BOARD OF ZONING APPEALS
Thursday, February 7, 2019
6:00 P.M. Town Hall

A. FREEDOM OF INFORMATION ACT REQUIREMENTS

B. APPROVAL OF MINUTES FROM JANUARY 10, 2019

C. APPLICANT AND PARTICIPANT OATH

D. ADMINISTRATIVE APPEAL

   1. 2624 I’On Avenue: Bruce Berlinsky, applicant, requests an appeal of an administrative decision relating to the residential use of a 2624 I’On Avenue and application of Zoning Ordinance section §21-20 B (4), Lots containing two occupied dwellings. (TMS# 529-10-00-026)

E. VARIANCE REQUEST

   1. 3217 Middle Street: Dean Schmelter, applicant, requests a dimensional variance to Zoning Ordinance section §21-22 E. Minimum rear yard setback. (TMS# 529-12-00-020)

F. ADJOURN
BRUCE A. BERLINSKY, P.A.
Attorney at Law

VIA HAND DELIVERY
Joe Henderson
Courtney Liles
Town of Sullivans Island

Re: 2624 ½ l'ion
Hurt

January 17, 2019

Dear Joe & Courtney:

Attached please find the supplemental information the BZA requested, specifically, a copy of the electric service for 2624 ½ l'ion to the daughter, Summer Blanchard, of the then owners for the period 8/10/06 – 10/16/14. This represents essentially the entire time her parents owned the property.

I also enclose supplemental documents and arguments my client would like to supplement the record, with explanation attached.

If you have any questions, please do not hesitate to call.

With kind regards, I am

Sincerely,

Bruce A. Berlinsky

BAB/jlr
Enclosures
November 20, 2015

MISS SUMMER A BLANCHARD
2624 1/2 ION AVE
SULLIVANS ISLAND SC 29482-9310

Re: Service Address: 2624 1/2 ION AVE
Account Number: X-XXXX-XXXX-1894

MISS SUMMER A BLANCHARD:

Thank you for giving us the opportunity to serve you and for your recent request concerning the payment history on the above referenced account. Our records show you have had service with SCE&G from 08/10/2005 to 10/16/2014. The following is a credit history of your account for the last 12 months of service.

1. Number of 30 Day Delinquent Bills 0
2. Number of Returned Items 0
3. Number of Disconnections for Non-Payment 0
4. Account Balance $0.00

If you have any questions or need additional assistance, please call us at 1-800-251-7234. Our Customer Service Representatives are available to help you.

We are committed to earning your business every day and look forward to doing so.

Remarks:

Sincerely,

SCE&G Customer Service
METERS
(arbitrary and capricious treatment/bias)

2668 Ion hearing (May 10, 2018):
Chairman (Tezza):
13:14-15 — "They’re separately metered, which is another test."

2624 Ion hearing (September 8, 2016):
Chairman (Tezza):
56:16-22 — "The thing is the electric meters – we’ve been down that road before and I’m not going to get into – an electric meter does not tell me that’s a second dwelling unit. It just says there’s a second electric meter."
AFFIDAVITS

(Arbitrary and capricious treatment/bias)

2668 Ion hearing (May 10, 2018):

Chairman (Tezza):

13:9-12 – "The three things that I picked up on, first of all, is the affidavit of Julie Hellman which is very thorough affirming that there have always been two dwelling units..."

2624 Ion hearing (September 8, 2016):

Chairman (Tezza):

76:12-13 – "I know, but we can also misremember events."

**NOTE:**

Article IV – Section 2 of the BZA by-laws provides - “[w]itnesses may be compelled to attend by subpoena requested at least (10) days prior to a hearing and signed by the chairman.”

- If the Chairman has any questions about Mr. Baker’s recollections from his affidavit submitted in the 2016 hearing, she has every right to compel him to attend by January 1st for our January 10th hearing. What she does not have a right to do is negate a sworn affidavit without any evidence that the witness is somehow mentally incompetent, yet that’s exactly what she did in 2016.
- In contrast, the Chairman seems to be praising Ms. Hellman for her “thorough” affirmations, without any question as to her competency/veracity and uses it as the very first reason for moving to overturn the zoning administrator.
SECOND CERTIFICATE OF OCCUPANCY

2624 Ion hearing (September 8, 2016):

Chairman (Tezza):

Page 56:14-16 — "If you were going to expand the structure for a second dwelling unit it would have required a separate CO."

SINCE THIS SEPTEMBER 2016 HEARING A SEPARATE CO WAS INDEED DISCOVERED FROM 1981 WHICH WOULD CERTAINLY APPEAR TO NOW BE IN LINE WITH THE CHAIRMAN'S QUOTE FROM THE SEPTEMBER 2016 HEARING. THIS CO WAS NOT PROVIDED BY THE TOWN DESPITE THE APPLICANTS REQUEST FOR THE ENTIRE FILE, A ZONING APPEAL, AND A LAWSUIT ALL RELATING TO THIS VERY ISSUE.

- Further, at the 2668 Ion hearing on May 10, 2018 relating to the Hellman property, Mr. Robinson claimed, under oath, when discussing whether CO's were lost in Hurricane Hugo,

  "No. We saved all the certificates of occupancy."
  Page 9:16-17

Hugo was in 1989 so this can only mean one of three things:

1) Mr. Robinson, on behalf of the Town, lied under oath at the May 10, 2018 hearing; or

2) The Town removed/destroyed the second CO from its records at some point in time after they issued it in 1981 but left the 1978 CO for the property in the file; or

3) The Town purposely withheld this second CO following applicant's request for all of the documents.

There are simply no other explanations.
TYPE OF BUILDING – “SINGLE FAMILY RESIDENCE”

2624 Ion hearing September 8, 2016

Page 38:21-25

Joe Henderson states - “found a CO, but it says: Single family residential only (emphasis added). So in December of 1978 the CO was issued that only authorized a single family use.”

#1 - the 1978 CO does not say “ONLY” anywhere on it. This further shows the bias of the Town when they are inserting their own words into documents.

#2 – At the January 10, 2019 hearing, Mr. Robinson decided to stand up and testify as to whether the zoning administrator, 40 years ago, would have “made a mistake” and not listed 2624 Ion as a multi dwelling property on the CO if it was indeed one. However:

- Joe Henderson, as late as 12/16/2016, signed a CO for the property 1908 Ion in which there are two dwellings.
- This 1908 CO is practically identical to the two separate CO’s for 2624 Ion.
- The CO for 1908 Ion indicates a “new construction” use and describes the type of building “single family residence.” There is also nothing listed under special conditions.
- The County tax records demonstrate that there was a dwelling built at 1908 Ion back in the year 1920 and this CO was actually following construction of the second dwelling built in 2017.
- This demonstrates that it is actually still in practice today and being used in the same situations by the current zoning administrator as late as 12/16/2016.
- There are numerous other similar CO’s, however this one signed by Joe Henderson in late 2016 should be enough to discount Mr. Robinson’s assertions that there was some sort of a “mistake” with the CO’s from 2624 Ion and further demonstrate the bias members of the Town have towards this applicant. If it was indeed a mistake, as Mr. Robinson wants the BZA to believe, then why is Mr. Henderson still making the same “mistake” 40 years later?

#3 – even as late as 2018 the Town is calling these nonconforming use buildings different things. For example:

a. In November 2018 the Town listed the “type of building” as “wood frame” for the 2668 Ion CO.

b. Yet one month later, in December of 2018, the Town issued two “certificates of compliance” for 2302 Middle St. and the Town described the “type of building” as – “103 – Two-Family Building.

- Following Joe Henderson’s method of inserting the word “only” at the end of the “type of building” description, you get “wood frame ONLY.” This would mean that any other building material other than wood is strictly forbidden. This insertion and representation by the Town is simply not logical.

#4 – There are 42 nonconforming use CO’s included that all reference the “type of building” as being a “single family residence.” Not a single one of them says “ONLY.”
Charleston County, South Carolina

Property ID (PIN) | Alternate ID (AIN) | Parcel Address | Data refreshed as of | Assess Year | Pay Year
---|---|---|---|---|---
5250900008 | | 1908 ION AVE, SULLIVANS ISLAND | 1/3/2019 | 2018 | 2018

Current Parcel Information

Owner | GREENBERG STUART A GREENBERG REBECCA B
Owner Address | 1908 ION AVE SULLIVANS ISLAND SC 29482
Legal Description | Description -LT 220 PlatSuffix R-93 Polltwp 002

Property Class Code | 101 - RESID-SFR
Acreage | .0000

Historic Information

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Improvements

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TOWN OF SULLIVAN'S ISLAND

P.O. BOX 427
SULLIVAN'S ISLAND, S.C. 29482

Certificate of Occupancy
Office of Zoning Administrator

This certificate is issued pursuant to the requirements of Section 803 of the Zoning Ordinance of the Town of Sullivan's Island, Charleston County, South Carolina, certifying that at the time of issuance this structure was in compliance with the various requirements of the Town of Sullivan's Island regulating building construction or use, or in the case of a non-conforming structure in existence at the time of the enactment of the aforementioned Zoning Ordinance, that the non-conforming use can be maintained, renewed, changed or extended only in the manner specifically stated in this Certificate of Occupancy as being non-conforming with the Zoning Ordinance. This Certificate is issued subject to the conditions and safeguards set out below for the protection and safety of the occupants and the public.

