TOWN OF SEABROOK ISLAND
Board of Zoning Appeals Meeting
June 5, 2020 – 2:30 PM

Virtual Meeting (Zoom)
Watch Live Stream (YouTube)

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Board of Zoning Appeals Meeting: May 18, 2020  [Pages 3–4]

PUBLIC HEARING ITEMS

Individuals who wish to submit a public comment on the variance requests may do so in writing by 12:00 pm on Thursday, June 4, 2020, using one of the following options:

- ONLINE: www.townofseabrookisland.org
- EMAIL: jcronin@townofseabrookisland.org
- MAIL: Town of Seabrook Island, 2001 Seabrook Island Road, Seabrook Island, SC 29455

1. **Variance # 163**  [Pages 5–109]

   **APPLICANT:** James Luce (Owner) and Daniel Kim (Applicant)
   **ADDRESS:** 3713 Bonita Court
   **TAX MAP NUMBER:** 147-14-00-015
   **ZONING DISTRICT:** SR Single-Family Residential
   **PURPOSE:** To allow a proposed second-floor deck to encroach approximately 4 feet into the required 30-foot front yard setback

2. **Variance # 164**  [Pages 110–198]

   **APPLICANT:** Andrew and Susan Hodge (Owners) and Michael Karamus (Applicant)
   **ADDRESS:** 2710 Old Oak Walk
   **TAX MAP NUMBER:** 147-06-00-058
   **ZONING DISTRICT:** SR Single-Family Residential
   **PURPOSE:** To allow a proposed screened porch to encroach approximately 2.2 feet into the required 25-foot rear yard setback
3. **Variance # 165**

**APPLICANT:** Robert M. and Lynn A. Miner (Owners)

**ADDRESS:** 2385 The Haul Over

**TAX MAP NUMBER:** 147-03-00-020

**ZONING DISTRICT:** SR Single-Family Residential

**PURPOSE:** To allow a proposed screened porch to encroach approximately 12 feet into the required 25-foot rear yard setback

**ITEMS FOR INFORMATION / DISCUSSION**

*There are no Items for Information / Discussion*

**ADJOURN**
MINUTES

Present:     Walter Sewell (Chair), Ava Kleinman, Bob Leggett, John Fox, Janet Gorski, Joe Cronin (Zoning Administrator)

Absent:     None

Guests:      Katrina Burrell (SIPOA), Kevin Whalley (Architecture Plus LLC), Andrew Hodge (Property Owner), Michael Karamus (Michael E. Karamus Architect LLC), R Matt

Chairman Sewell called the meeting of the Board of Zoning Appeals to order at 2:43 PM. Zoning Administrator Cronin confirmed that the requirements of the Freedom of Information Act were fulfilled, and the meeting was properly posted.

Chairman Sewell then welcomed Ms. Janet Gorski to the Board of Zoning Appeals. Ms. Gorski was appointed by council to fill the remainder of an unexpired term following Dick Finkelstein’s recent resignation from the board.

ELECTION OF CHAIR & VICE CHAIR FOR 2020

Chairman Sewell opened the floor for nominations for the position of chair. Mr. Fox nominated Walter Sewell to serve as chair for 2020. Ms. Gorski seconded the nomination. There being no further nominations, Chairman Sewell called for a vote on the nomination. The motion to elect Mr. Sewell as chair was APPROVED by a vote of 5-0.

Chairman Sewell then opened the floor for nominations for the position of vice chair. Chairman Sewell nominated Ava Kleinman to serve as vice chair for 2020. Mr. Fox seconded the nomination. There being no further nominations, Chairman Sewell called for a vote on the nomination. The motion to elect Ms. Kleinman as vice chair was APPROVED by a vote of 5-0.

APPOINTMENT OF SECRETARY FOR 2019

Chairman Sewell nominated Zoning Administrator Cronin to serve as Secretary to the Board for 2020. Mr. Fox seconded the nomination. There being no further nominations, Chairman Sewell called for a vote on the nomination. The motion to appoint Zoning Administrator Cronin as secretary was APPROVED by a vote of 5-0.
APPROVAL OF MINUTES

1. **Board of Zoning Appeals Meeting: August 15, 2019**: Mr. Fox made a motion to approve the minutes from the August 15, 2019, meeting as submitted. Ms. Kleinman seconded the motion. The motion was **APPROVED** by a vote of 4-0. Ms. Gorski abstained from voting due to her not being a member of the board during the meeting on August 15, 2019.

PENDING VARIANCE REQUESTS

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

- **Variance #163**: 3713 Bonita Court (To allow a proposed second-floor deck to encroach approximately 4 feet into the required 30-foot front yard setback)
- **Variance #164**: 2710 Old Oak Walk (To allow a proposed screened porch to encroach approximately 2.2 feet into the required 25-foot rear yard setback)
- **Variance #164**: 2385 The Haul Over (To allow a proposed screened porch to encroach approximately 12 feet into the required 25-foot rear yard setback)

Zoning Administrator Cronin noted that the public hearing for each of these variances would be held “virtually” due to the ongoing COVID-19 pandemic. He stated that all public comments should be provided in writing in advance of the meeting via one of the following options:

- **ONLINE**: www.townofseabrookisland.org
- **EMAIL**: jcronin@townofseabrookisland.org
- **MAIL**: Town of Seabrook Island, 2001 Seabrook Island Road, Seabrook Island, SC 29455

Zoning Administrator Cronin added that all comments would be read into the public record during the hearing on June 5th.

ITEMS FOR INFORMATION / DISCUSSION

There were no Items for Information / Discussion.

Chairman Sewell noted that the next meeting was scheduled for Friday, June 5, 2020, at 2:30 PM.

There being no further business, Ms. Kleinman made a motion to adjourn the meeting. Ms. Gorski seconded the motion. The motion to adjourn the meeting was **APPROVED** by a vote of 5-0 and the meeting was adjourned at 3:27 PM.

Minutes Approved:  
Joseph M. Cronin  
Zoning Administrator
TO: Town of Seabrook Island Board of Zoning Appeals Members
FROM: Joseph M. Cronin, Town Administrator/Zoning Administrator
SUBJECT: Variance Application # 163 – 3713 Bonita Court
MEETING DATE: June 5, 2020

Variance Application #163

| Applicants: | James Luce (Owner)  
|            | Daniel Kim (Applicant)  
| Location:  | 3713 Bonita Court  
| Tax Map Number: | 147-14-00-015  
| Zoning District: | SR Single-Family Residential  
| Purpose: | To allow a proposed second-floor deck to encroach approximately 4 feet into the required 30-foot front yard setback  

Overview

The Town has received a variance application from James Luce, the owner of Charleston County Tax Map # 147-14-00-015, as well as his designated agent, Daniel Kim of Architecture Plus LLC (collectively, the “Applicants). The Applicants are requesting a reduction in the 30-foot front yard setback requirement to allow for construction of a second-floor deck along the secondary street frontage at 3713 Bonita Court (Block 16, Lot 32).

According to Charleston County tax records, the existing home was constructed in 1982. Because the town was not incorporated until 1987, the property would have been developed under Charleston County’s zoning requirements. Mr. Luce purchased the property in January of 2020.

The proposed second-floor deck will project 8 feet from the outer wall of the existing home and will have a total length of 14 feet. At its closest point, the deck will be approximately 26 feet from the property line/street right-of-way, and approximately 38 feet from the edge of pavement. As a corner lot, the DSO requires a 30-foot front yard setback from both street rights-of-way.

Code References

a. § 7.60.10.10. Corner Lots. Where a lot abuts two intersecting streets (corner lot) both front setbacks shall be observed. In applying these measurements to a corner lot, the lot shall be deemed to have two (2) front yards and two (2) side yards.

b. § 7.60.20.10. Minimum Front Yard Setback. Thirty (30) feet.
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 30-foot front yard setback from the primary street frontage. Along the secondary street frontage, a portion of the existing structure encroaches up to 7.9 feet into the 30-foot setback and, therefore, would be considered non-conforming. (The proposed deck will be located on the same side of the home as the existing non-conformity but will encroach only 4 feet into the same setback.) Portions of a concrete walkway and brick border encroach into the 12.5-foot side yard setbacks, and part of the driveway encroaches into the required 3-foot driveway setback along the side property line. Given that the home was built prior to the town’s incorporation, all existing non-conformities would be considered “grandfathered.”

In order to allow for construction of the second floor deck along the secondary street frontage, the Applicants are requesting the following variance from the requirements of the DSO:

<table>
<thead>
<tr>
<th>TYPE</th>
<th>REQUIRED PER DSO</th>
<th>VARIANCE (REQUESTED)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard Setback (Corner Lot)</td>
<td>30 feet (§ 7.60.20.10)</td>
<td>Reduce the front yard setback along the secondary street frontage from 30 feet to approximately 26 feet (4-foot encroachment)</td>
</tr>
</tbody>
</table>

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

a) The existing home was constructed prior to the town’s incorporation;

b) The conditions applicable to this home appear to be unique;

c) The existing home already encroaches into the front yard setback along this side, and the proposed encroachment (4 feet) is less than the existing encroachment (7.9 feet); and

d) The granting of the Variance will not be detrimental to adjacent properties or the public good because many of the adjacent properties have similar design features on the second floor to maximize ocean views and the proposed improvements will be consistent with the overall character of the neighborhood.

Staff Comments

As a matter of practice, the town’s Zoning Administrator does not typically provide a recommendation in favor of – or in opposition to – a variance application. In our opinion, these requests are best left to the Board of Zoning Appeals following a thorough review of the relevant facts, including the receipt of testimony from interested parties during the required public hearing.
In granting a variance, state law permits the Board of Zoning Appeals to attach such conditions as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.

Should the Board vote to approve the variance request, staff would recommend in favor of attaching the following conditions:

- The approved variance shall apply to the building layout as shown on the site-specific plan prepared by the Applicants and reviewed by the Board on June 5, 2020. 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 June 5, 2022 (two years from the date of approval) if the Applicants fail to obtain a building permit 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.
The following supplemental items have been attached for review:

### Application & Property Information

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<tr>
<th></th>
<th>Description</th>
<th>Page Range</th>
</tr>
</thead>
<tbody>
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<td>Variance Application</td>
<td>p. 10-13</td>
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<tr>
<td>2</td>
<td>Survey (Existing Conditions)</td>
<td>p. 14-15</td>
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<tr>
<td>3</td>
<td>Site Plan &amp; Building Drawings</td>
<td>p. 16-23</td>
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<td>4</td>
<td>Subdivision Plat (1975)</td>
<td>p. 24-25</td>
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<td>5</td>
<td>Property Photos</td>
<td>p. 26-28</td>
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<td>FEMA Base Flood Elevations (Current &amp; Preliminary)</td>
<td>p. 34-35</td>
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<tr>
<td>9</td>
<td>Title to Real Estate</td>
<td>p. 36-41</td>
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<td>Property Information Card</td>
<td>p. 42-46</td>
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<td>11</td>
<td>Public Hearing Notice – Letter to Neighboring Property Owners</td>
<td>p. 47-48</td>
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<tr>
<td>12</td>
<td>Public Hearing Notice – List of Neighboring Property Owners</td>
<td>p. 49-50</td>
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<tr>
<td>13</td>
<td>Public Hearing Notice – U.S.P.S. Certified Mail Receipts</td>
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<tr>
<td>14</td>
<td>Public Hearing Notice – Post and Courier Legal Ad</td>
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<tr>
<td>15</td>
<td>Public Hearing Notice – Property Posting</td>
<td>p. 55-56</td>
</tr>
</tbody>
</table>

### Other Information

<table>
<thead>
<tr>
<th></th>
<th>Neighboring Properties:</th>
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<tbody>
<tr>
<td>16</td>
<td>a) Block 16 Lot 30 – 3707 Bonita Court (1980)</td>
</tr>
<tr>
<td>16</td>
<td>c) Block 16 Lot 33 – 3715 Bonita Court (1976)</td>
</tr>
<tr>
<td>16</td>
<td>d) Block 16 Lot 34 – 3723 Bonita Court (2001)</td>
</tr>
<tr>
<td>16</td>
<td>e) Block 16 Lot 37 – 3714 Bonita Court (1995)</td>
</tr>
<tr>
<td>16</td>
<td>f) Block 16 Lot 39 – 3706 Bonita Court (1976)</td>
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### Written Correspondence Regarding the Proposed Variance Request

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Page Range</th>
</tr>
</thead>
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<td>17</td>
<td>Letter from Katrina Burrell, SIPOA (May 4, 2020)</td>
<td>p. 92-93</td>
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<tr>
<td>18</td>
<td>Letter from MJ Collins (May 15, 2020)</td>
<td>p. 94-95</td>
</tr>
<tr>
<td>19</td>
<td>Letter from Joseph Penny (May 15, 2020)</td>
<td>p. 96-97</td>
</tr>
<tr>
<td>20</td>
<td>Letter from Tara Penny (May 15, 2020)</td>
<td>p. 98-99</td>
</tr>
<tr>
<td>21</td>
<td>Letter from Joanna Farrell (May 15, 2020)</td>
<td>p. 100-101</td>
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<tr>
<td>22</td>
<td>Letter from Marianna Price (May 15, 2020)</td>
<td>p. 102-103</td>
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<td>23</td>
<td>Letter from Jane Erb (May 17, 2020)</td>
<td>p. 104-105</td>
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<tr>
<td>24</td>
<td>Letter from William and Elizabeth Sansom (March 20, 2020)</td>
<td>p. 106-107</td>
</tr>
</tbody>
</table>
Variance Application
## 1. PROPERTY INFORMATION

<table>
<thead>
<tr>
<th>Address</th>
<th>Zip Code</th>
<th>Lot Number</th>
<th>Owner ID</th>
</tr>
</thead>
<tbody>
<tr>
<td>3713 Bonita Court Seabrook Island, SC 29455</td>
<td>29445</td>
<td>16</td>
<td>AE0132</td>
</tr>
</tbody>
</table>

## 2. APPLICANT(S)

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Daniel Kim</td>
<td>1044 E Montague Avenue, Suite 201 North Charleston, SC 29405</td>
<td>843 718 3416</td>
<td><a href="mailto:danielk@architectureplusllc.com">danielk@architectureplusllc.com</a></td>
</tr>
</tbody>
</table>

**Designation of Agent (Required if the Applicant(s) is/are NOT a Property Owner):**

*Mr. James Luce, 3713 Bonita Court Seabrook Island, SC 29455, 410 200 6613, jameswluce@gmail.com*

**Architect:** Daniel Kim

## 3. PROPERTY OWNER(S)

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>James Luce</td>
<td>3713 Bonita Court Seabrook Island, SC 29455</td>
<td>410 200 6613</td>
<td><a href="mailto:jameswluce@gmail.com">jameswluce@gmail.com</a></td>
</tr>
</tbody>
</table>

**Designation of Agent (Required if the Applicant(s) is/are NOT a Property Owner):**

*Mr. James Luce, 3713 Bonita Court Seabrook Island, SC 29455, 410 200 6613, jameswluce@gmail.com*

**Architect:** Daniel Kim

## 4. CERTIFICATION

*Signatures*

**Date:** 03/05/2020

**Architect:** Daniel Kim

**Project Manager:** James Luce
5. VARIANCE REQUEST

The owner would like to add an outdoor deck at the second floor (see architectural drawings). The footprint of the deck would currently extend beyond the existing setback line.

Following requirement(s) of the town’s DSO:

- 7.60.10.20

Corner Lots: Where a lot abuts two intersecting streets (corner lot) both front setbacks shall be observed. In applying these measurements to a corner lot, the lot shall be deemed to have two (2) front yards and two (2) side yards.

