

# TOWN OF SULLIVAN'S ISLAND

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MAYOR

**TOWN COUNCIL**  
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SARAH CHURCH  
MARK HOWARD  
RITA LANGLEY  
SUSAN MIDDAUGH  
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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, September 14, 2017  
6:00 P.M. Town Hall

- A. FREEDOM OF INFORMATION ACT REQUIREMENTS
- B. APPROVAL OF MINUTES FROM AUGUST 10, 2017
- C. APPLICANT AND PARTICIPANT OATH
- D. VARIANCE REQUESTS
  - 1. 2302 Middle Street: CMB LLC, owner and applicant, requests a variance in accordance with Chapter 5, Article IV, §5-78 of Sullivan's Island's Flood Damage Prevention Ordinance. (TMS# 529-06-00-124 and TMS# 529-06-00-019)
- E. ADMINISTRATIVE APPEALS
  - 1. 2302 Middle Street: CMB LLC, owner and applicant, appeals zoning administrator's interpretation of Zoning Ordinance §21-150 B. (Expansion of Nonconforming Uses) as it relates to Certificate of Occupancy conditions. (TMS# 529-06-00-124 and TMS# 529-06-00-019)
- F. ITEMS FOR CONSIDERATION
- G. PUBLIC INPUT
- H. 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] Laura Middleton, The Middleton Group

Address: 1503 King St., Suite 202, Charleston, SC 29405

Telephone: 843-302 0632 [work] \_\_\_\_\_ [home]

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

**OWNER(S)** [if other than Applicant(s)]: Elizabeth Burkhart rep. for The Estate of Marjorie Elizabeth Causey

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ [work] \_\_\_\_\_ [home]

[Use reverse side if more space is needed.]

### PROPERTY ADDRESS:

Lot 319 & 320 Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Tax Map No. 529-06-00-124 & 529-06-00-019 Plat Book \_\_\_\_\_ Page \_\_\_\_\_

Lot Dimensions: 210' X 202' Area: 42,420 SF

Zoning District: RS 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: 8/11/2017

Elizabeth C. Burkhart  
Rep for the  
Estate of Marjorie Elizabeth Causey  
Owner signature(s)

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

Date: 8/11/17

Coury Bishop  
Applicant signature(s)

**Appeal from Action of Zoning Official - Form 2**  
**Board of Zoning Appeals**

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Date Filed: \_\_\_\_\_ Permit Application No. \_\_\_\_\_ Appeal No. \_\_\_\_\_

1. Applicant hereby appeals to the board of zoning appeals from the action of the zoning official affecting the property described in the Notice of Appeal [Form 1] on the grounds that:

granting  denial of an application for a permit to \_\_\_\_\_  
was erroneous and contrary to provisions of the zoning ordinance in Section \_\_\_\_\_;  
or other action or decision of the zoning official was erroneous as follows:  
An appeal of the Zoning Administrator's interpretation of 21-150 B (Expansion of  
Nonconforming Uses) relating to the 1978 Certificates of Occupancy for the property.

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2. Applicant is aggrieved by the action or decision in that:

\_\_\_\_\_

The floor area on either side of the existing demising wall is unbalanced, creating unit sizes which are not compatible with the neighborhood.

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3. Applicant contends that the correct interpretation of the zoning ordinance as applied to the property is:

At the time the non-conforming use was established in 1978, the property was one parcel with a single tax map number. Our request is not to expand the original size or number of residential units of the non-conforming use, but rather to rearrange the space within the building as a whole. We contend that this is not an "expansion" of the legally established use.

4. Applicant requests the following relief:

Approval to relocate the existing demising wall within the building in order to create residential units of a size that best suits the neighborhood and the site for the proposed adaptive reuse of the building.

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Date: 8/11/17

  
\_\_\_\_\_  
Applicant signature

**Variance Application - Form 3**  
**Board of Zoning Appeals**

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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:

Chapter 5 - Article IV - Flood Damage Prevention Ordinance

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: "Substantial improvement" renovation of the existing historic structure.

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: National Register Historic Designation: Contributing (Atlanticville Historic District) Local designation: Sullivan's Island Landmark historic survey card #76 "Named SI Graded School"

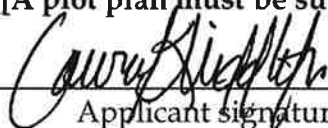
b. These conditions do not generally apply to other property in the vicinity as shown by: Other properties are not designated as historic landmarks or cited as contributing historic structures. The original structure is circa 1924.

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: In order to meet the current flood plain requirements, the existing structure would be required to be raised approximately 4'-0", which would destroy the historic character of the building.

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 structure's use and unit count shall be unchanged. The structure would remain non-conforming until the new flood maps take effect. Proposed FEMA flood maps show the flood elevation for this property changing to an AE 10 in 2018. The existing finished floor elevation is 12.2', which is 2.2' above the future required flood elevation.

3. The following documents are submitted in support of this application: \_\_\_\_\_  
See attached survey and elevation certificate [A plot plan must be submitted.]

