

**NOTICE OF APPEAL - Form 1**  
**Board of Zoning Appeals**  
**TOWN OF SEABROOK ISLAND-COUNTY OF CHARLESTON**

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Date Filed: \_\_\_\_\_ (To be Completed by Office Administration)

Application Fee: \$ 350.00 Permit Application#: \_\_\_\_\_ Appeal# \_\_\_\_\_

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This form must be completed for a hearing on an Appeal (1) from the action of a zoning official, (2) application for a Variance, or (3) application for Special Exception. Applications should 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) all must sign the Designation of Agent.

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THE APPLICANT HEREBY APPEALS (indicate one with an X):

- \_\_\_\_\_ From action of a zoning official as stated on attached Form 2  
  X   For a variance as stated on attached Form 3.  
\_\_\_\_\_ For a Special Exception as stated on attached Form 4.

Applicant (s) (Please print):

Address:

**Robert & Cynthia Reddersen**

**5226 Olley Lane, Burke, VA 22015**

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Telephone: **703 850 3982 (cell)**

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Owner(s) [If other than Applicant]

Address:

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Telephone:

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Property Address:

**802 Treeloft Trace, Seabrook Island 29455**

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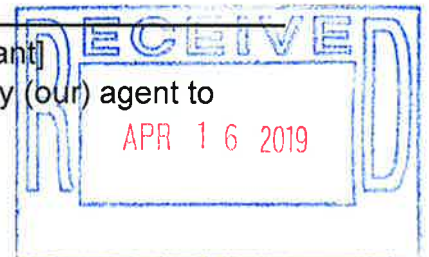
Lot \_\_\_\_\_ Block \_\_\_\_\_ Tax Map // **147-10-00-055**

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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,



Owner Signature(s)

Applicant's Certification

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

Date 4/11/2019

Robert Reddersen



4/11/2019

Cynthia Reddersen



Applicant Signature(s)

VARIANCE APPLICATION Form 3  
Board of Zoning Appeals  
TOWN OF SEABROOK ISLAND-COUNTY OF CHARLESTON

Date Filed:(To be Completed by Office Administration)

Permit Application#:  
Appeal#

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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 provision of the Zoning Ordinance:

**Violation of 15 foot setback line for open deck structure.**

so that a zoning permit may be issued to allow use of the property in a manner shown on attached plot plan, described as follows:

**Construction of pre-approved Regime and SIPOA deck replacement/extension, increasing deck size from usable square footage of 49.17 to 91.2.**

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 Treeloft Villa community was laid out in accordance with a plat issued on June 30, 1978. This community of villas was designed for the Seabrook Island Company, a real estate developer, and placed with no consideration for potential future building restrictions, such as setbacks. Our property, #802 is severely restricted by these setbacks. The setbacks were not instituted until after the creation of the Town of Seabrook in 1988—at least ten years after the villas were built.**

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

**Any properties on Seabrook Island surrounding Treeloft Villas constructed after the creation of the Town of Seabrook were built to conform to the existing setbacks. Virtually every Treeloft Villa is affected by one of the three, if not all, setbacks, including 30' front, 25' rear and 15' open deck. In some cases, those setbacks cross in the middle of the properties. In others, the front setback is behind the rear setback. To be honest, it is a mess and confirms the lack of concern with structure placement when Treeloft was built in 1978. This issue is the result of the original builder, Seabrook Island Company, being more concerned with fitting as many structures in a limited footprint of land than about future zoning restrictions.**

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- 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 deck as originally designed was and is little more than a place holder, containing 49.17 square feet of usable space (7.9' x 7.5' = 59.25sf, minus fireplace footprint 4.8' x 2.1' = 10.08sf, total 49.17sf). As extended to approved Treeloft Regime and SIPOA plans, that increases to 91.2sf (10.2' x 10' = 102sf, minus fireplace footprint = 91.2sf).**

**The former, original deck, allows two people room to sit in a chair—in a villa designed for occupation by at least 4-6 individuals. This assessment comes from the villa being designed to have space for two queen beds, one in each of the two bedrooms on the main level, with room for a set of twin beds in the loft. The extended plan allows for 4 chairs and a small table, much more in keeping with the designed capacity of the villa.**

- 
- 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 plan created for use by Treeloft and Sealoft Villas, approved by both their regimes and SIPOA, was designed to improve upon the existing design, while keeping in character with the original structure by extending to, but not exceeding, the existing family room and bedroom walls of the villa. The original design looks more like an afterthought, not designed for the villa's capacity ,**

while the extended variation better fits the design of the villa and more closely matches that capacity.

Since the adoption of the design standards by Treeloft and Sealoft, this deck has been added to many villas at those regimes. It would not be such a desired project if it did not add greatly to the utility of space and aesthetic appeal.

Furthermore, to ensure the design follows the character of the properties within the Treeloft/Sealoft districts, it does not exceed the exterior walls of the villa. And that extension of the deck does not bring it closer to other villas in the community, only within the setback from the property line of the Golf Course Tee Box. Hence, the only item impacted is the setback.

