

# TOWN OF SEABROOK ISLAND

Board of Zoning Appeals Meeting

March 22, 2019 – 2:30 PM

Town Hall, Council Chambers

2001 Seabrook Island Road



## AGENDA

### CALL TO ORDER

### APPROVAL OF MINUTES

1. Board of Zoning Appeals Meeting: February 28, 2019 [Pages 2–4]

### PUBLIC HEARING ITEMS

1. Variance # 159 [Pages 5–68]

**APPLICANT:** James & Deborah Ott  
**ADDRESS:** 2566 Seabrook Island Road  
**TAX MAP NUMBER:** 147-01-00-033 (LT 49, BLK 5)  
**ZONING DISTRICT:** SR Single-Family Residential  
**PURPOSE:** Applicant is requesting a variance from the 25-foot marsh setback requirement (§ 7.60.50) to construct a pool/swim spa, hot tub and brick paver patio/fire pit in the rear yard

2. Variance # 160 [Pages 69–124]

**APPLICANT:** Clarkson & Judith McLean  
**ADDRESS:** 3009 Rascal Run  
**TAX MAP NUMBER:** 149-05-00-059 (LT 5, BLK 48)  
**ZONING DISTRICT:** SR Single-Family Residential  
**PURPOSE:** Applicant is requesting a variance from the 25-foot rear yard setback requirement (§ 7.60.20.30/7.60.50) to convert an existing enclosed sunroom into conditioned living space

### ITEMS FOR INFORMATION / DISCUSSION

*There are no Items for Information / Discussion*

### ADJOURN

# TOWN OF SEABROOK ISLAND

## Board of Zoning Appeals Meeting

February 28, 2019 – 2:30 PM

Town Hall, Council Chambers  
2001 Seabrook Island Road



## MINUTES

Present: Walter Sewell (Chairman), Ava Kleinman, Bob Leggett (Arrived 3:10 PM), John Fox, Dick Finkelstein, Joe Cronin (Zoning Administrator)

Absent: None

Guests: Clarkson McLean, Deborah Ott, Chris Eller, David Rust

Chairman Sewell called the meeting of the Board of Zoning Appeals to order at 2:33 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: January 29, 2019:** Mr. Fox made a motion to approve the minutes from the January 29, 2019, meeting as submitted. Mr. Finkelstein seconded the motion. The motion was **APPROVED** by a vote of 4-0.

### ITEMS FOR INFORMATION / DISCUSSION

1. **Update to Application Forms:** Zoning Administrator Cronin provided members of the Board with a draft copy of the new variance application form. He reviewed the layout and content of the new form, and stated that once it was implemented, an applicant would now be able to download and complete the form electronically. He also reviewed the list of items which an applicant would be required to submit when making a request for a variance. Board members were satisfied with the new layout and thanked town staff for undertaking this effort. Ms. Kleinman noted that applicants would now be required to submit a letter of approval from any applicable property owners' association and/or regime with their application. She added that SIPOA will sometimes hold off on approving a request until they knew whether a variance has been approved. Zoning Administrator Cronin recommended that the section be amended to require either a letter of approval or a letter of acknowledgement stating that the request was not prohibited by any covenants and restrictions, but that approval would not be granted until the outcome of the variance had been decided.

Chairman Sewell recommended that Board members review the draft form and be prepared to vote on its adoption when the Board meets again to review the minutes from the March 22<sup>nd</sup> meeting.

2. **Update on the Status of Previous Variances:** Zoning Administrator Cronin provided an update on the status of Variance #131, which was approved by the Board in 2004. He stated that the town was able to obtain copies of a permit from SCDHEC which authorized the owner of Cotton Island (Tax Map # 149-00-00-004) to install a septic system; however, it was still unclear at this point if that system was ever actually installed. He stated that the town has no record of a town permit ever being issued. He added that SCDHEC was still reviewing its records.
3. **Discussion of New Construction Permit Requirements:** Chairman Sewell reviewed the town's "New Construction Permit Requirements" form and stated that he thought this document should be updated. He noted that handwritten sections made the document look unprofessional. Zoning Administrator Cronin agreed that the form needs to be updated as part of the town's effort to modernize all of its forms; however, he also recommended that some of the policies referenced in the form should be updated as well. For example, one section requires an applicant to certify that they would not request a variance. He added that, in his opinion, the town could not preclude an applicant from requesting something that they have a legal right to request under state law. These types of changes will require amendments to the town's Development Standards Ordinance. He stated that his intent was to amend the form once the town completes a comprehensive review and update of the ordinance.

Mr. Leggett arrived at 3:10 PM.

## SITE VISITS

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

- **Variance #159:** 2566 Seabrook Island Road (To reduce the 25'/15' marsh setback requirement to allow installation of a pool/spa and paver patio/fire pit)
- **Variance #160:** 3009 Rascal Run (To reduce the 25' marsh setback to allow for conversion of an existing enclosed sunroom into conditioned living space)

Prior to departing for the site visits, Zoning Administrator Cronin stated that public notice of the site visits had been provided, pursuant to the Freedom of Information Act. He stated that the agenda for today's meeting contained the following provision: *"These site visits will take place behind the Seabrook Island Property Owners Association security gate. Any individual wishing to observe one or both site visits who does not have access behind the security gate should contact (843) 768-5321 for assistance prior to the meeting."* He added for the record that one individual, Mr. McLean (applicant for 3006 Rascal Run), was present at the meeting and that no other individuals had requested access behind the security gate for the purpose of observing the site

visits. Zoning Administrator Cronin noted that the purpose of each site visit was for observational purposes only, and no testimony would be heard pertaining to the variance application.

The meeting was recessed at approximately 3:43 PM. Board members then traveled individually to 2566 Seabrook Island Road. Staff members at Town Hall were notified that the Board was traveling to the sites, and anyone coming to Town Hall to observe one or both site visits should be directed to those locations.

1. **2566 Seabrook Island Road (Tax Map # 147-01-00-033 – Lot 49, Block 12)**: The Board reconvened at approximately 3:54 PM at 2566 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 request; however, no testimony was received. Ms. Deborah Ott (owner), Mr. Chris Bonner and Mr. David Rust were present at the site and observed the site visit.

The meeting was again recessed at approximately 4:05 PM. Board members then traveled individually to 3009 Rascal Run to conduct the second site visit. Mr. Leggett and Mr. Finkelstein left the meeting at that time.

2. **3009 Rascal Run (Tax Map # 149-05-00-059 – Lot 5, Block 48)**: The Board reconvened at approximately 4:17 PM at 3009 Rascal Run. 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. Clarkson McLean (owner) was present at the site and observed the site visit.

Ms. Kleinman left the meeting at 4:21 PM.

There being no further business, the meeting was adjourned at 4:28 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 # 159 – 2566 Seabrook Island Road (Lot 34, Block 52)  
**MEETING DATE:** March 22, 2019

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Variance Application #159	
<b>Applicants:</b>	James & Deborah Ott (Owners)
<b>Location:</b>	2566 Seabrook Island Road
<b>Tax Map Number:</b>	147-01-00-033 (Lot 49, Block 5)
<b>Zoning District:</b>	SR Single-Family Residential
<b>Purpose:</b>	Applicant is requesting a variance from the 25-foot marsh setback requirement (§ 7.60.50) to construct a pool/swim spa, hot tub and brick paver patio/fire pit in the rear yard

## Overview

The Town has received a variance application from James and Deborah Ott, the owners of Charleston County Tax Map # 147-01-00-033, as well as their designated agent, Chris Bonner of b Studio Architecture (collectively, the “Applicants”). The Applicants are requesting a reduction in the 25-foot marsh setback requirement to allow for the installation of a pool/swim spa and hot tub within an open deck (which is proposed to be expanded) at the rear of their existing single-family residence located at 2566 Seabrook Island Road (Lot 49, Block 5). The Applicants are also seeking approval to install a paver patio and fire pit within the rear yard.

The existing residence was constructed in 1999 and was purchased Mr. and Mrs. Ott in March of 2017. The Applicants are now seeking approval for three modifications to the property:

- 1) The existing open deck at the rear of the property will be enlarged to “square it off” and make better use of the space. The existing steps (which are currently non-conforming) will be moved to the right side of the deck (when viewed from the house toward the rear yard). Once modified, the enlarged deck will be located no closer than 15 feet from the OCRM Critical Line. **Therefore, the deck plans have been found by the Zoning Administrator to conform to all requirements of the town’s DSO.**
- 2) The Applicants are also seeking to install a pool/swim spa and hot tub within the enlarged deck. While the deck itself may be located within 15 feet of the OCRM Critical Line per § 7.60.50 of the DSO, it is the opinion of the Zoning Administrator that a pool/swim spa and

hot tub do not meet the definition of an “open deck” under the town’s DSO and, therefore, would be subject to a 25-foot marsh setback. As shown on the attached site plan, the pool/swim spa and hot tub will be located approximately 15 feet from the OCRM Critical Line.

- a. **Code Reference** - Sec. 2-10(0): *Deck*. An open and uncovered horizontal surface, attached and accessible to and being a part of the primary structure, which is **constructed so that rain can pass directly through it to the ground beneath**. A deck having a roof or other covering of any kind is defined to be a porch.
- 3) Lastly, the Applicants are seeking to install a brick paver patio and fire pit in the rear yard. The patio will be 13 feet in diameter with a 4-foot fire pit in the center. Generally, a paver patio is considered to be a “pervious” improvement as long as there is no solid base or foundation. A fire pit, however, is typically considered to be a vertical improvement or “structure.” As shown on the proposed site plan, the patio and fire pit will be located approximately 5 feet from the OCRM Critical Line.

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

The existing home complies with the town’s front, side and driveway setback requirements. A portion of the existing home encroaches into the 25-foot marsh setback for principal structures; however, the structure was conforming at the time it was built in 1999 and was only made non-conforming by subsequent changes to the OCRM Critical Line (see As-Built Survey from 1999). The steps from the existing deck encroach into the 15-foot marsh setback; however, these are proposed to be relocated to a conforming location as part of the proposed improvements.

TYPE	REQUIRED PER DSO	DSO REFERENCE
Front (Principal Structure)	<b>30 feet</b>	§ 7.60.20.10
Side (Conforming Lot)	<b>15 feet</b>	§ 7.60.20.20
Marsh (Open Deck)	<b>15 feet</b> <i>(Steps currently non-conforming; proposed to be moved)</i>	<b>§ 7.60.50</b>
Marsh (All Other Structures)	<b>25 feet</b> <i>(House existing non-conforming; Pool/swim spa &amp; hot tub will be new non-conforming)</i>	<b>§ 7.60.50</b>
Driveway (Conforming Lot)	<b>6 feet</b>	§ 7.60.70.10

In order to allow for the installation of the pool/swim spa and hot tub, as well as the paver patio and fire pit, within the required marsh setback area, the Applicants are requesting a variance from the DSO to allow for the following encroachments:

TYPE	REQUIRED PER DSO	VARIANCE (REQUESTED)
<b>Marsh (All Other Structures)</b>	<b>25 feet</b>	<b>Reduce the march setback to 15 feet to allow the pool/swim</b>

	<p style="text-align: center;"><b>spa and hot tub to be located within the open deck <u>and</u> Reduce the marsh setback to 5 feet to allow the paver patio and fire pit to be installed as shown on proposed site plan</b></p>
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In their application, the Applicants are requesting relief from the marsh setback requirements for the following reasons:

- a) The existing home and deck were built by a previous owner, before current restrictions were in place, and in a manner that would not allow these features to be added in another location on the lot;
- b) The unique shape of the lot and marsh location, the home’s placement on the lot, and the existing configuration of the home creates a specific hardship that is not found on neighboring property;
- c) The strict application of the ordinance would restrict the homeowners’ ability to utilize their rear deck space and access the non "built on" portion of the lot for relaxation and recreational purposes that other properties are able to utilize; and
- d) The granting of the Variance will allow similar uses that neighboring properties are able to enjoy currently. The spa feature will be minimally visible with open decking below; and a low, permeable area, made of natural materials for a fire pit will be well shielded by vegetation.

**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 applicant and reviewed by the Board on March 22, 2019. 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 variance shall expire on September 25, 2022 (five years from the date of the current OCRM Critical Line Certification) if no zoning permit has been issued by the town on or before that date.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "J. Cronin". The signature is written in a cursive, flowing style.

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:

<b>Application &amp; Property Information</b>		
1	Variance Application	p. 11-13
2	Site Plan	p. 14-19
3	Architectural Elevations	p. 20-22
4	Pool & Spa Specifications	p. 23-32
5	Property Survey (2017)	p. 33-34
6	Subdivision Plat (1974)	p. 35-36
7	Property Photos	p. 37-41
8	Zoning Map	p. 42-43
9	Aerial Image	p. 44-45
10	FEMA Base Flood Elevations (Current & Preliminary)	p. 46-47
11	Title to Real Estate	p. 48-53
12	Property Information Card	p. 54-55
13	Public Hearing Notice – Letter to Neighboring Property Owners	p. 56-57
14	Public Hearing Notice – List of Neighboring Property Owners	p. 58-59
15	Public Hearing Notice – U.S.P.S. Certified Mail Receipts	p. 60-62
16	Public Hearing Notice – Post and Courier Legal Ad	p. 63-64
17	Public Hearing Notice – Property Posting	p. 65-66
<b>Other Information</b>		
18	As-Built Survey (1999)	p. 67-68
<b>Written Correspondence Regarding the Proposed Variance Request</b>		
---	<i>No correspondence received to date</i>	---



**ATTACHMENT #1**

Variance Application

# Notice of Appeal - Form 1 Board of Zoning Appeals

Date Filed: \_\_\_\_\_ Permit Application No. \_\_\_\_\_ Appeal No. \_\_\_\_\_

### Instructions

This form must be completed for a hearing on **appeal** from action of a zoning official, application for a **variance** or application for **special exception**. Entries must be printed or typewritten. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent. An accurate, legible plot plan showing property dimensions and locations of structures and improvements must be attached to an application for variance or special exception.

**THE APPLICANT HEREBY APPEALS** [indicate one]:

- from action of a zoning official as stated on attached Form 2
- for a variance as stated on attached Form 3.
- for a special exception as stated on attached Form 4.

**APPLICANT(S)** [print] Chris Bonner - b Studio Architecture

Address: 582 Rutledge Ave

Telephone: 843.608.1858 [work] \_\_\_\_\_ [home]

Interest: \_\_\_\_\_ Owner(s): \_\_\_\_\_ Adjacent Owner(s); Other: Architect

**OWNER(S)** [if other than Applicant(s)]: James & Deborah Ott

Address: 2566 Seabrook Island Road

Telephone: \_\_\_\_\_ [work] (570) 840-7435 home]

[Use reverse side if more space is needed.]

### PROPERTY ADDRESS:

Lot 49 Block 5 Subdivision Seabrook Island

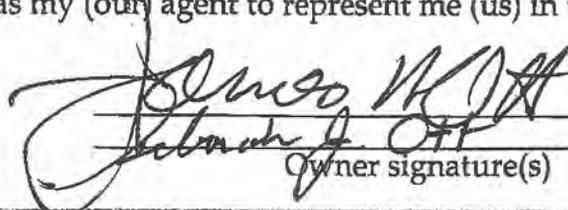
Tax Map No. 147-01-00-033 Plat Book AD Page 95

Lot Dimensions: 122' x 195' Area: 23,802 S.F.

Zoning District: SFR Zoning Map Page: \_\_\_\_\_

**DESIGNATION OF AGENT** [complete only if owner is not applicant]: I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.

Date: 1/30/19

  
Owner signature(s)

I (we) certify that the information in this application and the attached Form 2, 3 or 4 is correct.

Date: 1/30/19

  
Applicant signature(s)

**Variance Application - Form 3**  
**Board of Zoning Appeals**

Date Filed: \_\_\_\_\_ Permit Application No. \_\_\_\_\_ Appeal No. \_\_\_\_\_

1. Applicant hereby appeals to the board of zoning appeals for a variance from the strict application to the property described in the Notice of Appeal [Form 1] of the following provisions of the zoning ordinance:

Section 7.60.50 & 9.40- Owner requests relief of 25' setback requirement for Spa & Paver /Fire Pit area.

so that a zoning permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows: Owner requests to reconfigure existing deck to add concealed spa inside new deck structure & add "Masonry Fire Pit" w/permeable pavers inside setback.

for which a permit has been denied by a zoning official on the grounds that the proposal would be in violation of the cited section(s) of the zoning ordinance.

2. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by state law and the ordinance are met by the following facts:

a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows: The existing home and deck were built by a previous owner, before current restrictions were in place, and in a manner that would not allow these features to be added in another location on the lot.

b. These conditions do not generally apply to other property in the vicinity as shown by: The unique shape of the lot and marsh location, the homes placement on the lot, and the existing configuration of the home creates a specific hardship that is not found on neighboring property

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 as follows: The strict application of the ordinance would restrict the homeowners ability to utilize their rear deck space and access the non "built on" portion of the lot for relaxation and recreational purposes that other properties are able to utilize.

d. 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 granting of the Variance will allow similar uses that neighboring properties are able to enjoy currently. The spa feature will be minimally visible with open decking below; and a low, permeable area, made of natural materials for a fire pit will be well shielded by vegetation.

3. The following documents are submitted in support of this application: \_\_\_\_\_  
Documents, including a plot plan labeled A100-104, A201, A310 [A plot plan must be submitted.]

