

TOWN OF SEABROOK ISLAND

Board of Zoning Appeals Meeting
September 9, 2021 – 2:30 PM



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

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

- [Instructions for Joining & Participating in the Virtual Public Hearing](#)
- To join by computer, tablet or mobile device: [Click here to access Zoom Meeting](#)
- To join by phone: Call (646) 558-8656 **Please note that long distance rates may apply**
- Meeting ID: 819 5351 5474 Passcode: 811930

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: [Variance #176](#)
- Email: jcronin@townofseabrookisland.org
- Mail or Hand Deliver: 2001 Seabrook Island Road, Seabrook Island, SC 29455

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Board of Zoning Appeals Meeting: August 20, 2021 [Pages 3–4]

PUBLIC HEARING ITEMS

1. Variance # 176 [Pages 5–229]

APPLICANT:	Brian David Connelly Trust & Sabine Juliane Preuss Trust (Owners), Kirk Boone (Applicant)
ADDRESS:	3764 Seabrook Island Road
TAX MAP NUMBER:	147-13-00-001
ZONING DISTRICT:	PUD / SR Single-Family Residential
CODE SECTION:	§ 7.60.20.10. Front Yard Setbacks (30 feet required) and

§ 9.30. Oceanfront and North Edisto River Property Setbacks
(30 feet from landward edge of the primary dune or revetment
required)

**VARIANCE
REQUEST:**

To allow a portion of a proposed single-family home to encroach up to 4 feet into the required 30-foot front yard setback and to allow the oceanfront portion of the proposed home to be built to the SCDHEC-OCRM Beachfront Setback Line rather than 30 feet from the landward edge of the primary dune or revetment

ITEMS FOR INFORMATION / DISCUSSION

There are no Items for Information / Discussion

ADJOURN

TOWN OF SEABROOK ISLAND

Board of Zoning Appeals Meeting

August 20, 2021 – 2:30 PM

Town Hall, Council Chambers
2001 Seabrook Island Road



MINUTES

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

Absent: Janet Gorski

Guests: Kirk Boone, Brian Connelly

Chairman Sewell called the meeting of the Board of Zoning Appeals to order at 2:32 PM. Zoning Administrator Cronin confirmed that the requirements of the Freedom of Information Act were fulfilled, and the meeting was properly posted.

APPROVAL OF MINUTES

1. **Board of Zoning Appeals Meeting: July 30, 2021:** Mr. Fox made a motion to approve the minutes from the July 30, 2021, meeting. Mr. Leggett seconded the motion. The motion was **APPROVED** by a vote of 4-0.

ITEMS FOR INFORMATION / DISCUSSION

There were no Items for Information / Discussion

SITE VISIT

Zoning Administrator Cronin distributed copies of the following variance application to members of the Board and provided a brief overview of the request:

- **Variance #176:** 3764 Seabrook Island Road (To reduce the 30' Front Yard Setback required by Sec. 7.60.20.10 and to revise the Oceanfront Setback required by Sec. 9.30)

Public notice of the site visit was provided pursuant to the South Carolina Freedom of Information Act and the posted meeting agenda contained the following provision: *"The site visit will take place behind the Seabrook Island Property Owners Association security gate. Any individual wishing to observe the site visit who does not have access behind the security gate should contact (843) 768-5321 for assistance prior to the meeting."*

Chairman Sewell noted that the purpose of the site visit was for observational purposes only, and no testimony would be heard pertaining to the variance application.

The meeting was recessed at approximately 2:37 PM. Board members then traveled individually to 3764 Seabrook Island Road. Staff members at Town Hall were notified that the Board was traveling to the site, and anyone coming to Town Hall to observe the site visit should be directed to that location.

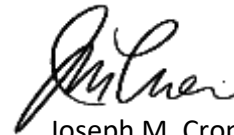
Mr. Pinckney left the meeting at 2:37 PM.

1. **3764 Seabrook Island Road**: The Board reconvened at approximately 2:52 PM at 3764 Seabrook Island Road. Board members observed the site, as well as neighboring properties in the vicinity of the site. Board members asked general questions regarding the proposed variance; however, no testimony was received. Mr. Kirk Boone (applicant) and Mr. Brian Connelly (owner) participated in the site visit.

Mr. Fox and Mr. Leggett left the meeting at approximately 3:00 PM.

The meeting was adjourned at 3:05 PM.

Minutes Approved: July 30, 2021



Joseph M. Cronin
Zoning Administrator



MEMORANDUM

TO: Town of Seabrook Island Board of Zoning Appeals Members
FROM: Joseph M. Cronin, Town Administrator/Zoning Administrator
SUBJECT: Variance Application # 176 – 3764 Seabrook Island Road
MEETING DATE: September 9, 2021

Variance Application #166

Applicants:	Brian David Connelly Trust & Sabine Juliane Preuss Trust (Owners) Kirk Boone (Applicant)
Location:	3764 Seabrook Island Road
Tax Map Number:	147-13-00-001
Zoning District:	PUD / SR Single-Family Residential
Code Section(s):	§ 7.60.20.10. Front Yard Setbacks (30 feet required) and § 9.30. Oceanfront and North Edisto River Property Setbacks (30 feet from landward edge of the primary dune or revetment required)
Purpose:	To allow a portion of a proposed single-family home to encroach up to 4 feet into the required 30-foot front yard setback and to allow the oceanfront portion of the proposed home to be built to the SCDHEC-OCRM Beachfront Setback Line rather than 30 feet from the landward edge of the primary dune or revetment

Overview

The Town has received a variance application from the Brian David Connelly Trust & Sabine Juliane Preuss Trust, the owners of Charleston County Tax Map # 147-13-00-001, as well as a prospective purchaser of the property, Mr. Kirk Boone (collectively, the “Applicants”). The Applicants are requesting a reduction in the 30-foot front yard setback and a modification of the beachfront setback requirement to allow for construction of a new 3,100 square foot single-family residence at 2764 Seabrook Island Road (Block 16, Lot 1).

According to Charleston County tax records, the existing parcel was subdivided in 1974. The property was sold by the Seabrook Island Club along with the neighboring lot (3760 Seabrook Island Road) to Brian D. Connelly and Sabine J. Preuss in October of 1994 at a combined cost of \$60,000. The property was subsequently transferred to Brian David Connelly Trust & Sabine Juliane Preuss Trust in January of 2015. The property is currently under contract for sale to Mr. Boone.

§ 7.60.20.10 of the DSO requires a minimum front yard setback of 30 feet from the front property line. At its closest point, the proposed home will be located approximately 21 feet from the front property line. Because the property is an oceanfront lot, it is also subject to enhanced beachfront setbacks on the rear. For this particular property, the most restrictive (or landward) setback

required by § 9.30.20 is 30 feet from the landward edge of the primary dune or the dune formed by an existing revetment.

Code References:

- a. **§ 7.60.20.10. Minimum Rear Yard Setback.** Thirty (30) feet.
- b. **§ 9.30. Oceanfront and North Edisto River Property Setbacks.**

§ 9.30.10. Applicability. For purposes of this Section, oceanfront and North Edisto River property shall be defined to be all property situated adjacent to the Atlantic Ocean, beaches, primary oceanfront sand dunes, or estuarine shorefront within ½ mile of the Atlantic Ocean, as these terms are defined and/or regulated by the SC Coastal Tidelands and Wetlands Act, as amended.

§ 9.30.20. Minimum Setbacks. For all oceanfront and North Edisto River property, the minimum required setback from the ocean for any structure shall be the greater (most landward) of:

§ 9.30.21. The setback line mandated by the SC Coastal Tidelands and Wetlands Act of 1977 (State Code Sections 48-39-10 et seq.), as amended in 1988 and thereafter; and

§ 9.30.22. A line drawn parallel to the front (street side) property line and extending from the front property line the distance equal to seventy-five (75%) percent of the platted, average lot depth as measured from the front property line; and

§ 9.30.23. In no event shall construction be closer than (seaward of) thirty (30) feet landward from the landward edge of the primary dune or the dune formed by any existing revetment.

The property is currently zoned SR Single-Family Residential, and a single-family residence is a permitted use by-right.

The property is 21,069.25 square feet in area. A total of 10,377.65 (or 49.25% of the lot) is designated as "highland." Once the setbacks are applied, the total buildable area is 1,386 square feet (13.35% of the highland area and 6.57% of the total lot area)

Based on the site plan submitted with the variance application, the proposed home will comply with the 10-foot side yard setback requirement. Any driveway (not currently shown) would need to be set back at least 3 feet from the side property line. The proposed structure will also comply with the 36-foot maximum height requirement.

In order to allow for construction of the proposed screened porch, the Applicants are requesting the following variance from the requirements of the DSO:

TYPE	REQUIRED PER DSO	VARIANCE (REQUESTED)
Front Yard Setback	30 feet (§ 7.60.20.100)	Reduce the front yard setback requirement from 30 feet to approximately 26 feet (4-foot encroachment)
Oceanfront Setback	30 feet from the landward edge of the primary dune or the dune formed by an existing revetment (§ 9.30.23)	To allow the oceanfront portion of the proposed home to be built to the SCDHEC-OCRM Beachfront Setback Line (§ 9.30.21)

In their application, the Applicants are requesting relief from the front yard and oceanfront setback requirements for the following reasons:

- a) The size of the lot is small, 21,069 SF (0.48 acres) and the highland area is only 10,378 SF (0.24 acres). Additionally, the buildable lot area tapers down from east to west with the beachfront baseline making a trapezoid shape with a very small build-able area.
- b) With the current setback restriction, the build-able area is a triangle of 1,386 SF, which is 6.57% of the total lot area and 13.35% of the Highland area.
- c) Other beach-front lots in the vicinity are deeper and have a much greater area of highland, do not have an angular taper with the beachfront baseline.
- d) If the rear setback is measured as 30' from the top of the revetment, per Seabrook Island zoning for beachfront lots, the build-able area becomes a 1,386 SF right triangle. Once the inefficient corners of the triangle are taken out, the building footprint become less than 900 SF including decks, thus making the lot effectively un-buildable.
- e) The encroachment into the front yard will allow the design of the entry and roof eave to be consistent with the other architecture on the Island and will complement the design. This is being requested for architecturally aesthetic reasons.
- f) The variance would maintain the SC DHEC/OCRM beachfront setback line on the rear, and with this, the beach facing side of the new home would not be any further seaward than the home on the adjoining lot. The other adjoining lot is owned by Seabrook Island and is intended for golf cart parking. And the variance would allow the building of a home approx. 3,100 SF that would be in keeping with the size and elevation massing of the other homes nearby. This variance would also architecturally enhance the design and look of the home from the street.

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 9, 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.
- 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,



Joseph M. Cronin

Town Administrator/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:

Application & Property Information		
1	Variance Application	p. 11-18
2	Property Survey	p. 19-20
3	Site Plan & Architectural Drawings	p. 21-32
4	Subdivision Plat (1974)	p. 33-34
5	Property Photos	p. 35-43
6	Zoning Map	p. 44-45
7	Aerial Image	p. 46-47
8	FEMA Flood Zone	p. 48-49
9	Title to Real Estate	p. 50-56
10	Property Information Card	p. 57-58
11	Public Hearing Notice – Letter to Neighboring Property Owners	p. 59-60
12	Public Hearing Notice – List of Neighboring Property Owners	p. 61-62
13	Public Hearing Notice – U.S.P.S. Certified Mail Receipts	p. 63-64
14	Public Hearing Notice – Post and Courier Legal Ad	p. 65-67
15	Public Hearing Notice – Property Posting	p. 68-69

Other Information		
16	Neighboring Property Information: - 3760 Seabrook Island Road	p. 70-80

Written Correspondence Regarding the Proposed Variance Request		
17a	Correspondence in Support of the Variance Request - 2 Messages Received	p. 81-83
17b	Correspondence in Opposition to the Variance Request - 134 Messages Received	p. 84-227
17c	Correspondence from SIPOA - 1 Message Received	p. 228-229



ATTACHMENT #1

Variance Application

July 23, 2021

Joe Cronin
Town Administrator
Town of Seabrook Island
2001 Seabrook Island Road
Seabrook Island, SC 29455

Re: Variance Request for 3764 Seabrook Island Road

Dear Mr. Cronin,

Please find attached our request for a variance, along with the required exhibits and plans, for front and rear setback requirements for the single-family lot located at 3764 Seabrook Island Road on Seabrook Island.

We currently have the lot in question under contract and are prepared to close and begin the full architectural review process with SIPOA, and then begin building as soon as that is approved. But first we must be assured the variance for the setbacks are approved so that we know the lot is buildable. I respectfully add that time is of the essence with this request, as we have a limited time on our purchase contract due diligence period.

We have submitted the preliminary plans to Seabrook Island Property Owners Association as required with the Variance Request, and Katrina Burrell, the Director of Architectural Review with SIPOA, advised me that they will be sending you their letter and comments directly.

As you can see from the request and the survey, the current buildable area with the setbacks as allowed is the shape of a triangle and is 1,386 SF. As a triangular shape is particularly inefficient for usable area in home construction, this buildable area would effectively prohibit or unreasonably restrict the utilization of the property, as noted in a criteria for review.

As shown on the Variance exhibits, if approved, we are proposing a home that is 3,100 SF, which we believe is a good size for not only the size of the lot, but also for the particular location in the Island.

As an overview of our request, please note the following:

- A. The primary request we are making to allow the Rear (Beach Front) setback revert to the SC DHEC requirement which is shown as the 20' Beachfront Baseline Setback on the survey. This is approximately 10' further towards the beach than the Seabrook Island setback requirement of 30' from the top of the revetment. But in no case would the setback be further toward the beach than is allowed by the State setback requirement.

- B. Secondly, we respectfully ask that you consider a variance on a portion of the Front (Street Front) setback. To minimize any Front setback variance, we have taken the following design measures:
1. To create a more pleasing and balanced street facade we designed the ground to main floor steps "inside" the house proper instead of the typical external stair design.
 2. This allows the main to second floor stairs to stack above the ground to main floor stairs and minimizes the need to encroach front setback anymore that currently requested.
 3. To offset the wide, tall facade we pulled the porch, upper sitting area and stairs forward a few feet of main wall which allows the use of a gable roof that runs perpendicular to main ridge.
 4. We feel that the dimensional offset of front wall plane and the undulation of the roofscape creates a more attractive street facade.

But with even taking these design measures we would still need the front porch wall to be allowed to encroach 48 inches into the front setback, and the overhang at gable roof will encroach an additional 12 inches, and that is included as part of the request.

We hope that you find our variance application complete, and worthy of consideration.

On a personal note, our family has been coming to Seabrook Island for vacations since 1995. My parents owned properties over the years at Ocean Winds, High hammock, and Pelican Watch. We are very excited about the prospect of having such a nice home in Seabrook Island as it has been our dream for many years. This will eventually be our fulltime residence and we are looking forward to being a part of the community.

Please let me know if you have any questions, and we look forward to presenting these items at the public hearing and board meeting in person.

Sincerely,



Kirk C. Boone

825C Merrimon Ave
#355
Asheville, NC 28804
phone: 828-231-3680



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	3764 Seabrook Island Road, Seabrook Island, SC 29455				
Tax Map Number	147-13-00-001	Block	16	Lot	1
Lot Size (Square Feet)	21,069.25				
Is this property subject to an OCRM critical line? (eg. Marsh or Beachfront Lots)	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/> No		
Is this property subject to private restrictions or covenants? (eg. SIPOA or regime)	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/> No		

2. APPLICANT(S)

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

Applicant Name(s)	Kirk Boone	
Applicant Address	825-C Merrimon Ave, Box 355, Asheville NC 28804	
Applicant Phone Number	828-231-3680	
Applicant Email Address	kcbashevillenc@gmail.com	
If the Applicant is <u>NOT</u> an owner of the property, what is the relationship to the Property Owner(s)?	Applicant has property under contract	

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)	Brian David Connelly Trust, and Sabina Juliane Preuss Trust
Owner Mailing Address	127 N Tryon St., Unit 305, Charlotte NC, 28202-1171
Owner Phone Number	c/o Myles McLaughlin 843-478-5935
Owner Email Address	c/o Myles@handsomeproperties.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	7-12-21
Date	7/12/21

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	7-12-21
Date	

OFFICE USE ONLY

Date Filed:	Variance Application #:	Hearing Date:
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5. VARIANCE REQUEST

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

Construct a single family home.

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): See attached Section 5 Addendum

2) DSO Requirement(s): See attached Section 5 Addendum

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 Section 5 Addendum

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

See attached Section 5 Addendum

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 Section 5 Addendum

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 Section 5 Addendum

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.

SECTION 5 ADDENDUM

5. VARIANCE REQUEST

- A. The proposed scope of work is to build a new single-family home of approximately 3,100 SF.
- B.
- 1) *Section 9.30 Oceanfront and Edisto River Setback and secondly Section 7.60.20 Single Family Front and Rear Setbacks*
 - 2) *9.30.23. In no event shall construction be closer than (seaward of) thirty (30) feet landward from the landward edge of the primary dune or the dune formed by any existing revetment. And secondly § 7.60.20.10. Front: Thirty (30) feet.*

C.

- 1) For the Rear Setback (Beachfront Setback), Section 9.30:
The size of the lot is small, 21,069 SF, (.48 acres), and the Highland area is only 10,378 SF, (.24 acres). Additionally, the build-able lot area tapers down from East to West with the Beach-front Baseline making a trapezoid shape with a very small build-able area. With the current setback restriction, the build-able area is a triangle of 1,386 SF, which is 6.57% of the total lot area and 13.35% of the Highland area.

For the Front Setback (Street Setback):

Section 7.60.20, Given the small building area for this lot, even after the requested Front Setback (Street Setback) variance, there is not adequate space for the front entry stairs and overhang of the proposed roof eave.

- 2) For the Rear Setback (Beachfront Setback):
As seen on Exhibit A, from the County GIS, the other beach-front lots in the vicinity are deeper and have a much greater area of Highland, and do not have an angular taper with the Beach-front Baseline.

For the Front Setback (Street Setback):

As seen on the same Exhibit A from the County GIS, the other beach-front lots in the vicinity are deeper and have a much greater area of Highland, and do not have an angular taper with the Beach-front Baseline which allows them a greater area to work with on the Street Setback.

- 3) For the Rear Setback (Beachfront Setback):
If the rear setback is measured as 30' from the top of the revetment, per Seabrook Island zoning for beachfront lots, the build-able area becomes a 1,386 SF right triangle. Once the inefficient corners of the triangle are taken out, the building footprint become less than 900 SF including decks, thus making the lot effectively un-buildable.

For the Front Setback (Street Setback):

We request some additional area towards the street side to allow the design of the entry and roof eave that is in keeping with the other architecture on the Island and will complement the design. This is being requested for architecturally aesthetic reasons.

4) For the Rear Setback (Beachfront Setback):

The variance would maintain the SC DHEC/OCRM Beach-front Baseline as the rear setback, and with this, the beach facing side of the new home would not be any further seaward than the home on the adjoining lot. The other adjoining lot is owned by Seabrook Island and is intended for golf cart parking. And the variance would allow the building of a home approx. 3,100SF that would be in keeping with the size and elevation massing of the other homes nearby.

For the Front Setback (Street Setback):

This variance would architecturally enhance the design and look of the home from the street.



ATTACHMENT #2

Property Survey

NORTH

SEABROOK ISLAND ROAD (70'
R/W)

LOT 2

CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS ACCORDING TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY SHOWN HEREON MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARD MANUAL FOR THE PRACTICE OF SURVEYING IN S.C. AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

LEGEND

- GAL
- FERRIS
- FEO
- FLOOR
- REM
- ENAMEL NAIL
- MICH WREN TOP PIPE
- OPEN
- GALVANIZED
- ELECTRIC
- TRANSFORMER
- METAL
- SIGN
- ELEVATION
- - - ELEVATION

LOT

HIGHLAND AREA 10,377.65
EG3A(0.0448Ac) — 21,069.25
sq.ft.(0.48Ac)

NOTES

1. REED: REED BROW, ANCHORAGE TR 252
2. PROPERTY TO BE CONVEYED TO: BUCKLE
3. T.A.S. NO. 147-13-00-001
4. SEABROOK ISLAND/70' SEABROOK ISLAND ROAD 2045S.
5. THE PROPERTY LINES ARE SHOWN ON A MAP IN "COASTAL A" FLOOD ZONE AS EL 11 (NAVD'88) ON MAP 4501C 0795 K DATED JAN. 29, 2012. ELEVATIONS SHOWN HEREON ARE IN THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD'88).

TREE & TOPOGRAPHIC

S1.100

JIM COBB L.L.C.
LAND SURVEYING
SEABROOK ISLAND

DATE: JUNE 9, 2015
SCALE: 1"=20'

CHARLESTON COUNTY, CAROLINA

JIM COBB L.L.C.
LAND SURVEYING
420 PRESTLY ST. CHARLESTON, SC 29412
PHONE (843) 303-4638



DRAWING NO. 3764 Seabrook Island Rd
LOT1.dwg





ATTACHMENT #3

Site Plan & Architectural Drawings

LOCATION MAP - 3764 SEABROOK ISLAND ROAD - JOHNS ISLAND, SC - LOT 1



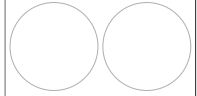
DRAWING INDEX					
SHEET NUMBER	SHEET NAME	HRC FINAL SUBMITTAL	BID SET	PERMIT SET	
S1.00	AS BUILT SURVEY				
A1.00	SITE W/ SHADED VARIANCE REQUESTS				
A1.01	SITE PLAN (CURRENT SETBACK)				
A1.02	SITE PLAN (PROPOSED REAR SETBACK)				
A1.03	SITE PLAN (PROPOSED FRONT SETBACK)				
A2.00	FIRST FLOOR PLAN				
A2.02	SECOND FLOOR PLAN				
A2.04	THIRD FLOOR PLAN				
A3.00	ELEVATIONS				
A3.01	ELEVATIONS				
A4.00	BLDG PERSPECTIVES				

WDA

Woods Dendy Architects, LLC

AMERICAN INSTITUTE OF ARCHITECTS MEMBERS

893 GRAYS HIGHWAY
RIDGELAND, SC 29936
PHONE: 843-726-6730



NEW CONSTRUCTION FOR:
BOONE RESIDENCE
3764 SEABROOK ISLAND ROAD
JOHNS ISLAND - SC
LOT 1

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NO. **XX.XX**

DRAWN BY: Author CHECKED BY: Checker

REVISION SCHEDULE
REV. NO. REV. DATE

Project Status
DATE: Issue Date

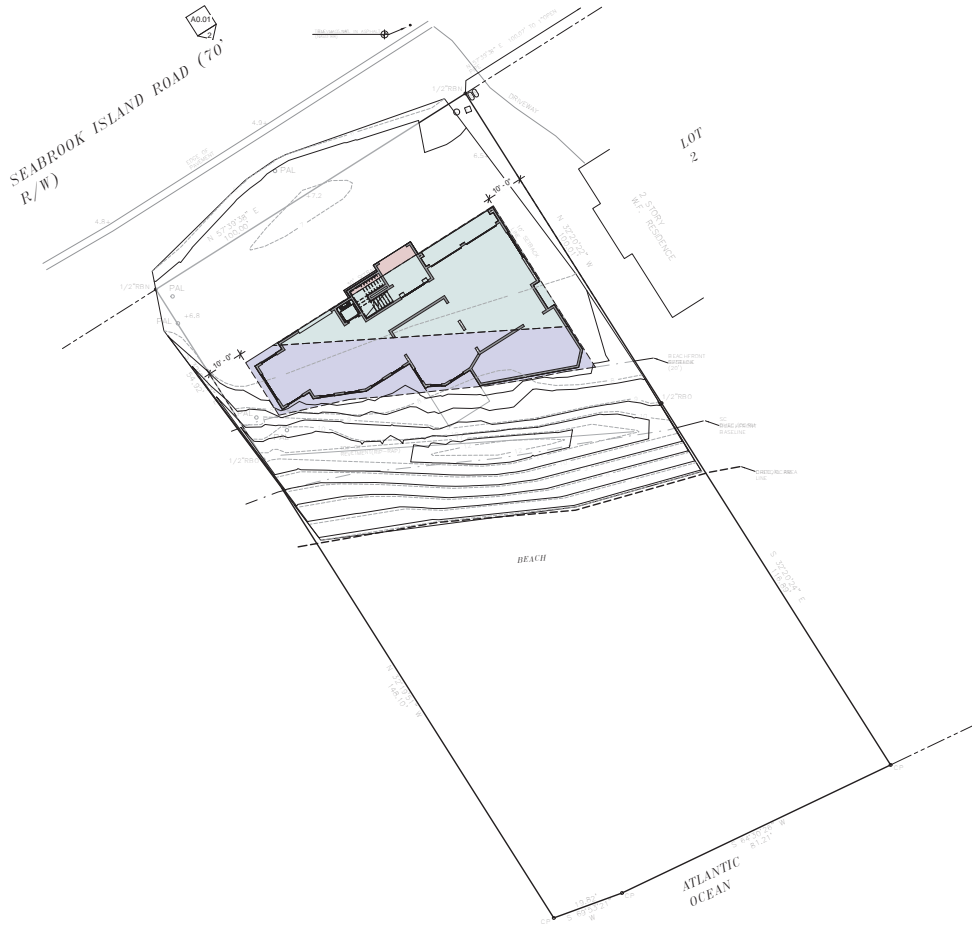
TITLE SHEET

A0.01

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CERTIFICATION
 I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARD MANUAL FOR THE PRACTICE OF SURVEYING IN S.C. AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.



