

PATRICK M. O'NEIL
MAYOR

TOWN COUNCIL
CHAUNCEY CLARK, MAYOR PRO TEM
SARAH CHURCH
MARK HOWARD
RITA LANGLEY
SUSAN MIDDAGH
BACHMAN SMITH, IV

TOWN OF SULLIVAN'S ISLAND



ANDY BENKE
TOWN ADMINISTRATOR

JASON BLANTON
DEPUTY ADMINISTRATOR/COMPTROLLER

LAWRENCE A. DODDS
TOWN ATTORNEY

GREG GRESS
WATER AND SEWER MANAGER

JOE HENDERSON
ZONING ADMINISTRATOR

DANIEL S. HOWARD
CHIEF OF POLICE

ELLEN MILLER
TOWN CLERK

RANDY ROBINSON
BUILDING OFFICIAL

M. ANTHONY STITH
FIRE CHIEF

BOARD OF ZONING APPEALS

Thursday, May 12, 2016
6:00 P.M. Town Hall

- A. CALL TO ORDER AND NOTIFICATION THAT FREEDOM OF INFORMATION ACT REQUIREMENTS ARE MET
- B. APPROVAL OF MINUTES FROM APRIL 14, 2016
- C. APPLICANT AND PARTICIPANT OATH
- D. VARIANCE REQUESTS
 - 1. 2619 Bayonne Street: Kate Campbell of Beau Clowney Architects, request approval for a dimensional variance for the principal building height limitations of the RS Zoning District, Z.O. §21-24 C. (TMS# 529-10-00-082)
- E. ADMINISTRATIVE APPEALS
 - 1. 2824 Iron Avenue: Ron Coish, applicant, requests an appeal of an administrative decision relating to the relocation of a legal nonconforming dwelling; Z.O. §21-150 and §21-151. (TMS# 529-11-00-017)
- F. SPECIAL EXCEPTION REQUESTS
 - 1. 2668 Goldbug Avenue: Allen Porter, applicant, requests approval for the RS District Historic Special Exception in accordance with Z.O. §21-20 C. (2) and Z.O. §21-178, and a variance from the RC-2 setback requirements of Z.O. §21-23 E. (1)(b). (TMS# 529-07-00-008)
- G. ITEMS FOR CONSIDERATION
- H. PUBLIC INPUT
- I. ADJOURN

Town of Sullivan's Island
NOTICE OF APPEAL-FORM 1
BOARD OF ZONING APPEALS

received
4-15-2016

Date Filed: 4-15-16 Permit Application No. _____ Appeal No. _____

This form must be completed on 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 [print] Beau Courney Architects

MAILING ADDRESS: 1 King Street, Suite 102, Charleston SC 29401

Telephone 843-722-2040 [work] _____ [home] _____

Interest: Architect Owner(s): Naomi Dannelley and Joe Butler Adjacent Owner(s) Other _____

[Use reverse side if more space is needed]

PROPERTY ADDRESS: 2619 Bayonne Street

Lot 45P Block _____ Subdivision _____

Tax Map No. 529.10.00-082 Plat Book _____ Page _____

Lot Dimensions: 105' x 209.5' Area: 22,036 sq. ft.

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: 4/15/16

Naomi Dannelley
Joe Butler
Owner Signature(s)

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

Date: 4-15-16
Kate Aull
Applicant Signature(s)

**Town of Sullivan's Island
Variance Application – Form 3
Board of Zoning Appeals**

Date Filed: 4.15.16 Permit 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 21-24.C

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: Increase height restriction by 12" at Northeast and 7 1/2" at

Southwest hipped roof volumes.

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 attached

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

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 attached

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 attached.

3. The following documents are submitted in support of the application: Survey of existing property, A1.0 New

Site plan, A1.1 Roof plan, A1.2 Exterior elevs., A1.3 Section Diagram, A1.4 & A1.5 [A plot plan must be submitted].
Exterior Elevs.

Date: 4.15.16

K. Williams
Applicant's Signature

2619 Bayonne Street
TMS no.529-10-00-082
Attachment to Variance Application- Form 3

Item 2

- a. *There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows:*
 1. The property is considered 'elevated' according to the zoning code, with existing grades measured 2-1/2 to 3-1/2 feet above street elevation in certain areas.
 2. The DHEC/OCRM Beachfront Jurisdictional baseline cuts diagonally across the lot, restricting how far seaward the house can be built. Additionally, the line established by the most seaward house on the block further restricts the location of this house on the lot.
 3. The Base Flood zone increases from VE17 to VE19 at the front third of the property. This requires an additional 2 feet of elevation as compared to other properties in the vicinity.
 4. Changes to the building code require an additional 1 foot of elevation above Base Flood to the bottom-most horizontal structural members, with no corresponding increase to the height restriction in the zoning code.

- b. *These conditions do not generally apply to other property in the vicinity as shown by:*
 1. A majority of the properties in the vicinity do not have all these conditions combined and are subject to a less restrictive Base Flood zone.

- 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:*
 1. The vertical building envelope prior to the building code change was 28', as demonstrated by attached section diagram (see Sheet A1.3). After the code change, the building envelope is reduced to 27'.
 2. Due to the hipped nature of the roofs, incorporating mechanical systems in an efficient manner into the envelope of the house will be unreasonably restricted based on the reduced envelope. The ceiling heights in the house are already reduced to less than what is typical.

- 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:*
 1. The proposed variance to the height restriction only applies in very small areas, as outlined in the attached roof diagram (see Sheet A1.1). Due to the hipped nature of the roofs, the impact to the overall height as it is experienced from the street will be minimally visible, as opposed to a gable-type or flat roof form.

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RANDY ROBINSON
BUILDING OFFICIAL

M. ANTHONY STYTH
FIRE CHIEF

BOARD OF ZONING APPEALS

IN ACCORDANCE WITH ZONING ORDINANCE SECTION 21-175,

I Kate Campbell HAVE SUBMITTED A COMPLETED BOARD OF ZONING
APPEALS APPLICATION, FOR THE MEETING DATE OF May 12, 2016, WHICH WILL BE HELD AT
SULLIVAN'S ISLAND TOWN HALL LOCATED AT 2050-B MIDDLE STREET, SULLIVAN'S ISLAND, SOUTH CAROLINA.

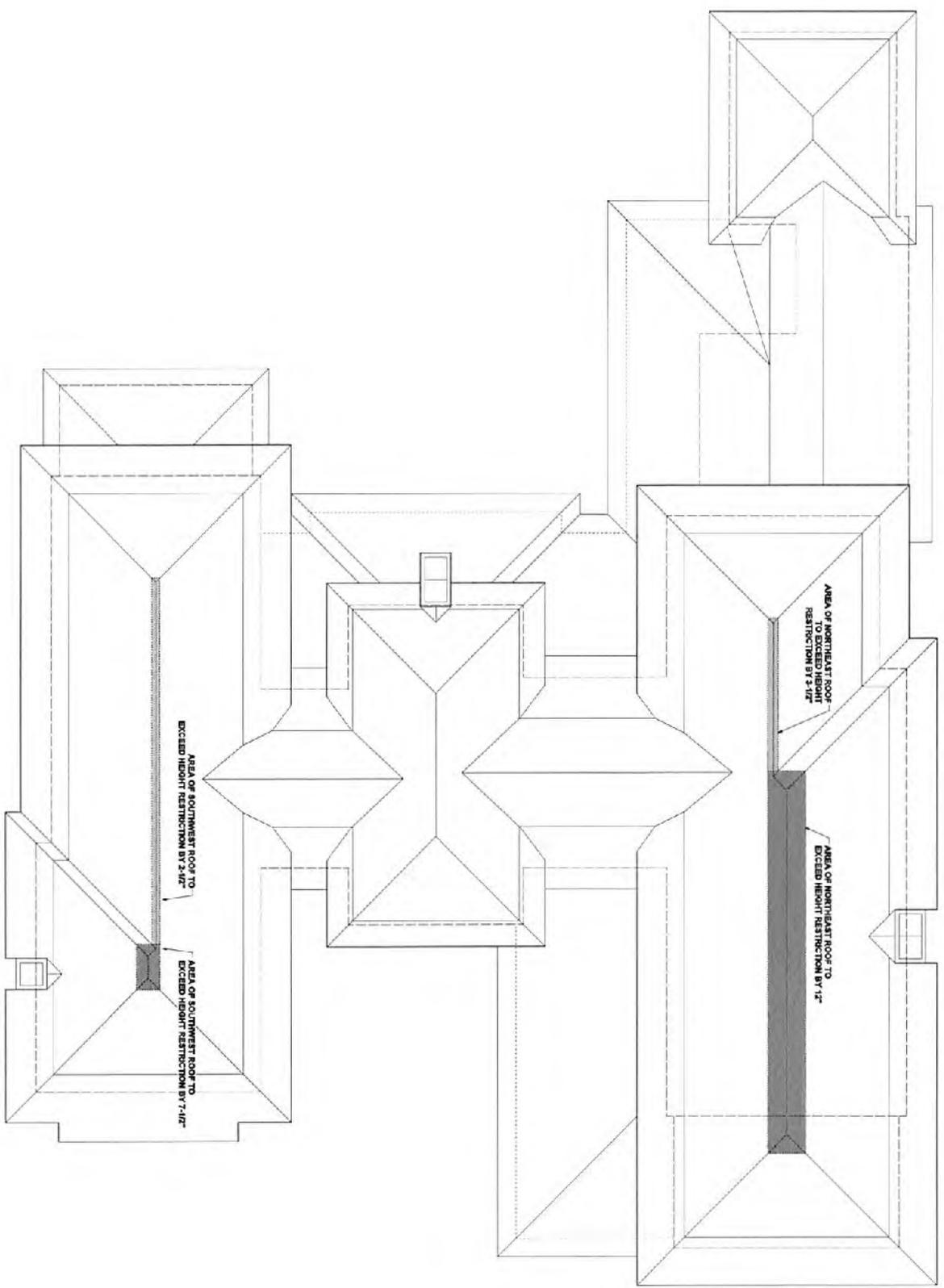
ADDITIONALLY, I UNDERSTAND THAT THE BOARD MAY POSTPONE OR PROCEED TO DISPOSE OF A MATTER ON THE
RECORD BEFORE IT IN THE ABSENCE OF AN APPEARANCE ON BEHALF OF AN APPLICANT.

Kate Campbell

APPLICANT SIGNATURE

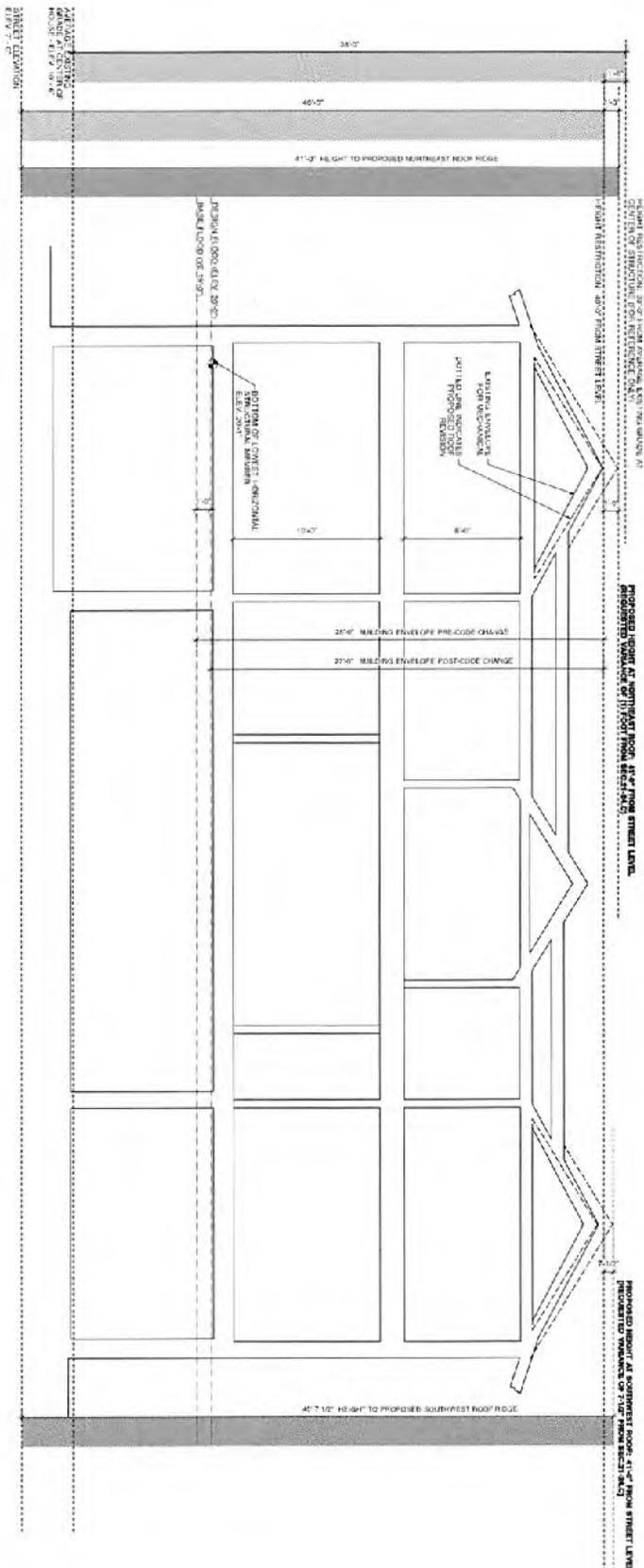
4-15-16

DATE



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BUTLER DONNELLY ARCHITECTS, L.P.
4000 W. 10th Street, Suite 200
DENVER, CO 80202
10/17/18



3/16/17
 SHEET 13 OF 13
 ELEVATION

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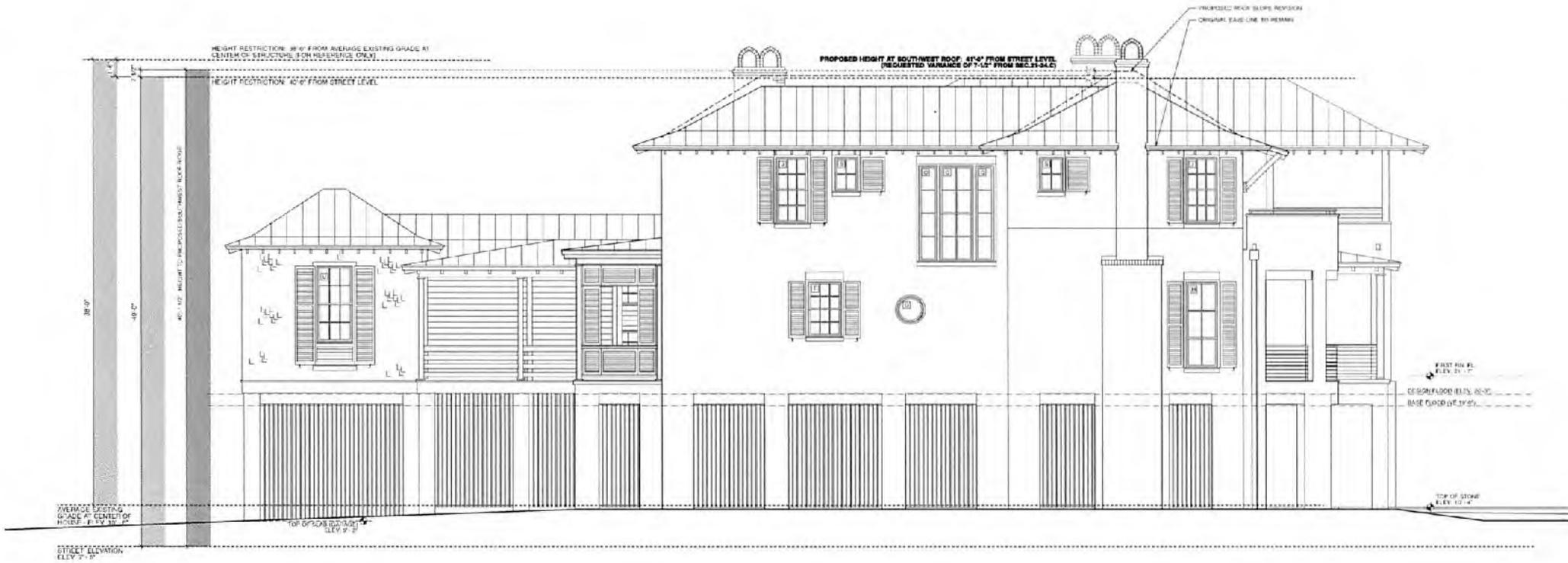
 BUTLER-DOUGLASS RESIDENTS
 3011 W. 11TH ST.
 SUITE 100
 DENVER, CO 80202
 303.733.1111

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NORTHEAST ELEVATION

B E A U
 C L O W N E Y
 architects
 343-722-2046
 RUTHER DONNELLY RESIDENT
 2414 BANGORNE STREET
 SULLIVAN'S ISLAND, SC
 R24 - EXTERIOR ELEVATION
 1/18/18
 14.11.18



SOUTHWEST ELEVATION

B E A U
 C L O W N E Y
 architects
 542-222-2010
 BUTLER-CONNELLY RESIDENCE
 2088 DAVONE STREET
 SULLY HARBOR ISLAND, SC
 02A - EXTERIOR ELEVATION
 10/20/16
 04.15.16

Town of Sullivan's Island
NOTICE OF APPEAL-FORM 1
BOARD OF ZONING APPEALS

received
4-15-2016 ZM

Date Filed: Apr 15, 2016 Permit Application No. _____ Appeal No. _____

This form must be completed on 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 [print] RON COISH

MAILING ADDRESS: P.O. Box 794 SULLIVAN'S ISLAND, SC 29482

Telephone 843 860 3134 [work] SAME [home]

Interest: CONTRACTOR Owner(s): _____ Adjacent Owner(s) Other _____

[Use reverse side if more space is needed]

PROPERTY ADDRESS: 2824 I'OM AVE.

Lot 199 EAST Block _____ Subdivision SULLIVAN'S

Tax Map No. 529 1100 017 Plat Book 0-45 Page _____

Lot Dimesions: _____ Area: _____

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: April 15, 2016

Ron Coish
Owner Signature(s)

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

Date: _____

Applicant Signature(s)

TOWN OF SULLIVAN'S ISLAND
Appeal from Action of Zoning Official – Form 2
Board of Zoning Appeals

Date Filed April 15, 2016 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 RELOCATE NON CONFORMING DWELLING 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:

ARTICLE 21-151-C MOVING A NON CONFORMING STRUCTURE

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

AGGRAVATED BY NATURAL DISASTER SECTION 21-151-C

PERMITS THE REBUILDING OR MOVING TO ANOTHER LOCATION ONLY IF MOVEMENT DECREASES OR ELIMINATES THE NON-CONFORMITY.

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

SECTION 21-151-C PERMITS RELOCATING THE NON-CONFORMING

DWELLING WITHIN A NEW ADDITION ON THE SIDE OF HOUSE.

4. Applicant requests the following relief:

NO RELIEF IS REQUESTED, ALL LOT COVERAGE AND SETBACK

REQUIREMENTS ARE BEING MET.

Date: _____



Applicant's Signature

PATRICK M. O'NEIL
MAYOR

TOWN OF SULLIVAN'S ISLAND



TOWN COUNCIL
CHAUNCEY CLARK, MAYOR PRO TEM
SARAH CHURCH
MARK HOWARD
RITA LANGLEY
SUSAN MIDDLEAUGH
BACHMAN SMITH, IV

ANDY BENKE
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TOWN CLERK

RANDY ROBINSON
BUILDING OFFICIAL

M. ANTHONY STITH
FIRE CHIEF

BOARD OF ZONING APPEALS

IN ACCORDANCE WITH ZONING ORDINANCE SECTION 21-175,

I ROM COLSH HAVE SUBMITTED A COMPLETED BOARD OF ZONING APPEALS APPLICATION, FOR THE MEETING DATE OF MAY 12, 2010, WHICH WILL BE HELD AT SULLIVAN'S ISLAND TOWN HALL LOCATED AT 2050-B 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.

Rom Colsh

APPLICANT SIGNATURE

April 15, 2010

DATE

Ron Coish, Contractor
PO Box 794
Sullivan's Island, SC 29482
(843) 860-3134
rgcoish@gmail.com

Date: February 2, 2016

Re: Cathy Curtis
2824 I'on Avenue
Sullivan's Island, SC 29482

Attn: Joe Henderson

Description of work to be performed:

Under Article XVI. Nonconformities. Sec 21-149

- a. Implement Item "C" number "2".
Promote reuse and rehabilitation of existing buildings.