Date: 8/11/17

  
\_\_\_\_\_  
Applicant signature

# ELEVATION CERTIFICATE

**Important:** Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name BGC LLC				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2302 Middle Street				Company NAIC Number:	
City Sullivan's Island		State South Carolina		ZIP Code 29482	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) TMS # 529-06-00-124					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>32.764058</u> Long. <u>79.834746</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>8</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>9773.00</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>68</u>					
c) Total net area of flood openings in A8.b <u>3036.00</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A9.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Town of Sullivan's Island 455418			B2. County Name Charleston		B3. State South Carolina
B4. Map/Panel Number 45019C0539	B5. Suffix J	B6. FIRM Index Date 11-17-2004	B7. FIRM Panel Effective/ Revised Date 11-17-2004	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 15
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2018

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2302 Middle Street			Policy Number:
City Sullivan's Island	State South Carolina	ZIP Code 29482	Company NAIC Number

## SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:     Construction Drawings\*     Building Under Construction\*     Finished Construction  
 \*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO.  
 Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: 10 059 & SCRTN                      Vertical Datum: NGVD 1929 (Superseded data)

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929     NAVD 1988     Other/Source: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- |   |       |  |                                 |
|---|-------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) _____   | 9.40  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor _____   | 12.20 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) _____   | N/A   | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) _____  | N/A   | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building<br>(Describe type of equipment and location in Comments) _____ | 10.00 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) _____  | 9.40  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) _____   | 10.20 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support _____                                  | 9.10  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

## SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor?     Yes     No                       Check here if attachments.

Certifier's Name J Chris Knight	License Number 17929		
Title PLS			
Company Name Knight Surveying & Mapping, LLC			
Address PO Box 13885			
City Charleston	State South Carolina		ZIP Code 29422
Signature	Date 07-20-2017	Telephone (803) 385-8698	Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)  
 Exterior inspection only, C2e= HVAC unit at rear of structure, C2a= crawl space elev, C2b= finished floor elev

# BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2018

## ELEVATION CERTIFICATE

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2302 Middle Street			Policy Number:
City Sullivan's Island	State South Carolina	ZIP Code 29482	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption Front view - 07/20/2017

Clear Photo One



Photo Two

Photo Two Caption Front view - 07/20/2017

Clear Photo Two

# BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008  
Expiration Date: November 30, 2018

## ELEVATION CERTIFICATE

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2302 Middle Street			Policy Number:
City Sullivan's Island	State South Carolina	ZIP Code 29482	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