Date: 1/30/19

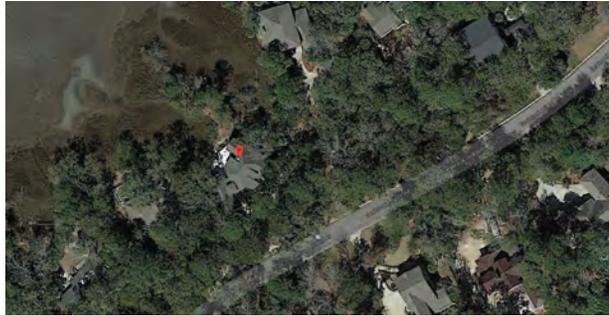


Applicant signature



**ATTACHMENT #2**

Site Plan



1 Aerial  
1" = 80'-0"

### Project Information

Owners: James & Deborah Ott  
 Address: 2566 Seabrook Island Rd,  
 Johns Island 29455-6006  
 TMS#: 147-01-00-033

Zoning - SR (Single Family Residential District)  
 (No Changes to Conditioned Space)  
 Lot coverage (only Changes are to open deck  
 configuration)  
 Marsh Setbacks; 25' (house), 15' (open decks)

Flood Zone: AE 13  
 FFE 16.8

Seabrook Residence  
 2566 Seabrook Island Road  
 Seabrook Island, SC



Chris Bonner, Architect  
 582 Rutledge Ave  
 Charleston SC, 29403  
 843.608.1858  
 www.bStudioArchitecture.com



FULL SIZE - 22" X 34"  
 HALF SIZE - 11" X 17"



Client:

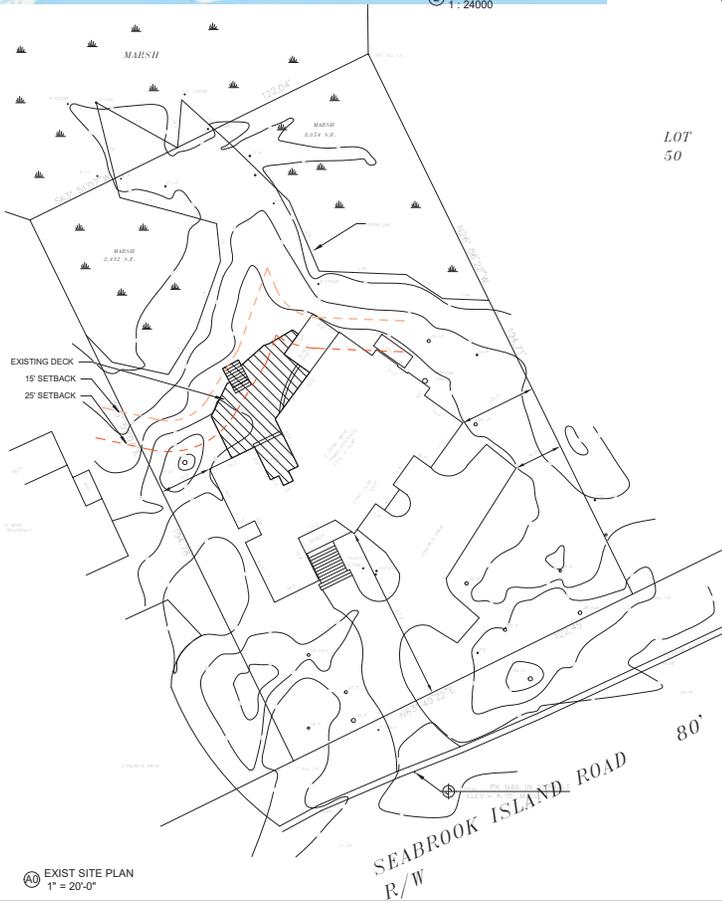
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 FROM CHRIS BONNER AIA

Date 01/30/19

Drawn By CCB

Scale As indicated

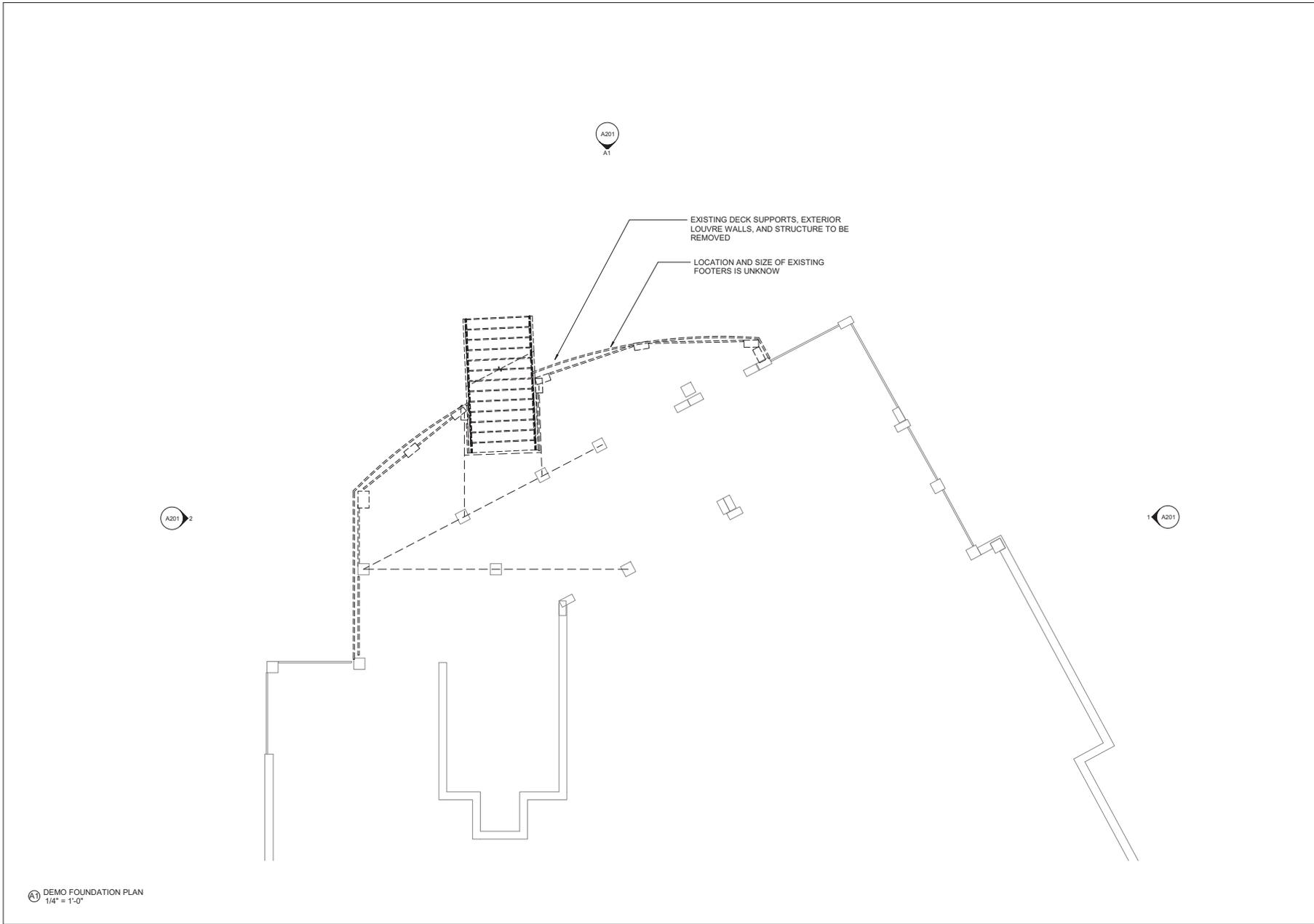
**A100**  
 PROPOSED SITE  
 PLAN



A0 EXIST SITE PLAN  
1" = 20'-0"



A1 NEW SITE PLAN  
1" = 20'-0"



A1 DEMO FOUNDATION PLAN  
1/4" = 1'-0"

Seabrook Residence  
2566 Seabrook Island Road  
Seabrook Island, SC



Chris Bonner, Architect  
582 Rutledge Ave  
Charleston SC, 29403  
843.608.1858  
www.bStudioArchitecture.com



FULL SIZE - 22" X 34"  
HALF SIZE - 11" X 17"

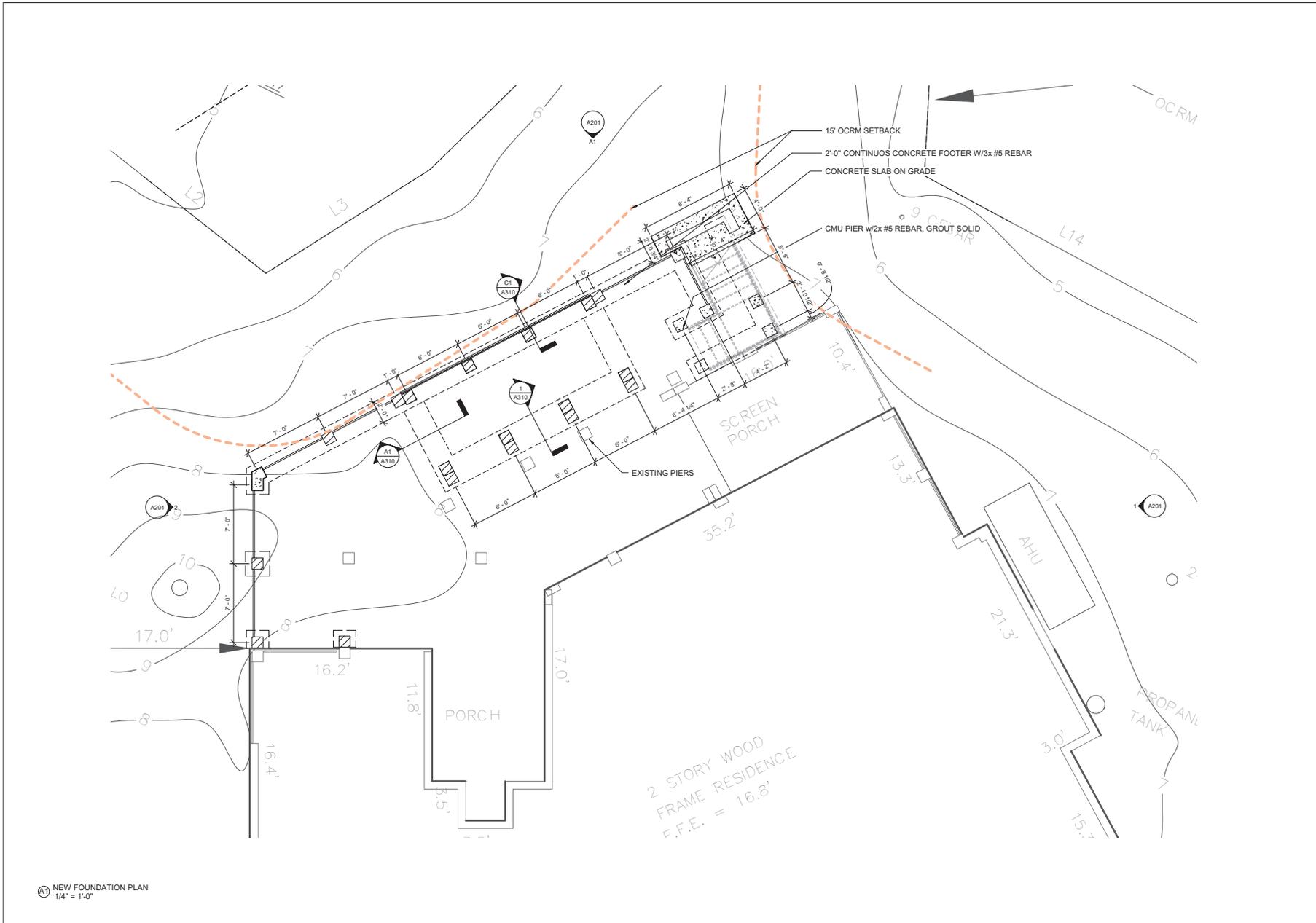


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FROM CHRIS BONNER AIA

Date 10/18/18  
Drawn By Author  
Scale 1/4" = 1'-0"

**A101**  
DEMO  
FOUNDATION  
PLAN





NEW FOUNDATION PLAN  
1/4" = 1'-0"

2 STORY WOOD  
FRAME RESIDENCE  
F.F.E. = 16.8'

Seabrook Residence  
2566 Seabrook Island Road  
Seabrook Island, SC



Chris Bonner, Architect  
582 Rutledge Ave  
Charleston SC, 29403  
843.608.1858  
www.bStudioArchitecture.com



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HALF SIZE - 11" X 17"

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Date 01/30/19  
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Scale 1/4" = 1'-0"

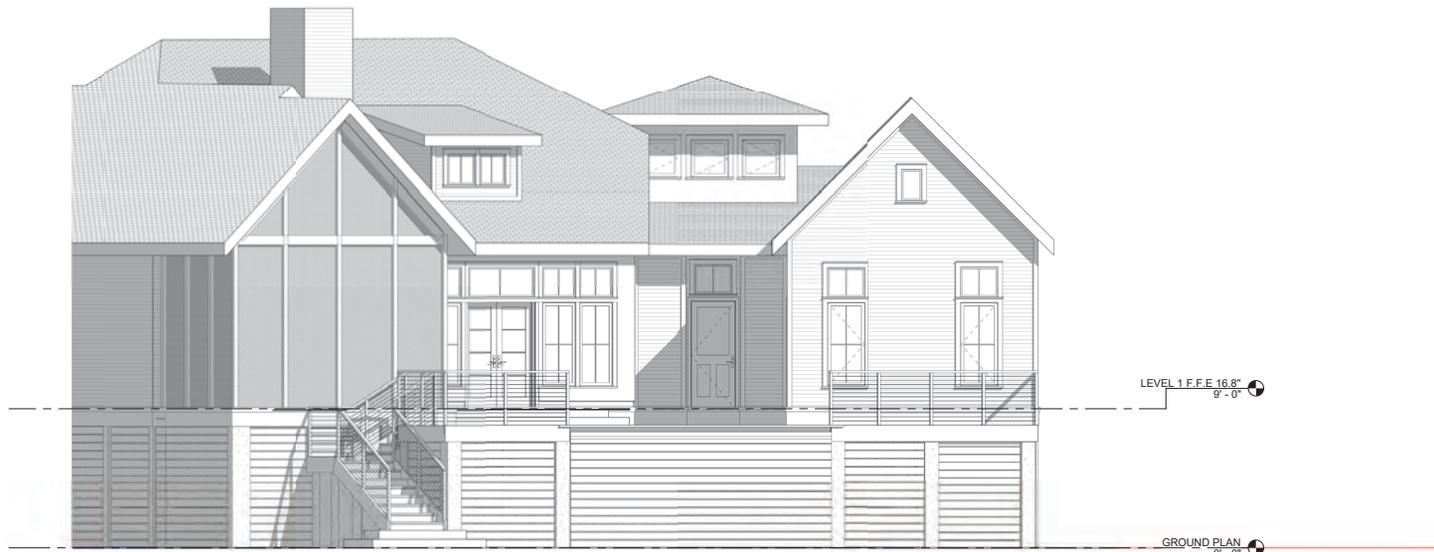
**A103**  
NEW FOUNDATION  
PLAN



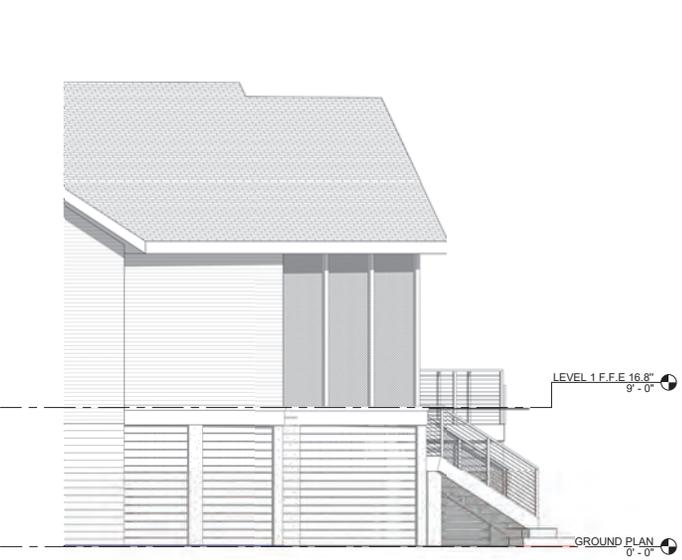


**ATTACHMENT #3**

Architectural Elevations



Ⓐ NORTH ELEVATION  
1/4" = 1'-0"



Ⓛ EAST ELEVATION  
1/4" = 1'-0"



Ⓜ WEST ELEVATION  
1/4" = 1'-0"

Seabrook Residence  
2566 Seabrook Island Road  
Seabrook Island, SC



Chris Bonner, Architect  
582 Rutledge Ave  
Charleston SC, 29403  
843.608.1858  
www.bStudioArchitecture.com



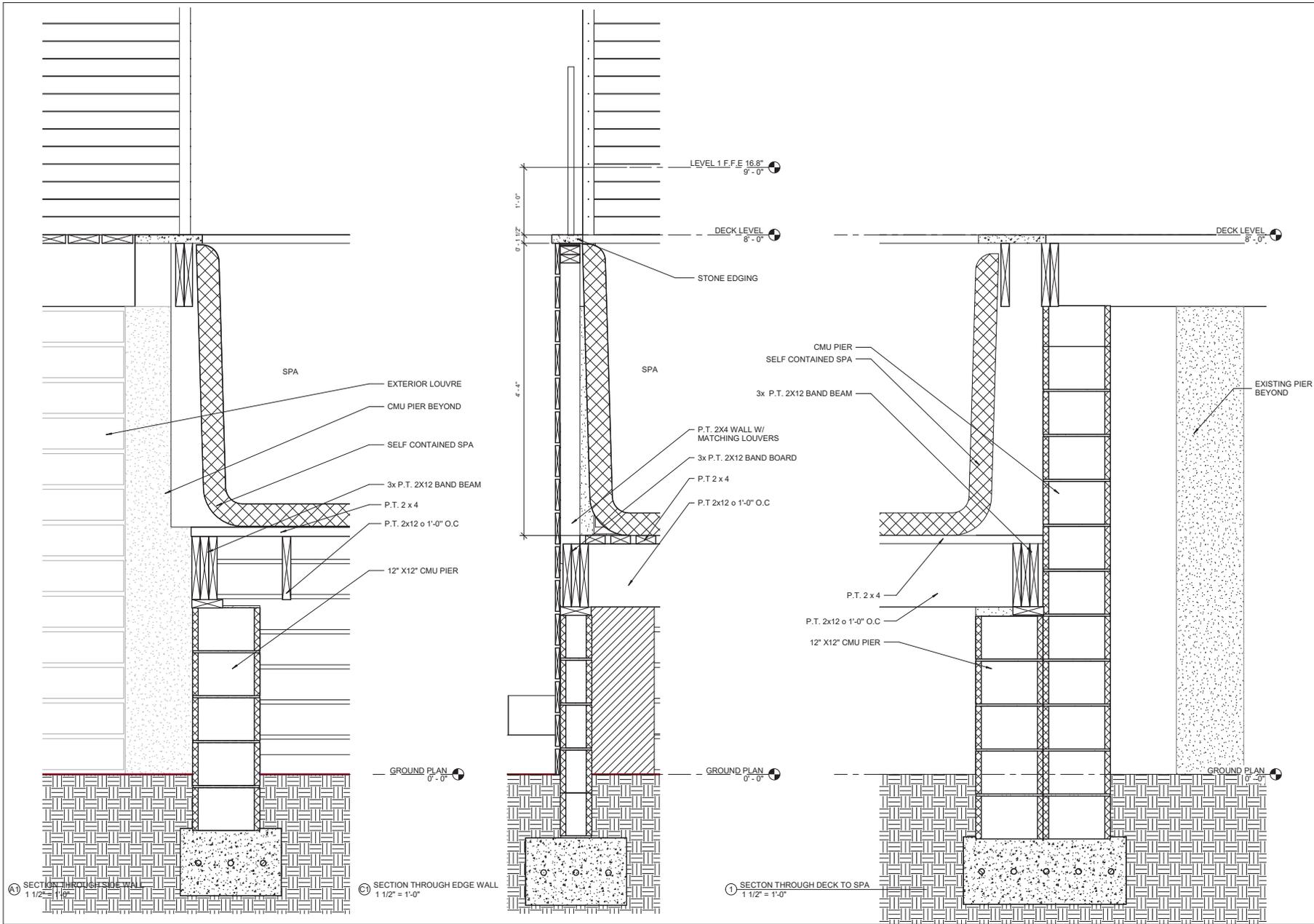
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HALF SIZE - 11" X 17"

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Date 10/18/18  
Drawn By Author  
Scale 1/4" = 1'-0"

**A201**  
ELEVATIONS



Seabrook Residence  
 2566 Seabrook Island Road  
 Seabrook Island, SC



Chris Bonner, Architect  
 582 Rutledge Ave  
 Charleston SC, 29403  
 843.608.1858  
 www.bStudioArchitecture.com



FULL SIZE - 22" X 34"  
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Date 01/30/19  
 Drawn By CCB  
 Scale 1 1/2" = 1'-0"

**A310**  
 WALL SECTIONS



**ATTACHMENT #4**

Pool & Spa Specifications



(index.php?d=carolinaspa)

# Build Your 1303B

## MODEL DETAILS

Series	1303
Total Jets	<b>31</b>
Power <i>North America</i>	17HP (3x 4HP Viper Pumps + 5HP Super Flow)
Power <i>International</i>	20HP (4x 5HP SuperFlow)
Seats	NA
Brand	Swim Collection
Style	Swim Spa

## SPECIFICATIONS

### METRIC

Dims (cm)	384 x 229 x 135
Capacity (l)	5320
Dry Weight (kg)	998
Wet Weight (kg)	6315

## SPECIFICATIONS

### IMPERIAL

Dims (in)	151 x 90 x 53
Capacity (us gal)	1405
Dry Weight (lbs)	2200
Wet Weight (lbs)	13929

## ENERGY USAGE estimated per month\*

Warm 75°F   24°C	\$37.71
Cool 45°F   7°C	\$83.82

\* Energy usage is estimated using average global energy rates and based on hot tubs with average filtration cycles and common daily usage. For general reference only. Spa equipment, features, upgrades, environment, insulation variations along with duration/frequency-of-use can alter provided estimated energy costs.

