

TOWN OF SULLIVAN'S ISLAND

PATRICK M. O'NEIL
MAYOR

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



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

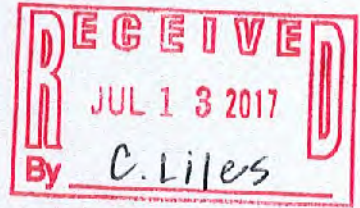
M. ANTHONY STITH
FIRE CHIEF

BOARD OF ZONING APPEALS

Thursday, August 10, 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 July 13, 2017
- C. APPLICANT AND PARTICIPANT OATH
- D. RS DISTRICT SPECIAL EXCEPTION - ACCESSORY DWELLING UNIT
 - 1. 2608 Myrtle Avenue: Brad Heffner, applicant, requests approval of the RS District accessory dwelling unit Special Exception in accordance with Z.O. §21-20 C. (2), Z.O. §21-140, and Z.O. §21-178. (TMS# 529-06-00-051)
- E. VARIANCE REQUESTS
 - 1. 411 Station 13: Kelly Messier (Patrick Kelly property owner), applicant, requests approval to vary from Z.O. §21-142 B. (1) setback regulations for recreational uses, and Z.O. §21-139 B fence regulations. (TMS# 523-07-00-020)
- F. ITEMS FOR CONSIDERATION
- G. PUBLIC INPUT
- H. ADJOURN

P.O. BOX 427 • SULLIVAN'S ISLAND, SC 29482
(843) 883-3198 • FAX (843) 883-3009 • WWW.SULLIVANSISLAND-SC.COM



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] BRAD HEPPNER

Address: 574 HASCALL RD

Telephone: 404.745.9339 [work] 404.734.6687 [home]

Interest: ARCHITECT Owner(s): Adjacent Owner(s); Other:

OWNER(S) [if other than Applicant(s)]: CULLEN; JANIE HAWKINS

Address: 2608 MYRTLE AVE, SULLIVAN'S ISLAND, S.C.

Telephone: N/A [work] 727.510.6780 [home]

[Use reverse side if more space is needed.]

PROPERTY ADDRESS: 2608 MYRTLE AVE.

Lot 84 E Block Subdivision

Tax Map No. Plat Book E Page 643

Lot Dimensions: 105' x 210' Area: 0.51 ACRE

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: 7-11-17

Owner signature(s)

Owner signature(s)

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

Date: 7.10.17

Applicant signature(s)

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: TO CONVERT AN EXISTING HISTORIC STRUCTURE TO AN ACCESSORY DWELLING which is a permitted special exception under the district regulation in Section 21-140/21-138 of the zoning ordinance.

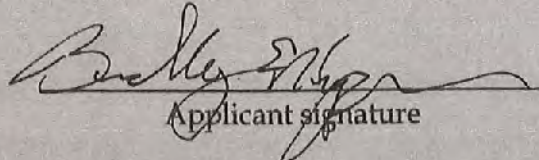
2. Applicant will meet the standards in Section 21-140 of the zoning ordinance which are applicable to the proposed special exception in the following manner:

- THE HISTORIC STRUCTURE IS LESS THAN 1200 SF AT THE TIME OF ITS DESIGNATION AS HISTORIC
- THE PROPERTY IS LISTED AS AN HISTORIC ISLAND RESOURCE.
- PROPOSED SF. OF HISTORIC DWELLING IS 852.1 SF.

3. Applicant suggests that the following conditions be imposed to meet the standards in the zoning ordinance: - THE EXISTING SCALE RELATION TO NEIGHBORING STRUCTURES WILL BE MAINTAINED, AND THE LOT WILL BE DEVELOPED AND MAINTAINED AS A LOT ADHERING TO SEC. 21-140.

4. The following documents are submitted in support of this application: SITE CALCULATIONS, SURVEY, PROPOSED SITE PLAN, PROPOSED FLOOR PLANS, PROPOSED ELEVATIONS
[A plot plan must be submitted.]

Date: 7.10.17


Applicant signature

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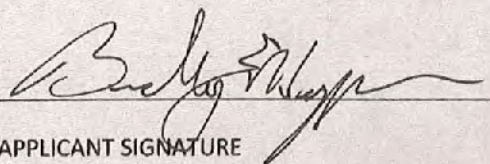
M. ANTHONY STITH
FIRE CHIEF

BOARD OF ZONING APPEALS

IN ACCORDANCE WITH ZONING ORDINANCE SECTION 21-175,

I, BRAD HEPPER HAVE SUBMITTED A COMPLETED BOARD OF ZONING
APPEALS APPLICATION, FOR THE MEETING DATE OF Aug. 10, 2017, WHICH WILL BE HELD AT
SULLIVAN'S ISLAND TOWN HALL LOCATED AT ~~2050-B~~ 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.


APPLICANT SIGNATURE

7.10.17
DATE

The HAWKINS COTTAGE

Address: 2608 Myrtle Avenue
Sullivan's Island, SC

2608 Myrtle Ave., • Sullivan's Island • South Carolina

Flood Zone: AE, EL. 13'
On firm Community Panel
45019CO539J

Survey Info.: Plat Book "E", Page 043
T.M.S. 529-06-00-051
Lot 86 East, Atlanticville,
Town of Sullivan's Island,
Charleston County

Lot Size: 22,026 SF

Principal Building Coverage

15% Allowable	3,303.9 SF
Historic Structure (Proposed)	852.1 SF
Main Dwelling (Proposed)	2,451.7 SF
Total:	3,303.8 SF - Meets criteria

Impervious Coverage

30% Allowable	6,607.8 SF
Historic Structure (Proposed)	1,627.8 SF
Main Dwelling (Proposed)	3,428.7 SF
Parking Area	900.0 SF
Pool	576.0 SF
Total:	6,533.3 SF - Meets criteria

Principal Building Square Footage - Proposed

Allowable	4100 SF
Historic Structure (Proposed)	852.1 SF
Main Dwelling (Proposed)	3,117.5 SF
Total:	3,969.6 SF - Meets criteria

Maximum Height

Allowable	38'
Proposed Historic Cottage	24'
Proposed Main Dwelling	34'
	Meets criteria

ARCHITECT

BRADLEY E HEPNER ARCHITECTURE, LLC

574 Hascall Road

Atlanta, GA 30309

404-745-9339

brad@bradleyheppner.com

LIST OF DRAWINGS

COVER SHEET

EXISTING SURVEY

A1.0	PROPOSED SITE PLAN
A1.1	PROPOSED MAIN FLOOR - A
A1.2	PROPOSED MAIN FLOOR - B
A1.3	PROPOSED MAIN FLOOR - C
A1.4	PROPOSED UPPER LEVEL FLOOR PLAN

KEY 1	KEY PLAN 1
KEY 2	KEY PLAN 2
KEY 3	KEY PLAN 3

A2.1	GOLDBUG ELEVATION
A2.2.1	EASTERN ELEVATION AT COURTYARD
A2.2.2	EASTERN ELEVATION AT COURTYARD
A2.3	ELEVATION AT MYRTLE AVENUE
A2.4	ELEVATION FROM COTTAGE
A2.5.1	WESTERN ELEVATION
A2.5.2	WESTERN ELEVATION
A2.6	OVERALL ELEVATIONS $\frac{1}{16}$ " SCALE
A2.7	OVERALL ELEVATIONS $\frac{1}{16}$ " SCALE

BZA REVIEW
10 JULY 2017

NOT RELEASED FOR CONSTRUCTION

CERTIFY THAT THE MEASUREMENTS SHOWN HEREON ARE CORRECT AND THAT THERE ARE NO ENCROACHMENTS OR PROJECTIONS UNLESS SHOWN.

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

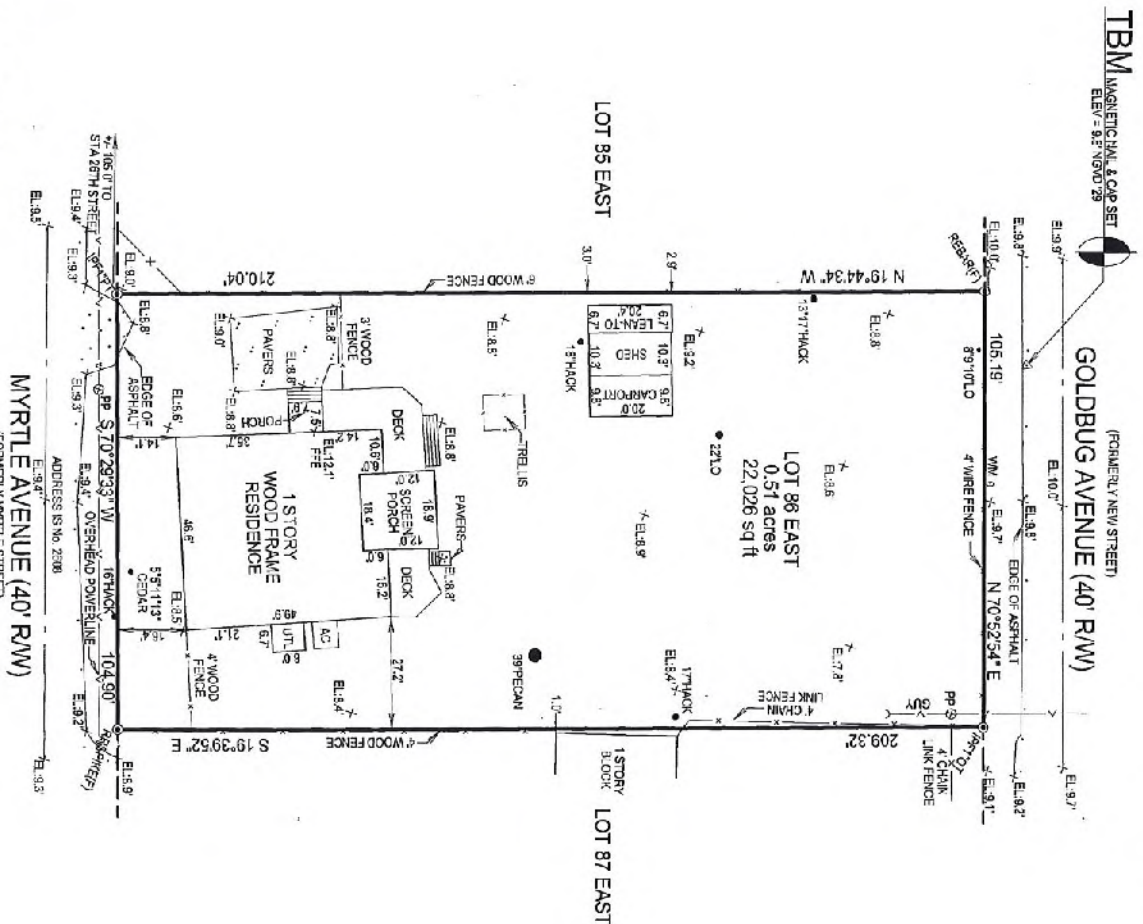


NOTES:

1. PROPERTY APPEARS IN FLOOD ZONE AE, EL. 13 ON FIRM COMMUNITY PANEL NUMBER 4501900539J, 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 16" DIAMETER AT BREAST HEIGHT AND LARGER SHOWN HEREON.

LEGEND:

1. Ⓞ REBAR(F)
 2. Ⓢ IPE(F)
 3. Ⓢ REBAR(F)
 4. Ⓢ IPE(F)
 5. Ⓢ PP
 6. Ⓢ GUY
 7. WM
 8. 22" LO
 9. 17" HACK
 10. 38" PECAN
 11. 13" HACK
 12. 89" TLO
 13. 55" 11" 13" CEDAR
 14. EL. 8.9
- RAILROAD SPIKE FOUND, OLD.
 - 1" PINCHED TOP PIPE FOUND, OLD.
 - REBAR FOUND, OLD.
 - 1" OPEN TOP PIPE FOUND, OLD.
 - POWER POLE
 - GUY WIRE
 - WATER METER
 - 22" LIVE OAK DIAMETER AT BREAST HEIGHT.
 - 17" HACKBERRY DIAMETER AT BREAST HEIGHT.
 - 38" PECAN DIAMETER AT BREAST HEIGHT.
 - 13" HACKBERRY DIAMETER AT BREAST HEIGHT.
 - 89" TLO TRIPLE LIVE OAK DIAMETER AT BREAST HEIGHT.
 - 55" 11" 13" CEDAR CLUSTER DIAMETER AT BREAST HEIGHT.
 - SPOT ELEVATION 8.9' M.S.L. NGVD29.



TOPOGRAPHIC PLAT

OF LOT 86 EAST, ATLANTICVILLE, TOWN OF SULLIVAN'S ISLAND, CHARLESTON COUNTY, BEING CONVEYED TO CULLEN HAWKINS.

