electricity receptacles and switches shall be located a minimum of one foot above the base flood elevation or on separate GFI circuit.
 - Enclosed areas below the lowest floor, including foundations, crawl spaces, basements, and other areas, shall be protected by a flood-resistant barrier. Flood barriers shall be watertight and capable of withstanding hydrodynamic pressure. Flood barriers shall be installed in accordance with the requirements of FEMA Technical Bulletin 7-7, titled "Flood Resistant Materials and Construction Requirements for Flood-Resistant Barrier Walls."
 - Conditioned spaces shall be elevated to the minimum required floor finish elevation as set forth in the Flood Hazard Elevation Determination (FHE) report prepared by an approved Professional Engineer or Architect. In areas of South Carolina where the minimum required floor finish elevation is less than the minimum required floor finish elevation for the Flood Hazard Elevation Determination (FHE) report, the minimum required floor finish elevation shall be the minimum required floor finish elevation as set forth in the Flood Hazard Elevation Determination (FHE) report. Every square foot of enclosed areas subject to flooding shall be provided. The barrier shall be constructed in accordance with the requirements of FEMA Technical Bulletin 7-7, titled "Flood Resistant Materials and Construction Requirements for Flood-Resistant Barrier Walls." Openings may be equipped with covers, valves, or other devices. The cover or valve shall be capable of withstanding the hydrodynamic pressure of the floodwaters. The cover or valve shall be installed in the most secure location on the openings (including area of screening or other covering that provides the best protection) against flooding.
 - Barrier walls shall be constructed in accordance with the requirements of FEMA Technical Bulletin 7-7, titled "Flood Resistant Materials and Construction Requirements for Flood-Resistant Barrier Walls."
- Conditioned spaces shall be elevated to the minimum required floor finish elevation as set forth in the Flood Hazard Elevation Determination (FHE) report prepared by an approved Professional Engineer or Architect. In areas of South Carolina where the minimum required floor finish elevation is less than the minimum required floor finish elevation for the Flood Hazard Elevation Determination (FHE) report, the minimum required floor finish elevation shall be the minimum required floor finish elevation as set forth in the Flood Hazard Elevation Determination (FHE) report. Every square foot of enclosed areas subject to flooding shall be provided. The barrier shall be constructed in accordance with the requirements of FEMA Technical Bulletin 7-7, titled "Flood Resistant Materials and Construction Requirements for Flood-Resistant Barrier Walls." Openings may be equipped with covers, valves, or other devices. The cover or valve shall be capable of withstanding the hydrodynamic pressure of the floodwaters. The cover or valve shall be installed in the most secure location on the openings (including area of screening or other covering that provides the best protection) against flooding.

SOLID HATCH INDICATES ZIR WALLS
 DIAGONAL HATCH INDICATES ZIR WALL
 DIAGONAL CROSS-HATCH INDICATES 8 CMU WALL



SQUARE FOOTAGE

FIRST FLOOR HEATED	1,610 SF
SECOND FLOOR HEATED	1,073 SF
TOTAL HEATED	2,683 SF
LOWER LEVEL COVERED PORCHES	1,478 SF
	224 SF
TOTAL UNDER ROOF	4,415 SF

NOTES: SQUARE FOOTAGE IS BASED ON THE EXTERIOR FACE OF THE WALLS. COVERED PORCHES ARE MEASURED TO THE EXTERIOR FACE OF THE PORCH WALLS. DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

A101

07.29.22

A2133

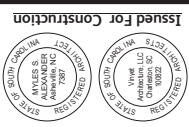
First Floor Plan
 1/4" = 1'-0"

