

TOWN OF SEABROOK ISLAND

Board of Zoning Appeals Meeting

October 20, 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:** 844 9808 2571 **Passcode:** 294715

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 #177](#)
- **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: October 7, 2021 [Pages 3–4]

PUBLIC HEARING ITEMS

1. Variance # 177 [Pages 5–65]

APPLICANT:	Daniel & Anne Arnold (Owners), Charles Hudson (Applicant)
ADDRESS:	2472 Seabrook Island Road
TAX MAP NUMBER:	147-01-00-025
ZONING DISTRICT:	PUD / SR Single-Family Residential
CODE SECTION:	§ 7.60.20.10. Front Yard Setbacks (30 feet required) and § 7.60.50. Marsh Setbacks (25 feet required)

**VARIANCE
REQUEST:**

To reduce the front yard setback from 30 feet to approximately 26.6 feet (3.4-foot encroachment) and to reduce the marsh setback from 25 feet to approximately 22 feet (3.0-foot encroachment) to allow for expansion of an existing front porch

ITEMS FOR INFORMATION / DISCUSSION

There are no Items for Information / Discussion

ADJOURN

TOWN OF SEABROOK ISLAND

Board of Zoning Appeals Meeting

October 7, 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)

Absent: Janet Gorski

Guests: Daniel Arnold, Anne Arnold

Chairman Sewell called the meeting of the Board of Zoning Appeals to order at 2:37 PM. Zoning Administrator Cronin confirmed that the requirements of the Freedom of Information Act were fulfilled, and the meeting was properly posted.

APPROVAL OF MINUTES

1. **Board of Zoning Appeals Meeting: September 9, 2021:** Mr. Leggett made a motion to approve the minutes from the September 9, 2021, meeting. Mr. Pinckney seconded the motion. The motion was **APPROVED** by a vote of 4-0.

ITEMS FOR INFORMATION / DISCUSSION

1. **Appointment of New Zoning Administrator/Chief Code Enforcement Officer:** Zoning Administrator Cronin notified members of the Board that the town has hired an individual to fill the newly created position of Zoning Administrator/Chief Code Enforcement Officer. Tyler Newman, who currently works with the Town of Hilton Head Island, will begin working with the Town of Seabrook Island on November 1, 2021. At that time, the role of Zoning Administrator will transition to Mr. Newman, who will then provide primary staff support to the Board.

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 #177:** 2472 Seabrook Island Road (To reduce the 30' Front Yard Setback required by Sec. 7.60.20.10 and to reduce the 25' Marsh Setback required by Sec. 7.60.50)

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 2:45 PM. Board members then traveled individually to 2472 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.

1. **3764 Seabrook Island Road**: The Board reconvened at approximately 2:55 PM at 2472 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. The property owners, Daniel and Anne Arnold, were present for a portion of the site visit.

The meeting was adjourned at 3:07 PM.

Minutes Approved:



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 # 177 – 2472 Seabrook Island Road
MEETING DATE: October 20, 2021

Variance Application #177	
Applicants:	Daniel & Anne Arnold (Owners), Charles Hudson (Applicant)
Location:	2472 Seabrook Island Road
Tax Map Number:	147-01-00-025
Zoning District:	PUD / SR Single-Family Residential
Code Section(s):	§ 7.60.20.10. Front Yard Setbacks (30 feet required) and § 7.60.50. Marsh Setbacks (25 feet required)
Purpose:	To reduce the front yard setback from 30 feet to approximately 26.6 feet (3.4-foot encroachment) and to reduce the marsh setback from 25 feet to approximately 22 feet (3.0-foot encroachment) to allow for expansion of an existing front porch

Overview

The Town has received a variance application from Daniel and Anne Arnold, the owners of Charleston County Tax Map # 147-01-00-025, as well as their architect, Charles Hudson (collectively, the “Applicants”). The Applicants are requesting a reduction in the 30-foot front yard setback and the 25-foot marsh setback requirement to allow for expansion of an existing front porch on a single-family residence located at 2472 Seabrook Island Road (Block 5, Lot 65).

According to Charleston County tax records, the existing parcel was subdivided in 1974. The property was acquired by Mr. and Mrs. Arnold in 2005 and was subsequently quit-claimed to a limited liability corporation, Cullom Arnold Properties LLC, in 2007.

According to the town’s permit records, the existing residence was permitted by the town in 1997. Construction on the home was completed and a certificate of occupancy was issued in 1999. According to the as-built survey from 1999, the eaves on the left side of the structure encroached into the 25-foot marsh setback by less than one foot. A portion of the rear of the structure also encroached into the 25-foot marsh setback. There is no record of any variances having been issued at the time to address these non-conformities; however, given the minor nature of the encroachments, they were likely treated as “de minimus” encroachments by the Zoning Administrator at the time a CO was issued.

By their nature, marshes are dynamic and are prone to change over time. Over the last 20 years, the critical line has shifted on the left side and rear of the property. At the front left corner of the house, for example, the critical line is now more than 3.4 feet **closer** to the house than it was in 1999 (22.1 feet in 2019 vs 25.47 feet in 1999). At the rear left corner, the critical line is now approximately 1.2 feet **further** from the house. At the rear of the property, the critical line has shifted as much as 4 feet **closer** to the rear of the house.

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

Code References:

- a. **§ 7.60.20.10. Minimum Front Yard Setback.** Thirty (30) feet.
- b. **§ 7.60.50. Marsh Setbacks.** The minimum setback for a structure, exclusive of open decks, on a lot abutting the marsh shall be twenty-five (25) feet from the South Carolina Ocean and Coastal Resource Management critical area or the lot line, whichever is landward. No part of an open deck shall be closer than fifteen (15) feet from the critical area.

The property is currently zoned SR Single-Family Residential, and a single-family residence is a permitted use by-right. The property is 16,988 square feet in area. A total of 12,937 (or 76.15% of the lot) is designated as “highland.”

In order to allow for construction of the proposed porch, the Applicants are requesting the following variances 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 26.6 feet (3.4-foot encroachment)
Marsh Setback	25 feet from OCRM Critical Line (§ 7.60.50)	Reduce the marsh setback requirement from 25 feet to approximately 22 feet (3-foot encroachment)

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

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

While the home is considered non-conforming, the existing porch complies with both the front yard and critical area setback requirements. It is also worth noting that the existing porch could be extended considerably – approximately 15 feet toward the left side of the house and approximately 1.5 feet toward the street – without the need for a variance.

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 October 20, 2021. Any modification to this site-specific plan prior to the issuance of a zoning permit, with the exception of minor corrections and/or modifications which conform to the requirements of the town's DSO, shall require further review and approval by the Board of Zoning Appeals prior to permitting.
- 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 October 8, 2024 (five years after the current OCRM critical line certification date).

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. 10-13
2	Property Survey	p. 14-15
3	Site Plan & Architectural Drawings	p. 16-19
4	Subdivision Plat (1974)	p. 20-21
5	Property Photos	p. 22-26
6	Zoning Map	p. 27-28
7	Aerial Image	p. 29-30
8	FEMA Flood Zone	p. 31-32
9	Title to Real Estate	p. 33-38
10	Property Information Card	p. 39-42
11	Public Hearing Notice – Letter to Neighboring Property Owners	p. 43-44
12	Public Hearing Notice – List of Neighboring Property Owners	p. 45-46
13	Public Hearing Notice – U.S.P.S. Certified Mail Receipts	p. 47-48
14	Public Hearing Notice – Post and Courier Legal Ad	p. 49-51
15	Public Hearing Notice – Property Posting	p. 52-53

Other Information		
16	Original Construction Permit Records: <ul style="list-style-type: none"> • As-Built Survey (1999) • Certification of Height (1998) • Elevation Certificate (1998) • Site Plan (1997) 	p. 54-58

Written Correspondence Regarding the Proposed Variance Request		
17a	Correspondence in Support of the Variance Request - 3 Messages Received	p. 59-62
17b	Correspondence in Opposition to the Variance Request - 2 Messages Received	p. 63-65



ATTACHMENT #1

Variance Application



TOWN OF SEABROOK ISLAND

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

APPLICATION FOR VARIANCE

Board of Zoning Appeals

Any applicant seeking a variance from the zoning requirements of the Town of Seabrook Island's Development Standards Ordinance (hereafter, the "DSO") must submit a written application, along with a \$300.00 application fee and all required supplemental information. Applications must be typed or written legibly in ink. Please attach an additional sheet of paper if more space is needed. If you need assistance filling out this application form, please contact the Zoning Administrator by phone at (843) 768-9121 or by email at jcronin@townofseabrookisland.org.

1. PROPERTY INFORMATION

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

Property Address	2472 Seabrook Island Road				
Tax Map Number	147-01-00-025	Block	5	Lot	65
Lot Size (Square Feet)	12,937				
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)	Charles Hudson	
Applicant Address	3690 Bohicket Road, stc 3c	
Applicant Phone Number	843 768-0662	
Applicant Email Address	chudson@hdiarchitect.com	
If the Applicant is <u>NOT</u> an owner of the property, what is the relationship to the Property Owner(s)?	architect	

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)	Daniel and Anne Arnold		
Owner Mailing Address	2472 Seabrook Island Rd, Seabrook Island SC 29455		
Owner Phone Number	443-690-6476		
Owner Email Address	annearnold@greaston.net		
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	7/17/21
		Date	7/17/21

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	8/2/21
		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:

Remodel front entry porch.

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): 7.60 minimum setbacks
- 2) DSO Requirement(s): Sec. 7.60.20 30' front setback /25'

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

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

The irregular shape lot prevents any perimeter front addition.

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

See Drawings

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

The irregular shape lot prevents any front perimeter additions.

- 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:

The house is bordered to the south by marsh. The north neighbor (lot 66, blk 5) is further south and not adjacent to the remodel.