Permit No: 15-0314

Use Classification: New Construction

Owner: Raven Cliff Company, LLC
Name: 1908 T'on Avenue
Address: Sullivan's Island, SC 29482

Applicant's name: Raven Cliff Company LLC

Contractor/Builder: Coleman Builders, LLC
P.O. Box 462 Mt. Pleasant, SC 29465

Building Address: 1908 T'on Avenue

Sullivan's Island SC 29482
TMS #: 5290900008
Type of building: Single Family Residence

Acre/Block #: Lot #

Special Conditions

By: [Signature]

Date: 10/16/16

POST IN A CONSPICUOUS PLACE
Certificate of Occupancy

Issued by the Town of Sullivan's Island
Under the Authority of the Town Building Official and Zoning Administrator

Pursuant to the Town of Sullivan's Island Municipal Code Chapters 5, 21 and 25, this certifies that the referenced building, or portion thereof, has been inspected and found to be in compliance with the requirements of said code and with the most recently adopted version of the International Code Council building construction codes. Permission is hereby given for the occupancy of said building in compliance with the various conditions of the Zoning Ordinance in addition to the below specified conditions of use.

Bldg. Permit No. ________________________________
Use Classification: ______________________________

Owner Name: HELLMAN JULIE ANN
Owner Address: 2668 ION AVE
SULLIVAN'S ISLAND SC 29482

Contractor/Builder: ______________________________
Building Address: 2668 ION AV
Sullivans Island, SC 29482

TMS #: 5291100094
Type of Building Wood Frame

Map Effective Date: 8/10/76 Flood Zone: A8 E1.3 14’ DFE: 14’

FFE 15.7

Conditions of Use:
The structure contains two nonconforming attached single-family dwelling units as determined by the Town's Board of Zoning Appeals on May 10, 2018. Principal building square footage is only located on the elevated first story.

By: _______________________________ Date: 11/28/2018
Building Official

By: _______________________________ Date: 11/28/2018
Zoning Administrator
Town of Sullivan's Island

2056 Middle Street
Sullivan's Island, South Carolina 29482

Certificate of Compliance

Issued by the Town of Sullivan's Island
Under the Authority of the Town Building Official and Zoning Administrator

Pursuant to the Town of Sullivan's Island Municipal Code Chapters 5, 21 and 25, this certifies that the referenced building, or portion thereof, has been inspected and found to be in compliance with the requirements of said code and with the most recently adopted version of the International Code Council building construction codes. Permission is hereby given for the occupancy of said building in compliance with the various conditions of the Zoning Ordinance (as per Section 21-185), in addition to the below specified conditions of use.

Bldg. Permit No. P18-0101

Use Classification: Addition/Remodel

Owner Name: 2302 Middle Street LLC
Owner Address: 134 Meeting Street Suite 170
Charleston SC 29401

Contractor/Builder: Arnett Construction LLC
Building Address: 2304 Middle Street
Sullivans Island, SC 29482

TMS #: 5290600019
Type of Building: 103 - Two-Family Building

Map Effective Date: 11/17/04
Flood Zone: AE
BFE: 15

Conditions of Use:
2302 Middle Street contains four attached single-family dwellings that are located on two parcels TMS# 529-06-00-124 and TMS# 529-06-00-019. Unit C is permitted to cross the shared property line by way of a granted BZA appeal of Zoning Ordinance §21-150 B. (Expansion of Nonconforming Uses) as it relates to Certificate of Occupancy conditions applicable only to this property (Cite BZA 9-14-17). A FEMA Flood Damage Prevention Ordinance variance was granted on 9-14-17 to authorize construction below BFE where substantial improvement has taken place. The BZA determined all conditions are met per Town Code Section 5-79 Variance Procedures.

By: [Signature]
Building Official
Date: 12/7/18

By: [Signature]
Zoning Administrator
Date: 12/7/18
Certificate of Compliance

Issued by the Town of Sullivan's Island
Under the Authority of the Town Building Official and Zoning Administrator

Pursuant to the Town of Sullivan's Island Municipal Code Chapters 5, 21 and 25, this certifies that the referenced building, or portion thereof, has been inspected and found to be in compliance with the requirements of said code and with the most recently adopted version of the International Code Council building construction codes. Permission is hereby given for the occupancy of said building in compliance with the various conditions of the Zoning Ordinance (as per Section 21-185), in addition to the below specified conditions of use.

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<th>Bldg. Permit No.</th>
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<th>Owner Name</th>
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<tr>
<td>Owner Address</td>
<td>134 Meeting Street Suite 170 Charleston SC 29401</td>
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<td>TMS #</td>
<td>5290600124</td>
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| Contractor/Builder | Arnett Construction LLC |
| Building Address | 2302 Middle Street Sullivans Island, SC 29482 |
| Type of Building | 103 - Two-Family Building |

Map Effective Date: 11/17/04  Flood Zone: AE  BFE: 15

Conditions of Use:
2302 Middle Street contains four attached single-family dwellings that are located on two parcels TMS# 529-06-00-124 and TMS# 529-06-00-019. Unit C is permitted to cross the shared property line by way of a granted BZA appeal of Zoning Ordinance §21-150 B. (Expansion of Nonconforming Uses) as it relates to Certificate of Occupancy conditions applicable only to this property (Cite BZA 9-14-17). A FEMA Flood Damage Prevention Ordinance variance was granted on 9-14-17 to authorize construction below BFE where substantial improvement has taken place. The BZA determined all conditions are met per Town Code Section 5-79 Variance Procedures.

By: [Signature]  Date: December 6, 2018
[Role: Building Official]

By: [Signature]  Date: December 6, 2018
[Role: Zoning Administrator]
On September 26, 1983, a building permit was issued for 2624 Ion and it was for “New Construction” in order to rebuild the eastern half of the house. This permit was signed by the mayor and town council, which is highly unusual based on the records.

The only other times where a building permit was signed by the mayor and the town council were for the duplex at 2972 Marshall, when it was being added onto, and the building at 1504 Middle St., when the warehouse was being converted into 4 separate apartments.

The one thing they have in common is they are all multi single family dwellings.
2668 Ion hearing (May 10, 2018):

Joe Henderson includes entire section entitled:
- APPLICANT POSITION AND SUPPORTING DOCUMENTATION

Joe Henderson leaves out entire heading:
- CORRESPONDENCE WITH PROPERTY OWNER
  - Joe Henderson wrote to Brian Hellman on March 23, 2018 denying his request in the same way he wrote to Everett Presson and applicant in this matter but yet the BZA was not presented with this letter.

2624 Ion hearings (September 8, 2016 and January 10, 2019):

Joe Henderson leaves out entire section
- APPLICANT POSITION AND SUPPORTING DOCUMENTATION

Joe Henderson includes the following false statement:
- “a survey will typically reflect two dwelling units if they are in use. The enclosed survey does not identify two dwelling units and fails to denote a separate points of egress.”
- Enclosed is e-mail correspondence from a licensed surveyor who categorically contradicts this false statement by the Town.
- Further, there was a conversation with Chuck Dawley prior to the January 10, 2019 hearing in which Mr. Dawley also informed the applicant that Joe Henderson’s statement was false and that he articulated such information to Randy Robinson. Mr. Robinson failed to correct this false statement in the Staff Notes at the January hearing but I would challenge this board to subpoena Mr. Dawley if there is any doubt as to whether this is a complete lie or not.

Joe Henderson includes the following heading:
- CORRESPONDENCE WITH PROPERTY OWNER/REALTOR PRIOR TO PURCHASE
Based on administrative staff notes, the following elements of the administrative appeal today are identical to another administrative appeal that was heard by this BZA on May 10, 2017 relating to 2668 ion — (the Board quickly overturned the Zoning Administrator in that case):

- Description of request
- Zoning district
- Existing uses
- Applicable sections of the zoning ordinance
- Applicant’s requests (although staff incorrectly articulates 2624’s request, we are requesting the exact same thing as 2668)
- Staff determination
- Staff recommendation

Despite all of these elements being essentially identical, Town staff has chosen to completely leave out the following heading in our staff notes, despite including it in the May 10, 2017 notes — “APPLICANT POSITION AND SUPPORTING DOCUMENTATION.” In an effort to allow the Board to be as informed as they were in the May 2017 case, here is our “position and supporting documentation.”

**APPLICANT POSITION AND SUPPORTING DOCUMENTATION**

The applicants maintain the enclosed supplemental documentation, and affidavits, show sufficient evidence that the property became a two-dwelling structure in the 1950’s and has continued to be used so without discontinuation. The evidence clearly supports that although ownership has changed, these separate spaces have never been occupied as “single housekeeping units” and should be deemed as separate legal dwellings.

New Documentation not presented at the previous appeal:

- **Affidavit of David Stone** — purchased property in early 1970’s and says at that time there were two dwellings. Doug Parham lived in apartment during this time while he lived in the main house. Two entrances, two electric meters, and two mailing addresses for the two dwellings. Owned and occupied with Mr. Parham until the 1980’s.
- **Affidavit of Bob Rawers** — moved to Sullivan’s Island in 1980, and lived on the same block as 2624 ion. Worked on the island for 31 years as a contractor. Knew there were two units and saw the separate families throughout the years. Hired Randy Robinson to assist in renovating property in around 1988 and makes clear that there were two dwellings with no interior access between the apartment and main houses.
- **Affidavit of Pat Ilerton** — did construction on the house in the late 1970’s around 1977-1978. The building was a duplex at the time and knew the two families occupying each dwellings.
- **Email correspondence between Alexander Peabody and Graham Maiden** — indicates that a typical survey for Sullivan’s Island does not define dwelling units nor does it define points of egress. Directly contradicts Staff’s assertions that “a survey will typically reflect two dwelling units if they are in use.”
- **Seller’s real estate Disclosure Addendum from Aston-Jones** — licensed real estate agent disclosure stating the daughter of seller occupied apartment from 2006-2015 — the year applicant purchased property.
- **Second Certificate of Occupancy** — 1981 Certificate of Occupancy not previously provided by the Town in their “archive records”
March 23, 2018

Brian Hellman
2714 Atlantic Avenue
Sullivan’s Island, SC 29482

Re: Permitted Uses for 2668 I’On Avenue, Sullivan’s Island SC, 29482 (TMS# 529-11-00-004)

Dear Brian,

This letter is in response to our recent telephone conversation and email correspondence relating to land use at 2668 I’On Avenue (TMS# 529-11-00-004). The subject property is located within the RS Zoning District and permits single-family residential uses by right.