Photo Three Caption Rear view - 07/20/2017

Clear Photo Three

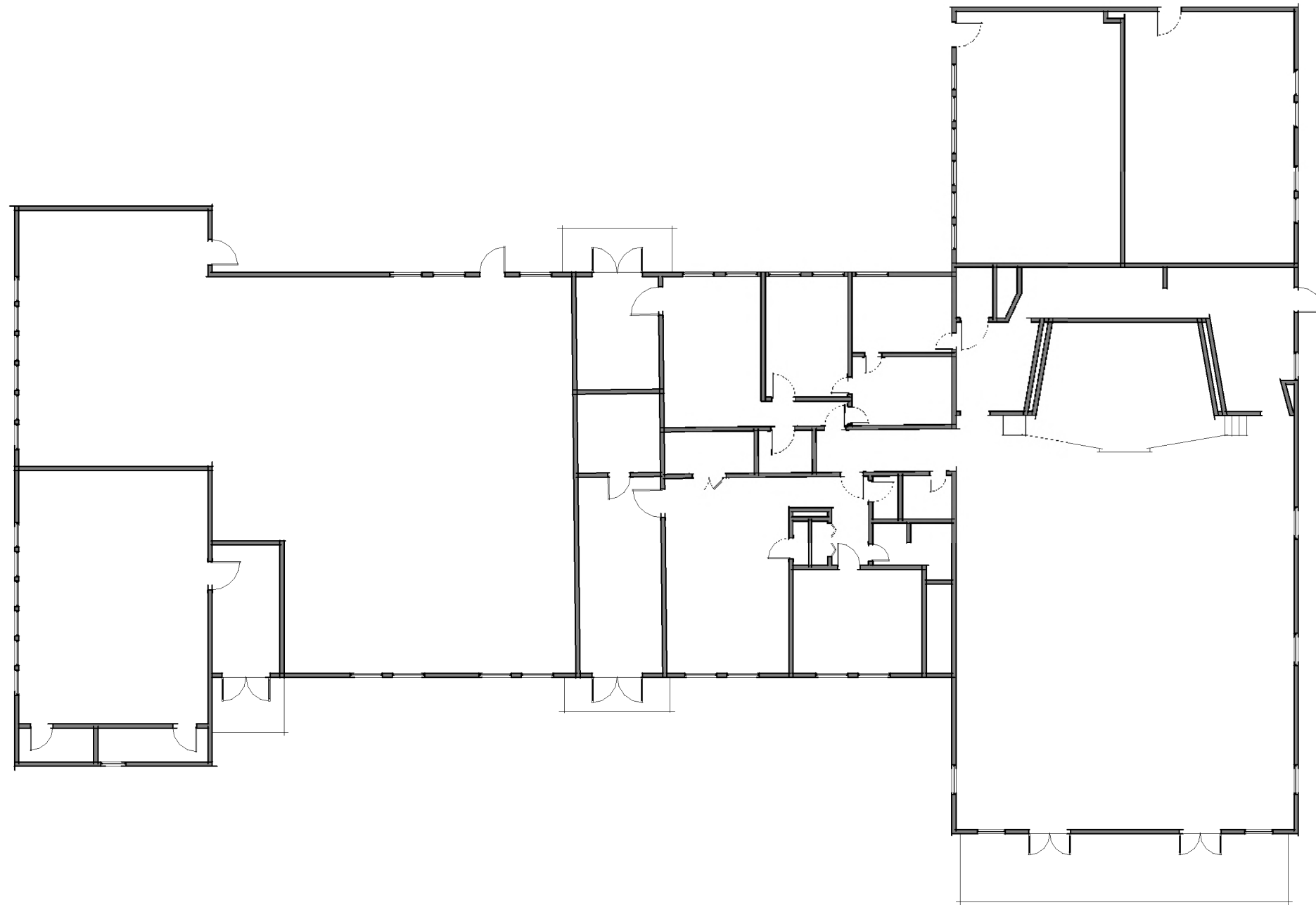


Photo Four

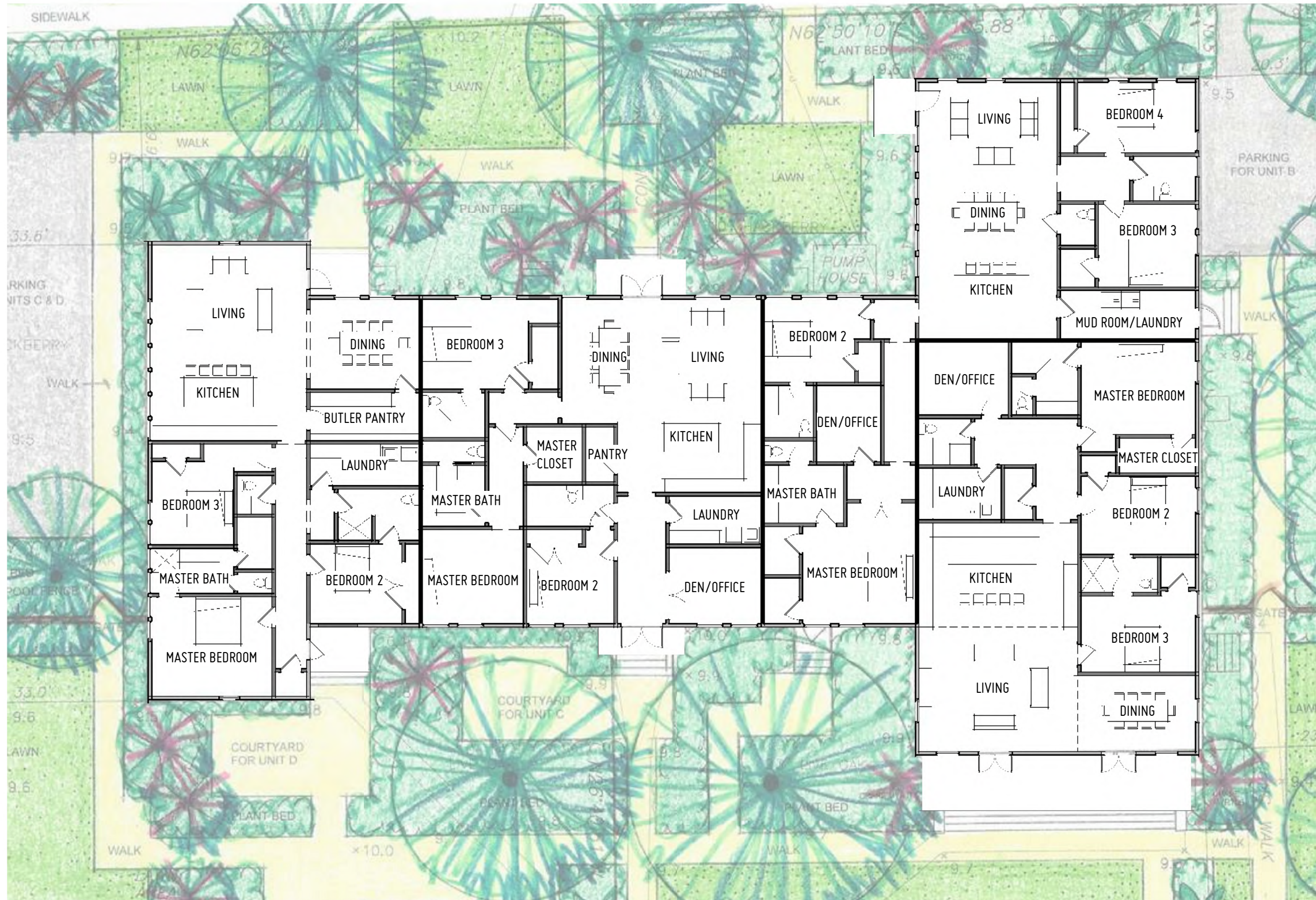
Photo Four Caption Flood openings - 07/20/2017

