TOWN OF SEABROOK ISLAND
Board of Zoning Appeals Meeting
June 11, 2021 – 2:30 PM

Virtual Meeting (Zoom)
Watch Live Stream (YouTube)

Consistent with recommendations from the U.S. Centers for Disease Control and Prevention related to “social distancing,” this meeting will be conducted virtually via Zoom.

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

- Instructions for Joining & Participating in the Virtual Public Hearing
- To join by computer, tablet or mobile device: Click here to access Zoom Meeting
- To join by phone: Call (646) 558-8656 *Please note that long distance rates may apply*
- Meeting ID: 824 6893 3735 Passcode: 363592

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

- Online: Variance #173 | Variance #174
- Email: jcronin@townofseabrookisland.org
- Mail or Hand Deliver: 2001 Seabrook Island Road, Seabrook Island, SC 29455

Watch Live Stream Video: The meeting will be live streamed on the town’s YouTube channel beginning at 2:30 pm:

- Watch Live: Live Stream Video (YouTube)

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES


PUBLIC HEARING ITEMS

1. Variance # 173 [Pages 5–72]

  APPLICANT: Paul & Jana Stoyanoff (Owners)
  ADDRESS: 2263 Seabrook Island Road
VARIANCE REQUEST: To allow the front steps for a proposed single-family residence to encroach approximately 5.0 feet into the required 20-foot front yard setback and approximately 6.4 feet into the required 7.5-foot side yard setback

2. Variance # 174

APPLICANT: Mark & Lynette Smith (Owners)
ADDRESS: 3056 Seabrook Village Drive
TAX MAP NUMBER: 147-00-00-070
ZONING DISTRICT: PUD / MF Multi-Family Residential
CODE SECTION: Ord. 2020-01, Sec. 2 (Village at Seabrook PUD) - The minimum rear yard setback requirement shall be 25 feet from the rear property line...

PURPOSE: To allow a covered porch on a proposed single-family residence to encroach approximately 6.3 feet into the required 25-foot rear yard setback

ITEMS FOR INFORMATION / DISCUSSION

There are no Items for Information / Discussion

ADJOURN
Chairman Sewell called the meeting of the Board of Zoning Appeals to order at 2:32 PM. Zoning Administrator Cronin confirmed that the requirements of the Freedom of Information Act were fulfilled, and the meeting was properly posted.

APPROVAL OF MINUTES

1. **Board of Zoning Appeals Meeting: January 21, 2021**: Mr. Leggett made a motion to approve the minutes from the January 21, 2021, meeting. Mr. Fox seconded the motion. The motion was **APPROVED** by a vote of 4-0.

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 #173 (2263 Seabrook Island Road)**: Request to allow the front steps for a proposed single-family residence to encroach approximately 5.0 feet into the required 20-foot front yard setback and approximately 6.4 feet into the required 7.5-foot side yard setback.

- **Variance #174 (3056 Seabrook Village Drive)**: To allow a covered porch on a proposed single-family residence to encroach approximately 6.3 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 the Board will be able to receive verbal comments via the Zoom platform, similar to a traditional public hearing. In
addition, the town will continue to accept written comments in advance of the meeting via the following options:

- **ONLINE**: [www.townofseabrookisland.org](http://www.townofseabrookisland.org)
- **EMAIL**: jcronin@townofseabrookisland.org
- **MAIL**: Town of Seabrook Island, 2001 Seabrook Island Road, Seabrook Island, SC 29455

All written comments would be read into the public record during the hearing on June 11, 2021.

**ITEMS FOR INFORMATION / DISCUSSION**

1. **Discussion of Meeting Dates for Variance #175**: Zoning Administrator Cronin noted that he had received an additional variance request for property located adjacent to Marsh Walk Villas and the Racquet Club. He asked Board members whether they would prefer to schedule the meeting dates or now or do it electronically via Doodle. The consensus was to schedule the meeting dates via Doodle.

2. **Discussion of Return to In-Person Meetings**: Chairman Sewell asked about the likelihood of returning to in-person meetings. Zoning Administrator Cronin noted that there was still concern about indoor group gatherings. While the CDC has indicated that such gatherings were safe when held among vaccinated individuals, the town was prohibited by the Governor’s recent executive order from restricting access based on a resident’s vaccination status. Therefore, it was his expectation that virtual meetings would continue to be held for the foreseeable future. He did add, however, that the Board could resume in-person gatherings for site visits if it so chooses since those take place in an outdoor setting.

Chairman Sewell noted that the next meeting was scheduled for Friday, June 11, 2021, at 2:30 PM. He requested that members make arrangements to visit and observe each location prior to the next meeting.

There being no further business, Mr. Pinckney made a motion to adjourn the meeting. Mr. Leggett seconded the motion. The motion to adjourn the meeting was **APPROVED** by a vote of 4-0 and the meeting was adjourned at 2:51 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 # 173 – 2263 Seabrook Island Road
MEETING DATE: June 11, 2021

Variance Application #173

<table>
<thead>
<tr>
<th>Applicants:</th>
<th>Paul &amp; Jana Stoyanoff (Owners)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>2263 Seabrook Island Road</td>
</tr>
<tr>
<td>Tax Map Number:</td>
<td>147-00-00-151</td>
</tr>
<tr>
<td>Zoning District:</td>
<td>PUD / MF Multi-Family Residential</td>
</tr>
</tbody>
</table>
| Code Section(s):  | Ord. 2020-01, Sec. 2 (Village at Seabrook PUD) - Uncovered front steps may extend into a front yard setback, but must be set back at least 20 feet from the street right-of-way; the minimum side yard setback shall be 7.5 feet from all side property lines...
| Variance Request: | To allow the front steps for a proposed single-family residence to encroach approximately 5.0 feet into the required 20-foot front yard setback and approximately 6.4 feet into the required 7.5-foot side yard setback |

Overview

The Town has received a variance application from Paul and Jana Stoyanoff, the owners of Charleston County Tax Map # 147-00-00-151 (hereafter, the “Applicants”). The Applicants are requesting a variance to allow the front steps for a proposed single-family residence to encroach approximately 5.0 feet into the required 20-foot front yard setback and approximately 6.4 feet into the required 7.5-foot side yard setback. The proposed residence will be located at 2263 Seabrook Island Road (Block 57, Lot A-19).

The subject property is currently vacant. According to Charleston County tax records, the Applicants purchased the property in February 2021. The property is currently zoned Planned Unit Development (PUD)/Multi-Family Subdistrict, and a single-family residence is a permitted use by-right pursuant to the Village at Seabrook PUD.

The PUD ordinance for the Village at Seabrook was last amended on February 25, 2020 (Ord. 2020-01). The PUD requires a minimum setback of 20 feet from the front property line for uncovered steps and 30 feet for all other structures. The PUD also requires a minimum side yard setback of 7.5 feet from the side property line. At its closest point, the proposed steps will be located approximately 15 feet from the front property line and 1.1 feet from the right-side property line.
Code Reference:

a. Ord. 2020-01, Sec. 2 (Village at Seabrook PUD)

1. **Front Yard Setbacks**: The minimum front yard setback shall be 30 feet from the street right-of-way; provided, however:

   a. For corner lots wherein one street frontage is a cul-de-sac street, the minimum front yard setbacks shall be 30 feet from the cul-de-sac street right-of-way and 20 feet from the intersecting street right-of-way; and

   b. Uncovered front steps may extend into a front yard setback, but must be set back at least 20 feet from the street right-of-way.

2. **Side Yard Setbacks**: The minimum side yard setback shall be 7.5 feet from all side property lines; provided, however:

   a. In instances where an existing structure on a neighboring lot is situated less than 7.5 feet from the shared property line, a larger setback shall be required in order to ensure a minimum separation of at least 15 feet between structures; and

   b. Accessory structures, including but not limited to HVAC and generator equipment and associated stands, which were lawfully in existence as of February 25, 2020, may be replaced; provided, no part of the new equipment and/or stand may be situated any closer to the side property line than the equipment and/or stand which it will replace; and provided, the replacement equipment and/or stand is installed no more than ninety (90) days following removal of the equipment and/or stand which it will replace.

Aside from the encroachment of the front steps into the front and right-side property lines, the proposed home will comply with all other setback requirements.

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

<table>
<thead>
<tr>
<th>TYPE</th>
<th>REQUIRED PER PUD</th>
<th>VARIANCE (REQUESTED)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard Setback</td>
<td>20 feet</td>
<td>Reduce the front yard setback requirement for open steps from 20 feet to approximately 15 feet (5-foot encroachment)</td>
</tr>
<tr>
<td>(Ord. 2020-01, § 2)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side Yard Setback</td>
<td>7.5 feet</td>
<td>Reduce the side yard setback requirement from 7.5 feet to approximately 1.1 feet (6.4-foot encroachment)</td>
</tr>
<tr>
<td>(Ord. 2020-01, § 2)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
In their application, the Applicants are requesting relief from the rear yard setback requirement for the following reasons:

a) The depth and location of the curved setback places a unique and additional burden on this lot in trying to meet the setback requirements for the front stairs while maintaining enough buildable area for the home;

b) Lot A-19 is the smallest of the “A” lots in this section of the Village at Seabrook and, therefore, has less room in which to accommodate the front stairs;

c) The extreme acute angles on the lot create areas that cannot be used, thereby reducing the buildable area of the lot compared to other lots in the vicinity; and

d) Granting the variance for only the front stairs will minimize the visual impact to the community and, further, the Applicants intend to install landscaping to mitigate visual impact to the owners of lot A-18.

**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 11, 2021. Any modification to this site-specific plan prior to the issuance of a zoning permit, with the exception of minor corrections and/or modifications which conform to the requirements of the town’s DSO, shall require further review and approval by the Board of Zoning Appeals prior to permitting.

- The Applicants shall install enhanced landscaping along the shared property line with lot A-18 so as to screen the encroaching stairs from the neighboring property.