RANDAZZO RESIDENCE
 2931 DEER POINT DR.
 SEABROOK ISLAND, SC

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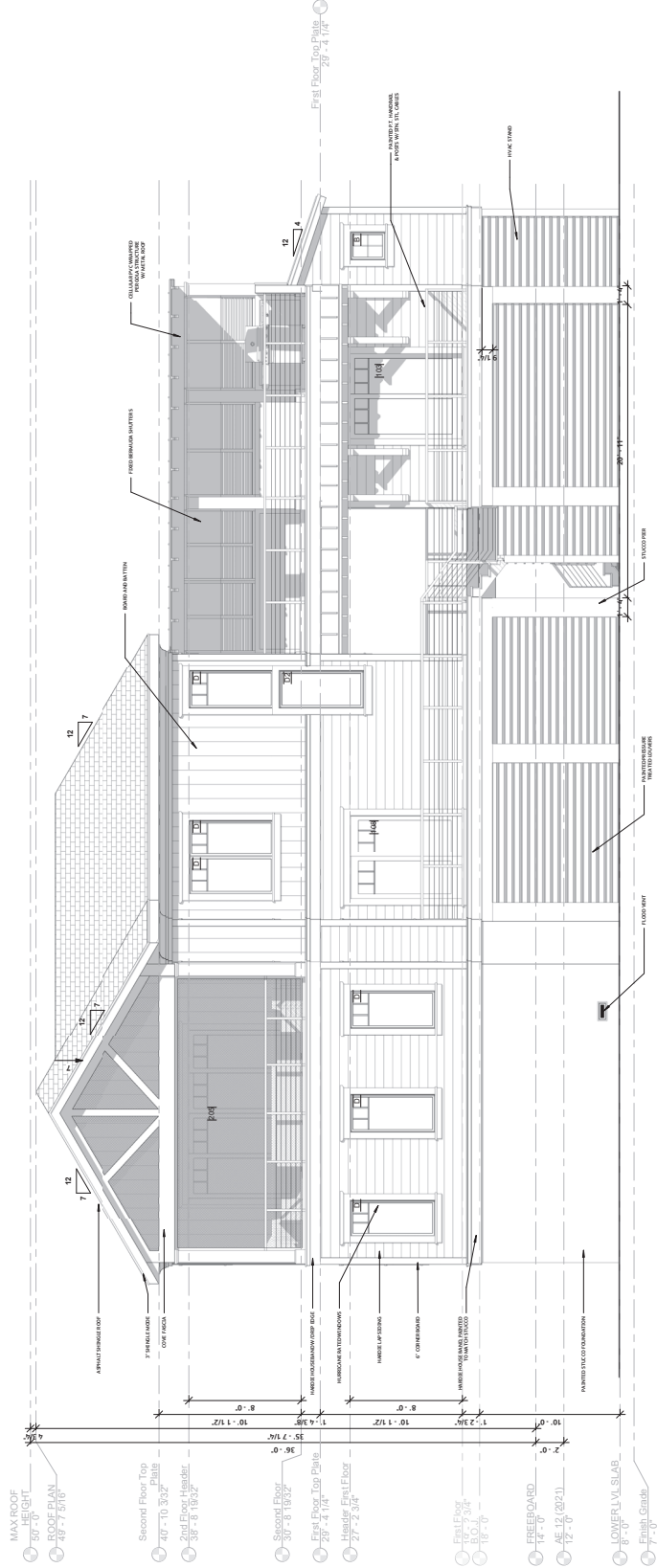
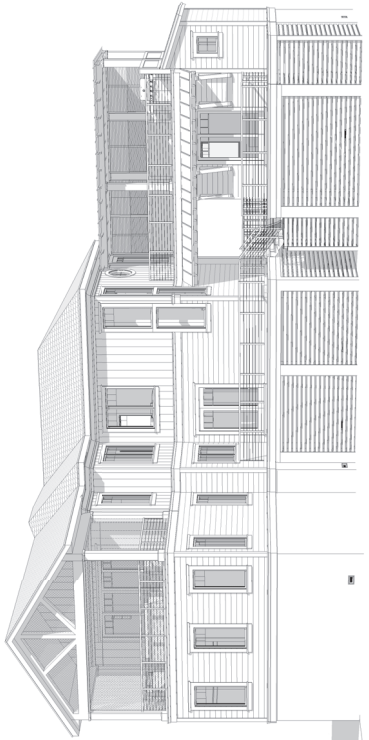


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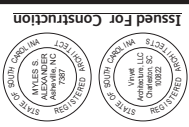
RANDAZZO RESIDENCE
 2931 DEER POINT DR.
 SEABROOK ISLAND, SC

Rear Elevation
 1/4" = 1'-0"
 A2133
 07.29.22

A203



- MAX. ROOF 36'-0" VERT
- ROOF PLAN 49'-7 5/16"
- Second Floor Top Plate 40'-10 3/32"
- 2nd Floor Header 38'-8 1/8 3/4"
- Second Floor 36'-0"
- First Floor Top Plate 35'-4 1/4 1/4"
- Header First Floor 27'-2 3/4"
- First Floor 30'-0"
- 10'-0"
- 12'-0"
- FREEMBOARD 14'-0"
- AE 12 (2021) 12'-0"
- LOWER LEVEL SLAB 8'-0"
- Finish Grade 7'-0"



Issued For Construction
 Vinet Architecture
 contact@vinet.com
 ashville 828.575.2423
 charleston 843.619.7662
 rock hill 803.324.5531

