

Notice of Appeal - Form 1 Board of Zoning Appeals

Date Filed: 04.11.2025 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, etc

Address: 54 Broad Street, Charleston, SC 29401

Telephone: 843.723.5099 [work] _____ [home] _____

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

OWNER(S) [if other than Applicant(s)]: Catholic Diocese of Charleston c/o Father McInerny

Address: 1112 Osceola Avenue, 1118 Osceola Avenue, 1204 Middle Street

Telephone: _____ [work] _____ [home] _____

[Use reverse side if more space is needed.]

PROPERTY ADDRESS:

Lot 3,4,80,72,&73 Block see survey Subdivision see survey

Tax Map No. 523-07-00- (058) (063) (064) (065) Plat Book see addendum Page see addendum

Lot Dimensions: see survey Area: see survey

Zoning District: see addendum Zoning Map Page: see addendum

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: 04.11.2025

mosignor mcinerny by eef

Owner signature(s)

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

Date: 04.11.2025

e e fava architects

Applicant signature(s)

Variance Application - Form 3

Board of Zoning Appeals

Date Filed: 04.11.2025 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:
see addendum section 2
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: Stella Maris Catholic Church Campus and Parish Center
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: see addendum section 3A
 - b. These conditions do not generally apply to other property in the vicinity as shown by: see addendum section 3B
 - 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: see addendum section 3C
 - 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: see addendum section 3D
3. The following documents are submitted in support of this application: existing and proposed plans, elevation, and perspectives with context analysis **[A plot plan must be submitted.]**

Date: 04.11.2025

e e fava architects
Applicant signature

Special Exception Application - Form 4 Board of Zoning Appeals

Date Filed: 04.11.2025 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: _____

Stella Maris Catholic Church Campus and Parish Center

which is a permitted special exception under the district regulation in Section 21-20(C)(3) of the zoning ordinance.

2. Applicant will meet the standards in Section 21-20(C)(3) of the zoning ordinance which are applicable to the proposed special exception in the following manner:

Conditions A & F are existing non-confirming. Submission is Compliant with conditions B-E

3. Applicant suggests that the following conditions be imposed to meet the standards in the zoning ordinance: The proposed parish center will meet the RS district standards for front and rear setback (21-22 (a)(b)(d)) and building height (21-24)

4. The following documents are submitted in support of this application: existing and proposed plans, elevation, and perspectives with context analysis

[A plot plan must be submitted.]

Date: 04.11.2025

e e fava architects
Applicant signature



BOARD OF ZONING APPEALS

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

I e.e. fava HAVE SUBMITTED A COMPLETED BOARD OF ZONING
APPEALS APPLICATION, FOR THE MEETING DATE OF May 8, 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.

e e fava architects
APPLICANT SIGNATURE

04.11.2025
DATE



1. Stella Maris Parish Campus Designation

(All Lots currently owned by Catholic Diocese of Charleston / Stella Maris per Peabody & Associates, Inc Survey dated September 13, 2025. Included in submission)

- Tax Map Numbers
 - * 523-07-00-058 (Lots 3,4, & 80)
 - * 523-07-00-063 (Lot 73)
 - * 523-07-00-064 (Eastern Part of Lot 72)
 - * 523-07-00-064 (Western Part of Lot 72)
- Plat Book References
 - * Plat BK. "Y", PG. 045
 - * Plat BK. "H", PG. 112
 - * Plat BK. "D", PG. 189

2. Zoning Request in Submission

- A. *Special Exception* – Designate lots listed above as parish campus for a religious institution per section 21-20(C)(3)
- B. *Variance* - maintain existing non-confirming 2 structures on one lot at 1204 Middle Street (TMS 523-07-00-058)
- C. *Variance* – existing non-confirming principal building coverage at 1204 Middle Street (TMS 523-07-00-058) per application and zoning analysis
- D. *Variance* – existing non-confirming principal building square footage at 1204 Middle Street (TMS 523-07-00-058) per application
- E. *Variance* – Section 21-22 (C) (1&3) | side yard and façade articulation setbacks. To meet setbacks and lengths as detailed in application submission.

3. Regarding Form 3 section 2

A. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows

- * The property at 1204 Middle Street is currently the location of the existing Parish Center at Stella Maris Catholic Church. It is subject to extraordinary and exceptional conditions due to the site's use as a religious institution with parish and community functions creating spatial requirements that differ substantially from those of typical residential parcels. This use is long-established and part of the site's historic development pattern. Furthermore, there is only one residence that abuts this lot (see point D). The existing lot width and configuration do not meet current zoning standards and were legally established prior to the adoption of modern zoning ordinances. Additionally, these constraints make compliance with current setbacks, dimensional, and coverage standards exceptionally difficult without compromising the site's functional and historic integrity.

B. These Conditions do not generally apply to other property in the vicinity as shown by

- * The dimensional limitations affecting 1204 Middle Street are not commonly shared by other properties in the vicinity. The church's lot is uniquely constrained by its legacy configuration, its institutional use, and its substandard width. Unlike residential properties, the site serves a large and active congregation, necessitating additional meeting space and support functions that cannot be accommodated within the constraints of the existing nonconforming lot. The congregation and leadership have assembled four contiguous parcels to minimize the developmental impact on a single lot and create the proposed parish campus.

C. Because of these conditions the application of the ordinance to the piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows

- * Strict application of current residential zoning requirements would unreasonably restrict the church's ability to construct or improve a Parish Center that is essential to its religious and community mission. The intended use includes hosting religious education, charitable outreach, parish meetings, and community gatherings, all of which require flexible and accessible indoor space. Without the requested variance, the lot's physical constraints would prevent reasonable development for these purposes, thereby impairing the congregation's ability to use the property in a manner consistent with its long-standing function and public benefit.

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 granting the variance for the following reasons.

- * Granting the requested variance will not be detrimental to adjacent properties or the broader public good. The parcel immediately adjacent to 1204 Middle Street is the Fort Sumter and Fort Moultrie National Historical Park Visitor Center and is zoned Public Facilities (PF). The proposed Parish Center would abut a parking lot on the east side which serves existing institutional uses, not a residential structure. A mature, planted landscape buffer already exists along the property line, providing visual screening and maintaining privacy. The rear neighboring property is the only residential structure adjacent to the Parish Center and the proposal meets all setback and height requirements related to this neighbor. A mature, planted landscape buffer already exists along this property line as well. The west side abuts the Parish Campus. The design and siting of the Parish Center is compatible with the surrounding context and respects the architectural character of Middle Street and Sullivan's Island. Enhancing the functionality of this historic religious institution aligns with the community's values and supports a vital civic use. The variance will allow for a thoughtful, appropriately scaled structure that meets the needs of the congregation while preserving the intent and spirit of the zoning ordinance.