- The Applicants shall prepare and submit to the Zoning Administrator an as-built survey prior to the issuance of a Certificate of Occupancy (or within 30 days of passing the final inspection if no Certificate of Occupancy is required). The as-built survey shall be prepared and stamped by a professional land surveyor who is qualified to perform such services in the State of South Carolina.
The variance shall expire on June 11, 2021 (two years from the date of approval) if the Applicants fail to obtain a building permit on or before that date.

Respectfully submitted,

[Signature]

Joseph M. Cronin
Town Administrator/Zoning Administrator
Criteria for Review

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

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

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

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

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

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

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

<table>
<thead>
<tr>
<th>Application &amp; Property Information</th>
<th>Page Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Variance Application</td>
<td>p. 11-18</td>
</tr>
<tr>
<td>2 Site Plan &amp; Architectural Drawings</td>
<td>p. 19-26</td>
</tr>
<tr>
<td>3 Village at Seabrook PUD (Ord. 2020-01)</td>
<td>p. 27-35</td>
</tr>
<tr>
<td>4 Subdivision Plat (2015)</td>
<td>p. 36-37</td>
</tr>
<tr>
<td>5 Property Photos</td>
<td>p. 38-43</td>
</tr>
<tr>
<td>6 Zoning Map</td>
<td>p. 44-45</td>
</tr>
<tr>
<td>7 Aerial Image</td>
<td>p. 46-47</td>
</tr>
<tr>
<td>8 FEMA Base Flood Elevations</td>
<td>p. 48-49</td>
</tr>
<tr>
<td>9 Title to Real Estate</td>
<td>p. 50-56</td>
</tr>
<tr>
<td>10 Property Information Card</td>
<td>p. 57-58</td>
</tr>
<tr>
<td>11 Public Hearing Notice – Letter to Neighboring Property Owners</td>
<td>p. 59-60</td>
</tr>
<tr>
<td>12 Public Hearing Notice – List of Neighboring Property Owners</td>
<td>p. 61-62</td>
</tr>
<tr>
<td>13 Public Hearing Notice – USPS Certified Mail Receipts</td>
<td>p. 63-64</td>
</tr>
<tr>
<td>14 Public Hearing Notice – Post and Courier Legal Ad</td>
<td>p. 65-66</td>
</tr>
<tr>
<td>15 Public Hearing Notice – Property Posting</td>
<td>p. 67-68</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other Information</th>
<th>Page Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>16 As-Built Drawing for Lot A-18 – 2259 Seabrook Island Rd (2009)</td>
<td>p. 69-70</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Written Correspondence Regarding the Proposed Variance Request</th>
<th>Page Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>17a Correspondence from Robert Hulett (03-17-2021)</td>
<td>p. 71-72</td>
</tr>
</tbody>
</table>
Variance Application
Mr Joe Cronin  
Seabrook Island Zoning Administrator

Re: 2263 Seabrook Island Rd, Zoning Variance request

Submitted by: Paul and Jana Stoyanoff  
1908 Marsh Oak Ln., Seabrook Island, Sc, 29455  
paulstoyanoff@gmail.com  
704-575-2566

Mr. Cronin,

attached is a Zoning Variance request for the Seabrook Board of Zoning appeals. We have completed the request and attached supporting documents as required and appreciate your consideration. I will also be emailing PDFs to you of the survey and other items.

We are unable to provide POA/Seabrook ARC approvals until the variance is hopefully approved. We(myself and the architect) have had an initial meeting with the Seabrook ARC staff and they were agreeable pending approval of the zoning request. We will then be able to continue the design and approval processes.

Please note that Swallowtail Architecture has designed highly regarded new homes and renovations on the island and Vintage Home Builders have extensive experience working within the spirit of Seabrook Island’s requirements.

We look forward to a favorable outcome and working in concert with the Zoning, ARC and Villages requirements.

Please do not hesitate to contact me for any additional information.

Regards,

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

1. PROPERTY INFORMATION

<table>
<thead>
<tr>
<th>Property Information</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Address</td>
<td>2263 Seabrook Island Rd, Seabrook Island SC, 29455</td>
</tr>
<tr>
<td>Tax Map Number</td>
<td>147-00-00-151</td>
</tr>
<tr>
<td>Lot Size (Square Feet)</td>
<td>6,119.64</td>
</tr>
<tr>
<td>Is this property subject to an OCRM critical line? (eg. Marsh or Beachfront Lots)</td>
<td>Yes</td>
</tr>
<tr>
<td>Is this property subject to private restrictions or covenants? (eg. SIPOA or regime)</td>
<td>Yes</td>
</tr>
</tbody>
</table>

2. APPLICANT(S)

<table>
<thead>
<tr>
<th>Information</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant Name(s)</td>
<td>Paul &amp; Jana Stoyanoff</td>
</tr>
<tr>
<td>Applicant Address</td>
<td>1908 Marsh Oak Ln., Seabrook Island, SC, 29455</td>
</tr>
<tr>
<td>Applicant Phone Number</td>
<td>704-575-2566</td>
</tr>
<tr>
<td>Applicant Email Address</td>
<td><a href="mailto:paulstoyanoff@gmail.com">paulstoyanoff@gmail.com</a></td>
</tr>
</tbody>
</table>

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

3. PROPERTY OWNER(S)

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

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

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

<table>
<thead>
<tr>
<th>Signature</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner Signature(s)</td>
<td>03/17/21</td>
</tr>
<tr>
<td>Date</td>
<td>03/17/21</td>
</tr>
</tbody>
</table>

4. CERTIFICATION

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

<table>
<thead>
<tr>
<th>Signature</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant Signature(s)</td>
<td>3/21/21</td>
</tr>
<tr>
<td>Date</td>
<td></td>
</tr>
</tbody>
</table>

Date Filed: 

Variance Application #: 

Hearing Date: 

Variance Application (Rev. 01/2021)
5. VARIANCE REQUEST

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

Design and build a new elevated 2 story custom home at 2263 Seabrook Island Road on Lot A19.

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): 7.60.80.10

2) DSO Requirement(s): See Attached details

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:

See attached details

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

See attached details

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:

See attached details

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:

See attached details
6. APPLICATION MATERIALS

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

☑ Completed & Signed Variance Application Form [Paper Required; PDF Optional]
  • Please submit one completed paper application. All signatures must be original.

☑ $300.00 Application Fee
  • The application fee may be paid by cash or check only.

☑ As-Built Survey / Survey of Existing Conditions [Paper Required; PDF Optional]
  • All applications must be accompanied by an as-built survey which accurately illustrates the existing conditions on the property, including setback measurements for all structures.

☑ Proposed Site Plan [Paper & PDF Required]
  • Required for all new structures and/or exterior modifications which will change the footprint of one or more existing structures.
  • For lots abutting a marsh or beachfront jurisdictional line, the location of the critical line must be certified by OCRM within the previous five (5) years.

☑ Scaled Architectural Drawings: [Paper & PDF Required]
  • Required for all new structures and/or exterior modifications to existing structures.
  • Architectural drawings must show, at a minimum:
    o A detailed floor plan or plan view; and
    o 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.
Stoyanoff Variance
2263 Seabrook Island Road

**Section 1-4:** Paul to complete

**Section 5 A:** Design and build a new elevated 2 story custom home at 2263 Seabrook Island Road on Lot A19.

**Section 5B:** We request 2 variances to provide room for the front stairs.

*7.60.80.10* Cornices and windowsills may not project into any required setback. Decks, covered decks or porches shall not project into any required setback except as allowed in this Article. In the case of lots having less than seventeen thousand five hundred (17,500) square feet of total area, the eave of the roofline may extend up to eighteen (18) inches into the required setback.

Front stairs may not extend into the side setback. We request variance to extend front stair into the side setback

*7.60.80.20* Uncovered front steps may extend into a front setback on properties zoned multi-family, but may not be less than twenty (20) feet from the property's front lot line.

Our front stair must have a 20’ setback from property front line We request variance to extend into the front setback

**Section 5C**

1: The following are the exceptional conditions:

A) On Lot A18, the neighbor’s front porch extends into the side setback, resulting in a curved setback line on Lot A19 around this porch corner to maintain 15’ of separation between homes. The curve within the side setback, effectively increases the side setback to 9’-5 ½”. Lastly, the shape of the curve, situated near the middle of the side setback compromises most of that side of the site, not just the 52% it directly affects. *The depth and location of the curved setback places a unique and additional burden on this lot in trying to meet the setback requirements for the front stair and maintain enough buildable area for the home.*

B) Lot A19 is a corner lot, created within the ‘A’ lots on a series of cul-de-sacs along Seabrook Island Road. Lot A19 is the smallest of the ‘A’ lots, including a slightly larger lot beside it at A18. The depth of this lot is much less than the other A series lots. *This greater depth of buildable area on all of these lots allows greater room in which to locate the home and the front stair within the setbacks.*
C) Lot A19 is among is also exceptional within the corners lots, as not only does it have a significantly reduced depth, the shape of the buildable area has sharper corners with angles less than 45° within the site. *The extreme acute angles within the buildable area creates triangular areas that cannot be used, thus further reducing that actual usable area and the ability to fit the home and the front stairs within the setbacks.*

D) The drive for Lot 18 is drive is angled to such a degree that the mouth of their drive extends into the front area of Lot A19. *This site condition further reduces the options on where to locate the drive, new home and front stairs.*

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

A) Although the zoning bylaws state that a minimum of 15’ shall be maintained between all building, most lots within Seabrook Village do not have a neighboring home encroaching into the set back, requiring an additional loss of buildable area within their lot. Most properties only have the standard 7.5’ side setback where as we have over 9’-5 1/2”. And as we noted above, while this curve consumes 52% of the length of the side setback, but its location in the middle really means it affects the entire length. *This further restriction of the side setback, on a small lot, poses an unnecessary hardship that does not generally apply to other properties within the vicinity.*

