Notice of Appeal - Form 1
Board of Zoning Appeals

Date Filed: 10.9.20 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] Heather A. Wilson
Address: 173 Wentworth St Charleston SC29401
Telephone: 843 814 2031 [work] same [home]
Interest: Architect Owner(s): Linda Neyle Adjacent Owner(s); Other: _____
OWNER(S) [if other than Applicant(s)]: Linda Neyle
Address: 2630 Middle Street Sullivans Island
Telephone: same [work] same home]
[Use reverse side if more space is needed.]

PROPERTY ADDRESS:
Lot 98 Block East End Subdivision Moultrieville
Tax Map No. 529-06-00-001 Plat Book "D" Page 184
Lot Dimensions: 105 x 302 Area: 0.72 acres
Zoning District: AE14 Zoning Map Page: 45019C0539J

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: Oct 3, 2020

Owner signature(s)

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

Date: 10.9.20

Applicant signature(s)

Special Exception Application - Form 4
Board of Zoning Appeals

Date Filed: 10.9.20 Permit Application No. _____ Appeal No. _____

1. Applicant hereby appeals to the board of zoning appeals for a special exception for use of the property described in the Notice of Appeals [Form 1] as: _____
   2630 Middle Street Sullivans Island 29482
   which is a permitted special exception under the district regulation in Section _____ of the zoning ordinance.

2. Applicant will meet the standards in Section 21-20C of the zoning ordinance which are applicable to the proposed special exception in the following manner:
   The existing historic cottage will be restored to its original design and size (under 1000sf) and become an accessory structure.

3. Applicant suggests that the following conditions be imposed to meet the standards in the zoning ordinance: The property will conform to the restrictions spelled out in 21.20C.2.h.

4. The following documents are submitted in support of this application: _____
   the DRB conceptual Plan, survey, site plan.
   [A plot plan must be submitted.]

Date: 10.9.20

Applicant signature

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION , AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

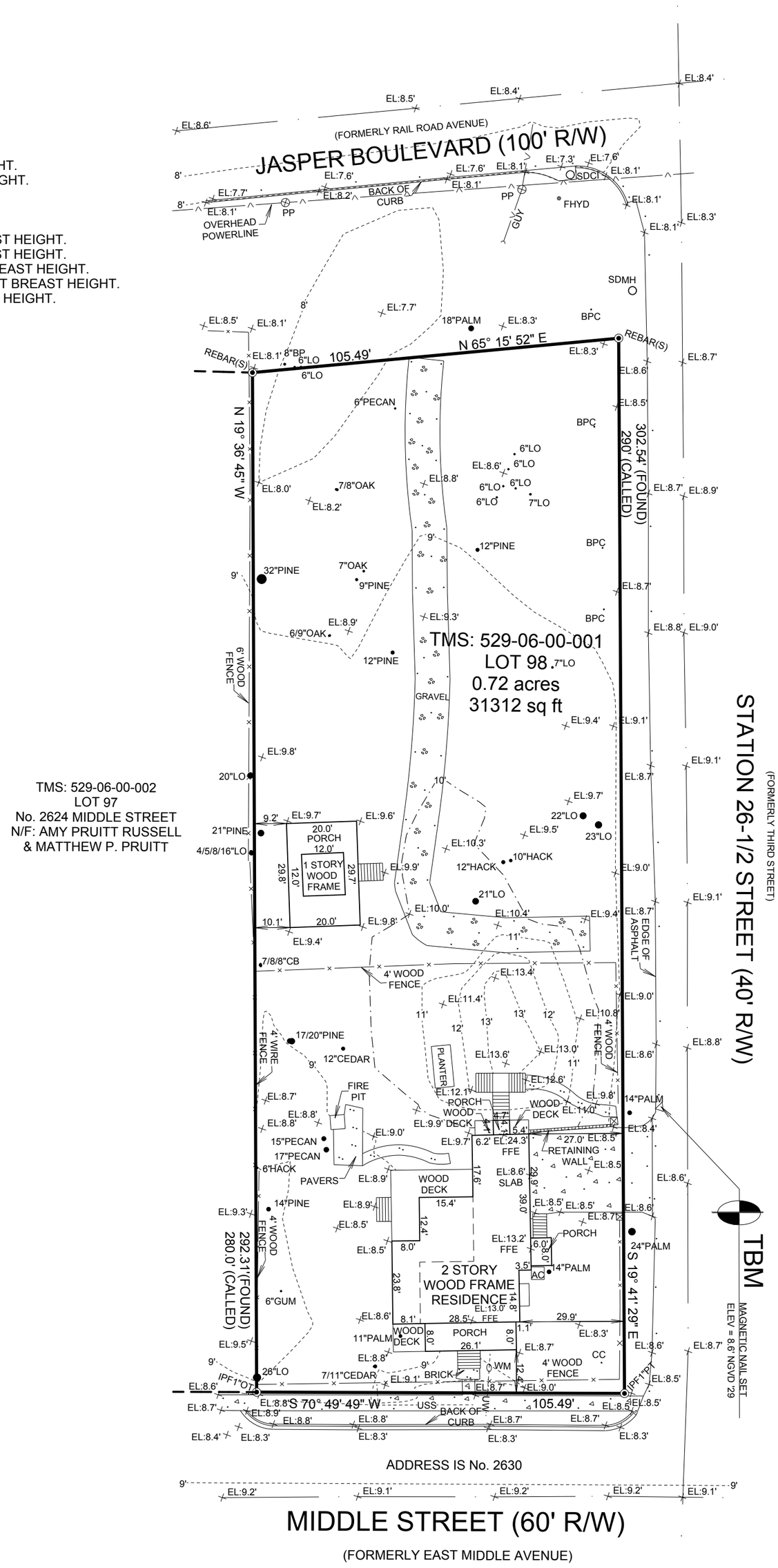
I CERTIFY THAT THE PROPERTY SHOWN HEREON IS IN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA AND HUD FLOOD HAZARD BOUNDARY MAPS.

LEGEND:

IPF1"PT	- 1" PINCHED TOP PIPE FOUND, OLD.
IPF1"OT	- 1" OPEN TOP PIPE FOUND, OLD.
REBAR(S)	- 5/8" REBAR SET, NEW
PP	- POWER POLE.
GUY	- GUY WIRE
WM	- WATER METER.
FHYD	- FIRE HYDRANT.
SDCI	- STORM DRAIN CURB INLET.
SDMH	- STORM DRAIN MANHOLE.
14"PALM	- 14" PALM DIAMETER AT BREAST HEIGHT.
6" GUM	- 6" GUM DIAMETER AT BREAST HEIGHT.
26"LO	- 26" LIVE OAK DIAMETER AT BREAST HEIGHT.
6"HACK	- 6" HACKBERRY DIAMETER AT BREAST HEIGHT.
12"CEDAR	- 12 CEDAR DIAMETER AT BREAST HEIGHT.
21"PINE	- 21" PINE DIAMETER AT BREAST HEIGHT.
7"OAK	- 7" OAK DIAMETER AT BREAST HEIGHT.
8"BP	- 8" BRADFORD PEAR DIAMETER AT BREAST HEIGHT.
7"/11"CEDAR	- 7"/1" DOUBLE CEDAR DIAMETER AT BREAST HEIGHT.
7/8/8"CB	- CHINABERRY CLUSTER DIAMETER AT BREAST HEIGHT.
BPC	- BRADFORD PEAR CLUSTER DIAMETER AT BREAST HEIGHT.
CC	- CEDAR CLUSTER DIAMETER AT BREAST HEIGHT.
EL:8.0'	- SPOT ELEVATION 8.0' M.S.L., NGVD'29.
- - - - 8' - - - - -	- 8' CONTOUR LINE.
- - - - - UW - - - -	- UNDERGROUND WATER LINE.
- - - - USS - - - -	- UNDERGROUND SANITARY SEWER LINE.

NOTES:

1. PROPERTY APPEARS IN FLOOD ZONE AE, EL. 14' ON FIRM COMMUNITY-PANEL NUMBER 45019C0539J. MAP REVISED NOVEMBER 17, 2004.
2. THE BEARINGS SHOWN ARE MAGNETIC AND SUBJECT TO LOCAL ATTRACTION.
3. ANYTHING SHOWN OUTSIDE OF THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
4. THIS SURVEY IS BASED ON THE REFERENCE SHOWN AND DOES NOT CONSTITUTE A TITLE SEARCH.
5. ALL TREES 6" DIAMETER AT BREAST HEIGHT AND LARGER SHOWN HEREON.



TOPOGRAPHIC PLAT

OF LOT 98, EAST END, MOULTRIEVILLE,
TOWN OF SULLIVAN'S ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA.
PREAPARED FOR C.B. ELROD.

30 15 0 30

SCALE: 1" = 30'

DATE: SEPTEMBER 29, 2020

REF: 1) PLAT BK. "D", PG. 184
2) UNRECORDED PLAT BY EDINGS W. WILSON, II DATED APRIL 3, 1992

TMS: 529-06-00-001

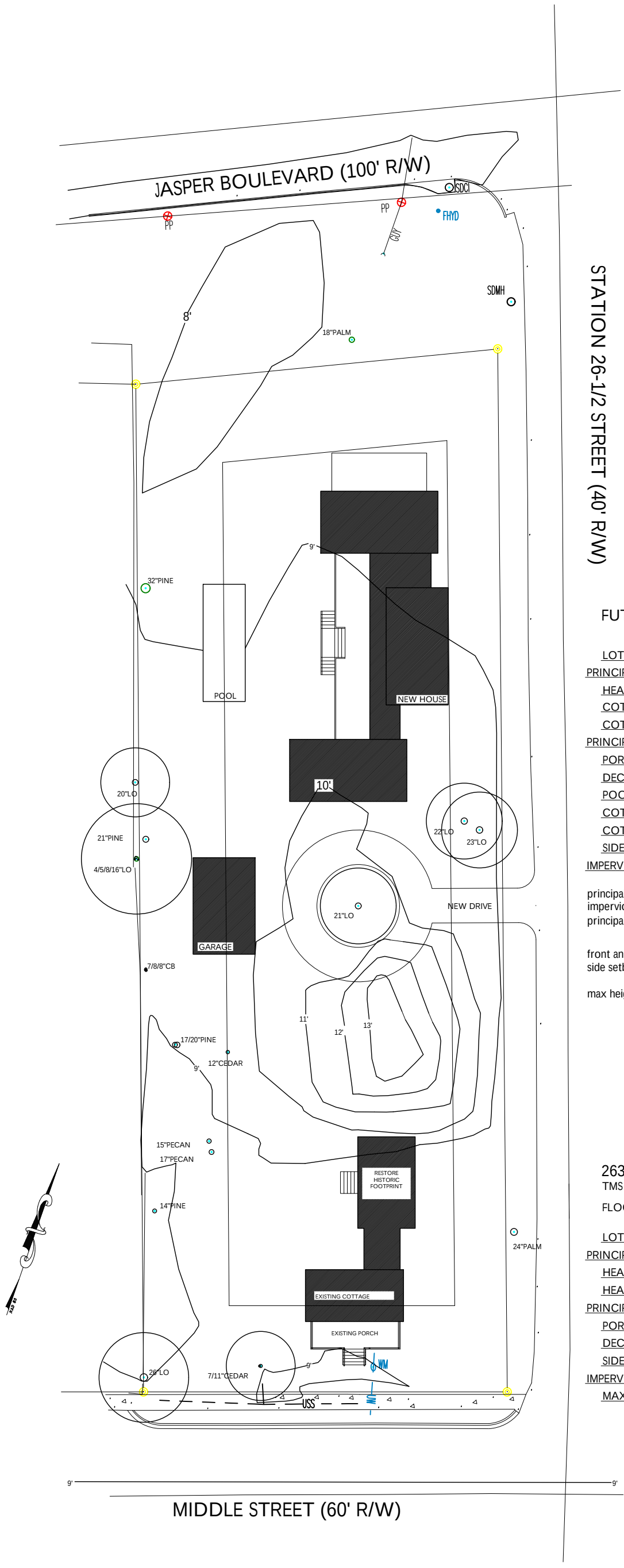
ALEXANDER C. PEABODY, PLS
PEABODY & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYING
P.O. BOX 22646, CHARLESTON, SC 29413
OFFICE 843-723-5225 MOBILE 843-270-4847