In your email dated March 14th, you made a verbal request to be allowed to rent a portion of the house (stated as “apartment B”) as a long-term rental. After conducting a review of all Building Department and Board of Zoning Appeals documents, our staff has found no evidence that this home has ever been authorized for a use other than that of a single-family residence.

According to Article III, §21-20. A of the Town’s Zoning Ordinance, use of this property must remain single-family residential in nature and the number of persons occupying the home must meet the Town’s definition of “family,” in accordance with §21-203 (Definitions). This definition of family limits the number of individuals living in the home, who are not related by blood, marriage or other custodial arrangement to six (6) people.

I have enclosed copies of the above noted Zoning Ordinance regulations for your review. Please feel free to contact me should you have any further questions. I can be reached at (843) 883-5731 or by email at jhenderson@sullivansisland-sc.com.

Sincerely,

[Signature]
Joe Henderson, AICP
Zoning Administrator

Cc: Randy Robinson, Chief Building Official
    Larry Dodds, Town Attorney

Enclosures:
1. Email: From Brian Hellman on March 14, 2018
3. Sullivan’s Island Zoning Ordinance: Section 21-203 (Definitions)
The Town has represented that:

“A survey will typically reflect two dwelling units if they are in use. The enclosed survey does not identify two dwelling units and fails to denote a separate point of egress.”

You told me over the phone that this was 100% untrue. My property is 2624 Ion and I have attached a survey you completed for me. Could you please clarify whether this statement by the Town is accurate or not?

Thank you in advance and I apologize for the interruption.

P. Graham Maiden | Attorney at Law | Motley Rice LLC
28 Bridgeside Blvd. | Mt. Pleasant, SC 29464
o. 843.216.9870 | f. 843.216.9450 | c maiden@motleyrice.com

Confidential & Privileged

Unless otherwise indicated or obvious from its nature, the information contained in this communication is attorney-client privileged and confidential information/work product. This communication is intended for the use of the individual or entity named above. If the reader of this communication is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error or are not sure whether it is privileged, please immediately notify us by return e-mail and destroy any copies—electronic, paper or otherwise—which you may have of this communication.

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TOWN OF SULLIVAN'S ISLAND

P.O. BOX 427
SULLIVAN'S ISLAND, S.C. 29482

Certificate of Occupancy
Office of Zoning Administrator

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Permit No. 07-00376

Use Classification New Construction

Owner: 2802 Middle Street LLC

Address 2802 Middle Street

Sullivan’s Island SC 29482

Applicant’s name Sam Rhodes

Contractor/Builder: Precise Custom Homes

4890 Storage Rd Meggett SC 29449

Building Address 2802 Middle Street

TMS # 529-07-00-066

Type of building Single Family Residence

Area/Block # Lot # 189 East

Special Conditions

By

Date: 5/29/09

Zoning Administrator

POST IN A CONSPICUOUS PLACE
TOWN OF SULLIVAN'S ISLAND

P.O. BOX 427
SULLIVAN'S ISLAND, S.C. 29482

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Office of Zoning Administrator

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Bldg. Permit No. 10329

Use Classification New Construction

Owner: 
Name: Ernest E Fava Jr
Address: 2424 Myrtle Ave
Sullivan's Island SC 29482
Applicant's name: Ernest E Fava Jr

Contractor/Builder: Ernest E Fava Jr
Building Address: 2424 Myrtle Ave

TMS #: 529-06-00-060
Type of building: Single Family Residence
Area/Block #: E Lot #: 11

Special Conditions

By: [Signature]
Zoning Administrator
Date: 12/28/06

POST IN A CONSPICUOUS PLACE
TOWN OF SULLIVAN'S ISLAND

P.O. BOX 427

SULLIVAN'S ISLAND, S.C. 29482

Certificate of Occupancy

Office of Zoning Administrator

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Bldg. Permit No. ___________________________

Use Classification  Non-conforming use - Rental

Name Ramon A. & Doris E. Bannister
Address 1710 Atlantic
Sullivan's Island, SC

Applicant's name Ramon A. Bannister
1710 Atlantic, Sul. Is., SC

Owner: Contractor/Builder: ___________________________

Building Address 1710 Atlantic
Sullivan's Island, SC

TMS # 523-12-00-047

Type of building Single Family Residence

Area/Block # D Lot # 2

Special Conditions Rental of apartment in residence. Existed prior to 1 Aug 1977.

(See minutes of Board of Adjustment meeting of 9 July 1981)

By ___________________________ Date: 17 July 1981

Zoning Administrator Blaine C. Miller

POST IN A CONSPICUOUS PLACE
TOWN OF SULLIVAN'S ISLAND

P.O. BOX 427
SULLIVAN'S ISLAND, S.C. 29482

Certificate of Occupancy
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Bldg. Permit No. 

Use Classification  **Non-conforming use – single family residence with apartment**

Owner: Minita P. Lipman

Address 2320 T'On Avenue

Sullivan's Island, SC

Applicant's name Minita P. Lipman

Building Address 2320 T'On Avenue

TMS # 529-10-00-008

Type of building Single Family Residence

Area/Block # 

Lot # 326

Special Conditions Apartment consisting of 30% of livable area of home. Existed prior to 1 August 1977.

By W. Lloyd Fleming Jr.

Date: January 12, 1978

POST IN A CONSPICUOUS PLACE
Certificate of Occupancy
Office of Zoning Administrator

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Bldg. Permit No. 1132

Use Classification New construction & alteration - Change area under house for 2-car garage

Owner: Dr. David W. Stone, Jr. & Dr. Douglas Parham, Jr.

Name

Address 2624 I'On Ave.
          Sullivan's Is., S. C. 29482

Applicant's name Dr. David W. Stone, Jr.

Contractor/Builder: Self

Building Address 2624 I'On Ave.

TMS # 529-10-00-026

Type of building Single family residence

Area/Block # Lot # 103 East

Special Conditions

By Blaine C. Miller

Zoning Administrator

Date: 12-15-74

POST IN A CONSPICUOUS PLACE
TOWN OF SULLIVAN'S ISLAND

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SULLIVAN'S ISLAND, S.C. 29482

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Bldg. Permit No. __________

Use Classification: Construct sun deck/porch

Owner: Dr. David Stone, Jr. &
Dr. Douglas Parham

Address: 2524 I'On Avenue
Sullivan's Is., S.C. 29482

Applicant's name: Dr. David Stone, Jr.
and Dr. Douglas Parham

Contractor/Builder: Ron Coish

Building Address: 2524 I'On Avenue
Sullivan's Island, S.C.

TMS #: 529-10-00-026

Type of building: Single family residence

Area/Block #: ____________________________
Lot #: ____________________________

Special Conditions:

By: ____________________________
Zoning Administrator: Blaine C. Miller

Date: June 19, 1981

POST IN A CONSPICUOUS PLACE

COMPUTERIZED

AUG 05 1981

529-10-00-26
Certificate of Occupancy
Office of Zoning Administrator

This certificate issued pursuant to the requirements of Section 803 of the Zoning Ordinance of the Town of Sullivan's Island, Charleston County, South Carolina, certifying that at the time of issuance this structure was in compliance with the various requirements of the Town of Sullivan's Island regulating building construction or use, or in the case of a non-conforming structure in existence at the time of the enactment of the aforementioned Zoning Ordinance, that the non-conforming use can be maintained, renewed, changed or extended only in the manner specifically stated in this Certificate of Occupancy as being non-conforming with the Zoning Ordinance. This Certificate is issued subject to the conditions and safeguards set out below for the protection and safety of the occupants and the public.

Bldg. Permit No. 2001

Use Classification Construct sun deck over porch

Owner: Judith B. Rephan

Name: Judith B. Rephan

Address P.O. Box 1335
Charleston, S.C. 29405

Applicant's name: Judith B. Rephan

Contractor/Builder: Wyman Const. Co.

Building Address 2810 Marshall Blvd.
Sullivan's Is., S.C. 29482

TMS # 529-11-06-06

Type of building Single family residence

Area/Block # 134 E

Lot # 134 E

Special Conditions

By Joel Ford

Date August 10, 1982

POST IN A CONSPICUOUS PLACE

AUG 19 1982
TOWN OF SULLIVAN'S ISLAND

P.O. BOX 427
SULLIVAN'S ISLAND, S.C. 29482

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Bldg. Permit No. _______________________

Use Classification Non-conforming use - Rental

(new construction, alteration, repair, non-conforming use, etc.)

Owner: ________________________________

Name George E. Newton

Address 320 Winterberry Drive

Athens, Ga., 30606

Applicant's name George E. Newton

Contractor/Builder: _______________________

Building Address 1121 Middle Street

Sullivan's Island, SC, 29482

TMS # 523-07-00-081

Type of building Single Family Residence & Multi-family dwelling (4 Apts)

Area/Block # ____________________________

Lot # 77

Special Conditions Rental of one single family dwelling and one multi-family dwelling consisting of 4 apartments, pre-existing.

