

PATRICK M. O'NEIL  
MAYOR

TOWN COUNCIL  
CHAUNCEY CLARK, MAYOR PRO TEM  
SARAH CHURCH  
MARK HOWARD  
RITA LANGLEY  
SUSAN MIDDLEAUGH  
BACHMAN SMITH, IV

# TOWN OF SULLIVAN'S ISLAND



ANDY BENKE  
TOWN ADMINISTRATOR

JASON BLANTON  
DEPUTY ADMINISTRATOR/COMPTROLLER

LAWRENCE A. DODDS  
TOWN ATTORNEY

GREG GRESS  
WATER AND SEWER MANAGER

JOE HENDERSON  
ZONING ADMINISTRATOR

ELLEN MILLER  
TOWN CLERK

RANDY ROBINSON  
BUILDING OFFICIAL

M. ANTHONY STITH  
FIRE CHIEF

## BOARD OF ZONING APPEALS

Thursday, May 11, 2017  
6:00 P.M. Town Hall

- A. CALL TO ORDER AND NOTIFICATION THAT FREEDOM OF INFORMATION ACT REQUIREMENTS ARE MET
- B. APPROVAL OF MINUTES FROM April 13, 2017
- C. APPLICANT AND PARTICIPANT OATH
- D. SPECIAL EXCEPTION REQUESTS
  - 1. 1730 Thompson Avenue: Rachel Burton, of Swallowtail Architects, requests approval of the accessory dwelling unit Special Exception in accordance with Z.O. §21-20 C. (2), Z.O. §21-140, and Z.O. §21-178. (TMS# 523-08-00-073)
- E. ITEMS FOR CONSIDERATION
- F. PUBLIC INPUT
- G. ADJOURN



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] Rachel Burton Swallowtail Architecture

Address: 814 N. Cedar St. Summerville, SC 29483

Telephone: 843-670-1943 [work] 843-885-9400 [home]

Interest: Architect Owner(s): \_\_\_\_\_ Adjacent Owner(s); Other: \_\_\_\_\_

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

Address: 1730 Thompson Ave, Sullivans Island

Telephone: 843-452-6614 [work] \_\_\_\_\_ [home]

[Use reverse side if more space is needed.]

PROPERTY ADDRESS: 1730 Thompson Avenue, Sullivans Island

Lot 18-A Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Tax Map No. 523-08-00-073 Plat Book EC Page 283

Lot Dimensions: ± 100.02' x 225.17' Area: A 22,207 sq. ft

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: 4-14-17

Charlie Z. Andereggy

Owner signature(s)

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

Date: 4/14/17

[Signature]

Applicant signature(s)

Special Exception Application - Form 4  
Board of Zoning Appeals

Date Filed: \_\_\_\_\_ 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: \_\_\_\_\_

1730 Thompson Ave, Sullivan's Island

which is a permitted special exception under the district regulation in Section 21-94 of the zoning ordinance.

2. Applicant will meet the standards in Section 21-178 of the zoning ordinance which are applicable to the proposed special exception in the following manner:

please see attached

3. Applicant suggests that the following conditions be imposed to meet the standards in the zoning ordinance: \_\_\_\_\_

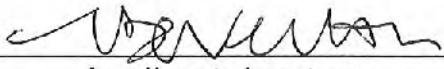
please see attached

4. The following documents are submitted in support of this application: \_\_\_\_\_

please see attached

[A plot plan must be submitted.]

Date: 4/14/17



Applicant signature

**Exterior Changes to 1730 Thompson**



1987 Front elevation



Front Elevation post Hugo



Preparation for vinyl 2002, side view, with further changes to maintain the building with appropriate residential products

