



CITY OF BEAUFORT
ZONING BOARD OF APPEALS
1911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7011

AGENDA

City of Beaufort

ZONING BOARD OF APPEALS

Monday, May 23, 2022, 5:30 P.M.

City Hall, Council Chambers, 2nd Floor – 1911 Boundary Street, Beaufort, SC

Please click the link below to access the webinar:

https://us02web.zoom.us/j/82526238434?pwd=RJgA76V5q8xu58xpMN3Wt_GVmSS2O-.1

Password: 746596

Meeting ID: 825 2623 8434

Call in Phone #: 1+929 205 6099

STATEMENT OF MEDIA NOTIFICATION: “In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place, and agenda of this meeting.”

I. Call to Order

II. Pledge of Allegiance

III. *FREEDOM OF INFORMATION ACT COMPLIANCE*

Public Notification of the Zoning Board of Appeals meeting has been published in compliance with the *Freedom of Information Act* requirements.

IV. Review of Minutes:

A. Minutes of the April 25, 2022 Meeting

V. Review of Projects:

A. 2408 Allison Road, identified as R120 005 000 0266 0000, Variance

Applicant: Beaufort Memorial Hospital (ZB22-02)

The applicant is requesting approval of a variance to Section 2.6.2.C.4 of the Beaufort Code, minimum standard for finished floor to ceiling height, for commercial buildings proposed at the property located at 2408 Allison Road, as identified by parcel number R120 005 000 0266 0000. This property is zoned T4-Neighborhood District (T4-N).

B. 406 Euhaw Street, identified as R120 003 000 0554 0000, Variance

Applicant: Walter Fogg (ZB22-03)

The applicant is requesting a variance to Section 2.4.1.B.3 of the Beaufort Code, interior side setback, for a residential property located at 406 Euhaw Street, as identified by parcel number R120 003 000 0554 0000. This property is zoned T3-Neighborhood District (T3-N).

VI. Adjournment



Zoning Board of Appeals

Meeting Minutes – April 25, 2022

1 CALL TO ORDER

0:02

A meeting of the Zoning Board of Appeals was held in person on Monday, April 25, 2022 at 5:00 pm.

2 ATTENDEES

Members in attendance: Josh Gibson (Chairman), Marc Sviland (Vice-Chairman), Kevin Blank, Kenneth Hoffman and Tim Wood.

Staff in attendance: Heather Spade (City Planner of Community and Economic Development).

3 APPROVAL OF MINUTES

0:40

Motion: Mr. Gibson made a motion to approve the November 22, 2021 minutes as submitted; seconded by Mr. Sviland. The motion passed unanimously.

All Zoning Board of Appeal Meeting minutes are recorded and can be found on the City's website at <http://www.cityofbeaufort.org/AgendaCenter>. Audio recordings are available upon request by contacting the City Clerk, Traci Guldner at 843-525-7024 or by email at tguldner@cityofbeaufort.org

4 REVIEW OF PROJECTS

2:32

A. 95 Salem Road, identified as Salem Bay Subdivision, Variance

Applicant: Ward Edward Engineering (ZB22-01)

The applicant is requesting of a variance for all subdivided residential parcels with the exception of waterfronts lots from the strict application of Section 7.2.3.D.2 of The Beaufort Code for property located at 95 Salem Road, Salem Bay Subdivision. The property is zoned T3-Neighborhood District (T3-N).

The chairman, Josh Gibson, invited the public comment.

Motion: Mr. Hoffman made a motion to approve application ZB22-01, request for a 4' variance to the 12' driveway requirement at the subject property within the T3-N zoning district, based on the applications conformance with all the criteria for a variance; seconded by Mr. Sviland. Mr. Woods rejected the motion. The motion carried with a vote of 4 to 1.

5 ADJOURNMENT

1:08:20

Mr. Gibson made a motion to adjourn the meeting; seconded by Mr. Wood. The motion passed unanimously. The meeting ended at 6:38 p.m.



VARIANCE APPLICATION

Community & Economic Development Department 1911
Boundary Street, Beaufort, South Carolina, 29902 p. (843)
525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / www.cityofbeaufort.org

ZB22-02

Application Fee: \$300

Receipt # 155332
CK

\$ 5-3-22

OFFICE USE ONLY: Date Filed: 4/25 Application #: 23638 Zoning District: T4-N

Submittal Instructions: 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 the owner, the owner(s) must sign the Designation of Agent (below).

Submittal Requirements: 1. A legal survey of the property. 2. An accurate, legible site plan showing the north arrow, dimensions, and locations of all existing and proposed structures and any improvements relevant to the appeal such as trees, fences, power lines. Six copies of all plans are required. 3. Photograph(s) of the site. For variances, include photos showing relationship to adjoining properties.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? Yes No

Applicant, Owner and Property Information

Applicant Name: Michael Hill

Applicant Address: 30 Stepping Stone Way Bluffton, SC 29910

Applicant E-mail: mike@twocrowcollab.com Applicant Phone Number: 435-764-3169

Owner (if other than the Applicant): Beaufort Memorial Hospital

Owner Address: 955 Ribaut Road Beaufort, SC 29902

Owner E-mail: Allison.Coppage@bmhsc.org Owner Phone Number: 843-522-5108

Property Address: 2408 Allison Road Beaufort, SC 29902

Property Identification Number (Tax Map & Parcel Number): R120 005 000 0266 0000

DESIGNATION OF AGENT [complete only if owner is not applicant]

I (we) here by appoint the person named as Applicant as my (our) agent to represent me (us) in this application.