Application of the zoning requirements of the town’s DSO will result in unnecessary hardship, and the following conditions appear to be unique based on the information that we have reviewed.

- Existing home falls under Non-Conforming Use given that the footprint of the house falls beyond the required setback along the Sun Room/Outdoor Deck area. The home was constructed prior to the application/enforcement of the current setbacks.

These conditions appear to be unique based on the information that we have reviewed.

The current zoning and setback requirements conflict with the proposed location of the proposed deck. The architect believes that the current sunroom/outdoor deck have established a precedent of the previous setback as built. Therefore, the proposed deck falls well within the boundaries of the assumed as-built setback, and should be approved.

Many of the adjacent properties have implemented a similar design gesture - having outdoor porches off of the second floor along the face of the building that faces the ocean to maximize views. The architect feels that the proposed addition is in line with the existing gestures/context of neighboring buildings and would not detract from the overall character of the neighborhood.
6. APPLICATION MATERIALS

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

- **Completed & Signed Variance Application Form (Paper Required; PDF Optional)**
  - Please submit one completed paper application. All signatures must be original.
- **$150.00 Application Fee**
  - The application fee may be paid by cash or check only.
- **As-Built Survey / Survey of Existing Conditions (Paper Required; PDF Optional)**
  - All applications must be accompanied by an as-built survey which accurately illustrates the existing conditions on the property, including setback measurements for all structures.
- **Proposed Site Plan (Paper & PDF Required)**
  - Required for all new structures and/or exterior modifications which will change the footprint of one or more existing structures.
  - For lots abutting a marsh or beachfront jurisdictional line, the location of the critical line must be certified by OCRM within the previous five (5) years.
- **Scaled Architectural Drawings: (Paper & PDF Required)**
  - Required for all new structures and/or exterior modifications to existing structures.
  - Architectural drawings must show, at a minimum:
    - A detailed floor plan or plan view; and
    - Front, side and rear elevations, as appropriate.
- **Letter of Approval from Property Owners Association and/or Regime: (Paper Required; PDF Optional)**
  - Required for all properties which are subject to private restrictions and/or covenants.
  - If approval is pending, please attach a Letter of Acknowledgement from the POA and/or Regime.
- **Letters of support, petitions, photographs, and any other documentation which an Applicant feels may support his or her request may be attached but are not required. (Paper & Digital Files Optional)**

CRITERIA FOR REVIEW

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

(a) there are extraordinary and exceptional conditions pertaining to the particular piece of property;

(b) these conditions do not generally apply to other property in the vicinity;

(c) because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and

(d) the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

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

In granting a variance, the board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.
ATTACHMENT #2

Survey (Existing Conditions)
REFERENCE:
PLAT BY: E.M. SEABROOK
DATED: JANUARY 2, 1975
BOOK: AE PAGE: 082
RMC CHAS. CO.
TAX MAP No. 147-14-00-015
No. 6703 BONITA COURT

REQUESTED BY: MU COLLINS
NOTES:
BEARING SHOWN ARE BASED ON SOUTH CAROLINA STATE
PLANE COORDINATE SYSTEM, NAD 83.
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 VARIAANCES RESPECTING SETBACKS.
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 VE (EL
1'4") AS PER FEMA FLOOD MAPS.

COMMUNITY No. 450234
DATED: NOVEMBER 17, 2004

* SETBACKS SHOULD BE VERIFIED PRIOR TO DESIGN
OR CONSTRUCTION BY CONTROLLING AUTHORITY.

SURVEYOR’S CERTIFICATION

I hereby state that to the best of my knowledge, information, and belief, the survey shown heron
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 25483

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 HERON. THIS PLAT
REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.

DATE: JANUARY 8, 2020 SCALE: 1” = 30’
ATTACHMENT #3

Site Plan & Building Drawings
LETTER OF INTENT

March 5, 2020

To Whom it may concern,

The contents of this letter of intent are for the property of 3713 Bonita Court and the proposed deck. The client and design team are seeking approval of the proposed deck design. We have been advised that a variance is required as the current site setback illustrates the proposed deck is encroaching into the setback limits.

Architecture Plus LLC is submitting the attached drawings for two purposes:

1. A submittal made to the Seabrook POA for the ARC review of the proposed design from an aesthetic standpoint only. Once reviewed and approved, the ARC would provide a Letter of Approval.

2. Submit an Application for Variance to the Town of Seabrook Board of Zoning Appeals, and subsequently include the ARC approval.

The design team believes that the proposed deck would be in accordance with design gestures of neighboring residences – many of which have second level decks that aim to provide the tenants with an optimum view of the beach/ocean. The proposed location of the deck would allow the homeowners the same desired view from their master suite. The proposed deck design does not extend past the current sunroom, which is non-conforming to the current required setbacks (refer to architectural site plan AS-1.0).

Sincerely,

Daniel Kim
Associate
Architecture Plus
May 28, 2020

To the Seabrook Island BZA:

The proposed deck has now been engineered and we are coordinating the pier sizes and their locations, with the structural engineer. During the initial BZA presentation the request was made for more specific dimensions on the site. We are providing those at this time.

The ground level piers have been reduced in their overall size substantially and will now occupy a smaller footprint, thereby reducing the encroachment by about 45% from the initial drawing exhibit submitted to the BZA.

The piers will now encroach as shown on the site plan A-1.0. The encroachment is 14.25 SF in total for the two piers. They are about 25.6’ to 26.4’ from the property line.

The deck above will be approximately 4’ over the imaginary setback line and will require approximately 65 SF of encroachment as shown.

The aesthetics of the proposed deck are an important consideration and great care has been taken to coordinate the structure as well to provide an attractive aesthetic “cone of vision” from inside the residence as well as from the street view of the residence.

We have heard from the Seabrook Island POA ARC and some adjacent neighbors; indicating their support of our request. We respectfully request the BZA consider this request and grant us the specific relief noted.

Thank you.

Kevin Whalley AIA,NCARB,ARA
Architecture Plus
Clarifications: Rear piers to be independent pier with reduced foundation encroachment.
Clarification:
Coordinate pier/column locations as shown to reduce visual impact from inside the home.
GENERAL NOTE:
DETERMINE SECOND FLOOR FRAMING DEPTH AND ENSURE 1-1/2" DROP TO NEW DECK.

PROPOSED 3 LEAF SLIDING GLASS DOOR TO REPLACE EXTL. WINDOWS

8'-0"

3'-9 3/4"
3'-9 3/4"

1'-0"
1'-0"

2x6 RAL CAP
CABLE RAIL

PAINTED FASCIA TO MATCH EXTL. TRIM

2x10 P.T. DECK FRAMING,
STAIN FINISH-SEE STRUCTURAL

P.T. RIM JOIST,
SEE STRUCTURAL

PROPOSED DECK SECTION (CONCEPT)

CONTINUOUS CONCRETE FOOTING-TO INTO EXISTING
CORD. HEIGHT WITH EXIST. GRADES-SEE STRUCTURAL

DECK BEAM, SEE STRUCTURAL

CMU PIER CLAD IN STUCCO TO MATCH EXTL. HOUSE

12"X12" PAINTED P.T. WOOD COLUMNS,
SEE STRUCTURAL

WOOD TRIM PAINTED TO MATCH EXTL. HOUSE

OAK PIER CLAD IN STUCCO TO MATCH EXTL. HOUSE

Clarification: Push foundation back as shown. Piers are to be independent on a continuous footing. Reduce foundation encroachment as shown.
ATTACHMENT #4

Subdivision Plat (1975)
ATTACHMENT #5

Property Photos
Zoning Map
Aerial Images
3713 Bonita Court

Parcel ID: 1471400015
OWNER1: LUCE JAMES W
undefined: 0.00
PLAT BOOK PAGE: AE-82
DEED BOOK PAGE: 0852-533
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.
ATTACHMENT #8

FEMA Base Flood Elevations
(Current & Preliminary)
FEMA Base Flood Elevation (Current)
VE-14

FEMA Base Flood Elevation (Preliminary)
AE-10
ATTACHMENT #9

Title to Real Estate
KNOW ALL MEN BY THESE PRESENTS, that Loretta J. Muenow ("Grantor"), in the State aforesaid, for and in consideration of the sum of ONE MILLION FOUR HUNDRED TWENTY FIVE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($1,425,000.00), to me in hand paid at and before the sealing of these Presents by James W. Luce, in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said James W. Luce, the following described property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE FOR LEGAL DESCRIPTION.

TMS Number: 147-14-00-015

Address of Grantee(s): 3713 BONITA CT
SEABROOK ISLAND, SC 29455

This is the same property conveyed to Grantor by deed from Thomas E. Carpenter, III and Emily B. Carpenter, dated September 15, 1979 and recorded October 5, 1979 in Book O120, page 103, Charleston County Recording Office.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said James W. Luce, his heirs and assigns, forever.

AND subject to the exceptions set forth above, Grantor does hereby bind myself and my heirs, executors, and administrators, to warrant and forever defend, all and singular, the premises before mentioned unto the said James W. Luce, his heirs and assigns, against me and my heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.
WITNESS my hand and seal this 2 day of January, in the year of our Lord Two Thousand Twenty and in the Two Hundred and forty-fifth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]
Witness #1

[Signature]
Witness #2

STATE OF SC )
COUNTY OF Charleston )

The foregoing instrument was acknowledged before me by Loretta J. Muenow, this 2nd day of January, 2020.

[Signature] (SEAL)
Notary Public for Charleston, SC
My commission expires: 01/03/1929
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 32 Block 16, on a plat by E.M. Seabrook, Jr., C.E., and L.S., dated January 1, 1975 and recorded in the R.M.C. Office for Charleston County in Plat Book AE at page 82.

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

This conveyance is subject to the restrictions, covenants, reservations and charges applicable to said premises contained in the Protective Covenants dated November 13, 1972, and recorded in the R.M.C. Office for Charleston County in Book N100 at page 296, as amended; and subject to the rules, regulations, conditions, requirements and charges of Seabrook Island Property Owners Association as contained in the By-Laws of the Association of record in the said R.M.C. Office in Book S109 at page 2, and to any easements of record.

Said property is subject to all applicable covenants, conditions, restrictions, limitations, obligations and easements of record affecting subject property.
STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:
1. I have read the information on this Affidavit and I understand such information.

2. The property located at 3713 Bonita Court, Seabrook Island, SC 29455 bearing Charleston County Tax Map Number 147-14-00-015, was transferred by Loretta J. Muenow to James W. Luce on January 9, 2020.

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 $1,387,500.00
(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: 1,425,000.00
(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: 1,425,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: 5272.50

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, BYANS & TAYLOR LLC

Sworn to before me this ____ day of January, 2020.

Notary Public

My Commission Expires: ________________________

Kristin M. Bradshaw
Notary Public, South Carolina
My Commission Expires
August 19, 2024
RECORDED

Date: January 13, 2020
Time: 10:31:00 AM

Book 0852  Page 533  DocType Deed

Michael Miller, Register
Charleston County, SC

# of Pages: 5
Recording Fee $15.00
State Fee $3,705.00
County Fee $1,567.50
Extra Pages $-
Postage $-
Chattel $-
TOTAL $5,287.50

DRAWER CLERK Drawer 1 KLH

RECEIVED From ROD
Jan 21, 2020
Peter J. Tecklenburg
Charleston County Auditor

843-958-4800  101 MEETING STREET  CHARLESTON, SC 29401  www.charlestoncounty.org
ATTACHMENT #10

Property Information Card
Property Information

Current Owner:
LUCE JAMES W
3713 BONITA CT
SEABROOK ISLAND SC 29455

Property ID: 1471400015
Physical Address: 3713 BONITA CT
Property Class: 101 - RESID-SFR
Plat Book/Page: /
Neighborhood: 111401 AD01 Seavey Drive Seabrook I
Deed Acres: 0.0000

Legal Description
Subdivision Name: SEABROOK ISLAND Description - LT 32 BLK 16
Plat Suffix: AE-82 PolTwp 009

Sales History

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<th>Date</th>
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<th>Grantee</th>
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<th>Deed</th>
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<td>533</td>
<td>1/9/2020</td>
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PIN: 1471400015

This data is as-of 04-09-2020

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<th>AgUse</th>
<th>ATI 25Pct Exemption</th>
<th>Assessed Value</th>
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<td>$953,009</td>
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Value History

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<td>Taxable/Use Value **</td>
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</tbody>
</table>

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

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

Dwelling Info

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<th>House Type</th>
<th>Year Built</th>
<th>Total Finished Living Area</th>
<th>Bedroom Count</th>
<th>Full Bath Count</th>
<th>Half Bath Count</th>
<th>Total Stories</th>
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<td>R01</td>
<td>21 1.5 Stories</td>
<td>1982</td>
<td>5742</td>
<td>4</td>
<td>4</td>
<td>2</td>
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Additional Improvements

No data available
Public Hearing Notice:
Letter to Neighboring Property Owners
TO: Neighboring Property Owners
FROM: Joseph M. Cronin, Town Administrator/Zoning Administrator
SUBJECT: Variance Request for 3713 Bonita Court
DATE: May 5, 2020

Dear Property Owner,

The purpose of this letter is to notify you that the owner of 3713 BONITA COURT has requested a VARIANCE from the zoning requirements of the Town’s Development Standards Ordinance (DSO). The purpose of the variance request is TO ALLOW A PROPOSED SECOND-FLOOR DECK TO ENCROACH APPROXIMATELY 4 FEET INTO THE REQUIRED 30-FOOT FRONT YARD SETBACK. A copy of the variance application is enclosed for your information.

The Town’s Board of Zoning Appeals has scheduled a VIRTUAL 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. June 5, 2020
PUBLIC HEARING TIME: 2:30 PM
PUBLIC HEARING LOCATION: Live Stream on Town YouTube Page
https://www.youtube.com/channel/UCIkF87knEApHD1q0kGlGZg

Individuals who wish to submit a public comment on the variance request may do so in writing by 12:00 pm on Thursday, June 4, 2020, using one of the following options:

ONLINE: www.townofseabrookisland.org/variance-163.html
BY E-MAIL: 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.

Sincerely,

Joseph M. Cronin
Town Administrator/Zoning Administrator
Public Hearing Notice:
List of Neighboring Property Owners
<table>
<thead>
<tr>
<th>Property Address</th>
<th>Owner(s) of Record</th>
<th>Mailing Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
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</thead>
<tbody>
<tr>
<td>3710 Bonita Court</td>
<td>David &amp; Crystal Mosgrove</td>
<td>5 Regatta Court</td>
<td>Columbia</td>
<td>SC</td>
<td>29212</td>
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<tr>
<td>3714 Bonita Court</td>
<td>Camvest LP</td>
<td>11321 Bright Pond Lane</td>
<td>Reston</td>
<td>VA</td>
<td>20194</td>
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<td>3718 Bonita Court</td>
<td>Shangri La Associates LLC</td>
<td>8912 Lynnhurst Drive</td>
<td>Fairfax</td>
<td>VA</td>
<td>22031</td>
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<td>3722 Bonita Court</td>
<td>Mary Lalonee Trustee</td>
<td>16 Renaud Road</td>
<td>Grosse Pointe Shore</td>
<td>MI</td>
<td>48236</td>
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<td>3723 Bonita Court</td>
<td>Thomas Daniels</td>
<td>5081 Rivers Avenue</td>
<td>North Charleston</td>
<td>SC</td>
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<td>3715 Bonita Court</td>
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<td>Property Owners Association</td>
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<td>Regime</td>
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</table>
Public Hearing Notice:
U.S.P.S. Certified Mail Receipts
Public Hearing Notice:
Post & Courier Legal Ad
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

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

05/06/20 Wed PC  
05/06/20 Wed CNW

at a cost of  $173.04  
Account#  108294  
Order#  1871630  
P.O. Number:

Subscribed and sworn to before me this 7th day of May 2020

A.D.