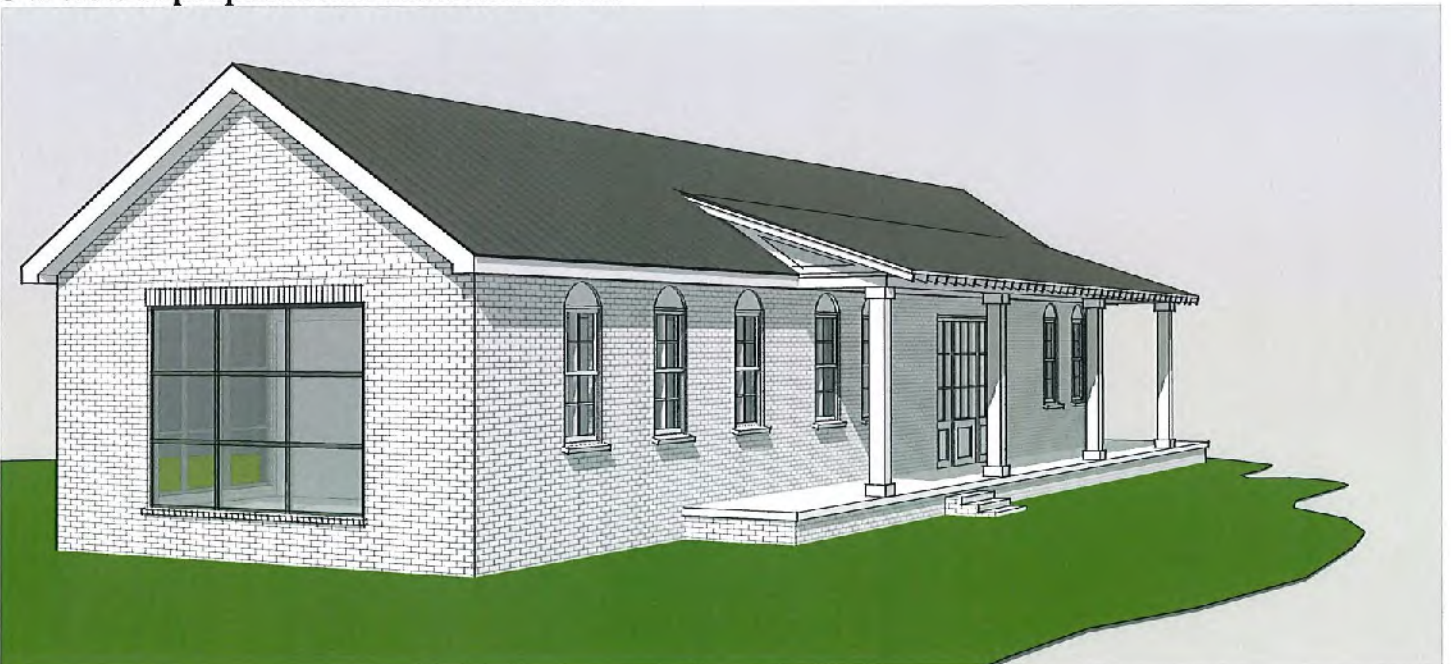


Preparation for vinyl 2002, front view

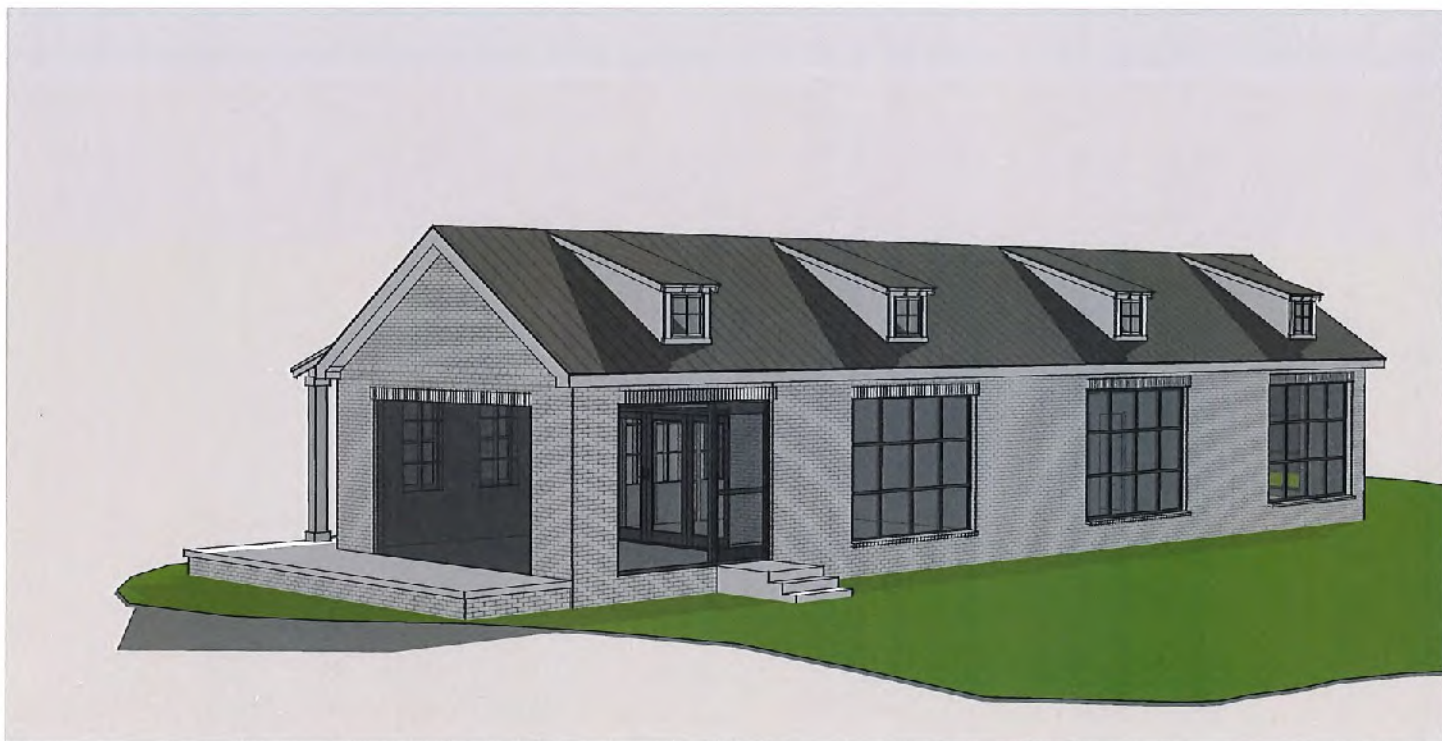
**Photos of Existing Building.**



**3-D view of proposed front and side views:**



3D views of Rear



Special Exception Form 4 Board of Zoning Appeals  
1730 Thompson Ave, Sullivan's Island

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: **1730 Thompson Street**, which is a permitted special exception under the district regulation in **Section 21-94** of the zoning ordinance
2. Applicant will meet the standards in **Section 21-178** of the zoning ordinance which are applicable to the proposed special exception in the following manner:

*a) Adequate provision is made for such items such as setbacks, fences, and buffered or planting strips to protect adjacent properties from possible adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion, and similar factors.*

The existing historic building will remain in its current location, and Section 21-149, says all historic structures are conforming for height and setback. Therefore, all of our proposed renovations and addition of a roof over part of the existing stoop, meet the zoning setbacks and requirements.

The driveway access behind the historic buildings allows for landscaped areas on either side of the lot, protecting adjacent properties from possible adverse effects of the proposed use.

*b) Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered.*

The existing building is a 3-unit residential building, and the proposed use will not increase local traffic or pedestrian use to cause a hindrance or endangerment on adjacent roads.

Currently, vehicles informally access the site by crossing the adjacent empty lot on the left side of the building. This informal driveway access reduces the safety of vehicles and pedestrians on adjacent roads. The proposed design shows driveway access off Ottis Pickett Court, so all site traffic will be on official roads with a designated driveway access point. This will improve the traffic flow and safety of the residents accessing the site, and will improve the safety and traffic flow of vehicular traffic and pedestrian use on adjacent roads

In summary, there is an improvement of vehicular traffic and pedestrian movement on adjacent roads and there is no hindrance or endangerment of vehicular traffic and pedestrian movement on adjacent roads with the proposed site use

*c) Off-street parking and loading areas and the entrance and exits of these areas shall*

*be adequate in terms of location, amount, design, and construction to serve the proposed use.*

Currently, vehicles informally access the site by crossing the adjacent empty lot on the right side of the building. The proposed design shows driveway access off Ottis Pickett Court; so all site traffic will be on official roads with a designated driveway access point.

There is adequate off-street parking for residents and guests, located between the existing historic structure and the proposed new home facing the marsh.

