



## PUBLIC HEARING NOTICE

**TO:** Neighboring Property Owners  
**FROM:** Tyler Newman, Zoning Administrator  
**SUBJECT:** Variance Request for 3237 Middle Dam Ct. (Variance #185)  
**DATE:** March 20, 2024

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Dear Property Owner:

The purpose of this letter is to notify you that the owners of **3237 MIDDLE DAM COURT** have requested VARIANCES from the zoning requirements of the Town's Development Standards Ordinance (DSO). The specific variance requests are:

- **1) A VARIANCE FROM DSO § 5.3.B, RESIDENTIAL SETBACKS, TO ALLOW FOR 115.1 SQUARE FEET OF SCREEN PORCH ADDITION TO ENCROACH 5 FEET AND ½ INCH INTO THE REQUIRED 25-FOOT REAR YARD SETBACK, 2) A VARIANCE FROM DSO § 5.3.B, RESIDENTIAL SETBACKS, TO ALLOW FOR 81.9 SQUARE FEET OF COVERED DECK TO ENCROACH 5 FEET AND ½ INCH INTO THE REQUIRED 25-FOOT REAR YARD SETBACK, AND 3) A VARIANCE FROM DSO § 5.3.B, RESIDENTIAL SETBACKS, TO ALLOW FOR 293.5 SQUARE FEET OF POOL TO ENCROACH 15 FEET AND ½ INCH 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 **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:** Wednesday, April 24, 2024  
**PUBLIC HEARING TIME:** 1:00 PM  
**PUBLIC HEARING LOCATION:** TOWN HALL (2001 SEABROOK ISLAND ROAD)

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

The Public Hearing will be live streamed on the town's YouTube channel beginning at 1:00 PM at the following address: <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 [tnewman@townofseabrookisland.org](mailto:tnewman@townofseabrookisland.org).

Sincerely,

Tyler Newman  
Zoning Administrator

**TOWN OF SEABROOK ISLAND, SC  
NOTICE OF PUBLIC HEARING**

The Town of Seabrook Island Board of Zoning Appeals will conduct a Public Hearing at 1:00 p.m. on April 24, 2024, at Seabrook Island Town Hall (2001 Seabrook Island Road). During the meeting, the Board will consider the following request for variance from the Development Standards Ordinance for the Town of Seabrook Island:

**APPLICATION # 185**

APPLICANT: Mr. & Mrs. Steve Althoff (Owners), Michael Karamus (Applicant)

ADDRESS: 3237 Middle Dam Court

TAX MAP NUMBER: 147-12-00-048

ZONING DISTRICT: R-SF2 Residential

CODE SECTION: §5.3.B, Residential Setback (rear yard setback)

VARIANCE REQUEST: 1) To allow for 115.1 square feet of screen porch addition to encroach 5 feet ½ inch into the required 25-foot rear yard setback, 2) to allow for 81.9 square feet of covered deck to encroach 5 feet and ½ inch into the required 25-foot rear yard setback, and 3) to allow for 293.5 square feet of pool to encroach 15 feet and ½ inch into the required 25-foot rear yard setback.

The meeting will be open to the public. Documents relating to the variance request may be viewed at Town Hall during regular business hours or on the town's website at [www.townofseabrookisland.org](http://www.townofseabrookisland.org).

**Participate Virtually**: Individuals who wish to participate in Public Hearing via Zoom may call (843) 768-9121 or email [kwatkins@townofseabrookisland.org](mailto:kwatkins@townofseabrookisland.org) for log-in information.

**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**: <https://www.townofseabrookisland.org/variance-185.html>
- **EMAIL**: [tnewman@townofseabrookisland.org](mailto:tnewman@townofseabrookisland.org)
- **MAIL**: Town of Seabrook Island, 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 1:00 p.m. at <https://www.youtube.com/channel/UCIkF87knEApHD1q0kGlaGZg>.