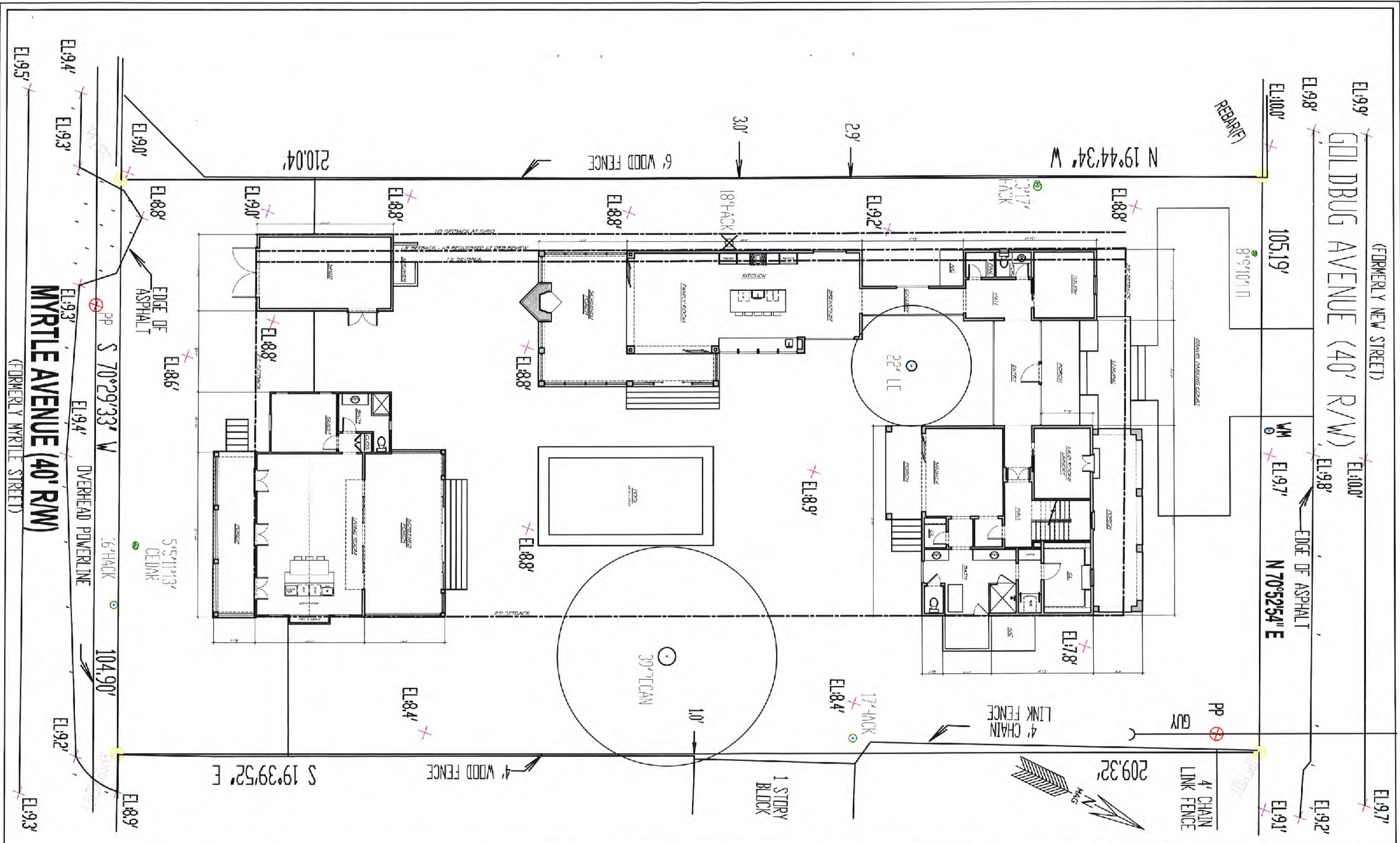


DATE: AUGUST 11, 2015
 REF: PLAT BK. "E", PG. 043
 TMS: 529-06-00-051

Alexander C. Peabody
 ALEXANDER C. PEABODY, PLS.
 PEABODY & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYING
 P. O. BOX 22646, CHARLESTON, SC 29413
 OFFICE 843-723-3225 MOBILE 843-270-4847



CHARLESTON COUNTY
 SOUTH CAROLINA



Note to Contractor:
 Any discrepancies, inconsistencies, or ambiguities found within the drawings, or between the drawings, specifications, and site conditions shall be immediately reported to the architect in writing. The architect will promptly correct the same in writing. Work done by the contractor after discovery of such discrepancies, inconsistencies or ambiguities shall be done at the contractor's risk.

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Bradley E. Heppner ARCHITECTURE
 Limited Liability Company
 574 Hascall Road
 Atlanta, GA 30300
 (404) 745-0330
 (404) 731-6587
 trac@bradleyheppner.com

THE
HAWKINS RESIDENCE
 2608 Myrtle Ave., Sullivan's Island, South Carolina 29482

PROPOSED SITE PLAN
 7-16-17
A1.0

8'9"10"LO

GRAVEL PARKING COURT

13'-2 3/8" 12'-11" 19'-1 3/4" 34'-7" 22'-0"

25' SETBACK

LANDING

PORCH

STUDY

PORCH

MUD ROOM/
LAUNDRY

CL.

PDR.

ENTRY

HALL

W/D

AC

PAN.

HALL

LANDING

BATH

AC

MASTER

CL.

10' SETBACK AT SHED

1.5' SETBACK
AS REQUESTED AT
DRB REVIEW
1.5' SETBACK

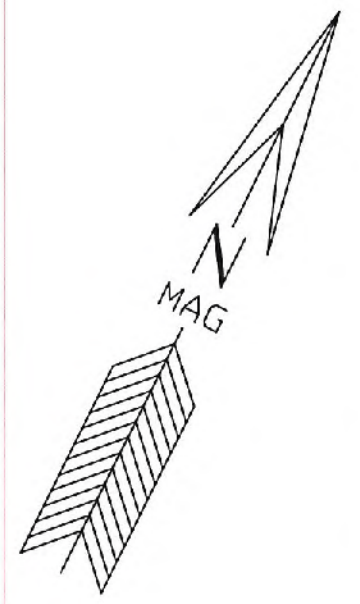
GALLERY

22' LO

PORCH

25' SETBACK

17" HACK



PROPERTY LINE

13'17" HACK

PROPERTY LINE

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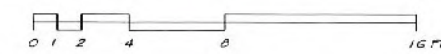
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Bradley E. Heppner
ARCHITECTURE
Limited Liability Company

594 Hascal Road
Atlanta, GA 30329
(404) 745-9539
(404) 734-8867
brad@bradleyheppner.com

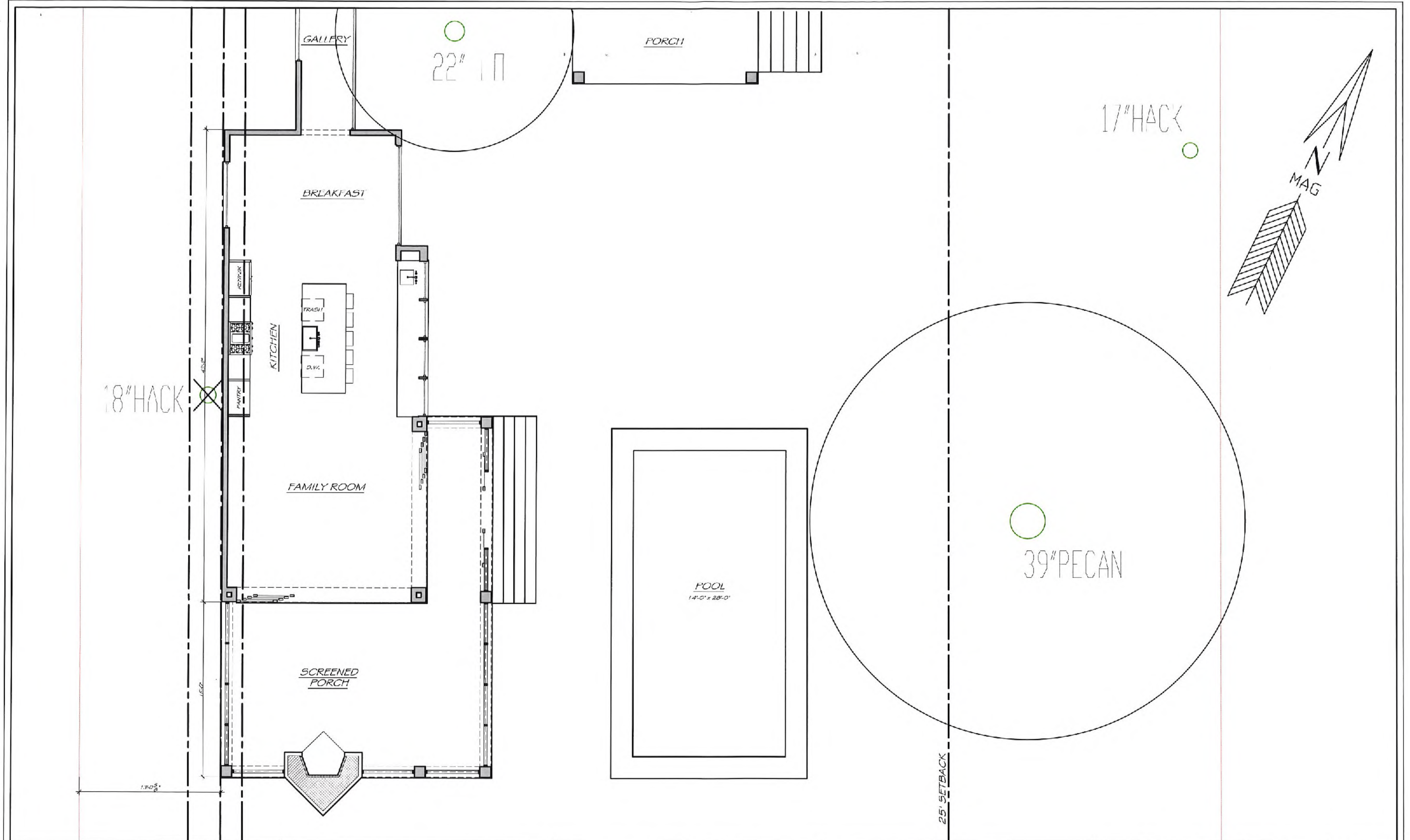
THE
HAWKINS RESIDENCE
2608 Myrtle Ave., Sullivan's Island, South Carolina 29482

PROPOSED MAIN FLOOR - A



7-10-17

A1.1



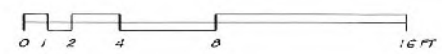
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**Bradley E. Heppner
 ARCHITECTURE**
 Limited Liability Company
 574 Hascall Road
 Atlanta, GA 30305
 (404) 745-9333
 (404) 734-6617
 brad@bradleyheppner.com

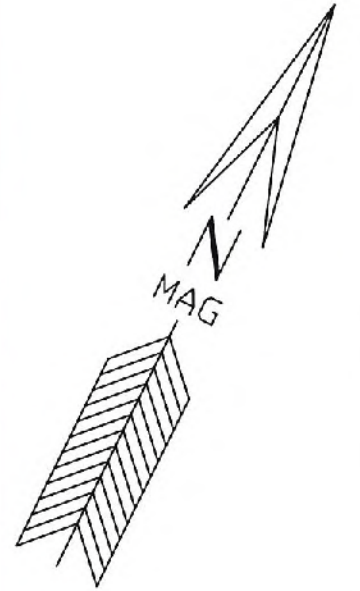
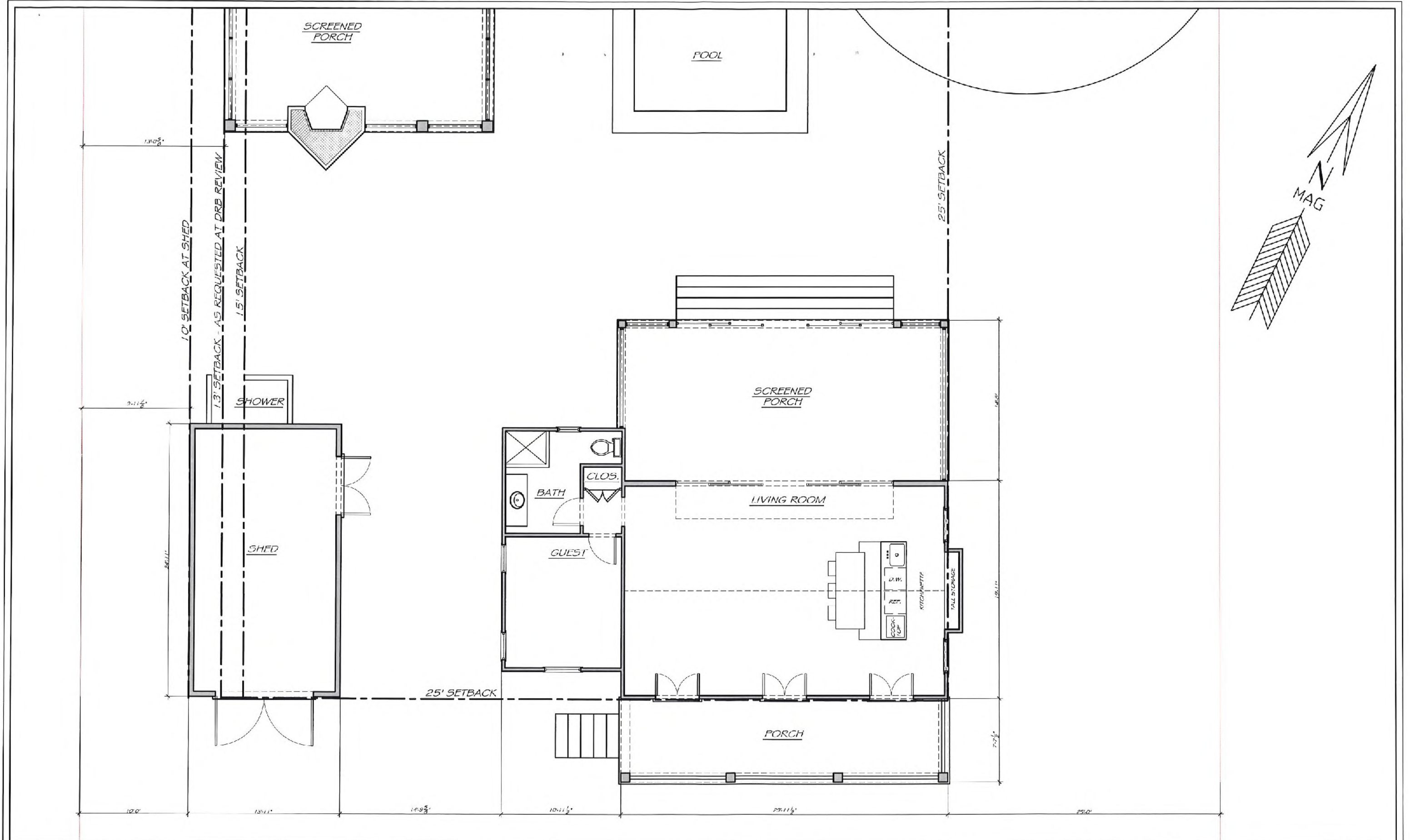
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PROPOSED MAIN FLOOR - B