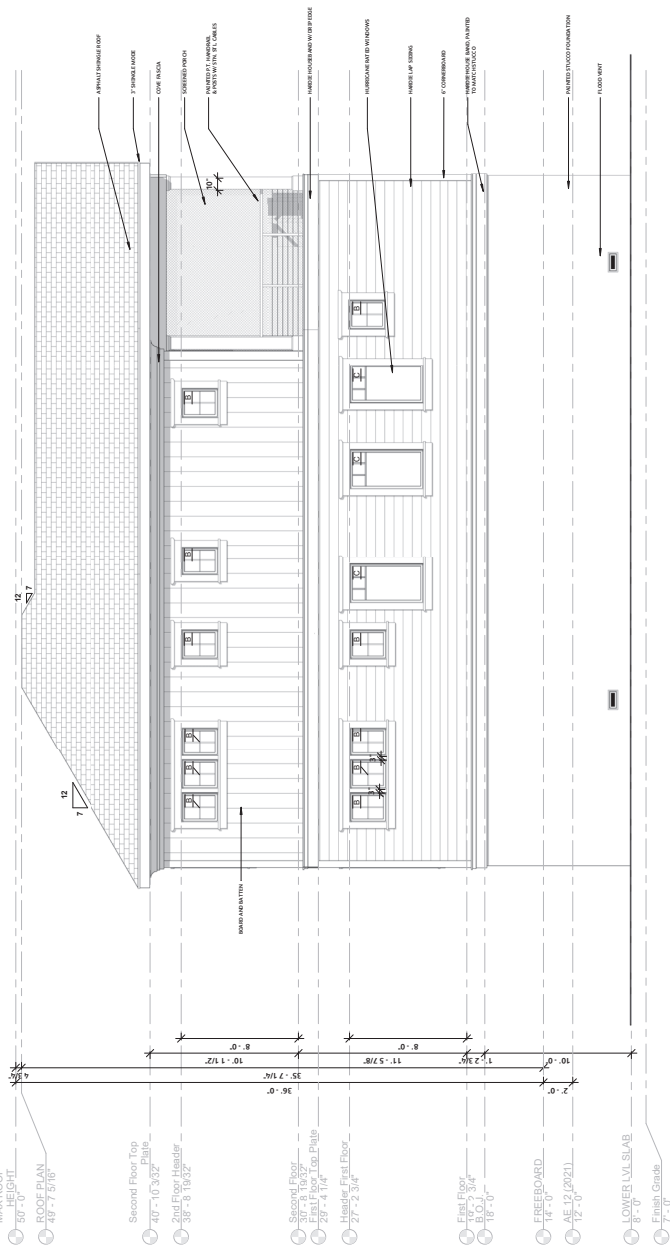
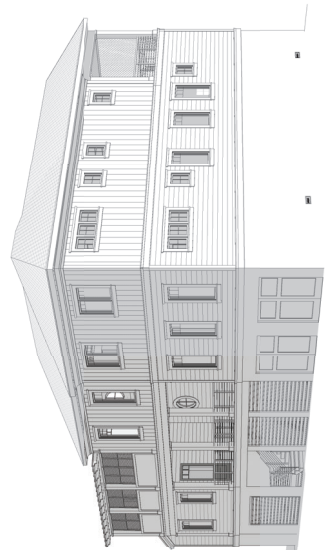


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RANDAZZO
 RESIDENCE
 2931 DEER POINT DR.
 SEABROOK ISLAND, SC

Right Elevation
 1/4" = 1'-0"
 A2133
 07.29.22

A204



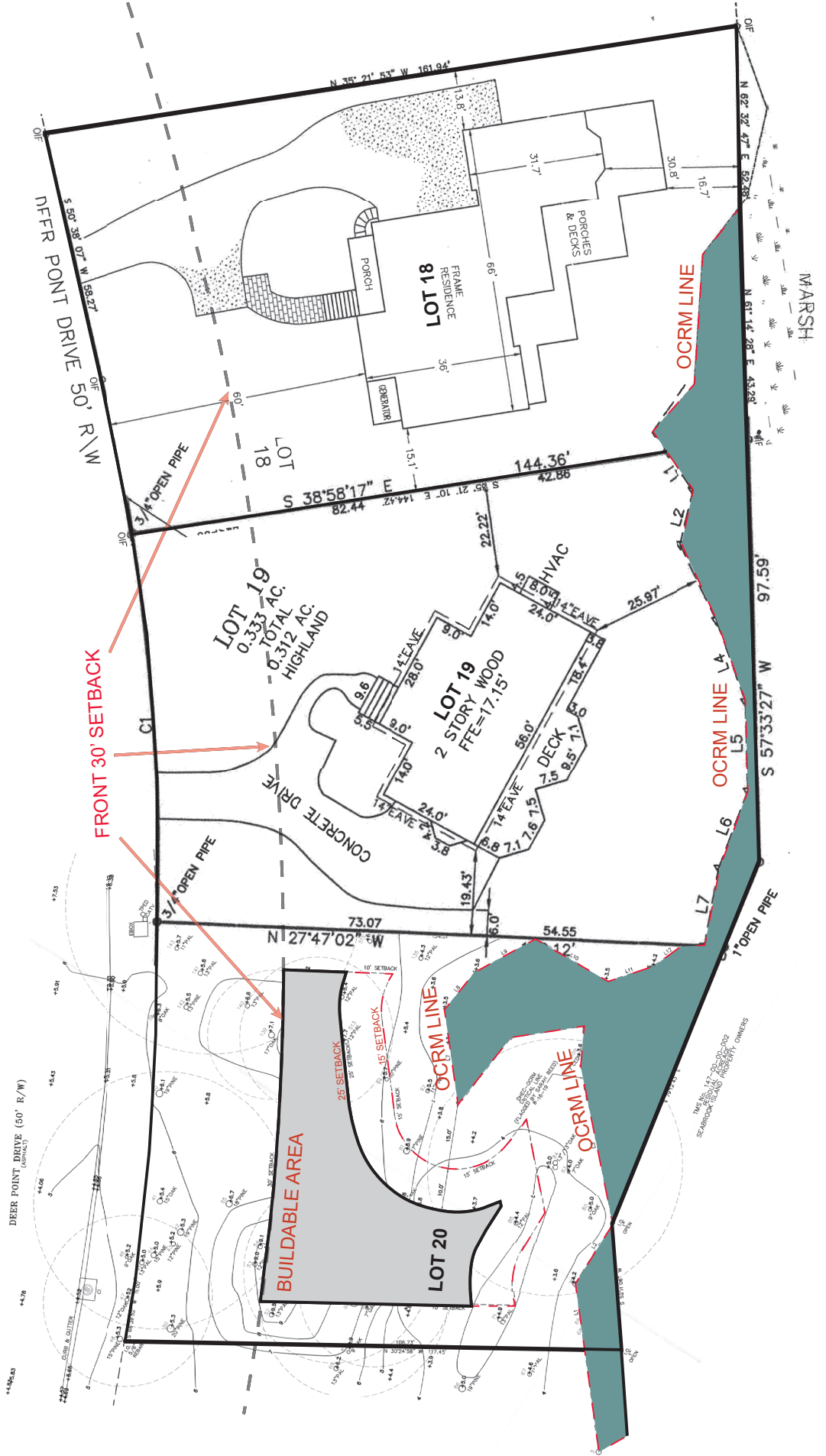
- MAX. ROOF
50'-0" EVEL
- ROOF PITCH
48' - 7.5/16"
- Second Floor Top
Plate
48' - 0" (5/32")
- 2nd Floor Header
38' - 0" (1/2")
- Second Floor
Sill - 18' - 0" (1/2")
Cap Plate
28' - 4" (1/4")
- Header First Floor
27' - 2" (3/4")
- First Floor
16' - 2" (3/4")
B.O. - 16' - 0"
- FREEBOARD
14' - 0"
- AE 12 (2021)
12' - 0"
- LOWER LVL SLAB
8' - 0"
- Finish Grade
7' - 0"