By ________________________________ Date: April 7, 1978

Zoning Administrator W. Lloyd Fleming, Jr.

POST IN A CONSPICUOUS PLACE
TOWN OF SULLIVAN'S ISLAND
P.O. BOX 427
SULLIVAN'S ISLAND, S.C. 29482

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Building Permit No. ____________________________

Use Classification: Non-conforming use - Rental
(new construction, alteration, repair, non-conforming use, etc.)

Owner: Robert A. Smith & Helen E. Sloan

Address: PO Box 471

Sullivan's Island, SC

Applicant's name: ____________________________

Contractor/Builder: ____________________________

Building Address: 1813 Middle Street

Sullivan's Island, SC

Lot: 128

TMS #: 529-09-00-003

Type of building: Single Family Residence

Residence was initially constructed as two (2) apartments. Owner now occupies entire house. Small apartment consisting of approximately 40% of total floor area. Owner may desire to rent apartment in future.

By: ____________________________ Date: 17 May 1978

Blaine G. Miller

Zoning Administrator

POST IN A CONSPICUOUS PLACE
TOWN OF SULLIVAN'S ISLAND

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Permit No. ______________________________

Use Classification Non-conforming use - Rental
(new construction, alteration, repair, non-conforming use, etc.)

Owner: Mrs. Myra Werner Hills
Address: 1901 Middle Street
Sullivan's Island, SC

Applicant's name: Myra Werner Hills

Contractor/Builder: ______________________________

Building Address: 1901 Middle Street
Sullivan's Island, SC

TMS #: 529-09-00-007
Type of building: 3 single family residences

Area/Block #: __________ Lot #: 219

Special Conditions: Two houses rented as separate units. Owner resides in third house. Pre-existing.

By ______________________________ Date: 8 May 1978
Zoning Administrator W. Lloyd Fleming, Jr.

POST IN A CONSPICUOUS PLACE
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1312

Use Classification: Addition to cottage, storeroom and carport (non-conforming use - Rental)

Owner: Judith R. duPloocy
Address: 1902 Middle Street
Sullivan's Is., S. C.
Applicant's name: Judith R. duPloocy

Contractor/BUILDER: Self

Building Address: 1902 Middle Street
Sullivan's Is., S. C.

TMS #: 529-05-00-044
Type of building: Single family residence & cottage

Area/Block #: 215
Lot #: 215

Special Conditions: Rental of cottage behind main house

By: Blaine C. Miller
Date: June 25, 1981

POST IN A CONSPICUOUS PLACE
TOWN OF SULLIVAN'S ISLAND

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SULLIVAN'S ISLAND, S.C. 29482

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Bldg. Permit No. 699, 703, 1065 & 1066

Use Classification Single Family Residence

Owner: Mrs. Elizabeth G. Gausset
Address: 2302 Middle Street
Sullivan's Island, SC

Applicant's name: Mrs. Elizabeth G. Gausset

Contractor/Builder: Day Labor
Building Address: 2302 Middle Street
Sullivan's Island, SC

TMS # 529-06-00-019

Type of building Church (Converted)

Area/Block # Lot # 320

Special Conditions Single Family residence (Church converted into one single family residence and one residence with one apartment, divided by a firewall)

By: Blaine Miller
Zoning Administrator

Date: 9 June 1978

POST IN A CONSPICUOUS PLACE
TOWN OF SULLIVAN'S ISLAND

Certificate of Occupancy
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Bldg. Permit No. 699, 703, 1065 and 1066

Use Classification Residence and one apartment

Owner:
Name: Mrs. Elizabeth G. Causey
Address: 2302 Middle Street
Sullivan's Island, SC

Applicant's name: Mrs. Elizabeth G. Causey

Contractor/BUILDER: Day Labor
Building Address: 2302 Middle Street
Sullivan's Island, SC

TMS #: 529-06-00-019
Type of building: Church (Converted)

Area/Block #: Lot #: 339

Special Conditions: Residence and one apartment (Church converted into one single family residence and one apartment with one apartment, divided by a fire-wall)

By: Blaine Miller
Date: 6 June 1978

POST IN A CONSPICUOUS PLACE
TOWN OF SULLIVAN'S ISLAND

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Bldg. Permit No. 2222

Use Classification NEW CONSTRUCTION

Owner: EARL R. FETTER

Contractor/Builder: RON COISH

Address 2668 MIDDLE STREET

Building Address 2668 MIDDLE STREET

SULLIVAN'S ISLAND, SC

TMS # 529-7-0/56

Applicant's name

Type of building ONE FAMILY RESIDENTIAL

Special Conditions

Area/Block # Lot # 127 E

By

Date: January 11, 1985

POST IN A CONSPICUOUS PLACE
TOWN OF SULLIVAN'S ISLAND

P.O. BOX 427
SULLIVAN'S ISLAND, S.C. 29482

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Bldg. Permit No. ________________________________

Use Classification: Non-conforming use - Rental
(new construction, alteration, repair, non-conforming use, etc.)

Owner:
Name: Lee Chao and Chan Lam
Address: 950 Cummings Circle
Mt Pleasant, SC,

Contractor/Builder:
27th Middle Street

Building Address: 27th Middle Street
Sullivan's Island, SC

TMS # 529-07-00-062

Type of building: Single Family (2 apartments)

Area/Block # ____________ Lot # ____________

Special Conditions: Residence containing two (2) apartments, not pre-existing.

Approved by Board of Adjustment

By ________________________________ Date: ____________
Zoning Administrator

POST IN A CONSPICUOUS PLACE

884-7675 - Clerk Notes
TOWN OF SULLIVAN'S ISLAND

SULLIVAN'S ISLAND, S.C. 29482

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Bldg. Permit No. 3942

Use Classification New construction

Owner: Edward A. Scarpa

Name: Edward A. Scarpa

Address: 2102 Atlantic Ave.

Sullivan's Island, SC

Applicant’s name

Building Address 2102 Atlantic Ave.

Sullivan's Island

TMS # 529-9-0/64

Type of building Single family residential

Area/Block # Lot # 275

Contractor/Builder: Self

Special Conditions

By W. Zorn Pausse Date: 1-31-91

POST IN A CONSPICUOUS PLACE
TOWN OF SULLIVAN'S ISLAND

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Bldg. Permit No. 6120

Use Classification: New construction

Owner: Sarah A. Rhett

Contractor/Builder: Heritage Construction Co.

Address: 2302 Atlantic Ave.
Sullivan's Island, SC 29482

Applicant's Name: TMS #: 529-10-0/49

Type of Building: Single family residential

Area/Block #: Let #: 327

Special Conditions

By: W. Kent Krause

Date: 7-30-92

POST IN A CONSPICUOUS PLACE
TOWN OF SULLIVAN'S ISLAND

P.O. BOX 427
SULLIVAN'S ISLAND, S.C. 29482

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Hdg. Permit No. 5367

Use Classification: New construction

Owner: John H. & Kathryn Myatt

Address: 1215 Manor Lane
Mt. Pleasant, SC 29464

Building Address: 1551 Flag St.
Sullivan's Island, SC

Applicant's name:

Contractor/Builder: Self

TMS #: 529-09-0/82

Type of building: Single family residential

Area/Block #: Lot #: U

Special Conditions: Designated non-conforming use structure - secondary dwelling on SF zoned lot. Living area cannot be expanded beyond 1080 sq. ft. as per approved plans dated 8-7-90.

By: W. Kent Hanson

Date: 12-17-91

POST IN A CONSPICUOUS PLACE
Certificate of Occupancy
Office of Zoning Administrator

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Certificate No. 4390

Use: New construction

Owner: Robert E. Schirmer
Address: 1857 Flag St.
Sullivan's Island, SC 29482

Applicant's name

Contractor/BUILDER: Self

Building Address: 1856 Theo St. “B”
Sullivan's Island, SC

TMS #: 529-9-0/81

Type of building: Single family residential

Area/Block #: L

Special Conditions: Secondary structure on lot - non-conforming structure

Date: 1-3-91

POST IN A CONSPICUOUS PLACE
Certificate of Occupancy
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Bldg. Permit No. 6122
Use Classification: New construction
Owner: Kenneth J. Fontaine, MD
Applicant's name: 

Contractor/Builder: Self
Building Address: 1856 I'On Ave.
Sullivan's Island, SC 29482

TMS #: 102-02-00/009
Type of building: Single family residential
Area/Block #: 206

Special Conditions: Elevated one story frame structure is CONFORMING USE
TWO STORY CMU STRUCTURE IS NON-CONFORMING USE AS SHOWN ON THE
PLAT OF 1856 I'ON AVE.

By: ________________________________
Zoning Administrator

Date: 3-18-93

PLAT POST IN A CONSPICUOUS PLACE
LOT 206 MOULTREVILLE
S. I. CHAS. CO., S.C.
TMS NO 529-09-00-006
By F. Elliott Quin III RLS NO 1029-Z
Dated 1-1-93
TOWN OF SULLIVAN'S ISLAND

P.O. BOX 427
SULLIVAN'S ISLAND, S.C. 29482

Certificate of Occupancy
Office of Zoning Administrator

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Bldg. Permit No. 3231

Use Classification New construction

Owner: Ann L. Graham
Address 90 Drawer 807
Sullivan's Island, SC 29482

Contractor/Builder: ____________________________

Applicant's name: ____________________________

Building Address 2140 Fitch Dr.
Sullivan's Island, SC

TMS # 526-5-6/18

Type of building Single family residence

Area/Block # ____________________________ Lot # 271

Special Conditions The two residences on Lot 271 constitute a non-conforming use. The structure with the greatest livable area is designated as the conforming use. The secondary structure is non-conforming and may only be altered in accordance with the appropriate zoning code provisions.