Finally, the nature of this project is in keeping with the initiative instituted by SIPOA/ARC, The Club, COVAR and the Town of Seabrook Island. This was most recently highlighted on page 1 of the April 2017 issue of THE SEABROOKER and summarized as follows in the final paragraph on page 5:

**“All Seabrook Island property owners will benefit when Island properties are maintained and/or upgraded to become more livable along with more current external and internal design and color.”**

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3. The following documents are submitted in support of this application:

**Descriptive letter of setback situation from Treeloft 802 Owner**

**Plat of Treeloft Villas June 30, 1978 (since this is a villa regime, there is no individual property plat)**

**Floor plan showing original deck and extended rear deck**

**Treeloft Villa satellite image with setbacks overlay**

**Letter of Support for granting Variance from Treeloft Villas Board**

**Original Deck & Extended Deck Photos**

**Plans for Extended Deck**

**Treeloft Regime & SIPOA ARC letters of approval**

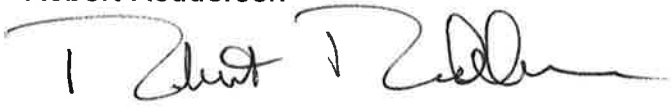
**Letter of Support from Treeloft Villa Owner(s)**

**THE SEABROOKER article “New Considerations at ARC and the Town of Seabrook” April 2017**

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\*\*[An accurate, legible plot plan showing property dimensions and location of all structures and improvements must be attached to a variance application]

Robert Reddersen



4/11/19

Cynthia Reddersen



4/11/19

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Signature of Applicant

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Date

## **802 Treeloft: Homeowner's Commentary**

In 1978, when the community of Treeloft Villas was designed and constructed, Seabrook Island was a development corporation, creating communities across the island without typical setback restraints of incorporated towns. This is certainly not surprising, since the builder was attempting to place as many units within the given acreage--and, without the zoning restrictions of a typical town as a concern, they could do much of what they pleased.

As you can see from the county plat for Treeloft Villas, drafted in June 1978, there was obviously no concern placed on traditional rules of setbacks. Proximity to property lines in many instances is barely a few feet. Virtually the entire community, 19 homes, would not fit in many town's standard for setbacks even at that time. No consideration or thought was given to the future.

Ten years later, in 1988, the town of Seabrook was incorporated. I cannot speak to the application of setbacks at that time, but we can all agree that Treeloft could not have been built. This is likely true for many of the communities on Seabrook built prior to incorporation.

Come forward 30 years. Seabrook faces an issue with property values. One of the primary drags on villa/condo values is the age of the properties. SIPOA has been and is in the process of encouraging owners of older properties to renovate/upgrade. In order to help owners improve and upgrade these properties, Regimes within SIPOA have been working to create sets of standards which can be applied to all properties within the regime, with the goal of uniformity, plus improving aesthetics, as well as upgrading. The eventual hope is that property values will rise.

Treeloft, Sealoft and Duneloft structures were built at a modular plant in Ohio. While interesting conceptually and for internal flow, they were not remotely constructed with any thought to future building standards and lifestyles, nor even basic safety. Refer to the attached document from the Treeloft Board with photographs of the original and extended rear decks for reference. The original deck was obviously a small and inexpensive design, one that I would almost be willing to say was low-end contractor grade merely to be able to advertise it had a deck. This "floating" rear deck design is one example of design issues with these villas. Since that time, "floating" decks have been banned across the country, due to their dangerous design.

To improve upon the existing design, Treeloft & Sealoft utilize the same pre-approved sets of plans for numerous villa improvement projects within the community. One set of plans is for an extended front (main entrance) deck and an extended rear deck off the master bedroom to replace that unsafe floating deck. The new rear master bedroom deck plan is intended to "complete the box" of the exterior walls of the family room and the master bedroom--not extending beyond those exterior walls. As originally built, the deck was suitable for perhaps two chairs and a small table--there was not enough room to open a table umbrella without hitting the firebox or hanging mostly over the side rail. That original rear deck was 49.17sf. The extended rear deck, utilizing this pre-approved plan, creates a much more usable area, of 91.2sf. For a relatively minor increase in depth and width, 2 feet each way toward the side walls, the utility increases greatly. Finally, consider the aesthetics, for which the photos tell the story. The original looks like an afterthought, while the extended deck flows much better out of the exterior walls of the villa and makes it look more "up to date."

Remember, in 1978 the properties were constructed with no concern toward the future--that these structures would age/need upgrades to compete with new construction and need to uphold property values. Due to the design of these villas, the ability to modernize the exterior is extremely limited. Aside from paint, the only options are rebuilding the stairs and expanding to regime/SIPOA pre-approved plans, the front stairs and front and rear decks. Otherwise, as owners, our hands are tied.

As a final note, let me add that the encroachment was unintentional, unknown (property line is unclear), minor in its effect to the surrounding properties as noted in the request for variance, and a reasonable plan to improve the exterior, within all the constraints.