Under Article XVI. Nonconforming uses. Sec 21-150

- a. Implement Item C. Moving. Move the nonconforming structure to another location on the lot as this action eliminates or decreases the extent of nonconformity.

Under Article XVI. Nonconforming uses. Sec 21-150.

- a. Implement Item "D" Number "2". When a building or structure containing a Nonconforming Use is damaged by natural disaster, which this was as Governor Haley declared it a natural disaster, it may be restored in as close conformity with the regulations of this zoning ordinance as possible.

Cathy has received a check from FEMA for the damage Incurred during the natural disaster.

Let us review this situation and see if we get Cathy up and running.

Thank You,

Ron Coish, Contractor SC Lic #5010

POLICY NUMBER 99014652142015

DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No. 1660-0005
Expires April 30, 2017

08/06/2015 TO 08/06/2016

POLICY TERM

\$250,000.00

AMT OF BLDG COV AT TIME OF LOSS

\$50,200.00

AMT OF CNTS COV AT TIME OF LOSS

PROOF OF LOSS

(See Attached Privacy Act Statement
and Paperwork Burden Disclosure Notice)

AGENCY

AGENCY AT

TO THE Service Insurance Company OF PO Box 2057, Kalispell, MT 59903-2057 :

At the time of loss, by the above indicated policy of insurance, you insured the interest of

Curtis, Catherine M. (Revocable Trust)

2824 Ion Ave., Sullivans Island, SC 29482-9611

against loss by Flood to the property described according to the terms and conditions of said policy and of all forms, endorsements, transfers and assignments attached thereto .

TIME AND
ORIGIN

A Flood loss occurred about 2:00 AM
on the 3 day of October, 2015, the cause of the said loss was :
Flood

OCCUPANCY

The premises described, or containing the property described, was occupied at the time of the loss as follows,
and for no other purpose whatever :

Residential

INTEREST

No other person or persons had any interest therein or encumbrance thereon, except :
South State Bank & Wells Fargo Bank, NA #936lsaoa

1. FULL AMOUNT OF INSURANCE applicable to the property for which claim is presented is	\$300,200.00
2. ACTUAL CASH VALUE of building structure	\$147,413.92
3. ADD ACTUAL CASH VALUE OF CONTENTS or personal property insured	\$60,000.00
4. ACTUAL CASH VALUE OF ALL PROPERTY	\$207,413.92
5. FULL COST OF REPAIR OR REPLACEMENT	\$29,673.50
6. LESS APPLICABLE DEPRECIATION	\$3,341.43
7. ACTUAL CASH VALUE LOSS is	\$26,332.07
8. LESS DEDUCTIBLES	\$4,000.00
9. NET AMOUNT CLAIMED under above numbered policy is (Pending Your Flood Carrier's Final Approval)	\$22,332.07

The said loss did not originate by any act, design or procurement on the part of your insured, nothing has been done by or with the privity or consent of your insured to violate the conditions of the policy, or render it void; no articles are mentioned herein or in annexed schedules but such as were destroyed or damaged at the time of said loss, no property saved has in any manner been concealed, and no attempt to deceive the said insurer as to the extent of said loss, has in any manner been made. Any other information that may be required will be furnished and considered a part of this proof.

I understand that this insurance (policy) is issued pursuant to the National Flood Insurance Act of 1968, or Any Act Amendatory thereof, and Applicable Federal Regulations in Title 44 of the Code of Federal Regulations, Subchapter B, and that knowingly and willfully making any false answers or misrepresentations of fact may be punishable by fine or imprisonment under applicable United States Codes.

Subrogation - To the extent of the payment made or advanced under this policy; the insured hereby assigns, transfers and sets over to the insurer all rights, claims or interest that he has against any person, firm or corporation liable for the loss or damage to the property for which payment is made or advanced. He also hereby authorizes the insurer to sue any such third party in his name.

The insured hereby warrants that no release has been given or will be given or settlement or compromise made or agreed upon with any third party who may be liable in damages to the insured with respect to the claim being made herein.

The furnishing of this blank or the preparation of proofs by a representative of the above insurer is not a waiver of any of its rights.

I declare under penalty of perjury that the information contained in the foregoing is true and correct to the best of my knowledge and belief.

Executed this _____ day of _____, 20 _____

Signature _____
INSURED

Signature _____
INSURED

INSURED	: Curtis, Catherine M. (Revocable Trust)	DATE OF REPORT	: 11/04/2015
LOCATION	: 2824 Ion Ave.	DATE OF LOSS	: 10/03/2015
	: Sullivans Island, SC 29482-9611	POLICY NUMBER	: 99014652142015
COMPANY	: Service Insurance Company	CLAIM NUMBER	: 5655 F
	: PO Box 2057	OUR FILE NUMBER	: 5655 F
	: Kalispell, MT 59903-2057	ADJUSTER NAME	: Shannon Davis

Estimate Section: General & Exterior					
General & Exterior 45' x 30' x 8'					
Lower Perimeter:	150.00 LF	Floor SF:	1350.00 SF	Wall SF:	1200.00 SF
Upper Perimeter:	150.00 LF	Floor SY:	150.00 SY	Ceiling SF:	1350.00 SF
Quantity	Description	Unit Cost	RCV	DEP	ACV
1350.0 SF	Muck out mud/debris from underneath risk. (100.0%) Under roof line.	\$0.63	\$850.50		\$850.50
150.0 SF	Pressure Wash Foundation Elements/Pilings 2' Affected Area	\$0.63	\$94.50		\$94.50
150.0 SF	Mildewcide Foundation Elements/Pilings 2' Affected Area	\$0.25	\$37.50		\$37.50
1.0 EA	Remove Front Entry Step 1st Step damaged from flood.	\$21.66	\$21.66		\$21.66
1.0 EA	Replace Front Entry Step Damaged by flood.	\$46.05	\$46.05	\$5.53	\$40.52
1.0 EA	14 CY Solid Waste Container Dumpster Rental This is for after construction clean up.	\$365.00	\$365.00		\$365.00
Totals For General & Exterior			\$1,415.21	\$5.53	\$1,409.68

Estimate Section: Bedroom In Enclosure					
Bedroom In Enclosure 18' 5.0" x 11' 6.0" x 8'					
Exterior Door 2' 8.0" x 6' 8.0"					
Cased Opening 2' 8.0" x 6' 8.0"					
Lower Perimeter:	54.50 LF	Floor SF:	211.80 SF	Wall SF:	443.10 SF
Upper Perimeter:	59.80 LF	Floor SY:	23.53 SY	Ceiling SF:	211.80 SF
Quantity	Description	Unit Cost	RCV	DEP	ACV
211.8 SF	Utility Cost for Dryout of Interior (100.0%) User allowance for heating/cooling energy cost for dry out per FEMA bulletin W-10435a.	\$0.45	\$95.31		\$95.31
211.8 SF	Flood Loss Clean-up (100.0%)	\$0.63	\$133.43		\$133.43
211.8 SF	Mildewcide Floor Treatment (100.0%)	\$0.25	\$52.95		\$52.95
110.8 SF	Mildewcide Wall Treatment 2' (100.0% / 2.0') Affected Area Only.	\$0.25	\$27.70		\$27.70
211.8 SF	Remove Wet T&G Wood Plank Flooring (100.0%)	\$1.26	\$266.87		\$266.87
211.8 SF	Replace T&G Wood Plank Flooring (100.0%) Damaged by flood.	\$9.62	\$2,037.52	\$305.63	\$1,731.89
211.8 SF	Stain T&G Wood Plank Flooring (100.0%)	\$1.76	\$372.77	\$44.73	\$328.04
54.5 LF	Remove 4" Wet Base Moulding (100.0%)	\$0.75	\$40.88		\$40.88
54.5 LF	Replace 4" Base Moulding (100.0%)	\$2.74	\$149.33	\$22.40	\$126.93
54.5 LF	Paint / Finish 4" Base Moulding (100.0%)	\$1.02	\$55.59	\$5.56	\$50.03
443.1 SF	Remove T&G Wet Plank Paneling (100.0% / 8.0')	\$0.50	\$221.55		\$221.55
443.1 SF	Replace T&G Plank Paneling (100.0% / 8.0')	\$4.12	\$1,825.57	\$273.84	\$1,551.73
443.1 SF	Paint / Finish T&G Plank Paneling (100.0% / 8.0')	\$0.81	\$358.91	\$43.07	\$315.84

*** This is an estimate of recorded damages and is subject to review and final approval by the insurance carrier. ***

INSURED	: Curtis, Catherine M. (Revocable Trust)	DATE OF REPORT	: 11/04/2015
LOCATION	: 2824 Ion Ave.	DATE OF LOSS	: 10/03/2015
	: Sullivans Island, SC 29482-9611	POLICY NUMBER	: 99014652142015
COMPANY	: Service Insurance Company	CLAIM NUMBER	: 5655 F
	: PO Box 2057	OUR FILE NUMBER	: 5655 F
	: Kalispell, MT 59903-2057	ADJUSTER NAME	: Shannon Davis

Estimate Section: Bedroom In Enclosure - Continued...					
Quantity	Description	Unit Cost	RCV	DEP	ACV
1.0 EA	Remove Prehung S/C Wood Door Sticking and damaged from flood.	\$14.57	\$14.57		\$14.57
1.0 EA	Replace Prehung S/C Wood Door Sticking and swollen from flood damage.	\$197.60	\$197.60	\$29.64	\$167.96
1.0 EA	Paint / Finish Prehung S/C Wood Door	\$53.13	\$53.13	\$6.38	\$46.75
1.0 EA	Remove Screen Door Torn and damaged from flood.	\$14.56	\$14.56		\$14.56
1.0 EA	Replace Screen Door	\$141.70	\$141.70	\$21.26	\$120.44
1.0 EA	Remove and Reinstall Door Hardware	\$35.30	\$35.30		\$35.30
6.0 EA	Remove and Reinstall Cover for Outlet/Switch These have to be removed and reinstalled in order to replace the damaged walls.	\$2.68	\$16.08		\$16.08
Totals For Bedroom In Enclosure			\$6,111.32	\$752.51	\$5,358.81

Estimate Section: Bedroom Closet In Enclosure					
Bedroom Closet In Enclosure 5' 4.0" x 2' x 7'					
Opening 2' 2.0" x 6' 8.0"					
Lower Perimeter:	12.50 LF	Floor SF:	10.70 SF	Wall SF:	88.20 SF
Upper Perimeter:	14.70 LF	Floor SY:	1.19 SY	Ceiling SF:	10.70 SF
Quantity	Description	Unit Cost	RCV	DEP	ACV
10.7 SF	Flood Loss Clean-up (100.0%) This room had a slab floor. No Floor Covering.	\$0.63	\$6.74		\$6.74
10.7 SF	Mildewcide Floor Treatment (100.0%)	\$0.25	\$2.68		\$2.68
25.2 SF	Mildewcide Wall Treatment 2' (100.0% / 2.0') Affected Area Only.	\$0.25	\$6.30		\$6.30
22.1 SF	Remove Wet Wall Paneling (25.0% / 7.0')	\$0.94	\$20.77		\$20.77
22.1 SF	Replace Wall Paneling (25.0% / 7.0') This closet was 25% paneling. No door on this closet.	\$2.87	\$63.43	\$9.51	\$53.92
6.0 LF	Remove and Reinstall Closet Shelving This had to be removed and reinstalled in order to replace the damaged paneling.	\$2.16	\$12.96		\$12.96
Totals For Bedroom Closet In Enclosure			\$112.88	\$9.51	\$103.37

*** This is an estimate of recorded damages and is subject to review and final approval by the insurance carrier. ***

INSURED	: Curtis, Catherine M. (Revocable Trust)	DATE OF REPORT	: 11/04/2015
LOCATION	: 2824 Ion Ave.	DATE OF LOSS	: 10/03/2015
	: Sullivans Island, SC 29482-9611	POLICY NUMBER	: 99014652142015
COMPANY	: Service Insurance Company	CLAIM NUMBER	: 5655 F
	: PO Box 2057	OUR FILE NUMBER	: 5655 F
	: Kalispell, MT 59903-2057	ADJUSTER NAME	: Shannon Davis

Estimate Section: Bathroom In Enclosure

Bathroom In Enclosure	12' 3.0" x 7' 8.0" x 7'
Cased Opening	2' 4.0" x 6' 8.0"
Closet	2' x 2' x 7'
		Opening: 1' 10.0" x 6' 8.0"
Exterior Door	2' 8.0" x 6' 8.0"

Lower Perimeter:	39.20 LF	Floor SF:	97.90 SF	Wall SF:	277.10 SF
Upper Perimeter:	39.80 LF	Floor SY:	10.88 SY	Ceiling SF:	97.90 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
97.9 SF	Utility cost for dryout of interior. (100.0%) User allowance for heating/cooling energy cost for dryout per FEMA bulletin W-10325a.	\$0.45	\$44.06		\$44.06
97.9 SF	Flood Loss Clean-up (100.0%)	\$0.63	\$61.68		\$61.68
97.9 SF	Mildewcide Floor Treatment (100.0%)	\$0.25	\$24.48		\$24.48
79.2 SF	Mildewcide Wall Treatment 2' (100.0% / 2.0') Affected Area Only.	\$0.25	\$19.80		\$19.80
10.9 SY	Remove Wet Vinyl Sheet Flooring (100.0%) Peeling and damaged from flood.	\$2.49	\$27.14		\$27.14
11.7 SY	Replace Vinyl Sheet Flooring (100.0%)	\$23.68	\$277.06	\$41.56	\$235.50
39.2 LF	Remove Wet Base Moulding (100.0%)	\$0.75	\$29.40		\$29.40
39.2 LF	Replace Base Moulding (100.0%)	\$2.74	\$107.41	\$12.89	\$94.52
39.2 LF	Paint / Finish Base Moulding (100.0%)	\$1.02	\$39.98	\$4.80	\$35.18
39.2 LF	Remove Wet Shoe Moulding (100.0%)	\$0.49	\$19.21		\$19.21
39.2 LF	Replace Shoe Moulding (100.0%)	\$1.29	\$50.57	\$7.59	\$42.98
39.2 LF	Paint / Finish Shoe Moulding (100.0%)	\$1.02	\$39.98	\$4.80	\$35.18
79.2 SF	Remove Wall Drywall 2' (100.0% / 2.0') Affected Area	\$0.69	\$54.65		\$54.65
79.2 SF	Replace Wall Drywall 2' (100.0% / 2.0') Affected Area Only.	\$1.39	\$110.09	\$13.21	\$96.88
277.1 SF	Paint / Finish Wall Drywall Taped and Floated (100.0% / 7.0')	\$0.81	\$224.45	\$33.67	\$190.78
1.0 EA	Remove Prehung S/C Wood Exterior Door Swollen and sticking from flood damage.	\$14.57	\$14.57		\$14.57
1.0 EA	Replace Prehung S/C Wood Exterior Door Sticking from flood damage. This room had an exterior door.	\$197.60	\$197.60	\$29.64	\$167.96
1.0 EA	Paint / Finish Prehung S/C Wood Exterior Door	\$53.13	\$53.13	\$6.38	\$46.75
1.0 EA	Remove Prehung S/C Closet Door	\$14.57	\$14.57		\$14.57
1.0 EA	Replace Prehung S/C Closet Door	\$106.50	\$106.50	\$15.98	\$90.52
1.0 EA	Paint / Finish Prehung S/C Closet Door	\$53.13	\$53.13	\$6.38	\$46.75
1.0 EA	Remove and Reinstall Door Hardware	\$35.30	\$35.30		\$35.30
3.0 LF	Remove Vanity Cabinetry Damaged on bottom and peeling	\$8.40	\$25.20		\$25.20
3.0 LF	Replace Vanity Cabinetry	\$87.39	\$262.17	\$39.33	\$222.84
3.0 LF	Remove and Reinstall Top for Vanity Cabinetry	\$9.50	\$28.50		\$28.50
1.0 EA	Remove and Reinstall Sink (Complete Assembly)	\$53.51	\$53.51		\$53.51
1.0 EA	Remove and Reinstall Commode	\$74.91	\$74.91		\$74.91

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INSURED : Curtis, Catherine M. (Revocable Trust)	DATE OF REPORT : 11/04/2015
LOCATION : 2824 Ion Ave.	DATE OF LOSS : 10/03/2015
: Sullivans Island, SC 29482-9611	POLICY NUMBER : 99014652142015
COMPANY : Service Insurance Company	CLAIM NUMBER : 5655 F
: PO Box 2057	OUR FILE NUMBER : 5655 F
: Kalispell, MT 59903-2057	ADJUSTER NAME : Shannon Davis

Estimate Section: Bathroom In Enclosure - Continued...					
Quantity	Description	Unit Cost	RCV	DEP	ACV
1.0 EA	Clean Commode	\$12.62	\$12.62		\$12.62
1.0 EA	Clean Shower	\$29.38	\$29.38		\$29.38
Totals For Bathroom In Enclosure			\$2,091.05	\$216.23	\$1,874.82

Estimate Section: Kitchen In Enclosure					
Kitchen In Enclosure 11' 7.0" x 11' 6.0" x 7'					
Cased Opening 2' 8.0" x 6' 8.0"					
Lower Perimeter:	43.50 LF	Floor SF:	133.20 SF	Wall SF:	305.40 SF
Upper Perimeter:	46.20 LF	Floor SY:	14.80 SY	Ceiling SF:	133.20 SF
Quantity	Description	Unit Cost	RCV	DEP	ACV
133.2 SF	Utility Cost for Dryout of Interior (100.0%) User allowance for heating/cooling energy cost for dryout per FEMA bulletin W-10435a.	\$0.45	\$59.94		\$59.94
133.2 SF	Flood Loss Clean-up (100.0%)	\$0.63	\$83.92		\$83.92
133.2 SF	Mildewcide Floor Treatment (100.0%)	\$0.25	\$33.30		\$33.30
87.3 SF	Mildewcide Wall Treatment 2' (100.0% / 2.0') Affected Area Only.	\$0.25	\$21.83		\$21.83
14.8 SY	Remove Wet Vinyl Sheet Flooring (100.0%)	\$2.49	\$36.85		\$36.85
15.8 SY	Replace Vinyl Sheet Flooring (100.0%)	\$23.68	\$374.14	\$56.12	\$318.02
305.4 SF	Remove Wet T&G Plank Paneling (100.0% / 7.0')	\$0.50	\$152.70		\$152.70
305.4 SF	Replace T&G Plank Paneling (100.0% / 7.0')	\$4.12	\$1,258.25	\$188.74	\$1,069.51
305.4 SF	Paint / Finish T&G Plank Paneling (100.0% / 7.0')	\$0.81	\$247.37	\$29.68	\$217.69
43.5 LF	Remove Wet Base Moulding (100.0%)	\$0.75	\$32.63		\$32.63
43.5 LF	Replace Base Moulding (100.0%)	\$2.74	\$119.19	\$17.88	\$101.31
43.5 LF	Paint / Finish Base Moulding (100.0%)	\$1.02	\$44.37	\$5.32	\$39.05
43.5 LF	Remove Wet Shoe Moulding (100.0%)	\$0.49	\$21.32		\$21.32
43.5 LF	Replace Shoe Moulding (100.0%)	\$1.29	\$56.12	\$8.42	\$47.70
43.5 LF	Paint / Finish Shoe Moulding (100.0%)	\$1.02	\$44.37	\$5.32	\$39.05
6.0 LF	Remove Wet Wood Base Cabinetry	\$8.40	\$50.40		\$50.40
6.0 LF	Replace Wood Base Cabinetry Peeling and damaged from flood.	\$323.86	\$1,943.16	\$291.47	\$1,651.69
6.0 LF	Paint / Finish Wood Base Cabinetry	\$8.99	\$53.94	\$6.47	\$47.47
6.0 LF	Remove and Reinstall Countertop	\$15.35	\$92.10		\$92.10
1.0 EA	Remove and Reinstall Sink (Complete Assembly)	\$53.51	\$53.51		\$53.51
4.0 EA	Remove and Reinstall Cover for Outlet/Switch These have to be removed and reinstalled in order to replace the damage walls.	\$2.68	\$10.72		\$10.72
1.0 EA	Remove Stove	\$19.62	\$19.62		\$19.62
1.0 EA	Replace Stove Tappan Model and Serial Numbers Not Legible	\$361.10	\$361.10	\$54.17	\$306.93
1.0 EA	Remove Refrigerator	\$14.57	\$14.57		\$14.57
1.0 EA	Replace Refrigerator Frigidaire S# LFX31945ST	\$3,312.14	\$3,312.14	\$397.46	\$2,914.68
Totals For Kitchen In Enclosure			\$8,497.56	\$1,061.05	\$7,436.51