SOUTH CAROLINA PEABODY & ASSOCIATES, INC. No. C3194 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 20194 ALEXANDER C. PEABODY

CHARLESTON COUNTY

SOUTH CAROLINA



SITE PLAN PROPOSED

scale 1/32"=1'-0"

40 feet 20 4 0

FUTURE HOUSE - CONCEPTUAL

LOT SIZE : 31,230 SF
PRINCIPAL BLDG. AREA : 3,571 SF
HEATED FIRST FLOOR : 2,263 SF
COTTAGE FIRST FLOOR : 996 SF
COTTAGE SECOND FLOOR : 312 SF
PRINCIPAL BLDG. COVERAGE : 3,259 SF
PORCHES : 854 SF
DECKS AND STAIRS SF : 72 SF
POOL SF : 415 SF
COTTAGE PORCHES : 207 SF
COTTAGE DECKS AND STAIRS SF : 66 SF
SIDEWALK SF : 41 SF
IMPERVIOUS COVERAGE : 4,914 SF (15.7%)

principal building coverage allowed = (31,230 x .15) = 4,684 sf
impervious coverage area allowed = (31,230 x .30) = 9,369 sf
principal building area allowed = (31,230-5,000sf) / 10 + 2400 = 5,023 sf

front and rear setback : 25'
side setback = 40 (15' min.)

max height allowed : 40' above grade

2630 MIDDLE STREET - COTTAGE

TMS # 529-06-00-001

FLOOD ZONE: AE-10

LOT SIZE : 31,230 SF
PRINCIPAL BLDG. AREA : 1,180 SF
HEATED FIRST FLOOR : 996 SF
HEATED SECOND FLOOR : 184 SF
PRINCIPAL BLDG. COVERAGE : 996 SF
PORCHES : 207 SF
DECKS AND STAIRS SF : 66 SF
SIDEWALK SF : 41 SF
IMPERVIOUS COVERAGE : 1,310 SF (4%)
MAX. HEIGHT : 23'-2'

STATE OF SOUTH CAROLINA
HEATHER AVEN WILSON
Charleston, SC
REGISTERED ARCHITECT

BZA MEETING DATE: 12.10.20

STATE OF SOUTH CAROLINA
HEATHER AVEN WILSON
Charleston, SC
REGISTERED ARCHITECT

OLEANDER COTTAGE

INDEX

H	HISTORIC REFERENCE IMAGE
S1	SURVEY
S2	PROPOSED SITE PLAN
X1.1	EXISTING FIRST FLOOR PLAN
X1.2	EXISTING SECOND FLOOR PLAN
X1.3	EXISTING ROOF PLAN
A1.1	PROPOSED FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	PROPOSED ROOF PLAN
A2.1	EXISTING AND PROPOSED ELEVATION A
A2.2	EXISTING AND PROPOSED ELEVATION B
A2.3	EXISTING AND PROPOSED ELEVATION C
A2.4	EXISTING AND PROPOSED ELEVATION D

CONTEXT IMAGES

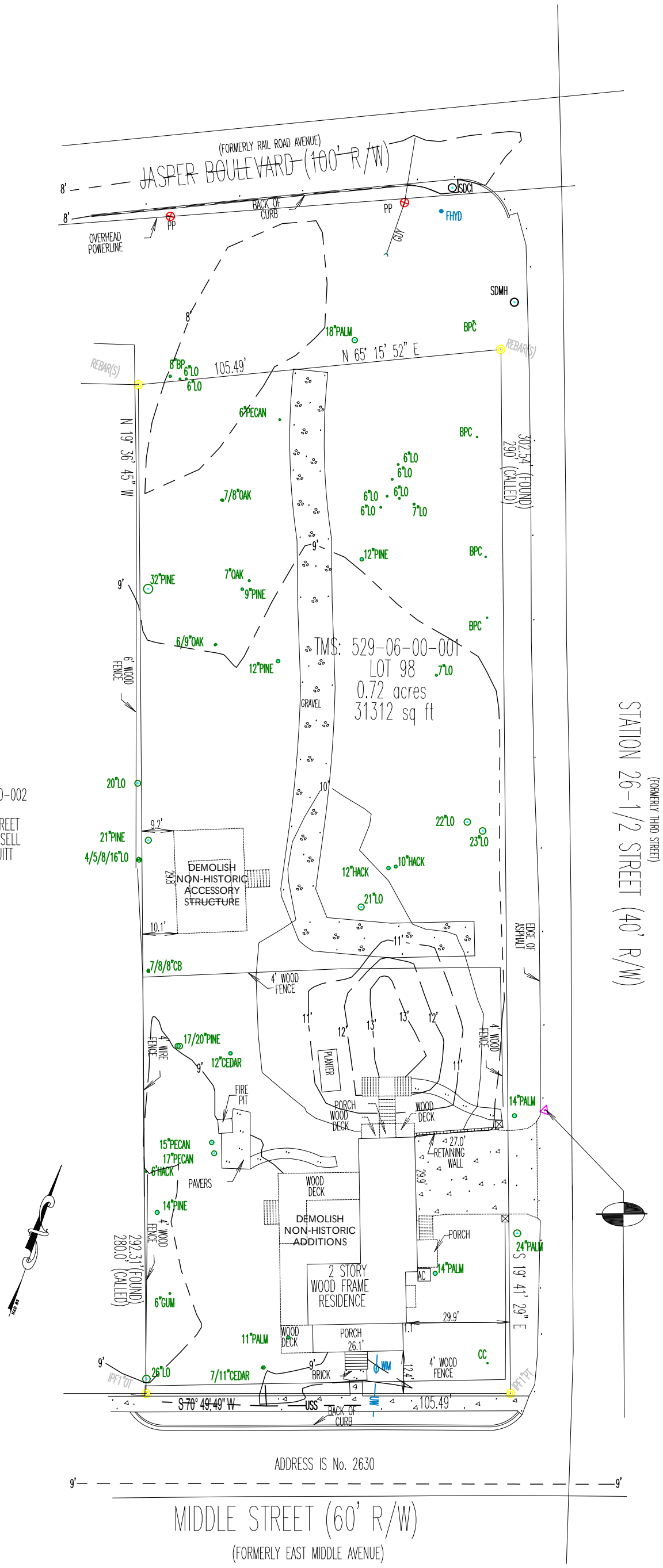
3D VIEWS

BZA MEETING DATE: 12.10.20

STATE OF SOUTH CAROLINA
HEATHER AVEN WILSON
Charleston, SC
REGISTERED ARCHITECT

OLEANDER COTTAGE
2630 MIDDLE

BZA MEETING DATE: 12.10.20



STATE OF SOUTH CAROLINA
HEATHER AVEN WILSON
Charleston, SC
REGISTERED ARCHITECT

SURVEY EXISTING

scale 1/32"=1'-0"

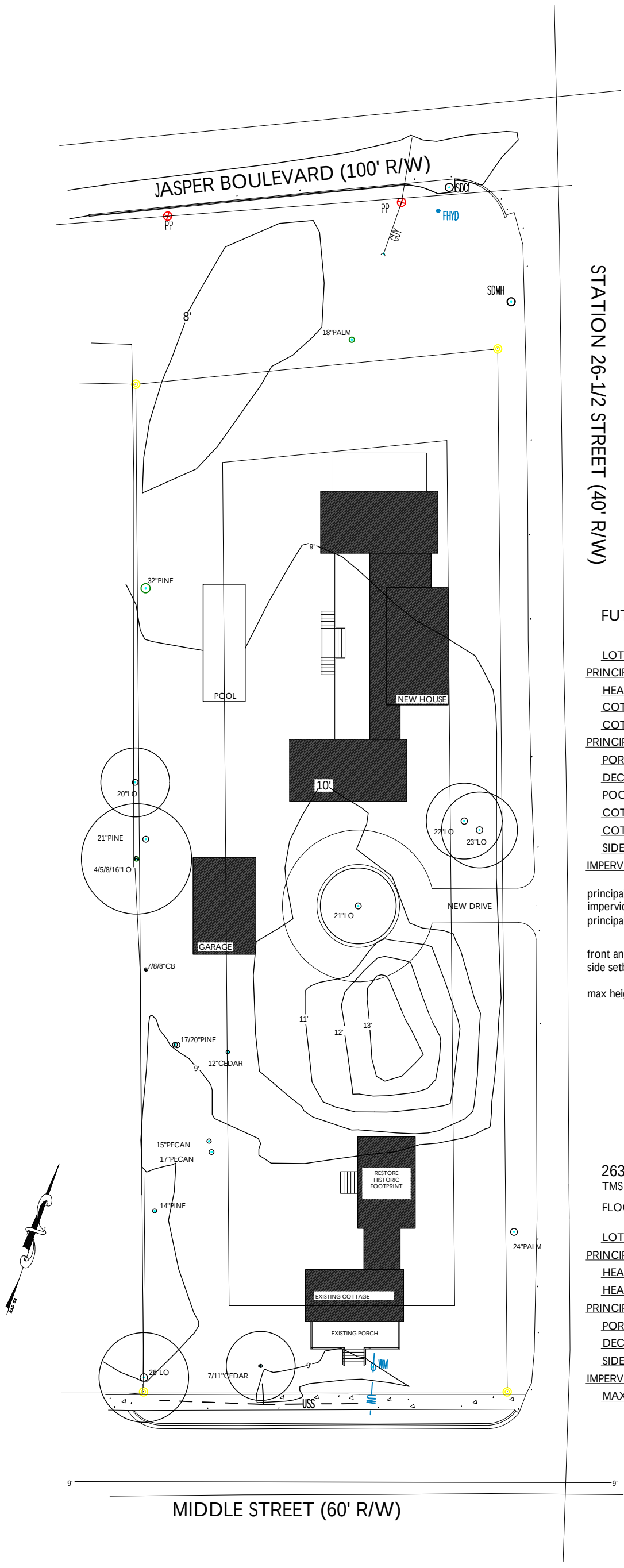
40 feet 20 4 0

BZA MEETING DATE: 12.10.20

OLEANDER COTTAGE . 2630 MIDDLE STREET . SULLIVAN'S ISLAND, SC 29482

heather a wilson, architect . 173 wentworth street charleston, south carolina 29401 843.814.2031