- LEGEND**
- PAL (FREEBAR)
 - RED (FREEBAR)
 - TRN (SHAW NAIL)
 - MAGN (EXTRN TOP PIPE)
 - OPEN (REGULATED)
 - C.P. (ELECTRIC)
 - TRANSFORMER
 - WIRELINE
 - BENCHMARK
 - ELEVATION
 - ELEVATION

LOT AREA
 HIGHLAND AREA = 10,377.65
 EQUAL AREA = 21,069.25
 sq.ft. (0.484 ac)

- PROPOSED FRONT SETBACK ENCROACHMENT - 52 Sq. Ft.
- REAR PROPOSED SETBACK LINE EQUAL TO BEACHFRONT BASELINE SETBACK - 29
- CURRENT SET BACK BUILDABLE AREA - 1386.83 Sq. Ft.

- NOTES**
1. DEED 1980K 0802, PARAGRAPH 7B 2B
 2. PROPERTY TO BE CONVEYED TO: BOONE
 3. T.A.S. NO. 147-13-00-001
 4. 5667800RE35149D3782 SEABROOK ISLAND ROAD 20455
 5. [LOT PROPERTY] APPROX. 2015 RELOCATED
 6. IN "COASTAL A" FLOOD ZONE AC. 11 (NAVD'88)
 7. SHOWMAP 45019C 0795 K, DATED JAN. 29, 1988
 8. ELEVATIONS SHOWN HEREON ARE IN THE NORTH AMERICAN VERTICAL DATUM (NAVD'88).

TREE & TOPOGRAPHIC
LOT SURVEY
SEABROOK ISLAND

A1.00



DRAWING NO. 3764 Seabrook Island Rd LOT1.dwg

1 00 SITE PLAN (SURVEY)
 1/16" = 1'-0"

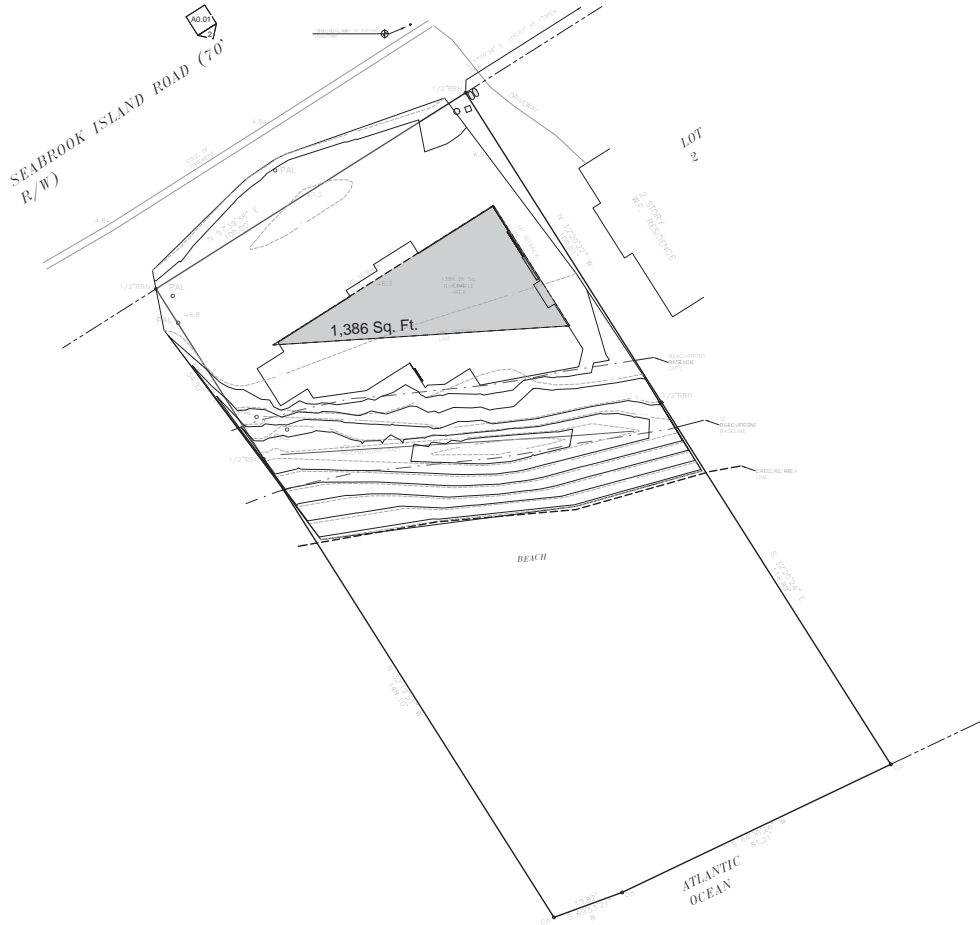


DATE: JUNE 3, 2020
 SCALE: 1"=20'

JIM COBB L.L.C.
LAND SURVEYING
 440 W. 11th St., Charleston, SC 29401
 PHONE: (843) 303-6678

CHARLESTON COUNTY, CAROLINA





CERTIFICATION
I HEREBY CERTIFY AND BELIEVE THE SURVEY SHOWN HEREON MADE IN ACCORDANCE WITH THE REQUIREMENTS OF PREMIUM STANDARD MANUAL FOR THE PRACTICE OF SURVEYING IN S.C. AND MEETS OR EXCEEDS REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

LEGEND

- PIAL IRREGULAR
- PIAL REGULAR
- R/LN (MEMO) NAIL
- MAGN (MEMO) TOP PIPE
- OPEN CALCULATED
- CP (EMER) TRIC
- IR (WASP) P/RMER
- METEOR
- EBPDT
- IRREGULAR
- ELEVATION

SETBACK AS CURRENTLY ESTABLISHED

1,386 Sq. Ft. BUILDING AREA

LOT AREA

HIGHLAND AREA = 10,377.65
EQUVALENT AREA = 21,069.25
sq. ft. (0.48Ac)

- PROPOSED FRONT SETBACK ENCROACHMENT - 52 Sq. Ft.
- REAR PROPOSED SETBACK LINE EQUAL TO BEACHFRONT BASELINE SETBACK - 27'
- CURRENT SET BACK BUILDABLE AREA - 1386.83 Sq. Ft.

NOTES

1. DEED BOOK 6806, PAGE 78 203
2. PROPERTY TO BE CONVEYED TO: NONE
3. T.M.S. NO. 147-13-00-001
4. SEABROOK ISLAND 784 SEABROOK ISLAND ROAD 23458.
5. THE AREA'S APPROXIMATE COORDINATES IN COASTAL PLAT FLOOD ZONE AD. 11 (NAVD78R) SHOWN AS 45019C, 0755, K, DATED JAN. 23.
7. ELEVATIONS SHOWN HEREON ARE IN THE NORTH AMERICAN VERTICAL DATUM (NAVD78R).

TREE & TOPOGRAPHIC

LOSLIWEK
SEABROOK
ISLAND

DATE: JUNE 3,
SCALE:
1"=20'

CHARLESTON
COUNTY
CAROLINA



JIM COBB L.L.C.
LAND SURVEYING

420 FREELAN ST., CHARLESTON, SC 29412
PHONE: (803) 353-6818



DRAWING NO. 3764 Seabrook Island Rd
LOT 1.dwg

00 SITE PLAN (ORIGINAL
SURVEY)

1 1/16" = 1'-0"

WDA

**Woods Dendy
Architects, LLC**
AMERICAN INSTITUTE OF ARCHITECTS MEMBERS

893 GRAYS HIGHWAY
RIDGELAND, SC 29936
PHONE: 843-726-9730

NEW CONSTRUCTION FOR:
BOONE RESIDENCE
3764 SEABROOK ISLAND ROAD
LOT 1
PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NO. XX.XX

DRAWN BY: Author CHECKED BY: Checker

REVISION SCHEDULE REV. NO. REV. DATE

Project Status DATE: Issue Date

SITE PLAN (ORIGINAL)

A1.01

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CERTIFICATION
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARD MANUAL FOR THE PRACTICE OF SURVEYING IN S.C. AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.



- LEGEND**
- P.A.L. TYPICAL
 - R.D. CENTER
 - R.R. ENCL. WALL
 - MACH. EXPOSED TOP PIPE
 - OPEN RETICULATED
 - BENE. TRIC
 - TRANSFORMER
 - METER
 - EJECT
 - BROADCAST
 - ELEVATION

PROPOSED FRONT SETBACK ENCROACHMENT

64 Sq. Ft.

LOT
HIGHLAND AREA = 10,377.65
TOTAL (0.24 AC) AREA = 21,069.25
sq.ft. (0.48 AC)

- PROPOSED FRONT SETBACK ENCROACHMENT - 64 Sq. Ft.
- REAR PROPOSED SETBACK LINE EQUAL TO BEACHFRONT BASELINE SETBACK - 20'
- CURRENT SET BACK BUILDABLE AREA - 1386.83 Sq. Ft.

- NOTES**
- DEED FROM PARK, PAGE 78 282
 - PROPERTY TO BE CONVEYED TO:
 - P.L.S. NO. 147-13-00-001
 - SEABROOK ISLAND SEABROOK ISLAND ROAD 23455.
 - THE PROPOSED ENCROACHMENT IS LOCATED IN "COASTAL A" FLOOD ZONE A-E, E1-11 (NAVD'88)
 - ENCL. 45019C 0755 P., DATED JAN. 29, 1988
 - EQUATIONS SHOWN HEREON ARE IN THE NORTH AMERICAN VERTICAL DATUM (NAVD'88).

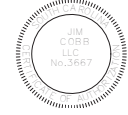
TREE & TOPOGRAPHIC
LOURVILLE
SEABROOK
ISLAND

DATE: JUNE 9,
2016
SCALE:
1" = 20'

CHARLESTON
COUNTY
CAROLINA



JIM COBB L.L.C.
LAND SURVEYING
420 PRESLEY ST., CHARLESTON, SC 29412
PHONE: (843) 353-4676



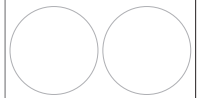
DRAWING NO. 3764 Seabrook Island Rd
LOT1.dwg

00 SITE PLAN (SURVEY - PROPOSED 2)
1
1/16" = 1'-0"



Woods Dendy Architects, LLC
AMERICAN INSTITUTE OF ARCHITECTS MEMBERS

893 GRAYS HIGHWAY
RIDGELAND, SC 29936
PHONE: 843-726-6730



NEW CONSTRUCTION FOR:
BOONE RESIDENCE
3764 SEABROOK ISLAND ROAD
LOT 1

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NO. XX.XX

DRAWN BY: Author CHECKED BY: Checker

REVISION SCHEDULE

REV. NO.	REV. DATE

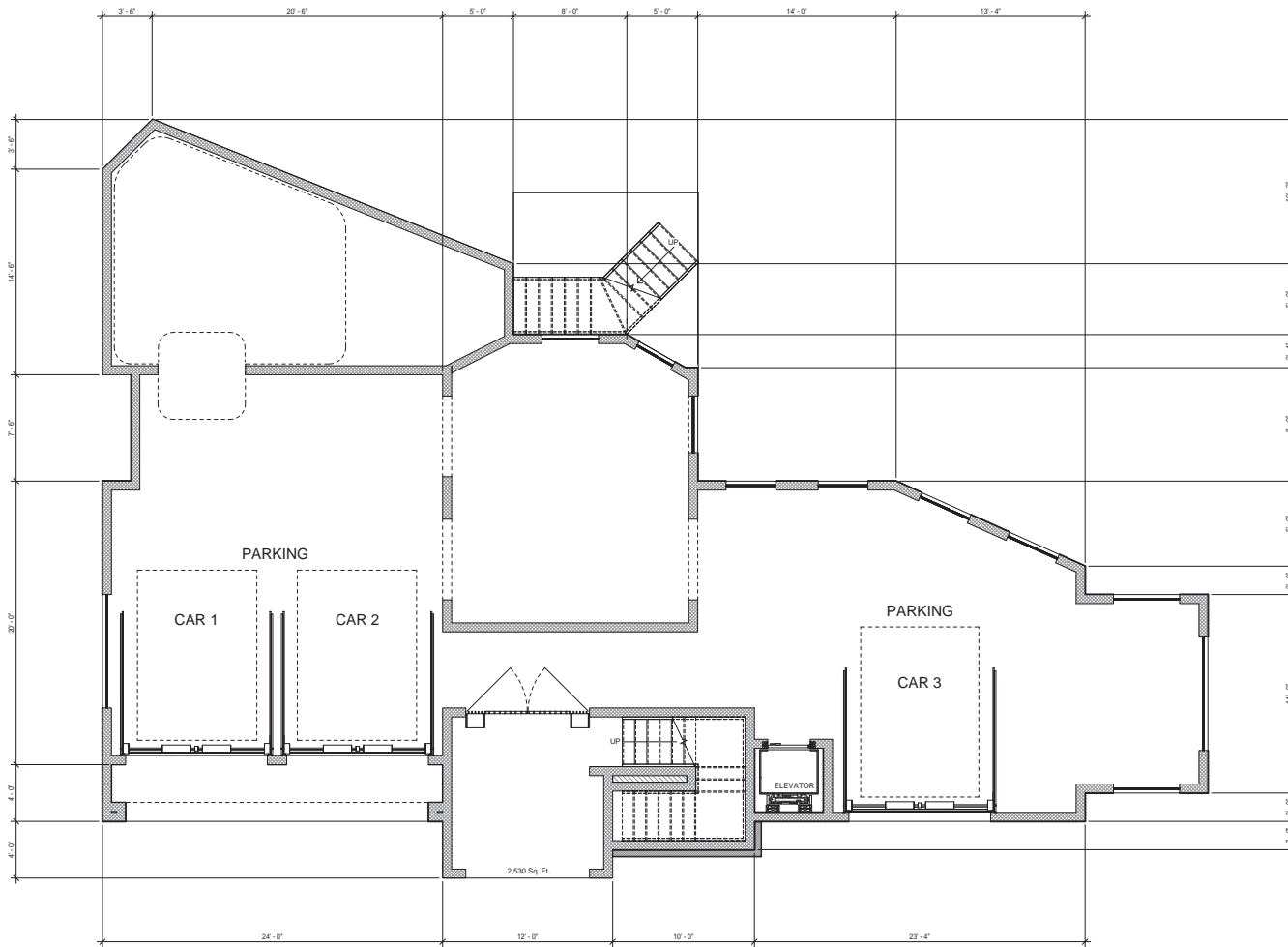
Project Status
DATE: Issue Date

SITE PLAN (PROPOSED 2)

A1.04

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PLT PWS 2/25/20 11:15:48 AM C:\Users\woodend\OneDrive\Documents\2020\12\01 - BOONE RESIDENCE\2101



1 01 FIRST FLOOR PLAN
1/4" = 1'-0"

WDA

Woods Dendy
Architects, LLC
AMERICAN INSTITUTE OF ARCHITECTS MEMBERS

893 GRAYS HIGHWAY
RIDGELAND, SC 29936
PHONE: 843-726-8730



NEW CONSTRUCTION FOR:
BOONE RESIDENCE
3764 SEABROOK ISLAND ROAD
LOT 1

PRELIMINARY - NOT FOR CONSTRUCTION

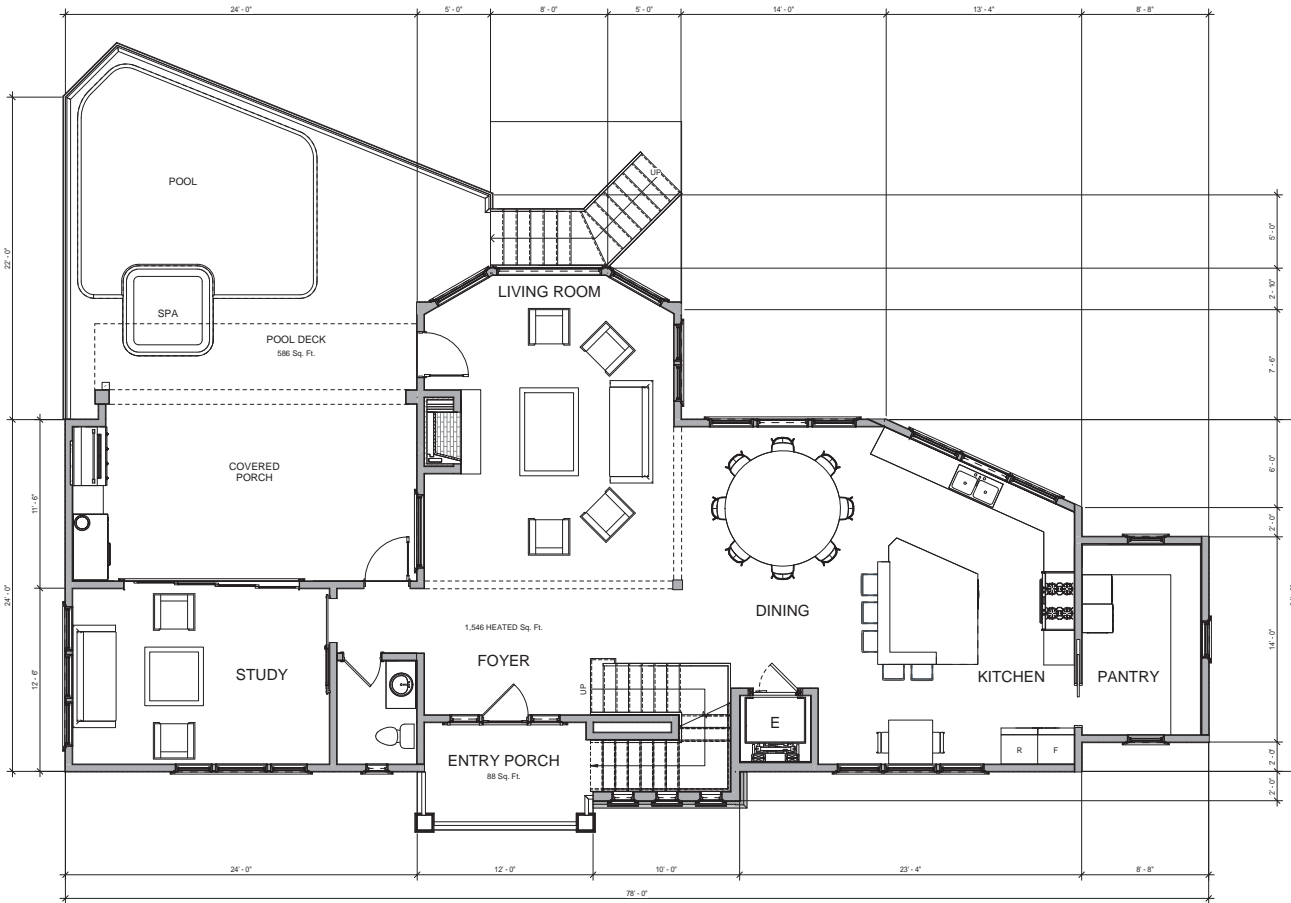
PROJECT NO.	XX.XX
DRAWN BY: Author	CHECKED BY: Checker
REVISION SCHEDULE	REV. DATE
REV. NO.	REV. DATE

Project Status
DATE: Issue Date

FIRST FLOOR PLAN

A2.00

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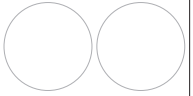
1 02 SECOND FLOOR PLAN
1/4" = 1'-0"

PLT 02.FPD 2/22/2011 11:52:07 AM C:\Drawn\user\hdbas\work\project\02101 - 02101\BOONE BOONE RESIDENCE\2101

WDA

Woods Dendy Architects, LLC
AMERICAN INSTITUTE OF ARCHITECTS MEMBERS

893 GRAYS HIGHWAY
RIDGELAND, SC 29936
PHONE: 843-726-6730



NEW CONSTRUCTION FOR:
BOONE RESIDENCE
3764 SEABROOK ISLAND ROAD
LOT 1

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NO.	XX.XX
DRAWN BY: Author	CHECKED BY: Checker
REVISION SCHEDULE	
REV. NO.	REV. DATE
Project Status	
DATE: Issue Date	

SECOND FLOOR PLAN

A2.02

THESE DRAWINGS ARE THE PROPERTY OF WOODS DENDY ARCHITECTS, LLC AND ARE NOT TO BE USED FOR MARKING AND REPRODUCTION OR FOR THE CONSTRUCTION OF ANY BUILDING WITHOUT FIRST OBTAINING WRITTEN AUTHORIZATION FROM THE COPYRIGHT OWNER, WOODS DENDY ARCHITECTS, LLC.



NEW CONSTRUCTION FOR:

BOONE RESIDENCE

3764 SEABROOK ISLAND ROAD
LOT 1

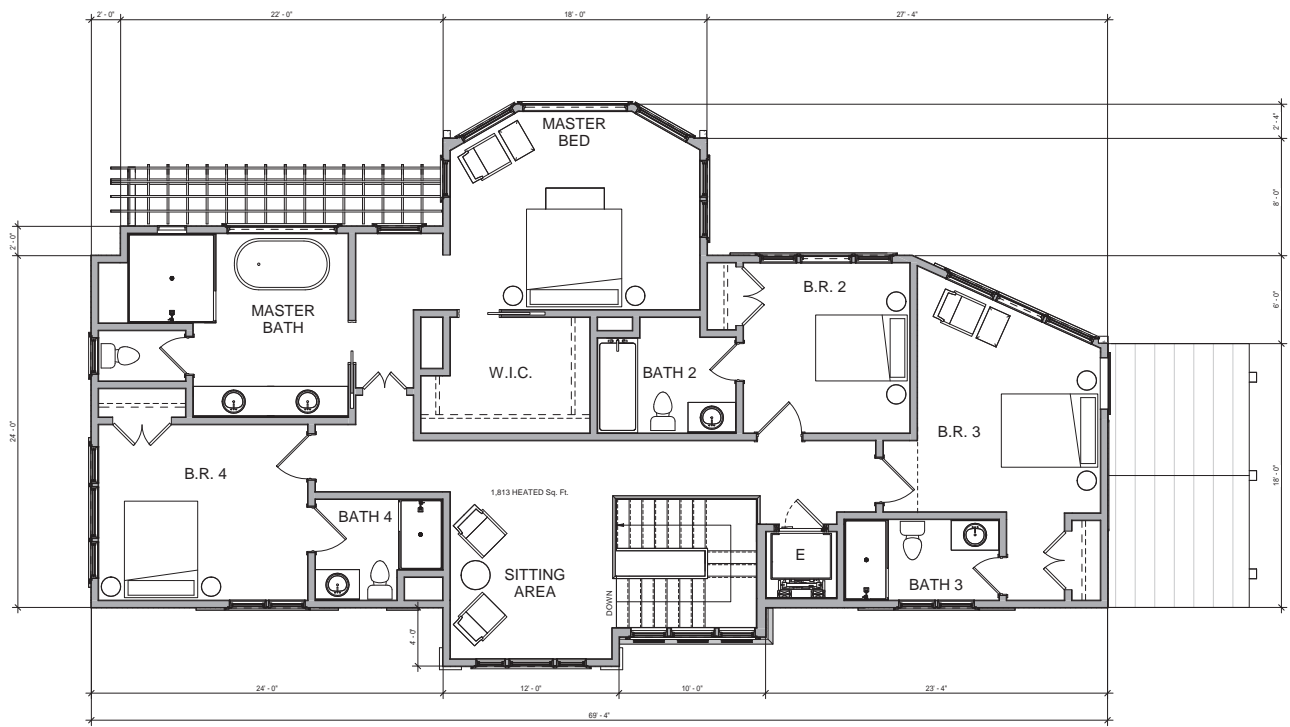
PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NO.	XX.XX
DRAWN BY: Author	CHECKED BY: Checker
REVISION SCHEDULE	REV. DATE
REV. NO.	REV. DATE
Project Status	DATE: Issue Date

THIRD FLOOR PLAN

A2.04

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1 03 THIRD FLOOR PLAN
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"

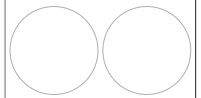


2 NORTH ELEVATION
1/4" = 1'-0"

WDA

Woods Dendy
Architects, LLC
AMERICAN INSTITUTE OF ARCHITECTS MEMBERS

893 GRAYS HIGHWAY
RIDGELAND, SC 29936
PHONE: 843-726-6730



NEW CONSTRUCTION FOR:
BOONE RESIDENCE
3764 SEABROOK ISLAND ROAD
LOT 1

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NO. XX.XX

DRAWN BY: Author CHECKED BY: Checker

REVISION SCHEDULE
REV. NO. REV. DATE

Project Status
DATE: Issue Date

ELEVATIONS

A3.00

THESE DRAWINGS ARE THE PROPERTY OF WOODS DENDY ARCHITECTS, LLC AND ARE NOT TO BE USED FOR ANY REPRODUCTION OR FOR THE CONSTRUCTION OF ANY BUILDING WITHOUT FIRST OBTAINING WRITTEN AUTHORIZATION FROM THE COPYRIGHT OWNER, WOODS DENDY ARCHITECTS, LLC.

