

# Notice of Appeal - Form 1

## Board of Zoning Appeals

Date Filed: 12-12-2025 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] e. e. fava architects

Address: 54 broad street, charleston SC 29401

Telephone: 843-723-5099 [work] \_\_\_\_\_ [home] \_\_\_\_\_

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

**OWNER(S)** [if other than Applicant(s)]: Richard & Mary Landers

Address: 2215 lon Ave, Sullivans Island SC 29482

Telephone: 843-723-5099 [work] \_\_\_\_\_ [home] \_\_\_\_\_

[Use reverse side if more space is needed.]

### PROPERTY ADDRESS:

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Tax Map No. 529-09-00-035 Plat Book \_\_\_\_\_ Page \_\_\_\_\_

Lot Dimensions: \_\_\_\_\_ Area: \_\_\_\_\_

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: 12-12-2025

Richard & Mary Landers

Richard & Mary Landers c/o e. e. fava architects

Owner signature(s)

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

Date: 12-12-2025

e. e. fava architects

ernest e fava

Applicant signature(s)

# Variance Application - Form 3

## Board of Zoning Appeals

Date Filed: 12-11-2025 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:

Requesting variance from rear setback requirement of 25'-0" (Section 21-22(E.1)) to allow a modest single-story rear addition aligned with the existing nonconforming setback.

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: \_\_\_\_\_

Proposed 493 SF single-story addition at the rear of the home. Rear setback would be 20'-0", where 25' is required.

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: The existing lot is a half-size lot + lot of insufficient width with an existing structure that fronts and is setback from Ion avenue. The

existing rear yard setback is presently 10' off the rear property line. Our proposal improves that rear yard setback to 20' off the rear property line.

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

Most TOSI lots are .5 acre and/or have two (or greater) level structures on them. Our proposal maintains a modest single-story structure.

- 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: application of the ordinance would require the owner to add a second level addition to the existing structure to obtain allowable

sqaure footage. Granting of the variance request allows us to maintain the existing single-story height, scale + mass, and is a better solution for neighborhood compatibility

- 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: as evidenced by the confirmed and submitted neighbors support,

granting of the requested variance is not detrimental to the adjacent property owners, public good nor the character of the district and allows us to maintain the existing

single-story height, scale + mass for better neighborhood compatibility.

3. The following documents are submitted in support of this application: Drawing Package dated 08.12.2025 + supporting documents  
\_\_\_\_\_**[A plot plan must be submitted.]**

Date: 12-12-2025

ernest e fava  
Applicant signature



## BOARD OF ZONING APPEALS

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

I ernest e fava jr ncarb, e. e. fava architects HAVE SUBMITTED A COMPLETED BOARD OF ZONING  
APPEALS APPLICATION, FOR THE MEETING DATE OF 01-09-2025 , 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.

ernest e fava

APPLICANT SIGNATURE

12-12-2025

DATE

**Landers Residence 2215 Ion Ave. Sullivan's Island, SC**  
**Discussions with neighbors about Building Addition**  
**December 2025**

We have shared architectural plans for a one story, two bedroom / bath addition to the back of our property, which will require a variance, with the following neighbors. All of these neighbors approve of the plan and support the building addition.

Richard and Cathy Lee  
2216 Atlantic Ave.

"Bunky" Wichmann and Madeleine McGhee  
2211 Ion Ave.

Graham and Brooke Maiden (Residents who approved on behalf of their parents who own the property)  
2219 Ion Ave.

John and Carolyn Ramsey  
2216 Ion Ave.