Clear Photo Four





**1 FLOOR PLAN - EXISTING**  
01 1/16" = 1'-0"



**1 FLOOR PLAN - PROPOSED**  
 02 1/16" = 1'-0"

**KNIGHT SURVEYING & MAPPING, LLC**  
 Professional Land Surveying Services  
 P.O. Box 13885  
 Charleston, SC 29422  
 843.789.0850  
 803.385.8698  
 www.knightsurveying.com

- NOTES:  
 1. ELEVATIONS BASED NGVD '29 DATUM  
 2. NO NEW LOT LINES CREATED, SUB-DIVISION REGULATIONS DO NOT APPLY  
 3. PROPERTY LIES WITHIN F.E.M.A. SPECIAL FLOOD HAZARD ZONE AE (EL 15) AS SHOWN ON FLOOD INSURANCE RATE MAP #45019C0539J  
 4. NO UNDERGROUND UTILITIES LOCATED OR SHOWN

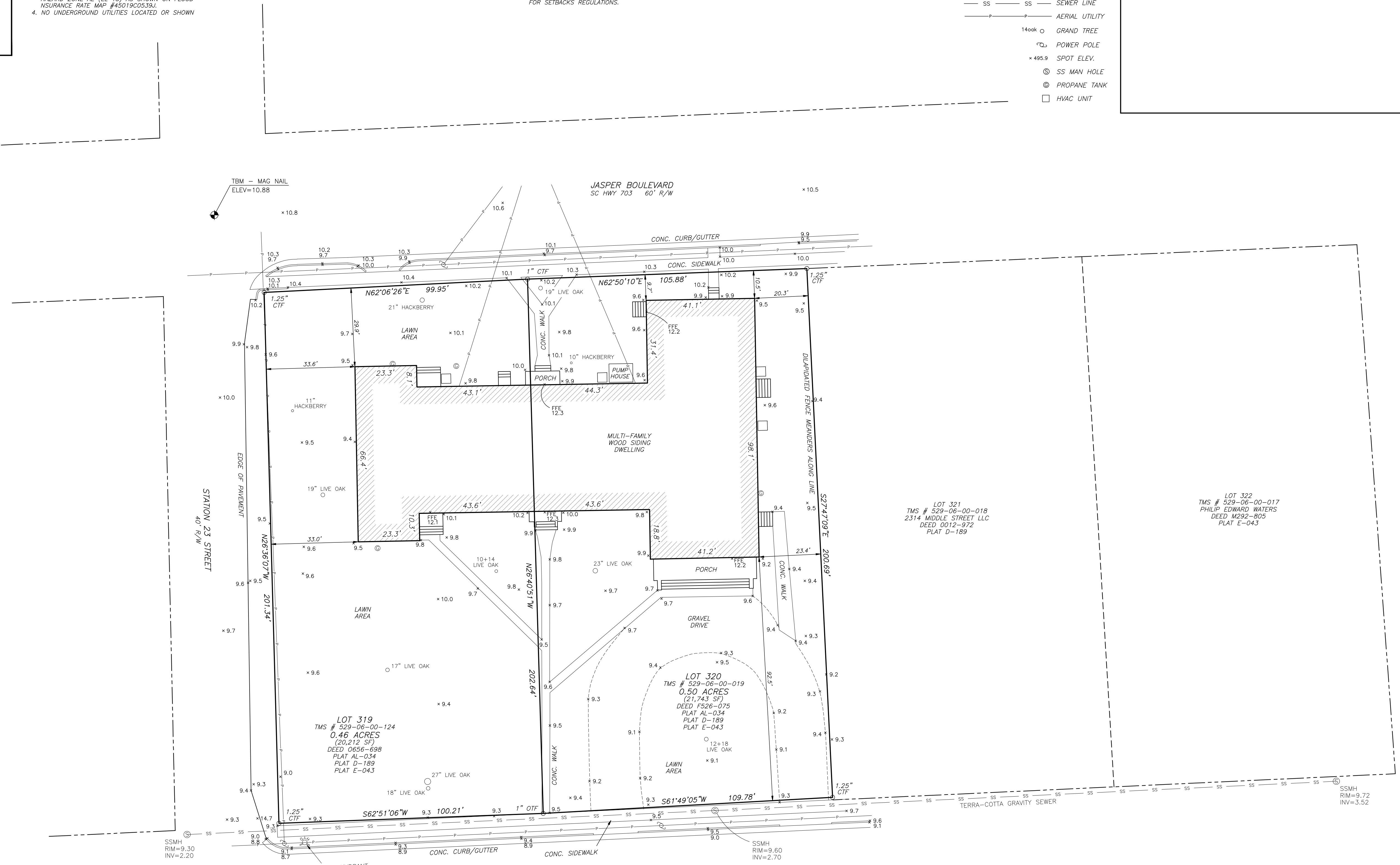
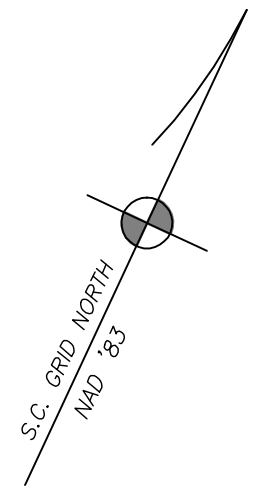
TOWN OF SULLIVAN'S ISLAND  
 ZONING: RS (ONE FAMILY RESIDENTIAL DISTRICT)  
 SEE CHAPTER 21 OF THE TOWN OF SULLIVAN'S ISLAND AMENDED ZONING ORDINANCE, ARTICLE III, SEC. 21-22 FOR SETBACKS REGULATIONS.