PLOT INFO: 2/25/2018 11:52:22 AM
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NEW CONSTRUCTION FOR:
BOONE RESIDENCE
3764 SEABROOK ISLAND ROAD
LOT 1

PROJECT NO. **XX.XX**

DRAWN BY: Author	CHECKED BY: Checker
REVISION SCHEDULE REV. NO.	REV. DATE

Project Status
DATE: Issue Date

ELEVATIONS

A3.01

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1 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"



PLT: JWP 2/25/2011 11:52:31 AM C:\Users\jwp\Desktop\A301\A301.dwg 3764 SEABROOK ISLAND ROAD BOONE RESIDENCE (2).DWG

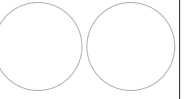


WDA

Woods Dendy
Architects, LLC

AMERICAN INSTITUTE OF ARCHITECTS MEMBERS

893 GRAYS HIGHWAY
RIDGELAND, SC 29936
PHONE: 843-726-6730



PRELIMINARY - NOT FOR CONSTRUCTION

NEW CONSTRUCTION FOR:
BOONE RESIDENCE

3764 SEABROOK ISLAND ROAD
LOT 1

PROJECT NO. **XX.XX**

DRAWN BY: Author CHECKED BY: Checker

REVISION SCHEDULE REV. NO. REV. DATE

REV. NO.	REV. DATE

Project Status
DATE: Issue Date

BLDG PERSPECTIVES

A4.00

THESE DRAWINGS ARE THE PROPERTY OF WOODS DENDY ARCHITECTS, LLC AND ARE NOT TO BE USED FOR MARKETING AND REPRODUCTION OR FOR THE CONSTRUCTION OF ANY BUILDING WITHOUT FIRST OBTAINING WRITTEN AUTHORIZATION FROM THE COPYRIGHT OWNER, WOODS DENDY ARCHITECTS, LLC.

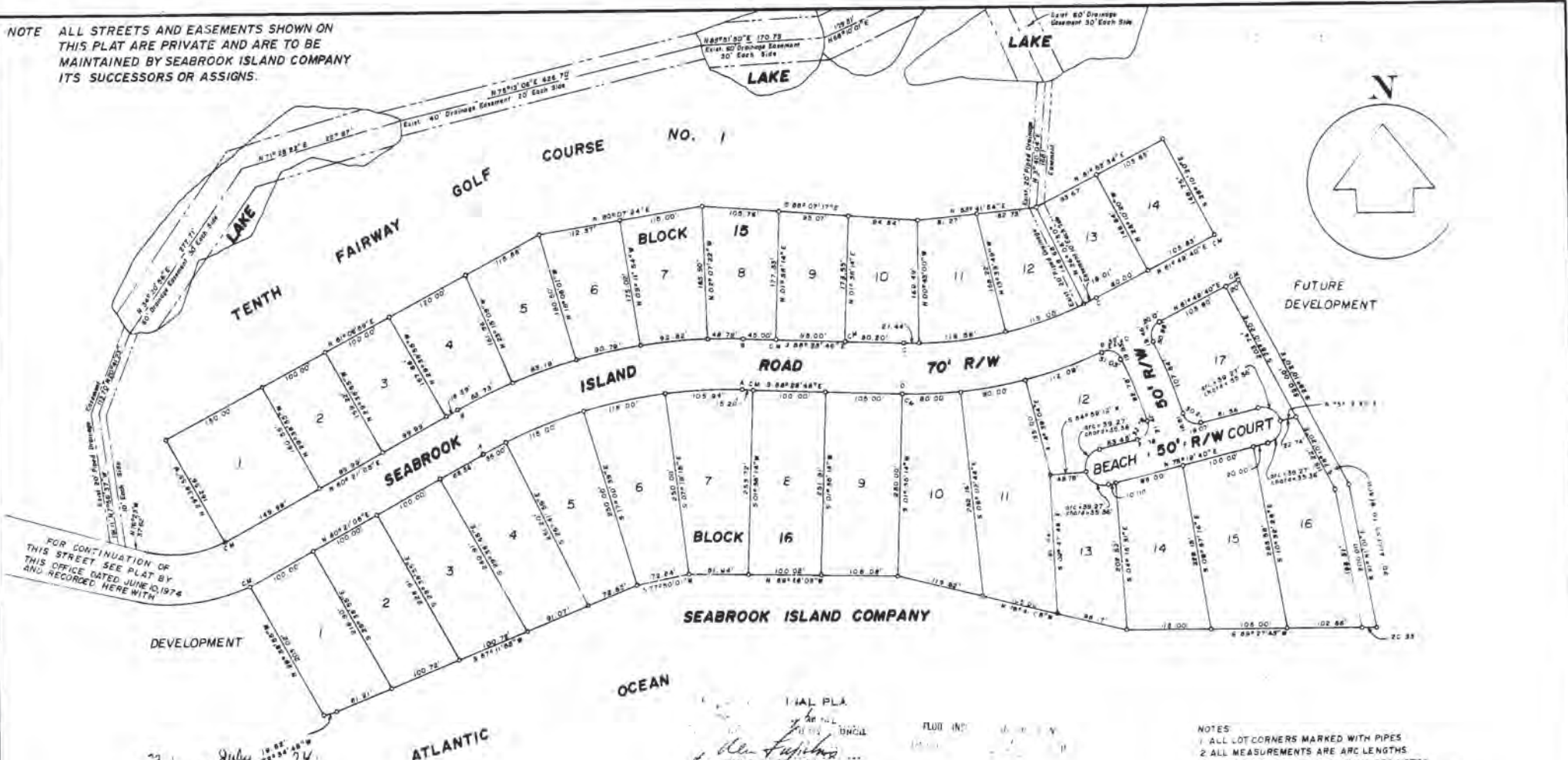
PLOT INFO: 2/22/2018 11:53:03 AM
 C:\Users\A\OneDrive\Documents\A400\WDA\Projects\2018\11\893GRAYS\CONCEPT\BOONE RESIDENCE\A4.00



ATTACHMENT #4

Subdivision Plat (1974)

NOTE ALL STREETS AND EASEMENTS SHOWN ON THIS PLAT ARE PRIVATE AND ARE TO BE MAINTAINED BY SEABROOK ISLAND COMPANY ITS SUCCESSORS OR ASSIGNS.



FOR CONTINUATION OF THIS STREET SEE PLAT BY AND RECORDED HEREWITH

DEVELOPMENT

SEABROOK ISLAND COMPANY

OCEAN

ATLANTIC

FINAL PLAT
 PREPARED BY
 E. M. SEABROOK, JR.
 CIVIL ENGINEER & LAND SURVEYOR
 DATE: 6-10-1974

- NOTES
1. ALL LOT CORNERS MARKED WITH PIPES
 2. ALL MEASUREMENTS ARE ARC LENGTHS
 3. ALL CORNER RADII ARE 20' UNLESS NOTED
 4. OWNED BY SEABROOK DEVELOPMENT CORPORATION
 5. ACREAGE = 17845 ACRES
 6. ALL CORNERS MARKED C.M. INDICATE CONC MONUMENTS
 7. ALL LOTS SHOWN ARE ABOVE ELEVATION 5.0' MEAN SEA LEVEL.

SEABROOK ISLAND

CHARLESTON COUNTY, S. C.
 PLAT OF LOTS 1-14 BLOCK 15 & LOTS 1-17 BLOCK 16
 SCALE 1" = 100' JUNE 10, 1974

E. M. SEABROOK, JR., INC.
 ENGINEERS - SURVEYORS - PLANNERS

I, E. M. SEABROOK, JR., a Registered Surveyor of the State of South Carolina, hereby certify that I have surveyed the property shown hereon, that this plat shows the true dimensions of the property, that all necessary markers have been installed and the precision is 1/5000.

E. M. Seabrook Jr.
 E. M. SEABROOK, JR.
 CIVIL ENGINEER & LAND SURVEYOR
 S. C. Reg. No. 1375

CURVE DATA					
CURVE	Δ	D	T	L	R
A - A	31°15'09"	8.425'	190.21'	370.94'	880.05'
B - B	31°15'09"	7.639'	209.79'	409.12'	790.05'
C - C	29°46'34"	10.826'	140.70'	275.03'	529.22'
D - D	29°46'34"	9.562'	159.31'	311.41'	599.22'
E - E	13°30'00"	8.488'	75.89'	159.04'	875.00'
F - F	13°30'00"	7.903'	85.81'	170.82'	725.00'

NOTE: CURVES E-E AND F-F ARE RIGHT OF WAY CURVES FOR BEACH COURT THEY EXTEND FROM THE RIGHT OF WAY OF SEABROOK ISLAND ROAD TO CENTER LINE OF BEACH COURT.



ATTACHMENT #5

Property Photos





PUBLIC HEARING
Planning Board
Public Hearing
Date: 07/15/2023
Time: 7:00 PM
Location: 1000 N. 1st St., 1st Floor
Room: 1000
Contact: 311 or 361-633-3333















ATTACHMENT #6

Zoning Map





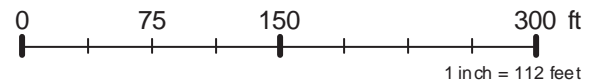
ATTACHMENT #7

Aerial Image



3764 Seabrook Island Road

#



Note: The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.

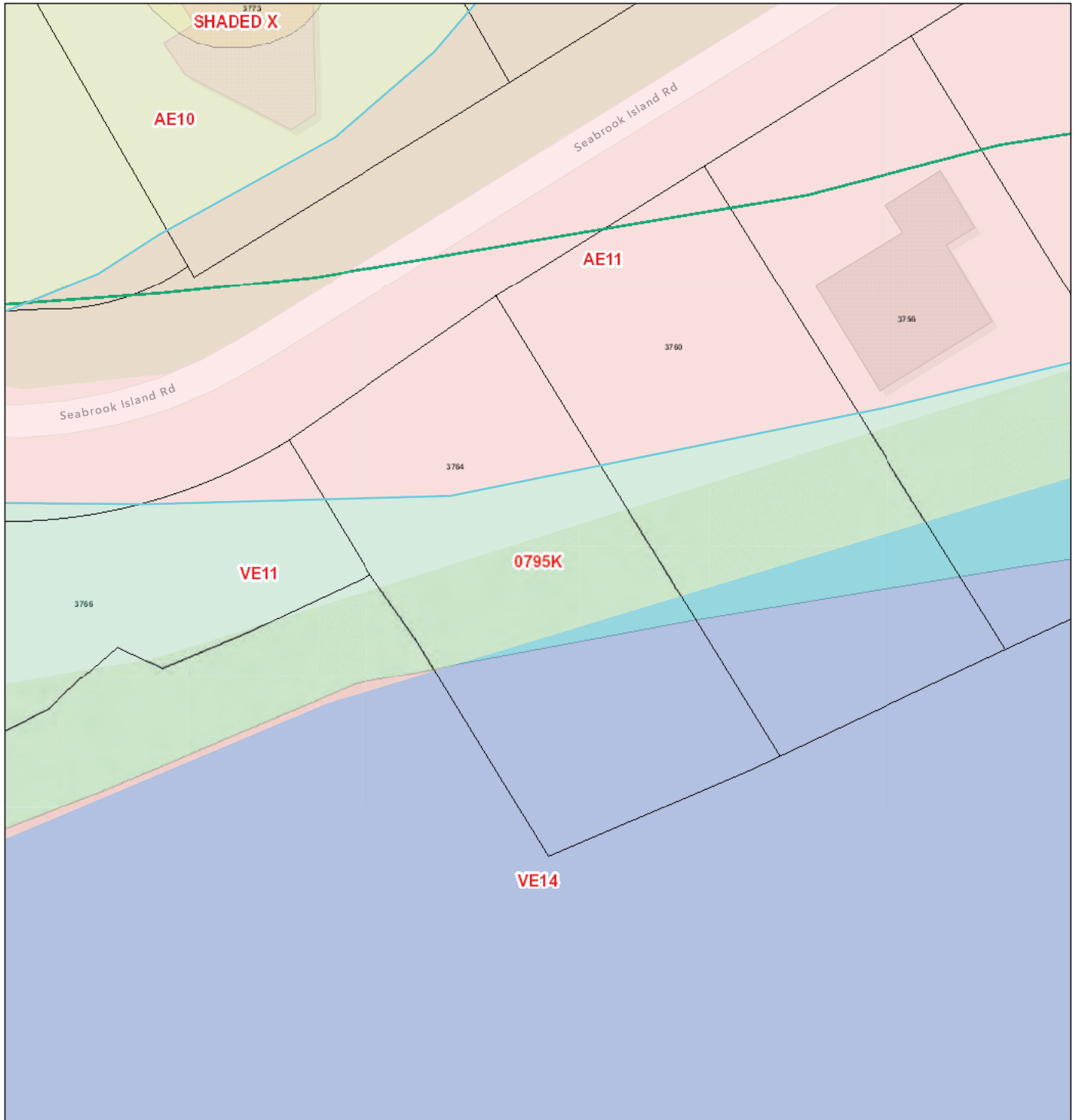
Author: Charleston County SC
Date: 8/24/2021



ATTACHMENT #8

FEMA Flood Zone

3764 Seabrook Island Road

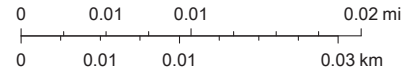


8/24/2021, 10:14:38 AM

CURRENT FLOOD ZONE (effective 1/29/2021)

- | | | |
|--------|-------------------|-------------------------------------|
| A | AE, 9 | VE, 17 |
| AE | AO | X |
| AE, 10 | AREA NOT INCLUDED | Current FEMA Dfirms |
| AE, 11 | OPEN WATER | DORCHESTER COUNTY PARCEL BOUNDARIES |
| AE, 12 | SHADED X | CHARLESTON COUNTY PARCEL BOUNDARIES |
| AE, 13 | VE, 10 | COBRA ZONES |
| AE, 14 | VE, 11 | LIMWA |
| AE, 15 | VE, 12 | BFE Lines Riverine Areas |
| AE, 5 | VE, 13 | County Address Points |
| AE, 6 | VE, 14 | North Charleston Address Points |
| AE, 7 | VE, 15 | City of Charleston Address Points |
| AE, 8 | VE, 16 | Mt Pleasant Address Points |

1:564



Esri Community Maps Contributors, City of Charleston, Charleston County GIS, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



ATTACHMENT #9

Title to Real Estate



BP0459282

PGS:

6

STATE OF SOUTH CAROLINA) Title Not Examined
)
) TITLE TO REAL ESTATE
 COUNTY OF CHARLESTON)

KNOW ALL MEN BY THESE PRESENTS that **WE, BRIAN D. CONNELLY AND SABINA J. PREUSS** (hereinafter referred to as "Grantors"), in the State aforesaid, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, to us in hand paid at and before the sealing of these presents by **BRIAN DAVID CONNELLY, TRUSTEE OR THE SUCCESSOR TRUSTEE OF THE BRIAN DAVID CONNELLY TRUST DATED APRIL 23, 2012 AND SABINA JULIANE PREUSS, TRUSTEE OR THE SUCCESSOR TRUSTEE OF THE SABINA JULIANE PREUSS TRUST DATED APRIL 23, 2012** (hereinafter referred to as "Grantees"), in the State aforesaid, the receipt whereof is hereby acknowledged, and subject to the easements, restrictions, reservations and conditions set forth on the attached Exhibit "A" ("Exceptions") have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Grantees, the following described real property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY EXPRESS REFERENCE.

The property described herein may be subject to taxation during the next tax year at a value that reflects its fair market value.

This conveyance does not constitute an Assessable Transfer of Interest under South Carolina Code Section 12-37-3150(A)(3)(a).

BEING the same property conveyed to the Grantors herein by deed of Bank South, NA dated October 13, 1994 and recorded in Book A249, Page 264 in the Charleston County RMC Office.

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, subject to the Exceptions, unto the said Grantees, their Successors and Assigns forever.

TMS# 147-13-00-001 and 147-13-00-102

GRANTEES' ADDRESS: 127 North Tryon Street
305
Charlotte, NC 28202

AND we do hereby bind ourselves and our Heirs and Assigns to warrant and forever defend, all and singular, the said Premises, subject to the Exceptions, unto the said Grantees, their Successors and Assigns forever, against ourselves and our Heirs and Assigns, and against every person whomsoever lawfully claiming, or to claim the same or any part hereof.

RETURN TO:
 Krause, Beck & Davidson
 9 State Street
 Charleston, SC 29401

WITNESS our Hands and Seals this 28 day of January, in the year of our Lord, two thousand ~~fourteen~~ and in the two hundred and thirty-eight~~th~~ year of the Sovereignty and Independence of the United States of America ~~eight~~ ninth ~~8 B~~ 8 B

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Scott Schettenfield
Witness #1

[Signature]
Witness #2

[Signature]
Brian D. Connelly

Sabina J. Preuss
Sabina J. Preuss

STATE OF North Carolina)
COUNTY OF Mecklenburg)

The foregoing instrument was acknowledged before me this 28 day of January, 2015 by Brian D. Connelly and Sabina J. Preuss.



[Signature] (SEAL)
SIGNATURE OF NOTARY PUBLIC
NOTARY PUBLIC FOR North Carolina
MY COMMISSION EXPIRES: 3/19/2017

EXHIBIT A

All those certain lots, pieces, parcels or tracts of land, situate, lying and being on Seabrook Island, Charleston County, South Carolina, and being shown and designated as Lots 1 and 2, Block 16, as shown on a plat by E.M. Seabrook, Jr. CE & LS, dated June 10, 1974 recorded July 22, 1974 at Plot Book AD, Page 78, RMC Office for Charleston County, South Carolina.

Said lots having the size, shape, dimensions, butting and bounding more or less as are shown on said plat, which is specifically incorporated herein by reference.

OCEANFRONT PROPERTY DISCLOSURE STATEMENT

EXHIBIT "B"

DISCLOSURE UNDER THE SOUTH CAROLINA BEACH FRONT MANAGEMENT ACT

Pursuant to S.C. Code Ann. Section 48-39-330 (1988 Supp.), as amended, the Grantor discloses to the Grantee that the property or a portion thereof is or may be subject to statutory regulation imposed by the South Carolina Coastal Zone Act of 1977, S.C. Code Ann. Sections 48-39-10 et seq., (1988 Supp.), as amended by the South Carolina Beach Management Act, S.C. Code Ann. Sections 48-39-270 et seq., (1988 Supp.), (hereinafter collectively called "the Acts"). The Acts involve, and may subject the property to, the creation and existence of interim and final baselines, setback lines, the velocity zone and an erosion rate, all as is more fully defined in the Acts. Part or all of the Property is or may be located seaward of the setback line, the minimum setback line or interim baseline and has an erosion rate, all as determined by The Coastal Division of the South Carolina Department of Health and Environmental Control. All or part of the property is or may be within the velocity zone as determined by the Grantees; rights to build, repair or rebuild structures on the property. No Structure may be constructed seaward of the setback line without a permit issued by The Coastal Division of the South Carolina Department of Health and Environmental Control. Pursuant to the Acts, the locations of the baselines and interim and final setback lines are subject to change. The methodology utilized in determining the exact location of the setback lines and baselines on the property and the correct applicable erosion rate may be obtained from The Coastal Division of South Carolina Department of Health and Environmental Control. The methodology described above must be utilized in a case-by-case, property-by-property manner in order for an exact, surveyed determination to be made of the location of the baselines and setback lines. The Grantor makes no representation to the Grantee concerning the location of such baselines, setback lines or the velocity zone, the effect of such regulation on the property, or the accuracy of the foregoing disclosure.

The foregoing is reasonably calculated to call attention to the existence of baselines, setback lines, velocity zones, erosion rates and seaward corners of habitable structures. Grantee, by accepting delivery of this deed, agrees that the foregoing disclosure complies with the requirements of Section 48-39-330, Code of Laws of South Carolina for 1976, as amended.

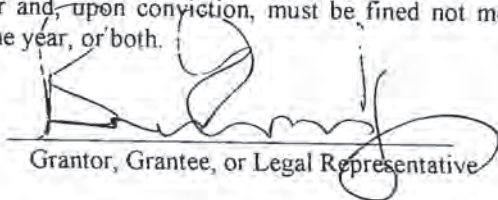
This property lies adjacent to the Atlantic Ocean and may be subject to erosion now or in the future.

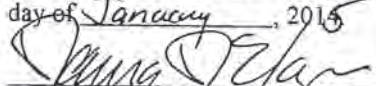
STATE OF SOUTH CAROLINA)
COUNTY OF Charleston)

AFFIDAVIT

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 by **Brian D. Connelly and Sabina J. Preuss to Brian David Connelly, Trustee or the Successor Trustee of the Brian David Connelly Trust Dated April 23, 2012 and Sabina Juliane Preuss, Trustee or the Successor Trustee of the Sabina Juliane Preuss Trust dated April 23, 2012** on January 28, 2015.
3. The Deed is: (check one)
(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 a distribution to a trust beneficiary.
(c) X EXEMPT from the deed recording fee because (exemptions 1-12) 1
(If exempt, please skip Items 4-7, and go to Item 8 of this Affidavit.)
To Trust
4. Check one of the following if either Item 3(a) or 3(b) above has been checked.
(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 AYES, @ the amount of the outstanding balance of this lien or encumbrance is \$ _____
6. The DEED Recording Fee is computed as follows:
(a) \$ _____ the amount listed in Item 4 above
(b) _____ the amount listed in Item 5 above (if no amount, place zero)
(c) \$ _____ Subtract Line 6(b) from Line 6(a) and place the result.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: grantor
8. I further 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.