S1
SURVEY



SITE PLAN PROPOSED

scale 1/32"=1'-0"

40 feet 20 4 0

FUTURE HOUSE - CONCEPTUAL

LOT SIZE : 31,230 SF
PRINCIPAL BLDG. AREA : 3,571 SF
HEATED FIRST FLOOR : 2,263 SF
COTTAGE FIRST FLOOR : 996 SF
COTTAGE SECOND FLOOR : 312 SF
PRINCIPAL BLDG. COVERAGE : 3,259 SF
PORCHES : 854 SF
DECKS AND STAIRS SF : 72 SF
POOL SF : 415 SF
COTTAGE PORCHES : 207 SF
COTTAGE DECKS AND STAIRS SF : 66 SF
SIDEWALK SF : 41 SF
IMPERVIOUS COVERAGE : 4,914 SF (15.7%)

principal building coverage allowed = (31,230 x .15) = 4,684 sf
impervious coverage area allowed = (31,230 x .30) = 9,369 sf
principal building area allowed = (31,230-5,000sf) / 10 + 2400 = 5,023 sf

front and rear setback : 25'
side setback = 40 (15' min.)

max height allowed : 40' above grade

2630 MIDDLE STREET - COTTAGE

TMS # 529-06-00-001

FLOOD ZONE: AE-10

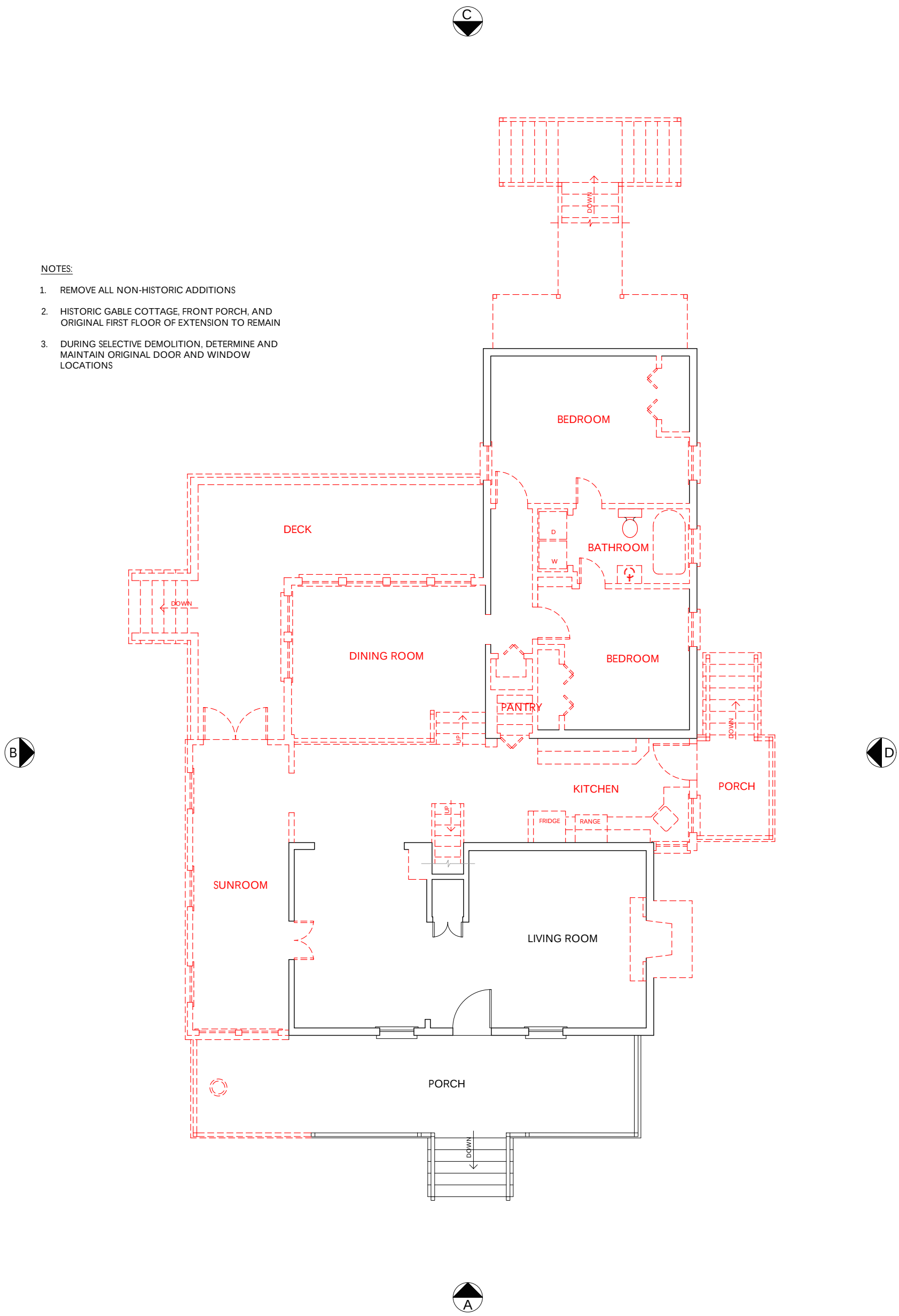
LOT SIZE : 31,230 SF
PRINCIPAL BLDG. AREA : 1,180 SF
HEATED FIRST FLOOR : 996 SF
HEATED SECOND FLOOR : 184 SF
PRINCIPAL BLDG. COVERAGE : 996 SF
PORCHES : 207 SF
DECKS AND STAIRS SF : 66 SF
SIDEWALK SF : 41 SF
IMPERVIOUS COVERAGE : 1,310 SF (4%)
MAX. HEIGHT : 23'-2'

STATE OF SOUTH CAROLINA
HEATHER AVEN WILSON
Charleston, SC
REGISTERED ARCHITECT

BZA MEETING DATE: 12.10.20

NOTES:

1. REMOVE ALL NON-HISTORIC ADDITIONS
2. HISTORIC GABLE COTTAGE, FRONT PORCH, AND ORIGINAL FIRST FLOOR OF EXTENSION TO REMAIN
3. DURING SELECTIVE DEMOLITION, DETERMINE AND MAINTAIN ORIGINAL DOOR AND WINDOW LOCATIONS



FIRST FLOOR PLAN EXISTING

scale 1/8"=1'-0"

TO BE REMOVED

10 feet 5 1 0

1,573 SF - HEATED
322 SF - PORCHES
549 SF - DECKS AND STAIRS

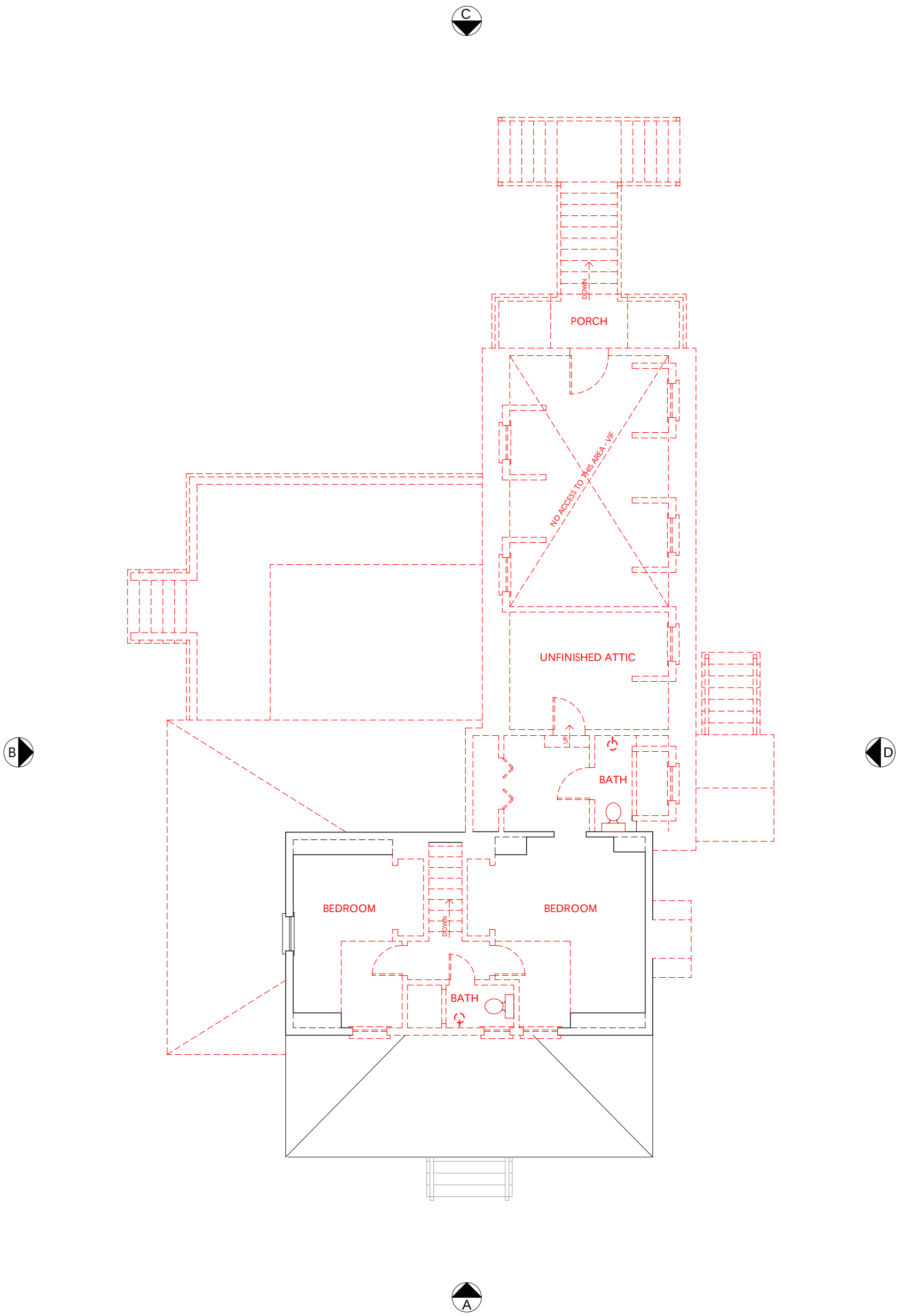
BZA MEETING DATE: 12.10.20

OLEANDER COTTAGE . 2630 MIDDLE STREET . SULLIVAN'S ISLAND, SC 29482

heather a wilson, architect . 173 wentworth street charleston, south carolina 29401 843.814.2031