Date: _____ Owner's Signature: * See Attached

I (We) certify that the information in this application is correct.

Date: 4/25/2022 Applicant's Signature: Michael Hill Digitally signed by Michael Hill Date: 2022.04.25 16:52:56 -04'00'

ZB22-02



VARIANCE APPLICATION

Community & Economic Development Department 1911
Boundary Street, Beaufort, South Carolina, 29902 p. (843)
525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / www.cityofbeaufort.org

Application Fee: \$300

Receipt # _____

OFFICE USE ONLY: Date Filed: 4/25 Application #: 23638 Zoning District: 74-N

Submittal Instructions: 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 the owner, the owner(s) must sign the Designation of Agent (below).

Submittal Requirements: 1. A legal survey of the property. 2. An accurate, legible site plan showing the north arrow, dimensions, and locations of all existing and proposed structures and any improvements relevant to the appeal such as trees, fences, power lines. Six copies of all plans are required. 3. Photograph(s) of the site. For variances, include photos showing relationship to adjoining properties.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? Yes No

Applicant, Owner and Property Information

Applicant Name: Michael Hill

Applicant Address: 30 Stepping Stone Way Bluffton, SC 29910

Applicant E-mail: mike@twocrowscollab.com Applicant Phone Number: 435-764-3169

Owner (if other than the Applicant): Beaufort Memorial Hospital

Owner Address: 955 Ribaut Road Beaufort, SC 29902

Owner E-mail: Allison.Coppage@bmhsc.org Owner Phone Number: 843-522-5108

Property Address: 2408 Allison Road Beaufort, SC 29902

Property Identification Number (Tax Map & Parcel Number): R120 005 000 0266 0000

DESIGNATION OF AGENT [complete only if owner is not applicant]

I (we) here by appoint the person named as Applicant as my(our) agent to represent me (us) in this application.

Date: 4/25/22

Owner's Signature: * Russell Barley
Russell Barley (Apr 25, 2022 16:49 EDT)

I (We) certify that the information in this application is correct.

Date: _____ Applicant's Signature: _____



VARIANCE APPLICATION

Community & Economic Development Department 1911
Boundary Street, Beaufort, South Carolina, 29902 p. (843)
525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / www.cityofbeaufort.org

Required Project Information

Applicant hereby appeals the Zoning Board of Appeals for a variance from the strict application to the property described on Page 1 of the following provisions in Section 2.6.2.C.4 of the Beaufort Code: The ground floor height of

commercial buildings shall be a minimum of 11 feet from finished floor to ceiling.

so that a building permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows: (e.g., build a garage): Construct a childcare facility to support hospital operations.

for which a permit has been denied by a building official on the grounds that the proposal would be in violation of the cited section(s) of the Beaufort Code:

1. The application of the Beaufort Code will result in unnecessary hardship, and the standards for an variance set by State law and the Beaufort Code are met by the facts:
 - a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows: See attached narrative and exhibits.
 - b. These conditions do not generally apply to other property in the vicinity as shown by: See attached narrative and exhibits.
 - c. The conditions are not the result of the applicant's own actions as follows: See attached narrative and exhibits.
 - d. Granting of the variance would not substantially conflict with the Comprehensive Plan and the purposes of the Beaufort Code in that: See attached narrative and exhibits.
 - e. Because of these conditions, the application of the Beaufort Code to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: See attached narrative and exhibits.
 - f. 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 narrative and exhibits.

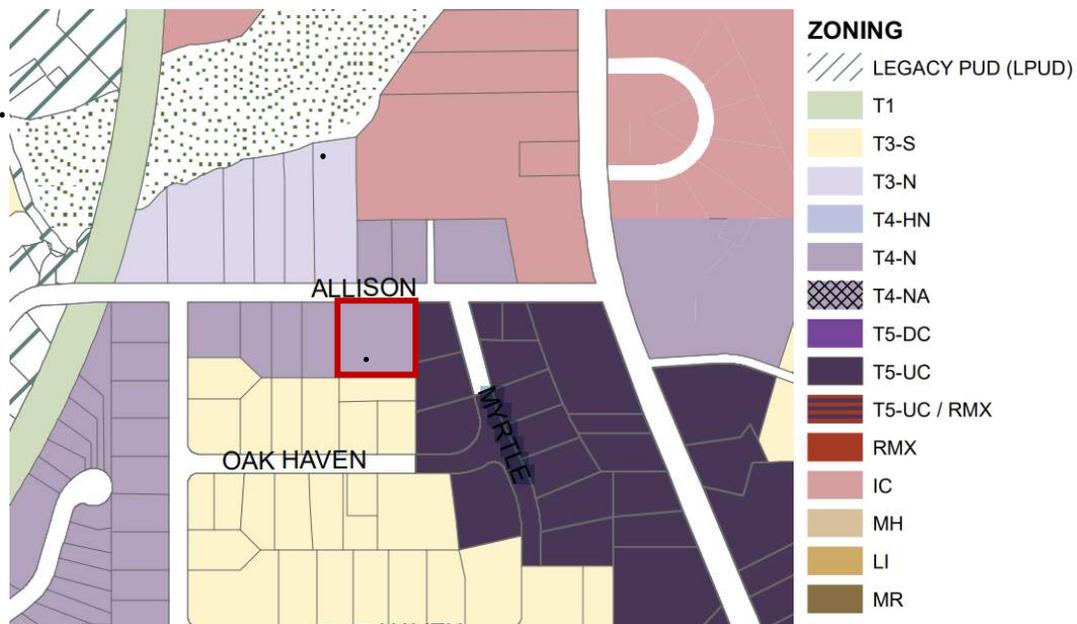
1. The application of the Beaufort Code will result in unnecessary hardship, and the standards for an variance set by State law and the Beaufort Code are met by the facts:

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

The property will serve a unique population that is currently under-served within Beaufort County. The building, as designed, will meet all life safety codes and DSS safety requirements. The current height requirement for interiors at 10' as stated in the Community Code, will only be seen by the occupants of the facility. In this case, children ages 5-12 and the staff that serves them. In lite of this, we are applying for a reduction of 18" to 8'-6" in order to achieve an effective space. The additional space will create a number of issues, including creating spaces with less attenuation causing louder spaces resulting in a need to increase acoustical treatments within the facility. It will all cause the facility to require increased heating and cooling, resulting in excessive energy use and consumption.

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

The lot is located between three additional zones besides itself, T3-S, T3-N, T5-UC, and its own T4-N. Each zone has different regulations and requirements regarding the first-floor ceiling height and additional varying design characteristics that cause a discontinuity within the developed area, leading it to feel more in line with a mixed-use zone. All three of the additional zones have no ceiling requirements for the area. At the same time, the T-4N has 10' ceilings for commercial and 8' for residential. Currently, all other T4-N lots shown on Allison road are residential units and have a 8' ceiling height on their first floor so a building that increased that scale could easily feel foreign.

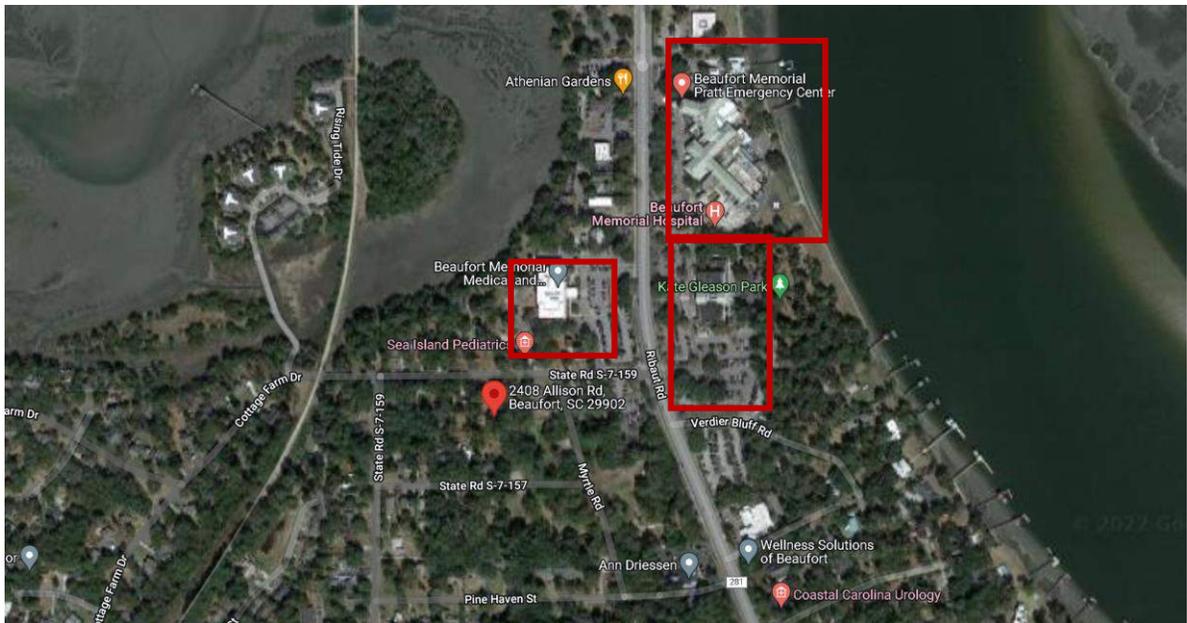


c. The conditions are not the result of the applicant's own actions as follows:

The condition currently stated within the T4-N zone would result in a larger building that conflicts with the ultimate goal of the comprehensive plan to create a consistent look and feel at a neighborhood scale. The granting of the variance would ensure that the building fits the height and character desired for the location.

d. Granting of the variance would not substantially conflict with the Comprehensive Plan and the purposes of the Beaufort Code in that:

The facility will be designed and constructed to match the existing hospital campus. To ensure the character of the neighborhood is preserved. In addition, a similar facility existed previously on an adjacent site within the neighborhood.