B) In referring to the “*Plat Showing The Subdivision of The Village at Seabrook*”, lot A19 is the smallest of the corner ‘A’ series lots, and has the shallowest depth of buildable area. The ‘A’ series lots are all comparable lots, being corner lots around a series of 3 cul-de-sacs along Seabrook Island Drive. All have a greater depth than this lot and many have a more rectangular (and thus easier to develop) shape. Even the adjacent property at A18, while very similar is size to A19, is slightly bigger. In addition, the fact that their front porch extends into the side yard and their drive crosses the projected property line suggests that they too found it difficult to fit their home on that lot. This condition of a very shallow depth is not generally applied to other properties within the vicinity as observed on “*Plat Showing The Subdivision of The Village at Seabrook*”. *This greater depth of buildable area on all these lots allows greater room in which to locate the home and the front stair within the setbacks and shows this condition of a shallow depth poses unnecessary hardship that does not generally apply to other properties within the vicinity.*

C) In referring to the “*Plat Showing The Subdivision of The Village at Seabrook*”, Lot A19 is also exceptional within the ‘A’ series corners lots, as not only does it have a significantly reduced depth, the shape of the buildable
area has sharper corners with angles less than 45° in the rear corner. Of all the
corner 'A' series sites lots, A18 and A19 appear to have especially acute
angles. As noted above, the encroachment of the front porch and drive on A18
into the setbacks suggest they found it difficult to meet their setback
conditions. These extreme acute angles within the buildable area create areas
that cannot be used, thus further reducing that actual usable area and the
ability. The fact that only 2 lots appear to have this condition and our
neighboring lot with this condition was developed with encroachments into lot
A19 show this condition is unique and does not generally apply to other
property within the vicinity.

D) The location of a neighbor's drive extending into the area in front of a Lot is
not typical but may occasionally exist. But it is not typical and dies not
generally apply to other property within the area.

3. Because of the unique conditions created by the:
   • curved side set back,
   • the driveway encroachment,
   • the extremely shallow depth of the lot and the
   • extreme angles of the back corner,

This lot has less than the usual amount of room on the lot to develop a home of
the size allowed within the Seabrook Village ordinance and has less than the
typical frontage age in which to provide a drive and still have enough space left
over for the front stair:

We are asking for relief on the front and side setback for the front stair as we can not develop a home of the size allowed within the Seabrook Village ordinance
without this variance.

4. Granting this variance for only the front stair, means the visual impact would be
very small. This variance, unique to this property, and visually small, would not
harm the greater community or change the character of the community. We
understand this would affect the homeowner of A18, and intend to install
landscaping to mitigate. Paul, if you discuss this with them and they are OK with
this, you should add that here.

Section 6
Paul to coordinate, Rachel to supply site plan, and “Plat Showing The Subdivision of
The Village at Seabrook”
ATTACHMENT #2

Site Plan & Architectural Drawings
Construction Notes

1. All interior walls are to be framed with 2x4 wood studs @ 16" o.c. unless otherwise noted on plan.
2. All walls or areas finished on both sides are to be framed with 2x6 wood studs @ 16" o.c.. See structural drawings for additional framing information.
3. HVAC Contractor to perform heat gain calculations based on volume, amount of glazing, type of glazing, and components which give off heat (A/V components, ice makers, appliances, etc.).
4. Exterior windows and doors as selected by Owner. Refer to Plans for sizes.
5. Exact cabinet layout and configuration by Contractor. Contractor to ensure window clearance at cabinet locations.
6. Set door jambs 6" from corner, where possible.
7. Contractor to verify required clearances at elevator.

Total SF heated space: 1362 sq ft
Back Deck: 212 sq ft

Exterior Window Schedule by number

106

Exterior Door Schedule by number

106

Interior Doors

Pocket Door
Bi-Fold Door
Sliding Bypass Door

2x4 stud wall
2x6 stud wall

2x4 studs @ 16" o.c., use treated lumber below flood plane and when in contact with masonry. Typical unless otherwise noted.
2x6 studs @ 16" o.c., use treated lumber below flood plane and when in contact with masonry. Typical unless otherwise noted.

Plumbing Legend

- Water Closet
- Elongated Bowl
- Oval Lavatory
- Tub - with shower connections and shower rod
- Shower Stall
- Washer & Dryer - Connections with 1, 110 duplex, 1, 220 outlet, and hot and cold water and 1 1/2" vented waste for washer. Vent dryer to exterior of building.
- Air Conditioning Condenser Unit
- Water Heater - tankless Rennai
- Double Sink - with disposal, under counter dishwasher; faucets selected by owner

BATH 1
LAUNDRY
BEDROOM 1
BEDROOM 2
BEDROOM 2
LAUNDRY
UPPER HALL
BATH 3
OWNER BATH
OWNER BEDROOM
UPPER DECK
SECOND FLOOR PLAN

Plot Date: 4/20/21
Checked: [Signature]
Drawn: [Signature]

© 2021 Swallowtail Architecture, LLC
NEW CONSTRUCTION
STOYANOFF RESIDENCE
LOT A19
VILLAGE AT SEABROOK, SEABROOK ISLAND
South Carolina

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

Front Elevation

1'-2 3/4"

First Floor

El. 18'-7 1/4"

Second Floor

El. 31'-3 1/2"

Plate Height

40'-5"

Header Height

El. 8'-0" above sub.

11'-1 1/2"

8'-0"

Road Elevation

7.38'

Top of Slab

8'-4 1/2"

BFE

El. 13'

36'-0"

9'-0"

9'-1 1/2"

Maximum Roof Height

30'
ATTACHMENT #3

Village at Seabrook PUD (Ord. 2020-01)
TOWN OF SEABROOK ISLAND

ORDINANCE NO. 2020-01

ADOPTED FEBRUARY 25, 2020

AN ORDINANCE ADOPTING A SECOND AMENDMENT TO THE PLANNED UNIT DEVELOPMENT FOR THE VILLAGE AT SEABROOK (FORMERLY KNOWN AS “AREA SIX” AND THE “LAKE ENTRY TRACT”)

WHEREAS, on February 22, 2000, the Mayor and Council for the Town of Seabrook Island adopted Ordinance 2000-01, entitled “An Ordinance to Adopt a Planned Unit Development Within Area Six (Lake Entry Tract)”; and

WHEREAS, on June 5, 2000, the Mayor and Council for the Town of Seabrook Island adopted Ordinance 2000-08, entitled “An Ordinance to Amend the Planned Unit Development Within Area Six for the Lake Entry Tract (Developed as the Village at Seabrook)”.; and

WHEREAS, the Mayor and Council for the Town of Seabrook Island now wish to amend the Planned Unit Development ordinance for Lake Entry Tract, now known as the “Village at Seabrook,” so as to modify the setback requirements and other development standards related to the Village at Seabrook; and

WHEREAS, the Mayor and Council for the Town of Seabrook Island believe it is fitting and proper to amend the requirements of the Planned Unit Development for the Village at Seabrook so as to clarify and standardize the requirements for future development; and

WHEREAS, the Mayor and Council for the Town of Seabrook Island advertised and held a public hearing on the proposed amendments during a duly called meeting on February 25, 2020, with public comments duly noted;

NOW, THEREFORE, pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ORDAINED BY THE MAYOR AND COUNCIL FOR THE TOWN OF SEABROOK ISLAND:

SECTION 1. Purpose

This ordinance is adopted to amend the Planned Unit Development for the Village at Seabrook (formerly known as “Area Six” and the “Lake Entry Tract”), which was established by Ordinance 2000-01 on February 22, 2000, and amended by Ordinance 2000-08 on June 5, 2000.

SECTION 2. PUD Amended

The Village at Seabrook PUD (Application #1739 as amended) (Exhibit A) is hereby approved and adopted. The approved amendments to the application which shall constitute the PUD for this property are shown on the map attached as Exhibit B and incorporated herein by reference; provided, however, the Land Use Summary contained within the attached Exhibit B is hereby amended to read as follows:
LAND USE SUMMARY

TMS #: Formerly known as 147-00-00-009

Total Area (Including Lake): 42.219 AC
  - Common Area and Lake: 8.33 AC
  - Seabrook Island Road: 2.5 AC
  - Residential: 22.84 AC
  - Buffers: 3.0 AC
  - Residual Tract (Ground Lease): 5.54 AC

Proposed Land Use: Detached Multi-Family Residential

Minimum Lot Size: 6,000 S.F.

Maximum Lot Coverage: 40%

Setbacks:

  - Front Yard Setbacks: The minimum front yard setback shall be 30 feet from the street right-of-way; provided, however:
    " For corner lots wherein one street frontage is a cul-de-sac street, the minimum front yard setbacks shall be 30 feet from the cul-de-sac street right-of-way and 20 feet from the intersecting street right-of-way; and
    " Uncovered front steps may extend into a front yard setback, but must be setback at least 20 feet from the street right-of-way.

  - Side Yard Setbacks: The minimum side yard setback shall be 7.5 feet from all side property lines; provided, however:
    " In instances where an existing structure on a neighboring lot is situated less than 7.5 feet from the shared property line, a larger setback shall be required in order to ensure a minimum separation of at least 15 feet between structures; and
    " Accessory structures, including but not limited to HVAC and generator equipment and associated stands, which were lawfully in existence as of February 25, 2020, may be replaced; provided, no part of the new equipment and/or stand may be situated any closer to the side property line than the equipment and/or stand which it will replace; and provided, the replacement equipment and/or stand is installed no more than ninety (90) days following removal of the equipment and/or stand which it will replace.
Rear Yard Setbacks: The minimum rear yard setback requirement shall be 25 feet from the rear property line; provided, however:

- For lots abutting an open space area (lake, lagoon, golf course, trail, etc.), an uncovered deck may encroach no more than 10 feet into the required rear yard setback;

- For pie-shaped lots that do not have a defined rear property line from which to apply a rear yard setback, the rear yard setback shall be measured from the point where the side property lines intersect at the rear of the property; and

- Pursuant to Section 7.60.10.10 of the DSO, corner lots are defined to have two front yards and two side yards. Therefore, a rear yard setback shall not be required for any corner lot.