## FEATURES

-  Touchscreen Controls Wellness i
-  Extreme XL Water Diverters i
-  Air Controls i
-  Trillium Stainless Steel Massage Jets | 31 i
-  River Jets (Swim Resistance Jets) | 3 i
-  Levitor Jets (Swim Bouyancy Jets) | 4 i
-  Streaming Water Ropes - Laminars i
-  Hydro Cyclonic Filtration System® - 175 sq ft Dual Core Filter i
-  Smartphone Remote Control Compatible i
-  Swim Tether Anchor Plate i
-  Swim Tether i
-  Exercise Bands and Row Bars i

## SPA COMFORTS

- Plush Headrests
- Beverage Holders
- Anti-Slip Textured Floor
- Ergonomic Seating
- Multi-Level Seating
- Programmable Filtration
- Stainless Steel Oversized Monster™ Skimmer

## BUILT TO LAST

- Freeze Protection
- Formed Equipment Enclosure
- Owens Corning® Fiberglass Shell with 1 1/4" Steel Reinforcement
- Steel Reinforced Spa Acrylic
- Pressure Treated Frame
- Quick Access Gate Valves
- Titanium Heater
- Recessed Floor Drain
- Recessed Thread-In Jet-Pockets™
- Super-Sealed™ Barb & Clamp Plumbing



## Build Your Own 1303B & Get Pricing Information

---

Choose from a wide selection of optional features for the 1303B model. Clicking on '...more' will give you additional information on each feature. Once you've made your selections you can submit your build for a hassle-free quotation using the form at the bottom of the page.

*All listed features and information are subject to change without notice. Images provided may not accurately represent the current offering. Please check with your local Authorized Coast Spas Dealer for current standard and optional features and availability.*

# Lighting



**7" Stainless Steel Frosted Light Dome**  
Long lasting, bright and ...more



**MultiColor LED Spa Light Upgrade (28 LED)**  
Switch out the single col ...more



**Waterline Multicolor LED Gem Lighting Package**  
LED lighting that runs ar ...more



**Xtreme Multicolor LED Gem & Control Lighting Packa**  
Visually stimulating ligh ...more



**Xtreme Multicolor LED Gem & ChromoZone Lighting**  
...more



**Xtreme Multicolor LED GLO Jet & ChromoZone Lightin**  
...more

# Acrylic and Cabinet Finish

## ACRYLIC SELECTION



**Sterling Marble**  
see large swatch



**Neptune Blue**  
see large swatch

## CANADIAN CEDAR



**Unstained Canadian AAA-Grade Cedar**  
see large swatch

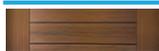


**Clear Satin Canadian AAA-Grade Cedar**  
see large swatch



*Above is a representation of your color selections only and does not necessarily reflect the model or additional features you've selected. The spa shown above is part of the Curve Series by Coast Spas.*

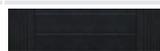
## DURABLE SYNTHETIC



**Teak 9" Wideboard Synthetic Cabinet**  
see large swatch



**Grey 9" Wideboard Synthetic Cabinet**  
see large swatch



**Black 9" Wideboard Synthetic Cabinet**  
see large swatch



**Grey 9" Wideboard Synthetic Cabinet w/ Carbon Fiber Corners**  
see large swatch



**Teak 9"**



**Black 9"**



**Coastal Smoke 9"**



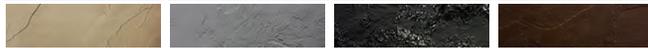
**Coastal Smoke 9"**

- Wideboard Synthetic Cabinet w/ Carbon Fiber Corners *see large swatch*
- Wideboard Synthetic Cabinet w/ Carbon Fiber Corners *see large swatch*
- Wideboard Synthetic Cabinet *see large swatch*
- Wideboard Synthetic Cabinet w/ Carbon Fiber Corners *see large swatch*



Teak 9"  
Wideboard Synthetic Cabinet w/ Carbon Fiber Corners *see large swatch*

### LUXURY SLATE



Desert Sand Natural Slate Cabinet *see large swatch*

Mountain Grey Natural Slate Cabinet *see large swatch*

Obsidian Natural Slate Cabinet *see large swatch*

Stone Brown Natural Slate Cabinet *see large swatch*

### CABINET ACCESSORIES



**Coast Cubby - Warm Storage Compartment**  
Store your items in a pro ...more



Requires: Coast Cubby  
**Coast WaterVac™ Powered Drain System**  
Quickly drain your hot tu ...more



Requires: Cubby and WaterVac  
**Coast WaterVac™ - Stowaway Shrink Hose 25 ft**  
No need to get the househ ...more



**Coast Status**  
Know the status of your C ...more

## Cover



**5x3" Ash Thermal-Sealed™ Ultra Locking Cover**  
Energy efficient and safe ...more



**5x3" Oxen Thermal-Sealed™ Ultra Locking Cover**  
Energy efficient and safe ...more



**5x3" Briar Brown Thermal-Sealed™ Ultra Locking C**  
Energy efficient and safe ...more



Requires: 5x3" Thermal-Sealed Cover  
**Designer Cover Color Upgrade - Black**  
Your Coast Spas Hot Tub c ...more



Requires: 5x3" Thermal-Sealed Cover  
**Designer Cover Color Upgrade - Rust**  
Your Coast Spas Hot Tub c ...more

## Exercise Equipment

Authorized Coast Spas® Dealership



**Carolina Spa Company**

📍 1145 SC Highway 41, Unit A, Mount Pleasant SC

29466

☎ 843-936-3196

✉ sales@carolinaspacompany.com

**Hot Tubs & Swim Spas**

TRADITIONAL COLLECTION >

CURVE COLLECTION >

INFINITY COLLECTION >

SWIM COLLECTION >

NORTHWIND HOT TUBS >

**Discover More**

ABOUT COAST SPAS >

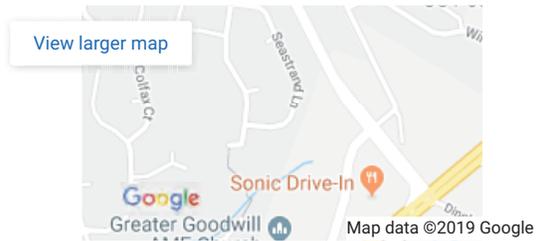
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BUYER'S GUIDE >

OWNER'S MANUALS >

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**Map**



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(index.php?d=carolinaspa)

# Build Your Horizon

## MODEL DETAILS

Series	VE II Series
Total Jets	<b>47</b>
Power <i>North America</i>	10HP (2x 5HP SuperFlow)
Power <i>International</i>	10HP (2x 5HP SuperFlow)
Seats	6-7 Adults
Brand	Coast Spas
Style	Infinity Edge

## SPECIFICATIONS

### METRIC

Dims (cm)	211 x 234 x 82 (116 at back)
Capacity (l)	1340
Dry Weight (kg)	385
Wet Weight (kg)	1725

## SPECIFICATIONS

### IMPERIAL

Dims (in)	83.25 x 92 x 32.5 (46 at back)
Capacity (us gal)	354
Dry Weight (lbs)	849
Wet Weight (lbs)	3803

## ENERGY USAGE *estimated per month\**

Warm 75°F   24°C	\$8.84
Cool 45°F   7°C	\$19.64

\* Energy usage is estimated using average global energy rates and based on hot tubs with average filtration cycles and common daily usage. For general reference only. Spa equipment, features, upgrades, environment, insulation variations along with duration/frequency-of-use can alter provided estimated energy costs.

## FEATURES

-  Touchscreen Controls [i](#)
-  Extreme XL Water Diverters [i](#)
-  Air Controls [i](#)
-  Trillium Stainless Steel Massage Jets | 47 [i](#)
-  Volcano Jet with Dedicated Hand Control | S [i](#)
-  Exclusive 24" Adjustable Waterfall (Stainless Steel) [i](#)
-  Streaming Water Ropes - Laminars [i](#)
-  Hydro Cyclonic Filtration System® - 175 sq ft Dual Core Filter [i](#)
-  Self-Cleaning Sweeper Jet™ [i](#)
-  Smartphone Remote Control Compatible [i](#)
-  Patented Infinity Edge Technology and Design [i](#)
-  Raised Curve Back - Wind Shield and Privacy Wall [i](#)
-  No Bobbing Weir Skimmer [i](#)
-  Largest Skimmers [i](#)
-  Self-Purging [i](#)
-  Digital Float and Fill Gauge [i](#)
-  The Coast Guard System® - Hardened Ground-Shield Barrier [i](#)

## SPA COMFORTS

- Plush Headrests
- Beverage Holders
- Anti-Slip Textured Floor
- Ergonomic Seating
- Multi-Level Seating
- Large Footwells
- Programmable Filtration

## BUILT TO LAST

- The Coast Guard System® - Hardened Corner Bottoms
- Freeze Protection
- Owens Corning® Fiberglass Shell with 1 1/4" Steel Reinforcement
- Steel Reinforced Spa Acrylic Pressure Treated Frame
- Quick Access Gate Valves

- Titanium Heater
- Recessed Floor Drain
- Recessed Thread-In
- Jet-Pockets™
- Super-Sealed™ Barb & Clamp Plumbing



## Build Your Own Horizon & Get Pricing Information

---

Choose from a wide selection of optional features for the Horizon model. Clicking on '...more' will give you additional information on each feature. Once you've made your selections you can submit your build for a hassle-free quotation using the form at the bottom of the page.

*All listed features and information are subject to change without notice. Images provided may not accurately represent the current offering. Please check with your local Authorized Coast Spas Dealer for current standard and optional features and availability.*

# Lighting



**5" Safety Light**  
Allows safety and comfort ...more



**MultiColor LED Spa Light Upgrade (28 LED)**  
Switch out the single col ...more



**Waterline Multicolor LED Gem Lighting Package**  
LED lighting that runs ar ...more



**Xtreme Multicolor LED Gem & Control Lighting Packa**  
Visually stimulating ligh ...more



**Xtreme Multicolor LED Gem & ChromoZone Lighting**  
...more



**Xtreme Multicolor LED GLO Jet & ChromoZone Lightin**  
...more

# Acrylic and Cabinet Finish

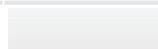
## ACRYLIC SELECTION



**Sterling Marble**  
*see large swatch*



**Crimson Night**  
*see large swatch*



**Snow White**  
*see large swatch*



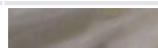
**Storm Cloud**  
*see large swatch*



**Tuscan Sun**  
*see large swatch*



**Midnight Canyon**  
*see large swatch*



**Whispering Winds**  
*see large swatch*



**Kalahari**  
*see large swatch*



**Smokey Mountain**  
*see large swatch*



*Above is a representation of your color selections only and does not necessarily reflect the model or additional features you've selected. The spa shown above is part of the Curve Series by Coast Spas.*

## CANADIAN CEDAR



**Unstained Canadian AAA-Grade Cedar**  
*see large swatch*

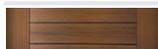


**Clear Satin Canadian AAA-Grade Cedar**  
*see large swatch*

## DURABLE SYNTHETIC



**Grey 9" Wideboard Synthetic Cabinet**  
*see large swatch*



**Teak 9" Wideboard Synthetic Cabinet**  
*see large swatch*



**Black 9" Wideboard Synthetic Cabinet**  
*see large swatch*



**Coastal Smoke 9" Wideboard Synthetic Cabinet**  
*see large swatch*

Authorized Coast Spas® Dealership



**Carolina Spa Company**

📍 1145 SC Highway 41, Unit A, Mount Pleasant SC

29466

☎ 843-936-3196

✉ sales@carolinaspacompany.com

**Hot Tubs & Swim Spas**

TRADITIONAL COLLECTION >

CURVE COLLECTION >

INFINITY COLLECTION >

SWIM COLLECTION >

NORTHWIND HOT TUBS >

**Discover More**

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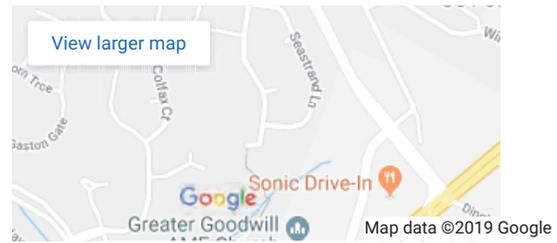
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**ATTACHMENT #5**

Property Survey (2017)



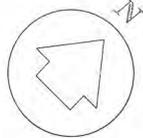


**ATTACHMENT #6**

Subdivision Plat (1974)

- SPECIAL NOTES:
1. THIS PLAT SUBMITTED FOR PDE-SELLING UNDER IRREVOCABLE LETTER OF CREDIT PROVISION.
  2. APPROVAL OF THIS PLAT DOES NOT PERMIT, OR AUTHORIZE OCCUPANCY.
  3. DURATION OF APPROVAL SHALL BE FOR SIX MONTHS.
  4. THE APPROVAL OF THIS PLAT IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO ACCEPT FOR CONTINUED MAINTENANCE ANY OF THE ROADS OR EASEMENTS SHOWN HEREON.
  5. CONDITIONAL APPROVAL EXPIRES JULY 1, 1974.

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



- NOTES:
1. ALL LOT CORNERS MARKED WITH PIPES.
  2. ALL CURVE MEASUREMENTS ARE ARC LENGTHS.
  3. ALL CORNER RADIUS ARE 20' UNLESS NOTED.
  4. OWNED BY SEABROOK ISLAND COMPANY.
  5. ACREAGE 141.82 ACRES.
  6. ALL CORNERS MARKED C.M. INDICATE CONC. MONUMENTS.
  7. ALL RIGHTS OF WAY SHOWN HEREON HAVE CONDITIONAL APPROVAL ON A PLAT BY E. M. SEABROOK, JR., INC. DATED OCT. 5, 1972 AND RECORDED IN PLAT BOOK "AB" PAGE 71.

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 1/25000.

*E. M. Seabrook, Jr.*  
E. M. SEABROOK, JR.  
CIVIL ENGINEER & LAND SURVEYOR  
S. C. REG. NO. 1278



CURVE	Δ	D	T	L	R
A - A	19° 49'	10.752'	93.08'	184.30'	532.88'
B - B	18° 45'	9.349'	107.08'	211.97'	612.28'
C - C	13° 07' 18"	4.231'	145.40'	289.24'	1264.35'
D - D	13° 07' 13"	4.262'	154.60'	307.85'	1344.35'
E - E	57° 59' 52"	11.4282'	277.84'	507.43'	501.43'
F - F	07° 59' 52"	9.8544'	328.17'	588.35'	581.43'
G - G	23° 22' 05"	12.8901'	361.63'	1201.81'	1441.82'
H - H	25° 22' 05"	10.8688'	108.31'	215.58'	521.42'
I - I	32° 22' 10"	11.8928'	139.64'	272.51'	481.82'
J - J	32° 22' 10"	10.3833'	150.16'	311.75'	551.82'
K - K	44° 22' 46"	23.8944'	30.35'	173.10'	294.79'
L - L	44° 22' 46"	19.7714'	109.44'	209.28'	289.79'
M - M	50° 29' 00"	12.8833'	238.88'	438.83'	444.73'

Charleston, South Carolina  
Office of Register Messrs. J. M. ...  
This record is the original of ...  
Block in Plat Book ... and tracing cloth  
was filed in File ...  
Original plat ... delivered  
to the ...