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INSURED : Curtis, Catherine M. (Revocable Trust)	DATE OF REPORT : 11/04/2015
LOCATION : 2824 Ion Ave.	DATE OF LOSS : 10/03/2015
: Sullivans Island, SC 29482-9611	POLICY NUMBER : 99014652142015
COMPANY : Service Insurance Company	CLAIM NUMBER : 5655 F
: PO Box 2057	OUR FILE NUMBER : 5655 F
: Kalispell, MT 59903-2057	ADJUSTER NAME : Shannon Davis

Estimate Section: Storage Room Under Roof Line

Storage Room Under Roof Line 10' 8.0" x 12' x 7'
 Exterior Door 3' x 6' 8.0"

Lower Perimeter: 42.30 LF	Floor SF: 128.00 SF	Wall SF: 297.30 SF
Upper Perimeter: 45.30 LF	Floor SY: 14.22 SY	Ceiling SF: 128.00 SF

Quantity	Description	Unit Cost	RCV	DEP	ACV
128.0 SF	Utility Cost for Dryout of Interior (100.0%) User allowance for heating/cooling energy cost for dry out per FEMA bulletin W-10325a.	\$0.45	\$57.60		\$57.60
128.0 SF	Flood Loss Clean-up (100.0%)	\$0.63	\$80.64		\$80.64
128.0 SF	Mildewcide Floor Treatment (100.0%)	\$0.25	\$32.00		\$32.00
84.9 SF	Mildewcide Wall Treatment 2' (100.0% / 2.0') Affected Area Only.	\$0.25	\$21.23		\$21.23
128.0 SF	Remove Plywood Floor (100.0%) This room had a plywood floor for finish.	\$1.02	\$130.56		\$130.56
128.0 SF	Replace Wet Plywood Floor (100.0%) Peeling and separating from flood damage.	\$3.37	\$431.36	\$64.70	\$366.66
84.9 SF	Remove Pegboard Wall Paneling (50.0% / 4.0') This room had 50% pegboard walls at 4' sheets.	\$0.50	\$42.45		\$42.45
84.9 SF	Replace Pegboard Wall Paneling (50.0% / 4.0') This comes in 4' sheets. Replacing percentage of room with peg board.	\$1.66	\$140.93	\$21.14	\$119.79
42.5 SF	Clean Block Walls (50.0% / 2.0') This room had 50% block walls. Affected area only.	\$0.25	\$10.63		\$10.63
1.0 EA	Remove Prehung S/C Wood Door Swollen and sticking from flood damage.	\$14.57	\$14.57		\$14.57
1.0 EA	Replace Prehung S/C Wood Door Sticking from flood damage.	\$197.60	\$197.60	\$29.64	\$167.96
1.0 EA	Remove and Reinstall Door Hardware	\$35.30	\$35.30		\$35.30
Totals For Storage Room Under Roof Line			\$1,194.87	\$115.48	\$1,079.39

Repair Item Totals	\$19,422.89	\$2,160.31	\$17,262.58
Less Non-OHP Trades	(\$5,608.15)	(\$451.63)	(\$5,156.52)
SubTotal For OHP	\$13,814.74	\$1,708.68	\$12,106.06
General Contractor's Overhead (10.0%)	\$1,381.47	\$170.86	\$1,210.61
General Contractor's Profit (10.0%)	\$1,381.47	\$170.86	\$1,210.61
Plus Non-OHP Trades	\$5,608.15	\$451.63	\$5,156.52
Estimate Totals With OHP	\$22,185.83	\$2,502.03	\$19,683.80
Applicable Sales Tax	\$1,650.95	\$183.63	\$1,467.32
Estimate Grand Totals	\$23,836.78	\$2,685.66	\$21,151.12
Policy Deductible	(\$2,000.00)		(\$2,000.00)
BUILDING FINAL TOTALS	\$21,836.78		\$19,151.12

*** This is an estimate of recorded damages and is subject to review and final approval by the insurance carrier. ***

INSURED	: Curtis, Catherine M. (Revocable Trust)	DATE OF REPORT	: 11/04/2015
LOCATION	: 2824 Ion Ave.	DATE OF LOSS	: 10/03/2015
	: Sullivans Island, SC 29482-9611	POLICY NUMBER	: 99014652142015
COMPANY	: Service Insurance Company	CLAIM NUMBER	: 5655 F
	: PO Box 2057	OUR FILE NUMBER	: 5655 F
	: Kalispell, MT 59903-2057	ADJUSTER NAME	: Shannon Davis

ESTIMATE TOTALS

ESTIMATE TOTAL PAGE ITEMS	RCV	DIFF	ACV
Repair Item Totals	\$19,422.89	\$2,160.31	\$17,262.58
Less Excluded O&P Trade(s)	(\$5,608.15)	(\$451.63)	(\$5,156.52)
Subtotal For O&P %	\$13,814.74	\$1,708.68	\$12,106.06
General Contractor Overhead (10.0%)	\$1,381.47	\$170.86	\$1,210.61
General Contractor Profit (10.0%)	\$1,381.47	\$170.86	\$1,210.61
Plus Excluded O&P Trades	\$5,608.15	\$451.63	\$5,156.52
Estimate Totals With O&P	\$22,185.83	\$2,502.03	\$19,683.80
Applicable Sales Tax	\$1,650.95	\$183.63	\$1,467.32
Rate: 8.50% (Includes M,L,E)			
Estimate Grand Totals	\$23,836.78	\$2,685.66	\$21,151.12
Less Deductible	(\$2,000.00)		(\$2,000.00)
BUILDING FINAL TOTALS	\$21,836.78	\$2,685.66	\$19,151.12

Sales Tax Legend: M - Materials, L - Labor, E - Equipment

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INSURED	: Curtis, Catherine M. (Revocable Trust)	DATE OF REPORT	: 11/04/2015
LOCATION	: 2824 Ion Ave.	DATE OF LOSS	: 10/03/2015
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COMPANY	: Service Insurance Company	CLAIM NUMBER	: 5655 F
	: PO Box 2057	OUR FILE NUMBER	: 5655 F
	: Kalispell, MT 59903-2057	ADJUSTER NAME	: Shannon Davis

ITEMS EXCLUDED FROM CONTRACTOR OVERHEAD AND PROFIT

TRADE/SUBTRADE/ITEMS	RCV	DEP	ACV
1.0 GENERAL CONDITIONS	\$1,620.95	\$0.00	\$1,620.95
1.2 CLEANING	\$1,620.95	\$0.00	\$1,620.95
11.0 EQUIPMENT	\$3,707.43	\$451.63	\$3,255.80
11.1 KITCHEN	\$3,707.43	\$451.63	\$3,255.80
17.0 CONTRACT CLEANING	\$279.77	\$0.00	\$279.77
17.1 CLEANING	\$279.77	\$0.00	\$279.77
TOTAL AMOUNT EXCLUDED FROM O&P	\$5,608.15	\$451.63	\$5,156.52

*** *This is an estimate of recorded damages and is subject to review and final approval by the insurance carrier.* ***

INSURED	: Curtis, Catherine M. (Revocable Trust)	DATE OF REPORT	: 11/02/2015
LOCATION	: 2824 Ion Ave.	DATE OF LOSS	: 10/03/2015
	: Sullivans Island, SC 29482-9611	POLICY NUMBER	: 99014652142015
COMPANY	: Service Insurance Company	CLAIM NUMBER	: 5655 F
	: PO Box 2057	OUR FILE NUMBER	: 5655 F
	: Kalispell, MT 59903-2057	ADJUSTER NAME	: Shannon Davis

CONTENTS INVENTORY

ESTIMATE RECAP

Estimate Totals Before Taxes:	\$5,379.46
Applicable Sales Tax:	\$457.26
Estimate Grand Totals:	\$5,836.72
Total Depreciation:	(\$655.77)
A.C.V. Estimate Totals:	\$5,180.95
Policy Deductible:	(\$2,000.00)
Final Totals:	\$3,180.95

ESTIMATE COMMENTS

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INSURED : Curtis, Catherine M. (Revocable Trust)	DATE OF REPORT : 11/02/2015
LOCATION : 2824 Ion Ave.	DATE OF LOSS : 10/03/2015
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COMPANY : Service Insurance Company	CLAIM NUMBER : 5655 F
: PO Box 2057	OUR FILE NUMBER : 5655 F
: Kalispell, MT 59903-2057	ADJUSTER NAME : Shannon Davis

Estimate Section: Contents in Enclosure

#	T #	Description	Age	Quantity	Unit Cost	RCV	DEP	ACV
1	115	Replace Coffee Table	3.0	1.0 EA	\$199.00	\$199.00	\$17.91	\$181.09
2	116	Replace Sleeper Sofa	3.0	1.0 EA	\$2,000.00	\$2,000.00	\$160.00	\$1,840.00
		NOTES : Inside enclosure damaged on bottom						
3	118	Replace Washer	2.0	1.0 EA	\$464.31	\$464.31	\$46.43	\$417.88
		SERIAL # : RTW4640YQ						
		NOTES : Kenmore						
4	119	Replace Dryer	2.0	1.0 EA	\$456.87	\$456.87	\$45.69	\$411.18
		SERIAL # : RED4640TQ						
5	120	Replace Dehumidifier	1.0	1.0 EA	\$259.28	\$259.28	\$20.74	\$238.54
6	121	Replace Chest of Drawers	5.0	1.0 EA	\$400.00	\$400.00	\$80.00	\$320.00
7	122	Replace Round Table	5.0	1.0 EA	\$300.00	\$300.00	\$60.00	\$240.00
8	123	Replace Glass Front Cabinet	10.0	1.0 EA	\$300.00	\$300.00	\$75.00	\$225.00
9	124	Replace 5 x 8 Area Rugs	1.0	2.0 EA	\$350.00	\$700.00	\$105.00	\$595.00
10	125	Replace 4 x 6 Area Rug	1.0	1.0 EA	\$300.00	\$300.00	\$45.00	\$255.00
Totals For Contents In Enclosure						\$5,379.46	\$655.77	\$4,723.69

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	\$5,379.46	\$655.77	\$4,723.69
Inventory Item Totals	\$457.26		\$457.26
Applicable Sales Tax	\$5,836.72	\$655.77	\$5,180.95
Gross Contents Loss	(\$2,000.00)		(\$2,000.00)
Less Deductible/Participation	\$3,836.72		\$3,180.95
INVENTORY FINAL TOTALS			

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INSURED	: Curtis, Catherine M. (Revocable Trust)	DATE OF REPORT	: 11/02/2015
LOCATION	: 2824 Ion Ave.	DATE OF LOSS	: 10/03/2015
	: Sullivans Island, SC 29482-9611	POLICY NUMBER	: 99014652142015
COMPANY	: Service Insurance Company	CLAIM NUMBER	: 5655 F
	: PO Box 2057	OUR FILE NUMBER	: 5655 F
	: Kalispell, MT 59903-2057	ADJUSTER NAME	: Shannon Davis

INVENTORY TOTALS

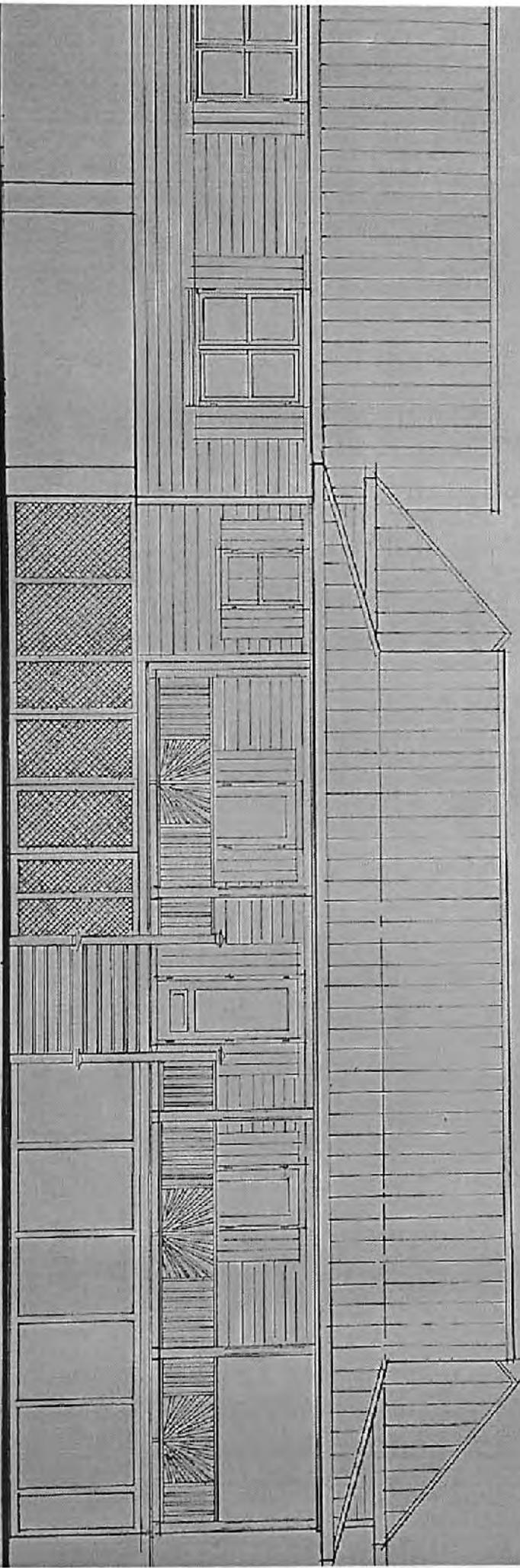
INVENTORY SUMMARY ITEMS	RCV	DIFF	ACV
Inventory Item Totals	\$5,379.46	\$655.77	\$4,723.69
Applicable Sales Tax	\$457.26	\$0.00	\$457.26
<small><All Sales Tax included in ACV Totals></small>			
Gross Contents Loss	\$5,836.72	\$655.77	\$5,180.95
Less Deductible/Participation	(\$2,000.00)		(\$2,000.00)
INVENTORY FINAL TOTALS	\$3,836.72		\$3,180.95

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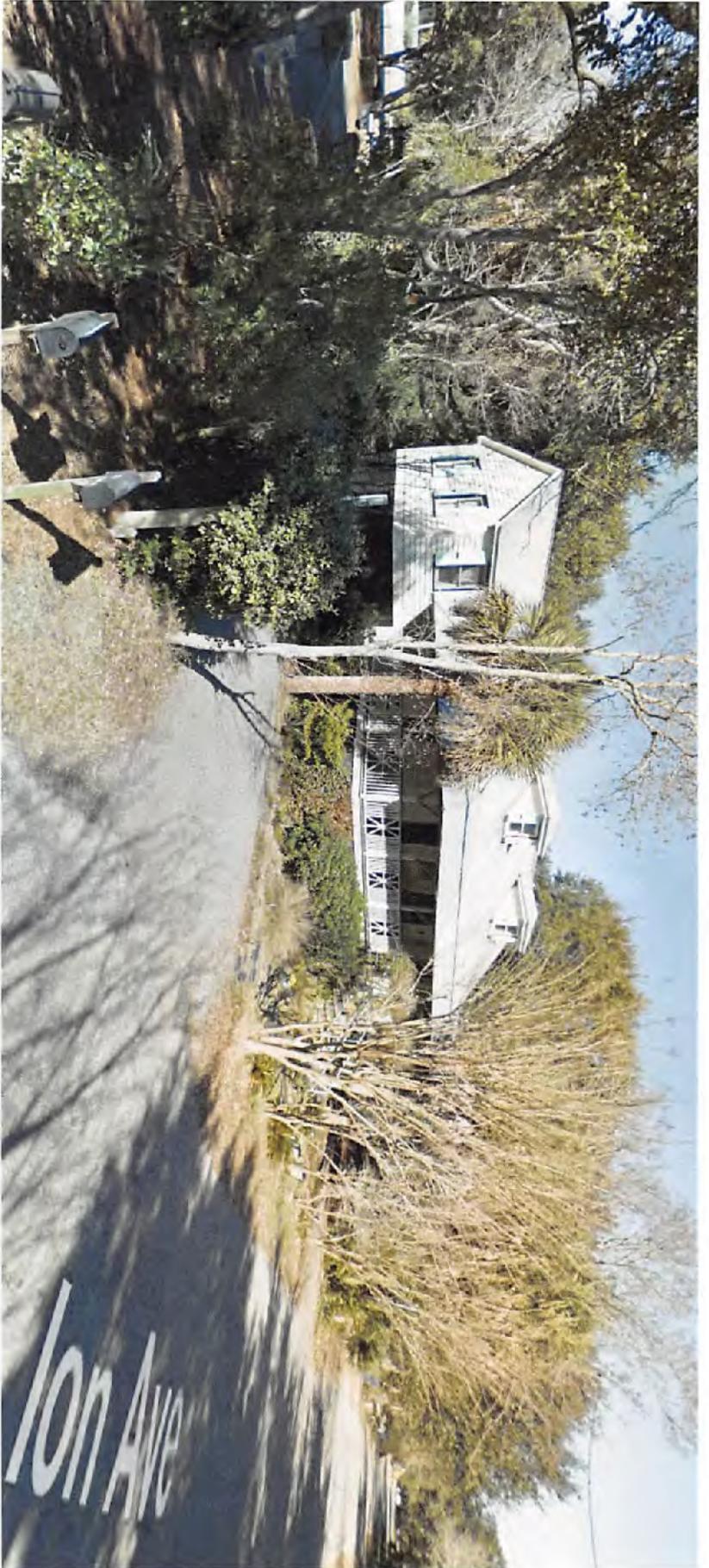
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NEW ADDITION

EXISTING







ARTICLE XVI. Nonconformities.

Sec. 21-149. General.

A. Scope.

The regulations of this Article govern "nonconformities" which are uses, structures, lots, signs and other situations that came into existence legally but that do not conform to one or more requirements of this Zoning Ordinance. These are referred to in this Zoning Ordinance as "nonconformities." Nonconformities are legal situations and have legal status under this Zoning Ordinance.

B. General policy.

In order to encourage development consistent with this Zoning Ordinance and provide landowners with reasonable use of their land, it is the general policy of the Town to allow uses, structures, signs, lots and other situations that came into existence legally, in conformance with then-applicable requirements, to continue to exist and be put to productive use, but to bring as many aspects of such situations into compliance with existing regulations as is reasonably possible.

C. Intent.

The regulations of this Article are intended to:

- (1) Recognize the interests of landowners in continuing to use their property;
- (2) Promote reuse and rehabilitation of existing buildings; and
- (3) Place reasonable limits on the expansion and alteration of nonconformities that have the potential to adversely affect surrounding properties or the Town as a whole.

D. Authority to continue.

Any nonconformity that came into existence lawfully and continues to be a lawful use at the time of adoption of this Ordinance or that becomes nonconforming upon the adoption of any amendment to this Zoning Ordinance may be continued in accordance with the provisions of this Article.

E. Determination of nonconformity status.

The burden of proving that nonconformity existed prior to the adoption of this Ordinance or subsequent amendments rests with the subject landowner.

F. Repairs and maintenance.

- (1) Incidental repairs and normal maintenance necessary to keep a Nonconforming Structure in sound condition are permitted unless such repairs are otherwise expressly prohibited by this Zoning Ordinance.
- (2) Nothing in this Article will be construed to prevent Structures from being structurally strengthened or restored to a safe condition, in accordance with an official order of a public official.

G. Change of tenancy or ownership.

Nonconformity status runs with the land and is not affected by changes of tenancy, ownership, or management.