6. APPLICATION MATERIALS

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

- Completed & Signed Variance Application Form (Paper Required; PDF Optional)**
 - Please submit one *completed* paper application. All signatures must be original.
- \$300.00 Application Fee**
 - The application fee may be paid by cash or check only.
- As-Built Survey / Survey of Existing Conditions (Paper Required; PDF Optional)**
 - All applications must be accompanied by an as-built survey which accurately illustrates the existing conditions on the property, including setback measurements for all structures.
- Proposed Site Plan (Paper & PDF Required)**
 - Required for all new structures and/or exterior modifications which will change the footprint of one or more existing structures.
 - For lots abutting a marsh or beachfront jurisdictional line, the location of the critical line must be certified by OCRM within the previous five (5) years.
- Scaled Architectural Drawings: (Paper & PDF Required)**
 - Required for all new structures and/or exterior modifications to existing structures.
 - Architectural drawings must show, at a minimum:
 - A detailed floor plan or plan view; and
 - Front, side and rear elevations, as appropriate.
- Letter of Approval from Property Owners Association and/or Regime: (Paper Required; PDF Optional)**
 - Required for all properties which are subject to private restrictions and/or covenants.
 - If approval is pending, please attach a Letter of Acknowledgement from the POA and/or Regime.
- Letters of support, petitions, photographs, and any other documentation which an Applicant feels may support his or her request may be attached but are not required. (Paper & Digital Files Optional)**

CRITERIA FOR REVIEW

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

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

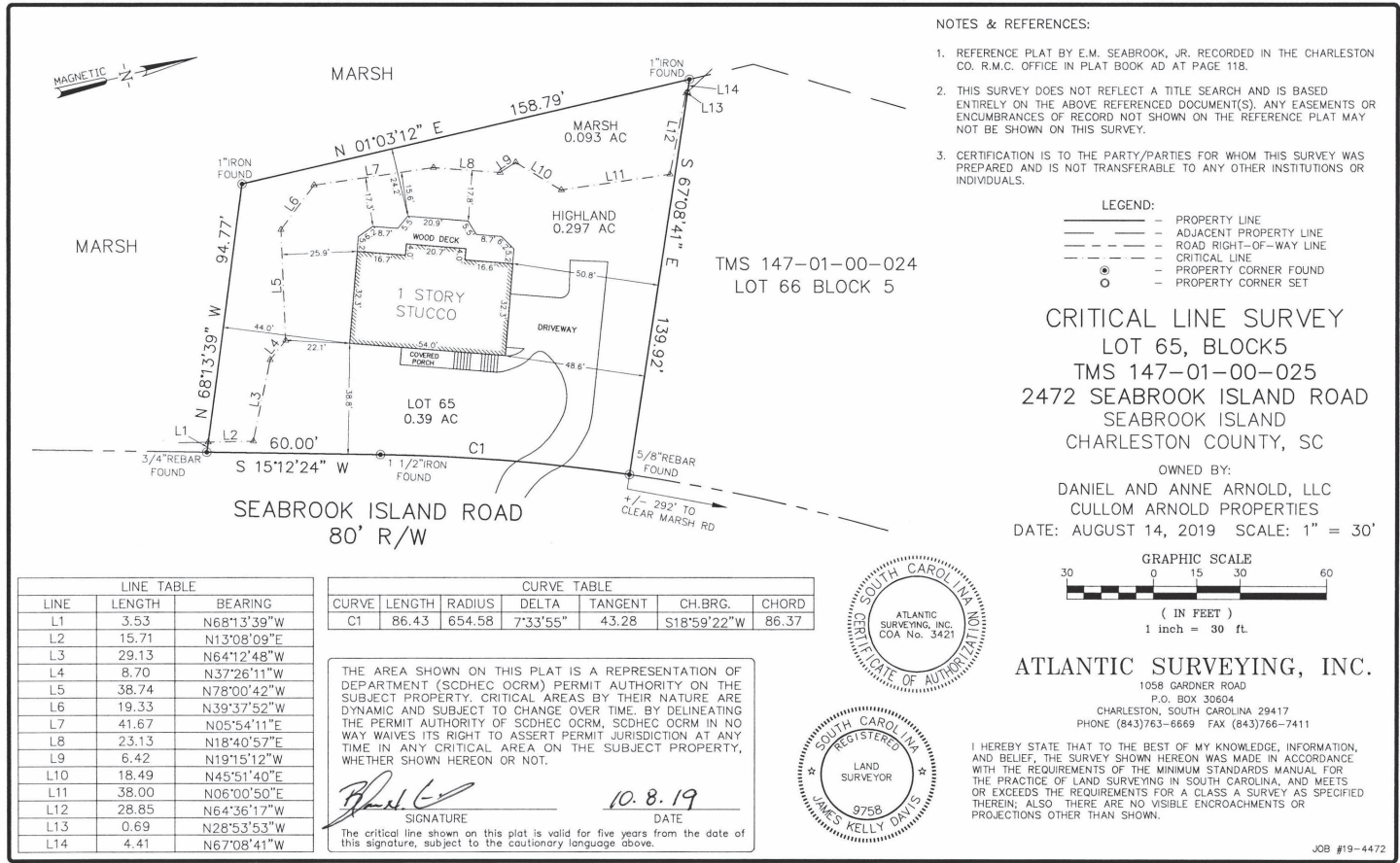
The board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or to change the zoning district boundaries shown on the official zoning map. The fact that property may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

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



ATTACHMENT #2

Property Survey

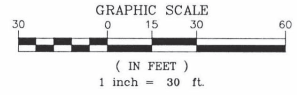


- NOTES & REFERENCES:
1. REFERENCE PLAT BY E.M. SEABROOK, JR. RECORDED IN THE CHARLESTON CO. R.M.C. OFFICE IN PLAT BOOK AD AT PAGE 118.
 2. THIS SURVEY DOES NOT REFLECT A TITLE SEARCH AND IS BASED ENTIRELY ON THE ABOVE REFERENCED DOCUMENT(S). ANY EASEMENTS OR ENCUMBRANCES OF RECORD NOT SHOWN ON THE REFERENCE PLAT MAY NOT BE SHOWN ON THIS SURVEY.
 3. CERTIFICATION IS TO THE PARTY/PARTIES FOR WHOM THIS SURVEY WAS PREPARED AND IS NOT TRANSFERABLE TO ANY OTHER INSTITUTIONS OR INDIVIDUALS.

- LEGEND:
- PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - - - ROAD RIGHT-OF-WAY LINE
 - - - CRITICAL LINE
 - PROPERTY CORNER FOUND
 - PROPERTY CORNER SET

CRITICAL LINE SURVEY
 LOT 65, BLOCK 5
 TMS 147-01-00-025
 2472 SEABROOK ISLAND ROAD
 SEABROOK ISLAND
 CHARLESTON COUNTY, SC

OWNED BY:
 DANIEL AND ANNE ARNOLD, LLC
 CULLOM ARNOLD PROPERTIES
 DATE: AUGUST 14, 2019 SCALE: 1" = 30'



ATLANTIC SURVEYING, INC.

1058 GARDNER ROAD
 P.O. BOX 30604
 CHARLESTON, SOUTH CAROLINA 29417
 PHONE (843)763-6669 FAX (843)766-7411

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

LINE	LENGTH	BEARING
L1	3.53	N68°13'39"W
L2	15.71	N13°08'09"E
L3	29.13	N64°12'48"W
L4	8.70	N37°26'11"W
L5	38.74	N78°00'42"W
L6	19.33	N39°37'52"W
L7	41.67	N05°54'11"E
L8	23.13	N18°40'57"E
L9	6.42	N19°15'12"W
L10	18.49	N45°51'40"E
L11	38.00	N06°00'50"E
L12	28.85	N64°36'17"W
L13	0.69	N28°53'53"W
L14	4.41	N67°08'41"W

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH.BRG.	CHORD
C1	86.43	654.58	7°33'55"	43.28	S18°59'22"W	86.37

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT (SCDHEC OCRM) PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF SCDHEC OCRM, SCDHEC OCRM IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

[Signature] 10.8.19
 SIGNATURE DATE

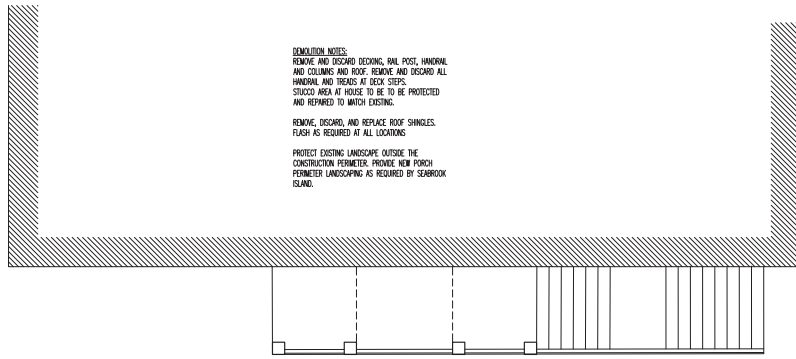
The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.





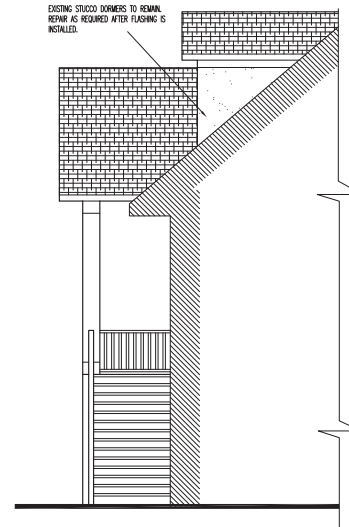
ATTACHMENT #3

Site Plan & Architectural Drawings

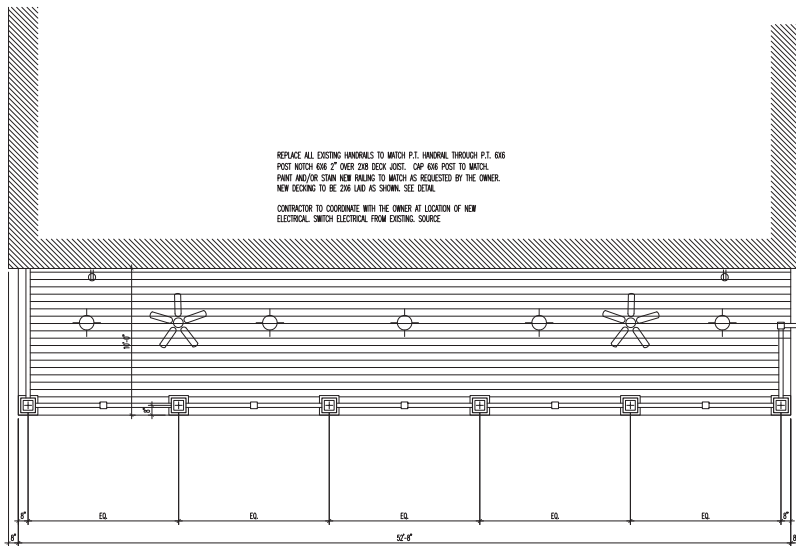


DEMOLITION NOTES:
 REMOVE AND DISCARD BECKING, BAL. POST, HANDRAIL AND COLUMNS AND ROOF. REMOVE AND DISCARD ALL HANDRAIL AND TREADS AT DECK STEPS.
 STUCCO AREA AT HOUSE TO BE TO BE PROTECTED AND REPAIRED TO MATCH EXISTING.
 REMOVE, DISCARD, AND REPLACE ROOF SHINGLES. FLASH AS REQUIRED AT ALL LOCATIONS.
 PROTECT EXISTING LANDSCAPE OUTSIDE THE CONSTRUCTION PERIMETER. PROVIDE NEW PORCH FORMER LANDSCAPING AS REQUIRED BY SEABROOK ISLAND.