7-10-17

A1.2



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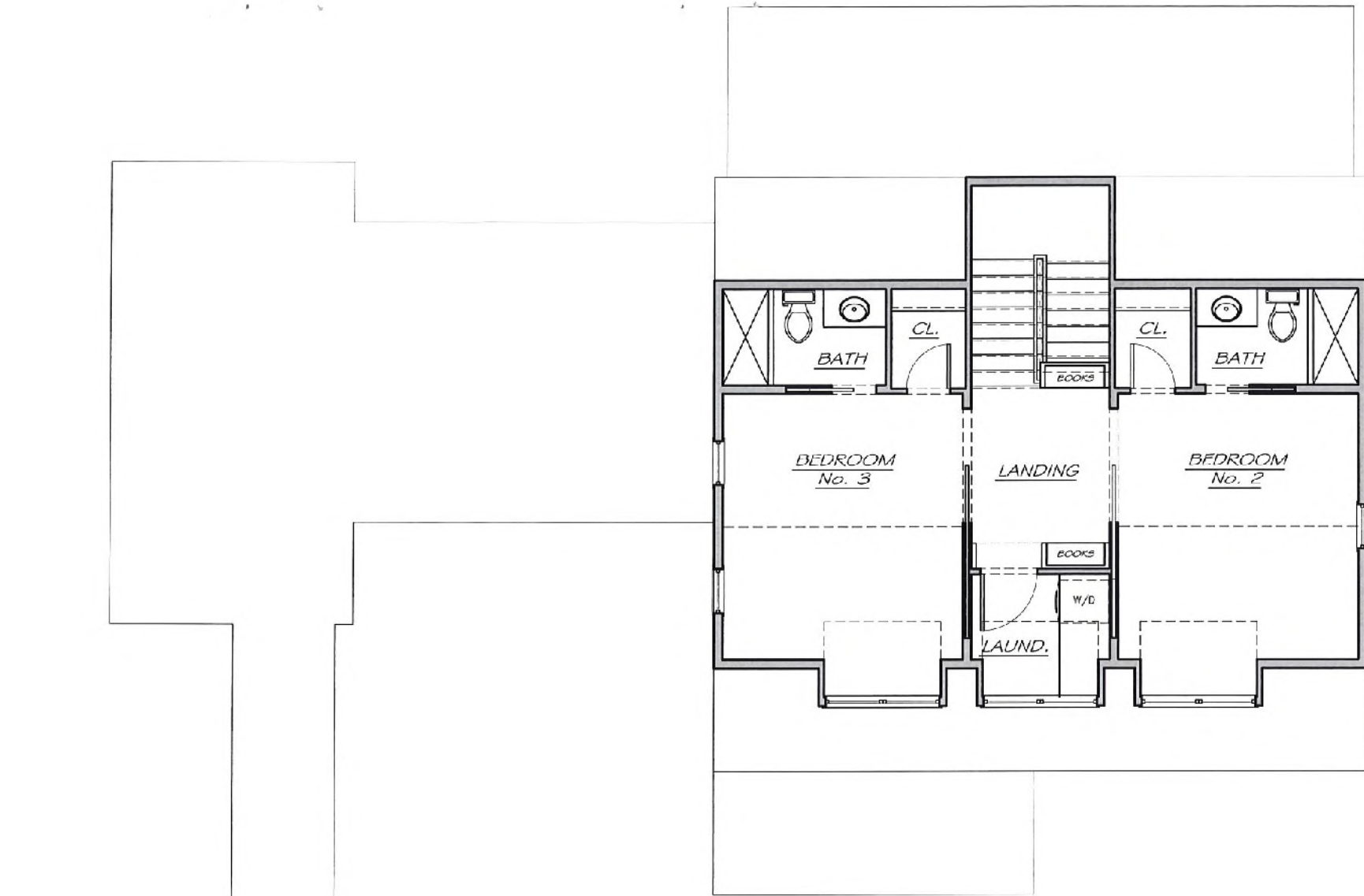
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Bradley E. Hoppner
ARCHITECTURE
Limited Liability Company
674 Hesper Road
Atlanta, GA 30309
(404) 474-9339
(404) 404-754-6887
brad@bradleyheppner.com

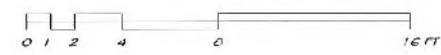
THE
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PROPOSED MAIN FLOOR - C
0 1 2 4 6 16 FT

7.10.17
A1.3



PROPOSED UPPER FLOOR PLAN



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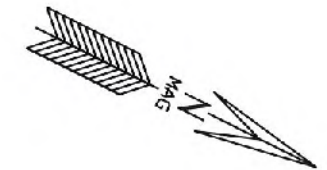
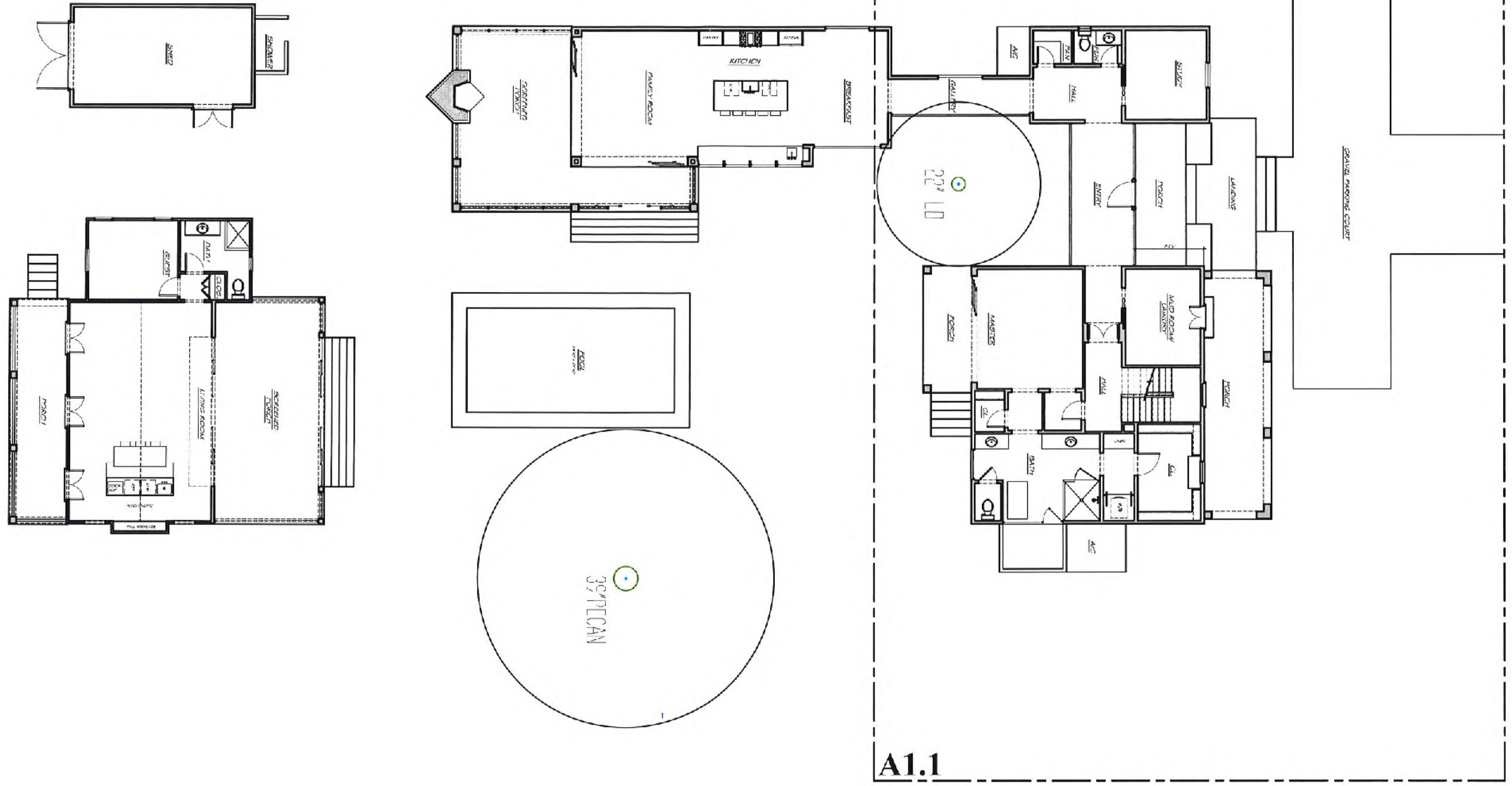
**Bradley E. Heppner
 ARCHITECTURE**
 Limited Liability Company
 574 Haswell Road
 Atlanta, GA 30309
 (404) 454-9539
 (404) 404-734-5667
 bhepp@bradleyheppner.com

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PROPOSED UPPER LEVEL FLOOR PLAN

 7-10-17

A1.4



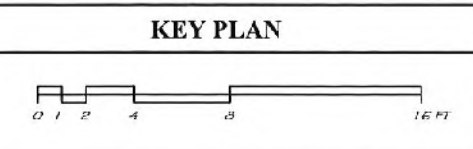
NOTE:
 Floor Plans are rotated 90 degrees from what is shown on key plans.

Note to Contractor:
 Any discrepancies, inconsistencies, or ambiguities found within the drawings or between the drawings, specifications, and conditions shall be immediately reported to the architect in writing. The architect will promptly correct the same in writing. Work done by the contractor after discovery of such discrepancies, inconsistencies or ambiguities shall be done at the contractor's risk.

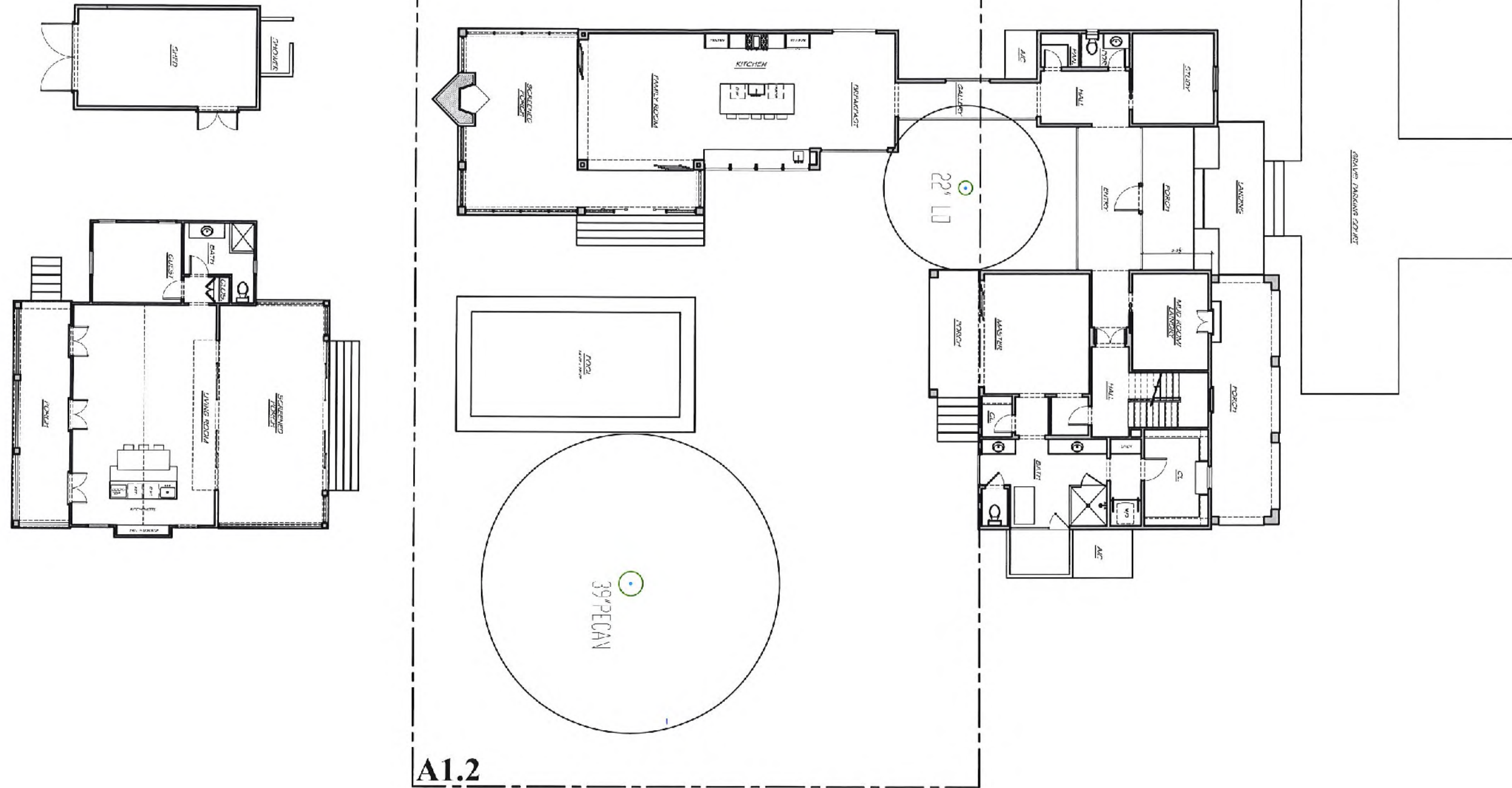
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**Bradley E. Heppner
 ARCHITECTURE**
 Limited Liability Company
 574 Hycal Road
 Atlanta, GA 30302
 (404) 745-5339
 (404) 424-7316 ext
 brac@bradleyheppner.com

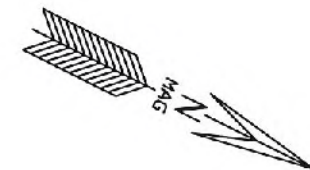
THE
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7-10-17
**KEY
 1**