The entrance and exit through the new driveway is the best location, and is adequate to serve the proposed use because:

- The parking area is accessible to both the historic structure and the proposed new home.
- The parking provided meets the parking required for the proposed use.
- The amount of surface area for the drive and parking is kept to a minimum, which allows for more landscaped area and better drainage of water on the site
- Keeping the parking to the center of the site means there is adequate space adjacent to the existing historic structure to install landscaping.
- The driveway access is adequate to serve the proposed use.

*d) The proposed use shall be compatible with existing uses to the extent that such use will not adversely affect the level of property values, general character, or general welfare of the nearby area.*

The proposed use is residential, which is compatible with the existing uses.

Not only will the proposed use not adversely affect the level of property values, general character, or general welfare of the nearby area, we expect it will positively affect the nearby area because:

- Currently, it is not apparent that the existing building is an historic building as the original materials are covered and the shape and massing is compromised with the later addition to the rear. With this renovation, the historic part of the building will be exposed and celebrated, allowing a deeper appreciation by Island residents and visitors of the history of the island through the history of this structure as part of Fort Moultrie.
- The quality of the exterior finishes will be higher than the quality of the existing exterior finishes.
- The quality of the landscaping will be higher than the quality of the existing landscaping.
- The addition of a roof at the front porch will improve the street view and will facilitate communication with neighbors when used by the residents



- The demolition of the rear portion of the building and the rear garage building, the removal of the existing paved parking area will change the character of the lot and improve the appearance of the property.

3. Applicant suggests that the following conditions be imposed to meet the standards in the zoning ordinance:

The Applicant feels that the proposed design meets the requirements for granting Special Exception, and feels the site layout provides good pedestrian and vehicular circulation, and areas for landscaping. The Applicant feels that in meeting the design recommendations of the DRB, the design of the renovation of the historic building is sensitive to the neighborhood and the existing building.

4. The following documents are submitted in support of this application:

- Survey of existing site
- Neighborhood Plan and Site plan
- Floor plan and elevations of renovation to historic structure
- Photos of existing building

PATRICK M. O'NEIL  
MAYOR

# TOWN OF SULLIVAN'S ISLAND



TOWN COUNCIL  
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RANDY ROBINSON  
BUILDING OFFICIAL  
M. ANTHONY STITH  
FIRE CHIEF

## BOARD OF ZONING APPEALS

IN ACCORDANCE WITH ZONING ORDINANCE SECTION 21-175,

I Rachel Burton HAVE SUBMITTED A COMPLETED BOARD OF ZONING APPEALS APPLICATION, FOR THE MEETING DATE OF May 11th 2017, WHICH WILL BE HELD AT SULLIVAN'S ISLAND TOWN HALL LOCATED AT 2050-B 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.