X1.1

EXISTING FIRST FLOOR PLAN



SECOND FLOOR PLAN EXISTING

scale 1/8"=1'-0"

842 SF - HEATED

TO BE REMOVED

10 feet 5 1 0

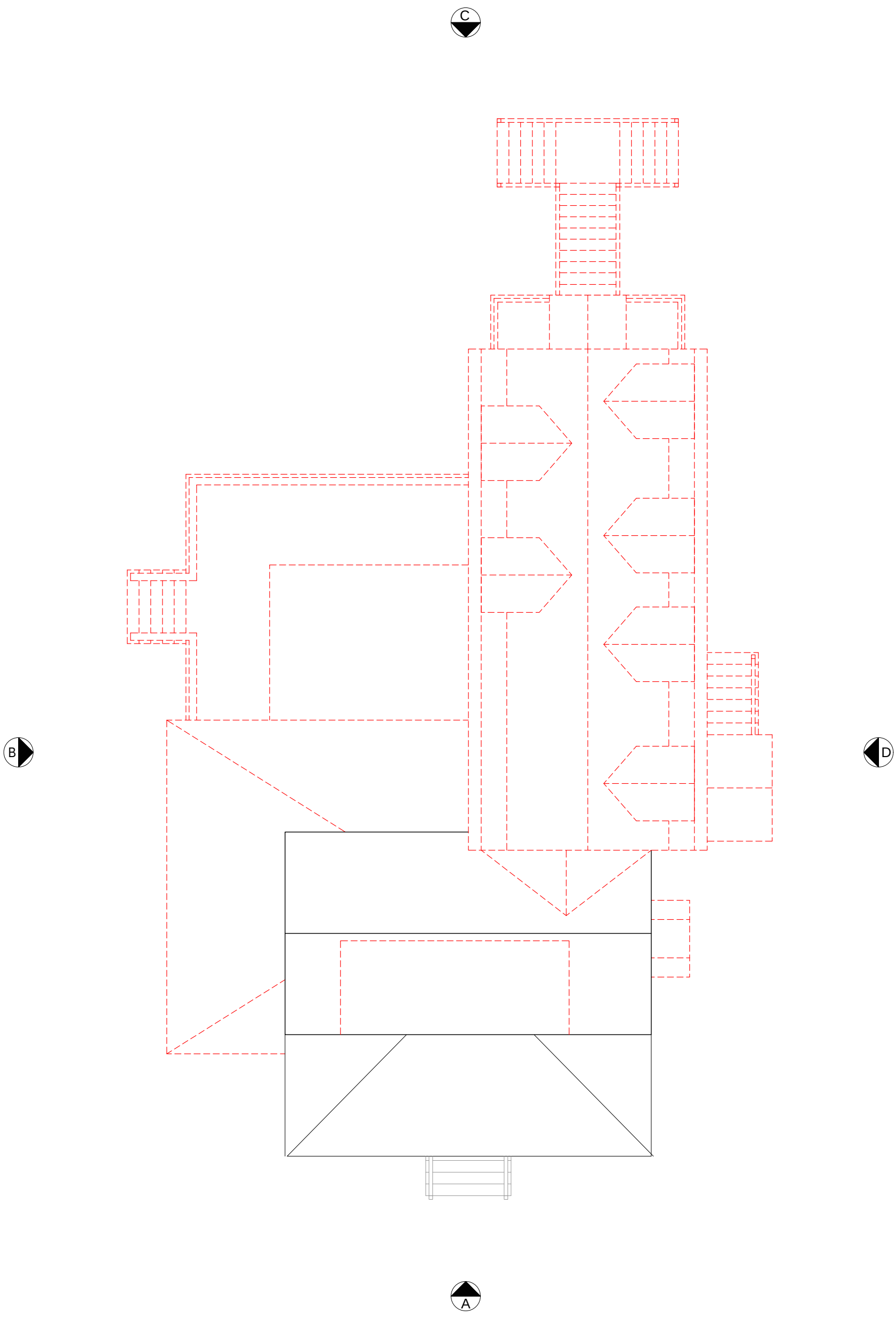
BZA MEETING DATE: 12.10.20

OLEANDER COTTAGE . 2630 MIDDLE STREET . SULLIVAN'S ISLAND, SC 29482

heather a wilson, architect . 173 wentworth street charleston, south carolina 29401 843.814.2031

X1.2

EXISTING SECOND FLOOR PLAN



ROOF PLAN EXISTING

scale 1/8"=1'-0"

10 feet 5 1 0

TO BE REMOVED

BZA MEETING DATE: 12.10.20

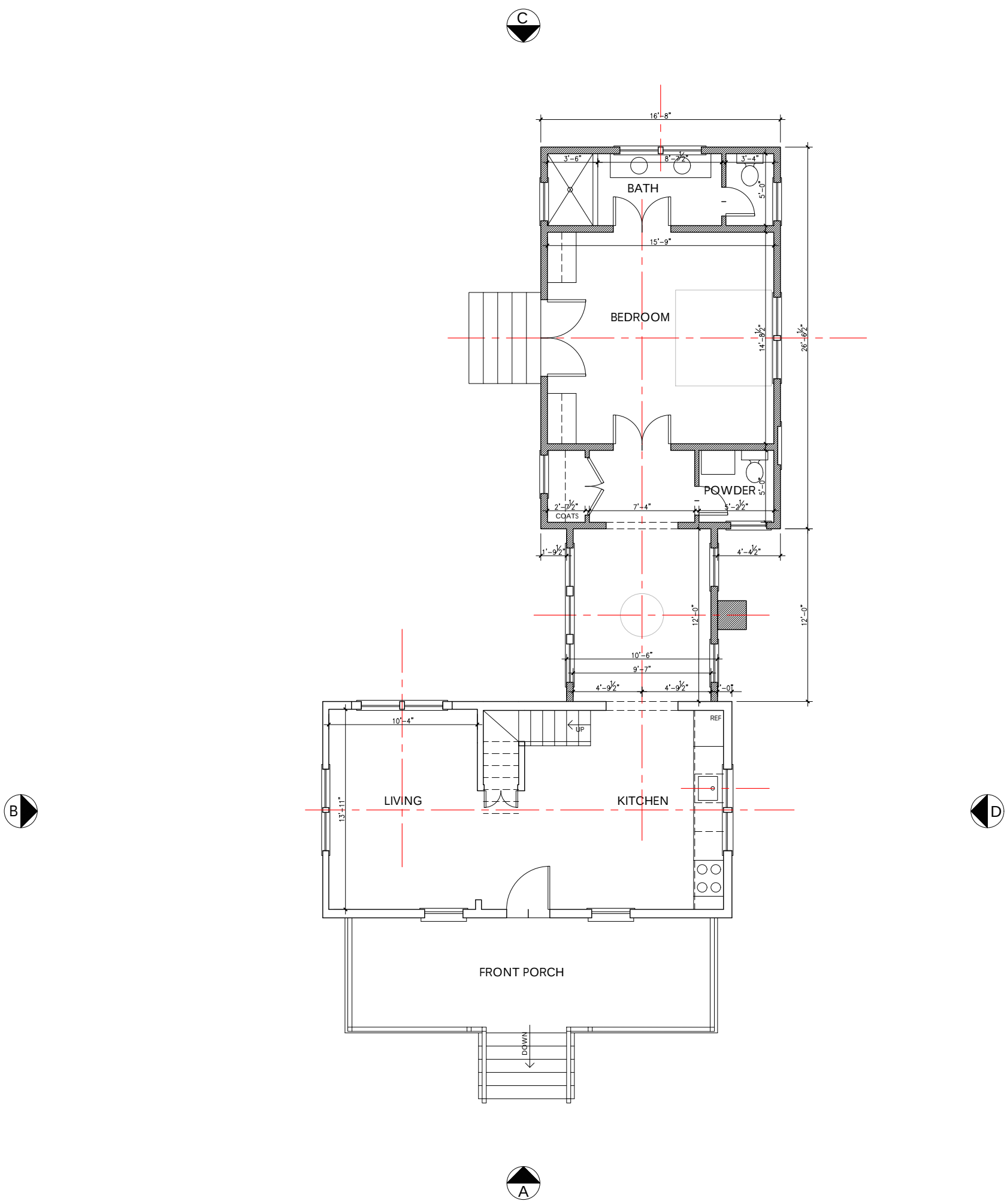
OLEANDER COTTAGE . 2630 MIDDLE STREET . SULLIVAN'S ISLAND, SC 29482

X1.3

EXISTING ROOF PLAN

heather a wilson, architect . 173 wentworth street charleston, south carolina 29401 843.814.2031

STATE OF SOUTH CAROLINA
HEATHER AVEN WILSON
Charleston, SC
REGISTERED ARCHITECT



FIRST FLOOR PLAN PROPOSED

scale 1/8"=1'-0"

