TOWN OF SEABROOK ISLAND
Board of Zoning Appeals Meeting
July 17, 2019 – 2:30 PM

Town Hall, Council Chambers
2001 Seabrook Island Road

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Board of Zoning Appeals Meeting: July 2, 2019  [Pages 3–4]

PUBLIC HEARING ITEMS

1. Variance #162  [Pages 5–103]

APPLICANT:  Catherine R. Johnson (Owner)
Malcolm Brennan (Applicant)

ADDRESS:  3606 Beachcomber Run

TAX MAP NUMBER:  147-14-00-067

ZONING DISTRICT:  SR Single-Family Residential

PURPOSE:  To allow for the renovation/modification of an existing non-conforming residence (in excess of 50% of the building’s appraised value) without having to bring the existing residence into conformity with the current zoning requirements, as required by Sec. 3.30.40 of the DSO

ITEMS FOR INFORMATION / DISCUSSION

There are no Items for Information / Discussion

SITE VISIT

1. Appeal #39 *

APPELLANT:  Cathy Patterson, 4064 Bridle Trail Drive, Seabrook Island, SC

ADDRESSES:  2211 Seabrook Island Road (Lot A-06)
2279 Seabrook Island Road (Lot B-01)
3049 Seabrook Village Drive (Lot B-23)
3061 Seabrook Village Drive (Lot B-26)

* The site visit will take place behind the Seabrook Island Property Owners Association security gate. Any individual wishing to observe the site visit who does not have access behind the security gate should contact (843) 768-5321 for assistance prior to the meeting.
TAX MAP NUMBERS:  147-00-00-042 (Lot A-06)  
                    147-00-00-059 (Lot B-01)  
                    147-00-00-093 (Lot B-23)  
                    147-00-00-096 (Lot B-26)  

ZONING DISTRICT:  PUD / Multi-Family Residential  
PURPOSE:  An appeal of the Zoning Administrator’s determination of the setback requirements for lots A-06, B-01, B-23 and B-26 in the Village at Seabrook Subdivision  

ADJOURN
TOWN OF SEABROOK ISLAND
Board of Zoning Appeals Meeting
July 2, 2019 – 2:30 PM

Town Hall, Council Chambers
2001 Seabrook Island Road

MINUTES

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

Absent: None

Guests: Katrina Burrell (SIPOA), Cathy Patterson (Village at Seabrook), Malcolm Brennan (M. Brennan Architects Inc.)

Chairman Sewell called the meeting of the Board of Zoning Appeals to order at 2:33 PM. Zoning Administrator Cronin confirmed that the requirements of the Freedom of Information Act were fulfilled, and the meeting was properly posted. Chairman Sewell introduced himself and members of the Board to those in the audience and confirmed that a quorum was present.

APPROVAL OF MINUTES

1. Board of Zoning Appeals Meeting: May 28, 2019: Mr. Fox made a motion to approve the minutes from the May 28, 2019 meeting, as submitted. Ms. Kleinman seconded the motion. The motion was approved by a vote of 4-0.

Mr. Finkelstein arrived at approximately 2:40 PM.

ITEMS FOR INFORMATION / DISCUSSION

1. Discussion of Appeal #39 (Village at Seabrook) and Next Meeting Date: Zoning Administrator Cronin notified members of the Board that the town had received an appeal of the Zoning Administrator Letter of Determination regarding setback requirements within the Village at Seabrook. Zoning Administrator Cronin provided Board members with copies of letters he had provided for Lots A-06, B-01, B-23 and B-26, as well as the notice of appeal submitted by Ms. Cathy Patterson, a resident of the Village at Seabrook. A brief discussion took place regarding the process for reviewing and deciding appeals of administrative decision. Zoning Administrator requested that the Board schedule a date for the public hearing on the appeal. Members of the Board decided to hold the pre-meeting and site visit at the end of its next meeting on July 17, 2019. Chairman Sewell recommended that the Board conduct a site visit to the lots that were subject to the Letters of Determination. The Board scheduled the public hearing on the appeal for August 15, 2019.
SITE VISITS

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

- **Variance #162**: 3606 Beachcomber Run (To allow for the renovation/modification of an existing non-conforming residence (in excess of 50% of the building’s appraised value) without having to bring the existing residence into conformity with the current zoning requirements, as required by Sec. 3.30.40 of the DSO)

Prior to departing for the site visit, Zoning Administrator Cronin stated that public notice of the site visit had been provided, pursuant to the Freedom of Information Act. He stated that the agenda for today’s meeting contained the following provision: “This site visits will take place behind the Seabrook Island Property Owners Association security gate. Any individual wishing to observe the site visit who does not have access behind the security gate should contact (843) 768-5321 for assistance prior to the meeting.” He added that no individuals had contacted the town to request access behind the security gate in advance of the meeting. Zoning Administrator Cronin noted that the purpose of the site visit was for observational purposes only, and no testimony would be heard pertaining to the variance application.

The meeting was recessed at approximately 3:19 PM. Board members then traveled individually to 3606 Beachcomber Run. Staff members at Town Hall were notified that the Board was traveling to the site, and anyone coming to Town Hall to observe the site visit should be directed to that location.

1. **3606 Beachcomber Run (Tax Map # 147-14-00-067)**: The Board reconvened at approximately 3:36 PM at 3606 Beachcomber Run. Board members and the Zoning Administrator observed the site, as well as neighboring properties in the vicinity of the site. Board members asked general questions regarding the proposed variance request; however, no testimony was received. The project architect, Mr. Malcolm Brennan, was present on behalf of the property owner. No other individuals were present to observe the site visit.