By ____________________________ Date: ____________________________

Zoning Administrator

POST IN A CONSPICUOUS PLACE
TOWN OF SULLIVAN'S ISLAND

P.O. BOX 427
SULLIVAN'S ISLAND, S.C. 29482

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Bldg. Permit No. 5724

Use Classification New construction

Owner: 3st. Sarah E. Silcox

Address 2262 I'on Ave.

Sullivan's Island, SC 29482

Contractor/Builder: Rhode Const. Comp.

Applicant's name Jack Markham

Building Address 2262 I'on Ave.

Sullivan's Island, SC 29482

TMS # 529-10-00/003

Type of building Single family residential

Area/Block # Lot # 309

Special Conditions

By W. Kraft

Date: 5-21-71

POST IN A CONSPICUOUS PLACE
TOWN OF SULLIVAN'S ISLAND

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Bldg. Permit No. 6474

Use Classification New construction

Owner: John M. Thomas

Contractor/Builder: Bracken & Co.

Building Address 2402 I'on Ave.
Sullivan's Island, SC 29482

Applicant's name

Type of building Single family residential

TMS # 535-10-00/009

Area/Block # Lot # 21 East

Special Conditions

Two-story wood frame dwelling is designated non-conforming use.

Constr. frame 12.4' x 54.4' is non-conforming use.

By Zoning Administrator

Date: 7-15-93

POST IN A CONSPICUOUS PLACE
TOWN OF SULLIVAN'S ISLAND

P.O. BOX 427
SULLIVAN'S ISLAND, S.C. 29482

Certificate of Occupancy
Office of Zoning Administrator

This certificate issued pursuant to the requirements of Section 803 of the Zoning Ordinance of the Town of Sullivan's Island, Charleston County, South Carolina, certifying that at the time of issuance this structure was in compliance with the various requirements of the Town of Sullivan's Island regulating building construction or use, or in the case of a non-conforming structure in existence at the time of the enactment of the aforementioned Zoning Ordinance, that the non-conforming use can be maintained, renewed, changed or extended only in the manner specifically stated in this Certificate of Occupancy as being non-conforming with the Zoning Ordinance. This Certificate is issued subject to the conditions and safeguards set out below for the protection and safety of the occupants and the public.

Bldg. Permit No.

Use Classification Single Family Residential

Owner: James P. DaLuca
Address: 29 Pitt Street
Charleston, SC 29401

Contractor/Builder: 

Building Address: 927 Middle Street
Sullivan's Island, SC 29482

Applicant's name: 

TMS #: 523-06-00/059

Type of building: 2 Dwelling on One Lot

Special Conditions: Both Dwelling can only be used as a Single Family Residence as explained by Letter dated 5-28-96.

By: 
Zoning Administrator

Date: 

POST IN A CONSPICUOUS PLACE
TOWN OF SULLIVAN'S ISLAND

P.O. BOX 427
SULLIVAN'S ISLAND, S.C. 29482

Certificate of Occupancy
Office of Zoning Administrator

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Hdg. Permit No. 5810

Use Classification: New construction

Owner: Charles W. Griswold

Contractor/Builder: Self

Address

Building Address: 504 Middle St., St. C.

Sullivan's Island, SC

TMS # 503-5-9/10

Type of building: Single family residential

Area/Block #: Lot #: 

Special Conditions: Non-conforming use; secondary structure on lot, may not be enlarged.

By: W. Kent Duvall

Date: 5-8-91

Zoning Administrator

POST IN A CONSPICUOUS PLACE

Town of Sullivan's Island

P.O. Box 427
Sullivan's Island, SC 29482

Certificate of Occupancy
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Bldg. Permit No. 8945

Use Classification New construction

Contractor/Builder: Curtis Key

Owner: Curtis Key

Address

Applicant's name

Special Conditions

By Kent Finan
Zoning Administrator

Date: 6/7/01

POST IN A CONSPICUOUS PLACE
TOWN OF SULLIVAN'S ISLAND

P.O. BOX 427
SULLIVAN'S ISLAND, S.C. 29482

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Bldg. Permit No. 5371

Use Classification: New construction

Owner: Robert A. Smith, Jr.
Address: P.O. Box 471
Sullivan's Island, SC 29482

Applicant's name

Contractor/Builder: Self

Building Address: 1232 Main St.
Sullivan's Island, SC

TMS #: 520-0-932
Type of building: Single family residential

Area/Block #: Lot #: 102

Special Conditions: Principal structure on non-conforming use lot.

By: Kent Price
Zoning Administrator
Date: 5-28-91

POST IN A CONSPICUOUS PLACE
TOWN OF SULLIVAN'S ISLAND

P.O. BOX 427
SULLIVAN'S ISLAND, S.C. 29482

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Bldg. Permit No. __________________________________________

Use Classification ___ NON-CONFORMING USE (new construction, alteration, repair, non-conforming use, etc.)

Owner: __________________________________________

Name: Colinset H. & Margaret Hart, Jr. __________________________

Address: PO Box 634 ________________________________________

Sullivan's Island, SC 29482

Applicant's name __________________________________________

Contractor/Builder: _________________________________________

Building Address: 1914 Hidee Street ___________________________

Sullivan's Island, SC

TMS #: 525-05-00/048

Type of building __________________________________________

Area/Block # ____________ Lot # ___________

Special Conditions: See Board of Adjustments minutes - 2/17/84

1200 SQ. FT. RENTAL APARTMENT. REMAINDER OF BUILDING IS SINGLE FAMILY RESIDENCE

By __________________________ Date: _________________

Zoning Administrator

POST IN A CONSPICUOUS PLACE
Certificate of Occupancy
Office of Zoning Administrator

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Permit No. 08-0460

Use Classification New Construction - Special Exception

Owner: Michelle & Cyrus Sinor

Address 1856 Central Ave.
Sullivan's Island, SC 29482

Applicant's name Cyrus Sinor

Contractor/Builder: International Public Works
P.O. Box 888
Building Address Mr. Pleasant, SC 29465

TMS # 529-05-00-056

Type of building Single Family Residence

Area/Block # Lot # 202

Special Conditions Special exception granted under Sec 21-178(C)

Oral restrictions in file dated 10/03/05

By Zoning Administrator

Date: 06/02/09

POST IN A CONSPICUOUS PLACE
TOWN OF SULLIVAN’S ISLAND

P.O. BOX 427
SULLIVAN’S ISLAND, S.C. 29482

Certificate of Occupancy
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Bidg. Permit No. 17-0015

Use Classification New Construction

Owner: Cary Matheson

Address 1908 Central Ave.
Sullivan’s Island SC 29482

Contractor/Builder: Barrow Building Group
PO Box 20095 Sullivan’s Island SC 29482

Applicant’s name Barrow Building Group

Building Address 1908 Central Ave
Sullivan's Island SC 29482

TMS # 5290500058

Type of building Single family residence

Area/Block # Lot #

Special Conditions: Property contains two dwellings units. Principal building and a small structure in the rear yard.

By ___________________________ Date: 2/4/8

Zoning Administrator

POST IN A CONSPICUOUS PLACE
TOWN OF SULLIVAN'S ISLAND

P.O. BOX 427
SULLIVAN'S ISLAND, S.C. 29482

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Bldg. Permit No.: 08-0433

Use Classification: New Construction

Owner:
Name: Lucille & Jeffrey Harris
Address: 1801 T'on Avenue
Sullivan's Island Sc 29482

Applicant's name: Jeffrey Harris

Contractor/Builder: Daly & Sawyer
855 A Coleman Blvd
Mt. Pleasant, SC 29464

Building Address: 1801 T'on Avenue

TMS #: 529-09-00-0085

Type of building: Single Family Residence

Area/Block #: Lot #: M

Special Conditions

By: [Signature]
Date: April 31, 2011

POST IN A CONSPICUOUS PLACE
TOWN OF SULLIVAN'S ISLAND

P.O. BOX 427
SULLIVAN'S ISLAND, S.C. 29482

Certificate of Occupancy
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Bldg. Permit No. 15-0382

Use Classification: New Construction

Owner: Name: Robert W. & Kathy Heller
Address: 2870 Arden RD
Atlanta GA 30327
Applicant's name: Carl Owens

Contractor/Builder: Carl Owens
636 G Long Point Rd #111
Building Address: 2320 I'on Avenue
Sullivan's Island SC 29482
TMS #: 52910000008
Type of building: Single Family Residence
Area/Block # : Lot #

Special Conditions:
Two dwelling units permitted per Sec 22-26. C(2)
Accessory dwelling unit Special Exception.

By: ____________________________ Date: 3/2/2017
Zoning Administrator

POST IN A CONSPICUOUS PLACE
Certificate of Occupancy
Office of Zoning Administrator

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Bldg. Permit No. 16-0332
Use Classification Substantial Improvement

Owner:
Name: Curtis Revocable Living Trust
Address: 2824 I'on Ave
Sullivan’s Island SC 29482

Applicant’s name: Catherine Curtis

Contractor/Builder: Ron Golsh Construction
Address: 2608 I'on Ave
Sullivans Island SC 29482

TMS #: 5291100017
Type of building: Single Family Residence

Special Conditions: Property contains two dwelling units. The nonconforming second dwelling unit was authorized by the ZBA 5/11/2016 to be relocated to the back left side of the home.