*Rachel Burton*

APPLICANT SIGNATURE

4/17/17

DATE



**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:

**2<sup>nd</sup> Thursday of Month**

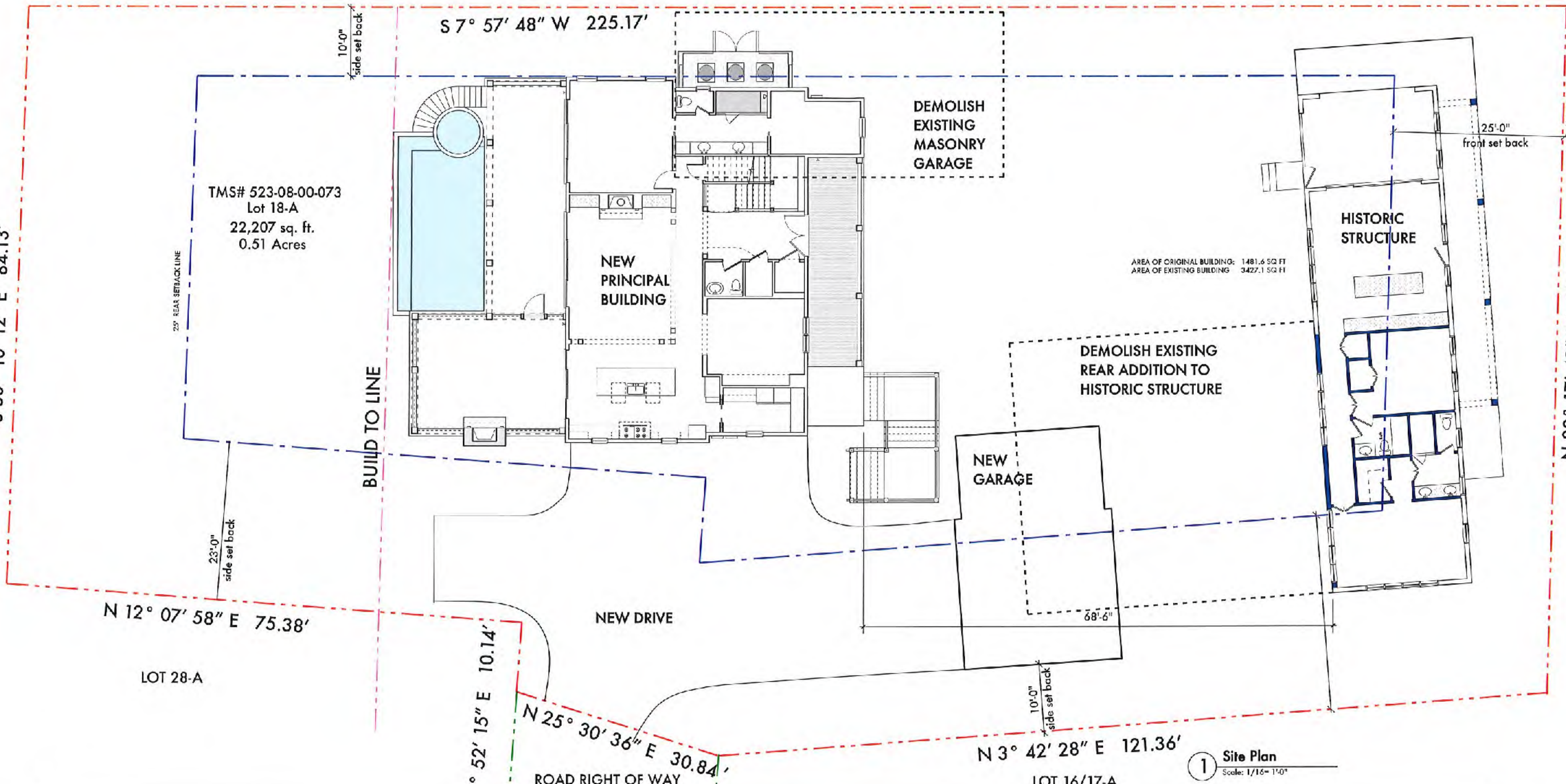
**6:00 p.m. Board of Zoning Appeals**

<b>Submittal Date</b>	<b>Meeting Date</b>
December 9, 2016	January 12, 2017
January 13, 2017	February 9, 2017
February 10, 2017	March 9, 2017
March 10, 2017	April 13, 2017
April 14, 2017	May 11, 2017
May 12, 2017	June 8, 2017
June 9, 2017	July 13, 2017
July 14, 2017	August 10, 2017
August 11, 2017	September 14, 2017
September 15, 2017	October 12, 2017
October 13, 2017	November 9, 2017
November 10, 2017	December 14, 2017

*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.*

LOT 27-A

S 80° 10' 12" E 84.13'



NOTE: Rock Wall along property line

AREA OF ORIGINAL BUILDING: 1481.6 SQ FT  
AREA OF EXISTING BUILDING: 3427.1 SQ FT

1 Site Plan  
Scale: 1/16" = 1'-0"

SULLIVAN'S ISLAND RESIDENTIAL ZONING			
<p>Address: 1730 Thompson Ave, Sullivan's Island South Carolina</p> <p>Lot High Area: 22,207 sq ft</p> <p>Flood Zone: AE 13'/AE 15'</p> <p>Base Flood Elevation: 13/15 MSL</p> <p>TMS #: #523-08-00-073</p> <p>City Name: Town of Sullivan's Island</p> <p>Information from Survey 1) PLAT BOOK EC, PAGE 283 2) LOT 18-A 3) DEED BOOK 0596</p>	<p><b>Setbacks:</b></p> <p>Front: 25 ft. and additional 1" back every 1' height over 20</p> <p>Sides: Width at 102.02' ... Min 10', total 38.33' additionally, 2nd floor set back 2' from 1st floor for 2nd floor walls over 10' long</p> <p>Sides: Width at 84.13' Min 10', total 33.04' additionally, 2nd floor set back 2' from 1st floor for 2nd floor walls over 10' long</p> <p>Rear: 25'</p> <p>OCRM: 30'</p>	<p><b>Accessory Structures:</b></p> <p>Front Setback: min 20' to rear of Principal Building</p> <p>Lot Line: 10'</p> <p>Size: 750 sf</p> <p>Height: 15'/18' with DRB relief</p> <p>Max Wall Length: 25'</p> <p><b>Historic Structure:</b></p> <p>Max area: 1200 sf</p>	<p><b>Principal Building Coverage</b></p> <p>Allowed 15% Coverage: 3330.4 sq ft</p> <p>Historic Structure: 1200 sq ft</p> <p>Proposed House: 1900 sq ft</p> <p>MEETS CRITERIA</p> <p><b>Impervious Coverage</b></p> <p>Allowed 30% Coverage: 6660.8 sq ft</p> <p>Historic Structure + porches: 2039 sq ft</p> <p>House, pool, stairs + porches: 3639 sq ft</p> <p>Garage: 748 sq ft</p> <p>Drive and Walk: 234 sq ft</p> <p>Total: 6660 sq ft</p> <p>MEETS CRITERIA</p>
			<p><b>Principal Building Square Footage</b></p> <p>Principal Building Coverage Allowed: 4120.27 sq ft</p> <p>Historic Structure: 1200 sq ft</p> <p>Proposed First Floor: 1900 sq ft</p> <p>Proposed Second Floor: 1020 sq ft</p> <p>Total Proposed: 4120 sq ft</p> <p>MEETS CRITERIA</p> <p><b>Maximum Height</b></p> <p>Allowed: 38 ft</p> <p>Proposed: 38 ft</p> <p>MEETS CRITERIA</p>
			<p><b>Principal Building Primary Front Facade</b></p> <p>Allowed: 50'</p> <p>Proposed: 49'5.1/2"</p> <p>MEETS CRITERIA</p> <p><b>Principal Building Side Facade Length</b></p> <p>Required: articulation every 30'</p> <p>Proposed: MEETS CRITERIA</p> <p><b>Foundation Height Allowed</b></p> <p>Allowed: Top of Fin Flr less than 3' above FEMA</p> <p>Grade at new home: 5.4'</p> <p>BFE: 13', u/s of FF 14'</p> <p>Slab height: 5.9'</p> <p>Bottom of FF: 14'</p> <p>Top of FF: 15.6'</p>

Pennington Swallowtail Architecture, LLC

1730 THOMPSON AVENUE  
SULLIVAN'S ISLAND SOUTH CAROLINA

94-3465-9400 • SwallowtailArchitecture.com  
760 Traveller Blvd, Suite 1, Summerville, SC 29485