Grantor, Grantee, or Legal Representative

SWORN to before me this 28
day of January, 2015

NOTARY PUBLIC FOR North Carolina
MY COMMISSION EXPIRES: 3/19/2017



RECORDER'S PAGE



NOTE: This page **MUST** remain with the original document

Filed By:

KRAWCHECK & DAVIDSON
 9 STATE STREET
 CHARLESTON SC 29401 (BOX)

MAKER:

CONNELLY BRIAN D AL

RECIPIENT:

CONNELLY BRIAN D TR ETAL

Original Book:

Original Page:

AUDITOR STAMP HERE
RECEIVED From RMC
 FEB 26 2015
 PETER J. TECKLENBURG
 Charleston County Auditor

PID VERIFIED BY ASSESSOR
 REP FEB 27 2015
 DATE ASTRJB
 42

RECORDED

Date:	February 25, 2015	
Time:	2:45:45 PM	
<u>Book</u>	<u>Page</u>	<u>DocType</u>
0459	282	Deed
Charlie Lybrand, Register Charleston County, SC		

of Pages:

Recording Fee	\$ 10.00
State Fee	<Exempt>
County Fee	<Exempt>
Extra Pages	\$ 1.00
Postage	\$ -
Chattel	\$ -
TOTAL	\$ 11.00

Drawer
 Clerk



0459
Book



282
Page



02/25/2015
Recorded Date



6
Pgs



Original Book



Original Page



D
Doc Type



14:45:45
Recorded Time



ATTACHMENT #10

Property Information Card



- WELCOME
- REAL PROPERTY RECORD SEARCH
- REAL PROPERTY BILL SEARCH
- PERSONAL PROPERTY SEARCH
- MOTOR VEHICLE SEARCH
- CHECKOUT
- CONTACT US

\$0.00
[CHECK OUT](#)

- [← RETURN](#)
- [🔍 SALES](#)
- [📄 TAX INFO](#)
- [🏠 ADDITIONAL PROPERTY INFO](#)
- [🖨️ PRINT](#)

Property Information

<p>Current Owner: CONNELLY BRIAN DAVID TRUST PREUSS SABINA JULIANE TRUST 127 N TRYON ST #305 CHARLOTTE NC 28202</p>	<p>Property ID Physical Address Property Class Plat Book/Page Neighborhood Deed Acres</p>	<p>1471300001 3764 SEABROOK ISLAND RD 905 - VAC-RES-LOT / 111401 AD01 Seaview Drive Seabrook I 0.0000</p>
--	--	--

Legal Description

Subdivision Name -SEABROOK ISLAND Description -LT 1 BLK 16
 PlatSuffix AD-78 PolTwp 009

Sales History

Book	Page	Date	Grantor	Grantee	Type	Deed	Deed Price
0459	282	1/28/2015	Multiple Owners	CONNELLY BRIAN DAVID TRUST	M	De	\$10
A249	264	10/13/1994	BANK SOUTH NA	CONNELLY BRIAN D		Ge	\$60,000
H199	324	12/4/1990	SEABROOK ISLAND OCEAN CLUB	BANK SOUTH NA		Ge	\$11,517,000
E149	010	10/28/1985		SEABROOK ISLAND OCEAN CLUB		Ge	\$0

- [← RETURN](#)
- [🔍 SALES](#)
- [📄 TAX INFO](#)
- [🏠 ADDITIONAL PROPERTY INFO](#)
- [🖨️ PRINT](#)



ATTACHMENT #11

Public Hearing Notice:
Letter to Neighboring Property Owners



PUBLIC HEARING NOTICE

TO: Neighboring Property Owners
FROM: Joseph M. Cronin, Town Administrator/Zoning Administrator
SUBJECT: Variance Request for Tax Map # 149-01-00-092 (Variance #176)
DATE: August 2, 2021

Dear Property Owner:

The purpose of this letter is to notify you that the owners of **3764 SEABROOK ISLAND ROAD** have requested a **VARIANCE** from the zoning requirements of the Town's Development Standards Ordinance (DSO). The purpose of the variance request is to:

- **TO ALLOW A PORTION OF A PROPOSED SINGLE-FAMILY HOME TO ENCROACH UP TO 4 FEET INTO THE REQUIRED 30-FOOT FRONT YARD SETBACK; AND**
- **TO ALLOW THE OCEANFRONT PORTION OF THE PROPOSED HOME TO BE BUILT TO THE SCDHEC-OCRM BEACHFRONT SETBACK LINE RATHER THAN 30 FEET FROM THE LANDWARD EDGE OF THE PRIMARY DUNE OR REVETMENT**

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: THU. SEPTEMBER 9, 2021
PUBLIC HEARING TIME: 2:30 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 2:30 PM at the following address: <https://www.youtube.com/channel/UCIkF87knEApHD1q0kGlaGZg>.

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

Sincerely,

Joseph M. Cronin
Town Administrator/Zoning Administrator



ATTACHMENT #12

Public Hearing Notice:
List of Neighboring Property Owners

VARIANCE NOTIFICATION LIST

3764 SEABROOK ISLAND ROAD

PROPERTY ADDRESS	OWNER(S) OF RECORD	STREET ADDRESS	CITY, STATE & ZIP
3760 SEABROOK ISLAND ROAD	BRENT & THERESA OWENS	3760 SEABROOK ISLAND ROAD	SEABROOK ISLAND, SC 29455
3756 SEABROOK ISLAND ROAD	SBK LLC	204 DEVON ROAD	CHARLOTTESVILLE, VA 22903
3769 SEABROOK ISLAND ROAD	GLENN & KRISTI LONG JOINT TRUST	118 FARM TERRACE CT	EASLEY, SC 29642
3773 SEABROOK ISLAND ROAD	MARIA & BRYANT OWENS	2217 RED FOX TRAIL	CHARLOTTE, NC 28211
3766 SEABROOK ISLAND ROAD	SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION	1202 LANDFALL WAY	SEABROOK ISLAND, SC 29455
ATRIUM VILLAS	ATRIUM VILLAS, C/O RAVENEL ASSOCIATES, ATTN: KATIE MELL	960 MORRISON DRIVE, SUITE 100	CHARLESTON, SC 29403
BEACH CLUB / GOLF COURSE	THE CLUB AT SEABROOK ISLAND	1002 LANDFALL WAY	SEABROOK ISLAND, SC 29455
SIPOA	SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION	1202 LANDFALL WAY	SEABROOK ISLAND, SC 29455

* DUPLICATE





ATTACHMENT #13

Public Hearing Notice:
U.S.P.S. Certified Mail Receipts

7020 1810 0001 6025 6094

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

Sent To
Brent & Theresa Owens
Street and Apt. No., or PO Box No.
3760 Seabrook Island Rd
City, State, ZIP+4®
Seabrook Island, SC 29455

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



7020 1810 0001 6025 6094

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

Sent To
SBK LLC
Street and Apt. No., or PO Box No.
204 Devon Road
City, State, ZIP+4®
Charlottesville, VA 22905

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



7020 1810 0001 6025 6100

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

Sent To
Maria & Bryan Owens
Street and Apt. No., or PO Box No.
2217 Road 701
City, State, ZIP+4®
Charlotte, NC 28011

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



7020 1810 0001 6025 6100

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

Sent To
Arrium Viles, PO Rental Ass. Attn Ktia M
Street and Apt. No., or PO Box No.
966 Morrison Drive Ste 100
City, State, ZIP+4®
Charleston, SC 29405

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



7020 1810 0001 6025 6087

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

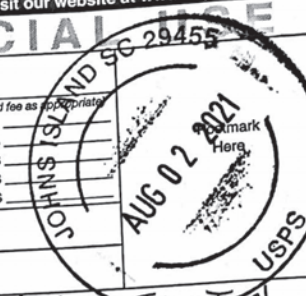
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

Sent To
Glen & Kristi Lars
Street and Apt. No., or PO Box No.
116 Palm Terrace CT
City, State, ZIP+4®
Foster, SC 29612

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



7020 1810 0001 6025 6124

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

Sent To
Seabrook Island Property Care, Inc
Street and Apt. No., or PO Box No.
100A Landfall Way
City, State, ZIP+4®
Seabrook Island, SC 29455

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





ATTACHMENT #14

Public Hearing Notice:
Post & Courier Legal Ad

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

ATT: Katharine Watkins

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):

08/11/21 Wed PC

08/11/21 Wed CNW

at a cost of **\$240.62**
Account# **108294**
Order# **1954379**
P.O. Number:

Subscribed and sworn to before
me this 11th day
of Aug
A.D. 2021


advertising clerk


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 2:30 pm on September 9, 2021, 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 # 176
APPLICANT: Brian David Connelly Trösl & Sabine Juliane Preuss Trust (Owners), Kirk Boone (Applicant)

ADDRESS:
3764 Seabrook Island Road

TAX MAP NUMBER:
147-13-00-001

ZONING DISTRICT: PUD / SR Single-Family

Residential

CODE SECTION:
§ 7.60.20.10: Front Yard

Setbacks (30 feet required)

and § 9.30: Oceanfront and

North Edisto River

Property Setbacks (30 feet

from landward edge of the

primary dune or revetment

required)

VARIANCE REQUEST:

To allow a portion of a pro-

posed single-family home

to encroach up to 4 feet into

the required 30-foot front

yard setback and to allow

the oceanfront portion of

the proposed home to be

built to the SCDHEC-

OCRM Beachfront Setback

Line rather than 30 feet

from the landward edge of

the primary dune or revet-

ment.

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.

Virtual Participation:

Individuals who wish to

participate in the Public

Hearing via Zoom may

access the meeting as fol-

lows:

• **To join by computer,**

tablet or mobile device:

<https://us02web.zoom.us/j/81953515474?pwd=UjZm5EhXNFpVNHkVZaW10ZFJTTjJndz09>

• **To join by phone:** Call

(646) 558-8656. *Please

note that long distance

rates may apply.*

• **Meeting ID:** 819 5351 5474

Passcode: 811930

Submit a Written

Comment: Individuals who

wish to submit a comment

in advance of the Public

Hearing may do so in writ-

ing by 12:00 pm on the day

of the meeting using one of

the following options:

• **ONLINE:**

<https://www.townofseabrookisland.org>

• **EMAIL:** icronin@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 begin-

ning at 2:30 pm at

<https://www.youtube.com/channel/UCIkF87knEApHD1q0kGlaGZg>.

More Information: For

more information, please

call (843) 768-9121.



ATTACHMENT #15

Public Hearing Notice:
Property Posting



PUBLIC HEARING

Resolving Request: **1/16/21**

Variance Request **1/16/21**

Project: **Rebar for pool terrace, 30' x 20'**

Property Owner: **James W. Smith, Jr.**

Meeting Date: **Sept. 7, 2021** Time: **2:30pm**

Meeting Location: **200 Westwood Blvd #1000**

More information: [www.maryland.gov](#)

Case # **176**



ATTACHMENT #16

Neighboring Property Information:
3760 Seabrook Island Road



- WELCOME
- REAL PROPERTY RECORD SEARCH
- REAL PROPERTY BILL SEARCH
- PERSONAL PROPERTY SEARCH
- MOTOR VEHICLE SEARCH
- CHECKOUT
- CONTACT US

\$0.00
CHECK OUT

- [← RETURN](#)
- [🔍 SALES](#)
- [📄 TAX INFO](#)
- [🏠 ADDITIONAL PROPERTY INFO](#)
- [🖨️ PRINT](#)

Property Information

Current Owner: OWENS BRENT COLE OWENS THERESA ANN 3760 SEABROOK ISLAND RD JOHNS ISLAND SC 29455	Property ID	1471300002
	Physical Address	3760 SEABROOK ISLAND RD
	Property Class	101 - RESID-SFR
	Plat Book/Page	/
	Neighborhood	111401 AD01 Seaview Drive Seabrook I
	Deed Acres	0.0000

Legal Description

Subdivision Name -SEABROOK ISLAND Description -LT 2 BLK 16
PlatSuffix AD-78 PolTwp 009

Sales History

Book	Page	Date	Grantor	Grantee	Type	Deed	Deed Price
0659	983	8/14/2017	CONNELLY BRIAN DAVID TRUST	OWENS BRENT COLE	S	Ge	\$1,150,000
0459	282	1/28/2015	Multiple Owners	CONNELLY BRIAN DAVID TRUST	M	De	\$10
A249	264	10/13/1994	BANK SOUTH NA	CONNELLY BRIAN D		Ge	\$60,000
H199	324	12/4/1990	SEABROOK ISLAND OCEAN CLUB	BANK SOUTH NA		Ge	\$11,517,000
E149	010	10/28/1985		SEABROOK ISLAND OCEAN CLUB		Ge	\$0

- [← RETURN](#)
- [🔍 SALES](#)
- [📄 TAX INFO](#)
- [🏠 ADDITIONAL PROPERTY INFO](#)
- [🖨️ PRINT](#)

PIN: 1471300002

This data is as-of 08-19-2021



The information on this page is for Tax Year 2021 and reflects the status of the property for that tax year. This includes building information, values and information on exemptions, discounts and special assessments. Any changes for Tax Year 2022 will not be displayed until later in 2022.

Value Info

Legal Residence	LR Pct	AgUse	ATI 25Pct Exemption	Assessed Value	
Y	100	N	N	\$88,000	
		Land	Improvement	Total	
		Market Value	\$1,164,600	\$1,035,400	\$2,200,000
		Capped Value *	\$1,164,600	\$1,035,400	\$2,200,000
		Taxable/Use Value **	\$1,164,600	\$1,035,400	\$2,200,000

Value History

	2020	2019	2018	2017
Market Value	\$2,200,000	\$1,150,000	\$1,150,000	\$1,336,500
Capped Value *	\$2,200,000	\$1,150,000	\$1,150,000	\$1,040,750
Taxable/Use Value **	\$2,200,000	\$1,150,000	\$1,150,000	\$1,040,750
Assessed Value	\$132,000	\$69,000	\$69,000	\$62,450

* **Capped Value:** At County-wide reassessments the increase in the value of a property for tax purposes is limited (capped) at no more than 15%.

** **Taxable/Use Value:** The Capped Value and Taxable/Use Value are usually the same. If the property has been approved for Agricultural Use the values will be different.

Dwelling Info

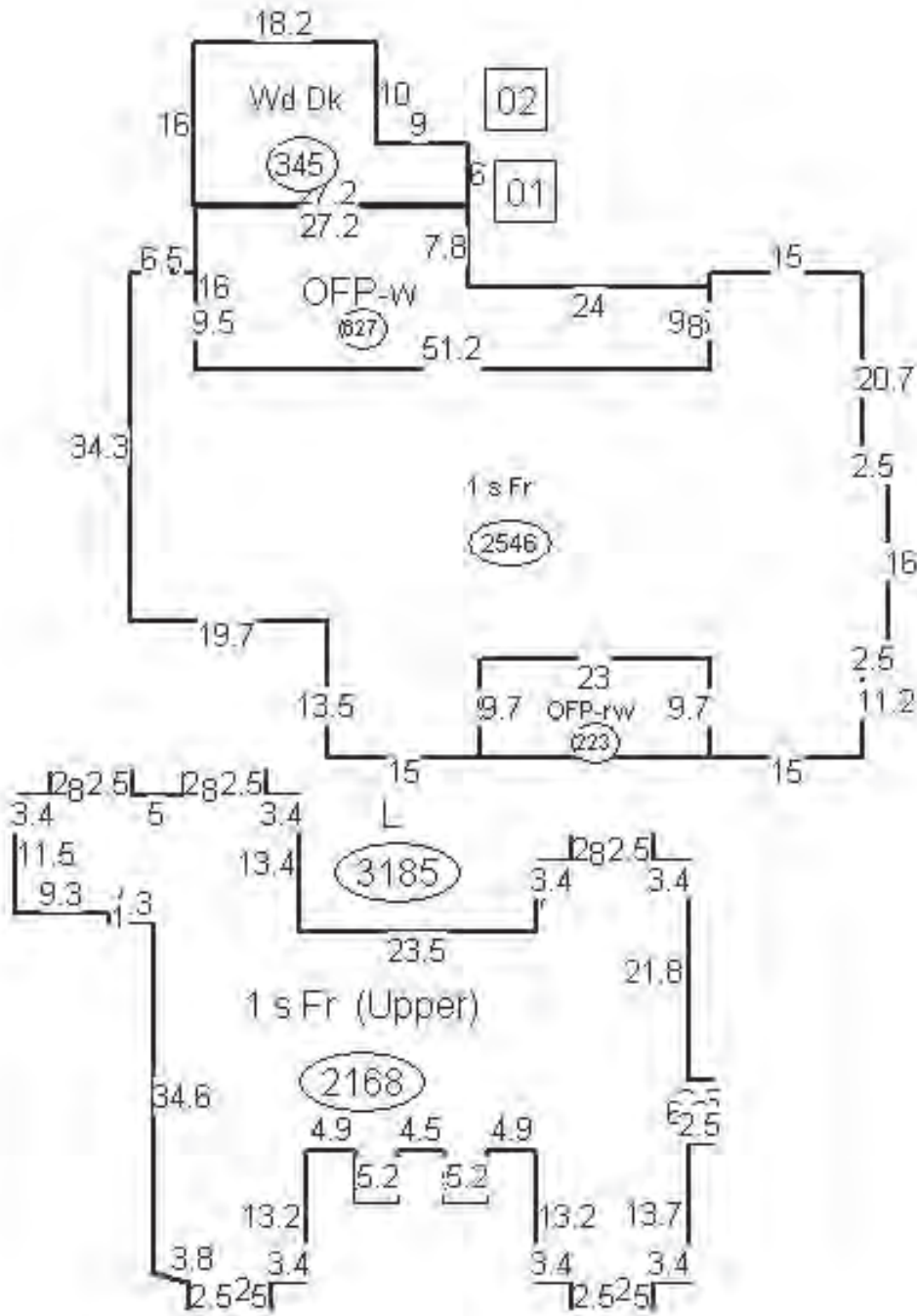
Extension	House Type	Year Built	Total Finished Living Area	Bedroom Count	Full Bath Count	Half Bath Count	Total Stories
R01	84 Multi-Story	2019	4714	5	5	2	2

Additional Improvements

Imp Extension	Imp ID	Year Built	Improvement Type	Improvement Descr
R01	01	2019	POOL	
R01	02	2019	HOTTUB	Residential Hot Tub

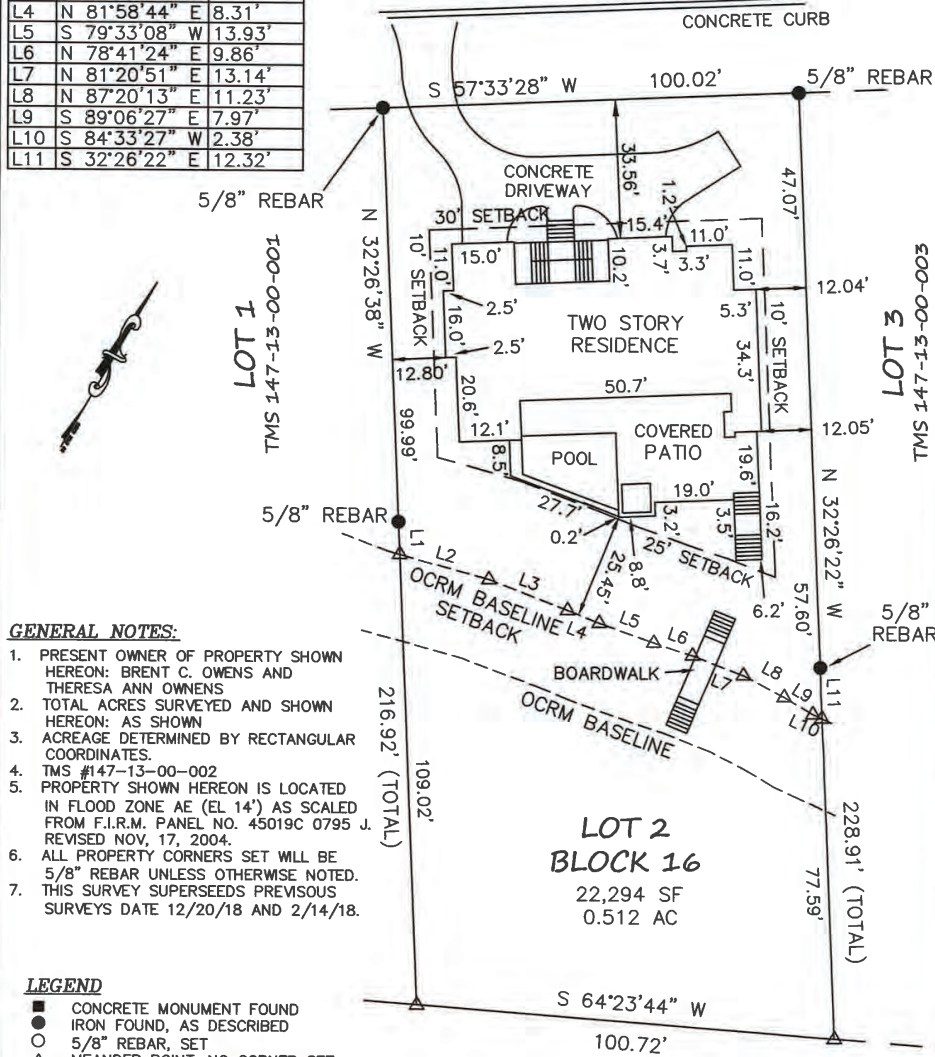
Sketches

R01



LINE	BEARING	DISTANCE
L1	N 32°26'38" W	7.91'
L2	S 75°32'51" W	22.22'
L3	N 80°49'31" E	20.30'
L4	N 81°58'44" E	8.31'
L5	S 79°33'08" W	13.93'
L6	N 78°41'24" E	9.86'
L7	N 81°20'51" E	13.14'
L8	N 87°20'13" E	11.23'
L9	S 89°06'27" E	7.97'
L10	S 84°33'27" W	2.38'
L11	S 32°26'22" E	12.32'

SEABROOK ISLAND ROAD 70' R/W



GENERAL NOTES:

1. PRESENT OWNER OF PROPERTY SHOWN HEREON: BRENT C. OWENS AND THERESA ANN OWENS
2. TOTAL ACRES SURVEYED AND SHOWN HEREON: AS SHOWN
3. ACREAGE DETERMINED BY RECTANGULAR COORDINATES.
4. TMS #147-13-00-002
5. PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE AE (EL 14') AS SCALED FROM F.I.R.M. PANEL NO. 45019C 0795 J. REVISED NOV, 17, 2004.
6. ALL PROPERTY CORNERS SET WILL BE 5/8" REBAR UNLESS OTHERWISE NOTED.
7. THIS SURVEY SUPERSEEDS PREVIOUS SURVEYS DATE 12/20/18 AND 2/14/18.

LEGEND

- CONCRETE MONUMENT FOUND
- IRON FOUND, AS DESCRIBED
- 5/8" REBAR, SET
- △ MEANDER POINT, NO CORNER SET

REFERENCE PLATS & DEEDS

1. PLAT BOOK AN, PAGE 78
2. TMS #147-13-00-002

CERTIFICATION:

I, W. MASON LINDSEY, JR. HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN 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;

[Signature]
W. MASON LINDSEY, JR., R.L.S.

S.C. REG. NO 11909

Done June 12/19



AN ASBUILT SURVEY OF
3760 SEABROOK ISLAND ROAD
LOT 2, BLOCK 16

LOCATED IN THE TOWN OF SEABROOK ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA
DATE: 11.22.19 SCALE: 1"=30'

W. MASON LINDSEY, JR.

1738 PINCKNEY PARK DRIVE
CHARLESTON, S.C. 29407
TELEPHONE (843) 324-9901

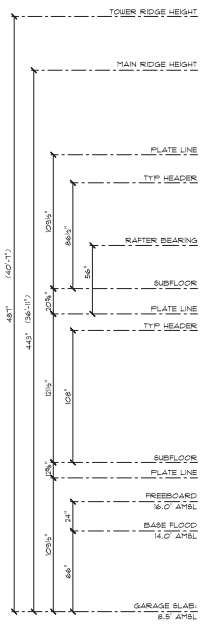
SITE COVERAGE

Building Footprint	2,394
Covered Porches	925
Open Decks, Pool, Stairs	683

Total Site Coverage Structure (Sq.Ft.)	4,002
Total Site Coverage Structure (Percent)	30.7%

Driveway, Turnaround, Guest Parking	1,314
Walkways	45

Total Site Coverage Hardscape (Sq.Ft.)	1,359
Total Site Coverage Hardscape (Percent)	10.3%



- STUCCO FINISH • CHIMNEY
- "GRAND MANOR" COMPOSITION SHINGLES
- SHAPE CUT CEDAR SHINGLES
- CEDAR SHINGLE SIDING
- HARDY MATERIAL TRIM BOB
- HARDY MATERIAL TRIM BOB
- ELITE TREATED BRACKETS
- CEDAR SHINGLE SIDING
- HARDY MATERIAL TRIM BOB
- BRICK VENEER • FOUNDATION
- STAINED WOOD GARAGE DOORS

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

DeWitt + Haas
RESIDENTIAL ARCHITECTS
6040 JANNIE DODDS BLVD
10017 PLEASANT, SOUTH CAROLINA 29644
803-782-1111 • 803-782-1112

OWENS RESIDENCE
3160 SEABROOK ISLAND ROAD
JOHNS ISLAND, SOUTH CAROLINA

NOTE: GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND FINISHES IN FIELD.