NOTARY PUBLIC, SC  
My commission expires
Public Hearing Notice:
Property Posting
NOTICE
Board of Zoning Appeals Hearing

The Board of Zoning Appeals of the Town of Seabrook, SC will hold a public hearing on Wednesday, June 1, 2022, at 6:00 p.m. in the Town Hall.

PUBLIC INVITED

Property Owner is seeking variance from Section 5-208-10 of the Zoning Ordinance.

VARIANCE IS TO ALLOW Second story Deck to exceed

approximately 1 foot into the required Set Back from

seawalls.

This zone variance from set back is subject to approval by the Town of Seabrook Town Hall.

THIS NOTICE SHALL NOT BE REMOVED OR DEFACED
UNDER PENALTY OF LAW.
Neighboring Properties:
Block 16 Lot 30 – 3707 Bonita Court (1980)
PIN: 1471400013

This data is as of 04-09-2020

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<tbody>
<tr>
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<td>Taxable/Use Value</td>
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Additional Improvements

No data available
Neighboring Properties:
Block 16 Lot 31 – 3711 Bonita Court (2010)
FLOOD NOTE:
THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE "A".
PER F.C.M.A. FLOOD INSURANCE RATE MAP.
SEE COMMENTARY MAP 42014C, PANEL 15.
A SPECIAL FLOOD HAZARD AREA.
MAP REvised NOV 17, 2006.

ALIQUOT SURVEYING ASSOCIATES, INC.
P.O. BOX 1120
HARVEY P. C., SC 29429
OFFICE: (843) 796-3300
FAX: (843) 796-3320

PLAT OF LOT 31,
BLOCK 16, KNOWN AS
TMS #147-14-00-014

MAtTHEW D. CLARK, SC RLS NO. 2018

SEABROOK ISLAND
ASBUILT
CHARLESTON COUNTY, S.C.
PIN: 1471400014

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Market Value $499,000
Capped Value $499,000
Taxable/Use Value $499,000

Value History

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Dwelling Info

<table>
<thead>
<tr>
<th>Extension</th>
<th>House Type</th>
<th>Year Built</th>
<th>Total Finished Living Area</th>
<th>Bedroom Count</th>
<th>Full Bath Count</th>
<th>Half Bath Count</th>
<th>Total Stories</th>
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<tbody>
<tr>
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Additional Improvements

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<td>POOL</td>
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Neighboring Properties:
Block 16 Lot 33 – 3715 Bonita Court (1976)
PIN: 1471400016

This data is as of 04-09-2020

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Value Info

<table>
<thead>
<tr>
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<th>ATI 25Pct Exemption</th>
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<tbody>
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<th>Full Bath Count</th>
<th>Half Bath Count</th>
<th>Total Stories</th>
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Additional Improvements

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<th>Imp_Extension</th>
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<th>Improvement Descr</th>
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Neighboring Properties:
Block 16 Lot 34 – 3723 Bonita Court (2001)
PIN: 1471400017

This data is as of 04-09-2020

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Value Info

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<th>Legal Residence</th>
<th>LR Pct</th>
<th>AgUse</th>
<th>ATI 25Pct Exemption</th>
<th>Assessed Value</th>
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Value History

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<th>Year Built</th>
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<th>Bedroom Count</th>
<th>Full Bath Count</th>
<th>Half Bath Count</th>
<th>Total Stories</th>
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<tbody>
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Additional Improvements

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<th>County Library</th>
<th>Make-A-Wish Car</th>
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<tbody>
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<td>County Parks</td>
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</tr>
<tr>
<td>Town of James Island</td>
<td>Transportation</td>
<td>United Way 24hr hotline</td>
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<td>Sales Tax</td>
<td>Visitor Information</td>
</tr>
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<td>Town of Lincolnville</td>
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<td>Town of McClellanville</td>
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<tr>
<td>Town of Meggett</td>
<td>Community Guide</td>
<td></td>
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<td>Town of Mount Pleasant</td>
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<td>Town of Rockville</td>
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<tr>
<td>Town of Seabrook Island</td>
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<tr>
<td>Town of Sullivan's Island</td>
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<td></td>
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</tbody>
</table>

E-mail your comments or questions about this site to publicinfo@charlestoncounty.org
Report technical problems with this site to webmaster@charlestoncounty.org

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Legal Disclaimer | Refund Disclaimer | Privacy Policy
Neighboring Properties:
Block 16 Lot 37 – 3714 Bonita Court (1995)
CERTIFICATIONS
1. I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREBY 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. HEREBY ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
2. I CERTIFY THAT THE PROPERTY SHOWN HEREBY IS IN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO F.E.M.A. FLOOD HAZARD BOUNDARY MAPS.

NOTES
1. THE ADDRESS IS NO 3714 BONITA CT.
2. AREA = 0.21 ACRES.
3. REF. : PLAT BOOK AE, PAGE 82.
5. PREVIOUSLY OWNED BY TAI AND SANDY SUGIMOTO.
6. HEIGHT OF RIDGE POLE = 46.2' M.S.L.

LOT 37, BLOCK 16,
TOWN OF SEABROOK ISLAND.

SCALE: 1" = 30'
DATE: JULY 13, 1994
REVISED: AUG. 30, 1994
ADDED NOTE NO. 6
REVISED: MAR. 6, 1995

CHARLESTON COUNTY
SOUTH CAROLINA

LAND SURVEYOR
R. F. ANDERSON
9220

B. M. S.
MAR 0 9 1995
PIN: 1471400020

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<th>AgUse</th>
<th>ATI 25Pct Exemption</th>
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<tbody>
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Value History

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<th>Half Bath Count</th>
<th>Total Stories</th>
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</thead>
<tbody>
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Additional Improvements

No data available
ATTACHMENT #16-F

Neighboring Properties:
Block 16 Lot 39 – 3706 Bonita Court (1976)
PIN: 1471400022

This data is as of 04-09-2020

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<th>Half Bath Count</th>
<th>Total Stories</th>
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Additional Improvements

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<td>-----------------</td>
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<tr>
<td>Town of Rockville</td>
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<tr>
<td>Town of Seabrook Island</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Town of Sullivan's Island</td>
<td></td>
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</table>
Letter from Katrina Burrell, SIPOA
(May 4, 2020)
May 4, 2020

Joseph M. Cronin VIA email: jcronin@townofseabrookisland.org
Town Administrator
Town of Seabrook Island
2001 Seabrook Island Road
Seabrook Island, SC  29455

Re:  Block 16 Lot 32 – 3713 Bonita Court / Balcony Addition

Dear Mr. Cronin:

It is my understanding that either Jim Luce, property owner of 3713 Bonita Court, or a representative of the Architecture Plus firm has submitted a variance request to the Town of Seabrook Island Board of Zoning Appeals relating to the addition of a balcony / deck addition, that due to the location and this being a corner lot with two “front” setbacks would encroach into the front setback. While the SIPOA ARC has not yet thoroughly reviewed these plans, we have received them and after a cursory review, aside from the setback / variance issue at hand, I find no fundamental issues or reasons that this request would not be approved pending a successful variance request and possible SIPOA requirements relating to additional landscaping, etc. Additionally, since this balcony / deck would not increase the heated square footage or, due to design, overall footprint of the home, this would most likely only require SIPOA ARC Staff Approval and would not be presented to the SIPOA ARC for review.

Please contact me if you need any additional information.

Very truly yours,

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

cc:   J. Luce (3713 Bonita Property Owner) via email
      K. Whalley (Architecture Plus) via email
      B16 L32 – 3713 Bonita Court (Master File)
Letter from MJ Collins
(May 15, 2020)
You've just received a new submission to your Public Comments - Variance #163.  
Mark as Spam

<table>
<thead>
<tr>
<th>Submitted Information:</th>
</tr>
</thead>
</table>
| **Name**  
Seabrook 1502 LLC. / ( MJ Collins)  
**Address**  
1502 marsh Haven Rd, Seabrook Island, SC 29455  
**Email Address**  
mjkcollins@aol.com  
**Do you support the approval of Variance #163?**  
Yes - In Favor  
**Comment**  
I was the Realtor that represented Mr. Luce in this transaction and feel the variance should be approved, since it is a corner property and the proposed deck addition would not be infringing on any neighbors views. There is already a 3 sided glass breakfast room on the first level below and the proposed upper 2nd floor deck addition would balance out the properties proportions and be more ecstastically pleasing to the eye. Thank you for taking this into consideration. |
Letter from Joseph Penny
(May 15, 2020)
You've just received a new submission to your Public Comments - Variance #163.

Mark as Spam

Submitted Information:

Name
Joseph Penny

Address
3236 Middle dam ct

Email Address
Joepenny62@aol.com

Do you support the approval of Variance #163?
Yes - In Favor

Comment
Letter from Tara Penny
(May 15, 2020)
You've just received a new submission to your Public Comments - Variance #163.

**Submitted Information:**

**Name**
Tara Penny

**Address**
3236 Middle dam ct

**Email Address**
tpenny62@aol.com

**Do you support the approval of Variance #163?**
Yes - In Favor

**Comment**
Letter from Joanna Farrell
(May 15, 2020)
You've just received a new submission to your Public Comments - Variance #163.

Mark as Spam

Submitted Information:

Name
Joanne Farrell

Address
3076 marshgate drive

Email Address
Jmf1210@aol.com

Do you support the approval of Variance #163?
Yes - In Favor

Comment
Letter from Marianna Price
(May 15, 2020)
You've just received a new submission to your Public Comments - Variance #163.

Mark as Spam

Submitted Information:

Name
marianna price

Address
1009 embassy row way

Email Address
mimi1009@gmail.com

Do you support the approval of Variance #163?
Yes - In Favor

Comment
Letter from Jane Erb
(May 17, 2020)
You've just received a new submission to your Public Comments - Variance #163.

Mark as Spam

Submitted Information:

Name
Jane Erb

Address
515 Cobby Creek Lane

Email Address
jerb123@comcast.net

Do you support the approval of Variance #163?
Yes - In Favor

Comment
Letter from William and Elizabeth Sansom
(March 20, 2020)

Mr & Mrs William & Elizabeth Sansom
2153 Duncan Rd
Knoxville, TN 57919

Dear Bill & Elizabeth,

I am your new neighbor at 3713 Bonita Court. Janie and I had the pleasure of meeting Elizabeth a few weeks ago and sharing some of our exterior and interior repair and renovation plans. Hopefully when the upgrades are completed our home will help improve the beauty of our neighborhood.

As we may have shared with Elizabeth, we plan to convert the 2nd floor bonus rooms into a new master bedroom suite which provides a 180-degree view of the beach. We would like to add a small balcony (8 feet deep) off the back of the 2nd floor to enable us to enjoy the views and sounds of the beach while sitting outside. The attached documents provide details regarding plans for a balcony.

Unfortunately, as depicted in the survey (copy attached) the new balcony would encroach on the 30-foot set back rule. Although as you can see our morning room and deck encroach more today than the new balcony would, we have been informed that we need to obtain a variance from the BZA of the Town of Seabrook to build the balcony. A 4-week notice period is required in advance of the BZA meeting now tentatively scheduled for mid-late April. As part of the package we will submit in advance and present at the BZA meeting, letter(s) of support from our neighbors will facilitate the decision to grant the variance.

To that end I am asking that you sign below. After your review of this request, if you have any questions or concerns regarding the addition of the balcony, please call me at your earliest convenience. My contact information is detailed above.

If you are OK with the addition of the balcony, please return a signed copy to my attention – by email would be ideal but I have also enclosed a stamped self-addressed envelope for your convenience. Thank you in advance for your kind consideration and we look forward to sharing our special piece of Seabrook Island with you.

Your neighbor
Jim Luce

I, William and / or Elizabeth Samson, support the 3713 Bonita Court, Seabrook Island owner’s request for a variance to allow the construction of a balcony as described above and in the attached documents.

William / Elizabeth Sansom

3/30/20
Dáte
Letter from Thomas Daniels
(March 20, 2020)
March 16, 2020

Mr. Thomas Daniels
5081 Rivers Ave
North Charleston, SC 29406

Dear Mr. Daniels,

I am your new neighbor at 3713 Bonita Court. As you may know this property has been vacate for a few years and needs some attention including exterior and interior repair and renovation as well as landscape upgrades. Hopefully when the upgrades are completed our home will help improve the beauty of our neighborhood.

As part of the planned upgrades, we plan to convert the 2nd floor bonus rooms into a new master bedroom suite which provides a 180-degree view of the beach. We would like to add a small balcony (8 feet wide) off the back of the 2nd floor to enable us to enjoy the views and sounds of the beach while sitting outside. The attached documents provide details regarding plans for a balcony.

Unfortunately, as depicted in the survey (copy attached) the new balcony would encroach on the 30-foot setback rule. Although as you can see our morning room and deck encroach more today than the new balcony would, we have been informed that we need to obtain a variance from the BZA of the Town of Seabrook to build the balcony. A 4-week notice period is required in advance of the BZA meeting now tentatively scheduled for mid-late April. As part of the package we will submit in advance and present at the BZA meeting, letter(s) of support from our neighbors will facilitate the decision to grant the variance.

To that end I am asking that you sign below. After your review of this request, if you have any questions or concerns regarding the addition of the balcony, please call me at your earliest convenience. My contact information is detailed above.

If you are Ok with the addition of the balcony, please return a signed copy to my attention – by email would be ideal but I have also enclosed a stamped self-addressed envelope for your convenience. Thank you in advance for your kind consideration and we look forward to sharing our special piece of Seabrook Island with you.

Your neighbor
Jim Luce

I, Thomas Daniels, support the 3713 Bonita Court, Seabrook Island owner's request for a variance to allow the construction of a balcony as described above and in the attached documents.

Thomas Daniels or Legal Representative

3-20-20

Date
MEMORANDUM

TO: Town of Seabrook Island Board of Zoning Appeals Members
FROM: Joseph M. Cronin, Town Administrator/Zoning Administrator
SUBJECT: Variance Application # 164 – 2710 Old Oak Walk
MEETING DATE: June 5, 2020

Variance Application #164

| **Applicants:** | Andrew & Susan Hodge (Owners)  
|                | Michael Karamus (Applicant) |
| **Location:**  | 2710 Old Oak Walk |
| **Tax Map Number:** | 147-06-00-058 |
| **Zoning District:** | SR Single-Family Residential |
| **Purpose:** | To allow a proposed screened porch to encroach approximately 2.2 feet into the required 25-foot rear yard setback |

Overview

The Town has received a variance application from Andrew and Susan Hodge, the owners of Charleston County Tax Map # 147-06-00-058, as well as their designated agent, Michael Karamus of Michael E. Karamus Architect LLC (collectively, the “Applicants). The Applicants are requesting a reduction in the 25-foot rear yard setback requirement to allow for the conversion of a portion of the existing rear deck into a 224.5 square foot screened porch addition. The property is located at 3713 Bonita Court (Block 41, Lot 7/8).

According to town and county records, the existing home was completed in 1991. Mr. and Mrs. Hodge purchased the property in November 2010.

At its closest point, the roof overhang for the proposed porch will be located approximately 22.8 feet from the rear property line (and 41.3 feet from the top of the pond). The closest wall will be located approximately 23.5 feet from the rear property line. The DSO requires a minimum rear yard setback of 25 feet (15 feet for open decks when abutting open space).