NOTE:
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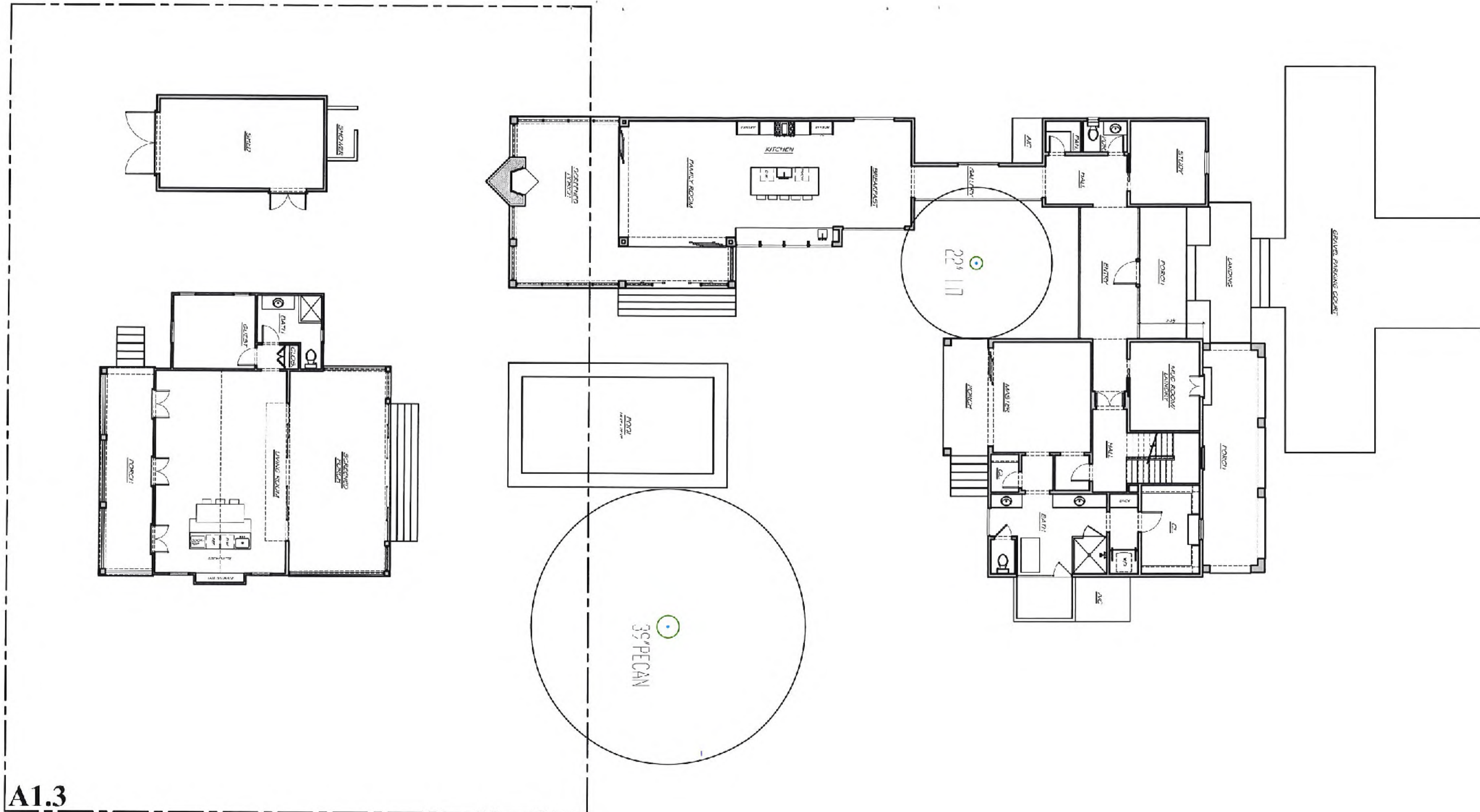
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 Atlanta, GA 30309
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 (m) 404-734-8987
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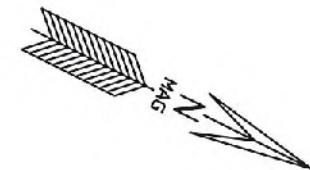
THE
HAWKINS RESIDENCE
 2608 Myrtle Ave., Sullivan's Island, South Carolina 29482

KEY PLAN
 0 1 2 4 6 16 FT

7-10-17
KEY
2



A1.3



NOTE:
 Floor Plans are rotated 90 degrees from what is shown on key plans.

No/In Contractor:
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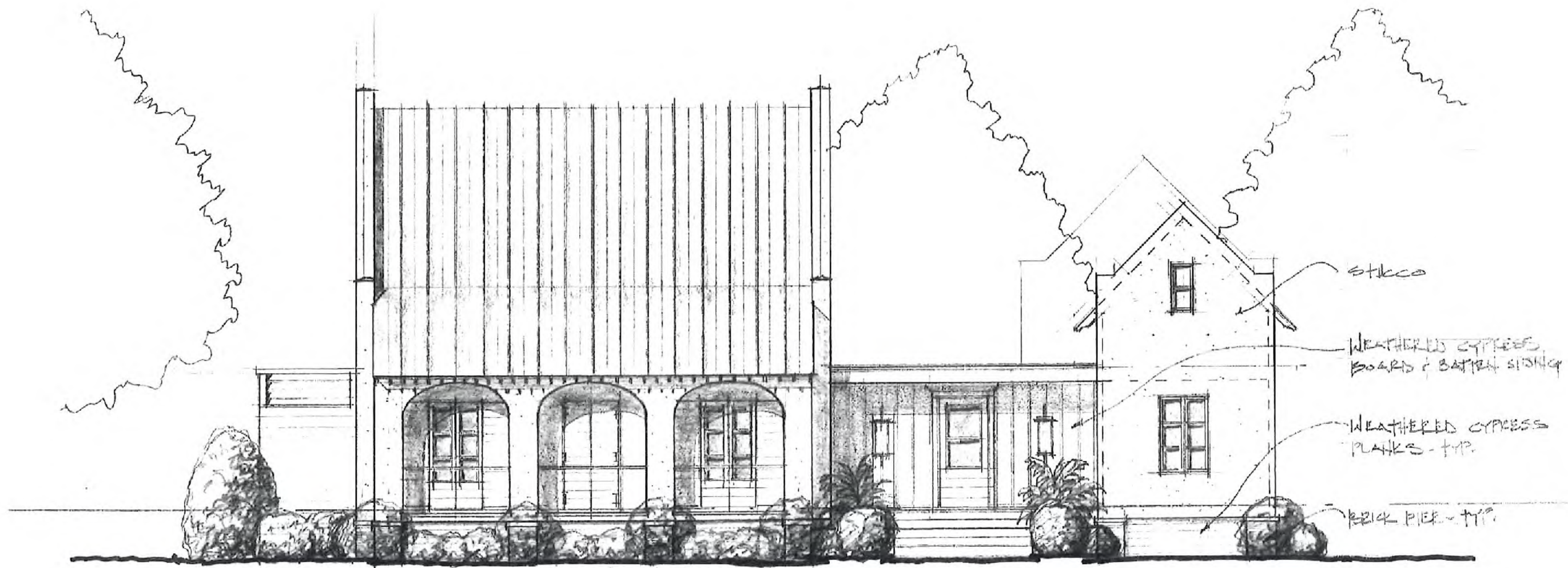
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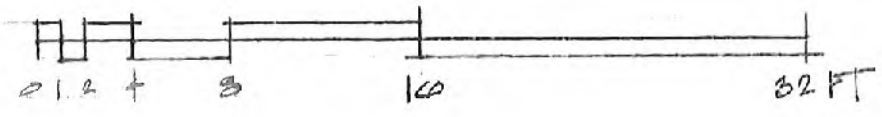
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7-10-17
KEY
3



G O L D B U G E L E V A T I O N

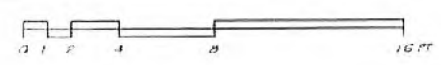


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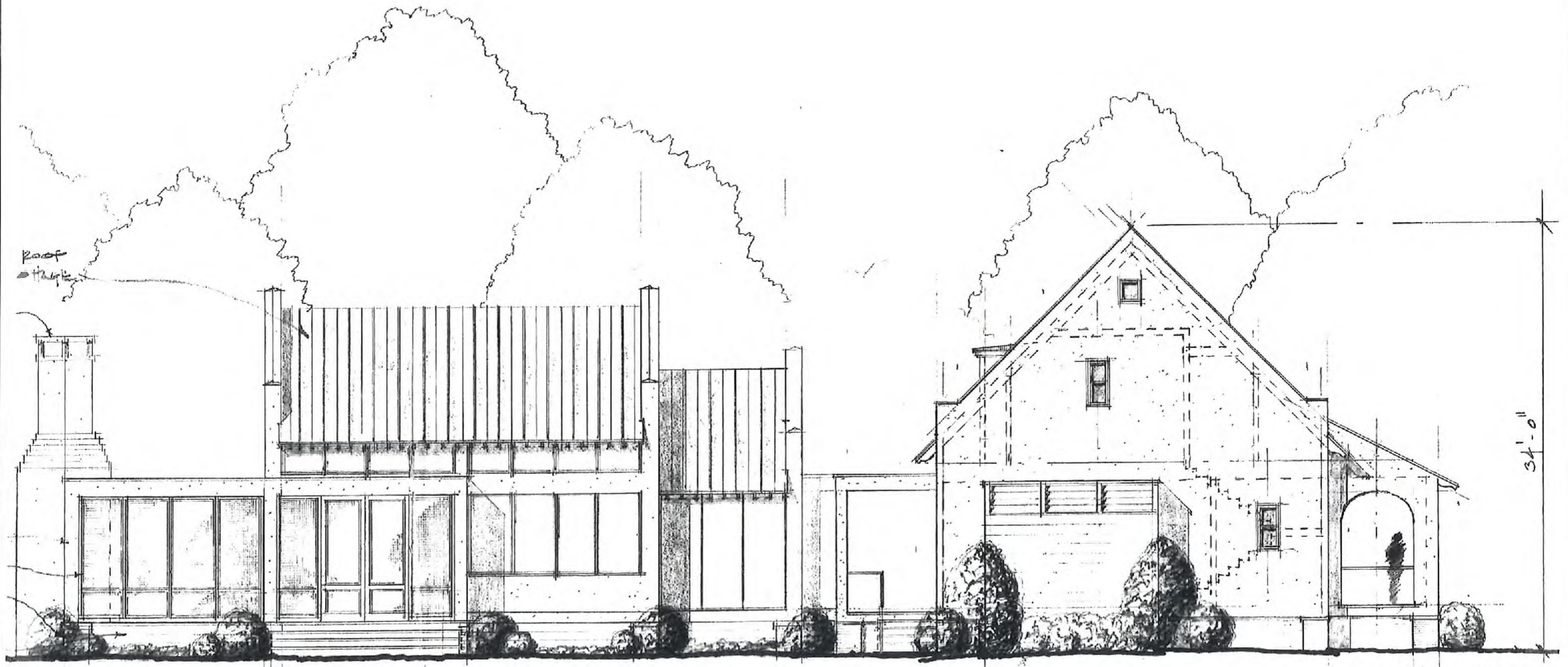
**Bradley E. Heppner
 ARCHITECTURE**
 Limited Liability Company
 524 Howell Road
 Atlanta, GA 30328
 (404) 445-9339
 (404) 401-2344
 brad@bradleyheppner.com

THE
HAWKINS RESIDENCE
 2608 Myrtle Ave., Sullivan's Island, South Carolina 29482

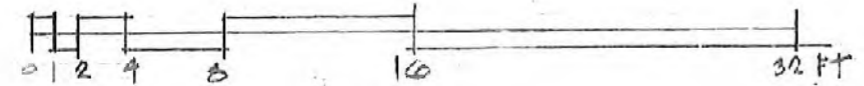


7.10.17

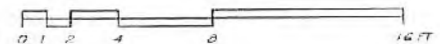
A2.1



EASTERN ELEVATION of COURTYARD



ELEVATION of PRIMARY RESIDENCE



Yale Contractor:
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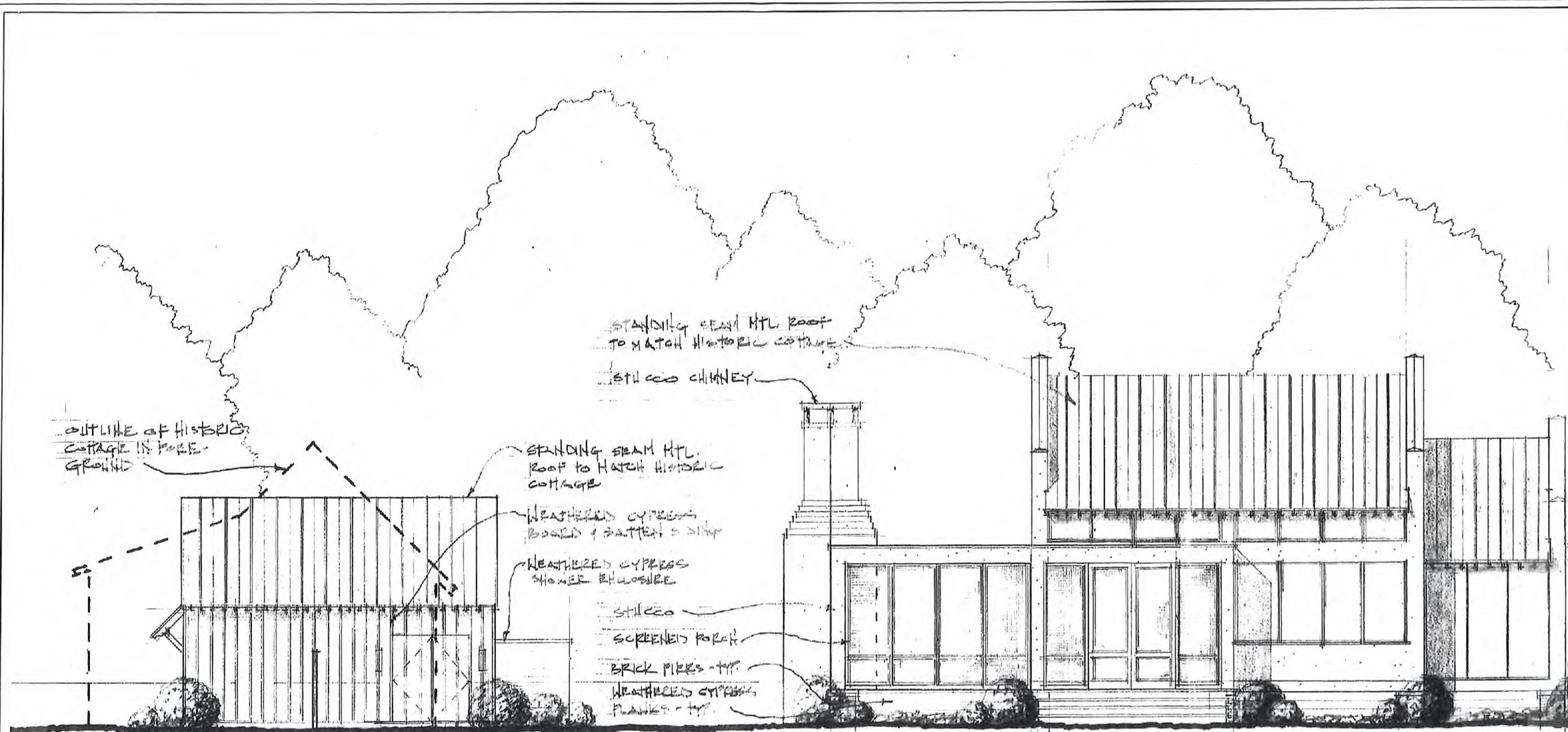
Bradley E. Heppner
ARCHITECTURE
LIMITED LIABILITY COMPANY
574 Hussey Road
Aurora, GA 30009
brad@bradleyheppner.com