W. Neil Fortune
ARCHITECT

8510 McAlpine Park Drive
Suite 204
Charlotte, North Carolina 28211
704/366-3039
704/364-9578 FAX

DRAWN BY: DEWITT
APPROVED BY: DEWITT
CONCEPTUAL:
PRELIMINARY:
FINAL: 04.09.2018

SHEET
10a
28

OWENS RESIDENCE
3160 SEABROOK ISLAND ROAD
JOHNS ISLAND, SOUTH CAROLINA

NOTE: GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND ANGLES IN FIELD.

W. Neill Fortune

ARCHITECT

8510 McAlpine Park Drive
Suite 204
Charlotte, North Carolina
28271
704/366-3639
704/364-9578 FAX

DRAWN BY: Dewitt

APPROVED BY: Dewitt

CONCEPTUAL:

PRELIMINARY:

FINAL: 04.09.2018

SHEET
10b
28



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

OWENS RESIDENCE
3160 SEABROOK ISLAND ROAD
JOHNS ISLAND, SOUTH CAROLINA

NOTE: GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND ANGLES IN FIELD.

W. Neil Fortune
ARCHITECT

8510 McAlpine Park Drive
Suite 204
Charlotte, North Carolina 28211
704/366-3639
704/364-9578 FAX

DRAWN BY: DEWITT

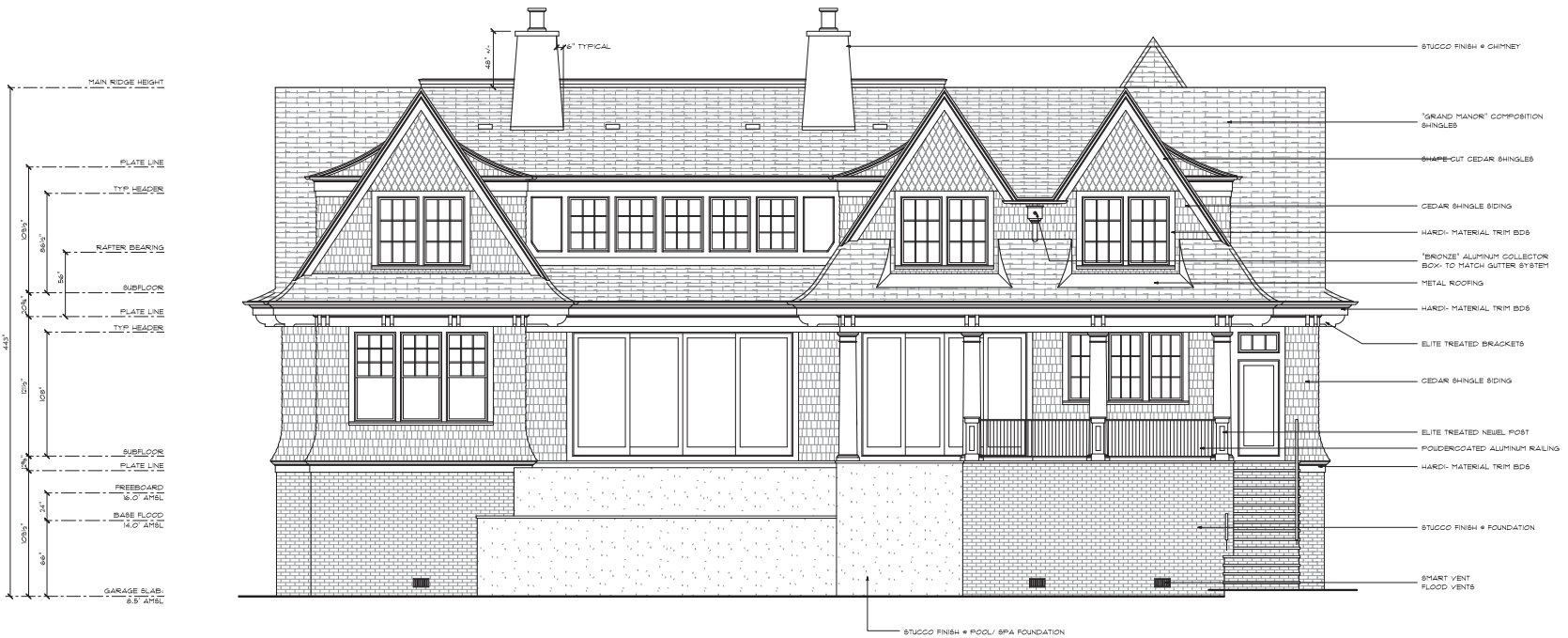
APPROVED BY: DEWITT

CONCEPTUAL:

PRELIMINARY:

FINAL: 04.09.2018

SHEET
10c
28



OWENS RESIDENCE
3160 SEABROOK ISLAND ROAD
JOHNS ISLAND, SOUTH CAROLINA

NOTE: GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND ANGLES IN FIELD.

W. Neill Fortune
ARCHITECT

8510 McAlpine Park Drive
Suite 204
Charlotte, North Carolina 28211
704/366-3639
704/364-9578 FAX

DRAWN BY: DWITT
APPROVED BY: DWITT
CONCEPTUAL:
PRELIMINARY:
FINAL: 04.09.2018

SHEET
10d
28

REAR ELEVATION
SCALE: 1/4" = 1'-0"

I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF SOUTH CAROLINA AND THAT I HAVE PREPARED THIS SURVEY IN ACCORDANCE WITH THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

893 GRAYS HIGHWAY
RIDGELAND, SC 29936
PHONE: 843-726-6730

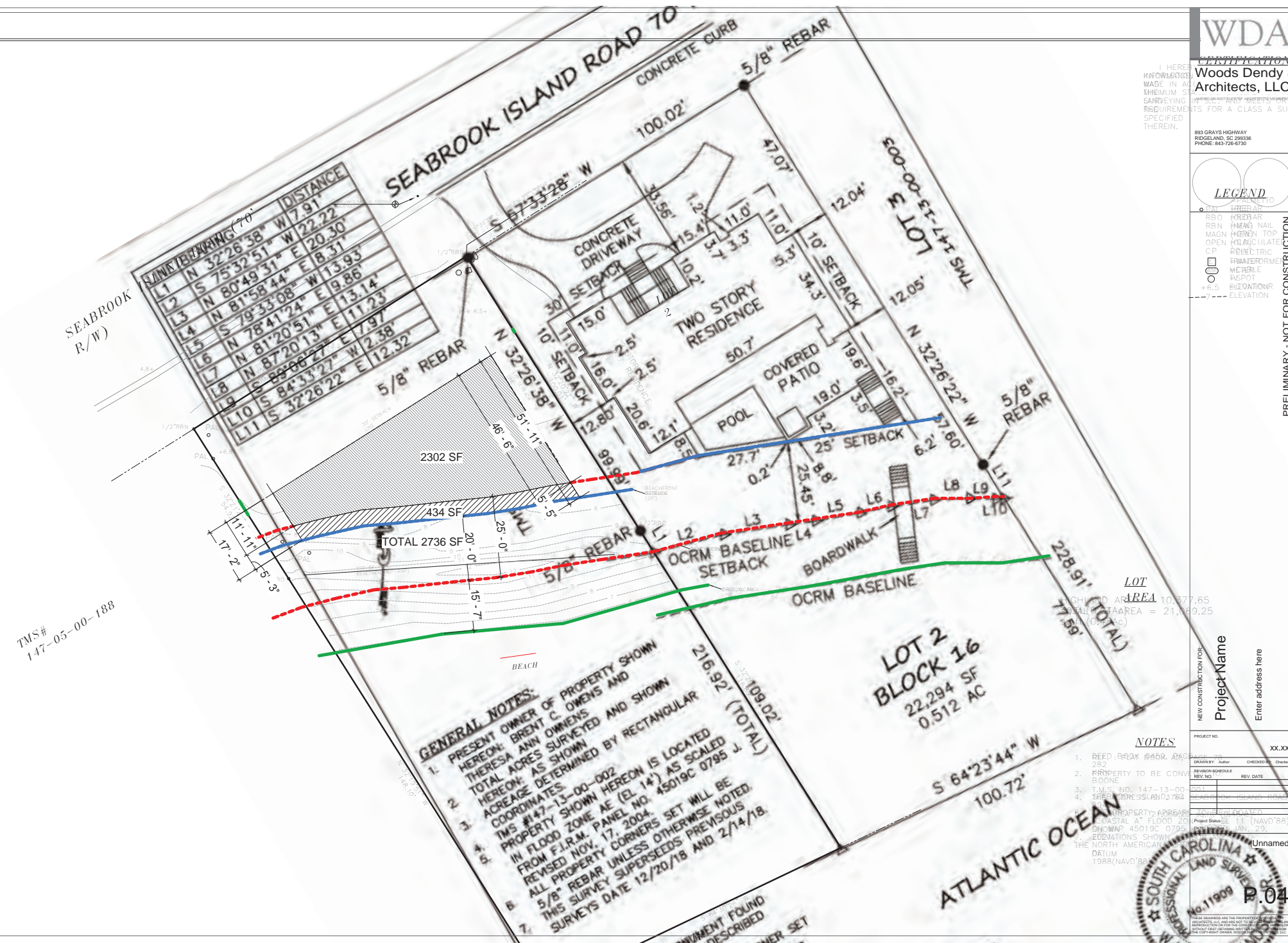


LEGEND

- 5/8" REBAR
- CONCRETE CURB
- 10' SETBACK
- 25' SETBACK
- OCRM BASELINE
- BEACH
- BEACH FRONT
- BEACH BACK
- BEACH WIDTH
- BEACH AREA
- BEACH PERMITS
- BEACH ELEVATION

PRELIMINARY - NOT FOR CONSTRUCTION

LINE	BEARING	DISTANCE
L1	N 32°28'38" W	7.91'
L2	S 75°32'51" W	22.22'
L3	N 80°49'31" E	8.31'
L4	N 81°58'44" W	13.93'
L5	S 79°33'08" E	9.86'
L6	N 78°41'24" E	13.14'
L7	N 81°20'51" E	11.23'
L8	S 85°06'27" E	7.97'
L9	S 84°33'27" E	12.38'
L10	S 32°26'22" E	12.32'
L11	S 32°26'22" E	12.32'



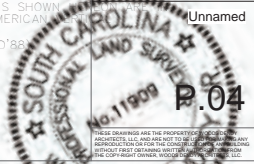
GENERAL NOTES:

- PRESENT OWNER OF PROPERTY SHOWN HEREON: BRENT C. OWENS AND THERESA ANN OWENS
- TOTAL ACRES SURVEYED AND SHOWN HEREON: AS SHOWN
- ACREAGE DETERMINED BY RECTANGULAR COORDINATES
- TMS #147-13-00-002
- PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE AE (EL 14') AS SCALED FROM F.I.R.M. PANEL NO. 45019C 0795 J, REVISED NOV. 17, 2004.
- ALL PROPERTY CORNERS SET WILL BE 5/8" REBAR UNLESS OTHERWISE NOTED. THIS SURVEY SUPERSEDES PREVIOUS SURVEYS DATE 12/20/18 AND 2/14/18.

LOT AREA
 HIGHLAND AREA = 10,677.65
 TOTAL LOT AREA = 21,069.25
 (0.52 AC)

NOTES

- REED ROAD 665R. AREA 282
- PROPERTY TO BE CONVEYED TO BOONE
- TMS # 147-13-00-002
- SEABROOK ISLANDS 784
- PROPERTY TO BE CONVEYED TO BOONE
- PROJECT SHEET 11 (NAVD'88)
- GNOWAP 45019C 0795
- EDUCATIONS SHOWN ARE THE NORTH AMERICAN DATUM 1988 (NAVD'88)



NEW CONSTRUCTION FOR
Project Name
 Enter address here

PROJECT NO.	DATE	XX.XX

REVISION SCHEDULE	REV. DATE

UNNAMED

TMS # 147-05-00-188



ATTACHMENT #17-A

Correspondence in Support of the Variance Request
(2 Messages Received)



Joe Cronin
Town Administrator
Town of Seabrook Island

Dear Joe,

Please accept this as our letter of support for Kirk and Kristen Boone's request for a variance on the setback for 3764 Seabrook Island Road.

Ann and I have known the Boone's personally for several years. And professionally I know that Kirk builds exceptional homes for himself, and I am certain anything he builds on Seabrook Island will be a tasteful and high-quality home that will be a welcome addition to the community.

Kirk was instrumental in helping us find our home there, 3728 Seabrook Island Road, and we welcome their presence in our neighborhood.

Sincerely,

Adam Boyd
828-231-4106



Joe Cronin

From: Pete Price <jhprice@vt.edu>
Sent: Monday, August 30, 2021 6:49 AM
To: Joe Cronin
Subject: 3764 Seabrook Island Road

Good Morning Mr Cronin,

As a property owner at Pelican Watch I have no objections to the proposed building on lot 3763 Seabrook Island Road thus allowing the variance.

Kind regards,

Julian Price
Cell 540-818-1188



ATTACHMENT #17-B

Correspondence in Opposition to the Variance Request
(136 Messages Received)

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Thursday, August 5, 2021 10:30:44 AM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Susan McLaughlin

Address

3061 Baywood Drive, Johns Island, SC 29455

Email Address

seabrooksr@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

I don't think the town should support variances that permit building closer to the beach. This is a pretty big variance. If it was an issue of several inches or one foot, it might be acceptable. A 30 foot variance is large.

Joe Cronin

From: PATRICIA SHORT <shortps@verizon.net>
Sent: Thursday, August 5, 2021 5:38 PM
To: Joe Cronin
Subject: Variance 176

Hi Joe,

I vote no for having the home or any home built on this property.

There are many other lots on the island that are for sale. I feel the house would adversely affect the beach -

Regards,
Pat Short
504 Cobby Creek Lane
410.564.4047

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Thursday, August 5, 2021 7:39:29 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Penelope colby Mallory

Address

1806 landfall Way, Seabrook Island 29455

Email Address

lowcountrypen@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

Do not let developers drive the changes to our Island ,let's protect nature and aim for under development. It's why we moved here.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Friday, August 6, 2021 8:05:06 AM

You've just received a new submission to your [Public Comments - Variance #176](#).
[Mark as Spam](#)

Submitted Information:

Name

Janet

Address

Brandon

Email Address

jmbjdc@aol.com

Do you support the approval of Variance #176?

No - Opposed

Comment

We cannot allow these types of encroachment by builders/new owners. That is an extremely narrow lot, in a very fragile beachfront area. We need to protect our beaches. Additionally, that lot is going to suffer erosion somewhere down line, and when the house collapses into the beach, we are stuck with the mess. Think I am exaggerating? I grew up on Lake MI and got to watch over 10 houses fall in the water in the 1970s because they were built too close to the water. And it continues to happen now as the Lake MI water table rises. Same thing is going to happen here as sea levels rise.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Friday, August 6, 2021 9:26:02 AM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Veronica L'Allier

Address

2609 Jenkins Point Road

Email Address

vlallier2609@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

The property owners should build their home within the established setback lines as other home owners have been required to do.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Friday, August 6, 2021 3:46:28 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Catherine Johnson

Address

3606 Beachcomber Run

Email Address

Katierjohnson@comcast.net

Do you support the approval of Variance #176?

No - Opposed

Comment

We must continue to protect our fragile dunes, ocean front and marshes. The setbacks were created to help ensure that the entire island can benefit from the protections the dunes provide. There is no hardship present - build a smaller house, or purchase a different lot. It is in the public interest to deny this request.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Friday, August 6, 2021 4:18:09 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

A Prentice Barnes

Address

1903 Long Bend Dr.

Email Address

aseabrookisland@comcast.net

Do you support the approval of Variance #176?

No - Opposed

Comment

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Friday, August 6, 2021 5:55:36 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Cynthia Davis

Address

2595 Jenkins point rd

Email Address

gmmia02@yahoo.com

Do you support the approval of Variance #176?

No - Opposed

Comment

The setback lines were established to protect the island. There is no reason to grant this exception. The property owner has the ability to design and build a home that fits within the guidelines, which were available to them prior to purchasing the lot. The residents should not be pressured in to accepting this encroachment because the owners want a home that is too large for the lot they purchased.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Friday, August 6, 2021 7:57:48 PM

You've just received a new submission to your [Public Comments - Variance #176](#).
[Mark as Spam](#)

Submitted Information:

Name

Thomas & Gail Buckner

Address

3055 Marshgate Dr

Email Address

tgbackner001@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

The size of the proposed home is not what the original planners of our community had in mind. The setbacks are for a reason. There are larger lots on the island more suitable to the projected home.

From: [Cynthia Leonard](#)
To: [Joe Cronin](#)
Subject: Variance 176
Date: Saturday, August 7, 2021 10:27:59 AM

Hello Mr Cronin, hope you are staying well.

I was recently made aware of the new variance for the property at 3764 SI Road.

While I have no problem with single family house development on the island, I feel that the size house being proposed on this site will significantly effect the beauty of our island and the Club. I do realize that someone owns the property and is trying to sell it, but a 3100 sf house on this site is way out of proportion.

From the looks of the property, I suggest that the proposed owner rethink the house and instead put up a ~2600 sf house on the site. Would look more in proportion to the lot and adjacent neighbors.

I would vote no to this variance. Thanks so much did your continued service to our wonderful island.

Best,

Cindy Leonard
1009 Crooked Oaks
203.858.2234

From: [SUSAN Y.gaston](#)
To: [Joe Cronin](#)
Subject: Variance Request for empty lot at 3754 Seabrook Island Road
Date: Saturday, August 7, 2021 11:24:32 AM

As a concerned homeowner watching developers continually try to squeeze oversized homes on undersized lots **I respectfully ask that SBI deny** this variance request. ***RE: The variance requested for the currently empty property at 3764 Seabrook Island Road, next to the SIPOA property where Beach Walk 7 is located.***

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Sunday, August 8, 2021 11:46:15 AM

You've just received a new submission to your [Public Comments - Variance #176](#).
[Mark as Spam](#)

Submitted Information:

Name

Barrie Glenn

Address

3051 Seabrook Island Road

Email Address

bglenn@wd40.com

Do you support the approval of Variance #176?

No - Opposed

Comment

Absolutely OPPOSED. Enough with building these multiple units and especially the infringement on the landscape and environment that allowing this variance would cause. No more pushing back setbacks that encroach on areas already problematic and susceptible to flooding during king tides and storms. This is going to result in issues around the island and cause property insurance and flood insurance rates to rise due to the greediness of those selling this property and the town. We can't need tax dollars that badly. All of these things need to be considered before properties are even offered up for sale. These potential owners / builders think they can buy a piece of land and that the rest of us will sleep thru the variance request a and that is not right. We moved here because it is an area like none other. Stop approving these variance requests that ruin the landscape of this island and ruin the sole reason that we have these dunes and setbacks - to protect the island from mother nature's wrath.

TO: Joseph M. Cronin, Town Administrator/Zoning Administrator
Town of Seabrook Island

FROM: Lucy Hoover, President
Seabrook Island Green Space Conservancy

SUBJECT: Variance Request for Tax Map # 149-01-00-092 (Variance #176)

Date: August 14, 2021

Dear Mr. Cronin:

The Board of the Seabrook Island Green Space Conservancy (SIGSC) has reviewed the subject variance request for the above referenced property. The request includes two items:

- TO ALLOW A PORTION OF A PROPOSED SINGLE-FAMILY HOME TO ENCROACH UP TO 4 FEET INTO THE REQUIRED 30-FOOT FRONT YARD SETBACK; AND
- TO ALLOW THE OCEANFRONT PORTION OF THE PROPOSED HOME TO BE BUILT TO THE SCDHECOCRM BEACHFRONT SETBACK LINE RATHER THAN 30 FEET FROM THE LANDWARD EDGE OF THE PRIMARY DUNE OR REVETMENT

It is the opinion of The Board of the SIGSC that the second subject variance request to allow the oceanfront portion of the proposed home to be built to the SDHEC OCRM beachfront setback line rather than 30 feet from the landward edge of the primary dune or revetment should be denied.

The Town of Seabrook Island ordinance states in Section 9.30.23. In no event shall construction be closer than (seaward of) thirty (30) feet landward from the landward edge of the primary dune or the dune formed by any existing revetment.

South Carolina's beaches are dynamic places, some beachfront shorelines accrete or gain sand while other shorelines erode. Establishing jurisdictional lines provides protection of vulnerable shorelines and natural ecosystems. The beach and dunes are critical areas and by their nature are dynamic and subject to change over time, especially considering increased hurricane storm activity and sea-level rise.

Setbacks provide buffer zones between the ocean and coastal infrastructure, within which the beach zone may expand or contract naturally without the need for seawalls and other structures that may imperil an entire beach system. Setbacks reduce damage to beachfront property during high wave events, such as hurricanes.

The applicant states "... the current buildable area with the setbacks as allowed is the shape of a triangle and is 1,386 SF. As a triangular shape is particularly inefficient for usable area in home construction, this buildable area would effectively prohibit or unreasonably restrict the utilization of the property, as noted in a criteria for review."

SIGSC Board review of the proposed development indicates that the subject property can still be developed as zoned without benefit of ocean front setback variance. The structure needs to be scaled appropriately for the property. Our opinion is that the variance does not meet the standard for a variance:

- Unnecessary hardship would result from the strict application of the ordinance
- The hardship results from conditions that are peculiar to the property
- The hardship is not a self-created hardship

Therefore, the requested variance to reduce and/or encroach into land 30 feet from the landward edge of the primary dune or revetment should be denied.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Wednesday, August 18, 2021 6:51:48 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Mary Lou Froude

Address

510 Cobby Creek Lane Seabrook Island

Email Address

mlfroude@yahoo.com

Do you support the approval of Variance #176?

No - Opposed

Comment

Please vote no on this request. These setbacks were established for a reason - I am concerned you will be setting a precedent if you allow the request. Please protect Seabrook Island in all of it's natural uniqueness.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 24, 2021 8:40:40 AM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Charlene Barker

Address

2950 Baywood Drive

Email Address

Ccb3001@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

As a 40 year property owner, I am totally against granting this variance request. That is not a buildable lot.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Wednesday, August 25, 2021 1:12:20 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Marnie Ellis

Address

198 High Hammock Vlg

Email Address

marniem.ellis@yahoo.ca

Do you support the approval of Variance #176?

No - Opposed

Comment

Poor location. Erosion problems. Habitat issues. Should be left empty. Shouldn't be considered for any bldg. Very poor choice of lot.

Joe Cronin

From: John Spurlock <jrspurlock@me.com>
Sent: Wednesday, August 25, 2021 7:59 PM
To: Joe Cronin
Subject: 3764 Seabrook Island Road

Mr. Cronin,

This email is to inform the SIPOA zoning board that we are adamantly opposed to any type of variances for the proposed project at 3764 Seabrook Island Road.

Thank you for your consideration in this matter.

John and Christine Spurlock
2910 Atrium Villas, Seabrook Island.

Sent from my iPad

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Wednesday, August 25, 2021 9:30:08 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Shannon Steinberg

Address

3330 Coon Hollow Dr

Email Address

Shanstei@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

Variances should not be permitted that encroach beyond established oceanfront setbacks. The dunes and associated wildlife need to be protected.

