

# 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](http://www.townofseabrookisland.org)
- **EMAIL:** [jcronin@townofseabrookisland.org](mailto: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**

*[Pages 199–284]*

**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**

# TOWN OF SEABROOK ISLAND

## Board of Zoning Appeals Meeting

May 18, 2020 – 2:30 PM

Virtual Meeting Hosted via Zoom

[Live Streamed on YouTube](#)



## 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](http://www.townofseabrookisland.org)
- **EMAIL:** [jcronin@townofseabrookisland.org](mailto:jcronin@townofseabrookisland.org)
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Zoning Administrator Cronin added that all comments would be read into the public record during the hearing on June 5<sup>th</sup>.

## 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



# MEMORANDUM

**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

<b>Applicants:</b>	James Luce (Owner) Daniel Kim (Applicant)
<b>Location:</b>	3713 Bonita Court
<b>Tax Map Number:</b>	147-14-00-015
<b>Zoning District:</b>	SR Single-Family Residential
<b>Purpose:</b>	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:

TYPE	REQUIRED PER DSO	VARIANCE (REQUESTED)
<p align="center"><b>Front Yard Setback (Corner Lot)</b></p>	<p align="center"><b>30 feet (§ 7.60.20.10)</b></p>	<p align="center"><b>Reduce the front yard setback along the secondary street frontage from 30 feet to approximately 26 feet (4-foot encroachment)</b></p>

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.

## Attachments

The following supplemental items have been attached for review:

Application & Property Information		
1	Variance Application	p. 10-13
2	Survey (Existing Conditions)	p. 14-15
3	Site Plan & Building Drawings	p. 16-23
4	Subdivision Plat (1975)	p. 24-25
5	Property Photos	p. 26-28
6	Zoning Map	p. 29-30
7	Aerial Images	p. 31-33
8	FEMA Base Flood Elevations (Current & Preliminary)	p. 34-35
9	Title to Real Estate	p. 36-41
10	Property Information Card	p. 42-46
11	Public Hearing Notice – Letter to Neighboring Property Owners	p. 47-48
12	Public Hearing Notice – List of Neighboring Property Owners	p. 49-50
13	Public Hearing Notice – U.S.P.S. Certified Mail Receipts	p. 51-52
14	Public Hearing Notice – Post and Courier Legal Ad	p. 53-54
15	Public Hearing Notice – Property Posting	p. 55-56

Other Information		
16	Neighboring Properties:	
	a) Block 16 Lot 30 – 3707 Bonita Court (1980)	p. 57-61
	b) Block 16 Lot 31 – 3711 Bonita Court (2010)	p. 62-67
	c) Block 16 Lot 33 – 3715 Bonita Court (1976)	p. 68-73
	d) Block 16 Lot 34 – 3723 Bonita Court (2001)	p. 74-79
	e) Block 16 Lot 37 – 3714 Bonita Court (1995)	p. 80-86
	f) Block 16 Lot 39 – 3706 Bonita Court (1976)	p. 87-91

Written Correspondence Regarding the Proposed Variance Request		
17	Letter from Katrina Burrell, SIPOA (May 4, 2020)	p. 92-93
18	Letter from MJ Collins (May 15, 2020)	p. 94-95
19	Letter from Joseph Penny (May 15, 2020)	p. 96-97
20	Letter from Tara Penny (May 15, 2020)	p. 98-99
21	Letter from Joanna Farrell (May 15, 2020)	p. 100-101
22	Letter from Marianna Price (May 15, 2020)	p. 102-103
23	Letter from Jane Erb (May 17, 2020)	p. 104-105
24	Letter from William and Elizabeth Sansom (March 20, 2020)	p. 106-107
25	Letter from Thomas Daniels (March 20, 2020)	p. 108-109



**ATTACHMENT #1**

Variance Application





## 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
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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)

Since 1991



# A.H. SCHWACKE & ASSOCIATES

## LAND SURVEYING & CONSTRUCTION LAYOUT

1975 FRAMPTON AVE PH: 843-762-7005 FAX 843-762-0109  
P.O. BOX 13077, CHARLESTON, SOUTH CAROLINA 29422-3077

### 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. 3713 BONITA COURT

Requested by: MJ COLLINS

**LOT AREA:**  
16,226.0 Sq. Feet  
0.37 Acres

### 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 VARIANCES RESPECTING SETBACK GUIDELINES AND/OR TO EXPAND THE "BUILDABLE" AREA.

THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY.

NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS CONTAMINATION OR OTHER NONVISIBLE CONDITIONS WHICH MAY AFFECT THIS PROPERTY.

PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE VE (EL 14') AS PER FEMA FLOOD MAPS.

PANEL No. 45019C 0795J  
DATED: NOVEMBER 17, 2004  
COMMUNITY No. 450256

\* 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 herein was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein. Also there are no visible encroachments or projections other than shown.

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

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HEREON. THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.  
KIM19 / 19351

### LOT COVERAGE:

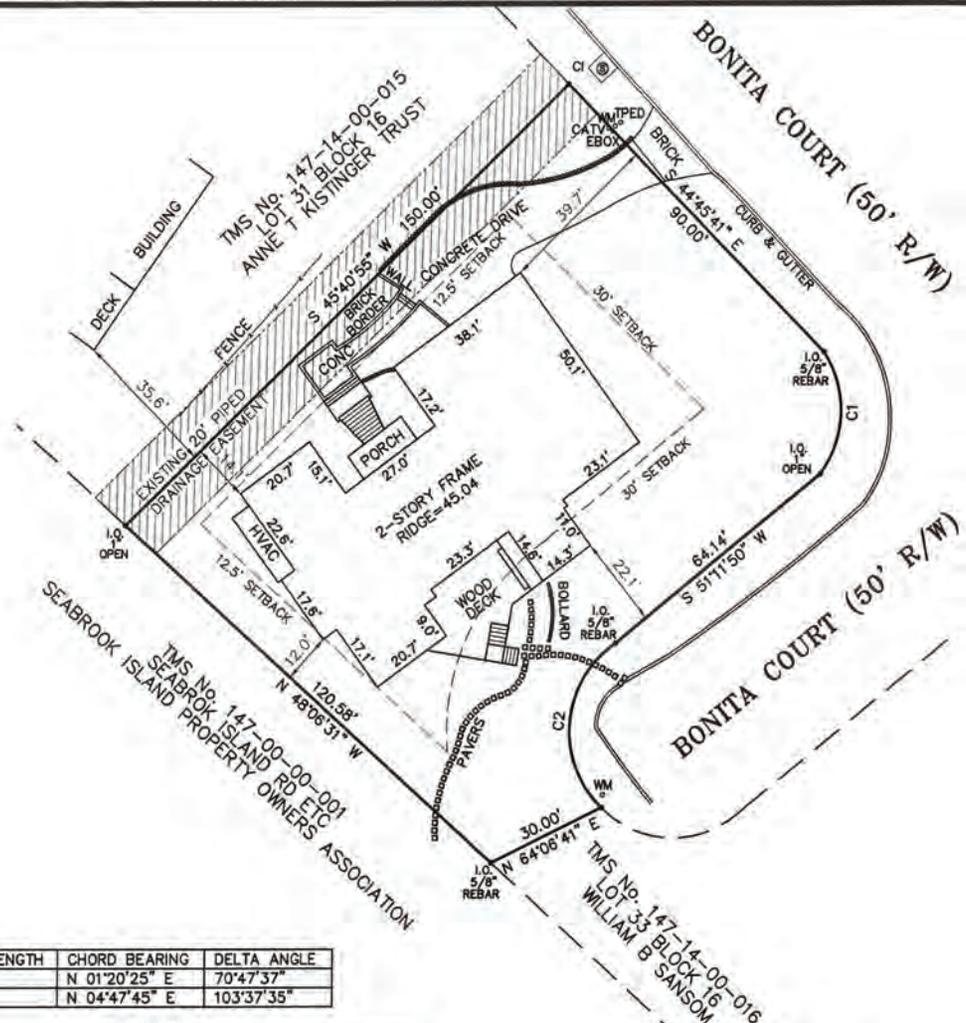
BUILDING:	4199.1 Sq. Ft.
CONC DRIVE:	403.3 Sq. Ft.
CONC WALK:	167.5 Sq. Ft.
BRICK BORDER:	51.0 Sq. Ft.
FRONT WALK:	120.6 Sq. Ft.
FRONT PORCH:	107.2 Sq. Ft.
WOOD DECK:	457.1 Sq. Ft.
DECK STEPS:	51.8 Sq. Ft.
HVAC:	95.0 Sq. Ft.
<b>TOTAL:</b>	<b>5652.6 Sq. Ft.</b>
	34.8% COVERAGE

PAVERS:	54.5 Sq. Ft.
BOLLARDS:	51.1 Sq. Ft.
<b>TOTAL:</b>	<b>105.6 Sq. Ft.</b>
	0.6% COVERAGE

### LEGEND:

I.O.	IRON OLD (FOUND)
CATV	CABLE & TV BOX
EBOX	ELECTRIC BOX
TPED	TELEPHONE PEDESTAL
WM	WATER METER

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	30.89'	28.96'	N 01°20'25" E	70°47'37"
C2	25.00'	45.22'	39.30'	N 04°47'45" E	103°37'35"



AS-BUILT SURVEY  
LOT 32 BLOCK 16  
TOWN OF SEABROOK ISLAND  
CHARLESTON COUNTY, SOUTH CAROLINA



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



## CLARIFICATION LETTER

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

**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. 3713 BONITA COURT  
  
 Requested by: MJ COLLINS

**NOTES:**

BEARING SHOWN ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83.  
 AREA DETERMINED BY COORDINATE METHOD.  
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 THE REQUIRED SETBACKS MAY BE DESIGNATED AND/OR VARIED BY THE SEABROOK ISLAND ARCHITECTURAL REVIEW BOARD. THE ARCHITECTURAL REVIEW BOARD RESERVES THE RIGHT TO GRANT VARIANCES RESPECTING SETBACK GUIDELINES AND/OR TO EXPAND THE "BUILDABLE" AREA.  
 THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY.  
 NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT, THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS CONTAMINATION OR OTHER NONVISIBLE CONDITIONS WHICH MAY AFFECT THIS PROPERTY.  
 PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE VE (EL. 14') AS PER FEMA FLOOD MAPS.  
 PANEL No. 45019C 07953  
 DATED: NOVEMBER 17, 2004  
 COMMUNITY No. 450256

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

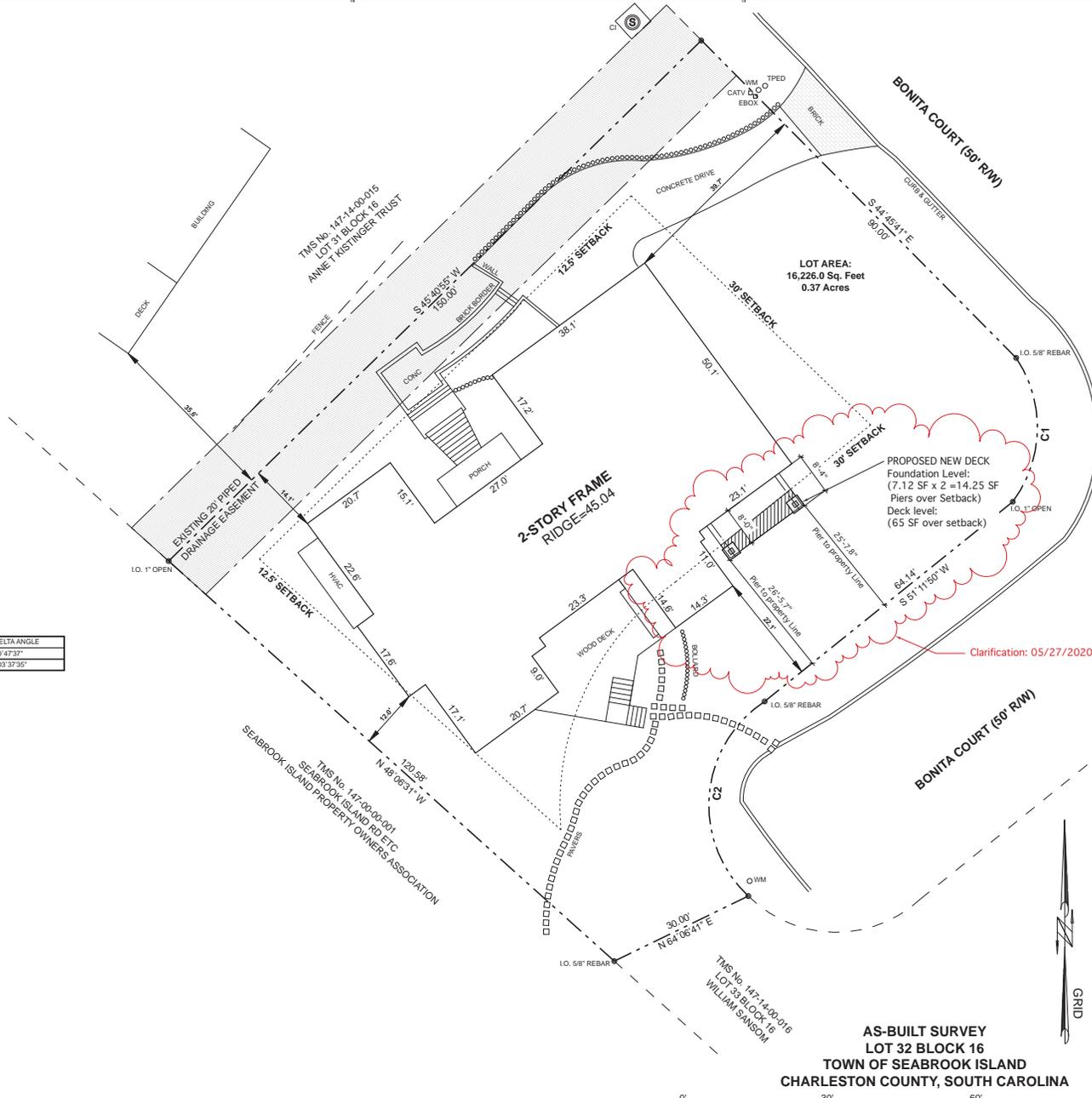
**LOT COVERAGE:**

BUILDING:	4199.1 Sq. Ft.
CONC DRIVE:	403.3 Sq. Ft.
CONC WALK:	167.5 Sq. Ft.
BRICK BORDER:	51.0 Sq. Ft.
FRONT WALK:	120.6 Sq. Ft.
FRONT PORCH:	107.2 Sq. Ft.
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BOLLARDS:	51.1 Sq. Ft.
<b>TOTAL:</b>	<b>105.6 Sq. Ft.</b>
	0.6% COVERAGE

**LEGEND:**

I.O.	IRON OLD (FOUND)
CATV	CABLE & TV BOX
EBOX	ELECTRIC BOX
TPED	TELEPHONE PEDESTAL
WM	WATER METER

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	30.89'	28.96'	N 01° 20'25" E	70° 47'37"
C2	25.00'	45.22'	39.30'	N 04° 47'45" E	103° 37'35"



**AS-BUILT SURVEY**  
**LOT 32 BLOCK 16**  
**TOWN OF SEABROOK ISLAND**  
**CHARLESTON COUNTY, SOUTH CAROLINA**

**AIA RIBA**  
**ARCHITECTURE+**  
 Charleston - Kawanah Island - West Indies  
 1048 E. Montague St., Ste. 10, Charleston, SC 29402  
 TEL: 843.796.2781 FAX: 843.796.2782  
 WWW.ARCHITECTUREPLUS.COM

**Plan Seal:**  
 STATE OF SOUTH CAROLINA  
 ARCHITECTURE PLUS LLC  
 Charleston, SC  
 No. 10274  
 REGISTERED ARCHITECT

**Seal:**  
 STATE OF SOUTH CAROLINA  
 COMMUNITY No. 450256  
 2015 RECD ARCHITECT

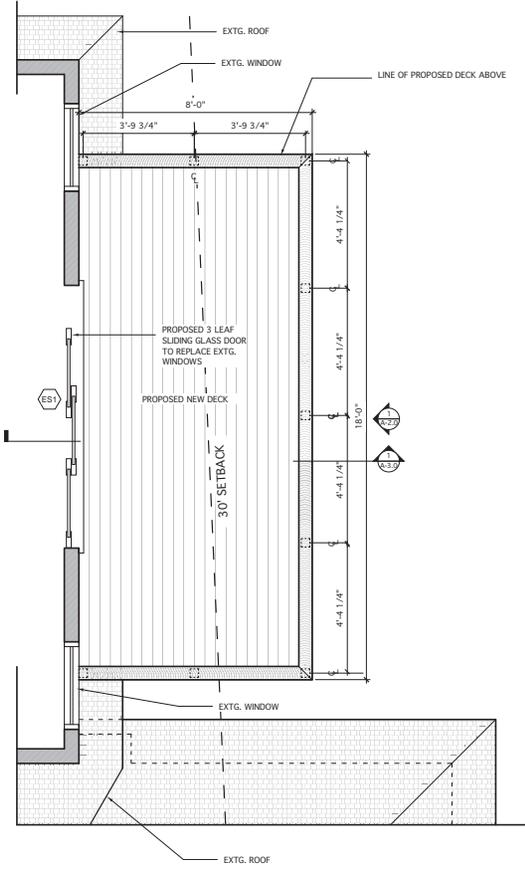
**The Luce Residence**  
 3713 Bonita Court  
 "Town of Seabrook Island"  
 Seabrook Island, SC 29455

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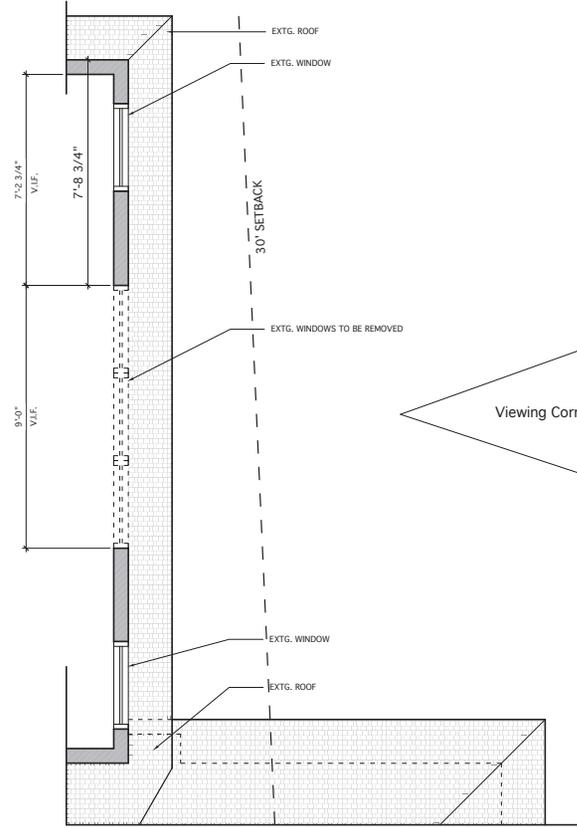
**Plot Reference**  
**Date:**  
 [Symbol] Conceptual Design  
 [Symbol] Preliminary ARB  
 [Symbol] Design Dev/ Bidding  
 [Symbol] Final ARB  
 [Symbol] Permitting  
 [Symbol] Construction

**Builder:**

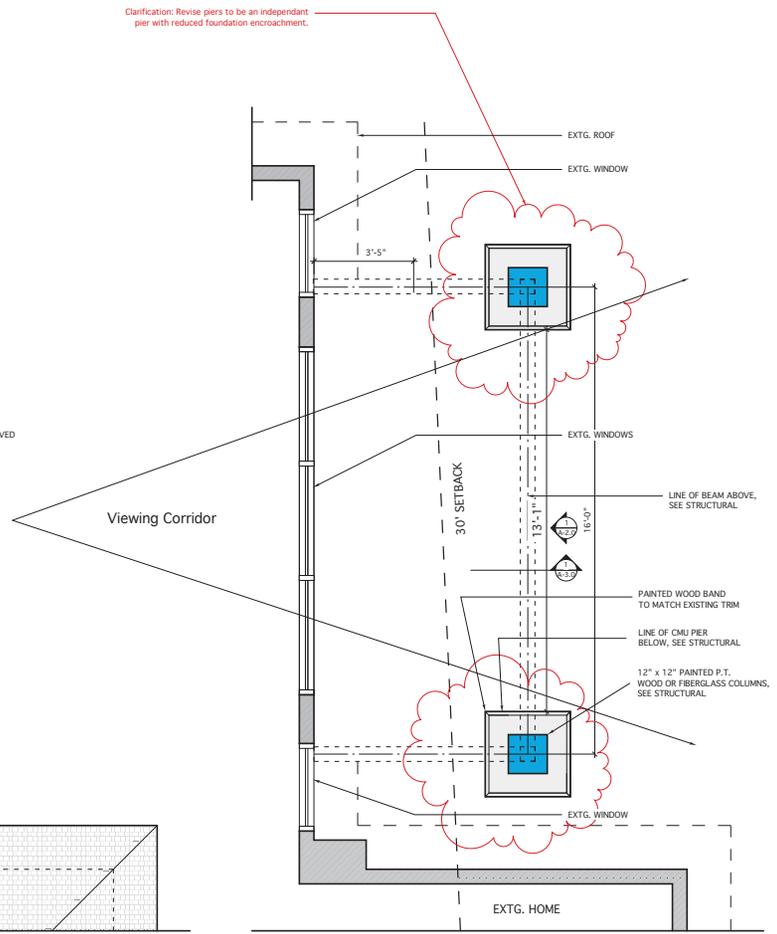
**Sheet Title:**  
 SITE PLAN  
**Sheet No.:**  
**AS-1.0**  
 Project No.: 3713BC-DWK 04/17/20



**SECOND FLOOR PROPOSED PLAN**  
Scale: 1/2" = 1'-0"



**SECOND FLOOR EXISTING PLAN**  
Scale: 1/2" = 1'-0"



**FIRST FLOOR PROPOSED PLAN**  
Scale: 1/2" = 1'-0"

Clarification: Revise piers to be an independent pier with reduced foundation encroachment.

AIA RIBA # ARCHITECTURE+ ARCHITECTURE+ Charleston + Savannah Island + West Indies 1048 E. Montague St., Ste. 201, N. Charleston, SC 29402 TEL: 843.746.2781 FAX: 843.746.2782 WWW.ARCHITECTURE+.COM

Professional Seal: ARCHITECTURE PLUS E.L.C. Charleston, SC No. 102784 REGISTERED ARCHITECT

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**The Luce Residence**  
3713 Bonita Court  
"Town of Seabrook Island"  
Seabrook Island, SC 29455

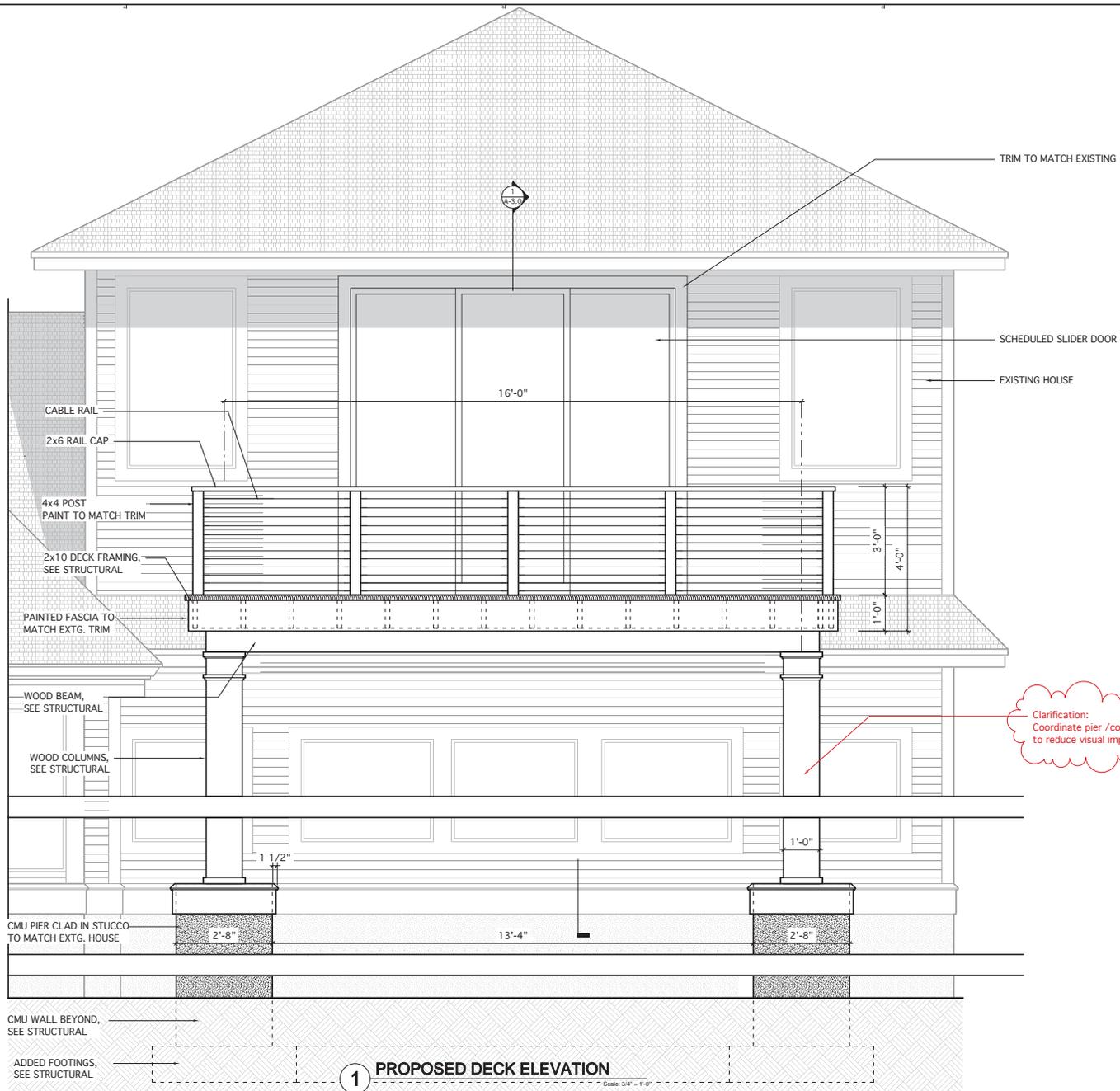
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Plot Reference

Date:	
Conceptual Design	<input type="checkbox"/>
Preliminary ARB	<input type="checkbox"/>
Design Dev./ Bidding	<input type="checkbox"/>
Final ARB	<input type="checkbox"/>
Permitting	<input type="checkbox"/>
Construction	<input type="checkbox"/>

Builder: **Bullington** BULLINGTON GROUP, L.L.C.

Sheet Title: **PROPOSED PLAN**  
Sheet #: **A-1.0**  
Project #: **3713BC-DWK 04/17/20**





RIBA #1  
 AIA  
**ARCHITECTURE+**  
 Charleston + Kawanah Island + West Indies  
 1048 E. Montague St., Ste. 201, N. Charleston, SC 29402  
 Tel: 843.746.2781, Fax: 843.746.2782  
 www.architectureplus.com

Firm Seal:

Seal:

**The Luce Residence**  
 3713 Bonita Court  
 "Town of Seabrook Island"  
 Seabrook Island, SC 29455

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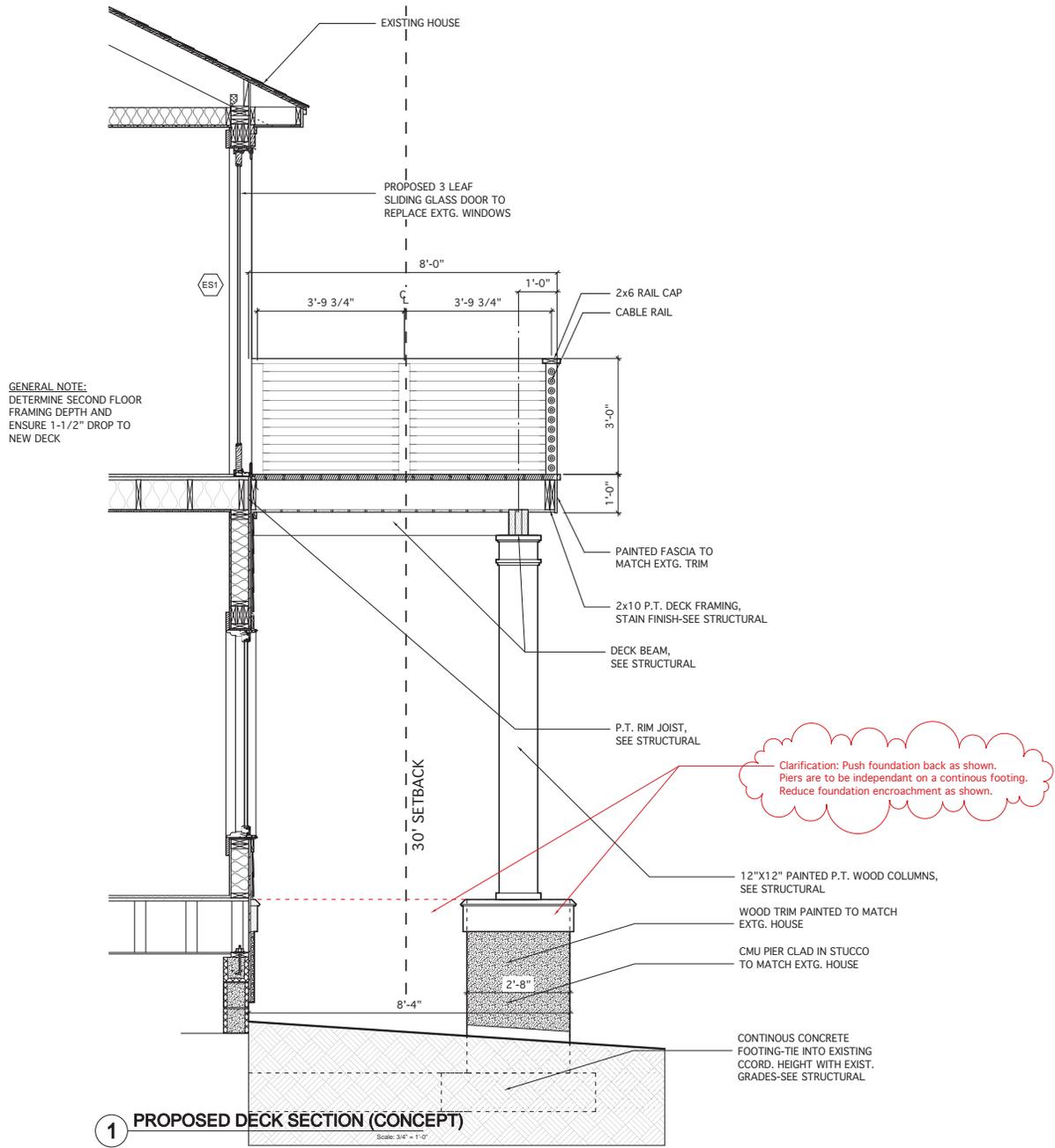
Plot Reference  
 Date:  
 Conceptual Design  
 Preliminary ARB  
 Design Dev./ Bidding  
 Final ARB  
 Permitting  
 Construction

Builder:

Sheet Title:  
 BUILDING CONTEXT

Sheet N°:  
**A-2.1**

Project N°: 3713BC-DWK 04/15/20

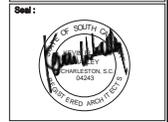


GENERAL NOTE:  
 DETERMINE SECOND FLOOR  
 FRAMING DEPTH AND  
 ENSURE 1-1/2" DROP TO  
 NEW DECK

Clarification: Push foundation back as shown.  
 Piers are to be independent on a continous footing.  
 Reduce foundation encroachment as shown.