**LEGEND**

- RIGHT-OF-WAY
- SS SS SEWER LINE
- AERIAL UTILITY
- 14ook ○ GRAND TREE
- POWER POLE
- x 495.9 SPOT ELEV.
- ⊙ SS MAN HOLE
- ⊙ PROPANE TANK
- HVAC UNIT

RESERVED FOR STAMPS

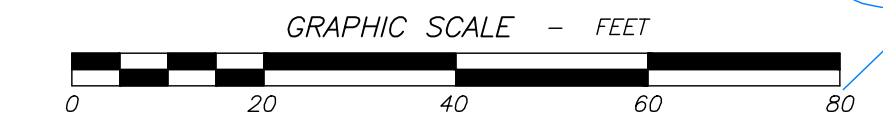
PROJECT:17197.00



PLAT OF SITE SURVEY FOR  
**BGC LLC**  
 # 2302 MIDDLE STREET, TOWN OF SULLIVAN'S ISLAND,  
 CHARLESTON COUNTY, SOUTH CAROLINA  
 JULY 20, 2017  
 SCALE: 1"=20'

THE INFORMATION SHOWN HEREON IS THE RESULT OF A SURVEY PERFORMED UNDER THE SUPERVISION OF J. CHRIS KNIGHT, PLS AND WAS COMPLETED ON THE DATE SHOWN. THE SURVEY MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS DEFINED IN THE "STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA". THE AREA (IF SHOWN) WAS DETERMINED BY THE COORDINATE METHOD. THE PROPERTY IS NOT SUBJECT TO ANY ENCROACHMENTS OR PROJECTIONS UNLESS OTHERWISE NOTED.

**SOUTH CAROLINA**  
 J. CHRIS KNIGHT  
 No. 17929  
**SOUTH CAROLINA**  
 KNIGHT SURVEYING & MAPPING, LLC  
 No. 4897  
 CERTIFICATE OF AUTHORIZATION  
 STATE OF SOUTH CAROLINA



SULLIVAN'S ISLAND / LOT COVERAGE  
CALCULATIONS AND CERTIFICATION

Existing  Proposed

Property address 2302 Middle Street Lot 319

Owner name CMB Property Company

Calculated by: Name Kelly Messier  
Address PO Box 3500  
City Sullivan's Island  
State SC  
Phone 814-7430

Based on survey by: Knight Surveying Dated: 7/20/17

TOTAL LOT SIZE IN SQ. FT. 20,212

Total high ground in sq. ft. (landward of critical line) 20,212

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>3,619</u> sq. ft.	<u>18</u> % of lot
Total other impervious surfaces	<u>298</u> sq. ft.	<u>2</u> % of lot
Total pervious hard surfaces	_____ sq. ft.	_____ % of lot
Total landscape surfaces (green space)	<u>16,195</u> sq. ft.	<u>80</u> % of lot
Total of above figures	<u>20,212</u> sq. ft.	= <u>100</u> % of lot

Total square footage of Principal Building 3,619

Total square footage allowed by ordinance 3,921

Total increase allowed by DRB, (if applicable) \_\_\_\_\_

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 8/11/17

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.

SULLIVAN'S ISLAND / LOT COVERAGE  
CALCULATIONS AND CERTIFICATION

Existing  Proposed

Property address 2302 Middle Street Lot 370

Owner name CMB Property Company

Calculated by: Name Kelly Messier  
Address P.O. Box 2920  
City Sullivan's Island  
State SC  
Phone 814-7430

Based on survey by: Knight Surveying Dated: 7/20/17

TOTAL LOT SIZE IN SQ. FT. 21,743

Total high ground in sq. ft. (landward of critical line) 21,743

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>6,129</u> sq. ft.	<u>28</u> % of lot
Total other impervious surfaces	<u>1,754</u> sq. ft.	<u>8</u> % of lot
Total pervious hard surfaces	<u>3,507</u> sq. ft.	<u>16</u> % of lot
Total landscape surfaces (green space)	<u>10,353</u> sq. ft.	<u>48</u> % of lot
Total of above figures	<u>21,743</u> sq. ft.	<u>100</u> % of lot

Total square footage of Principal Building 6,129

Total square footage allowed by ordinance 4,074

Total increase allowed by DRB, (if applicable) \_\_\_\_\_

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 8/11/17

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.