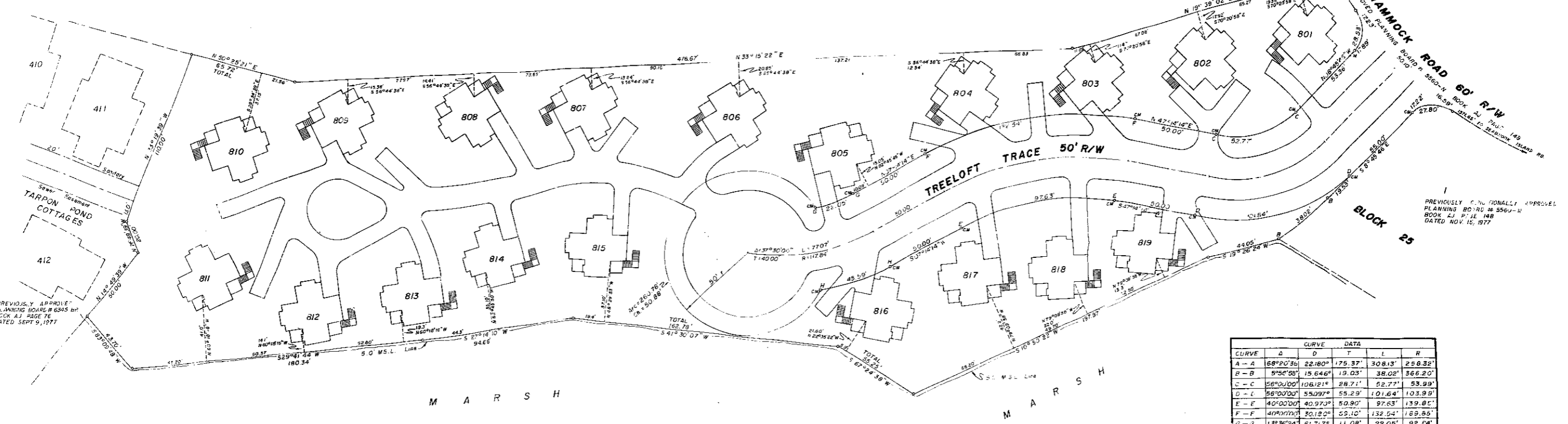
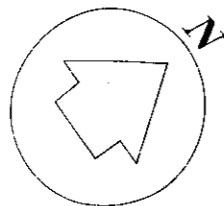
Given all of the above, how is a homeowner to accomplish reasonable external improvements to aging structures that pre-date the Town's incorporation? The options are extremely limited. With an Island wide initiative launched toward increasing property values by improving and upgrading properties, this deck project should be exactly what is desired. As noted in this month's (April 2017) SEABROOKER:

*...Regimes/Associations and Owners are partners in maintaining property values. The ARC has preapproved a number of improvement opportunities and will consider new requests to improve the external appearance of properties... All Seabrook Island property owners will benefit when Island properties are maintained and/or upgraded to become more livable...*

I look to your support for approval of this variance request to accomplish the goals as noted above.

Sincerely,  
Robert Reddersen

SEVENTH FAIRWAY GOLF COURSE NO. 1



PREVIOUSLY CONDITIONALLY APPROVED PLANNING BOARD # 5560-N BOOK AJ PAGE 148 DATED NOV. 15, 1977

CURVE	Δ	D	T	L	R
A - A	68°20'36"	22.180'	175.37'	308.13'	258.32'
R - B	5°56'56"	15.646'	19.03'	38.02'	366.20'
C - C	56°00'00"	106.121'	28.71'	52.77'	53.99'
D - E	56°00'00"	55.097'	55.29'	101.64'	103.99'
E - F	40°00'00"	40.970'	50.90'	97.63'	139.85'
F - F	40°00'00"	20.190'	59.10'	132.54'	189.85'
G - G	13°36'24"	61.717'	11.08'	22.05'	92.64'
H - H	18°17'12"	40.113'	22.99'	45.59'	142.84'

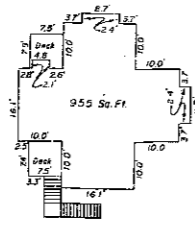
# TREELOFT VILLAS

SEABROOK ISLAND, CHARLESTON COUNTY, S.C.

PLAT OF LOTS 801-819

SCALE 1" = 30'

JUNE 30, 1978



TYPICAL UNIT SCALE 1" = 20'

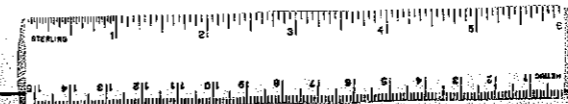
- NOTES:
1. ALL CORNERS MARKED WITH PIPES UNLESS SHOWN OTHERWISE.
  2. ALL CURVE MEASUREMENTS ARE ARC LENGTHS.
  3. OWNED BY SEABROOK ISLAND COMPANY.
  4. ACREAGE ± 2.253 A.
  5. ALL LOTS SHOWN HEREON ARE ABOVE ELEVATION 5.0' MEAN SEA LEVEL.
  6. EACH UNIT IS A TWO BEDROOM UNIT.
  7. 15 UNITS HAVE ONE PARKING SPACE (10' x 20') PROVIDED BENEATH BUILDING.
  8. LOT DIMENSIONS WILL FOLLOW DRIP LINE OF STRUCTURES.
  9. LAYOUT OF UNITS 808 & 816 ARE REVERSED.