*John H. Cantor*  
Register Messrs. Conveyors

CONDITIONAL APPROVAL  
Pre-selling Permitted  
Under Bonding & Surety Provisions  
*Charles H. ...*  
Clerk, Charleston County Council

*C. M. ...*  
Director of Planning  
Charleston County Planning Board  
3546-E 1-30-74  
APPLICATION # Date

**SEABROOK**  
CHARLESTON COUNTY, S. C.

LOTS 1-15 BLOCK 4, LOTS 33-34, 42-43, 47-53 BLOCK 5, LOT 47 BLOCK 6 AND LOT 1 BLOCK 32  
SCALE 1" = 100'

E. M. SEABROOK, JR., INC.  
ENGINEERS - SURVEYORS - PLANNERS  
REVISED JAN. 14, 1974





**ATTACHMENT #7**

Property Photos





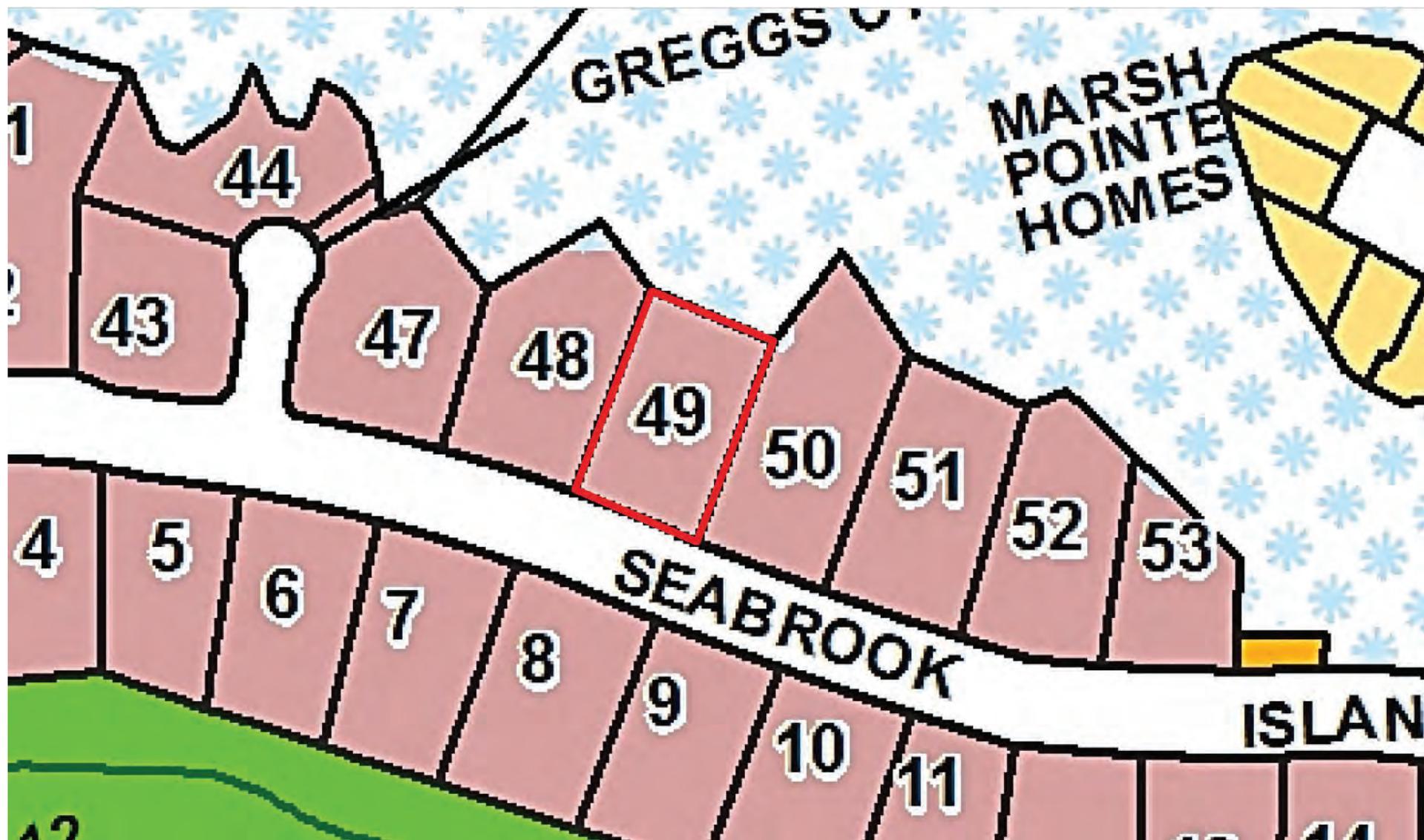






**ATTACHMENT #8**

Zoning Map





**ATTACHMENT #9**

Aerial Image



## 2566 Seabrook Island Road

Parcel ID: 1470100033

ISLAND

OWNER1: OTT JAMES H

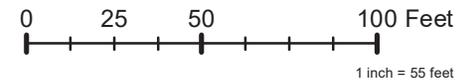
ACREAGE: 0.55

PLAT\_BOOK\_PAGE: AC-139

DEED\_BOOK\_PAGE: 0627-905

Jurisdiction: TOWN OF SEABROOK

**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: 3/14/2019



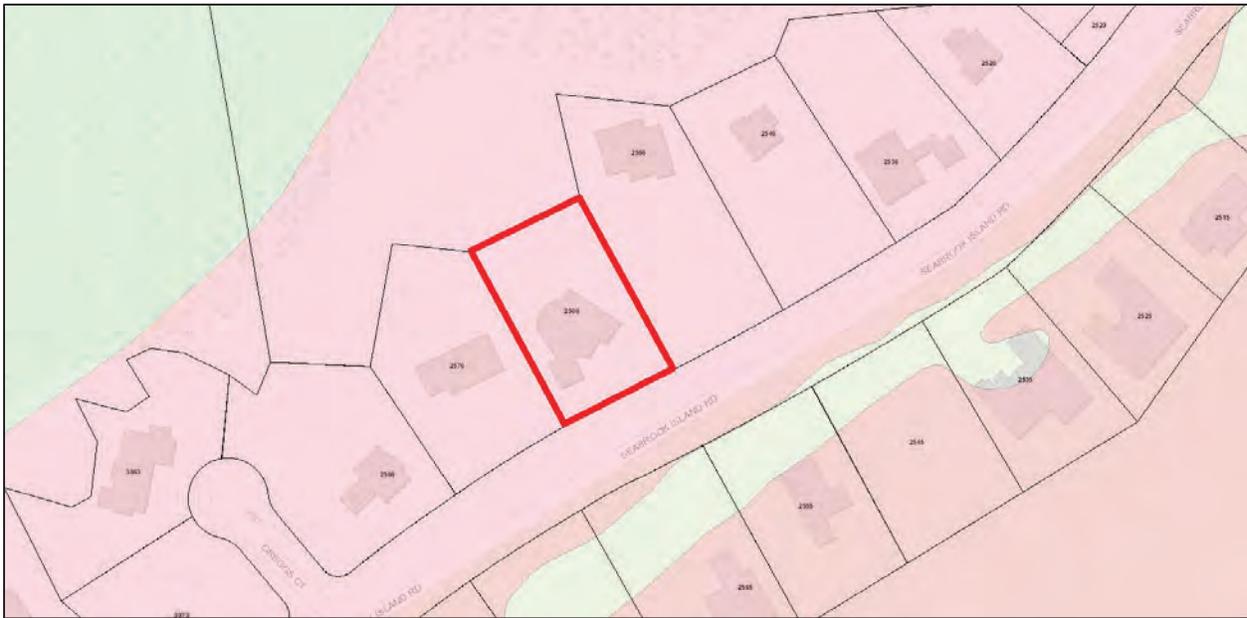
## ATTACHMENT #10

FEMA Base Flood Elevations  
(Current & Preliminary)

**FEMA Base Flood Elevation (Current)**  
**AE-13**



**FEMA Base Flood Elevation (Preliminary)**  
**AE-8**





## ATTACHMENT #11

Title to Real Estate



BP0627905

# PGS:

5

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS that I, **JAMES E. ORR, JR.** (hereinafter referred to as "Grantor"), in the State aforesaid, for and in consideration of the sum of EIGHT HUNDRED SIXTY THOUSAND FIVE HUNDRED AND NO/100 (\$860,000.00) DOLLARS, to her in hand paid at and before the sealing of these presents by **JAMES H. OTT and DEBORAH J. OTT** (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") has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said Grantees, as joint tenants with rights of survivorship (not as tenants in common), the following real property, to-wit:

**AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF BY EXPRESS REFERENCE.**

BEING the same property conveyed to JAMES E. ORR, an undivided one-half (1/2) interest, by deed of BETTY B. ORR, dated August 11, 2009 and recorded August 12, 2009 in Book 0074 at Page 745 in the Charleston County RMC Office; further conveyed to JAMES E. ORR, JR., an undivided one-half interest, by deed of distribution dated in the Estate of Betty Barton Orr, dated August 10, 2012 and recorded August 10, 2012 in Book 0275 at Page 571 in the Charleston County RMC Office.

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

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, as joint tenants with rights of survivorship (not as tenants in common), their Heirs and Assigns forever.

TMS# 147-01-00-033

GRANTEE'S ADDRESS:

*1139 Acacia Dr Unit 5  
Hawley, PA 18428*

SUBJECT TO the Exceptions, I do hereby bind myself and my Successors and Assigns, to warrant and forever defend, all and singular, the said Premises unto the said Grantees, as joint tenants with rights of survivorship (not as tenants in common), their Heirs and Assigns forever, against myself and my Successors and Assigns, and against every person whomsoever lawfully claiming, or to claim the same or any part hereof.

**BUIST, BYARS & TAYLOR, LLC**  
130 GARDENER'S CIRCLE  
PMB# 138  
JOHN'S ISLAND, SC 29455  
2958-0001



**EXHIBIT "A"**

ALL that certain lot, piece or parcel of land, situate, lying and being on Seabrook Island, Charleston County, South Carolina, and known and designated as LOT 49, BLOCK 5, on a plat by E.M. Seabrook, Jr., CE & LS, dated November 27, 1972 and recorded in the Charleston County RMC Office in Plat Book AB, Page 122, and as further shown on a Plat recorded in Plat Book DB at Page 147.

Said lot having such size, shape, dimensions, buttings and boundings, more or less, as are shown on said plat, which is specifically incorporated herein by reference.

THIS CONVEYANCE IS SUBJECT TO the Covenants, Conditions, Restrictions, Limitations, Affirmative Obligations and Easements of record and more particularly set forth in instruments duly recorded in the RMC Office for Charleston County, as follows: Book N-10, Page 296; as amended by instrument recorded in Book Y-110, Page 143; and Second modification thereto dated March 26, 1985 and recorded in Book J-144, Page 67; Third Modification of Protective Covenants dated April 24, 1987 and recorded in Book J-164, Page 487; Also, Second restated and amended By-Laws dated October 18, 1984 and recorded in Book B-141, Page 267; as amended by instrument dated March 26, 1985 in Book J-144, Page 59; Third Restated and Amended By-Laws of the Seabrook Island Property Owners Association dated August 1, 1989 and recorded in the RMC Office for Charleston County in Book L-186, Page 718; and Amendment filed in Book K-215, Page 001; Restatement and Fourth Modification of Protective Covenants for Seabrook Island Development dated August 1, 1989, and recorded in the Charleston County RMC Office in Book L-186, Page 697; Restatement and Fifth Modification recorded in Book K215, Page 23.

**AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS**

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

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred is located at 2566 Seabrook Island Road, Seabrook Island bearing Charleston, County Tax Map Number 147-01-00-033, was transferred by **James E. Orr, Jr.** to **James H. Ott and Deborah J. Ott** on March 31, 2017.
3. Check one of the following: The deed is
  - (a) X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
  - (b) \_\_\_ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.
  - (c) \_\_\_ exempt from the deed recording fee because (See Information section of affidavit): \_\_\_\_\_ (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

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

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See information section of this affidavit.):
  - (a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$860,000.00
  - (b) \_\_\_ The fee is computed on the fair market value of the realty which is \$ \_\_\_\_\_.
  - (c) \_\_\_ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ \_\_\_\_\_.

5. Check YES \_\_\_ or NO 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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "Yes," the amount of the outstanding balance of this lien or encumbrance is: \_\_\_\_\_.

6. The deed recording fee is computed as follows:
  - (a) Place the amount listed in item 4 above here: 860,000.00
  - (b) Place the amount listed in item 5 above here: \_\_\_\_\_  
(If no amount is listed, place zero here.)
  - (c) Subtract line 6(b) from Line 6(a) and place result here: 860,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: 3182.00.

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

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

\_\_\_\_\_  
Legal Representative  
BUIST, BYARS & TAYLOR, LLC

Sworn to before me this 31st day  
of March, 2017.  
\_\_\_\_\_  
Notary Public for South Carolina  
My Commission Expires: \_\_\_\_\_

**KRISTIN M. BRADSHAW**  
Notary Public, South Carolina  
My Commission Expires  
August 19, 2024

# RECORDER'S PAGE



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

**Filed By:**

BUIST BYARS & TAYLOR, LLC  
 FRESHFIELDS VILLAGE  
 130 GARDNER'S CR PMB 138  
 JOHNS ISLAND SC 29455 (BOX)

<b>RECORDED</b>		
Date:	April 4, 2017	
Time:	12:08:51 PM	
<u>Book</u>	<u>Page</u>	<u>Doc Type</u>
0627	905	Deed
Charlie Lybrand, Register Charleston County, SC		

**MAKER:**

ORR JAMES E JR

**RECIPIENT:**

OTT JAMES H AL

**Original Book:**

**Original Page:**

Note:

# of Pages:

Recording Fee	\$ 10.00
State Fee	\$ 2,236.00
County Fee	\$ 946.00
Extra Pages	\$ -
Postage	\$ -
Chattel	\$ -
<b>TOTAL</b>	<b>\$ 3,192.00</b>

**DRAWER**   
**CLERK**

AUDITOR STAMP HERE

RECEIVED From RMC  
 Apr 07, 2017  
 Peter J. Tecklenburg  
 Charleston County Auditor

PID VERIFIED BY ASSESSOR

REP MKD

DATE 04/10/2017

4



0627  
Book



905  
Page



04/04/2017  
Recorded Date



5  
# Pgs



Original Book



Original Page



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Doc Type



12:08:51  
Recorded Time



## ATTACHMENT #12

### Property Information Card

# Charleston County, South Carolina

generated on 3/14/2019 11:45:06 AM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
1470100033		2566 SEABROOK ISLAND RD, SEABROOK ISLAND	3/11/2019	2018	2018

### Current Parcel Information

Owner	OTT JAMES H OTT DEBORAH J	Property Class Code	101 - RESID-SFR
Owner Address	1139 ACACIA DR UNIT 5 HAWLEY PA 18428	Acreage	.0000
Legal Description	Subdivision Name -SEABROOK ISLAND Description -LT 49 BLK 5 PlatSuffix AC-139 PolTwp 009		

### Historic Information

Tax Year	Land	Improvements	Market	Taxes	Payment
2018	\$254,000	\$606,000	\$860,000	\$11,636.76	\$11,636.76
2017	\$253,800	\$649,000	\$902,800	\$11,877.40	\$11,877.40
2016	\$253,800	\$649,000	\$902,800	\$11,413.35	\$11,413.35
2015	\$253,800	\$649,000	\$902,800	\$10,813.86	\$10,813.86

### Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
ORR JAMES E JR	0627 905	3/31/2017	Ge		\$860,000
Multiple Owners	0275 571	12/31/2011	Ad		\$9
ORR BETTYE B	0074 745	8/11/2009	Ge		\$5
WALWORTH EDWARD H JR	U282 328	4/7/1997	Ge		\$160,000
	J110 064	9/8/1976	Ge		\$0

### Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Bedrooms	Finished Sq. Ft.	Improvement Size
R01	DWELL	Dwelling	1999	1.5	04	3,256	



## ATTACHMENT #13

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 2566 Seabrook Island Road  
**DATE:** February 20, 2019

---

Dear Property Owner,

The purpose of this letter is to notify you that the owners of **2566 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 **REDUCE THE 25-FOOT MARSH SETBACK REQUIREMENT FOR THE PURPOSE OF CONSTRUCTING A SPA AND PAVER PATIO/FIRE PIT (\$ 7.60.50)**. A copy of the variance application is enclosed for your information.

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

**PUBLIC HEARING DATE:** Fri. March 22, 2019  
**PUBLIC HEARING TIME:** 2:30 PM  
**PUBLIC HEARING LOCATION:** Seabrook Island Town Hall  
2001 Seabrook Island Road  
Seabrook Island, SC 29455

In addition to attending the public hearing, interested parties may submit written comments in advance of the public hearing, as follows:

**BY E-MAIL:** [jcronin@townofseabrookisland.org](mailto:jcronin@townofseabrookisland.org)  
**BY MAIL:** Town of Seabrook Island, Attn: Zoning Administrator  
2001 Seabrook Island Road, Seabrook Island, SC 29455.

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](mailto:jcronin@townofseabrookisland.org).

Sincerely,

Joseph M. Cronin  
Town Administrator/Zoning Administrator



## ATTACHMENT #14

Public Hearing Notice:  
List of Neighboring Property Owners





## ATTACHMENT #15

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

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Certified Mail Fee \$ 3.50  
 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$ 2.80  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$ .50  
 Total Postage and Fees \$ 6.80

Sent To  
 Craig & Nancy Hanson  
 Street and Apt. No., or PO Box No.  
 120 Todd St  
 City, State, ZIP+4®  
 Charleston, SC 29401

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

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 Total Postage and Fees \$ 6.80

Sent To  
 Sandra Maccoss Rex Trust  
 Street and Apt. No., or PO Box No.  
 2356 Seabrook Island Rd  
 City, State, ZIP+4®  
 Seabrook Island, SC 29455

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 Adult Signature Restricted Delivery \$  
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 Total Postage and Fees \$ 6.80

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 Robin Hanscum  
 Street and Apt. No., or PO Box No.  
 2516 Seabrook Island Rd  
 City, State, ZIP+4®  
 Seabrook Island, SC 29455

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 Adult Signature Restricted Delivery \$  
 Postage \$ .50  
 Total Postage and Fees \$ 6.80

Sent To  
 Leonard & Andrea Brett  
 Street and Apt. No., or PO Box No.  
 2780 Manor Bridge Dr  
 City, State, ZIP+4®  
 Alpharetta, GA 30004

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 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$ .50  
 Total Postage and Fees \$ 6.80

Sent To  
 Paul & Deborah Corkish Rex Trust  
 Street and Apt. No., or PO Box No.  
 2545 Seabrook Island Rd  
 City, State, ZIP+4®  
 Seabrook Island, SC 29455

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 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$ .50  
 Total Postage and Fees \$ 6.80

Sent To  
 Mark & Debra Smith  
 Street and Apt. No., or PO Box No.  
 309 Alforda St  
 City, State, ZIP+4®  
 Matthewsburg, MD 20878

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 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$ .50  
 Total Postage and Fees \$ 6.80

Sent To  
 Andrew & Kimberly Flad  
 Street and Apt. No., or PO Box No.  
 233 Sedgewick Circle  
 City, State, ZIP+4®  
 St. Charles, IL 60174

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 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$ .50  
 Total Postage and Fees \$ 6.80

Sent To  
 Ronald & Lyann Sweeney  
 Street and Apt. No., or PO Box No.  
 90 Cole Rd  
 City, State, ZIP+4®  
 Whitehouse Station, NJ 08889

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 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$ .50  
 Total Postage and Fees \$ 6.80

Sent To  
 Paul & Paula Jones  
 Street and Apt. No., or PO Box No.  
 1515 Seabrook Island Rd  
 City, State, ZIP+4®  
 Seabrook Island, SC 29455

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 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$ .50  
 Total Postage and Fees \$ 6.80

Sent To  
 Marshland Trust Inc  
 Street and Apt. No., or PO Box No.  
 3657 Robinia Hill Rd  
 City, State, ZIP+4®  
 Moravia, NY 13118

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 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
 Postage \$ .50  
 Total Postage and Fees \$ 6.80

Sent To  
 S.I.P.O.A.  
 Street and Apt. No., or PO Box No.  
 1202 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 #16

Public Hearing Notice:  
Post & Courier Legal Ad

RECEIVED

MAR 07 2019

BY: .....