There being no further business, the meeting was adjourned at 3:44 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 # 162 – 3606 Beachcomber Run
MEETING DATE: July 17, 2019

Variance Application #162

| Applicants:     | Catherine R. Johnson (Owner)  
|                | Malcolm Brennan (Applicant)   |
| Location:       | 3606 Beachcomber Run          |
| Tax Map Number: | 147-14-00-067                 |
| Zoning District:| SR Single-Family Residential  |
| Purpose:        | To allow for the renovation/modification of an existing non-conforming residence (in excess of 50% of the building’s appraised value) without having to bring the existing residence into conformity with the current zoning requirements, as required by Sec. 3.30.40 of the DSO |

Overview

The Town has received a variance application from Malcolm Brennan of M. Brennan Architects ("Applicant"), submitted on behalf of Catherine Johnson, owner of Charleston County Tax Map # 147-14-00-067 ("Owner"), collectively the “Applicants.” The Applicants are seeking a permit to undertake a renovation to an existing residence located at 3606 Beachcomber Run.

The existing residence was constructed in 1979, which was approximately eight years before the town’s incorporation. Because Seabrook Island was unincorporated at that time of its construction, the residence was built under Charleston County’s zoning and development regulations. The property was purchased by the Owner in June of 2017.

On June 3, 2019, the Applicants submitted a site plan and construction drawings for a major renovation to the residence. Upon review by the Zoning Administrator, it was determined that the existing structure does not conform to the side and rear yard setback requirements. Specifically, the existing home encroaches approximately 18 feet into the required 25-foot rear yard setback; the rear deck encroaches 13 feet into the 15-foot rear yard setback for open decks; and the roof overhang on the left side of the structure encroaches approximately 3 feet into the 12.5-foot side yard setback, as opposed to the allowable 1.5 feet. In addition, a ramp and HVAC stand located at the rear of the property encroach onto the neighboring golf course property, which is owned by the Seabrook Island Club.
While the Applicants are not seeking to enlarge or reconstruct any of the existing non-conforming elements, the value of the renovation work will exceed 50% of the structure’s fair market value, as determined by the Charleston County Assessor’s Office ($430,000 Fair Market Value x 50% = $215,000).

In instances when renovation and/or modification to an existing structure exceeds 50% of its fair market value, the town’s Development Standards Ordinance (“DSO”) requires the following:

§ 3.30.40. Nonconforming Structure Modification. Except as provided in Section 3.30.20, if a nonconforming structure is modified to (a) increase its gross floor area by more than fifty percent (50%) of the existing structure or (b) increase its current appraised value of the existing structure by more than fifty percent (50%) as determined by the Town, the entire structure shall become subject to this ordinance and shall be brought up to the standards and shall comply with the requirements contained therein. Periodic renovations over a five (5)-year period shall not increase the gross floor area or appraised value by more than fifty percent (50%) of the floor area or the appraised value of the structure at the time the renovation was permitted.

The Zoning Administrator notified the Applicants of this requirement and informed them that a zoning permit could not be approved by the town without one or more of the following:

- Approval of a variance from the Board of Zoning Appeals to waive the requirements of § 3.30.40;
- Modifying the existing residence to bring it into conformity with the town’s current setback requirements; or
- Reducing the value of the renovation to less than 50% of the structure’s appraised value.

In order to allow for the renovation to take place, the Applicants have submitted a request for the following variance:

<table>
<thead>
<tr>
<th>TYPE</th>
<th>REQUIRED PER DSO</th>
<th>VARIANCE (REQUESTED)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Modification to Non-Conforming Structure</td>
<td>§ 3.30.40: If a nonconforming structure is modified to... (b) increase its current appraised value of the existing structure by more than fifty percent (50%) as determined by the Town, the entire structure shall become subject to this ordinance and shall be brought up to the standards and shall comply with the requirements contained therein.</td>
<td>To waive the requirement of § 3.30.40</td>
</tr>
</tbody>
</table>

In their application, the Applicants have stated that the intent of their request is to allow for the renovation to exceed the 50% threshold without the necessity of bringing the existing residence into compliance with the town’s current setback standards. The Applicants further argue:
a) The existing home pre-dates the town’s incorporation and was constructed to previous county zoning standards;

b) The areas of encroachment are adjacent to permanent open space (golf course);

c) Compliance with the ordinance would require demolition and removal of significant portions of the existing home to comply with current setback requirements;

d) The proposed improvements will actually decrease the degree of non-conformity, as a non-conforming HVAC stand and equipment will be moved to a conforming location; and

e) The modifications will not be of substantial detriment to neighboring properties, the public good or the character of the district, because adjacent properties have similar orientation and are also adjacent to open space.

The property is currently zoned SR Single-Family Residential, and a single-family residence is a permitted use by-right. Aside from the non-conformities referenced above, the existing residence meets all other requirements of the town’s DSO, including front yard setback, right side setback, driveway setback, maximum height and maximum lot coverage.

Staff Comments

As a matter of practice, the town’s Zoning Administrator does not 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 July 17, 2019. Any modification to this site-specific plan prior to the issuance of a zoning permit, with the exception of minor corrections and/or modifications which conform to the requirements of the town’s DSO, shall require further review and approval by the Board of Zoning Appeals prior to permitting.