Code References


b. § 7.60.60. Open Space Lots—Rear Setback. On lake, lagoon, or golf course lots the minimum rear lot setback of the residential structure must be twenty-five (25) feet.
Open decks may extend into the setback, but may not be less than fifteen (15) feet from the rear lot 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 all required setbacks: 30-foot front, 15-foot sides, 25-foot rear, 15-foot rear (open deck) and 6-foot driveway.

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

<table>
<thead>
<tr>
<th>TYPE</th>
<th>REQUIRED PER DSO</th>
<th>VARIANCE (REQUESTED)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rear Yard Setback</td>
<td>25 feet (§ 7.60.20.30)</td>
<td>Reduce the rear yard setback from 25 feet to approximately 22.8 feet (2.2-foot encroachment)</td>
</tr>
</tbody>
</table>

In their application, the Applicants are requesting relief from the rear yard setback requirement for the following reasons:

a) The existing home was constructed prior to the town’s incorporation [Note: According to the town’s permit records, a town zoning permit was issued for construction on June 27, 1990];

b) The home is situated on a water body and, as such, the nearest structure to the rear of the home is approximately 108 feet away;

c) The conditions applicable to this lot appear to be unique given that the home sits on a double lot, resulting in neighboring homes being located much further away and, therefore, much less affected by the proposed variance request;

d) Strict application of the rear yard setback requirement would result in an awkward visual design for the proposed porch addition; and

e) The granting of the variance will not be detrimental to adjacent properties or the public good because the proposed porch addition at the rear of the home will not have any adverse impact on the streetscape. The proposed design will also utilize the existing [deck] footprint and will allow more separation from the neighboring structures.

**Staff Comments**

As a matter of practice, the town’s Zoning Administrator does not typically provide a recommendation in favor of – or in opposition to – a variance application. In our opinion, these requests are best left to the Board of Zoning Appeals following a thorough review of the relevant facts, including the receipt of testimony from interested parties during the required public hearing.
In granting a variance, state law permits the Board of Zoning Appeals to attach such conditions as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.

Should the Board vote to approve the variance request, staff would recommend in favor of attaching the following conditions:

- The approved variance shall apply to the building layout as shown on the site-specific plan prepared by the Applicants and reviewed by the Board on June 5, 2020. 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 June 5, 2022 (two years from the date of approval) if the Applicants fail to obtain a building permit 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.
The following supplemental items have been attached for review:

<table>
<thead>
<tr>
<th>Application &amp; Property Information</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Variance Application</td>
<td>p. 115-119</td>
</tr>
<tr>
<td>2 Survey (Existing Conditions)</td>
<td>p. 120-121</td>
</tr>
<tr>
<td>3 Site Plan &amp; Building Drawings</td>
<td>p. 122-127</td>
</tr>
<tr>
<td>4 Subdivision Plats (1975 &amp; 1990)</td>
<td>p. 128-130</td>
</tr>
<tr>
<td>5 Property Photos</td>
<td>p. 131-139</td>
</tr>
<tr>
<td>6 Zoning Map</td>
<td>p. 140-141</td>
</tr>
<tr>
<td>7 Aerial Images</td>
<td>p. 142-143</td>
</tr>
<tr>
<td>8 FEMA Base Flood Elevations (Current &amp; Preliminary)</td>
<td>p. 144-145</td>
</tr>
<tr>
<td>9 Title to Real Estate</td>
<td>p. 146-151</td>
</tr>
<tr>
<td>10 Property Information Card</td>
<td>p. 152-156</td>
</tr>
<tr>
<td>11 Public Hearing Notice – Letter to Neighboring Property Owners</td>
<td>p. 157-158</td>
</tr>
<tr>
<td>12 Public Hearing Notice – List of Neighboring Property Owners</td>
<td>p. 159-160</td>
</tr>
<tr>
<td>14 Public Hearing Notice – Post and Courier Legal Ad</td>
<td>p. 163-164</td>
</tr>
<tr>
<td>15 Public Hearing Notice – Property Posting</td>
<td>p. 165-166</td>
</tr>
</tbody>
</table>

<table>
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<tr>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>16 Neighboring Properties:</td>
<td></td>
</tr>
<tr>
<td>a) Block 41 Lot 4 – 2143 Royal Pine Drive (1998)</td>
<td>p. 167-172</td>
</tr>
<tr>
<td>c) Block 41 Lot 45 – 2717 Old Forest Drive (1979)</td>
<td>p. 178-182</td>
</tr>
<tr>
<td>d) Block 41 Lot 44 – 2721 Old Forest Drive (2010)</td>
<td>p. 183-188</td>
</tr>
<tr>
<td>e) Block 41 Lot 43 – 2725 Old Forest Drive (1985)</td>
<td>p. 189-194</td>
</tr>
</tbody>
</table>

<table>
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<tr>
<th>Written Correspondence Regarding the Proposed Variance Request</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>17 Letter from Katrina Burrell, SIPOA (May 4, 2020)</td>
<td>p. 195-196</td>
</tr>
<tr>
<td>18 Letter from Mike Karamus, Architect (May 18, 2020)</td>
<td>p. 197-198</td>
</tr>
</tbody>
</table>
Variance Application
TOWN OF SEABROOK ISLAND
2001 Seabrook Island Road
Seabrook Island, SC 29455
(843) 768-9121

APPLICATION FOR VARIANCE
Board of Zoning Appeals

Any applicant seeking a variance from the zoning requirements of the Town of Seabrook Island’s Development Standards Ordinance (hereafter, the “DSO”) must submit a written application, along with a $150.00 application fee and all required supplemental information. Applications must be typed or written legibly in ink. Please attach an additional sheet of paper if more space is needed. If you need assistance filling out this application form, please contact the Zoning Administrator by phone at (843) 768-9121 or by email at cronin@townofseabrookisland.org.

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

<table>
<thead>
<tr>
<th>Property Address</th>
<th>2710 Old Oak Walk</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax Map Number</td>
<td>147-06-00-058</td>
</tr>
<tr>
<td>Block</td>
<td>41</td>
</tr>
<tr>
<td>Lot</td>
<td>7&amp;8</td>
</tr>
<tr>
<td>Lot Size (Square Feet)</td>
<td>21,168</td>
</tr>
<tr>
<td>Is this property subject to an OCRM critical line? (eg. Marsh or Beachfront Lots)</td>
<td>Yes ✔ No</td>
</tr>
<tr>
<td>Is this property subject to private restrictions or covenants? (eg. SIPOA or regime)</td>
<td>✔ Yes No</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Applicant Name(s)</th>
<th>Michael E. Karamus Architect, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant Address</td>
<td>P. O. Box 22026, Charleston, SC 29413</td>
</tr>
<tr>
<td>Applicant Phone Number</td>
<td>843-768-9980</td>
</tr>
<tr>
<td>Applicant Email Address</td>
<td><a href="mailto:mkaramus@aol.com">mkaramus@aol.com</a></td>
</tr>
</tbody>
</table>

If the Applicant is NOT an owner of the property, what is the relationship to the Property Owner(s)? Project Architect

3. PROPERTY OWNER(S)
If the Applicant(s) is (are) NOT the property owner(s), please provide information for the property owner(s).

<table>
<thead>
<tr>
<th>Owner Name(s)</th>
<th>Mr. Andrew and Mrs. Susan Hodge</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner Mailing Address</td>
<td>1430 Hunsicker Rd, Lancaster, PA 17601</td>
</tr>
<tr>
<td>Owner Phone Number</td>
<td>717-201-7467</td>
</tr>
<tr>
<td>Owner Email Address</td>
<td><a href="mailto:hodgie2@yahoo.com">hodgie2@yahoo.com</a></td>
</tr>
</tbody>
</table>

Designation of Agent (Required if the Applicant(s) is(are) NOT a Property Owner): I (we) hereby designate and appoint the above named Applicant(s) as my (our) agent(s) to represent me (us) in this application.

<table>
<thead>
<tr>
<th>Owner Signature(s)</th>
<th>Date</th>
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4. CERTIFICATION
Under penalty of perjury, I (we) hereby certify that the information contained in this application, including all supplemental materials, is true and accurate to the best of my (our) knowledge.

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<th>Applicant Signature(s)</th>
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OFFICE USE ONLY

Date Filed: Variance Application #: Hearing Date:

Variance Application (Rev. 07/2019)
TOWN OF SEABROOK ISLAND
2001 Seabrook Island Road
Seabrook Island, SC 29455
(843) 768-9121

APPLICATION FOR VARIANCE
Board of Zoning Appeals

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<tr>
<td>Hearing Date:</td>
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</tbody>
</table>
5. VARIANCE REQUEST

A. Please provide a brief description of the proposed scope of work:
   Construct a new screen porch on an existing open deck. All exterior materials, finishes, and designs shall match the existing home.

B. In order to complete the proposed scope of work, the Applicant(s) is (are) requesting a variance from the following requirement(s) of the town’s DSO:

1) DSO Section Reference(s): 7.60.20.30

2) DSO Requirement(s): The minimum rear yard setback on any single family lot shall be 25’.

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

1) There are extraordinary and exceptional conditions pertaining to this particular piece of property as follows:
   The home was constructed prior to the incorporation of the Town. At the time of construction the current setbacks did not exist. The home was situated on the lot to ensure that several large trees would remain unaffected by the construction. The home is situated on a water body, and as such, the nearest structure to the rear is approx 108’ away. Much greater than the 50’ that would be gotten by adjacent lots w/ the 25’ setback.

2) These conditions do not generally apply to other property in the vicinity as shown by:
   Other homes may or may not have been built prior to the Town. Other homes are most likely closer than the 108’ given the nature of the lot layout and adjacent homesites. Other homes may not have been located so to save trees at the time of construction. The home is situated on a double lot, so the side neighbors are much further away from the home. They will be much less affected by the proposed variance request.

3) Because of these conditions, the application of the zoning requirements to this particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows:
   The current zoning requirements would result in a much wider porch in order to have a usable space within the proposed porch. It would also make the current interior spaces much darker by having a wider porch. We are asking for a variance for an existing structure, not a new home. The application of the rear setback would result in an awkward visual design for the porch in its current location.

4) The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons:
   The request is on the rear of the property, so it will have no impact on the streetscape of Old Oak Walk. It does not adversely affect the neighbors to the rear as they are much farther away than a typical 2 rear setback situation (108’ vs 50’). It allows for a seamless design utilizing the existing footprint. It allows for more space from the side neighbors.
In addition to the completed Variance Application Form, all requests for variance must be accompanied by the supplemental materials listed below. An application is not considered “complete” until all required documentation has been received by the Zoning Administrator. Below is a checklist of the required materials:

- **Completed & Signed Variance Application Form** *(Paper Required; PDF Optional)*
  - Please submit one completed paper application. All signatures must be original.
- **$150.00 Application Fee**
  - The application fee may be paid by cash or check only.
- **As-Built Survey / Survey of Existing Conditions** *(Paper Required; PDF Optional)*
  - All applications must be accompanied by an as-built survey which accurately illustrates the existing conditions on the property, including setback measurements for all structures.
- **Proposed Site Plan** *(Paper & PDF Required)*
  - Required for all new structures and/or exterior modifications which will change the footprint of one or more existing structures.
  - For lots abutting a marsh or beachfront jurisdictional line, the location of the critical line must be certified by OCRM within the previous five (5) years.
- **Scaled Architectural Drawings** *(Paper & PDF Required)*
  - Required for all new structures and/or exterior modifications to existing structures.
  - Architectural drawings must show, at a minimum:
    - A detailed floor plan or plan view; and
    - Front, side and rear elevations, as appropriate.
- **Letter of Approval from Property Owners Association and/or Regime** *(Paper Required; PDF Optional)*
  - Required for all properties which are subject to private restrictions and/or covenants.
  - If approval is pending, please attach a Letter of Acknowledgement from the POA and/or Regime.
- **Letters of support, petitions, photographs, and any other documentation which an Applicant feels may support his or her request may be attached but are not required** *(Paper & Digital Files Optional)*

**CRITERIA FOR REVIEW**

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

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

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.
Survey (Existing Conditions)
ATTACHMENT #3

Site Plan & Building Drawings
15' SIDE YARD SETBACK
15' SIDE YARD SETBACK
25' REAR YARD SETBACK
30' FRONT YARD SETBACK
OLD OAK WALK 50' R/W

13.48' N25°31'42"E 111.53' N25°28'24"E
50.07' N64°38'35"W
125.44' S43°01'25"W
103.61' S53°24'58"E
86.42' S63°38'19"E

LAKE

LOT 5
LOT 6
LOT 9

PROPOSED 1 STORY SCREENED PORCH ADDITION - 224 S.F.

PROPOSED 1 STORY SCREENED PORCH ADDITION - 224 S.F.

2 STORY WOOD FRAME RESIDENCE

CONCRETE DRIVE

OLD OAK WALK 50' R/W

NOTE:
ALL SITE INFORMATION HAS BEEN TAKEN FROM A SURVEY DATED 3/12/20, PREPARED BY FORSMAN J. ANDERSON R.L.S. #12230 FOR ANDERSON & ASSOCIATES CO1084.

PROPOSED SITE LAYOUT

2 STORY WOOD FRAME RESIDENCE

22.81' 23.54' 24.23' 23.62' 2.2'

AREA OF BLDG FOOTPRINT
2,627.5 S.F.

BASE FLOOD ELEVATION:
EXIST - N/C
FIRST FLOOR ELEVATION:
EXIST - N/C
SECOND FLOOR ELEVATION:
EXIST - N/C
HEIGHT ABOVE CHAS COUNTY FREEBOARD:
EXIST - N/C

PERCENTAGE OF IMPROVEMENTS
12.4%
HEIGHT ABOVE CHAS COUNTY FREEBOARD:
EXIST - N/C
THESE DRAWINGS & SPECIFICATIONS ARE THE INSTRUMENTS OF PROFESSIONAL SERVICES PROVIDED BY MICHAEL E. KARAMUS ARCHITECT, L.L.C. AS SUCH, THESE DRAWINGS ARE NOT TO BE USED OR REPRODUCED, EITHER IN PART OR WHOLLY BY ANY PARTIES FOR ANY USE OTHER THAN THE PROJECT DESCRIBED HEREIN. ALL INFORMATION CONTAINED IN THESE DOCUMENTS, BOTH WRITTEN AND VISUAL, IS AND SHALL REMAIN THE PROPERTY OF MICHAEL E. KARAMUS ARCHITECT, L.L.C.
ATTACHMENT #4

Subdivision Plats (1975 & 1990)
SPECIAL NOTE

THIS PLAT IS RECORDED WITH THE UNDERSTANDING THAT THE SUBJECT PROPERTY CAN NOT BE SUBDIVIDED IN THE FUTURE WITHOUT WRITTEN APPROVAL OF THE SEABROOK ISLAND PROPERTY OWNERS BOARD OF DIRECTORS.

ROGER J. ODONNELL, III

STANLEY A. HEYLIN

S. 03 14' 32" E

Area 0.485 ACRES

PROPERTY LINE TO BE ABANDONED

HARRIS N. COHEN

CURVE NO. 1

R = 208.82
C = 17.45.80
T = 33.33
CH = 121.43
CH BR = N 55 17.44 E

NOTE

1. THIS PROPERTY IS PRESENTLY OWNED BY DOUGLAS F. WOOLLEY JR AND JANET O. WOOLLEY

LEGEND

L.O. INDICATES IRON PIPE OLD
I.N. INDICATES IRON PIPE NEW
C.M.O. INDICATES CONCRETE MONUMENT OLD

PLAT

SHOWING THE COMBINATION OF LOTS 7 AND 8, BLOCK 41, SEABROOK ISLAND, TOWN OF SEABROOK.