Charleston, South Carolina  
 Office of Register Means Conveyance  
 Plat recorded this 30<sup>th</sup> day of July, 1978, at 3:25 o'clock in Plat Book # 30, and tracing cloth copy filed in File # 1. Drawer # 1. Folder # 1. Drawing No. 1. Original plat (of this print) delivered to Charleston Planning Board

APPROVED  
*Sam B. Graham*  
*H. Kojack*  
 JUN 19, 1978  
 # 6957-PA

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

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



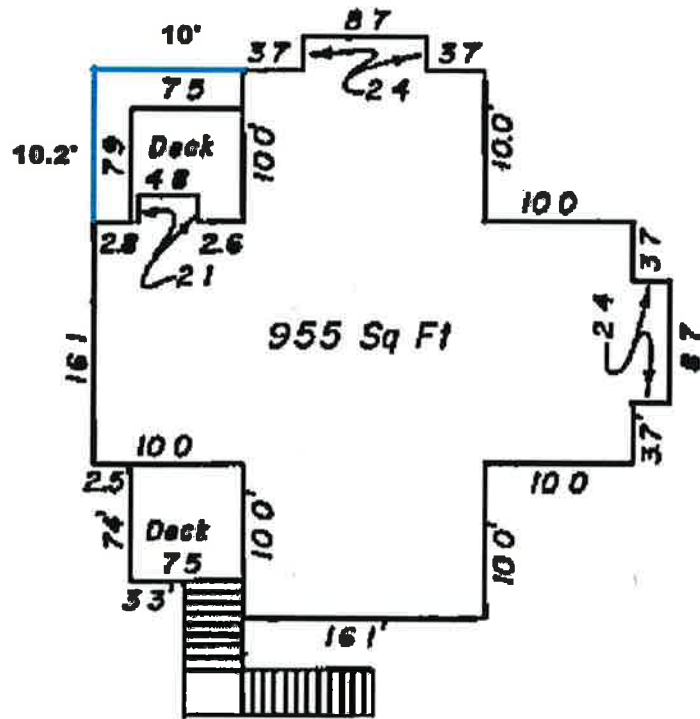
*E. M. Seabrook Jr.*  
 E. M. SEABROOK, JR.  
 CIVIL ENGINEER & LAND SURVEYOR  
 S.C. Reg. No. 1375

**TREELOFT FOOTPRINT**

**SHOWING ORIGINAL FLOATING DECK**

**AND**

**EXTENDED DECK IN BLUE**



**TYPICAL UNIT**  
**SCALE 1 20**

# Tree loft Villas Owners Association

## Board of Directors

Stephen Hildreth – *President*

Robert Newman – *Vice President*

Robert Fine – *Treasurer*

Mark Presterro – *Secretary*

Robert Reddersen – *At Large*

April 10, 2019

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

*RE: Variance Request from 802 Tree loft Trace*

To Whom It May Concern:

Please allow this letter to serve as formal notice that the Tree loft Villas Owners Association Board of Directors is in favor of a variance being granted by the Board of Zoning Appeals to the owner of 802 Tree loft Trace with regard to the construction of a deck extension pursuant to the specifications further described below.

In 2008, the Tree loft Board prepared a set of deck expansion plans to serve as a guide for all Tree loft owners and to ensure that deck improvements were uniform across all Tree loft properties. These plans were approved by the SIPOA Architectural Review Committee. There have been several owners in the Tree loft Association who have taken advantage of this standard upgrade. The extension does not extend further than the width of the actual villa itself; it only allows an owner to extend their deck roughly two feet to the edge of the villa. When the Tree loft Board adopted this standard, it was the intent that all owners would be allowed to make this modification should they wish to do so. In addition, the Board worked hard to choose plans for extending one's deck which were modest and in good taste with the overall appearance of the community. *See* attached photos of an original deck and one that has been extend per the Tree loft Standard, as well as the SIPOA ARC approved plans.

Recently, the Tree loft Board was provided with the attached map showing the "buildable area" highlighted in white. As you will see, at least eight (8) villas would not be allowed to extend their decks per the approved Tree loft standard due to setbacks. In principal, the Board would, in the future, be in favor of variances being granted by the Board of Zoning Appeals to all Tree loft homeowners currently impacted by setbacks to extend their decks pursuant to the deck extension plans referenced above.