- Consistent with the state’s Vested Rights Act, the variance shall expire on July 17, 2021 (two years from the date of approval) if no zoning permit has been issued by the town on or before that date.
Respectfully submitted,

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

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

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

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

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

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

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

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

### Application & Property Information

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<th>Item</th>
<th>Page</th>
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<td>2</td>
<td>Survey (Existing Conditions)</td>
<td>17-19</td>
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<tr>
<td>3</td>
<td>Site Plan &amp; Building Drawings</td>
<td>20-49</td>
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<td>4</td>
<td>Subdivision Plat (1976)</td>
<td>50-51</td>
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<td>5</td>
<td>Property Photos</td>
<td>52-58</td>
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<td>6</td>
<td>Zoning Map</td>
<td>59-60</td>
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<td>7</td>
<td>Aerial Image</td>
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<td>FEMA Base Flood Elevations (Current &amp; Preliminary)</td>
<td>63-64</td>
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<td>9</td>
<td>Title to Real Estate</td>
<td>65-71</td>
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<td>10</td>
<td>Property Information Card</td>
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<td>Public Hearing Notice – Letter to Neighboring Property Owners</td>
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<td>Public Hearing Notice – List of Neighboring Property Owners</td>
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<td>13</td>
<td>Public Hearing Notice – U.S.P.S. Certified Mail Receipts</td>
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<tr>
<td>14</td>
<td>Public Hearing Notice – Post and Courier Legal Ad</td>
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<tr>
<td>15</td>
<td>Public Hearing Notice – Property Posting</td>
<td>83-84</td>
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### Other Information

<table>
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<tr>
<th></th>
<th>Neighboring Properties:</th>
<th>Page</th>
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<tbody>
<tr>
<td></td>
<td>b) Block 16 Lot 85 – 3604 Beachcomber Run (1985)</td>
<td>88-90</td>
</tr>
<tr>
<td></td>
<td>c) Block 16 Lot 86 – 3602 Beachcomber Run (1996)</td>
<td>91-93</td>
</tr>
<tr>
<td></td>
<td>d) Block 16 Lot 87 – 3590 Seabrook Island Road (1995)</td>
<td>94-96</td>
</tr>
<tr>
<td></td>
<td>e) Block 16 Lot 88 – 3580 Seabrook Island Road (1986)</td>
<td>97-99</td>
</tr>
<tr>
<td>17</td>
<td>DSO Requirements for Nonconforming Structures</td>
<td>100-101</td>
</tr>
</tbody>
</table>

### Written Correspondence Regarding the Proposed Variance Request

<table>
<thead>
<tr>
<th></th>
<th>Letter from Seabrook Island Club (June 16, 2019)</th>
<th>Page</th>
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</thead>
<tbody>
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<td>18</td>
<td></td>
<td>102-103</td>
</tr>
</tbody>
</table>
Variance Application
TOWN OF SEABROOK ISLAND
2001 Seabrook Island Road
Seabrook Island, SC 29455
(843) 768-9121

APPLICATION FOR VARIANCE
Board of Zoning Appeals

Any applicant seeking a variance from the zoning requirements of the Town of Seabrook Island's Development Standards Ordinance (hereafter, the “DSO”) must submit a written application, along with a $350.00 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>3606 Beachcomber Run</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax Map Number</td>
<td>147-14-00-067</td>
</tr>
<tr>
<td>Block</td>
<td>16</td>
</tr>
<tr>
<td>Lot</td>
<td>84</td>
</tr>
<tr>
<td>Lot Size (Square Feet)</td>
<td></td>
</tr>
</tbody>
</table>

| Is this property subject to an OCRM critical line? (eg. Marsh or Beachfront Lots) | Yes | No |
| Is this property subject to private restrictions or covenants? (eg. SIPOA or regime) | Yes | No |

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

<table>
<thead>
<tr>
<th>Applicant Name(s)</th>
<th>Malcolm Brennan c/o M. Brennan Architects, Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant Address</td>
<td>113 Wappoo Creek Drive, Ste. 4, Charleston, SC. 29412</td>
</tr>
<tr>
<td>Applicant Phone Number</td>
<td>843-406-7813</td>
</tr>
<tr>
<td>Applicant Email Address</td>
<td><a href="mailto:m@mbrennanarchitects.com">m@mbrennanarchitects.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)?

Design Professional

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

<table>
<thead>
<tr>
<th>Owner Name(s)</th>
<th>Catherine R. Johnson</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner Mailing Address</td>
<td>2622 West Lake Street, Apt. 416, Minneapolis MN. 55416</td>
</tr>
<tr>
<td>Owner Phone Number</td>
<td>612-803-0782</td>
</tr>
<tr>
<td>Owner Email Address</td>
<td><a href="mailto:katierjohnson@comcast.net">katierjohnson@comcast.net</a></td>
</tr>
</tbody>
</table>

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

Owner Signature(s): 

Date: 04/01/2019

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

Applicant Signature(s): 

Date: 06/04/19

OFFICE USE ONLY

Date Filed: 

Variance Application #: 

Hearing Date:

Variance Application (Rev. 05/2019)
A. Please provide a brief description of the proposed scope of work:

This project includes interior remodelling, new code compliant windows and doors, structural stabilization and improvement, removal of the mansard roofing at the second floor balcony, water-proofing issues, and code required improvements to the mechanical, and electrical systems.

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): §3.30.40?Nonconforming Structure Modification.

2) DSO Requirement(s): Except as provided in Section 3.30.20, if a nonconforming structure is modified to (a) increase its gross floor area by more than fifty percent (50%) of the existing structure or (b) increase its current appraised value of the existing structure by more than fifty percent (50%) as determined by the Town, the

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:

This home pre-dates the town. It was constructed in 1979, before the town was incorporated. The setback encroachment is adjacent to permanently open space.

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

The attached aerial photo and Charleston County GIS Map shows that the homes on the adjacent properties have similar relationships to the rear property line.