EXISTING FRONT PORCH



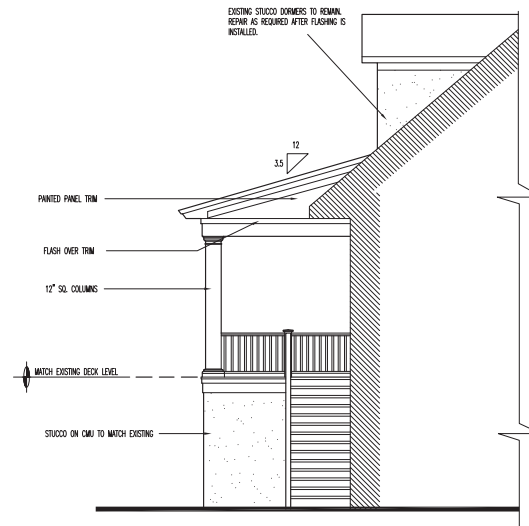
EXISTING STUCCO DORMERS TO REMAIN. REPAIR AS REQUIRED AFTER FLASHING IS INSTALLED.



REPLACE ALL EXISTING HANDRAILS TO MATCH P.T. HANDRAIL THROUGHOUT P.T. GIB POST NOTCH AND 2" OVER 2X8 BECK JOIST. CAP GIB POST TO MATCH. PAINT AND/OR STAIN NEW RAILING TO MATCH AS REQUESTED BY THE OWNER. NEW BECKING TO BE 2X6 LAD AS SHOWN. SEE DETAIL.
 CONTRACTOR TO COORDINATE WITH THE OWNER AT LOCATION OF NEW ELECTRICAL SWITCH ELECTRICAL FROM EXISTING SOURCE.

P.T. STEPS STRINGER, TREADS, AND RISERS. PROVIDE 10 1/2" FRAME TREADS (MIN) WITH 7 1/2" FRAME RISERS (MIN) CONTRACTOR TO ADJUST STEP PER FINAL GRADE REQUIREMENTS.

NEW FRONT PORCH



EXISTING STUCCO DORMERS TO REMAIN. REPAIR AS REQUIRED AFTER FLASHING IS INSTALLED.

PAINTED PANEL TRIM
 FLASH OVER TRIM
 12" SQ. COLUMNS
 MATCH EXISTING DECK LEVEL
 STUCCO ON CMU TO MATCH EXISTING

NOTE: DO NOT SCALE DRAWINGS. REFER TO WRITTEN DIMENSIONS ONLY.



HUDSON
 DESIGNS, INC.

ARCHITECTURE
 AND
 PLANNING

The Island Center
 3680 Bohickett Road
 Suite 3C
 Johns Island, SC
 29455

PROJECT

THE ARNOLD RESIDENCE
 PORCH REMODEL
 2472 SEABROOK ISLAND
 SEABROOK ISLAND, SC

SEALS



DATE

PRELIMINARY

FINAL

REVISIONS

SHEET TITLE

PORCH PLAN

SCALE: 1" = 4'-0"

THIS DRAWING MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF HUDSON DESIGNS INC.
 ©2021 HUDSON DESIGNS, INC.





NEW PORCH - view from street



HUDSON
DESIGNS, INC.

ARCHITECTURE
AND
PLANNING

The Island Center
3600 Bohickett Road
Suite 3C
Johns Island, SC
29455

PROJECT _____
THE ARNOLD RESIDENCE
PORCH REMODEL
2472 SEABROOK ISLAND
SEABROOK ISLAND, SC

SEALS _____



DATE _____

PRELIMINARY _____
FINAL _____

REVISIONS _____

SHEET TITLE _____
PORCH PLAN

SCALE: VARIES

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©2021 HUDSON DESIGNS, INC.

A2

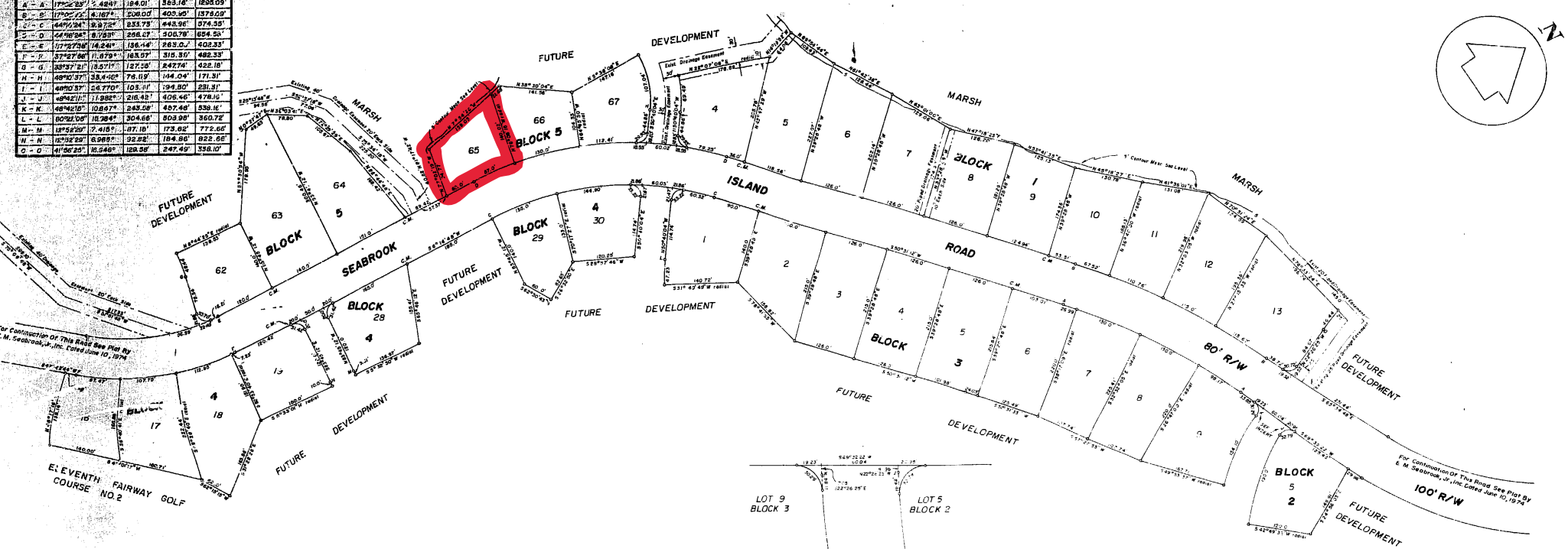
NOTE: DO NOT SCALE DRAWINGS.
REFER TO WRITTEN DIMENSIONS ONLY.



ATTACHMENT #4

Subdivision Plat (1974)

CURVE	Δ	D	L	R
A - A	175°22'33"	2,494'	184.01'	388.16'
B - B	175°02'33"	4,167'	206.02'	403.45'
C - C	149°12'24"	2,975'	233.73'	443.96'
D - D	149°09'24"	3,791'	268.17'	506.79'
E - E	175°27'24"	18,234'	186.14'	283.27'
F - F	175°27'24"	11,279'	163.07'	316.97'
G - G	183°37'21"	13,571'	127.55'	242.74'
H - H	189°32'37"	33,448'	78.19'	144.04'
I - I	189°32'37"	24,770'	103.11'	194.80'
J - J	189°32'37"	11,882'	216.43'	406.46'
K - K	189°32'37"	10,847'	243.29'	457.49'
L - L	189°32'37"	16,294'	304.68'	609.99'
M - M	189°32'37"	7,418'	171.16'	273.62'
N - N	189°32'37"	6,989'	32.22'	184.86'
O - O	189°32'37"	10,546'	189.99'	247.49'



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

SEABROOK ISLAND

CHARLESTON COUNTY, S. C.

LOTS 4-13 BLOCK 1, LOT 5 BLOCK 2, LOTS 1-5 BLOCK 3, LOTS 16-19 & 28-30 BLOCK 4 & LOTS 62-67 BLOCK 5
SCALE 1"=100'

JUNE 11, 1974

I, E. M. SEABROOK, JR., a Registered Surveyor of the State of South Carolina, hereby certify that I have surveyed the property shown herein, that this plat shows the true dimensions of the property, that all necessary markers have been installed and the precision is 1/8000.

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

- NOTES:
1. ALL LOT CORNERS MARKED WITH PINS.
 2. ALL CURVE MEASUREMENTS ARE ARC LENGTHS.
 3. ALL CORNER RADII ARE 20' UNLESS NOTED.
 4. OWNED BY SEABROOK ISLAND COMPANY.
 5. ACRESAGE - 19.30 ACRES.
 6. ALL CORNERS MARKED C.M. INDICATE CONC. MONUMENTS.

APPROVED:

James B. Breiten
Notary Public
James B. Breiten
Notary Public
DATE 9-18-74
#3546-DD

Charles W. South Carolina
Office of Notarial Publics
Plat recorded this 11th day of June 1974 at 10 o'clock in Plat Book 116, Page 48, and tracing cloth copy filed in File No. 116-116-48-48, Charleston, S.C. Original plat (with markers) delivered to the Registrar of Deeds.

James B. Breiten
Registrar James Conyers

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



ATTACHMENT #5

Property Photos



PUBLIC HEARING

Proposed Project: Construction of a 4,000 sq. ft. addition to the existing structure to provide for 100 parking spaces and a new entrance to the building. The project is located at 1515 1st St., Charleston, SC.