NOT FOR CONSTRUCTION

OF SOUTH CAROLINA  
RACHEL BEVELL BURTON  
REGISTERED ARCHITECT  
No. 8490  
Mar 10 2017

OF SOUTH CAROLINA  
SWALLOWTAIL ARCHITECTURE, LLC  
Summerville, SC  
No. 100760  
REGISTERED ARCHITECTS  
Mar 10 2017

Issued For: Issued For: Conceptual DRB Review  
No. 1  
Date: Dec 22, 2016

Issued For: Conceptual DRB Review  
No. 2  
Date: Jan 20, 2017

Special Exception: BZA Application  
No. 1  
Date: Mar 10, 2017

Plot Date: 3/21/17

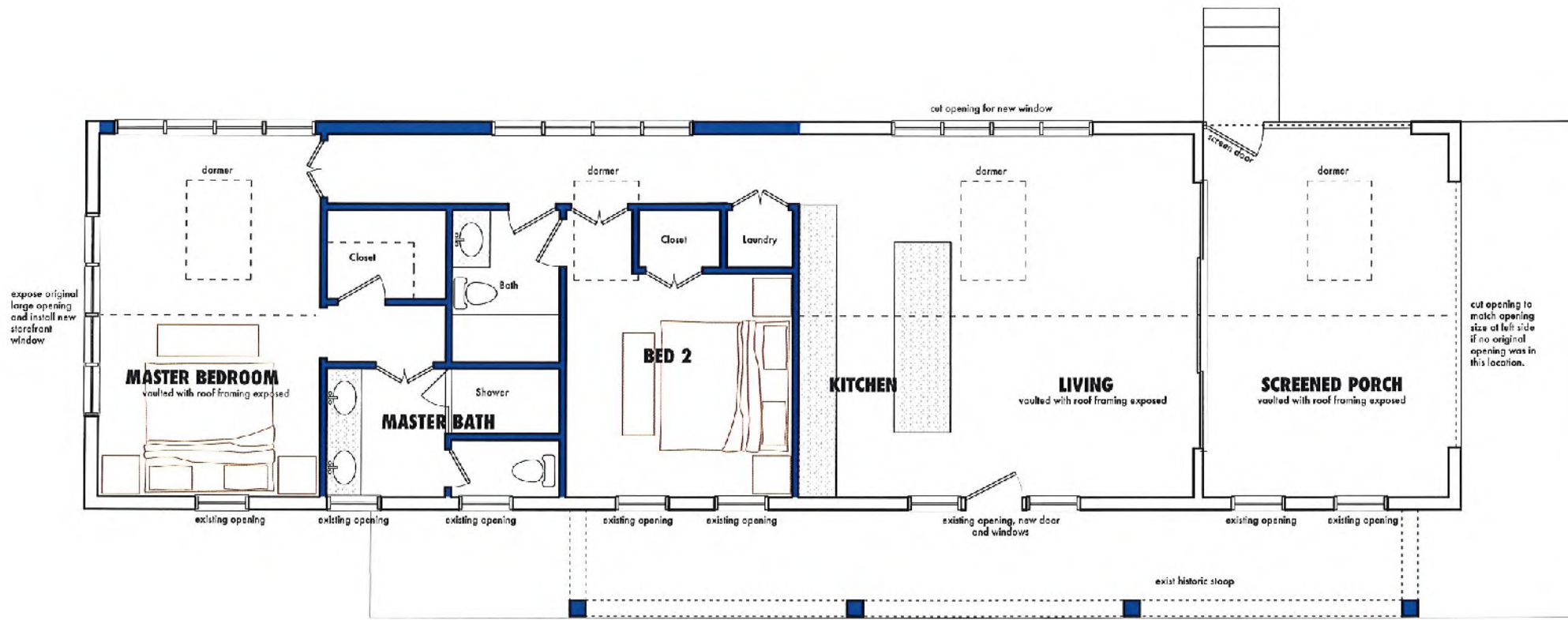
Checked: RB

Drawn: RB

Drawing Title: Site Plan

Drawing No.: C1.1

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**1 First Floor Plan**  
Scale: 1/8" = 1'-0"

General Symbols	
	Existing Wall
	New wall
	Interior Doors
	Sliding Bypass Door
	Pocket Door
	Bi-Fold Door
	Exterior Window
	Exterior Door

First Floor Areas	
Total FF heated space	1200 sq ft
Screened Porch	277 sq ft

No.	Issued For	Date
1	Issued For Conceptual DRB Review	Dec 22, 2016
2	Issued For Conceptual DRB Review	Jan 20, 2017
	Special Exception, BZA Application	Mar 10, 2017

NOT FOR CONSTRUCTION

DEPARTMENT OF SOUTH CAROLINA  
RACHEL EEVERLY BURTON  
SHERMANN, SC  
REGISTERED ARCHITECT

DEPARTMENT OF SOUTH CAROLINA  
SWALLOWTAIL ARCHITECTURE LLC  
SHERMANN, SC  
REGISTERED ARCHITECTS

Mar 10 2017

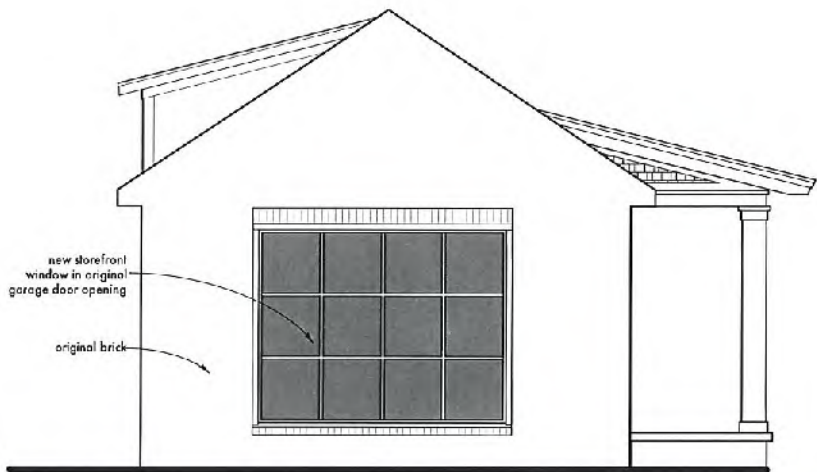
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ARCHITECTURE AND INTERIOR DESIGN  
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700 Traders Blvd, Suite 1, Summerville, SC, 29485

PENNINGTON  
1728 THOMESBORNE  
SUMNER'S ISLAND South Carolina

Plot Date	3/21/17
Checked	RB
Drawn	RB
Drawing Title	Historic Structure First Floor Plan
Drawing No.	A1.1

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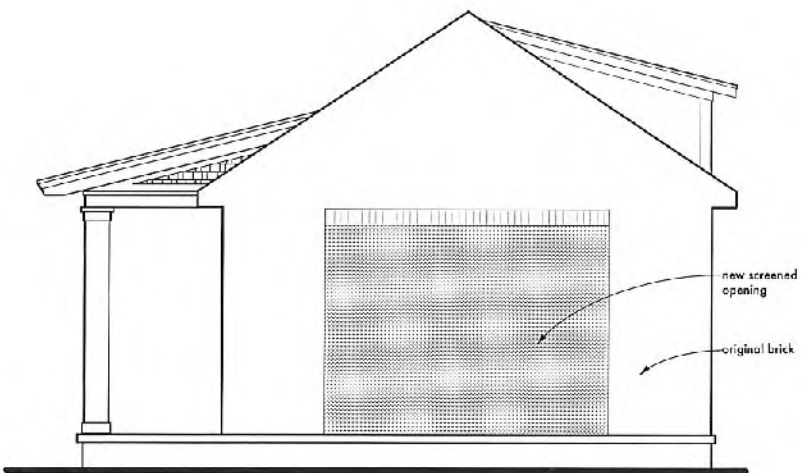
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**1 Left End Elevation**  
Scale: 1/8" = 1'-0"