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:

Compliance with the ordinance would require removal of a significant portion of two floors of the existing home.

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

The proposed improvements actually decrease the existing encroachment by relocating the existing hvac stand inside the allowable setback lines. The existing encroachment poses no detriment to the adjacent properties, public good, or character of the district, because the adjacent properties have similar orientation, and are adjacent to permanently open space.
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.

☑ $350.00 Application Fee
  - The application fee may be paid by cash or check only.

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

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

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

☑ Letter of Approval from Property Owners Association and/or Regime: (Paper Required; PDF Optional)
  - Required for all properties which are subject to private restrictions and/or covenants.
  - If approval is pending, please attach a Letter of Acknowledgement from the POA and/or Regime.

☑ Letters of support, petitions, photographs, and any other documentation which an Applicant feels may support his or her request may be attached but are not required. (Paper & Digital Files Optional)

CRITERIA FOR REVIEW

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

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

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

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

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

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

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

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 #2

Survey (Existing Conditions)
ATTACHMENT #3

Site Plan & Building Drawings
EXTERIOR LIGHT FIXTURE SELECTION SCHEDULE

<table>
<thead>
<tr>
<th>MARK</th>
<th>MANUFACTURER</th>
<th>MODEL NUMBER</th>
<th>FINISH</th>
<th>LAMP</th>
<th>MARK</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>WAC</td>
<td>FM-100</td>
<td>LED</td>
<td>FLUFD/LJKWLQJ</td>
<td>A</td>
</tr>
<tr>
<td>B</td>
<td>WAC</td>
<td>FM-100</td>
<td>LED</td>
<td>FEISS</td>
<td>B</td>
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<tr>
<td>C</td>
<td>FEISS</td>
<td>FM-100</td>
<td>LED</td>
<td>FEISS</td>
<td>C</td>
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</tbody>
</table>

*INCLUDE THE COST OF THE FIXTURES SPECIFIED ABOVE IN THE BASE BID. THE ELECTRICAL FIXTURE ALLOWANCE PERTAINS ONLY TO FIXTURES SPECIFIED.*
ATTACHMENT #4

Subdivision Plat (1976)
SEABROOK ISLAND
CHARLESTON COUNTY, S.C.

PLAT OF LOTS 77-86 BLOCK 16

MARCH 19, 1976

SCALE 1" = 100'

FUTURE DEVELOPMENT

THIRTEENTH FAIRWAY GOLF COURSE NO. 1

BEACHCOMBER RUN 50TH W

50' PE W

PREVIOUSLY PLANNED NO. 3546-11
RECORDED BOOK 76 PAGE 4

SEABROOK ISLAND COMPANY

ATLANTIC OCEAN

CURVE DATA

CURVE A

B - B

FLOOD INSURANCE INFORMATION

LOT Rate Class 12.47

NOTES:

1. ALL LOT CORNERS MARKED WITH PIPES.

2. ALL CURVE MEASUREMENTS ARE ARC LENGTHS.

3. OWNED BY SEABROOK ISLAND COMPANY.

4. ACRES 4.92 ACRES.

5. ALL CORNER NAD 830 20'.

E. M. SEABROOK, JR., INC.
ENGINEERS - SURVEYS - PLANNERS
ATTACHMENT #5

Property Photos
ATTACHMENT #6

Zoning Map
ATTACHMENT #7

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 Elevations
(Current & Preliminary)
FEMA Base Flood Elevation (Current)

AE-14

FEMA Base Flood Elevation (Preliminary)

AE-10
TITLE TO REAL ESTATE
STATE OF SOUTH CAROLINA 
COUNTY OF CHARLESTON 

KNOW ALL MEN BY THESE PRESENTS, that we, William J. Ledbetter a/k/a William Jones Ledbetter and Jane L. East a/k/a Jane Ledbetter East ("Grantor"), in the State aforesaid, for and in consideration of the sum of SEVEN HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($749,900.00), to us in hand paid at and before the sealing of these Presents by Catherine R. Johnson, 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 Catherine R. Johnson, the following described property, to-wit:

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

TMS Number: 147-14-00-067

Address of Grantee(s): 
2431 Angel Rd. 
Surfside Lake, MN 55118

This is the same property, a portion of which was conveyed to Grantor by deed from Eleanor J. Ledbetter dated October 1, 1983 and recorded on October 10, 1983 in Book G133, Page 162 in the Charleston County Recording Office. Being also the same proportion, a portion of which was conveyed by deed from William J. Ledbetter as Trustee of the Ann Ledbetter Irrevocable Trust dated December 1, 1997, dated March 12, 2012 and recorded March 14, 2012 in Book 0239, page 027 in the aforesaid Charleston County Recording Office.

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

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Catherine R. Johnson, her heirs and assigns, forever.

AND subject to the exceptions set forth above, we do bind ourselves and our heirs, executors, and administrators, to warrant and forever defend, all and singular, the premises before mentioned unto the said Catherine R. Johnson, her heirs and assigns, against us and our heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.
WITNESS my hand and seal this 30 day of May, in the year of our Lord Two Thousand Seventeen and in the Two Hundred and Forty-First year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

[Signature]
Witness #1

[Signature]
Witness #2

[Signature]
William J. Ledbetter a/k/a William Jones Ledbetter

STATE OF SC )
COUNTY OF Spots )

The foregoing instrument was acknowledged before me by William J. Ledbetter a/k/a William Jones Ledbetter, this 30 day of May, 2017.