SULLIVAN'S ISLAND / LOT COVERAGE  
CALCULATIONS AND CERTIFICATION

Existing  Proposed

Property address 2302 Middle Street Lots 319 & 320

Owner name CMB Property Company

Calculated by: Name Kelly Messier  
Address PO Box 3900  
City Sullivan's Island  
State SC  
Phone 814-7430

Based on survey by: Knight Surveying Dated: 7/20/17

TOTAL LOT SIZE IN SQ. FT. 41,955

Total high ground in sq. ft. (landward of critical line) 41,955

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>9,748</u> sq. ft.	<u>23</u> % of lot
Total other impervious surfaces	<u>2,152</u> sq. ft.	<u>5</u> % of lot
Total pervious hard surfaces	<u>3,507</u> sq. ft.	<u>8</u> % of lot
Total landscape surfaces (green space)	<u>26,548</u> sq. ft.	<u>64</u> % of lot
Total of above figures	<u>41,955</u> sq. ft.	= <u>100</u> % of lot

Total square footage of Principal Building 9,748 sf

Total square footage allowed by ordinance 7,995 sf

Total increase allowed by DRB, (if applicable) \_\_\_\_\_

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 8/11/17

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.

**SULLIVAN'S ISLAND / LOT COVERAGE  
CALCULATIONS AND CERTIFICATION**

Existing  Proposed

Property address 2202 Middle Street Lot 319

Owner name CMP Property Company

Calculated by: Name Kelly Messier  
 Address PO Box 380  
 City Sullivan's Island  
 State SC  
 Phone 814-7420

Based on survey by: Preliminary Landscape Plan by Kelly Messier Dated: 8/11/17

TOTAL LOT SIZE IN SQ. FT. 20,212  
 Total high ground in sq. ft. (landward of critical line) 20,212  
 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>3,019</u> sq. ft.	<u>18</u> % of lot
Total other impervious surfaces	<u>4,501</u> sq. ft.	<u>22</u> % of lot
Total pervious hard surfaces	<u>1,210</u> sq. ft.	<u>6</u> % of lot
Total landscape surfaces (green space)	<u>10,870</u> sq. ft.	<u>54</u> % of lot
Total of above figures	<u>20,212</u> sq. ft. =	<u>100</u> % of lot

Total square footage of Principal Building 3,019

Total square footage allowed by ordinance 3,921

Total increase allowed by DRB, (if applicable) \_\_\_\_\_

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 8/11/17

**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.

\* Sec. 21-43B allows 70% exemption of building coverage for historic structures (1,809 sf)  
 Total impervious coverage is 6,311 sf or 31%

SULLIVAN'S ISLAND / LOT COVERAGE  
CALCULATIONS AND CERTIFICATION

Existing  Proposed

Property address 2202 Middle Street Lot 220

Owner name GMP Property Company

Calculated by: Name Kelly Messier  
Address PO Box 2106  
City Sullivan's Island  
State SC  
Phone 814-7430

Based on survey by: Preliminary Landscape Plan by Kelly Messier Dated: 8/11/17

TOTAL LOT SIZE IN SQ. FT. 21,743  
Total high ground in sq. ft. (landward of critical line) 21,743  
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>6,129</u> sq. ft.	<u>28</u> % of lot
Total other impervious surfaces	<u>2,878</u> sq. ft.	<u>13</u> % of lot
Total pervious hard surfaces	<u>1,455</u> sq. ft.	<u>7</u> % of lot
Total landscape surfaces (green space)	<u>11,281</u> sq. ft.	<u>52</u> % of lot
Total of above figures	<u>21,743</u> sq. ft.	= <u>100</u> % of lot

Total square footage of Principal Building 6,129

Total square footage allowed by ordinance 4,074

Total increase allowed by DRB, (if applicable) \_\_\_\_\_

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 8/11/17

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.

\* Sec. 21-433B allows 50% exemption of building coverage for historic structures (3,064 sf)  
Total impervious coverage is 5,943 sf or 27%



**SULLIVAN'S ISLAND / LOT COVERAGE  
CALCULATIONS AND CERTIFICATION**

Existing  Proposed

Property address 2302 Middle Street Lots 319 & 320

Owner name OMP Property Company

Calculated by: Name Kelly Meekier  
 Address PO Box 7910  
 City Sullivan's Island  
 State SC  
 Phone 814-7430

Based on survey by: Preliminary Landscape Plan by Kelly Meekier Dated: 8/11/17

TOTAL LOT SIZE IN SQ. FT. 41,955  
 Total high ground in sq. ft. (landward of critical line) 41,955  
 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>9,748</u> sq. ft.	<u>23</u> % of lot
Total other impervious surfaces	<u>7,379</u> sq. ft.	<u>18</u> % of lot
Total pervious hard surfaces	<u>2,167</u> sq. ft.	<u>6</u> % of lot
Total landscape surfaces (green space)	<u>22,157</u> sq. ft.	<u>53</u> % of lot
Total of above figures	<u>41,955</u> sq. ft.	<u>100</u> % of lot

