

Notice of Appeal - Form 1 Board of Zoning Appeals

Date Filed: 7-1-2019 Permit Application No. _____ Appeal No. 39

Instructions

This form must be completed for a hearing on **appeal** from action of a zoning official, application for a **variance** or application for **special exception**. Entries must be printed or typewritten. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent. An accurate, legible plot plan showing property dimensions and locations of structures and improvements must be attached to an application for variance or special exception.

THE APPLICANT HEREBY APPEALS [indicate one]:

- from action of a zoning official as stated on attached Form 2
- for a variance as stated on attached Form 3.
- for a special exception as stated on attached Form 4.

APPLICANT(S) [print] Cathy Patterson

Address: 4064 BRIDGE TRAIL DRIVE

Telephone: 843-768-9726 [work] _____ [home]

Interest: Vested Owner(s): IN THE VILLAGE Adjacent Owner(s); Other: _____

OWNER(S) [if other than Applicant(s)]: _____

Address: _____

Telephone: _____ [work] _____ home]

[Use reverse side if more space is needed.]

PROPERTY ADDRESS:

Lot _____ Block _____ Subdivision VILLAGE AT SEABROOK PUD

Tax Map No. _____ Plat Book _____ Page _____

Lot Dimensions: _____ Area: _____

Zoning District: _____ Zoning Map Page: _____

DESIGNATION OF AGENT [complete only if owner is not applicant]: I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.

Date: _____

Owner signature(s)

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

Date: 7-1-2019

Cathy Patterson
Applicant signature(s)

Appeal from Action of Zoning Official - Form 2
Board of Zoning Appeals

Date Filed: 7-1-2019 Permit Application No. _____ Appeal No. _____

1. Applicant hereby appeals to the board of zoning appeals from the action of the zoning official affecting the property described in the Notice of Appeal [Form 1] on the grounds that:

granting denial of an application for a permit to these new setback determinations in the U@S
was erroneous and contrary to provisions of the zoning ordinance in Section _____; or other action or decision of the zoning official was erroneous as follows:

Does not follow the ~~Major~~ Master Plan of the Village, as built ^{as of} today

2. Applicant is aggrieved by the action or decision in that:
if it may make some lots unbuildable decreases the value of lots & homes & it changes the neat & uniform appearance of the Village

3. Applicant contends that the correct interpretation of the zoning ordinance as applied to the property is:
what is ~~study~~ closely planned on the final Plat map - given that the prior Z. A may have made minor changes so it is not 100%

4. Applicant requests the following relief:
correct - that the Master Plan & original intent of the Village Plat map is followed & all non conforming ^{issues} are grandfathered in

Date: 7/1/2019

Applicant signature
Catherine A Patterson

Ms. Catherine Patterson
4064 Bridle Trail Dr.
Johns Island, SC 29455-6242


July 1, 2019

To the Town of Sealbrook Island Board of
Zoning Appeals,

I am appealing the zoning administrator's determinations for changing the setback requirements for the Village at Sealbrook. The new setback regulations are not what has been built on the village for the past 19 years. I am questioning who amongst the DSO, Village master PUD plan, SIPDA-ARC, has control over the Village setbacks. Who determines who has the more restrictive set backs. Why have the setbacks changed after all these years? It seems the changes are major - why isn't the planning commission overseeing the changes + sending their recommendations to town council to amend the master plan of the Village PUD, as per the DSO.

Who is correct? The previous zoning administrator who had direct contact with the Developer of the Village, the planning commission, the builders, SIPDA-ARC, & the Town Council, or the new determinations?

I feel these determinations that have been made will have a negative impact on some village property owners.



Ms. Catherine Patterson
4064 Bridle Trail Dr.
Johns Island, SC 29455-6242

July 1, 2019

In the worst case scenario, where there are 3 side by side undeveloped lots, if the outer 2 lots each built to their lot lines, the middle lot would have to provide the full 15 feet of buffer on each side & most likely become unbuildable. In addition corner lots, cul-de-sac corner lots & previously built corner houses will now have no rear yard setbacks required. Therefore houses can be built back to back 15 feet apart as opposed to the original 50 foot requirement as used in the past. All pie shaped lots will now have a 25 foot rounded rear setback.

It seems that the placing of homes on odd shaped lots & corner lots within the village was a challenge, but the original plan accepted this restriction in order to meet the density requirements of the PUB. This can be seen on the final Plat map of the village along with the Land Usage Summary & setback requirements. It also can be supported visually as to how the village has been built out so far to date.

Enclosed is the \$150.00 fee that is required,

Sincerely - Cathy Patterson
4064 Bridle Trail Drive
Individual owner Village at Seabrook