ATTACHMENT #6

Applicant's "Exhibit A"

EXHIBIT A





ATTACHMENT #7

ARC Approval



S E A B R O O K I S L A N D
P r o p e r t y O w n e r s A s s o c i a t i o n

December 28, 2021

Deer Point Realty, LLC
Anna and Frank Randazzo
155 E. 29th Street Apt. 12H
New York, NY 10016

via email: anna.v.moca@gmail.com
and: frandcrandazzo@yahoo.com

Re: Block 49 Lot 20 – 2931 Deer Point Drive #202101044

On December 7, 2021, the Architectural Review Committee (ARC) approved the following motion and notes regarding the Final Design Review Plans for Block 49 Lot 20, commonly referred to as 2931 Deer Point drive:

Architect, Bill Senst, and Landscape Architect, Leah Bell, presented final design plans for a new home on Deer Point Road. Discussed were the modifications made to incorporate the comments from the October 19, 2021, ARC meeting.

David Cruse moved to approve the Final Design Plans for Block 49 Lot 20 - 2931 Deer Point Drive with the following requirement:

- 1. Plants four to five feet (4'-0" to 5'-0") tall shall be used to screen guest parking areas.**

The motion was seconded by Veronica L'Allier and passed unanimously.

The approved plans per the stipulations above are :

“Randazzo Residence” prepared by Bill Senst, Architect, and sealed by Myles Alexander, Architect

- Sheets G001 and G003 dated 11/08/2021
- Sheets A001 and A002 dated 11/08/2021
- Sheets A100 - A103 dated 11/08/2021
- Sheet A201 - A204 dated 11/08/2021
- Sheets A301 - A304 dated 11/08/2021
- Sheets A600 and A601 dated 11/08/2021
- Sheets A700 - A703 dated 11/08/2021

and “2931 Deer Point Drive” prepared and sealed by Leah Bell, Landscape Architect

- Sheet L1.0 dated 11/04/2021
- Sheet L2.0 dated 11/04/2021
- Sheet L3.0 dated 11/04/2021

The approved materials/colors per the stipulations above are:

Bandboard: Cementitious board
Decking: IPE

Driveway and Walkways: Concrete
 Foundation Coating: Tabby stucco, Sherwin Williams “Mineral Deposit” SW7652
 Front Door: Mahogany
 Garage Door: Painted to match foundation
 Louvers: Painted, Sherwin Williams “Mineral Deposit” SW7652
 Railings: painted handrail
 Roof: CertainTeed Landmark “Pewter” and Sentriclad Architectural metal roof
 Siding: Cementitious Lap, Sherwin Williams “Gossamer Veil” SW9194
 Stairs: painted risers to match foundation
 Trim: Cementitious boards, Sherwin Williams “Gossamer Veil” SW9194

The approved exterior lighting fixtures per the stipulations above are:

Exterior Ceiling Fan: Wesley 52” oil rubbed bronze (no light)
 Exterior Sconces: Contempo Flush, dimmable flicker bulb
 Exterior Step Lights: AQLighting, 4” Cast brass round eyelid step/deck light

No other exterior house, stair or landscape lighting is approved at this time.