By: [Signature]
Zoning Administrator
Date: 4/21/17

POST IN A CONSPICUOUS PLACE
Certificate of Occupancy
Office of Zoning Administrator

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Bldg. Permit No. 2012-2332

Use Classification: New Construction - Second Structure

Owner: John G. Fradella
Address: 2308 Jasper Blvd
Sullivan's Island SC 29482

Applicant's name: Saltwater Homes
Contractor/Builder: Saltwater Homes
P.O. Box 1865 Mt. Pleasant SC 29465
Building Address: 2308 Jasper Blvd
Sullivan's Island SC 29482
TMS #: 529-06-00-029
Type of building: Single Family Residential
Area/Block #: 316
Lot #: 46

Special Conditions: Special Exception Status allowed under Section 21-20C (2)

Historical Structure limited to 1200 sq ft "as used principal" building

By: Zoning Administrator

Date: 25/04/2016

occupied in 04 of 2014

POST IN A CONSPICUOUS PLACE
TOWN OF SULLIVAN'S ISLAND

P.O. BOX 427
SULLIVAN'S ISLAND, S.C. 29482

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Bldg. Permit No. 08-0298

Use Classification Substantial Improvement

Owner: Raven Cliff LLC
Name:
Address 1902 Middle Street
Sullivan's Island Sc 29482
Applicant's name Raven Cliff LLC

Contractor/Builder: JBH Construction
1474 Goble Ave. Mt. Pleasant 29464
Building Address 1902 Middle Street
Sullivan's Island Sc 29482
TMS #: 529-05-00-044
Type of building Single Family Residence
Area/Block #: Lot #: 215

Special Conditions: Conforming Structure Facing Middle St

By
Zoning Administrator
Date: 06/08/09

POST IN A CONSPICUOUS PLACE
TOWN OF SULLIVAN'S ISLAND

P.O. BOX 427
SULLIVAN'S ISLAND, S.C. 29482

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Office of Zoning Administrator

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Bldg. Permit No. 08-0441

Use Classification Substantial Improvement

Owner: Raven Cliff LLC

Contractor/Builder: JBH Construction

Address 1902B Middle Street

Building Address 1902B Middle Street

Applicant's name Raven Cliff LLC

TMS # 529-05-00-044

Type of building Single Family Residence

Area Block = Lot 215

Special Conditions Non-Conforming Structure on lot. Forcing Station 19

Notice effective for more than 38 days only.

By: Mayor Administrator

POST IN A CONSPICUOUS PLACE
TOWN OF SULLIVAN'S ISLAND

P.O. BOX 427
SULLIVAN'S ISLAND, S.C. 29482

Certificate of Occupancy
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Bldg. Permit No. 06-00034

Use Classification New Construction

Owner:
Name 1908 Middle Street LLC
Address 2019 Middle Street
Sullivan's Island SC 29482

Contractor/Builder: Precise Custom Homes
4890 Storage Road
Youngers Island, SC 29499

Building Address 1908 Middle Street
Sullivan's Island, SC 29482

TMS # 529-05-00-043

Type of building Single Family Residence

Aplicant's name Sammy Rhodes

Area/Block # Lot # 216

Special Conditions

By W. Kent Praise Jr.
Zoning Administrator
Date: 7/03/07

POST IN A CONSPICUOUS PLACE
TOWN OF SULLIVAN'S ISLAND

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Bldg. Permit No. 06-00055

Use Classification New Construction

Owner: 1914 Middle Street LLC
Address 2019 Middle Street
Sullivan's Island SC 29482

Applicant's name: Tommy Rhodes

Contractor/Builder: Precise Custom Homes
Building Address 1914 Middle Street
Sullivan's Island, SC 29482

TMS # 529-05-00-042
Type of building: Single Family Residence
Area/Block # 217
Lot #

Special Conditions

By Zoning Administrator:

Date: 8-14-07

POST IN A CONSPICUOUS PLACE
TOWN OF SULLIVAN'S ISLAND
P.O. BOX 427
SULLIVAN'S ISLAND, S.C. 29482

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Permit No. 14-0199

Use Classification: New Construction

Owner: Sallie Prichard
Address: 2830 Middle Street
Sullivan’s Island SC 29482

Applicant’s name: Beasley Custom Homes

Contractor/BUILDER: 1624 Diddy Dr
Mt Pleasant SC 29464

Building Address: 2830 Middle Street
Sullivan’s Island SC 29482

TMS #: 529-07-00-071

Type of building: Single Family Residential

Area/Block #: Lot #: 194

Special Conditions: Historic Special Exception unauthorized into dwelling units per BZA 9-11-30 and recorded deed restrictions. Historic is considered an accessory dwelling in the

By: Zoning Administrator

Date: Dec 25, 2015

POST IN A CONSPICUOUS PLACE
TOWN OF SULLIVAN'S ISLAND

P.O. BOX 427
SULLIVAN'S ISLAND, S.C. 29482

Certificate of Occupancy
Office of Zoning Administrator

This certificate issued pursuant to the requirements of Section 203 of the Zoning Ordinance of the Town Sullivan's Island, Charleston County, South Carolina, certifying that at the time of issuance this structure was in compliance with the various requirements of the Town of Sullivan's Island regulating building construction or use. In the case of a non-conforming structure in existence at the time of the enactment of the aforementioned Zoning Ordinance, that the non-conforming use can be maintained, renewed, changed or extended only in the manner specifically stated in this Certificate of Occupancy as being non-conforming with the Zoning Ordinance. This Certificate is issued subject to the conditions and safeguards set out below for the protection and safety of the occupants and the public.

Bldg. Permit No. 06-00316

Use Classification Existing Structures Non-conforming use (two residences on one lot)

Owner: Jeffrey & Lucille Harris

Address: 154 Clay Hill Road
Millwood, Va 22646

Applicant's name

Contractor/Builder: Jeffrey/Lucille Harris

Building Address: 200 Station 18
Sullivan's Island SC 29482

TMS #: 529-09-00-085

Type of building: Single-Family Residence

Area/Block #: Lot: M

Special Conditions: Historic designated building is conforming use.
Non-historic building is non-conforming use

By: W. Kent Parvee
Date: 11/01/06

POST IN A CONSPICUOUS PLACE
January 12, 2015

Hal and Karen Coste
322 Station 19
Sullivan’s Island, SC 29482

Re: Zoning Compliance Letter for 322 Station 19 (TMS# 529-05-00-057, Sullivan’s Island, South Carolina 29482)

Dear Mr. and Mrs. Coste,

This letter is in response to the requested statement of zoning compliance for your home located at 322 Station 19 (TMS# 529-05-00-057). The subject property is located within an RS zoning district (single-family residential) and contains two structures currently being utilized for single-family residential use. It is the opinion of this office that the historic home located at 1902 Central Avenue is to be considered the conforming principal building, and the home at 322 Station 19 as the nonconforming principal building and use for the below stated reasons.

According to the current Zoning Ordinance, Section 21-150, F (Two or more principal buildings on one lot) deems the building with the greatest livable square footage as the conforming use and the other principal building as the non-conforming building and use. Staff has further determined that 322 Station 19 was converted to a single-family home before 1977, predating the Town’s creation of the first Zoning Ordinance.

Additionally, the enclosed Building Permit dated May 8, 1991 references a Board of Adjustment determination that the property contains two (2) dwelling units, and that the occupancy of the subject structure is considered “a nonconforming use.”

I have enclosed copies of the above noted documents and Zoning Ordinance regulations for your review. Please feel free to contact me should you have any further questions.

Sincerely,

Joe Henderson, AICP
Zoning Administrator

Co: Andy Benko, Town Administrator
    Randy Robinson, Building Official
    Larry Dodds, Town Attorney

Enclosures: Zoning Ordinance: Section 21-150, F
Building Permit: May 8, 1991
Declaration of Restrictive Covenant: May 6, 1991
TOSI Board of Adjustment: November 8, 1990 & December 13, 1990
TOWN OF SULLIVAN'S ISLAND

P.O. BOX 427 SULLIVAN'S
ISLAND, S.C. 29482

Certificate of Occupancy
Office of Zoning Administrator

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Bldg. Permit No. 2009-1271

Use Classification NEW CONSTRUCTION
(new construction, alteration, repair, non-conforming use, etc.)

Owner: HEIDI BROWN & SETH FISHER

Contractor/Builder: HEIDI BROWN & SETH FISHER

Name: HEIDI BROWN & SETH FISHER

Address 405 STATION 22 STREET TMS ft 529-05-00-016
SULLIVAN'S ISLAND, SC 29482 Type of building SINGLE FAMILY
RESIDENTIAL

Area/Block # PT 266 1/2 Lot #

Special Conditions: Large Home conforming / smaller home was allowed under special exception and limited to 1200 square feet of Principle Building Square footage.

By Zoning Administrator

Date: June 20, 2012

POST IN A CONSPICUOUS PLACE
TO: All Board of Zoning Appeals Applicants

Attached is the BZA application, along with additional information concerning The Board and hardship criteria.

Please note that all requested information on the form specific to your request must be completed in full. Incomplete applications may not be considered by The Board.

Form 1 – Complete for all requests. If the owner does not sign as the applicant; the owner must sign under Designation of Agent.
Form 2 – if requesting an Appeal from Action of the Zoning Administrator
Form 3 – if requesting Variance
Form 4 – if requesting Special Exception

A fee of $220.00 is required at the time of submission.