The Lake Entry Tract PUD is subject to all of the requirements of the Town Code and DSO; provided, however, all detached residential units within the Village at Seabrook shall be treated as “single-family detached residential units” and, therefore, shall not be subject to the architectural review requirements for multi-family development, as outlined in Section 14 of the DSO, as long as the architectural plans have been reviewed and approved by a duly constituted architectural review board prior to the issuance of a zoning permit by the town. In the event of conflict between this ordinance and the Town Code and/or DSO, the provisions of this ordinance shall prevail. The applicant further agrees that all roads within the PUD as well as the six-acre lake shall be deeded to the Seabrook Island Property Owner’s Association.

SECTION 3. Codification

The Development Standards Ordinance of the Town of Seabrook Island, South Carolina; Article 6, Approved Planned Developments; Section 6.80, The Village at Seabrook, a/k/a Lake Entry Tract, PDD, is hereby amended so as to replace the existing language in Section 6.80 with the language contained in Section 2 of this ordinance.

SECTION 4. Severability.

If any section, subsection, paragraph, clause, or provision of this ordinance shall be deemed to be unconstitutional, unenforceable, or otherwise invalid by the final decision of a court of competent jurisdiction, it shall be construed to have been the legislative intent of Town Council to pass said ordinance without such unconstitutional provision, and the validity of all remaining sections, subsections, paragraphs, clauses, or provisions of said ordinance shall not be affected thereby. If said ordinance, or any provision thereof, is held by the final decision of a court of competent jurisdiction to be inapplicable to any person, group of persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other persons, property or circumstances.

SECTION 5. Conflicting Ordinances Repealed.
All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. Effective Date.

This ordinance shall be effective from and after the date of adoption.

SIGNED AND SEALED this 26th day of February, 2020, having been duly adopted by the Town Council for the Town of Seabrook Island on the 25th day of February, 2020.

First Reading: January 28, 2020
Public Hearing: February 25, 2020
Second Reading: February 25, 2020

TOWN OF SEABROOK ISLAND

John Gregg, Mayor

ATTEST

Faye Allbritton, Town Clerk
TOWN OF SEABROOK ISLAND

ORDINANCE NO. 2020-01

Exhibit A

PUD Application (As Amended)
Town of Seabrook Island - Zoning Permit

Permit Date: 03/27/1997  Permit #: Town: 1739  License #: 0
TMS Number: 147-00-00-009  Thru:  And:
App Fee: $820.00  Cash: No  Check #: 1008  Paid Date: 03/27/1997
Applicant Name: Seabrook Island L.L.C.
Contact Name: Hank Hafish or Dave Savitz
App Address1: 17 Lockwood Dr. The Rice Mill
App Address2:
App City: Charleston  St: SC  Zip: 29402

Property Owner: Seabrook Island L.L.C.
Owner Address1: P.O. Box 1707
Owner Address2:
Owner City: Charleston  St: SC  Zip: 29455

Property Location: Lot:  Block: 56 acre lake entry tract
Purpose: Submission of a Planned Unit Development for property presently known as the Lake Entry Site. This property is just past the gate on the left leading into the Island.

Work Value: $0.00  Const Cost: $0.00  Flood Elev: 13  Zone: A8

Architectural Review Board:

Comments: Requires Recommendation of Planning Commission and approval of Town Council

The Town Council voted on June 24, 1997 to accept the Planning Commission recommendation that this application be denied because it did not meet sec 9.10.0. March 22, 2000, The Town Council voted to approve the amended PUD which changes the development from a Health Care Facility to a development of 106 Multi-Family lots. Amendment 2/4/2000 to amend this application for a planned development of a health care facility to a planned multi-family development of 106 units.

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

If this zoning permit is for issuance of a building permit, such building permit is valid for a period of one (1) year as described in the town code.

Any extensions, alterations, or amendments must be approved in writing by the Town of Seabrook Island Zoning Administration.

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

[Signature]
Owner/Applicant's Signature  Wednesday, January 12, 2000

[Signature]
Zoning Administrator  Wednesday, January 12, 2000

Exhibit "A"
TOWN OF SEABROOK ISLAND

ORDINANCE NO. 2020-01

Exhibit B

Village at Seabrook Project Map (As Amended)
Land Use Summary

See Ordinance 2020-01
ATTACHMENT #4

Subdivision Plat (2015)
ATTACHMENT #5

Property Photos
ATTACHMENT #6

Zoning Map
Aerial Image
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 Elevation
PREPARED BY:
Bust, Byars & Taylor, LLC
130 Gardener's Circle
PMB 138
Johns Island, SC 29455
File No. 7693.0001

STATE OF SOUTH CAROLINA
)
)

COUNTY OF CHARLESTON
)

KNOW ALL MEN BY THESE PRESENTS, that Ethan H. Morris and Carlie Morris a/k/a Carla Morris (“Grantor”), in the State aforesaid, for and in consideration of the sum of SIXTY FIVE THOUSAND AND 00/100 DOLLARS ($65,000.00), to us in hand paid at and before the sealing of these Presents by Paul Mark Stoyanoff and Jana Kay Stoyanoff, in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Paul Mark Stoyanoff and Jana Kay Stoyanoff, as joint tenants with rights of survivorship, and not as tenants in common, the following described property, to wit:

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

TMS Number: 147-00-00-151
Address of Grantee(s): 1908 marsh dln.

Seabrook Island, SC 29455

This is the same property conveyed to Grantor by deed from Barry W. Cohn dated September 10, 2007, and recorded on September 12, 2007 in Book J638, Page 763, in the Office of the Register of Deeds for Charleston County, South Carolina.

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

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Paul Mark Stoyanoff and Jana Kay Stoyanoff, as joint tenants with rights of survivorship, and not as tenants in common, their heirs and assigns, forever.

AND subject to the exceptions set forth above, Grantor does hereby bind ourselves and our heirs, executors, and administrators, to warrant and forever defend, all and singular, the premises before mentioned unto the said Paul Mark Stoyanoff and Jana Kay Stoyanoff, their heirs and assigns, against us and our heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.
WITNESS our hand and seal this 9th day of February, 2021.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Witness #1 Cassandra Lipp
Witness #2 Michael Smith
Ethan H. Morris
Carlie Morris a/k/a Carla Morris

STATE OF VIRGINIA
COUNTY OF FAIRFAX

The foregoing instrument was acknowledged before me by Ethan H. Morris and Carlie Morris, this 9th day of February, 2021.

Notary Public for VIRGINIA
My commission expires: 12/31/2023

*a/k/a Carla Morris
EXHIBIT A

All that certain piece, parcel or lot of land situate, lying and being in the Town of Seabrook Island, Charleston County, South Carolina, known and designated as Lot A19 as shown on the plat entitled "Plat showing the subdivision of The Village at Seabrook containing 42.328 acre tract, located in the Town of Seabrook Island, Charleston County, South Carolina, prepared for Seabrook Island I, LLC" made by G. Robert George and Associates, Inc. dated November 13, 2001, and recorded on December 19, 2001 in Plat Book EF at pages 245 and 246 in the RMC Office for Charleston County, which said plat is incorporated herein by reference thereto, said lot having such size, shape, dimensions, buttins, and boundings as will by reference to said plat more fully and at large appear.

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

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 Seabrook Island Road, Johns Island, SC 29455, bearing County Tax Map Number 147-00-00-151, was transferred by Ethan H. Morris and Carlie Morris to Paul Mark Stoyanoff and Jana Kay Stoyanoff on 02/15/21.

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 a distribution to a trust beneficiary.
   
   (c) ______ EXEMPT from the deed recording fee because ____________________________

   (If exempt, please skip items 4-6, and go to item 7 of this affidavit.)

If exempt under exemption #14, 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.

   (a) X ______ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of $65,000.00.
   
   (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 purpose which is $__________.

5. Check YES_____ or NO X_____ to the following; A lien encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES," the amount of the outstanding balance of this lien or encumbrance is $__________.
6. The DEED Recording Fee is computed as follows:
   (a) 65,000.00 the amount listed in item 4 above
   (b) _______ the amount listed in item 5 above (no amount place zero)
   (c) _______ Subtract Line 6(b) from Line 6(a) and place the result.

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: $240.50.

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

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.

   [Signature]
   Patrick J. Townes
   Grantor, Grantee, or Legal
   Representative connected with this transaction

SWORN to before me this 15th day of February, 2021.

[Signature]
Notary Public for South Carolina
My Commission Expires: 2/23/22
RECORDED

Date: February 17, 2021
Time: 3:52:43 PM

Book: 0961  Page: 248  DocType: Deed

Michael Miller, Register
Charleston County, SC

# of Pages: 6
Recording Fee $ 15.00
State Fee $ 169.00
County Fee $ 71.50
Extra Pages $ -
Postage $ -
Chattel $ -
TOTAL $ 255.50

RECEIVED From ROD
Mar 05, 2021
Peter J. Tecklenburg
Charleston County Auditor

---

843-958-4800  101 MEETING STREET   CHARLESTON, SC 29401   www.charlestoncounty.org
Property Information Card
Property Information

Current Owner:
STOYANOFF PAUL MARK
STOYANOFF JANA KAY
1908 MARSH OAK LN
SEABROOK ISL SC 29455-6305

Property ID
1470000151

Physical Address
SEABROOK ISLAND RD

Property Class
101 - RESID-SFR

Plat Book/Page
/

Neighborhood
111413 AD13 The Village at Seabrook

Deed Acres
0.1400

Legal Description
MapPlatB S15 MapPlatP 0102 SubdivisionName THE VILLAGE AT SEABROOK Lot A19

Sales History

<table>
<thead>
<tr>
<th>Book</th>
<th>Page</th>
<th>Date</th>
<th>Grantor</th>
<th>Grantee</th>
<th>Type</th>
<th>Deed</th>
<th>Deed Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>0961</td>
<td>248</td>
<td>2/15/2021</td>
<td>MORRIS ETHAN H</td>
<td>STOYANOFF PAUL MARK</td>
<td>S</td>
<td>Go</td>
<td>$65,000</td>
</tr>
</tbody>
</table>

58
Public Hearing Notice:
Letter to Neighboring Property Owners
Dear Property Owner:

The purpose of this letter is to notify you that the owners of 2263 SEABROOK ISLAND ROAD have requested a VARIANCE from the zoning requirements of the Town’s Development Standards Ordinance (DSO). The purpose of the variance request is TO ALLOW THE FRONT STEPS OF A PROPOSED SINGLE-FAMILY RESIDENCE TO ENCROACH APPROXIMATELY 5.0 FEET INTO THE REQUIRED 20-FOOT FRONT YARD SETBACK AND APPROXIMATELY 6.4 FEET INTO THE REQUIRED 7.5-FOOT SIDE YARD SETBACK. A copy of the variance application is enclosed for your information.