1 In addition to the requirements detailed in this motion, all improvements must also comply with the applicable version of the SIPOA ARC Policies and Procedures. The omission of any stipulation or requirement of the Policies and Procedures is not a waiver of said requirement.

Per ARC Policies & Procedures, this Conditional Approval is valid for *one year* from the approval date. Enclosed is a **Construction Commitment Form** and **Project Initiation Checklist** to be completed, signed by you and your contractor, and returned to the ARC Office. Please provide **a flash drive with a PDF formatted set of house plans, lighting, landscaping and colors and a printed set of plans to remain at the SIPOA ARC office.** In addition, you may be required to provide **a printed set of plans for each of the following: Charleston County, the Town of Seabrook Island, and your general contractor.** Please submit a **\$12,000.00 construction deposit** (\$6,000.00 each from the owner and the contractor). Upon receipt of these items and **approval of the onsite tree protection**, the plans will be stamped as approved. Lastly, a copy of the Building Permit is to be delivered to the ARC Office prior to beginning construction.

Additionally, the Construction Phase must meet the following requirements:

- A. Tree protection is to be installed per the approved plan, prior to plan approval and lot clearing. The tree protection defines the limits of construction activity (per §IV.A.1.c. & IV.A.3.d);**
- B. An six-inch (6”) deep base material of anti-tracking material, such as crushed gravel, stone, or mulch, is to be placed in the approved driveway or construction access location from the street to the property line or for a distance of twenty-five feet (25’), whichever is greater. This material shall be maintained and replenished as necessary until the driveway is installed;**
- C. The ARC is to be notified with specific proposed pruning details prior to any pruning/trimming of trees during the site-clearing process and during construction of the house. Additional pruning of any trees, vegetation and natural buffers on the lot is not permitted until after the home is framed. Once the home is framed and/or built, pruning requests may be submitted for review;**

- D. Colors are conditionally approved with the stipulation that final color approval is not granted until a 6' square sample (with trim colors(s) if applicable) is painted on the house and approved by the ARC;
- E. The landscape plan that is approved by the ARC prior to construction is not final until the plantings are reviewed by the ARC on-site. Additional plantings may be required after field evaluation;

Enclosed are the ARC Policies & Procedures for Residential Development (via email only) and a copy of ARC Policies & Procedures §IV – “Construction Site Guidelines.” The property owner is responsible for submitting an Exterior Alterations Request form if, at any step of the process, his/her plan deviates in any way from the approved plans. If it is found that deviations have been made for which the ARC has not issued written approval, the property owner shall be subject to the sanctions set forth in ARC Policies & Procedures Appendix B.

Documents that must be provided to the ARC office during the construction phase are: **an as-built foundation survey, an as-built final survey and a copy of the Certificate of Occupancy.** Finally, all construction must be completed within fifteen months of the date the Building Permit is issued by Charleston County.

Very truly yours,



Katrina Burrell
Director of Administration and Architectural Review

cc: Bill Sens via email
Leah Bell via email



ATTACHMENT #8

Letter from Property Owners

Dear Town of Seabrook Zoning Board Members,

We are writing regarding our application for a variance to build our home at 2931 Deer Point Drive.

For background, we have been coming to Seabrook for 20 years to visit family and friends and were very happily able to finally become members when we bought a condo in Live Oak Villas in 2020. It goes without saying but cannot be said enough that Seabrook might be one of the most special places in the world and is certainly a paradise for us. We enjoyed our condo tremendously, but quickly realized that with my husband's residual health effects from a stroke he suffered in 2015 and heart surgery he had in 2017 that the condo stairs weren't going to work for him.

We found the lot at 2931 Deer Point last June or July, and thought it offered a wonderful opportunity to build something that could recreate our condo but with an elevator and for my husband and covered parking to keep with Seabrook aesthetic. In short, we knew that with time and attention we could build a home there. With the help of Vinyet we were able to sketch a feasibility study as to how we could situate a small house on the property and meet the requirements of the then-existing zoning ordinance. We did a ton of work during our due diligence period to ensure that when we closed on the lot almost a year ago, in September, we were confident that we could build something that met the design standards and zoning requirement on that lot. During that period, I had a few conversations with Joe Cronin (the zoning administrator at the time) and Katrina Burrell, who explained the entire process and who could not guarantee anything but were both very encouraging of our plans. At that time the design we pursued with Vinyet was 100% compliant with the current setback rules except for a tiny corner – perhaps 12 square feet – that was needed to be able to add an elevator to go with our stairs. As I mentioned, the elevator was a must-have, and Mr. Cronin mentioned that if this small, backyard encroachment was due to health reasons it may not even require a variance.

We completed the design work and received approval from SIPOA's ARC approximately 7 months ago, in early January of 2022. We planned to submit the builder's application to SIPOA then, and then to the Town shortly thereafter, but due to builder-unavailability due to Covid we found ourselves waiting in line to engage and work with a builder. Most builders were years out in scheduling. Eventually however, Seth Cason and Luca Costabile from Casonbuilt became available, and they thought they could start in the summer. We then proceeded to secure our financing and work on other important details, like picking out windows and doors, etc. We were ultimately able to get the builder to submit the plans to ARC in June.