[Signature] (SEAL)
Notary Public for SC
My commission expires: 10.6.21
WITNESS my hand and seal this 26th day of May, in the year of our Lord Two Thousand Seventeen and in the Two Hundred and Forty-First year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness #1

Witness #2

STATE OF South Carolina )
COUNTY OF Lexington )

The foregoing instrument was acknowledged before me by Jane L. East a/k/a Jane Ledbetter East, this 26th day of May, 2017.

Notary Public for SC
My commission expires: My Commission Expires
April 13, 2019
EXHIBIT A

ALL that certain lot, piece, or parcel of land, situate, lying and being on Seabrook Island, Charleston County, South Carolina, and known and designated as Lot 84. Block 16, on a Plat by E.M. Seabrook, Jr., CE & LS, dated November 5, 1975, and recorded in the RMC Office for Charleston County in Plat Book AF, at page 80.

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

This conveyance is subject to the restrictions, covenants, reservations and charges applicable to said premises contained in the Protective Covenants dated November 13, 1972, and recorded in the RMC Office for Charleston County in Book N100, at page 296, as amended by instrument recorded in Book Y110, at page 143, RMC Office; and subject to the rules, regulations, conditions, requirements and charges of Seabrook Island Property Owners Association as contained in the Restated and Amended By-Laws of Seabrook Island Property Owners Association certified on May 28, 1976, and recorded in the RMC Office for Charleston County in Book S109, at page 2, as amended by instrument recorded in Book H127, at page 163, RMC Office aforesaid, and all further amendments.

TMS #147-14-00-067
STATE OF SOUTH CAROLINA  )
COUNTY OF CHARLESTON   )

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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

2. The property being transferred is located at 3606 Beachcomber Run, Johns Island, SC 29455 bearing Charleston County Tax Map Number 147-14-00-067, was transferred by William J. Ledbetter a/k/a William Jones Ledbetter and Jane L. East a/k/a Jane Ledbetter East to Catherine R. Johnson on June 1, 2017.

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

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

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See information section of this affidavit): (a) __ The fee is computed on the consideration paid or to be paid in money or money’s worth in the amount of $749,900.00
   (b) ___ The fee is computed on the fair market value of the realty which is $ ____________
   (c) ___ The fee is computed on the fair market value of the realty as established for property tax purposes which is $ ____________

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

6. The deed recording fee is computed as follows:
   (a) Place the amount listed in item 4 above here:
       $749,900.00
   (b) Place the amount listed in item 5 above here:
       ____________
   (c) Subtract line 6(b) from Line 6(a) and place result here:
       $749,900.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: 2,775.00

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

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

   [Signature]
   Legal Representative
   Print Name

Sworn to before me this 1st day of June, 2017.

[Signature]
Notary Public for South Carolina
My Commission Expires: 11/3/2021
**RECORDED**

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<td>Time:</td>
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<td>0642</td>
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Charlie Lybrand, Register
Charleston County, SC

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<td>TOTAL</td>
<td>$2,786.00</td>
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**RECEIVED From RMC**
Jun 08, 2017
Peter J. Tacklenburg
Charleston County Auditor

**DRAWER CLERK**
Drawer 2
JBA
ATTACHMENT #10

Property Information Card
Charleston County, South Carolina

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<tr>
<th>Property ID (PIN)</th>
<th>Alternate ID (AIN)</th>
<th>Parcel Address</th>
<th>Data refreshed as of</th>
<th>Assess Year</th>
<th>Pay Year</th>
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<tr>
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<td>3606 BEACHCOMBER RUN, SEABROOK ISLAND</td>
<td>6/28/2019</td>
<td>2018</td>
<td>2018</td>
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Current Parcel Information

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<tr>
<th>Owner</th>
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<tr>
<td>JOHNSON CATHERINE R</td>
<td>101 - RESID-SFR</td>
<td>.0000</td>
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Legal Description: Subdivision Name -SEABROOK ISLAND Description -LT 84 BLK 16 PlatSuffix W-77 PoITwp 009

Historic Information

<table>
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<tr>
<th>Tax Year</th>
<th>Land</th>
<th>Improvements</th>
<th>Market</th>
<th>Taxes</th>
<th>Payment</th>
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Sales Disclosure

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<th>Grantor</th>
<th>Book &amp; Page</th>
<th>Date</th>
<th>Deed</th>
<th>Vacant</th>
<th>Sale Price</th>
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</thead>
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<td>$749,900</td>
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<td>3/12/2012</td>
<td>Ge</td>
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<td>$0</td>
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<td>LEBETTER WILLIAM JONES</td>
<td>O350 251</td>
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<td>G133 162</td>
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Improvements

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<th>Building</th>
<th>Type</th>
<th>Use Code</th>
<th>Description</th>
<th>Constructed Year</th>
<th>Stories</th>
<th>Bedrooms</th>
<th>Finished Sq. Ft.</th>
<th>Improvement Size</th>
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<td>1979</td>
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<td>05</td>
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ATTACHMENT #11

Public Hearing Notice:
Letter to Neighboring Property Owners
PUBLIC HEARING NOTICE

TO: Neighboring Property Owners
FROM: Joseph M. Cronin, Town Administrator/Zoning Administrator
SUBJECT: Variance Request for 3606 Beachcomber Run
DATE: June 17, 2019

Dear Property Owner,

The purpose of this letter is to notify you that the owners of 3606 BEACHCOMBER RUN have requested a VARIANCE from the zoning requirements of the Town’s Development Standards Ordinance (DSO). The purpose of the variance request is TO ALLOW FOR THE RENOVATION/MODIFICATION OF AN EXISTING NON-CONFORMING RESIDENCE (IN EXCESS OF 50% OF THE BUILDING’S APPRAISED VALUE) WITHOUT HAVING TO BRING THE EXISTING RESIDENCE INTO CONFORMITY WITH THE CURRENT ZONING REQUIREMENTS, AS REQUIRED BY SEC. 3.30.40 OF THE DEVELOPMENT STANDARDS ORDINANCE. A copy of the variance application is enclosed for your information.