The Seabrook Island Board of Zoning Appeals will hold a VIRTUAL PUBLIC HEARING on the variance request at the date and time listed below. This notification is being provided to you pursuant to Section § 20.70.40 of the DSO.

PUBLIC HEARING DATE: FRI. JUNE 11, 2021
PUBLIC HEARING TIME: 2:30 PM
PUBLIC HEARING LOCATION: VIRTUAL MEETING VIA ZOOM

For information on how to submit a public comment during (or prior to) the Virtual Public Hearing, please refer to the attached Public Hearing Notice.

The Virtual Public Hearing will be live streamed on the town’s YouTube channel beginning at 2:30 PM at the following address:

LIVE STREAM: https://www.youtube.com/channel/UClkF87knEApHD1q0kGlaGZg.

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

Sincerely,

Joseph M. Cronin
Town Administrator/Zoning Administrator
Public Hearing Notice:
List of Neighboring Property Owners
## VARIANCE NOTIFICATION LIST

### 2263 SEABROOK ISLAND ROAD

<table>
<thead>
<tr>
<th>PROPERTY ADDRESS</th>
<th>OWNER(S) OF RECORD</th>
<th>STREET ADDRESS</th>
<th>CITY, STATE &amp; ZIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>2247 SEABROOK ISLAND ROAD</td>
<td>JAMES &amp; JOANNE MOORE</td>
<td>2247 SEABROOK ISLAND ROAD</td>
<td>SEABROOK ISLAND, SC 29455</td>
</tr>
<tr>
<td>2251 SEABROOK ISLAND ROAD</td>
<td>PATRICIE BURKE LEIBACH</td>
<td>2251 SEABROOK ISLAND ROAD</td>
<td>SEABROOK ISLAND, SC 29455</td>
</tr>
<tr>
<td>2255 SEABROOK ISLAND ROAD</td>
<td>PATRICK &amp; LORA CONNELLY</td>
<td>2255 SEABROOK ISLAND ROAD</td>
<td>SEABROOK ISLAND, SC 29455</td>
</tr>
<tr>
<td>2259 SEABROOK ISLAND ROAD</td>
<td>ROBERT &amp; VICTORIA HULETT</td>
<td>4215 HEYWARD PL</td>
<td>INDIANAPOLIS, IN 46250</td>
</tr>
<tr>
<td>2267 SEABROOK ISLAND ROAD</td>
<td>CHRISTOPHER &amp; KRISTEN MORTONSON</td>
<td>4324 CENTRAL AVE</td>
<td>WESTERN SPRINGS IL 60558</td>
</tr>
<tr>
<td>2271 SEABROOK ISLAND ROAD</td>
<td>HOWARD MINTZ LIVING TRUST &amp; STEPHANIE MINTZ LIVING TRUST</td>
<td>2271 SEABROOK ISLAND ROAD</td>
<td>SEABROOK ISLAND, SC 29455</td>
</tr>
<tr>
<td>2275 SEABROOK ISLAND ROAD</td>
<td>CARL &amp; DONNA KERN</td>
<td>2275 SEABROOK ISLAND ROAD</td>
<td>SEABROOK ISLAND, SC 29455</td>
</tr>
<tr>
<td>2279 SEABROOK ISLAND ROAD</td>
<td>LANCE MION &amp; PATRICIA HOLLOMAN</td>
<td>PO BOX 1010</td>
<td>EAST QUOGUE, NY 11942</td>
</tr>
<tr>
<td>4029 BRIDLE TRAIL DRIVE</td>
<td>JUDY STEVENS TRUST</td>
<td>203 LELAND ROAD</td>
<td>BREWSTER, MA 02631</td>
</tr>
<tr>
<td>LAKE / AMENITY</td>
<td>VILLAGE AT SEABROOK PROPERTY OWNERS ASSOCIATION</td>
<td>3690 BOHICKET ROAD, STE 1-A</td>
<td>JOHNS ISLAND, SC 29455</td>
</tr>
<tr>
<td>SIPOA</td>
<td>SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION</td>
<td>1202 LANDFALL WAY</td>
<td>SEABROOK ISLAND, SC 29455</td>
</tr>
<tr>
<td>REGIME</td>
<td>VILLAGE AT SEABROOK PROPERTY OWNERS ASSOCIATION</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* DUPLICATE
Public Hearing Notice:
USPS Certified Mail Receipts
Public Hearing Notice:
Post & Courier Legal Ad
AFFIDAVIT OF PUBLICATION

The Post and Courier

State of South Carolina

County of Charleston

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

(copy attached)

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

05/13/21 Thu PC
05/13/21 Thu CNW

at a cost of $262.42

Account# 108294
Order# 1939211

P.O. Number:

Subscribed and sworn to before me this 13th day of May 2021

A.D.

NOTARY PUBLIC, SC
My commission expires

09/24/2023
Public Hearing Notice:
Property Posting
ATTACHMENT #16

As-Built Drawing for Lot A-18
2259 Seabrook Island Rd
(2009)
NOTES & REFERENCES:
REFERENCE PLAT BY G. ROBERT GEORGE.
RECORDED IN THE CHARLESTON CO. RMC OFFICE
IN PLAT BOOK EF PAGE 245.

FINAL SURVEY
2259 SEABROOK ISLAND ROAD
TMS 147-00-00-054
LOT A18
THE VILLAGE
TO BE CONVEYED TO ETHAN MORRIS
SEABROOK ISLAND
CHARLESTON COUNTY, SC
DATE: AUGUST 1, 2008  SCALE: 1" = 20'
REVISED DATE: FEBRUARY 13, 2009
ATLANTIC SURVEYING, INC.
826 WAPPOO ROAD
P.O. BOX 30684
CHARLESTON, SOUTH CAROLINA 29417
PHONE (843)763-5669  FAX (843)766-7411

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND
RELIEF, THE SURVEY SHOWN HEREBON 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 RE-
QUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO, THERE
ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

JAMES KELLY DAVIS, R.L.S. No. 9256

GRAPHIC SCALE
1 inch = 20 ft
ATTACHMENT #17a

Correspondence from Robert Hulett
(03-17-2021)
From: bob hulett rsh12686@yahoo.com
Subject: 2263 Seabrook Island Rd., Seabrook Island SC29455, Paul and Jane Stoyanoff Zoning Variance Request
Date: March 17, 2021 at 10:06 AM
To: Paul Stoyanoff paulstoyanoff@gmail.com

My wife and I are the owners of 2259 Seabrook Island Rd. We support the Stoyanoff’s request for a Zoning variance due to the close proximity and limitations of our mutual entrance areas in the Cul de Sac. We have reviewed the survey and Swallowtail’s Architectural design.

We look forward to the Stoyanoff’s providing an agreeable landscape mitigation strategy to protect and improve both of our landscape and property interests.

Robert Hulett
2259 Seabrook Island Rd.
MEMORANDUM

TO: Town of Seabrook Island Board of Zoning Appeals Members
FROM: Joseph M. Cronin, Town Administrator/Zoning Administrator
SUBJECT: Variance Application #174 – 3056 Seabrook Village Drive
MEETING DATE: June 11, 2021

Variance Application #174

Applicants: Mark & Lynette Smith (Owners)
Address: 3056 Seabrook Village Drive
Tax Map Number: 147-00-00-070
Zoning District: PUD / MF Multi-Family Residential
Code Section(s): Ord. 2020-01, Sec. 2 (Village at Seabrook PUD) - The minimum rear yard setback requirement shall be 25 feet from the rear property line...
Variance Request: To allow a covered porch on a proposed single-family residence to encroach approximately 6.3 feet into the required 25-foot rear yard setback

Overview

The Town has received a variance application from Mark and Lynette Smith, the owners of Charleston County Tax Map # 147-00-00-070 (hereafter, the “Applicants”). The Applicants are requesting a variance to allow a covered porch on a proposed single-family residence to encroach approximately 6.3 feet into the required 25-foot rear yard setback. The proposed residence will be located at 3056 Seabrook Village Drive (Block 58, Lot B-12).

The subject property is currently vacant. According to Charleston County tax records, the Applicants purchased the property in December 2020. The property is currently zoned Planned Unit Development (PUD)/Multi-Family Subdistrict, and a single-family residence is a permitted use by-right pursuant to the Village at Seabrook PUD.

The PUD ordinance for the Village at Seabrook was last amended on February 25, 2020 (Ord. 2020-01). The PUD requires a minimum setback of 15 feet from the rear property line for open decks and 25 feet for all other structures, including porches. At its closest point, the proposed porch will be located approximately 18.7 feet from the rear property line.

Code Reference:

a. Ord. 2020-01, Sec. 2 (Village at Seabrook PUD)
1. **Rear Yard Setbacks:** The minimum rear yard setback requirement shall be 25 feet from the rear property line; provided, however:

   a. For lots abutting an open space area (lake, lagoon, golf course, trail, etc.), an uncovered deck may encroach no more than 10 feet into the required rear yard setback;

   b. For pie-shaped lots that do not have a defined rear property line from which to apply a rear yard setback, the rear yard setback shall be measured from the point where the side property lines intersect at the rear of the property; and

   c. Pursuant to Section 7.60.10.10 of the DSO, corner lots are defined to have two front yards and two side yards. Therefore, a rear yard setback shall not be required for any corner lot.