The ARC-stamping of our plans took a few weeks, but mostly because of the totally normal and realistic hiccups of who could get to the Island to pick up what when, when someone had a chance to drop something off, who had a scheduled vacation, etc. Again, a normal and realistic time-period but one that lasted three or four weeks instead of one or two. It all meant our plans got stamped not in late June but in early July.

We hope that you agree that due to the small size of the lot, the amount of property covered by the marsh, and the irregular lot dimensions, the new 25 ft rear setback would be a hardship for us.

I also want to close by saying that one of the reasons we love Seabrook so much is that it is a protected place. The governance – at all levels – is what makes it special, and we have tried incredibly hard in our design to respect the rules in our design. We don't take this variance lightly, we really did try to make it fit perfectly within the rules, but we did not anticipate the rules changing.

Many thanks for your time and attention.

Anna Moca and Frank Randazzo



ATTACHMENT #9

Property Deed

Exhibit "A"

All that certain lot, piece or parcel of land, situate, lying and being on Seabrook Island, Charleston County, State of South Carolina, and known and designated as Lot 20, Block 49, on a plat by W. L. Stephens, Jr., PE and RLS, dated March 11, 1987, entitled "Survey to Reestablish The Lot Line to Recreate Lots 20 and 21, Block 49, Seabrook Island, Charleston County, South Carolina", which plat is recorded in the Charleston County RMC Office in Plat Book BM, at Page 73.

Said property is subject to all applicable covenants, conditions, restrictions, limitations, obligations and easements of record affecting subject property.

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 being transferred is located at 2931 Deer Point Drive, Seabrook Island, Charleston County, South Carolina, bearing Tax Map Number 149-14-00-024 and was transferred by Deer Point Realty LLC to Anna Vanderwerff Moca and Frank Cosmo Randazzo on August 4th, 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 as distribution to a trust beneficiary.
 - (c) **XX** exempt from the deed recording fee because (See Information section of affidavit): **Exemption No. 1 – CONSIDERATION PAID LESS THAN \$100.00** (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 \$ _____.
 - (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 balance of this lien or encumbrance is \$ _____.

6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: 0.00
 - (b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here.)
 - (c) Subtract line 6(b) from Line 6(a) and place result here: 0.00

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

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

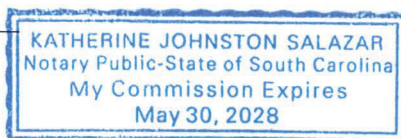
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Legal Representative:

[Signature] (Signature)
Buijt, Byars & Taylor, LLC

Sworn to before me this 4th
day of August, 2022.

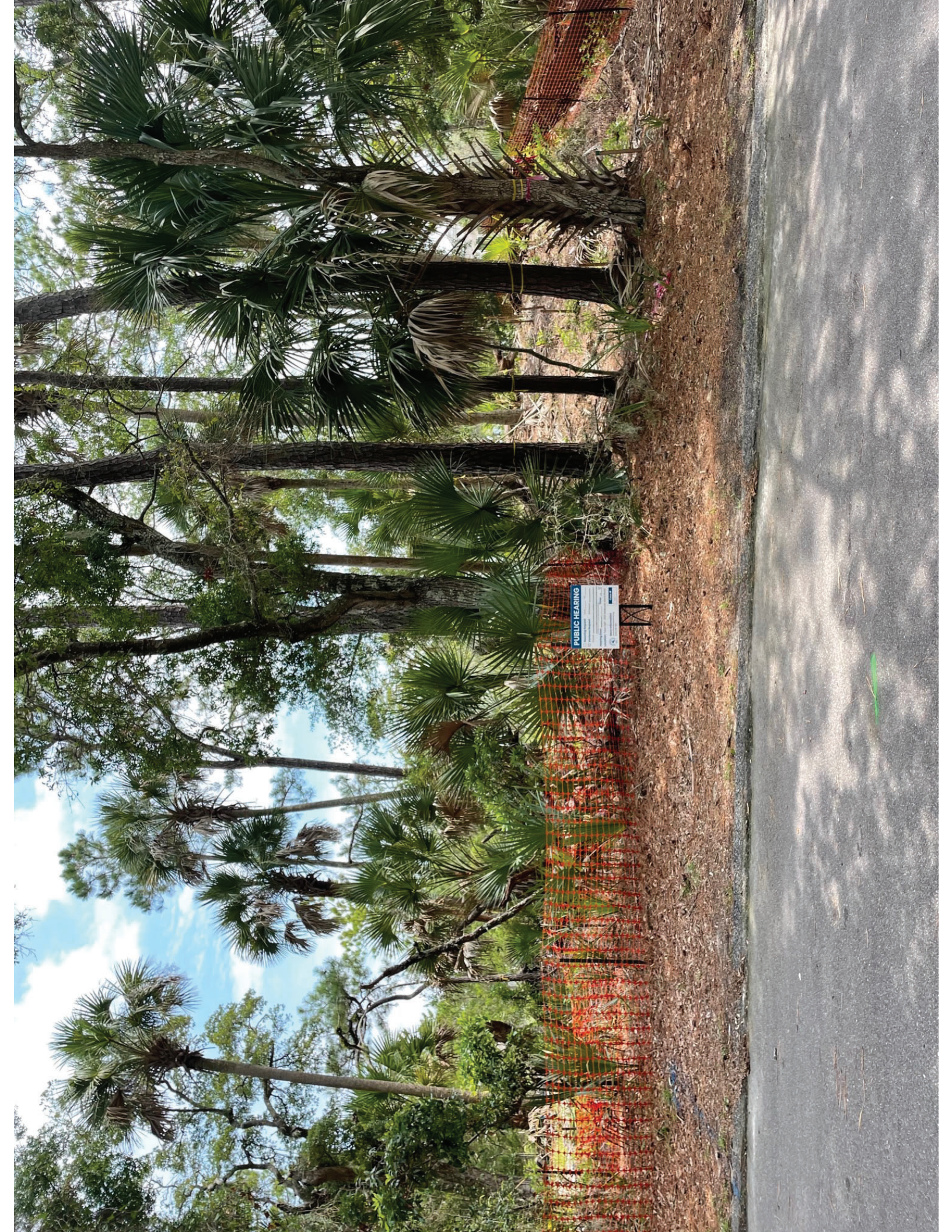
[Signature]
Notary Public for South Carolina
My Commission Expires: _____