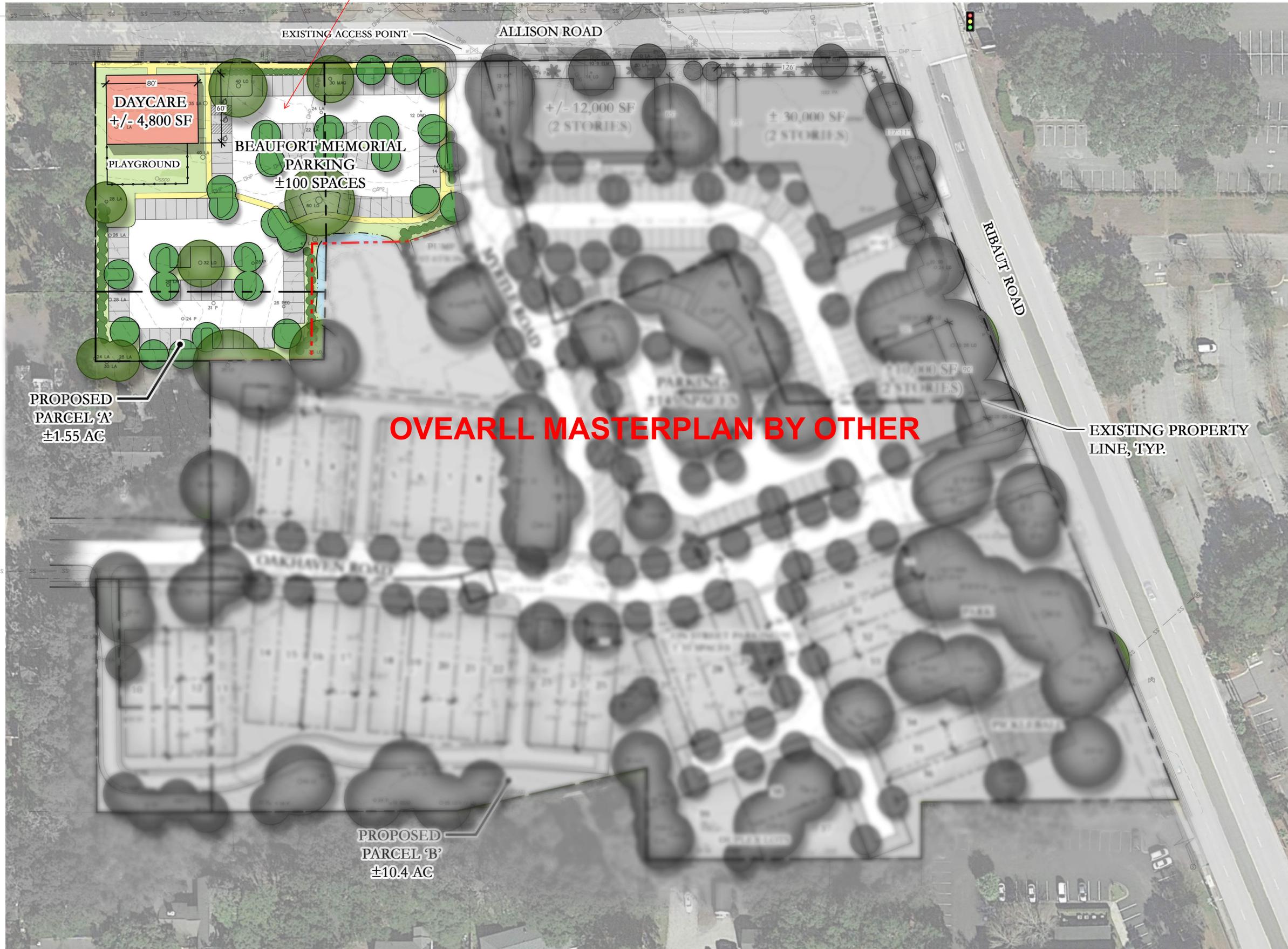
e. Because of these conditions, the application of the Beaufort Code to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows:

Decreasing the effectiveness of the building systems, thus resulting in excessive heating and cooling, cause an unnecessary financial burden. This, in turn, would also cause an increase in energy consumption resulting in a less sustainable facility and future. It would ultimately change the scale of the neighborhood as it now stands due to the increased size and height of the childcare facility. In addition, the facility is not open to the public since it has strict access requirements meaning that only the occupants themselves will see the interior spaces.

f. 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 building will be designed to match the characteristics of Beaufort Memorial Hospital to ensure a cohesive look between all of the hospital's existing facilities within the surrounding neighborhood. It will also be scaled to fit within the neighborhood so as to not overpower the residential units in size and scale. Thus, resulting in a direct visual connection. Previously, within the same block was a childcare facility which entails that the use and occupancy are not foreign to the neighborhood.

SKETCH SITE PLAN



PROPOSED
PARCEL 'A'
±1.55 AC

OVERALL MASTERPLAN BY OTHER

EXISTING PROPERTY
LINE, TYP.