Total square footage of Principal Building 9,748

Total square footage allowed by ordinance 7,995

Total increase allowed by DRB, (if applicable) \_\_\_\_\_

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

Signature Kelly Meekier Date 8/11/17

**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.

\* Sec. 21-43B  
 allows 50% exemption of building coverage  
 for historic structures (4,874 sf)  
 Total impervious coverage is 12,253 sf or 29%



THE MIDDLETON GROUP  
1503 KING STREET  
SUITE 202  
CHARLESTON, SC 29405

843.302.0632

THEMIDDLETONGROUP.NET

August 4, 2017

Mr. Joe Henderson  
Zoning Administrator  
Town of Sullivan's Island  
PO Box 427  
Sullivan's Island, SC 29482

RE: 2302 Middle Street

Dear Joe,

My client CMB Property Company, controlled by Sullivan's Island resident Patrick Marr, is currently under contract to purchase the property at 2302 Middle Street. My firm is assisting during the due diligence period to determine what can be done architecturally, both to the exterior and interior of the structure, in order to create a marketable housing redevelopment of the property.

We understand that the property has historically been allowed by special exception to contain a total of 4 residential units as stated on the two Certificates of Occupancy issued to Mrs. Elizabeth Causey in 1978. At the time, the property was 2 lots (319 and 320) under one tax parcel number.

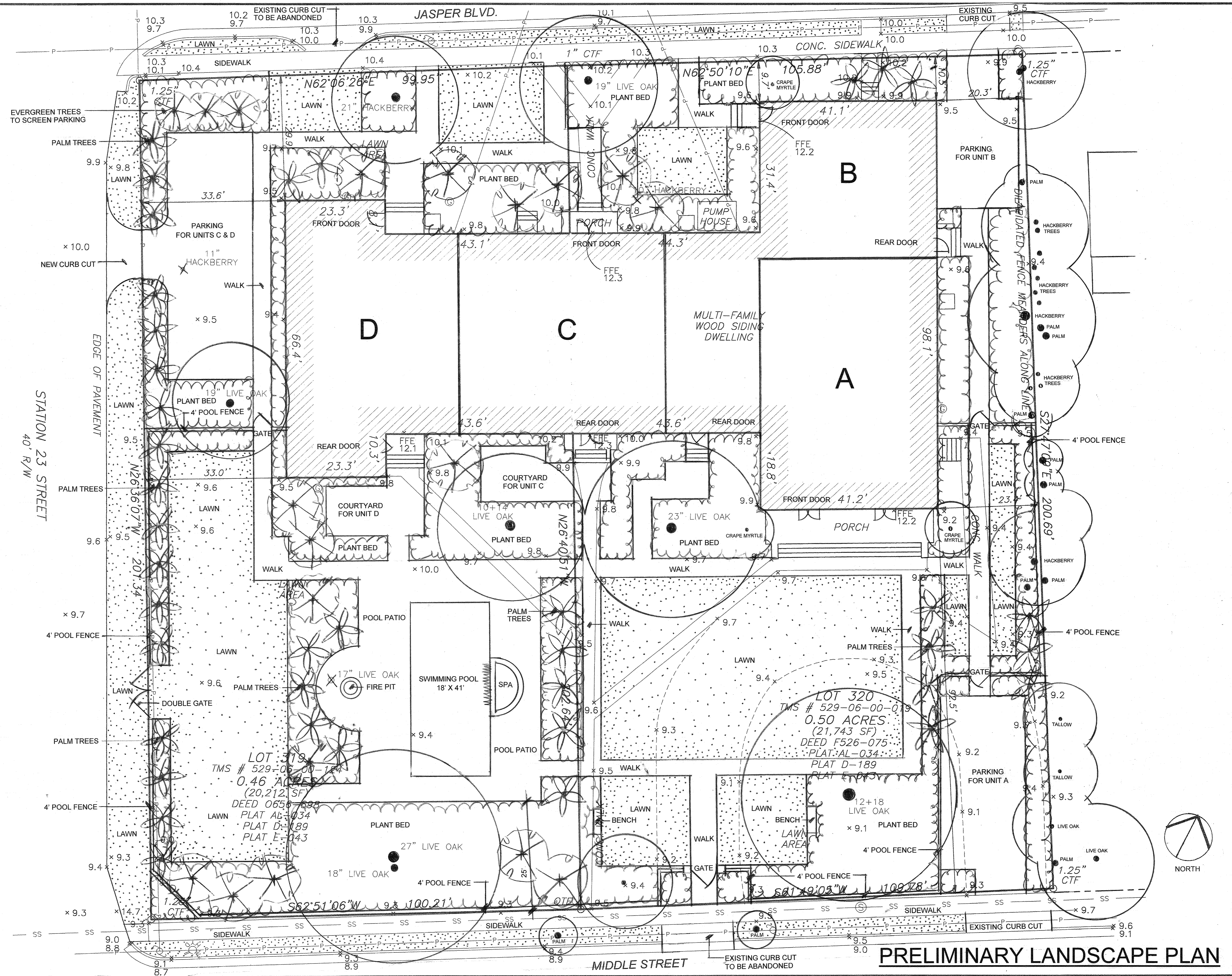
It is our client's intention to create a condo building with common area regime, which would, for all intents and purposes, bind these properties together as one entity. We propose to abide by the limitation of 4 residential units within the structure, divided in a manner that best suits the building and the property as a whole for its intended use. Therefore, we are requesting your consideration to allow the relocation of the current demising wall as part of the complete renovation and redevelopment of this property.