H. Historic buildings.

Buildings designated as historic through the process set forth in the HP Historic Preservation Overlay District, ARTICLE XI shall be considered conforming to this Ordinance as hereinafter provided. This conforming status shall only apply to height, setback, yard, area and other dimensional requirements as found by the Design Review Board to be of historic significance in the designation process. Such finding shall supersede any conflicting standard set forth in the zoning district in which the building is located and shall be applied to the building and the site in making future determinations of conformity as to the existing building or any changes consistent with an approved Certificate of Appropriateness (see Historic Preservation Overlay District, Article XI). Notwithstanding anything to the contrary herein, alteration or removal of architectural features and/or historic fabric considered instrumental in the original designation by the Design Review Board may, at the option of the Design Review Board, result in the loss of historic designation and conforming status. (1/20/09)

Sec. 21-150. Nonconforming uses.

A. Definition.

A Nonconforming Use is a land use that was legally established but that is no longer allowed by the use

regulations of the Zoning District in which it is located.

B. Expansion.

A Nonconforming Use shall not be expanded except to eliminate or reduce the nonconforming aspects.

C. Moving.

A Nonconforming Use shall not be moved in whole or in part to another location on the lot unless the movement or relocation eliminates or decreases the extent of nonconformity.

D. Damage or destruction of a nonconforming use.

- (1) When a building or structure containing a Nonconforming Use is damaged by intent or by neglect, not caused by natural disaster, civil strife or uncontrollable accident, to the extent of more than fifty percent (50%) of its assessed value based on the most recent property assessment, the use shall not be restored except in conformity with the regulations this Zoning Ordinance.
- (2) When a building or structure containing a Nonconforming Use is damaged by natural disaster, civil strife or uncontrollable accident to the extent of more than fifty percent (50%) of its assessed value based on the most recent property assessment, the use may be restored in as close conformity with the regulations of this Zoning Ordinance as possible. A Certificate of Zoning Compliance and a Building Permit shall be obtained within twelve (12) months of the date of occurrence of such damage, and once issued, construction shall be diligently pursued and completed within two (2) years from the date of the occurrence of such damage.
- (3) When a building or structure containing a Nonconforming Use is damaged by less than fifty percent (50%) of its assessed value, a Certificate of Zoning Compliance and a Building Permit shall be obtained within twelve (12) months of the date of occurrence of such damage, and once issued, construction shall be diligently pursued and completed within two (2) years from the date of the occurrence of such damage.

E. Abandonment of a nonconforming use.

- (1) A Nonconforming Use shall be considered abandoned when any of the following occurs:
 - (a) The intent of the owner to discontinue the use is apparent;
 - (b) The use has been discontinued for a period of twelve (12) months or more;
 - (c) A demolition permit has been applied for;
 - (d) The characteristic equipment and furnishings associated with the Nonconforming Use have been removed from the premises and have not been replaced by similar equipment within 90 days, unless other facts show intention to resume the Nonconforming Use;
 - (e) The Nonconforming Use has been replaced by a conforming use; or
 - (f) A Certificate of Zoning Compliance nor a Building Permit to reconstruct a damaged nonconforming use has been secured within twelve (12) months of the date of occurrence of such damage nor has construction been diligently pursued and completed within three (3) years from the date of the occurrence of such damage.
- (2) Once a Nonconforming Use is abandoned, the use's nonconforming status shall be lost and any subsequent use of the property shall comply with the regulations of the zoning district in which it is located.

F. Two or more Principal Buildings on one lot

In the event that two or more Principal Buildings occupy a single lot, said occupancy shall constitute a non-conforming use. One structure shall be designated conforming and the other(s) shall be non-conforming under the following procedure:

- (1) If a request to improve the property is received, the Zoning Administrator shall designate the Principal Building with the greatest livable square footage, including porches, as a conforming use and the other Principal Buildings as non-conforming.
- (2) The designation of conforming and non-conforming Principal Buildings shall be recorded on the Certificate of Occupancy that is on file in the Town Hall.

- (3) A Building Permit for improvements to the designated conforming Principal Building may be considered favorably, provided all other requirements of the Town Ordinances are met. The non-conforming structure(s) shall be regulated in accordance with Subsections A – E.

G. Vacation rental.

Nothing contained herein shall be construed to allow the continued use of a Vacation Rental after damage or destruction of greater than fifty percent (50%) of its assessed value, regardless of reason for such damage or destruction.

H. Accessory uses.

A use accessory to a principal Nonconforming Use may not be continued after the principal use has been abandoned, unless the use is a permitted Accessory Use in the base zoning district and any applicable overlay district.

Sec. 21-151. Nonconforming structures.

A. Definition.

A Nonconforming Structure is any building or structure that was legally established but no longer complies with the density, lot coverage, floor area, height and dimensional standards of this Zoning Ordinance. Nonconforming Structures may remain, subject to the regulations of this Article.

B. Structural alterations.

- (1) Structural alterations, including enlargements, are permitted if the structural alteration does not increase the extent of nonconformity.
- (2) When a structure is nonconforming because it encroaches into a required Side or Rear Yard Setback, this provision shall be interpreted as allowing other portions of the structure to be expanded out to the extent of the existing encroachment, as long as there is no greater encroachment into a required Setback.
- (3) When a structure is nonconforming because it encroaches into a required Front Yard Setback, this provision shall be interpreted as prohibiting other portions of the structure from being expanded out to the extent of the existing encroachment.

C. Moving.

A Nonconforming Structure may be moved in whole or in part to another location only if the movement or relocation decreases or eliminates the nonconformity.

D. Damage or destruction of a nonconforming structure.

- (1) When a Nonconforming Structure is damaged or destroyed by natural disaster, civil strife or uncontrollable accident, by more than fifty percent (50%) of its assessed value based on the most recent property assessment, the structure may be repaired in accordance with its pre-existing footprint, square footage, setbacks, and lot coverage. The Zoning Administrator shall rely on all credible information provided by the owner and/or available from the Town, to establish the damaged or destroyed structure's pre-existing condition and lot location. A Certificate of Zoning Compliance and a Building Permit shall be obtained within twelve (12) months of the date of occurrence of such damage, and once issued, construction shall be diligently pursued and completed within two (2) years from the date of the occurrence of such damage. If FEMA regulations require the structure's foundation to be elevated over fifty percent (50%) above its original elevation, the Design Review Board shall determine whether or not the reconstruction shall be required to meet the current Zoning Ordinance's Setback requirements.
- (2) When a Nonconforming Structure is damaged by intent or by neglect, by more than fifty percent (50%) of its assessed value based on the most recent property assessment, the structure shall be restored in conformity with the Zoning Ordinance in effect at the time a building permit is issued.
- (3) When a Nonconforming Structure is damaged by less than fifty percent (50%) of its assessed value based on the most recent property assessment, the structure may be reconstructed in accordance with its pre-existing footprint, height, square footage, setbacks, and lot coverage. The Zoning Administrator shall rely on all credible information provided by the owner and/or available from the Town, to establish the damaged structure's pre-existing condition and lot location. A Certificate of Zoning Compliance and a Building Permit shall be obtained within twelve (12) months of the date of occurrence of such damage, and once issued, construction shall be diligently pursued and completed within two (2) years from the date of the occurrence of such damage. If FEMA regulations require the structure's foundation to be

elevated over fifty percent (50%) above its original elevation, the Design Review Board shall determine whether or not the reconstruction shall be required to meet the current Zoning Ordinance's Setback requirements.

E. Abandonment of a nonconforming structure.

- (1) A Nonconforming Structure will be considered abandoned when any of the following occurs:
 - (a) The owner has discontinued all use of the structure for a period of 12 months or more;
 - (b) A demolition permit has been applied for; or
 - (c) A Certificate of Zoning Compliance or a Building Permit to reconstruct a damaged Nonconforming Structure has not been secured within twelve (12) months of the date of occurrence of such damage, nor has construction under said permit been diligently pursued and completed within three (3) years from the date of the occurrence of such damage.
- (2) Once a Nonconforming Structure shall be deemed abandoned, its nonconforming status shall be lost and the structure, or any replacement, shall comply with the regulations of the zoning district in which it is located.

Sec. 21-152. Nonconforming lots.

A. Definition.

A Nonconforming Lot is a duly recorded lot of record established prior to adoption of the Town's first Zoning Ordinance that does not comply with the minimum Lot Area, lot width or lot depth requirements of this Zoning Ordinance.

B. Use of nonconforming lots.

- (1) A Nonconforming Lot may be developed to the extent that the development can be accomplished in accordance with the standards set out in this Zoning Ordinance.
- (2) This Article shall not protect Nonconforming Lots that have access only to a paper, unimproved street. Owners of such lots shall replat such lots in conformity with the subdivision regulations and the applicable regulations of this Zoning Ordinance before seeking a Certificate of Zoning Compliance and a Building Permit or otherwise seeking to use one or more of such lots.
- (3) No action shall be taken that further reduces the Lot Area of a Nonconforming Lot. Any such action may be prosecuted as a violation of this Zoning Ordinance and shall deprive the owner and any subsequent owner of the protection afforded by this Zoning Ordinance.

Sec. 21-153. Other nonconformities.

A. Examples.

The types of other nonconformities include but are not necessarily limited to: landscaping, screening, parking - and other nonconformities not involving structural aspects of a building, location of a building on a lot, lot dimensions or land or building use.

B. Increase prohibited.

As buildings, lots or parking areas are redeveloped, it is the intent of this Zoning Ordinance to encourage the reduction of nonconformities to the maximum extent feasible. When redevelopment occurs, the extent of the nonconformity shall not be increased or modified in any manner that would increase the degree of nonconformance.

Sec. 21-154. Reserved.

Sec. 21-155. Reserved.

Sec. 21-156. Reserved.

received
3-11-2016

received
4-15-2016

Town of Sullivan's Island
NOTICE OF APPEAL-FORM 1
BOARD OF ZONING APPEALS

Date Filed: 3/11/2016 Permit Application No. _____ Appeal No. _____
4/15/2016

This form must be completed on 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 [print] Allen S. Porter / Summer D. Eudy

MAILING ADDRESS: 2668 Goldbug Ave

Telephone 843-343-7976/843-530-1351 [work] _____ [home] _____

Interest: owner/rep Owner(s): Allen Porter Adjacent Owner(s) Other _____

[Use reverse side if more space is needed]

PROPERTY ADDRESS: 2668 Goldbug Ave Sullivan's Island, SC 29482

Lot 114E Block _____ Subdivision _____

Tax Map No. 529-67-00-008 Plat Book _____ Page _____

Lot Dimensions: 307 x 286 x 105 approx. Area: 37623

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: 3/11/16
4/15/2016

[Signature]
Owner Signature(s)

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

Date: 3/11/16
4/15/2016

[Signature]
Applicant Signature(s)

**Town of Sullivan's Island
Special Exception Application - Form 4
Board of Zoning Appeals**

Date Filed: _____ Permit 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 Special Exception

use as accessory Dwelling Unit

which is permitted special exception under the district regulation in Section 21-178 of the Zoning Ordinance. 21-20

2. Applicant will meet the standards in Section 21-178/21-20 of the Zoning Ordinance which are applicable to the proposed special exception in the following manner: _____

See attached p. 5 power point

Will meet all Required conditions & deed Restrictions

3. Applicant suggests that the following conditions be imposed to meet the standards in the Zoning Ordinance: See attached & presentation - also to

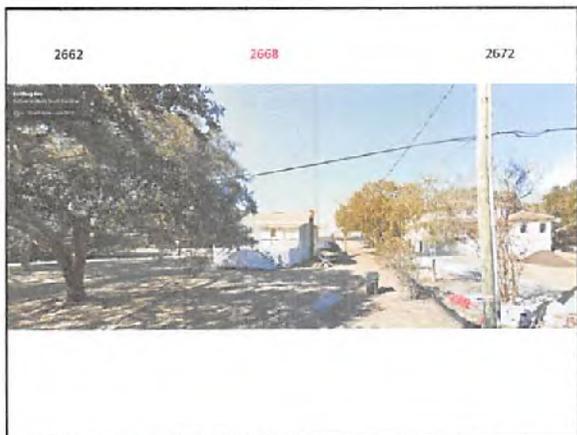
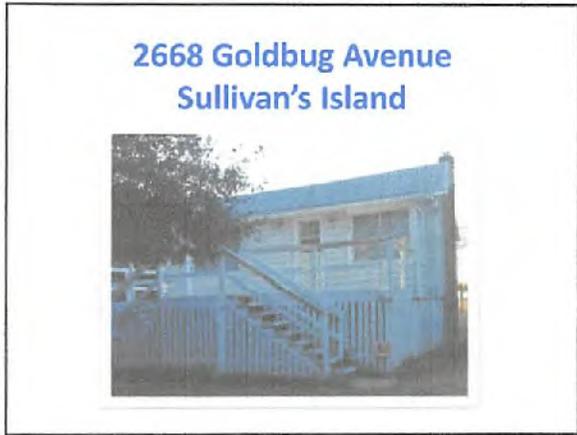
be based on DRB Review 3/17/16

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

Plans / powerpoint / photos
[A plot plan must be submitted]

Date: 3/11/16


Applicant's Signature



Board of Zoning Appeals

- Special Exception

Design Review Board

- Historic Designation
- Design



**Historic Resource of Sullivan's Island
Survey Supplement #2
Altered Historic Resources Evaluation**
December 2015

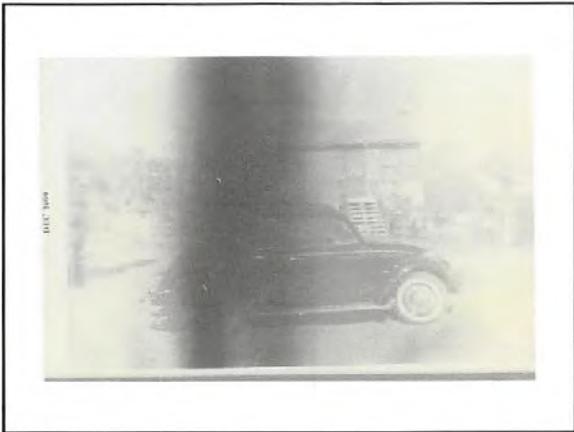
General Information

Compiler: Schrader Historic Preservation, LLC
 4111 East 4th Street
 Annapolis, Maryland 21403
 Field Survey: Architectural Evaluation: David D. Schrader
 Date: December 2015
 Prepared for: Town of Sullivan's Island, South Carolina

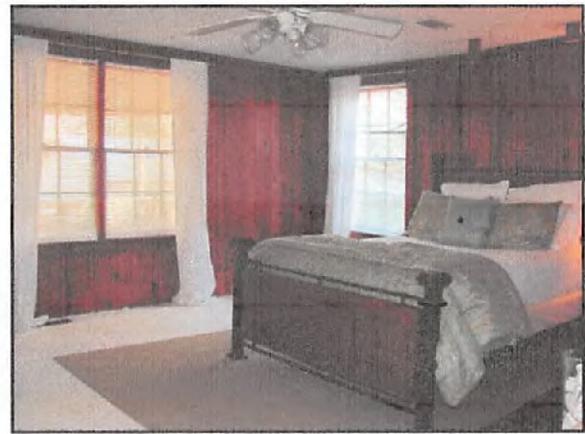
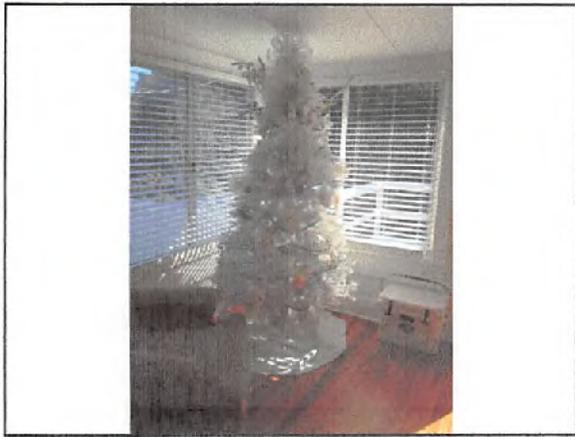
Project Summary

SHPP reviewed all historic resources that had been previously listed "Altered" in the historic resource inventory of Sullivan's Island to determine if any of the resources retained sufficient historic significance to be considered as a " landmark" or as "Traditional Square Resources." Generally, the properties listed retained their character, integrity, and historic significance. Research conducted to "dig deep" into each property's history revealed that several alterations, including commercial, structural, exterior, interior, and other alterations, had been made to the properties. While many of these alterations appeared to have enough historic character that they could be retained and considered as "Traditional Square Resources."

305 2603 G Oldbug Ave. Altered (restorable). Alterations have compromised the historic character of the house but appear to be reversible.









Special Exception

- Zoning Ordinance 21-178
- Zoning Ordinance 21-20

**Special Exception
21-178(C)**

Step 1: BZA Findings (Section 21-178)

1. Adequate provision is made for such items such as setbacks, fences, and buffered or planting strips to protect adjacent properties from possible adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion, and similar factors.
2. Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered.
3. Off-street parking and loading areas and the entrance and exits of these areas shall be adequate in terms of location, amount, design, and construction to serve the proposed use.
4. The proposed use shall be compatible with existing uses to the extent that such use will not adversely affect the level of property values, general character, or general welfare of the nearby area.

**Special Exception
21-20(c)**

Step 2: Special Exception Regulations- (Section 21-20, C 2)

- > Permission to build a second structure and to use the historic structure as an accessory dwelling is approved as a special exception by the Board of Zoning Appeals and
 - i. The following conditions as covenants running with the property shall be placed on the real estate for Charleston County before a building permit is issued:
 - ii. The lot shall remain in single ownership, more specifically, regardless of the type of ownership every owner, member, partner, shareholder, or unit owner, must have the same percentage of ownership in the historic structure as in any additional structure(s) and.
 - iii. Every owner, member, partner, shareholder or unit owner must have the same amount of control over the use of the historic structure as over any additional structure(s) and

Other Considerations:

- > Structure must be 1200 sq. ft. or less
- > No discretionary increases allowed by DRB (lot coverages)
- > May be rented long-term however must be owner occupied

Variance 21-179

Sec. 21-179. Variance.

- A. The Board of Zoning Appeals may grant a variance from the terms of this Zoning Ordinance when strict application of the provisions of the Zoning Ordinance would result in unnecessary hardship.
- B. A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following findings:
 - (1) There are extraordinary and exceptional conditions pertaining to the particular piece of property;
 - (2) These conditions do not generally apply to other property in the vicinity;
 - (3) Because of these conditions, the application of the Zoning Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
 - (4) The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the granting of the variance will not harm the character of the district.

Variance 21-23(E): RC2 Setback

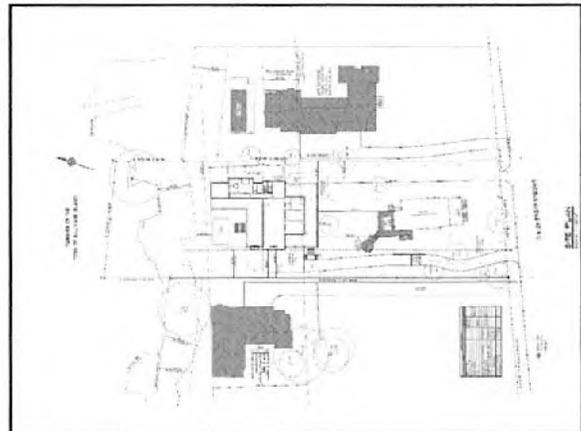
1. boundary line and all lot line distances as of the date the application is submitted.