Aside from the encroachment of the porch into the rear yard setback, the proposed home will comply with all other setback requirements.

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

<table>
<thead>
<tr>
<th>TYPE</th>
<th>REQUIRED PER PUD</th>
<th>VARIANCE (REQUESTED)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rear Yard Setback</td>
<td>25 feet (Ord. 2020-01, § 2)</td>
<td>Reduce the rear yard setback requirement from 25 feet to approximately 18.7 feet (6.3-foot encroachment)</td>
</tr>
</tbody>
</table>

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

   a) There are several grand trees on the property which have resulted in the home being moved further toward the rear of the lot; and

   b) The encroachment will be situated along the shared property line with the Village’s common open space.

**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 11, 2021. Any modification to this site-specific plan prior to the issuance of a zoning permit, with the exception of minor corrections and/or modifications which conform to the requirements of the town’s DSO, shall require further review and approval by the Board of Zoning Appeals prior to permitting.

- The Applicants shall prepare and submit to the Zoning Administrator an as-built survey prior to the issuance of a Certificate of Occupancy (or within 30 days of passing the final inspection if no Certificate of Occupancy is required). The as-built survey shall be prepared and stamped by a professional land surveyor who is qualified to perform such services in the State of South Carolina.

- The variance shall expire on June 11, 2021 (two years from the date of approval) if the Applicants fail to obtain a building permit on or before that date.

Respectfully submitted,

Joseph M. Cronin
Town Administrator/Zoning Administrator
Criteria for Review

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

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

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

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

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

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

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

<table>
<thead>
<tr>
<th>Application &amp; Property Information</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Variance Application</td>
<td>p. 78-81</td>
</tr>
<tr>
<td>2 Site Plan &amp; Architectural Drawings</td>
<td>p. 82-89</td>
</tr>
<tr>
<td>3 Village at Seabrook PUD (Ord. 2020-01)</td>
<td>p. 90-98</td>
</tr>
<tr>
<td>5 Property Photos</td>
<td>p. 102-109</td>
</tr>
<tr>
<td>6 Zoning Map</td>
<td>p. 110-111</td>
</tr>
<tr>
<td>7 Aerial Image</td>
<td>p. 112-113</td>
</tr>
<tr>
<td>8 FEMA Base Flood Elevations</td>
<td>p. 114-115</td>
</tr>
<tr>
<td>9 Title to Real Estate</td>
<td>p. 116-121</td>
</tr>
<tr>
<td>10 Property Information Card</td>
<td>p. 122-123</td>
</tr>
<tr>
<td>11 Public Hearing Notice – Letter to Neighboring Property Owners</td>
<td>p. 124-125</td>
</tr>
<tr>
<td>12 Public Hearing Notice – List of Neighboring Property Owners</td>
<td>p. 126-127</td>
</tr>
<tr>
<td>13 Public Hearing Notice – USPS Certified Mail Receipts</td>
<td>p. 128-129</td>
</tr>
<tr>
<td>14 Public Hearing Notice – Post and Courier Legal Ad</td>
<td>p. 130-131</td>
</tr>
<tr>
<td>15 Public Hearing Notice – Property Posting</td>
<td>p. 132-133</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other Information</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>-- None</td>
<td>--</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Written Correspondence Regarding the Proposed Variance Request</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>16a Correspondence from SIPOA ARC (04-19-2021)</td>
<td>p. 134-135</td>
</tr>
</tbody>
</table>
ATTACHMENT #1

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

1. PROPERTY INFORMATION

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

<table>
<thead>
<tr>
<th>Property Address</th>
<th>3056 Seabrook Village Drive   AKA Lot B12</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax Map Number</td>
<td>170-00 Block 00 Lot 070</td>
</tr>
<tr>
<td>Lot Size (Square Feet)</td>
<td>7,330 sq ft</td>
</tr>
<tr>
<td>Is this property subject to an OCRM critical line?</td>
<td>Yes ✔ No</td>
</tr>
<tr>
<td>Is this property subject to private restrictions or covenants?</td>
<td>Yes ✔ No</td>
</tr>
</tbody>
</table>

2. APPLICANT(S)

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

<table>
<thead>
<tr>
<th>Applicant Name(s)</th>
<th>Mark &amp; Lynette C Smith</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant Address</td>
<td>205 N Main St Allentown, Pa 18104</td>
</tr>
<tr>
<td>Applicant Phone Number</td>
<td>610-509-1550</td>
</tr>
<tr>
<td>Applicant Email Address</td>
<td><a href="mailto:mailhawk@gmail.com">mailhawk@gmail.com</a></td>
</tr>
</tbody>
</table>

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

3. PROPERTY OWNER(S)

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

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

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

4. CERTIFICATION

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

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

OFFICE USE ONLY

Date Filed: Variance Application #: Hearing Date:

Variance Application (Rev. 01/2021)
5. VARIANCE REQUEST

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

Build a single family dwelling on subject lot.

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. Rear: Twenty-five (25) feet

2) DSO Requirement(s):
   25 foot setback of the lot line in the rear of the property

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 problem is that we have several “grand trees” that we are not allowed to remove due to conservation restrictions. This restriction has us moving the house to a location just feet back.

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

   Attached plot plan. This lot has more Grand trees than all the other lots.

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 placement of the house to accommodate all set back regulations.

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:

   It would be a relief of just a few square feet of a rear covered porch. The corner of this porch extends 6’3” and is in the middle of the lot (see attached plot plan). This would not interfere with any neighbor or common area. It would be impossible to tell from anywhere that is variance. The integral and aesthetic aspects of the home would be compromised. It is an important feature of the home. There was a decision that granted this exact variance at the January 21, 2021 hearing. Variance #171 by Robert & Cheryl Schuld (Owners), Ron Welch
6. APPLICATION MATERIALS

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

☑ Completed & Signed Variance Application Form (Paper Required; PDF Optional)
  • Please submit one completed paper application. All signatures must be original.

☑ $300.00 Application Fee
  • The application fee may be paid by cash or check only.

☑ As-Built Survey / Survey of Existing Conditions (Paper Required; PDF Optional)
  • All applications must be accompanied by an as-built survey which accurately illustrates the existing conditions on the property, including setback measurements for all structures.

☑ Proposed Site Plan (Paper & PDF Required)
  • Required for all new structures and/or exterior modifications which will change the footprint of one or more existing structures.
  • For lots abutting a marsh or beachfront jurisdictional line, the location of the critical line must be certified by OCRM within the previous five (5) years.

☑ Scaled Architectural Drawings: (Paper & PDF Required)
  • Required for all new structures and/or exterior modifications to existing structures.
  • Architectural drawings must show, at a minimum:
    o A detailed floor plan or plan view; and
    o 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

Site Plan & Architectural Drawings
The Smith Residence
Mr. & Mrs. Mark Smith
3056 Seabrook Village Dr
Seabrook Island, SC
APRIL 20, 2021

LOWER LEVEL PLAN

<table>
<thead>
<tr>
<th>Major Room</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 CAR GARAGE</td>
<td>L03</td>
</tr>
<tr>
<td>UNFINISHED STORAGE</td>
<td>L02</td>
</tr>
<tr>
<td>LOWER VESTIBULE</td>
<td>L01</td>
</tr>
</tbody>
</table>

Scale: 1/4" = 1'-0"
The Smith Residence

Mr. & Mrs. Mark Smith
3056 Seabrook Village Dr
Seabrook Island, SC

APRIL 20, 2021

MAIN FLOOR PLAN

HEATED AREA: 1378 S.F.
COVERED/SCREENED AREA: 331 S.F./223 S.F.
OPEN DECK AREA: 168 S.F.

ENTRESOLE' 102
 COVERED PORCH 101
 DINING 103
 GREAT ROOM 104
 SCREENED PORCH 105
 COVERED PORCH 106
 DINETTE 107
 KITCHEN 108
 PANTRY 109
 STUDY 111

87
Village at Seabrook PUD (Ord. 2020-01)
TOWN OF SEABROOK ISLAND

ORDINANCE NO. 2020-01

ADOPTED FEBRUARY 25, 2020

AN ORDINANCE ADOPTING A SECOND AMENDMENT TO THE PLANNED UNIT DEVELOPMENT FOR THE VILLAGE AT SEABROOK (FORMERLY KNOWN AS “AREA SIX” AND THE “LAKE ENTRY TRACT”)

WHEREAS, on February 22, 2000, the Mayor and Council for the Town of Seabrook Island adopted Ordinance 2000-01, entitled “An Ordinance to Adopt a Planned Unit Development Within Area Six (Lake Entry Tract)”; and

WHEREAS, on June 5, 2000, the Mayor and Council for the Town of Seabrook Island adopted Ordinance 2000-08, entitled “An Ordinance to Amend the Planned Unit Development Within Area Six for the Lake Entry Tract (Developed as the Village at Seabrook)”; and

WHEREAS, the Mayor and Council for the Town of Seabrook Island now wish to amend the Planned Unit Development ordinance for Lake Entry Tract, now known as the “Village at Seabrook,” so as to modify the setback requirements and other development standards related to the Village at Seabrook; and

WHEREAS, the Mayor and Council for the Town of Seabrook Island believe it is fitting and proper to amend the requirements of the Planned Unit Development for the Village at Seabrook so as to clarify and standardize the requirements for future development; and

WHEREAS, the Mayor and Council for the Town of Seabrook Island advertised and held a public hearing on the proposed amendments during a duly called meeting on February 25, 2020, with public comments duly noted;

NOW, THEREFORE, pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ORDAINED BY THE MAYOR AND COUNCIL FOR THE TOWN OF SEABROOK ISLAND:

SECTION 1. Purpose

This ordinance is adopted to amend the Planned Unit Development for the Village at Seabrook (formerly known as “Area Six” and the “Lake Entry Tract”), which was established by Ordinance 2000-01 on February 22, 2000, and amended by Ordinance 2000-08 on June 5, 2000.