1 PROPOSED DECK SECTION (CONCEPT)

Scale: 3/4" = 1'-0"



The Luce Residence  
 3713 Bonita Court  
 "Town of Seabrook Island"  
 Seabrook Island, SC 29455

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Plot Reference

☐	Conceptual Design
☐	Preliminary ARB
☐	Design Dev/ Bidding
☐	Final ARB
☐	Permitting
☐	Construction



Sheet Title:  
 PROPOSED DECK  
 SECTION

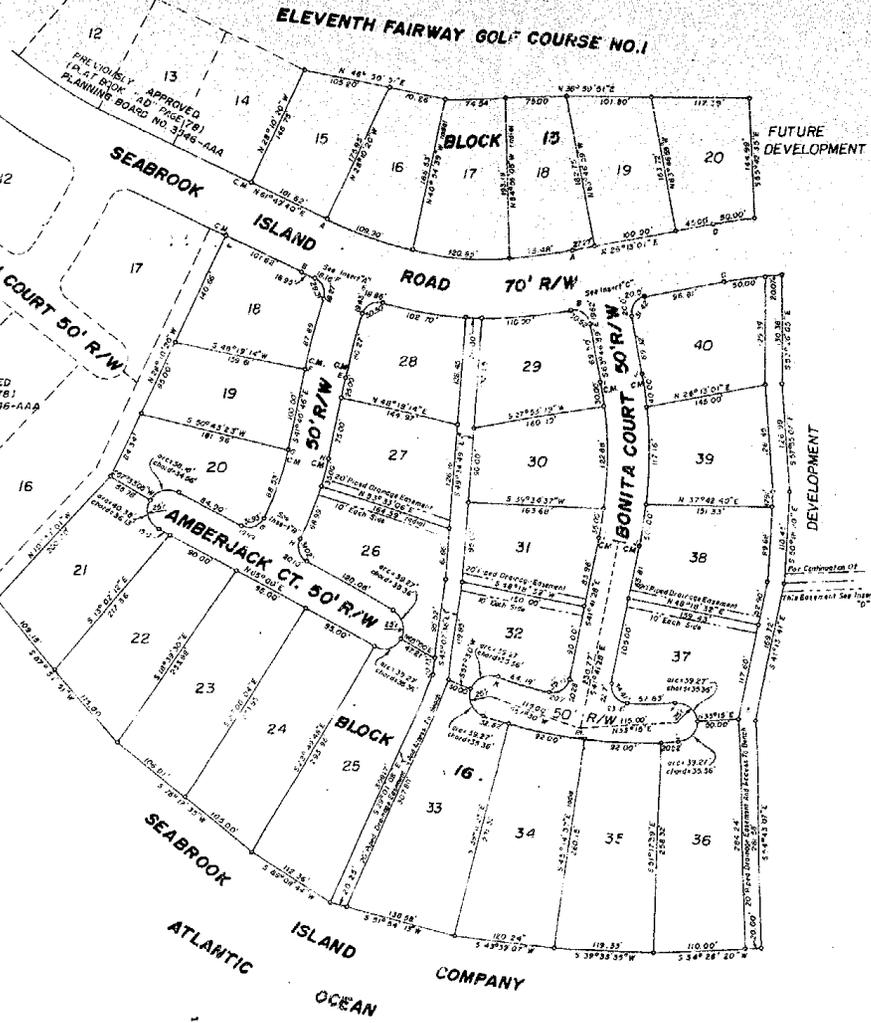
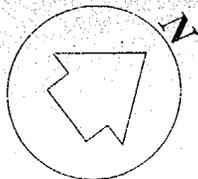
Sheet N°:  
**A-3.0**

Project N°: 3713BC-DWK 04/17/20

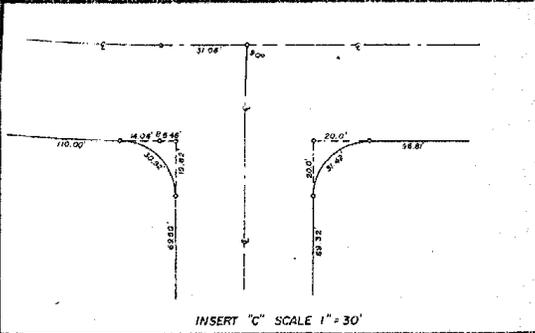
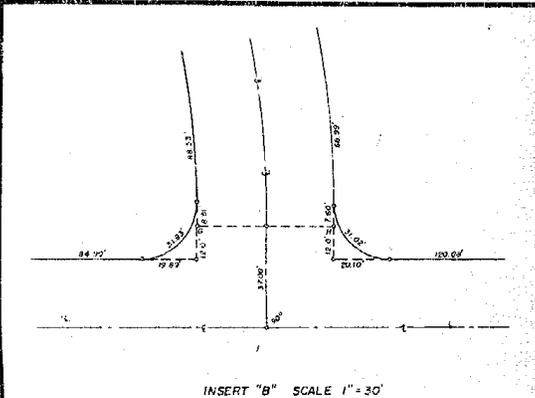
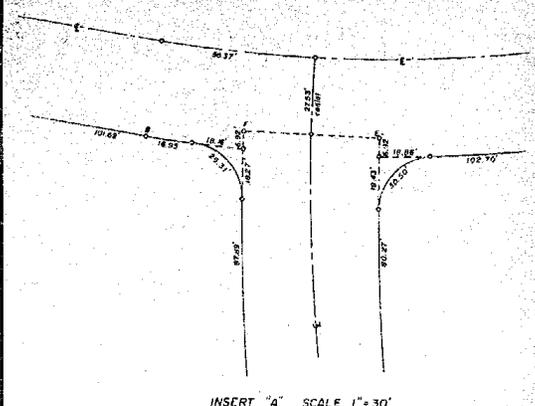
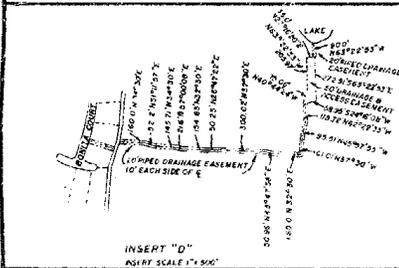


## ATTACHMENT #4

Subdivision Plat (1975)



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



# SEABROOK ISLAND

## CHARLESTON COUNTY, S. C.

PLAT OF LOTS 15-20 BLOCK 15 & LOTS 18-40 BLOCK 16  
SCALE 1" = 100' JANUARY 2, 1975

- NOTES
1. ALL LOT CORNERS MARKED WITH PIPES
  2. ALL CURVE MEASUREMENTS ARE ARC LENGTHS
  3. ALL CORNER MARKERS 20"
  4. ALL CORNERS MARKED C.M. INDICATE CONC MONUMENTS
  5. OWNED BY SEABROOK ISLAND COMPANY
  6. ACRES = 14.192 ACRES
  7. ALL LOTS SHOWN ON THIS PLAT ARE ABOVE ELEVATION
  8. 0 MEAN SEA LEVEL

Charleston, South Carolina  
Office of Register Messrs Conveyance  
That recorded this day of January, 1975, at 3:40 o'clock in Plat Book No. 6106, Page 244, and tracing cloth copy filed in File No. 100-100000, Folder 100, Drawing No. 200, Original plat (with 100' x 100' sheet) delivered to the Register Messrs Conveyance.

*William H. Cannon*  
Register Messrs Conveyance

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

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

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

DATE: 3-5-75  
# 3546-66  
25 12 ft  
V15  
3-5-75

CURVE	Δ	D	T	L	R
A - A	35°36'39"	11.591'	158.76'	307.23'	494.32'
B - B	30°36'39"	10.153'	181.24'	300.74'	564.38'
C - C	18°54'57"	9.184'	104.17'	206.44'	625.31'
D - D	18°54'57"	8.240'	115.83'	229.55'	625.31'
E - E	7°24'19"	6.346'	53.38'	106.62'	624.90'
F - F	7°24'19"	6.549'	56.62'	113.08'	674.90'
G - G	16°40'16"	17.168'	48.87'	97.04'	383.35'
H - H	16°40'16"	14.946'	58.20'	111.60'	383.35'
I - I	22°08'37"	11.798'	93.12'	187.84'	487.25'
J - J	22°08'37"	10.664'	104.88'	207.16'	537.25'
K - K	24°18'03"	11.228'	109.83'	218.98'	510.25'
L - L	24°18'03"	10.226'	120.37'	237.14'	560.25'



**ATTACHMENT #5**

Property Photos



**NOTICE**  
**Board of Zoning Appeals Hearing**  
 The Board of Zoning Appeals of the Town of Jacksonville, FL will hold  
 a public hearing on **2/23/2023 at 10:00 AM** in **Room 200**  
**PUBLIC INVITED**  
 Property Owner is seeking variances from Section 222.07 of the Zoning Ordinance  
 regarding the following: **Special Allowance for Accessory  
 Dwelling Units, if that use has not been previously approved  
 by the Board of Zoning Appeals.**  
 Information regarding the application can be obtained by contacting the Planning Department  
 at (904) 255-1234. **THIS NOTICE IS SUBJECT TO THE BOARD'S DISCRETION  
 AND A PENALTY OF \$1,000 PER DAY.**





**ATTACHMENT #6**

Zoning Map





## ATTACHMENT #7

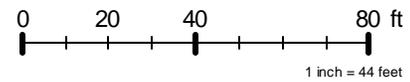
Aerial Images





### 3713 Bonita Court

Parcel ID: 1471400015 ISLAND  
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.



Author: Charleston County SC  
Date: 5/27/2020



## ATTACHMENT #8

FEMA Base Flood Elevations  
(Current & Preliminary)





## ATTACHMENT #9

Title to Real Estate





**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, buttings and boundings more or less as are shown on said plat, which is specifically incorporated herein by reference.

This conveyance is subject to the 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)  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)  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  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, BYARS & TAYLOR LLC

Sworn to before me this 9<sup>th</sup> day  
 of January, 2020.  
 \_\_\_\_\_  
 Notary Public for  
 My Commission Expires: \_\_\_\_\_



# RECORDER'S PAGE



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

**Filed By:**

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

RECORDED		
Date:	January 13, 2020	
Time:	10:31:00 AM	
<u>Book</u>	<u>Page</u>	<u>DocType</u>
0852	533	Deed
Michael Miller, Register Charleston County, SC		

**MAKER:**

MUENOW LORETTA J

Note:

**RECIPIENT:**

LUCE JAMES W

# of Pages:

Recording Fee	\$ 15.00
State Fee	\$ 3,705.00
County Fee	\$ 1,567.50
Extra Pages	\$ -
Postage	\$ -
Chattel	\$ -
<b>TOTAL</b>	<b>\$ 5,287.50</b>

**Original Book:**

**Original Page:**

DRAWER   
 CLERK

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

PID VERIFIED BY ASSESSOR  
 REP MKD  
 DATE 01/22/2020  
 4



0852  
Book



533  
Page



01/13/2020  
Recorded Date



5  
# Pgs



Original Book



Original Page



D  
Doc Type



10:31:00  
Recorded Time



## ATTACHMENT #10

### Property Information Card



[WELCOME](#)   [REAL PROPERTY RECORD SEARCH](#)   [REAL PROPERTY BILL SEARCH](#)   [PERSONAL PROPERTY SEARCH](#)

[MOTOR VEHICLE SEARCH](#)   [CHECKOUT](#)   [CONTACT US](#)

\$0.00  
CHECK OUT

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

**Property Information**

<b>Current Owner:</b> LUCE JAMES W 3713 BONITA CT SEABROOK ISLAND SC 29455	<b>Property ID</b>	1471400015
	<b>Physical Address</b>	3713 BONITA CT
	<b>Property Class</b>	101 - RESID-SFR
	<b>Plat Book/Page</b>	/
	<b>Neighborhood</b>	111401 AD01 Seaview Drive Seabrook I
	<b>Deed Acres</b>	0.0000

**Legal Description**  
 Subdivision Name -SEABROOK ISLAND Description -LT 32 BLK 16  
 PlatSuffix AE-82 PolTwp 009

**Sales History**

Book	Page	Date	Grantor	Grantee	Type	Deed	Deed Price
0852	533	1/9/2020	MUENOW LORETTA J	LUCE JAMES W	<a href="#">S</a>	<a href="#">Ge</a>	\$1,425,000
O120	103	9/15/1979	CARPENTER THOMAS E III	MUENOW LORETTA J		<a href="#">Ge</a>	\$50,000
M111	389	2/1/1977		CARPENTER THOMAS E III		<a href="#">Ge</a>	\$0

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

# PIN: 1471400015

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

Legal Residence	LR Pct	AgUse	ATI 25Pct Exemption	Assessed Value
Y	100	N	N	\$36,120
		Land	Improvement	Total
Market Value		\$365,309	\$587,700	\$953,009
Capped Value *		\$365,309	\$587,700	\$953,009
Taxable/Use Value **		\$365,309	\$587,700	\$953,009

## Value History

	2018	2017	2016	2015
Market Value	\$953,009	\$953,009	\$953,009	\$953,009
Capped Value *	\$953,009	\$953,009	\$953,009	\$953,009
Taxable/Use Value **	\$953,009	\$953,009	\$953,009	\$953,009
Assessed Value	\$36,120	\$36,120	\$36,120	\$36,120

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

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

## Dwelling Info

Extension	House Type	Year Built	Total Finished Living Area	Bedroom Count	Full Bath Count	Half Bath Count	Total Stories
R01	21 1.5 Stories	1982	5742	4	4	2	2

## Additional Improvements

No data available



[Town of Awendaw](#)  
[Town of Hollywood](#)  
[Town of James Island](#)  
[Town of Kiawah Island](#)  
[Town of Lincolnville](#)  
[Town of McClellanville](#)  
[Town of Meggett](#)  
[Town of Mount Pleasant](#)  
[Town of Ravenel](#)  
[Town of Rockville](#)  
[Town of Seabrook Island](#)  
[Town of Sullivan's Island](#)

[County Library](#)  
[County Parks](#)  
[Transportation](#)  
[Sales Tax](#)  
[School District](#)  
[Charleston](#)  
[Community Guide](#)

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Report technical problems with this site to [webmaster@charlestoncounty.org](mailto:webmaster@charlestoncounty.org)

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## **ATTACHMENT #11**

Public Hearing Notice:  
Letter to Neighboring Property Owners



## PUBLIC HEARING NOTICE

**TO:** Neighboring Property Owners  
**FROM:** Joseph M. Cronin, Town Administrator/Zoning Administrator  
**SUBJECT:** Variance Request for 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/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-163.html](http://www.townofseabrookisland.org/variance-163.html)  
**BY E-MAIL:** [jcronin@townofseabrookisland.org](mailto:jcronin@townofseabrookisland.org)  
**BY MAIL:** Town of Seabrook Island, Attn: Zoning Administrator  
2001 Seabrook Island Road, Seabrook Island, SC 29455

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

Sincerely,

Joseph M. Cronin  
Town Administrator/Zoning Administrator



## ATTACHMENT #12

Public Hearing Notice:  
List of Neighboring Property Owners

**Variance Notification List**

**3713 Bonita Court**

Property Address	Owner(s) of Record	Mailing Address	City	State	Zip
3710 Bonita Court	David & Crystal Mosgrove	5 Regatta Court	Columbia	SC	29212
3714 Bonita Court	Camvest LP	11321 Bright Pond Lane	Reston	VA	20194
3718 Bonita Court	Shangri La Associates LLC	8912 Lynnhurst Drive	Fairfax	VA	22031
3722 Bonita Court	Mary Lalonde Trustee	16 Renaud Road	Grosse Pointe Shore	MI	48236
3723 Bonita Court	Thomas Daniels	5081 Rivers Avenue	North Charleston	SC	29406
3715 Bonita Court	William & Elisabeth Sansom	2153 Duncan Road	Knoxville	TN	37919
3711 Bonita Court	Anne Kisting Trust	9200 Cunningham Road	Cincinnati	OH	45243
3707 Bonita Court	Dianne & James Cain	3707 Bonita Court	Seabrook Island	SC	29455
3734 Amberjack Court	Esta Ross Wernikoff Revocable Trust	1010 Home Place	Matthews	NC	28105
3738 Amberjack Court	Sheehy Amberjack LLC	12701 Fair Lakes Circle Ste 250	Fairfax	VA	22033
Property Owners Association	Seabrook Island Property Owners Association	1202 Landfall Way	Seabrook Island	SC	29455
Regime	Not Applicable				





## **ATTACHMENT #13**

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

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

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

**COLUMBIA, SC 29212**

Certified Mail Fee \$3.55 0455  
 \$ 07

Extra Services & Fees (check box, add fee if applicable)  
 Return Receipt (hardcopy) \$2.95  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.70  
 Total Postage and Fees \$7.10

Postmark Here 05/05/2020

Sent To  
 David & Crystal Mosgrove  
 Street and Apt. No., or PO Box No.  
 S Regatta Court  
 Columbia SC 29213  
 City, State, ZIP+4®

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

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

**RESTON, VA 20194**

Certified Mail Fee \$3.55 0455  
 \$ 07

Extra Services & Fees (check box, add fee if applicable)  
 Return Receipt (hardcopy) \$2.95  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.70  
 Total Postage and Fees \$7.10

Postmark Here 05/05/2020

Sent To  
 Canvest LP  
 Street and Apt. No., or PO Box No.  
 11321 Bright Pond Lane  
 Reston VA 20194  
 City, State, ZIP+4®

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

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

**FAIRFAX, VA 22031**

Certified Mail Fee \$3.55 0455  
 \$ 07

Extra Services & Fees (check box, add fee if applicable)  
 Return Receipt (hardcopy) \$2.95  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.70  
 Total Postage and Fees \$7.10

Postmark Here 05/05/2020

Sent To  
 Shengri La Associates LLC  
 Street and Apt. No., or PO Box No.  
 8912 Linnhurst Drive  
 Fairfax VA 22031  
 City, State, ZIP+4®

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

U.S. Postal Service™  
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**GROSSE POINTE, MI 48236**

Certified Mail Fee \$3.55 0455  
 \$ 07

Extra Services & Fees (check box, add fee if applicable)  
 Return Receipt (hardcopy) \$2.95  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.70  
 Total Postage and Fees \$7.10

Postmark Here 05/05/2020

Sent To  
 Mary Lalonde Trust  
 Street and Apt. No., or PO Box No.  
 16 Renegal Road  
 Grosse Pointe Shores, MI 48236  
 City, State, ZIP+4®

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

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**CHARLESTON, SC 29406**

Certified Mail Fee \$3.55 0455  
 \$ 07

Extra Services & Fees (check box, add fee if applicable)  
 Return Receipt (hardcopy) \$2.95  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.70  
 Total Postage and Fees \$7.10

Postmark Here 05/05/2020

Sent To  
 Thomas Daniels  
 Street and Apt. No., or PO Box No.  
 3081 Rivers Avenue  
 North Charleston SC 29406  
 City, State, ZIP+4®

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

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

**KNOXVILLE, TN 37919**

Certified Mail Fee \$3.55 0455  
 \$ 07

Extra Services & Fees (check box, add fee if applicable)  
 Return Receipt (hardcopy) \$2.95  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.70  
 Total Postage and Fees \$7.10

Postmark Here 05/05/2020

Sent To  
 William & Elizabeth Sansom  
 Street and Apt. No., or PO Box No.  
 2155 Dunbar Rd  
 Knoxville TN 37919  
 City, State, ZIP+4®

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

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**CINCINNATI, OH 45243**

Certified Mail Fee \$3.55 0455  
 \$ 07

Extra Services & Fees (check box, add fee if applicable)  
 Return Receipt (hardcopy) \$2.95  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.70  
 Total Postage and Fees \$7.10

Postmark Here 05/05/2020

Sent To  
 Anne Kistinger Trust  
 Street and Apt. No., or PO Box No.  
 9200 Cunningham Rd  
 Cincinnati OH 45243  
 City, State, ZIP+4®

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

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**JOHNS ISLAND, SC 29455**

Certified Mail Fee \$3.55 0455  
 \$ 07

Extra Services & Fees (check box, add fee if applicable)  
 Return Receipt (hardcopy) \$2.95  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.70  
 Total Postage and Fees \$7.10

Postmark Here 05/05/2020

Sent To  
 Dianne & James Cain  
 Street and Apt. No., or PO Box No.  
 3707 Bonita Court  
 Seabrook Island SC 29455  
 City, State, ZIP+4®

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

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

**MATTHEWS, NC 28105**

Certified Mail Fee \$3.55 0455  
 \$ 07

Extra Services & Fees (check box, add fee if applicable)  
 Return Receipt (hardcopy) \$2.95  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.70  
 Total Postage and Fees \$7.10

Postmark Here 05/05/2020

Sent To  
 Estra Ross Weini Koff Revocable Trust  
 Street and Apt. No., or PO Box No.  
 1010 Home Place  
 Matthews, NC 28105  
 City, State, ZIP+4®

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

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

**FAIRFAX, VA 22033**

Certified Mail Fee \$3.55 0455  
 \$ 07

Extra Services & Fees (check box, add fee if applicable)  
 Return Receipt (hardcopy) \$2.95  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.70  
 Total Postage and Fees \$7.10

Postmark Here 05/05/2020

Sent To  
 Sheehy Ambarjack LLC  
 Street and Apt. No., or PO Box No.  
 12701 Fair Lakes Circle St 250  
 Fairfax VA 22033  
 City, State, ZIP+4®

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

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

**JOHNS ISLAND, SC 29455**

Certified Mail Fee \$3.55 0455  
 \$ 07

Extra Services & Fees (check box, add fee if applicable)  
 Return Receipt (hardcopy) \$2.95  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.70  
 Total Postage and Fees \$7.10

Postmark Here 05/05/2020

Sent To  
 Seabrook Island Property Owners Association  
 Street and Apt. No., or PO Box No.  
 1202 Landfall Way  
 Seabrook Island, SC 29455  
 City, State, ZIP+4®

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

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

**JOHNS ISLAND, SC 29455**

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 \$ 07

Extra Services & Fees (check box, add fee if applicable)  
 Return Receipt (hardcopy) \$2.95  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.70  
 Total Postage and Fees \$7.10

Postmark Here 05/05/2020

Sent To  
 Seabrook Island Property Owners Association  
 Street and Apt. No., or PO Box No.  
 1202 Landfall Way  
 Seabrook Island, SC 29455  
 City, State, ZIP+4®

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



## ATTACHMENT #14

Public Hearing Notice:  
Post & Courier Legal Ad

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



# AFFIDAVIT OF PUBLICATION

## The Post and Courier

State of South Carolina

County of Charleston

Personally appeared before me the undersigned advertising clerk of the above indicated newspaper published in the city of Charleston, county and state aforesaid, who, being duly sworn, says that the advertisement of

(copy attached)

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

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 A.D. 2020

*[Signature]*  
advertising clerk



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

**TOWN OF SEABROOK ISLAND, SC NOTICE OF PUBLIC HEARING**  
The Town of Seabrook Island Board of Zoning Appeals will conduct a Virtual Public Hearing at 2:30 pm on Friday, June 5, 2020. During the meeting, the board will consider the following requests for variance from the Development Standards Ordinance for the Town of Seabrook Island:  
**Application # 163**  
**APPLICANT:** James Luce (Owner) and Daniel Kim (Applicant)  
**LOCATION:** 3713 Bonita Court  
**TAX MAP #:** 147-14-00-015  
**ZONING DISTRICT:** SR Single-Family Residential  
**VARIANCE(S) REQUESTED:** To allow a proposed second-floor deck to encroach approximately 4 feet into the required 30-foot front yard setback  
**Application # 164**  
**APPLICANT:** Andrew and Susan Hodge (Owners) and Michael Karamus (Applicant)  
**LOCATION:** 2710 Old Oak Walk  
**TAX MAP #:** 147-06-00-058  
**ZONING DISTRICT:** SR Single-Family Residential  
**VARIANCE(S) REQUESTED:** To allow a proposed screened porch to encroach approximately 2.2 feet into the required 25-foot rear yard setback  
Documents relating to the variance requests may be viewed on the town's website at [www.townofseabrookisland.org](http://www.townofseabrookisland.org).  
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](http://www.townofseabrookisland.org)  
**EMAIL:** [icronin@townofseabrookisland.org](mailto:icronin@townofseabrookisland.org)  
**MAIL:** Town of Seabrook Island, 2001 Seabrook Island Road, Seabrook Island, SC 29455  
The meeting will be live streamed on the town's YouTube channel at the following address: <https://www.youtube.com/channel/UCiKF87knEApHD1o0kGlaGZg>  
For more information, please call (843) 768-9121.  
AD# 1871630



## ATTACHMENT #15

Public Hearing Notice:  
Property Posting

**NOTICE**  
**Board of Zoning Appeals Hearing**

The Board of Zoning Appeals of the Town of Seabrook Island, SC will hold  
a public hearing at 2:30 PM on 6-5-20 at Live Stream

**PUBLIC INVITED**

Property Owner is seeking variance from Section 10.2 of the Zoning Ordinance

VARIANCE IS TO ALLOW Second story deck to encroach  
approximately 14 feet into the required 30 foot front yard  
setback

Documents related to this appeal may be viewed at the Town of Seabrook Town Hall  
at 10000 Highway 17, Seabrook Island, SC

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



## ATTACHMENT #16-A

Neighboring Properties:  
Block 16 Lot 30 – 3707 Bonita Court (1980)



3707

# PIN: 1471400013

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

Legal Residence	LR Pct	AgUse	ATI 25Pct Exemption	Assessed Value
Y	100	N	N	\$29,960
		Land	Improvement	Total
Market Value		\$380,000	\$369,000	\$749,000
Capped Value *		\$380,000	\$369,000	\$749,000
Taxable/Use Value **		\$380,000	\$369,000	\$749,000

## Value History

	2018	2017	2016	2015
Market Value	\$749,000	\$749,000	\$749,000	\$749,000
Capped Value *	\$749,000	\$749,000	\$749,000	\$749,000
Taxable/Use Value **	\$749,000	\$749,000	\$749,000	\$749,000
Assessed Value	\$29,960	\$44,940	\$44,940	\$44,940

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

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

## Dwelling Info

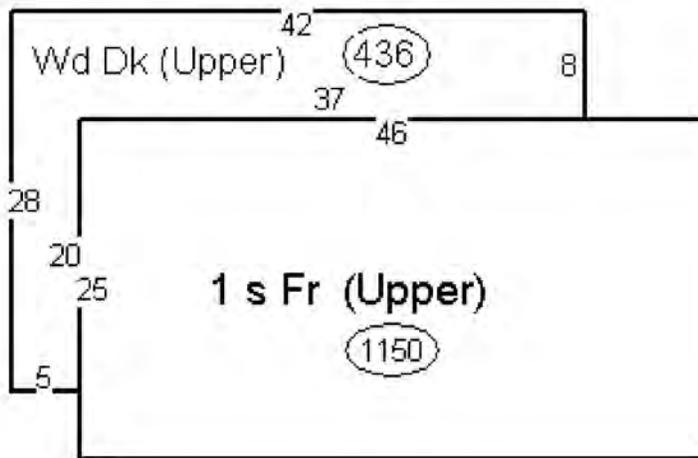
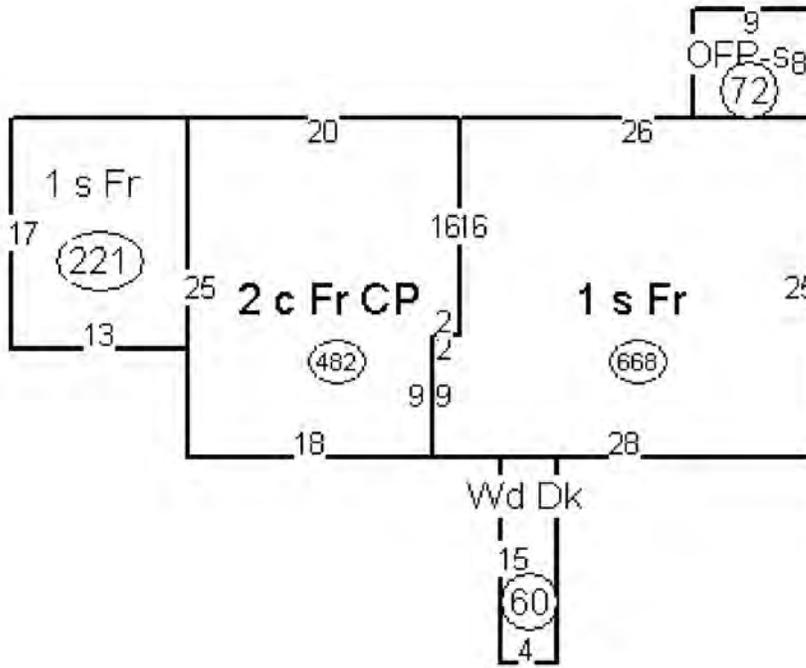
Extension	House Type	Year Built	Total Finished Living Area	Bedroom Count	Full Bath Count	Half Bath Count	Total Stories
R01	21 1.5 Stories	1980	2264	3	2	1	2

## Additional Improvements

No data available

# Sketches

R01



## Municipalities

- [City of Charleston](#)
- [City of Folly Beach](#)
- [City of North Charleston](#)
- [City of Isle of Palms](#)

## Additional Resources

- [Arts & Entertainment](#)
- [CARTA Transit System](#)
- [Sex Offenders Search](#)
- [Identity Theft Info](#)
- [Traffic Cam](#)

## Social Media



[Town of Awendaw](#)  
[Town of Hollywood](#)  
[Town of James Island](#)  
[Town of Kiawah Island](#)  
[Town of Lincolnville](#)  
[Town of McClellanville](#)  
[Town of Meggett](#)  
[Town of Mount Pleasant](#)  
[Town of Ravenel](#)  
[Town of Rockville](#)  
[Town of Seabrook Island](#)  
[Town of Sullivan's Island](#)

[County Library](#)  
[County Parks](#)  
[Transportation](#)  
[Sales Tax](#)  
[School District](#)  
[Charleston](#)  
[Community Guide](#)

[Make-A-Wish Car](#)  
[Donation](#)  
[United Way 24hr](#)  
[hotline](#)  
[Visitor Information](#)

## Site Translation

Select Language ▼

Powered by  [Translate](#)

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E-mail your comments or questions about this site to [publicinfo@charlestoncounty.org](mailto:publicinfo@charlestoncounty.org)  
Report technical problems with this site to [webmaster@charlestoncounty.org](mailto:webmaster@charlestoncounty.org)

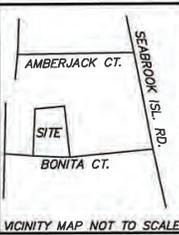
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[Legal Disclaimer](#) | [Refund Disclaimer](#) | [Privacy Policy](#)



## ATTACHMENT #16-B

Neighboring Properties:  
Block 16 Lot 31 – 3711 Bonita Court (2010)





**NOTES:**

- 1) AREA WAS DETERMINED BY THE COORDINATE METHOD.
- 2) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSE ONLY.
- 3) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
- 4) DISTANCE SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
- 5) 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 CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
- 6) THIS PLAT IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PARTY(IES), THE CURRENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO ARISING FROM A TRANSACTION INVOLVING THE CURRENT OWNER(S) WITHIN SIX MONTHS FROM THE DATE HEREOF AND THESE PEOPLE ONLY.

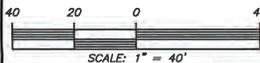
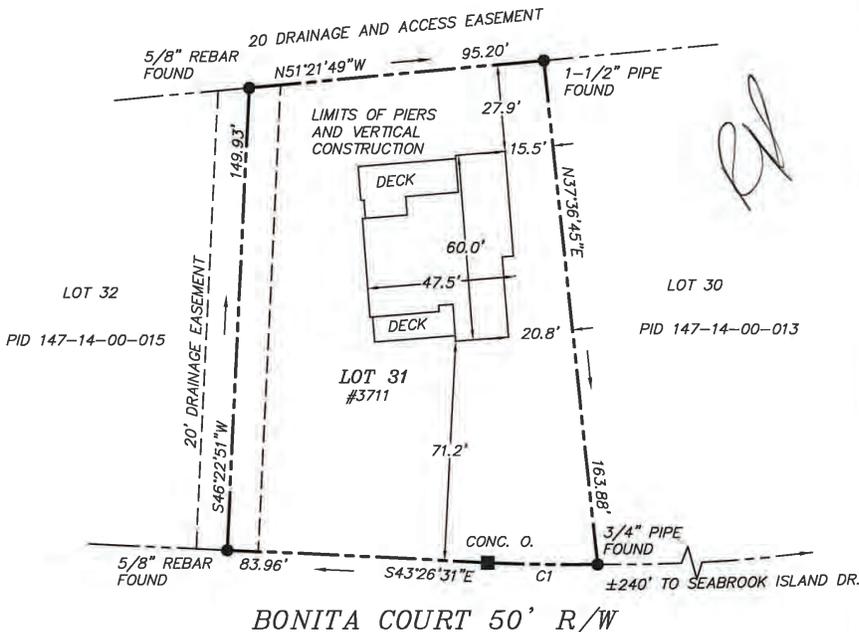
**PLAT REFERENCE:**

1. A PLAT BY ABSOLUTE SURVEYING, INC., OF LOT 31, BLOCK 16, DATED 3/30/2006.



**FLOOD NOTE:**

THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE 'VE' PER F.E.M.A. FLOOD INSURANCE RATE MAP. SEE COMMUNITY MAP 45019C, PANEL 795 J A SPECIAL FLOOD HAZARD AREA. MAP REVISED: NOV. 17, 2004.



EQUIPMENT USED: GEODIMETER  
AREA: 16,799.47 SQ.FT 0.39 ACRE  
PRECISION: 1/INFINITY  
FIELD WORK COMPLETED: 11/17/2010

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	537.26'	35.38'	35.37'	S45°19'35"E	0°34'22"

I hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of "THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA", and meets or exceeds the requirements for a Class 'A' survey as specified therein; Also there are no visible encroachments or projections other than shown. In my opinion the property shown correctly depicts the boundaries of the subject parcel(s). Survey not valid unless embossed with an original surveyors seal. Witness my original signature, registration number and seal this 18th day of November, 2010.



MATTHEW D. CLARK, SC RLS NO. 20187



ALIQUOT SURVEYING ASSOCIATES, INC.

P.O. BOX 1121  
HARDEEVILLE, SC 29927  
OFFICE: (843) 784-3200  
FAX: (843) 784-3220

PREPARED FOR: ECM BEACH COMPANY

SUBDIVISION: -  
LOT No.: 31  
BLOCK: 16  
PLAT BOOK: -  
DATE: NOVEMBER 17, 2010  
JOB No.: 10-112  
DRAWN BY: MDC  
CHECKED BY: MDC

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

SEABROOK ISLAND ASBUILT CHARLESTON COUNTY, S.C.