NEW WALLS

10 feet 5 1 0

996 SF - HEATED
207 SF - PORCH
66 SF - STAIRS

BZA MEETING DATE: 12.10.20

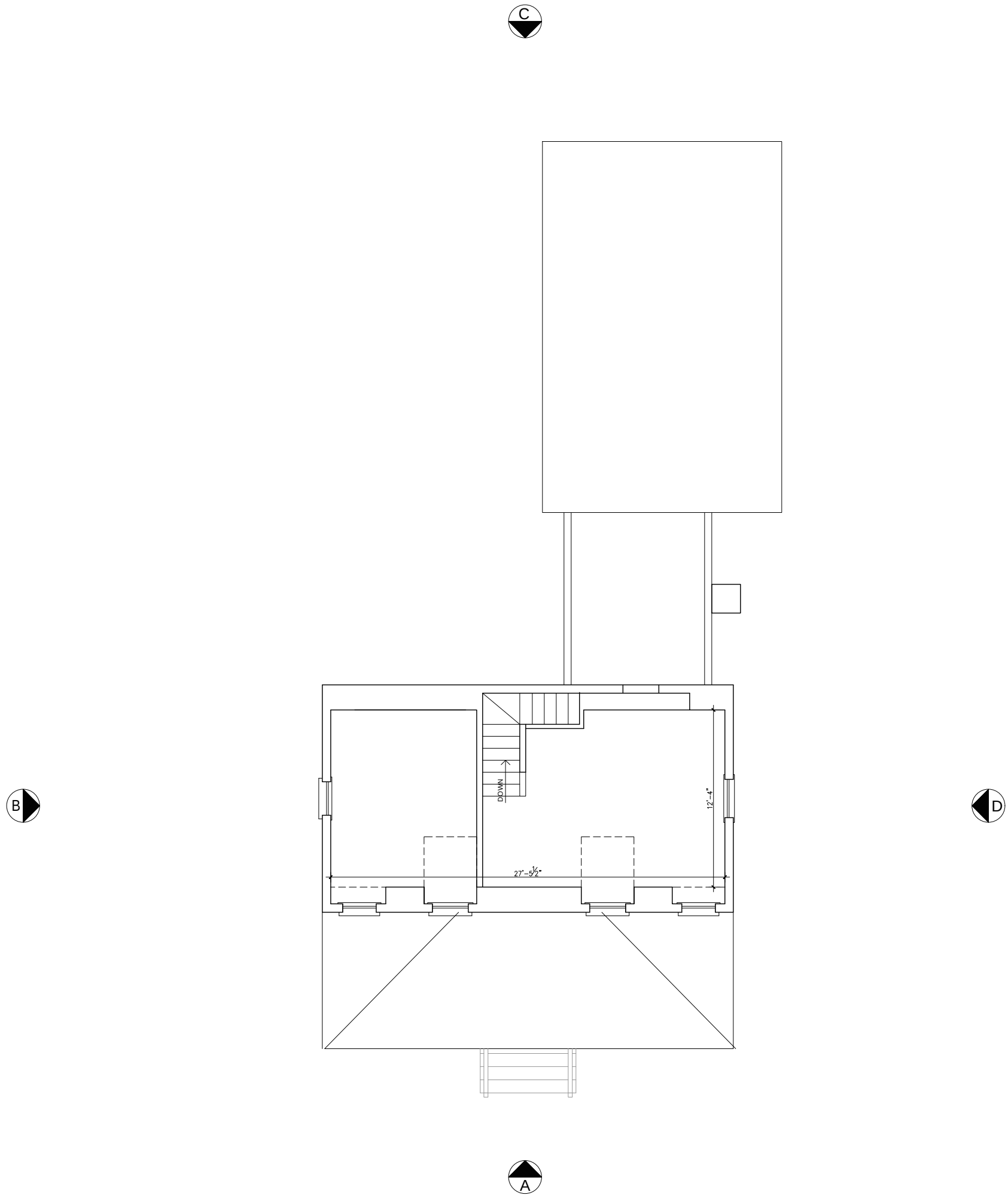
OLEANDER COTTAGE . 2630 MIDDLE STREET . SULLIVAN'S ISLAND, SC 29482

A1.1

PROPOSED FIRST FLOOR PLAN

heather a wilson, architect . 173 wentworth street charleston, south carolina 29401 843.814.2031

STATE OF SOUTH CAROLINA
HEATHER AVEN WILSON
Charleston, SC
REGISTERED ARCHITECT



SECOND FLOOR PLAN PROPOSED

scale 1/8"=1'-0"

NEW WALLS

10 feet 5 1 0

312 SF - HEATED

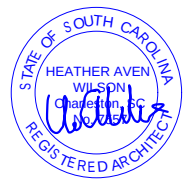
BZA MEETING DATE: 12.10.20

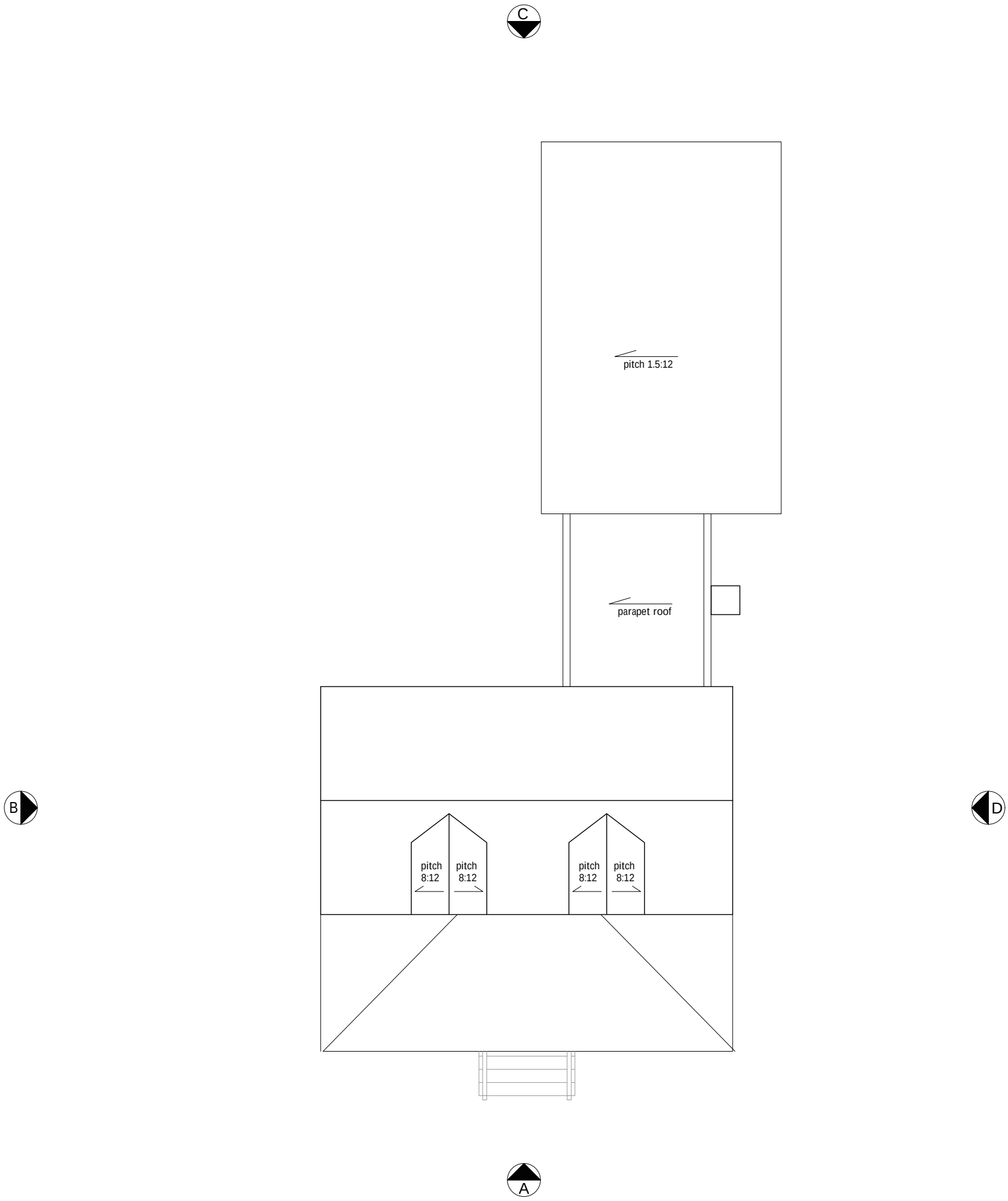
OLEANDER COTTAGE . 2630 MIDDLE STREET . SULLIVAN'S ISLAND, SC 29482

A1.2

PROPOSED SECOND FLOOR PLAN

heather a wilson, architect . 173 wentworth street charleston, south carolina 29401 843.814.2031





ROOF PLAN PROPOSED

scale 1/8"=1'-0"

10 feet 5 1 0

NEW ROOF

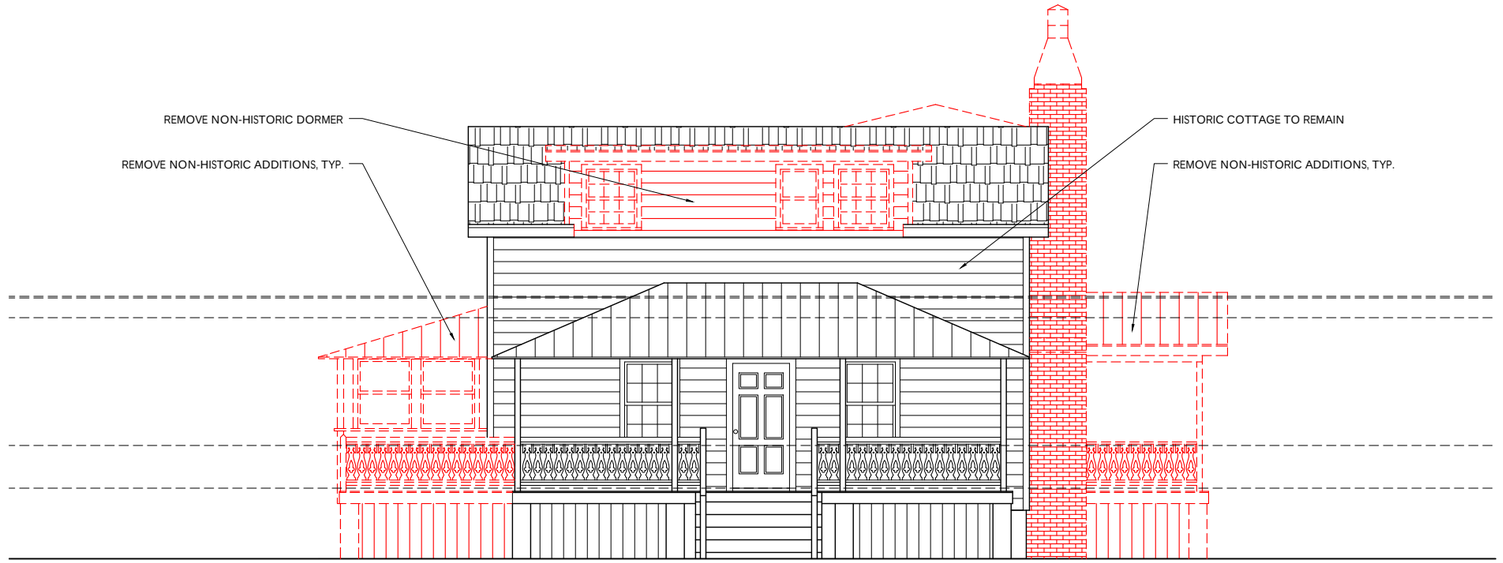
BZA MEETING DATE: 12.10.20

OLEANDER COTTAGE . 2630 MIDDLE STREET . SULLIVAN'S ISLAND, SC 29482

A1.3

PROPOSED ROOF PLAN

heather a wilson, architect . 173 wentworth street charleston, south carolina 29401 843.814.2031



A. SOUTH ELEVATION EXISTING

scale 1/8"=1'-0"

10 feet 5 1 0

TO BE REMOVED

A. SOUTH ELEVATION PROPOSED

scale 1/8"=1'-0"