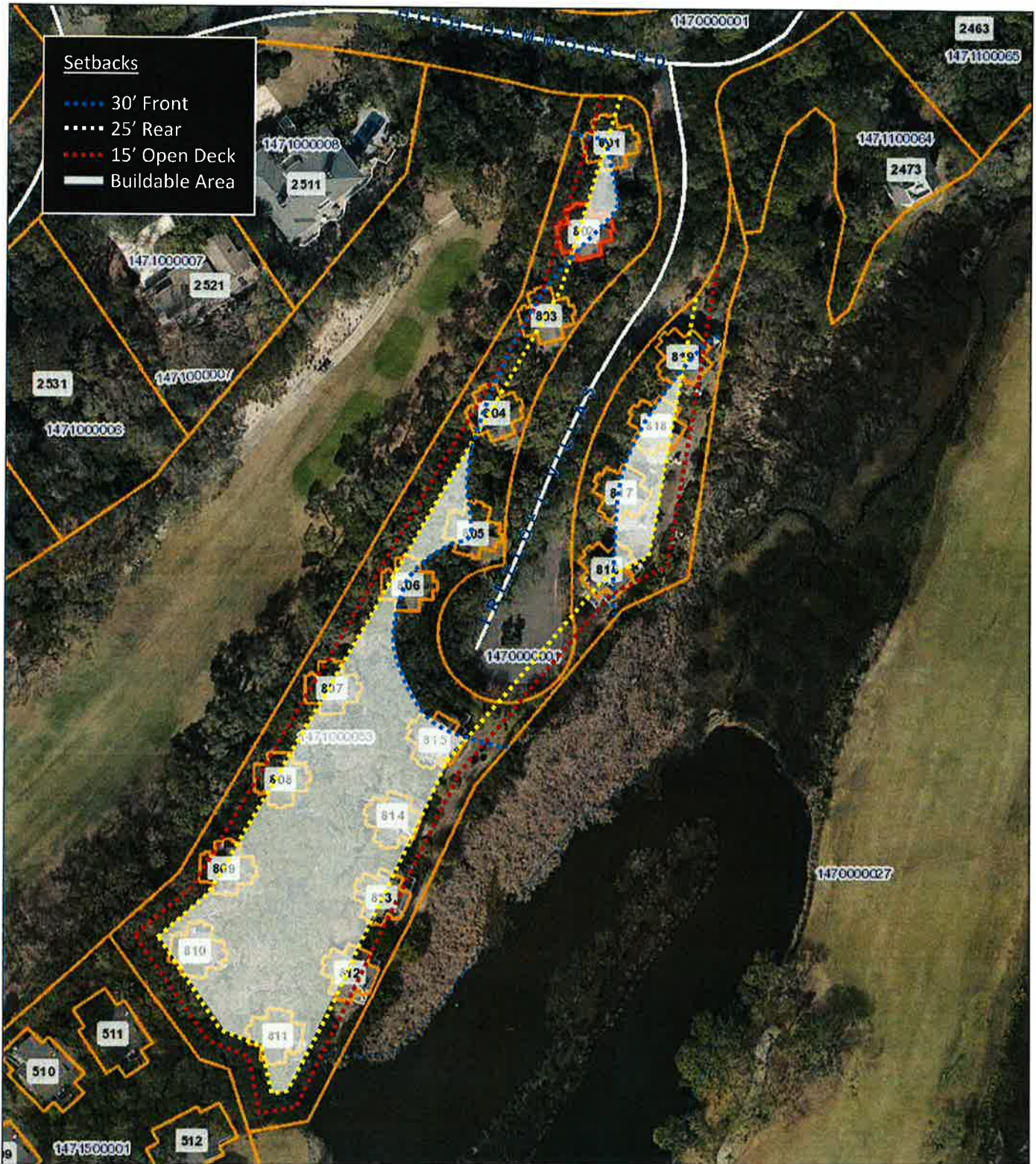
Please do not hesitate to contact me should you have any questions or need any further information.

Sincerely,

Stephen Hildreth  
Board President for Tree loft Villas O.A.

**3471 Betsy Kerrison Pkwy., Suite I, Johns Island, SC 29455 – 843.768.7185(0) –  
843.768.7186(f) [www.reliablehomesc.com](http://www.reliablehomesc.com)**