# PIN: 1471400014

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

Legal Residence	LR Pct	AgUse	ATI 25Pct Exemption	Assessed Value
N	0	N	N	\$81,480
		Land	Improvement	Total
Market Value		\$499,000	\$859,000	\$1,358,000
Capped Value *		\$499,000	\$859,000	\$1,358,000
Taxable/Use Value **		\$499,000	\$859,000	\$1,358,000

## Value History

	2018	2017	2016	2015
Market Value	\$1,294,000	\$1,294,000	\$1,294,000	\$1,294,000
Capped Value *	\$1,294,000	\$1,294,000	\$1,294,000	\$1,294,000
Taxable/Use Value **	\$1,294,000	\$1,294,000	\$1,294,000	\$1,294,000
Assessed Value	\$77,640	\$77,640	\$77,640	\$77,640

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

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

## Dwelling Info

Extension	House Type	Year Built	Total Finished Living Area	Bedroom Count	Full Bath Count	Half Bath Count	Total Stories
R01	84 Multi-Story	2011	3920	3	3	1	2

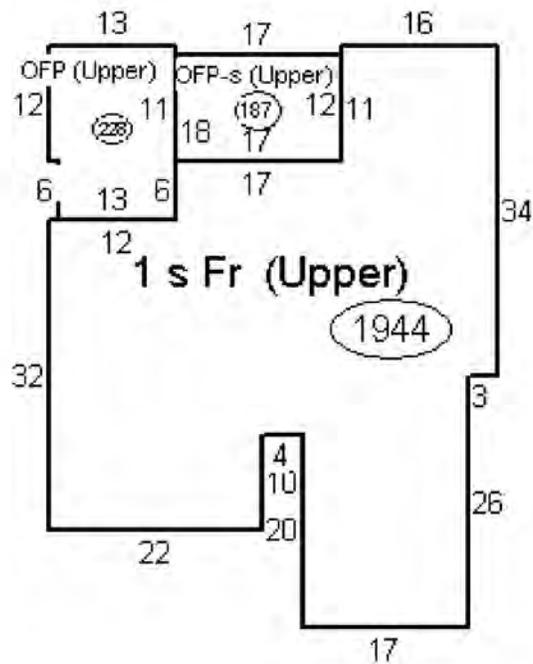
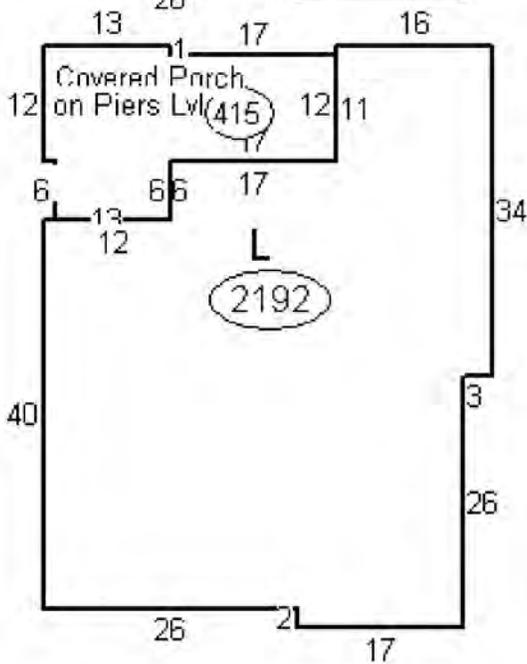
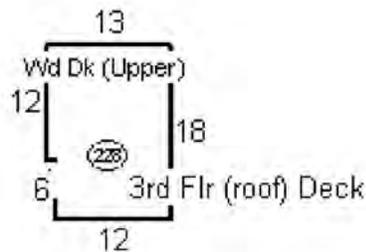
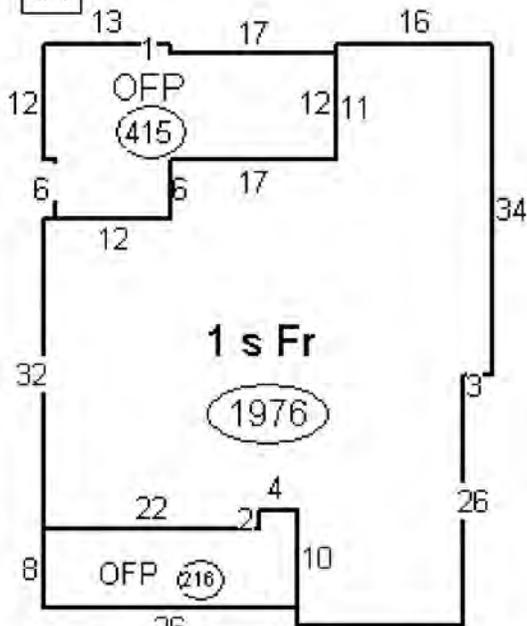
## Additional Improvements

Imp_Extension	Year Built	Improvement Type	Improvement Descr
R01	2011	POOL	

# Sketches

R01

01



## Municipalities

- [City of Charleston](#)
- [City of Folly Beach](#)
- [City of North Charleston](#)
- [City of Isle of Palms](#)

## Additional Resources

- [Arts & Entertainment](#)
- [CARTA Transit System](#)
- [Sex Offenders Search](#)
- [Identity Theft Info](#)
- [Traffic Cam](#)

## Social Media



[Town of Awendaw](#)  
[Town of Hollywood](#)  
[Town of James Island](#)  
[Town of Kiawah Island](#)  
[Town of Lincolnville](#)  
[Town of McClellanville](#)  
[Town of Meggett](#)  
[Town of Mount Pleasant](#)  
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## ATTACHMENT #16-C

Neighboring Properties:  
Block 16 Lot 33 – 3715 Bonita Court (1976)





# PIN: 1471400016

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

Legal Residence	LR Pct	AgUse	ATI 25Pct Exemption	Assessed Value
N	0	N	N	\$98,570
		Land	Improvement	Total
Market Value		\$1,415,800	\$242,300	\$1,658,100
Capped Value *		\$1,402,813	\$240,077	\$1,642,890
Taxable/Use Value **		\$1,402,813	\$240,077	\$1,642,890

## Value History

	2018	2017	2016	2015
Market Value	\$1,658,100	\$1,658,100	\$1,658,100	\$1,658,100
Capped Value *	\$1,642,890	\$1,642,890	\$1,642,890	\$1,642,890
Taxable/Use Value **	\$1,642,890	\$1,642,890	\$1,642,890	\$1,642,890
Assessed Value	\$98,570	\$98,570	\$98,570	\$98,570

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

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

## Dwelling Info

Extension	House Type	Year Built	Total Finished Living Area	Bedroom Count	Full Bath Count	Half Bath Count	Total Stories
R01	21 1.5 Stories	1976	3468	4	3	0	2

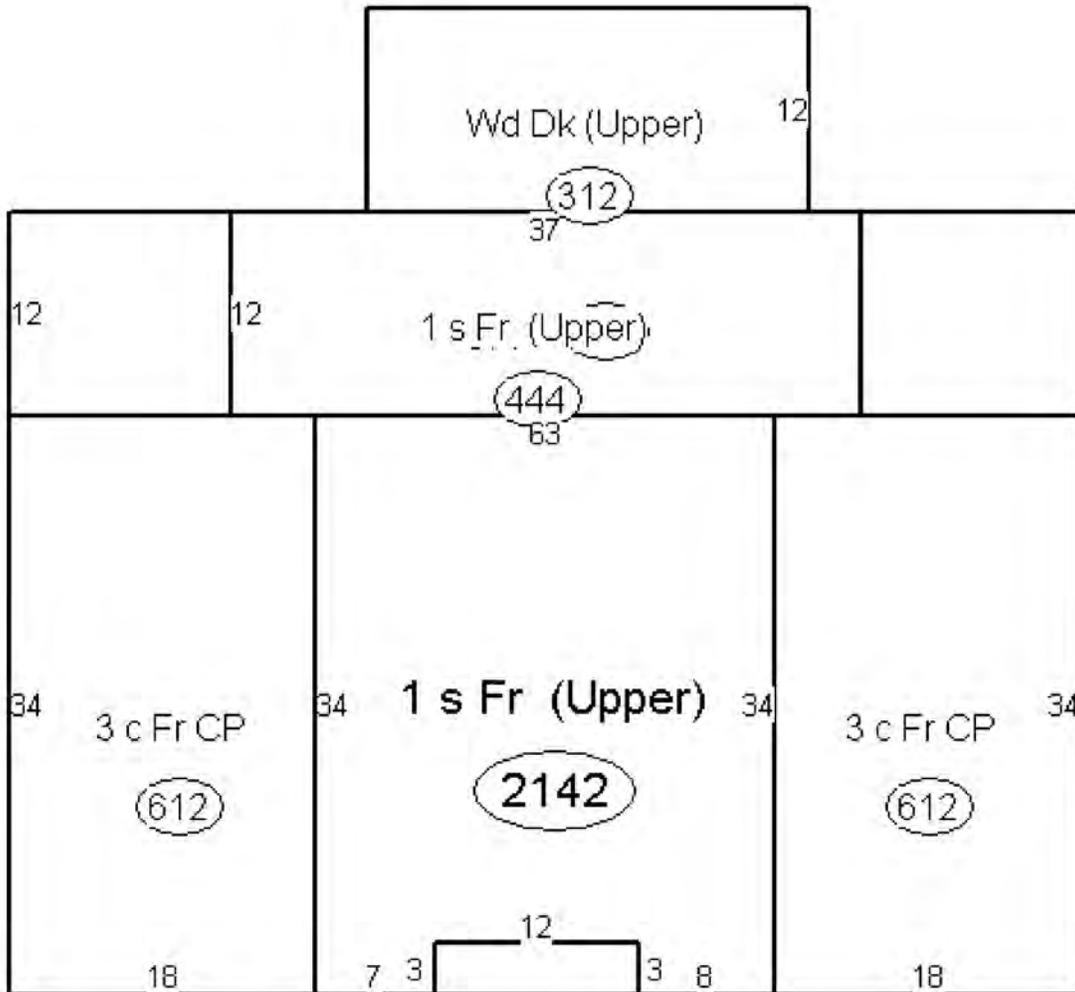
## Additional Improvements

Imp_Extension	Year Built	Improvement Type	Improvement Descr
R01	1976	POOL	

# Sketches

R01

01



## Municipalities

- [City of Charleston](#)
- [City of Folly Beach](#)
- [City of North Charleston](#)
- [City of Isle of Palms](#)

## Additional Resources

- [Arts & Entertainment](#)
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## Social Media



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## ATTACHMENT #16-D

Neighboring Properties:  
Block 16 Lot 34 – 3723 Bonita Court (2001)



BONITA COURT 50' R/W

$\Delta = 09^{\circ}24'12''$   
 $R = 560.29'$   
 $T = 46.08'$   
 $L = 91.95'$   
 $N46^{\circ}57'26''E$   
 $91.85'$



LOT 35

**CERTIFICATIONS**

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

**LEGEND**

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

**NOTES**

1. AREA = 0.34 ACRES.
2. REF. - PLAT BOOK AX, PAGE 156.
3. PRESENTLY OWNED BY THOMAS B. DANIELS.
4. T.M.S. NO. 147-14-00-017
5. THE ADDRESS IS 3723 BONITA CT.

LOT 33

**PLAT**

LOT 34, BLOCK 16,  
 TOWN OF SEABROOK ISLAND

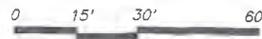
SCALE 1" = 30'  
 DATE DEC. 21, 2000

CHARLESTON COUNTY  
 SOUTH CAROLINA

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



DRAWING NO. 5463



# PIN: 1471400017

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

Legal Residence	LR Pct	AgUse	ATI 25Pct Exemption	Assessed Value
N	0	N	N	\$102,300
		Land	Improvement	Total
Market Value		\$1,270,600	\$434,300	\$1,704,900
Capped Value *		\$1,270,600	\$434,300	\$1,704,900
Taxable/Use Value **		\$1,270,600	\$434,300	\$1,704,900

## Value History

	2018	2017	2016	2015
Market Value	\$1,704,900	\$1,704,900	\$1,704,900	\$1,704,900
Capped Value *	\$1,704,900	\$1,704,900	\$1,704,900	\$1,704,900
Taxable/Use Value **	\$1,704,900	\$1,704,900	\$1,704,900	\$1,704,900
Assessed Value	\$102,300	\$102,300	\$102,300	\$102,300

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

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

## Dwelling Info

Extension	House Type	Year Built	Total Finished Living Area	Bedroom Count	Full Bath Count	Half Bath Count	Total Stories
R01	84 Multi-Story	2001	2944	3	3	0	2

## Additional Improvements

No data available



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[Town of Hollywood](#)  
[Town of James Island](#)  
[Town of Kiawah Island](#)  
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[Town of McClellanville](#)  
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## ATTACHMENT #16-E

Neighboring Properties:  
Block 16 Lot 37 – 3714 Bonita Court (1995)



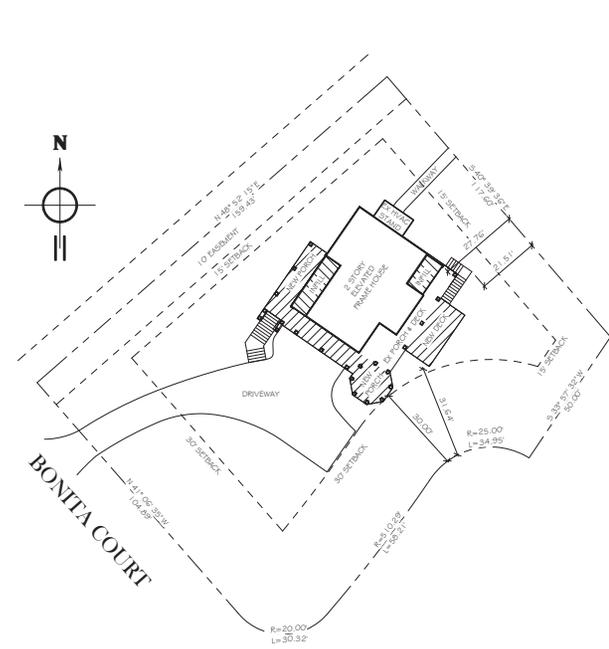
# THE CAMARDA RESIDENCE

3714 BONITA COURT  
SEABROOK ISLAND, SOUTH CAROLINA 29455



705 Hibbens Grant Blvd  
Mount Pleasant  
South Carolina 29464  
843.754.1400  
info@TMDarchitects.com

DATE	ISSUE
11.08.18	EX. CONDITIONS
02.13.18	DESIGN DEVELOP
03.18.19	DESIGN DEVELOP
04.01.19	DESIGN DEVELOP
05.03.19	DESIGN DEVELOP
05.06.19	FINAL DES. DEV.
06.17.19	SIPOA

LOCATION MAP	SITE INFORMATION	DRAWING LIST	DRAWING SYMBOL LEGEND	SITE PLAN																																				
 <p>NOT TO SCALE</p>	<p>19,207 SF OR 0.44 ACRES TMS: 147-14-00-020 LOT 37 BLOCK 1 G</p> <p>3714 BONITA LANE SEABROOK ISLAND CHARLESTON COUNTY, SOUTH CAROLINA</p>	<p>A000 COVER A001 GENERAL NOTES A200 FLOOR PLANS A201 FLOOR PLANS A202 FLOOR PLANS A203 FLOOR PLANS A300 EXTERIOR ELEVATIONS A301 EXTERIOR ELEVATIONS A400 SECTIONS A401 SECTIONS E200 ELECTRICAL LAYOUT E201 ELECTRICAL LAYOUT E202 ELECTRICAL LAYOUT L100 LANDSCAPE LAYOUT</p>	<p><b>DOOR KEY</b> ① DRAWING LOCATION ON SHEET GRID DRAWING NAME ① SCALE: 1/8" = 1'-0" DRAWING SCALE</p> <p><b>DETAIL PLAN KEY</b> ① DETAIL LOCATION ON SHEET GRID TERMINATION OF SECTION ① SHEET IDENTIFIER FOR LOCATION OF DETAIL</p> <p><b>ENLARGED DETAIL INDICATOR</b> ① DETAIL LOCATION ON SHEET GRID ① SHEET IDENTIFIER FOR LOCATION OF DETAIL</p> <p><b>ROOM TARGET</b> ROOM NAME ① FLOOR ELEVATION FIRST FLOOR 12'-0"</p> <p><b>BUILDING SECTION KEY</b> ① DIRECTION OF SECTION BUILDING SECTION LOCATION ON SHEET GRID ① SHEET IDENTIFIER FOR LOCATION OF SECTION</p> <p><b>WALL SECTION KEY</b> ① DIRECTION OF SECTION WALL SECTION LOCATION ON SHEET GRID ① TERMINATION OF SECTION SHEET IDENTIFIER FOR LOCATION OF SECTION</p> <p><b>ELEVATION KEY</b> ① ELEVATION LOCATION ON SHEET GRID ① SHEET IDENTIFIER FOR LOCATION OF ELEVATION DIRECTION OF ELEVATION</p> <p><b>INTERIOR ELEVATION KEY</b> ① ELEVATION LOCATION ON SHEET GRID ① SHEET IDENTIFIER FOR LOCATION OF ELEVATION DIRECTION OF ELEVATION</p> <p>PROPOSED WALL EXISTING WALL (TO REMAIN) DEMOLISHED WALL</p>	 <p><b>1 SITE PLAN</b> 1" = 20'-0"</p> <p>APPROVED By Joseph M. Cronin at 3:44 pm, Aug 06, 2019</p>																																				
	<p><b>ZONING INFORMATION</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>ZONE:</th> <th>SIPOA-PLD</th> </tr> </thead> <tbody> <tr> <td>FLOOD ZONE:</td> <td>AE-1A</td> </tr> <tr> <td>REQUIRED SETBACKS:</td> <td></td> </tr> <tr> <td>FRONT:</td> <td>30'</td> </tr> <tr> <td>SIDES:</td> <td>15'</td> </tr> <tr> <td>*NO REAR SETBACK</td> <td></td> </tr> <tr> <td>GRADE @ HOUSE:</td> <td>8.11'</td> </tr> <tr> <td>BASE FLOOD ELEVATION:</td> <td>14'</td> </tr> <tr> <td>MAXIMUM HEIGHT: 32' + B.F.E. + 1' FREEBOARD =</td> <td>42.32'</td> </tr> <tr> <td>AREA CALCULATIONS:</td> <td></td> </tr> <tr> <td>1ST FLOOR EXISTING:</td> <td>1,174.56 SF</td> </tr> <tr> <td>2ND FLOOR EXISTING:</td> <td>1,055.52 SF</td> </tr> <tr> <td>TOTAL EXISTING:</td> <td>2,273.52 SF</td> </tr> <tr> <td>EXISTING FOOTPRINT:</td> <td>1,800.56 SF</td> </tr> <tr> <td>EXISTING HARDSCAPE:</td> <td>417.02 SF</td> </tr> <tr> <td>EXISTING TOTAL LOT COVERAGE:</td> <td>3,970.52 SF or 20.67%</td> </tr> <tr> <td>PROPOSED FOOTPRINT:</td> <td>2,714.56 SF</td> </tr> <tr> <td>PROPOSED HARDSCAPE:</td> <td>1,815.52 SF</td> </tr> <tr> <td>PROPOSED TOTAL LOT COVERAGE:</td> <td>4,530.52 SF or 23.75%</td> </tr> </tbody> </table>	ZONE:	SIPOA-PLD	FLOOD ZONE:	AE-1A	REQUIRED SETBACKS:		FRONT:	30'	SIDES:	15'	*NO REAR SETBACK		GRADE @ HOUSE:	8.11'	BASE FLOOD ELEVATION:	14'	MAXIMUM HEIGHT: 32' + B.F.E. + 1' FREEBOARD =	42.32'	AREA CALCULATIONS:		1ST FLOOR EXISTING:	1,174.56 SF	2ND FLOOR EXISTING:	1,055.52 SF	TOTAL EXISTING:	2,273.52 SF	EXISTING FOOTPRINT:	1,800.56 SF	EXISTING HARDSCAPE:	417.02 SF	EXISTING TOTAL LOT COVERAGE:	3,970.52 SF or 20.67%	PROPOSED FOOTPRINT:	2,714.56 SF	PROPOSED HARDSCAPE:	1,815.52 SF	PROPOSED TOTAL LOT COVERAGE:	4,530.52 SF or 23.75%	
ZONE:	SIPOA-PLD																																							
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PROPOSED TOTAL LOT COVERAGE:	4,530.52 SF or 23.75%																																							

PROJECT #: 1808

PROPOSED RENOVATION OF THE:

CAMARDA RESIDENCE

3714 BONITA CT  
SEABROOK ISLAND, SC 29455

COVER

A000

LOT 38

**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

**CERTIFICATIONS**

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

**NOTES**

1. THE ADDRESS IS NO 3714 BONITA CT.
2. AREA = 0.21 ACRES.
3. REF. : PLAT BOOK AE, PAGE 82.
4. T.M.S. NO. 147-14-0-20.
5. PRESENTLY OWNED BY TAI AND SANDY SUGIMOTO.
6. HEIGHT OF RIDGE POLE = 46.2' M.S.L.



**PLAT**

LOT 37, BLOCK 16,  
TOWN OF SEABROOK ISLAND.

SCALE: 1" = 30'  
DATE: JULY 13, 1994  
REVISED: AUG. 26, 1994  
ADDED NOTE NO. 6  
REVISED: MAR. 8, 1995

CHARLESTON COUNTY  
SOUTH CAROLINA

RECEIVED  
MAR 09 1995  
*[Signature]*

*[Signature]*  
FORSMAN J. ANDERSON  
S.C.L.S. NO. 12230  
BOX 87, JOHNS ISLAND  
PH: 803-768-0331



*Build tech 768-4444*

DWG NO. 2732

# PIN: 1471400020

This data is as-of 04-09-2020



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## Value Info

Legal Residence	LR Pct	AgUse	ATI 25Pct Exemption	Assessed Value
N	0	N	N	\$56,520
		Land	Improvement	Total
Market Value		\$599,000	\$343,000	\$942,000
Capped Value *		\$599,000	\$343,000	\$942,000
Taxable/Use Value **		\$599,000	\$343,000	\$942,000

## Value History

	2018	2017	2016	2015
Market Value	\$942,000	\$942,000	\$942,000	\$942,000
Capped Value *	\$942,000	\$942,000	\$942,000	\$942,000
Taxable/Use Value **	\$942,000	\$942,000	\$942,000	\$942,000
Assessed Value	\$56,520	\$56,520	\$56,520	\$56,520

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

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

## Dwelling Info

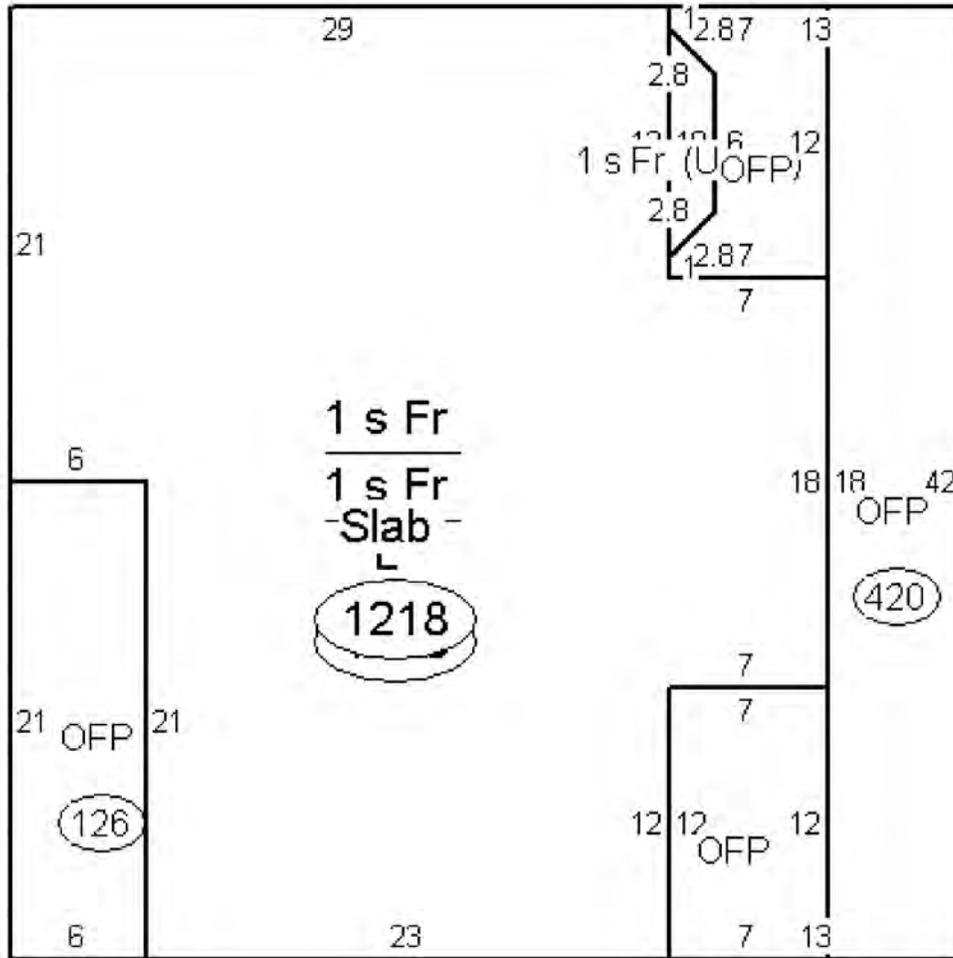
Extension	House Type	Year Built	Total Finished Living Area	Bedroom Count	Full Bath Count	Half Bath Count	Total Stories
R01	84 Multi-Story	1995	2452	3	3	0	2

## Additional Improvements

No data available

# Sketches

R01



## Municipalities

- [City of Charleston](#)
- [City of Folly Beach](#)
- [City of North Charleston](#)
- [City of Isle of Palms](#)

## Additional Resources

- [Arts & Entertainment](#)
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## Social Media



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## ATTACHMENT #16-F

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



# PIN: 1471400022

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

Legal Residence	LR Pct	AgUse	ATI 25Pct Exemption	Assessed Value
Y	100	N	N	\$25,400
		Land	Improvement	Total
Market Value		\$380,000	\$255,000	\$635,000
Capped Value *		\$380,000	\$255,000	\$635,000
Taxable/Use Value **		\$380,000	\$255,000	\$635,000

## Value History

	2018	2017	2016	2015
Market Value	\$536,000	\$536,000	\$536,000	\$536,000
Capped Value *	\$536,000	\$536,000	\$536,000	\$536,000
Taxable/Use Value **	\$536,000	\$536,000	\$536,000	\$536,000
Assessed Value	\$21,440	\$21,440	\$21,440	\$21,440

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

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

## Dwelling Info

Extension	House Type	Year Built	Total Finished Living Area	Bedroom Count	Full Bath Count	Half Bath Count	Total Stories
R01	21 1.5 Stories	1976	2326	5	4	0	2

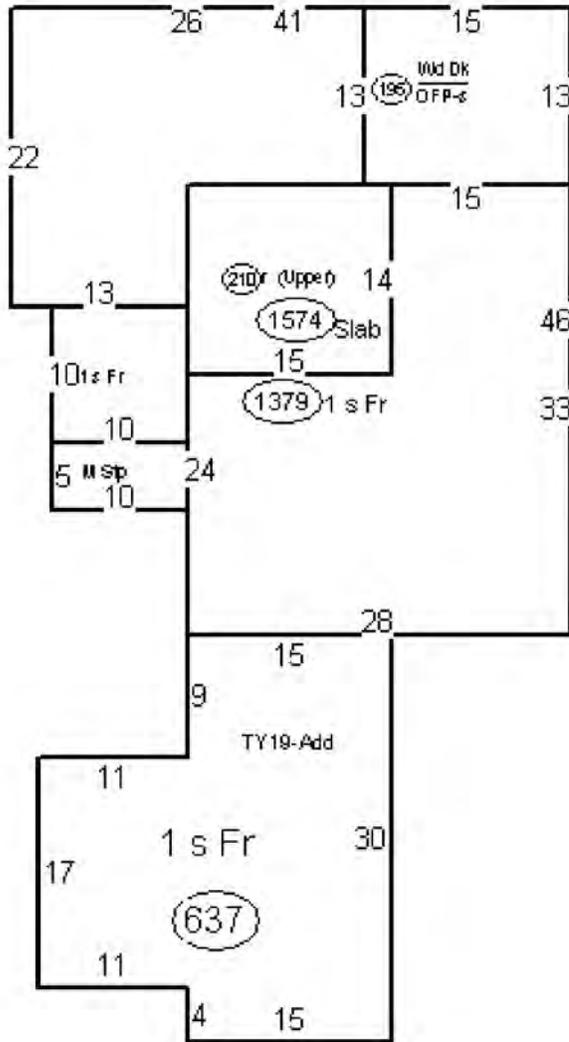
## Additional Improvements

Imp_Extension	Year Built	Improvement Type	Improvement Descr
R01	2007	POOL	

# Sketches

R01

01



## Municipalities

- [City of Charleston](#)
- [City of Folly Beach](#)
- [City of North Charleston](#)
- [City of Isle of Palms](#)

## Additional Resources

- [Arts & Entertainment](#)
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## Social Media



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## **ATTACHMENT #17**

Letter from Katrina Burrell, SIPOA  
(May 4, 2020)



SEABROOK ISLAND  
Property Owners Association

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

May 4, 2020

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

VIA email: [jcronin@townofseabrookisland.org](mailto:jcronin@townofseabrookisland.org)

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)



## ATTACHMENT #18

Letter from MJ Collins  
(May 15, 2020)

## Joe Cronin

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**From:** no-reply@weebly.com  
**Sent:** Friday, May 15, 2020 10:44 AM  
**To:** Joe Cronin  
**Subject:** New Form Entry: Public Comments - Variance #163

You've just received a new submission to your [Public Comments - Variance #163](#).  
[Mark as Spam](#)

### Submitted Information:

**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 .



## **ATTACHMENT #19**

Letter from Joseph Penny  
(May 15, 2020)

## Joe Cronin

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**From:** no-reply@weebly.com  
**Sent:** Friday, May 15, 2020 12:23 PM  
**To:** Joe Cronin  
**Subject:** New Form Entry: Public Comments - Variance #163

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.con

**Do you support the approval of Variance #163?**

Yes - In Favor

**Comment**



## ATTACHMENT #20

Letter from Tara Penny  
(May 15, 2020)

## Joe Cronin

---

**From:** no-reply@weebly.com  
**Sent:** Friday, May 15, 2020 12:24 PM  
**To:** Joe Cronin  
**Subject:** New Form Entry: Public Comments - Variance #163

You've just received a new submission to your [Public Comments - Variance #163](#).  
[Mark as Spam](#)

### 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**



## **ATTACHMENT #21**

Letter from Joanna Farrell  
(May 15, 2020)

## Joe Cronin

---

**From:** no-reply@weebly.com  
**Sent:** Friday, May 15, 2020 5:35 PM  
**To:** Joe Cronin  
**Subject:** New Form Entry: Public Comments - Variance #163

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**



## **ATTACHMENT #22**

Letter from Marianna Price  
(May 15, 2020)

## Joe Cronin

---

**From:** no-reply@weebly.com  
**Sent:** Friday, May 15, 2020 5:55 PM  
**To:** Joe Cronin  
**Subject:** New Form Entry: Public Comments - Variance #163

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**



## ATTACHMENT #23

Letter from Jane Erb  
(May 17, 2020)

## Joe Cronin

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**From:** no-reply@weebly.com  
**Sent:** Friday, May 15, 2020 1:07 PM  
**To:** Joe Cronin  
**Subject:** New Form Entry: Public Comments - Variance #163

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**



## ATTACHMENT #25

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

**JAMES W. LUCE**

3713 Bonita Court ♦ Seabrook Island, SC 29455

Cell: (410) 200-6613

[jameswluce@gmail.com](mailto:jameswluce@gmail.com)

March 16, 2020.

Mr & Mrs William & Elizabeth Sansom  
2153 Duncan Rd  
Knoxville, TN57919

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.

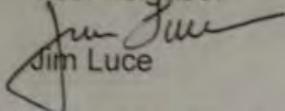
As we may have shared with Elizabeth, we plan to convert the 2<sup>nd</sup> floor bonus rooms into a new master bedroom suite which provides a 180-degree view of the beach. We would like to add a small balcony (8 feet deep) off the back of the 2<sup>nd</sup> floor to enable us to enjoy the views and 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.

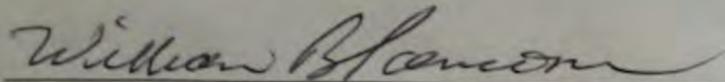
To that end I am asking that you sign below. After your review of this request, if you have any questions or concerns regarding the addition of the balcony, please call me at your earliest convenience. My contact information is detailed above.

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.

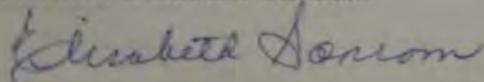
Your neighbor

  
Jim Luce

*I, William and / or Elizabeth Sansom, 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

3/20/20  
Date





## ATTACHMENT #24

Letter from Thomas Daniels  
(March 20, 2020)

**JAMES W. LUCE**

3713 Bonita Court ♦ Seabrook Island, SC 29455

Cell: (410) 200-6613

[jameswluce@gmail.com](mailto:jameswluce@gmail.com)

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.

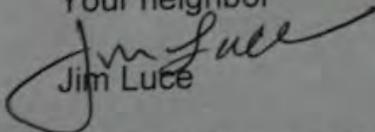
As part of the planned upgrades, we plan to convert the 2<sup>nd</sup> floor bonus rooms into a new master bedroom suite which provides a 180-degree view of the beach. We would like to add a small balcony (8 feet wide) off the back of the 2<sup>nd</sup> floor to enable us to enjoy the views and sounds 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.

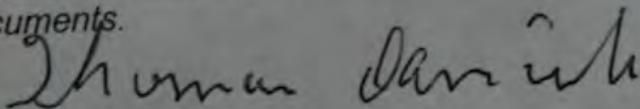
To that end I am asking that you sign below. After your review of this request, if you have any questions or concerns regarding the addition of the balcony, please call me at your earliest convenience. My contact information is detailed above.

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, 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.



3-20-20

Thomas Daniels or Legal Representative

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

<b>Applicants:</b>	Andrew & Susan Hodge (Owners) Michael Karamus (Applicant)
<b>Location:</b>	2710 Old Oak Walk
<b>Tax Map Number:</b>	147-06-00-058
<b>Zoning District:</b>	SR Single-Family Residential
<b>Purpose:</b>	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

- a. **§ 7.60.20.30. Minimum Rear Yard Setback.** Twenty-five (25) feet.
- 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:

TYPE	REQUIRED PER DSO	VARIANCE (REQUESTED)
Rear Yard Setback	25 feet (§ 7.60.20.30)	Reduce the rear yard setback from 25 feet to approximately 22.8 feet (2.2-foot encroachment)

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,

A handwritten signature in black ink, appearing to read "Joe Cronin", written in a cursive style.

Joseph M. Cronin

Town Administrator/Zoning Administrator

## Criteria for Review

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

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

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

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

## Attachments

The following supplemental items have been attached for review:

Application & Property Information		
1	Variance Application	p. 115-119
2	Survey (Existing Conditions)	p. 120-121
3	Site Plan & Building Drawings	p. 122-127
4	Subdivision Plats (1975 & 1990)	p. 128-130
5	Property Photos	p. 131-139
6	Zoning Map	p. 140-141
7	Aerial Images	p. 142-143
8	FEMA Base Flood Elevations (Current & Preliminary)	p. 144-145
9	Title to Real Estate	p. 146-151
10	Property Information Card	p. 152-156
11	Public Hearing Notice – Letter to Neighboring Property Owners	p. 157-158
12	Public Hearing Notice – List of Neighboring Property Owners	p. 159-160
13	Public Hearing Notice – U.S.P.S. Certified Mail Receipts	p. 161-162
14	Public Hearing Notice – Post and Courier Legal Ad	p. 163-164
15	Public Hearing Notice – Property Posting	p. 165-166

Other Information		
16	Neighboring Properties:	
	a) Block 41 Lot 4 – 2143 Royal Pine Drive (1998)	p. 167-172
	b) Block 41 Lot 5 – 2147 Royal Pine Drive (1984)	p. 173-177
	c) Block 41 Lot 45 – 2717 Old Forest Drive (1979)	p. 178-182
	d) Block 41 Lot 44 – 2721 Old Forest Drive (2010)	p. 183-188
	e) Block 41 Lot 43 – 2725 Old Forest Drive (1985)	p. 189-194

Written Correspondence Regarding the Proposed Variance Request		
17	Letter from Katrina Burrell, SIPOA (May 4, 2020)	p. 195-196
18	Letter from Mike Karamus, Architect (May 18, 2020)	p. 197-198



# ATTACHMENT #1

Variance Application



**TOWN OF SEABROOK ISLAND**

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

**APPLICATION FOR VARIANCE**

Board of Zoning Appeals

Any applicant seeking a variance from the zoning requirements of the Town of Seabrook Island's Development Standards Ordinance (hereafter, the "DSO") must submit a written application, along with a \$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](mailto:jcronin@townofseabrookisland.org).