Please refer to the attached diagrammatic floor plan, which outlines the proposed tenant separation walls. Please let me know if there is anything else I can provide to aid your decision in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Laura K. Middleton'.

Laura K. Middleton, AIA



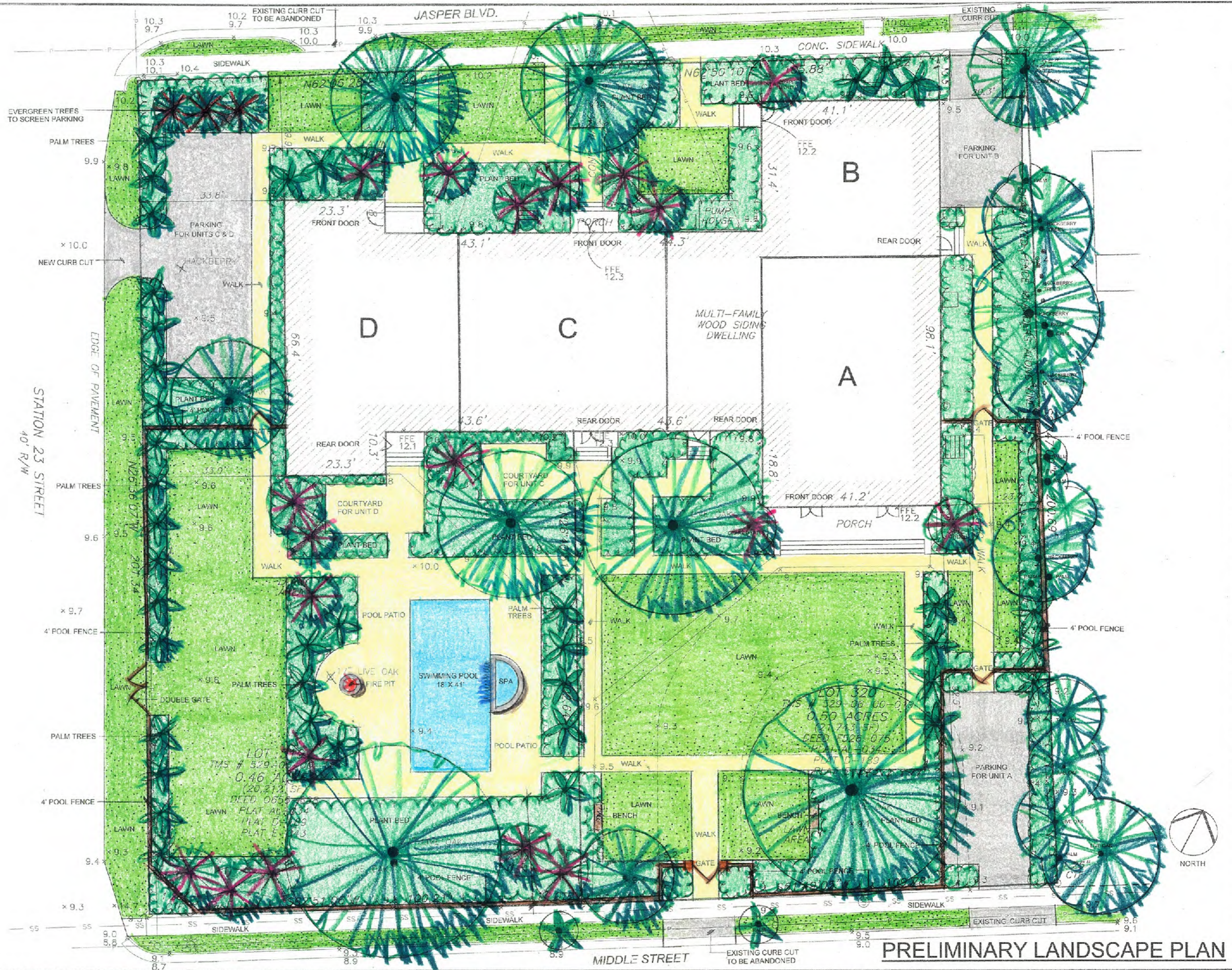
**PRELIMINARY LANDSCAPE PLAN**

REVISIONS	BY

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

**2302 MIDDLE STREET**  
Residential Renovation  
Sullivan's Island, South Carolina

Date	8/11/17
Scale	1" = 10'
Drawn	KDM
Job	
Sheet	1
Of	1 Sheets



**PRELIMINARY LANDSCAPE PLAN**

REVISIONS	BY

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

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