**More Information**: For more information, please call (843) 768-9121.



REICHART WALTER E  
2345 MARSH HEN DR

HEILMAN JR RICHARD L  
2335 MARSH HEN DR

2325 MARSH HEN DR

1471200003  
GORSKI JANET W TRUST  
3212 SEABROOK ISLAND RD

1471200002  
GIARLANTE DENNIS R REV TRUST  
3222 SEABROOK ISLAND RD

1471200052  
PASCHKES DAVID  
3236 MIDDLE DAM CT

1471200051  
STOUT KAREN L  
3238 MIDDLE DAM

1471200050  
STROBEL ERIC C  
3240 MIDDLE DAM

1471200049  
ZIZZAMIA MARK H JR  
3239 MIDDLE DAM

1471200053  
SEABROOK ISLAND POA  
3234 MIDDLE DAM

1471200001  
CATHONY FAMILY 2017 TRUST  
3232 SEABROOK ISLAND RD

1471200048  
ALTHOFF STEPHEN WESLEY  
3237 MIDDLE DAM

14700000  
SEABROOK ISLAND PROPERTY OWNERS  
0 SEABROOK ISLAND RD

MIDDLE DAM

1471200047  
CROSS CARVILLE J Jr  
3235 MIDDLE DAM

1471100015  
RICE CHARLES L  
3227 MIDDLE DAM

1471100046  
MORR LIVING TRUST  
3233 MIDDLE DAM

1471100045  
CAPPS RICHARD H  
3229 MIDDLE DAM



# 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 \$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 [newman@townofseabrookisland.org](mailto:newman@townofseabrookisland.org).

1. PROPERTY INFORMATION					
Please provide information regarding the property which is subject to the variance request.					
Property Address	3237 Middle Dam Court				
Tax Map Number	147-12-00-048	Block	26	Lot	26
Lot Size (Square Feet)	21,294 Sq Ft				
Is this property subject to an OCRM critical line? (eg. Marsh or Beachfront Lots)		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Is this property subject to private restrictions or covenants? (eg. SIPOA or regime)	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

2. APPLICANT(S)	
Please provide information regarding the individual(s) who is (are) submitting the variance request.	
Applicant Name(s)	Michael E. Karamus Architect, LLC
Applicant Address	P. O. Box 236, Johns Island, SC 29457
Applicant Phone Number	843-768-9980
Applicant Email Address	mkaramus@aol.com
If the Applicant is <b>NOT</b> an owner of the property, what is the relationship to the Property Owner(s)?	Owner's Agent

3. PROPERTY OWNER(S)			
If the Applicant(s) is (are) <b>NOT</b> the property owner(s), please provide information for the property owner(s).			
Owner Name(s)	Mr. & Mrs. Steve Althoff		
Owner Mailing Address	3237 Middle Dam Court		
Owner Phone Number	864-680-6852		
Owner Email Address	stevealthoff25@gmail.com		
<b>Designation of Agent (Required if the Applicant(s) is(are) NOT a Property Owner):</b> I (we) hereby designate and appoint the above named Applicant(s) as my (our) agent(s) to represent me (us) in this application.			
Owner Signature(s)		Date	3/14/24
		Date	3/14/24

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	3/14/24
		Date	

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

**5. VARIANCE REQUEST**

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

See attached

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

1) DSO Section Reference(s): 5.3.B Residential Setbacks

2) DSO Requirement(s): 25' Rear Yard setback in accordance with Table 5-3a

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 narrative

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

See attached narrative

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 narrative

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 narrative

## 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:
  - 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.

MICHAEL E. KARAMUS  
Architect L.L.C.



P.O. Box 236      Johns Island, SC 29457  
843 768 9980

March 15, 2024

Town of Seabrook Island  
Board of Zoning Appeals  
2001 Seabrook Island Road  
Seabrook Island, SC 29455

Re: Variance Request  
Improvement to Existing Residence  
3237 Middle Dam Court  
Seabrook Island, SC 29455

Dear Board Members,

Please find attached a set of plans for the proposed addition and alteration to an existing residence located at 3237 Middle Dam Court on Seabrook Island. We would respectfully request the following variances from the Board.