SECTION 2. PUD Amended

The Village at Seabrook PUD (Application #1739 as amended) (Exhibit A) is hereby approved and adopted. The approved amendments to the application which shall constitute the PUD for this property are shown on the map attached as Exhibit B and incorporated herein by reference; provided, however, the Land Use Summary contained within the attached Exhibit B is hereby amended to read as follows:
LAND USE SUMMARY

TMS #: Formerly known as 147-00-00-009

Total Area (Including Lake): 42.219 AC
  o Common Area and Lake: 8.33 AC
  o Seabrook Island Road: 2.5 AC
  o Residential: 22.84 AC
  o Buffers: 3.0 AC
  o Residual Tract (Ground Lease): 5.54 AC

Proposed Land Use: Detached Multi-Family Residential

Minimum Lot Size: 6,000 S.F.

Maximum Lot Coverage: 40%

Setbacks:

  o Front Yard Setbacks: The minimum front yard setback shall be 30 feet from the street right-of-way; provided, however:
    • For corner lots wherein one street frontage is a cul-de-sac street, the minimum front yard setbacks shall be 30 feet from the cul-de-sac street right-of-way and 20 feet from the intersecting street right-of-way; and
    • Uncovered front steps may extend into a front yard setback, but must be setback at least 20 feet from the street right-of-way.

  o Side Yard Setbacks: The minimum side yard setback shall be 7.5 feet from all side property lines; provided, however:
    • In instances where an existing structure on a neighboring lot is situated less than 7.5 feet from the shared property line, a larger setback shall be required in order to ensure a minimum separation of at least 15 feet between structures; and
    • Accessory structures, including but not limited to HVAC and generator equipment and associated stands, which were lawfully in existence as of February 25, 2020, may be replaced; provided, no part of the new equipment and/or stand may be situated any closer to the side property line than the equipment and/or stand which it will replace; and provided, the replacement equipment and/or stand is installed no more than ninety (90) days following removal of the equipment and/or stand which it will replace.
Rear Yard Setbacks: The minimum rear yard setback requirement shall be 25 feet from the rear property line; provided, however:

- For lots abutting an open space area (lake, lagoon, golf course, trail, etc.), an uncovered deck may encroach no more than 10 feet into the required rear yard setback;

- For pie-shaped lots that do not have a defined rear property line from which to apply a rear yard setback, the rear yard setback shall be measured from the point where the side property lines intersect at the rear of the property; and

- Pursuant to Section 7.60.10.10 of the DSO, corner lots are defined to have two front yards and two side yards. Therefore, a rear yard setback shall not be required for any corner lot.

The Lake Entry Tract PUD is subject to all of the requirements of the Town Code and DSO; provided, however, all detached residential units within the Village at Seabrook shall be treated as “single-family detached residential units” and, therefore, shall not be subject to the architectural review requirements for multi-family development, as outlined in Section 14 of the DSO, as long as the architectural plans have been reviewed and approved by a duly constituted architectural review board prior to the issuance of a zoning permit by the town. In the event of conflict between this ordinance and the Town Code and/or DSO, the provisions of this ordinance shall prevail. The applicant further agrees that all roads within the PUD as well as the six-acre lake shall be deeded to the Seabrook Island Property Owner’s Association.

SECTION 3. Codification

The Development Standards Ordinance of the Town of Seabrook Island, South Carolina; Article 6, Approved Planned Developments; Section 6.80, The Village at Seabrook, a/k/a Lake Entry Tract, PDD, is hereby amended so as to replace the existing language in Section 6.80 with the language contained in Section 2 of this ordinance.

SECTION 4. Severability.

If any section, subsection, paragraph, clause, or provision of this ordinance shall be deemed to be unconstitutional, unenforceable, or otherwise invalid by the final decision of a court of competent jurisdiction, it shall be construed to have been the legislative intent of Town Council to pass said ordinance without such unconstitutional provision, and the validity of all remaining sections, subsections, paragraphs, clauses, or provisions of said ordinance shall not be affected thereby. If said ordinance, or any provision thereof, is held by the final decision of a court of competent jurisdiction to be inapplicable to any person, group of persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other persons, property or circumstances.

SECTION 5. Conflicting Ordinances Repealed.
All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. Effective Date.

This ordinance shall be effective from and after the date of adoption.

SIGNED AND SEALED this __th day of February, 2020, having been duly adopted by the Town Council for the Town of Seabrook Island on the 25th day of February, 2020.

First Reading: January 28, 2020  
Public Hearing: February 25, 2020  
Second Reading: February 25, 2020

TOWN OF SEABROOK ISLAND

John Gregg, Mayor

ATTEST

Faye Allbritton, Town Clerk
TOWN OF SEABROOK ISLAND

ORDINANCE NO. 2020-01

Exhibit A

PUD Application (As Amended)
Town of Seabrook Island - Zoning Permit

Permit Date: 03/27/1997  Permit #: 1739  License #: 0

TMS Number: 147-00-00-009  Thru:  And:
App Fee: $820.00  Cash: No  Check #: 1008  Paid Date: 03/27/1997

Applicant Name: Seabrook Island I L.L.C.
Contact Name: Hank Hoffard or Dave Savitz
App Address1: 17 Lockwood Dr. The Rice Mill
App Address2:  
App City: Charleston  St: SC  Zip: 29402

Property Owner:  
Owner Address1:  
Owner Address2:  P.O. Box 1707  
Owner City: Charleston  St: SC  Zip: 29455

Property Location: Lot:  Block: 55 acre lake entry tract
Purpose: Submittal of a Planned Unit Development for property presently known as the Lake Entry Site. This property is just past the gate on the left leading into the Island.

Work Value: $0.00  Const Cost: $0.00  Flood Elev: 13  Zone: A8

Architectural Review Board:

Comments: Requires Recommendation of Planning Commission and approval of Town Council.

The Town Council voted on June 24, 1997 to accept the Planning Commission recommendation that this application be denied because it did not meet sec 9.10.0. On March 22, 2000, The Town Council voted to approve the amended PUD which changes the development from a Health Care Facility to a development of 106 Multi-Family lots. Amendment 2/4/2000 to amend this application for a planned development of a health care facility to a planned multi-family development of 106 units.

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

If this zoning permit is for issuance of a building permit, such building permit is valid for a period of one (1) year as described in the town code.

Any extensions, alterations, or amendments must be approved in writing by the Town of Seabrook Island Zoning Administration.

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

Owner/Applicant’s Signature  Zoning Administrator
Wednesday, January 12, 2000  Wednesday, January 12, 2000

Printed Name

Exhibit "A"
TOWN OF SEABROOK ISLAND

ORDINANCE NO. 2020-01

Exhibit B

Village at Seabrook Project Map (As Amended)
ATTACHMENT #4

Subdivision Plat (2001)
Property Photos
ATTACHMENT #6

Zoning Map
ATTACHMENT #7

Aerial Image
3056 SEABROOK VILLAGE DRIVE

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 Elevation
Title to Real Estate
KNOW ALL MEN BY THESE PRESENTS that JOHN K. KIEHM AND JACQULYN A. KIEHM, TRUSTEES UNDER THE KIEHM FAMILY TRUST DATED FEBRUARY 3, 2003 (hereinafter collectively referred to as "Grantors"), in the State aforesaid, for and in consideration of the sum of SIXTY-FIVE THOUSAND AND NO/100 ($65,000.00) DOLLARS, to them in hand paid at and before the sealing of these presents by MARK SMITH AND LYNETTE C. SMITH (hereinafter referred to as "Grantees"), in the State aforesaid, the receipt whereof is hereby acknowledged, and subject to the easements, restrictions, reservations and conditions set forth on the attached Exhibit "A" ("Exceptions"), has granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto MARK SMITH AND LYNETTE C. SMITH, as joint tenants with right of survivorship and not as tenants in common, the following real property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY EXPRESS REFERENCE.

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

TOGETHER with, all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned, subject to the Exceptions, unto the said Grantees, as joint tenants with right of survivorship and not as tenants in common, their Heirs and Assigns forever.

TMS NO.: 147-00-00-070

GRANTEES' ADDRESS: Jos N. Main Street

Allentown PA 18104

SUBJECT TO the Exceptions, Grantors do hereby bind themselves and their Successors and Assigns, to warrant and forever defend, all and singular, their interest in the Premises unto the said Grantees, as joint tenants with right of survivorship and not as tenants in common, their Heirs and Assigns forever, against itself and its Successors and Assigns, and all persons whomsoever lawfully claiming the same or any part thereof.
WITNESS my Hand and Seal this 21st day of December, in the year of our Lord, two thousand twenty and in the two hundred and forty-fourth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signatures and seals]

STATE OF ____________
COUNTY OF ____________

I, the undersigned Notary Public, do certify that the within named John K. Kiehm and Jacquelyn A. Kiehm, as Trustees under the Kiehm Family Trust dated February 3, 2003 personally appeared before me, and having satisfactorily proven to be the persons whose names are subscribed above, have acknowledged the due execution of the within Deed.

Witness my official seal this 21st day of December, 2020.

Signature of Notary Public
Michele V. Herrera
Notary Printed Name: Michele V. Herrera
Notary Public for: State of Texas
My Commission Expires: 9/28/2024
EXHIBIT "A"

ALL that certain piece, parcel or lot of land, situate, lying and being in the Town of Seabrook Island, Charleston County, South Carolina, known and designated as Lot B12 as shown on a plat entitled "PRELIMINARY PLAT SHOWING THE SUBDIVISION OF THE VILLAGE AT SEABROOK, CONTAINING 42.328 ACRE TRACT, LOCATED IN THE TOWN OF SEABROOK ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA PREPARED FOR HANK HOFFORD" made by G. Robert George and Associates, Inc., dated May 25, 2000, and recorded on May 26, 2000, in plat Book EE, Page 41 and 42 in the ROD Office for Charleston County, which said plat is incorporated herein by reference thereto, said lot is more recently shown on a plat entitled "PLAT SHOWING THE SUBDIVISION OF THE VILLAGE AT SEABROOK, CONTAINING 42.328 ACRE TRACT, LOCATED IN THE TOWN OF SEABROOK ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA PREPARED FOR SEABROOK ISLAND I, LLC" made by G. Robert George and Associates, Inc., dated November 13, 2001, and recorded on December 19, 2001, in plat Book EF, Page 245 and 246 in the ROD Office for Charleston County Said lot having such size, shape, dimensions, buttins and boundings as will by reference to said plat more fully and at large appear.