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

PUBLIC HEARING DATE: Wed. July 17, 2019
PUBLIC HEARING TIME: 2:30 PM
PUBLIC HEARING LOCATION: Seabrook Island Town Hall
2001 Seabrook Island Road
Seabrook Island, SC 29455

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

ONLINE: www.townofseabrookisland.org (Through 12:00 PM on May 21, 2019)
BY E-MAIL: jcronin@townofseabrookisland.org
BY MAIL: Town of Seabrook Island, Attn: Zoning Administrator
2001 Seabrook Island Road, Seabrook Island, SC 29455

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

Sincerely,

Joseph M. Cronin
Town Administrator/Zoning Administrator

75
Attachment #12

Public Hearing Notice:
List of Neighboring Property Owners
<table>
<thead>
<tr>
<th>Property Address</th>
<th>Owner(s) of Record</th>
<th>Mailing Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>3602 Beachcomber Run</td>
<td>Kimberly &amp; Gerald Ragan</td>
<td>594 Wynthrop Manor Court</td>
<td>Marietta</td>
<td>GA</td>
<td>30064</td>
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<tr>
<td>3603 Beachcomber Run</td>
<td>Marvin J Jenkins Trust &amp; Susan Jenkins McLean Trust</td>
<td>3604 Beachcomber Run</td>
<td>Seabrook Island</td>
<td>SC</td>
<td>29455</td>
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<tr>
<td>3604 Beachcomber Run</td>
<td>Richard &amp; Helen Donohue</td>
<td>1041 Ridge Ave Unit 113</td>
<td>Wilmette</td>
<td>IL</td>
<td>60091</td>
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<tr>
<td>3605 Beachcomber Run</td>
<td>3605 Beachcomber LLC</td>
<td>38404 Chimney Ridge Trail</td>
<td>Willoughby</td>
<td>OH</td>
<td>44094</td>
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<td>3607 Beachcomber Run</td>
<td>Small-Shapiro Family Trust</td>
<td>15 Crescent Drive</td>
<td>Orinda</td>
<td>CA</td>
<td>94563</td>
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<tr>
<td>3608 Beachcomber Run</td>
<td>David &amp; Trudy Cappiello</td>
<td>390 Vanderbilt Road</td>
<td>Asheville</td>
<td>NC</td>
<td>28803</td>
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<tr>
<td>3609 Beachcomber Run</td>
<td>Luke Rosser Trust &amp; Harold Rosser Trust</td>
<td>11716 Ney Manor Way</td>
<td>Charlotte</td>
<td>NC</td>
<td>28277</td>
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<tr>
<td>3610 Beachcomber Run</td>
<td>Shaun &amp; Bonnie McConnon</td>
<td>105 Plain Road</td>
<td>Wayland</td>
<td>MA</td>
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<td>3611 Beachcomber Run</td>
<td>Beachcomber Run LLC</td>
<td>2648 Clob Park Road</td>
<td>Winston-Salem</td>
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<td>3612 Beachcomber Run</td>
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<td>Seabrook Island</td>
<td>SC</td>
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<tr>
<td>3565 Seaview Drive</td>
<td>Elizabeth Sansom</td>
<td>2153 Duncan Road</td>
<td>Knoxville</td>
<td>TN</td>
<td>37919</td>
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<tr>
<td>TM # 147-00-00-027</td>
<td>The Club at Seabrook Island</td>
<td>1002 Landfall Way</td>
<td>Seabrook Island</td>
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<tr>
<td>Property Owners Association</td>
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<td>1202 Landfall Way</td>
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</table>

Regime: Not Applicable
ATTACHMENT #13

Public Hearing Notice:
U.S.P.S. Certified Mail Receipts
Public Hearing Notice:
Post & Courier Legal Ad
AFFIDAVIT OF PUBLICATION

The Post and Courier

State of South Carolina  
County of Charleston

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

(copies attached)

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

06/17/19 Mon PC  
06/17/19 Mon CNW

at a cost of $114.18
Account# 108294
Order# 1799017

P.O. Number:

Subscribed and sworn to before me this 14th day of June, 2019
A.D.

Advertising clerk

[Signature]

NOTARY PUBLIC, SC
My commission expires 09/24/2023
Public Hearing Notice:
Property Posting
NOTICE
Board of Zoning Appeals Hearing
The Board of Zoning Appeals of the Town of Edisto Island, SC, will host a public hearing at 7:00 p.m. on April 11, 2022.
PUBLIC INVITED
Property Owners seeking variance from Section 5.3.1 of the Zoning Ordinance
VARIANCE IS TO ALLOW: Termination for flexibility of use: a) minor off-site changes, b) minor on-site changes, c) minor site improvements, d) other variances necessary to the site and not contrary to neighborhood character.
Documents related to the above variance may be found at the Town Hall, 2700 Highway 286, Edisto Island, SC 29438.
THIS NOTICE SHALL NOT BE DELETED OR DEFACED UNDER PENALTY OF LAW.
ATTACHMENT #16-A

Neighboring Properties:
Block 16 Lot 83 – 3608 Beachcomber Run (1984)