- We would like to request a variance from DSO Section 5.3.B, Residential Setbacks to allow for 115.1 square feet of screen porch addition to encroach 5'-0 1/2" into the required 25' rear yard setback. Of this total, 74.9 square feet is existing porch and deck construction and 40.2 square feet would be new lot coverage. The screen porch extension would be constructed to match the existing structure. The new foundation would be finished with stucco to match. The screening and p.t. wood trim will match both materials and finished colors. The new roofing will have architectural composition shingles to match the existing home. The average of the proposed gable roof will be 21' above existing grade.
- We would like to request a variance from DSO Section 5.3.B, Residential Setbacks, to allow 81.9 square feet of existing open deck to be covered with new roof construction. The existing open deck encroaches 5'-0 1/2" into the required 25' rear yard setback. The new covered deck area will retain its existing deck at its existing height. A new cable rail balustrade will be installed. The new gable roof construction, shared with the proposed screen porch enlargement, will have an average roof height of 21' above grade. The new roofing will have architectural composition shingles to match the existing home.
- We would like to request a variance from DSO Section 5.3.B, Residential Setbacks, to allow for 293.5 square feet of new pool construction to encroach 15'-0 1/2" into the required 25' rear yard setback. Of this total encroachment, 115.5 square feet is existing open deck space to be repurposed and 178 square feet of new lot coverage. The new pool construction shall be approximately 6' above the existing grade and shall match the height of the existing deck. The new pool shall be finished with cement stucco to match the existing foundation. A new cable rail balustrade shall be added as required by code.

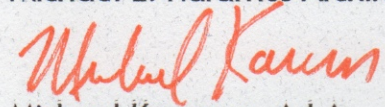
• ARCHITECTURE • INTERIOR ARCHITECTURE •

website: mkarchllc.com

email: mkaramus@aol.com

We look forward to hearing from you regarding this request. Please contact me if there is any additional information that you may require. Thank you for your assistance in this matter

Sincerely,  
Michael E. Karamus Architect, LLC

A handwritten signature in red ink that reads "Michael Karamus". The signature is written in a cursive, flowing style.

Michael Karamus, A.I.A.



MICHAEL E. KARAMUS  
Architect L.L.C.



P.O. Box 236      Johns Island, SC 29457  
843 768 9980

March 15, 2024

Town of Seabrook Island  
Board of Zoning Appeals  
2001 Seabrook Island Road  
Seabrook Island, SC 29455

Re: Variance Request  
Improvement to Existing Residence  
3237 Middle Dam Court  
Seabrook Island, SC 29455

Dear Board Members,

Please find attached a set of plans for the proposed addition and alteration to an existing residence located at 3237 Middle Dam Court on Seabrook Island. The scope of the proposed work shall be as follows. We would like to extend an existing screen porch, cover a portion of the existing open deck. and we would like to add a pool.

The issue, which is what brings us before the board, is the fact that under the current setbacks, the proposed changes are over the existing rear setback line. We feel that the Board should grant a variance to allow the addition of the garage for the following reasons.

- A. There are extraordinary and exceptional conditions pertaining to this piece of property. When viewing the house currently, there are several large trees in the front yard which were most likely spared during the construction phase. There is also a rather large "peninsula" of undevelopable inaccessible property behind the property in question. This appears to be a rather unique piece of residual area. Finally, the property Owner has made significant efforts to purchase the additional high ground. At this time, the process is continuing as the Owner has not received a replay form from the Owner of the residual property.
- B. These conditions do not generally apply to other property in the vicinity. The presence of this "peninsula" area of residual property is unique in the area as most neighboring properties that have high ground beyond their property lines have smaller linear "slices" of area. This "peninsula" in question extends approximately 54' out from the existing rear property line. It also appears as though other homes in the area were not sited in relation to existing trees that are on their respective properties.
- C. Because of these conditions, the application of the ordinances to this piece of property would effectively prohibit or unreasonably restrict the utilization of the property. By having to locate any proposed additive elements to another location on the property several issues would come into play. By not having the ability to repurpose the existing deck space, any work would have to be done in another location. This would result in smaller, less effective and efficient than the proposed work due to lot coverage restrictions which would have to be adhered to. By granting the variance, the proposed changes to the structure would result in a more cohesive,

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website: mkarchllc.com

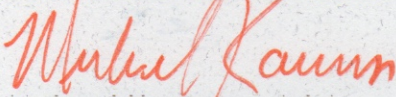
email: mkaramus@aol.com

efficient, and aesthetically pleasing project. A second option would be to remove existing portion of the existing home to allow for a more efficient use of the property with the proposed uses in mind. This is not a feasible option both in terms of financial considerations as well as everyday utilization of the property. This is the Owner's current full-time residence.