10 feet 5 1 0

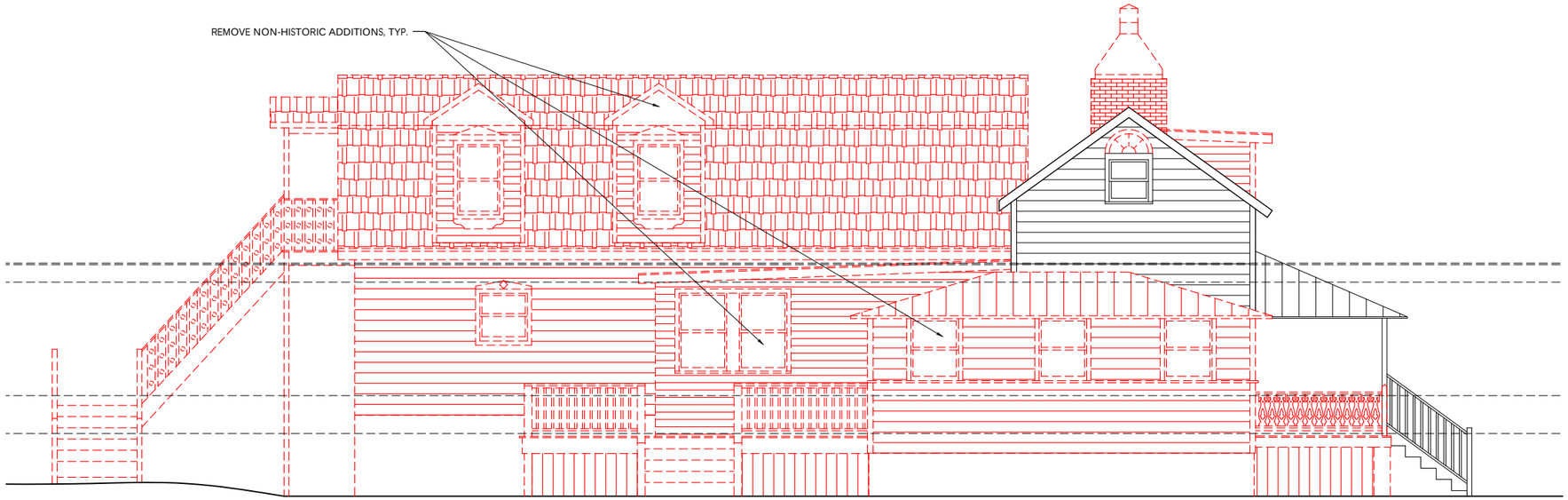
BZA MEETING DATE: 12.10.20

OLEANDER COTTAGE . 2630 MIDDLE STREET. SULLIVAN'S ISLAND, SC 29482

heather a wilson, architect . 173 wentworth street charleston, south carolina 29401 843.814.2031

A2.1

EXISTING AND PROPOSED ELEVATION A

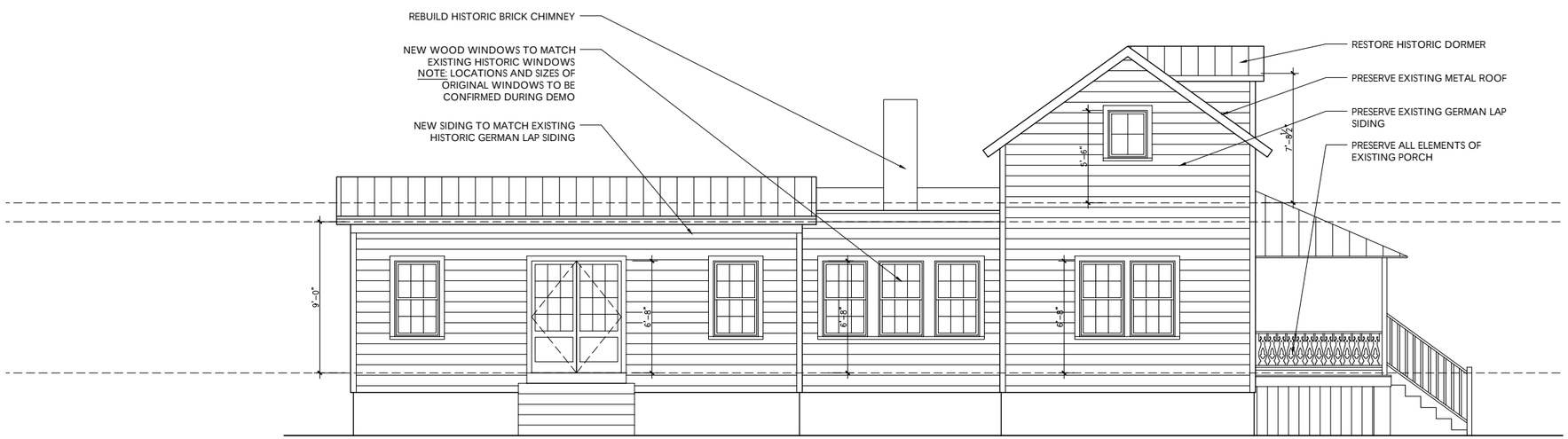


B. WEST ELEVATION EXISTING

scale 1/8"=1'-0"

10 feet 5 1 0

TO BE REMOVED



B. WEST ELEVATION PROPOSED

scale 1/8"=1'-0"

10 feet 5 1 0

STATE OF SOUTH CAROLINA
HEATHER AVEN WILSON
Charleston, SC
REGISTERED ARCHITECT

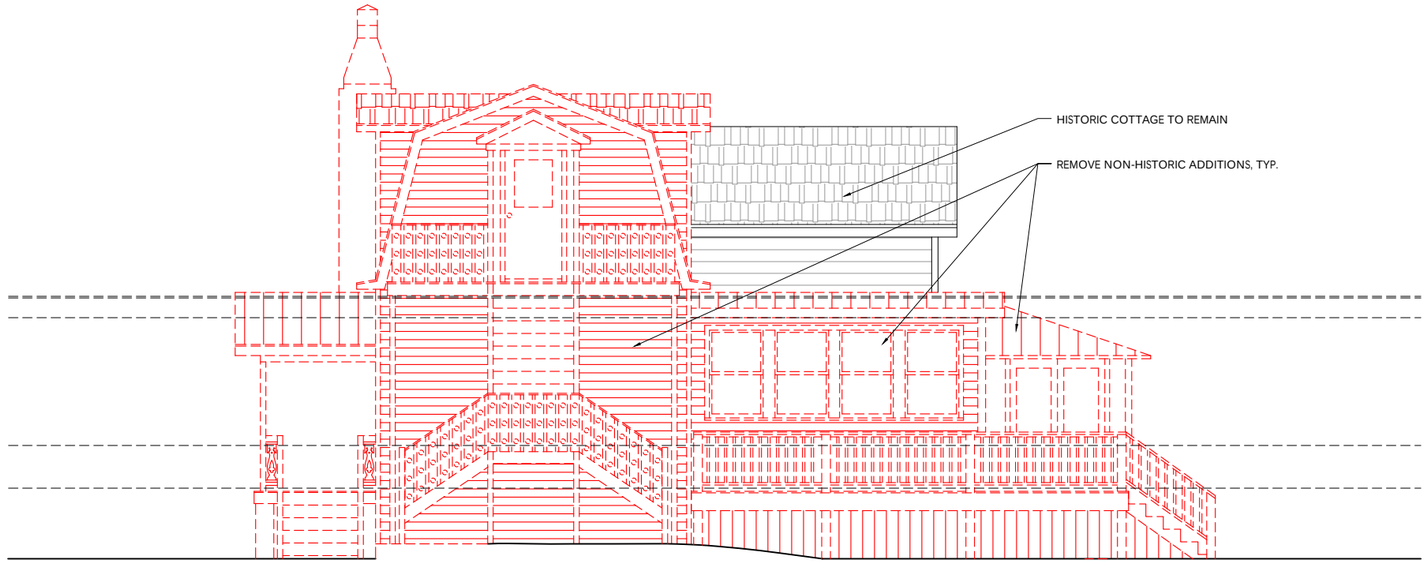
BZA MEETING DATE: 12.10.20

OLEANDER COTTAGE . 2630 MIDDLE STREET. SULLIVAN'S ISLAND, SC 29482

heather a wilson, architect . 173 wentworth street charleston, south carolina 29401 843.814.2031

A2.2

EXISTING AND PROPOSED ELEVATION B

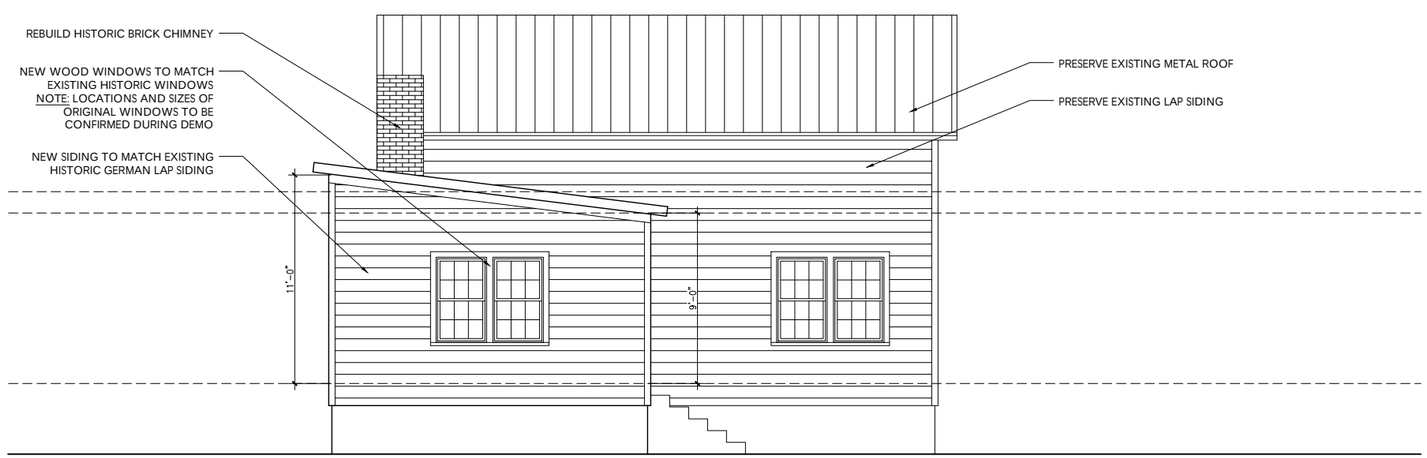


C. NORTH ELEVATION EXISTING

scale 1/8"=1'-0"

10 feet 5 1 0

TO BE REMOVED



C. NORTH ELEVATION PROPOSED

scale 1/8"=1'-0"