# TREELOFT VILLAS



Setback lines are approximate

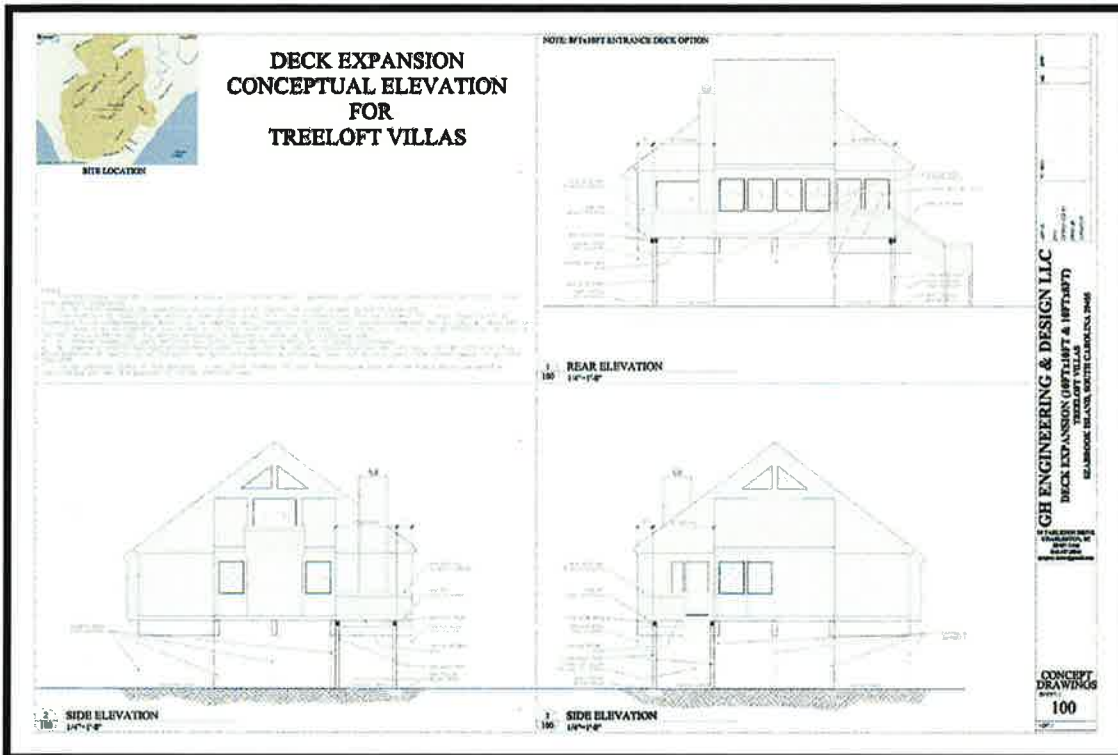


804-0  
04/03/2019



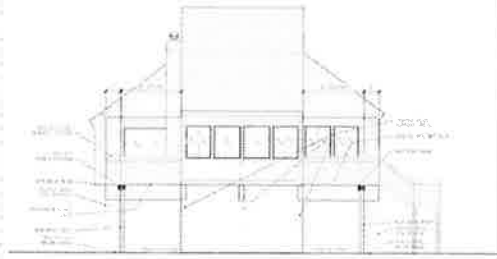
04/03/2019

# Attachment A Dwg. 100 (10X10 rear deck; 8X10 front deck)



# Dwg 101 (10X10 front deck with revised stairway)

NOTE: 10'7 1/2" DECK OPTION



1.1. REAR ELEVATION  
10'-0\"/>

CH ENGINEERING & DESIGN LLC  
10000 WILSON BLVD SUITE 200  
DALLAS, TEXAS 75243  
PH: 972.412.1234  
WWW.CHENGINEERING.COM

CONCEPT DRAWINGS  
101

# Tree loft Villas Owners Association

## Board of Directors

Stephen Hildreth – *President*

Robert Newman – *Vice President*

Robert Fine – *Treasurer*

Mark Prestero – *Secretary*

Robert Reddersen – *At Large*

March 26, 2019

Robert & Cynthia Reddersen  
5226 Olley Lane  
Burke, VA 22015

*RE: 802 Tree loft Trace*

Dear Mr. Reddersen:

The Tree loft Villas Board of Directors has approved Mike Dohoney's request to extend your deck per the current Tree loft standard. Please see attached the approved plans for this expansion.

This consent is subject to the approval of the Architectural Review Committee of Seabrook Island and The Town of Seabrook.

I am forwarding this letter to Architectural Review Board of Seabrook Island for their review. Please contact the ARC Administrator for approval information.

If I can be of any help with this process, please let me know.

Best Regards,



**Amber Neale, CMCA**  
Community Manager  
3714 Betsy Kerrison Parkway, Suite I  
Johns Island, SC 29455  
P: (843) 768-7185  
F: (843) 768-7186

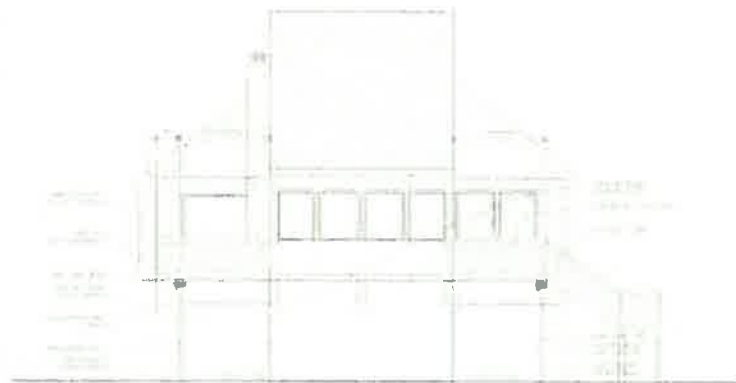
cc: Katrina Burrell- SIPOA  
Steve Hildreth- Tree loft Villas Board President



SITE LOCATION

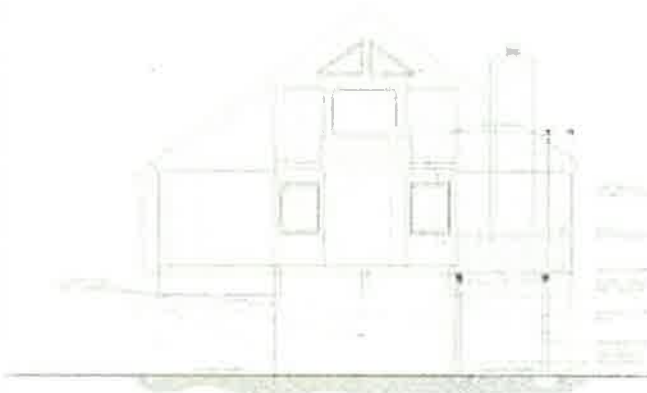
# DECK EXPANSION CONCEPTUAL ELEVATION FOR TREELOFT VILLAS

HOUSE WITH DECK EXPANSION CONCEPT

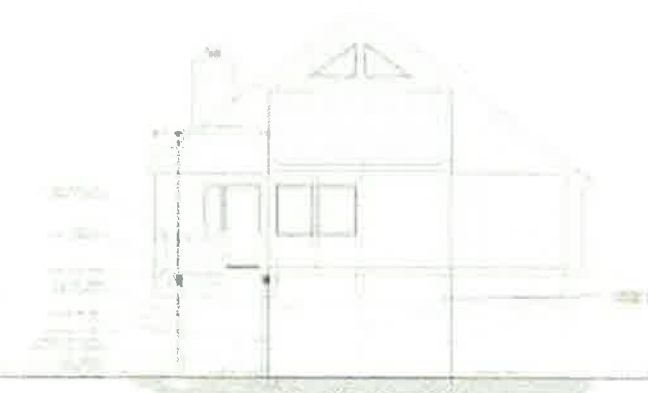


REAR ELEVATION  
14'-0" x 12'-0"