SCALE 1 = 30
DATE MAY 8, 1990

CHARLESTON COUNTY SOUTH CAROLINA

SURVEYORS CERTIFICATION

I, FORREST J. ANDERSON, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH CAROLINA, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREIN THAT THIS PLAT SHOWS THE TRUE DIMENSIONS OF THE PROPERTY THAT ALL NECESSARY WAKERIES HAVE BEEN WORKED AND THE BATH OF PRECISION IS +/-0.003.

THE AREA WAS DETERMINED BY THE COORDINATE METHOD.

S.C. R.L.S. NO. 12222
BOX 87 JAMES ISLAND
PH 803 768 0331

LAND SURVEYOR

BKN 193 PG 002
ATTACHMENT #5

Property Photos
ATTACHMENT #6

Zoning Map
Aerial Images
2710 Old Oak Walk

Parcel ID: 1470600058
OWNER1: HODGE ANDREW S
undefined: 0.00
PLAT BOOK PAGE: S-103
DEED BOOK PAGE: 0159-242
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.
ATTACHMENT #8

FEMA Base Flood Elevations
(Current & Preliminary)
FEMA Base Flood Elevation (Current)
AE-12

FEMA Base Flood Elevation (Preliminary)
AE-10
ATTACHMENT #9

Title to Real Estate
KNOW ALL MEN BY THESE PRESENTS, that we, DOUGLAS F. WOOLLEY, JR., and JANET G. WOOLLEY, (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of FIVE HUNDRED SEVENTY-SEVEN THOUSAND ONE HUNDRED FIFTY DOLLARS AND NO/100 ($577,150.00) and subject to the restrictions, exceptions and limitations as set forth hereinafter to the Grantor paid by ANDREW S. HODGE and SUSAN L. HODGE (hereinafter whether singular or plural the "Grantee") has granted, bargained, sold and released, and, by these presents, does grant, bargain, sell and release unto ANDREW S. HODGE and SUSAN L. HODGE, as joint tenants with rights of survivorship and not as tenants in common, all of our right, title and interest in and to that certain piece, parcel or lot of land, together with the improvements thereon, if any, as more particularly described on Exhibit "A" attached hereto;

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto ANDREW S. HODGE and SUSAN L. HODGE, as joint tenants with rights of survivorship and not as tenants in common, their Heirs and Assigns forever.

And the Grantor does hereby bind the Grantor and the Grantor's Heirs, Administrators and Executors, to warrant and forever defend all and singular the said premises unto the said Grantee, their Heirs and Assigns, against the Grantor and the Grantor's Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

BUIST, BYARS & TAYLOR, LLC
130 GARDENER'S CIRCLE
PMB# 138
JOHNS ISLAND, SC 29455
2010090048
WITNESS the hand and seal of the Grantor this 22nd day of November in the year of our Lord Two Thousand and Ten and in the Two Hundred Thirty-Fifth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Someone signs above as Witness #1

DOUGLAS F. WOOLLEY, JR.

Someone signs above as Witness #2 (Notary may sign as Witness #2)

JANET G. WOOLLEY

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

The foregoing instrument was acknowledged before me this 22nd day of November 2010 by Douglas F. Woolley, Jr. and Janet G. Woolley.

Notary Public for State of South Carolina
My Commission expires: 9/22/2018

ROGER D. MCGEE
NOTARY PUBLIC
STATE OF SOUTH CAROLINA
EXHIBIT 'A'

ALL that certain lot, piece or parcel of land, together with the improvements thereon, situate, lying and being on Seabrook Island, Charleston County, State of South Carolina, and known and designated as a combination of Lots 7 and 8, Block 41, on a plat entitled "PLAT SHOWING THE COMBINATION OF LOTS 7 AND 8, BLOCK 41, SEABROOK ISLAND, TOWN OF SEABROOK" prepared by Forsman J. Anderson, RLS, dated May 8, 1990, and recorded in Plat Book BZ at page 143 in the Charleston County RMC Office (said property being formerly shown as Lot 7 and 8, Block 41, on a plat recorded in Plat Book AM at page 11 in said RMC Office); said lot having the size, shape, dimensions, buttangs and boundings, more or less, as are shown on said plat, which is specifically incorporated herein by reference.

THIS CONVEYANCE IS SUBJECT TO the Restrictions and Protective Covenants dated November 13, 1972, and duly recorded in the RMC Office for Charleston County in Book N100 at page 296, as amended by instrument recorded in Book Y110 at page 143 and Second Modification thereto dated March 26, 1985, recorded in Book J144 at page 67, Third Modification of Protective Covenants dated April 24, 1987, recorded in the RMC Office for Charleston County in Book J164 at page 487; Also, Second Restated and Amended By-Laws dated October 18, 1984, recorded in Book B141 at page 267, as amended by instrument dated March 26, 1985, and recorded in the RMC Office for Charleston County in Book J144 at page 59; Third Restated and Amended By-Laws of The Seabrook Island Property Owners Association dated August 1, 1989, recorded in Book L186 at page 718 and Restatement and Fourth Modification of Protective Covenants for Seabrook Island Development dated August 1, 1989, and recorded in Book L186 at page 697, Charleston County RMC Office.

THIS BEING the same property conveyed to the Grantors herein by Deed of Deed of Joe M. Newmyer and Kathleen G. Newmyer dated the 30th day of September 1985 recorded in Book D149 at page 401 in the Charleston County RMC Office (as to Lot 7) and by Deed of Harris N. Cohen dated the 30th day of March 1990 recorded in Book Z191 at page 582 in the Charleston County RMC Office (as to Lot 8).

TMS Number: 147-06-00-058

Grantees' Address: 1430 HUNSICHER RD. LANCASTER, PA 17601
STATE OF SOUTH CAROLINA  
COUNTY OF CHARLESTON  

AFFIDAVIT

1. I have read the information on this Affidavit and I understand such information.

2. The property is being transferred BY Douglas F. Woolley, Jr. and Janet G. Woolley TO Andrew S. Hodge and Susan L. Hodge ON November 22, 2010.

3. Check one of the following: The deed is:
   (a) ☒ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
   (b) ☐ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
   (c) ☒ EXEMPT from the deed recording fee because (Exemption #__) (Explaination, if required: n/a) If exempt, please skip items 4-6 and go to item #7 of this affidavit.

4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
   (a) ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of $577,150.00.
   (b) ☐ The fee is computed on the fair market value of the realty which is n/a
   (c) ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a

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

6. The DEED Recording Fee is computed as follows:
   (a) $577,150.00 the amount listed in item 4 above
   (b) 00.00 the amount listed on Item #5 above (no amount, please zero)
   (c) $577,150.00 subtract Line 6(b) from Line 6(a) and place the result here.

7. As required by Code Section 12-24-70, I state that I a responsible person who was connected with the transaction as closing attorney.

8. Check if Property other than Real Property is being transferred on this Deed.
   (A) ☐ Mobile Home
   (B) ☒ Other (Furniture, Furnishings and Fixtures)

9. DEED OF DISTRIBUTION – ATTORNEY’S AFFIDAVIT: Estate of __________________________ deceased Case Number __________________________, personally appeared before me the undersigned attorney who, being duly sworn, certified that (s)he is licensed to practice law in the State of South Carolina; that (s)he has prepared the Deed of Distribution for the Personal Representative in the Estate of __________________________, deceased, and that the grantee(s) therein are correct and conform to the estate file for the above named decedent.

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

   Grantor, Grantee or Legal Representative
   Connected with this Transaction
  
   (Printed Name)

SWORN 10th day of November 2010.

Notary Public for State of South Carolina
My Commission expires: 9-2-18

REBECCA A. SEIBERT
Notary Public, South Carolina
My Commission Expires September 02, 2018
ATTACHMENT #10

Property Information Card
### Property Information

**Current Owner:**
- MINER ROBERT MATTHEW
- MINER LYNN ANN
- 2385 THE HAUL OVER
- JOHNS ISLAND SC 29455

<table>
<thead>
<tr>
<th>Property ID</th>
<th>1470300020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Physical Address</td>
<td>2385 THE HAUL OVER</td>
</tr>
<tr>
<td>Property Class</td>
<td>101 - RESID-SFR</td>
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<tr>
<td>Plat Book/Page</td>
<td>/</td>
</tr>
<tr>
<td>Neighborhood</td>
<td>111403 AD03 Chateau by the Greens</td>
</tr>
<tr>
<td>Deed Acres</td>
<td>1.0300</td>
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</table>

### Legal Description

Subdivision Name - SEABROOK ISLAND Description - LOT 23 BLK 28
Plat Suffix AJ-143 PolTwp 009

### Sales History

<table>
<thead>
<tr>
<th>Book</th>
<th>Page</th>
<th>Date</th>
<th>Grantor</th>
<th>Grantee</th>
<th>Type</th>
<th>Deed</th>
<th>Deed Price</th>
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<td>192</td>
<td>5/25/2018</td>
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<td>MINER ROBERT MATTHEW</td>
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<td>C198</td>
<td>564</td>
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<td>T118</td>
<td>008</td>
<td>3/29/1979</td>
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<td>STEVENOT MARTHA E</td>
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</table>
PIN: 1470300020

This data is as of 04-09-2020

The information on this page is for Tax Year 2019 and reflects the status of the property for that tax year. This includes building information, values and information on exemptions, discounts and special assessments. Any changes for Tax Year 2020 will not be displayed until later in 2020.

Value Info

<table>
<thead>
<tr>
<th>Legal Residence</th>
<th>LR Pct</th>
<th>AgUse</th>
<th>ATI 25Pct Exemption</th>
<th>Assessed Value</th>
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<tbody>
<tr>
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<td>N</td>
<td>N</td>
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<td>$470,000</td>
</tr>
<tr>
<td>Capped Value *</td>
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<td>$470,000</td>
</tr>
<tr>
<td>Taxable/Use Value **</td>
<td>$125,000</td>
<td>$470,000</td>
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</table>

Value History

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<th>2018</th>
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<td>Capped Value *</td>
<td>$530,000</td>
<td>$530,000</td>
<td>$530,000</td>
<td>$530,000</td>
</tr>
<tr>
<td>Taxable/Use Value **</td>
<td>$530,000</td>
<td>$530,000</td>
<td>$530,000</td>
<td>$530,000</td>
</tr>
<tr>
<td>Assessed Value</td>
<td>$19,200</td>
<td>$19,200</td>
<td>$19,200</td>
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</tbody>
</table>

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

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

Dwelling Info

<table>
<thead>
<tr>
<th>Extension</th>
<th>House Type</th>
<th>Year Built</th>
<th>Total Finished Living Area</th>
<th>Bedroom Count</th>
<th>Full Bath Count</th>
<th>Half Bath Count</th>
<th>Total Stories</th>
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<td>R01</td>
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<td>1979</td>
<td>2352</td>
<td>3</td>
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<td>0</td>
<td>1</td>
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</table>

Additional Improvements

No data available
ATTACHMENT #11

Public Hearing Notice:
Letter to Neighboring Property Owners
Dear Property Owner,

The purpose of this letter is to notify you that the owners of 2710 OLD OAK WALK 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 A PROPOSED SCREENED PORCH TO ENCROACH APPROXIMATELY 2.2 FEET INTO THE REQUIRED 25-FOOT REAR YARD SETBACK. A copy of the variance application is enclosed for your information.

The Town’s Board of Zoning Appeals has scheduled a VIRTUAL 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. June 5, 2020
PUBLIC HEARING TIME: 2:30 PM
PUBLIC HEARING LOCATION: Live Stream on Town YouTube Page https://www.youtube.com/channel/UCIkF87knEApHD1q0kGlaGZg

Individuals who wish to submit a public comment on the variance request may do so in writing by 12:00 pm on Thursday, June 4, 2020, using one of the following options:

ONLINE: www.townofseabrookisland.org/variance-164.html
BY E-MAIL: 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.

Sincerely,

Joseph M. Cronin
Town Administrator/Zoning Administrator
Public Hearing Notice:
List of Neighboring Property Owners
### Variance Notification List
#### 2710 Old Oak Walk

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Owner(s) of Record</th>
<th>Mailing Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
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<tr>
<td>2143 Royal Pine Drive</td>
<td>Carmel M Chamier Trust</td>
<td>2143 Royal Pine Drive</td>
<td>Seabrook Island</td>
<td>SC</td>
<td>29455</td>
</tr>
<tr>
<td>2147 Royal Pine Drive</td>
<td>Richard &amp; Nancy Wair</td>
<td>2147 Royal Pine Drive</td>
<td>Seabrook Island</td>
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<tr>
<td>2706 Old Oak Walk</td>
<td>Heylin Investments LLC</td>
<td>14 Bamby Crossing</td>
<td>Newcastle</td>
<td>UK</td>
<td>NG242NG</td>
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<td>2718 Old Oak Walk</td>
<td>Seabrook Island Property Owners Association</td>
<td>1202 Landfall Way</td>
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<td>SC</td>
<td>29455</td>
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<td>2722 Old Oak Walk</td>
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<td>2707 Old Oak Walk</td>
<td>Daniel Witt Trust / Barbara Witt Trust</td>
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<td>20008</td>
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<td>2715 Old Oak Walk</td>
<td>Gregg Hlker &amp; Brian Reece</td>
<td>27 Innisfree Drive</td>
<td>Durham</td>
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<td>2715 Old Forest Drive</td>
<td>Poore Properties LLC</td>
<td>217 St Andrews Court</td>
<td>McDonough</td>
<td>GA</td>
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<td>Lake</td>
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<tr>
<td>Property Owners Association</td>
<td>Seabrook Island Property Owners Association</td>
<td>1202 Landfall Way</td>
<td>Seabrook Island</td>
<td>SC</td>
<td>29455</td>
</tr>
</tbody>
</table>

**Regime:** Not Applicable
Public Hearing Notice:
U.S.P.S. Certified Mail Receipts
Public Hearing Notice:
Post & Courier Legal Ad
TOWN OF SEABROOK ISLAND
2001 SEABROOK ISLAND RD
JOHNS ISLAND SC 29455
Att: 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

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

05/06/20 Wed PC
05/06/20 Wed CNW

at a cost of $173.04
Account# 108294
Order# 1871630

P.O. Number:

Subscribed and sworn to before me this 7th day of May 2020

advertising clerk

NOTARY PUBLIC, SC
My commission expires 09/24/2023
Public Hearing Notice:
Property Posting
NOTICE
Board of Zoning Appeals Hearing

The Board of Zoning Appeals of the Parish of St. Tammany will hold a public hearing on the following request submitted by the Applicant:

1. Request to convert a single-family dwelling into a multiple-family dwelling

The hearing will be held at the St. Tammany Parish Planning & Zoning Office, 320 Westminster Dr., Covington, LA 70433, on Monday, May 23, 2022, at 9:00 a.m.

PUBLIC INVITED

Property Owner: [Name]

Attorney for Applicant: [Name]

Applicant Address: [Address]

The purpose of this hearing is to determine whether the requested changes are consistent with the applicable zoning regulations.

[Notice of hearing details and location]
ATTACHMENT #16-A

Neighboring Properties:
Block 41 Lot 4 – 2143 Royal Pine Drive (1998)
PIN: 1470600086

This data is as-of 04-09-2020

The information on this page is for Tax Year 2019 and reflects the status of the property for that tax year. This includes building information, values and information on exemptions, discounts and special assessments. Any changes for Tax Year 2020 will not be displayed until later in 2020.