Joe Cronin

From: Lois Rosenberry <Immitten@aol.com>
Sent: Thursday, August 26, 2021 2:38 PM
To: Joe Cronin
Subject: Variance for property across from Atriums

As an oceanfront villa owner, I strongly object to this variance. The proposed property is too large for that site and too close to the ocean. It will definitely impact our view.

Please vote no on this proposal.

Lois Rosenberry
2924 Atrium villa.

[Sent from the all new AOL app for iOS](#)

From: [John Pensabene](#)
To: [Joe Cronin](#); [Babe](#)
Subject: 3764 Seabrook Island Road Variance
Date: Friday, August 27, 2021 11:25:14 AM

Good morning,

I own 2941 Atrium Villa. I am writing to express my opposition to the variance requested for 3764 Seabrook Island Road.

Thank you

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Friday, August 27, 2021 12:02:23 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

suzanne quentz

Address

931 SEALOFT VILLA DR, JOHNS ISLAND, SC 29455

Email Address

squentz@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Friday, August 27, 2021 1:38:07 PM

You've just received a new submission to your [Public Comments - Variance #176](#).
[Mark as Spam](#)

Submitted Information:

Name

Amanda Shilko

Address

2837 Baywood Drive

Email Address

mandyjane16@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

I feel it would be environmentally detrimental to allow this variance. We have been losing so much of that section of the beach to the point that it is not inconceivable to think that the house could be lost due to minor or major storm surge. Also, the lighting impact from being that close to the beach would be harmful and borderline harassment to the loggerhead sea turtles that nest on our beaches and are protected federally as endangered species. We even had one sea turtle this year scale the rocks in that exact area and attempt to nest in the grassy sand on this lot. It is suspected that the lights from the house next to this lot disoriented the nesting turtle which caused her to make this very dangerous climb. Placing another house even closer in the exact same area would be irresponsible. I truly hope the board does NOT grant this variance and puts the environment's needs before that of humans/money.

Joe Cronin

From: Paul Smith <jpsmith01@comcast.net>
Sent: Saturday, August 28, 2021 2:22 PM
To: Joe Cronin
Subject: 3764 Seabrook island Rd variance

To whom it may concern,

I, Paul Smith, and my wife Jackie are owners of 2935 Atrium Villa as well as 2263 Seascape Drive. I am writing to inform you that we oppose the variance request which is being proposed for lot 3764 Seabrook Island Road. By accepting such a variance would open the door for restructuring of all setbacks presently in place.

If the variance is granted, I would like this letter to serve as official notice to request a variance for an addition I am planning for our home at 2263 Seascape Drive which would allow for additional living space and enhanced ocean views.

Thank you,

Paul and Jackie Smith

Joe Cronin

From: T. GREGORY NAPLES <tgnaples@aol.com>
Sent: Saturday, August 28, 2021 3:12 PM
To: Joe Cronin
Subject: Public Hearing September 9

Mr. Cronin:

I would like to submit a comment regarding the variance requested for a 3,100 sq ft home across from the Atrium Villas. I am totally against any building on this property. Common sense would dictate that allowing any property to be built there would be against both US and SC EPA regulations. A house there defies all logic and should not be allowed.

Sincerely,

Greg & Kate Naples
2913 Atrium Villas
Seabrook Island, SC 29455
Cell: 330-256-6636

Joe Cronin

From: PV Linton <pvlinton@gmail.com>
Sent: Saturday, August 28, 2021 3:20 PM
To: Joe Cronin
Subject: 3764 Seabrook Island Rd Variance Request

Dear Mr. Cronin:

I am writing to vehemently object to the variance request associated with 3764 Seabrook Island Road. I am sorry that for medical reasons I cannot attend the meeting on Sept 9th to assert my voice in public. I would like to note the following objections:

1. The proposed variance request to violate the 30ft beach line setback by 10ft would damage the environment, intrude upon beach goers and offend the sightline of the area. Seabrook Island Club completed its upgrade of its beach club facilities before SC DHEC changed its beachfront construction regulations. And now, it appears a homeowner is in disregard of Seabrookers respect for the environment. It is appalling.
2. The proposed variance request to transgress the front setback by 4 feet also suggests that the proposed home is not right-sized to the lot and damages both tidal and aerial flood zones. Also, how totally unattractive from the street to have a monster on the curb!
3. This is not the only beachfront lot available on Seabrook Island. As such the owners have a choice to buy a lot appropriate to the size house they desire rather than ask the rest of us to allow them to shoehorn their desired home into a lot not appropriate for it. Why do the rest of us have to make exceptions for them which will further justify an avalanche of similar requests?

I urge you to deny the request for the variances.

Thank you.
Patricia Linton
2637 Persimmon Pond Ct

Joe Cronin

From: David Jones <djones@fjperio.com>
Sent: Saturday, August 28, 2021 6:19 PM
To: Joe Cronin
Subject: 3764 Seabrook Island Road

We are very much opposed to the variance request for the above referenced property.
David and Margie Ann Jones

Sent from my iPhone

Joe Cronin

From: JOHN BURICH <jeburich@aol.com>
Sent: Sunday, August 29, 2021 11:26 AM
To: Joe Cronin
Subject: 3764 SIR variance request

Joe

I oppose any variance request for 3764 SIR. Seabrook Island needs to protect the beach and the natural environment. Building 10 ft. closer to the beach would require installation of a sea wall along the beachfront - this is not only unattractive but also extraordinarily harmful to the natural environment and the sustainability of our island. It would also open the door to further variance approvals.

We have established lot lines and set backs for a reason. No exceptions. We need to develop seabrook responsibly.

Regards

John and Miriam Burich
3237 middle dam
5026087903

Joe Cronin

From: Nancy Beaudway <beaudwayn@gmail.com>
Sent: Monday, August 30, 2021 1:08 PM
To: Joe Cronin
Subject: Opposition to proposed variance for 3764 Seabrook Island Rd

I am writing to express my opposition to the variance for 3764 Seabrook Island Rd and to ask that the Town of Seabrook Island deny the variance.

Every morning I take a walk on the beach from boardwalk one to Pelican Nest. The beauty of this beach amazes me every day and has helped me through some very difficult times.

Protecting this beautiful beach should be a top priority of the Town of Seabrook Island. Building a home 10 ft. closer to the beach and dunes, with a possible seawall, not only diminishes the beauty of our beach but threatens the natural environment and sustainability of our beautiful island.

Thank you for considering my concerns.
Nancy Beaudway

Joe Cronin

From: lindy small <lindy@lindysmallarchitecture.com>
Sent: Monday, August 30, 2021 4:42 PM
To: Joe Cronin
Subject: Variance request

Mr. Cronin,

My husband and I are vehemently opposed to the variance request at 3764 Seabrook Island Rd.

1. Encroaching 10' into the beachfront setback is untenable - we live in a sensitive environment with an extraordinary beachfront, and need to protect our environment and build sustainably. The rules for beachfront setbacks were recently changed to protect our beautiful island, and these new rules need to be adhered to and not blatantly disregarded because someone wants a larger house. There are several other lots which can be purchased that allow a larger house without infringing on our fragile environment.

2. Encroaching 4' into the front yard setback in order to build a larger home is again being completely insensitive to our environment. There is already significant flooding on Seabrook, in great part due to the extensive building and removal of natural landscape. Removing additional natural landscape and building closer to the roadway only further exasperates this ongoing problem.

3. The proposed variance is a self-imposed hardship - one that can be avoided by purchasing a lot which is appropriate to the size house the owners want. There are several beach area homesites still available on Seabrook. If they want to purchase this lot, then they should accept the required setbacks and hire a good architect who can design a beautiful house which respects the guidelines. The current house design is tremendously unattractive and completely inappropriate for Seabrook Island or any other location on earth.

4. Seabrook Island needs to protect the beach and the natural environment. Building 10 ft. closer to the beach would require installation of a sea wall along the beachfront - this is not only unattractive but also extraordinarily harmful to the natural environment and the sustainability of our island.

We strongly urge you to reject this variance request.

Sincerely,
Lindy Small
Stephen Shapiro
3607 Beachcomber Run
Seabrook Island, S.C.

Lindy Small Architecture AIA
www.LindySmallArchitecture.com
<http://plushouse.blogspot.com>
Lindy@LindySmallArchitecture.com
510-910-0186

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Monday, August 30, 2021 4:46:30 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Kristine Wilson

Address

2418 Racquet Club Dr

Email Address

krisw10@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

From: [Nancy Buck](#)
To: [Joe Cronin](#)
Subject: Objection to Proposed Variance for 3764 SBI
Date: Monday, August 30, 2021 5:16:50 PM

We're writing to share with you our opposition to the variance proposed for 3764 Seabrook Island Road. We oppose the proposed variance for several reasons:

- The proposed variance request to violate the 30ft beach line setback by 10ft would damage the environment, intrude upon beach goers and offend the sightline of the area. Seabrook established the additional 10-foot requirement in order to protect Seabrook's natural environment, and to protect the dunes and the beach. And now, it appears a homeowner is in disregard of Seabrookers respect for the environment
- The proposed variance request to transgress the front setback by 4 feet also suggests that the proposed home damages both tidal and aerial flood zones and is not right-sized to the lot and.
- The proposed variance would allow for a four-foot encroachment into the required front setback the recently established flood zone that is intended to protect the dunes and beach. Seabrook's natural environment is more important than one owner's desire for a larger house.
- The proposed variance is inappropriate because it is a self-imposed hardship. All of the reasons cited in the variance application relate to the small lot size and the irregular shape of the lot. If the potential owner desires a larger, more regularly-shaped lot, then they should purchase such a lot to allow them to develop their desired home without impacting the environment of Seabrook Island. There are several beach area homesites still available on Seabrook. If they want to purchase this lot, then they should accept this lot for what it is and the architect should creatively design a home without encroaching on the beachfront and street.
- The proposed home would occupy a very prominent site on the beach and requires a unique design befitting its waterfront location. The site is adjacent to the Beach Club, directly across the street from Atrium Villas, and it's the first house to be seen by people travelling east after leaving the Club.
- • •Notwithstanding its required discretionary approval, the proposed dwelling is overly bulky, unimaginative, and bears no relationship to its waterfront location.
- Seabrook Island needs to protect the beach and the natural environment. Building 10 ft. closer to the beach would require installation of a sea wall along the beachfront - this is not only unattractive but also extraordinarily harmful to the natural environment and the sustainability of our island.
- This is not the only beachfront lot available on Seabrook Island. As such the owners have a choice to buy a lot appropriate to the size house they desire rather than ask the rest of us to allow them to shoehorn their desired home into a lot not appropriate for it. Why do the rest of us have to make exceptions for them which will further justify an avalanche of similar requests?

Randy & Nancy Buck

From: [J-Anna Smith](#)
To: [Joe Cronin](#)
Subject: Variance Request for 3764 Seabrook Island Rd
Date: Monday, August 30, 2021 5:22:16 PM

Hello,

I am writing to express my opposition for the requested setback variance for the above listed address. This variance should be denied based on the lot size vs. the size of proposed home. One can clearly tell that every year Mother Nature lets us know that she is slowly taking back her land and space. This will also have a negative impact to any sea life that may use this as a nesting ground year after year. Allowing this variance goes against the very thing that Seabrook Island likes to pride itself on protection of wildlife and the environment. We need to continue to protect both of those things. Again not everything should be torn down, dug up or built on at all cost just because you can. I respectfully ask that you deny this variance request.

J-Anna Smith
843-501-7561

From: [Steve Penkhus](#)
To: [Joe Cronin](#)
Subject: Variance request for 3764 Seabrook Island Road
Date: Monday, August 30, 2021 6:47:52 PM

Dear Mr. Cronin,

We would like to express our opposition to the proposed variance for 3764 Seabrook Island Rd. We feel this would have several negative impacts on Seabrook Island. Number one, it would be a visual hindrance on this prominent lot for anyone visiting this area of the island including the Atrium Villas across the street, the Island House, the Beach Club, the Pelicans Nest and walkers on the beach. It would be a very bad precedent to set for other people wishing to build on along the beach and wanting special treatment. Please don't allow this variance to offend the sight line of the area.

Seabrook needs to protect the natural environment of this very prominent part on the beach with no exceptions. It is not reasonable to further risk tidal area and flood zones.

Please don't disregard Seabrooker's respect for the environment. Thank you.

Marty and Steve Penkhus

Sent from my iPad

From: [Doug Barnard](#)
To: [Joe Cronin](#)
Subject: Zoning Variance - 3764 Seabrook Island Road
Date: Monday, August 30, 2021 7:06:56 PM

To the Seabrook Island Board of Zoning Appeals:

I am writing to share with you my opposition to the variances proposed for 3764 Seabrook Island Road and to ask the Town of Seabrook Island to deny the variances. I am opposed to the proposed variance for several reasons:

The proposed variance request to violate the 30ft beach line setback by 10ft would damage the environment, intrude upon beach goers and offend the sightline of the area. Seabrook established the additional 10-foot requirement for very good reasons and it appears a homeowner is in disregard of Seabrookers respect for the environment.

The proposed variance would allow for a four-foot encroachment into the required front setback the recently established flood zone that is intended to protect the dunes and beach. Seabrook's natural environment is more important than one owner's desire for a larger house. The proposed variance is inappropriate because it is a self-imposed hardship. All of the reasons cited in the variance application relate to the small lot size and the irregular shape of the lot. If the potential owner desires a larger, more regularly-shaped lot, then they should purchase such a lot to allow them to develop their desired home without impacting the environment of Seabrook Island. If they want to purchase this lot, then they should accept this lot for what it is and the architect should creatively design a home without encroaching on the beachfront and street. Seabrook Island needs to protect the beach and the natural environment. Building 10 ft. closer to the beach would require installation of a sea wall along the beachfront - this is not only unattractive but also extraordinarily harmful to the natural environment and the sustainability of our island.

How is the desire for a larger home a good reason to grant 2 zoning variances? The setbacks were established for good reasons and there does not appear to be even a single valid reason to grant a variance (let alone 2). I urge you to deny the request for the variances.

Thank you
Doug Barnard
3673 Seabrook Island Road

From: [Tom Buckner](#)
To: [Joe Cronin](#)
Subject: 3764 Seabrook Island Rd
Date: Monday, August 30, 2021 7:48:13 PM

As the owner of 3055 Marsh Gate Dr and a property owner within Seabrook Island, we are voicing our objection to the variance requested. We moved to this island, built a home on the available properties and abide by the rules of the island. We are adamantly against granting the variance requested for 3764 Seabrook Island Rd. for a number of reasons.

Environmental impact

The lot size was detailed and planning prior to purchasing should have been made.

Once a variance is granted, the flood gates open up.

Gail and Thomas Buckner
3055 Marsh Gate Dr
John's Island, SC, 29455

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Monday, August 30, 2021 7:58:07 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Robert Leonard

Address

1009 Crooked Oak Lane, Seabrook Island

Email Address

rmleonard16@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

I am opposed to the variance on the basis that this is much too large an exception given that it is in such an environmentally sensitive area.

From: [Sue Schenning](#)
To: [Joe Cronin](#)
Subject: Variance Request 3764 Seabrook Island Road
Date: Monday, August 30, 2021 8:25:09 PM

Dear Mr Cronin,

We are writing to advise you of our strong opposition to the referenced request for variance. Any variance of the zoning of this small property in such a fragile place would be inconsistent with the long-standing plan for protection of our dunes and beachfront.

Zoning laws have consequences that benefit the good of all over individual wants. In this case, the prospective owner has not articulated any benefit except to his own desires. The house is outsized for the lot and will be the first thing our residents and guests see as they head past the club. Imagine their dismay upon seeing such an outsized property. Such an inconsistent use will create a lack of confidence in the leadership of the Island and give rise to distrust of the decision makers. We would allow this to satisfy the craven desires of one person?

The setbacks requirements for this lot protect our treasured beach environment, the sight line, and the sustainability of this fragile location, something that should always be preserved without compromise.

Thank you for your consideration,

Sue and Steve Schenning
2521 High Hammock Road
Sent from my iPad

From: [Joy Millar](#)
To: [Joe Cronin](#)
Subject: 3764 Seabrook Island Rd
Date: Monday, August 30, 2021 9:40:10 PM

Mr. Cronin,

I write because I believe that the above property will come before the zoning board next week. It is clear that the property was platted before quite an amount of erosion took place on this part of the beach.

In my 18 years on the island I have seen no sign of ecretion to replace any of the original buildable lot.

I think that the Club pool on the beach was renovated within the past 2 years. This, ahead of 2023(?) when renovation/expansion would no longer be possible because of proximity to the beach/adjusted baseline and setback lines?

I remember years ago when a group of people was employed to come to Seabrook to give feedback on various aspects of the island. The feedback about the beach area was “there is nothing visible - there is no sense of arrival”. It is true.

The centerpieces of the visible area around the Pelican’s Nest and pool are: 2 roundabouts and a parking lot.

If this green space under discussion is a buildable lot and has been sold as such, then it should be buildable as is. The size of the house should match the scale of the build envelope, as per other properties on the island.

“We” didn’t help the sense of arrival at the Club/Pelican’s/Beach by allowing the two duplex to be built on the other side of the Club. They are just big unattractive boxes that limit the sense of space and openness in the area. Two wrongs don’t make a right. Allowing another to flout the rules and over build on a small piece of land will be an irreversible decision to the detriment of the area - the only beach open area that we have left.

The person who purchased this piece of land did so knowing the options available and the setbacks in place. Anyone who purchases a property has time to do due diligence. It is the buyer’s responsibility to do that. It is not a requirement that the Town of Seabrook revisit the rules. It that is allowed here - then where else will it be allowed? We ALL would have liked to make “adjustments” when building on the island, but we conformed to the rules in place at the time. Some at great additional financial expense.

I also expect the ARC to hold the owners of the lot to an aesthetically acceptable standard given that it will be a very high profile structure. Rules are in place for a reason. The more we see them being bent, the less respect we have for the people who’s job it is to enforce those rules.

We just don’t have many chances left to hold the line to enhance the space around our Club structures already in place.

Thanks for wading through this.

Joy

Joy Millar

1508 Lady Anna Lane
Johns Island, SC 29455
M: 843-425-2816

From: [ROBERT MASON](#)
To: [Joe Cronin](#)
Subject: Fwd: 3764 Seabrook Island Rd
Date: Tuesday, August 31, 2021 6:17:39 AM

Sent from my iPhone

Begin forwarded message:

From: ROBERT MASON <rgmason39@icloud.com>
Date: August 31, 2021 at 6:15:25 AM EDT
To: jcronin@townseabrookisland.org
Subject: **3764 Seabrook Island Rd**

we vote to deny the building on 3764 Seabrook Island Rd. if approved it would set a terrible precedent.

Robert & Sherrie Mason
3732 Seabrook Island Rd
843-243-0113

Sent from my iPhone

From: [joanne.gallivan](#)
To: [Joe Cronin](#)
Subject: 3764 Seabrook Island Road
Date: Tuesday, August 31, 2021 7:17:04 AM

Please **DO NOT** approve the variance requested for this property. The current requirements were established to protect the environment, dunes and beach. The irregular shape of the lot is squeezed in and not appropriate for the size of the house. There are other beachside lots available. If the owners want to build on this lot, they should accept the lot as is and build a house appropriate for this size lot. Please protect our beach!

Thank you.

Joanne Hallivan

Sent from my iPhone

From: tbedmiston@gmail.com
To: [Joe Cronin](#)
Subject: Variance request
Date: Tuesday, August 31, 2021 7:29:17 AM

After reviewing the variance request for the lot adjacent to the wedding pavilion, it is my sincere hope the town will deny this request. The size of home being proposed is far too large for that small, oddly shaped lot. A person wishing to build a home that size should choose another lot on which it fits without need for a variance. The restrictions in place work to protect our coast line while ensuring a harmonious and beautiful environment on SBI. This variance should be denied.

Thank you,
Terri Edmiston
1111 Summerwind

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 8:27:35 AM

You've just received a new submission to your [Public Comments - Variance #176](#).
[Mark as Spam](#)

Submitted Information:

Name

Raymond Hamilton

Address

2959 Seabrook Island Road

Email Address

raimman01@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

I am writing to oppose variance #176 for 3764 Seabrook Island Road. Allowing someone to encroach 10 feet into a setback established to protect the environment should not be allowed. The owners know the dimensions of the property and the setbacks and can design a house that will conform. I am also opposed because this will create precedent that the Town of Seabrook will be forced to deal with for years to come.

Regards,
Raymond Hamilton

Joe Cronin

From: Raymond Hamilton <raimman01@gmail.com>
Sent: Tuesday, August 31, 2021 8:39 AM
To: Joe Cronin
Subject: Opposition to Variance #176

Good morning Joe,

Below is what I submitted on the Online Comment Form where I am opposing variance request #176. I am emailing it also because my comments on variance #175 that I submitted online were not recorded in the minutes and I assume they were not received. From some of the other comments I read, it appears mine were not the only ones missed. This could be an indication of issues with the Online Comment system or it may mean you were inundated with responses and a few didn't make it in the minutes but you did receive them.

Thanks for all that you do. I look forward to seeing how the Board votes on this one.

Take care,

Raymond

2959 Seabrook Island Rd.

I am writing to oppose variance #176 for 3764 Seabrook Island Road. Allowing someone to encroach 10 feet into a setback established to protect the environment should not be allowed. The owners know the dimensions of the property and the setbacks and can design a house that will conform. I am also opposed because this will create precedent that the Town of Seabrook will be forced to deal with for years to come.

Regards,

Raymond Hamilton

Joe Cronin

From: Wendy Donaghue <wpdonaghue77@gmail.com>
Sent: Tuesday, August 31, 2021 8:58 AM
To: Joe Cronin
Cc: Kevin Donaghue
Subject: Proposed beachfront variance

We're writing to share with you our strong opposition to the variance proposed for 3764 Seabrook Island Road and to ask the Town of Seabrook Island to deny the variance. We oppose the proposed variance for a number of reasons: • The proposed variance request to violate the 30ft beach line setback by 10ft would damage the environment, intrude upon beach goers and offend the sightline of the area. Seabrook established the additional 10-foot requirement in order to protect Seabrook's natural environment, and to protect the dunes and the beach. And now, it appears a homeowner is in disregard of Seabrookers respect for the environment • The proposed variance request to transgress the front setback by 4 feet also suggests that the proposed home damages both tidal and aerial flood zones and is not right-sized to the lot and. •The proposed variance would allow for a four-foot encroachment into the required front setback the recently established flood zone that is intended to protect the dunes and beach. Seabrook's natural environment is more important than one owner's desire for a larger house.

- The proposed variance is inappropriate because it is a self-imposed hardship. All of the reasons cited in the variance application relate to the small lot size and the irregular shape of the lot. If the potential owner desires a larger, more regularly-shaped lot, then they should purchase such a lot to allow them to develop their desired home without impacting the environment of Seabrook Island. There are several beach area homesites still available on Seabrook. If they want to purchase this lot, then they should accept this lot for what it is and the architect should creatively design a home without encroaching on the beachfront and street. • The proposed home would occupy a very prominent site on the beach and requires a unique design befitting its waterfront location. The site is adjacent to the Beach Club, directly across the street from Atrium Villas, and it's the first house to be seen by people travelling east after leaving the Club. •••Notwithstanding its required discretionary approval, the proposed dwelling is overly bulky, unimaginative, and bears no relationship to its waterfront location. •**Seabrook Island needs to protect the beach and the natural environment**. Building 10 ft. closer to the beach would require installation of a sea wall along the beachfront - this is not only unattractive but also extraordinarily harmful to the natural environment and the sustainability of our island. •This is not the only beachfront lot available on Seabrook Island. As such the owners have a choice to buy a lot appropriate to the size house they desire rather than ask the rest of us to allow them to shoehorn their desired home into a lot not appropriate for it. Why do the rest of us have to make exceptions for them which will further justify an avalanche of similar requests? We urge you to deny the request for the variances.

--

Wendy and Kevin Donaghue

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 9:48:35 AM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Carrie Wick

Address

3745 Seabrook Island Road

Email Address

cbwick@aol.com

Do you support the approval of Variance #176?