PROPOSED
PARCEL 'B'
±10.4 AC

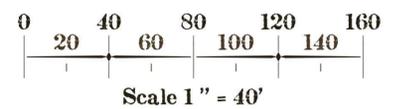
DEVELOPMENT SUMMARY
PARCEL 'A' ±1.55 AC

PARCEL 'B' ±10.4 AC
±52,000 SF TOTAL

RETAIL, RESTAURANT, OFFICE,
MEDICAL - *
REQUIRES 1 SPACE/400 SF

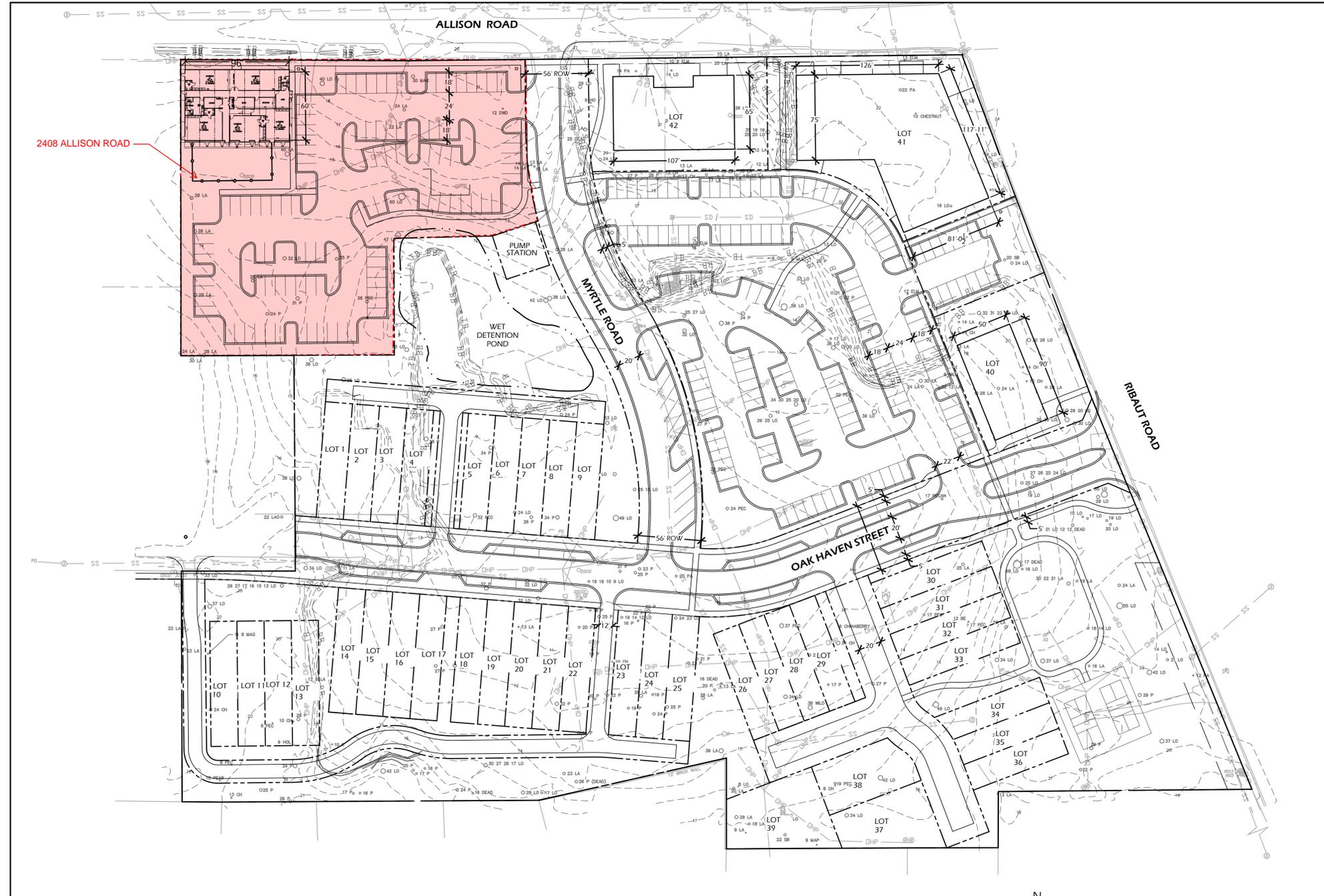
± 130 PARKING SPACES REQUIRED
± 145 PARKING SPACES PROVIDED

* USES, DENSITY, AND PARKING RATIO
SUBJECT TO CHANGE.



1026 RIBAUT ROAD

BEAUFORT, SC



PROJECT TEAM

LANDSCAPE ARCHITECT

WITMER JONES KEEFER
BLUFFTON, SOUTH CAROLINA
(843) 757.7411

SURVEYING

GASQUE & ASSOCIATES
BEAUFORT, SC
843-522-1798

CIVIL ENGINEER

CAROLINA ENGINEERING CONSULTANTS
BEAUFORT, SC
843-322-0553

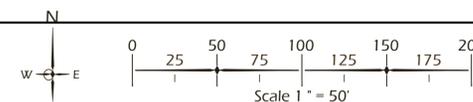
SHEET INDEX

- CS - COVER SHEET
- S1 - PRELIMINARY PLAT (GASQUE & ASSOCIATES)
- C1 - OVERALL STORMWATER EXHIBIT - CAROLINA ENGINEERING
- C2 - WATER EXHIBIT - CAROLINA ENGINEERING
- C3 - SANITARY SEWER EXHIBIT - CAROLINA ENGINEERING

DRAFT
INTERIM DD SET OFFICE REVIEW
NOT FOR CONSTRUCTION

Witmer Jones Keefer
Ltd.
landscape architecture
land planning
www.wjkltd.com

23 Promenade Street, Suite 301 | Bluffton, South Carolina 29910 | ph. 843.757.7411



PRELIMINARY PLAT SUBMITTAL

ISSUED: APRIL 21, 2022

PROJECT NO.: 20020.01

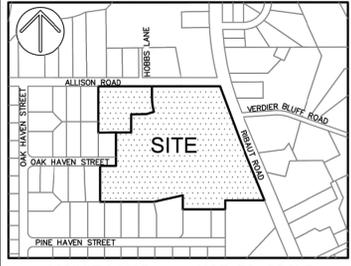
NORTH
SC GRID (NAD 83)

NEW 2408 ALLISON ROAD

ACREAGE CHART

LOTS (42):	157,961 SF
OPEN SPACES (8):	187,092 SF
RIGHT-OF-WAY:	106,474 SF
PUMP STATION:	1,691 SF
PARCEL 2:	39,574 SF
PARCEL 3:	11,312 SF
PARCEL 4:	16,307 SF
TOTAL:	520,411 SF
	11.947 AC