Value Info

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<tbody>
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<tr>
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<th>Improvement</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Market Value</td>
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<td>$342,470</td>
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<td>$342,470</td>
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Value History

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

Dwelling Info

<table>
<thead>
<tr>
<th>Extension</th>
<th>House Type</th>
<th>Year Built</th>
<th>Total Finished Living Area</th>
<th>Bedroom Count</th>
<th>Full Bath Count</th>
<th>Half Bath Count</th>
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<tbody>
<tr>
<td>R01</td>
<td>33</td>
<td>1998</td>
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Additional Improvements

No data available
ATTACHMENT #16-B

Neighboring Properties:
Block 41 Lot 5 – 2147 Royal Pine Drive (1984)
PIN: 1470600085

This data is as of 04-09-2020

The information on this page is for Tax Year 2019 and reflects the status of the property for that tax year. This includes building information, values and information on exemptions, discounts and special assessments. Any changes for Tax Year 2020 will not be displayed until later in 2020.

Value Info

<table>
<thead>
<tr>
<th>Legal Residence</th>
<th>LR Pct</th>
<th>AgUse</th>
<th>ATI 25Pct Exemption</th>
<th>Assessed Value</th>
</tr>
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<tbody>
<tr>
<td>Y</td>
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<td>N</td>
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| Market Value    | $152,000 | $262,000 | $414,000    |
| Capped Value *  | $152,000 | $262,000 | $414,000    |
| Taxable/Use Value ** | $152,000 | $262,000 | $414,000    |

Value History

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

Dwelling Info

<table>
<thead>
<tr>
<th>Extension</th>
<th>House Type</th>
<th>Year Built</th>
<th>Total Finished Living Area</th>
<th>Bedroom Count</th>
<th>Full Bath Count</th>
<th>Half Bath Count</th>
<th>Total Stories</th>
</tr>
</thead>
<tbody>
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<td>R01</td>
<td>11 Ranch</td>
<td>1984</td>
<td>1806</td>
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<td>0</td>
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Additional Improvements

No data available
ATTACHMENT #16-C

Neighboring Properties:
Block 41 Lot 45 – 2717 Old Forest Drive (1979)
PIN: 1470600092

This data is as of 04-09-2020

The information on this page is for Tax Year 2019 and reflects the status of the property for that tax year. This includes building information, values and information on exemptions, discounts and special assessments. Any changes for Tax Year 2020 will not be displayed until later in 2020.

Value Info

<table>
<thead>
<tr>
<th>Legal Residence</th>
<th>LR Pct</th>
<th>AgUse</th>
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<th>Assessed Value</th>
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</thead>
<tbody>
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<td>0</td>
<td>N</td>
<td>N</td>
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</table>

| Market Value    | $193,800 | $120,200 | $314,000 |
| Capped Value *  | $193,800 | $120,200 | $314,000 |
| Taxable/Use Value ** | $193,800 | $120,200 | $314,000 |

Value History

<table>
<thead>
<tr>
<th></th>
<th>2018</th>
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<th>2015</th>
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<tbody>
<tr>
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<tr>
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<td>$314,000</td>
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<tr>
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<td>$314,000</td>
<td>$314,000</td>
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<td>Assessed Value</td>
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</table>

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Dwelling Info

<table>
<thead>
<tr>
<th>Extension</th>
<th>House Type</th>
<th>Year Built</th>
<th>Total Finished Living Area</th>
<th>Bedroom Count</th>
<th>Full Bath Count</th>
<th>Half Bath Count</th>
<th>Total Stories</th>
</tr>
</thead>
<tbody>
<tr>
<td>R01</td>
<td>11 Ranch</td>
<td>1979</td>
<td>1693</td>
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<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>

Additional Improvements

No data available
E-mail your comments or questions about this site to publicinfo@charlestoncounty.org
Report technical problems with this site to webmaster@charlestoncounty.org

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ATTACHMENT #16-D

Neighboring Properties:
Block 41 Lot 44 – 2721 Old Forest Drive (2010)
PIN: 1470600093

This data is as of 04-09-2020

The information on this page is for Tax Year 2019 and reflects the status of the property for that tax year. This includes building information, values and information on exemptions, discounts and special assessments. Any changes for Tax Year 2020 will not be displayed until later in 2020.

Value Info

<table>
<thead>
<tr>
<th>Legal Residence</th>
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<tbody>
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<td>$394,100</td>
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<tr>
<td>Taxable/Use Value **</td>
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<td>$394,100</td>
<td>$613,200</td>
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Value History

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<td>$613,200</td>
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<tr>
<td>Taxable/Use Value **</td>
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<td>$613,200</td>
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Dwelling Info

<table>
<thead>
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<th>Extension</th>
<th>House Type</th>
<th>Year Built</th>
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</table>

Additional Improvements

No data available
ATTACHMENT #16-E

Neighboring Properties:
Block 41 Lot 43 – 2725 Old Forest Drive (1985)
CERTIFICATIONS

1. I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREOF 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 HEREOF 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
C.P. INDICATES CALCULATED POINT
P.L. INDICATES PLANTER

NOTES

1. REF: PLAT BOOK 44, PAGE 76
2. PRESENTLY OWNED BY ROBERT C. LEE
3. T.M.S. NO. 1E-96-09-94
4. THE ADDRESS IS 2775 OLD FOREST DRIVE
5. AREA = 15,316 SQFT OR 0.34 ACRES

PLAT
LOT 43, BLOCK 41,
TOWN OF SEABROOK ISLAND.

SCALE: 1" = 30'
DATE: APRIL 5, 2019

ANDERSON & ASSOCIATES
LAND SURVEYING AND PLANNING, INC.
P.O. BOX 87, JOHN ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA 29467
PHONE (843) 837-0800

DRAWING NO. 9219
PIN: 1470600094

This data is as of 04-09-2020

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### Value Info

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<tbody>
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<tr>
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</table>

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### Dwelling Info

<table>
<thead>
<tr>
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<th>House Type</th>
<th>Year Built</th>
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<th>Bedroom Count</th>
<th>Full Bath Count</th>
<th>Half Bath Count</th>
<th>Total Stories</th>
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<td>1985</td>
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### Additional Improvements

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<th>Improvement Type</th>
<th>Improvement Descr</th>
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</thead>
<tbody>
<tr>
<td>R01</td>
<td>1995</td>
<td>DETGAR</td>
<td></td>
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</table>
Letter from Katrina Burrell, SIPOA
(May 4, 2020)
May 4, 2020

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

Re: Block 41 Lots 07 and 08 – 2710 Old Oak Walk / Screen Porch Addition

Dear Mr. Cronin:

It is my understanding that Architect Michael Karamus has submitted a variance request to the Town of Seabrook Island Board of Zoning Appeals relating to the addition of a screen porch in the location of an existing deck and that this covered screen porch would then encroach slightly into the rear setback. While the SIPOA ARC has not yet thoroughly reviewed these plans, after a cursory review, aside from the setback / variance issue at hand, I find no fundamental issues or reasons that this request would not be approved pending a successful variance request. Additionally, since this screen porch addition would not increase the heated square footage or overall footprint of the home, most likely this would only require SIPOA ARC Staff Approval and would not be presented to the SIPOA ARC for review.

Please contact me if you need any additional information.

Very truly yours,

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

cc: M. Karamus via email
B41 L07/ 08 – 2710 Old Oak Walk (Master File)
Good Afternoon Joe,

Thanks for including me in todays meeting, I appreciate it. During the meeting, Mr Sewell asked for the distance of the encroachment to the body of water for the Haulover application. I thought that I would provide that info for my project as well. The edge of the lagoon is 41.30’ from the left edge of the proposed porch roof and 43.82’ from the right edge of teh proposed porch roof. Please let me know if there is any additional information that you Amy require. Thanks much and I hope you have a great day.

Mike K
MEMORANDUM

TO: 
       Town of Seabrook Island Board of Zoning Appeals Members

FROM: 
       Joseph M. Cronin, Town Administrator/Zoning Administrator

SUBJECT: 
       Variance Application # 165 – 2385 The Haul Over

MEETING DATE: 
       June 5, 2020

Variance Application #165

<table>
<thead>
<tr>
<th>Applicants</th>
<th>Robert M. and Lynn A. Miner (Owners)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>2385 The Haul Over</td>
</tr>
<tr>
<td>Tax Map Number</td>
<td>147-03-00-020</td>
</tr>
<tr>
<td>Zoning District</td>
<td>SR Single-Family Residential</td>
</tr>
<tr>
<td>Purpose</td>
<td>To allow a proposed screened porch to encroach approximately 12 feet into the required 25-foot rear yard setback</td>
</tr>
</tbody>
</table>

Overview

The Town has received a variance application from Robert A. and Lynn M. Miner, the owners of Charleston County Tax Map # 147-03-00-020 (collectively, the “Applicants”). The Applicants are requesting a reduction in the 25-foot rear yard setback requirement to allow for the conversion of a portion of the existing rear deck into a 145 square foot screened porch addition. The property is located at 2385 The Haul Over (Block 28, Lot 23).

According to Charleston County tax records, the existing home was completed in 1979. Because the town was not incorporated until 1987, the property would have been developed under Charleston County’s zoning requirements. Mr. and Mrs. Miner purchased the property in May of 2018.

At its closest point, the roof overhang for the proposed porch will be located approximately 13 feet from the rear property line (and 45 feet from the top of the pond). The closest wall will be located approximately 14.5 feet from the rear property line. The DSO requires a minimum rear yard setback of 25 feet (15 feet for open decks when abutting open space).

Code References


b. § 7.60.60. Open Space Lots—Rear Setback. On lake, lagoon, or golf course lots the minimum rear lot setback of the residential structure must be twenty-five (25) feet.
Open decks may extend into the setback, but may not be less than fifteen (15) feet from the rear lot 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 30-foot front yard setback and 15-foot side yard setback on the right side of the home. The existing deck, a portion of which is proposed to be enclosed, substantially complies with the 15-foot setback requirement for open decks. However, the left side (3.4 feet) and rear (8 feet) of the home are both non-conforming with the town’s setback requirements. A paver patio and wooden wall at the rear of the home are also non-conforming. Given that the home was built prior to the town’s incorporation, all existing non-conformities would be considered “grandfathered.”

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

<table>
<thead>
<tr>
<th>TYPE</th>
<th>REQUIRED PER DSO</th>
<th>VARIANCE (REQUESTED)</th>
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</thead>
<tbody>
<tr>
<td>Rear Yard Setback</td>
<td>25 feet (§ 7.60.20.30)</td>
<td>Reduce the rear yard setback from 25 feet to approximately 13 feet (12-foot encroachment)</td>
</tr>
</tbody>
</table>

In their application, the Applicants are requesting relief from the rear yard setback requirement for the following reasons:

a) The existing home was constructed prior to the town’s incorporation, and moving the home to accommodate current setback requirements would be prohibitive;

b) The conditions do not apply to other properties in the vicinity due to this home being one of the oldest in the neighborhood;

c) Strict application of the rear yard setback requirement would prohibit the Applicants from enjoying the outdoors without protection from insects; and

d) The adjacent property is owned by the Seabrook Island Club, which has submitted a letter in support of the Applicants’ variance request.

**Staff Comments**

As a matter of practice, the town’s Zoning Administrator does not typically provide a recommendation in favor of – or in opposition to – a variance application. In our opinion, these requests are best left to the Board of Zoning Appeals following a thorough review of the relevant facts, including the receipt of testimony from interested parties during the required public hearing.
In granting a variance, state law permits the Board of Zoning Appeals to attach such conditions as
the Board may consider advisable to protect established property values in the surrounding area
or to promote the public health, safety, or general welfare.

Should the Board vote to approve the variance request, staff would recommend in favor of
attaching the following conditions:

• The approved variance shall apply to the building layout as shown on the site-specific
  plan prepared by the Applicants and reviewed by the Board on June 5, 2020. 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 June 5, 2022 (two years from the date of approval) if the
  Applicants fail to obtain a building permit 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.
The following supplemental items have been attached for review:

<table>
<thead>
<tr>
<th>Application &amp; Property Information</th>
<th></th>
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<tbody>
<tr>
<td>1</td>
<td>Variance Application</td>
</tr>
<tr>
<td>2</td>
<td>Survey (Existing Conditions)</td>
</tr>
<tr>
<td>3</td>
<td>Site Plan &amp; Building Drawings</td>
</tr>
<tr>
<td>4</td>
<td>Subdivision Plats (1977)</td>
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<tr>
<td>5</td>
<td>Property Photos</td>
</tr>
<tr>
<td>6</td>
<td>Zoning Map</td>
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<tr>
<td>7</td>
<td>Aerial Images</td>
</tr>
<tr>
<td>8</td>
<td>FEMA Base Flood Elevations (Current &amp; Preliminary)</td>
</tr>
<tr>
<td>9</td>
<td>Title to Real Estate</td>
</tr>
<tr>
<td>10</td>
<td>Property Information Card</td>
</tr>
<tr>
<td>12</td>
<td>Public Hearing Notice – List of Neighboring Property Owners</td>
</tr>
<tr>
<td>13</td>
<td>Public Hearing Notice – U.S.P.S. Certified Mail Receipts</td>
</tr>
<tr>
<td>14</td>
<td>Public Hearing Notice – Post and Courier Legal Ad</td>
</tr>
<tr>
<td>15</td>
<td>Public Hearing Notice – Property Posting</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other Information</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>16 Neighboring Properties:</td>
<td></td>
</tr>
<tr>
<td>c) Block 24 Lot 32 – 3202 Wood Duck Place (1983)</td>
<td>p. 269-273</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Written Correspondence Regarding the Proposed Variance Request</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>17 Letter from Letter from Sean Hardwick, Seabrook Island Club (March 19, 2020)</td>
<td>p. 279-280</td>
</tr>
<tr>
<td>18 Letter from Richard Creedon (May 10, 2020)</td>
<td>p. 281-282</td>
</tr>
<tr>
<td>19 Letter from Katrina Burrell, SIPOA (May 29, 2020)</td>
<td>p. 283-284</td>
</tr>
</tbody>
</table>
ATTACHMENT #1

Variance Application
Any applicant seeking a variance from the zoning requirements of the Town of Seabrook Island’s Development Standards Ordinance (hereafter, the “DSO”) must submit a written application, along with a $150.00 application fee and all required supplemental information. Applications must be typed or written legibly in ink. Please attach an additional sheet of paper if more space is needed. If you need assistance filling out this application form, please contact the Zoning Administrator by phone at (843) 768-9121 or by email at jcronin@townofseabrookisland.org.

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

<table>
<thead>
<tr>
<th>Property Address</th>
<th>2385 The Haul Over Seabrook Island, SC 29455</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax Map Number</td>
<td>Tax Parcel No. 147-03-00-02</td>
</tr>
<tr>
<td>Lot Block Lot Size (Square Feet) 44901 Square Feet</td>
<td></td>
</tr>
<tr>
<td>Is this property subject to an OCRM critical line? (eg. Marsh or Beachfront Lots)</td>
<td>Yes ✓ No</td>
</tr>
<tr>
<td>Is this property subject to private restrictions or covenants? (eg. SIPOA or regime)</td>
<td>✓ Yes No</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Applicant Name(s)</th>
<th>Robert Matthew &amp; Lynn Ann Miner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant Address</td>
<td>2385 The Haul Over, Seabrook Island, SC 29455</td>
</tr>
<tr>
<td>Applicant Phone Number</td>
<td>781-540-9043</td>
</tr>
<tr>
<td>Applicant Email Address</td>
<td><a href="mailto:lynn.miner@gmail.com">lynn.miner@gmail.com</a>, <a href="mailto:rmathew.miner@gmail.com">rmathew.miner@gmail.com</a></td>
</tr>
</tbody>
</table>

If the Applicant is NOT an owner of the property, what is the relationship to the Property Owner(s)?