(404) 745-9339
(404) 734-5637

THE
HAWKINS RESIDENCE
2608 Myrtle Ave., Sullivan's Island, South Carolina 29482

7-10-17

A2.2.1



STANDING SEAM MET. ROOF
TO MATCH HISTORIC COTTAGE

STUCCO CHIMNEY

OUTLINE OF HISTORIC
COTTAGE IN FORE-
GROUND

STANDING SEAM MET.
ROOF TO MATCH HISTORIC
COTTAGE

WEATHERED CYPRESS
BOARDS + BATTEN SIDING

WEATHERED CYPRESS
SHOWER ENCLOSURE

STUCCO

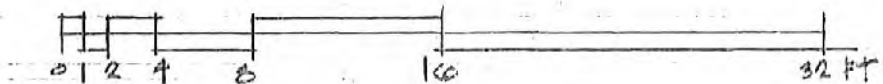
SCREENED PORCH

BRICK PIERS - TYP.

WEATHERED CYPRESS
FLANKS - TYP.

MYRTLE AVE

EASTERN ELEVATION & COURTYARD



ELEVATION AT SHED

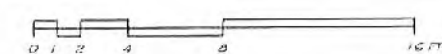
ELEVATION AT PRIMARY RESIDENCE

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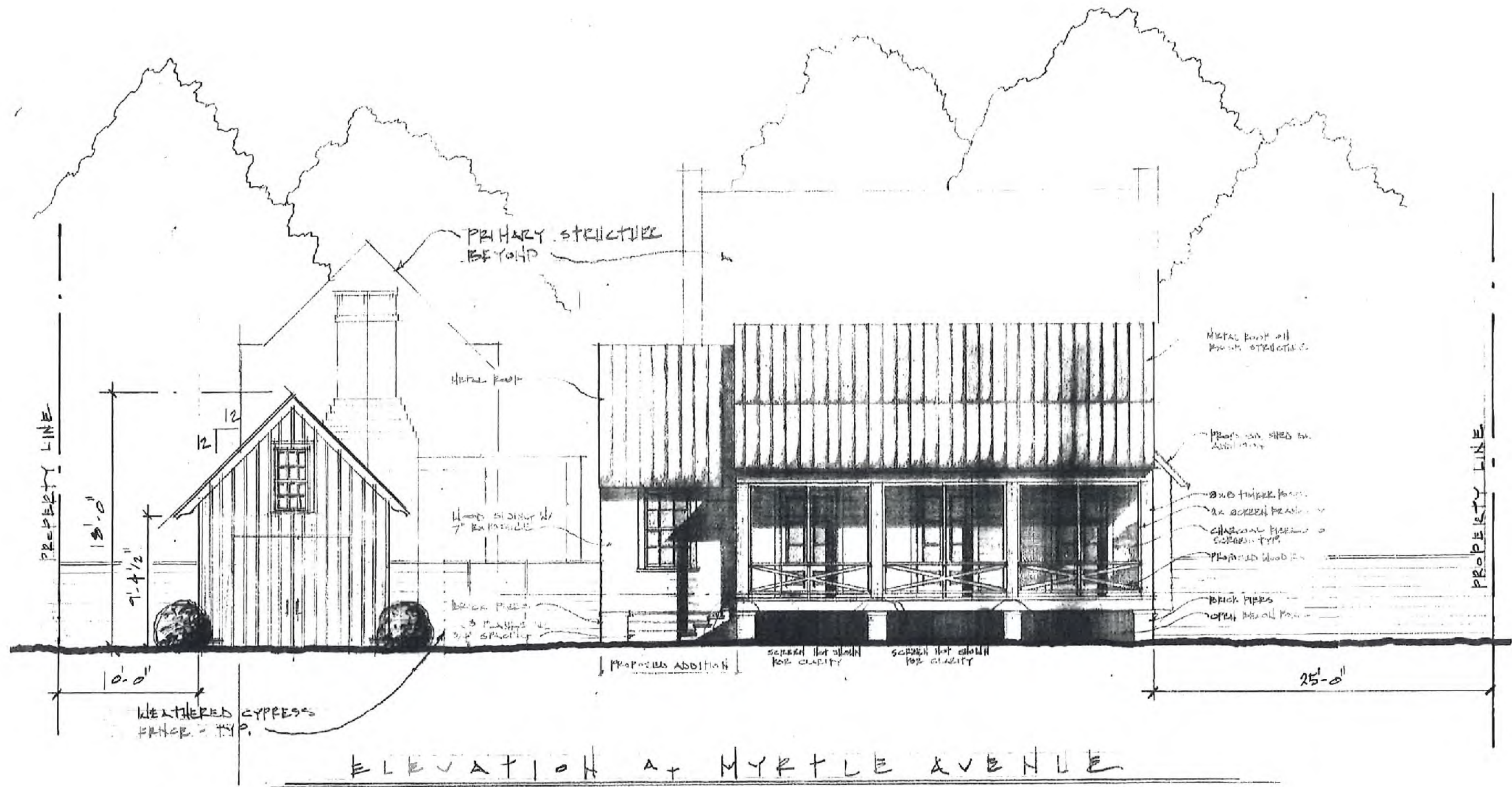
Bradley E. Heppner
ARCHITECTURE
LIMITED LIABILITY COMPANY
574 Hascall Road
Atlanta, GA 30387
(404) 745-3300
(404) 904-7345/887
brac@bradleyheppner.com

THE
HAWKINS RESIDENCE
2608 Myrtle Ave., Sullivan's Island, South Carolina 29482

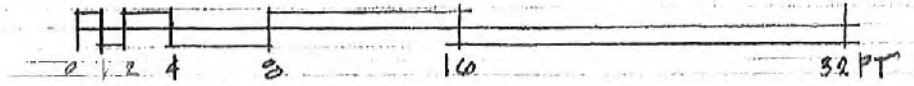


7-10-17

A2.2.2



ELEVATION AT MYRTLE AVENUE



Note to Contractor:
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**Bradley E. Heppner
 ARCHITECTURE**
 Limited Liability Company
 574 Hessel Road
 Atlanta, GA 30329
 (404) 245-9339
 (404) 734-0667
 brad@bradheppner.com

THE
HAWKINS RESIDENCE
 2608 Myrtle Ave., Sullivan's Island, South Carolina 29482

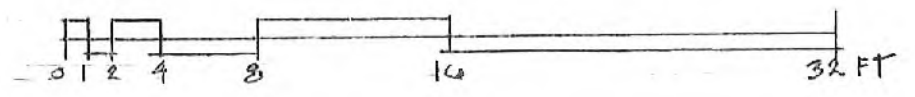


7-16-17

A2.3



ELEVATION FROM COTTAGE



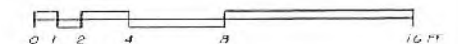
Not a Contract
 Any discrepancies, inconsistencies, or ambiguities found within the drawings, or between the drawings, specifications, and all conditions shall be immediately reported to the architect in writing. The architect will promptly correct the same in writing. Work done by the contractor after discovery of such discrepancies, inconsistencies or ambiguities shall be done at the contractor's risk.

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Bradley E. Heppner
 ARCHITECTURE
 LIMITED LIABILITY COMPANY

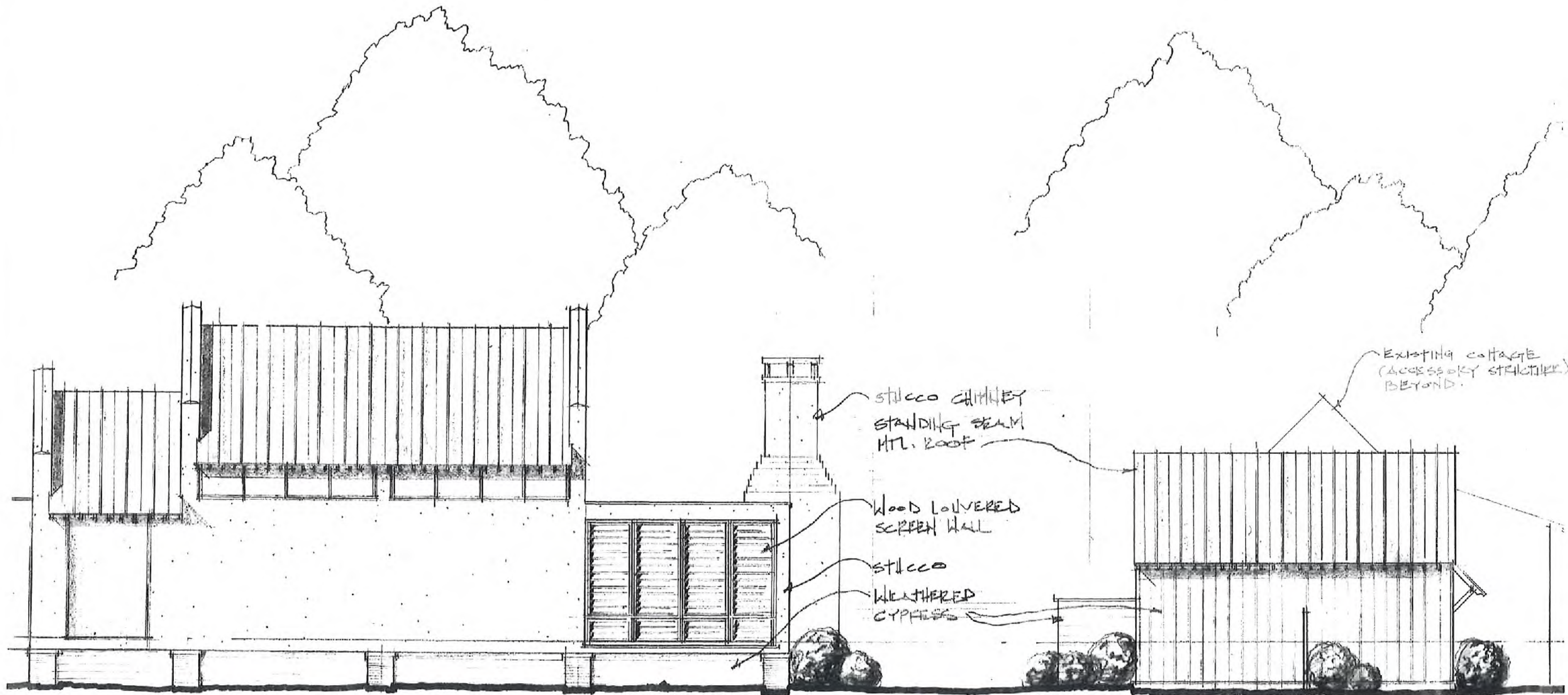
571 Hascal Road
 Myrtle Beach, SC 29577
 (843) 404-7453
 (843) 404-7348
 bheppner@bradleyheppner.com

THE
HAWKINS RESIDENCE
 2608 Myrtle Ave., Sullivan's Island, South Carolina 29482



7-10-17

A2.4



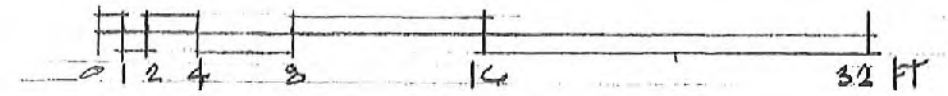
STUCCO CHIMNEY
STANDING BEAM
HTL. ROOF

WOOD LOUVERED
SCREEN WALL

STUCCO
WEATHERED
CYPPES

EXISTING COLTAGE
(ACCESSORY STRUCTURE)
BEYOND.