1. PROPERTY INFORMATION					
Please provide information regarding the property which is subject to the variance request.					
Property Address	2710 Old Oak Walk				
Tax Map Number	147-06-00-058	Block	41	Lot	7&8
Lot Size (Square Feet)	21,168				
Is this property subject to an OCRM critical line? (eg. Marsh or Beachfront Lots)		Yes	<input checked="" type="checkbox"/>	No	
Is this property subject to private restrictions or covenants? (eg. SIPOA or regime)	<input checked="" type="checkbox"/>	Yes		No	

2. APPLICANT(S)	
Please provide information regarding the individual(s) who is (are) submitting the variance request.	
Applicant Name(s)	Michael E. Karamus Architect, LLC
Applicant Address	P. O. Box 22026, Charleston, SC 29413
Applicant Phone Number	843-768-9980
Applicant Email Address	mkaramus@aol.com
If the Applicant is <u>NOT</u> 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) <u>NOT</u> the property owner(s), please provide information for the property owner(s).	
Owner Name(s)	Mr. Andrew and Mrs. Susan Hodge
Owner Mailing Address	1430 Hunsicker Rd, Lancaster, PA 17601
Owner Phone Number	717-201-7467
Owner Email Address	hodgie2@yahoo.com
<b>Designation of Agent (Required if the Applicant(s) is(are) NOT a Property Owner):</b> I (we) hereby designate and appoint the above named Applicant(s) as my (our) agent(s) to represent me (us) in this application.	
Owner Signature(s)	Date
	Date

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

OFFICE USE ONLY		
Date Filed:	Variance Application #:	Hearing Date:



**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 [jcronin@townofseabrookisland.org](mailto:jcronin@townofseabrookisland.org).

**1. PROPERTY INFORMATION**

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

Property Address			
Tax Map Number		Block	Lot
Lot Size (Square Feet)			
Is this property subject to an OCRM critical line? (eg. Marsh or Beachfront Lots)		Yes	No
Is this property subject to private restrictions or covenants? (eg. SIPOA or regime)		Yes	No

**2. APPLICANT(S)**

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

Applicant Name(s)	
Applicant Address	
Applicant Phone Number	
Applicant Email Address	
if the Applicant is <u>NOT</u> an owner of the property, what is the relationship to the Property Owner(s)?	

**3. PROPERTY OWNER(S)**

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

Owner Name(s)	Andrew & Susan Hodge		
Owner Mailing Address	1430 Hansicker Rd. Lancaster PA 17601		
Owner Phone Number	717-201-7467		
Owner Email Address	hodgie2@yahoo.com		
<b>Designation of Agent (Required if the Applicant(s) is(are) NOT a Property Owner):</b> I (we) hereby designate and appoint the above named Applicant(s) as my (our) agent(s) to represent me (us) in this application.			
Owner Signature(s)		Date	5-4-20
		Date	5-4-20

**4. CERTIFICATION**

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

Applicant Signature(s)		Date	5/4/20
		Date	

OFFICE USE ONLY		
Date Filed:	Variance Application #:	Hearing Date:

## 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.

## 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)



LOT 5

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	328.52'	101.87'	101.47'	N 55°27'29" W	17°46'03"

LAKE

LOT 6

1" DIA. I.O.

OLD OAK WALK 50' R/W

LOT 9

**CERTIFICATIONS**

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

2. I CERTIFY THAT THE PROPERTY SHOWN HEREON IS IN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO F.E.M.A. FLOOD HAZARD BOUNDARY MAPS.

**LEGEND**

I.O. INDICATES IRON PIPE, OLD  
 I.N. INDICATES IRON PIPE, NEW  
 R.O. INDICATES ROD, OLD  
 R.N. INDICATES ROD, NEW  
 C.M.O. INDICATES CONCRETE MONUMENT, OLD  
 C.P. INDICATES CALCULATED POINT  
 PLT. INDICATES PLANTER

**NOTES**

- REF. : PLAT BOOK BZ, PAGE 143  
 PLAT BOOK S, PAGE 103
- PRESENTLY OWNED BY ANDREW S. HODGE AND SUSAN L. HODGE.
- T.M.S. NO. 147-06-00-058.
- THE ADDRESS IS 2710 OLD OAK WALK.
- AREA = 21,165 S.F. OR 0.49 ACRES  
 LOT COVERAGE = 5,372 S.F.  
 5,380 S.F./21,165 S.F. = 0.254 OR 25.4%

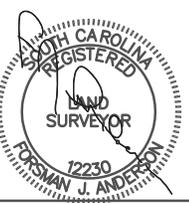
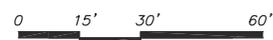
# PLAT

LOTS 7 & 8, BLOCK 41,  
TOWN OF SEABROOK ISLAND.

SCALE : 1" = 30'  
DATE : MARCH 12, 2020

CHARLESTON COUNTY  
SOUTH CAROLINA

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



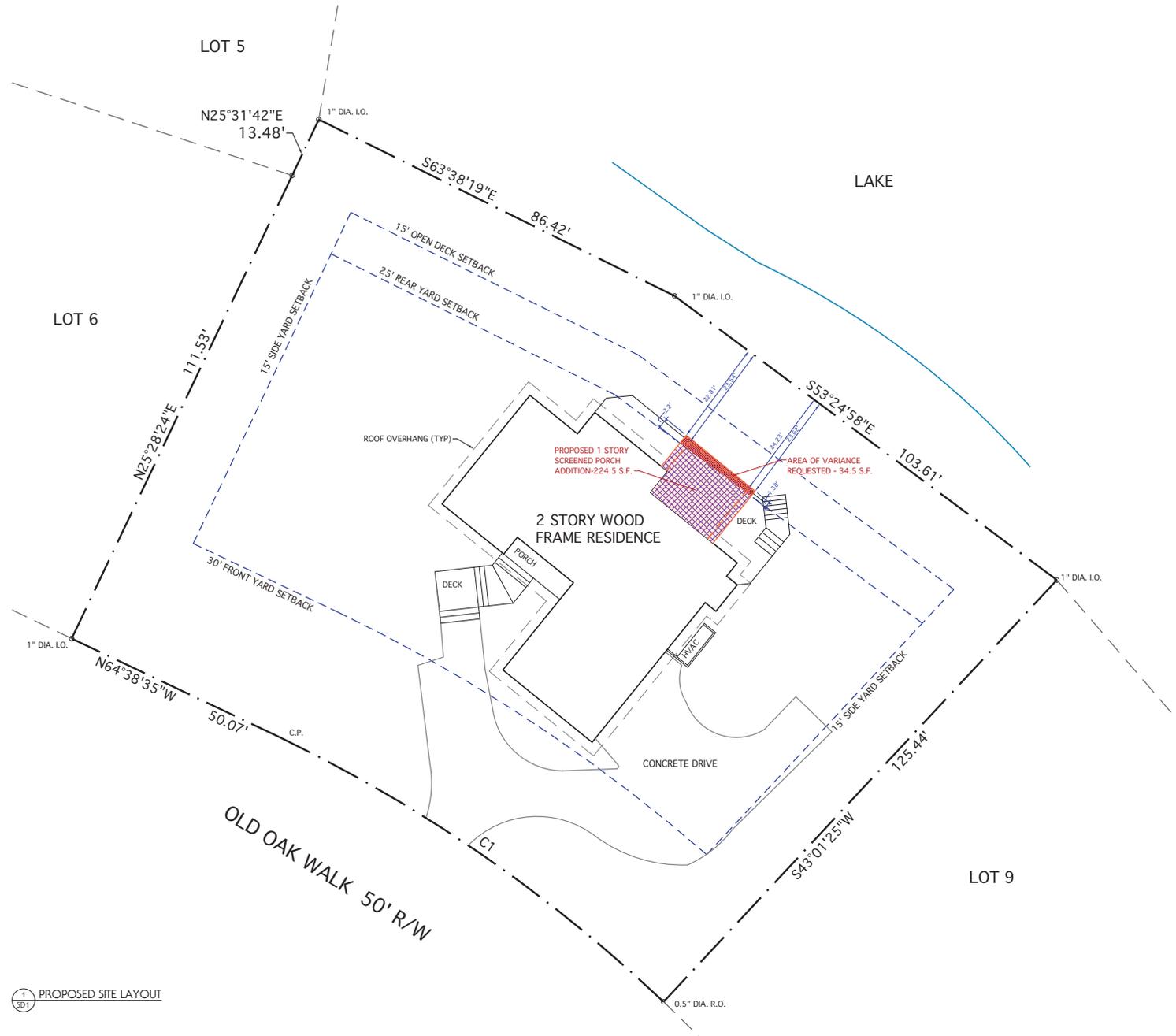
DRAWING NO. 2710 OLD OAK WALK





## **ATTACHMENT #3**

Site Plan & Building Drawings



1  
SD1 PROPOSED SITE LAYOUT

# Addition & Alterations to Existing Residence

Mr. & Mrs. Andrew Hodge  
2710 Old Oak Walk  
Seabrook Island, SC

Revisions:

HIGHGROUND AREA OF LOT  
21,165 S.F.  
AREA OF BLDG FOOTPRINT  
2,627.5 S.F.  
PERCENTAGE OF IMPROVEMENTS  
12.4 %  
BASE FLOOD ELEVATION:  
13' M.S.L.  
FIRST FLOOR ELEVATION:  
EXIST - N/C  
SECOND FLOOR ELEVATION:  
EXIST - N/C  
HEIGHT ABOVE CHAS COUNTY FREEBOARD:  
EXIST - N/C  
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 C01084.

## PROPOSED SITE LAYOUT

MICHAEL E. KARAMUS  
ARCHITECT, L.L.C.  
P. O. Box 22209  
Charleston, SC 29413

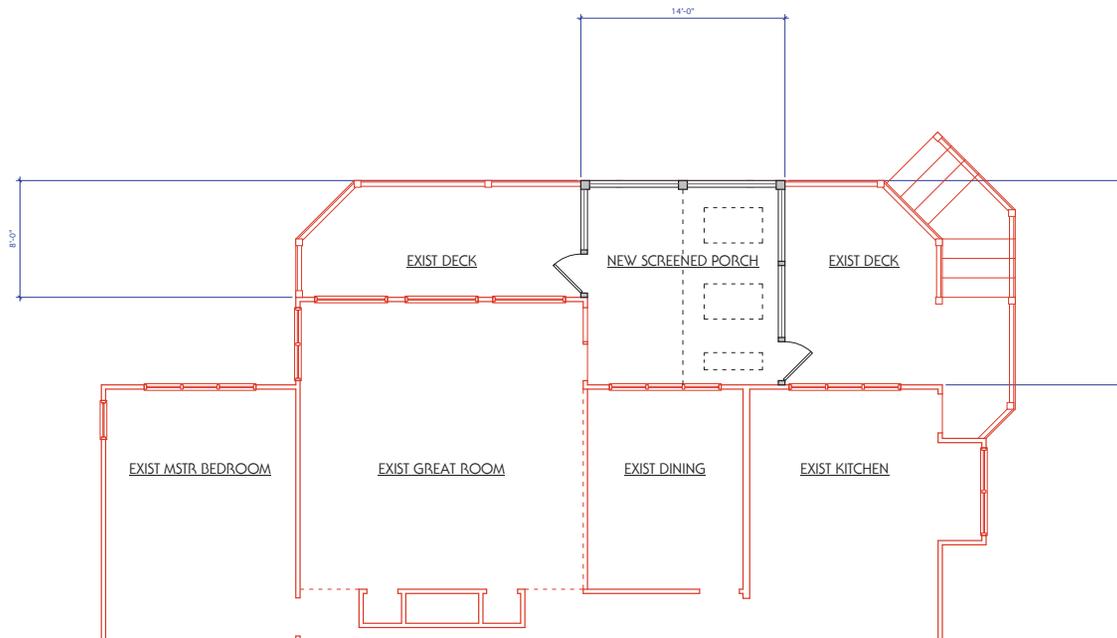


**DISCLAIMER AND USE OF DOCUMENTS**  
THIS DOCUMENT IS THE PROPERTY OF PROFESSIONAL SERVICES  
AND NOT TO BE USED OR REPRODUCED, EITHER IN PART OR WHOLLY BY ANY PARTY FOR  
ANY PURPOSES WITHOUT THE WRITTEN AND VISUAL SIGNATURE OF MICHAEL E. KARAMUS ARCHITECT, L.L.C.

Scale: 1"=10' Drawn: MK Checked: MK

Date: MAY 4, 2020 Drawing No.:

Commission No.: SD1  
SC 2006



1 MAIN FLOOR PLAN  
SD2

# Addition & Alterations to Existing Residence

Mr. & Mrs. Andrew Hodge  
2710 Old Oak Walk  
Seabrook Island, SC

Revisions:  
No. 1 - 3/15/20: Revisions per Bldg Official review comments dated 3/4/20

MAIN FLOOR PLAN

MICHAEL E. KARAMUS  
ARCHITECT, L.L.C.  
P. O. Box 22209  
Charleston, SC 29413

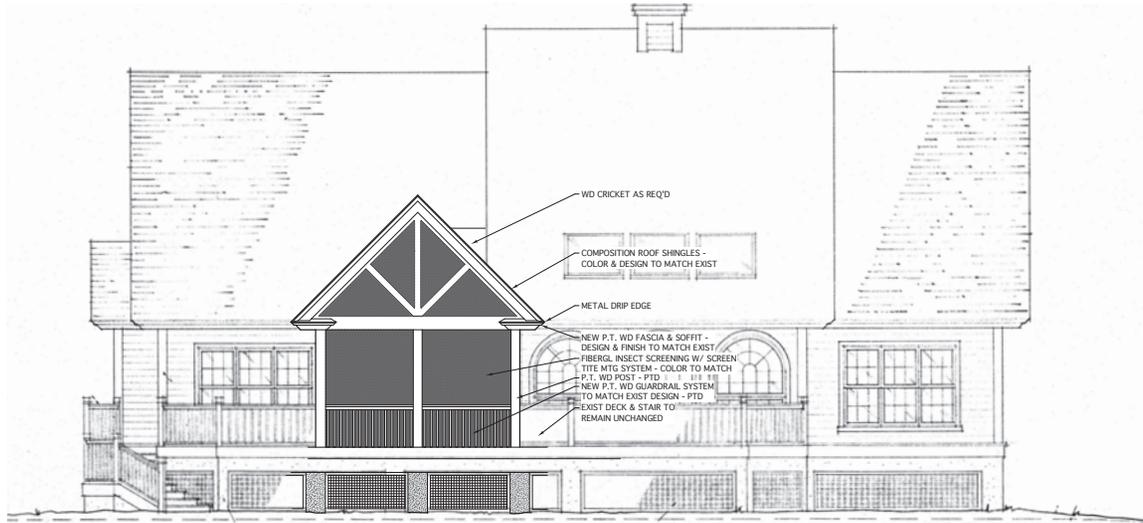


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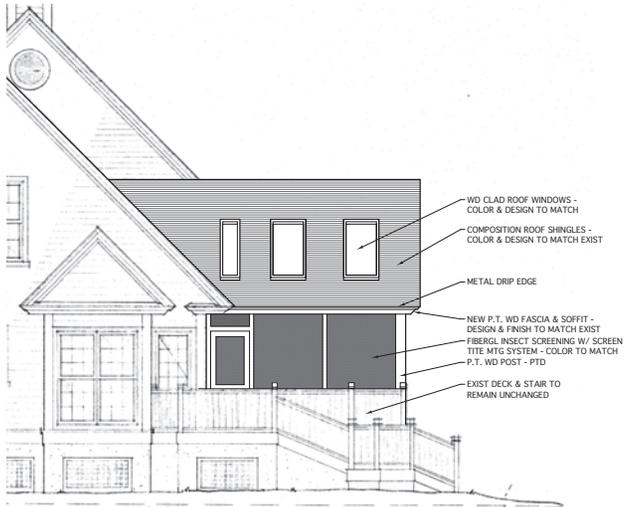
Scale: 1/4"=1'-0"  
Drawn: MK  
Checked: MK

Date: MAY 4, 2020  
Drawing No.:

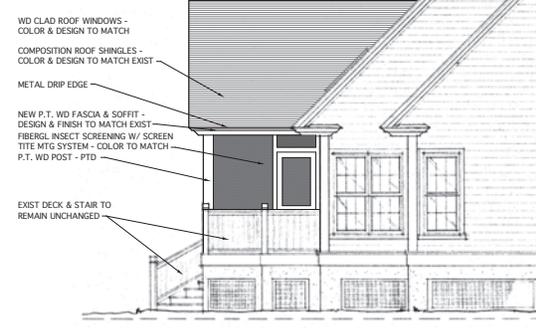
Commission No.: SC 2006  
**SD2**



2 RIGHT SIDE ELEVATION  
SD3



2 RIGHT SIDE ELEVATION  
SD3



1 LEFT SIDE ELEVATION  
SD3

# Addition & Alterations to Existing Residence

Mr. & Mrs. Andrew Hodge  
2710 Old Oak Walk  
Seabrook Island, SC

Revisions:

## EXTERIOR ELEVATIONS

MICHAEL E. KARAMUS  
ARCHITECT, L.L.C.  
P. O. Box 222050  
Charleston, SC 29413



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Scale:	1/4"=1'-0"	Drawn:	MK	Checked:	MK
Date:	MAY 4, 2020	Drawing No.:	SD3		
Commission No.:	SC 2006				

# Addition & Alterations to Existing Residence

Mr. & Mrs. Andrew Hodge  
2710 Old Oak Walk  
Seabrook Island, SC

Revisions:



8  
10.2 CONTEXTURAL PHOTO



7  
10.2 CONTEXTURAL PHOTO



6  
10.2 CONTEXTURAL PHOTO



5  
10.2 CONTEXTURAL PHOTO



4  
10.2 CONTEXTURAL PHOTO



3  
10.2 CONTEXTURAL PHOTO



2  
10.2 CONTEXTURAL PHOTO



1  
10.2 CONTEXTURAL PHOTO

## CONTEXTURAL PHOTOS

MICHAEL E. KARAMUS  
ARCHITECT, L.L.C.  
P. O. Box 22205  
Charleston, SC 29413



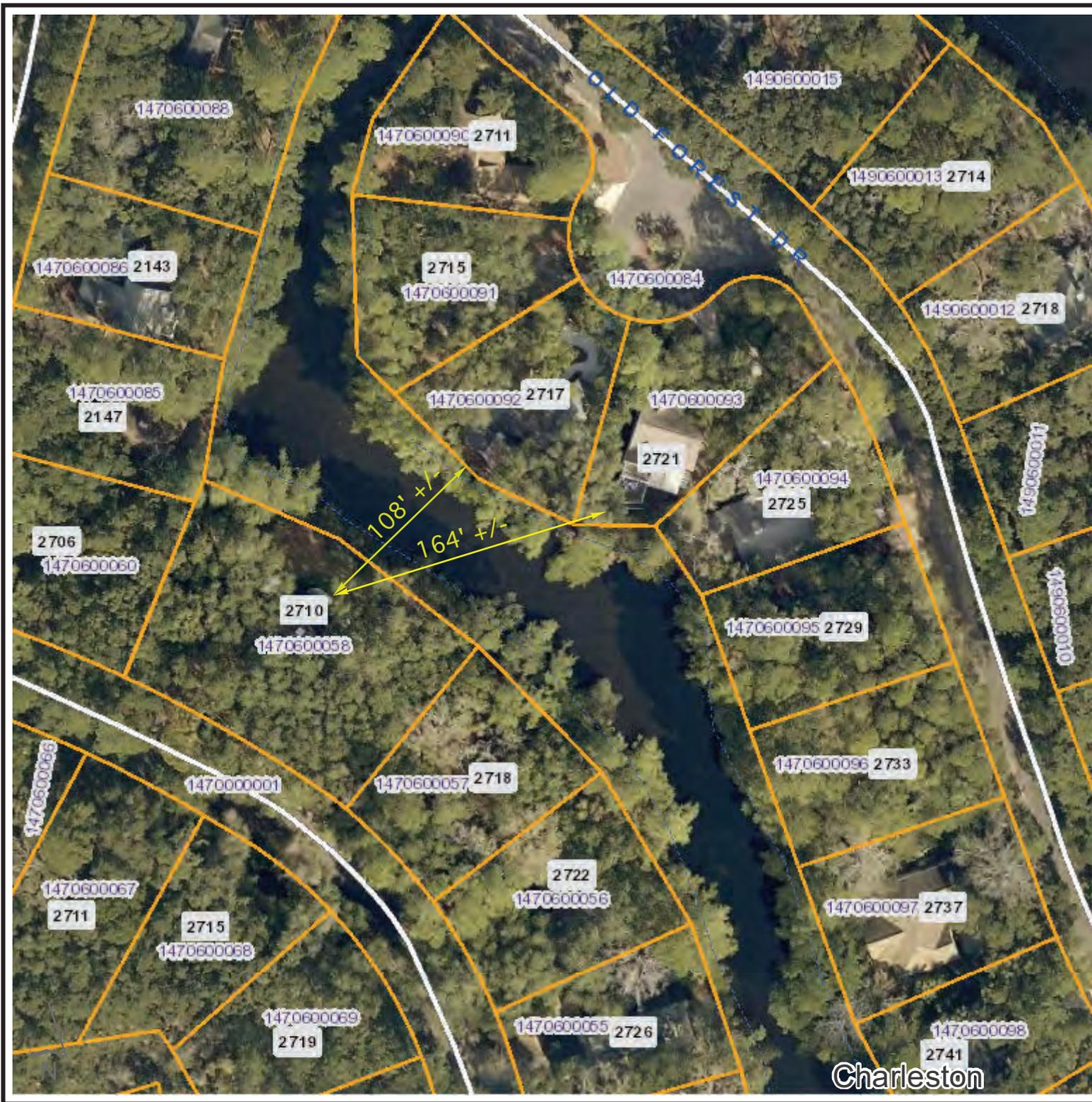
**OWNERSHIP AND USE OF DOCUMENTS**  
THIS DRAWING IS THE PROPERTY OF MICHAEL E. KARAMUS ARCHITECT, L.L.C. AND IS NOT TO BE USED OR REPRODUCED, EITHER IN PART OR WHOLLY BY ANY PARTY FOR ANY OF OTHER THAN THE PROJECT SPECIFIED HEREIN. ALL INFORMATION CONTAINED HEREIN IS CONFIDENTIAL, BOTH WRITTEN AND VISUAL, AND SHALL REMAIN THE PROPERTY OF MICHAEL E. KARAMUS ARCHITECT, L.L.C.

Scale: 1/4"=1'-0" Drawn: MK Checked: MK

Date: MAY 4, 2020 Drawing No.:

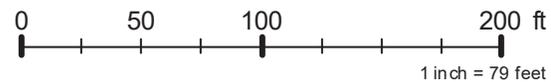
Commission No.: SC 2006

**L0.2**



## Hodge BZA Submittal

#



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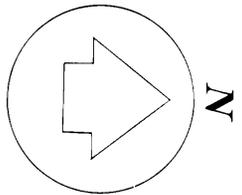
Author: Charleston County SC  
Date: 5/4/2020



## **ATTACHMENT #4**

Subdivision Plats (1975 & 1990)

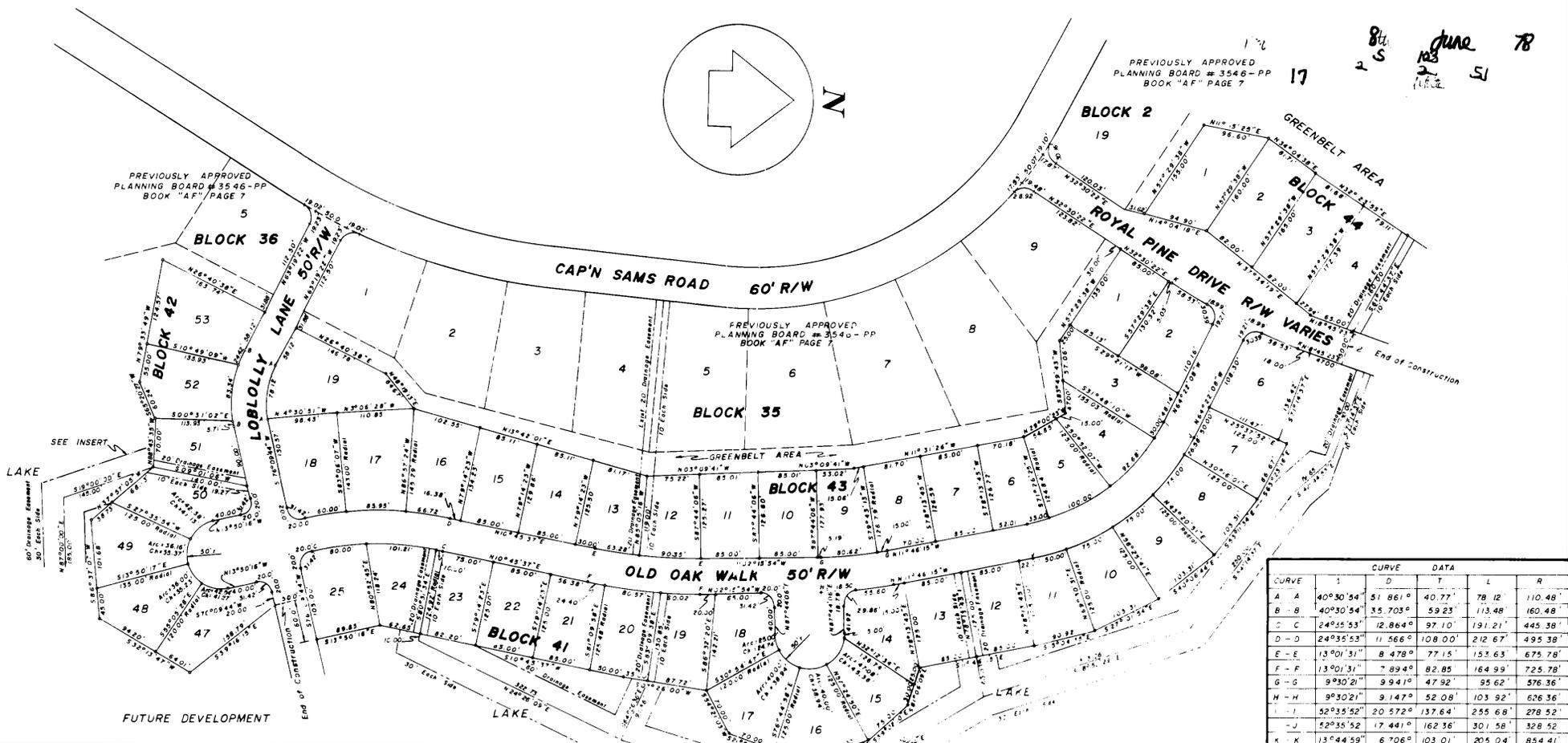
8th June 78  
 2 S  
 13  
 12  
 51



PREVIOUSLY APPROVED  
 PLANNING BOARD # 3546-PP  
 BOOK "AF" PAGE 7 17

PREVIOUSLY APPROVED  
 PLANNING BOARD # 3546-PP  
 BOOK "AF" PAGE 7

PREVIOUSLY APPROVED  
 PLANNING BOARD # 3546-PP  
 BOOK "AF" PAGE 7



CURVE	I	D	T	L	R
A-A	40°30'34"	51.861'	40.77'	78.12'	110.48'
B-B	40°30'34"	35.703'	59.23'	113.48'	160.48'
C-C	24°25'53"	12.864'	97.10'	191.21'	445.38'
D-D	24°25'53"	11.566'	108.00'	212.67'	495.38'
E-E	13°01'31"	8.478'	77.15'	153.63'	675.78'
F-F	13°01'31"	7.894'	82.85'	164.99'	725.78'
G-G	9°30'21"	9.941'	47.92'	95.62'	376.36'
H-H	9°30'21"	9.147'	52.08'	103.92'	626.36'
I-I	52°35'52"	20.572'	137.64'	255.68'	278.52'
J-J	52°35'52"	17.441'	162.36'	301.58'	328.52'
K-K	13°44'59"	6.706'	103.01'	205.04'	854.41'

E1 at 46°31'22" Easement  
 PREVIOUSLY APPROVED  
 PLANNING BOARD # 3546-PP  
 BOOK AF PAGE 7  
 SEE INSERT

- NOTES
- ALL LOT CORNERS MARKED WITH IRON PIPES
  - ALL CURVE MEASUREMENTS ARE ARC LENGTHS
  - OWNED BY SEABROOK ISLAND COMPANY
  - TOTAL ACREAGE = 17.759 AC.
  - ALL CORNER RADII ARE 20'
  - ALL LOTS SHOWN ON THIS PLAT ARE ABOVE ELEVATION 5.0 M.S.L.
  - MINIMUM LOT SIZE = 3850 SQ. FT.
  - GREENBELT ACREAGE = 0.984 AC.

# SEABROOK ISLAND

## CHARLESTON COUNTY, SOUTH CAROLINA

PLAT OF LOTS 6-25 BLOCK 41, LOTS 47-53 BLOCK 42, LOTS 1-19 BLOCK 43 AND LOTS 1-4 BLOCK 44  
 SCALE 1" = 100'

MAY 23, 1978

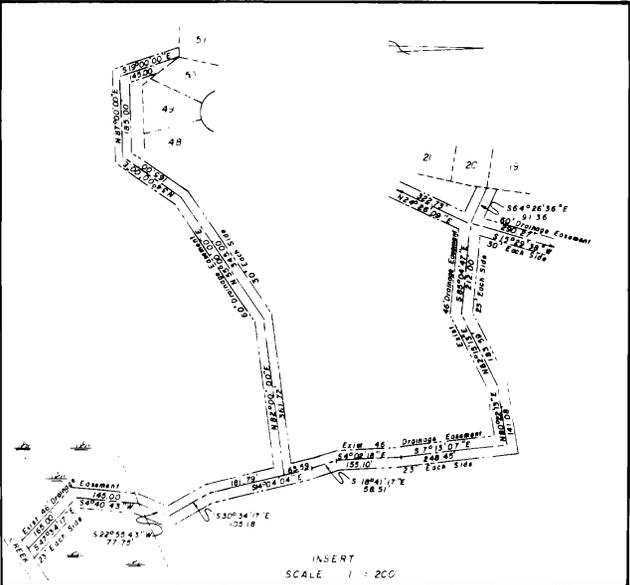
- LEGAL NOTES
- THIS PLAT SUBMITTED FOR PRE-SELLING UNDER IRREVOCABLE LETTER OF CREDIT PERMISSION
  - APPROVAL OF THIS PLAT DOES NOT PERMIT OR AUTHORIZE OCCUPANCY
  - DURATION OF APPROVAL SHALL BE FOR ONE YEAR
  - THE APPROVAL OF THIS PLAT IN NO WAY OBLIGATES THE COUNTY OF CHARLESTON TO ACCEPT FOR CONTINUED MAINTENANCE ANY OF THE ROADS OR EASEMENTS SHOWN HEREON.