3. PROPERTY OWNER(S)
If the Applicant is (are) NOT the property owner(s), please provide information for the property owner(s).

<table>
<thead>
<tr>
<th>Owner Name(s)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner Mailing Address</td>
<td></td>
</tr>
<tr>
<td>Owner Phone Number</td>
<td></td>
</tr>
<tr>
<td>Owner Email Address</td>
<td></td>
</tr>
</tbody>
</table>

**Designation of Agent (Required if the Applicant(s) is(are) NOT a Property Owner):** I (we) hereby designate and appoint the above named Applicant(s) as my (our) agent(s) to represent me (us) in this application.

<table>
<thead>
<tr>
<th>Owner Signature(s)</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>5/6/2020</td>
</tr>
</tbody>
</table>

4. CERTIFICATION
Under penalty of perjury, I (we) hereby certify that the information contained in this application, including all supplemental materials, is true and accurate to the best of my (our) knowledge.

<table>
<thead>
<tr>
<th>Applicant Signature(s)</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>5/6/2020</td>
</tr>
</tbody>
</table>

OFFICE USE ONLY

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

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

The current deck on the back of the dwelling is located off the living room and a bedroom facing the Seabrook Island Club lagoon and property line. The proposed construction will add a screen porch to only a portion of the existing deck. The location of the planned screened porch is consistent with the sliding glass door exiting to the back deck off the living room. The location of the screened porch was selected to minimize changes to the current dwelling.

B. In order to complete the proposed scope of work, the Applicant(s) is (are) requesting a variance from the following requirement(s) of the town’s DSO:

1) DSO Section Reference(s): 5.39.50
2) DSO Requirement(s): The setback will be 25ft from the rear lot line

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

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

The dwelling was built in 1979 prior to the existence of zoning regulations. According to the CURRENT zoning regulations the dwelling is too close to the Seabrook Island Club property line at 14ft 6in. Moving the house to accommodate the current regulations would be cost prohibitive.

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

Since our dwelling is one of oldest in the neighborhood, the setbacks are not to current codes as opposed other property constructed in the vicinity. However, similar conditions exist throughout Seabrook Island for dwellings built prior to the current zoning regulations.

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

Because of proximity of the dwelling to the property line with the Seabrook Island Club facing the lagoon, the deck facing the lagoon is too close, prohibiting us from enjoying the outdoors without insects.

4) The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons:

When we consulted with the Seabrook Island Club, they knew the property well and did not object to the request to build a porch. They submitted a letter of support for this variance request, which is attached.
6. APPLICATION MATERIALS

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

- Completed & Signed Variance Application Form (Paper Required; PDF Optional)
  - Please submit one completed paper application. All signatures must be original.
- $150.00 Application Fee
  - The application fee may be paid by cash or check only.
- As-Built Survey / Survey of Existing Conditions (Paper Required; PDF Optional)
  - All applications must be accompanied by an as-built survey which accurately illustrates the existing conditions on the property, including setback measurements for all structures.
- Proposed Site Plan (Paper & PDF Required)
  - Required for all new structures and/or exterior modifications which will change the footprint of one or more existing structures.
  - For lots abutting a marsh or beachfront jurisdictional line, the location of the critical line must be certified by OCRM within the previous five (5) years.
- Scaled Architectural Drawings: (Paper & PDF Required)
  - Required for all new structures and/or exterior modifications to existing structures.
  - Architectural drawings must show, at a minimum:
    - A detailed floor plan or plan view; and
    - Front, side and rear elevations, as appropriate.
- Letter of Approval from Property Owners Association and/or Regime: (Paper Required; PDF Optional)
  - Required for all properties which are subject to private restrictions and/or covenants.
  - If approval is pending, please attach a Letter of Acknowledgement from the POA and/or Regime.
- Letters of support, petitions, photographs, and any other documentation which an Applicant feels may support his or her request may be attached but are not required. (Paper & Digital Files Optional)

CRITERIA FOR REVIEW

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

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

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

In granting a variance, the board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.
Survey (Existing Conditions)
BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY OF LOT 23, BLOCK 28 SEABROOK ISLAND, AS SHOWN IN PLAT BOOK 172 AT PAGE 805, BELONGING TO ROBERT MATTHEW MINER AND LYNN ANN MINER AS DESCRIBED IN DEED BOOK 0722 AT PAGE 192, IN THE OFFICE OF CHARLESTON COUNTY REGISTER OF DEED, CURRENTLY BEING TAX PARCEL NUMBER 147-03-00-002.

SURVEY REQUESTED BY ROBERT MATTHEW MINER

HOWELL GEOPHYSICAL SURVEYING, LLC
P.O. BOX 26015
CHARLESTON, SC 29412
(843) 720-2336
FAX (843) 554-1528

STATE: SOUTH CAROLINA
COUNTY: CHARLESTON
CITY: SEABROOK ISLAND
STATE: SOUTH CAROLINA
SCALE: 1" = 100'

SURVEY DATE: 01/09/2009
MAP DATE: 1/22/2009
SCALE 1" = 100'

NOTES:

1. THIS SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEED BOOK 0722 AT PAGE 192, IN THE OFFICE OF CHARLESTON COUNTY REGISTER OF DEED, CURRENTLY BEING TAX PARCEL NUMBER 147-03-00-002.

2. THE INFORMATION CONTAINED HEREIN IS TO BE USED SOLELY FOR THE PURPOSE OF THE SURVEY AND SHALL NOT BE REPRODUCED OR USED IN ANY OTHER MANNER WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

3. THE SURVEYOR DISCLAIMS ALL LIABILITY FOR ANY LOSS, DAMAGE OR INJURY THAT MAY OCCUR FROM THE USE OF THIS SURVEY INFORMATION.

4. THE SURVEYOR HAS MADE EVERY EFFORT TO ACCURATELY MEASURE AND REPRESENT THE PROPERTIES SHOWN.

5. THE SURVEYOR DISCLAIMS ALL LIABILITY FOR ANY LOSS, DAMAGE OR INJURY THAT MAY OCCUR FROM THE USE OF THIS SURVEY INFORMATION.

6. THE SURVEYOR DISCLAIMS ALL LIABILITY FOR ANY LOSS, DAMAGE OR INJURY THAT MAY OCCUR FROM THE USE OF THIS SURVEY INFORMATION.
Site Plan & Building Drawings
ATTACHMENT #4

Subdivision Plat (1977)
Property Photos
ATTACHMENT #6

Zoning Map
ATTACHMENT #7

Aerial Images
ATTACHMENT #8

FEMA Base Flood Elevations
(Current & Preliminary)
FEMA Base Flood Elevation (Current)
AE-13

FEMA Base Flood Elevation (Preliminary)
AE-10
ATTACHMENT #9

Title to Real Estate
STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

KNOW ALL MEN BY THESE PRESENTS, that Martha E. Stevenot ("Grantor"), in the State aforesaid, for and in consideration of the sum of FIVE HUNDRED NINETY FIVE THOUSAND AND 00/100 DOLLARS ($595,000.00), to me in hand paid at and before the sealing of these Presents by Robert Matthew Miner and Lynn Ann Miner, in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said Robert Matthew Miner and Lynn Ann Miner as joint tenants with rights of survivorship, and not as tenants in common, the following described property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE FOR LEGAL DESCRIPTION.

TMS Number: 147-03-00-020

Address of Grantee(s): 36 Jackson Pond Road
Dedham, MA 02026

This is the same property conveyed to Grantor by deed from Dennis D. Nicholson, Jr. and Julia P. Nicholson dated March 29, 1979 and recorded March 29, 1979 in Book T118, page 8; by deed of Joseph E. Stevenot dated November 6, 1990 and recorded November 8, 1990 in Book C198, page 564; and by deed of Linda M. Branch dated April 23, 1992 and recorded April 29, 1992 in Book G213, page 88, Charleston County Recording Office.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Robert Matthew Miner and Lynn Ann Miner as joint tenants with rights of survivorship, and not as tenants in common, their heirs and assigns, forever.

AND subject to the exceptions set forth above, Grantor does hereby bind myself and my heirs, executors, and administrators, to warrant and forever defend, all and singular, the premises before mentioned unto the said Robert Matthew Miner and Lynn Ann Miner, their heirs and assigns, against me and my heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.
WITNESS my hand and seal this 2nd day of May, in the year of our Lord Two Thousand Eighteen and in the Two Hundred and forty-second year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness #1

Witness #2

Martha E. Stevenot

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

The foregoing instrument was acknowledged before me by Martha E. Stevenot, this 2nd day of May, 2018.

( SEAL )

Notary Public for South Carolina
My commission expires: 05.07.2020
EXHIBIT A

ALL that certain lot, piece or parcel of land, situate, lying and being on Seabrook Island, Charleston County, State of South Carolina, and known and designated as LOT 23, BLOCK 28, on a plat by Anderson & Associates Land Surveying and Planning, Inc., dated February 6, 1997 and entitled “PLAT SHOWING THE COMBINATION OF LOTS 23 & 24, BLOCK 28, INTO LOT 23, TOWN OF SEABROOK ISLAND”, recorded in Plat Book EB, page 620, in the Charleston County RMC Office.

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

Said property is subject to all applicable covenants, conditions, restrictions, limitations, obligations and easements of record.
STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:
1. I have read the information on this Affidavit and I understand such information.

2. The property being transferred is located at 2385 The Haul Over, Seabrook Island, SC 29455 bearing Charleston County Tax Map Number 147-03-00-020, was transferred by Martha E. Stevenot to Robert Matthew Miner and Lynn Ann Miner on May 25, 2018.

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 $595,000.00
   (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 estate 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 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: $ 595,000.00
   (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: $ 595,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: $ 2,201.50

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.

Sworn to before me this 25 day
OF May, 2018.

__________________________
Patricia H. Ford
Notary Public for South Carolina
My Commission Expires: ____________

__________________________
Patricia H. Ford
My Commission Expires: ____________
RECORDED 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)

MAKER:
STEVENOT MARTHA E

RECIPIENT:
MINER ROBERT M AL

Original Book: Original Page:

AUDITOR STAMP HERE
RECEIVED From ROD
Jun 01, 2018
Peter J. Tecklenburg
Charleston County Auditor

RECORDED

Date: May 30, 2018
Time: 12:47:03 PM

Book | Page | DocType
--- | --- | ---
0722 | 192 | Deed

Elaine H. Bozman, Register
Charleston County, SC

# of Pages: 5
Recording Fee $ 10.00
State Fee $ 1,547.00
County Fee $ 654.50
Extra Pages $ -
Postage $ -
Chattel $ -
TOTAL $ 2,211.50

DRAWER | CLERK
--- | ---
Drawer 3 | ECP

PID VERIFIED BY ASSESSOR
REP: MKD
DATE: 06/04/2018
4
ATTACHMENT #10

Property Information Card
Property Information

Current Owner:
MINER ROBERT MATTHEW
MINER LYNN ANN
2385 THE HAUL OVER
JOHNS ISLAND SC 29455

Property ID
1470300020

Physical Address
2385 THE HAUL OVER

Property Class
101 - RESID-SFR

Plat Book/Page
/

Neighborhood
111403 AD03 Chateau by the Greens

Deed Acres
1.0300

Legal Description
Subdivision Name -SEABROOK ISLAND Description -LOT 23 BLK 2B
Plat Suffix AJ-143 PolTwp 009

Sales History

<table>
<thead>
<tr>
<th>Book</th>
<th>Page</th>
<th>Date</th>
<th>Grantor</th>
<th>Grantee</th>
<th>Type</th>
<th>Deed</th>
<th>Deed Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>0722</td>
<td>192</td>
<td>5/25/2018</td>
<td>STEVENOT MARTHA E</td>
<td>MINER ROBERT MATTHEW</td>
<td>S</td>
<td>Ge</td>
<td>$595,000</td>
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<tr>
<td>C198</td>
<td>564</td>
<td>11/6/1990</td>
<td>STEVENOT JOSEPH E</td>
<td>STEVENOT MARTHA E</td>
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<tr>
<td>T118</td>
<td>008</td>
<td>3/29/1979</td>
<td>STEVENOT JOSEPH E</td>
<td>STEVENOT MARTHA E</td>
<td>Ge</td>
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<td>$0</td>
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</tbody>
</table>
PIN: 1470300020
This data is as-of 04-09-2020

The information on this page is for Tax Year 2019 and reflects the status of the property for that tax year. This includes building information, values and information on exemptions, discounts and special assessments. Any changes for Tax Year 2020 will not be displayed until later in 2020.

Value Info

<table>
<thead>
<tr>
<th>Legal Residence</th>
<th>LR Pct</th>
<th>AgUse</th>
<th>ATI 25Pct Exemption</th>
<th>Assessed Value</th>
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</thead>
<tbody>
<tr>
<td>Y</td>
<td>100</td>
<td>N</td>
<td>N</td>
<td>$23,800</td>
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<table>
<thead>
<tr>
<th>Land</th>
<th>Improvement</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market Value</td>
<td>$125,000</td>
<td>$470,000</td>
</tr>
<tr>
<td>Capped Value *</td>
<td>$125,000</td>
<td>$470,000</td>
</tr>
<tr>
<td>Taxable/Use Value **</td>
<td>$125,000</td>
<td>$470,000</td>
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Value History

<table>
<thead>
<tr>
<th></th>
<th>2018</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Market Value</td>
<td>$530,000</td>
<td>$530,000</td>
<td>$530,000</td>
<td>$530,000</td>
</tr>
<tr>
<td>Capped Value *</td>
<td>$530,000</td>
<td>$530,000</td>
<td>$530,000</td>
<td>$530,000</td>
</tr>
<tr>
<td>Taxable/Use Value **</td>
<td>$530,000</td>
<td>$530,000</td>
<td>$530,000</td>
<td>$530,000</td>
</tr>
<tr>
<td>Assessed Value</td>
<td>$19,200</td>
<td>$19,200</td>
<td>$19,200</td>
<td>$19,200</td>
</tr>
</tbody>
</table>

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

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

Dwelling Info

<table>
<thead>
<tr>
<th>Extension</th>
<th>House Type</th>
<th>Year Built</th>
<th>Total Finished Living Area</th>
<th>Bedroom Count</th>
<th>Full Bath Count</th>
<th>Half Bath Count</th>
<th>Total Stories</th>
</tr>
</thead>
<tbody>
<tr>
<td>R01</td>
<td>11 Ranch</td>
<td>1979</td>
<td>2352</td>
<td>3</td>
<td>3</td>
<td>0</td>
<td>1</td>
</tr>
</tbody>
</table>

Additional Improvements

No data available
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 2385 The Haul Over  
Date: May 5, 2020

Dear Property Owner,

The purpose of this letter is to notify you that the owners of 2385 THE HAUL OVER 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 A PROPOSED SCREENED PORCH TO ENCROACH APPROXIMATELY 12 FEET INTO THE REQUIRED 25-FOOT REAR YARD SETBACK. A copy of the variance application is enclosed for your information.

The Town’s Board of Zoning Appeals has scheduled a VIRTUAL 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. June 5, 2020  
PUBLIC HEARING TIME: 2:30 PM  
PUBLIC HEARING LOCATION: Live Stream on Town YouTube Page  
https://www.youtube.com/channel/UCIkF87knEApHD1q0kGlaGZg

Individuals who wish to submit a public comment on the variance request may do so in writing by 12:00 pm on Thursday, June 4, 2020, using one of the following options:

ONLINE: www.townofseabrookisland.org/variance-165.html  
BY E-MAIL: 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.