Project Description: The project consists of a 4,000 sq. ft. addition to the existing structure, which will include a new entrance to the building and 100 parking spaces. The project is located at 1515 1st St., Charleston, SC.

Meeting Date: October 14, 2024, 5:00 PM at 1515 1st St., Charleston, SC.

More Information: [www.charleston.gov](#)

Code 9
1377









ATTACHMENT #6

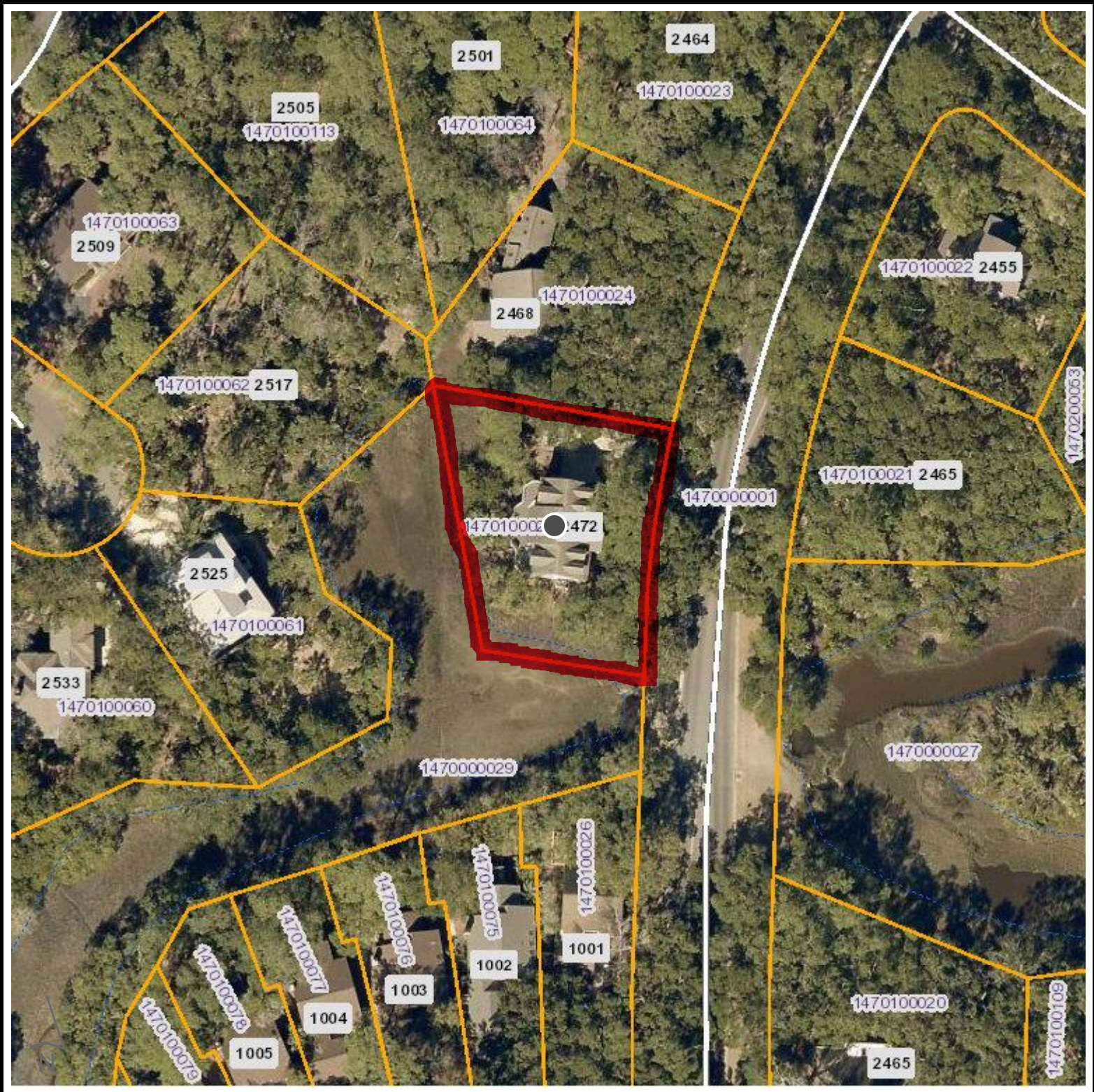
Zoning Map





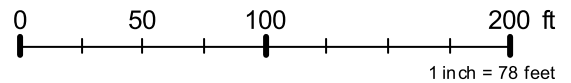
ATTACHMENT #7

Aerial Image



2472 Seabrook Island Road

#



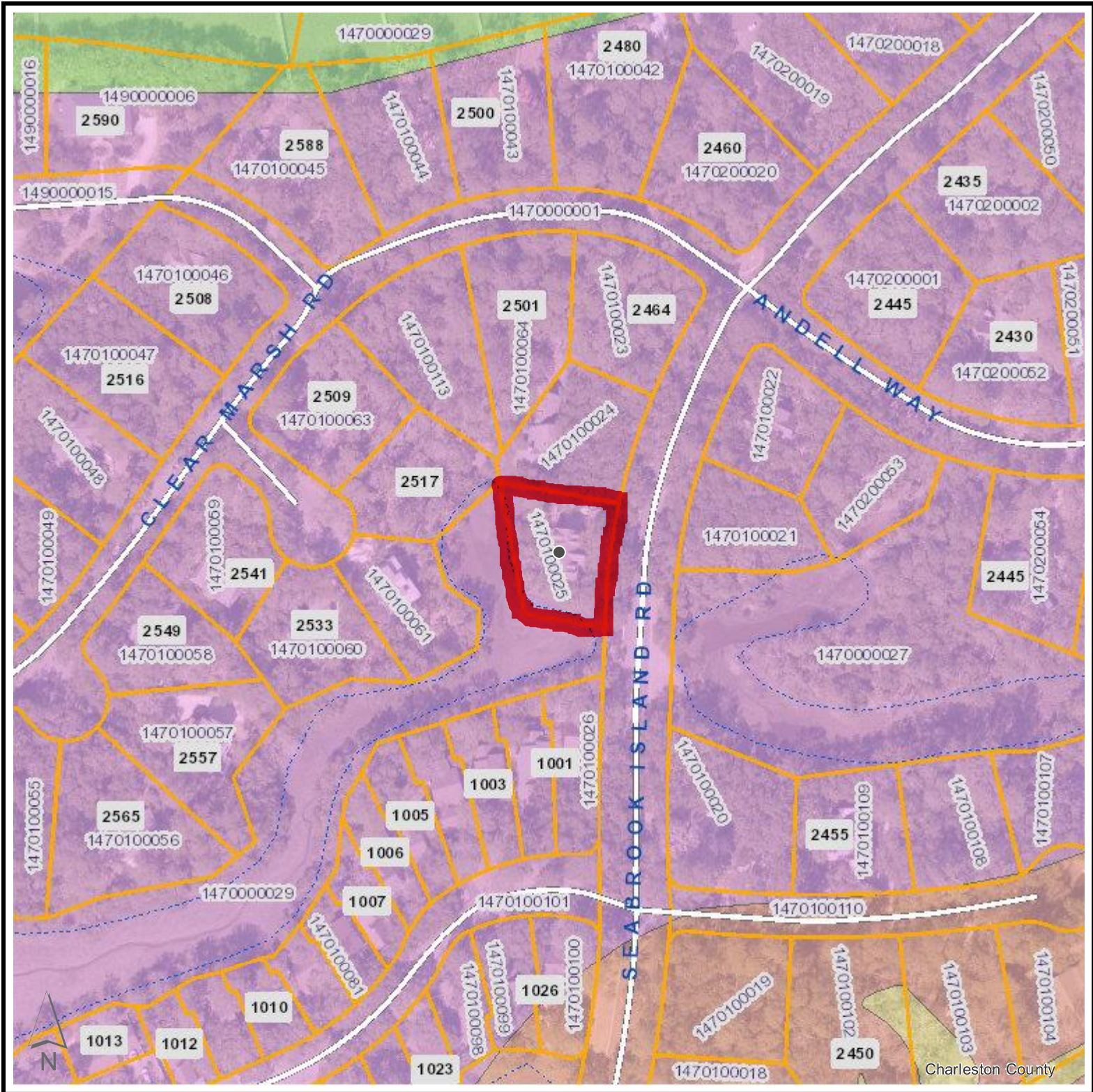
Note: The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness 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: 10/14/2021



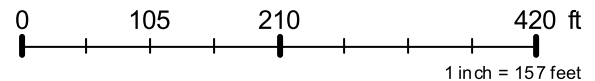
ATTACHMENT #8

FEMA Flood Zone



2472 Seabrook Island Road

FEMA Flood Zone (AE 9)



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: 10/14/2021



ATTACHMENT #9

Title to Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

)
)
)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that we, **DANIEL J. ARNOLD and ANNE C. ARNOLD**, (whether singular or plural the "Grantor") for and in consideration of the premises and the sum of One Dollar and n0/100 (\$1.00), cash in hand paid at and before the sealing and delivery of the presents, the receipt of which is hereby acknowledged, have remised, released and forever quit-claimed, and, by these presents, do remise, release and forever quit-claim unto **CULLOM ARNOLD PROPERTIES, LLC**, a Maryland limited liability company, (hereinafter whether singular or plural the "Grantee") all of our right, title and interest in and to that certain piece, parcel or lot of land, together with the improvements thereon, as more particularly described on Exhibit "A" attached hereto;

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 premises before mentioned unto the said **CULLOM ARNOLD PROPERTIES, LLC**, a Maryland limited liability company, its Successors and Assigns forever, so that neither the above named Grantor nor their Heirs nor any other person or persons claiming under them shall at any time hereafter, by any way or means, have claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

WITNESS the hand and seal of the Grantor this 9th day of July in the year of our Lord Two Thousand and Seven and in the Two Hundredth and Thirty-Second year of the Sovereignty and Independence of the United States of America.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

[Signature]
Witness #1 signs above

[Signature]
DANIEL J. ARNOLD

[Signature]
Witness #2 signs above
(Notary may sign as Witness #2)

[Signature]
ANNE C. ARNOLD

STATE OF MARYLAND
COUNTY OF TALBOT

The foregoing instrument was acknowledged before me this 9th day of July 2007 by Daniel J. Arnold and Anne C. Arnold.