**2 Thompson Elevation**  
Scale: 1/8" = 1'-0"



**3 Right End Elevation**  
Scale: 1/8" = 1'-0"



**4 Rear Elevation**  
Scale: 1/8" = 1'-0"

No.	Issued For	Date
1	Issued For Conceptual DRB Review	Dec 22, 2016
2	Issued For Conceptual DRB Review	Jan 20, 2017
	Special Exception, BZA Application	Mar 10, 2017

Stamps

**NOT FOR CONSTRUCTION**

SEAL OF SOUTH CAROLINA  
 RACHEL BEVERLY BURTON  
 Registered Professional Architect  
 No. 3440  
 Mar 10 2017

SEAL OF SOUTH CAROLINA  
 SWALLOWTAIL ARCHITECTURE LLC  
 Registered Professional Architect  
 No. 100/60  
 Mar 10 2017

**SWALLOWTAIL ARCHITECTURE LLC**  
 ARCHITECTURE AND INTERIOR DESIGN

843-885-5400 • SwallowtailArchitecture.com  
 750 Inverness Blvd, Suite 1, Summerville, SC 29485

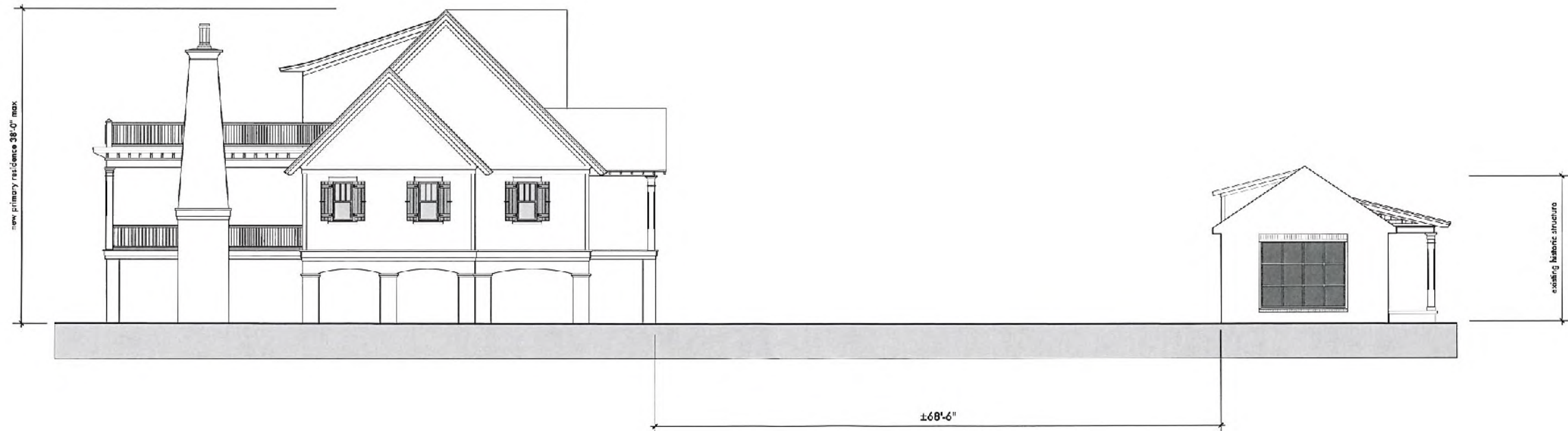
**PENNINGTON**

1738 THOMPSON AVENUE  
 SUMMERVILLE, SOUTH CAROLINA

Plot Date	3/21/17
Checked	RB
Drawn	RB
Drawing Title	Historic Struct. Elevations (Porch)

Drawing No. **A2.0A**

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**2 Left Side Elevation of Site**  
Scale: 1/16" = 1'-0"