- D. The authorization of the variance will not be of substantial detriment to the adjacent properties or to the public good; and the character of the district will not be harmed by the granting of the variance. Since the encroachment is the rear yard only, which abuts the marsh, the neighboring properties would not be affected by the granting of the variance. The work will not be visible from the street at all. The neighbors will have small glimpses of changes to the property by the proposed work. The neighbor to the right will have a view of the pool addition, which is only a few feet above grade. The neighbor to the left will be set further back and have a limited view of the proposed screen porch enlargement. The undevelopable inaccessible property to the rear will be the most directly impacted by the variance. And if nothing can ever happen on the property, the net effect is none. The next closest property to the rear is approximately 1/4 mile away. Any work that is undertaken will be of negligible impact to them.
- E. The Owner shall not be entitled to relief from a self-created or self-inflicted hardship. The property was originally developed in 1993. There was also a different zoning code in effect at the time this property was developed. The current Owner purchased the property in 2022. There has been no work done by the current Owner that has resulted in the need for the requested variance.
- F. The fact the property may be used more profitably, if a variance is granted, may not be considered as grounds for a variance. The Owner would like to improve the property to enhance the everyday living experience of the natural amenities that the property affords to both the Owner and his family. The proposed changes will provide a more exhilarating daily enjoyment of the natural beauty that the property provides.

We look forward to hearing from you regarding this request. Please contact me if there is any additional information that you may require. Thank you for your assistance in this matter

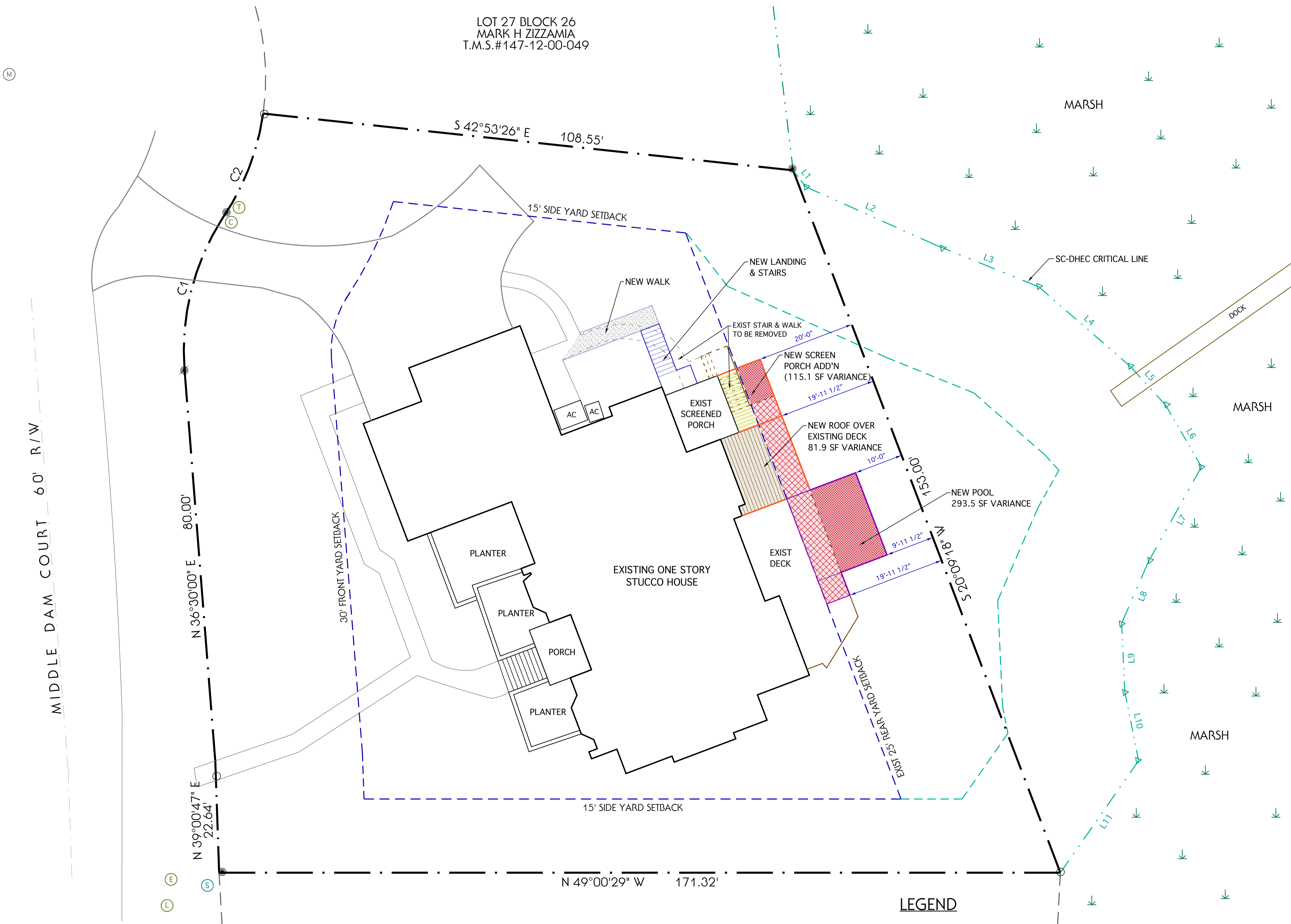
Sincerely,  
Michael E. Karamus Architect, LLC