10 feet 5 1 0

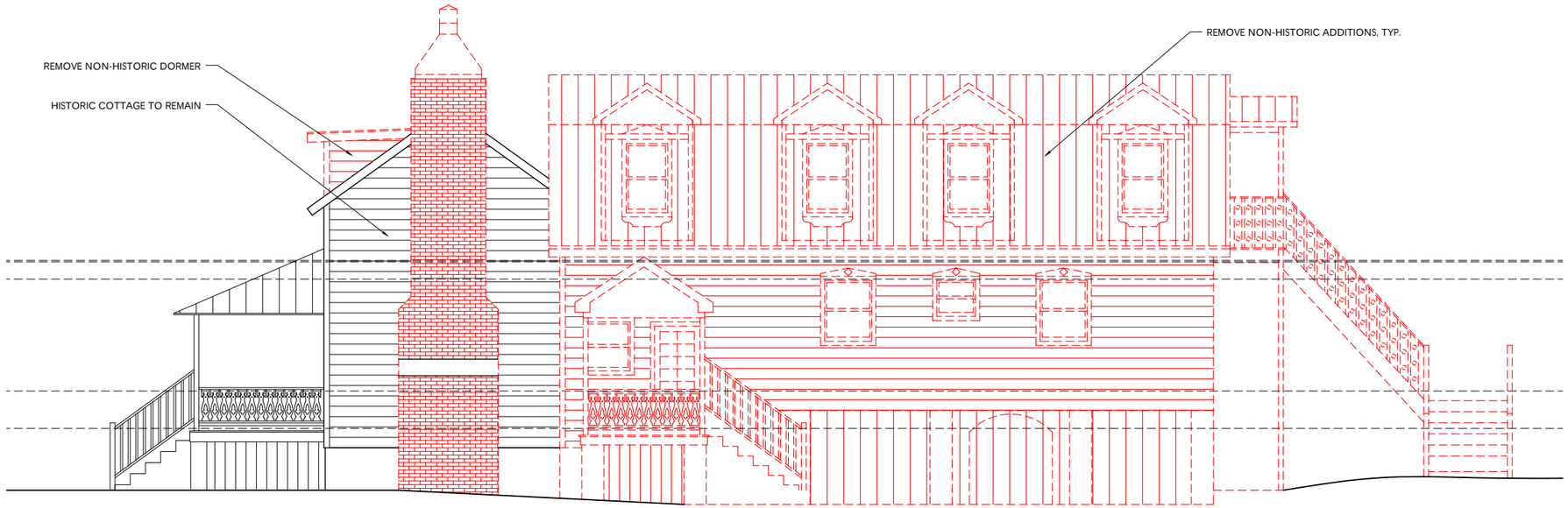
BZA MEETING DATE: 12.10.20

OLEANDER COTTAGE . 2630 MIDDLE STREET. SULLIVAN'S ISLAND, SC 29482

heather a wilson, architect . 173 wentworth street charleston, south carolina 29401 843.814.2031

A2.3

EXISTING AND PROPOSED ELEVATION C

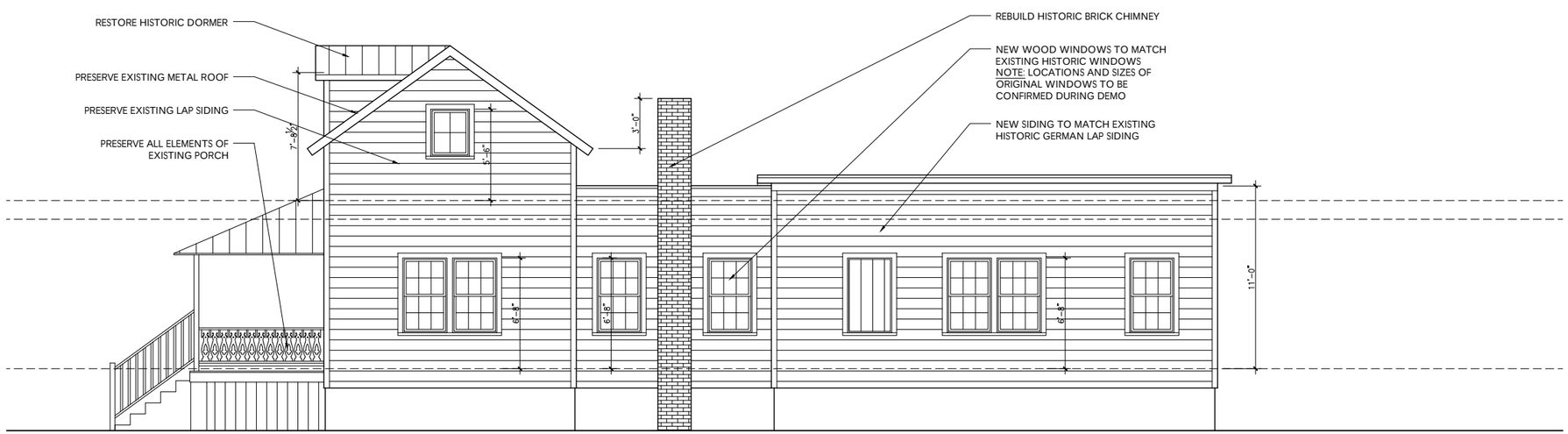


D. EAST ELEVATION EXISTING

scale 1/8"=1'-0"

10 feet 5 1 0

TO BE REMOVED



D. EAST ELEVATION PROPOSED

scale 1/8"=1'-0"

10 feet 5 1 0

BZA MEETING DATE: 12.10.20

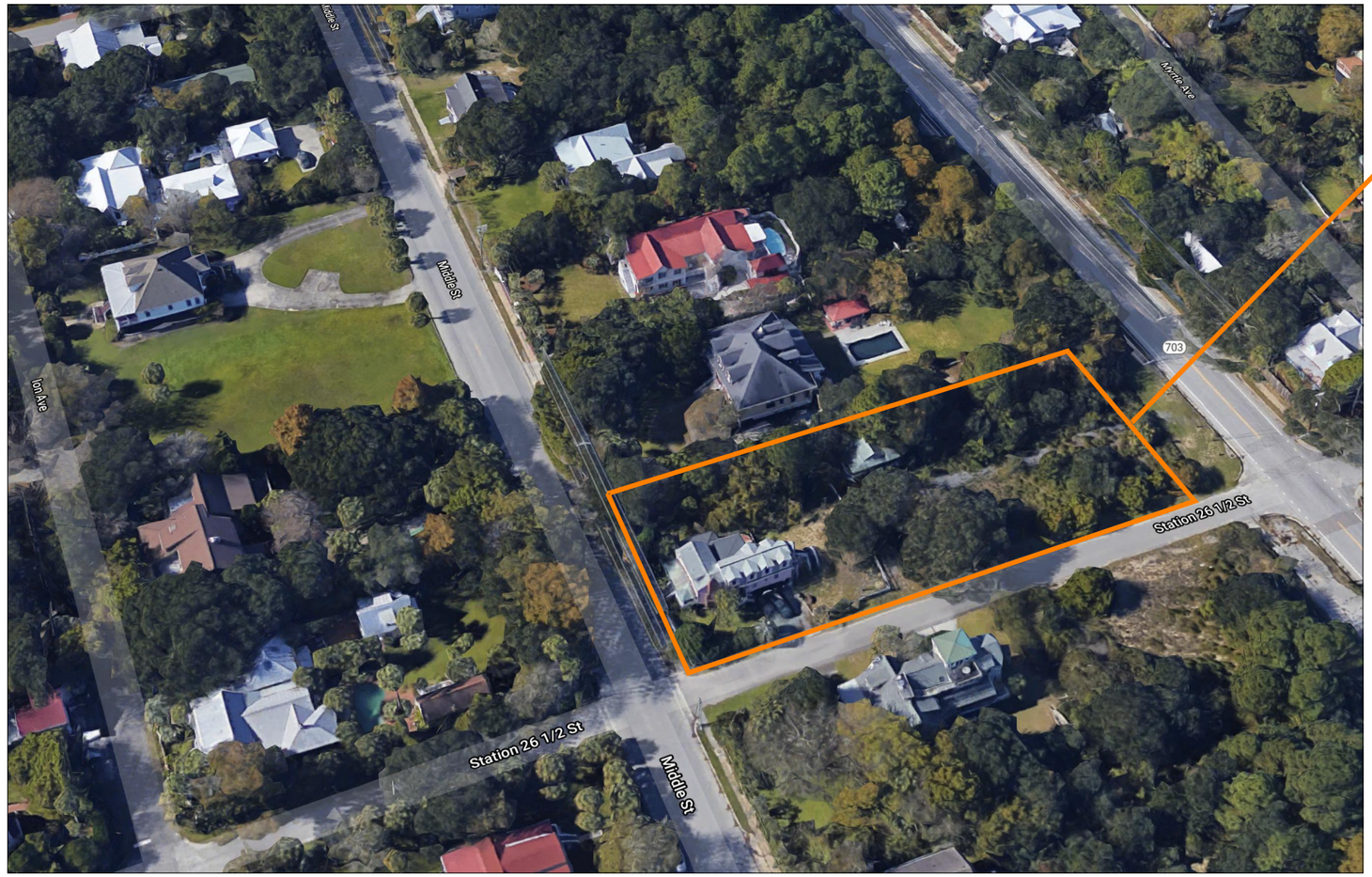
OLEANDER COTTAGE . 2630 MIDDLE STREET. SULLIVAN'S ISLAND, SC 29482

heather a wilson, architect . 173 wentworth street charleston, south carolina 29401 843.814.2031

A2.4

EXISTING AND PROPOSED ELEVATION D

STATE OF SOUTH CAROLINA
HEATHER AVEN WILSON
Charleston, SC
REGISTERED ARCHITECT



OLEANDER COTTAGE
2630 MIDDLE

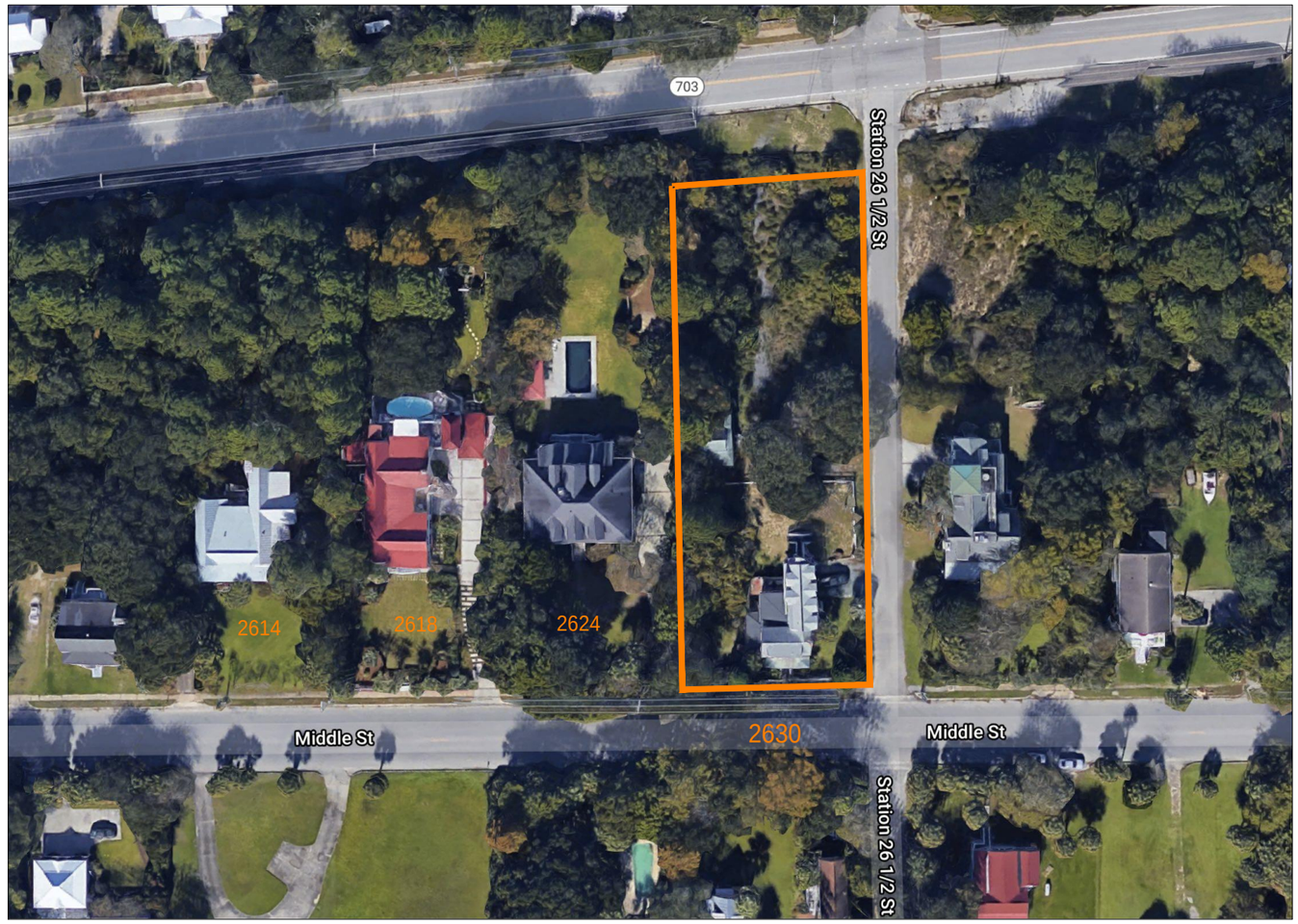
BZA MEETING DATE: 12.10.20

OLEANDER COTTAGE . 2630 MIDDLE STREET. SULLIVAN'S ISLAND, SC 29482

heather a wilson, architect . 173 wentworth street charleston, south carolina 29401 843.814.2031