**1 Street Elevation**  
Scale: 1/16" = 1'-0"

Drawing No.  
**A2.1**

Site  
Elevations

Drawing Title

Drawn RB

Checked RB

Plot Date 3/21/17

**PENNINGTON**  
1728 THOMPSON AVENUE  
SULLYVILLE ISLAND, South Carolina



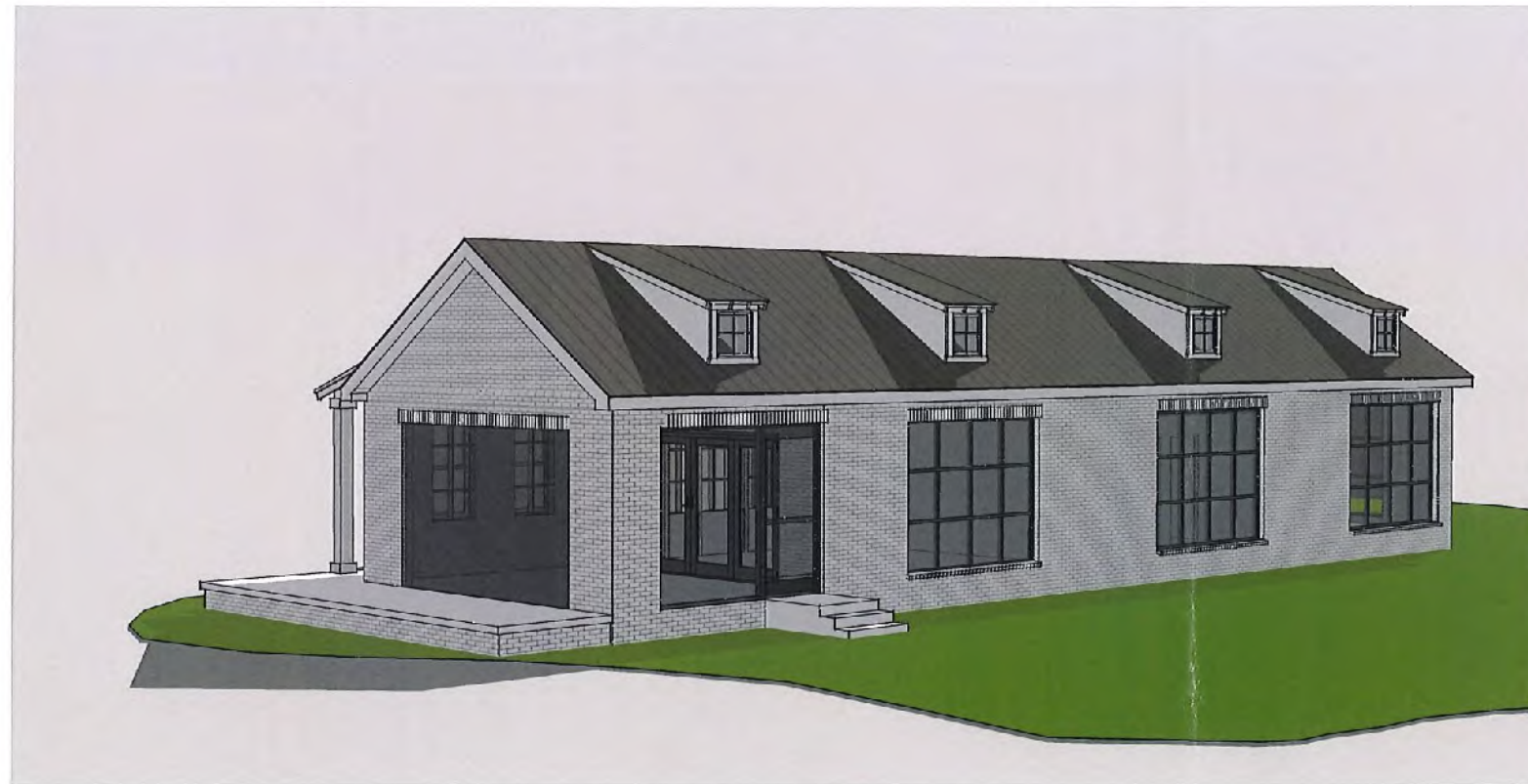
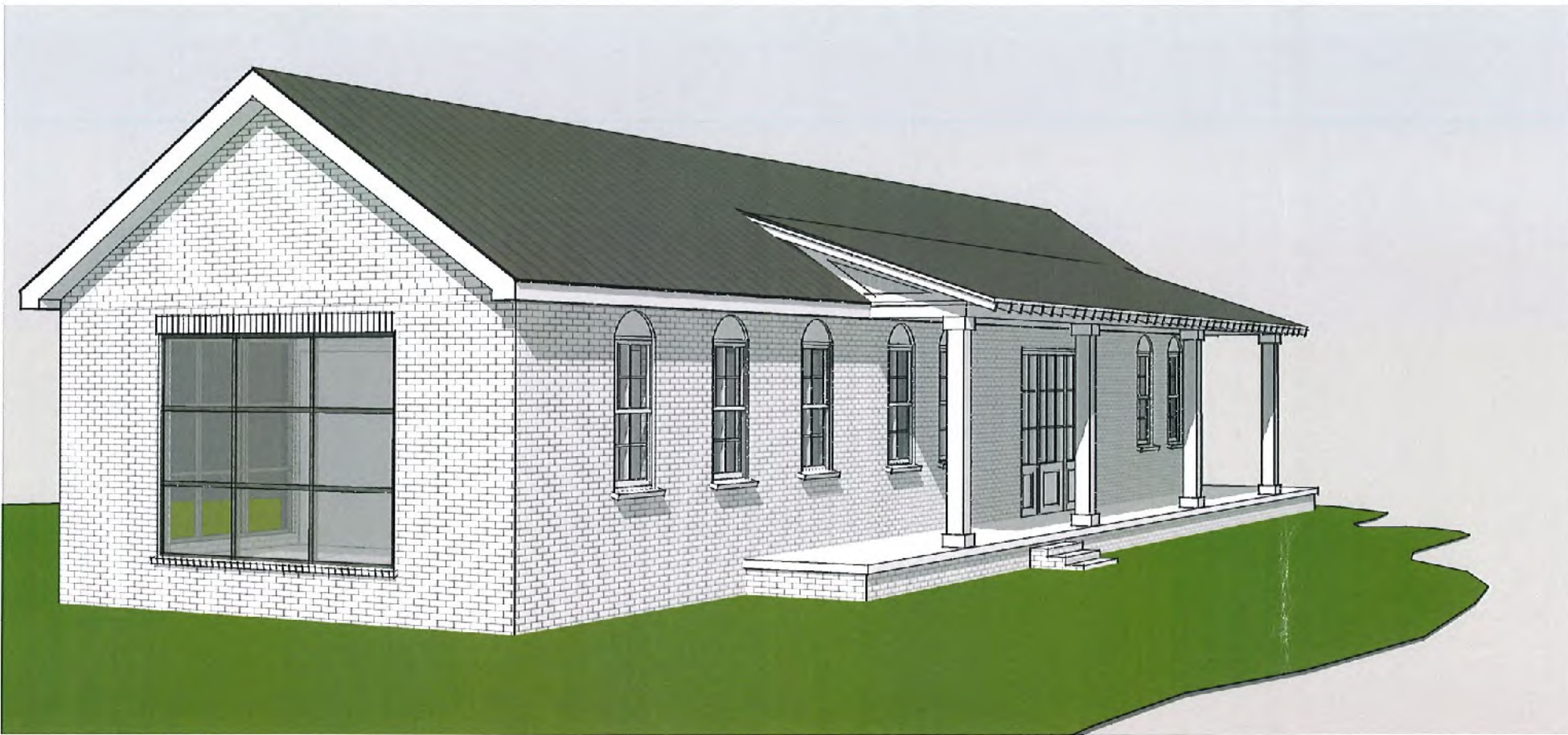
**SWALLOWTAIL ARCHITECTURE, LLC**  
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842-885-9403 • SwallowtailArchitecture.com  
708 Trunkers Rd., Suite 1, Summerville, SC 29185

**NOT FOR CONSTRUCTION**  
RACHEL BEVERLY BURTON  
REGISTERED ARCHITECT  
No. 8470  
SUMMERVILLE, SC  
MAR 10 2017

Stamps

No.	Issued For	Date
1	Issued For Conceptual DRB Review	Dec 22, 2016
2	Issued For Conceptual DRB Review	Jan 20, 2017
	Special Exception, BZA Application	Mar 10, 2017