TOWN OF SEABROOK ISLAND  
2001 SEABROOK ISLAND RD  
JOHNS ISLAND SC 29455  
*Attn: Faye Allbritton*

# 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):

03/05/19 Tue PC  
03/05/19 Tue CNW

at a cost of **\$135.98**  
Account# **108294**  
Order# **1769241**  
P.O. Number:

Subscribed and sworn to before  
me this 5<sup>th</sup> day  
of March  
A.D. 2019

*[Signature]*  
advertising clerk



*[Signature]*  
NOTARY PUBLIC, SC  
My commission expires

### TOWN OF SEABROOK ISLAND, SC NOTICE OF PUBLIC HEARING

The Town of Seabrook Island Board of Zoning Appeals will conduct a Public Hearing at 2:30 pm on Friday, March 22, 2019, 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:

**Variance #159**

APPLICANT:  
James & Deborah Ott

ADDRESS:  
2566 Seabrook Island Road  
TAX MAP #: 147-01-00-033

(LT 49, BLK 5)

ZONING DISTRICT:  
SR Single-Family Residential

VARIANCE(S):

REQUESTED: To reduce the 25-foot marsh setback requirement for the purpose of constructing a spa and paver patio/fire pit (\$7,60.50)

**Variance #160**

APPLICANT:  
Clarkson & Judith McLean

ADDRESS:  
3009 Rascal Run  
TAX MAP #: 149-05-00-059

(LT 5, BLK 48)

ZONING DISTRICT:  
SR Single-Family Residential

VARIANCE(S):

REQUESTED: To allow an existing sunroom which encroaches into the 25-foot marsh setback to be converted into heated living space (\$7,60.50)

The meeting will be open to the public. Documents relating to each variance request may be viewed at Town Hall during regular business hours. For more information, please call (843) 768-9121.

AD# 1769241



## ATTACHMENT #17

Public Hearing Notice:  
Property Posting



**NOTICE**  
**Board of Zoning Appeals Hearing**  
 The Board of Zoning Appeals of the Town of Seabrook Island, SC will hold a public hearing at 7:30 PM on 11/27/19 at 1301 Hill  
**PUBLIC INVITED**  
 Property Owner is seeking variance from Section 22 of the Zoning Ordinance  
 VARIANCE IS TO ALLOW Construction of a spa and pool patio fire pit within the 25 foot rear setback.  
Excerpts from A.1 in the Annual Code Ordinance for Town of Seabrook Island 2019  
**THIS NOTICE SHALL NOT BE REMOVED OR DELETED UNDER PENALTY OF LAW**



## ATTACHMENT #18

As-Built Survey (1999)



# SEABROOK ISLAND ROAD 80' R/W

LOT 50



LOT 48

## CERTIFICATIONS

1. 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 STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN S.C. AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED HEREIN ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
2. I CERTIFY THAT THE PROPERTY SHOWN HEREON IS IN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO F.E.M.A. FLOOD HAZARD BOUNDARY MAPS.

## LEGEND

- I.O. INDICATES IRON PIPE, OLD
- I.N. INDICATES IRON PIPE, NEW
- R.O. INDICATES ROD, OLD
- R.N. INDICATES ROD, NEW
- C.M.O. INDICATES CONCRETE MONUMENT, OLD

## NOTES

1. AREA = 0.55 ACRES
2. REF. : PLAT BOOK AD, PAGE 97.
3. PRESENTLY OWNED BY JAMES E. ORR.
4. THE ADDRESS IS 2566 SEABROOK ISLAND RD.

## PLAT

LOT 49, BLOCK 5,  
TOWN OF SEABROOK ISLAND.

SCALE : 1" = 40'  
DATE : APRIL 12, 1999

CHARLESTON COUNTY  
SOUTH CAROLINA

**ANDERSON & ASSOCIATES**  
LAND SURVEYING AND PLANNING, INC.  
P.O. BOX 87, JOHNS ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA 29457  
PHONE (843)571-0900



DRAWING NO. 4155A





# MEMORANDUM

**TO:** Town of Seabrook Island Board of Zoning Appeals Members  
**FROM:** Joseph M. Cronin, Town Administrator/Zoning Administrator  
**SUBJECT:** Variance Application # 160 – 3009 Rascal Run (Lot 5, Block 48)  
**MEETING DATE:** March 22, 2019

Variance Application #160	
<b>Applicants:</b>	Clarkson & Judith McLean (Owners)
<b>Location:</b>	3009 Rascal Run
<b>Tax Map Number:</b>	149-05-00-059 (LT 5, BLK 48)
<b>Zoning District:</b>	SR Single-Family Residential
<b>Purpose:</b>	Applicant is requesting a variance from the 25-foot rear yard setback requirement (§ 7.60.20.30/7.60.50) to convert an existing enclosed sunroom into conditioned living space

## Overview

The Town has received a variance application from Clarkson and Judith McLean, the owners of Charleston County Tax Map # 149-05-00-059. The applicants are requesting a reduction in the 25-foot rear/marsh setback requirement to allow an unheated sunroom to be converted into conditioned living space at the rear of their existing single-family residence located at 3009 Rascal Run (Lot 5, Block 48).

The existing residence was constructed in 1986, which was prior to the town’s incorporation. The property was purchased by Mr. and Mrs. McLean in July of 2018. In October of 2018, the applicants (through their contractor, Harper Construction) applied for and received a zoning permit from the town to enclose 2 openings in their “hot tub porch” and replace the remaining 5 windows with impact resistant glass (Permit #15267). The permit application did not include a request to install ductwork, which would thereby convert the existing “porch” into conditioned living space. The project scope was subsequently modified to add ductwork and vents without review and approval from the town. Because the existing residence encroaches approximately 5.1 feet into a required rear yard setback, this modification would result in the expansion of an existing non-conforming dwelling. ***It should be noted, however, that while the heated square footage of the non-conforming residence would increase, the footprint of the existing building would not change, as no walls, roofing or other structures would further encroach into the required setback.***

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

The existing home complies with the town’s front, side and driveway setback requirements. The existing “porch” encroaches approximately 5.1 feet into the rear/marsh setback. As mentioned above, the applicants are not proposing the increase the footprint of the existing non-conformity.

TYPE	REQUIRED PER DSO	DSO REFERENCE
Front (Principal Structure)	<b>30 feet</b>	§ 7.60.20.10
Side (Non-Conforming Lot)	<b>12.5 feet</b>	§ 7.60.20.40
Rear (Principal Structure)	<b>25 feet (Nonconforming)</b>	<b>§ 7.60.20.30</b>
Marsh (Open Deck)	<b>15 feet</b>	§ 7.60.50
Marsh (All Other Structures)	<b>25 feet</b>	<b>§ 7.60.50</b>
Driveway (Conforming Lot)	<b>6 feet</b>	§ 7.60.70.10

In order to allow the “porch” area to be converted into conditioned living space, the applicants are requesting a variance from the DSO to allow for the following encroachment:

TYPE	REQUIRED PER DSO	VARIANCE (REQUESTED)
<b>Rear Yard / Marsh (All Other Structures)</b>	<b>25 feet</b>	<b>Allow encroachment of up to 5.1 feet into the required rear/marsh setback so an existing non-conforming porch may be converted into conditioned living space.</b>

In their application, the applicants have stated their intent in seeking a variance is to better use and enjoy their property without increasing the footprint of the existing structure. The applicants further argue:

- a) The existing home was built in 1986 (prior to the town’s incorporation) under different zoning requirements than existing today;
- b) Had it been built under the town’s current zoning requirements, the existing home would meet or exceed the 25-foot setback;
- c) The existing porch area is already fully enclosed with a roof, walls and windows, and the applicant is only seeking to install HVAC ducts to condition - though not expand the footprint of - the existing space;
- d) The modification will not be of substantial detriment to neighboring properties, the public good or the character of the district as no exterior modifications will be made to the existing structure. (ie. No visible changes to the building footprint, walls, roofline, etc.)

**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 applicant and reviewed by the Board on March 22, 2019. 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 variance shall expire on July 13, 2023 (five years from the date of the current survey) if no zoning permit has been issued by the town on or before that 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:

<b>Application &amp; Property Information</b>		
1	Variance Application	p. 74-77
2	Property Survey (2018)	p. 78-79
3	Subdivision Plat (1982)	p. 80-81
4	Property Photos	p. 82-87
5	Zoning Map	p. 88-89
6	Aerial Image	p. 90-91
7	FEMA Base Flood Elevations (Current & Preliminary)	p. 92-93
8	Title to Real Estate	p. 94-99
9	Property Information Card	p. 100-101
10	Public Hearing Notice – Letter to Neighboring Property Owners	p. 102-103
11	Public Hearing Notice – List of Neighboring Property Owners	p. 104-105
12	Public Hearing Notice – U.S.P.S. Certified Mail Receipts	p. 106-108
13	Public Hearing Notice – Post and Courier Legal Ad	p. 109-110
14	Public Hearing Notice – Property Posting	p. 111-112
<b>Other Information</b>		
15	Renovation Permit (2018)	p. 113-121
<b>Written Correspondence Regarding the Proposed Variance Request</b>		
16	Letter from Scott Humphries (Mar. 7, 2019)	p. 122-124



**ATTACHMENT #1**

Variance Application

# Notice of Appeal - Form 1 Board of Zoning Appeals

Date Filed: 1/14/2019 Permit Application No. \_\_\_\_\_ Variance Appeal No. 160

### Instructions

This form must be completed for a hearing on **appeal** from action of a zoning official, application for a **variance** or application for **special exception**. Entries must be printed or typewritten. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent. An accurate, legible plot plan showing property dimensions and locations of structures and improvements must be attached to an application for variance or special exception.

**THE APPLICANT HEREBY APPEALS** [indicate one]:

- from action of a zoning official as stated on attached Form 2
- for a variance as stated on attached Form 3.
- for a special exception as stated on attached Form 4.

APPLICANT(S) [print] Clarkson and Judith McLean  
 Address: 2480 Cat Tail Pond Rd, Seabrook Island SC  
 Telephone: 704-906-6544 [work] or 704-906-6891 [home]  
 Interest: \_\_\_\_\_ Owner(s): X Adjacent Owner(s); Other: \_\_\_\_\_

OWNER(S) [if other than Applicant(s)]: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ [work] \_\_\_\_\_ home]

[Use reverse side if more space is needed.]

PROPERTY ADDRESS: (3009 Rascal Run)  
 Lot 5 Block 48 Subdivision Seabrook Island  
 Tax Map No. 149-05-00-059 Plat Book 5-10 Page 0116  
 Lot Dimensions: SEE SURVEY ATTACHED Area: 14,485.2  
 Zoning District: \_\_\_\_\_ Zoning Map Page: \_\_\_\_\_

**DESIGNATION OF AGENT** [complete only if owner is not applicant]: I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.

Date: \_\_\_\_\_ N/A \_\_\_\_\_  
 \_\_\_\_\_  
 Owner signature(s)

I (we) certify that the information in this application and the attached Form 2, 3 or 4 is correct.

Date: 1/11/19 \_\_\_\_\_  
 \_\_\_\_\_  
 Applicant signature(s)  
Clarkson B. Miller  
Judith McLean

Variance Application - Form 3  
Board of Zoning Appeals

Date Filed: 1/12/19 Permit Application No. \_\_\_\_\_ Appeal No. \_\_\_\_\_

1. Applicant hereby appeals to the board of zoning appeals for a variance from the strict application to the property described in the Notice of Appeal [Form 1] of the following provisions of the zoning ordinance: Sec 7.60.20, 30 25 ft rear setback  
Sec 7.60.50 25 ft mansh setback

so that a zoning permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows: Add 2 HVAC VENTS  
to master bedroom sunroom

for which a permit has been denied by a zoning official on the grounds that the proposal would be in violation of the cited section(s) of the zoning ordinance.

2. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by state law and the ordinance are met by the following facts:

a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows: EXISTING HOME BUILT 1986 under  
different zoning requirements

b. These conditions do not generally apply to other property in the vicinity as shown by: All homes built after 1987 (Town Incorporation)  
have been subject to 25 ft rear/mansh setback

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 as follows: sunroom is enclosed with roof,  
ceiling walls and a window/wall. HVAC is now  
available by opening interior doors - see narrative attached

d. 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: Sunroom will  
not be altered by changing roofline  
or footprint of home - see narrative

3. The following documents are submitted in support of this application: \_\_\_\_\_  
survey / plot attached [A plot plan must be submitted.]

Date: 1/12/19

Charles B. Miller  
Applicant signature  
Judith McLea

## Narrative

The master bedroom sunroom was intended to be used as a living space when the home was constructed, as the roof and walls, including a full window wall, utilized the roof structure and framework of the dwelling. The sunroom can be opened to the interior space either through the master bedroom, the great room or both.

The sunroom was constructed without hvac vents, but shares the conditioned space as described above.

We are requesting the variance in order to add two hvac vents/ducts in the sunroom ceiling, connected to the existing bedroom zone to this master sunroom in order to better balance the hvac system and so that it is more efficient to heat and cool the space.

This is an interior only change-there is no change to the structure of the house, the roofline or footprint. However, since the room slightly encroaches on the setback line (see survey/plat) this variance is requested.



## ATTACHMENT #2

Property Survey (2018)



**A.H. SCHWACKE & ASSOCIATES**

LAND SURVEYING & CONSTRUCTION LAYOUT  
 1875 FRAMPTON AVE. PH: 843-762-7005 FAX 843-762-0109  
 P.O. BOX 13077, CHARLESTON, SOUTH CAROLINA 29422-3077

CURVE ARC	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	40.00'	101.40'	22°36'00"	N 82°34'04" E	39.74'

**REFERENCE:**

PLAT BY NANCY FRASURE HOPPER  
 DATED MAY 17, 2010  
 BOOK S10 PAGE 0116  
 RMC CHAS. CO.

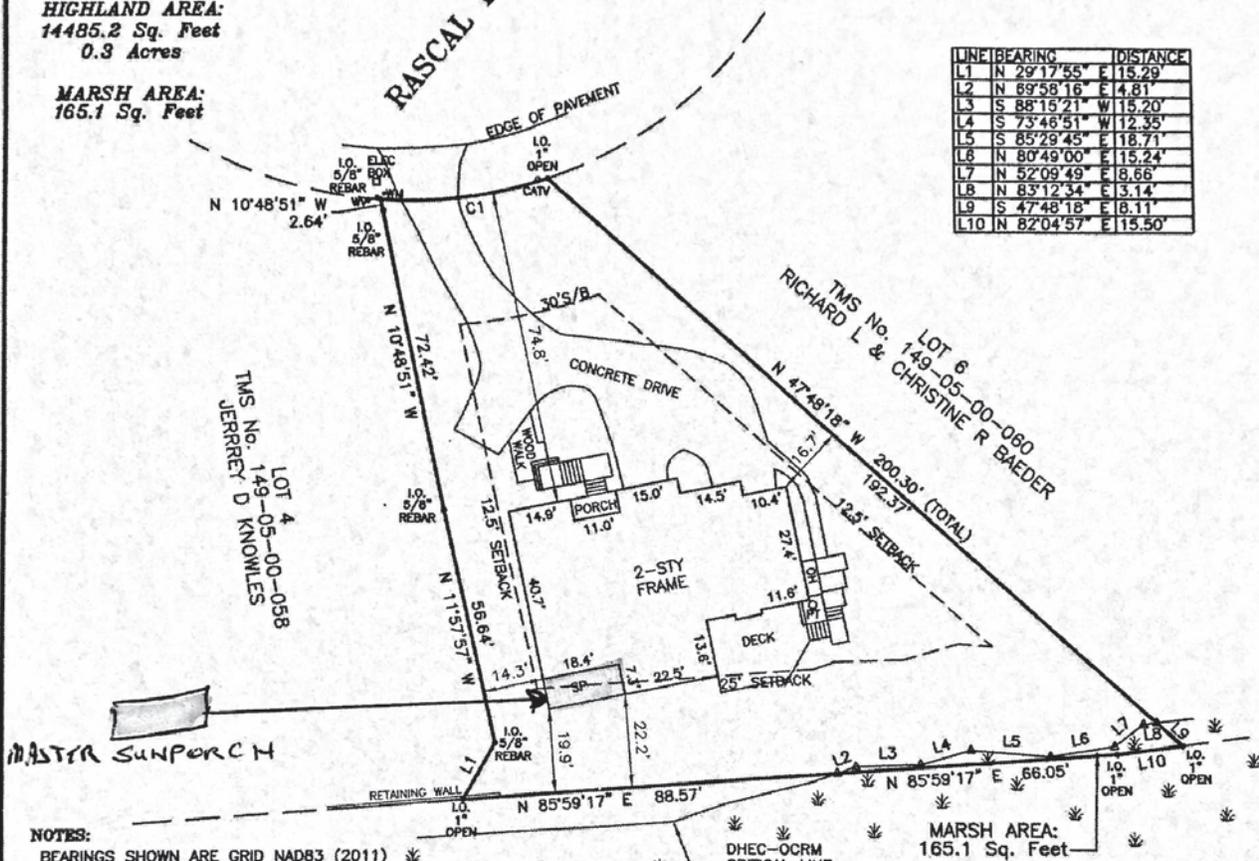
TAX MAP No. 149-05-00-059  
 No. 3009 RASCAL RUN  
 Requested by: CLARKSON MCLEAN

**HIGHLAND AREA:**  
 14485.2 Sq. Feet  
 0.3 Acres

**MARSH AREA:**  
 165.1 Sq. Feet

**LEGEND:**

- I.O. IRON OLD (FOUND)
- I.N. IRON NEW (SET)
- CMO CONCRETE MONUMENT OLD
- P PORCH
- CS CONCRETE SLAB
- PP POWER POLE
- CATV CABLE TV BOX
- OH OVERHANG
- PT PROPANE TANK