*Non-Conforming*
Charleston County, South Carolina

Property ID (PIN) | Alternate ID (AIN) | Parcel Address | Data refreshed as of | Assess Year | Pay Year
--- | --- | --- | --- | --- | ---
1471400066 |  | 3608 BEACHCOMBER RUN, SEABROOK ISLAND | 6/28/2019 | 2018 | 2018

Current Parcel Information

Owner | CAPPIELLO DAVID L CAPPIELLO TRUDY W
Owner Address | 390 VANDERBILT RD, ASHEVILLE NC 28803-3036

Legal Description | Subdivision Name -SEABROOK ISLAND Description -LT 83 BLK 16 PlatSuffix W-77 PolTwp 009

Historic Information

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<tr>
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<th>Improvements</th>
<th>Market</th>
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<th>Payment</th>
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Sales Disclosure

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<th>Grantor</th>
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<th>Date</th>
<th>Deed</th>
<th>Vacant</th>
<th>Sale Price</th>
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Improvements

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<th>Building</th>
<th>Type</th>
<th>Use Code Description</th>
<th>Constructed Year</th>
<th>Stories</th>
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ATTACHMENT #16-B

Neighboring Properties:
Block 16 Lot 85 – 3604 Beachcomber Run (1985)

Non-Conforming
Charleston County, South Carolina

Property ID (PIN) | Alternate ID (AIN) | Parcel Address | Data refreshed as of | Asses Year | Pay Year
--- | --- | --- | --- | --- | ---
1471400068 | | 3604 BEACHCOMBER RUN, SEABROOK ISLAND | 6/28/2019 | 2018 | 2018

Current Parcel Information

Owner | Property Class Code | Acreage
--- | --- | ---
DONOHUE RICHARD H DONOHUE HELEN L | 101 - RESID-SFR | .0000

Owner Address | Legal Description
--- | ---
1041 RIDGE AVE UNIT 113 WILMETTE IL 60091 | Subdivision Name -SEABROOK ISLAND Description -LT 85 BLK 16 PlatSuffix W-77 PolTwp 009

Historic Information

<table>
<thead>
<tr>
<th>Tax Year</th>
<th>Land</th>
<th>Improvements</th>
<th>Market</th>
<th>Taxes</th>
<th>Payment</th>
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Sales Disclosure

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<thead>
<tr>
<th>Grantor</th>
<th>Book &amp; Page</th>
<th>Date</th>
<th>Deed</th>
<th>Vacant</th>
<th>Sale Price</th>
</tr>
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<tbody>
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<td>RATHBURN MARGUERITE W 1/2 INT</td>
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<td>RATHBUN RANSOM P</td>
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Improvements

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<th>Building</th>
<th>Type</th>
<th>Use Code</th>
<th>Description</th>
<th>Constructed Year</th>
<th>Stories</th>
<th>Bedrooms</th>
<th>Finished Sq. Ft.</th>
<th>Improvement Size</th>
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<tbody>
<tr>
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<td>02</td>
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3604 Beachcomber Run

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ATTACHMENT #16-C

Neighboring Properties:
Block 16 Lot 86 – 3602 Beachcomber Run (1996)

Conforming
Charleston County, South Carolina

Property ID (PIN) | Alternate ID (AIN) | Parcel Address | Data refreshed as of | Assess Year | Pay Year
--- | --- | --- | --- | --- | ---
1471400069 | 3602 BEACHCOMBER RUN, SEABROOK ISLAND | 6/28/2019 | 2018 | 2018

Current Parcel Information

Owner | Owner Address | Property Class Code | Acreage
--- | --- | --- | ---
RAGAN KIMBERLY E RAGAN GERALD A | 594 WYNTHROP MANOR CT MARIETTA GA 30064 | 101 - RESID-SFR | .0000

Legal Description | Subdivision Name -SEABROOK ISLAND Description -LT 86 BLK 16 PlatSuffix W-77 PolTwp 009

Historic Information

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<tr>
<th>Tax Year</th>
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<th>Market</th>
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Sales Disclosure

Grantor | Book & Page | Date | Deed | Vacant | Sale Price
--- | --- | --- | --- | --- | ---
RAGAN KIMBERLY E | 0730 827 | 7/3/2018 | Ge | | $5
RAGAN KIMBERLY E | 0730 512 | 7/2/2018 | Ge | | $0
EAGLE JOHN R MANAGEMENT TRUST | 0730 509 | 7/2/2018 | Ge | | $0
EAGLE 1999 FAMILY TRUST | 0730 505 | 7/2/2018 | Ge | | $0
EAGLE JOHN R AND | 0107 875 | 1/5/2010 | Ge | | $5
SAWYER TONI M | M252 319 | 1/27/1995 | Ge | | $136,000
SAWYER TONI M | Y193 122 | 6/7/1990 | Ge | | $0

Improvements

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<th>Building</th>
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<th>Finished Sq. Ft.</th>
<th>Improvement Size</th>
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</table>
ATTACHMENT #16-D

Neighboring Properties:
Block 16 Lot 87 – 3590 Seabrook Island Road (1995)

Conforming
## Charleston County, South Carolina

### Property ID (PIN) 
1471400031

### Parcel Address 
3590 SEABROOK ISLAND RD, SEABROOK ISLAND

### Data refreshed as of 
6/28/2019

### Assessed Year 
2018

### Pay Year 
2018

#### Current Parcel Information

<table>
<thead>
<tr>
<th>Owner</th>
<th>Barnett F William Barnett Alice Kupler</th>
</tr>
</thead>
</table>
| Owner Address | 3800 Maplewood Ave  
Dallas TX 75205-2829 |

| Legal Description | Subdivision Name -SEABROOK ISLAND Description -LT 87 BLK 16 PlatSuffix AF-4 PolTwp 009 |