SUBJECT to any and all Restrictions, Covenants, Conditions, Easements, Rights of Way and all other matters affecting subject property of record in the Office of the ROD for Charleston County, South Carolina.
STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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

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

2. The property being located at Lot B12 The Village at Seabrook, Seabrook Island, Charleston County, South Carolina bearing County Tax Map No. 147-00-00-070, which was transferred by John K. Kiehm, Trustee and Jacquelyn A. Kiehm, Trustee to Mark Smith and Lynette C. Smith December 29, 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 a 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 $65,000.00.
   (b) The fee is computed on the fair market value of the property 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 12-39-140(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: $65,000.00
   (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: $65,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: $240.50

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

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

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

   [Signature]

   Responsible Person Connected with the Transaction

   Print or Type Name Here

SWORN to and subscribed before me this
day of December 2022
Notary Public for
My Commission Expires: 11/1/2029
Notary (L. S.): 
Notary (printed name):
RECORDED

Date: December 31, 2020
Time: 3:44:51 PM

Book  Page  DocType
0946   817  Deed

Michael Miller, Register
Charleston County, SC

# of Pages: 5

Recording Fee $ 15.00
State Fee $ 159.00
County Fee $ 71.50
Extra Pages $ -
Postage $ -
Chattel $ -
TOTAL $ 255.50

Original Book:  Original Page:  

RECEIVED From ROD
Jan 25, 2021
Peter J. Tecklenburg
Charleston County Auditor

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

Property Information Card
Property Information

Current Owner:
SMITH MARK
SMITH LYNETTE C
205 N MAIN ST
ALLENTOWN PA 18104

Property ID
147000070

Physical Address
SEABROOK VILLAGE DR

Property Class
905 - VAC-RES-LOT

Plat Book/Page
/

Neighborhood
111413 AD13 The Village at Seabrook

Deed Acres
0.1700

Legal Description
Subdivision Name - THE VILLAGE AT SEABROOK
Description - LOT B12
PlatSuffix EF-245 PolTwp 009

Sales History

<table>
<thead>
<tr>
<th>Book</th>
<th>Page</th>
<th>Date</th>
<th>Grantor</th>
<th>Grantee</th>
<th>Type</th>
<th>Deed</th>
<th>Deed Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>0946</td>
<td>817</td>
<td>12/29/2020</td>
<td>KIEHM FAMILY TRUST</td>
<td>SMITH MARK</td>
<td>S</td>
<td>Ge</td>
<td>$65,000</td>
</tr>
<tr>
<td>N440</td>
<td>413</td>
<td>2/5/2003</td>
<td>KIEHM JOHN K</td>
<td>KIEHM FAMILY TRUST</td>
<td>Ge</td>
<td></td>
<td>$10</td>
</tr>
<tr>
<td>E364</td>
<td>492</td>
<td>2/16/2001</td>
<td>HOFFORD JOHN H</td>
<td>KIEHM JOHN K</td>
<td>Ge</td>
<td></td>
<td>$150,500</td>
</tr>
<tr>
<td>K358</td>
<td>145</td>
<td>11/9/2000</td>
<td>SEABROOK ISLAND I LLC</td>
<td>HOFFORD JOHN H</td>
<td>Ge</td>
<td></td>
<td>$88,000</td>
</tr>
<tr>
<td>F279</td>
<td>061</td>
<td>1/24/1997</td>
<td>NOT SUPPLIED</td>
<td>SEABROOK ISLAND I LLC</td>
<td>Ge</td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>EE</td>
<td>41</td>
<td>1/1/1900</td>
<td>NOT SUPPLIED</td>
<td></td>
<td>Ma</td>
<td></td>
<td>$0</td>
</tr>
</tbody>
</table>
Public Hearing Notice:
Letter to Neighboring Property Owners
TO: Neighboring Property Owners
FROM: Joseph M. Cronin, Town Administrator/Zoning Administrator
SUBJECT: Variance Request for 3056 Seabrook Village Drive (Variance #174)
DATE: May 11, 2021

Dear Property Owner:

The purpose of this letter is to notify you that the owners of 3056 SEABROOK VILLAGE DRIVE 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 COVERED PORCH ON A PROPOSED SINGLE-FAMILY RESIDENCE TO ENCROACH APPROXIMATELY 6.3 FEET INTO THE REQUIRED 25-FOOT REAR YARD SETBACK. A copy of the variance application is enclosed for your information.

The Seabrook Island Board of Zoning Appeals will hold a VIRTUAL PUBLIC HEARING on the variance request at the date and time listed below. This notification is being provided to you pursuant to Section § 20.70.40 of the DSO.

PUBLIC HEARING DATE: FRI. JUNE 11, 2021
PUBLIC HEARING TIME: 2:30 PM
PUBLIC HEARING LOCATION: VIRTUAL MEETING VIA ZOOM

For information on how to submit a public comment during (or prior to) the Virtual Public Hearing, please refer to the attached Public Hearing Notice.

The Virtual Public Hearing will be live streamed on the town’s YouTube channel beginning at 2:30 PM at the following address:

LIVE STREAM: https://www.youtube.com/channel/UCIkF87knEApHD1q0kGlaGZg.

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

Sincerely,

Joseph M. Cronin
Town Administrator/Zoning Administrator
Public Hearing Notice:
List of Neighboring Property Owners
<table>
<thead>
<tr>
<th>PROPERTY ADDRESS</th>
<th>OWNER(S) OF RECORD</th>
<th>STREET ADDRESS</th>
<th>CITY, STATE &amp; ZIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>3045 SEABROOK VILLAGE DRIVE</td>
<td>BERNARD FULK ET AL</td>
<td>3333 MAYBANK HWY</td>
<td>JOHNS ISLAND, SC 29455</td>
</tr>
<tr>
<td>3048 SEABROOK VILLAGE DRIVE</td>
<td>MARY BETH HIBBARD REVOCABLE TRUST</td>
<td>3048 SEABROOK VILLAGE DRIVE</td>
<td>SEABROOK ISLAND, SC 29455</td>
</tr>
<tr>
<td>3049 SEABROOK VILLAGE DRIVE</td>
<td>EDWARD &amp; KIMBERLY PALMIERI</td>
<td>152 HAZELWOOD DRIVE</td>
<td>CRANBERRY TWP, PA 16066</td>
</tr>
<tr>
<td>3052 SEABROOK VILLAGE DRIVE</td>
<td>ANTHONY &amp; WENDY WALKER</td>
<td>705 DREW AVE</td>
<td>FORT MILL, SC 29455</td>
</tr>
<tr>
<td>3053 SEABROOK VILLAGE DRIVE</td>
<td>MHA DESIGN LLC</td>
<td>101 HIGH HAMMOCK VILLAS</td>
<td>SEABROOK ISLAND, SC 29455</td>
</tr>
<tr>
<td>3060 SEABROOK VILLAGE DRIVE</td>
<td>NRUCE &amp; KIMBERLY MUENTER</td>
<td>6414 MOORINGS POINT CIR APT 2</td>
<td>LAKESIDE RANCH, FL 34202</td>
</tr>
<tr>
<td>3064 SEABROOK VILLAGE DRIVE</td>
<td>CARMINE DEGENNARY REVOCABLE TRUST</td>
<td>2207 SEABROOK ISLAND ROAD</td>
<td>SEABROOK ISLAND, SC 29455</td>
</tr>
<tr>
<td>SIPOA</td>
<td>SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION</td>
<td>1202 LANDFALL WAY</td>
<td>SEABROOK ISLAND, SC 29455</td>
</tr>
<tr>
<td>LAKE / AMENITY</td>
<td>VILLAGE AT SEABROOK PROPERTY OWNERS ASSOCIATION</td>
<td>3690 BOHICKET ROAD, STE 1-A</td>
<td>JOHNS ISLAND, SC 29455</td>
</tr>
<tr>
<td>LAKE HOUSE / OPEN SPACE</td>
<td>SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION</td>
<td></td>
<td></td>
</tr>
<tr>
<td>REGIME</td>
<td>VILLAGE AT SEABROOK PROPERTY OWNERS ASSOCIATION</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* DUPLICATE
Public Hearing Notice:
USPS Certified Mail Receipts
Public Hearing Notice:
Post & Courier Legal Ad
AFFIDAVIT OF PUBLICATION

The Post and Courier

State of South Carolina
County of Charleston

Personally appeared before me the undersigned advertising editor 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):

05/13/21 Thu PC
05/13/21 Thu CNW

at a cost of $262.42
Account# 108294
Order# 1939211
P.O. Number:

Subscribed and sworn to before me this 13th day of May 2021

[Signature]

A.D.

NOTARY PUBLIC, SC
My commission expires 10/24/2023
Public Hearing Notice:
Property Posting
ATTACHMENT #16a

Correspondence from SIPOA ARC
(04-19-2021)
April 19, 2021

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

Re:  Block 58 Lots 12 – 3056 Seabrook Village Drive / New Construction Encroachment

Dear Mr. Cronin:

It is my understanding that a variance request has been submitted to the Town of Seabrook Island Board of Zoning Appeals relating to the proposed encroachment into the rear setback of this property. While the SIPOA ARC has not yet reviewed these plans, the ARC is aware of the owners’ desire to construct a new residence on this property.

Please contact me if you need any additional information.

Very truly yours,

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

cc:   M. Smith via email
The Village at Seabrook via email
B58 L12 – 3056 Seabrook Village Drive (Master File)