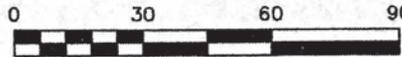
LINE	BEARING	DISTANCE
L1	N 29°17'55" E	15.29'
L2	N 89°58'16" E	4.81'
L3	S 88°15'21" W	15.20'
L4	S 73°46'51" W	12.35'
L5	S 85°29'45" E	18.71'
L6	N 80°49'00" E	15.24'
L7	N 52°09'49" E	8.66'
L8	N 83°12'34" E	3.14'
L9	S 47°48'18" E	8.11'
L10	N 82°04'57" E	15.50'

**NOTES:**

- BEARINGS SHOWN ARE GRID NAD83 (2011)
- AREA DETERMINED BY COORDINATE METHOD
- THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
- THE REQUIRED SETBACKS MAY BE DESIGNATED AND/OR VARIED BY THE SEABROOK ISLAND ARCHITECTURAL REVIEW BOARD. THE ARCHITECTURAL REVIEW BOARD RESERVES THE RIGHT TO GRANT VARIANCES RESPECTING SETBACK GUIDELINES AND/OR TO EXPAND THE "BUILDABLE" AREA.
- THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY
- NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS CONTAMINATION OR OTHER NONVISIBLE CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
- PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE AE (EL 13) AS PER FEMA FLOOD MAPS. PANEL No. 45019C 0785J DATED NOVEMBER 17, 2004 COMMUNITY No. 450256

TMS #147-00-00-002  
 RESIDUAL ACREAGE  
 SEABROOK ISLAND PROPERTY  
 OWNERS ASSOCIATION

**LOT 5 BLOCK 48  
 SEABROOK ISLAND  
 TOWN OF SEABROOK ISLAND  
 CHARLESTON COUNTY SOUTH CAROLINA**



**DATE: JUNE 27, 2018 SCALE: 1" = 30'**  
**REVISED: JULY 13, 2018 (REAR SETBACK)**

**SURVEYOR'S CERTIFICATION**

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



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

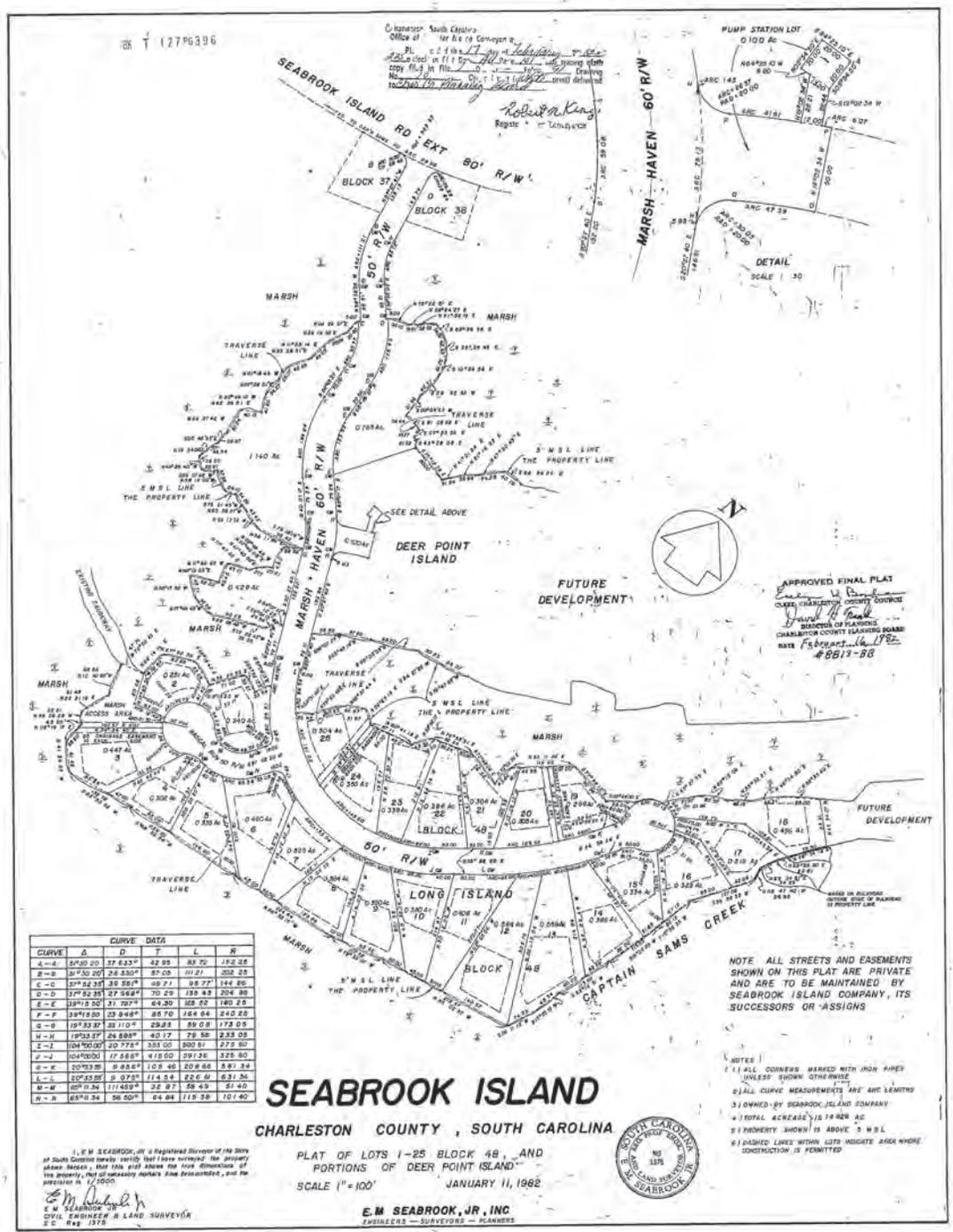
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HEREON. THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.



**ATTACHMENT #3**

Subdivision Plat (1982)

Commissioner South Carolina  
Office of  
PL. 127P6396  
COPY FILED IN FILE 127P6396  
RECORDED IN BOOK 127P6396  
DATE 1/11/62



APPROVED FINAL PLAT  
FILED IN OFFICE OF THE CLERK OF COURSE  
COUNTY OF CHARLESTON  
CHARLESTON COUNTY PLANNING BOARD  
DATE 1/11/62  
#5577-88

CURVE DATA					
CURVE	Δ	D	T	L	R
A-A	57°30'00"	57.6237	42.93	83.70	193.28
B-B	57°30'00"	24.8307	57.05	111.21	302.28
C-C	33°52'30"	38.5507	48.71	95.27	144.86
D-D	33°52'30"	27.1664	70.28	139.43	204.98
E-E	33°52'30"	31.7974	64.30	128.62	180.28
F-F	33°52'30"	23.8487	85.70	168.64	240.28
G-G	19°33'30"	35.1107	29.34	58.68	175.05
H-H	19°33'30"	24.8307	40.17	79.34	223.05
I-I	104°00'00"	20.7747	333.05	500.81	272.80
J-J	104°00'00"	17.5887	418.00	591.35	325.80
K-K	33°52'30"	38.5507	48.71	95.27	144.86
L-L	33°52'30"	27.1664	70.28	139.43	204.98
M-M	33°52'30"	31.7974	64.30	128.62	180.28
N-N	33°52'30"	23.8487	85.70	168.64	240.28

# SEABROOK ISLAND

CHARLESTON COUNTY, SOUTH CAROLINA

PLAT OF LOTS 1-25 BLOCK 48 AND PORTIONS OF DEER POINT ISLAND  
SCALE 1"=100' JANUARY 11, 1962

E. M. SEABROOK, JR.  
CIVIL ENGINEER & LAND SURVEYOR  
S.C. REG. 1378



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

- NOTES
- 1) ALL CORNERS MARKED WITH IRON PIPES UNLESS SHOWN OTHERWISE
  - 2) ALL CURVE MEASUREMENTS ARE ARC LENGTHS
  - 3) OWNED BY SEABROOK ISLAND COMPANY
  - 4) TOTAL ACRES IS 74.928 AC
  - 5) DIMENSIONS SHOWN IS ABOVE M.S.L.
  - 6) DASHED LINES WITHIN LOTS INDICATE AREA WHERE CONSTRUCTION IS FORBIDDEN



**ATTACHMENT #4**

Property Photos







85

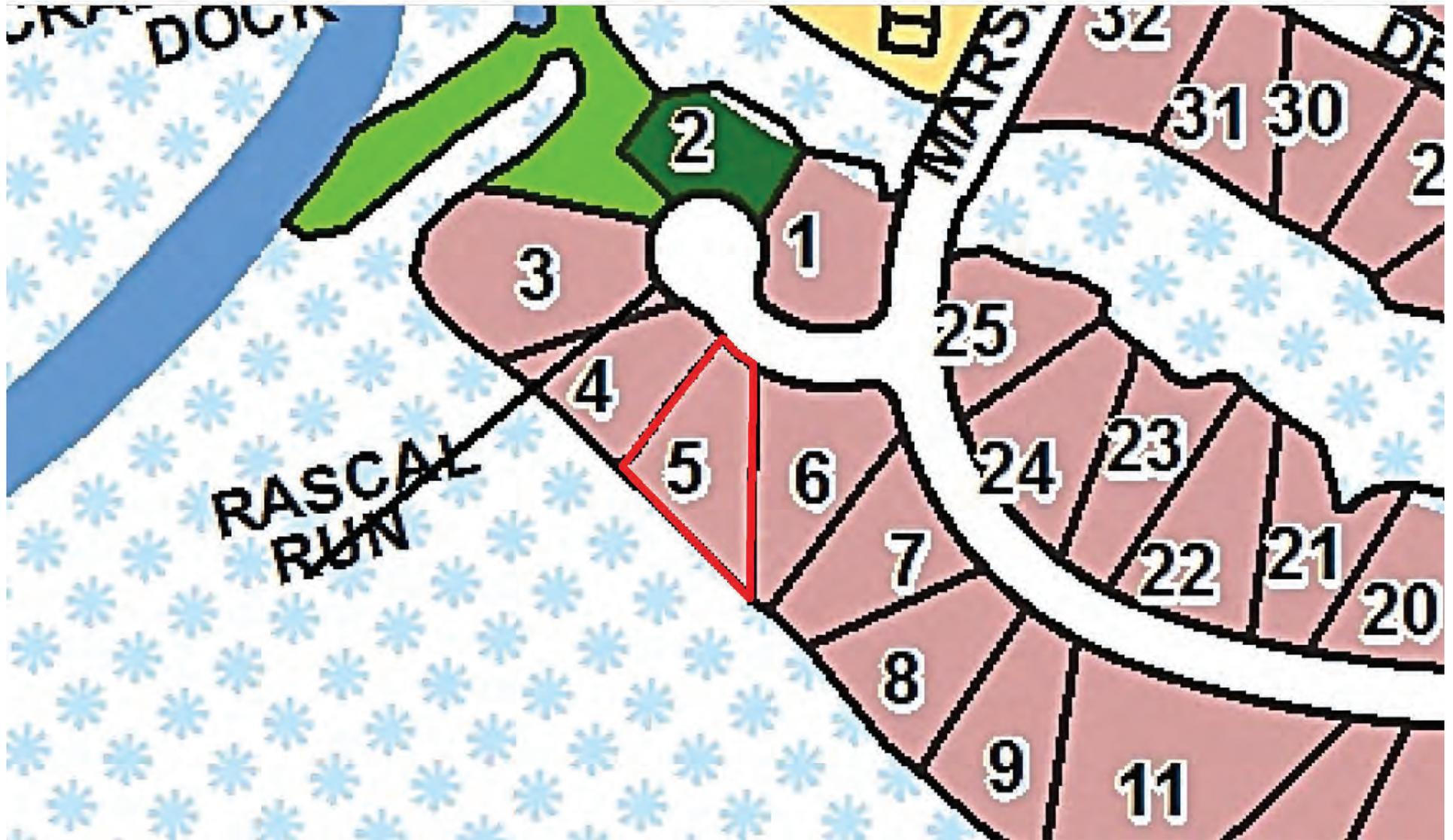






**ATTACHMENT #5**

Zoning Map





**ATTACHMENT #6**

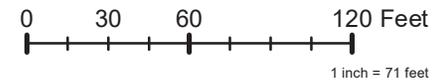
Aerial Image



### 3009 Rascal Run

**Parcel ID:** 1490500059                      ISLAND  
**OWNER1:** MCLEAN CLARKSON B  
**ACREAGE:** 0.34  
**PLAT\_BOOK\_PAGE:** AU-101  
**DEED\_BOOK\_PAGE:** 0733-766  
**Jurisdiction:** TOWN OF SEABROOK

**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: 3/14/2019



## **ATTACHMENT #7**

FEMA Base Flood Elevations  
(Current & Preliminary)

**FEMA Base Flood Elevation (Current)**  
**AE-13**



**FEMA Base Flood Elevation (Preliminary)**  
**AE-12**





## ATTACHMENT #8

Title to Real Estate



WITNESS the Hand and Seal of Warren H. Pyle and Frances S. Urban this 11 day of July 2018 and in the Two Hundred Forty-Third (243rd) year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the presence of:

Gabriel M. Martin  
Witness No. 1

Rosalie A. Burns  
Witness No. 2 (NOTARY)

Warren H. Pyle  
Warren H. Pyle

Frances S. Urban  
Frances S. Urban

STATE OF MA

COUNTY OF Middlesex

I, the undersigned, a Notary Public for the County of Middlesex and State of MA, do hereby certify that Warren H. Pyle and Frances S. Urban personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 11 of July, 2018.

Rosalie A. Burns  
Notary Public

My Commission Expires:

(SEAL)



ROSALIE A. BURNS  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires April 2, 2021

Exhibit "A"

ALL that certain lot, piece or parcel or land, situate, lying and being on Seabrook Island, Charleston County, State of South Carolina, and known and designated as "LOT 5, BLOCK 48 3009 RASCAL RUN" on a plat entitled, "A PLAT OF THE ADJUSTMENT OF PROPERTY LINES BETWEEN LOTS 4 & 5 BLOCK 48 SEABROOK ISLAND TOWN OF SEABROOK ISLAND CHARLESTON COUNTY, SOUTH CAROLINA" prepared by Thomas & Hutton Engineering Co., dated October 12, 2009, last revised May 12, 2010, and recorded June 2, 2010, in Plat Book S10 at Page 0116, in the RMC Office for Charleston County, South Carolina.

THIS CONVEYANCE IS SUBJECT TO the Covenants, Conditions, Restrictions, Limitations, Affirmative Obligations and Easements of record and more particularly set forth in instruments duly recorded in the RMC Office for Charleston County, as follows: Book N-100, at Page 296; as amended by instrument recorded in Book Y-110, at Page 143; and Second Modification thereto dated March 26, 1985 and recorded in Book J-144, at Page 67; Third Modifications of Protective Covenants dated April 24, 1987 and recorded in Book J-164, at Page 487; Also, By-Laws of Association of record in Book S-109, Page 2; Second restated and amended By Laws dated October 18, 1984 and recorded in Book B-141, at Page 267; as amended by instrument dated March 26, 1985 and recorded Book J- 144, at Page 59; Third Restated and Amended By-Laws of the Seabrook Island Property Owners Association, dated August 1, 1989, and recorded in the RMC Office for Charleston County in Book L-186, Page 718; and Amendment filed in Book K-215, Page 001; Restatement and Fourth Modification of Protective Covenants for Seabrook Island Development, dated August 1, 1989, and recorded in the Charleston County RMC Office in Book L-186, Page 697; Restatement and Fifth Modification recorded in Book K-215, Page 23.

THIS BEING the same property conveyed to the Grantor(s) by Deed of Carolyn M. Ferguson dated July 8, 2005 and recorded on July 14, 2005 in Book E-545 at page 069 in the RMC Office for Charleston County, South Carolina.