ATTACHMENT #10

Site Photos



PUBLIC HEARING
[Additional illegible text]



















ATTACHMENTS #11 - 15

Public Notice Documents



PUBLIC HEARING NOTICE

TO: Neighboring Property Owners
FROM: Tyler Newman, Zoning Administrator
SUBJECT: Variance Request for 2931 Deer Point Drive (Variance #178)
DATE: August 2, 2022

Dear Property Owner:

The purpose of this letter is to notify you that the owners of **2931 DEER POINT DRIVE** have requested a **VARIANCE** from the zoning requirements of the Town's Development Standards Ordinance (DSO). The purpose of the variance request is to:

- **1) TO REDUCE THE REQUIRED CRITICAL AREA SETBACK FROM 25' TO APPROXIMATELY 22' 5" TO ALLOW FOR ENCROACHMENT OF A PROPOSED STAIRCASE AND ELEVATOR, AND 2) TO REDUCE THE REQUIRED CRITICAL AREA SETBACK FROM 25' TO APPROXIMATELY 15' 2" TO ALLOW FOR ENCROACHMENT OF A FIRST-FLOOR OPEN DECK, OUTDOOR SHOWER, AND HVAC STAND.**

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: Tues. September 6, 2022
PUBLIC HEARING TIME: 10:00 AM
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 10:00 AM 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

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LANITA, GA 30305

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ATLANTA, GA 30328-3556

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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2938 DEER POINT DRIVE
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100 Black Walnut Lane
Plymouth Meeting, PA 19462

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Adult Signature Restricted Delivery \$

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Street and Ap 224 Bedford Aly
City, State, Zi Johns Creek, GA 30024

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To THOMAS W DICKSON
Street and Ap 200 COLLEGE ST, STE 1800
City, State, Zi CHARLOTTE, NC 28282

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Sent To Kiawah Island Natural Habitat Conserv
Street and Ap 80 Kestrel Court
City, State, Zi Kiawah Island, SC 29455

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Sent To SEABROOK ISLAND PROPERTY OWNERS
Street and Ap 1202 LANDFALL WAY
City, State, Zi JOHNS ISLAND, SC 29455-6335

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Sent To DONNA K GILLEN
Street and Ap 5548 WATERFORD GREEN GLEN
City, State, Zi MARIETTA, GA 30068

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Adult Signature Restricted Delivery \$

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Total Postage and Fees \$

Sent To Deer Point Realty LLC
Street and Ap 3270 Tierney Place
City, State, Zi Bronx, NY 10465

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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RECEIVED
AUG 12 2022

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

(copy attached)

appeared in the issues of said newspaper on the following day(s):

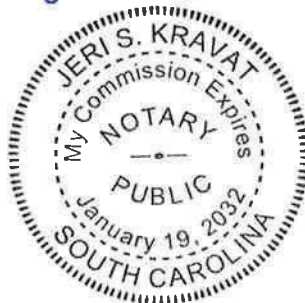
08/05/22 Fri PC
08/05/22 Fri CNW

at a cost of \$205.74
Account# 108294
Order# 2016073
P.O. Number:

Subscribed and sworn to before me this 5th day of August A.D. 2022

[Signature]
advertising clerk

[Signature]
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 9:30 a.m. on September 6, 2022, 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 # 178

APPLICANT:

Frank Randazzo & Anna Moca (Owners), Bill Sensi (Applicant)

ADDRESS:

231 West Point Drive

TAX MAP NUMBER:

149-14-00-024

ZONING DISTRICT:

R-SF2 Residential

CODE SECTION: §10.5.A.1

(Critical Area Setback)

VARIANCE REQUEST:

1) To reduce the required Critical Area Setback from 25' to approximately 22' 5" to allow for encroachment of a proposed staircase and elevator; and 2) To reduce the required Critical Area Setback from 25' to approximately 15' 2" to allow for encroachment of a first-floor open deck, outdoor shower, and HVAC stand

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 prior to the meeting using one of the following options:

• O N L I N E :

<https://www.townof-seabrookisland.org/variance-178.html>

• E M A I L :

towneman@townof-seabrookisland.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 9:30 a.m. at <https://www.youtube.com/channel/UCIKF8KNEAPHD1QKGIAGZ9>.