[Signature]
(Notary Public signs above)
Notary Public for State of: Maryland
My Commission expires: 07/01/2009

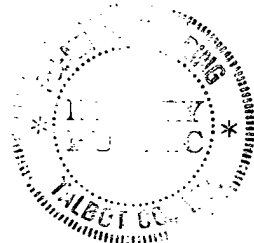


EXHIBIT 'A'

ALL that certain piece, parcel or lot of land situate, lying and being on Seabrook Island, in the County of Charleston, State of South Carolina, shown and designated as **Lot No. 65, Block 5**, on a plat by E. M. Seabrook, Jr. C. E. and L. S., dated June 11, 1974, and recorded in the RMC Office for Charleston County, South Carolina, Plat Book AD at page 118; said property having such location, butts and bounds, courses and distances as will by reference to said plat more fully appear.

This conveyance is made subject to any and all easements, restrictions and rights of way of record affecting the subject property.

THIS BEING the same property conveyed to the Grantor herein by Deed of Michael Clem and Tina L. Clem dated the 20th day of October 2005 recorded in Book D562 at page 413 in the aforesaid RMC Office.

TMS Number: 147-01-00-025

Grantees' Address: 10 Brookletts Avenue
Easton, MD 21601

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)


BK G 633 PG 697
Date of Transfer of Title
July 9, 2007

AFFIDAVIT


1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred BY Quitclaim Deed of Daniel J. Arnold and Anne C. Arnold TO Cullom Arnold Properties, LLC ON July 9, 2007.
3. Check one of the following: The deed is:
 - (a) ___ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) ___ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) X EXEMPT from the deed recording fee because: *Exemption #8: Quitclaim Deed from members of a limited liability company to the limited liability company*

Check one of the following if either item 3(a) or item 3(b) above has been checked.

 - (a) ___ The fee is \$
 - (b) ___ The fee is computed on the fair market value of the realty which is n/a
 - (c) ___ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
5. Check YES ___ or NO x to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is n/a.
6. The DEED Recording Fee is computed as follows:
 - (a) \$ ___ the amount listed in Item #4 above
 - (b) ___ the amount listed on Item #5 above (no amount, please zero)
 - (c) \$ ___ subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as the closing attorney.
8. Check if Property other than Real Property is being transferred on this Deed.
 - (A) ___ Mobile Home
 - (B) ___ Other (Furniture)
9. DEED OF DISTRIBUTION – ATTORNEY’S AFFIDAVIT: Estate of _____ deceased Case Number _____, personally appeared before me the undersigned attorney who, being duly sworn, certified that (s)he is licensed to practice law in the State of South Carolina; that (s) he has prepared the Deed of Distribution for the Personal Representative in the Estate of _____, deceased, and that the grantee(s) therein are correct and conform to the estate file for the above named decedent.
10. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year or both.



Signature of one of the Grantees
Eric J. Davidson
(Printed Name)

SWORN to before me this
18th day of July 2007


Notary Public for State of South Carolina
My Commission expires: _____

ZAN SUREN DEITZ
NOTARY PUBLIC, STATE OF SOUTH CAROLINA
QUALIFIED IN CHARLESTON COUNTY
COMMISSION EXPIRES JUNE 13, 2015

BKG 633PG698

RECORDER'S PAGE

NOTE: This page MUST remain with the original document



FILED

July 24, 2007
10:55:56 AM

BKG 633PG694

Charlie Lybrand, Register
Charleston County, SC

Filed By:

Davidson & Bradshaw LLC
125-H Wappoo Creek Dr.
Charleston SC 29412

Number of Pages:

5

AMOUNT

DESCRIPTION	AMOUNT
Recording Fee	\$ 10.00
State Fee	<Exempt>
County Fee	<Exempt>
Postage	

TOTAL	\$ 10.00
--------------	-----------------

\$ Amount (in thousands):

DRAWER:

C - cfb

AUDITOR'S STAMP HERE

JUL 26 2007

PEGGY A. MOSLEY
CHARLESTON COUNTY AUDITOR

PID VERIFIED BY ASSESSOR

REP

DATE JUL 26 2007

DO NOT STAMP BELOW THIS LINE



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: CULLOM ARNOLD PROPERTIES LLC 10 BROOKLETTS AVE EASTON MD 21601-2902</p>	<p>Property ID Physical Address Property Class Plat Book/Page Neighborhood Deed Acres</p>	<p>1470100025 2472 SEABROOK ISLAND RD 101 - RESID-SFR / 111403 AD03 Chateau by the Greens 0.0000</p>
--	---	--

Legal Description

Subdivision Name -SEABROOK ISLAND Description -LT 65 BLK 5
PlatSuffix AD-118 PolTwp 009

Sales History

Book	Page	Date	Grantor	Grantee	Type	Deed	Deed Price
G633	694	7/18/2007	ARNOLD DANIEL J	CULLOM ARNOLD PROPERTIES		Ge	\$1
D562	413	11/11/2005	CLEM MICHAEL	ARNOLD DANIEL J		Ge	\$660,000
D415	881	8/9/2002	FEHON CAROL	CLEM MICHAEL		Ge	\$572,500
X346	868	5/1/2000	DEL MAR OF CHARLESTON INC	FEHON CAROL		Ge	\$470,000
P312	715	10/7/1998	CROWN CORPORATION OF CHARLESTON	DEL MAR OF CHARLESTON INC		Ge	\$144,428
D270	420	5/31/1996	CAROLINA SOUTHERN PROPERTIES INC	CROWN CORPORATION OF CHARLESTON		Ge	\$79,500
D270	529	5/31/1996	WELCH R PATRICK	CAROLINA SOUTHERN PROPERTIES INC		Ge	\$25,000
V249	167	9/9/1994	PRATT THOMAS HAROLD R JR	WELCH R PATRICK		Ge	\$10,000
E127	206	11/30/1981		PRATT THOMAS HAROLD R JR		Ge	\$0

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

PIN: 1470100025

This data is as-of 09-16-2021



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	
N	0	N	N	\$42,360	
		Land	Improvement	Total	
		Market Value	\$80,000	\$626,000	\$706,000
		Capped Value *	\$80,000	\$626,000	\$706,000
		Taxable/Use Value **	\$80,000	\$626,000	\$706,000

Value History

	2020	2019	2018	2017
Market Value	\$706,000	\$671,300	\$671,300	\$671,300
Capped Value *	\$706,000	\$671,300	\$671,300	\$671,300
Taxable/Use Value **	\$706,000	\$671,300	\$671,300	\$671,300
Assessed Value	\$42,360	\$40,270	\$40,270	\$40,270

* **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

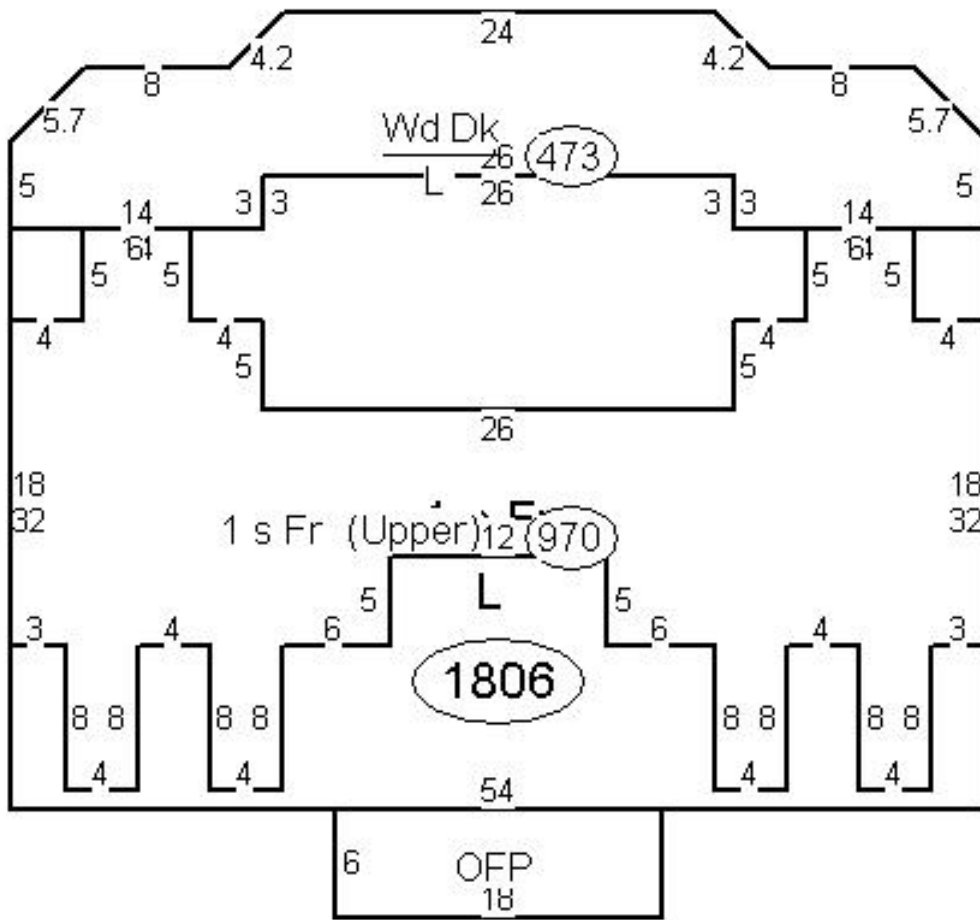
Extension	House Type	Year Built	Total Finished Living Area	Bedroom Count	Full Bath Count	Half Bath Count	Total Stories
R01	21 1.5 Stories	1999	2776	3	3	1	2

Additional Improvements

No data available

Sketches

R01





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 2472 Seabrook Island Road (Variance #177)
DATE: September 17, 2021

Dear Property Owner:

The purpose of this letter is to notify you that the owners of **2472 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 REDUCE THE FRONT YARD SETBACK FROM 30 FEET TO APPROXIMATELY 26.6 FEET (3.4-FOOT ENCROACHMENT) AND TO REDUCE THE MARSH SETBACK FROM 25 FEET TO APPROXIMATELY 22 FEET (3.0-FOOT ENCROACHMENT) TO ALLOW FOR EXPANSION OF AN EXISTING FRONT PORCH**