C1
CONTEXT

STATE OF SOUTH CAROLINA
HEATHER AVEN WILSON
Charleston, SC
REGISTERED ARCHITECT



2614 MIDDLE

2618 MIDDLE

2624 MIDDLE

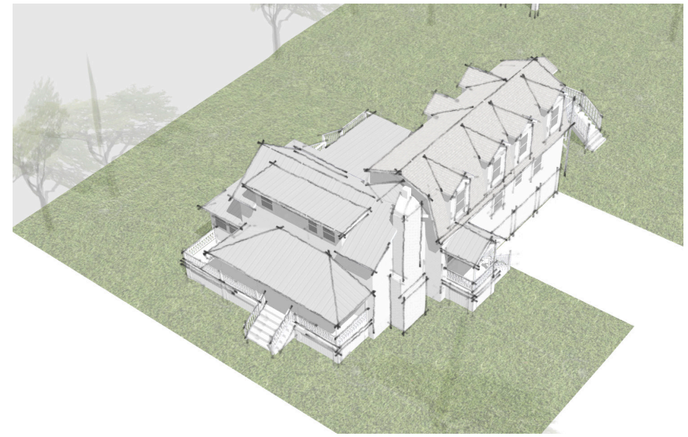
OLEANDER COTTAGE

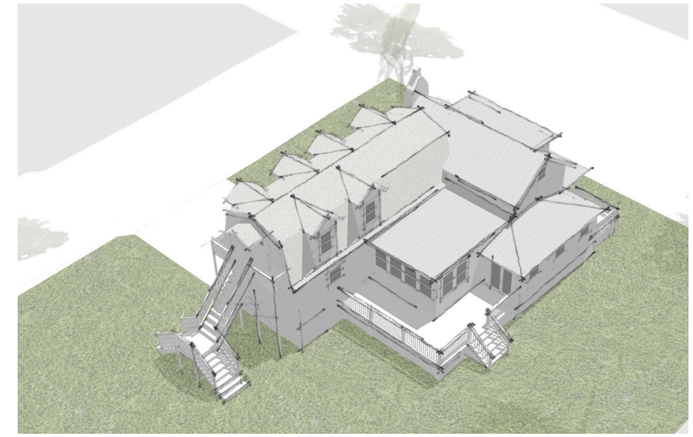
2630 MIDDLE

BZA MEETING DATE: 12.10.20

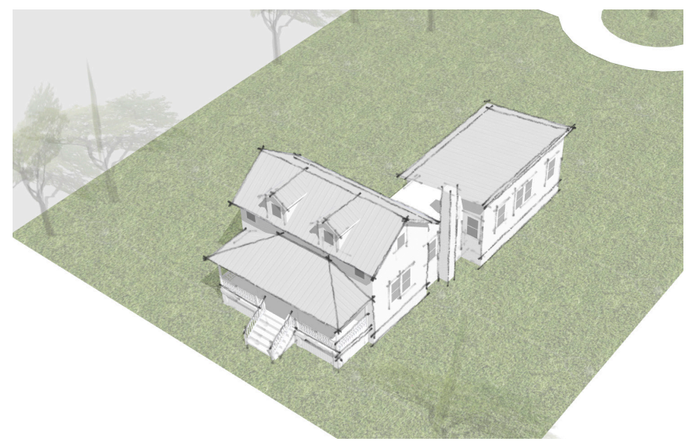
EXISTING

PROPOSED



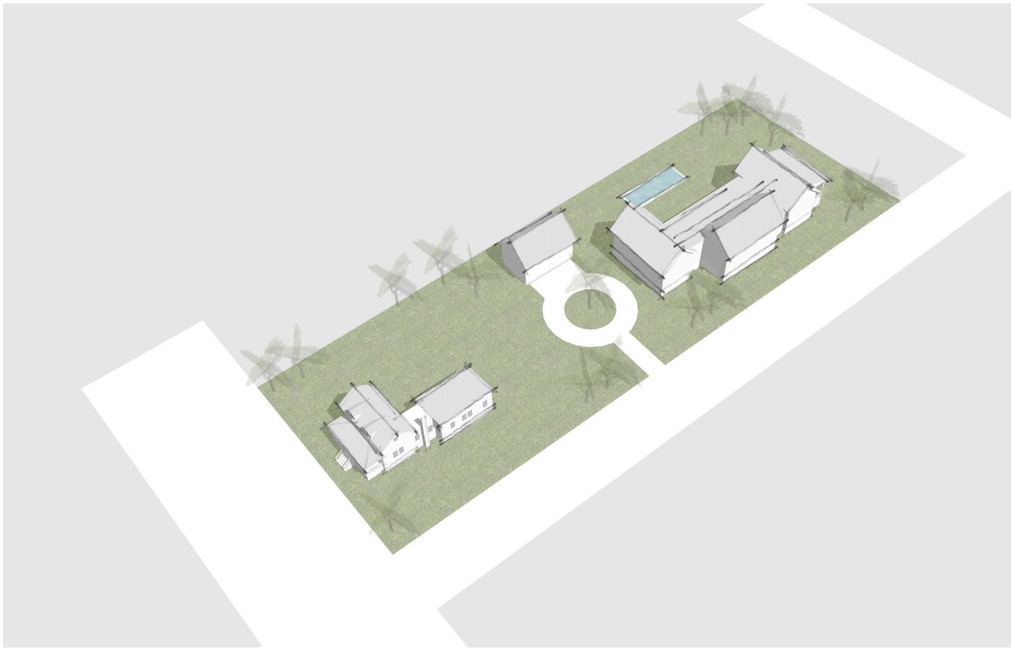


EXISTING

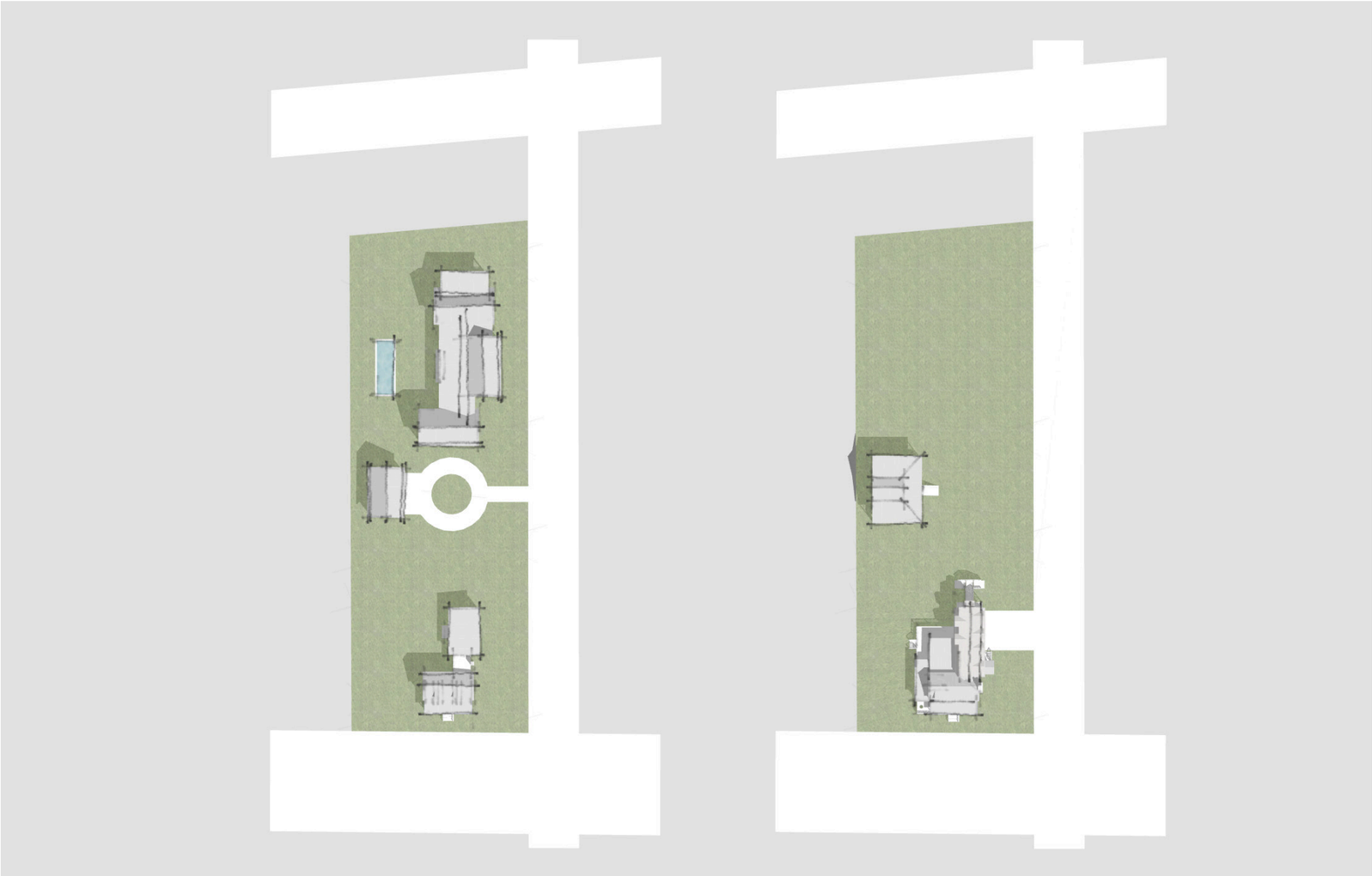


PROPOSED

PROPOSED



PROPOSED



PROPOSED

EXISTING