No - Opposed

Comment

The Town's Development Standards Ordinance presumably is in place for a reason – to protect the town and its residents. If variants from these standards are granted, this should be done for the benefit of the Town and its residents. Granting of the requested variants for 3764 Seabrook Island Road would provide no benefit to the Town and its residents. I respectfully urge that the requested variants be denied.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 9:58:39 AM

You've just received a new submission to your [Public Comments - Variance #176](#).
[Mark as Spam](#)

Submitted Information:

Name

Vincent Schiavoni

Address

3620 Loggerhead Ct.

Email Address

nitneelyin@comcast.net

Do you support the approval of Variance #176?

No - Opposed

Comment

It is unfathomable to me that the buyers of this piece of property, knowing exactly what it was they bought in size and configuration, would now try to achieve variances that encompass almost a doubling of their original purchase size of the lot.

This isn't a request for a "minor" adjustment to one small portion, this is an attempt to completely resize the lot via the variance system.

It should not be allowed.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 9:59:56 AM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Richard and Barbara Swaja

Address

2872 old drake drive

Email Address

Bbswaja@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 10:10:13 AM

You've just received a new submission to your [Public Comments - Variance #176](#).
[Mark as Spam](#)

Submitted Information:

Name

Lynne Richards

Address

2400 Cat Tail Pond

Email Address

lynner40@yahoo.com

Do you support the approval of Variance #176?

No - Opposed

Comment

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 10:18:25 AM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Linda Sivert

Address

2118 Kings Pine Dr

Email Address

sivertlinda@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

Too big a house to put on that lot with variance requests infringing on SI Road and the Atlantic Ocean.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 10:29:53 AM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Amy & Randy Powell

Address

2265 Seascapc Ct.

Email Address

orpowell921@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 10:30:03 AM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Polly Edwards

Address

3603 Beachcomber Run

Email Address

Polly.edwards1@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 10:33:15 AM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Barbara Conbeer

Address

3200 Privateer Creek Rd. Seabrook Island

Email Address

Barbara.conbeer@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

Totally out of line!

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 10:45:42 AM

You've just received a new submission to your [Public Comments - Variance #176](#).
[Mark as Spam](#)

Submitted Information:

Name

Jacqueline H Brooks

Address

2746 OLD FOREST DR

Email Address

2disland@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

The beach front variation is absurd. Not only is the beach fairly narrow there, extending it 10 feet is neither good for the environment or the building. Just this year we had a turtle crawl over the rocks and nest on top of the dune, allowing the variance will make this impossible .

The proposed variance request to violate the 30ft beach line setback by 10ft would damage the environment, intrude upon beach goers and offend the sightline of the area. Seabrook established the additional 10-foot requirement in order to protect Seabrook's natural environment, and to protect the dunes and the beach. And now, it appears a homeowner is in disregard of Seabrookers respect for the environment

- Seabrook Island needs to protect the beach and the natural environment. Building 10 ft. closer to the beach would require installation of a sea wall along the beachfront - this is not only unattractive but also extraordinarily harmful to the natural environment and the sustainability of our island.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 10:53:04 AM

You've just received a new submission to your [Public Comments - Variance #176](#).
[Mark as Spam](#)

Submitted Information:

Name

Gloria Hilker

Address

2432 High Hammock Rd

Email Address

Jsgshilker@comcast.net

Do you support the approval of Variance #176?

No - Opposed

Comment

The applicants should rescind their dated contract to purchase this property. The Town and the Slpoa have been unable to protect this area from storm surges during advancing hurricanes. The road in front of applicant property has been subject to significant flooding during the last 5 named storms rendering the road impassable for even emergency vehicles. Any alteration or excavation of the area may further exacerbate the conditions during major storms and hurricanes.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 10:57:15 AM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Cynthia Nixon Bailey

Address

2250 Rolling Dune

Email Address

cynthianixon120@msn.com

Do you support the approval of Variance #176?

No - Opposed

Comment

Rules were established for appropriate beach construction projects. The owners need to follow the rules. The beach erodes enough at its own pace. It doesn't need help from excessive construction.

From: [Tracey Gmail](#)
To: [Joe Cronin](#)
Cc: [Tom Gillespie](#)
Subject: 3764 Seabrook Island Rd Variance - opposed
Date: Tuesday, August 31, 2021 10:59:30 AM

Dear Mr. Cronin,

I strongly oppose approval of this variance for this lot.

The proposed variance request to violate the 30ft beach line setback by 10ft would damage the environment, intrude upon beach goers and offend the sightline of the area. Seabrook established the additional 10-foot requirement in order to protect Seabrook's natural environment, and to protect the dunes and the beach. And now, it appears a homeowner is in disregard of Seabrookers respect for the environment.

As a new resident of SBI, we were especially drawn to the community's priority of preserving the environment at the beach front, and along the dunes. This variance request directly violates the integrity of this commitment and compromises our natural landscape .

Please do not approve this request!

Thank you,
Tracey and Tom Gillespie
4040 Bridle Trail

Sent from my iPhone

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 11:06:39 AM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Donald Strein

Address

3079 Baywood Drive

Email Address

dstreinjr@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

Take a ride to Folly Beach if one wants to see what happens with uncontrolled Variance exceptions near or around a Beach!

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 11:07:27 AM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Karen Babb

Address

3305 Seabrook Island Rd

Email Address

klbabb@comcast.net

Do you support the approval of Variance #176?

No - Opposed

Comment

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 11:08:34 AM

You've just received a new submission to your [Public Comments - Variance #176](#).
[Mark as Spam](#)

Submitted Information:

Name

Alan Barclay

Address

1709 Live Oak Park

Email Address

alan_barclay@yahoo.com

Do you support the approval of Variance #176?

No - Opposed

Comment

Proposed home does not seem to be properly sized for the lot and encroaches on purposely protected sensitive areas. Other lots are available for purchase that would accommodate a home of this size. I do not believe that the requested variance is in the best interests of the community.

From: [Schick, Bob](#)
To: [Joe Cronin](#)
Subject: 3674 Seabrook Island Rd Variance Request
Date: Tuesday, August 31, 2021 11:26:42 AM

Dear Mr. Cronin,

Having served many years on the Board of a homeowners' association, including 3 terms as President, I sympathize with your handling the many competing views of Seabrook owners. I write simply to express my view that a Variance should not be granted for the owners of 3674 Seabrook Island Road. I agree with the views expressed by Lindy Small in the post I saw yesterday on Nextdoor.com (social media makes your job even tougher!)

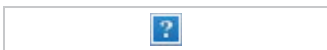
But I also have the experience of having to reject a variance request to new homeowners in a nice subdivision in Houston, Texas. We'd agreed to reorient the house to a longer street (it was a corner lot), but rejected their later request to adjust setback lines. They sued the HOA and we proceeded upon a 2 ½ year odyssey of litigation. The HOA won, the new neighbors paid over \$200K in legal fees and succeeded in alienating virtually all of the rest of the neighborhood.

It is always a dangerous precedent to grant a variance. I think it must be granted only for compelling – and utterly unique – circumstances to avoid perceived waiver in the future. I do not see the reasons for this particular request as compelling at all.

Thank you for taking the time to read this. I wish you and the Board/Committee well in handling the opposing views.

Bob Schick

Robert M. Schick
Senior Partner



E rschick@velaw.com
W +1.713.758.4582

1001 Fannin Street
Suite 2500
Houston, TX 77002

[Vcard](#) | [Bio](#) | velaw.com

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Thank You.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 11:30:01 AM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Elaine Mansfield

Address

2978 Deer Point Drive

Email Address

emansfield148@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

The granting of this variance would in no way benefit or improve life on Seabrook Island.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 11:33:23 AM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Linda Bell

Address

2110 Kings Pine Dr.

Email Address

lindabell415@yahoo.com

Do you support the approval of Variance #176?

No - Opposed

Comment

It is absurd to squeeze a large house onto that small lot. It would ruin Seabrook beach view for everyone.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 11:48:29 AM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Andrew Malinofsky

Address

1344 Pelican Watch Villas

Email Address

amalinofsky@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 12:06:24 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

William L. Green

Address

1406 Duneloft Villas

Email Address

Do you support the approval of Variance #176?

No - Opposed

Comment

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 12:10:09 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Bill Thomas

Address

2590 The Bent Twig

Email Address

William.thomas1967@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 12:16:31 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Kristi Long

Address

3769 Seabrook island Road

Email Address

Wrenmom325@yahoo.com

Do you support the approval of Variance #176?

No - Opposed

Comment

I feel this variance request is directly opposite of what Seabrook is about. We purchased property on the island because of what we felt was a commitment to preserving its unique and beautiful eco system. To build this house on that lot would be detrimental according to several experts we have consulted. Please do not allow this!

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 12:18:26 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Roni Berttucci

Address

2381 Golf Oak Park

Email Address

rberttucci@aol.com

Do you support the approval of Variance #176?

No - Opposed

Comment

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 12:33:12 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Paul Giardino

Address

2413 Golf Oak Park

Email Address

pandeatseabrook@att.net

Do you support the approval of Variance #176?

No - Opposed

Comment

The ocean side encroachment flies in the face of everything that Seabrook Island has tried to achieve.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 12:35:59 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Robert Matthews

Address

1013 Embassy Row Way, Seabrook Island

Email Address

foghornmatthews@icloud.com

Do you support the approval of Variance #176?

No - Opposed

Comment

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 1:00:41 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Debra Aures

Address

2425 Racquet Club Dr

Email Address

Deb3906@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 1:07:40 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Karin king

Address

2420 Cat Tail Pond

Email Address

Kkkarin@hotmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

This variance is irresponsible and not in any way beneficial to the environment or Seabrook. It is a disaster waiting to happen.

From: [Genie Panaccione](#)
To: [Joe Cronin](#)
Subject: 3764 SEabrook island Road variance
Date: Tuesday, August 31, 2021 1:09:23 PM

Joe, I am a homeowner on SI and am sending my objection to the proposed variance. With this lot being so close to the club it is not suited nor environmentally sound for any variance. The homeowner should build within the confines of the existing rules or find another lot. The homeowner is being very selfish and inconsiderate of the club, club members and SI as a whole. Their request for such a significant variance at the location. is offensive.

While I appreciate their right to buy and build on the property, if they can't do it by the rules, I'd suggest they sell it to the Club or donate it to Green-space and buy another lot.

Best, Genie Panaccione

Sent from my iPhone

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 1:13:10 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Jennifer Otten

Address

3050 Baywood Drive

Email Address

jenniferotten15@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 1:13:21 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

karen nuttall

Address

2525 pelican perch, johns island sc

Email Address

knut104@yahoo.com

Do you support the approval of Variance #176?

No - Opposed

Comment

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 1:18:01 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Margaret Wildermann

Address

3138 Privateer Creek Rd

Email Address

mlwildermann@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

The proposed construction on this lot is too large for the property, almost half of the house extends beyond the setback to the ocean. This lot is one of the most vulnerable along the beach with no dune and only large rocks to protect it even during high tides. Erosion in the area is frequent.

The siting of this oversized home on a lot with building space of .24 acres goes so beyond the construction regulations it is insulting to our island to even suggest and will pose a visual insult to the club, the beach, the villas and other homes within the surrounds.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 1:18:20 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Richard Wildermann

Address

3138 Privateer Creek Road

Email Address

richard.wildermann@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

The request for variance 176 for the proposed house at 3764 Seabrook Island Road should be denied. The primary purpose of the state's beachfront management program is to protect vulnerable shorelines and natural ecosystems. The setback allows for erosion and recognizes the dynamic nature of the beachfront. There are no dunes and very little beach at high tide at this location to provide a natural buffer from waves, storms, and erosion.

An additional factor that clearly was not considered by the applicant but should be taken into account by the Board is that sea level is rising. The subject property will be vulnerable to more frequent flooding and erosion in the future. To grant the variance would be short-sighted.

Furthermore, granting the variance would set a bad precedent. The restrictions on a plot should not be circumvented to accommodate the owner's dream house. Rather, the house should be designed to fit within the limits established by law to protect the property, the house built on it, and the adjacent environment.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 1:19:34 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Mike Schachet

Address

319 Palm Warbler Road; Kiawah Island, SC 29455

Email Address

mschachet@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

This is a crazy request, and we would be crazy to grant it. You can see how crazy it is by taking one look at picture #5 in <https://www.redfin.com/SC/Johns-Island/3764-Seabrook-Island-Rd-29455/home/108064562>. Besides violating our ordinances, granting this request would result in a house that screws up the whole beach line in a key area of Seabrook Island. There's no way a person should be able to buy a lot that's insufficient for their desired purposes and then have all the rules changes so they can get closer to what they want, but didn't want to pay for. If they owner wants a beachfront house, let him/her buy at their own cost an appropriate beachfront property!

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 1:26:23 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Jane Phillips

Address

2429 Racquet Club Drive

Email Address

janevsp@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 2:37:25 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Wendy Donaghue

Address

2523 Haulover Point Circle, Seabrook Island SC

Email Address

Wpdonaghue77@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

That house is WAY too huge does that small lot

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 2:47:02 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Seceli Barrett

Address

534 Cobby Creek Lane

Email Address

Bsrbarrett@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 3:18:48 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Maurice Isaac Snr

Address

3027/Hidden Oak Dr

Email Address

my911e@icloud.com

Do you support the approval of Variance #176?

No - Opposed

Comment

Others have been denied inches and this calls for yards.

SAY NO

Keep the sight lines and coastal protections.

If not, we'll be building on stilts in the ocean..

SAY NO!

Thank you.

From: [Maurice Isaac](#)
To: [Joe Cronin](#)
Subject: Variance request #176(?)
Date: Tuesday, August 31, 2021 3:40:22 PM

We're writing to share with you our opposition to the variance proposed for 3764 Seabrook Island Road and to ask the Town of Seabrook Island to deny the variance. We oppose the proposed variance for several reasons:

The proposed variance request to violate the 30ft beach line setback by 10ft would damage the environment, intrude upon beach goers and offend the sightline of the area. Seabrook established the additional 10-foot requirement in order to protect Seabrook's natural environment, and to protect the dunes and the beach. And now, it appears a homeowner is in disregard of Seabrookers respect for the environment

The proposed variance request to transgress the front setback by 4 feet also suggests that the proposed home damages both tidal and aerial flood zones is not right-sized to the lot and.

The proposed variance would allow for a four-foot encroachment into the required front setback the recently established flood zone that is intended to protect the dunes and beach. Seabrook's natural environment is more important than one owner's desire for a larger house.

The proposed variance is inappropriate because it is a self-imposed hardship. All of the reasons cited in the variance application relate to the small lot size and the irregular shape of the lot. If the potential owner desires a larger, more regularly-shaped lot, then they should purchase such a lot to allow them to develop their desired home without impacting the environment of Seabrook Island. There are several beach area homesites still available on Seabrook. If they want to purchase this lot, then they should accept this lot for what it is and the architect should creatively design a home without encroaching on the beachfront and street.

The proposed home would occupy a very prominent site on the beach and requires a unique design befitting its waterfront location. The site is adjacent to the Beach Club, directly across the street from Atrium Villas, and it's the first house to be seen by people travelling east after leaving the Club. Notwithstanding its required discretionary approval, the proposed dwelling is overly bulky, unimaginative, and bears no relationship to its waterfront location.

Seabrook Island needs to protect the beach and the natural environment. Building 10 ft. closer to the beach would require installation of a sea wall along the beachfront - this is not only unattractive but also extraordinarily harmful to the natural environment and the sustainability of our island.

This is not the only beachfront lot available on Seabrook Island. As such the owners have a choice to buy a lot appropriate to the size house they desire rather than ask the rest of us to allow them to shoehorn their desired home into a lot not appropriate for it. Why do the rest of us have to make exceptions for them which will further justify an avalanche of similar

requests?

I urge you to deny the request for the variances.

M. G. Isaac
mgi@mgidevinc.com
843-729-6835
Living my -

From: [Katie Mell](#)
To: [Joe Cronin](#)
Subject: 3764 SI Rd- Public Hearing- Variance Request
Date: Tuesday, August 31, 2021 3:19:54 PM
Attachments: [image001.png](#)
[image002.png](#)

Good Afternoon,

The Atrium Villa Board of Directors would like to express their written objection to the variance request at 3764 Seabrook Island Road. The lot is across the street from Atrium Villas on the ocean side. The property is requesting a setback variance to allow them to encroach 4' into the 30' front yard setback and have the oceanfront side be built up to the SCDHEC beachfront Line. In addition the home proposed is 3100 square feet. This proposed variance would have a direct and negative affect on the Atrium Villa owners and their View Corridors. In addition, the size of the home is much too large for the lot in question and goes against the aesthetic of that on Seabrook Island.

The Atrium Board of Directors request that you deny this variance request. Thank you for your time and taking of our objection.

On behalf of the Atrium Villa Board of Directors,



Katie Mell, CMCA, AMS, PCAM

Director of Training and Development

Senior Community Manager

Office Manager- Johns Island

3730 Betsy Kerrison Pkwy, Suite 2 Johns Island, SC 29455

Office: 843.768.9480 ext. 3918 | Fax: 843.768.5047 |

Direct: 843.266.3918

Get access to everything you need on [our website](#) or visit the [Owner's Portal](#) to manage your account and make secure payments.

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Click here to find out why you should be one, too.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 3:29:04 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Janet Lorey

Address

1301 Pelican Watch Villas

Email Address

jsl220@optonline.net

Do you support the approval of Variance #176?

No - Opposed

Comment

Approval of this variance will be setting a precedent for future development along all Seabrook water front properties.
Please deny this application!

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 3:44:39 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Anne McCauley

Address

2358 Cat Tail Pond

Email Address

annie.mccauley@mac.com

Do you support the approval of Variance #176?

No - Opposed

Comment

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 4:15:44 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Leah Riley

Address

531 Cobby Creek Seabrook Island 29455

Email Address

Do you support the approval of Variance #176?

No - Opposed

Comment

A variance of this extreme should not even get to the point of having consideration

From: [Patricia Doolittle](#)
To: [Joe Cronin](#)
Subject: Opposition to the variance proposed for 3764 Seabrook Island Road
Date: Tuesday, August 31, 2021 5:07:33 PM

8/31/2021

Dear Mr. Cronin

We're writing to share with you our opposition to the variance proposed for 3764 Seabrook Island Road and to ask the Town of Seabrook Island to deny the variance. We oppose the proposed variance for several reasons:

- The proposed variance request to violate the 30ft beach line setback by 10ft would damage the environment, intrude upon beach goers and offend the sightline of the area. Seabrook established the additional 10-foot requirement in order to protect Seabrook's natural environment, and to protect the dunes and the beach. Now, it appears a homeowner is in disregard of Seabrook's respect for the environment.
- The proposed variance request to transgress the front setback by 4 feet also suggests that the proposed home damages both tidal and aerial flood zones and is not right-sized to the lot.
- The proposed variance would allow for a four-foot encroachment into the required front setback the recently established flood zone that is intended to protect the dunes and beach. Seabrook's natural environment is more important than one owner's desire for a larger house.
- The proposed variance is inappropriate because it is a self-imposed hardship. All of the reasons cited in the variance application relate to the small lot size and the irregular shape of the lot. If the potential owner desires a larger, more regularly-shaped lot, then they should purchase such a lot to allow them to develop their desired home without impacting the environment of Seabrook Island. There are several beach area homesites still available on Seabrook. If they want to purchase this lot, then they should accept this lot for what it is and the architect should creatively design a home without encroaching on the beachfront and street.
- The proposed home would occupy a very prominent site on the beach and requires a unique design befitting its waterfront location. The site is adjacent to the Beach Club, directly across the street from Atrium Villas, and it's the first house to be seen by people travelling east after leaving the Club.
- • • Notwithstanding its required discretionary approval, the proposed dwelling is overly bulky, unimaginative, and bears no relationship to its waterfront location.
- Seabrook Island needs to protect the beach and the natural environment. Building 10 ft. closer to the beach would require installation of a sea wall along the beachfront - this is not only unattractive but also extraordinarily harmful to the natural environment and the sustainability of our island.
- This is not the only beachfront lot available on Seabrook Island. As such the owners have a choice to buy a lot appropriate to the size house they desire rather than ask the rest of us to allow them to shoehorn their desired home into a lot not appropriate for it. Why do the rest of us have to make exceptions for them, which will further justify an avalanche of similar requests? We urge you to deny the request for the variances.

Yours sincerely,
Patricia and George Doolittle

2613 Jenkins Point Road

Joe Cronin

From: Mike & Tina Gault <dunecrest10@gmail.com>
Sent: Tuesday, August 31, 2021 5:54 PM
To: Joe Cronin
Subject: 3764 SIR variance request

Tina and I are writing to share with you our strong opposition to the variance proposed for 3764 Seabrook Island Road and to ask the Town of Seabrook Island to deny the variance. We oppose the proposed variance for several reasons:

- The proposed variance request to violate the 30ft beach line setback by 10ft would damage the environment, intrude upon beach goers and offend the sightline of the area. Seabrook established the additional 10-foot requirement in order to protect Seabrook's natural environment, and to protect the dunes and the beach. And now, it appears a homeowner is in disregard of Seabrookers respect for the environment
- The proposed variance request to transgress the front setback by 4 feet also suggests that the proposed home damages both tidal and aerial flood zones and is not right-sized to the lot and.
- The proposed variance would allow for a four-foot encroachment into the required front setback the recently established flood zone that is intended to protect the dunes and beach. Seabrook's natural environment is more important than one owner's desire for a larger house.
- The proposed variance is inappropriate because it is a self-imposed hardship. All of the reasons cited in the variance application relate to the small lot size and the irregular shape of the lot. If the potential owner desires a larger, more regularly-shaped lot, then they should purchase such a lot to allow them to develop their desired home without impacting the environment of Seabrook Island. There are several beach area homesites still available on Seabrook. If they want to purchase this lot, then they should accept this lot for what it is and the architect should creatively design a home without encroaching on the beachfront and street.
- The proposed home would occupy a very prominent site on the beach and requires a unique design befitting its waterfront location. The site is adjacent to the Beach Club, directly across the street from Atrium Villas, and it's the first house to be seen by people travelling east after leaving the Club. •••Notwithstanding its required discretionary approval, the proposed dwelling is overly bulky, unimaginative, and bears no relationship to its waterfront location.
- Seabrook Island needs to protect the beach and the natural environment. Building 10 ft. closer to the beach would require installation of a sea wall along the beachfront - this is not only unattractive but also extraordinarily harmful to the natural environment and the sustainability of our island.
- This is not the only beachfront lot available on Seabrook Island. As such the owners have a choice to buy a lot appropriate to the size house they desire rather than ask the rest of us to allow them to shoehorn their desired home into a lot not appropriate for it. Why do the rest of us have to make exceptions for them which will further justify an avalanche of similar requests?

I urge you to deny the request for the variances.

Michael Gault

843-442-9755

From: [mlfroude](#)
To: [Joe Cronin](#)
Subject: Variance #176
Date: Tuesday, August 31, 2021 6:13:26 PM

Dear Mr. Cronin:

Please vote No regarding this setback request. These requirements are put in place for a good reason - to protect Seabrook Island.

Allowing this variance will set an undesirable precedent. The buyers of this lot should build a home that fits on the lot they purchased not try to change the lot after the purchase. Since they have been coming to SI they should be good stewards of the land and abide by the protective measures already in place. Thank you for your consideration.

Mary Lou Froude
510 Cobby Creek Lane
Seabrook Island

Sent from my Verizon, Samsung Galaxy smartphone

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 6:58:10 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Tina Mayland

Address

2636 Persimmon Pond Ct, Seabrook, SC 29455

Email Address

Tinamayland@mindspring.com

Do you support the approval of Variance #176?

No - Opposed

Comment

Our beach and marsh set backs must be maintained at all costs to preserve our island. There is no excuse for allowing such outrageous variance requests by a non-resident developer trying to make a big lot and big bucks out of a little one at our islands expense. Shame on the realtor, as well.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 7:01:42 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Amy Sever

Address

3045 High Hammock Rd

Email Address

asever4664@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

From: [Peter Boatti](#)
To: [Joe Cronin](#)
Subject: Variance
Date: Tuesday, August 31, 2021 7:37:07 PM

My wife and I are adamantly opposed to the variance request. Peter & Roberta Boatti

Sent from my iPad

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 8:39:04 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Allison Hill

Address

1010 Crooked Oak Ln.

Email Address

ahill76@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

August 31, 2021

Mr. Joseph Cronin
Town Administrator
Town of Seabrook Island
2001 Seabrook Island Rd
Seabrook Island, SC 29455

I am writing this letter in opposition to the variance requested by the prospective buyers of the lot at 2764 Seabrook Island Rd. I recognize that you have received many similar letters to mine, so won't go into all the points in great detail. However, please know that granting a variance for the proposed building on this lot would not make any sense.