NOT TO SCALE  
CONCEPTUAL ELEVATION  
FOR TREELOFT VILLAS  
ARCHITECTURAL DESIGN  
DATE: 10/15/14  
DRAWN BY: [Name]



SIDE ELEVATION  
14'-0" x 12'-0"



SIDE ELEVATION  
14'-0" x 12'-0"

**GHI ENGINEERING & DESIGN LLC**  
DECK EXPANSION CONCEPT & ELEVATION  
TREELOFT VILLAS  
10000 WOODBROOK BLVD, SUITE 100, CHARLOTTE, NC 28226  
704.366.1111  
www.ghi-engineering.com


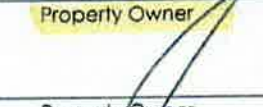

**Request for Exterior Alteration/Improvement Conditional Approval, page 2 of 2:**


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:** Mike Dohoney  
**Agent Address:** 1891 Andell Bluff Blvd., Suite A  
**Agent City/State:** Johns Island, SC  
**Agent Telephone#:** 843-768-3506 **Agent Email:** mhdohoney@aol.com

 3/19/19  
Property Owner Date  
 \_\_\_\_\_  
Property Owner Date  
 3/19/19  
Property Owner's Agent Date

**Fee Required:** \$ 0.00 **Fee Submitted:** \$ \_\_\_\_\_ **Date:** \_\_\_\_\_  
 Digitally signed by Katrina Burrell  
DN: cn=Katrina Burrell, o=SIPOA, ou=ARC,  
email=kburrell@sipoa.org, c=US  
Date: 2019.03.28 14:27:49 -0400 03/28/2019  
Approved by Architectural Review Administrator Date

**Conditions:** \*All work must specifically be completed in accordance with the deck extension plans attached to the Regime Approval.

In addition, all work must be completed in accordance with applicable Regime Standards, SIPOA Policies and Procedures, Town of Seabrook Island Ordinances, and Charleston County Codes and Ordinances, along with the requirements of any relating governing authority.

**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.

**SIPOA ARCHITECTURAL REVIEW COMMITTEE**

1202 Landfall Way  
Johns Island, SC 29455  
Tel. (843) 768-0061 Fax (843) 768-4317  
[www.sipoa.org](http://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: 3/19/19

Block: \_\_\_\_\_ Lot: \_\_\_\_\_ TMS #: \_\_\_\_\_

Property Address: 802 Treeloft Trace, Seabrook Island, SC 29455

Property Owner: Bob Reddersen Contractor: Mike Dohoney's Barrier Island Construction Specialists, Inc.

Address: 5526 Ollie Lane Address: 1891 Andell Bluff Blvd, Suite A  
Burke, VA 22015 Johns Island, SC 29455

Telephone #: 703-850-3982 Telephone #: 843-768-3506

Email: rreddersen@msn.com Email: mhdohoney@aol.com

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

- |   |   |
|---|---|
| <input checked="" 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 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 type="checkbox"/> Window Replacement (window details)          |
| <input type="checkbox"/> Porch Enclosure (window details)                   | <input checked="" type="checkbox"/> Other (describe below)            |

**Description:** EXPANSION  
Jack Extension (off Master Bedroom), two coats of paint and seal to match existing paint.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Estimated Cost of Project:** \$ 5,100.00

ORIGINAL FLOATING DECK:



EXTENDED DECK CONSTRUCTED TO TREELOFT REGIME/SIPOA PRE-APPROVED PLANS:



## Joe Cronin

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**From:** Caleb Elledge <celledge@discoverseabrook.com>  
**Sent:** Thursday, April 18, 2019 12:53 PM  
**To:** Joe Cronin  
**Cc:** mhdohoney@aol.com; Sean Hardwick  
**Subject:** Treeloft

Hello Joe,

Mike Dohoney met with Sean Hardwick and me last week regarding a deck he has or is putting on a home on Treeloft. I believe the issue is that it crosses or comes too close to the Club's property line. For what it is worth, Sean and I are fine with this and have no issues at all if the deck were to cross onto club property in this particular location. I meant to mention this to you at Town Hall last week at the emergency planning meeting, but it slipped my mind. Please let me know if you have any questions. Thanks!

Caleb Elledge, CCM  
General Manager/Chief Operating Officer



SEABROOK ISLAND  
CLUB

*Make It Uniquely Yours*

Seabrook Island, South Carolina  
[www.discoverseabrook.com](http://www.discoverseabrook.com)

# NEW CONSIDERATIONS AT ARC AND THE TOWN OF SEABROOK

Will help facilitate improvements and maintenance to villas and single family homes

THE SEABROOKER, APRIL 2019, P.1 & 5

A frequent topic of discussion on Seabrook Island is our Property Values. SIPOA continues to identify opportunities to improve our infrastructure, maintenance of buildings owned by SIPOA and our environment to maintain our property values. The real estate market also impacts our property values. Being a coastal community, the environment and weather impacts (1) the frequency of external maintenance and (2) upgrades and replacement of utilities such as HVAC systems and tankless water heaters.

Regimes/Associations and Owners are partners in maintaining property values. The ARC has preapproved a number of improvement opportunities and will consider new requests to improve the external appearance of properties. Villa owners should work closely with their Regime/Association Boards to receive details on services provided and also when submitting requests to the ARC and Town for improvements outside the approved "Standards" for that Regime/Association. Regime/Association approved "Standards" may reduce SIPOA/ARC fees and will streamline the process.