6. SETBACK FROM ADJACENT:

- (1) The following setback requirements shall apply to structures constructed or placed on lots bordering the RC 2 District:
 - (a) Thirty (30) feet setback from the lot line bordering the RC 2 Zoning District boundary line or the South Carolina Department of Health and Environmental Control, Office of Ocean and Coastal Resource Management (DHEC OCRM) "Critical Area Line" established as of the date the Certificate of Zoning Compliance and the Building Permit are issued, whichever is further setback from the RC 2 Zoning District.
 - (b) No structure greater than four and one-half (4 1/2) feet shall be constructed or moved on a lot so that any portion of the structure closer to the front lot line is farther from the center of the right-of-way forming the setback boundary of the lot and running generally parallel with the roadbed line. The greatest distance between the center of the said right-of-way to the farthest point of any dwelling on the lot on which the lot is located.
 - (c) Any Certificate of Zoning Compliance and Building Permit issued for construction governed by this section shall be valid for twelve (12) months, and if reconstruction has not commenced within said

26

Article 01.05-Orange Plains Zoning Ordinance

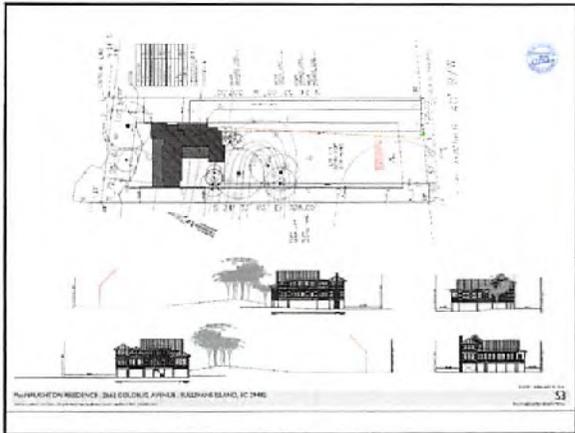


Neighbors GRANTED SAME Variance

- 2662 Goldbug – MacNaughton Property
- 2672 Goldbug Ave – Browder Property

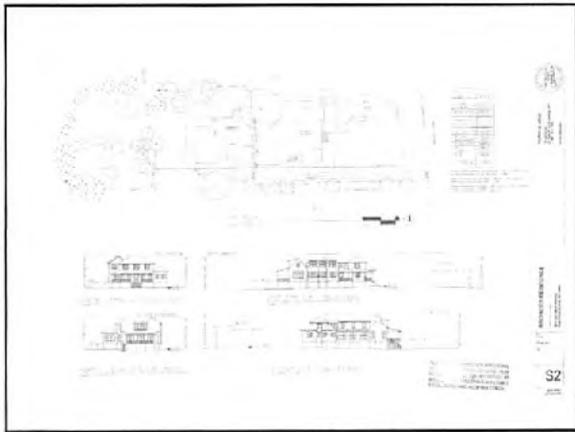
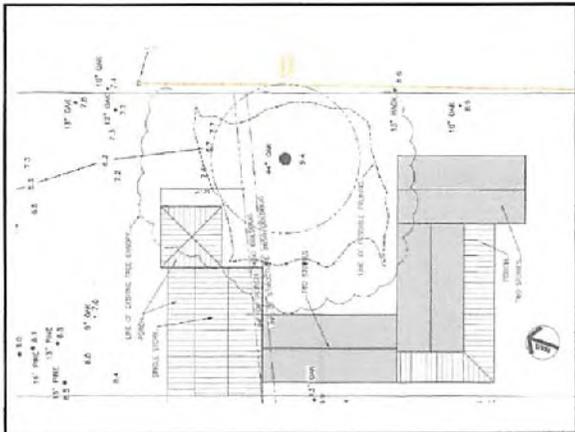
2662 Variance

- 2008
- Permitted 2016
- Essentially Same Variance



2672 Variance

- June 2013

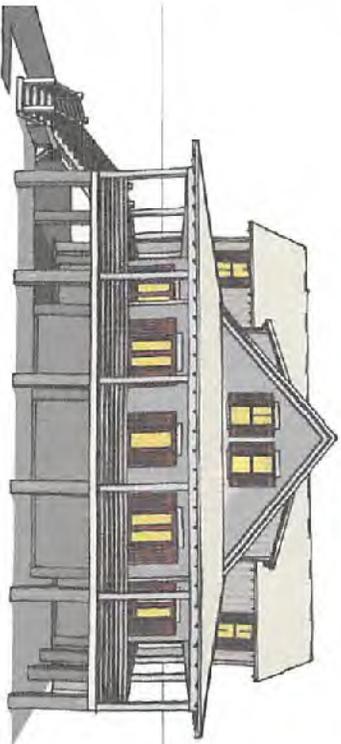


GENERAL NOTES:

1. ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS AND CONDITIONS OF THE CONTRACT AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS FOR HIGHWAY AND BRIDGE WORK, LATEST EDITION, AS APPLICABLE.
2. OWNER AND/OR DESIGNER SHALL BE RESPONSIBLE FOR ANY DELAYS, EVENTS, REQUESTS FOR CHANGE, AND/OR OTHER CONDITIONS WHICH MAY AFFECT THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, VERIFICATION, AND PROTECTION OF ALL WORKS OF ART AND STRUCTURES TO REMAIN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, VERIFICATION, AND PROTECTION OF ALL WORKS OF ART AND STRUCTURES TO REMAIN.
4. ALL CONSTRUCTION SHALL BE SUBJECT TO THE SUPERVISION AND CONTROL OF THE DESIGNER AND/OR OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, VERIFICATION, AND PROTECTION OF ALL WORKS OF ART AND STRUCTURES TO REMAIN.
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THE PORTER RESIDENCE

2668 GOLDBUG AVENUE
 LOT 114 MOULTRIEVILLE EAST
 TOWN OF SULLIVANS ISLAND
 SOUTH CAROLINA
 TMS 529-07-00-008



ILLUSTRATIVE RENDERING (N/6)

DESIGNED FOR ILLUSTRATIVE PURPOSES ONLY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, VERIFICATION, AND PROTECTION OF ALL WORKS OF ART AND STRUCTURES TO REMAIN.

PLAN HISTORY

04-21-2015	REVIEW SET #1
06-24-2015	REVIEW SET #2
07-10-2015	REVIEW SET #3
07-23-2015	REVIEW SET #4
09-21-2015	REVIEW SET #5
10-07-2015	REVIEW SET #6
11-03-2015	REVIEW SET #7
11-10-2015	REVIEW SET #8
11-25-2015	REVIEW SET #9
12-01-2015	REVIEW SET #10
01-08-2015	REVIEW SET #11

DRAWING INDEX

A1	TITLE PAGE & PLAN HISTORY
A2	SITE PLAN
A3	GROUND FLOOR PLAN
A4	FIRST FLOOR PLAN
A5	SECOND FLOOR PLAN & SECTIONS
A6	PERSPECTIVE VIEWS
A5	FRONT & LEFT ELEVATIONS
A6	REAR & RIGHT ELEVATIONS

BUILDER:

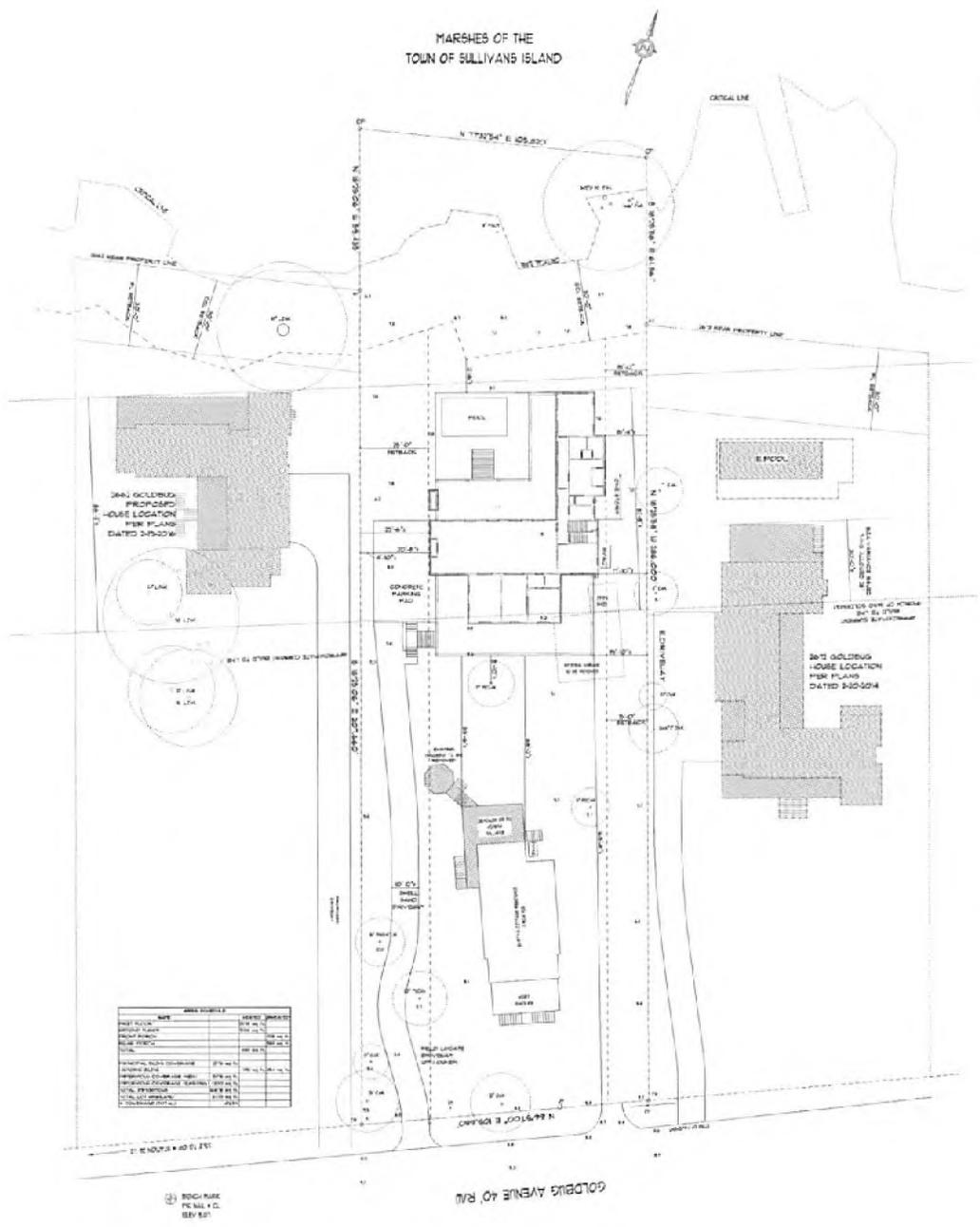
S1	FOUNDATION PLAN
S2	FOUNDATION DETAILS
S3	1ST FLOOR FRAMING PLAN
S4	2ND FLOOR FRAMING PLAN
S5	ROOF FRAMING PLAN
S6	FRAMING & CONNECTION DETAILS

Plan and Structural Engineering by:



DRB CONCEPTUAL SUBMITTAL

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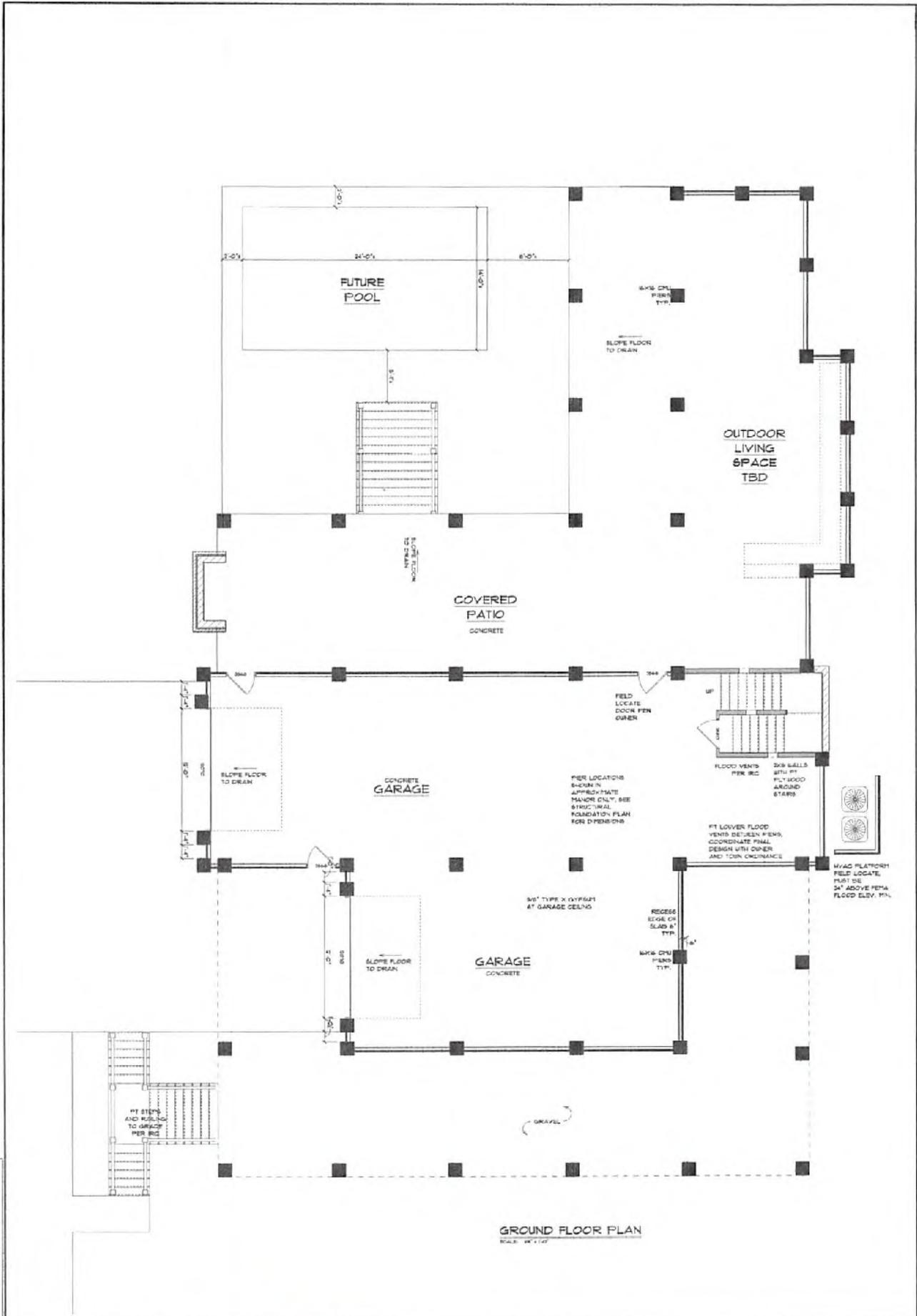
AREA SYMBOL	NAME	FINISH	THICKNESS
(Symbol)	CONCRETE	CONCRETE	4\"/>

SITE PLAN
SCALE: 1" = 30'-0"

THIS PLAN DOES NOT REPRESENT A BIDDING OR A FINAL SITE PLAN. IT IS A PRELIMINARY SITE PLAN TO BE USED FOR THE PRELIMINARY DESIGN ONLY. THE EXACT LOCATION AND PLACEMENT SHALL BE DETERMINED BY A LICENSED SURVEYOR. UNDEVELOPED AREAS, LOCATIONS, DIMENSIONS AND DISTANCES TAKEN FROM ANY OTHER PLANS, SURVEYS, RECORDS, OR RECORDS OF TITLE SHALL BE SHOWN FOR INFORMATION ONLY. ALL INFORMATION SHALL BE VERIFIED BY THE USER BEFORE CONSTRUCTION.

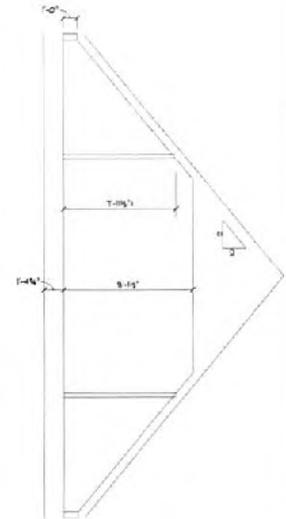
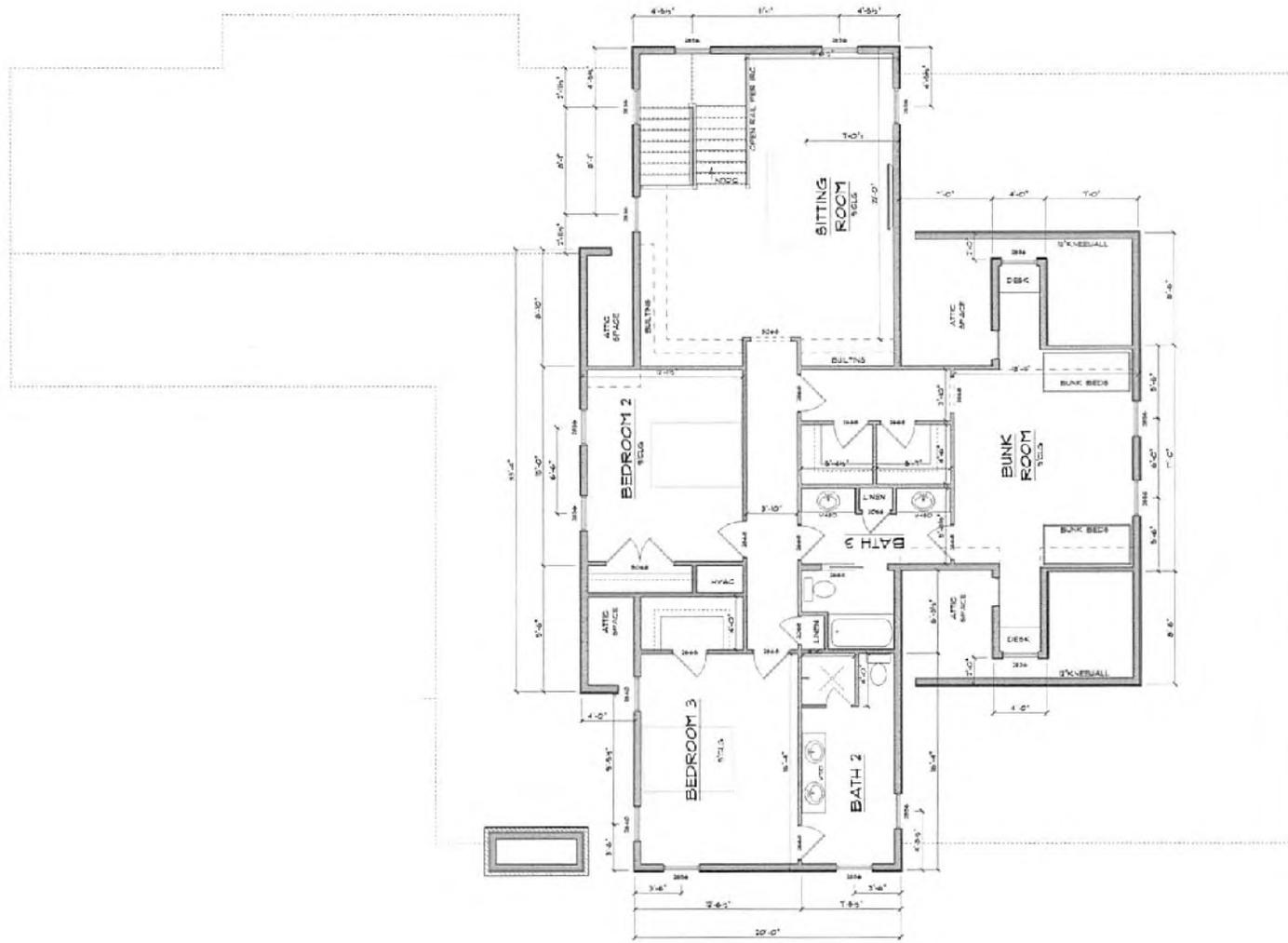
 <p>MW DESIGN ARCHITECTURE INTERIOR DESIGN LANDSCAPE ARCHITECTURE</p>	<p>STRUCTURAL ENGINEERING & DESIGN BY MW DESIGN, LLC FOR</p> <p>THE PORTER RESIDENCE 2668 GOLDBUG AVENUE SULLIVANS ISLAND, SOUTH CAROLINA</p>	<p>DATE: 10/15/2014</p> <p>SCALE: 1" = 30'-0"</p> <p>PROJECT: THE PORTER RESIDENCE</p> <p>CLIENT: MW DESIGN, LLC</p> <p>DESIGNER: J. M. WILSON</p> <p>CHECKER: J. M. WILSON</p> <p>DATE: 10/15/2014</p>	<p>DATE: 10/15/2014</p> <p>SCALE: 1" = 30'-0"</p> <p>PROJECT: THE PORTER RESIDENCE</p> <p>CLIENT: MW DESIGN, LLC</p> <p>DESIGNER: J. M. WILSON</p> <p>CHECKER: J. M. WILSON</p> <p>DATE: 10/15/2014</p>
	<p>DATE: 10/15/2014</p> <p>SCALE: 1" = 30'-0"</p> <p>PROJECT: THE PORTER RESIDENCE</p> <p>CLIENT: MW DESIGN, LLC</p> <p>DESIGNER: J. M. WILSON</p> <p>CHECKER: J. M. WILSON</p> <p>DATE: 10/15/2014</p>	<p>DATE: 10/15/2014</p> <p>SCALE: 1" = 30'-0"</p> <p>PROJECT: THE PORTER RESIDENCE</p> <p>CLIENT: MW DESIGN, LLC</p> <p>DESIGNER: J. M. WILSON</p> <p>CHECKER: J. M. WILSON</p> <p>DATE: 10/15/2014</p>	