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

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

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

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



INSERT  
 SCALE 1" = 200'

SPECIAL NOTE

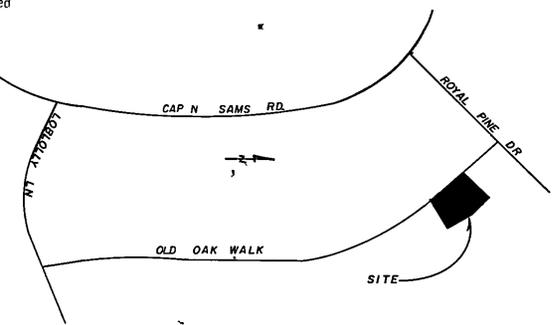
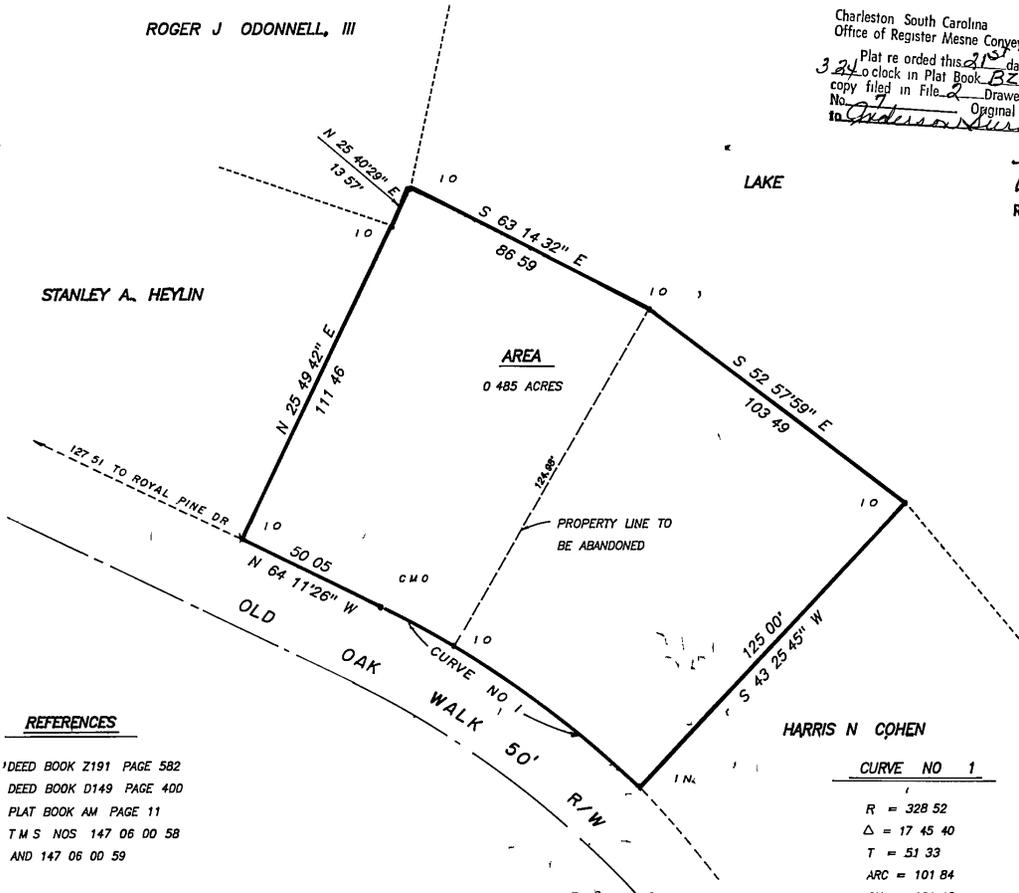
THIS PLAT IS RECORDED WITH THE UNDERSTANDING THAT THE SUBJECT PROPERTY CAN NOT BE SUBDIVIDED IN THE FUTURE WITHOUT WRITTEN APPROVAL OF THE SEABROOK ISLAND PROPERTY OWNERS BOARD OF DIRECTORS

APPROVED 6-7-1990  
 ZONING ADMINISTRATOR  
 TOWN OF SEABROOK ISLAND  
 Douglas M. Smith

APPROVALS AND R M C STAMPS



Charleston South Carolina  
 Office of Register Mesne Conveyance  
 Plat recorded this 21<sup>st</sup> day of June 1990 at  
 3:24 o'clock in Plat Book B2 Page 143, and tracing cloth  
 copy filed in File 2 Drawer 4 Folder 14 Drawing  
 No. 7 Original plat (white print) delivered  
 to Anderson Surveying  
 Robert N. King  
 Register Mesne Conveyance



LOCATION MAP  
 N T S

PLAT

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

REFERENCES

- 1 DEED BOOK Z191 PAGE 582
- 2 DEED BOOK D149 PAGE 400
- 3 PLAT BOOK AM PAGE 11
- 4 T M S NOS 147 06 00 58  
 AND 147 06 00 59

HARRIS N COHEN

CURVE NO 1

R = 328.52  
 Δ = 17 45 40  
 T = 51.33  
 ARC = 101.84  
 CH = 101.43  
 CH BR = N 55 17 44 E

SCALE 1 = 30  
 DATE MAY 8, 1990

CHARLESTON COUNTY  
 SOUTH CAROLINA

NOTE

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

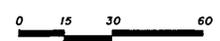
SURVEYORS CERTIFICATION

I, FORSMAN J ANDERSON A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH CAROLINA, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON THAT THIS PLAT SHOWS THE TRUE DIMENSIONS OF THE PROPERTY THAT ALL NECESSARY MARKERS HAVE BEEN INSTALLED, AND THE RATIO OF PRECISION IS 1/10,000 THE AREA WAS DETERMINED BY THE COORDINATE METHOD.

LEGEND

1.0. INDICATES IRON PIPE OLD  
 1 IN INDICATES IRON PIPE NEW  
 C.M.O INDICATES CONCRETE MONUMENT OLD

*F. J. Anderson*  
 FORSMAN J. ANDERSON  
 S C R L S NO 12230  
 BOX 87 JOHNS ISLAND  
 PH 803 788 0331





## ATTACHMENT #5

Property Photos



















## ATTACHMENT #6

Zoning Map





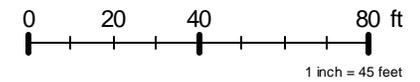
## ATTACHMENT #7

Aerial Images



**2710 Old Oak Walk**

**Parcel ID:** 1470600058                      ISLAND  
**OWNER1:** HODGE ANDREW S  
**undefined:** 0.00  
**PLAT BOOK PAGE:** S-103  
**DEED BOOK PAGE:** 0159-242  
**Jurisdiction:** TOWN OF SEABROOK



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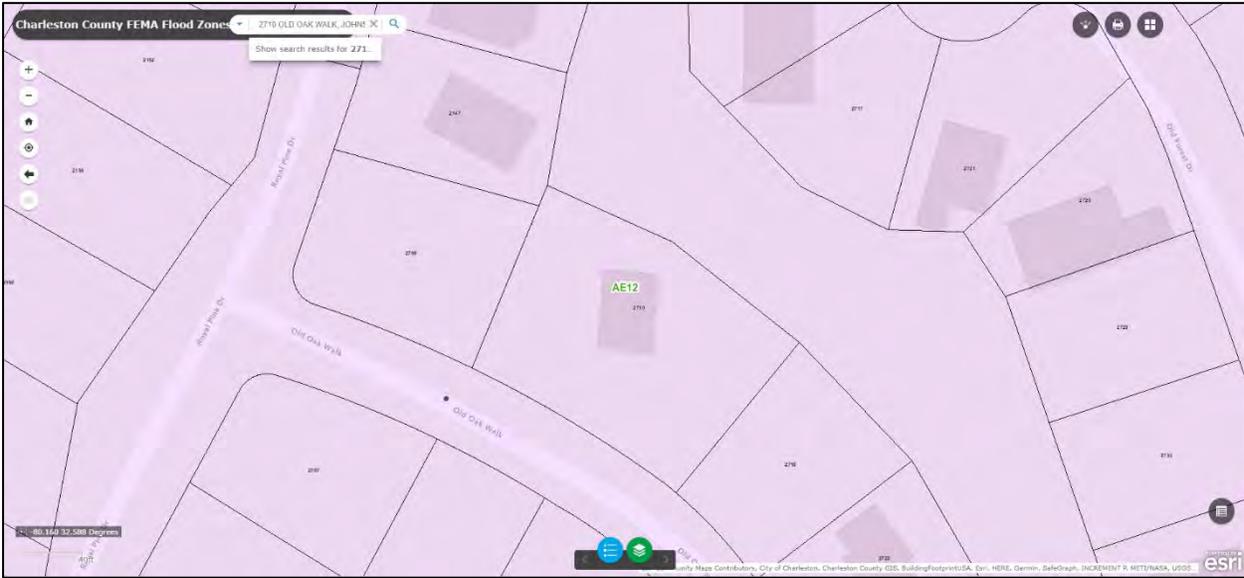
Author: Charleston County SC  
 Date: 5/28/2020



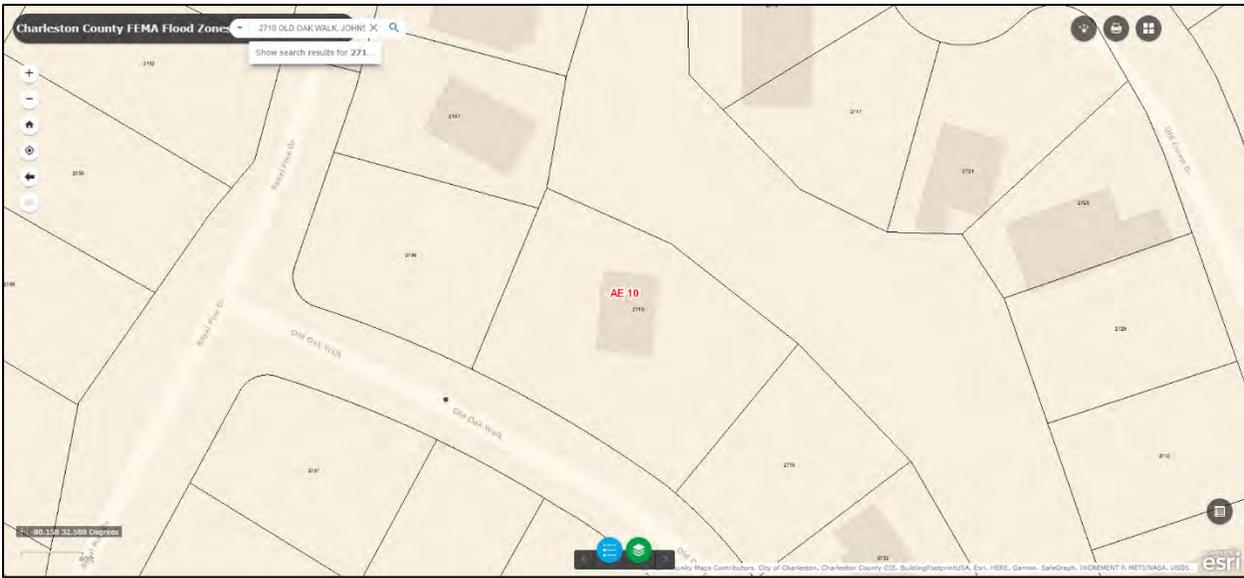
## ATTACHMENT #8

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



BP0159242

STATE OF SOUTH CAROLINA            )  
   )  
 COUNTY OF CHARLESTON            )       **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  
 JOHN'S ISLAND, SC 29455  
 201 009 0048

WITNESS the hand and seal of the Grantor this 22<sup>nd</sup> 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:**

[Signature]  
Someone signs above as Witness #1  
[Signature]  
Someone signs above as Witness #2  
**(Notary may sign as Witness #2)**

[Signature]  
**DOUGLAS F. WOOLLEY, JR.**  
[Signature]  
**JANET G. WOOLLEY**

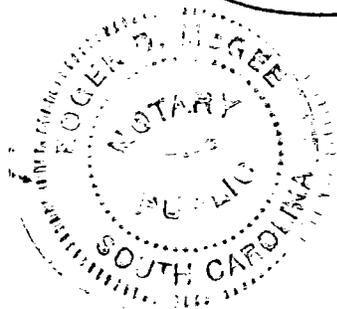
STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> 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

[Signature]

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, buttings and boundings, more or less, as are shown on said plat, which is specifically incorporated herein by reference.

**THIS CONVEYANCE IS SUBJECT TO** the 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 30<sup>th</sup> 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 30<sup>th</sup> 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 HUNSICKER RD.  
LANCASTER, PA 17601

STATE OF SOUTH CAROLINA

)

Date of Transfer of Title

)

(Closing Date) November 30, 2010

COUNTY OF CHARLESTON

)

AFFIDAVIT

RMC BK 0159 Pg 242 : pg 4 \*

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 # \_\_\_\_\_) (Explanation, 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 am 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) *Curtis M. Byars, Esq.*

SWORN to before me this 30<sup>th</sup> day of November 2010.

\_\_\_\_\_  
 Notary Public for State of South Carolina  
 My Commission expires: 9-2-08



# RECORDER'S PAGE



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

**Filed By:**

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

RECORDED		
Date:	December 6, 2010	
Time:	3:13:17 PM	
Book	Page	DocType
0159	242	Deed
Charlie Lybrand, Register Charleston County, SC		

**MAKER:**

WOOLLEY DOUGLAS F JR AL

Note:

**RECIPIENT:**

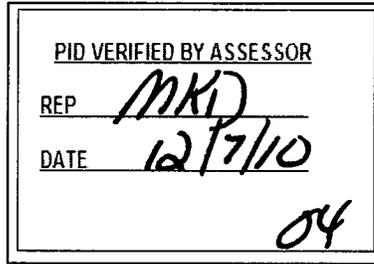
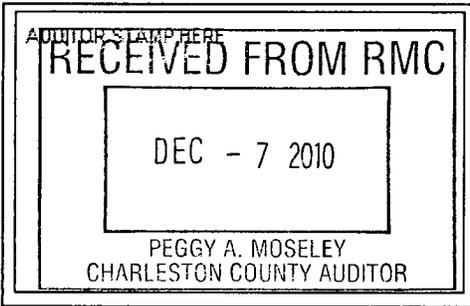
HODGE ANDREW S AL

# of Pages:

Recording Fee	\$ 10.00
State Fee	\$ 1,501.50
County Fee	\$ 635.25
Extra Pages	\$ -
Postage	\$ -
Chattel	\$ -
<b>TOTAL</b>	<b>\$ 2,146.75</b>

**Original Book:**

**Original Page:**



**DRAWER**   
**CLERK**



0159  
Book



242  
Page



12/06/2010  
Recorded Date



5  
# Pgs



Original Book



Original Page



D  
Doc Type



15:13:17  
Recorded Time



## **ATTACHMENT #10**

Property Information Card



[WELCOME](#)   [REAL PROPERTY RECORD SEARCH](#)   [REAL PROPERTY BILL SEARCH](#)   [PERSONAL PROPERTY SEARCH](#)

[MOTOR VEHICLE SEARCH](#)   [CHECKOUT](#)   [CONTACT US](#)

\$0.00  
CHECK OUT

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

**Property Information**

<b>Current Owner:</b> MINER ROBERT MATTHEW MINER LYNN ANN 2385 THE HAUL OVER JOHNS ISLAND SC 29455	<b>Property ID</b>	1470300020
	<b>Physical Address</b>	2385 THE HAUL OVER
	<b>Property Class</b>	101 - RESID-SFR
	<b>Plat Book/Page</b>	/
	<b>Neighborhood</b>	111403 AD03 Chateau by the Greens
	<b>Deed Acres</b>	1.0300

**Legal Description**

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

**Sales History**

Book	Page	Date	Grantor	Grantee	Type	Deed	Deed Price
0722	192	5/25/2018	STEVENOT MARTHA E	MINER ROBERT MATTHEW	S	<a href="#">Ge</a>	\$595,000
C198	564	11/6/1990	STEVENOT JOSEPH E	STEVENOT MARTHA E		<a href="#">Ge</a>	\$5
T118	008	3/29/1979		STEVENOT JOSEPH E		<a href="#">Ge</a>	\$0

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

# 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

Legal Residence	LR Pct	AgUse	ATI 25Pct Exemption	Assessed Value
Y	100	N	N	\$23,800
		Land	Improvement	Total
Market Value		\$125,000	\$470,000	\$595,000
Capped Value *		\$125,000	\$470,000	\$595,000
Taxable/Use Value **		\$125,000	\$470,000	\$595,000

## Value History

	2018	2017	2016	2015
Market Value	\$530,000	\$530,000	\$530,000	\$530,000
Capped Value *	\$530,000	\$530,000	\$530,000	\$530,000
Taxable/Use Value **	\$530,000	\$530,000	\$530,000	\$530,000
Assessed Value	\$19,200	\$19,200	\$19,200	\$19,200

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

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

## Dwelling Info

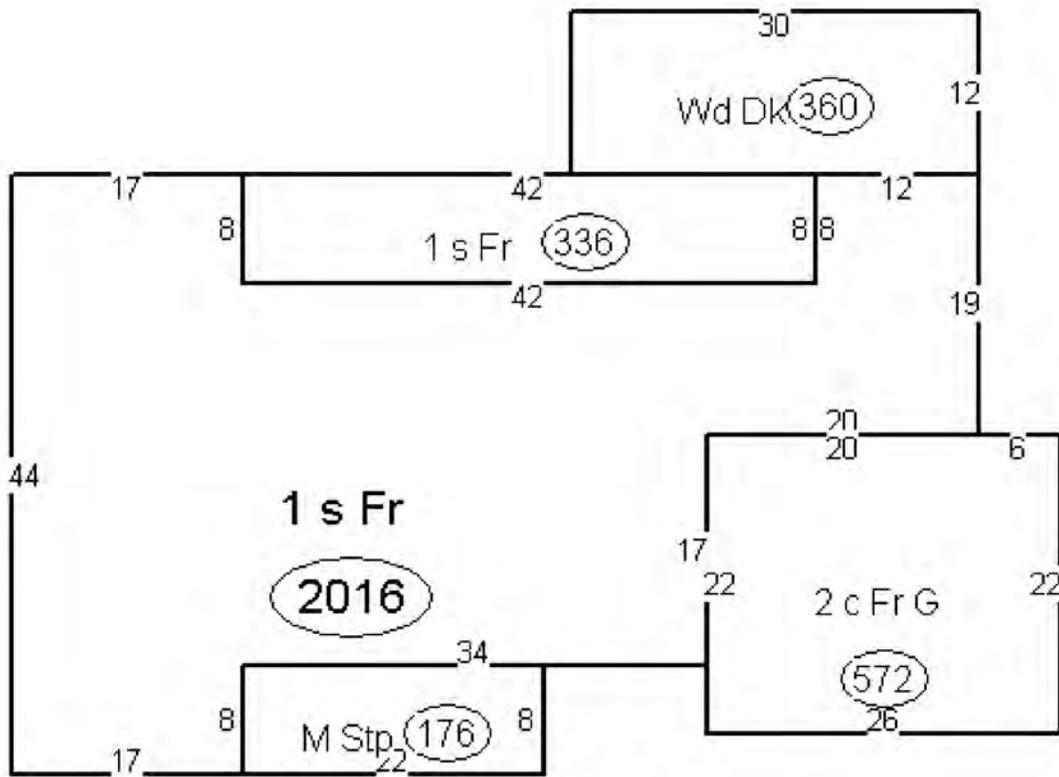
Extension	House Type	Year Built	Total Finished Living Area	Bedroom Count	Full Bath Count	Half Bath Count	Total Stories
R01	11 Ranch	1979	2352	3	3	0	1

## Additional Improvements

No data available

# Sketches

R01



## Municipalities

- [City of Charleston](#)
- [City of Folly Beach](#)
- [City of North Charleston](#)
- [City of Isle of Palms](#)

## Additional Resources

- [Arts & Entertainment](#)
- [CARTA Transit System](#)
- [Sex Offenders Search](#)
- [Identity Theft Info](#)
- [Traffic Cam](#)

## Social Media



[Town of Awendaw](#)  
[Town of Hollywood](#)  
[Town of James Island](#)  
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[Town of Lincolnville](#)  
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[Town of Meggett](#)  
[Town of Mount Pleasant](#)  
[Town of Ravenel](#)  
[Town of Rockville](#)  
[Town of Seabrook Island](#)  
[Town of Sullivan's Island](#)

[County Library](#)  
[County Parks](#)  
[Transportation](#)  
[Sales Tax](#)  
[School District](#)  
[Charleston](#)  
[Community Guide](#)

[Make-A-Wish Car](#)  
[Donation](#)  
[United Way 24hr](#)  
[hotline](#)  
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## Site Translation

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## **ATTACHMENT #11**

Public Hearing Notice:  
Letter to Neighboring Property Owners



## PUBLIC HEARING NOTICE

**TO:** Neighboring Property Owners  
**FROM:** Joseph M. Cronin, Town Administrator/Zoning Administrator  
**SUBJECT:** Variance Request for 2710 Old Oak Walk  
**DATE:** May 5, 2020

---

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](http://www.townofseabrookisland.org/variance-164.html)  
**BY E-MAIL:** [jcronin@townofseabrookisland.org](mailto:jcronin@townofseabrookisland.org)  
**BY MAIL:** Town of Seabrook Island, Attn: Zoning Administrator  
2001 Seabrook Island Road, Seabrook Island, SC 29455

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

Sincerely,

Joseph M. Cronin  
Town Administrator/Zoning Administrator



## **ATTACHMENT #12**

Public Hearing Notice:  
List of Neighboring Property Owners

**Variance Notification List**

2710 Old Oak Walk

Property Address	Owner(s) of Record	Mailing Address	City	State	Zip	
2143 Royal Pine Drive	Carmel M Chamier Trust	2143 Royal Pine Drive	Seabrook Island	SC	29455	
2147 Royal Pine Drive	Richard & Nancy Wair	2147 Royal Pine Drive	Seabrook Island	SC	29455	
2706 Old Oak Walk	Heylin Investments LLC	14 Barnby Crossing	Newark	UK	NG24 2NG	
2718 Old Oak Walk	Seabrook Island Property Owners Association	1202 Landfall Way	Seabrook Island	SC	29455	AGC
2722 Old Oak Walk	Frank & Linda Villano	2722 Old Oak Walk	Seabrook Island	SC	29455	
2707 Old Oak Walk	Daniel Witt Trust / Barbara Witt Trust	2808 34th Street NW	Washington	DC	20008	
2711 Old Oak Walk	Seabrook Island Property Owners Association	1202 Landfall Way	Seabrook Island	SC	29455	AGC
2715 Old Oak Walk	Gregg Hilker & Brian Reece	27 Innisfree Drive	Durham	NC	27707	
2719 Old Oak Walk	Warren Patterson	359 Calming Way	Tega Cay	SC	29708	
2715 Old Forest Drive	Poore Properties LLC	217 St Andrews Court	McDonough	GA	30253	
2717 Old Forest Drive	Melissa Whitmore Trust	PO Box 561	Wallingford	VT	05773	
2721 Old Forest Drive	Glenn & Sharon Carter	2721 Old Forest Drive	Seabrook Island	SC	29455	
Lake	Seabrook Island Property Owners Association	1202 Landfall Way	Seabrook Island	SC	29455	COS
Property Owners Association	Seabrook Island Property Owners Association	1202 Landfall Way	Seabrook Island	SC	29455	
Regime	Not Applicable					





## **ATTACHMENT #13**

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

7016 2290 0002 2610 0257

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

For delivery information, visit our website at www.usps.com™. JOHN'S ISLAND, SC 29455

Official Use section with fields for Certified Mail Fee (\$3.55), Extra Services & Fees, Postage (\$0.70), and Total Postage and Fees (\$7.10). Includes checkboxes for Return Receipt and Restricted Delivery.

Sent To: Carmel M Chamier Trust, 2143 Rosel Pine Drive, Seabrook Island SC 29455

7016 2290 0002 2610 0240

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

For delivery information, visit our website at www.usps.com™. JOHN'S ISLAND, SC 29455

Official Use section with fields for Certified Mail Fee (\$3.55), Extra Services & Fees, Postage (\$0.70), and Total Postage and Fees (\$7.10).

Sent To: Richard & Nancy Lear, 2117 Rosel Pine Drive, Seabrook Island SC 29455

7016 2290 0002 2610 0226

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

For delivery information, visit our website at www.usps.com™. JOHN'S ISLAND, SC 29455

Official Use section with fields for Certified Mail Fee (\$3.55), Extra Services & Fees, Postage (\$0.70), and Total Postage and Fees (\$7.10).

Sent To: Frank & Linda Villano, 2722 Old Oak Walk, Seabrook Island SC 29455

7016 2290 0002 2610 2152

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

For delivery information, visit our website at www.usps.com™. WASHINGTON, DC 20008

Official Use section with fields for Certified Mail Fee (\$3.55), Extra Services & Fees, Postage (\$0.70), and Total Postage and Fees (\$7.10).

Sent To: Daniel Witt Trust / Barbara Witt Trust, 2808 23th Street NW, Washington DC 20008

7016 2290 0002 2610 2206

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

For delivery information, visit our website at www.usps.com™. DURHAM, NC 27707

Official Use section with fields for Certified Mail Fee (\$3.55), Extra Services & Fees, Postage (\$0.70), and Total Postage and Fees (\$7.10).

Sent To: Greg Hilder & Brian Reetz, 27 Finnistree Drive, Durham NC 27707

7016 2290 0002 2610 2190

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

For delivery information, visit our website at www.usps.com™. FORT HILL, SC 29708

Official Use section with fields for Certified Mail Fee (\$3.55), Extra Services & Fees, Postage (\$0.70), and Total Postage and Fees (\$7.10).

Sent To: Warren Patterson, 359 Calming Way, Jesa Co SC 29708

7016 2290 0002 2610 2167

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

For delivery information, visit our website at www.usps.com™. MCDONOUGH, GA 30253

Official Use section with fields for Certified Mail Fee (\$3.55), Extra Services & Fees, Postage (\$0.70), and Total Postage and Fees (\$7.10).

Sent To: Peace Properties LLC, 217 St Andrews Court, McDonough GA 30253

7016 2290 0002 2610 2176

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

For delivery information, visit our website at www.usps.com™. WALLINGFORD, VT 05773

Official Use section with fields for Certified Mail Fee (\$3.55), Extra Services & Fees, Postage (\$0.70), and Total Postage and Fees (\$7.10).

Sent To: Melissa Whitmore Trust, PO Box 561, Wallingford VT 05773

7016 2290 0002 2610 2183

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

For delivery information, visit our website at www.usps.com™. JOHN'S ISLAND, SC 29455

Official Use section with fields for Certified Mail Fee (\$3.55), Extra Services & Fees, Postage (\$0.70), and Total Postage and Fees (\$7.10).

Sent To: Glen & Sharon Carter, 2721 Old Forest Dr, Seabrook Island SC 29455

7016 2290 0002 2610 2046

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

For delivery information, visit our website at www.usps.com™. JOHN'S ISLAND, SC 29455

Official Use section with fields for Certified Mail Fee (\$3.55), Extra Services & Fees, Postage (\$0.70), and Total Postage and Fees (\$7.10).

Sent To: Seabrook Island Property Owners Association, 1202 Landtall Way, Seabrook Island SC 29455



## **ATTACHMENT #14**

Public Hearing Notice:  
Post & Courier Legal Ad

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



## AFFIDAVIT OF PUBLICATION

# The Post and Courier

State of South Carolina

County of Charleston

Personally appeared before me the undersigned advertising clerk of the above indicated newspaper published in the city of Charleston, county and state aforesaid, who, being duly sworn, says that the advertisement of

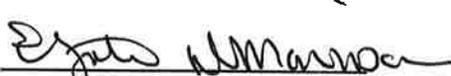
(copy attached)

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

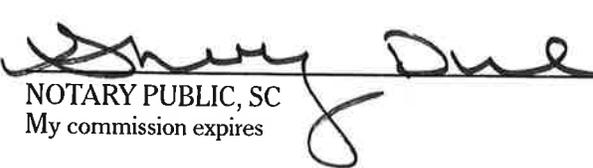
05/06/20 Wed PC  
05/06/20 Wed CNW

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

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

  
advertising clerk



  
NOTARY PUBLIC, SC  
My commission expires

**TOWN OF SEABROOK ISLAND, SC  
NOTICE OF PUBLIC HEARING**  
The Town of Seabrook Island Board of Zoning Appeals will conduct a Virtual Public Hearing at 2:30 pm on Friday, June 5, 2020. During the meeting, the board will consider the following requests for variance from the Development Standards Ordinance for the Town of Seabrook Island:  
**Application # 163**  
**APPLICANT:**  
James Luce (Owner) and Daniel Kim (Applicant)  
**LOCATION:**  
3713 Bonita Court  
**TAX MAP #:** 147-14-00-015  
**ZONING DISTRICT:** SR Single-Family Residential  
**VARIANCE(S) REQUESTED:** To allow a proposed second-floor deck to encroach approximately 4 feet into the required 30-foot front yard setback  
**Application # 164**  
**APPLICANT:** Andrew and Susan Hodge (Owners) and Michael Karamus (Applicant)  
**LOCATION:**  
2710 Old Oak Walk  
**TAX MAP #:** 147-06-00-058  
**ZONING DISTRICT:** SR Single-Family Residential  
**VARIANCE(S) REQUESTED:** To allow a proposed screened porch to encroach approximately 2.2 feet into the required 25-foot rear yard setback  
Documents relating to the variance requests may be viewed on the town's website at [www.townofseabrookisland.org](http://www.townofseabrookisland.org).  
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](http://www.townofseabrookisland.org)  
**EMAIL:** [icronin@townofseabrookisland.org](mailto:icronin@townofseabrookisland.org)  
**MAIL:** Town of Seabrook Island, 2001 Seabrook Island Road, Seabrook Island, SC 29455  
The meeting will be live streamed on the town's YouTube channel at the following address: <https://www.youtube.com/channel/UCiKF87knEApHD1a0kGlaGZg>  
For more information, please call (843) 768-9121.  
AD# 1871630



## **ATTACHMENT #15**

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 2:30pm on 10/20 at Lion Run

**PUBLIC INVITED**

Property Owner is seeking relief from Section 20.02 of the Zoning Ordinance

pertaining to setback & screened porch to driveway

approximately 2.7 feet into the required 5 foot rear

yard setback

Documents related to this application are available for review at the hearing. Thank you.

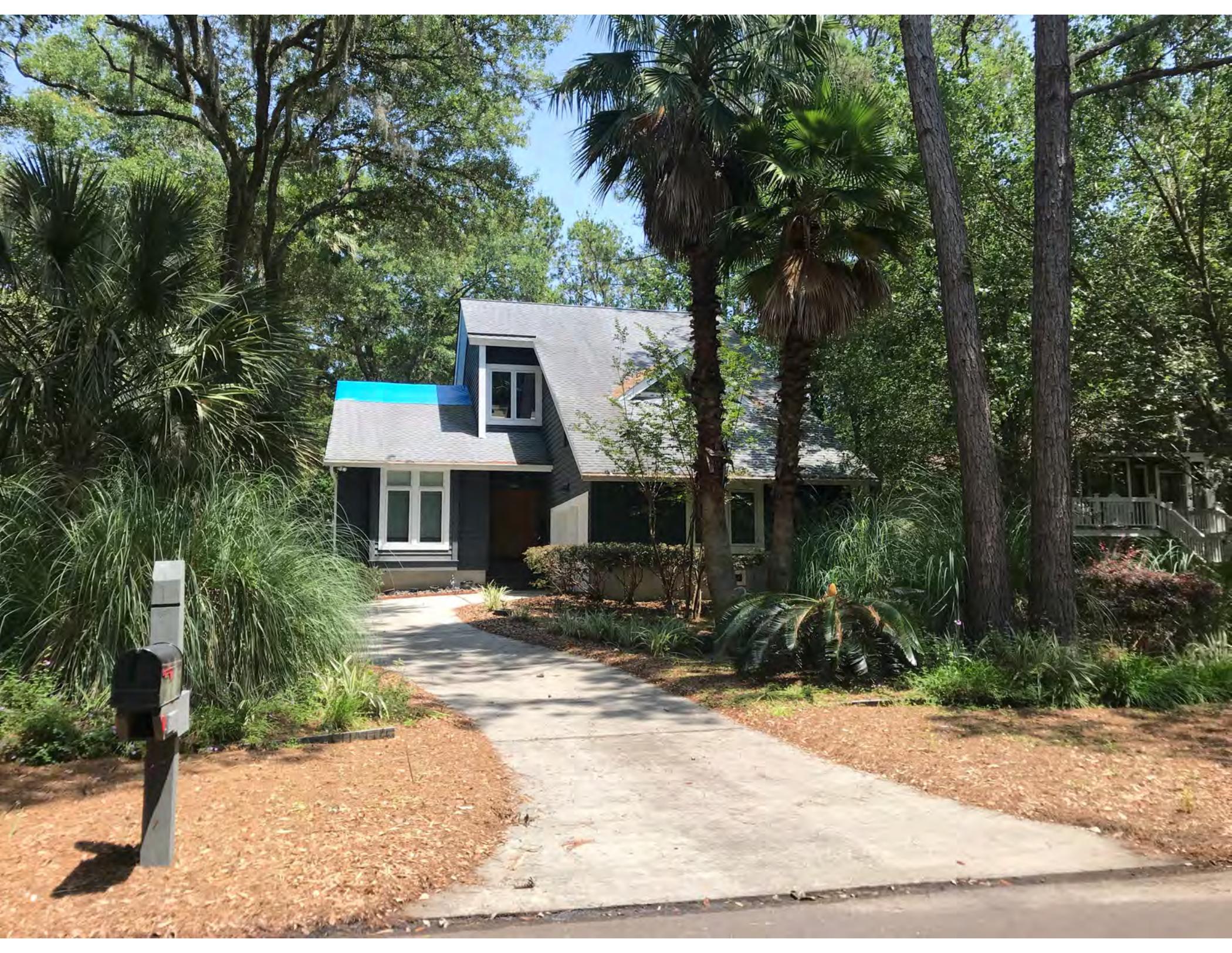
**THIS NOTICE SHALL REMAIN POSTED UNTIL THE PUBLIC HEARING IS HELD**

END OF MESSAGE



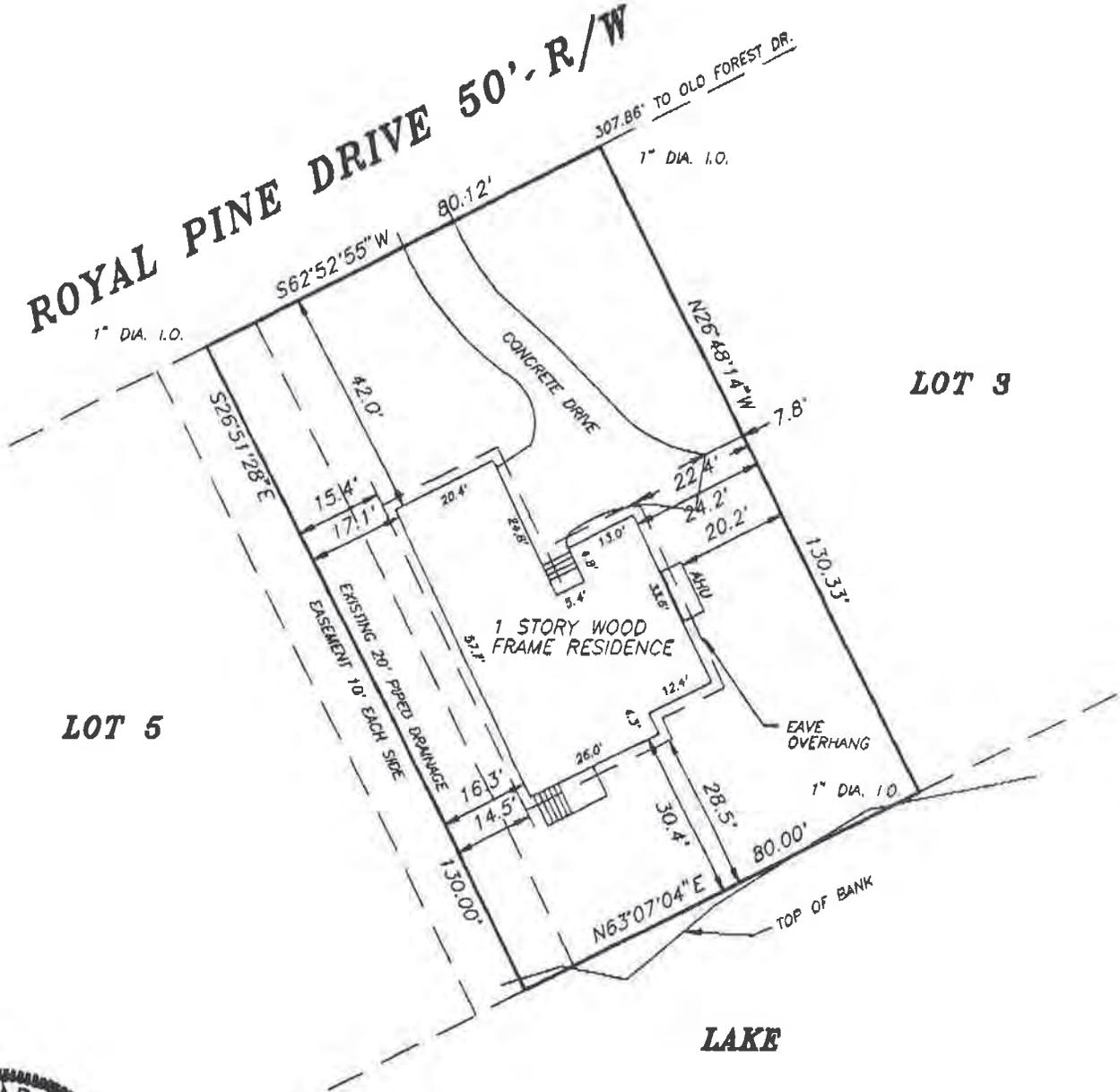
## ATTACHMENT #16-A

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





# ROYAL PINE DRIVE 50'-R/W



DRAWING NO. 4446



SCALE DATE

# 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

Legal Residence	LR Pct	AgUse	ATI 25Pct Exemption	Assessed Value
Y	100	N	N	\$11,690
		Land	Improvement	Total
Market Value		\$196,300	\$164,900	\$361,200
Capped Value *		\$186,121	\$156,349	\$342,470
Taxable/Use Value **		\$186,121	\$156,349	\$342,470

