

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] Summer D. Eudy, Attorney at Law

Address: 2067 Middle Street, Sullivan's Island, SC 29482

Telephone: 843-530-1351 [work] _____ [home] _____

Interest: _____ Owner(s): _____ Adjacent Owner(s); Other: Attorney / Authorized Agent

OWNER(S) [if other than Applicant(s)]: Myrtle Avenue Adventures II LLC

Address: c/o Summer D. Eudy, 2067 Middle Street, Sullivan's Island, SC 29482 / 1012 eWall Street, Mount Pleasant SC 29482

Telephone: 843-530-1351 [work] _____ [home] _____

[Use reverse side if more space is needed.]

PROPERTY ADDRESS: 2250 Myrtle Avenue, Sullivan's Island, SC 29482

Lot 300 1/2* Block _____ Subdivision Atlanticville Historic District

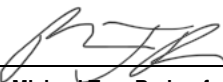
Tax Map No. 529-06-00-112 Plat Book _____ Page _____

Lot Dimensions: See attached survey Area: 25,728 sq. ft.

Zoning District: RS - Single-Family 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: September 11, 2026

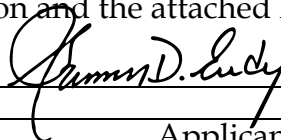


Michael Troy Barber for Myrtle Avenue Adventures II LLC

Owner signature(s)

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

Date: September 11, 2026



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: _____

Historic accessory dwelling unit special exception to construct

single-family dwelling while preserving the Traditional Island Resource cottage as an accessory dwelling unit.

which is a permitted special exception under the district regulation in Section 21-20(C)(2)

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:

See attached Supplemental Statement and Proposed Findings addressing Section 21-178(C)(1)-(4).

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

zoning ordinance: Approval subject to final DRB-approved plans and all requirements of Section 21-20(C)(2);

see attached Supplemental Statement for proposed conditions.

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

Signed survey/plot plan; Mc3 Designs plans;

historic designation materials; Supplemental Statement and Proposed Findings.

[A plot plan must be submitted.]

Date: September 10, 2026



Applicant signature

Order on Special Exception Application - Form 7 Board of Zoning Appeals

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

The board of zoning appeals held a public hearing on _____ to consider the appeal of _____ for a special exception which may be permitted by the board pursuant to Section _____ of the zoning ordinance as set forth on Form 4 for the property described on Form 1 to be used for: _____

After consideration of the evidence and arguments presented, the board makes the following findings of fact and conclusions.

1. The board concludes that the standards in Section _____ of the zoning ordinance which are applicable to the proposed special exception ☐ **have** - ☐ **have not** been met based on the following findings of fact: _____

2. The board concludes that the proposed special exception ☐ **will** - ☐ **will not** substantially diminish value of adjacent property or property in the district based on the following findings of fact: _____

3. The board concludes that the proposed special exception ☐ **will** - ☐ **will not** be compatible with uses in the district based on the following findings of fact: _____

The board, therefore, orders that the special exception is ☐ **denied** - ☐ **granted, subject to the following conditions:** _____

Approved by the board by majority vote.

Date issued: _____

Chairman

Date mailed to parties in interest: _____

Secretary

Notice of appeal to circuit court must be filed within 30 days after date this Order was mailed.



BOARD OF ZONING APPEALS

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

I Summer D. Eudy HAVE SUBMITTED A COMPLETED BOARD OF ZONING
APPEALS APPLICATION, FOR THE MEETING DATE OF October 8, 2026 , WHICH WILL BE HELD AT
SULLIVAN'S ISLAND TOWN HALL LOCATED AT **2056 MIDDLE STREET, SULLIVAN'S ISLAND, SOUTH CAROLINA.**

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

APPLICANT SIGNATURE

September 11, 2026

DATE

TOWN OF SULLIVAN'S ISLAND
BOARD OF ZONING APPEALS
HISTORIC ACCESSORY DWELLING UNIT SPECIAL EXCEPTION

2250 Myrtle Avenue • Sullivan's Island, South Carolina 29482
PIN/TMS 529-06-00-112 • Bolick House • Traditional Island Resource

SPECIAL EXCEPTION APPLICATION - FORM 4 Supplement

1. Special exception requested:

Approval under Sullivan's Island Zoning Ordinance §§21-20(C)(2) and 21-178 to construct a second single-family dwelling on the lot while preserving and rehabilitating the existing historic Bolick House as an accessory dwelling unit. The historic cottage will remain under common ownership and control with the new principal dwelling and will be subject to the deed restrictions and other conditions required by §21-20(C)(2).