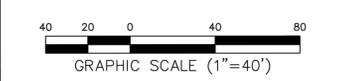
CURVE TABLE				
LABEL	RADIUS	ARC	CHORD	CHORD BEARING
C1	320.00'	80.63'	80.44'	S71°54'48"E
C2	320.00'	82.82'	82.59'	S72°28'53"E
C3	280.00'	168.65'	166.11'	S12°38'26"E
C4	30.09'	48.94'	43.72'	S47°11'37"E
C5	104.00'	63.83'	62.83'	N71°47'30"E
C6	46.00'	43.18'	41.62'	N81°06'12"E
C7	104.00'	33.80'	33.66'	S81°18'52"E
C8	190.00'	17.38'	17.37'	S87°11'21"E
C9	190.00'	7.93'	7.93'	N03°25'09"E
C10	220.00'	4.41'	4.41'	S86°26'02"E
C11	220.00'	91.50'	90.84'	N81°04'38"E
C12	70.00'	18.11'	18.07'	S40°09'58"E
C13	30.00'	18.81'	18.50'	S38°47'52"E
C14	70.00'	10.99'	10.98'	N25°20'10"W
C15	70.00'	25.60'	25.48'	N40°19'19"W
C16	70.00'	7.29'	7.29'	N53°48'23"W
C17	30.00'	18.81'	18.50'	N38°47'52"W
C18	160.00'	68.75'	68.22'	S81°28'21"W
C19	336.00'	202.38'	199.33'	N12°38'28"E
C20	264.00'	97.92'	97.36'	N19°16'13"W
C21	264.00'	36.95'	36.92'	N04°38'07"W
C22	980.00'	67.41'	67.40'	S87°21'21"E
C23	210.00'	7.93'	7.93'	S03°51'59"W
C24	210.00'	1.28'	1.26'	S02°16'45"W
C25	84.00'	27.30'	27.18'	N81°18'53"W
C26	84.00'	61.98'	61.71'	N10°19'19"W
C27	84.00'	51.55'	50.75'	S71°47'30"W
C28	10.00'	15.71'	14.14'	N45°37'34"W
C29	106.00'	123.77'	116.86'	S57°09'13"E



VICINITY MAP NOT TO SCALE

- LEGEND
- CMF ■ CONC. MONUMENT FOUND
 - CMFB ■ CONC. MONUMENT FOUND - BROKEN
 - IPF ● IRON PIPE FOUND
 - IRON REBAR FOUND
 - RBF● IRON REBAR FOUND - DISTURBED
 - RBS ○ 5/8" IRON REBAR SET W/ CAP
 - XS X X SET IN CONCRETE
 - (T) TOTAL
 - TB- TOP OF BANK

- NOTES
- THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X, COMMUNITY 450026 (CITY OF BEAUFORT), MAP NUMBER 4501300182G, HAVING AN EFFECTIVE DATE OF MARCH 23, 2021.
 - HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).



PREPARED FOR:
1026 RIBAUT ROAD, LLC.

A SUBDIVISION PLAT OF
45 LOTS
±11.947 ACRES

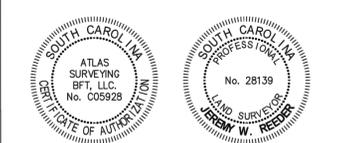
TAX PARCEL Nos. R120 005 000 0232 0000,
R120 005 000 0233 0000, R120 005 000 0234 0000,
R120 005 000 0235 0000, R120 005 000 0236 0000,
R120 005 000 0237 0000, R120 005 000 0266 0000,
R120 005 000 0278 0000 & R120 005 000 0437 0000.

THE CITY OF BEAUFORT
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD CHECK: JWR
DRAWN BY: JHU
DATE: 03-22-2022
SCALE: 1"=40'
PROJECT No.: BFT-17100
FILE: BFT-17100 SUB1.DWG

ATLAS SURVEYING, INC.