## Value History

	2018	2017	2016	2015
Market Value	\$361,200	\$361,200	\$361,200	\$361,200
Capped Value *	\$342,470	\$342,470	\$342,470	\$342,470
Taxable/Use Value **	\$342,470	\$342,470	\$342,470	\$342,470
Assessed Value	\$11,690	\$11,690	\$11,690	\$11,690

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

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

## Dwelling Info

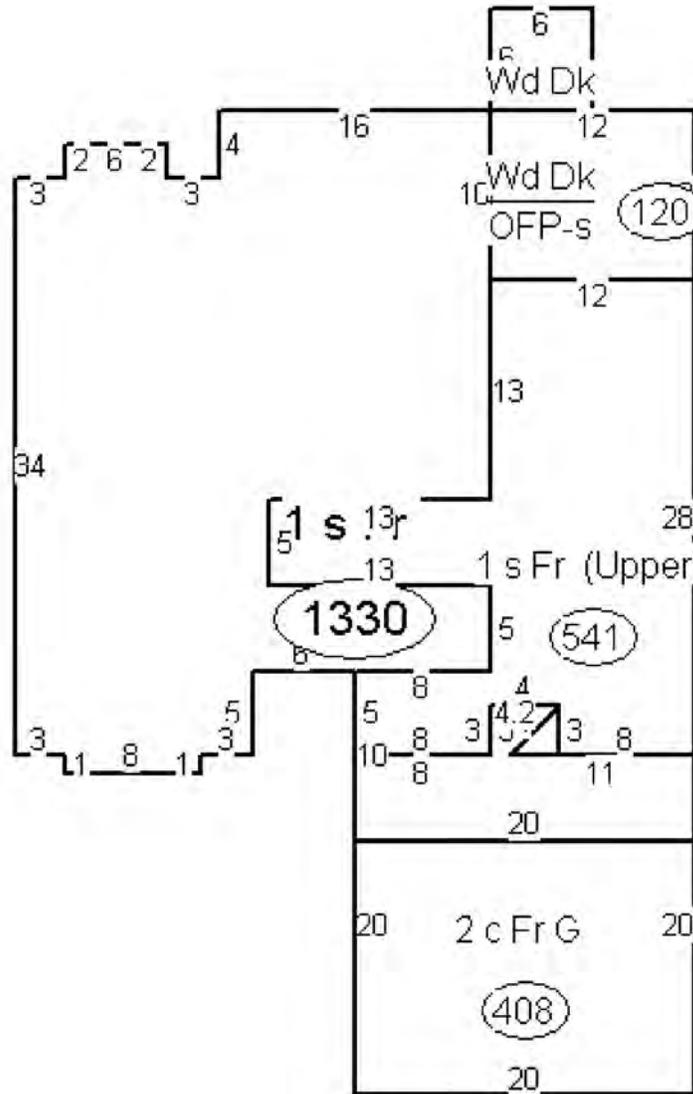
Extension	House Type	Year Built	Total Finished Living Area	Bedroom Count	Full Bath Count	Half Bath Count	Total Stories
R01	33 Contemporary	1998	1871	3	2	0	2

## Additional Improvements

No data available

# Sketches

R01



## Municipalities

- [City of Charleston](#)
- [City of Folly Beach](#)
- [City of North Charleston](#)
- [City of Isle of Palms](#)

## Additional Resources

- [Arts & Entertainment](#)
- [CARTA Transit System](#)
- [Sex Offenders Search](#)
- [Identity Theft Info](#)
- [Traffic Cam](#)

## Social Media



[Town of Awendaw](#)  
[Town of Hollywood](#)  
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[County Library](#)  
[County Parks](#)  
[Transportation](#)  
[Sales Tax](#)  
[School District](#)  
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Report technical problems with this site to [webmaster@charlestoncounty.org](mailto:webmaster@charlestoncounty.org)

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## 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

Legal Residence	LR Pct	AgUse	ATI 25Pct Exemption	Assessed Value
Y	100	N	N	\$14,560
		Land	Improvement	Total
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

	2018	2017	2016	2015
Market Value	\$414,000	\$414,000	\$414,000	\$414,000
Capped Value *	\$414,000	\$414,000	\$414,000	\$414,000
Taxable/Use Value **	\$414,000	\$414,000	\$414,000	\$414,000
Assessed Value	\$14,560	\$14,560	\$14,560	\$14,560

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

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

## Dwelling Info

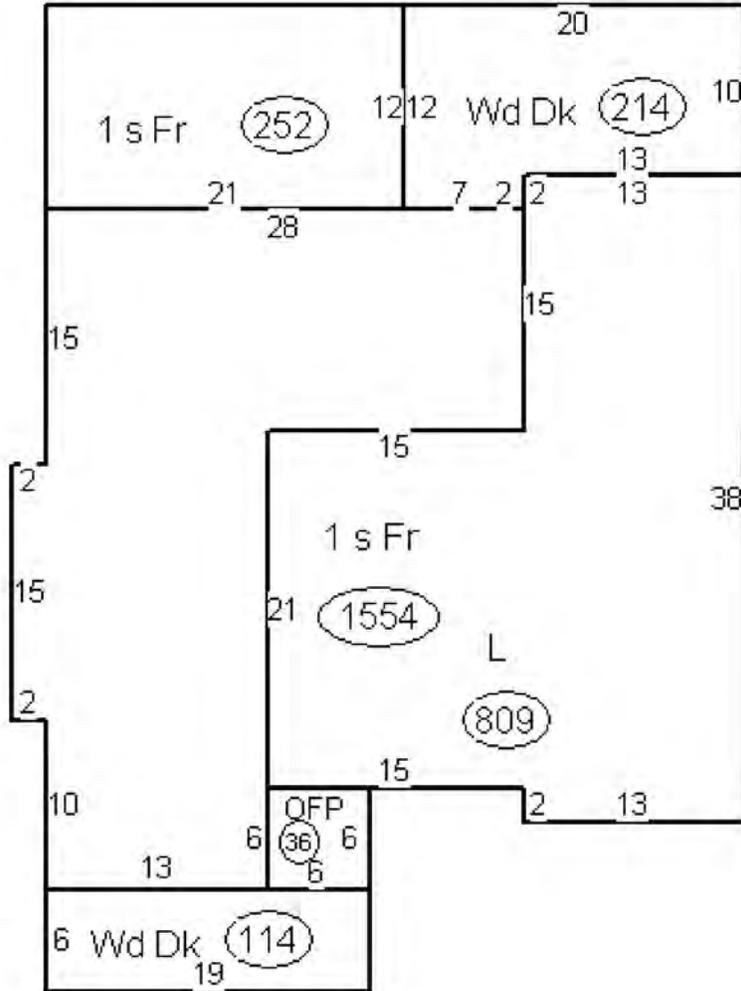
Extension	House Type	Year Built	Total Finished Living Area	Bedroom Count	Full Bath Count	Half Bath Count	Total Stories
R01	11 Ranch	1984	1806	3	2	0	2

## Additional Improvements

No data available

# Sketches

R01



## Municipalities

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- [City of Folly Beach](#)
- [City of North Charleston](#)
- [City of Isle of Palms](#)

## Additional Resources

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## ATTACHMENT #16-C

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



# PIN: 1470600092

This data is as-of 04-09-2020



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## Value Info

Legal Residence	LR Pct	AgUse	ATI 25Pct Exemption	Assessed Value
N	0	N	N	\$18,840
		Land	Improvement	Total
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

	2018	2017	2016	2015
Market Value	\$314,000	\$314,000	\$314,000	\$314,000
Capped Value *	\$314,000	\$314,000	\$314,000	\$314,000
Taxable/Use Value **	\$314,000	\$314,000	\$314,000	\$314,000
Assessed Value	\$18,840	\$18,840	\$18,840	\$18,840

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

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

## Dwelling Info

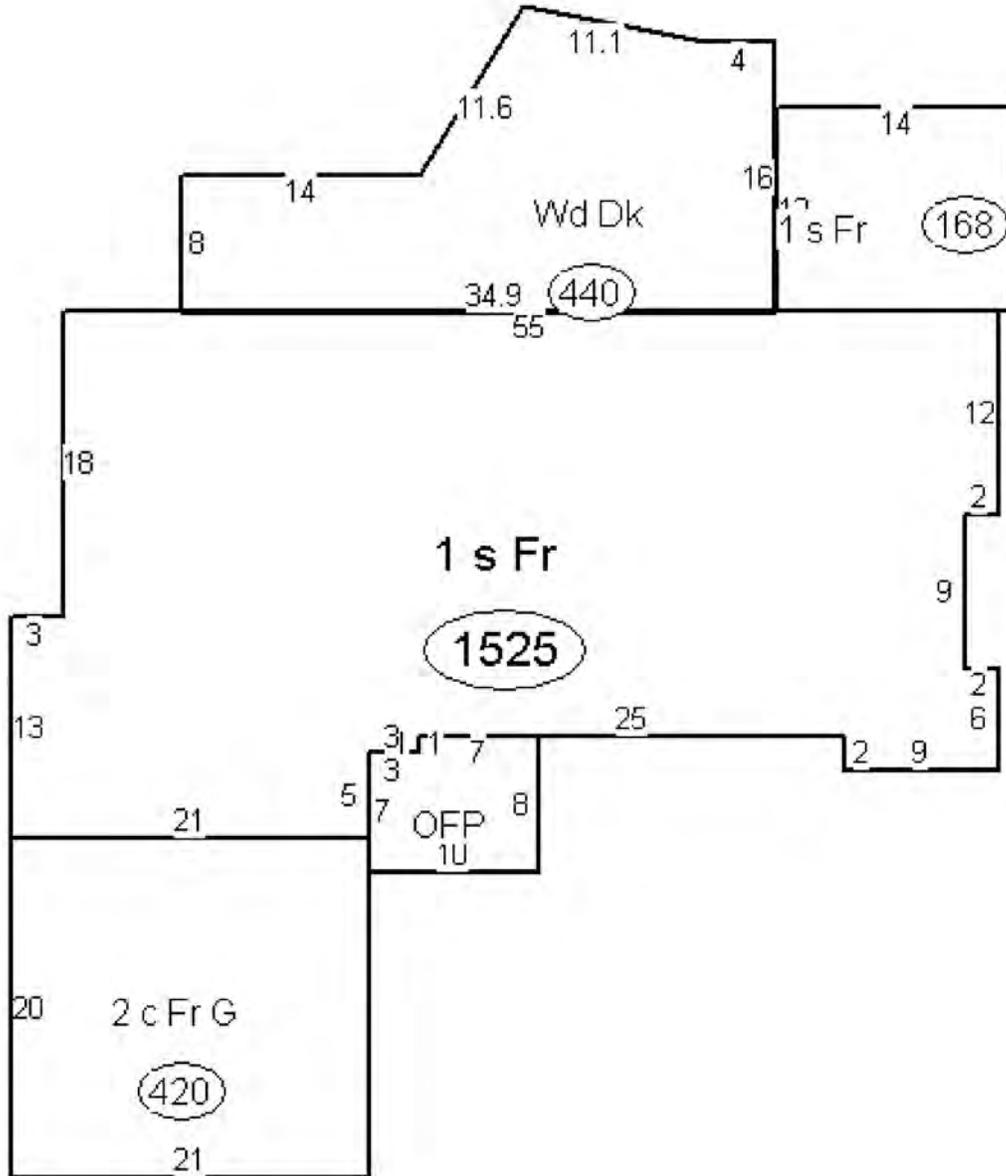
Extension	House Type	Year Built	Total Finished Living Area	Bedroom Count	Full Bath Count	Half Bath Count	Total Stories
R01	11 Ranch	1979	1693	2	2	1	1

## Additional Improvements

No data available

# Sketches

R01



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- [City of North Charleston](#)
- [City of Isle of Palms](#)

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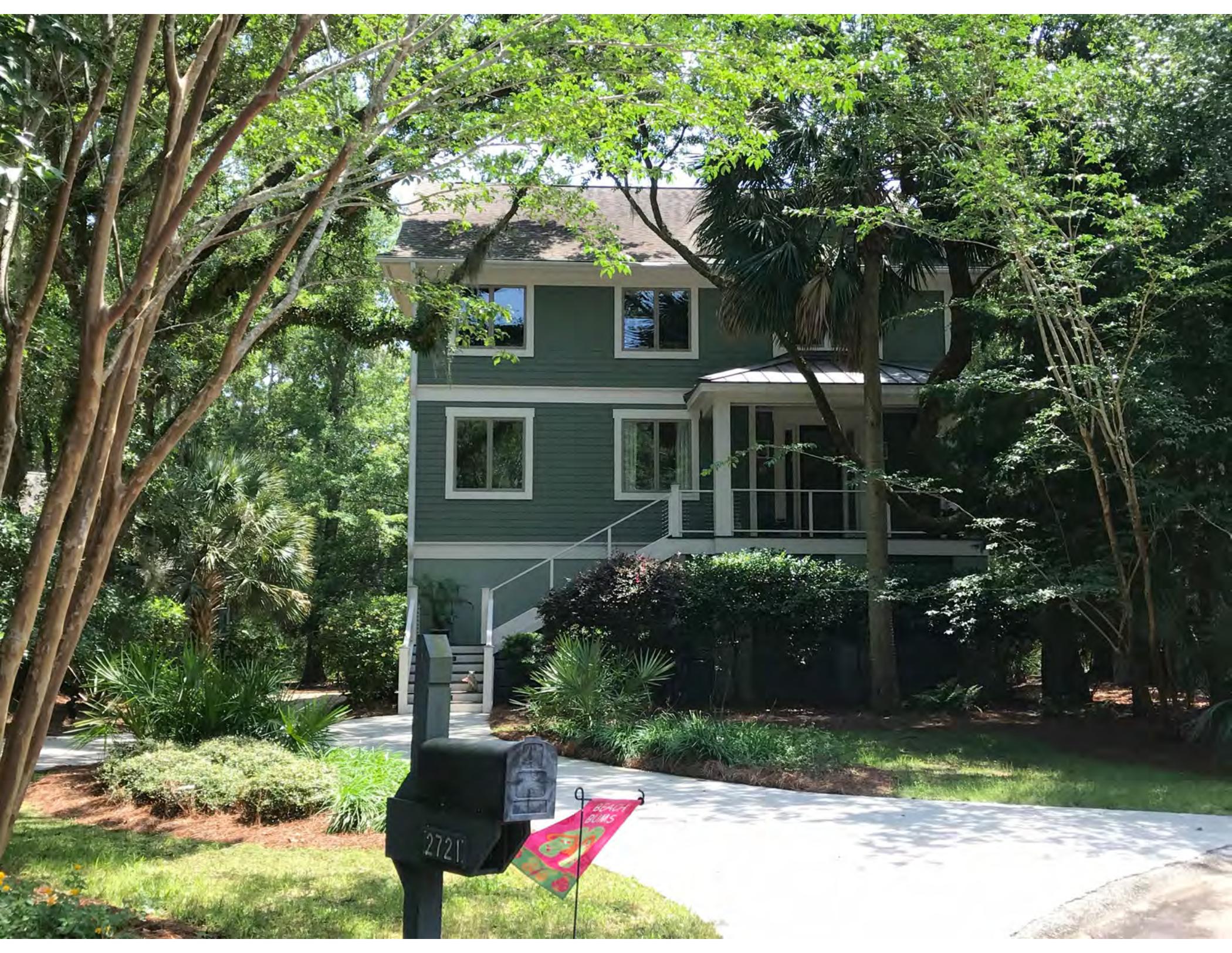
E-mail your comments or questions about this site to [publicinfo@charlestoncounty.org](mailto:publicinfo@charlestoncounty.org)  
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## ATTACHMENT #16-D

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

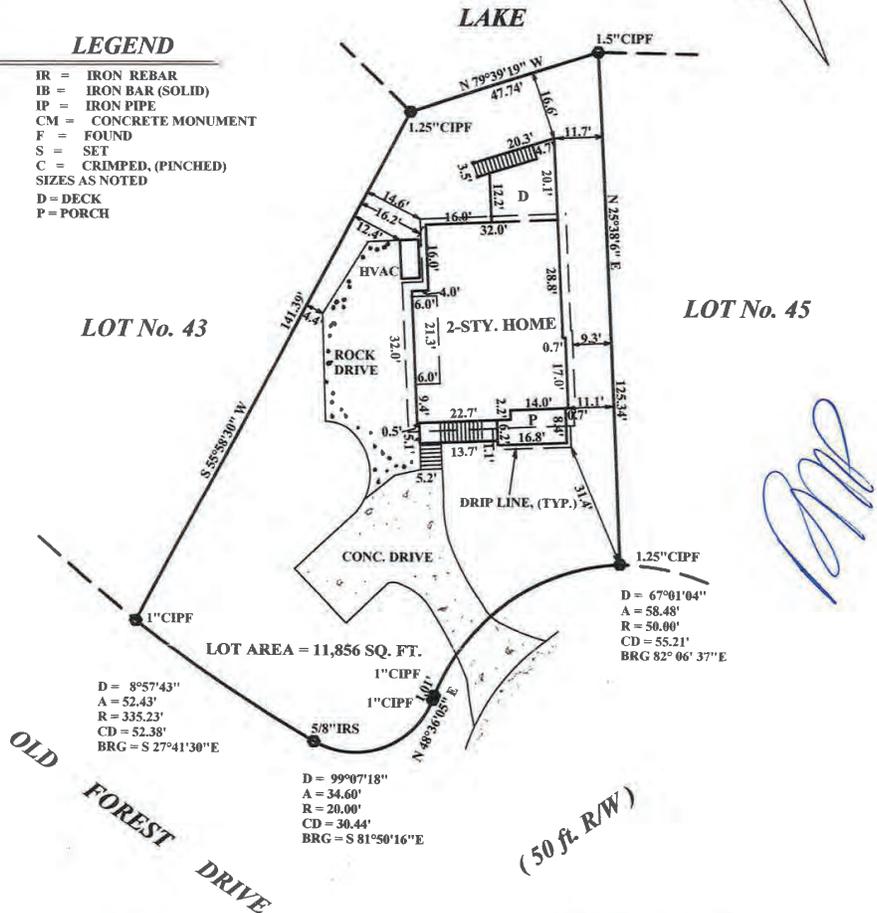


**GEOMETRIC SURVEYING CO.**  
**4415 LORD PROPRIETORS RD.**  
**MEGETT, S.C., 29449**  
**843-889-0259, 843-670-7531**



**LEGEND**

- IR = IRON REBAR
- IB = IRON BAR (SOLID)
- IP = IRON PIPE
- CM = CONCRETE MONUMENT
- F = FOUND
- S = SET
- C = CRIMPED, (PINCHED)
- D = DECK
- P = PORCH



D = 8°57'43"  
 A = 52.43'  
 R = 335.23'  
 CD = 52.38'  
 BRG = S 27°41'30" E

D = 99°07'18"  
 A = 34.60'  
 R = 20.00'  
 CD = 30.44'  
 BRG = S 81°50'16" E

D = 67°01'04"  
 A = 58.48'  
 R = 50.00'  
 CD = 55.21'  
 BRG 82° 06' 37" E

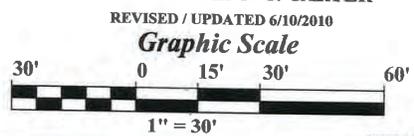
REFERENCE:  
 PLAT BY E.M. SEABROOK, JR., INC., 9/22/78  
 BK. Z, PG. 149, RMC, CHARLESTON CO., S.C.



**PLAT of**  
**LOT No. 44, BLOCK 41, LOCATED IN**  
**THE TOWN of SEABROOK ISLAND**  
**CHARLESTON COUNTY SOUTH CAROLINA**  
**OCTOBER 15, 2009 SCALE: 1" = 30'**  
**OWNED BY GLENN C. CARTER**

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

*Charlie B. Aycock, III*  
 CHARLIE B. AYCOCK, III, P.J.S., REG. No. 9543



# 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

Legal Residence	LR Pct	AgUse	ATI 25Pct Exemption	Assessed Value
Y	100	N	N	\$22,520
		Land	Improvement	Total
Market Value		\$219,100	\$394,100	\$613,200
Capped Value *		\$219,100	\$394,100	\$613,200
Taxable/Use Value **		\$219,100	\$394,100	\$613,200

## Value History

	2018	2017	2016	2015
Market Value	\$613,200	\$613,200	\$613,200	\$613,200
Capped Value *	\$613,200	\$613,200	\$613,200	\$613,200
Taxable/Use Value **	\$613,200	\$613,200	\$613,200	\$613,200
Assessed Value	\$22,520	\$22,520	\$22,520	\$22,520

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

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

## Dwelling Info

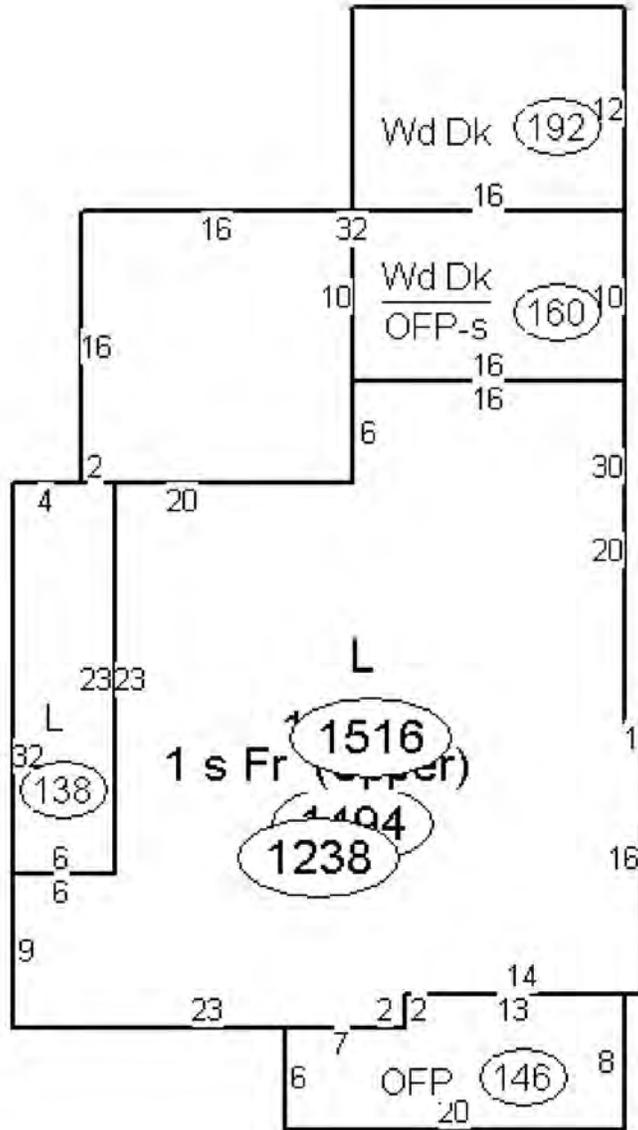
Extension	House Type	Year Built	Total Finished Living Area	Bedroom Count	Full Bath Count	Half Bath Count	Total Stories
R01	84 Multi-Story	2010	2732	4	3	1	2

## Additional Improvements

No data available

# Sketches

R01



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## ATTACHMENT #16-E

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





LOT 44

1" DIA. I.O.

OLD FOREST DRIVE  
50' R/W

R=335.23  
L=75.75  
Tan=38.04  
Δ=12°56'49"  
N19°26'23"W  
75.59'

EXISTING DECK AND STEPS  
TO BE REMOVED

1" DIA. I.O.

LAKE

NEW DECK  
AND STEPS

1" DIA. I.O.

0.5" DIA. R.O.

LOT 42

20' PIPED DRAINAGE EASEMENT 10' EACH SIDE

N77°06'37"E  
125.27'

10' SETBACK LINE

50.2' AHU

22.2' 24.6' 11.7' 30.00'

CONCRETE DRIVE

1.3' CONC. SQ.

17.4' 13.8' 9.8' 18.0' 5.4' 5.4' 5.4'

2 STORY WOOD FRAME RESIDENCE

22.2' 73.9' 11.7'

10' SETBACK LINE

50.2' AHU

22.2' 24.6' 11.7' 30.00'

CONCRETE DRIVE

1.3' CONC. SQ.

17.4' 13.8' 9.8' 18.0' 5.4' 5.4' 5.4'

2 STORY WOOD FRAME RESIDENCE

22.2' 73.9' 11.7'

10' SETBACK LINE

50.2' AHU

### CERTIFICATIONS

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

### LEGEND

- I.O. INDICATES IRON PIPE, OLD
- I.N. INDICATES IRON PIPE, NEW
- R.O. INDICATES ROD, OLD
- R.N. INDICATES ROD, NEW
- C.M.O. INDICATES CONCRETE MONUMENT, OLD
- C.P. INDICATES CALCULATED POINT
- PLT. INDICATES PLANTER

### NOTES

1. REF. : PLAT BOOK AN, PAGE 76
2. PRESENTLY OWNED BY ROBERT C. AND AMY O. LEWIS.
3. T.M.S. NO. 147-06-00-94
4. THE ADDRESS IS 2725 OLD FOREST DRIVE.
5. AREA = 10,315 SQ.FT. OR 0.23 ACRES

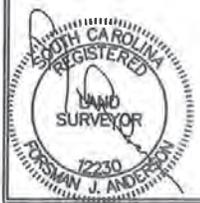
## PLAT

LOT 43, BLOCK 41,  
TOWN OF SEABROOK ISLAND.

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

CHARLESTON COUNTY  
SOUTH CAROLINA

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



DRAWING NO. 9219



# PIN: 1470600094

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## Value Info

Legal Residence	LR Pct	AgUse	ATI 25Pct Exemption	Assessed Value
N	0	N	N	\$21,620
		Land	Improvement	Total
Market Value		\$198,500	\$161,800	\$360,300
Capped Value *		\$198,500	\$161,800	\$360,300
Taxable/Use Value **		\$198,500	\$161,800	\$360,300

## Value History

	2018	2017	2016	2015
Market Value	\$360,300	\$360,300	\$360,300	\$360,300
Capped Value *	\$360,300	\$360,300	\$360,300	\$360,300
Taxable/Use Value **	\$360,300	\$360,300	\$360,300	\$360,300
Assessed Value	\$21,620	\$21,620	\$21,620	\$21,620

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

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

## Dwelling Info

Extension	House Type	Year Built	Total Finished Living Area	Bedroom Count	Full Bath Count	Half Bath Count	Total Stories
R01	11 Ranch	1985	2370	2	2	1	2

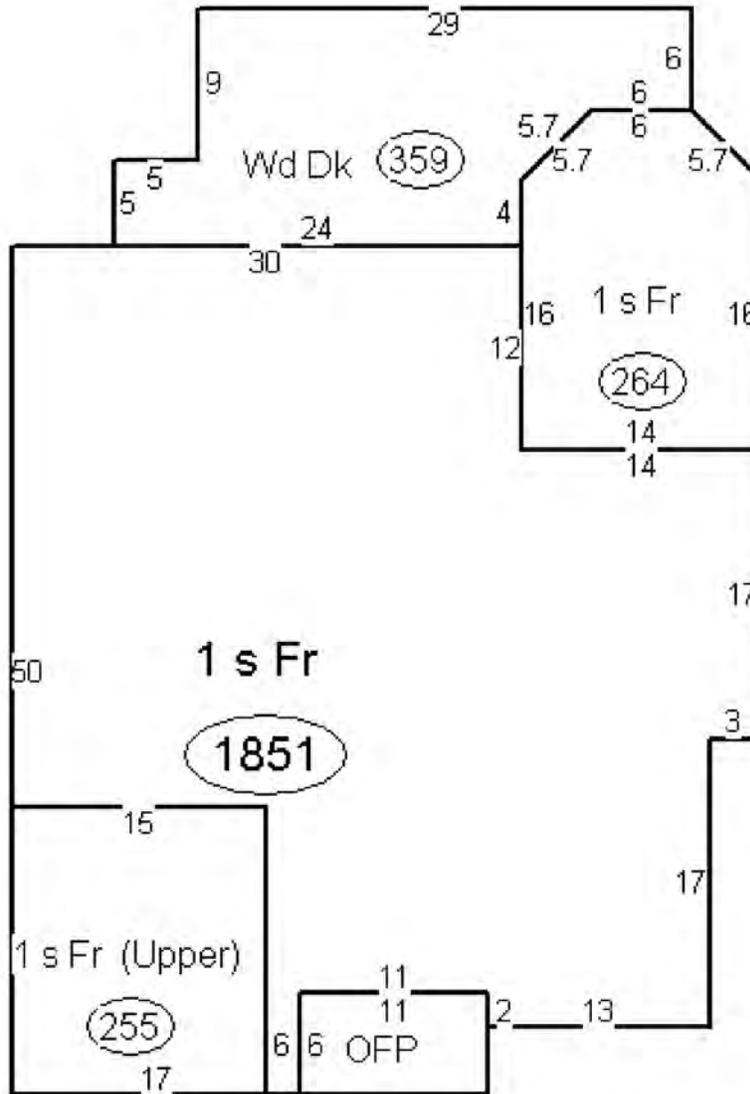
## Additional Improvements

Imp_Extension	Year Built	Improvement Type	Improvement Descr
R01	1995	DETGAR	

# Sketches

R01

01



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## Additional Resources

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## ATTACHMENT #17

Letter from Katrina Burrell, SIPOA  
(May 4, 2020)



SEABROOK ISLAND  
Property Owners Association

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

May 4, 2020

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

VIA email: [jcronin@townofseabrookisland.org](mailto:jcronin@townofseabrookisland.org)

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)



## ATTACHMENT #18

Letter from Mike Karamus, Architect  
(May 18, 2020)

## Joe Cronin

---

**From:** mkaramus@aol.com  
**Sent:** Monday, May 18, 2020 3:47 PM  
**To:** Joe Cronin  
**Subject:** Hodge Additional Info

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

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

## 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

- a. **§ 7.60.20.30. Minimum Rear Yard Setback.** Twenty-five (25) feet.
- 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:

TYPE	REQUIRED PER DSO	VARIANCE (REQUESTED)
Rear Yard Setback	25 feet (§ 7.60.20.30)	Reduce the rear yard setback from 25 feet to approximately 13 feet (12-foot encroachment)

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,

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

Joseph M. Cronin  
Town Administrator/Zoning Administrator

## Criteria for Review

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

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

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

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

## Attachments

The following supplemental items have been attached for review:

Application & Property Information		
1	Variance Application	p. 204-207
2	Survey (Existing Conditions)	p. 208-212
3	Site Plan & Building Drawings	p. 213-218
4	Subdivision Plats (1977)	p. 219-220
5	Property Photos	p. 221-229
6	Zoning Map	p. 230-231
7	Aerial Images	p. 232-233
8	FEMA Base Flood Elevations (Current & Preliminary)	p. 234-235
9	Title to Real Estate	p. 236-241
10	Property Information Card	p. 242-246
11	Public Hearing Notice – Letter to Neighboring Property Owners	p. 247-248
12	Public Hearing Notice – List of Neighboring Property Owners	p. 249-250
13	Public Hearing Notice – U.S.P.S. Certified Mail Receipts	p. 251-252
14	Public Hearing Notice – Post and Courier Legal Ad	p. 253-254
15	Public Hearing Notice – Property Posting	p. 255-256

Other Information		
16	Neighboring Properties:	
	a) Block 28 Lot 22 – 2415 The Haul Over (1995)	p. 257-262
	b) Block 24 Lot 33 – 3200 Wood Duck Place (1987)	p. 263-268
	c) Block 24 Lot 32 – 3202 Wood Duck Place (1983)	p. 269-273
	d) Block 24 Lot 30 – 3208 Wood Duck Place (1988)	p. 274-278

Written Correspondence Regarding the Proposed Variance Request		
17	Letter from Letter from Sean Hardwick, Seabrook Island Club (March 19, 2020)	p. 279-280
18	Letter from Richard Creedon (May 10, 2020)	p. 281-282
19	Letter from Katrina Burrell, SIPOA (May 29, 2020)	p. 283-284



# ATTACHMENT #1

Variance Application



**TOWN OF SEABROOK ISLAND**

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

**APPLICATION FOR VARIANCE**

Board of Zoning Appeals

Any applicant seeking a variance from the zoning requirements of the Town of Seabrook Island's Development Standards Ordinance (hereafter, the "DSO") must submit a written application, along with a \$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](mailto:jcronin@townofseabrookisland.org).