STATE OF SOUTH CAROLINA }  
COUNTY OF CHARLESTON } AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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

1. I have read the information on this affidavit and I understand such information.  
2. The property was transferred by Warren H. Pyle and Frances S. Urban  
to Clarkson B. McLean and Judith B. McLean on July 17, 2018

3. Check one of the following: The deed is  
(A)  subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.  
(B)  subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.  
(C)  exempt from the deed recording fee because (See Information section of affidavit): \_\_\_\_\_ (Explanation required)  
(If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

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

4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):  
(A)  The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$950,000.00  
(B)  The fee is computed on the fair market value of the realty which is \_\_\_\_\_  
(C)  The fee is computed on the fair market value of the realty as established for property tax purposes which is \_\_\_\_\_

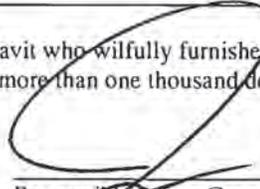
5. Check YES  or NO  to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES," the amount of the outstanding balance of this lien or encumbrance is \_\_\_\_\_

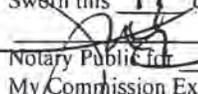
6. The deed recording fee is computed as follows:  
(A) Place the amount listed in item 4 above here: \$950,000.00  
(B) Place the amount listed in item 5 above here: \$0.00  
(If no amount is listed, place zero here.)  
(C) Subtract Line 6(b) from Line 6(a) and place the result here: \$950,000.00

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is:  
\$3,515.00

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

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

  
Responsible Person Connected with the Transaction  
Joseph L. Garcia III  
Print or Type Name Here

Sworn this 17th day of July 2018  
  
Notary Public for  
My Commission Expires: \_\_\_\_\_

  
JANA L. JONES  
Notary Public, South Carolina  
My Commission Expires  
March 01, 2020

# RECORDER'S PAGE



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

**Filed By:**

BUIST BYARS & TAYLOR, LLC  
 FRESHFIELDS VILLAGE  
 130 GARDNER'S CR PMB 138  
 JOHNS ISLAND SC 29455 (BOX)

<b>RECORDED</b>		
Date:	July 18, 2018	
Time:	10:39:03 AM	
<i>Book</i>	<i>Page</i>	<i>DocType</i>
0733	766	Deed
Elaine H. Bozman, Register Charleston County, SC		

**MAKER:**

PYLE WARREN H AL

Note:

**RECIPIENT:**

MCLEAN CLARKSON B AL

# of Pages:

Recording Fee	\$ 10.00
State Fee	\$ 2,470.00
County Fee	\$ 1,045.00
Extra Pages	\$ -
Postage	\$ -
Chattel	\$ -
<b>TOTAL</b>	<b>\$ 3,525.00</b>

**Original Book:**

**Original Page:**

Drawer   
 Clerk

AUDITOR STAMP HERE  
 RECEIVED From ROD  
 Jul 26, 2018  
 Peter J. Tecklenburg  
 Charleston County Auditor

PID VERIFIED BY ASSESSOR  
 REP MKD  
 DATE 07/26/2018  
 4



0733  
Book



766  
Page



07/18/2018  
Recorded Date



5  
# Pgs



Original Book



Original Page



D  
Doc Type



10:39:03  
Recorded Time



## ATTACHMENT #9

Property Information Card

# Charleston County, South Carolina

generated on 3/14/2019 9:34:58 AM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
1490500059		3009 RASCAL RUN, SEABROOK ISLAND	3/11/2019	2018	2018

### Current Parcel Information

Owner	MCLEAN CLARKSON B MCLEAN JUDITH B	Property Class Code	101 - RESID-SFR
		Acreage	.3400
Owner Address	2480 CAT TAIL POND RD JOHNS ISLAND SC 29455		
Legal Description	Subdivision Name -PART SEABROOK ISLAND Description -LOT 5 BLK 48 PlatSuffix AU-101 PolTwp 009		

### Historic Information

Tax Year	Land	Improvements	Market	Taxes	Payment
2018	\$411,795	\$418,400	\$830,195	\$11,236.49	\$11,236.49
2017	\$411,795	\$418,400	\$830,195	\$10,929.33	\$10,959.33
2016	\$411,795	\$418,400	\$830,195	\$10,502.63	\$10,502.63
2015	\$411,795	\$418,400	\$830,195	\$9,951.40	\$9,951.40

### Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
PYLE WARREN H	0733 766	7/17/2018	Ge		\$950,000
FERGUSON CAROLYN M	E545 069	7/11/2005	Ge		\$1,200,000
FERGUSON ROBERT A	M395 290	1/21/2002	Ge		\$5
NOT SUPPLIED	N128 393	5/24/1982	Ge		\$88,800
	XXX S10011	1/1/1900	Ma		\$0

### Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Bedrooms	Finished Sq. Ft.	Improvement Size
R01	DWELL	Dwelling	1986	1.5	03	3,173	



## **ATTACHMENT #10**

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 3009 Rascal Run  
**DATE:** February 20, 2019

---

Dear Property Owner,

The purpose of this letter is to notify you that the owners of **3009 RASCAL RUN** have requested a **VARIANCE** from the zoning requirements of the Town's Development Standards Ordinance (DSO). The purpose of the variance request is to **ALLOW AN EXISTING SUNROOM WHICH ENCROACHES INTO A 25-FOOT MARSH SETBACK TO BE CONVERTED INTO HEATED LIVING SPACE (§ 7.60.50). THERE WILL BE NO CHANGE IN BUILDING FOOTPRINT.** A copy of the variance application is enclosed for your information.

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

**PUBLIC HEARING DATE:** Fri. March 22, 2019  
**PUBLIC HEARING TIME:** 2:30 PM  
**PUBLIC HEARING LOCATION:** Seabrook Island Town Hall  
2001 Seabrook Island Road  
Seabrook Island, SC 29455

In addition to attending the public hearing, interested parties may submit written comments in advance of the public hearing, as follows:

**BY E-MAIL:** [jcronin@townofseabrookisland.org](mailto:jcronin@townofseabrookisland.org)  
**BY MAIL:** Town of Seabrook Island, Attn: Zoning Administrator  
2001 Seabrook Island Road, Seabrook Island, SC 29455.

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](mailto:jcronin@townofseabrookisland.org).

Sincerely,

A handwritten signature in black ink, appearing to read "J. Cronin".

Joseph M. Cronin  
Town Administrator/Zoning Administrator



## **ATTACHMENT #11**

Public Hearing Notice:  
List of Neighboring Property Owners

## Variance Notification List

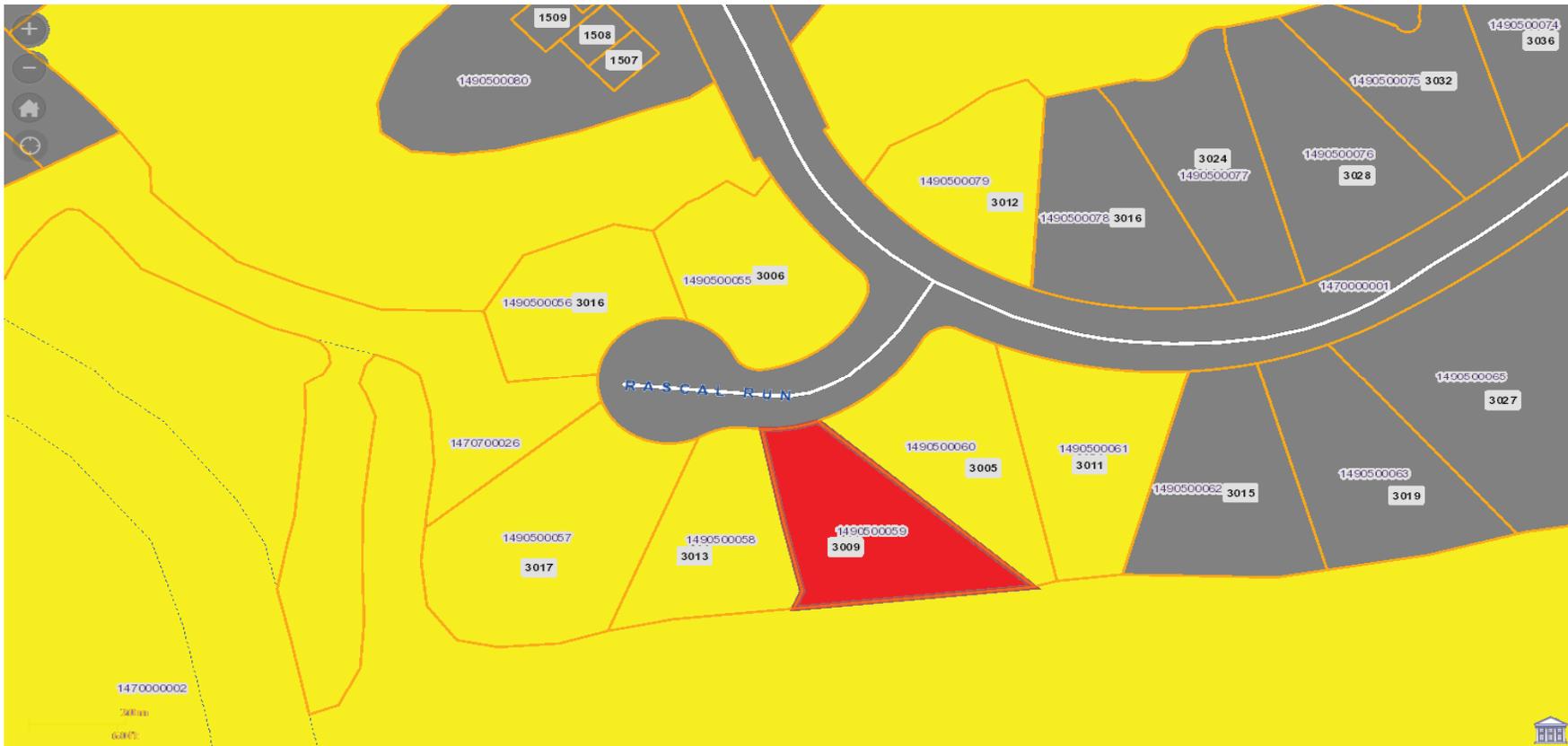
### 3009 Rascal Run

Property Address	Owner(s) of Record	Mailing Address	City	State	Zip
3006 Rascal Run	Scott & Robyn Humphries	4303 Calvet Court	Charlotte	NC	28210
3016 Rascal Run	Seabrook Island Property Owners Association	1202 Landfall Way	Seabrook Island	SC	29455
3017 Rascal Run	Barry & Stacia Cranfill	123 Russell Road	Roswell	GA	30075
3013 Rascal Run	Jeffrey Knowles	6126 Ramshorn Drive	McLean	VA	22101
3005 Rascal Run	Richard & Christine Baeder	321 Gano Road	Adbury	NJ	8802
3011 Marsh Haven Road	Benjamin & Shannon Kleiber	1810 Jefferson Street	Madison	WI	53711
3012 Marsh Haven Road	Robinco LLC	636 Ascot Ridge Road	Rock Hill	SC	29730
147-00-00-002	Seabrook Island Property Owners Association	1202 Landfall Way	Seabrook Island	SC	29455
147-07-00-026	Seabrook Island Property Owners Association	1202 Landfall Way	Seabrook Island	SC	29455
Property Owners Association Regime	Seabrook Island Property Owners Association	1202 Landfall Way	Seabrook Island	SC	29455
	Not Applicable				

\* Duplicate

\* Duplicate

\* Duplicate





## **ATTACHMENT #12**

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

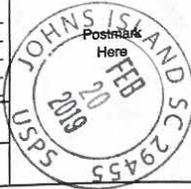
7018 2290 0002 2810 0660

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee	\$ 3.50
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 2.80
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	.50
Total Postage and Fees	\$ 6.80



Sent To  
Scott + Robyn Humphris  
Street and Apt. No., or PO Box No.  
4303 Culvet Court  
City, State, ZIP+4®  
Charlotte, NC 28210

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

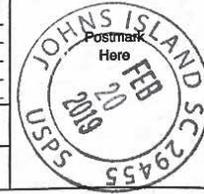
7018 2290 0002 2810 0677

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee	\$ 3.50
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 2.80
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	.50
Total Postage and Fees	\$ 6.80



Sent To  
Barry + Stacia Cranfill  
Street and Apt. No., or PO Box No.  
Howell GA 30075  
City, State, ZIP+4®

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

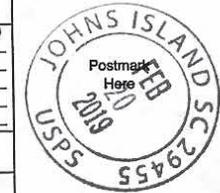
7018 2290 0002 2810 0684

U.S. Postal Service™  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee	\$ 3.50
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 2.80
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	.50
Total Postage and Fees	\$ 6.80



Sent To  
Jeffrey Knowles  
Street and Apt. No., or PO Box No.  
6126 Hamshorn Dr.  
City, State, ZIP+4®  
Malvern, VA 22101

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

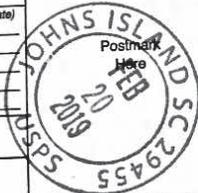
7018 2290 0002 2810 0691

U.S. Postal Service™  
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OFFICIAL USE

Certified Mail Fee	\$ 3.50
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 2.80
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	.50
Total Postage and Fees	\$ 6.80



Sent To  
Richard + Christine Baeder  
Street and Apt. No., or PO Box No.  
321 Gump Rd  
City, State, ZIP+4®  
Madison, NJ 08802

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

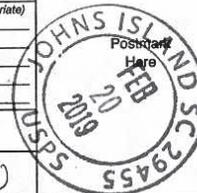
7018 2290 0002 2810 0707

U.S. Postal Service™  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee	\$ 3.50
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 2.80
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	.50
Total Postage and Fees	\$ 6.80



Sent To  
Benjamin + Shannon Kleiber  
Street and Apt. No., or PO Box No.  
1810 Jefferson St  
City, State, ZIP+4®  
Madison, WI 53711

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

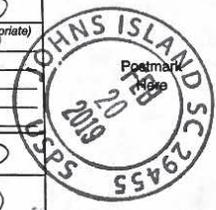
7018 2290 0002 2810 0714

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee	\$ 3.50
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 2.80
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	.50
Total Postage and Fees	\$ 6.80



Sent To  
Robisco LLC  
Street and Apt. No., or PO Box No.  
636 Aslot Ridge Rd  
City, State, ZIP+4®  
Rock Hill, SC 29730

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

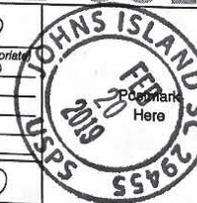
7018 2290 0002 2810 0806

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee	\$ 3.50
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 2.80
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	.50
Total Postage and Fees	\$ 6.80



Sent To  
SIPORT  
Street and Apt. No., or PO Box No.  
1202 Landfall Way  
City, State, ZIP+4®  
Spartanburg Island, SC 29455

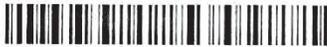
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Jeffrey Knowles  
6126 Ramstorn Drive  
McLean, VA 22101



9590 9402 4602 8278 8544 08

## 2. Article Number (Transfer from service label)

7018 2290 0002 2810 0684

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

*[Signature]*  
B. Received by (Printed Name)  
RAR

 Agent  
 Addressee

## C. Date of Delivery

2/23

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

## 3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                               | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

160 Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Richard & Christine Baeder  
321 Gano Road  
Adbury, NJ 8802



9590 9402 4602 8278 8544 15

## 2. Article Number (Transfer from service label)

2290 0002 2810 0691

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

*[Signature]*  
B. Received by (Printed Name)  
Christine Baeder

 Agent  
 Addressee

## C. Date of Delivery

2/23

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

## 3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                               | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

160 Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Benjamin & Shannon Kleiber  
1810 Jefferson  
Madison, WI 53711



9590 9402 4602 8278 8544 22

## 2. Article Number (Transfer from service label)

7018 2290 0002 2810 0707

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

*[Signature]*  
B. Received by (Printed Name)  
S. Kleiber

 Agent  
 Addressee

## C. Date of Delivery

2-23-19

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

## 3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                               | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

160 Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Robinco LLC  
636 Ascot Ridge Road  
Rock Hill, SC 29730



9590 9402 4602 8278 8544 39

## 2. Article Number (Transfer from service label)

7018 2290 0002 2810 0714

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

*[Signature]*  
B. Received by (Printed Name)  
Frank B. Roberts

 Agent  
 Addressee

## C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

## 3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                               | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

160 Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Seabrook Island Property Owners Association  
1202 Landfall Way  
Seabrook Island, SC 29455



9590 9402 4602 8278 8545 38

## 2. Article Number (Transfer from service label)

7018 2290 0002 2810 0806

PS Form 3811, July 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

*[Signature]*  
B. Received by (Printed Name)

 Agent  
 Addressee

## C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

## 3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                               | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

160 Domestic Return Receipt



## ATTACHMENT #13

Public Hearing Notice:  
Post & Courier Legal Ad

RECEIVED

MAR 07 2019

BY: .....

TOWN OF SEABROOK ISLAND  
2001 SEABROOK ISLAND RD  
JOHNS ISLAND SC 29455  
*Attn: Faye Allbritton*

# 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):

03/05/19 Tue PC  
03/05/19 Tue CNW

at a cost of **\$135.98**  
Account# **108294**  
Order# **1769241**  
P.O. Number:

Subscribed and sworn to before  
me this 5<sup>th</sup> day  
of March  
A.D. 2019

*[Signature]*  
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 Friday, March 22, 2019, 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:

**Variance #159**

APPLICANT:

James & Deborah Ott

ADDRESS:

2566 Seabrook Island Road

TAX MAP #: 147-01-00-033

(LT 49, BLK 5)

ZONING DISTRICT:

SR Single-Family Residential

VARIANCE(S):

REQUESTED: To reduce the 25-foot marsh setback requirement for the purpose of constructing a spa and paver patio/fire pit (\$7,60.50)

**Variance #160**

APPLICANT:

Clarkson & Judith McLean

ADDRESS:

3009 Rascal Run

TAX MAP #: 149-05-00-059

(LT 5, BLK 48)

ZONING DISTRICT:

SR Single-Family Residential

VARIANCE(S):

REQUESTED: To allow an existing sunroom which encroaches into the 25-foot marsh setback to be converted into heated living space (\$7,60.50)

The meeting will be open to the public. Documents relating to each variance request may be viewed at Town Hall during regular business hours. For more information, please call (843) 768-9121.

AD# 1769241



## ATTACHMENT #14

Public Hearing Notice:  
Property Posting

# NOTICE

## Board of Zoning Appeals Hearing

The Board of Zoning Appeals of the Town of Seabrook Island, SC will hold a public hearing at 2:30 PM on 3/22/19 at Town Hall

## PUBLIC INVITED

Property Owner is seeking variance front Section 7-60 of the Zoning Ordinance

VARIANCE IS TO ALLOW An existing sunroom which encroaches into the 25' marsh setback to be converted into heated living space. (No change to building footprint)

Documents related to this appeal may be viewed at the Town of Seabrook Town Hall

**THIS NOTICE SHALL NOT BE REMOVED OR DEFACTED  
UNDER PENALTY OF LAW**



## ATTACHMENT #15

Renovation Permit (2018)

Town of Seabrook Island - Zoning Permit

Permit Date: 10/29/2018 Permit #, Town: 15267 License #: 20180454  
Paid Date: 10/29/2018 App Fee: \$100.00 Cash: No Check #:  
Applicant Name: Harper Construction Phone: 843-737-4745  
Contact Name: Christopher Harper  
App Address1: 3714 Betsy Kerrison Pkwy Ste F  
App Address2:  
App City: Johns Island St: SC Zip: 29455

Property Owner: McLean Phone:  
Owner Address1: 3009 Rascal Run  
Owner Address2:  
Owner City: Seabrook Island St: SC Zip: 29455

TMS Number: 149-05-00-059 Thru: Lot: 05 Block: 48

Property Address: 3009 Rascal Run

Purpose: Install storm windows in sunroom, install impact glass in screened porch, enclose 2 windows with siding

Work Value: [REDACTED] Flood Elev: 13 Zone: AE

Architectural Review Board: KB 10-26-2018

Comments: The applicant must obtain a Charleston County permit

Amendment:

This Zoning Permit is valid for six (6) months. The action for which this permit was obtained must be taken within that time period.

If this zoning permit is for issuance of a building permit, such building permit is valid for a period of one (1) year as described in the town code. Any extensions, alterations, or amendments must be approved in writing by the Town of Seabrook Island Zoning Administration.

I hereby certify that the above information and any plan or drawing submitted herewith are true and accurate indications of existing or proposed improvements to the above identified property.



Owner/Applicant's Signature  
11/5/2018



Zoning Administrator  
11/5/2018

No change to building footprint permitted.