The SIPOA ARC Administrator and the ARC Engineering Assistant with Landscaping and Horticulture background are available advisory resources. There are also retired professionals on the island that would be available to assist with brainstorming ideas if desired. COVAR Vice President Alison Standard has been assembling data on capital improvements planned by some Regimes/Associations. The goal is to share information and provide advice on various improvements being planned.

Coordination of improvements or maintenance provides an opportunity for cost reductions if the contractor is completing the projects around the same time and will provide a discounted price. Please contact Alison at email [alison843@gmail.com](mailto:alison843@gmail.com) if you have any projects planned for this year or next year. In 2017, SIPOA established a Housing sub-committee to identify opportunities to facilitate upgrades of properties by Owners or Regimes/Associations. The sub-committee included representatives from SIPOA/ARC, The Club, Town of Seabrook Island and COVAR. A very useful source of information was local real estate sales persons. They provided suggestions for property improvements based upon (1) comments received from potential buyers, and (2) actions they recommend be taken when listing a property. Some of the results from the sub-committee's work were:

- The Town has changed the process for upgrade approvals to streamline while adhering to code. No major changes to the design, colors or materials may bypass architectural review by the Planning Commission. Condo and villa owners using a "standard" plan for repairs and upgrades (such as closing in a porch/sunroom or replacing a deck) may also be able to bypass the Planning Commission's architectural review. However, even if architectural review by the Planning Commission is not required, all work must comply with the town's zoning requirements and will require review and approval from the town. In many instances, a building permit from Charleston County will also be required. (The county won't issue a building permit unless and until the town has given zoning approval.) In addition, all contractors must have a valid business license from the town.
- The approval sequence for upgrades is: Regime/Association approval, ARC staff approval, Town approval and a County building permit.
- While the Seabrook Island Club has no jurisdiction over construction approvals, The Club may offer a dues reduction to help reduce owner expense during construction when the property is not habitable.
- SIPOA/ARC is open to reviewing new ideas and will try to facilitate where possible. Owners who are (1) considering the sale of their property, (2) seeking to maintain or increase their property's value or (3) own a rental unit in the very competitive Seabrook rental market, need to maintain both the external and internal appearance of their property.

Owners should consider external improvements that are not included in their Regime/Association assessments noted below. Some items to consider internally is:

- Removal of remaining popcorn ceilings
- Light up the interior as much as possible if windows, solar tubes or skylights are not sufficient
- Fresh neutral paint on the interior
- Added property value when the kitchen and bathrooms have been upgraded The external appearance of your property or neighborhood is key to its value. Many Regimes/Associations provide the following external services:
- Landscaping and trimming trees; revitalize it with native plants but not an invasive plant and in some cases, salt resistant plants (Appendix G of the SIPOA Policies and Procedures provides the current approved list of plants)
- External painting; ARC has approved a new color standard to brighten up your property and neighborhood; if desired a Sherwin Williams Color Consultant will assist with creating a new color pallet for your neighborhood. Contact your local Sherwin Williams store to schedule this service. New colors recommended by the Color Consultant will require ARC approval prior to implementing.
- Paving parking lots and/or driveways
- Maintaining external lighting; add up lighting or down lighting into oaks and palms; ARC Staff review and approval are required
- Roofing repairs and replacement
- External repairs If your Regime/Association does not currently include these services, you could discuss additional services with your Board that may involve a small increase in your assessment.

**Other ways to maintain property values are:**

- Power washing extends the life of the paint and brightens paint
- Cleaning debris from roofs that will extend the life
- Maintaining irrigation systems
- Replacing house numbers with newer styles (i.e.; Alligator Digital Maker Studios provides address plaques painted with reflective white paint with crystals for increased reflectivity (Steven Haggerty 843-806-7168) Many Regimes/Associations have new standards.
- Maintain or replace signage
- Paint or replace mail boxes and stands

**Larger capital projects to be considered are:**

- Parking lot striping and sealing
- Cleaning, relining or replacing storm drains on property not owned by SIPOA
- Replacement of exterior siding or finish; ARC has and will work with Regimes/Associations and their Contractors on alternative materials.
- Light Reflective Value (LRV) measures the % of light a paint reflects; when selecting new colors to present to the ARC always review in sunlight for external colors.
- Replacement of decks and stairs
- Major Architectural improvements to upgrade/renew the property After 40+ years from the initial construction of most of the "Villas" on Seabrook Island, the International Architectural Practices have evolved.

The Best Values for Design Impact are:

- Color – well thought out and appropriate to their context
- Landscaping
- Lighting If not already considered or completed, it could be of great values for Regimes/Associations to take a fresh holistic look at the visual impression it presents. In addition to areas noted above, all exterior lighting including light fixtures, signage, handrail design, siding conditions and material, roofing condition and window/door trim should be evaluated for possible upgrades. Do the villas, cottages and single homes look visually attractive with the current preferences and respectful within the Seabrook Island environment?

All Seabrook Island property owners will benefit when Island properties are maintained and/or upgraded to become more livable along with more current external and internal design and color. Landscaping and tree maintenance are key not only to property values but trimmed trees or native/salt resistant plants can survive our harsh weather and storms. ▲

*Debra Lehman*  
*COVAR President*