**1. PROPERTY INFORMATION**

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

Property Address	2385 The Haul Over Seabrook Island, SC 29455				
Tax Map Number	Tax Parcel No. 147-03-00-02	Block	28	Lot	23
Lot Size (Square Feet)	44901 Square Feet				
Is this property subject to an OCRM critical line? (eg. Marsh or Beachfront Lots)		Yes	✓	No	
Is this property subject to private restrictions or covenants? (eg. SIPOA or regime)	✓	Yes		No	

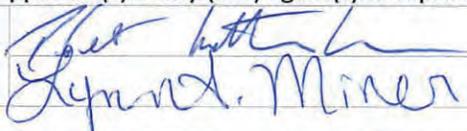
**2. APPLICANT(S)**

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

Applicant Name(s)	Robert Matthew & Lynn Ann Miner	
Applicant Address	2385 The Haul Over, Seabrook Island, SC 29455	
Applicant Phone Number	781-540-9043	
Applicant Email Address	lynn.miner@gmail.com, rmatthew.miner@gmail.com	
If the Applicant is <u>NOT</u> an owner of the property, what is the relationship to the Property Owner(s)?		

**3. PROPERTY OWNER(S)**

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

Owner Name(s)			
Owner Mailing Address			
Owner Phone Number			
Owner Email Address			
<b>Designation of Agent (Required if the Applicant(s) is(are) NOT a Property Owner):</b> I (we) hereby designate and appoint the above named Applicant(s) as my (our) agent(s) to represent me (us) in this application.			
Owner Signature(s)		Date	5/6/2020
		Date	5-6-20

**4. CERTIFICATION**

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

Applicant Signature(s)		Date	5/6/2020
		Date	5-6-20

**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 the oldest in the neighborhood, the setbacks are not to current codes as opposed to 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 the 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.



## ATTACHMENT #2

Survey (Existing Conditions)





**TIM LATTO**  
**ARCHITECT**

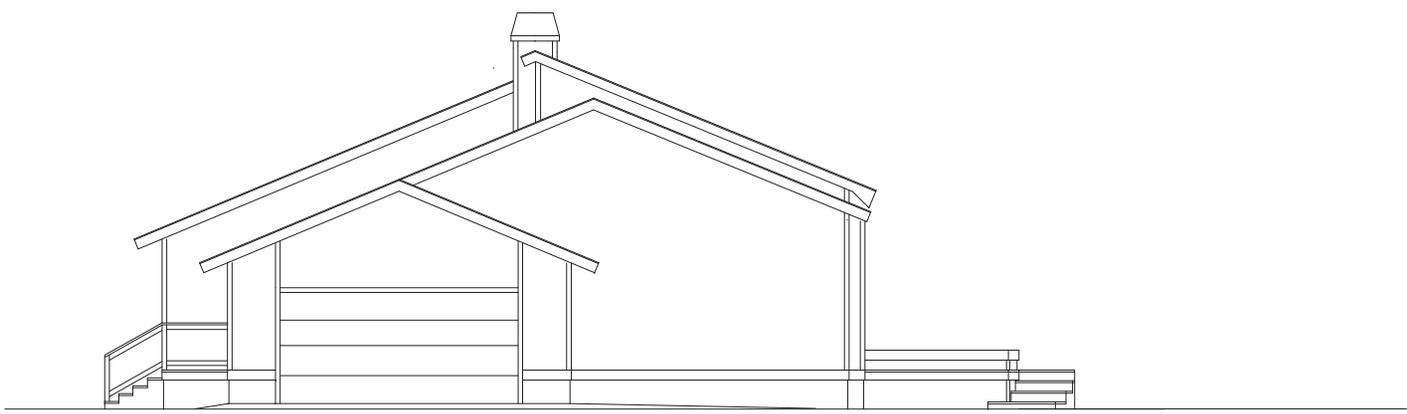
842 Captain Tom's Crossing  
 Charleston, South Carolina 29455  
 (843)559-3882  
 mlatto@comcast.net



Front Elevation

DESIGN DEVELOPMENT  
 NOT RELEASED FOR  
 CONSTRUCTION

**MINER RESIDENCE**  
 2385 The Haulover  
 Seabrook Island, SC



Right Elevation

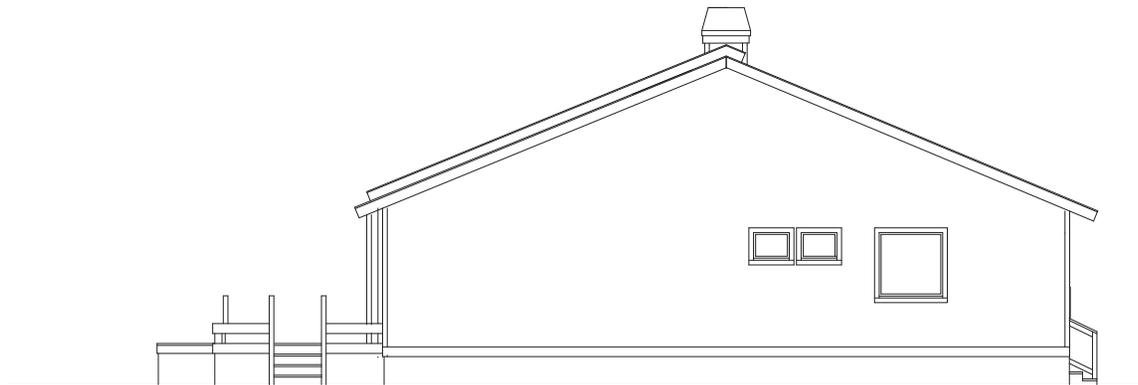
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Issue:	1-28-2020	
Project Number		
Dwg. File		
Drawn By		
Checked By		
Copyright		

**ELEVATIONS**  
**Front & Right**  
 Existing Conditions

**AE-201**



Rear Elevation



Left Elevation

**TIM LATTO**  
**ARCHITECT**

842 Captain Tom's Crossing  
 Charleston, South Carolina 29455  
 (843) 559-3852  
 mlatto@comcast.net

DESIGN DEVELOPMENT

NOT RELEASED FOR  
 CONSTRUCTION

**MINER RESIDENCE**

2385 The Haulover  
 Seabrook Island, SC

Mark	Date	Description
Issue:	1-28-2020	
Project Number		
Dwg. File		
Drawn By		
Checked By		
Copyright		

**ELEVATIONS**  
 Rear and Left  
 Existing Conditions

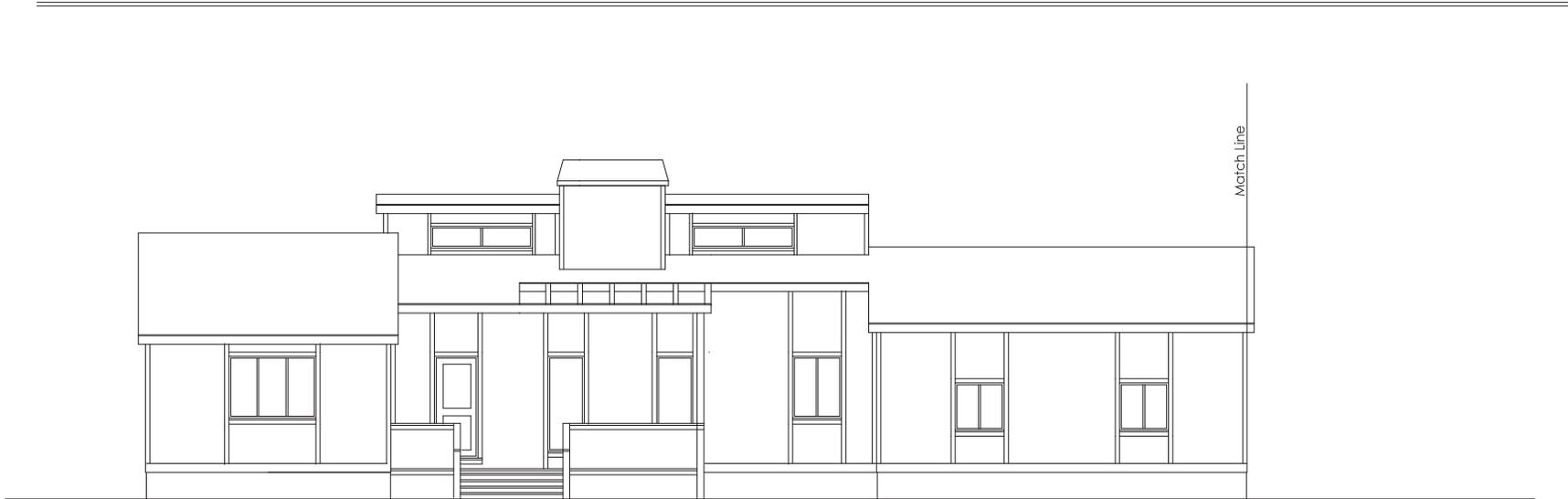
**AE-202**



## **ATTACHMENT #3**

Site Plan & Building Drawings





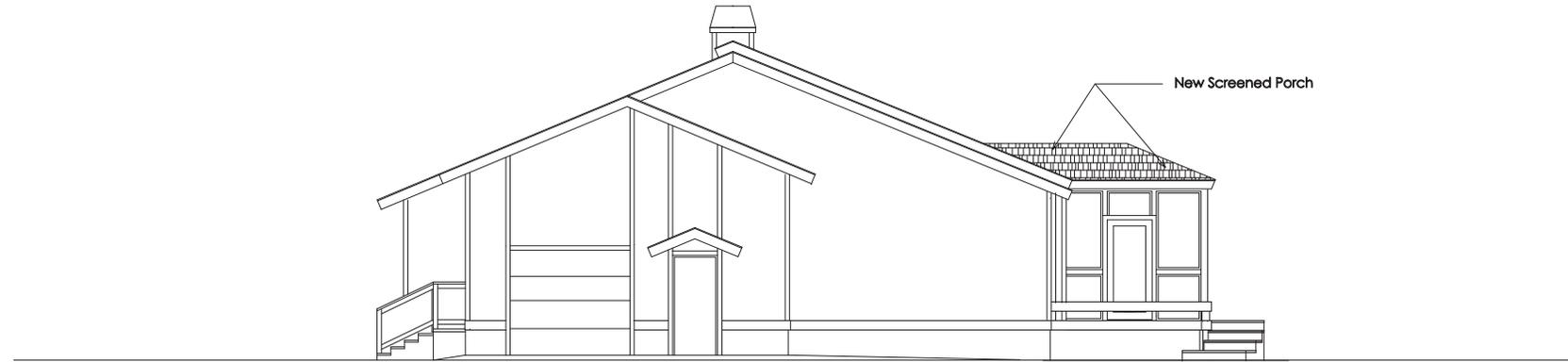
Front Elevation

**TIM LATTO**  
**ARCHITECT**

842 Captain Tom's Crossing  
 Charleston, South Carolina 29455  
 (843) 559-3852  
 mlatto@comcast.net

DESIGN DEVELOPMENT  
 NOT RELEASED FOR  
 CONSTRUCTION

**MINER RESIDENCE**  
 2385 The Haulover  
 Seabrook Island, SC

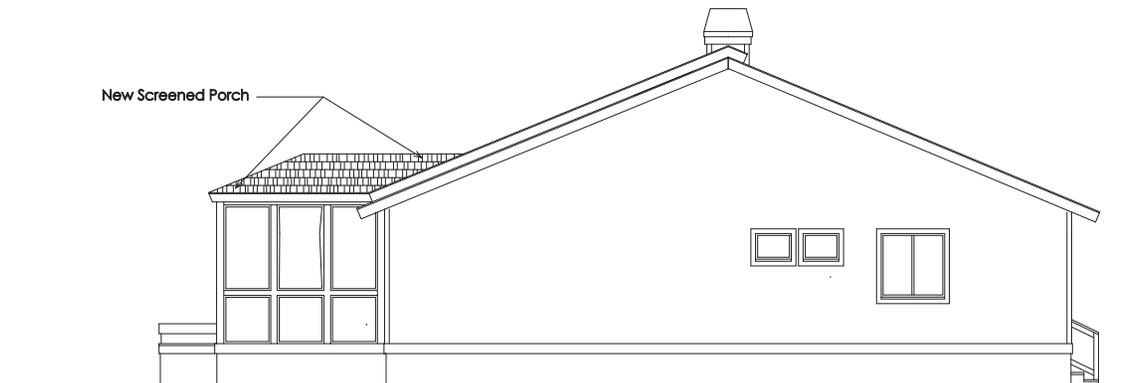
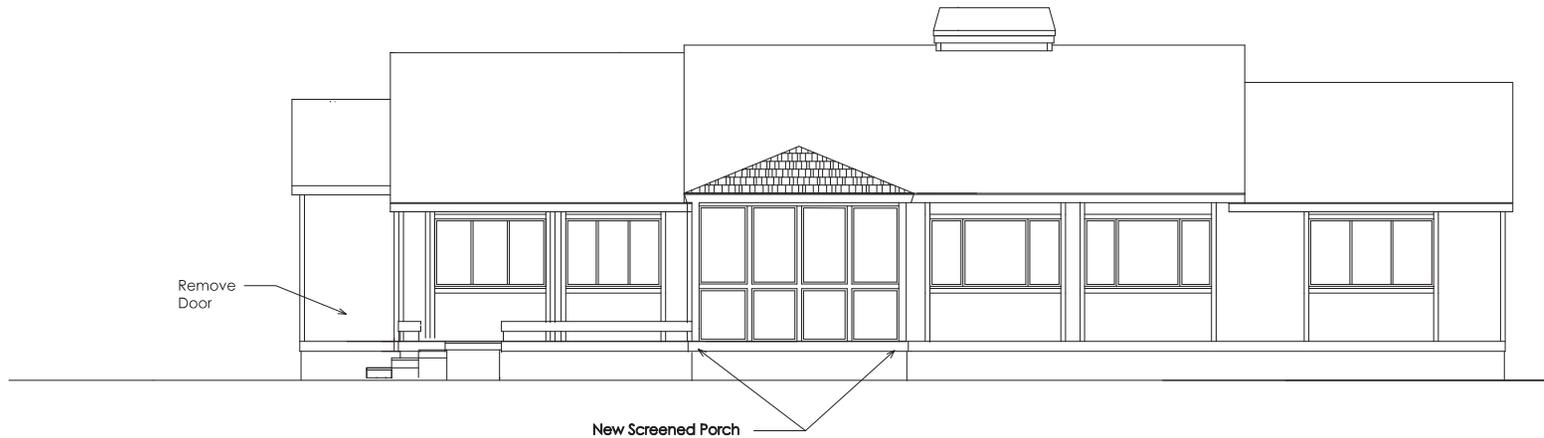


Right Elevation

Mark	Date	Description
Issue:	1-28-2020	
Project Number		
Dwg. File		
Drawn By		
Checked By		
Copyright		

**ELEVATIONS**  
 Front and Right  
 Proposed

**A-201**



**TIM LATTO**  
**ARCHITECT**

842 Captain Tom's Crossing  
 Charleston, South Carolina 29455  
 (843) 559-3852  
 mlatto@comcast.net

DESIGN DEVELOPMENT

NOT RELEASED FOR  
 CONSTRUCTION

**MINER RESIDENCE**

2385 The Haulover  
 Seabrook Island, SC

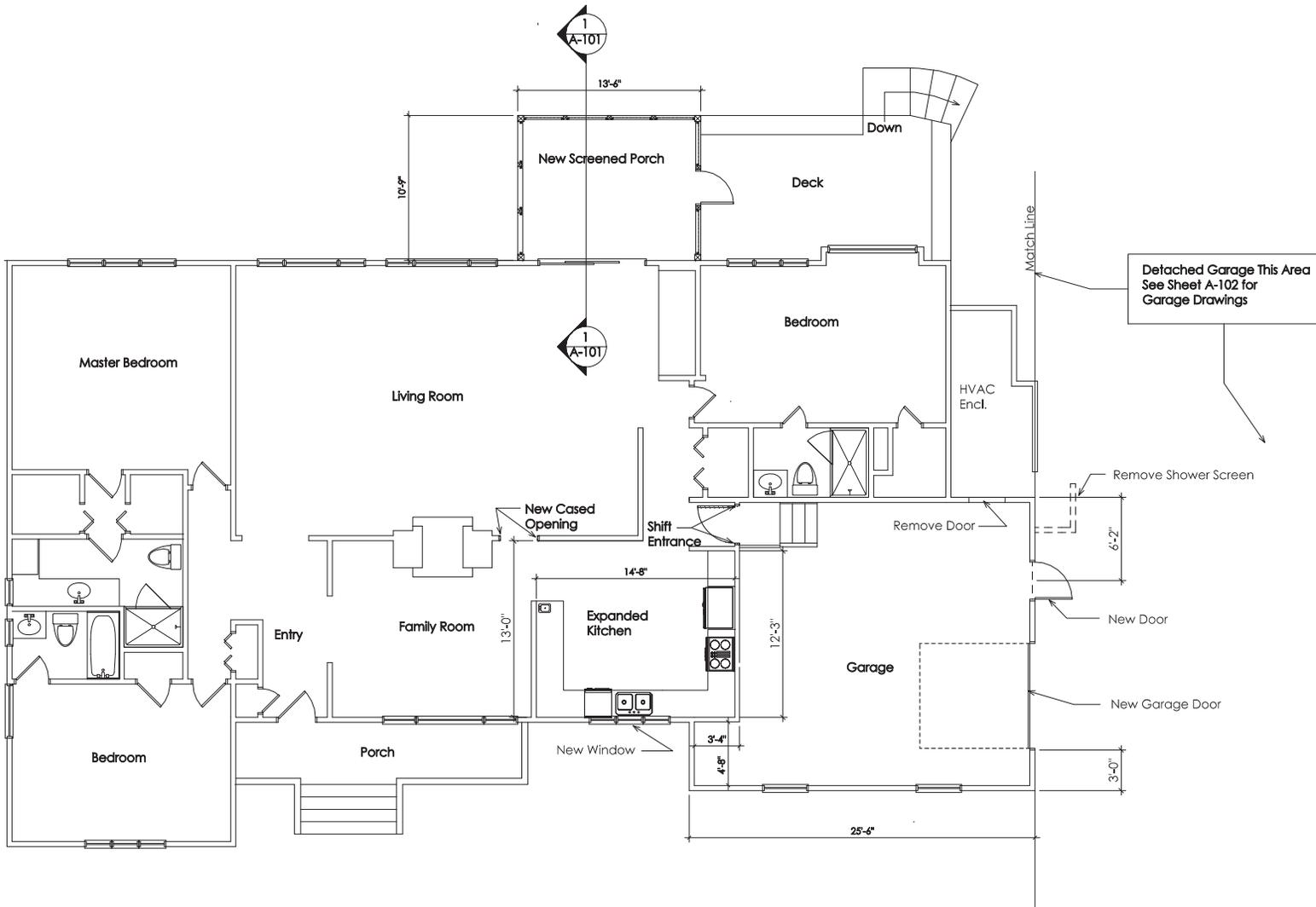
Mark	Date	Description
Issue:	1-28-2020	
Project Number		
Dwg. File		
Drawn By		
Checked By		
Copyright		

**ELEVATIONS**  
 Rear and Left  
 Proposed

**A-202**

**TIM LATTO**  
**ARCHITECT**

842 Captain Tom's Crossing  
 Charleston, South Carolina 29455  
 (843) 559-3852  
 mlatto@comcast.net



Detached Garage This Area  
 See Sheet A-102 for  
 Garage Drawings

DESIGN DEVELOPMENT

NOT RELEASED FOR  
 CONSTRUCTION

**MINER RESIDENCE**

2385 The Haulover  
 Seabrook Island, SC

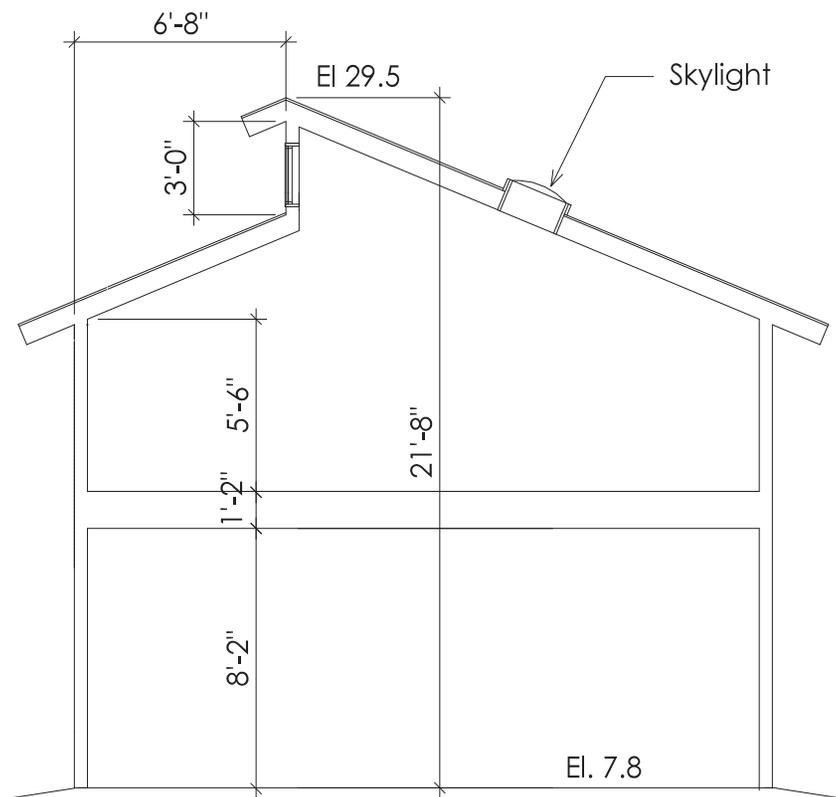
Mark	Date	Description
	1-28-2020	Issue
		Project Number
		Dwg. File
		Drawn By
		Checked By
		Copyright

**FLOOR PLAN**  
 Proposed

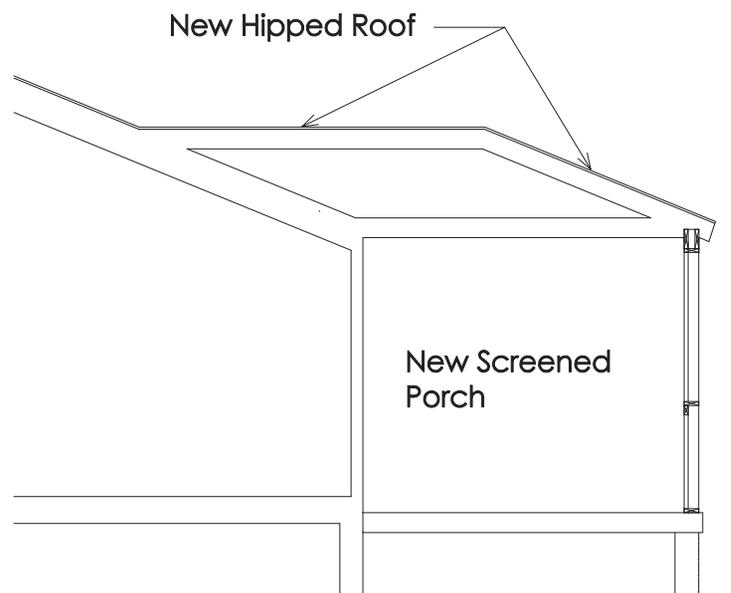
**A-101**

**TIM LATTO**  
**ARCHITECT**

842 Captain Tom's Crossing  
 Charleston, South Carolina 29455  
 (843)559-3852  
 mlatto@comcast.net



Section **1**  
 A-102



Section **1**  
 A-101

DESIGN DEVELOPMENT

NOT RELEASED FOR  
 CONSTRUCTION

MINER RESIDENCE

2385 The Haulover  
 Seabrook Island, SC

Mark	Date	Description
Issue:	1-28-2020	
Project Number		
Dwg. File		
Drawn By		
Checked By		
Copyright		

Section Trough  
 DETACHED GARAGE  
 & SCREENED PORCH  
 Proposed

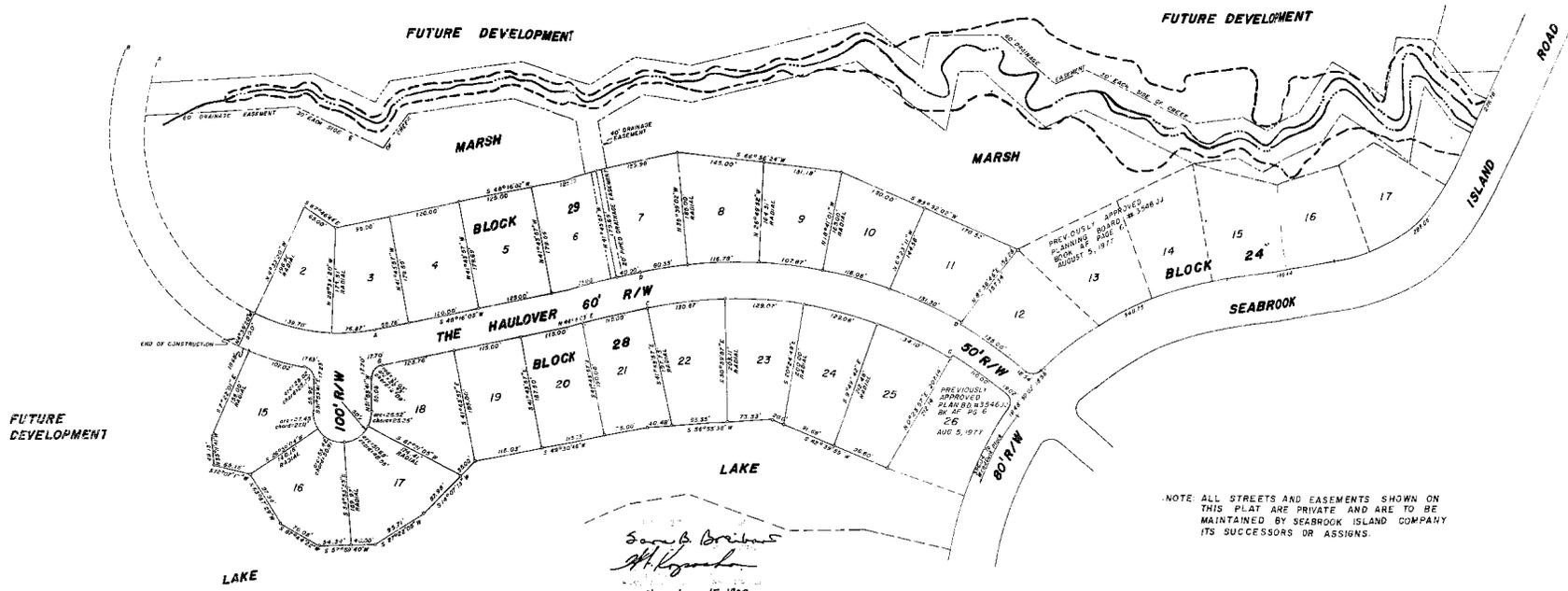
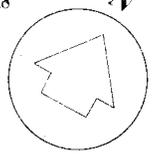


**A-301**



## ATTACHMENT #4

Subdivision Plat (1977)



CURVE	CURVE DATA		L	D
	B	T		
A - A	122°36'31"	171.08'	634.71'	713.55'
B - B	125°09'18"	15.50'	714.30'	841.47'
C - C	145°53'48"	8.80'	274.48'	323.77'
D - D	141°02'29"	7.88'	288.75'	351.32'

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

Reference to the plat of the Seabrook Island Company, dated and recorded in Charleston County, South Carolina, Book 113, page 113, and tracing cloth map 2114 vs. 218, filed in the office of the Register of Deeds, Charleston County, South Carolina, is hereby incorporated by reference into this plat.

*Robert H. Seabrook, Jr.*  
 Register of Deeds

**SEABROOK ISLAND**  
 CHARLESTON COUNTY, SOUTH CAROLINA  
 PLAT OF LOTS 15-25 BLOCK 28, LOTS 2-11 BLOCK 29,

SCALE 1" = 100' OCTOBER 27, 1977

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

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

*E. M. Seabrook, Jr.*  
 E. M. SEABROOK, JR.  
 CIVIL ENGINEER & LAND SURVEYOR  
 S. C. Reg. No. 1575

- NOTES
1. ALL LOT CORNER MARKED WITH IRON PIPE UNLESS SHOWN OTHERWISE.
  2. ALL CURVE MEASUREMENTS ARE ARC LENGTHS.
  3. ALL CORNER RADII ARE 20' UNLESS SHOWN OTHERWISE.
  4. OWNED BY SEABROOK ISLAND COMPANY.
  5. ACRES = 12.83 ACRES.
  6. ALL LOTS SHOWN ON THIS PLAT ARE ABOVE ELEVATION 5.1' MEAN SEA LEVEL.
  7. MINIMUM LOT SIZE = 18,935 sq. ft.





## ATTACHMENT #5

Property Photos













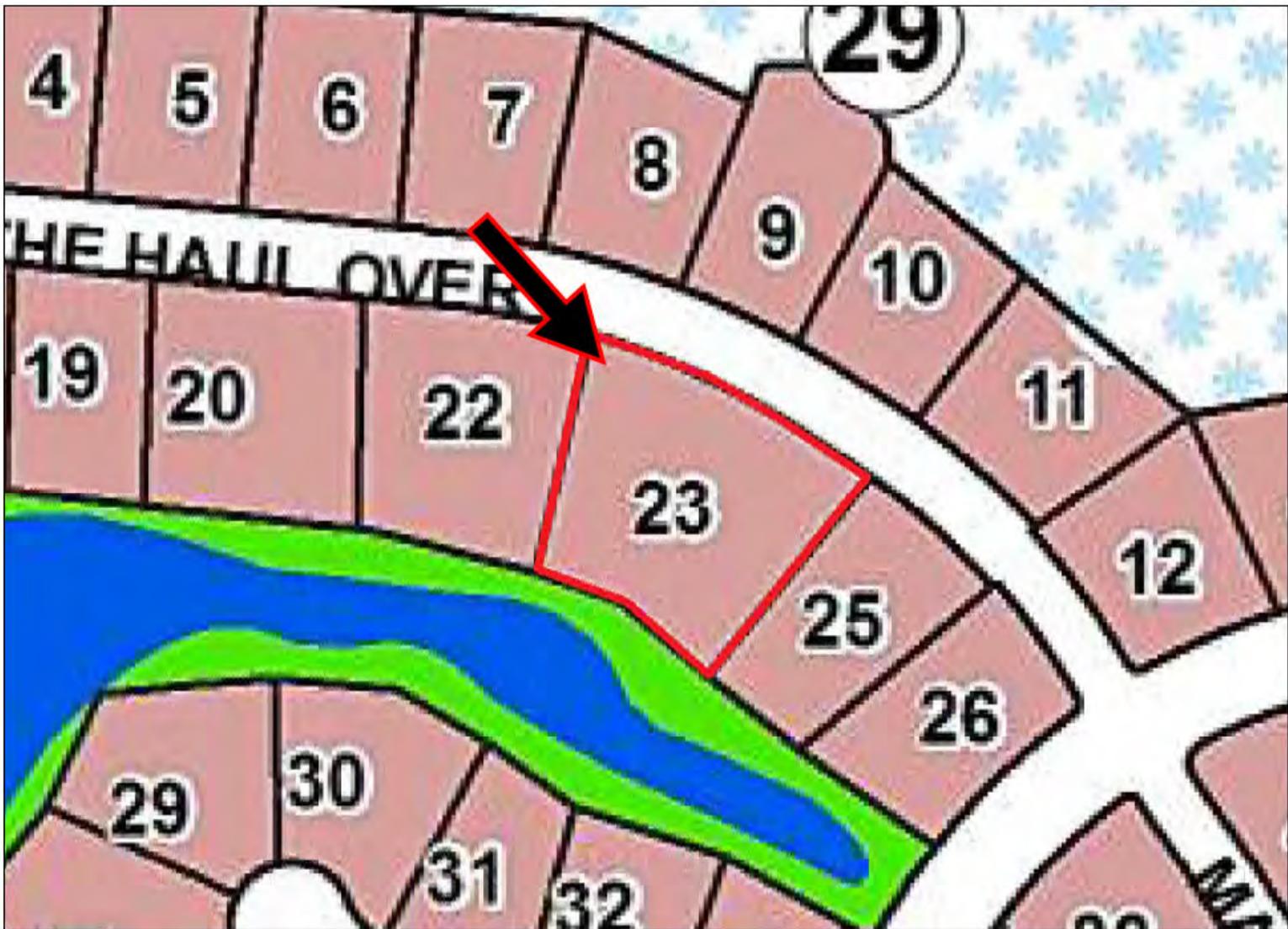






## ATTACHMENT #6

Zoning Map





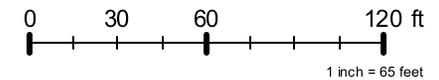
## ATTACHMENT #7

Aerial Images



## 2385 The Haul Over

#



Author: Charleston County SC  
Date: 5/28/2020

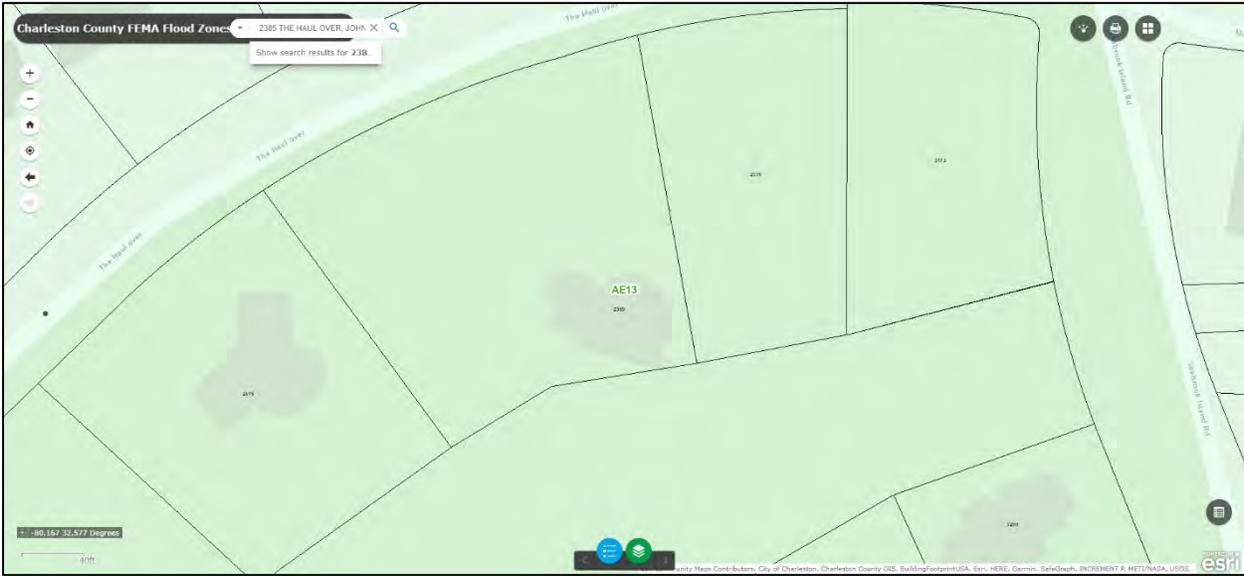
**Note:** The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness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



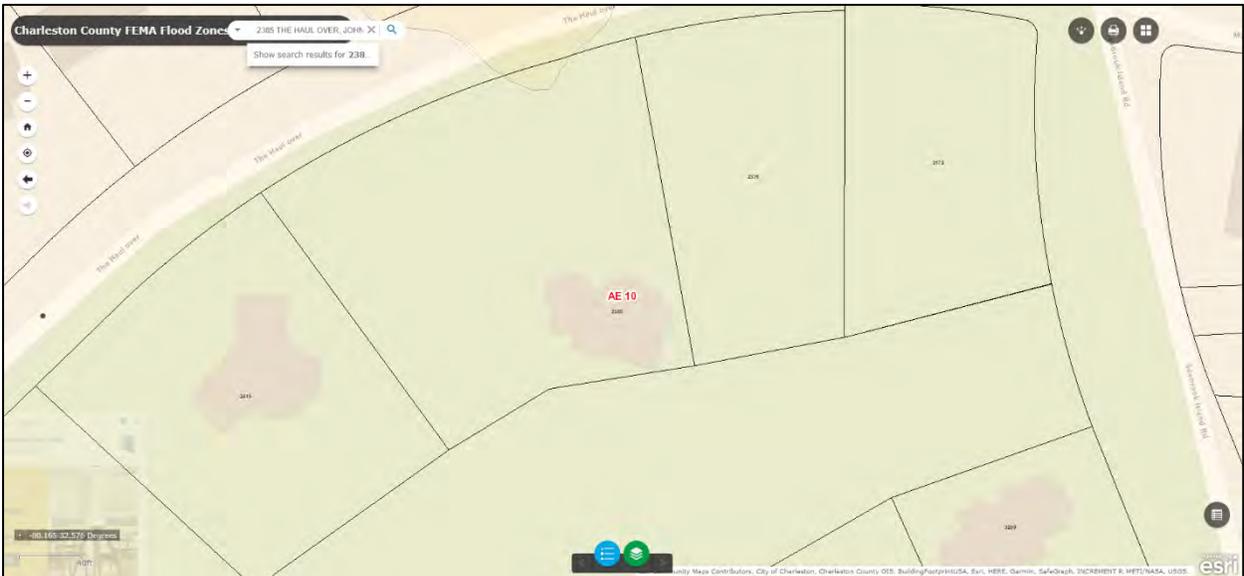
## **ATTACHMENT #8**

FEMA Base Flood Elevations  
(Current & Preliminary)

# FEMA Base Flood Elevation (Current) AE-13



# FEMA Base Flood Elevation (Preliminary) AE-10





## ATTACHMENT #9

Title to Real Estate





**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, buttings and boundings, 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 \$ \_\_\_\_\_

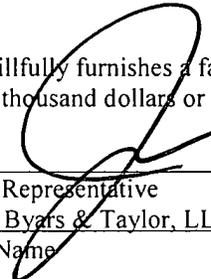
5. Check YES \_\_\_\_\_ or NO X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession 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: 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

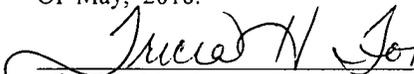
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as : Legal Representative

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.