#### Historic Information

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<td>ERINGAARD SUSAN M</td>
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<tr>
<td>BARRIER ISLAND PARTNERS II INC</td>
<td>L271 851</td>
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<td>CHAMBERLAIN MARIAN</td>
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<td>GAMBLE WILLIAM B JR</td>
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<td>FREY JULIA NICHOLSON</td>
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#### Improvements

<table>
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<th>Building</th>
<th>Type</th>
<th>Use Code Description</th>
<th>Constructed Year</th>
<th>Stories</th>
<th>Bedrooms</th>
<th>Finished Sq. Ft.</th>
<th>Improvement Size</th>
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</thead>
<tbody>
<tr>
<td>R01</td>
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<td>Dwelling</td>
<td>1995</td>
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</table>
Neighboring Properties:
Block 16 Lot 88 – 3580 Seabrook Island Road (1986)

Non-Conforming
### Charleston County, South Carolina

**Property ID (PIN)**: 1471400032  
**Parcel Address**: 3580 SEABROOK ISLAND RD, SEABROOK ISLAND  
**Data refreshed as of**: 6/28/2019  
**Assess Year**: 2018  
**Pay Year**: 2018

#### Current Parcel Information
- **Owner**: ASHIKARI MARILYN M  
- **Owner Address**: 99 TOMAHAWK ST, YORKTOWN HEIGHTS NY 10598-6311  
- **Property Class Code**: 101 - RESID-SFR  
- **Acreage**: .3500  
- **Legal Description**: Subdivision Name -SEABROOK ISLAND Description -LT 88 BLK 16 PlatSuffix BG-3 PolTwp 009

#### Historic Information

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<th>Tax Year</th>
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#### Sales Disclosure

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<th>Date</th>
<th>Deed</th>
<th>Vacant</th>
<th>Sale Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>WRIGHT CYNTHIA C</td>
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<td>J148 651</td>
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#### Improvements

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<th>Building</th>
<th>Type</th>
<th>Use Code Description</th>
<th>Constructed Year</th>
<th>Stories</th>
<th>Bedrooms</th>
<th>Finished Sq. Ft.</th>
<th>Improvement Size</th>
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</thead>
<tbody>
<tr>
<td>R01</td>
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<td>Dwelling</td>
<td>1986</td>
<td>1.5</td>
<td>03</td>
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</tbody>
</table>
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ATTACHMENT #17

DSO Requirements for Nonconforming Structures
Sec. 3.30. - Nonconforming Structures.

Buildings or structures, which were lawfully constructed prior to the adoption of this Ordinance or any amendment thereof, but do not meet the provisions of this Ordinance may continue to exist, provided:

§ 3.30.10. A nonconforming structure shall not be re-established, re-occupied or replaced with the same or similar building structure if physically removed or relocated from its specific site location after passage of this Ordinance, with the exception of property covered by the South Carolina Coastal Tidelands and Wetlands Act 48.39 Coastal Management Act and related laws dated July 1, 1988. (See § 9.20)

§ 3.30.20. A nonconforming structure shall not be repaired or rebuilt after the same has been damaged or damaged beyond repair in such a way as to increase the extent of its pre-damage nonconformity except as necessary to comply with applicable building codes, other provisions of the Town Code, DSO, and any and all other applicable codes, rules and regulations; and provided that, upon approval of the Planning Commission, a nonconforming structure that has been damaged beyond repair may be rebuilt in its pre-damaged footprint at or below its pre-damaged density, even if such structure would be nonconforming under the Town's DSO. The number of units of a repaired structure (density) may not be increased from pre-damage levels. Footprint shall be defined as the surface space and location relative to property lines occupied by the pre-damage structure including porches and decks. All other provisions of the Town Code, DSO and any and all other applicable codes, rules and regulations must be complied with to the satisfaction of the Planning Commission and applicable authorities. For purposes of this section, the term "damaged beyond repair" means that more than sixty-six and two-thirds (66%) of the replacement value of the structure has been destroyed.

§ 3.30.30. Nothing in this Section shall be deemed to prevent the strengthening, or restoring to a safe condition, any building declared to be unsafe by an official charged with protecting the public safety, upon order of such individual.

§ 3.30.40. Nonconforming Structure Modification. Except as provided in Section 3.30.20, if a nonconforming structure is modified to (a) increase its gross floor area by more than fifty percent (50%) of the existing structure or (b) increase its current appraised value of the existing structure by more than fifty percent (50%) as determined by the Town, the entire structure shall become subject to this ordinance and shall be brought up to the standards and shall comply with the requirements contained therein. Periodic renovations over a five (5)-year period shall not increase the gross floor area or appraised value by more than fifty percent (50%) of the floor area or the appraised value of the structure at the time the renovation was permitted.

Letter from Seabrook Island Club  
(June 19, 2019)
June 19, 2019

Joe Cronin
Town Administrator
Town of Seabrook Island
2001 Seabrook Island Rd.
Seabrook Island, SC 29455

Dear Mr. Cronin:

This letter is in regards to the request for a variance for 3606 Beachcomber within the Town of Seabrook Island. As per Charleston County records, the property in question is within the setback, as it borders the 13th hole of Ocean Winds Golf Course of Seabrook Island Club and approval of a variance is required. Based on our observations of the property and Charleston County documents provided by the owners, Seabrook Island Club is satisfied with and in support of the variance requested.

Should you have any questions, feel free to reach out to me at your convenience.

Sincerely,

Caleb Elledge, CCM, PGA
General Manager / COO
Seabrook Island Club