The submission and meeting dates are listed below:

2nd Thursday of Month
6:00 p.m. Board of Zoning Appeals

<table>
<thead>
<tr>
<th>Submittal Date</th>
<th>Meeting Date</th>
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<tbody>
<tr>
<td>December 15, 2017</td>
<td>January 11, 2018</td>
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<td>January 12, 2018</td>
<td>February 8, 2018</td>
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<td>February 9, 2018</td>
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Please do not submit requests for a meeting date that you will be unavailable unless you have a representative attend for you. Any requests for deferment would need to be made before The Board on the scheduled meeting date.
IN ACCORDANCE WITH ZONING ORDINANCE SECTION 21-175,
I, [Name], HAVE SUBMITTED A COMPLETED BOARD OF ZONING
APPEALS APPLICATION, FOR THE MEETING DATE OF [Date], WHICH WILL BE HELD AT
SULLIVAN'S ISLAND TOWN HALL LOCATED AT 2056 MIDDLE STREET, SULLIVAN'S ISLAND, SOUTH CAROLINA.

ADDITIONALLY, I UNDERSTAND THAT THE BOARD MAY POSTPONE OR PROCEED TO DISPOSE OF A MATTER ON THE RECORD
BEFORE IT IN THE ABSENCE OF AN APPEARANCE ON BEHALF OF AN APPLICANT.

[Signature]
1/10/19

APPLICANT SIGNATURE
DATE
Notice of Appeal - Form 1
Board of Zoning Appeals

Date Filed: ____________ Permit Application No. ____________ Appeal No. ____________

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] Dean Schmelter
Address: 3217 Middle St ST 29482
dean@waterspecialists.diz
Telephone: 860-836-1023 [work] [home]
Interest: Owner(s): Adjacent Owner(s); Other: 

OWNER(S) [if other than Applicant(s)]:
Address:
Telephone: [work] [home]

PROPERTY ADDRESS: [Use reverse side if more space is needed.]
Lot Block Subdivision
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: 10/19 Applicant signature(s)
Variance Application - Form 3
Board of Zoning Appeals

Date Filed: ______________ Permit Application No. ____________ Appeal No. ____________

1. Applicant hereby appeals to the board of zoning appeals for a variance from the strict application to the property described in the Notice of Appeal [Form 1] of the following provisions of the zoning ordinance:

   [Rear property line setback]

   so that a zoning permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows: [Come within 10' 7" of rear property line per survey]

   for which a permit has been denied by a zoning official on the grounds that the proposal would be in violation of the cited section(s) of the zoning ordinance.

2. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by state law and the ordinance are met by the following facts.

   a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows: [See attached]

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

      [See attached]

   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 as follows: [The pool and deck are already built. In order to get this setback corrected, the rear property line setback must get resolved.]

   d. 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: [Other neighbors are already within 10' of rear property lines.]

3. The following documents are submitted in support of this application: [Survey, prior variance applications from Paul Bohemard] [A plot plan must be submitted.]

   Date: 1/10/19

   [Signature]

   Applicant signature
2a. The permitted deck, according to the current survey, comes within 10'7" of the rear property line. Previous variance was to come within 11'9" of the rear property line. A mistake was made by the contractors. The contractor who built the deck is no longer in business.

2b. Other properties were allowed to build within 10' of the rear property line. 3209 Middle St was granted 2 variances to come within 10' of the rear property line. 3203 Middle St was built within 10' of the rear property line.
TOWNSHIP OF SULLIVANS ISLAND
TUG NO. 529-12-00-025
LOT 5, BLOCK 18

TOWNSHIP OF SULLIVANS ISLAND
TUG NO. 529-12-00-026
LOT 4, BLOCK 18

TOWNSHIP OF SULLIVANS ISLAND
TUG NO. 529-12-00-027
LOT 3, BLOCK 18

2 Story Wood Frame House

MIDDLE STREET (80' R/W)

LOT SURVEY OF
LOT 10, BLOCK 18
3217 MIDDLE STREET
T.M.S. NO. 529-12-00-020
LOCATED IN THE TOWN OF SULLIVAN'S ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA
DATE: 30 DECEMBER 2018

PLAT REFERENCES
1. PLAT BY J. G. BEAR, JR., PLS RECORDED IN THE CHARLESTON COUNTY REGISTRATION OFFICE IN DEED BOOK 990 PAGE 89.

HAROLD B. NIELSEN, JR., PE & PLS
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
2500 HARBOR DRIVE
MT. PLEASANT, SC 29464
PHONE (843) 276-5512
March 11, 1999

The Board of Adjustment for the Town of Sullivan’s Island met on the above date, all requirements of the Freedom of Information Act having been satisfied.

Present were: Thom Hiers, Acting Chairman
Bill Barr
Jay Keenan
Gail Rahn
Mike Cole

Upon motion by Mr. Barr, seconded by Ms. Rahn, the minutes of the Feb. 11, 1999 meeting were approved as written.

Mr. Rob Black, 2814 Jasper Blvd., requested a variance to allow him to construct his house on the property line on the back end of his lot. Mr. Black stated that there is a white oak with a diameter of 18” that he is trying to protect that prevents him from constructing to the 20 foot setback line. When asked by the Board about the position of the tree, Mr. Black answered that it is 70 feet from the back property line and 130 feet to the front property line. Mr. Black admitted that he has ample room to construct the house to the front of the lot but would like to have a better view of the waterway by locating the house to the back of the lot. Mr. Black pointed out that this would not affect the view of the neighbors as there is a large hedge on each of the side lot lines. Mr. Prause stated that he was not sure if this property is in the RC2 area but the Lambert plat of 1899 shows a platted street (New Street) and 3 lots between this property and the marsh. Ms. Rahm stated that she did not see the hardship as the house can easily be constructed on the front of the lot. Mr. Prause stated that Mr. Black could build to the 20 foot setback line but this would require a permit from the Tree Commission to remove the oak tree and he does not feel that this permit would be granted. Mr. Keenan agreed that he saw no hardship and Mr. Barr pointed out the fact that there are 3 platted lots off of New Street, should the Town decide to open the street this house would sit directly on the side of the street. The Board also expressed their concern over the lack of house plans. There was no motion to grant the variance.

Mr. Bruce Martin, 3213 Middle Street, requested a setback variance for his pool and deck. Mr. Martin pointed out the fact that his house is in line with the existing houses on this block and all of the decks protrude into the setback area. Mr. Martin also stated that swimming is not allowed in the area of his house so he wishes to have a swimming pool, this will require an 8 foot variance. The Board discussed the fact that the neighbor had been granted a 10 foot variance and Mr. Martin is asking for less. Motion was made by Mr. Barr, seconded by Mr. Keenan, to grant the variance based on what has been done in the past, carried by vote of 3.

Mr. Tommy Baker, 3314 Jasper Blvd., requested a variance to allow his to place rip-rap behind his existing bulkhead. Mr. Barr stated that he would have to excuse himself
from this portion of the hearing as he is working with Mr. Baker. Mr. Baker stated that this is the third time that he has had to repair his bulkhead, for some reason the conventional way of repairing this structure is not holding as well as the neighbors. Consequently, Mr. Baker wishes to repair the bulkhead and then stack rip-rap in front of it as allowed by OCRM. Mr. Prause pointed out that the Town does not allow construction of new erosion control devices, only repairs to those existing devices that have been damaged less than 50%, allowing Mr. Baker to add the rip-rap would be expansion of an erosion control device. Mr. Prause pointed out the fact that the Board had granted a variance to Mr. Knight to construct a bulkhead. At this point, Mr. Cole arrived. Mr. Prause stated that the Town had brought a suit against the Board of Adjustment over the Harrington variance but he did not recall the details. Dr. Hiers stated that he would like to know the intent of the Town in adopting an ordinance that is more restrictive than OCRM and Ms. Rahn said that she would also like to know the Town's position in bringing the Harrington suit. Mr. Cole asked Mr. Baker to defer this request to the April meeting to allow him to talk with the Town Attorney before making any decision. Mr. Baker agreed.

There being no further business to come before the Board, the meeting was duly adjourned.

Respectfully submitted,

Carolyn R. Kruger
Town Clerk

Approved:

Acting Chairman

Date:
March 2, 1999

Mr. Bruce Martin
P. O. Box 491
Sullivan’s Island, SC

Re: Setback Variance for Pool, Deck and Fence
3213 Middle Street

Dear Mr. Martin:

Your request for a setback variance on the above-referenced property will be heard by the Sullivan’s Island Board of Adjustments at 7:00 p.m. on Thursday, March 11, 1998.

The Committee will be keeping notes of this meeting but if you feel you will need a more thorough transcript of the proceedings, it will be your responsibility to have someone present who can transcribe the proceedings.

Failure to appear will result in waiver of your appeal.

Sincerely yours,

Michael T. Cole

MTC:kh

cc: Ms. Carolyn Kruger
    Mr. Thomas G. Hiers
    Mr. Joseph Keenan
    Mr. Ken Praise
    Mr. William Barr
    Ms. J. Gail Rahn
Request for variance from Board of Adjustment

2/25/97

Property owner: Bruce C. Martin

Property address: 3213 Middle St.

Lot Number: ___________ Permit Number: ___________

Section(s) of Zoning/Building Ordinance in violation:

Rear Setback

Description of variance request:

Request to build deck and fence within 12 feet of rear property line

Justification of hardship:

A. Exceptional conditions due to size, shape or topography
   These are no rooms elsewhere to place pool, deck & fence; and

B. Application of requirement creates unnecessary hardship

C. Conditions are particular to this piece of property

D. Relief would not cause substantial detriment to the public good or impair the purposes and intent of the ordinance
   My adjacent two neighbors to the South have a pool & deck within 10'

Bruce C. Martin
(signature of applicant)

Address all communication concerning this application to:

Name: Bruce C. Martin Phone #: 983-9455

Address: 3213 Middle St. P.O. Box 991

Received from Bruce Martin $50.00 to cover cost of advertising and other administrative expenses associated with processing this application.