Legal Representative  
Buist, Byars & Taylor, LLC  
 Print Name

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

  
 Notary Public for South Carolina  
 My Commission Expires: \_\_\_\_\_



# RECORDER'S PAGE



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

**Filed By:**

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

RECORDED		
Date:	May 30, 2018	
Time:	12:47:03 PM	
<u>Book</u>	<u>Page</u>	<u>DocType</u>
0722	192	Deed
Elaine H. Bozman, Register Charleston County, SC		

**MAKER:**

STEVENOT MARTHA E

Note:

**RECIPIENT:**

MINER ROBERT M AL

# of Pages:

Recording Fee	\$ 10.00
State Fee	\$ 1,547.00
County Fee	\$ 654.50
Extra Pages	\$ -
Postage	\$ -
Chattel	\$ -
<b>TOTAL</b>	<b>\$ 2,211.50</b>

**Original Book:**

**Original Page:**

**DRAWER**   
**CLERK**

AUDITOR STAMP HERE

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

PID VERIFIED BY ASSESSOR

REP MKD  
 DATE 06/04/2018  
 4



0722  
Book



192  
Page



05/30/2018  
Recorded Date



5  
# Pgs



Original Book



Original Page



D  
Doc Type



12:47:03  
Recorded Time



## ATTACHMENT #10

Property Information Card



[WELCOME](#)   [REAL PROPERTY RECORD SEARCH](#)   [REAL PROPERTY BILL SEARCH](#)   [PERSONAL PROPERTY SEARCH](#)

[MOTOR VEHICLE SEARCH](#)   [CHECKOUT](#)   [CONTACT US](#)

\$0.00  
CHECK OUT

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

**Property Information**

<b>Current Owner:</b> MINER ROBERT MATTHEW MINER LYNN ANN 2385 THE HAUL OVER JOHNS ISLAND SC 29455	<b>Property ID</b>	1470300020
	<b>Physical Address</b>	2385 THE HAUL OVER
	<b>Property Class</b>	101 - RESID-SFR
	<b>Plat Book/Page</b>	/
	<b>Neighborhood</b>	111403 AD03 Chateau by the Greens
	<b>Deed Acres</b>	1.0300

**Legal Description**

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

**Sales History**

Book	Page	Date	Grantor	Grantee	Type	Deed	Deed Price
0722	192	5/25/2018	STEVENOT MARTHA E	MINER ROBERT MATTHEW	S	<a href="#">Ge</a>	\$595,000
C198	564	11/6/1990	STEVENOT JOSEPH E	STEVENOT MARTHA E		<a href="#">Ge</a>	\$5
T118	008	3/29/1979		STEVENOT JOSEPH E		<a href="#">Ge</a>	\$0

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

# 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

Legal Residence	LR Pct	AgUse	ATI 25Pct Exemption	Assessed Value
Y	100	N	N	\$23,800
		Land	Improvement	Total
Market Value		\$125,000	\$470,000	\$595,000
Capped Value *		\$125,000	\$470,000	\$595,000
Taxable/Use Value **		\$125,000	\$470,000	\$595,000

## Value History

	2018	2017	2016	2015
Market Value	\$530,000	\$530,000	\$530,000	\$530,000
Capped Value *	\$530,000	\$530,000	\$530,000	\$530,000
Taxable/Use Value **	\$530,000	\$530,000	\$530,000	\$530,000
Assessed Value	\$19,200	\$19,200	\$19,200	\$19,200

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

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

## Dwelling Info

Extension	House Type	Year Built	Total Finished Living Area	Bedroom Count	Full Bath Count	Half Bath Count	Total Stories
R01	11 Ranch	1979	2352	3	3	0	1

## Additional Improvements

No data available



[Town of Awendaw](#)  
[Town of Hollywood](#)  
[Town of James Island](#)  
[Town of Kiawah Island](#)  
[Town of Lincolnville](#)  
[Town of McClellanville](#)  
[Town of Meggett](#)  
[Town of Mount Pleasant](#)  
[Town of Ravenel](#)  
[Town of Rockville](#)  
[Town of Seabrook Island](#)  
[Town of Sullivan's Island](#)

[County Library](#)  
[County Parks](#)  
[Transportation](#)  
[Sales Tax](#)  
[School District](#)  
[Charleston](#)  
[Community Guide](#)

[Make-A-Wish Car](#)  
[Donation](#)  
[United Way 24hr](#)  
[hotline](#)  
[Visitor Information](#)

## Site Translation

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E-mail your comments or questions about this site to [publicinfo@charlestoncounty.org](mailto:publicinfo@charlestoncounty.org)  
Report technical problems with this site to [webmaster@charlestoncounty.org](mailto:webmaster@charlestoncounty.org)

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## **ATTACHMENT #11**

Public Hearing Notice:  
Letter to Neighboring Property Owners



## PUBLIC HEARING NOTICE

**TO:** Neighboring Property Owners  
**FROM:** Joseph M. Cronin, Town Administrator/Zoning Administrator  
**SUBJECT:** Variance Request for 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](http://www.townofseabrookisland.org/variance-165.html)  
**BY E-MAIL:** [jcronin@townofseabrookisland.org](mailto:jcronin@townofseabrookisland.org)  
**BY MAIL:** Town of Seabrook Island, Attn: Zoning Administrator  
2001 Seabrook Island Road, Seabrook Island, SC 29455

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

Sincerely,

Joseph M. Cronin  
Town Administrator/Zoning Administrator



## **ATTACHMENT #12**

Public Hearing Notice:  
List of Neighboring Property Owners

## Variance Notification List

### 2385 The Haul Over

Property Address	Owner(s) of Record	Mailing Address	City	State	Zip
3173 Seabrook Island Road	Sasks Living Trust	812 Unruh Avenue	Philadelphia	PA	19111
2375 The Haul Over	Gerald & Katherine Dwyer	351 Two Notch Trail	Easley	SC	29642
2415 The Haul Over	Alfred & Mary Ellen Marquardt	18 Barry Drive	Gales Ferry	CT	6335
2435 The Haul Over	Phyllis Cohen	2435 The Haul Over	Seabrook Island	SC	29455
2370 The Haul Over	Robert & Anne Bavier Management Tr	3132 Privateer Creek	Seabrook Island	SC	29455
2380 The Haul Over	Michael & Marilyn Karp	2380 The Haul Over	Seabrook Island	SC	29455
2400 The Haul Over	Richard Creedon	1172 Apache Drive	Geneva	FL	32732
2410 The Haul Over	Cindy & Wayne Mulligan	2410 The Haul Over	Seabrook Island	SC	29455
2420 The Haul Over	John Bolte & Helen Heritage	2420 The Haul Over	Seabrook Island	SC	29455
3208 Wood Duck Pl	Ann Edwards	3208 Wood Duck Pl	Seabrook Island	SC	29455
3202 Wood Duck Pl	Jack & Fran Hinsdale	4 Lavista Court	Greenville	SC	29601
Lake	The Club at Seabrook Island	1002 Landfall Way	Seabrook Island	SC	29455
Property Owners Association	Seabrook Island Property Owners Association	1202 Landfall Way	Seabrook Island	SC	29455
Regime	Not Applicable				





## **ATTACHMENT #13**

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

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

**EASLEY, SC 29442**

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0455
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.70	
Total Postage and Fees	\$7.10	

Postmark Here

05/06/2020

Sent To  
Gerald & Katherine Dwyer  
Street and Apt. No., or PO Box No.  
351 Wood Watch Trail  
City, State, ZIP+4®  
Easley, SC 29442

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

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

**PHILADELPHIA, PA 19111**

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0455
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.70	
Total Postage and Fees	\$7.10	

Postmark Here

05/06/2020

Sent To  
Sacks Living Trust  
Street and Apt. No., or PO Box No.  
1820 Union Avenue  
Philadelphia PA 19111

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

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**JOHNS ISLAND, SC 29455**

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0455
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.70	
Total Postage and Fees	\$7.10	

Postmark Here

05/06/2020

Sent To  
Seabrook Island Property Owners Assn  
Street and Apt. No., or PO Box No.  
1000 Lynettell Way  
Seabrook Island SC 29455

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

**U.S. Postal Service™ CERTIFIED MAIL® RECEIPT**  
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**GENEVA, FL 32732**

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0455
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.70	
Total Postage and Fees	\$7.10	

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Sent To  
Richard Creden  
Street and Apt. No., or PO Box No.  
1172 Apache Blvd  
Geneva FL 32732

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Postage	\$0.70	
Total Postage and Fees	\$7.10	

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Sent To  
Andy & Lynn Mulligan  
Street and Apt. No., or PO Box No.  
2410 The Hill Over  
Seabrook Island SC 29455

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**GALES FERRY, CT 06335**

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0455
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.70	
Total Postage and Fees	\$7.10	

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Sent To  
Arthur & Mary Ellen Marquardt  
Street and Apt. No., or PO Box No.  
18 Berry Drive  
Gales Ferry CT 06335

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.70	
Total Postage and Fees	\$7.10	

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Sent To  
Michael & Marilyn Kemp  
Street and Apt. No., or PO Box No.  
2850 The Hill Over  
Seabrook Island SC 29455

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**JOHNS ISLAND, SC 29455**

**OFFICIAL USE**

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.70	
Total Postage and Fees	\$7.10	

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Sent To  
Robert & Anne Bauer Management Tr  
Street and Apt. No., or PO Box No.  
3132 Privateer Creek  
Seabrook Island SC 29455

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Certified Mail Fee	\$3.55	0455
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.70	
Total Postage and Fees	\$7.10	

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05/06/2020

Sent To  
Phyllis Cohen  
Street and Apt. No., or PO Box No.  
2453 The Hill Over  
Seabrook Island SC 29455

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**JOHNS ISLAND, SC 29455**

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0455
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.70	
Total Postage and Fees	\$7.10	

Postmark Here

05/06/2020

Sent To  
The Club at Seabrook Island  
Street and Apt. No., or PO Box No.  
1000 Lynettell Way  
Seabrook Island SC 29455

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

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**GREENVILLE, SC 29601**

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0455
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.70	
Total Postage and Fees	\$7.10	

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05/06/2020

Sent To  
Seck & Fran Himsdale  
Street and Apt. No., or PO Box No.  
4 Laurista Ct  
Greenville SC 29601

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**JOHNS ISLAND, SC 29455**

**OFFICIAL USE**

Certified Mail Fee	\$3.55	0455
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.70	
Total Postage and Fees	\$7.10	

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05/06/2020

Sent To  
Ann Edwards  
Street and Apt. No., or PO Box No.  
3008 Wood Duck Place  
Seabrook Island SC 29455

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**JOHNS ISLAND, SC 29455**

**OFFICIAL USE**

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Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.70	
Total Postage and Fees	\$7.10	

Postmark Here

05/06/2020

Sent To  
John Rollet & Helen Heritage  
Street and Apt. No., or PO Box No.  
2420 The Hill Over  
Seabrook Island SC 29455

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



## **ATTACHMENT #14**

Public Hearing Notice:  
Post & Courier Legal Ad

TOWN OF SEABROOK ISLAND  
2001 SEABROOK ISLAND RD  
JOHNS ISLAND SC 29455,  
Attn: Faye Albritton

## 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)

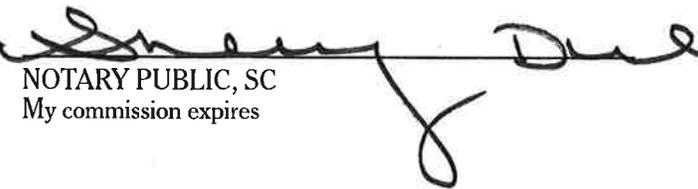
appeared in the issues of said newspaper on the following day(s):

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  
A.D. 2020

  
advertising clerk

  
NOTARY PUBLIC, SC  
My commission expires





## **ATTACHMENT #15**

Public Hearing Notice:  
Property Posting

**NOTICE**  
**Board of Zoning Appeals Hearing**

The Board of Zoning Appeals of the Town of Seabrook Island, SC will hold  
a public hearing at 7:30 pm on 4-5-20 at Live Stream

**PUBLIC INVITED**

Property Owner is seeking variance front Section ~~7-2-20~~ of the Zoning Ordinance

VARIANCE IS TO ALLOW A screened porch to encroach  
approximately 12 feet into the required 25 foot  
rear yard setback

Documents related to the appeal may be viewed at the Town of Seabrook Town Hall  
120 Seabrook Beach Rd Seabrook Island, SC 29915  
**THIS NOTICE SHALL NOT BE REMOVED OR DEFACED**  
**UNDER PENALTY OF LAW**



## ATTACHMENT #16-A

Neighboring Properties:  
Block 28 Lot 22 – 2415 The Haul Over (1995)



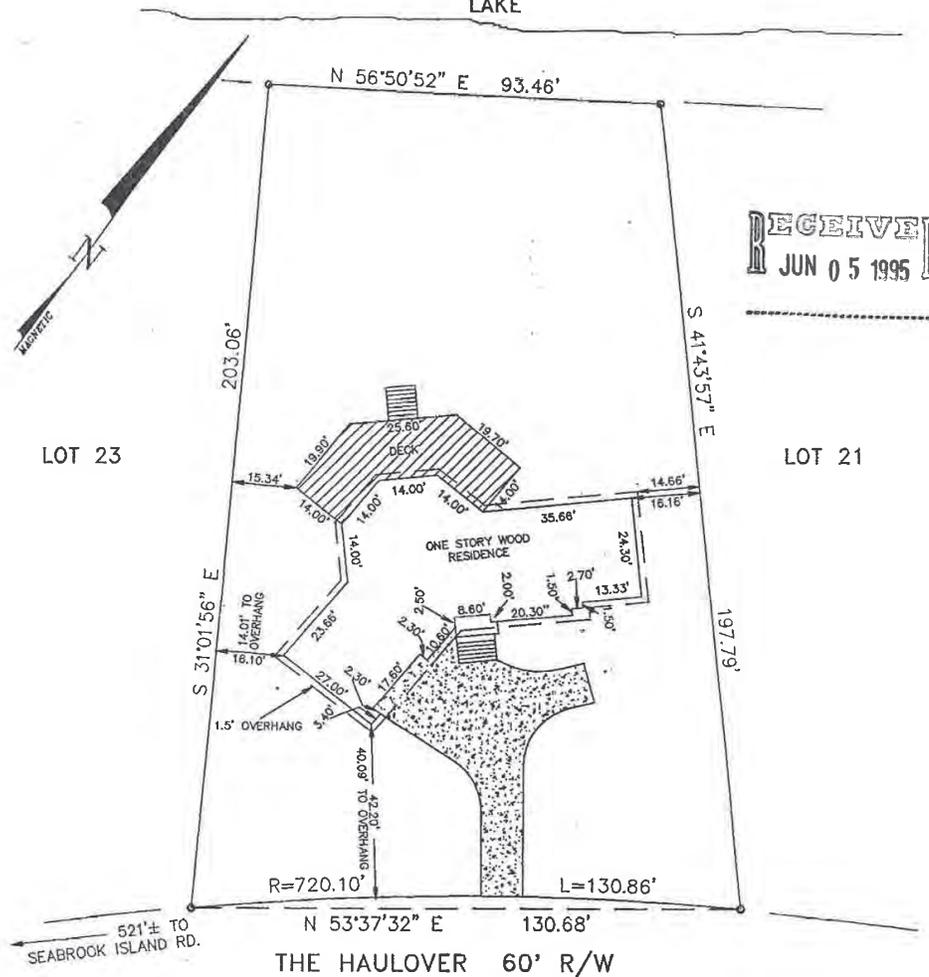
# ROBERT L. FRANK - SURVEYOR

## R.L.S. #4177

1923 MAYBANK HWY. - CHARLESTON, S.C. 29412

803/762-4608

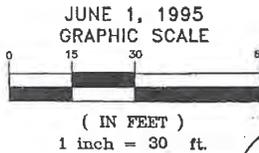
LAKE



**RECEIVED**  
JUN 05 1995

A SURVEY AND HOUSE LOCATION OF 2415 THE HAULOVER SHOWN AS LOT 22 BLOCK 28 OF THE SEABROOK ISLAND, S/D ON A PLAT AT BOOK AH PAGE 113, 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-PANEL #455413 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 HEREON WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

*Robert L. Frank*

ROBERT L. FRANK RLS #4177

# 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

Legal Residence	LR Pct	AgUse	ATI 25Pct Exemption	Assessed Value
N	0	N	N	\$27,150
		Land	Improvement	Total
Market Value		\$192,700	\$259,800	\$452,500
Capped Value *		\$192,700	\$259,800	\$452,500
Taxable/Use Value **		\$192,700	\$259,800	\$452,500

## Value History

	2018	2017	2016	2015
Market Value	\$452,500	\$452,500	\$452,500	\$427,035
Capped Value *	\$452,500	\$452,500	\$452,500	\$427,035
Taxable/Use Value **	\$452,500	\$452,500	\$452,500	\$427,035
Assessed Value	\$27,150	\$27,150	\$27,150	\$15,080

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

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

## Dwelling Info

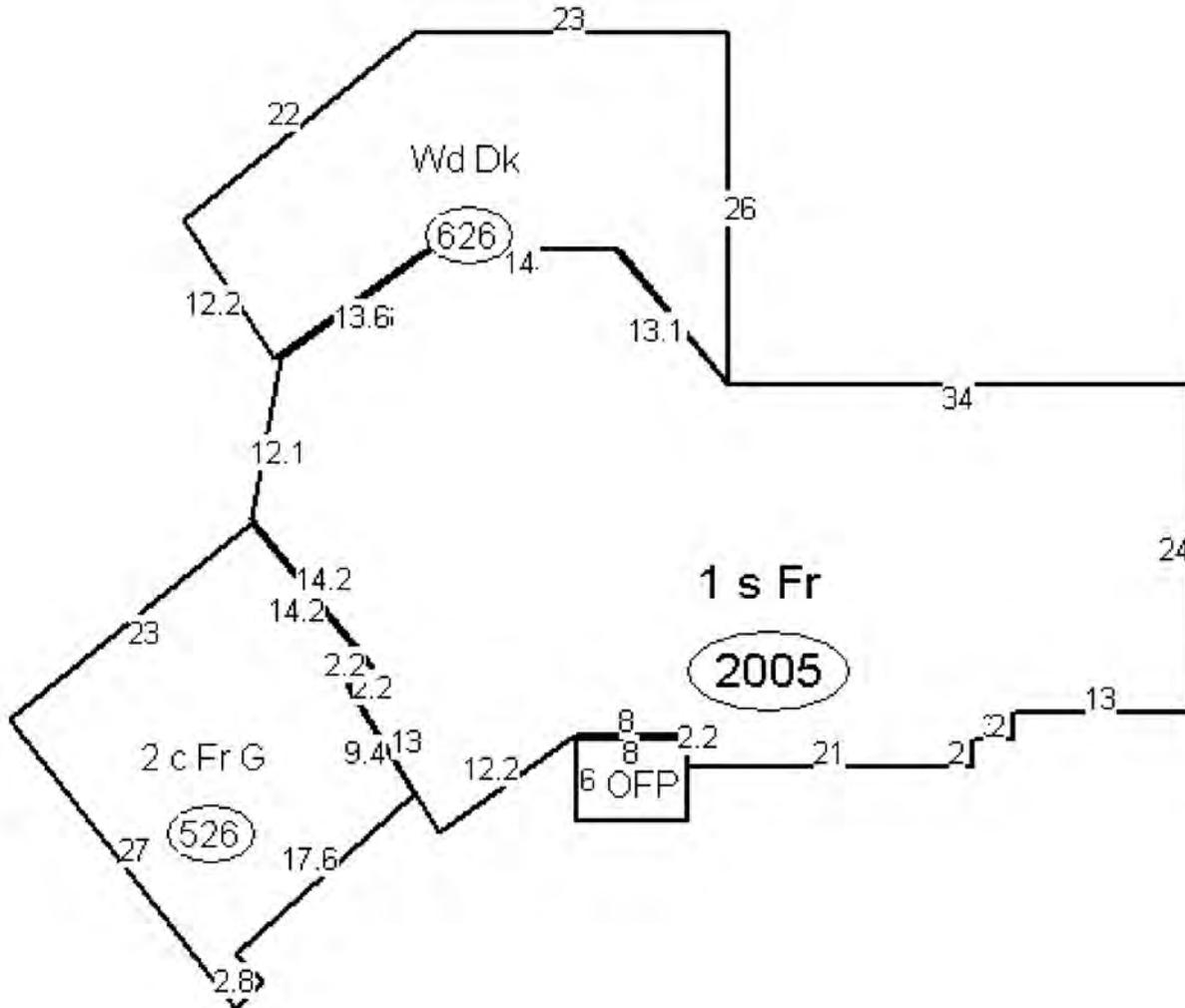
Extension	House Type	Year Built	Total Finished Living Area	Bedroom Count	Full Bath Count	Half Bath Count	Total Stories
R01	11 Ranch	1995	2005	3	3	0	1

## Additional Improvements

No data available

# Sketches

R01



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## Additional Resources

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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



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

Legal Residence	LR Pct	AgUse	ATI 25Pct Exemption	Assessed Value
Y	100	N	N	\$23,380
		Land	Improvement	Total
Market Value		\$437,500	\$147,000	\$584,500
Capped Value *		\$437,500	\$147,000	\$584,500
Taxable/Use Value **		\$437,500	\$147,000	\$584,500

## Value History

	2018	2017	2016	2015
Market Value	\$584,500	\$584,500	\$584,500	\$584,500
Capped Value *	\$584,500	\$584,500	\$584,500	\$584,500
Taxable/Use Value **	\$584,500	\$584,500	\$584,500	\$584,500
Assessed Value	\$23,380	\$23,380	\$23,380	\$23,380

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

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

## Dwelling Info

Extension	House Type	Year Built	Total Finished Living Area	Bedroom Count	Full Bath Count	Half Bath Count	Total Stories
R01	11 Ranch	1987	2721	3	3	1	1

## Additional Improvements

No data available



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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



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

Legal Residence	LR Pct	AgUse	ATI 25Pct Exemption	Assessed Value
N	0	N	N	\$25,590
		Land	Improvement	Total
Market Value		\$165,000	\$261,500	\$426,500
Capped Value *		\$165,000	\$261,500	\$426,500
Taxable/Use Value **		\$165,000	\$261,500	\$426,500

## Value History

	2018	2017	2016	2015
Market Value	\$426,500	\$426,500	\$426,500	\$426,500
Capped Value *	\$426,500	\$426,500	\$426,500	\$426,500
Taxable/Use Value **	\$426,500	\$426,500	\$426,500	\$426,500
Assessed Value	\$25,590	\$25,590	\$25,590	\$25,590

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

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

## Dwelling Info

Extension	House Type	Year Built	Total Finished Living Area	Bedroom Count	Full Bath Count	Half Bath Count	Total Stories
R01	11 Ranch	1983	2076	3	2	1	2

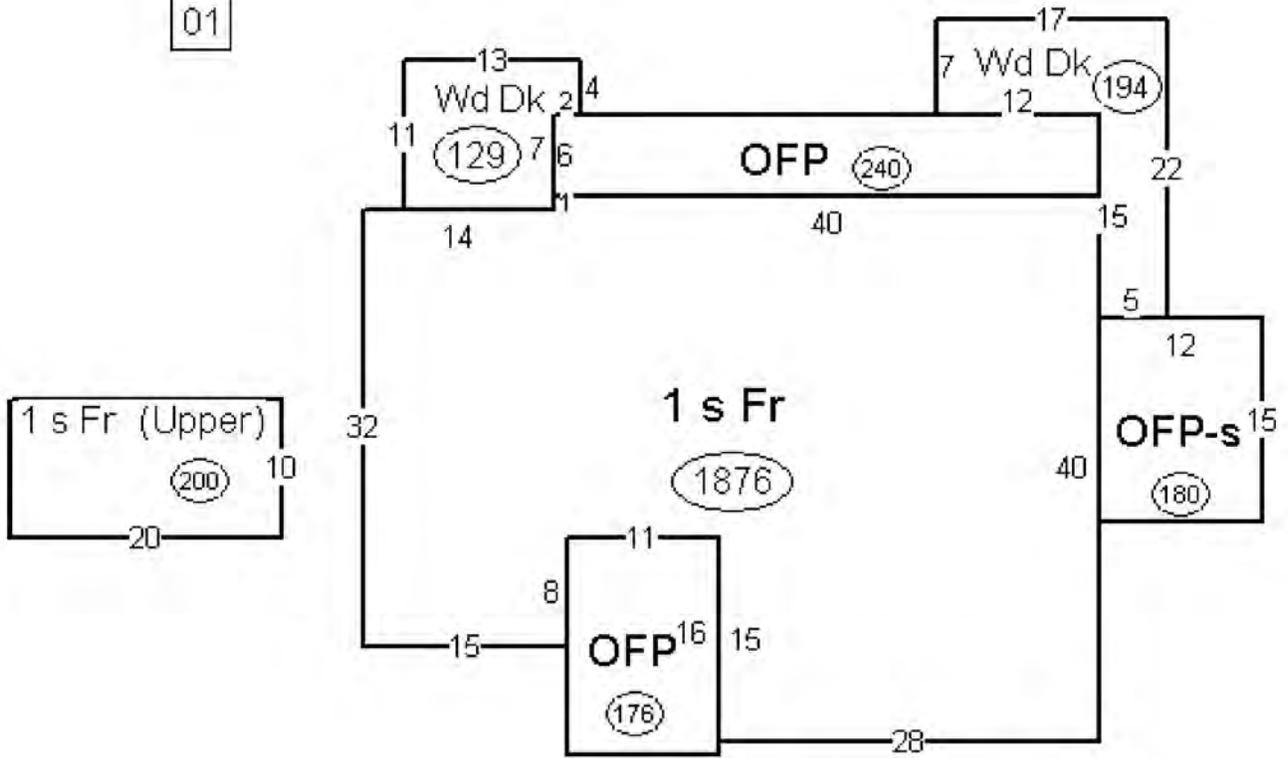
## Additional Improvements

Imp_Extension	Year Built	Improvement Type	Improvement Descr
R01	1984	DETGAR	

# Sketches

R01

01



## Municipalities

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## Additional Resources

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## ATTACHMENT #16-D

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



# PIN: 1471200041

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

Legal Residence	LR Pct	AgUse	ATI 25Pct Exemption	Assessed Value
Y	100	N	N	\$21,840
		Land	Improvement	Total
Market Value		\$302,585	\$243,500	\$546,085
Capped Value *		\$302,585	\$243,500	\$546,085
Taxable/Use Value **		\$302,585	\$243,500	\$546,085

## Value History

	2018	2017	2016	2015
Market Value	\$546,085	\$546,085	\$546,085	\$546,085
Capped Value *	\$546,085	\$546,085	\$546,085	\$546,085
Taxable/Use Value **	\$546,085	\$546,085	\$546,085	\$546,085
Assessed Value	\$21,840	\$21,840	\$21,840	\$21,840

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

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

## Dwelling Info

Extension	House Type	Year Built	Total Finished Living Area	Bedroom Count	Full Bath Count	Half Bath Count	Total Stories
R01	11 Ranch	1988	2268	3	3	0	2

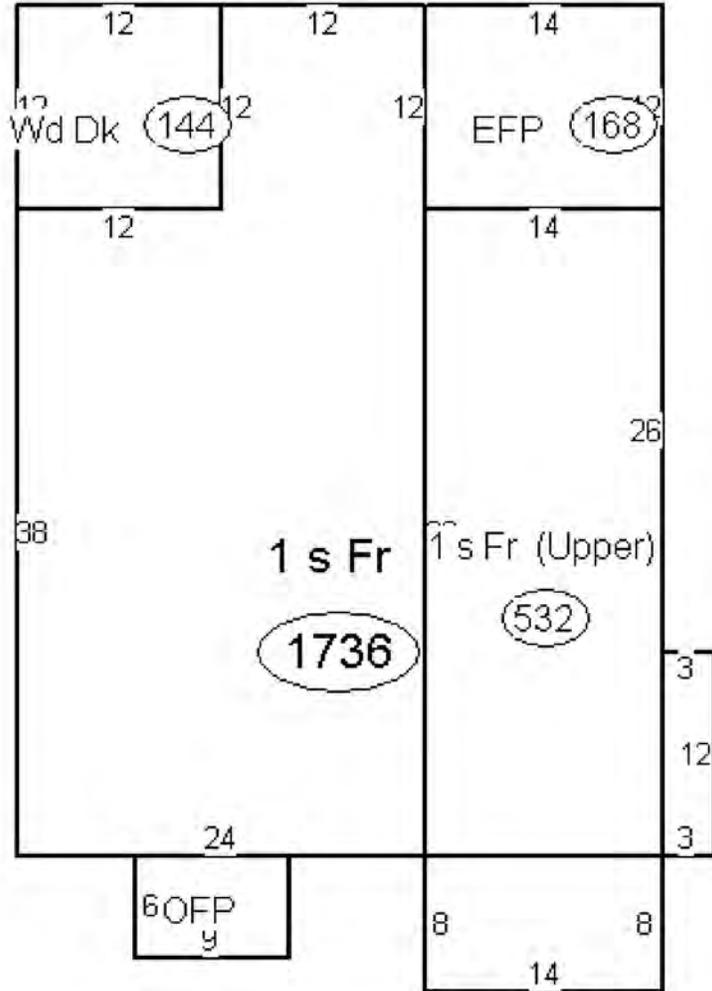
## Additional Improvements

Imp_Extension	Year Built	Improvement Type	Improvement Descr
R01	1990	DETGAR	

# Sketches

R01

01



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## **ATTACHMENT #17**

Letter from Sean Hardwick, Seabrook Island Club  
(March 19, 2020)



SEABROOK ISLAND  
CLUB

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](mailto:shardwick@discoverseabrook.com)  
843-768-7546



## **ATTACHMENT #18**

Letter from Richard Creedon  
(May 10, 2020)

## Joe Cronin

---

**From:** rtcreedon@netzero.net  
**Sent:** Sunday, May 10, 2020 9:46 AM  
**To:** Joe Cronin  
**Cc:** lynn.miner@gmail.com; matthew.miner@gmail.com  
**Subject:** (Supporting) Variance Request-2385 The Haul Over

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



## ATTACHMENT #19

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



SEABROOK ISLAND  
Property Owners Association

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

May 29, 2020

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

VIA email: [jcronin@townofseabrookisland.org](mailto:jcronin@townofseabrookisland.org)

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)