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GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

<p>A3</p>	<p>PORTER RESIDENCE</p>	 <p>MW DESIGN 2668 GOLDBUG AVENUE SULLIVANS ISLAND, SOUTH CAROLINA</p>	<p>STRUCTURAL ENGINEERING & DESIGN BY MW DESIGN, LLC FOR THE PORTER RESIDENCE 2668 GOLDBUG AVENUE SULLIVANS ISLAND, SOUTH CAROLINA</p>	
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STRUCTURAL ENGINEERING & DESIGN BY RAW DESIGN, LLC FOR:

THE PORTER RESIDENCE
 2668 GOLDBUG AVENUE
 SULLIVANS ISLAND, SOUTH CAROLINA

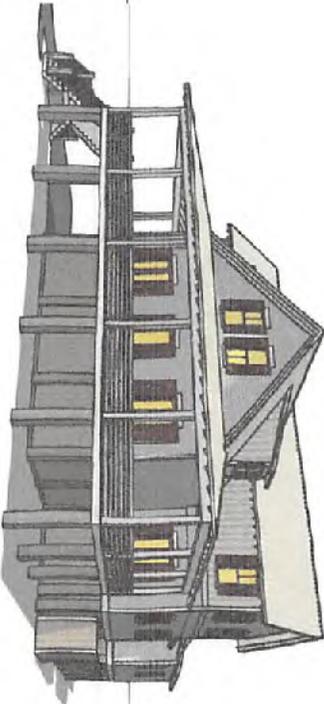
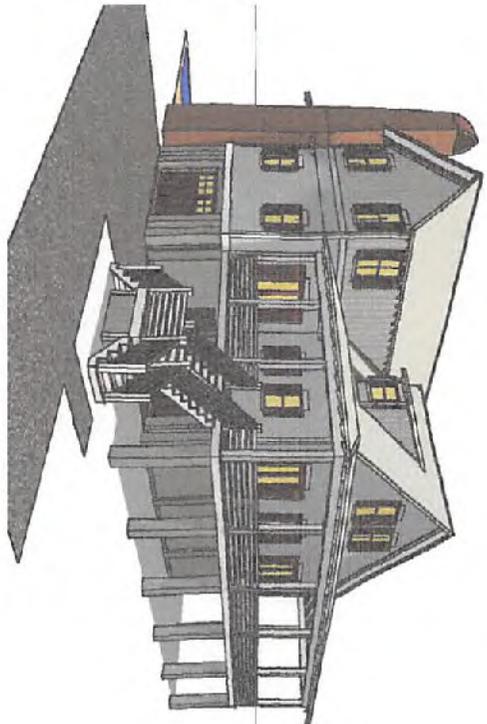
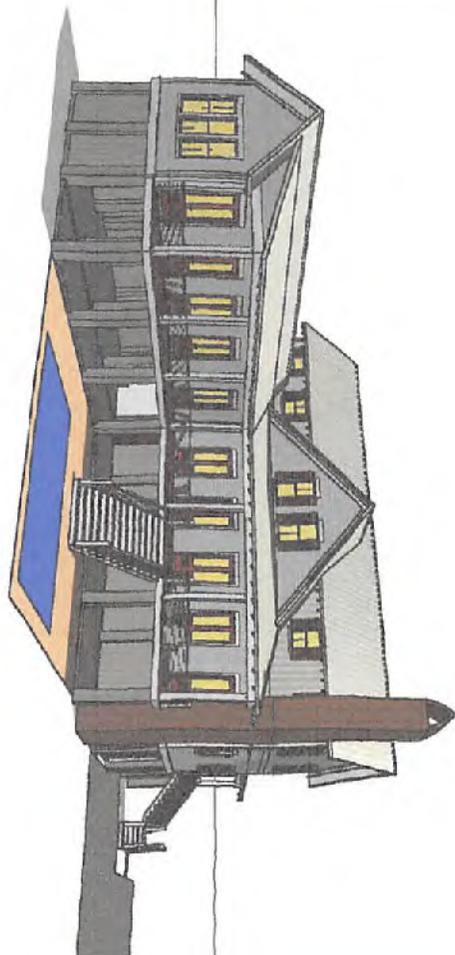
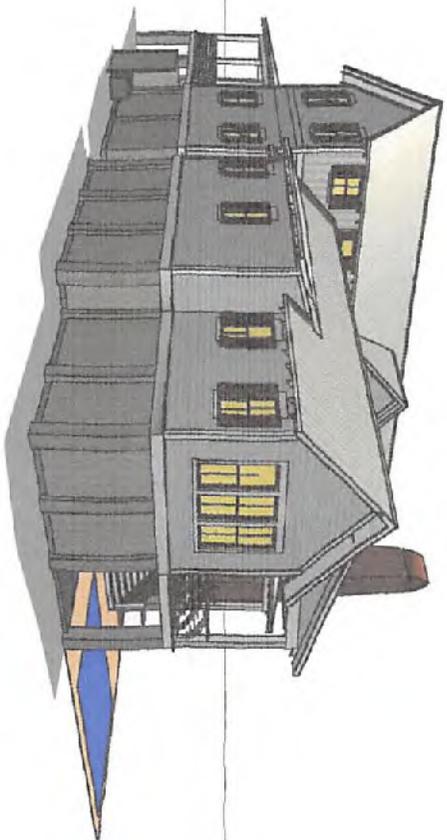


© 2014 MW DESIGN
 1010 W. 10TH STREET
 CHARLESTON, SC 29405
 WWW.MWDESIGN.COM

PROJECT:
PORTER RESIDENCE

DRAWN BY: **MDA**
 DATE: **2/1/2014**
 JOB NO.: **0-2014**
 TITLE:

SCALE:
A5



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 <p>MW DESIGN 814-642-4111 CHARLOTTE, NC WWW.MWDESIGN.COM</p>	<p>STRUCTURAL ENGINEERING & DESIGN BY MW DESIGN, LLC FOR</p> <p>THE PORTER RESIDENCE 2668 GOLDBUG AVENUE SULLIVANS ISLAND, SOUTH CAROLINA</p>		<p>A6</p>
	<p>DATE: 05/20/2014 TIME: 11:20AM USER: JMM JOB NO: 84981</p>	<p>PROJECT: PORTER RESIDENCE</p>	

PATRICK M. O'NEIL
MAYOR

TOWN OF SULLIVAN'S ISLAND

TOWN COUNCIL
CHAUNCEY CLARK, MAYOR PRO TEM
SARAH CHURCH
MARK HOWARD
RITA LANGLEY
SUSAN MIDDAGH
BACHMAN SMITH, IV



ANDY BENKE
TOWN ADMINISTRATOR

JASON BLANTON
DEPUTY ADMINISTRATOR/COMPTROLLER

LAWRENCE A. DODDS
TOWN ATTORNEY

GREG GRESS
WATER AND SEWER MANAGER

JOE HENDERSON
ZONING ADMINISTRATOR

DANIEL S. HOWARD
CHIEF OF POLICE

ELLEN MILLER
TOWN CLERK

RANDY ROBINSON
BUILDING OFFICIAL

M. ANTHONY STITH
FIRE CHIEF

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 May 12, 2016, WHICH WILL BE HELD AT SULLIVAN'S ISLAND TOWN HALL LOCATED AT 2050-B 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

4/15/2016

DATE

**Town of Sullivan's Island
Special Exception Application - Form 4
Board of Zoning Appeals**

Date Filed: _____ Permit 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 Special Exception

use as accessory Dwelling Unit

which is permitted special exception under the district regulation in Section 21-178 of the Zoning Ordinance. 21-20

2. Applicant will meet the standards in Section 21-178/21-20 of the Zoning Ordinance which are applicable to the proposed special exception in the following manner: _____

See attached p. 5 power point

Will meet all Required conditions & deed Restrictions

3. Applicant suggests that the following conditions be imposed to meet the standards in the Zoning Ordinance: See attached & presentation - also to

be based on DRB Review 3/17/16

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

Plans / powerpoint / photos
[A plot plan must be submitted]

Date: 3/11/16


Applicant's Signature

There was no decision made to approve or deny the application at the 4/20/2016 meeting of the DRB; however, based on the discussion, as well as the discussion at the 3/10/2016 BZA meeting, the applicant presents the following and requests approval of the special exception, including an approximate sixty two (62') foot encroachment from the build to line. This is an approximate (20') reduction from the encroachment of the same as shown on the site plan previously submitted to the BZA. This request is in line with the discussions and comments of the Board members at the BZA and DRB meetings, as well as in consideration of the concerns of the neighbors and the conditions created by the variances granted on the two adjacent properties. See attached submittals including: (1) diagonal view lines as would exist WITHOUT modification of the proposed plans as originally submitted to the BZA; (2) Site plan with original house plan and diagonal line as proposed by a Board member of the DRB - which creates a new build-to line at the mid-point of the diagonal as drawn between the two adjacent properties to the applicant - at nineteen feet, three inches (19'3"), behind the original proposed construction; (3) new site plan showing a new build to-line (based on the diagonal); (4) site plan with an approximate building footprint. More detailed house plans are forthcoming; however, due to time constraints, the same is not yet finalized.

Submitted as supplemental to special exception request:

**Town of Sullivan's Island
Variance Application – Form 3
Board of Zoning Appeals**

Date Filed: _____ Permit 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:

21-23(E)(b)

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: Use as a special exception as permitted under 21-140 and 21-20, permitting a second structure to be built

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.

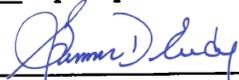
- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows: Existing circa 1925 cottage
- b. These conditions do not generally apply to other property in the vicinity as shown by: Existing historic (modified) cottage to be restored and build to line which restricts building footprint on otherwise large lot, as well as variances on both adjacent properties.
- 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: As permitted under 21-140 and 21-20, as well as based on site lines and set backs established by granting of variances on both adjacent properties
- 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 same variance was permitted on the neighboring properties and will not restrict the neighbors use of their property.

3. The following documents are submitted in support of the application: _____

See attached

A plot plan must be submitted].

Date: 5/3/2016



Applicant's Signature



Data SIO, NOAA, U.S. Navy, NGA, GEBCO
© 2016 Google

Image © 2016 TerraMetrics

Google earth

2014

Imagery Date: 12/13/2015 32°46'09.75" N 79°49'40.55" W elev 28 ft eye alt 80 ft



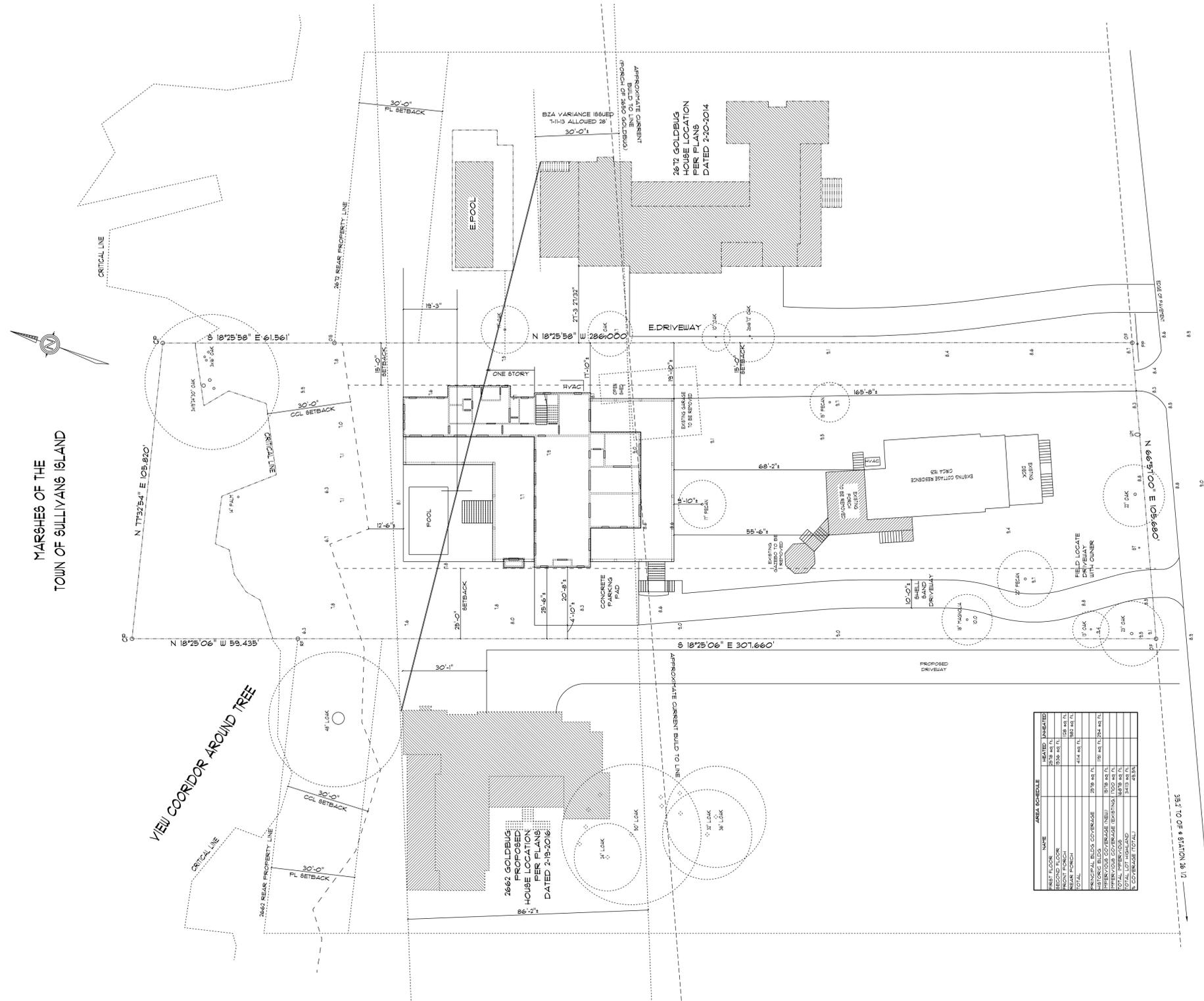
Image Landsat
© 2016 Google
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Google earth









NAME	AREA	COVERAGE	HEATED	UNHEATED
1ST FLOOR	2978	82	2978	82
2ND FLOOR	2048	57	2048	57
REAR PORCH	442	12	442	12
DECK	188	5	188	5
TOTAL	5656	156	5656	156
MINIMUM BLOSS COVERAGE	2978	82	2978	82
MINIMUM BLOSS COVERAGE (NEW)	3728	103	3728	103
MINIMUM BLOSS COVERAGE (EXISTING)	1928	53	1928	53
TOTAL LOT HIGHLAND	5656	156	5656	156
% COVERAGE TOTAL			43.5%	

SITE PLAN
SCALE: 1" = 20'-0"

THIS PLAN DOES NOT REPRESENT A SURVEY OR A PLAT. IT IS A SITE PLAN TO HELP LOCATIONS BE IDENTIFIED. THE SURVEYOR'S RESPONSIBILITY IS TO IDENTIFY THE EXISTING LOCATIONS OF TREES AND SETBACKS TAKEN FROM SURVEY BY JOHN E. WADE JR. FILE DATED MARCH 19TH 2006 LABELED "SURVEY OF 2668 GOLDBUG AVENUE AKA LOT 111 MOUNTAINVILLE SOUTH CAROLINA". THIS PLAN IS NOT TO BE VERIFIED BY THE BUILDER PRIOR TO CONSTRUCTION.



MARSHES OF THE TOWN OF SULLIVANS ISLAND

VIEW CORRIDOR AROUND TREE

GOLDBUG AVENUE 40' R/W

BEACH MARK
FK NAIL & CL
ELEV 3.01

STRUCTURAL ENGINEERING & DESIGN BY MW DESIGN, LLC FOR:

THE PORTER RESIDENCE
2668 GOLDBUG AVENUE
SULLIVANS ISLAND, SOUTH CAROLINA

0) 843-410-8778
M) 843-991-6811
CHARLESTON, SC
29407
WWW.MWDESIGNSC.COM

PLAN NAME
PORTER RESIDENCE

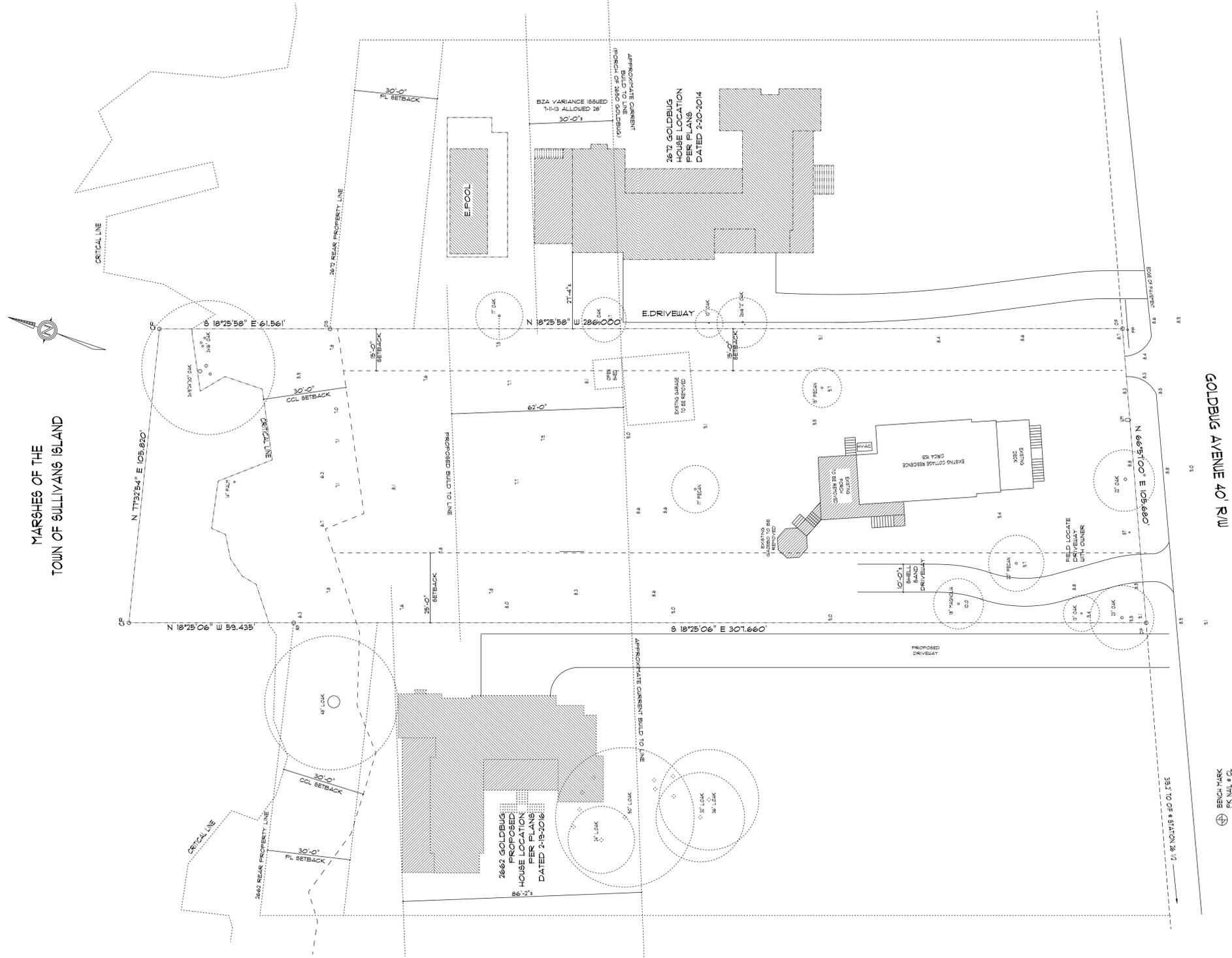
DRAWN BY: YGW

DATE: 4/25/2016

JOB NO.: 15-2899

TITLE:
SITE PLAN

SHEET:
A2



SITE PLAN
 SCALE: 1" = 20'-0"

THIS PLAN DOES NOT REPRESENT A SURVEY OR A PLAT. IT IS A SITE PLAN TO HELP LOCATE THE PROPOSED HOUSE ONLY. THE EXACT LAYOUT AND PLACEMENT SHALL BE DETERMINED BY THE BUILDER. THE BUILDER SHALL VERIFY THE LOCATION OF ALL TREES AND SETBACKS TAKEN FROM SURVEY BY JOHN E. WARD, PLS DATED MARCH 18TH 2016 LABELED "SURVEY OF 2668 GOLDBUG AVENUE ACLOT 14 MARSHVILLE EAST INC." PRIOR TO CONSTRUCTION.