Sincerely,

Joseph M. Cronin  
Town Administrator/Zoning Administrator
Public Hearing Notice:
List of Neighboring Property Owners
**Variance Notification List**

**2385 The Haul Over**

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Owner(s) of Record</th>
<th>Mailing Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>3173 Seabrook Island Road</td>
<td>Sasks Living Trust</td>
<td>812 Unruh Avenue</td>
<td>Philadelphia</td>
<td>PA</td>
<td>19111</td>
</tr>
<tr>
<td>2375 The Haul Over</td>
<td>Gerald &amp; Katherine Dwyer</td>
<td>351 Two Notch Trail</td>
<td>Easley</td>
<td>SC</td>
<td>29642</td>
</tr>
<tr>
<td>2415 The Haul Over</td>
<td>Alfred &amp; Mary Ellen Marquardt</td>
<td>18 Barry Drive</td>
<td>Gales Ferry</td>
<td>CT</td>
<td>6335</td>
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<tr>
<td>2435 The Haul Over</td>
<td>Phyllis Cohen</td>
<td>2435 The Haul Over</td>
<td>Seabrook Island</td>
<td>SC</td>
<td>29455</td>
</tr>
<tr>
<td>2370 The Haul Over</td>
<td>Robert &amp; Anne Bavier Management Tr</td>
<td>3132 Privateer Creek</td>
<td>Seabrook Island</td>
<td>SC</td>
<td>29455</td>
</tr>
<tr>
<td>2380 The Haul Over</td>
<td>Michael &amp; Marilyn Karp</td>
<td>2380 The Haul Over</td>
<td>Seabrook Island</td>
<td>SC</td>
<td>29455</td>
</tr>
<tr>
<td>2400 The Haul Over</td>
<td>Richard Creedon</td>
<td>1172 Apache Drive</td>
<td>Geneva</td>
<td>FL</td>
<td>32732</td>
</tr>
<tr>
<td>2410 The Haul Over</td>
<td>Cindy &amp; Wayne Mulligan</td>
<td>2410 The Haul Over</td>
<td>Seabrook Island</td>
<td>SC</td>
<td>29455</td>
</tr>
<tr>
<td>2420 The Haul Over</td>
<td>John Bolte &amp; Helen Heritage</td>
<td>2420 The Haul Over</td>
<td>Seabrook Island</td>
<td>SC</td>
<td>29455</td>
</tr>
<tr>
<td>3208 Wood Duck Pl</td>
<td>Ann Edwards</td>
<td>3208 Wood Duck Pl</td>
<td>Seabrook Island</td>
<td>SC</td>
<td>29455</td>
</tr>
<tr>
<td>3202 Wood Duck Pl</td>
<td>Jack &amp; Fran Hinsdale</td>
<td>4 Lavista Court</td>
<td>Greenville</td>
<td>SC</td>
<td>29601</td>
</tr>
<tr>
<td>Lake</td>
<td>The Club at Seabrook Island</td>
<td>1002 Landfall Way</td>
<td>Seabrook Island</td>
<td>SC</td>
<td>29455</td>
</tr>
<tr>
<td>Property Owners Association</td>
<td>Seabrook Island Property Owners Association</td>
<td>1202 Landfall Way</td>
<td>Seabrook Island</td>
<td>SC</td>
<td>29455</td>
</tr>
</tbody>
</table>

**Regime**

Not Applicable
Public Hearing Notice:
U.S.P.S. Certified Mail Receipts
ATTACHMENT #14

Public Hearing Notice:
Post & Courier Legal Ad
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):

05/08/20 Fri PC
05/08/20 Fri CNW

at a cost of $138.16
Account# 108294
Order# 1871888
P.O. Number:

Subscribed and sworn to before me this 8th day of May 2020

[Signature]

Advertising Clerk

NOTARY PUBLIC, SC
My commission expires
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 2:00 pm on 8-5-20, at Live Oak Inn.

PUBLIC INVITED

Property Owner is seeking variance from Section 52-3-210 of the Zoning Ordinance

REASON TO ALLOW:
A screened dumpster enclosure
approximately 26 feet into the required 25 feet

Decommissioned and filled in upon completion of the screened dumpster enclosure

THIS NOTICE SHALL NOT BE REMOVED OR DEFACED UNDER PENALTY OF LAW
ATTACHMENT #16-A

Neighboring Properties:
A survey and house location of 2415 the Haulover shown as lot 22 block 20 of the Seabrook Island, S/D on a plat at book AH page 115, located on Seabrook Island, Charleston County, S.C. now owned by James P. Semmens.

NOTES: 1. TMS #147-03-00-018.
2. Iron pipes found at all corners. 3/4" pinched unless shown.
3. Located in flood hazard zone A-8 minimum elevation 13.0'.
   Per firm community-panels #45413 440-H of 9/02/93. First floor found at 14.00'.

I hereby state that to the best of my knowledge, information and belief, the survey shown herein was made in accordance with the minimum standards and rules for the practice of land surveying in South Carolina, and meets or exceeds the requirements for a class A survey as specified therein, and there are no visible omissions or omissions other than shown.

Robert L. Frank, R.S. #4177

Graphic Scale:
1 inch = 30 ft
PIN: 1470300018

This data is as-of 04-09-2020

The information on this page is for Tax Year 2019 and reflects the status of the property for that tax year. This includes building information, values and information on exemptions, discounts and special assessments. Any changes for Tax Year 2020 will not be displayed until later in 2020.

Value Info

<table>
<thead>
<tr>
<th>Legal Residence</th>
<th>LR Pct</th>
<th>AgUse</th>
<th>ATI 25Pct Exemption</th>
<th>Assessed Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>N</td>
<td>0</td>
<td>N</td>
<td>N</td>
<td>$27,150</td>
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</tbody>
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<table>
<thead>
<tr>
<th></th>
<th>Land</th>
<th>Improvement</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market Value</td>
<td>$192,700</td>
<td>$259,800</td>
<td>$452,500</td>
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<tr>
<td>Capped Value *</td>
<td>$192,700</td>
<td>$259,800</td>
<td>$452,500</td>
</tr>
<tr>
<td>Taxable/Use Value **</td>
<td>$192,700</td>
<td>$259,800</td>
<td>$452,500</td>
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Value History

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<th>2015</th>
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<td>$27,150</td>
<td>$27,150</td>
<td>$15,080</td>
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* Capped Value: At County wide reassessments the increase in the value of a property for tax purposes is limited (capped) at no more than 15%.

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

Dwelling Info

<table>
<thead>
<tr>
<th>Extension</th>
<th>House Type</th>
<th>Year Built</th>
<th>Total Finished Living Area</th>
<th>Bedroom Count</th>
<th>Full Bath Count</th>
<th>Half Bath Count</th>
<th>Total Stories</th>
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</thead>
<tbody>
<tr>
<td>R01</td>
<td>11 Ranch</td>
<td>1995</td>
<td>2005</td>
<td>3</td>
<td>3</td>
<td>0</td>
<td>1</td>
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Additional Improvements

No data available
<table>
<thead>
<tr>
<th>Town of Awendaw</th>
<th>County Library</th>
<th>Make-A-Wish Car Donation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Town of Hollywood</td>
<td>County Parks</td>
<td>United Way 24hr hotline</td>
</tr>
<tr>
<td>Town of James Island</td>
<td>Transportation</td>
<td>Visitor Information</td>
</tr>
<tr>
<td>Town of Kiawah Island</td>
<td>Sales Tax</td>
<td></td>
</tr>
<tr>
<td>Town of Lincolnville</td>
<td>School District</td>
<td></td>
</tr>
<tr>
<td>Town of McClellanville</td>
<td>Charleston</td>
<td></td>
</tr>
<tr>
<td>Town of Meggett</td>
<td>Community Guide</td>
<td></td>
</tr>
<tr>
<td>Town of Mount Pleasant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Town of Ravenel</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Town of Rockville</td>
<td></td>
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<tr>
<td>Town of Seabrook Island</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Town of Sullivan's Island</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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ATTACHMENT #16-B

Neighboring Properties:
Block 24 Lot 33 – 3200 Wood Duck Place (1987)
PIN: 1471200018

This data is as of 04-09-2020

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Value Info

<table>
<thead>
<tr>
<th>Legal Residence</th>
<th>LR Pct</th>
<th>AgUse</th>
<th>ATI 25Pct Exemption</th>
<th>Assessed Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Y</td>
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<td>N</td>
<td>N</td>
<td>$23,380</td>
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</table>

<table>
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<tr>
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<th>Improvement</th>
<th>Total</th>
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<tbody>
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<td>$147,000</td>
<td>$584,500</td>
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<td>Capped Value *</td>
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<td>$147,000</td>
<td>$584,500</td>
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<tr>
<td>Taxable/Use Value **</td>
<td>$437,500</td>
<td>$147,000</td>
<td>$584,500</td>
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Value History

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<td>$584,500</td>
<td>$584,500</td>
<td>$584,500</td>
<td>$584,500</td>
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<tr>
<td>Taxable/Use Value **</td>
<td>$584,500</td>
<td>$584,500</td>
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<tr>
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<td>$23,380</td>
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</table>

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<table>
<thead>
<tr>
<th>Extension</th>
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<th>Year Built</th>
<th>Total Finished Living Area</th>
<th>Bedroom Count</th>
<th>Full Bath Count</th>
<th>Half Bath Count</th>
<th>Total Stories</th>
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<tbody>
<tr>
<td>R01</td>
<td>11 Ranch</td>
<td>1987</td>
<td>2721</td>
<td>3</td>
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<td>1</td>
<td>1</td>
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</table>

Additional Improvements

No data available
<table>
<thead>
<tr>
<th>Town of Awendaw</th>
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</thead>
<tbody>
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</tr>
<tr>
<td>Town of Kiawah Island</td>
<td>Sales Tax</td>
<td></td>
</tr>
<tr>
<td>Town of Lincolnville</td>
<td>School District</td>
<td></td>
</tr>
<tr>
<td>Town of McClellanville</td>
<td>Charleston</td>
<td></td>
</tr>
<tr>
<td>Town of Meggett</td>
<td>Community Guide</td>
<td></td>
</tr>
<tr>
<td>Town of Mount Pleasant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Town of Ravenel</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Town of Rockville</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Town of Seabrook Island</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Town of Sullivan's Island</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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ATTACHMENT #16-C

Neighboring Properties:
Block 24 Lot 32 – 3202 Wood Duck Place (1983)
PIN: 1471200039

This data is as-of 04-09-2020

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Value Info

<table>
<thead>
<tr>
<th>Legal Residence</th>
<th>LR Pct</th>
<th>AgUse</th>
<th>ATI 25Pct Exemption</th>
<th>Assessed Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>N</td>
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<td>N</td>
<td>N</td>
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<tr>
<td></td>
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</tr>
<tr>
<td></td>
<td></td>
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</tr>
<tr>
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<tr>
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<td>$261,500</td>
<td>$426,500</td>
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<tr>
<td>Taxable/Use Value **</td>
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<td></td>
<td>$261,500</td>
<td>$426,500</td>
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Value History

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<tr>
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<td>$426,500</td>
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<tr>
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<td>$25,590</td>
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</tbody>
</table>

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<thead>
<tr>
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<th>House Type</th>
<th>Year Built</th>
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<th>Bedroom Count</th>
<th>Full Bath Count</th>
<th>Half Bath Count</th>
<th>Total Stories</th>
</tr>
</thead>
<tbody>
<tr>
<td>R01</td>
<td>11 Ranch</td>
<td>1983</td>
<td>2076</td>
<td>3</td>
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Additional Improvements

<table>
<thead>
<tr>
<th>Imp_Extension</th>
<th>Year Built</th>
<th>Improvement Type</th>
<th>Improvement Descr</th>
</tr>
</thead>
</table>
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ATTACHMENT #16-D

Neighboring Properties:
Block 24 Lot 30 – 3208 Wood Duck Place (1988)
PIN: 1471200041

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<table>
<thead>
<tr>
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<th>LR Pct</th>
<th>AgUse</th>
<th>ATI 25Pct Exemption</th>
<th>Assessed Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Y</td>
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<td>N</td>
<td>N</td>
<td>$21,840</td>
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<tr>
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<tr>
<td>Taxable/Use Value **</td>
<td>$302,585</td>
<td>$243,500</td>
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<tr>
<th></th>
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<th>2016</th>
<th>2015</th>
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<td>$546,085</td>
<td>$546,085</td>
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<tr>
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<td>$546,085</td>
<td>$546,085</td>
<td>$546,085</td>
</tr>
<tr>
<td>Taxable/Use Value **</td>
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<td>$546,085</td>
<td>$546,085</td>
<td>$546,085</td>
</tr>
<tr>
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<td>$21,840</td>
<td>$21,840</td>
</tr>
</tbody>
</table>

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<th>Full Bath Count</th>
<th>Half Bath Count</th>
<th>Total Stories</th>
</tr>
</thead>
<tbody>
<tr>
<td>R01</td>
<td>11 Ranch</td>
<td>1988</td>
<td>2268</td>
<td>3</td>
<td>3</td>
<td>0</td>
<td>2</td>
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Additional Improvements

<table>
<thead>
<tr>
<th>Imp_Extension</th>
<th>Year Built</th>
<th>Improvement Type</th>
<th>Improvement Descr</th>
</tr>
</thead>
</table>
Letter from Sean Hardwick, Seabrook Island Club
(March 19, 2020)
March 19, 2020

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

Katrina Burrell, ARC Administrator
Seabrook Island POA
1202 Landfall Way
Johns Island, SC 29455

Re: 2385 The Haul Over

Dear Mr. Cronin and Ms. Burrell,

Per the request of Mrs. Lynn Miner, Seabrook Island Club has reviewed the property located at 2385 The Haul Over regarding the request to screen in a portion of the back porch which faces a lagoon on the golf course. This letter is to grant Mrs. Miner permission to proceed with the variance needed to for the project.

Regards,

Sean Hardwick
Director of Golf Course Maintenance
Seabrook Island Club
shardwick@discoverseabrook.com
843-768-7546
Letter from Richard Creedon
(May 10, 2020)
Dear Mr. Cronin,

We are pleased to support this request and wish the Miners many years of happiness with their new screened rear porch. And safe from the "no see-ums" too!

Sincerely,

Richard Creedon
Letter from Katrina Burrell, SIPOA
(May 29, 2020)
May 29, 2020

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

Re:  Block 28 Lot 23 - 2385 The Haulover / Screened Porch

Dear Mr. Cronin:

It is my understanding that either Mr. and Mrs. Miner, property owners of 2385 The Haulover, or a
their Architect, Tim Latto has submitted a variance request to the Town of Seabrook Island Board of
Zoning Appeals relating to the screening in of an existing open deck / patio, and that while the existing
open deck / patio is compliant with the allowed 10’ encroachment of an open deck into the rear
setback, that by adding the roofing structure and screening in the room that it would then encroach into
the rear setback. While the SIPOA ARC has not yet thoroughly reviewed these plans, we have
received them and after a cursory review, aside from the setback / variance issue at hand, I find no
fundamental issues or reasons that this request would not be approved pending a successful variance
request and possible SIPOA requirements relating to additional landscaping, etc. Additionally, since
this screened porch would not increase the heated square footage or, due to design, overall footprint of
the home, this would most likely only require SIPOA ARC Staff Approval and would not be presented
to the SIPOA ARC for review. Just for reference, a garage addition for this property is currently being
reviewed by the ARC, but is located to the right of the home and should not relate to this screened
porch project aside from the fact that they will most likely be completed concurrently.

Please contact me if you need any additional information.

Very truly yours,

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

cc:   Mr. and Mrs. Miner (2385 The Haulover) via email
      T. Latto (Architect) via email
      B28 L23 – 2385 The Haulover (Master File)