- Allowing a 20 foot setback from the beach (vs a 30 foot setback as it currently stands) would put the natural environment at risk and be somewhat unsightly for people using the beach. You may not even know, but many many years ago property owners were assessed a substantial sum of money to help "engineer" the beach to preserve its natural beauty and depth. This could have negative impact on all that work.
- Allowing the home to be 4 feet closer to the road would surely be an eyesore ... and one that most everyone on the island would see as the property is located in a heavily trafficked area of the island.
- We would all like beachfront property, but we all can't have everything we want. This buyer can have their property, but they must abide by the laws, just like the rest of us do. Build on this property with the appropriate architectural design or find another lot that is more accommodating to their needs.

My parents bought on Seabrook in 1976 and my husband and I have been property owners in good-standing since 1988. **Do Seabrook a favor and deny the requested variance.** There are many options on Seabrook ... but the combination of this piece of property and the house that they desire to build are not an option.

Respectfully,
Peggy Fox
3230 Privateer Creek Rd.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 9:11:39 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Jennifer Passantino

Address

2967 Deer Point Dr., Johns Island, SC 29455

Email Address

Jenniferpassantino@hotmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Tuesday, August 31, 2021 10:27:18 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Annalee Regensburg

Address

2445 The Haul Over

Email Address

Agregensburg@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Wednesday, September 1, 2021 6:46:06 AM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Nancy VanGieson

Address

3203 WOOD DUCK PL

Email Address

h2oskiwife@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

I am writing to oppose the variance proposed for 3764 Seabrook Island Road and to ask the Town of Seabrook Island to deny the variance. I oppose the proposed variance for several reasons:

- The proposed variance request to violate the 30ft beach line setback by 10ft would damage the environment, intrude upon beach goers and offend the sightline of the area. Seabrook established the additional 10-foot requirement in order to protect Seabrook's natural environment, and to protect the dunes and the beach. The town, together with SIPOA and the SI Club, should be doing all that they can to protect and preserve our natural environment and the proposed variance does not promote that goal.
- The proposed variance suggests that the footprint of the home is not right-sized to the lot. Other homeowners on Seabrook have built in compliance with building requirements for lot size and allowing this variance would establish a negative precedent that could open the door for others to follow suit.
- The proposed variance would allow for a four-foot encroachment into the required front setback the recently established flood zone that is intended to protect the dunes and beach. Once again, the goal should be to protect and

preserve our natural environment and the established setbacks are the means to ensure that the preservation goals are met.

- The proposed variance is inappropriate because it is a self-imposed hardship. All of the reasons cited in the variance application relate to the small lot size and the irregular shape of the lot. The size and shape of the lot were known to the owner prior to purchase and it was their responsibility to understand the required setbacks before purchase.

- This is not the only beachfront lot available on Seabrook Island. As such the owners have a choice to buy a lot appropriate to the size house they desire rather than ask for a variance that puts the environment at risk and sets a dangerous precedent.

I am vehemently opposed to this variance request and urge you to deny the request for the variances.

From: [David Armstrong](#)
To: [Joe Cronin](#)
Subject: variance proposed for 3764 Seabrook Island Road
Date: Wednesday, September 1, 2021 6:57:36 AM

We're writing to share with you our opposition to the variance proposed for 3764 Seabrook Island Road and to ask the Town of Seabrook Island to deny the variance. We oppose the proposed variance for several reasons:

- The proposed variance request to violate the 30ft beach line setback by 10ft would damage the environment, intrude upon beach goers and offend the sightline of the area. Seabrook established the additional 10-foot requirement in order to protect Seabrook's natural environment, and to protect the dunes and the beach. And now, it appears a homeowner is in disregard of Seabrookers respect for the environment
- The proposed variance request to transgress the front setback by 4 feet also suggests that the proposed home damages both tidal and aerial flood zones and is not right-sized to the lot and.
- The proposed variance would allow for a four-foot encroachment into the required front setback the recently established flood zone that is intended to protect the dunes and beach. Seabrook's natural environment is more important than one owner's desire for a larger house.
- The proposed variance is inappropriate because it is a self-imposed hardship. All of the reasons cited in the variance application relate to the small lot size and the irregular shape of the lot. If the potential owner desires a larger, more regularly-shaped lot, then they should purchase such a lot to allow them to develop their desired home without impacting the environment of Seabrook Island. There are several beach area homesites still available on Seabrook. If they want to purchase this lot, then they should accept this lot for what it is and the architect should creatively design a home without encroaching on the beachfront and street.
- The proposed home would occupy a very prominent site on the beach and requires a unique design befitting its waterfront location. The site is adjacent to the Beach Club, directly across the street from Atrium Villas, and it's the first house to be seen by people travelling east after leaving the Club.
- •
- Notwithstanding its required discretionary approval, the proposed dwelling is overly bulky, unimaginative, and bears no relationship to its waterfront location.
- Seabrook Island needs to protect the beach and the natural environment. Building 10 ft. closer to the beach would require installation of a sea wall along the beachfront - this is not only unattractive but also extraordinarily harmful to the natural environment and the sustainability of our island.
- This is not the only beachfront lot available on Seabrook Island. As such the owners have a choice to buy a lot appropriate to the size house they desire rather than ask the rest of us to allow them to shoehorn their desired home into a lot not appropriate for it. Why do the rest of us have to make exceptions for them which will further justify an avalanche of similar requests? I urge you to deny the request for the variances.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Wednesday, September 1, 2021 7:49:09 AM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Deborah Guthrie

Address

2505 CatTail Pond

Email Address

Dguthrie2405@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Wednesday, September 1, 2021 9:22:20 AM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Kevin Donaghue

Address

2523 Haulover Point Circle

Email Address

kevindonaghue64@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

Really, this got through the architecture review board! Building permits have been denied for significantly less. This deserves a dead stop.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Wednesday, September 1, 2021 9:49:06 AM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Glenn Manning

Address

4052 Bridle Trail Dr

Email Address

jerseybuffalo@comcast.net

Do you support the approval of Variance #176?

No - Opposed

Comment

No variance should even be considered

From: [Sasha Haynes](#)
To: [Joe Cronin](#)
Subject: Variance 3764 Seabrook Island Rd
Date: Wednesday, September 1, 2021 10:07:56 AM

To all those in consideration of the variance,

We are fairly new property owners at Seabrook, having just bought a second home last October. We have visited Seabrook several times a year for the last 15 years. It has truly been a dream of our adult lives to be so blessed to live in this most gorgeous place.

The nature of the island is such a gift. Homes not being close to the beach and the beach being protected from such development is of utmost importance to maintain the islands beauty.

No one who loves this place would ask to change the rules that keep it so beautiful.

I ask the variance not be granted and that those building would consider why they love Seabrook and work to keep it that way or choose to build elsewhere.

Please do not set the dangerous and damaging presidency of allowing such a variance.

Thank you for your service and work to maintain Seabrook.

Sasha Haynes-Lamb
2420 Racquet Club Drive

Sent from my iPhone

From: [Bob Montague](#)
To: [Joe Cronin](#)
Subject: Variance #176 for 3764 Seabrook Island Rd.
Date: Wednesday, September 1, 2021 10:31:52 AM

Joe.

We are strongly opposed to granting said variance for 3764 Seabrook Island road.

Thank you.

Bob & Mary Ann Montague
2121 Kings Pine Road
Seabrook Island, SC

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Wednesday, September 1, 2021 10:54:47 AM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Margaret Van Voorhis

Address

446 Double Eagle Trace

Email Address

mcv24@sbcglobal.net

Do you support the approval of Variance #176?

No - Opposed

Comment

This is insanity!

Joe Cronin

From: Ed Quibell <edquibell@gmail.com>
Sent: Wednesday, September 1, 2021 11:37 AM
To: Joe Cronin
Subject: Variance for 3764 Seabrook Island Rd.

Dear Sir,

We would like to lodge our objection to the variance requested for 3764 Seabrook Island Rd. We request that you deny this variance.

It is a unique piece of land in a very prominent position on the island. The existing codes are there for a purpose and serve the community very well. Any exceptions will only lead to more requests. Seabrook's natural environment must be protected and our beaches are a crucial part. A cute cottage on such a small piece of land could work but definitely not a huge house.

We trust the Town of Seabrook will do the right thing.

Edward and Lana Quibell
3156 Privateer Creek Rd
Seabrook Island, SC 29455.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Wednesday, September 1, 2021 12:21:51 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Chris Ennis

Address

777 Spinnaker, Seabrook

Email Address

chris.ennisj@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Wednesday, September 1, 2021 12:43:56 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Jan Genosi

Address

2433 racquet club drive

Email Address

Janalan@att.net

Do you support the approval of Variance #176?

No - Opposed

Comment

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Wednesday, September 1, 2021 12:50:13 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Lynn Maney-McIntosh

Address

3143 Seabrook Island Rd

Email Address

maneymc@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

In 2017 my husband and I selected SI as our place to live. We fell in love with the community feel of the island and how well the island had preserved its natural resources (beach, the marsh and wildlife). After reading the variance request for 3764 Seabrook Island Rd I have to voice my opinion. I oppose the request to extend the beach front setback by 10 feet to allow a house to be built.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Wednesday, September 1, 2021 1:08:36 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Conrad and Isabel Kottak

Address

3742 Amberjack Ct

Email Address

ckottak@umich.edu

Do you support the approval of Variance #176?

No - Opposed

Comment

The proposed beach encroachment is audacious, ecologically unsound, and aesthetically jarring. Please deny request for variance.

From: [Caroline](#)
To: [Joe Cronin](#)
Subject: Opposition to variance request on 2764 Seabrook Island Road
Date: Wednesday, September 1, 2021 1:29:21 PM

To whom it may concern:

I strongly oppose the variance request for property/lot at 3764 Seabrook Island Road. I own an ocean front condo at 2923 Atrium Villas and the proposed 3,100 sq ft home would directly affect our view and value of our home. So much that we would not have purchased the property last December if we had known that a variance would be allowed on the property in question. I urge the town of Seabrook council to deny this variance to uphold the integrity of the zoning rules and prevent impacting severely the home value of many property owners in Atrium Villas. Thank you for your consideration.

Sincerely,
Caroline Kelleher
2923 Atrium Villa

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Wednesday, September 1, 2021 2:15:11 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Kelly Ellsworth

Address

3025 Seabrook Village Drive

Email Address

ellsworth06@verizon.net

Do you support the approval of Variance #176?

No - Opposed

Comment

From: [Wade E. Ballard](#)
To: [Joe Cronin](#)
Cc: [Wade E. Ballard](#)
Subject: variance proposed for 3764 Seabrook Island Road
Date: Wednesday, September 1, 2021 2:49:49 PM

Dear Administrator Cronin—Please deny the above request for variance.

We're writing to share with you our opposition to the variance proposed for 3764 Seabrook Island Road and to ask the Town of Seabrook Island to deny the variance. We oppose the proposed variance for several reasons:

- The proposed variance request to violate the 30ft beach line setback by 10ft would damage the environment, intrude upon beach goers and offend the sightline of the area. Seabrook established the additional 10-foot requirement in order to protect Seabrook's natural environment, and to protect the dunes and the beach. Seabrook's natural environment is more important than one owner's desire for a larger house.

The proposed variance request to transgress the front setback by 4 feet also suggests that the proposed home damages both tidal and aerial flood zones and is not right-sized to its lot.

- The proposed variance would allow for a four-foot encroachment into the required front setback for the recently established flood zone that is intended to protect the dunes and beach.

- The proposed variance is inappropriate because the issue sought to be addressed is a self-imposed hardship. All of the reasons cited in the variance application relate to the small lot size and the irregular shape of the lot. If the potential owner desires a larger, more regularly-shaped lot, then they should purchase such a lot to allow them to develop their desired home without impacting the environment of Seabrook Island. There are several beach area lots still available on Seabrook. If they want to purchase this lot, then they should accept this lot for what it is and the architect should creatively design a home without encroaching on the beachfront and street.

- Seabrook Island needs to protect the beach and the natural environment. Building 10 ft. closer to the beach would require installation of a sea wall along the beachfront - this is not only unattractive but also extraordinarily harmful to the natural environment and the sustainability of our island.

- This is not the only beachfront lot available on Seabrook Island. As such the owners have a choice to buy a lot appropriate to the size house they desire. Approving this variance might well cause an avalanche of similar requests.

I urge you to deny the request for the variances.

Wade and Karen Ballard, 3014 Seabrook Village Drive



Wade E. Ballard - Attorney at Law 
Certified Specialist, Employment and Labor Law

FordHarrison LLP - Ius Laboris USA | Global HR Lawyers 

100 Dunbar Street, Suite 300 | Spartanburg, SC 29306

wballard@fordharrison.com | P: 864-699-1127

ATTORNEY WORK PRODUCT - PRIVILEGED & CONFIDENTIAL



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From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Wednesday, September 1, 2021 2:58:03 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Nancy Mille

Address

2465 The Bent Twig, Seabrook Island

Email Address

nemiller143@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

Please do not pass this variance. The ecosystem on this island is precious and should be protected.
No variance please !

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Wednesday, September 1, 2021 2:59:16 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

David and Jo Merrill

Address

3306 The Lookout

Email Address

jom523@bellsouth.net

Do you support the approval of Variance #176?

No - Opposed

Comment

We ask the Town of Seabrook to deny the variance. There is no justification for allowing this house to encroach on the street and more importantly on the beach front. The proposed house is clearly not suited for this particular lot. Seabrookers want to protect the beach — including the sight line— and our natural environment. We count on you to deny this variance from our planning code.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Wednesday, September 1, 2021 4:03:10 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Anne Sutton

Address

3741 Seabrook Island Road

Email Address

anne.sutton@bell.net

Do you support the approval of Variance #176?

No - Opposed

Comment

From: [Cynthia](#)
To: [Joe Cronin](#)
Subject: APPLICATION # 176 for a variance
Date: Wednesday, September 1, 2021 5:35:17 PM

I am stongly opposed to granting the variance requested below. There is absolutely no justification given for the requested encroachment other than the owners want a larger footprint. They were aware of the restrictions when they purchased the lot and when they designed their house; it is their responsibility to design a home that meets the requirements and not the role of the town of Seabrook to change the rules to accommodate them. The restrictions were created for good reasons. Especially when we are experiencing stronger and more damaging storms, we need to everything we can to protect our dunes and our islands. As full-time residents of our island, we request that you do not grant this variance.

APPLICATION # 176

APPLICANT: Brian David Connelly Trust & Sabine Juliane Preuss Trust (Owners), Kirk Boone (Applicant)

ADDRESS: 3764 Seabrook Island Road

TAX MAP NUMBER: 147-13-00-001

ZONING DISTRICT: PUD / SR Single-Family Residential

CODE SECTION: § 7.60.20.10. Front Yard Setbacks (30 feet required) and § 9.30. Oceanfront and North Edisto River Property Setbacks (30 feet from landward edge of the primary dune or revetment required)

VARIANCE REQUEST: To allow a portion of a proposed single-family home to encroach up to 4 feet into the required 30-foot front yard setback and to allow the oceanfront portion of the proposed home to be built to the SCDHEC-OCRM Beachfront Setback Line rather than 30 feet from the landward edge of the primary dune or revetment

Cynthia and Bob Davis

2595 Jenkins Point Rd

Seabrook Island

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Wednesday, September 1, 2021 8:08:56 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Elizabeth Sands, EdD & Kevin McCullough

Address

750 Spinnaker Beachhouse

Email Address

Eksands@comcast.net

Do you support the approval of Variance #176?

No - Opposed

Comment

This encroachment impacts the dunes and further challenges our ability to maintain our fragile ecosystem going forward. If these setbacks continue to be challenged we will lose the character of our island with each new lot that is sold and house that is built. Seabrook's very future depends on how well we are able to preserve every precious inch of this island. We are the very custodians of the natural habitats that surround us. As an Audubon recognized sustainable oceanfront community, it is our charge to maintain and conserve our environment by preserving our wildlife habitats throughout the island. We do not agree with adjusting our standards to fit new construction.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Wednesday, September 1, 2021 8:18:51 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Richard Voight Nuttall III

Address

2525 pelican perch, johns island sc

Email Address

knut104@att.net

Do you support the approval of Variance #176?

No - Opposed

Comment

If you allow this variance you will have to allow EVERY variance request for every property on the island.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Wednesday, September 1, 2021 8:30:44 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Barbara Long

Address

2347 Andell Way

Email Address

Ckbalong@comcast.net

Do you support the approval of Variance #176?

No - Opposed

Comment

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Wednesday, September 1, 2021 10:26:32 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Duane Beeler

Address

2597 Jenkins Point Road

Email Address

duane.beeler@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

The proposed structure is not in keeping with the aesthetics of the other properties in this area. Allowing the encroachment onto the dunes area will impact wildlife. Approval would embolden other property owners to seek similar variances for encroachment. Please do not approve this variance.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Thursday, September 2, 2021 8:09:31 AM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Bonnie Sabia

Address

3011 Ocean Winds Drive

Email Address

bonniesabia@ymail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Thursday, September 2, 2021 8:19:25 AM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Elizabeth Scarpitti

Address

465 Double Eagle Trace

Email Address

scarp48@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

ANYTHING that encroachs the beach and dunes is unacceptable! You allow one variance for one person you allow the door to be opened for others. Variances are put in place for a reason?

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Thursday, September 2, 2021 8:28:14 AM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Mark & Debra Smith

Address

2555 Seabrook Island Road

Email Address

DLBSMITH2@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

The proposed home is not conducive to being built on this lot, hence the variance requests. Our shoreline is precious land and restrictions are in place to maintain its beauty and stability. Please do not approve a home of this size on this lot.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Thursday, September 2, 2021 8:30:11 AM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Vincent Scarpitti

Address

465 Double Eagle Trace

Email Address

vscarpitti@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

Any encroachment of beach and dunes is not acceptable.
A seawall is obscene. Please deny in total.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Thursday, September 2, 2021 8:44:58 AM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Toni Ryan

Address

913 sealoft

Email Address

tonimama81@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

This simply cannot be allowed to happen.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Thursday, September 2, 2021 9:27:30 AM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Gordon Weis

Address

3365 Coon Hollow

Email Address

g@yyyz.com

Do you support the approval of Variance #176?

No - Opposed

Comment

The house is just too big for the lot. They should aide by the existing setbacks. They knew the setbacks when they acquired the lot.

From: [Deborah Wright](#)
To: [Joe Cronin](#)
Subject: Variance 176
Date: Thursday, September 2, 2021 9:39:30 AM

My husband and I wish to vote NO to Variance 176 for new oceanfront construction.

This site is part of the larger site line we enjoy as residents and club members.

We hold the opinion that if construction would be allowed to take place on this narrow piece of property, the view of the beach, as well as the beach itself would be very negatively impacted.

Thoughtfully submitted,

Debbie Wright and John Wright

4853

Sent from my iPhone

From: [Caroline Seufert](#)
To: [Joe Cronin](#)
Subject: SIR proposed variance
Date: Thursday, September 2, 2021 9:50:09 AM

NO—to a variance which would intrude onto beach which appears to require a sea wall.
Build a house appropriate to the lot size.

Best Regards,
Caroline Seufert

The Britton Group
salt marsh



www.SeabrookIslandNewHomes.com

[843.817.4109](tel:843.817.4109) (c)

[843.768.2560](tel:843.768.2560) (o)

cseufert@seabrookislandrealestate.com

www.SeabrookIslandRealEstate.com

From: [James Newton](#)
To: [Joe Cronin](#)
Subject: Upcoming variance
Date: Thursday, September 2, 2021 12:56:34 PM

Joe

after looking at the setbacks I think this variance should not be allowed in the beach area.

Put me in as a "no"

Jim Newton

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Thursday, September 2, 2021 1:11:11 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Michael J Miernicki

Address

2578 High Hammock Road

Email Address

mikemiernicki@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

From: [Jeffrey Pompe](#)
To: [Joe Cronin](#)
Subject: variance proposal for 3764 Seabrook Island Rd
Date: Thursday, September 2, 2021 1:29:50 PM

Dear Mr. Cronin,

We are opposed to the variance proposed for 3764 Seabrook Island Road and to ask the Town of Seabrook Island to deny the variance. Seabrook Island needs to protect the beach and the natural environment, especially with rising sea levels. The proposed variance request to violate the 30ft beach line setback by 10ft would damage the environment and allow encroachment into the required setback that is intended to protect the dunes and beach.

Sincerely,
Kathy and Jeff Pompe
2348 Andell Way

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Thursday, September 2, 2021 2:08:25 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

James Hatley

Address

2747 Persimmon pond

Email Address

Mickhatley@aol.com

Do you support the approval of Variance #176?

No - Opposed

Comment

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Thursday, September 2, 2021 2:09:38 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Kathleen Hatley

Address

2647 Persimmon Pond

Email Address

Mickhatley@aol.com

Do you support the approval of Variance #176?

No - Opposed

Comment

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Thursday, September 2, 2021 2:14:35 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Andrew Ogden

Address

2941 Seabrook Island rd.

Email Address

Do you support the approval of Variance #176?

No - Opposed

Comment

Non conforming. Greedy.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Thursday, September 2, 2021 6:17:16 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Polly Hart

Address

2775 Hidden Oak Drive

Email Address

pollyhart@mac.com

Do you support the approval of Variance #176?

No - Opposed

Comment

We strongly oppose the variance for 3764 Seabrook Island Road.

Polly and Doug Hart

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #176
Date: Thursday, September 2, 2021 10:10:44 PM

You've just received a new submission to your [Public Comments - Variance #176](#).

[Mark as Spam](#)

Submitted Information:

Name

Ted flerlage

Address

3062 Baywood Drive

Email Address

flerlage4@gmail.com

Do you support the approval of Variance #176?

No - Opposed

Comment

Betty and I are strongly opposed to this variance request, which is entirely inconsistent with the spirit, letter and intent of our "Town of Seabrook Island Comprehensive Beach Management Plan" .

In pertinent part, the Plan establishes eight policies to guide the management of our ocean beach and dune system.

Policy one states:

"Protect, preserve, restore, and enhance the beach/dune system;"

Policy three states:

"Severely restrict the use of hard erosion control devices and encourage the replacement of hard erosion control devices with soft technologies which will provide for the protection of the shoreline without long-term adverse effects."

It is readily apparent that our beach is a fragile eco system that ebbs and flows over time-erosion seems to be occurring at the location of this variance request to the extent that at times, there is no beach to for us to use. A basis for Policy three is to prevent hard construction, such as the hard sea wall proposed in the variance that will interfere with the natural ebb and flow of the beach, with the completely predictable result of further impeding natural beach ebb and flow.

We trust that the town will not allow this variance, which dubiously seeks to further the interests of an individual to the derogation of the rights and enjoyment of all property owners who have an interest in the ongoing protection and appropriate management of our beach.
Thank you.



ATTACHMENT #17-C

Correspondence from SIPOA
(1 Message Received)



SEABROOK ISLAND
Property Owners Association

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

August 05, 2021

Joseph M. Cronin
Town Administrator
Town of Seabrook Island
2001 Seabrook Island Road
Seabrook Island, SC 29455

VIA email: jcronin@townofseabrookisland.org

Re: Block 16 Lots 01 – 3764 Seabrook Island Road / New Construction Encroachment

Dear Mr. Cronin:

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 4' encroachment into the front setback and also to allow the oceanfront portion of the proposed home to be built to the SCDHEC-OCRM Beachfront Setback Line rather than to 30' from the landward edge of the primary dune or revetment. While the SIPOA ARC has not yet formally reviewed these plans, the ARC is aware of the perspective owners' desire to construct a new residence on this property and the difficulties they face constructing a home that is comparable with others in that area due to the size of the buildable area.

Please contact me if you need any additional information.

Very truly yours,

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

cc: K. Boone via email
G. Woods via email
B16 L01 – 3764 Seabrook Island Road (Master File)