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: WED. OCTOBER 20, 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

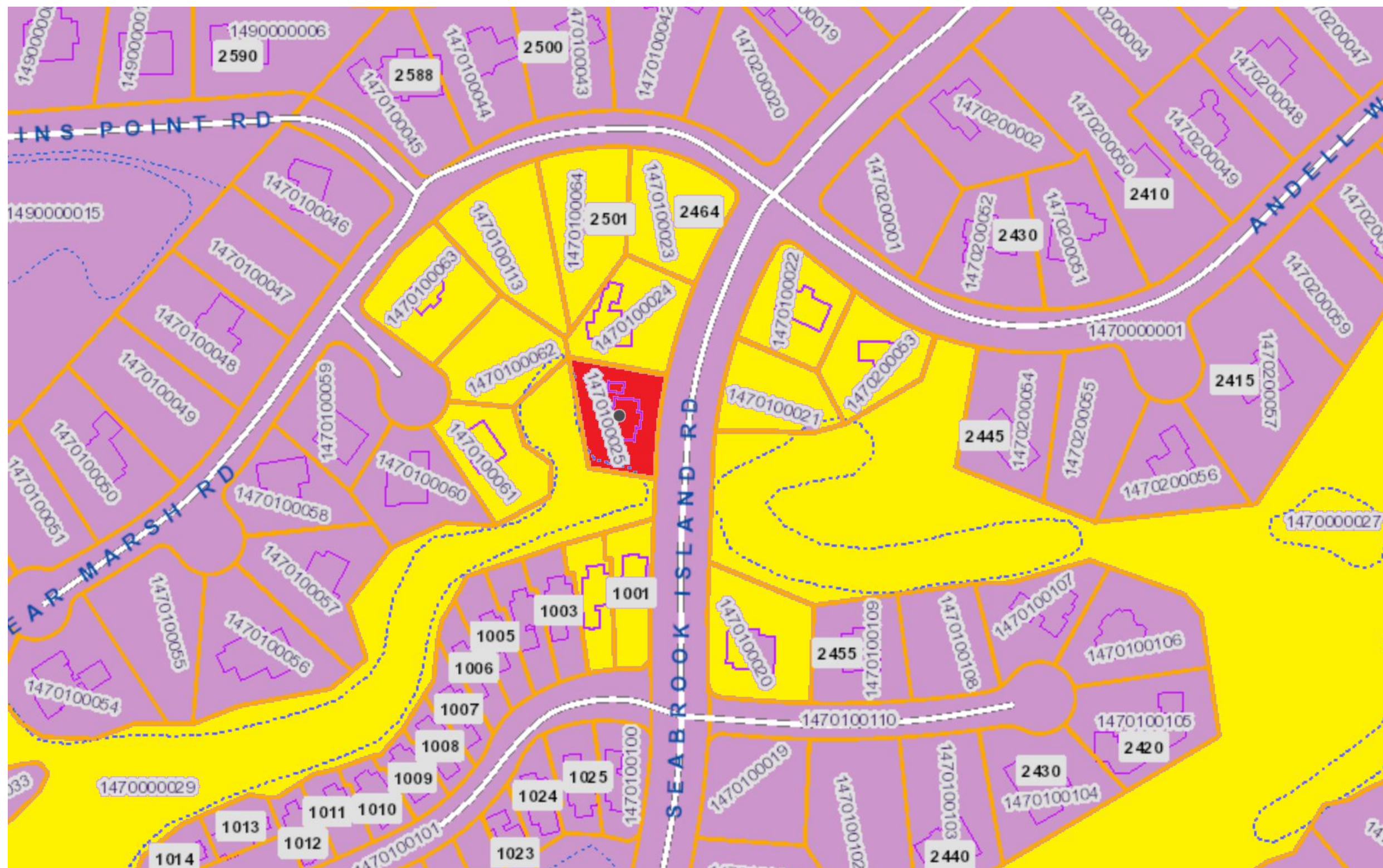
Public Hearing Notice:
List of Neighboring Property Owners

VARIANCE NOTIFICATION LIST

2472 SEABROOK ISLAND ROAD

PROPERTY ADDRESS	OWNER(S) OF RECORD	STREET ADDRESS	CITY, STATE & ZIP
2501 CLEAR MARSH ROAD	PEARCE & MARGARET GAFFNEY	285 ANDREW CORLEY ROAD	LEXINGTON, SC 29072
2505 CLEAR MARSH ROAD	STEVEN & MOLLY ELLIS	1521 HEADQUARTERS PLANTATION DR	JOHNS ISLAND, SC 29455
2509 CLEAR MARSH ROAD	CHRISTOPHER & MARGARET JOHNSON	1037 WILBERT ROAD	LAKEWOOD, OH 44107
2517 PELICAN PERCH	SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION	1202 LANDFALL WAY	SEABROOK ISLAND, SC 29455
2525 PELICAN PERCH	KAREN NUTTALL	2525 PELICAN PERCH	SEABROOK ISLAND, SC 29455
2464 SEABROOK ISLAND ROAD	GRADY QUERY	147 WAPPOO CREEK DRIVE, STE 200	CHARLESTON, SC 29412
2468 SEABROOK ISLAND ROAD	REBECCA WILL	12 WOODHILL ROAD	LOUISVILLE, KY 40207
2455 SEABROOK ISLAND ROAD	CHRISTOPHER TANNER	19325 KICKAPOO DRIVE	TINLEY PARK, IL 60487
2465 SEABROOK ISLAND ROAD	BP REAL ESTATE LLC	PO BOX 893	CHARLESTON, SC 29402
2455 ANDELL WAY	DAVID & SHIELA WELCH	470 FARMER ROAD	CAMPOBELLO, SC 29322
1001 EMBASSY ROW WAY	WILLIAM & REGINA CARIELLO	53 LOCUST STREET	GARDEN CITY, NY 11530
1002 EMBASSY ROW WAY	JENNIFER & HARVEY GIBSON	1002 EMBASSY ROW WAY	SEABROOK ISLAND, SC 29455
TM 147-00-00-027	THE CLUB AT SEABROOK ISLAND	1002 LANDFALL WAY	SEABROOK ISLAND, SC 29455
TM 147-00-00-029	MARSHLAND TRUST INC	3657 ROBINIA HILL ROAD	MORAVIA, NY 13118
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



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):

09/18/21 Sat PC
09/18/21 Sat CNW

at a cost of **\$221.00**
Account# **108294**
Order# **1961070**
P.O. Number:

Subscribed and sworn to before me this 20th day of Sept A.D. 2021

[Signature]
advertising clerk

Virginia D. Mixon
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 October 20, 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 # 177

APPLICANT: Daniel & Anne Arnold (Owners), Charles Hudson (Applicant)

ADDRESS: 2472 Seabrook Island Road

TAX MAP NUMBER: 147-01-00-025

ZONING DISTRICT: PUD / SR
Single-Family Residential

CODE SECTION: § 7.60.20.10, Front Yard

Setbacks (30 feet required) and § 7.60.50, Marsh Setbacks (25 feet required)

VARIANCE REQUEST: To reduce the front yard setback from 30 feet to approximately 26.6 feet (3.4-foot encroachment) and to reduce the marsh setback from 25 feet to approximately 22 feet (3.0-foot encroachment) to allow for expansion of an existing front porch.

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

Virtual Participation:

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

• **To join by computer, tablet or mobile device:**

<https://us02web.zoom.us/j/784498082571?pwd=YlBvVVoXNlN6WG9HTlFRNENXbDlZU09>

• **To join by phone:** Call (646) 558-8656. *Please note that long distance rates may apply.*

• **Meeting ID:** 844 9808 2571
Passcode: 294715

Submit a Written Comment:

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

• **ONLINE:**

<https://www.townofseabrookisland.org>

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

• **MAIL:** Town of Seabrook Island, 2001 Seabrook Island Road, Seabrook Island, SC 29455

Watch Live Stream Video:

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

More Information: For more information, please call (843) 768-9121.

AD# 1961070



ATTACHMENT #15

Public Hearing Notice:
Property Posting



PUBLIC HEARING

Rezoning Request From: _____ To: _____
DSD Section: 740.10 - Front (A)

Variance Request DSD Section: 740.50 - Marsh (A)

Purpose: Reduce 30' front yard setback + 25' marsh setback to allow for expansion of front porch

Hearing Date: October 20, 2021 Time: 3:30 PM

Location: Town Hall - 2001 Seabrook Island Road

More Information
townofseabrookisland.org
(843) 768-0121

Case #
177



ATTACHMENT #16

Original Construction Permit Records:

As-Built Survey (1999)

Certification of Height (1998)

Elevation Certificate (1998)

Site Plan (1997)

CURVE CHART FOR BOUNDARY

NUMBER	DELTA ANGLE	BEARING	TANGENT	RADIUS	LENGTH	CHORD
C1	07°34'21"	S 09°07'48" W	43.32	654.55	86.51	86.45

LINE CHART FOR BOUNDARY

NUMBER	DIRECTION	DISTANCE
L1	N 08°45'52" W	22.76'

LINE CHART FOR CRITICAL LINE

LINE	BEARING	DIST
ND.		
L1	= S 33° 36' 32" E	15.43'
L2	= N 90° 00' 00" E	0.00'
L3	= S 26° 34' 07" E	21.36'
L4	= S 03° 47' 39" E	30.13'
L5	= S 10° 45' 58" W	17.07'
L6	= S 39° 03' 04" W	7.79'
L7	= S 08° 23' 38" E	13.57'
L8	= S 13° 11' 56" W	23.97'
L9	= S 10° 39' 36" E	19.41'
L10	= S 44° 47' 46" E	17.70'
L11	= S 63° 13' 54" E	16.67'

NOTES:

TMS # 147-01-00-025

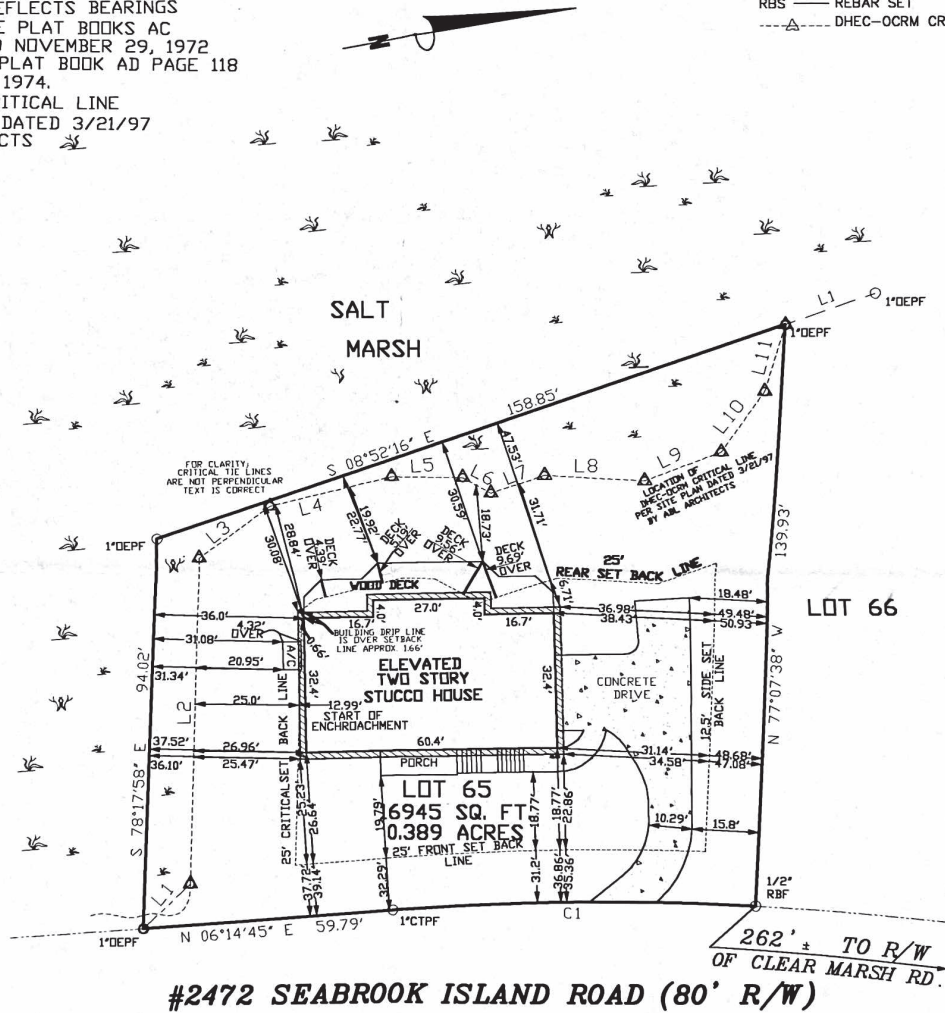
THIS LOT IS LOCATED IN SPECIAL FLOOD HAZARD ZONE A10 ELEV. AS PER FEMA FIRM PANEL # 455413-0440-H DATED SEPTEMBER 2, 1993.

REFERENCE PLAT BY E. M. SEABROOK JR., INC. DATED JUNE 11, 1974, RECORDED IN IN PLAT BOOK AD, PAGE 118 IN THE CHARLESTON COUNTY R.M.C. OFFICE

THIS SURVEY REFLECTS BEARINGS FROM REFERENCE PLAT BOOKS AC PAGE 143 DATED NOVEMBER 29, 1972 AND FROM REF. PLAT BOOK AD PAGE 118 DATED JUNE 11, 1974. LOCATION OF CRITICAL LINE PER SITE PLAN DATED 3/21/97 BY ABL ARCHITECTS

LEGEND:

- RBF — REBAR FOUND
- OEFP — OPEN END PIPE FOUND
- CTF — CRIMP TOP PIPE FOUND
- RBS — REBAR SET
- △--- DHEC-OCRM CRITICAL LINE



**MORTGAGE SURVEY
LOT 65 BLOCK 5
TOWN OF SEABROOK ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA
SURVEYED FOR DEL MAR OF CHARLESTON**

SCALE: 1" = 30'



DATE: OCTOBER 6, 1999

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

Keith K. Ruddy
KEITH K. RUDDY, PLS S.C. Reg. No. 9479
702 VISION ROAD, MT. PLEASANT, S.C. 29464
(843) 881-6088



PROJECT: 99-287 TWST: 280'00'00"
FILE: Seabrook Island Lot 65 Block 5.DWG

TOWN OF SEABROOK ISLAND

Certification of Height

(Must be completed by a registered, certified land surveyor)

TOWN'S DEVELOPMENT STANDARD ORDINANCE SECTION 6.100.0

construction of any structure shall not proceed beyond the establishment of the peak line during construction without first certifying to the Town Zoning Administrator in writing by a certified surveyor the height of said peak above the FEMA flood level for that site

PROPERTY LOCATION: Lot 65 Block 5

Street Address Seabrook Island Rd.

TMS # 147 - 01-00 - 025

CONTRACTOR (TYPE OR PRINT) Paragon Properties

PROPERTY OWNER (TYPE OR PRINT) _____

SURVEYOR (TYPE OR PRINT) A.H. Schwacke & Associates, Inc.

ORIGINAL COPY OF THIS CERTIFICATION MUST BE FILED WITH THE
TOWN OF SEABROOK ISLAND (FAXED COPIES UNACCEPTABLE)

ZONE A8 BASE FLOOD ELEVATION 14.0

Panel 455413-450256 0440 H Dated 9/2/93 (firm index)

HEIGHT OF PEAK ROOF ABOVE

FEMA BASE FLOOD ELEVATION IS 25.2
FEET

SURVEYORS STAMP AND SEAL



[Signature] DATE 4/3/98
SURVEYOR'S SIGNATURE



DOUG
CERTI 9/14/95

ELEVATION CERTIFICATE

FEDERAL EMERGENCY MANAGEMENT AGENCY

NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No. 3067-0077
Expires July 31, 1999

ATTENTION: Use of this certificate does not provide a waiver of the flood insurance purchase requirement. This form is used only to provide elevation information necessary to ensure compliance with applicable community floodplain management ordinances, to determine the proper insurance premium rate, and/or to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR). You are not required to respond to this collection of information unless a valid OMB control number is displayed in the upper right corner of this form.

Instructions for completing this form can be found on the following pages.

SECTION A PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
BUILDING OWNER'S NAME Paragon Properties		POLICY NUMBER
STREET ADDRESS (Including Apt., Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER Seabrook Island Road TMS# 147-01-00-025		COMPANY NAIC NUMBER
OTHER DESCRIPTION (Lot and Block Numbers, etc.) Lot 65 Blk 5 Seabrook		
CITY Town Of Seabrook Island		STATE ZIP CODE South Carolina 29455

SECTION B FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM (See Instructions):

1. COMMUNITY NUMBER	2. PANEL NUMBER	3. SUFFIX	4. DATE OF FIRM INDEX	5. FIRM ZONE	6. BASE FLOOD ELEVATION (in AO Zones, 1.00 depth)
455413	0440	H	9/2/93	A8	14.0

7. Indicate the elevation datum system used on the FIRM for Base Flood Elevations (BFE): NGVD '29 Other (describe on back)
8. For Zones A or V, where no BFE is provided on the FIRM, and the community has established a BFE for this building site, indicate the community's BFE: feet NGVD (or other FIRM datum—see Section B, Item 7).

SECTION C BUILDING ELEVATION INFORMATION

1. Using the Elevation Certificate Instructions, indicate the diagram number from the diagrams found on Pages 5 and 6 that best describes the subject building's reference level **B**.
- 2(a). FIRM Zones A1-A30, AE, AH, and A (with BFE). The top of the reference level floor from the selected diagram is at an elevation of **114.5** feet NGVD (or other FIRM datum—see Section B, Item 7).
- (b). FIRM Zones V1-V30, VC, and V (with BFE). The bottom of the lowest horizontal structural member of the reference level from the selected diagram, is at an elevation of feet NGVD (or other FIRM datum—see Section B, Item 7).
- (c). FIRM Zone A (without BFE). The floor used as the reference level from the selected diagram is feet above or below (check one) the highest grade adjacent to the building.
- (d). FIRM Zone AO. The floor used as the reference level from the selected diagram is feet above or below (check one) the highest grade adjacent to the building. If no flood depth number is available, is the building's lowest floor (reference level) elevated in accordance with the community's floodplain management ordinance? Yes No Unknown
3. Indicate the elevation datum system used in determining the above reference level elevations: NGVD '29 Other (describe under Comments on Page 2). (NOTE: If the elevation datum used in measuring the elevations is different than that used on the FIRM [see Section B, Item 7], then convert the elevations to the datum system used on the FIRM and show the conversion equation under Comments on Page 2.)
4. Elevation reference mark used appears on FIRM: Yes No (See Instructions on Page 4)
5. The reference level elevation is based on: actual construction construction drawings
(NOTE: Use of construction drawings is only valid if the building does not yet have the reference level floor in place, in which case this certificate will only be valid for the building during the course of construction. A post-construction Elevation Certificate will be required once construction is complete.)
6. The elevation of the lowest grade immediately adjacent to the building is: **115.9** feet NGVD (or other FIRM datum—see Section B, Item 7).

SECTION D COMMUNITY INFORMATION

1. If the community official responsible for verifying building elevations specifies that the reference level indicated in Section C, Item 1 is not the "lowest floor" as defined in the community's flood plain management ordinance, indicate the elevation of the lowest floor: feet NGVD (or other FIRM datum—see Section B, Item 7).

NOTES:
 BEARINGS SHOWN HEREON ARE MAGNETIC
 AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION
 AREA DETERMINED BY COORDINATE METHOD
 ELEVATIONS SHOWN ARE BASED ON MVD '29 DATUM
 THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS
 OF ENGINEERS JURISDICTIONAL RELIANCE IS
 UNDETERMINED AS OF THE DATE OF THIS SURVEY.
 THE REQUIRED SETBACKS MAY BE RELOCATED AND/OR
 VARIED BY THE SEABROOK ISLAND ARCHITECTURAL REVIEW
 BOARD. THE ARCHITECTURAL REVIEW BOARD RESERVES
 THE RIGHT TO GRANT VARIANCES RESPECTING SETBACK
 GUIDELINES AND/OR TO EXPAND THE "BUILDABLE AREA."