**TOWN OF SEABROOK ISLAND**

2001 Seabrook Island Road

Seabrook Island, SC 29455

843-768-9121 (phone)

843-768-9830 (fax)

**ZONING PERMIT APPLICATION**

Fee Schedule			
Permit for New Construction, Single Family	\$100	Permit Extension	\$100
Permit for Remodeling, Addition, etc.	100	Record Plats - prices vary	
Building, HVAC, Roofing, Plumbing, etc.	25		
Permit for New Construction, Multi-Family	250 + \$5 per unit		
Multiple Bldg Permit, Comm./Multi Family	100		

Date: 10/26/18 TMS #: \_\_\_\_\_

Applicant's Name: Chera Moore

Name of Business Contact: Harper Construction  
ste 4D

Address: 3690 Bobicket Dr. Phone: \_\_\_\_\_

City: Johns Island State: SC Zip: 29455

Property Owner's Name: Judy McLean

Address: 3009 Rascal Run Phone: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Property Location Address: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Base Flood Elev. \_\_\_\_\_ Zone: \_\_\_\_\_

Purpose of Permit: Install storm windows  
in sunroom, install glass in screened  
porch, close off master bath.

Value of Construction:  POA Approval: \_\_\_\_\_

Applicant's Signature: Chera Moore

**\*\*This is an application only. The permit will be issued upon approval by the Town of Seabrook Island.**

SIPOA ARCHITECTURAL REVIEW COMMITTEE  
1202 Landfall Way  
Johns Island, SC 29455  
Tel. (843) 768-0061 Fax (843) 768-4317  
www.sipoa.org

### Request for Exterior Alteration/Improvement Conditional Approval

The following is to be completed and signed by the Property Owner. This form must be accompanied by all information as outlined in the Review Process for Exterior Alterations to Existing Dwellings procedure (see SIPOA Policies and Procedures §III.A).

**Construction Location:**

Application Date: 10/18/18

Block: 48 Lot: 05 TMS #: 149-05-00-059

Property Address: 3009 Pascal Run

Property Owner: Judy Mclean Contractor: Harper Construction

Address: \_\_\_\_\_ Address: 3690 Bohicket Rd Ste 1D  
Johns Island SC 29455

Telephone #: \_\_\_\_\_ Telephone #: 843-478-0100

Email: \_\_\_\_\_ Email: jen.harperconstruction@gmail.com

**Proposed Work & Information Required** (check all that apply)

- |  |   |
|--|---|
| <input type="checkbox"/> Deck (site plan & material information)       | <input type="checkbox"/> Recreational Equipment (location & photo)      |
| <input type="checkbox"/> Demolition (completion timetable)             | <input type="checkbox"/> Roofing (brand & color)                        |
| <input type="checkbox"/> Dock Construction (site plan & dock plan)     | <input type="checkbox"/> Room Addition (site plan & elevations)         |
| <input type="checkbox"/> Driveways/Walks (material information)        | <input type="checkbox"/> Rot Repair (location & material information)   |
| <input type="checkbox"/> Handicap Access (site plan & description)     | <input type="checkbox"/> Screened Porch (site plan & description)       |
| <input type="checkbox"/> Landscape/Removal (site/landscape plan)       | <input checked="" type="checkbox"/> Siding (type & material, color)     |
| <input type="checkbox"/> Lighting (locations & cut sheets of fixtures) | <input type="checkbox"/> Swimming Pool (site plan, product, fencing)    |
| <input type="checkbox"/> Paint (brand name, product #, & color)        | <input type="checkbox"/> Tree Trimming/Pruning (describe below)         |
| <input type="checkbox"/> Patio (site plan & material information)      | <input checked="" type="checkbox"/> Window Replacement (window details) |
| <input checked="" type="checkbox"/> Porch Enclosure (window details)   | <input type="checkbox"/> Other (describe below)                         |

Description: close off masterbath window + side to match existing. Sunroom replace 2 windows as storm glass (same size/shape). Hot tub porch 7 openings total- we want to enclose 2 of them and side to match and 5 of them we want to install glass.

Estimated Cost of Project: [REDACTED]

Request for Exterior Alteration/Improvement Conditional Approval, page 2 of 2:

As the Property Owner of the above referenced Property, I hereby request that the SIPOA Architectural Review Staff review this application and any attached drawings for exterior alteration/improvement.

**AUTHORIZATION TO ENTER PROPERTY:** I/we hereby authorize ARC members and SIPOA and/or ARC agents and employees to enter upon the Property from time to time during the entire course of the Design Review Process.

**DESIGNATION OF AGENT:** I/we, the Owner(s) of the above referenced property, designate the following individual(s) to act for me/us during the Architectural Review Committee application and/or construction process.

Agent Name: Jennifer Brown  
Agent Address: 3690 Bohicket Rd Ste 1D  
Agent City/State: Johns Island SC 29455  
Agent Telephone#: 843-478-0100 Agent Email: jen.harperconstruction@gmail

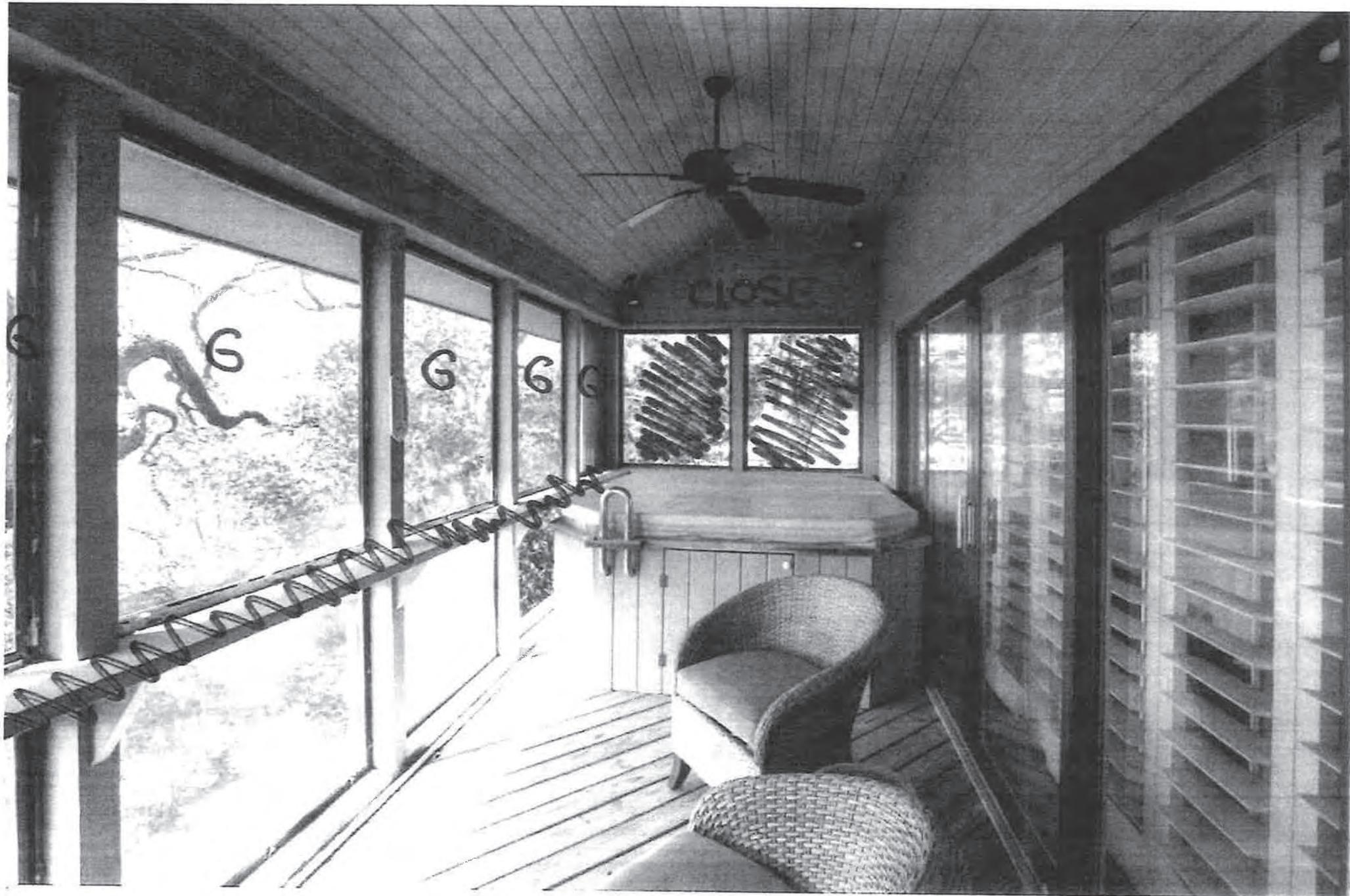
\_\_\_\_\_  
Property Owner Date \_\_\_\_\_  
\_\_\_\_\_  
Property Owner Date \_\_\_\_\_  
J. Brown  
Property Owner's Agent Date \_\_\_\_\_

Fee Required: \$ 000.00 Fee Submitted: \$ 200.00 Date: 10/26/2018  
Katrina Burrell Digitally signed by Katrina Burrell  
DN: cn=Katrina Burrell, o=SIPOA, ou=ARC, email=kburrell@sipoa.org, c=US  
Date: 10/26/2018 16:04:00 Date: 10/26/2018

Conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Deposit Required: \$ \_\_\_\_\_ Deposit Paid: \$ \_\_\_\_\_ SS#/EI#: \_\_\_\_\_

NOTE: Approval by the Architectural Review Committee (ARC) certifies that the plan meets the ARC standards regarding appearance and in no way certifies the quality, strength, accuracy, etc., of the building design. This approval is valid for 6 months from date of ARC approval. Application must be made to the Town & Charleston County for any required permits prior to commencing construction or other activity. Alterations to multi-family dwellings must be approved by the Property Manager prior to requesting ARC approval.





Andersen Windows - Abbreviated Quote Report



Project Name: HARPER/3009 RASCAL RUN

Quote #: 570

Print Date: 09/25/2018

Quote Date: 08/24/2018

iQ Version: 18.1

Dealer:		Customer: BUILDER	
Sales Rep: Administrator - DO NOT REMOVE		Billing	
Created By: Preston		Address:	
		Phone:	
		Contact:	
		Trade ID: 123456	
		Promotion Code:	
		Fax:	



Viewed from Exterior

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0001	3	APW 3' 0 1/4" x 6' 2"-APW 3' 0 1/4" x 6' 2"-APW 3' 0 1/4" x 6' 2" (F-F-F)		\$	
RO Size = 9' 3" W x 6' 2 3/4" H Unit Size = 9' 2 1/4" W x 6' 2" H					
A Series					
Composite Unit, 4 9/16" Frame Depth, Dark Bronze/Pine, Primed, Dark Bronze Sash, High Performance SmartSun Low-E4 Impact Resistant Glass, No Grille(s), Mulling Location: Factory (Direct), Mull Type: 3/4" 4 9/16" Fiberglass Reinforced Joining, Mull Priority: Vertical					
Zone: South-Central					
Unit U-Factor SHGC ENERGY STAR® Certified					
1	0.28	0.21	Yes		
2	0.28	0.21	Yes		
3	0.28	0.21	Yes		

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
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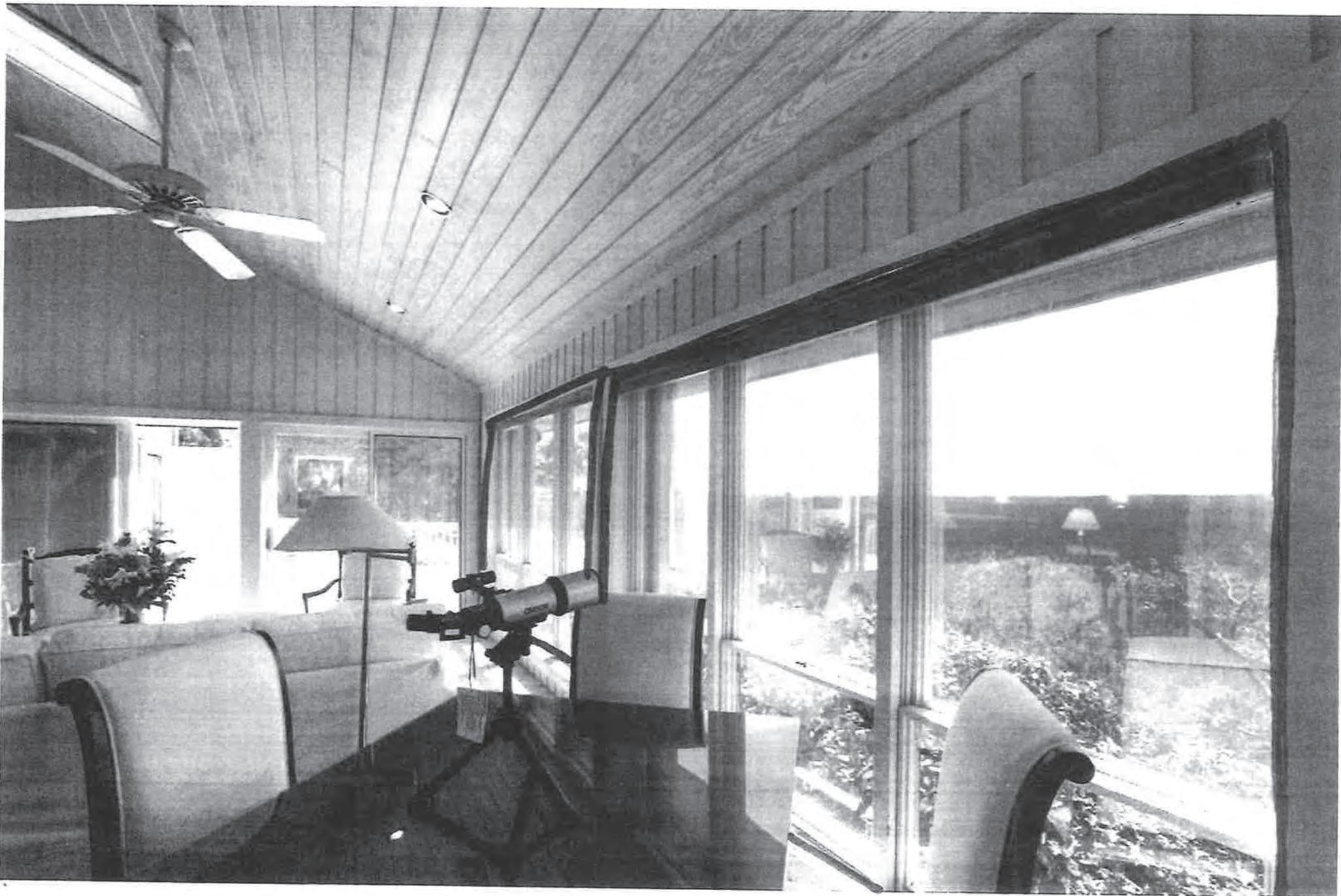


Viewed from Exterior

0002	5	APW 3' 2" x 6' 2" (F)		\$	
RO Size = 3' 2 3/4" W x 6' 2 3/4" H Unit Size = 3' 2" W x 6' 2" H					
A Series					
Unit, 4 9/16" Frame Depth, Dark Bronze/Pine, Primed, High Performance SmartSun Low-E4 Impact Resistant, w/ Standard Flange					
Zone: South-Central					
U-Factor: 0.28, SHGC: 0.21, ENERGY STAR® Certified: Yes					

Total Load Factor

Subtotal \$ 772.83



HARPER CONSTRUCTION INC  
3690 BOHICKET ROAD, SUITE 1D  
JOHNS ISLAND, SC 29455  
(843)737-4745  
harperchris09@gmail.com



**BILL TO**  
Judy Mclean  
3009 Rascal Run

INVOICE 4513

DATE 10/26/2018 TERMS Due on

DUE DATE 10/26/2018

ACTIVITY	AMOUNT
<b>Services</b> Install storm windows in sunroom, and install glass in screened in porch, close off masterbath window	[REDACTED]

Thank You for choosing Harper Construction!

TOTAL DUE [REDACTED]



## ATTACHMENT #16

Written Correspondence:  
Letter from Scott Humphries (Mar. 7, 2019)

## Heather Springs

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**From:** Scott Humphries <[scotthumphries@carolina.rr.com](mailto:scotthumphries@carolina.rr.com)>  
**Sent:** Thursday, March 7, 2019 3:30 PM  
**To:** Heather Springs  
**Subject:** RE: Town of Seabrook Island

Heather,

Thanks. Robyn and I have no objection to the variance referenced.

All the best,

scott

Scott Humphries

Cell: 704/996-4262

**From:** Heather Springs [mailto:[hsprings@townofseabrookisland.org](mailto:hsprings@townofseabrookisland.org)]  
**Sent:** Thursday, March 7, 2019 8:38 AM  
**To:** Scott Humphries <[scotthumphries@carolina.rr.com](mailto:scotthumphries@carolina.rr.com)>  
**Subject:** RE: Town of Seabrook Island

The letter sent to you was concerning a Board of Zoning Appeals about one of your neighboring property. I've attached the letter to this email for your convenience. If you have any questions about the contents of the packet, please email our Town Administrator, Joe Cronin, at [jcronin@townofseabrookisland.org](mailto:jcronin@townofseabrookisland.org).

I've also put a note on your license account that you are no longer renting your property effective this year!

Hope you had a great trip! Hopefully the warmer weather follows you back soon!

## Heather Springs

Administrative Assistant  
Town of Seabrook Island  
2001 Seabrook Island Rd.  
Seabrook Island, SC 29455  
Office: 843-768-9155  
[www.townofseabrookisland.org](http://www.townofseabrookisland.org)

**From:** Scott Humphries <[scotthumphries@carolina.rr.com](mailto:scotthumphries@carolina.rr.com)>  
**Sent:** Wednesday, March 6, 2019 4:21 PM  
**To:** Heather Springs <[hsprings@townofseabrookisland.org](mailto:hsprings@townofseabrookisland.org)>  
**Subject:** RE: Town of Seabrook Island

Heather,

Well, I did spend a few minutes explaining the situation, no matter.

I returned from the Galapagos Islands to three notices that I've missed a registered letter from the Town of Seabrook. My first guess is that it's because we're no longer renting our home at 3006 Rascal Run and didn't renew the business license. I don't really have a second guess, but I've missed the letter, and reached out.

All the best,

scott

Scott Humphries

Cell: 704/996-4262

**From:** Heather Springs [<mailto:hsprings@townofseabrookisland.org>]

**Sent:** Wednesday, March 6, 2019 9:25 AM

**To:** [scotthumphries@carolina.rr.com](mailto:scotthumphries@carolina.rr.com)

**Subject:** Town of Seabrook Island

Good Morning,

I returned to work this morning to a sticky note with your email address but no further information written. How can I help you?

Thanks,

**Heather Springs**

Administrative Assistant

Town of Seabrook Island

2001 Seabrook Island Rd.

Seabrook Island, SC 29455

Office: 843-768-9155

[www.townofseabrookisland.org](http://www.townofseabrookisland.org)