Michael Karamus, A.I.A.

# Additions & Alterations to Existing Residence

Mr. Steve Althoff  
3237 Middle Dam Ct.  
Seabrook Island, SC



HIGHGROUND AREA OF LOT  
21,294 S.F.  
AREA OF EXIST STRUCTURAL ELEMENTS  
5,050.8 S.F.  
AREA OF EXIST HARDSCAPE ELEMENTS  
2,236 S.F.  
PERCENTAGE OF EXIST STRUCT ELEMENTS  
23.7 %  
PERCENTAGE OF EXIST HARDSCAPE ELEMENTS  
10.5 %

HIGHGROUND AREA OF LOT  
21,294 S.F.  
AREA OF PROPOSED STRUCTURAL ELEMENTS  
5,312.9 S.F.  
AREA OF PROPOSED HARDSCAPE ELEMENTS  
2,206.4 S.F.  
PERCENTAGE OF PROPOSED STRUCT ELEMENTS  
24.9 %  
PERCENTAGE OF PROPOSED HARDSCAPE  
10.4 %

NOTE:  
ALL SITE INFORMATION HAS BEEN TAKEN  
FROM A SURVEY DATED 7/7/23, PREPARED  
BY JAMES G. PENNINGTON, P.L.S. #10291 FOR  
PALMETTO LAND SURVEYING INC., CO0382.

1 SITE LAYOUT  
SD1

LOT 25 BLOCK 26  
CARVILLE J CROSS JR. & JEAN M CROSS  
T.M.S.#147-12-00-047

- LEGEND**
- EXISTING BUILDING
  - VARIANCE REQUEST FOR EXIST BLDG FOOTPRINT
  - VARIANCE REQUEST FOR NEW FOOTPRINT

**PROPOSED SITE LAYOUT**

MICHAEL E. KARAMUS  
ARCHITECT, L.L.C.

P. O. Box 236  
Johns Island, SC 29457

STATE OF SOUTH CAROLINA  
MICHAEL E. KARAMUS  
ARCHITECT, L.L.C.  
Charleston, SC  
No. 100150  
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA  
MICHAEL E. KARAMUS  
ARCHITECT, L.L.C.  
Charleston, SC  
No. 4856  
REGISTERED ARCHITECT

OWNERSHIP AND USE OF DOCUMENTS  
THESE DRAWINGS & SPECIFICATIONS ARE THE INSTRUMENTS OF PROFESSIONAL SERVICES PROVIDED BY MICHAEL E. KARAMUS ARCHITECT, L.L.C. AS SUCH THESE DRAWINGS ARE NOT TO BE USED OR REPRODUCED, EITHER IN PART OR WHOLLY BY ANY PARTIES FOR ANY USE OTHER THAN THE PROJECT DESCRIBED HEREIN. ALL INFORMATION CONTAINED IN THESE DOCUMENTS, BOTH WRITTEN AND VISUAL, IS AND SHALL REMAIN THE PROPERTY OF MICHAEL E. KARAMUS ARCHITECT, L.L.C.

Scale: 1"=10'	Drawn: MK	Checked: MK
Date: MARCH 15, 2024	Drawing No.: <b>SD1</b>	
Commission No.: SC 2404		