WESTERN ELEVATION



ELEVATION AT PRIMARY RESIDENCE

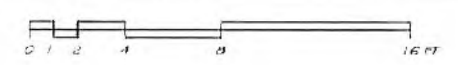
ELEVATION AT SHED

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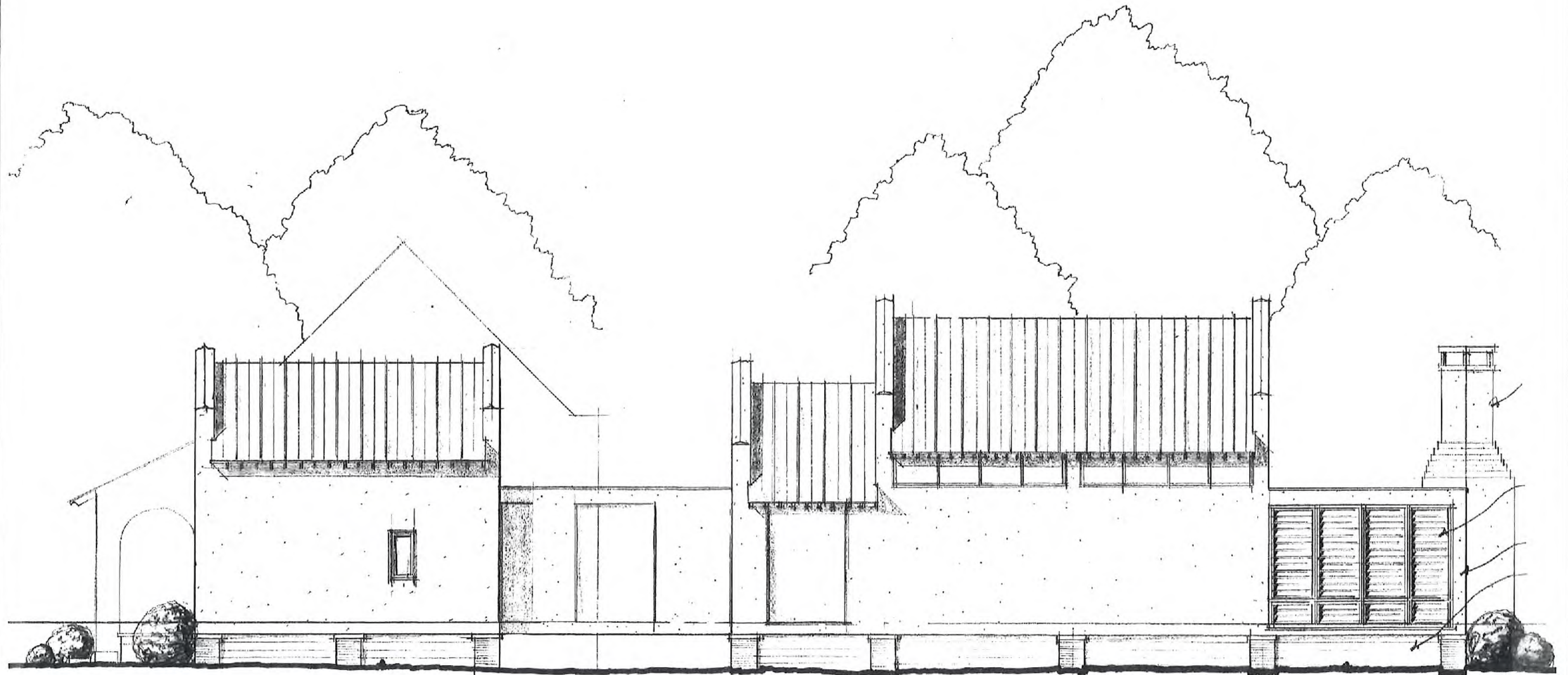
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Bradley E. Heppner
ARCHITECTURE
L.L.C.
534 Inwood Road
Atlanta, GA 30309
(404) 745-9739
(404) 734-8627
brad@bradleyheppner.com

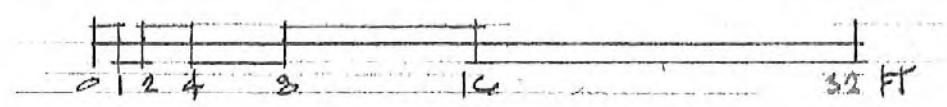
THE
HAWKINS RESIDENCE
2608 Myrtle Ave., Sullivan's Island, South Carolina 29482



7-10-17
A2.5.1



WESTERN ELEVATION



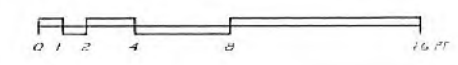
ELEVATION AT PRIMARY RESIDENCE

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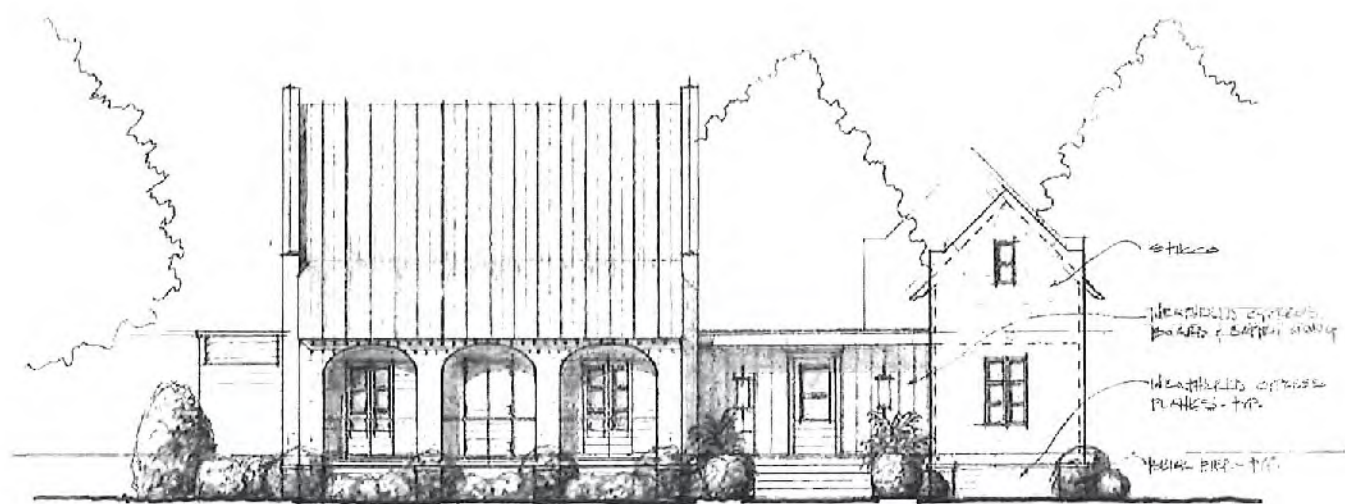
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Bradley E. Heppner
ARCHITECTURE
Limited Liability Company
5741 Haspel Road
Milledgeville, GA 30259
tel: 404.745.9338
fax: 404.734.6567
bra@bra1heppner.com

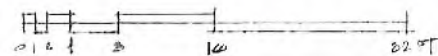
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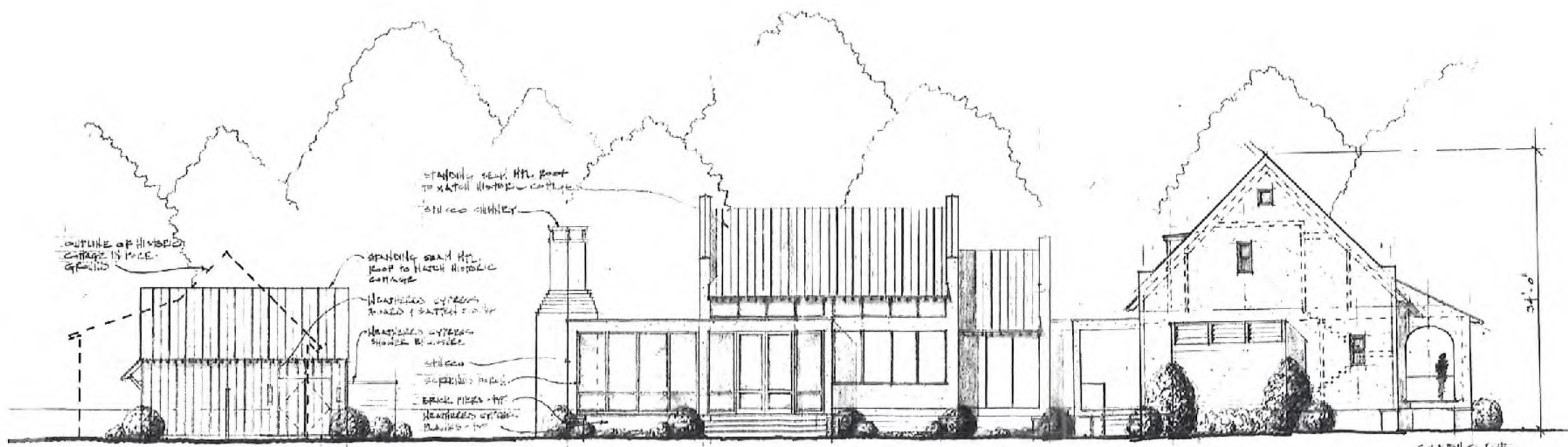
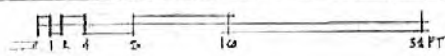
7-10-17
A2.5.2



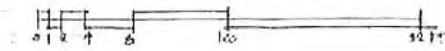
GOLDBLGE ELEVATION



ELEVATION AT MYRTLE AVENUE



MYRTLE AVE ELEVATION

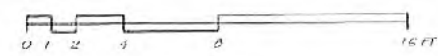


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 Tel: 404.745.9379
 Fax: 404.734.6687
 brad@bradheppner.com

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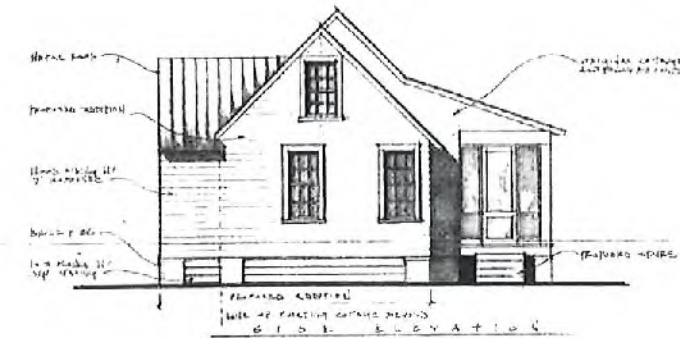
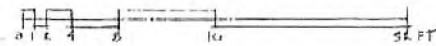


7-10-17

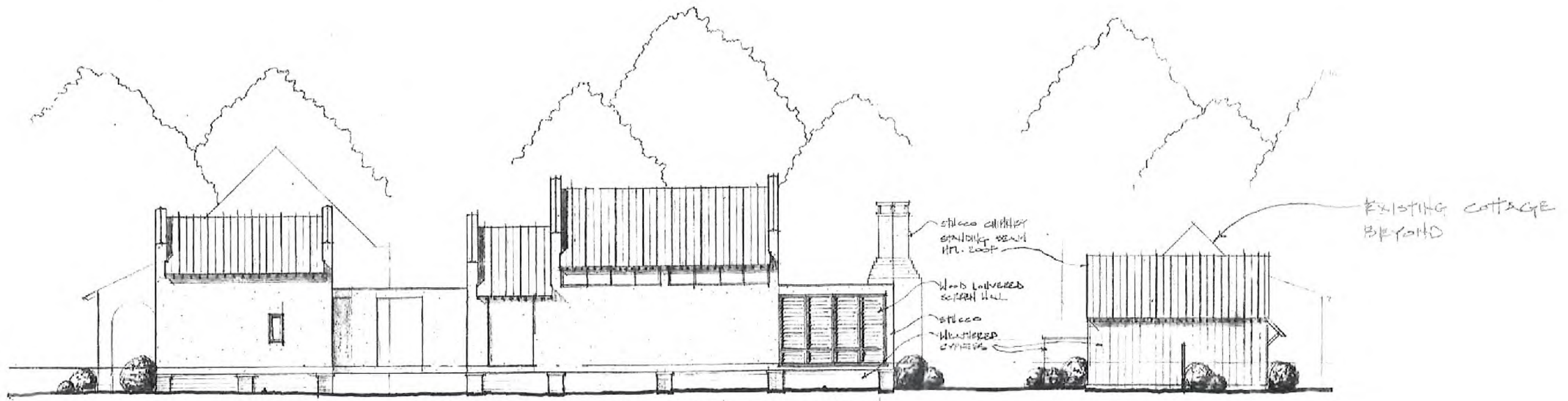
A2.6



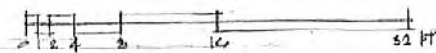
ELEVATION FRONT COTTAGE



ELEV. of EXISTING COTTAGE (NECESSARY)



WESTERN ELEVATION



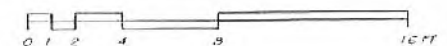
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Bradley E. Heppner
ARCHITECTURE
 Limited Liability Company

574 Fiscal Road
 Alamo, CA 94501
 (925) 434-7453
 (925) 434-6287
 bred@bradleyheppner.com

THE
HAWKINS RESIDENCE
 2606 Myrtle Ave., Sullivan's Island, South Carolina 29482



7-10-17

A2.7



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
[X] for a variance as stated on attached Form 3.
for a special exception as stated on attached Form 4.

APPLICANT(S) [print] Kelly Messier, Landscape Architect
Address: P.O. Box 2000, Sullivan's Island, SC 29402
Telephone: 843-914-7420 [work] [home]
Interest: Owner(s): Adjacent Owner(s); Other:

OWNER(S) [if other than Applicant(s)]: Patrick Kennelly
Address: 411 Station 13 St.
Telephone: 312-290-3619 [work] [home]

[Use reverse side if more space is needed.]

PROPERTY ADDRESS:

Lot 3A Block Subdivision
Tax Map No. 073-07-00-020 Plat Book T Page 119
Lot Dimensions: 122' X 125' Area: 6,471 sf
Zoning District: Residential 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: 6/29/17

[Signature]
Owner signature(s)

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

Date: 6/29/17

[Signature]
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:

Sec. 21-142 B (1) states: All accessory recreational uses and structures shall be located a minimum of 20 feet to the rear of the Principal Building's front façade.

Sec. 21-139 B states:

- (1) No fence shall exceed five (5) feet in height in any district except as provided for in the CC-Community Commercial District.
- (2) All fences shall be at least twenty-five percent (25%) open across the entire plane of the fence.
- (6) Fences located to the side or rear of a Principal Building, if not within ten (10) feet of a street right-of-way or public access to the beach, shall be limited to five (5) feet in height.