BENCH MARK
 PK NAIL # CL
 ELEV 3.01

MARSHES OF THE
 TOWN OF SULLIVANS ISLAND

GOLDBUG AVENUE 40' R/W

STRUCTURAL ENGINEERING & DESIGN BY MW DESIGN, LLC FOR:
THE PORTER RESIDENCE #2
 2668 GOLDBUG AVENUE
 SULLIVANS ISLAND, SOUTH CAROLINA

MW DESIGN
 O) 843-410-8778
 M) 843-991-6811
 CHARLESTON, SC
 29407
 WWW.MWDESIGNSC.COM

PLAN NAME	PORTER RESIDENCE
DRAWN BY:	MGW
DATE:	5/3/2016
JOB NO.:	15-2899
TITLE:	
SHEET:	S1

received
3-11-2016

received
4-15-2016

Town of Sullivan's Island NOTICE OF APPEAL-FORM 1 BOARD OF ZONING APPEALS

Date Filed: 3/11/2016 Permit Application No. _____ Appeal No. _____
4/15/2016

This form must be completed on 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 [print] Allen S. Porter / Summer D. Eudy

MAILING ADDRESS: 2668 Goldbug Ave

Telephone 843-343-7976/843-530-1351 [work] _____ [home] _____

Interest: owner/rep Owner(s): Allen Porter Adjacent Owner(s) Other _____

[Use reverse side if more space is needed]

PROPERTY ADDRESS: 2668 Goldbug Ave Sullivan's Island, SC 29482

Lot 114E Block _____ Subdivision _____

Tax Map No. 529-67-00-008 Plat Book _____ Page _____

Lot Dimensions: 307 x 286 x 105 approx. Area: 37623

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: 3/11/16
4/15/2016

[Signature]
Owner Signature(s)

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

Date: 3/11/16
4/15/2016

[Signature]
Applicant Signature(s)

**Town of Sullivan's Island
Special Exception Application - Form 4
Board of Zoning Appeals**

Date Filed: _____ Permit 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 Special Exception

use as accessory Dwelling Unit

which is permitted special exception under the district regulation in Section 21-178 of the Zoning Ordinance. 21-20

2. Applicant will meet the standards in Section 21-178/21-20 of the Zoning Ordinance which are applicable to the proposed special exception in the following manner: _____

See attached p. 5 power point

Will meet all Required conditions & deed Restrictions

3. Applicant suggests that the following conditions be imposed to meet the standards in the Zoning Ordinance: See attached & presentation - also to

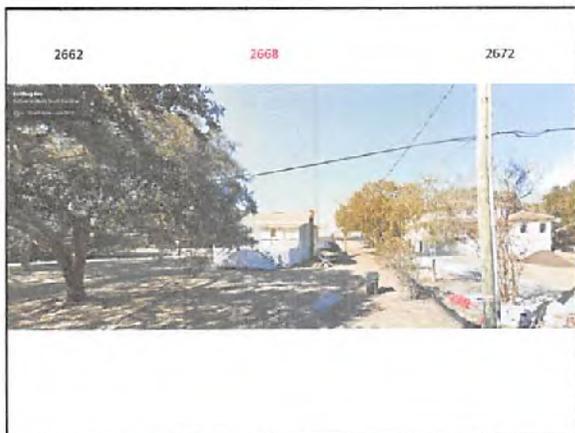
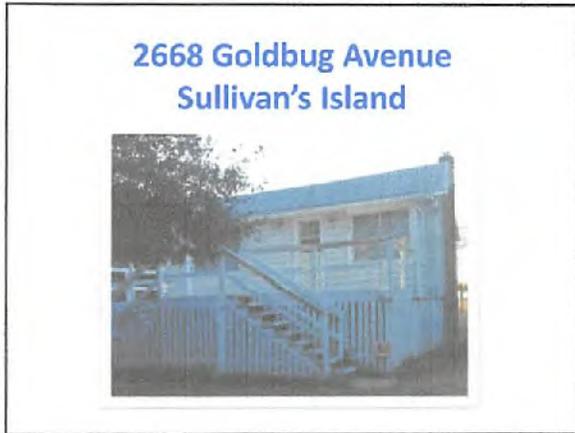
be based on DRB Review 3/17/16

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

Plans / powerpoint / photos
[A plot plan must be submitted]

Date: 3/11/16


Applicant's Signature



Board of Zoning Appeals

- Special Exception

Design Review Board

- Historic Designation
- Design



**Historic Resource of Sullivan's Island
Survey Supplement #2
Altered Historic Resources Evaluation**
December 2015

General Information

Compiler: Schrader Historic Preservation, LLC
 4111 East 4th Street
 Annapolis, Maryland 21403

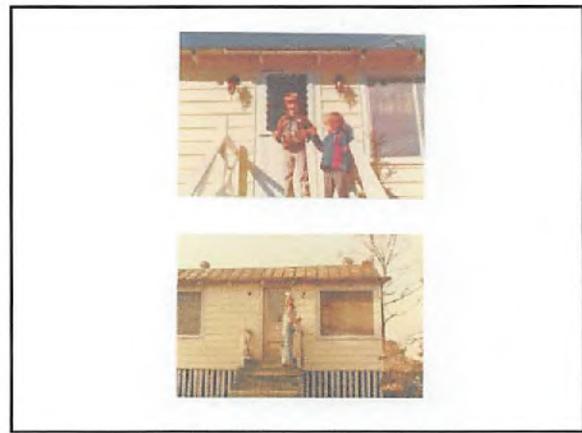
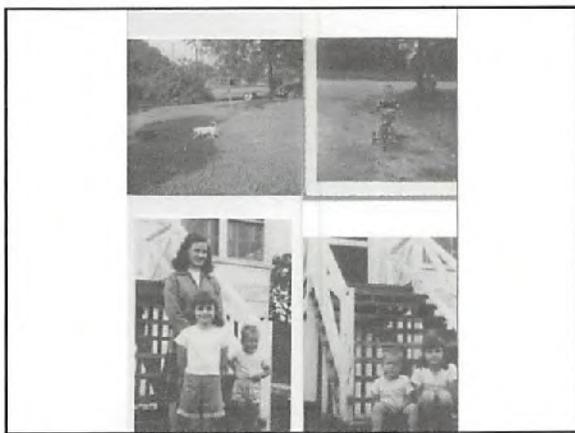
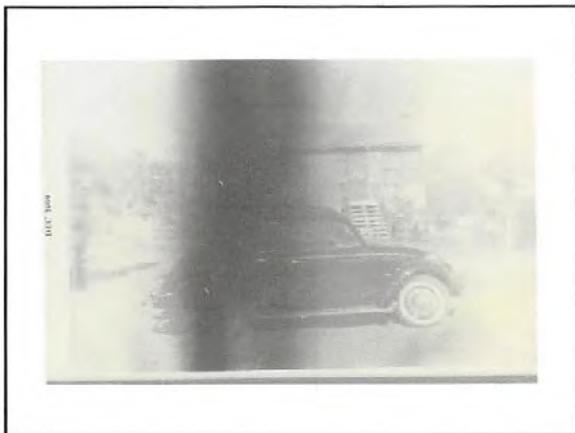
Field Survey: Architectural Evaluation: David D. Schrader
 Date: December 2015

Prepared for: Town of Sullivan's Island, South Carolina

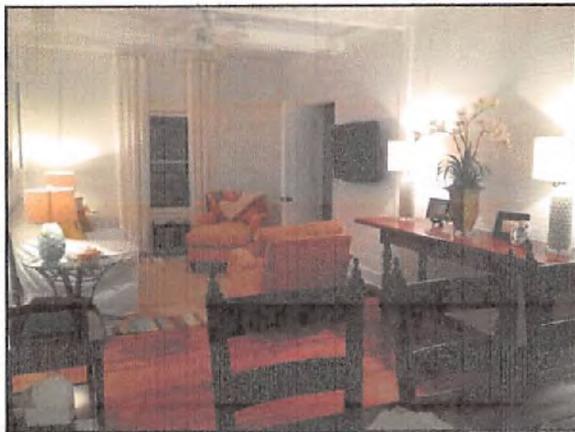
Project Summary

SHPP reviewed all historic resources that had been previously listed "Altered" in the historic resource inventory of Sullivan's Island to determine if any of the resources retained sufficient historic significance to be considered as a " landmark" or a "Traditional Square Resource." Generally, the properties listed retained their historic significance, integrity and architectural significance. However, the SHPP found that four properties had historic character and integrity compromised, primarily through extensive exterior alterations or additions. Although the properties could be repaired, none qualify for historic status and three buildings appeared to have enough historic character that they could be restored and considered as "Traditional Square Resources."

305 2603 G Oldbug Ave. Altered (restorable). Alterations have compromised the historic character of the house but appear to be reversible.









Special Exception

- Zoning Ordinance 21-178
- Zoning Ordinance 21-20

Special Exception 21-178(C)

Step 1: BZA Findings (Section 21-178)

1. Adequate provision is made for such items such as setbacks, fences, and buffered or planting strips to protect adjacent properties from possible adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion, and similar factors.
2. Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered.
3. Off-street parking and loading areas and the entrance and exits of these areas shall be adequate in terms of location, amount, design, and construction to serve the proposed use.
4. The proposed use shall be compatible with existing uses to the extent that such use will not adversely affect the level of property values, general character, or general welfare of the nearby area.

Special Exception 21-20(c)

Step 2: Special Exception Regulations (Section 21-20, C 2)

- > Permission to build a second structure and to use the historic structure as an accessory dwelling is approved as a special exception by the Board of Zoning Appeals; and
 - i. The following conditions as coverages running with the property shall be placed on the real estate for Charleston County before a building permit is issued:
 - ii. The lot shall remain in single ownership, more specifically, regardless of the type of ownership every owner, member, partner, shareholder, or unit owner, must have the same percentage of ownership in the historic structure as in any additional structure(s); and
 - iii. Every owner, member, partner, shareholder or unit owner must have the same amount of control over the use of the historic structure as over any additional structure(s); and

Other Considerations:

- > Structure must be 1200 sq. ft. or less
- > No discretionary increases allowed by DRB (lot coverages)
- > May be rented long-term however must be owner occupied

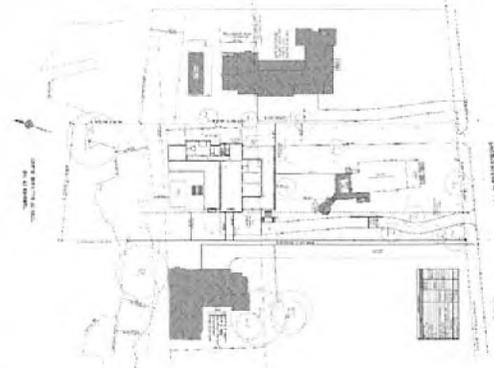
Variance 21-179

Sec. 21-179. Variance.

- A. The Board of Zoning Appeals may grant a variance from the terms of this Zoning Ordinance when strict application of the provisions of the Zoning Ordinance would result in unnecessary hardship.
- B. A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following findings:
 - (1) There are extraordinary and exceptional conditions pertaining to the particular piece of property;
 - (2) These conditions do not generally apply to other property in the vicinity;
 - (3) Because of these conditions, the application of the Zoning Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
 - (4) The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the granting of the variance will not harm the character of the district.

Variance 21-23(E): RC2 Setback

1. boundary line and all lot line distances as of the date the application is submitted.
6. **Setback from lot corner:**
- (1) The following setback requirements shall apply to structures constructed or placed on lots bordering the RC 2 District:
 - (a) Thirty (30) feet setback from the lot line bordering the RC 2 Zoning District boundary line or the South Carolina Department of Health and Environmental Control, Office of Ocean and Coastal Resource Management (DHEC OCRM) "Critical Area Line" established as of the date the Certificate of Zoning Compliance and the Building Permit are issued, whichever is further upstream from the RC 2 Zoning District.
 - (b) No structure greater than four and one-half (4 1/2) feet shall be constructed or moved on a lot so that any portion of the structure claims to the Rear Lot Line is further from the center of the right-of-way forming the setback boundary of the lot and running generally parallel with the setback line than the greatest distance between the center of the said right-of-way to the furthest point of any existing structure on the lot as located.
 - (c) Any Certificate of Zoning Compliance and Building Permit issued for construction governed by this section shall be valid for twelve (12) months, and if construction has not commenced within said

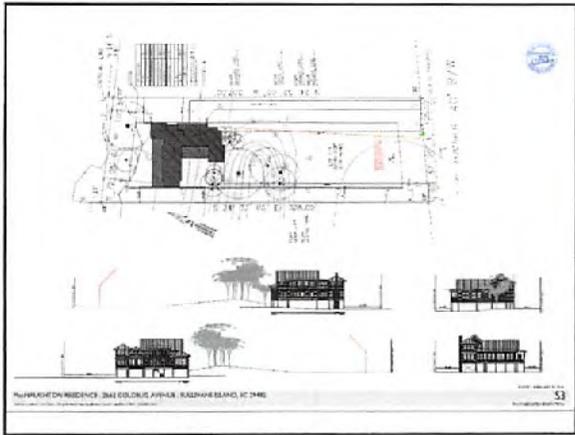


Neighbors GRANTED SAME Variance

- 2662 Goldbug – MacNaughton Property
- 2672 Goldbug Ave – Browder Property

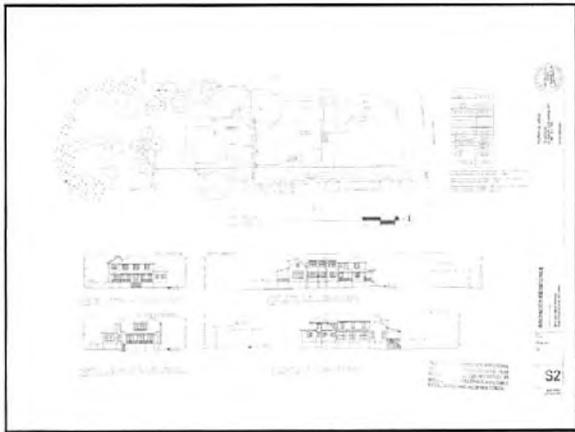
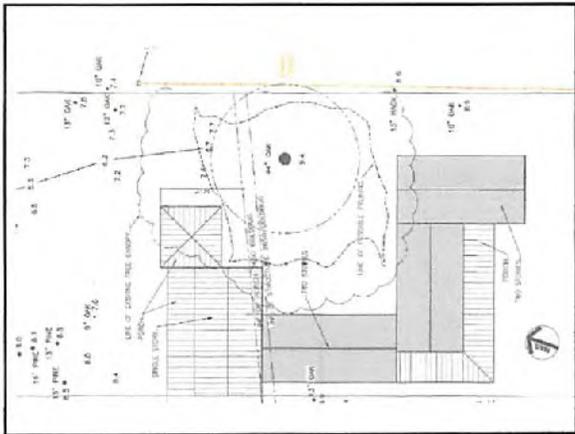
2662 Variance

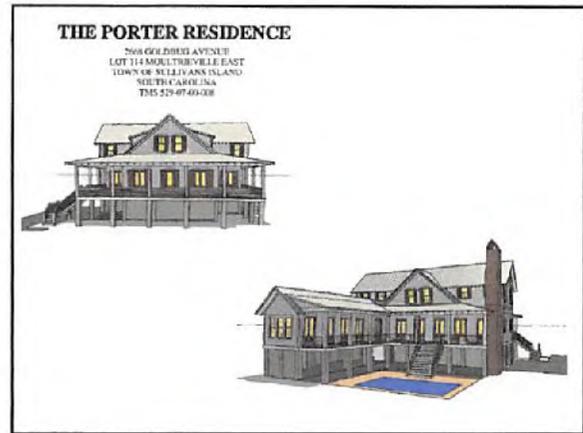
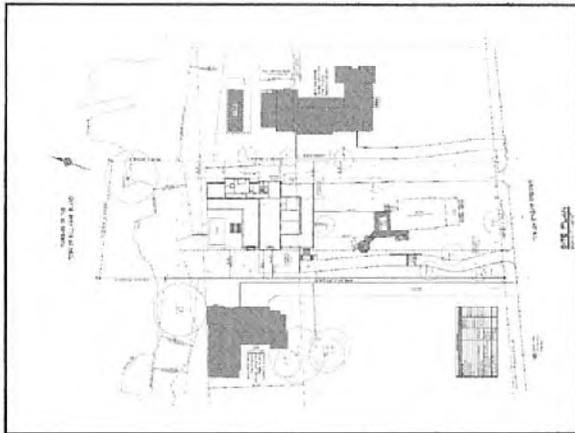
- 2008
- Permitted 2016
- Essentially Same Variance



2672 Variance

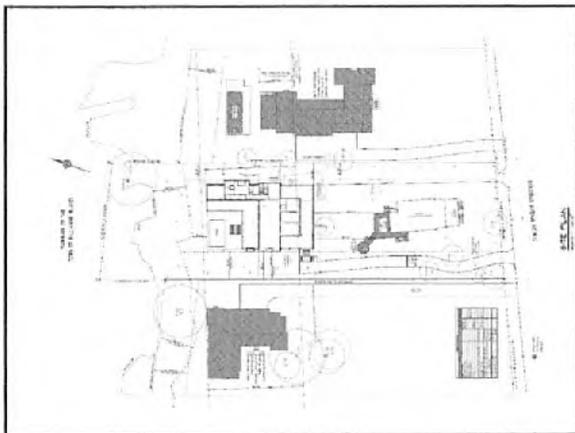
- June 2013





THE PORTER RESIDENCE

7064 GEE DRUG AVENUE
 LOT 114 MULLENVILLE EAST
 TOWN OF WELLSVILLE ISLAND
 SOUTH CAROLINA
 TMS 475-87-6638



Intent of Ordinance Support from Town

From: Robert S. Sinker, Mayor, [Town of Wellsville](mailto:rsinker@townofwellsville.com)
Date: Wednesday, March 10, 2016, 12:27 PM
To: Mr. Anderson
Subject: Re: Building support for proposed variance

Hi,

Thank you for your letter and meeting for the proposed variance requested by Mr. Porter at owner of 2068 Building. On the time it is noted that it will be able to attend the Board's meeting after this will be discussed and we will have the following items:

- Have your the application, design, and site coverage information and before the variance requested and the efforts taken to have the design, design and site coverage information for the Board's review and approval. We are sure that the Board will be able to provide the necessary information to the Board's review and approval.
- The Board's review and approval of the proposed variance requested by Mr. Porter at owner of 2068 Building. We are sure that the Board will be able to provide the necessary information to the Board's review and approval.

Thank you for your letter and meeting for the proposed variance requested by Mr. Porter at owner of 2068 Building. We are sure that the Board will be able to provide the necessary information to the Board's review and approval.

Robert S. Sinker, Mayor, [Town of Wellsville](mailto:rsinker@townofwellsville.com)
 2714 Laurel Blvd
 Wellsville, NC 27882
 Phone: 478-225-2200
 Fax: 478-225-2200
 Email: rsinker@townofwellsville.com

Dear Mr. Anderson,

I am writing to you and the Board of Zoning in support of the proposed variance requested by Mr. Porter at owner of 2068 Building. We are sure that the Board will be able to provide the necessary information to the Board's review and approval.

The Board's review and approval of the proposed variance requested by Mr. Porter at owner of 2068 Building. We are sure that the Board will be able to provide the necessary information to the Board's review and approval.

I would like to see that the Board also consider the Board's request and part of the special exception and variance.

Thank you for your time and support for this project.