More information: For more information, please call (843) 768-9121.
AD # 2016073

PUBLIC HEARING

Rezoning Request From _____ To _____

Variance Request DSO Section: _____

Purpose: _____

Hearing Date: _____ Time: _____

Location: Town Hall - 200 Seabrook Island Road

More information www.seabrookisland.org Case # _____
(843) 769-5700 172

PUBLIC HEARING

Rezoning Request From: _____ To: _____

Variance Request DSO Section: 10.5.A.1 (Critical Area Setback)

Purpose: 1) To reduce the required Critical Area Setback from 25' to approximately 22'5" to allow for encroachment of a proposed Staircase and elevator, and 2) To reduce the required Critical Area Setback from 25' to approximately 16'2" to allow for encroachment of a first-floor open deck, outdoor shower, and HVAC Stand.

Hearing Date: September 6, 2022

Time: 9:30 AM
PM

Location: Town Hall – 2001 Seabrook Island Road



More Information
townofseabrookisland.org
(843) 768-9121

Case #

178

Parcel ID	Owner	Street Number	PROP_ST_NAME	Street Type	MAIL_ST_NO	MAIL_ST_NAME	Mailing City	Mailing State	Mailing ZIP
1491400034	DICKSON THOMAS W	2916	DEER POINT	DR	200	COLLEGE ST, STE 1800	CHARLOTTE	NC	28282
1491400038	DIMARZO ROBERT	2938	DEER POINT	DR	2938	Deer Point Drive	JOHNS ISLAND	SC	29455
1491400026	DOANE MARK L TRUST	2923	DEER POINT	DR	2923	DEER POINT DR	SEABROOK ISLAND	SC	29455
1490500147	Sirianni Anthony / Lind Kim Michelle	2947	DEER POINT	DR	145	Henry Rd	Brewster	MA	2631
1491400001	GELLERSTEDT LAWRENCE L III	3021	MARSH GATE	DR	12	CHATHAM RD NW	ATLANTA	GA	30305
1491400002	GILLEN DONNA K	3029	MARSH GATE	DR	5548	WATERFORD GREEN GLEN	MARIETTA	GA	30068
1491400035	GWYN J RICHARD	2920	DEER POINT	DR	462	FAIRTREE DR	SEVERNA PARK	MD	21146-3138
1491400039	Foster Jon D /Foster Jennifer N	2942	DEER POINT	DR	60	Wrentham Drive	Medford	NJ	8055
1491400037	KEMMELING ANDREW L	0	DEER POINT	DR	224	Bedford Aly	Johns Creek	GA	30024
1490500148	KRUPINSKI WANDA	2937	DEER POINT	DR	2937	DEER POINT DR	JOHNS ISLAND	SC	29455
1491400036	LASSITER JOHN W	2928	DEER POINT	DR	2928	DEER POINT DR	SEABROOK ISLAND	SC	29455
1490500149	LEWINSTEIN STACEY ANN	2946	DEER POINT	DR	670	RIVER CHASE RDG NW	ATLANTA	GA	30328-3556
1491400025	MARIEN LEO ERNEST Jr	2927	DEER POINT	DR	2927	DEED POINT DR	JOHNS ISLAND	SC	29455
1491400023	Goodlett Lisa Marie	2935	DEER POINT	DR	2452	Stono Watch Drive	Johns Island	sc	29455
1470000001	SEABROOK ISLAND PROPERTY OWNERS	0	SEABROOK ISLAND	RD	1202	LANDFALL WAY	JOHNS ISLAND	SC	29455-6335
1470000002	SEABROOK ISLAND PROPERTY OWNERS	0	SEABROOK BEACH	RD	1202	LANDFALL WAY	JOHNS ISLAND	SC	29455-6335 Duplicate
1491400061	SEABROOK ISLAND PROPERTY OWNERS	0	DEER POINT	DR	1202	LANDFALL WAY	JOHNS ISLAND	SC	29455-6335 Duplicate
1491400022	SEABROOK ISLAND PROPERTY OWNERS	0	MARSH GATE	DR	1202	LANDFALL CT	JOHNS ISLAND	SC	29455-6335 Duplicate
1491400024	Deer Point Realty LLC	2931	DEER POINT	DR	3270	Tierney Place	Bronx	NY	10465
1491400028	Kiawah Island Natural Habitat Conser	2915	DEER POINT	DR	80	Kestrel Court	Kiawah Island	SC	29455
1491400027	Martin Michael J	2919	DEER POINT	DR	100	Black Walnut Lane	Plymouth Meeting	PA	19462