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:

Applicant seeks relief of 40% relief (or 8 feet) so that the proposed swimming pool is set 12 feet to the rear of the Principal Building's front façade so that the pool is further away from the Fort Moultrie public parking lot and specifically the bus staging area.

Applicant seeks to construct an 8 foot tall solid wood fence along the rear property line to screen the Fort Moultrie public parking lot and specifically the bus staging area.

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:

This is a small and shallow lot that is only 52 feet deep and this lot abuts the Fort Moultrie public parking lot and specifically the bus staging area.

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

Most lots on Sullivan's Island are much deeper and abut other residential properties.

- 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:

A swimming pool permitted under the zoning would place the pool unreasonably close to the public parking lot and the bus staging area.

A five foot tall fence would not provide the needed privacy and security to the adjacent public parking lot and bus staging area.

The Zoning Ordinance provides 40% relief for shallow lots in Sec. 21-22B (3) (b) that states: The required Front Yard Setback may be reduced by one-third (1/3) foot for each foot by which the lot depth is less than eighty (80) feet rounded up or down to the nearest whole foot; provided, however, the Front Yard Setback shall never be less than fifteen (15) feet.

The shallow lot provision allows the Front Yard Setback to be reduced from 25 feet to 16 feet. The existing house is non-conforming with a 9 foot front setback.

The Zoning Ordinance provides 60% relief for shallow lots in Sec. 21-22E (2)(b) that states: The required Rear Yard Setback may be reduced by one-third (1/3) foot for each foot by which the lot depth is less than eighty (80) feet rounded up or down to the nearest whole foot; provided, however, the Rear Yard Setback shall never be less than ten (10) feet.

The shallow lot provision allows the Rear Yard Setback to be reduced from 25 feet to 16 feet. The existing house is non-conforming with a 9 foot rear setback at ground level and a 4.5 foot rear setback on a cantilevered deck.

The applicant seeks relief to locate the swimming pool only 12 feet from the Principal Building's front façade. This would be a 40% relief for shallow lots comparable to the 40% to 60% relief that is already provided in the Zoning Ordinance for front and rear yard setbacks.

Sec.21-139D states: Solid fences not exceeding eight (8) feet in height may be located along any lot line boundary dividing the CC-Community Commercial and the RS-Residential District. The Fort Moultrie Visitor's Center is a non-conforming commercial use on a residentially zoned parcel. Because the rear of the lot abuts the commercial public parking lot and bus staging area, a taller solid 8 foot height fence is requested to provide privacy and security.

- 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:

The proposed swimming pool location meets the front building setback of 16 feet and does not alter its relationship to the neighboring residential properties. The proposed 8 foot height fence abuts the commercial public parking lot and bus staging area.

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

Swimming Pool and Fence Plan dated 6/28/17

Topographic Plat dated 3/1/16

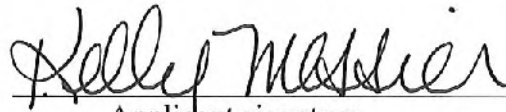
Site Plan by Heather Wilson, Architect dated 3/28/16

Swimming Pool Plan dated 5/18/17 approved by the DRB

Lot Coverage Calculations for Existing and Proposed Conditions

Date: _____

6/29/17



Applicant signature

SULLIVAN'S ISLAND / LOT COVERAGE
CALCULATIONS AND CERTIFICATION

Existing Proposed

Property address 411 Station 133 Street

Owner name Patrick and Sharon Kennelly

Calculated by: Name Kelly Measner
Address PO Box 2900
City Sullivan's Island
State SC
Phone 814-7430

Based on survey by: Peabody & Assoc. Dated: 3/1/10
Swimming Pool Plan dated 6/20/17

TOTAL LOT SIZE IN SQ. FT. 6,471
Total high ground in sq. ft. (landward of critical line) 6,471
Total marsh in sq. ft. _____

(If lot borders on the RC-1 or RC-2 area the critical line or the set back lines must be shown, if applicable, on the site plan and must be verified by a recent survey.)

Total footprint of enclosed principal building	<u>1,306</u> sq. ft.	<u>21</u> % of lot
Total other impervious surfaces	<u>955</u> sq. ft.	<u>15</u> % of lot
Total pervious hard surfaces	_____ sq. ft.	_____ % of lot
Total landscape surfaces (green space)	<u>4,150</u> sq. ft.	<u>64</u> % of lot
Total of above figures	<u>6,471</u> sq. ft.	= <u>100</u> % of lot

Total square footage of Principal Building 2,623 sf

Total square footage allowed by ordinance 2,547 sf

Total increase allowed by DRB, (if applicable) 76 sf

Based upon review of the plans and survey provided,

I Kelly Measner certify that the calculations provided on this certification are correct.

Signature Kelly Measner Date 6/29/17

Note

If this form is being used for an addition, one form should be filled out to reflect the existing conditions and another for the proposed condition.

See attached explanation for lot coverage requirements.

PATRICK M. O'NEIL
MAYOR

TOWN OF SULLIVAN'S ISLAND

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



ANDY BENKE
TOWN ADMINISTRATOR
JASON BLANTON
DEPUTY ADMINISTRATOR/COMPTROLLER
LAWRENCE A. DODDS
TOWN ATTORNEY
GREG GRESS
WATER AND SEWER MANAGER
JOE HENDERSON
ZONING ADMINISTRATOR
DANIEL S. HOWARD
CHIEF OF POLICE
ELLEN MILLER
TOWN CLERK
RANDY ROBINSON
BUILDING OFFICIAL
M. ANTHONY SLITH
FIRE CHIEF

BOARD OF ZONING APPEALS

IN ACCORDANCE WITH **ZONING ORDINANCE SECTION 21-175**,

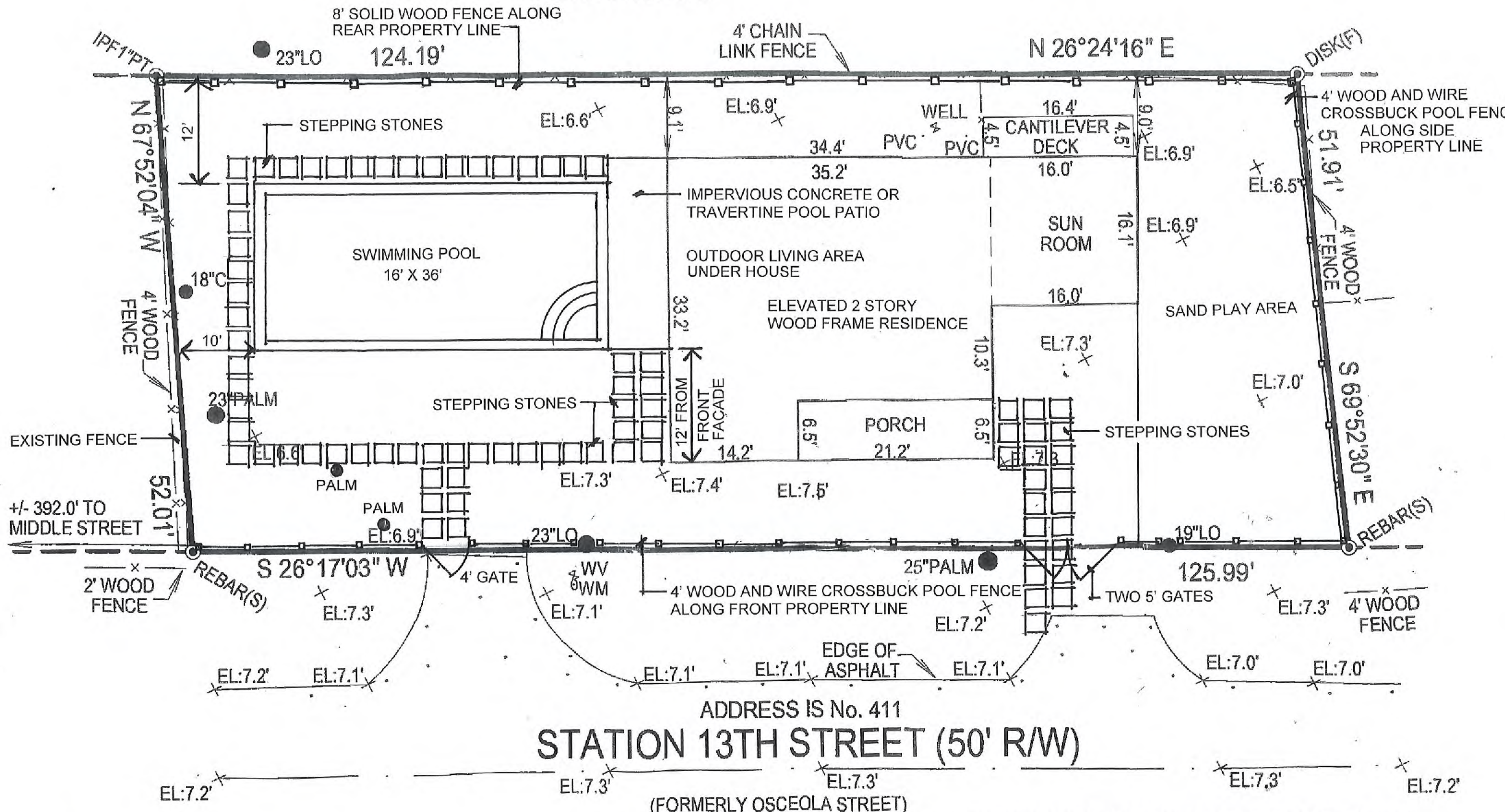
I Kelly Messier HAVE SUBMITTED A COMPLETED BOARD OF ZONING APPEALS APPLICATION, FOR THE MEETING DATE OF August 10, 2017, WHICH WILL BE HELD AT SULLIVAN'S ISLAND TOWN HALL LOCATED AT 2050-B MIDDLE STREET, SULLIVAN'S ISLAND, SOUTH CAROLINA.

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.

Kelly Messier
APPLICANT SIGNATURE

8/29/17
DATE

FORT MOULTRIE PUBLIC PARKING LOT
AND BUS STAGING AREA



KENNELLY RESIDENCE

411 Station 13 Street
Sullivan's Island, SC

SWIMMING POOL AND FENCE PLAN

SCALE: 1" = 10'

6/28/17

Kelly D. Messier
Landscape Architecture and Planning, LLC
P.O. Box 386
Sullivan's Island, SC 29482
843-814-7430

I CERTIFY THAT THE MEASUREMENTS SHOWN HEREON ARE CORRECT AND THAT THERE ARE NO ENCROACHMENTS OR PROJECTIONS UNLESS SHOWN.

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

NOTES:

1. PROPERTY APPEARS IN FLOOD ZONE AE, EL. 14' ON FIRM COMMUNITY-PANEL NUMBER 45019CO538J. 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 16" DIAMETER AT BREAST HEIGHT AND LARGER SHOWN HEREON.

LEGEND:

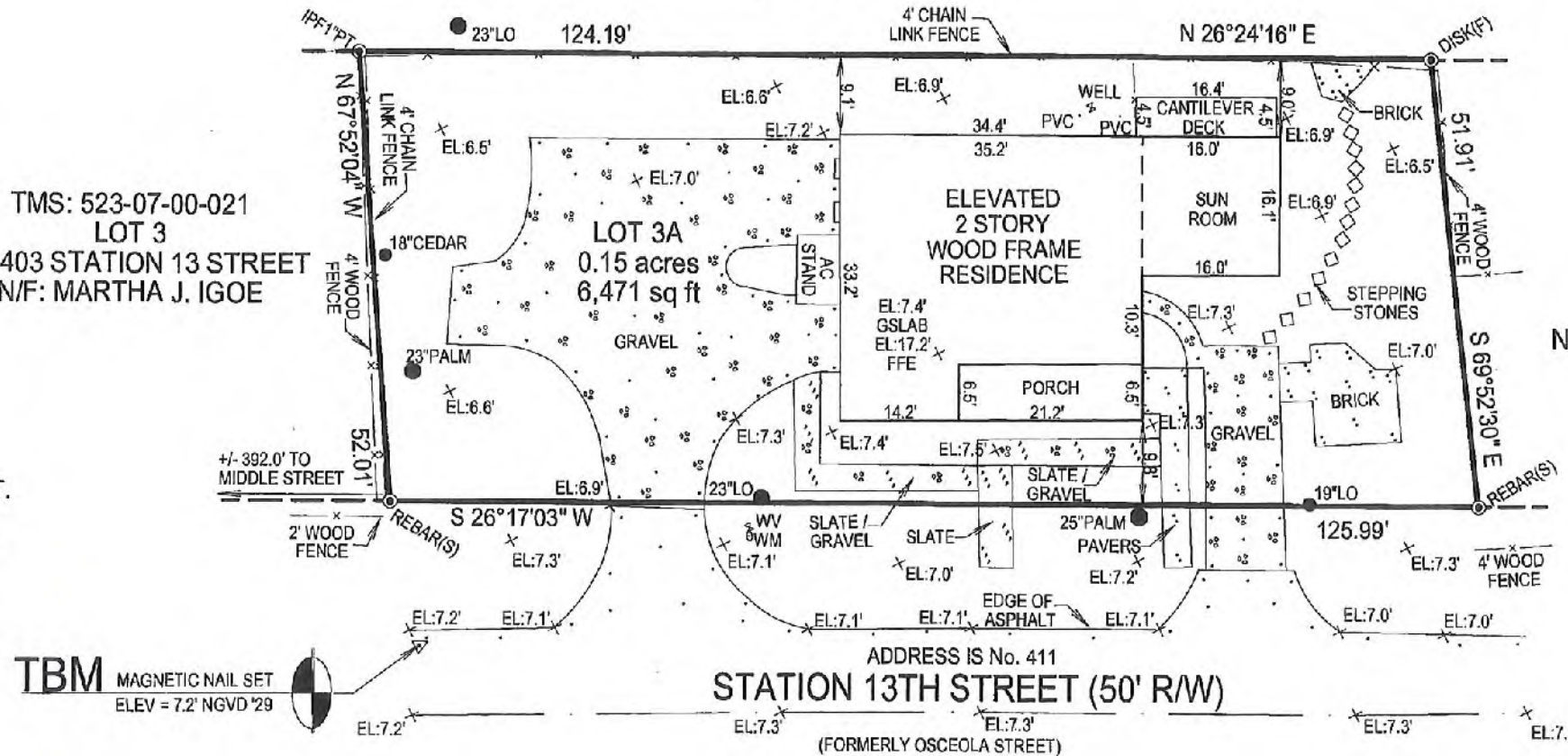
- | | |
|-------------|---|
| 1. IPF1"PT | - 1" PINCHED TOP PIPE FOUND, OLD. |
| 2. DISK(F) | - DISK FOUND, OLD. |
| 3. REBAR(S) | - 5/8" REBAR SET, NEW. |
| 4. WV | - WATER VALVE. |
| 5. WM | - WATER METER. |
| 6. 19"LO | - 19" LIVE OAK DIAMETER AT BREAST HEIGHT. |
| 7. 25"PALM | - 25" PALM DIAMETER AT BREAST HEIGHT. |
| 8. 18"CEDAR | - 18" CEDAR DIAMETER AT BREAST HEIGHT. |
| 9. EL:7.0' | - SPOT ELEVATION 7.0' M.S.L., NGVD'29. |
| 10. GSLAB | - GARAGE SLAB |
| 11. FFE | - FINISHED FLOOR ELEVATION |