2/26, 1996

Town Clerk
The Board of Adjustment for the Town of Sullivan's Island met on the above date at Town Hall, all requirements of the Freedom of Information Act having been satisfied.

Present were: Thomas Hiers, Acting Chairman
Bill Barr
Jay Keenan
Gail Rahn

Motion was made by Mr. Keenan, seconded by Mr. Barr, to approve the minutes of November 14, 1996 as written, carried unanimously. Motion was made by Mr. Barr, seconded by Mr. Keenan, to approve the minutes of December 12, 1996 as written, carried unanimously.

Mrs. Barbara Stein, 2720 Brooks Street, petitioned for a variance to allow for an addition to a structure that already encroaches into the rear setback line. Mrs. Stein pointed out the fact that the rear lot line is not plumb with the house and only a small section where the addition will be attached to the house will encroach on this line. Motion was made by Mr. Barr, seconded by Mr. Keenan, to grant the variance giving the fact that the pavement is 40 to 50 feet from the lot line, that the house does not sit plumb with the property line and the addition does not encroach any further than the original structure already encroaches, carried unanimously.

Buddy and Barbara Inabinet, 330 Izlar Street, petitioned for a variance to allow them to move an existing floating dock and put it in front of the fixed pier head. Mrs. Inabinet pointed out the fact that the floating dock sits on the mud at low tide and moving it will not harm the marshlands and marine habitat. Kent Prouse stated that Coastal Council will not allow a floating dock that sits in the mud at low tide. Mrs. Inabinet said that she had been in contact with Coastal Council and they agreed that it would be good to move this floating dock from over the oyster beds. She also pointed out the fact that the dock already spans existing marshes. Motion was made by Mr. Keenan, seconded by Mr. Barr, that given the fact that the dock already spans the existing marsh, it is already in the bank of the run of Conch Creek and the width of the floating dock will not be changed, the variance be granted to relocate the floating dock, carried unanimously.

Mr. Paul Boehm, 3209 Middle Street, petitioned for a setback variance from his rear property line to allow for construction of a pool and deck. Mr. Boehm pointed out the fact that this will basically line up with his neighbors deck and will not be any higher. He also pointed out that the portion of I'on Ave. in this area is unimproved and the adjacent property is owned by the Town. He feels this area is highly erosional and it is unlikely that the Town would ever allow development this area. Motion was made by Mr. Keenan, seconded by Mr. Barr, to grant a variance to encroach
the back line by 10 feet given the fact that the adjacent property has a sundeck already built within 10 feet of the line, this deck is the same elevation as the proposed pool, and given the fact that the rear of the house on the end will approximately be in line with Mr. Boehm's structure, and the given fact that the property adjacent to this property is owned by the Town, and given the state of erosion in that area the probability of development is reduced, added to the special qualities of this lot that would allow a variance to be granted, carried unanimously.

There being no further business to come before the Board, the meeting was duly adjourned.

Respectfully submitted,

Carolyn R. Kruger
Town Clerk

Approved: ____________________________
Acting Chairman
Date: 11/01/97
The Board of Adjustment for the Town of Sullivan's Island met on the above date at Town Hall, all requirements of the Freedom of Information Act having been satisfied.

Present were: Thomas Hiers, Acting Chairman
Bill Barr
Jay Keenan

Upon motion by Mr. Barr, seconded by Mr. Keenan, the minutes of the June 9, 1998 meeting were approved as written.

Mr. Paul Boehm, 3209 Middle Street, petitioned for a setback variance for a swimming pool. Mr. Boehm stated that he had been granted a variance in January 1997 but did not construct the pool at that time, now he wishes to renew the variance for the same pool. The Board discussed the fact that there were no changes indicated on the plans but Dr. Hiers felt that the Board has been granting variances when there is Town property adjacent to the area in question and he feels that this is setting a bad precedent. Motion was made by Mr. Barr, seconded by Mr. Keenan, to grant the same variance as last year, carried unanimously.

Mr. James Brown, 308 Station 9 1/2 Street, petitioned for a setback variance to restore a garage that was destroyed by Hurricane Hugo. Mr. Brown pointed out the fact that the slab still exists and only one corner extends 8 ft. 7 in. into the setback area. Mr. Brown also pointed out the fact that the proposed garage will be smaller than the original and will have no plumbing. Motion was made by Mr. Barr, seconded by Mr. Keenan, that this is consistent with the Board's positions in the past concerning structures that were removed by Hurricane Hugo and given the placement of the existing slab, which is 8.7 feet off of the side, it appears that this is the only corner that is off, further it has been represented that the size of the garage is actually going to be smaller than the garage that was there before, based on all of this the variance be granted, carried unanimously.

There being no further business to come before the Board, the meeting was duly adjourned.

Respectfully submitted,

Carolyn R. Kruger
Town Clerk

Approved:

Acting Chairman

Date: ___________________________
Request for variance from Board of Adjustment

Property owner: Bruce C. Martin
Property address: 3213 Middle St.
Lot Number: 
Permit Number: 

Section(s) of Zoning/Building Ordinance in violation: Rear setback

Description of variance request: Request to build deck and fence within 12 feet of rear property line

Justification of hardship:
A. Exceptional conditions due to site, slope or topography
   There is no room elsewhere
to place pool, deck, and fence, and
B. Application of requirement creates unnecessary hardship
   
C. Conditions are particular to this piece of property
   
D. Relief would not cause substantial detriment to the public good or impair
   the purposes and intent of the ordinance
   My adjacent two neighbors to the South have a pool and deck within 10'

Bruce C. Martin
(signature of applicant)

Address all communication concerning this application to:
Name: Bruce C. Martin
Phone #: 883-9455
Address: 3213 Middle St. (P.O. Box '71)

Received from Bruce C. Martin $50.00 to cover cost of advertising and other administrative expenses associated with processing this application.

2/26, 1997
Town Clerk
Request for variance from Board of Adjustment

Property owner: Paul Boehm

Property address: 3209 Middle St

Lot Number: ____________________________ Permit Number: ____________________________

Sections/ Zoning/Building Ordinance in violation:

REAR SETBACK

Description of variance request:

REQUEST TO BUILD POOL AND DECK WITHIN 10' OF REAR PROPERTY LINE

Justification of hardship:

A. Exceptional conditions due to size, shape, or topography

There is no room elsewhere to place pool and deck

and

B. Application of requirement creates unnecessary hardship

and

C. Conditions are particular to this piece of property

and

D. Relief would not cause substantial detriment to the public good or impair the purposes and intent of the ordinance

Any adjacent neighbor to my property has a pool and deck within 10' of the rear line.

Paul Boehm

(signature of applicant)

Address all communication concerning this application to:

Name: Paul Boehm

Address: 3209 Middle St

Sullivan, Brod, SC

Received from $50.00 to cover cost of advertising and other administrative expenses associated with processing this application.

June 12, 1998

Town Clerk
Request for variance from Board of Adjustment

Property owner: Paul Brook

Property address: 3209 Middle St

Lot Number: Permit Number:

Section(s) of Zoning/Building Ordinance in violation:
REAR SETBACK

Description of variance request:
REQUEST TO BUILD POOL AND DECK WITHIN 10' OF REAR PROPERTY LINE

Justification of hardship:
A. Exceptional conditions due to size, shape, or topography

There is no room elsewhere to place pool and deck, and

B. Application of requirement creates unnecessary hardship


C. Conditions are particular to this piece of property


D. Relief would not cause substantial detriment to the public good or impair the purposes and intent of the ordinance

Any adjacent properties are in close proximity of 10' of the rear line.

(Signature of applicant)

Address all communication concerning this application to:

Name: Paul Brook

Address: 3209 Middle St

Received from _______________ $50.00 to cover cost of advertising and other administrative expenses associated with processing this application.

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Town Clerk
July 1, 1998

Paul Boehm  
3209 Middle Street  
Sullivan Island, SC 29482

Re: Paul Boehm  
3209 Middle Street, Sullivan Island, SC

Dear Mr. Boehm:

Your request for a rear setback for a pool and deck on the above-referenced property will be heard by the Sullivan’s Island Board of Adjustments at 7:00 p.m. on Thursday, July 9, 1998.

The Committee will be keeping notes of this meeting but if you feel you will need a more thorough transcript of the proceedings, it will be your responsibility to have someone present who can transcribe the proceedings.

Failure to appear will result in waiver of your appeal.

Sincerely yours,

[Signature]

Roxanne D. Manning  
Secretary to Michael T. Cole

:rdm

cc: Mrs. Carolyn Kruger  
Mr. Thomas G. Hiers  
Mr. Joseph Keenan  
Mr. Kent Praise  
Mr. William Barr  
Ms. J. Gail Rahn
Paul Boehm
3209 Middle Street
Sullivan's Island, SC 29482

Re: 3209 Middle Street
Sullivan's Island, SC

Dear Mr. Boehm:

Your request for a variance for construction of a pool and deck will be heard by the Sullivan's Island Board of Adjustment at 7:00 p.m. on Thursday, January 9, 1997.

The Committee will be keeping notes of this meeting but if you feel you will need a more thorough transcript of the proceedings, it will be your responsibility to have someone present who can transcribe the proceedings.

Failure to appear will result in waiver of your appeal.

Very truly yours,

Michael T. Cole

MTC:ps

cc: Mrs. Carolyn Kruger
Mr. Thomas G. Hiers
Mr. Joseph Keenan
Mr. Kent Praise
Mr. William Barr
Ms. J. Gail Rahn