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No.	Issued For	Date
1	Issued For Conceptual DRG Review	Dec 22, 2016
2	Issued For Conceptual DRG Review	Jan 20, 2017
	Special Exception, BZA Application	Mar 10, 2017

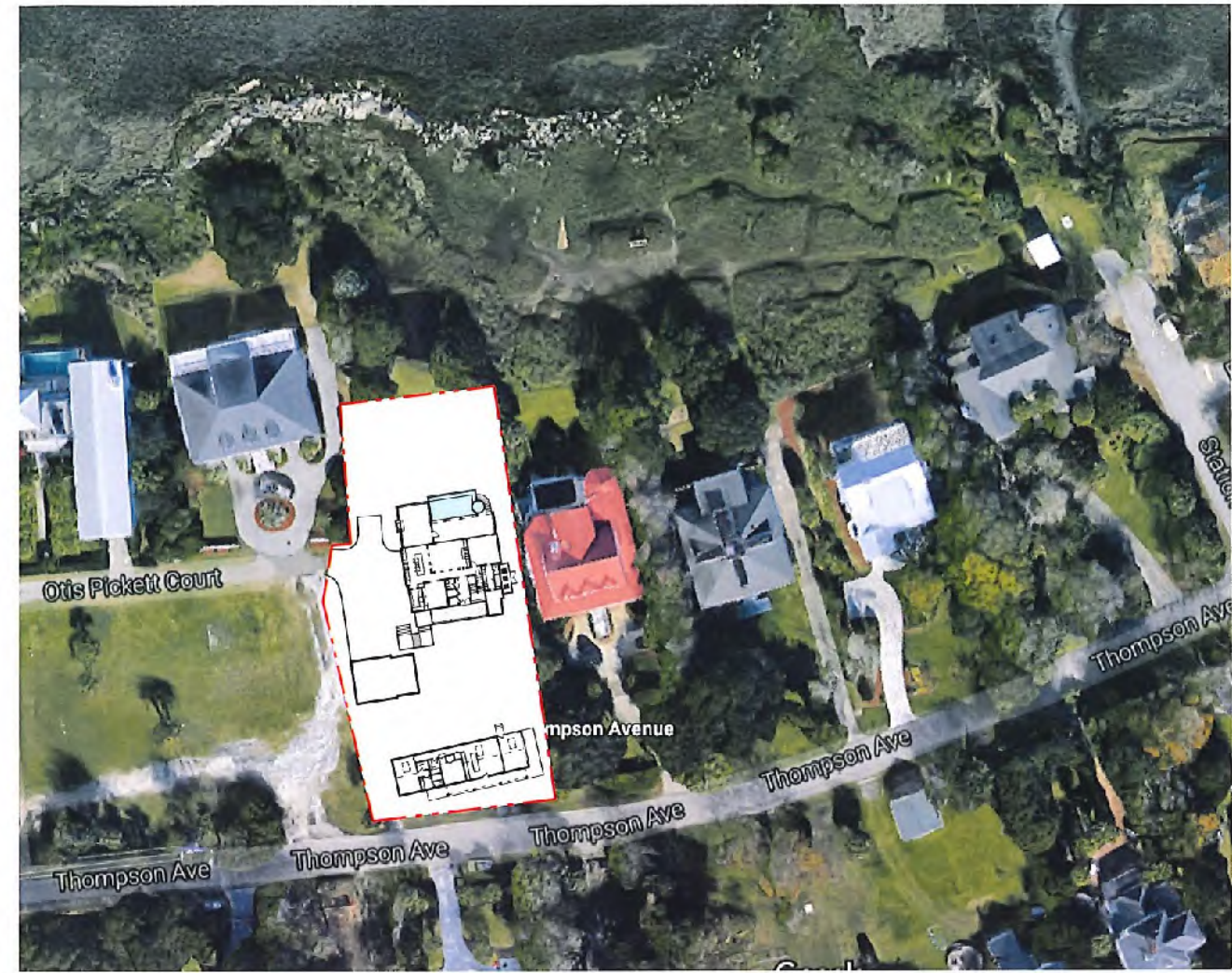
<p><b>NOT FOR CONSTRUCTION</b></p> <p>OF SOUTH CAROLINA          RACHEL BEVERLY BURTON          SUMMERVILLE, SC          No. 8490          REGISTERED ARCHITECT</p> <p>OF SOUTH CAROLINA          SWALLOWTAIL ARCHITECTURE, LLC          SUMMERVILLE, SC          No. 100750          REGISTERED ARCHITECT</p> <p>Mar 10 2017</p>	
<p><b>PENNINGTON</b></p> <p>1720 THOMPSON AGRIC          SWILMING'S ISLAND South Carolina</p>	
Plot Date	3/21/17
Checked	RB
Drawn	RB
Drawing Title	3-D Views
Drawing No.	<b>A2.2</b>

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**1 Existing Block Conditions**  
Scale: 1/8" = 1'-0"



**2 Proposed Block Conditions**  
Scale: 1/8" = 1'-0"



**3 Proposed Changes to ORD SHOP**  
Scale: 1/8" = 1'-0"

No.	Issued For	Date
1	Issued For Conceptual DRB Review	Dec 22, 2016
2	Issued For Conceptual DRB Review	Jan 20, 2017
	Special Exception, BZA Application	Mar 10, 2017

Stamps

**NOT FOR CONSTRUCTION**

STATE OF SOUTH CAROLINA  
RACHEL BEVELL  
BURTON  
Professional Engineer  
No. 8490  
REGISTERED ARCHITECTS  
Mar 10 2017

**SWALLOWTAIL ARCHITECTURE, LLC**

SWALLOWTAIL ARCHITECTURE, LLC  
Summersville, SC  
No. 100760  
REGISTERED ARCHITECTS  
Mar 10 2017

**PENNINGTON**

1730 THOMPSON AVENUE  
SULLYMAN'S ISLAND South Carolina

SWALLOWTAIL ARCHITECTURE, LLC

803485-9403 • Swallowtail Architecture.com  
760 Towers Blvd, Suite 1, Summerville, SC, 29485

Plot Date	3/21/17
Checked	RB
Drawn	RB
Drawing Title	Neighborhood + Site
Drawing No.	<b>A2.3</b>

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