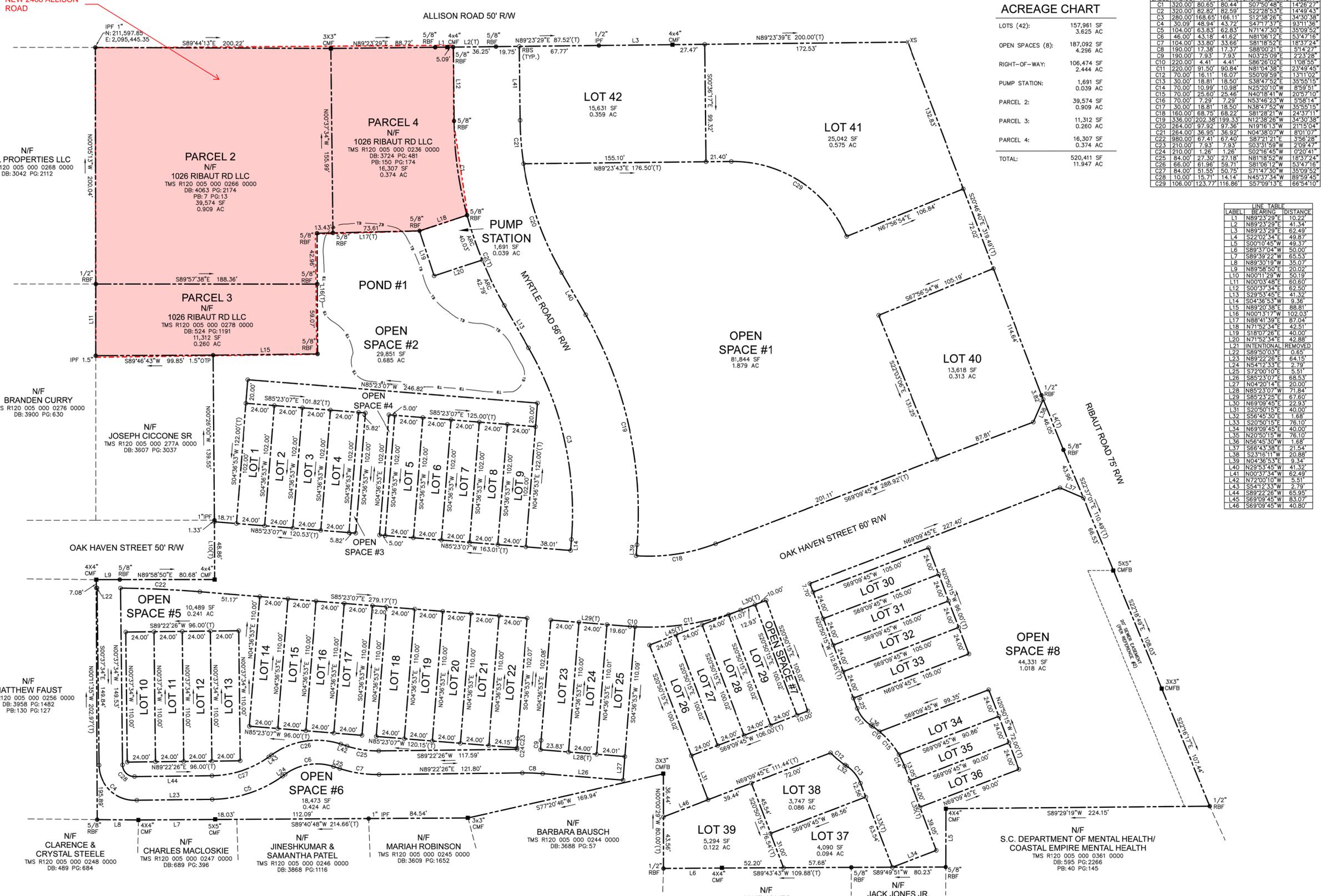
49 BROWN'S COVE ROAD, SUITE #5
RIDGELAND, SC 29936
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