TMS: 523-07-00-056
 FORT MOULTRIE NATIONAL MONUMENT
 N/F: UNITED STATES GOVERNMENT
 HISTORIC MONUMENT

TMS: 523-07-00-021
 LOT 3
 No. 403 STATION 13 STREET
 N/F: MARTHA J. IOGEE

TMS: 523-07-00-019
 LOT 4
 No. 1219 COVE AVENUE
 N/F: BRUCE & PATRICIA BAKER



TBM MAGNETIC NAIL SET
 ELEV = 7.2' NGVD '29

TOPOGRAPHIC PLAT

OF LOT 3A, AREA M, FORT MOULTRIE,
 TOWN OF SULLIVAN'S ISLAND, CHARLESTON COUNTY.
 PREPARED FOR PATRICK KENNELLY.



SCALE: 1" = 20'

DATE: MARCH 1, 2016

REF: PLAT BK. "T", PG. 119

TMS: 523-07-00-020

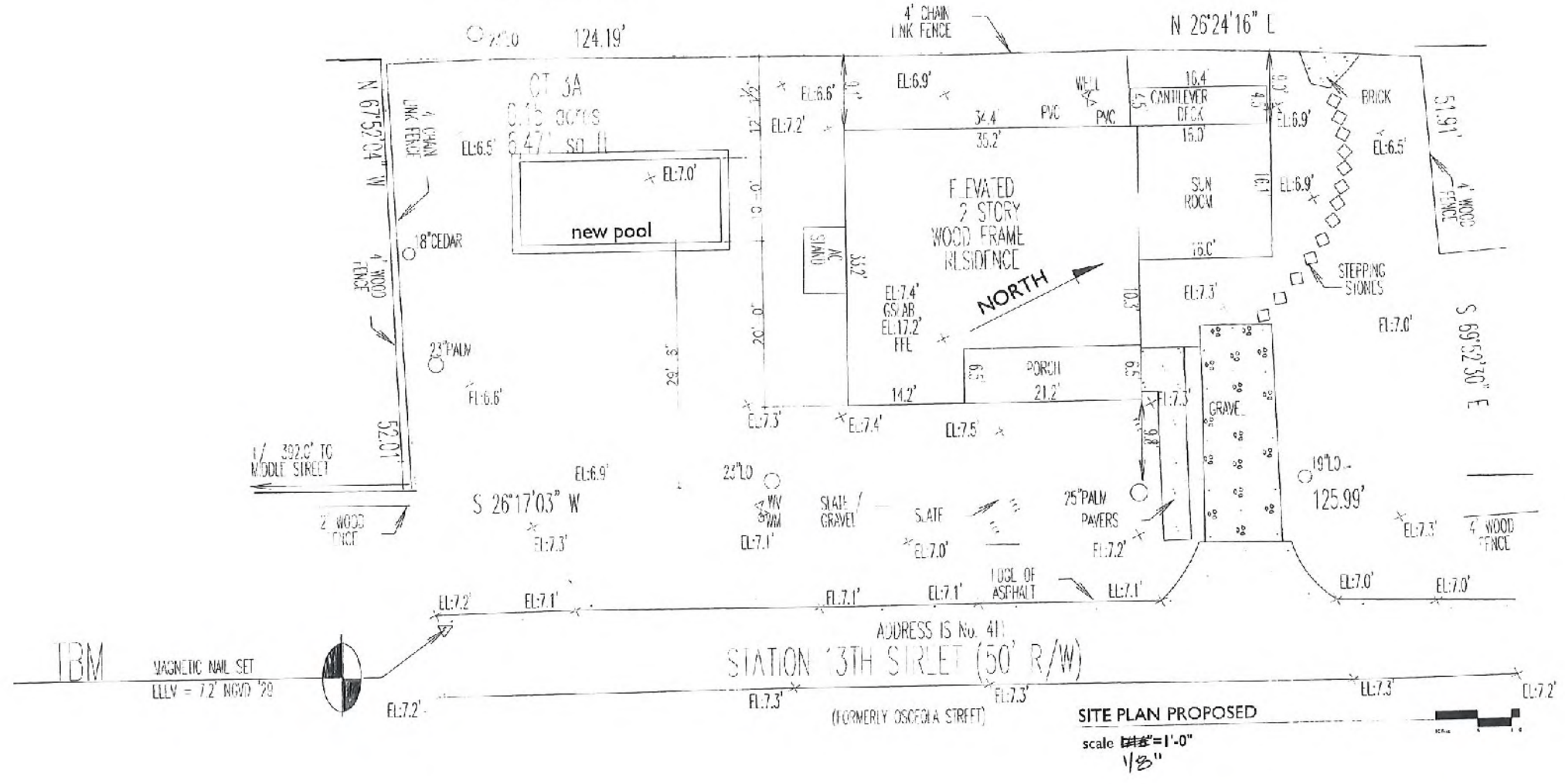
ALEXANDER C. PEABODY, PLS
 PEABODY & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYING
 P.O. BOX 22646, CHARLESTON, SC 29413
 OFFICE 843-723-5225 MOBILE 843-270-4847



CHARLESTON COUNTY
 SOUTH CAROLINA



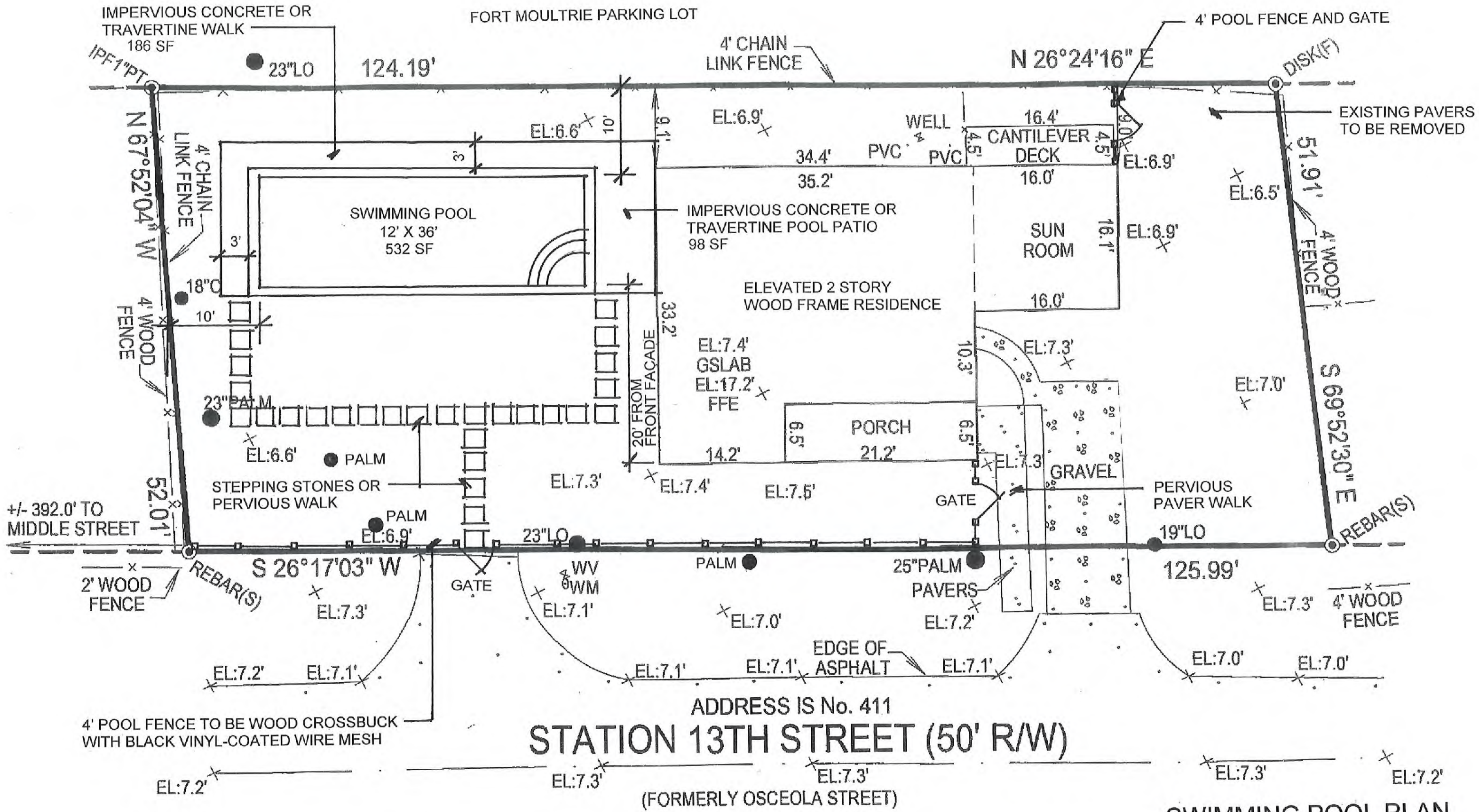
FORT MOULTRIE NATIONAL MONUMENT
 U.S. UNITED STATES GOVERNMENT
 HISTORIC MONUMENT



AREA CALCULATIONS		
lot area	6,471 s.f.	6,471 s.f.
first floor	1,276 s.f.	1,276 s.f.
second floor	922 s.f.	922 s.f.
third floor		425 s.f.
principal building	2,198 s.f.	2,623 s.f.
principal building coverage area	1,276 s.f.	1,276 s.f.
front porch	138 s.f.	138 s.f.
deck & stair	75 s.f.	75 s.f.
pool and coping		312 s.f.
total impervious	1,489 s.f.	1,801 s.f.
pervious landscape		
pervious gravel drive	1,885 s.f.	256 s.f.
PERCENT GREEN	47%	68%

principal building coverage permitted = $(6,471 \times .15) + (15,000 - 6,471 \times .05)$
 principal building coverage permitted = $970.7 + 426.5 = 1,397$ sf
 impervious coverage area permitted = $(6,471 \times .30) + (15,000 - 6,471 \times .05)$
 impervious coverage area permitted = $1,941.4 + 426.5 = 2,368$ sf
 principal building area permitted = $(6,471 - 5,000sf) / 100 \times 10 + 2,400$
 principal building area permitted = $2,547$ sf

front and rear setback : 25'
 side setback = $40 - ((105-100) \times .33) + 38'$ total



ADDRESS IS No. 411
STATION 13TH STREET (50' R/W)
 (FORMERLY OSCEOLA STREET)

SWIMMING POOL PLAN
 SCALE: 1" = 10'
 5/18/17

KENNELLY RESIDENCE
 411 Station 13 Street
 Sullivan's Island, SC

This plan was approved by the DRP.

Kelly D. Messier
 Landscape Architecture and Planning, LLC
 P.O. Box 386
 Sullivan's Island, SC 29482
 843-814-7430

SULLIVAN'S ISLAND / LOT COVERAGE
CALCULATIONS AND CERTIFICATION

Existing Proposed

Property address 411 Station 13 Street

Owner name Patrick and Sharon Kennelly

Calculated by: Name Kelly Messier, Landscape Architect
Address PO Box 290
City Sullivan's Island
State SC
Phone 814-7470

Based on survey by: Peabody & Assoc. Dated: 3/1/10
Site Plan by Heather Wilson 3/20/10

TOTAL LOT SIZE IN SQ. FT. 6,471
Total high ground in sq. ft. (landward of critical line) 6,471
Total marsh in sq. ft. _____

(If lot borders on the RC-1 or RC-2 area the critical line or the set back lines must be shown, if applicable, on the site plan and must be verified by a recent survey.)

Total footprint of enclosed principal building	<u>1,366</u> sq. ft.	<u>21</u> % of lot
Total other impervious surfaces	<u>138</u> sq. ft.	<u>2</u> % of lot
Total pervious hard surfaces	_____ sq. ft.	_____ % of lot
Total landscape surfaces (green space)	<u>4,967</u> sq. ft.	<u>77</u> % of lot
Total of above figures	<u>6,471</u> sq. ft.	<u>100</u> % of lot

Total square footage of Principal Building 2,623 sf
Total square footage allowed by ordinance 2,547 sf
Total increase allowed by DRB, (if applicable) 76 sf

Based upon review of the plans and survey provided,
I Kelly Messier certify that the calculations provided on this certification are correct.

Signature Kelly Messier Date 6/29/17

Note

If this form is being used for an addition, one form should be filled out to reflect the existing conditions and another for the proposed condition.

See attached explanation for lot coverage requirements.