Robert S. Sinker, Mayor
 2714 Laurel Blvd
 Wellsville, NC 27882

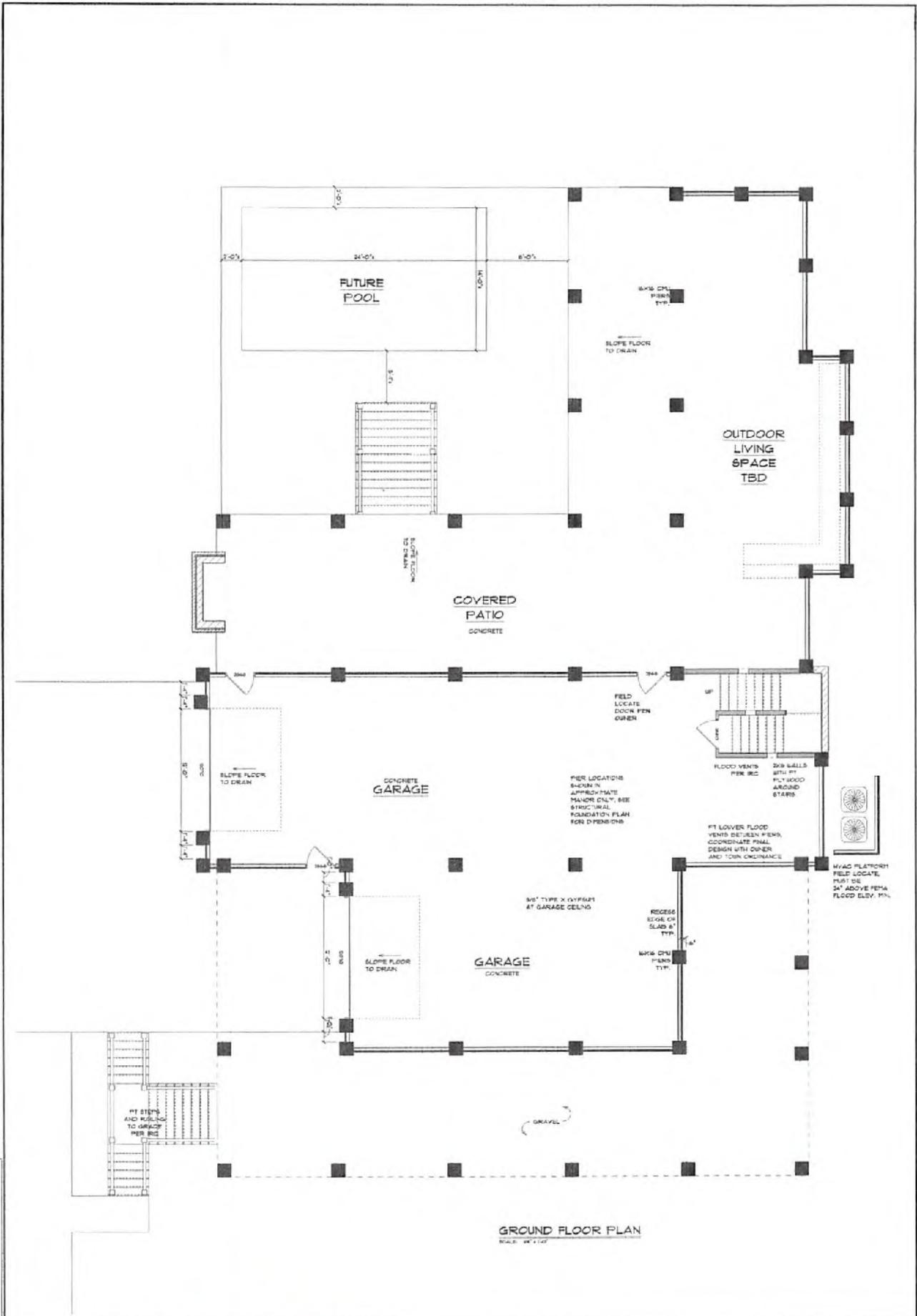
MEMBERS OF THE BOARD,

I would like to see your support for the project proposed at 2068 Building. The existing house on that lot is one of my favorite homes on the street and I would like to see that the Board also consider the Board's request and part of the special exception and variance.

Thank you for your time and support for this project.

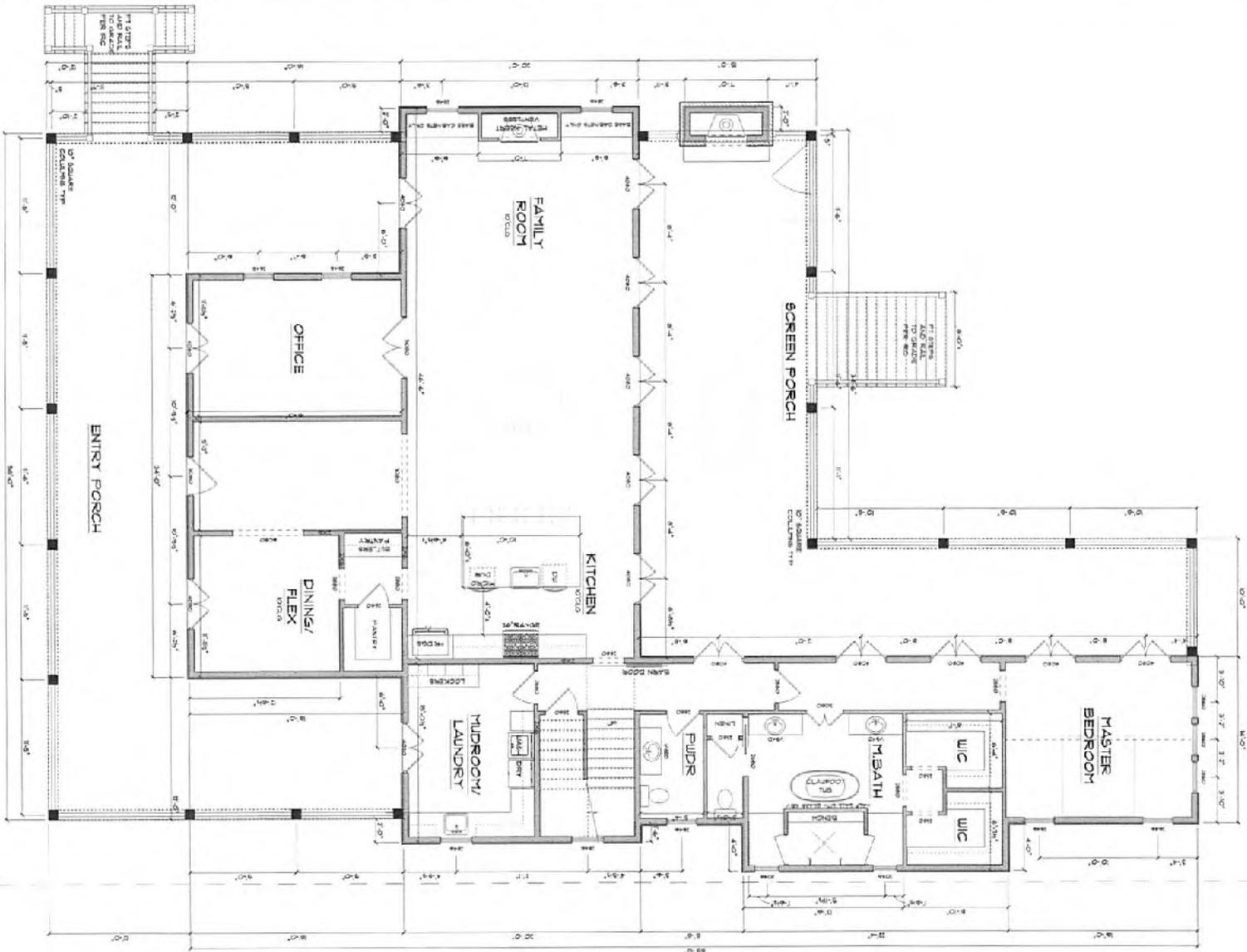
Robert S. Sinker, Mayor
 2714 Laurel Blvd
 Wellsville, NC 27882

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GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

<p>A3</p> <p>DATE: _____</p> <p>SCALE: _____</p> <p>PROJECT: _____</p> <p>CLIENT: _____</p> <p>DESIGNER: _____</p> <p>DATE: _____</p>	<p>PORTER RESIDENCE</p> <p>2668 GOLDBUG AVENUE</p> <p>SULLIVANS ISLAND, SOUTH CAROLINA</p>	<p>STRUCTURAL ENGINEERING & DESIGN BY MW DESIGN, LLC FOR:</p>	<p>DATE: _____</p> <p>SCALE: _____</p> <p>PROJECT: _____</p> <p>CLIENT: _____</p> <p>DESIGNER: _____</p> <p>DATE: _____</p>
			<p>DATE: _____</p> <p>SCALE: _____</p> <p>PROJECT: _____</p> <p>CLIENT: _____</p> <p>DESIGNER: _____</p> <p>DATE: _____</p>



AREA SCHEDULE			
NAME	FINISHED	UNFINISHED	TOTAL
FIRST FLOOR	1076 sq. ft.	0 sq. ft.	1076 sq. ft.
SECOND FLOOR	1076 sq. ft.	0 sq. ft.	1076 sq. ft.
THIRD FLOOR	1076 sq. ft.	0 sq. ft.	1076 sq. ft.
BASED FLOOR	1076 sq. ft.	0 sq. ft.	1076 sq. ft.
TOTAL	4328 sq. ft.	0 sq. ft.	4328 sq. ft.

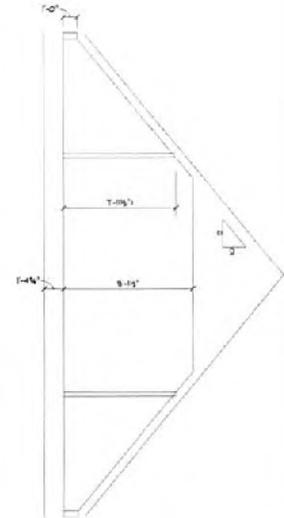
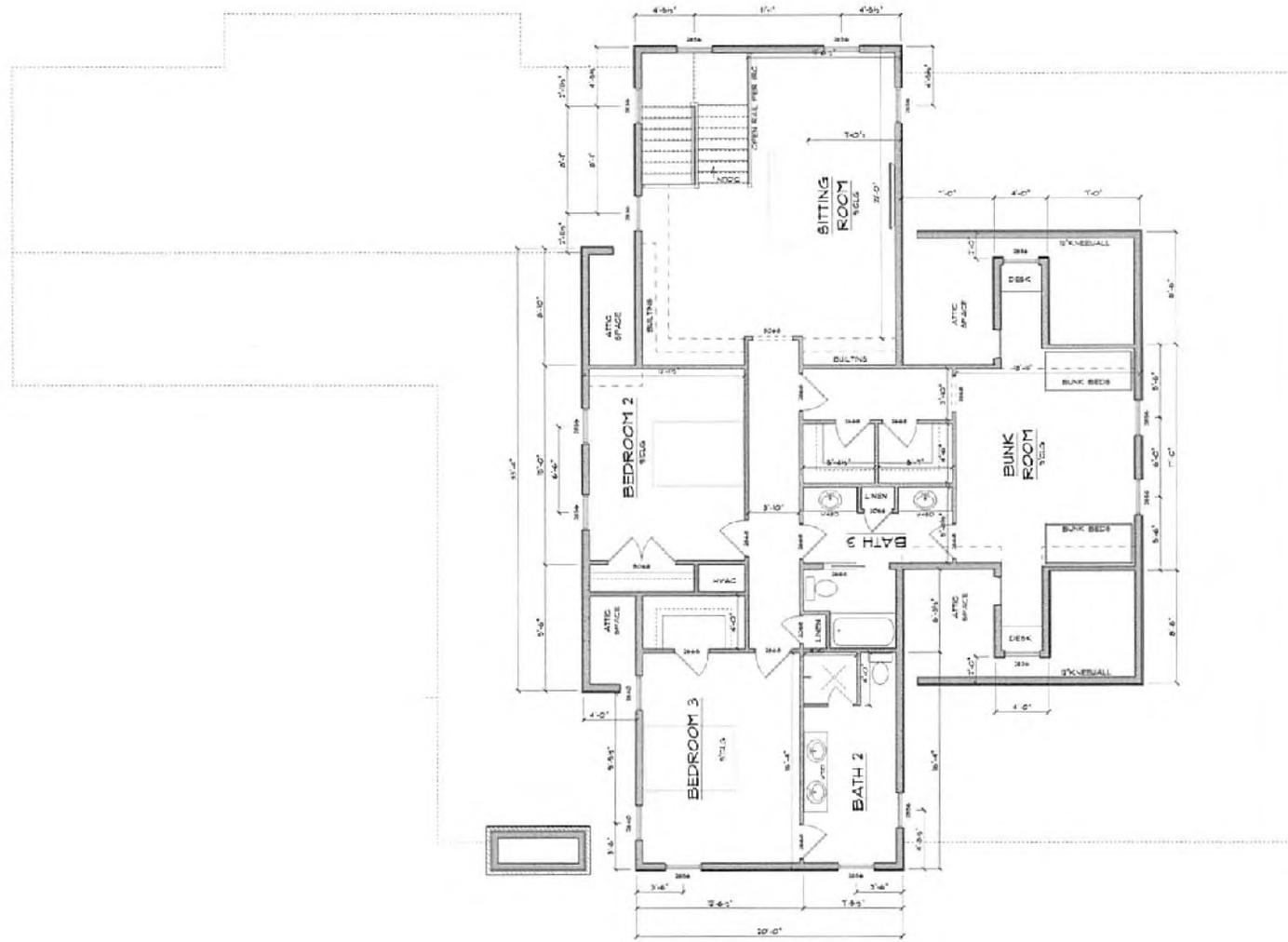
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

A4

FIRST FLOOR PLAN
DATE: 05/03/2016
PROJECT: PORTER RESIDENCE



STRENGTH, REAL ENGINEERING & DESIGN BY MW DESIGN, LLC FOR:
THE PORTER RESIDENCE
2668 GOLDBUG AVENUE
SULLYWAS ISLAND, SOUTH CAROLINA



STRUCTURAL ENGINEERING & DESIGN BY RW DESIGN, LLC FOR:

THE PORTER RESIDENCE
 2668 GOLDBUG AVENUE
 SULLIVANS ISLAND, SOUTH CAROLINA

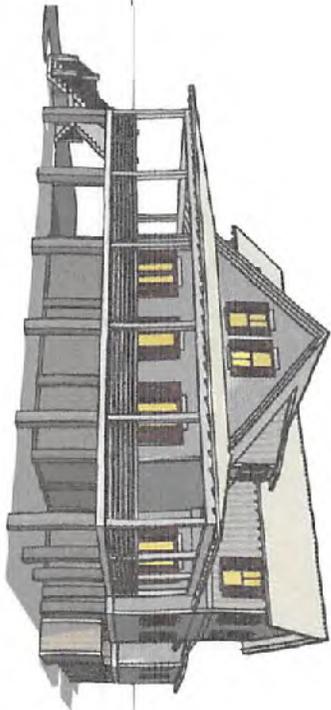
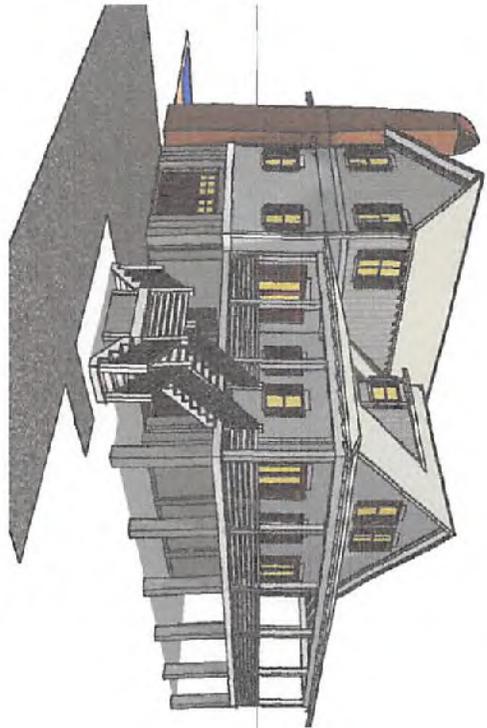
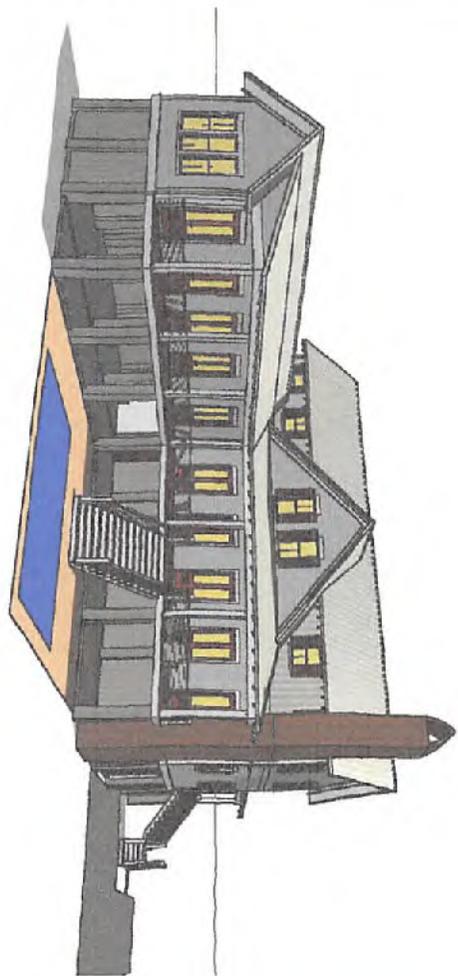
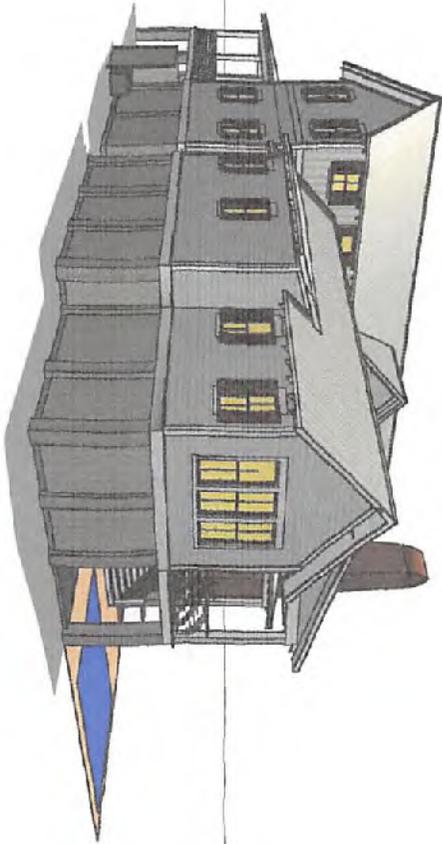


PROJECT: **PORTER RESIDENCE**

DESIGN BY: RW
 DATE: 3/10/16
 JOB NO: 8-298
 T.S.

DATE: **A5**

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 <p>MW DESIGN 814-424-4111 1000 W. 10th St. Harrisburg, PA 17104 www.mwdesign.com</p>	STRUCTURAL ENGINEERING & DESIGN BY MW DESIGN, LLC FOR THE PORTER RESIDENCE 2668 GOLDBUG AVENUE SULLIVANS ISLAND, SOUTH CAROLINA		
	PROJECT PORTER RESIDENCE	DATE 05/03/2016	
DRAWN BY JSD	CHECKED BY JSD		
SCALE AS SHOWN	TITLE MANUFACTURING DRAWINGS		
SHEET NO. A6			

PATRICK M. O'NEIL
Revised version (05032016)
MAYOR

TOWN OF SULLIVAN'S ISLAND



TOWN COUNCIL
CHAUNCEY CLARK, MAYOR PRO TEM
SARAH CHURCH
MARK HOWARD
RITA LANGLEY
SUSAN MIDDLEAUGH
BACHMAN SMITH, IV

ANDY BENKE
TOWN ADMINISTRATOR

JASON BLANTON
DEPUTY ADMINISTRATOR/COMPTROLLER

LAWRENCE A. DODDS
TOWN ATTORNEY

GREG GRESS
WATER AND SEWER MANAGER

JOE HENDERSON
ZONING ADMINISTRATOR

DANIEL S. HOWARD
CHIEF OF POLICE

ELLEN MILLER
TOWN CLERK

RANDY ROBINSON
BUILDING OFFICIAL

M. ANTHONY STITH
FIRE CHIEF

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 May 12, 2016, WHICH WILL BE HELD AT SULLIVAN'S ISLAND TOWN HALL LOCATED AT 2050-B 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

4/15/2016

DATE