

Notice of Appeal - Form 1

Board of Zoning Appeals

Date Filed: 05.10.2024 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, Third Floor | Charleston, SC 29401

Telephone: 843-723-5099 [work] _____ [home]

Interest: Architect Owner(s): _____ Adjacent Owner(s); Other: _____

OWNER(S) [if other than Applicant(s)]: Pat Votava

Address: 2214 Jasper Blvd.

Telephone: 843-723-5099 [work] _____ [home]

[Use reverse side if more space is needed.]

PROPERTY ADDRESS:

Lot Lot 36 Block _____ Subdivision _____

Tax Map No. 529-05-00-026 Plat Book E Page 78

Lot Dimensions: 105' x 65' Area: 6800 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: 05.10.2024

Pat Votava by eefava

Owner signature(s)

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

Date: 05.10.2024

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Applicant signature(s)

Variance Application - Form 3 Board of Zoning Appeals

Date Filed: 05.10.2024 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:

Section 21-22 E.1

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: Allow for a rear porch and rear entry stair to be built with a 13'-9" rear setback as opposed to he required 25'-0" rear setback.

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: Per Section 21-19 the intent of the RS district is for the minimum lot size to be 1/2 acre or 21,780 SF. This property is only 6,800 SF, less than 1/3 of the standard size.
 - b. These conditions do not generally apply to other property in the vicinity as shown by: As noted above, 2214 Jasper is an extremely substandard lot size. It is clear from the aerial on Sheet PH101 that essentially all of the substandard lots in this block are non-conforming with the 25' rear setback requirement due to their shallow depth.
 - 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: Per Section 21-37 A - Porches are an integral part of the architecture on Sullivan's Island. Due to the extreme size discrepancy compared to a standard RS district lot and the shallow nature of this lot, without the requested rear setback variance then this integral part of the architecture cannot be built on this property.
 - 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 height of the proposed porch is less than that of an accessory structure currently allowed within based zoning standards in this location. This request would fit in with the existing character of the vicinity, as shown on Sheet PH101, that low structures within the 25' rear setback are common to almost all properties within the block.
3. The following documents are submitted in support of this application: Drawing set including survey, photos, site plan, plans and elevations **[A plot plan must be submitted.]**

Date: 05.10.2024

e e fava architects
Applicant signature



BOARD OF ZONING APPEALS

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

I e e fava architects HAVE SUBMITTED A COMPLETED BOARD OF ZONING
APPEALS APPLICATION, FOR THE MEETING DATE OF 06.13.2024 , 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.

e e fava architects

APPLICANT SIGNATURE

05.10.2024

DATE