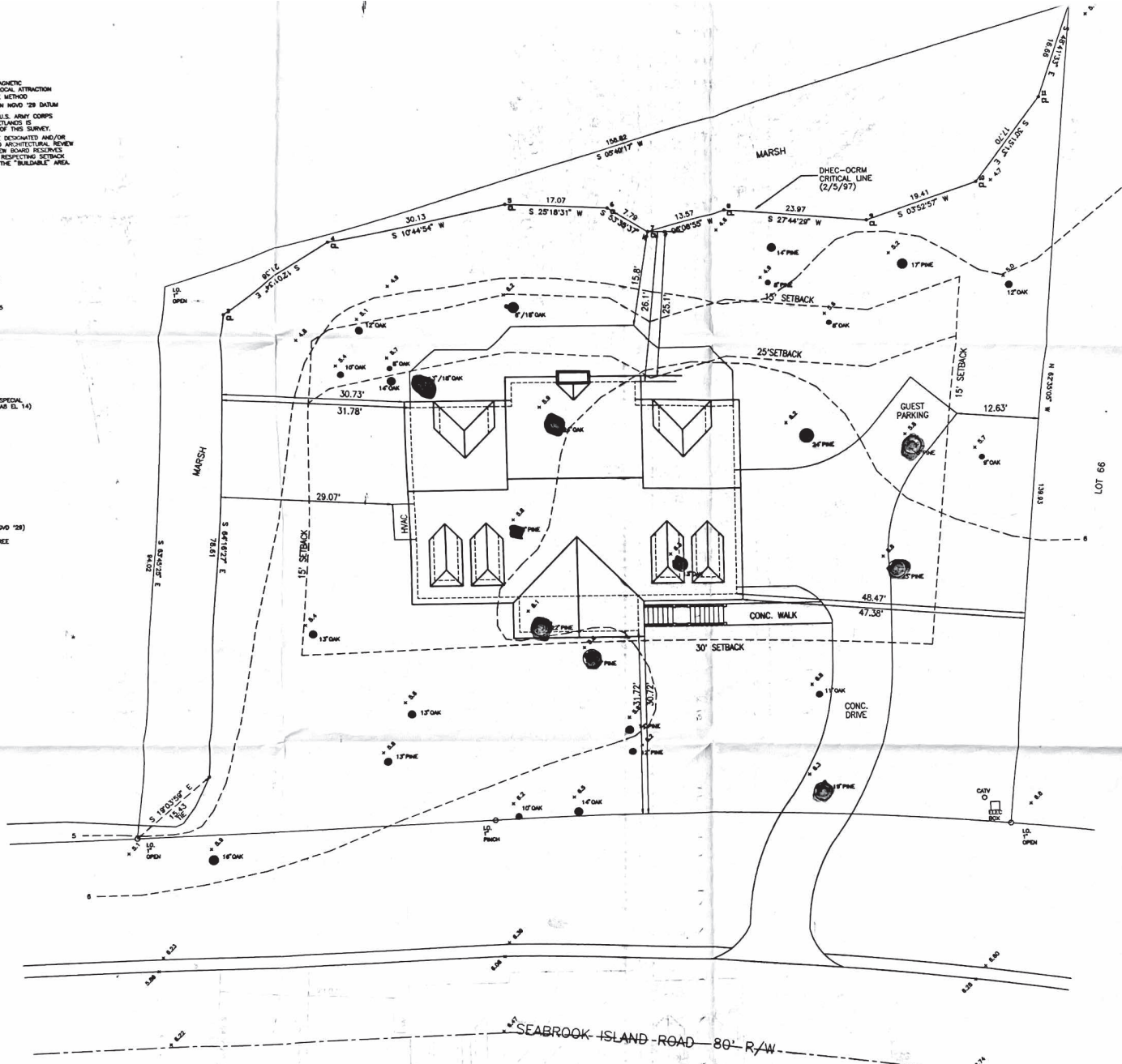
REFERENCES:
 PLAT BY E.M. SEABROOK, JR.
 DATED NOVEMBER 29, 1972
 BOOK AC PAGE 143
 RMC CHS. CO.
 TAX MAP NO. 147-01-00-025

Area = 11073 sq ft
 0.252 Acres

PROPERTY IS LOCATED IN A SPECIAL
 FLOOD HAZARD AREA (ZONE AB DL 14)
 AS PER FEMA FLOOD MAPS.
 PANEL NO. 455413 0440 11
 DATED SEPTEMBER 2, 1983

LEGEND:
 LD. IRON OLD (ROUND)
 DL. IRON NEW (SET)
 SPOT ELEVATION (NVD '29)
 1" OKK 11" (DWN) OKK TREE
 1" OKK

PREPARED FOR:
 WESSBUILT BUILDERS



SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION
 ARCHITECTURAL REVIEW BOARD

DATE REC'D. _____

PRELIMINARY APPROVAL
 COND. APPROVAL
 FINAL APPROVAL
 DISAPPROVED

DATE 10/11/97 By *John Blue*

All color selections for materials for the residence, including but not limited to exterior siding, trim, window shades, front door, etc., must be approved in writing by the ARB prior to construction.

Approval by the Architectural Review Board certifies that the plan meets the Board standards in regard to the appearance and in no way certifies the quality, strength, accuracy, etc., of the building system design.

"Application must be made to the Town of Seabrook Island for any permits required prior to commencing construction activity."

APPROVED AS SUBMITTED

David M. Smith 10/11/97
 ZONING ADMINISTRATOR DATE

NO AMENDMENTS, ALTERATIONS OR CHANGES TO THESE PLANS MAY BE MADE WITHOUT PRIOR APPROVAL FROM THE TOWN OF SEABROOK ISLAND

AREAS AND HEIGHTS	
LOT COVERAGE	17,073 SQUARE FEET
HOUSE FLOOD ELEVATION	2,483 SQUARE FEET (14.5%)
FINISH FLOOR 1	14.0' M.S.L.
FINISH FLOOR 2	15.5' M.S.L.
RIDGE LINE	26.5' M.S.L.
	29.125' ABOVE BASE FLOOD

SITE PLAN
 LOT 65 BLOCK 5
 SEABROOK ISLAND
 CHARLESTON COUNTY SOUTH CAROLINA

DATE: JUNE 6, 1996 SCALE: 1" = 8'
 REVISED: FEBRUARY 5, 1997 (CRITICAL LINE)

ALICE B. LANHAM, AIA
 29 HELD CIRCLE
 CHARLESTON, SC 29412
 (803) 795-8731



SPECULATIVE RESIDENCE
 LOT 65, BLOCK 5
 SEABROOK ISLAND ROAD
 SITE PLAN

COPYRIGHT 1997
 This drawing is the property of Alice B. Lanham, AIA. Unauthorized use of any kind, including use on other projects, is prohibited.

DATE: 3/21/97
 PROJECT NO.: 61148
 DESIGN: ABL
 DRAWN: ABL
 CHECKED: ABL

Site
 SHEET OF



ATTACHMENT #17-A

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

Joe Cronin

From: Barrie Glenn <bglenn@wd40.com>
Sent: Thursday, October 7, 2021 11:02 AM
To: Joe Cronin
Subject: Variance Application #177 - Daniel and Anne Arnold 2472 Seabrook Island Road - IN SUPPORT

Mr. Cronin,

I am writing IN SUPPORT of the variance request #177 by Daniel and Anne Arnold. The owners are seeking a variance of essentially 40.8 inches and 36 inches. In the great scheme of things, this amount will pose little risk to the marsh or to Seabrook Island Road. The property is in fact quite oddly shaped and is quite difficult to get in and out of. Also, the existing front porch is extremely tiny and in fact, I would even hesitate to call it an actual porch. It is essentially more a set of walk up stairs.

Mr. Arnold is a contractor who take meticulous care of his home and his property so I do not believe that granting them the 36 inches to expand upon the front of his house is going to be an eyesore or impede onto the main road. In fact, I believe the addition will actually help the home and increase it's main road value to the community. I have seen the drawings of the added porch and it is beautiful compared to what is there currently. Due to how the property sits and where the home is located, these requests would not impede upon a neighbor as there are no adjacencies.

With the lighting and fan additions to the new porch as well as the railings, I believe the Arnold's will truly have the home they want and will love for years to come.

Barrie L. Glenn
3051 Seabrook Island Road

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #177
Date: Wednesday, October 6, 2021 5:23:18 PM

You've just received a new submission to your [Public Comments - Variance #177](#).

[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 #177?

Yes - In Favor

Comment

The new front porch will add dimension to the home. It's a smart design that will add curb appeal and with a few rocking chairs, who wouldn't want to do the true southern pastime and sit and rock and watch the world go by? The porch will make the entryway the home's strongest point of interest. As their neighbor, we are all for the architectural improvements.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #177
Date: Wednesday, October 6, 2021 6:50:46 PM

You've just received a new submission to your [Public Comments - Variance #177](#).

[Mark as Spam](#)

Submitted Information:

Name

Stephanie Rall

Address

2479 Seabrook Island Road, Seabrook Island SC 29455

Email Address

Stephanierall@gmail.com

Do you support the approval of Variance #177?

Yes - In Favor

Comment

I live across the way almost catty-corner to this property and have been in real estate/land acquisition and development for 26 years. There is no reason to deny this request as it not only enhances the value of the property but also does not impede on anyone else's enjoyment rather it increases value to the neighborhood overall. I fully support this variance request and approval.



ATTACHMENT #17-B

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

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #177
Date: Monday, September 20, 2021 3:16:47 PM

You've just received a new submission to your [Public Comments - Variance #177](#).
[Mark as Spam](#)

Submitted Information:

Name

Billy Goad

Address

2666 Fox Lair Ct

Email Address

bandggoad@verizon.net

Do you support the approval of Variance #177?

No - Opposed

Comment

Since Seabrook Island is our main through fare, no front set back variance should be allowed along that road. And by all means no variance to marsh set back requirements whatsoever. The existing porch has sufficed since 1999 and the Arnold's have owned the home since 2005. IMO they can expand the front porch on a smaller scale without a variance.

From: no-reply@weebly.com
To: [Joe Cronin](#)
Subject: New Form Entry: Public Comments - Variance #177
Date: Monday, September 20, 2021 5:42:50 PM

You've just received a new submission to your [Public Comments - Variance #177](#).

[Mark as Spam](#)

Submitted Information:

Name

Sherry Marshall

Address

1720 Live Oak Park

Email Address

mydesignher@gmail.com

Do you support the approval of Variance #177?

No - Opposed

Comment