2. Compliance with §21-178(C):

(1) Protection of adjacent properties. No special protection is required beyond the residential site design and Town requirements. The proposed use remains residential and will not create adverse influences such as unusual noise, vibration, dust, glare, odor, traffic congestion, or similar impacts. The historic cottage is being preserved and rehabilitated, and the new dwelling is proposed to the rear, with setbacks, green space, and site separation shown on the plans.

(2) Vehicular and pedestrian movement. The plan will not hinder or endanger vehicular traffic or pedestrian movement on adjacent roads. The property will remain a low-intensity residential use, with access and circulation provided on site.

(3) Off-street parking, loading, entrances and exits. The off-street parking areas and property access shown on the project plans are adequate in location, amount, design, and construction to serve the proposed residential use. No commercial loading facilities are required.

(4) Compatibility with existing uses, property values, character and welfare. The requested use is compatible with the existing residential neighborhood and advances the Town's stated historic-preservation purpose. The project preserves a designated Traditional Island Resource rather than demolishing it. The historic cottage remains the principal historic element toward Myrtle Avenue, while the new dwelling is placed to its rear. The DRB's review of height, scale, mass, placement, setbacks, historic integrity and neighborhood compatibility provides additional protection. The proposed use will not adversely affect nearby property values, the general character of the area, or the general welfare.

3. Compliance with the specific conditions of §21-20(C)(2):

The historic structure was previously used as a dwelling and is a designated historic property. The DRB has approved removal of non-historic rear additions and reopening of the historic front porch; the resulting historic cottage is shown at approximately 1,139 square feet on the current project plans, below the 1,200-square-foot threshold. The applicant will comply with all applicable DRB findings concerning the reduction, FEMA/elevation treatment, and the height, scale, mass and placement of the second structure; no separate utility service meters will be installed; and, before issuance of a building permit, the owner will record the deed restrictions required by §21-20(C)(2)(h), including single ownership and identical ownership/control of both structures.

4. Conditions offered / acknowledged:

Applicant acknowledges that approval may be conditioned upon substantial conformity with the DRB-approved plans; compliance with all applicable findings under §21-20(C)(2); no separate utility service meters; recordation of the required covenants before issuance of a building permit; and compliance with all other applicable Town zoning, building, floodplain, parking and permitting requirements.

5. Supporting documents:

- Current site plan.
- Final or most-current Mc3 Designs site plan and architectural set for "New House and Historic Cottage - 2250 Myrtle Ave."
- Supplemental Statement and Proposed Findings of Fact attached to this application.

SUPPLEMENTAL STATEMENT IN SUPPORT OF SPECIAL EXCEPTION

The owner seeks the historic accessory dwelling unit special exception expressly authorized by §21-20(C)(2). That provision exists “as an incentive to preserve historic structures and avoid their demolition.” The proposed project does exactly that: the approximately 1912 Bolick House, a Traditional Island Resource contributing to the Atlanticville Historic District, will be preserved and rehabilitated, while a new principal residence is constructed to its rear.

The Town's records show that the DRB has already approved the cottage renovation concept, including removal of non-historic rear additions and reopening of the front porch. The current September 16, 2026 DRB request is limited to final approval to relocate the cottage forward on the lot as originally proposed in the DRB application(s). The present Mc3 Designs site plan shows a 25,728-square-foot lot, a 3,040-square-foot new house, and a 1,139-square-foot historic cottage.

2608 Myrtle Avenue is directly instructive. On October 10, 2024, the BZA unanimously approved the same type of historic-ADU special exception for 2608 Myrtle Avenue, another Traditional Island Resource in the Atlanticville Historic District. Town staff recommended approval subject to the Board making the §21-178 findings. Significantly, the owner told the BZA that more finalized plans would be presented at the next DRB meeting; the BZA nevertheless approved the special exception based on the proposal and required findings. The DRB later confirmed that the October 2024 BZA approval remained valid while the design continued through multiple DRB reviews.

That precedent supports the procedural posture here: BZA approval need not await every final architectural detail so long as the entitlement is tied to the DRB-approved project and the Board can make the statutory findings. It also shows the importance of presenting the §21-178 findings expressly and of confirming compliance with the ownership/control and 1,200-square-foot requirements.

Neighborhood compatibility. An older 2011 Myrtle Avenue matter illustrates what the Board has historically scrutinized under §21-178(C)(4): whether two dwellings appear to create a subdivided-lot condition or disrupt the established streetscape. The 2250 Myrtle plan is materially different and stronger on this point. The historic cottage is preserved as the Myrtle Avenue historic element, and the new principal residence is placed to the rear. The proposed forward relocation of the cottage further reinforces the historic cottage's relationship to the street rather than creating the appearance of a newly subdivided lot.

For these reasons, the proposed special exception satisfies §21-178 and fulfills the preservation policy embodied in §21-20(C)(2).