PRELIMINARY PLAT

JEREMY W. REEDER
S.C.P.L.S. No. 28139
NOT VALID UNLESS CRIMPED WITH SEAL



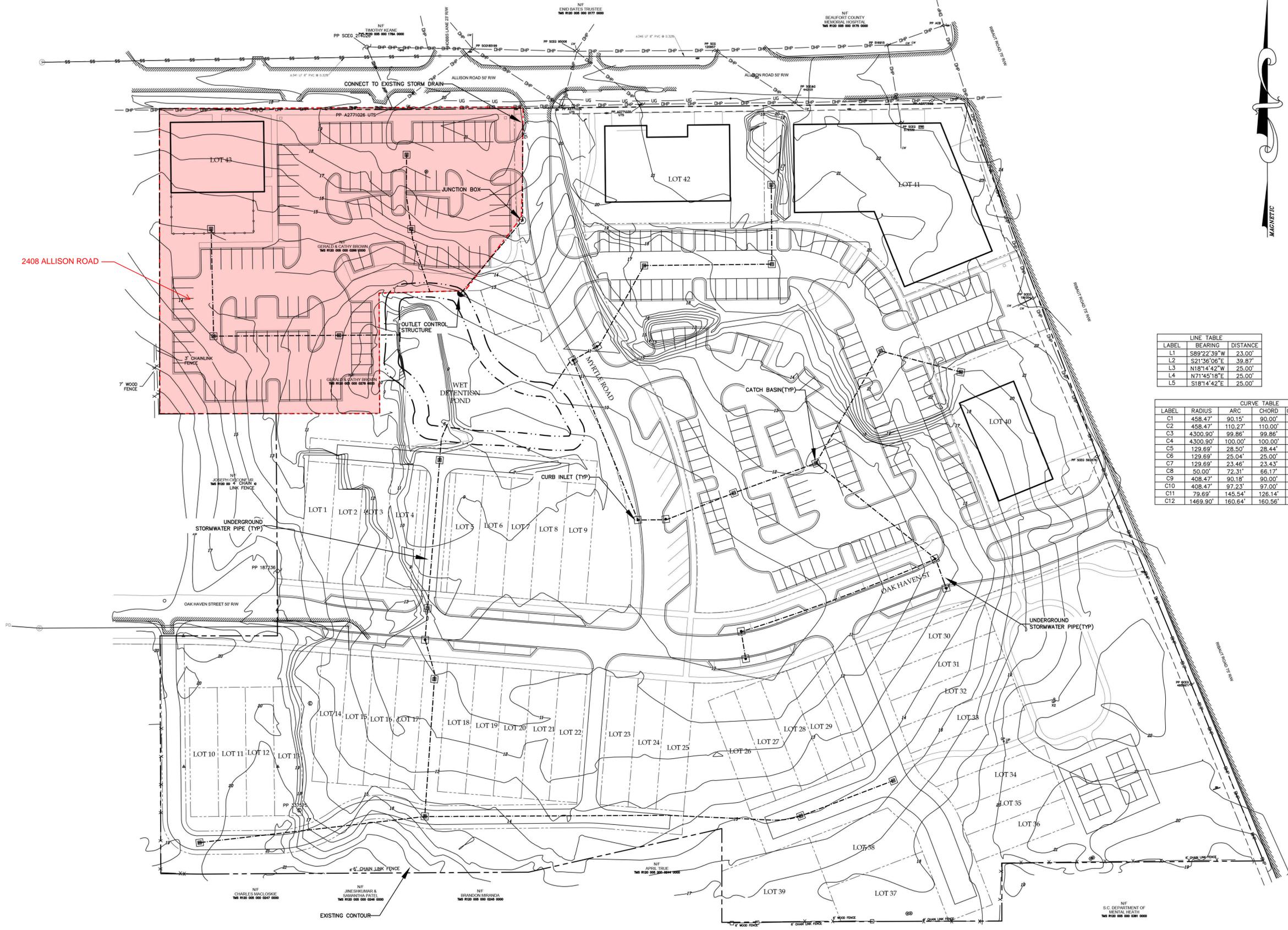
INDIVIDUAL LOT ACREAGE CHART

LOT 1: 2,448 SF 0.056 AC	LOT 2: 2,448 SF 0.056 AC	LOT 3: 2,448 SF 0.056 AC	LOT 4: 2,448 SF 0.056 AC	LOT 5: 2,448 SF 0.056 AC	LOT 6: 2,448 SF 0.056 AC	LOT 7: 2,448 SF 0.056 AC	LOT 8: 2,448 SF 0.056 AC	LOT 9: 2,448 SF 0.056 AC	LOT 10: 2,640 SF 0.061 AC	LOT 11: 2,640 SF 0.061 AC	LOT 12: 2,640 SF 0.061 AC	LOT 13: 2,640 SF 0.061 AC	LOT 14: 2,640 SF 0.061 AC	LOT 15: 2,640 SF 0.061 AC	LOT 16: 2,640 SF 0.061 AC	LOT 17: 2,640 SF 0.061 AC	LOT 18: 2,640 SF 0.061 AC	LOT 19: 2,640 SF 0.061 AC	LOT 20: 2,640 SF 0.061 AC	LOT 21: 2,640 SF 0.061 AC	LOT 22: 2,640 SF 0.061 AC	LOT 23: 2,640 SF 0.061 AC	LOT 24: 2,640 SF 0.061 AC	LOT 25: 2,640 SF 0.061 AC	LOT 26: 2,400 SF 0.055 AC	LOT 27: 2,400 SF 0.055 AC	LOT 28: 2,400 SF 0.055 AC	LOT 29: 2,400 SF 0.055 AC	LOT 30: 2,520 SF 0.058 AC	LOT 31: 2,520 SF 0.058 AC	LOT 32: 2,520 SF 0.058 AC	LOT 33: 2,520 SF 0.058 AC	LOT 34: 2,263 SF 0.052 AC	LOT 35: 2,163 SF 0.050 AC	LOT 36: 2,180 SF 0.050 AC	OPEN SPACE #3: 594 SF 0.014 AC	OPEN SPACE #4: 510 SF 0.012 AC	OPEN SPACE #7: 1,000 SF 0.023 AC
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SURVEY DATA

TOTAL AREA:	11.947 ACRES
ERROR OF PLAT CLOSURE:	1 IN 252,915.3
ERROR OF FIELD CLOSURE:	1 IN N/A
ANGULAR ERROR:	N/A
ADJUSTED BY:	N/A
EQUIPMENT USED:	TOPCON PS ROBOTIC TOTAL STATION
FIELD WORK COMPLETED ON:	N/A

S1



LINE TABLE		
LABEL	BEARING	DISTANCE
L1	S89°22'39"W	23.00'
L2	S21°56'06"E	39.87'
L3	N18°14'42"W	25.00'
L4	N71°45'18"E	25.00'
L5	S18°14'42"E	25.00'

CURVE TABLE				
LABEL	RADIUS	ARC	CHORD	CHORD BEARING
C1	458.47'	90.15'	90.00'	N09°59'45"W
C2	458.47'	110.27'	110.00'	N22°31'07"W
C3	4300.90'	99.86'	99.86'	N22°04'09"W
C4	4300.90'	100.00'	100.00'	N20°44'17"W
C5	129.69'	28.50'	28.44'	N83°34'52"E
C6	129.69'	25.04'	25.00'	N71°45'18"E
C7	129.69'	23.46'	23.43'	N61°02'29"E
C8	50.00'	72.31'	66.17'	N82°19'35"W
C9	408.47'	90.18'	90.00'	N23°24'32"W
C10	408.47'	97.23'	97.00'	N10°15'54"W
C11	79.69'	145.54'	126.14'	N37°33'17"E
C12	1469.90'	160.64'	160.56'	S18°58'10"E

PLAN REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	

1026 RIBAUT ROAD
CITY OF BEAUFORT
BEAUFORT COUNTY, SC

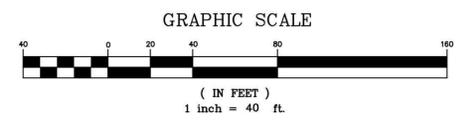
CAROLINA ENGINEERING CONSULTANTS, INC.
 843/322-0553
 WWW.CAROLINAENGINEERING.COM
 843/322-0556 (FAX)

P.O. BOX 294
 BEAUFORT, SC 29901

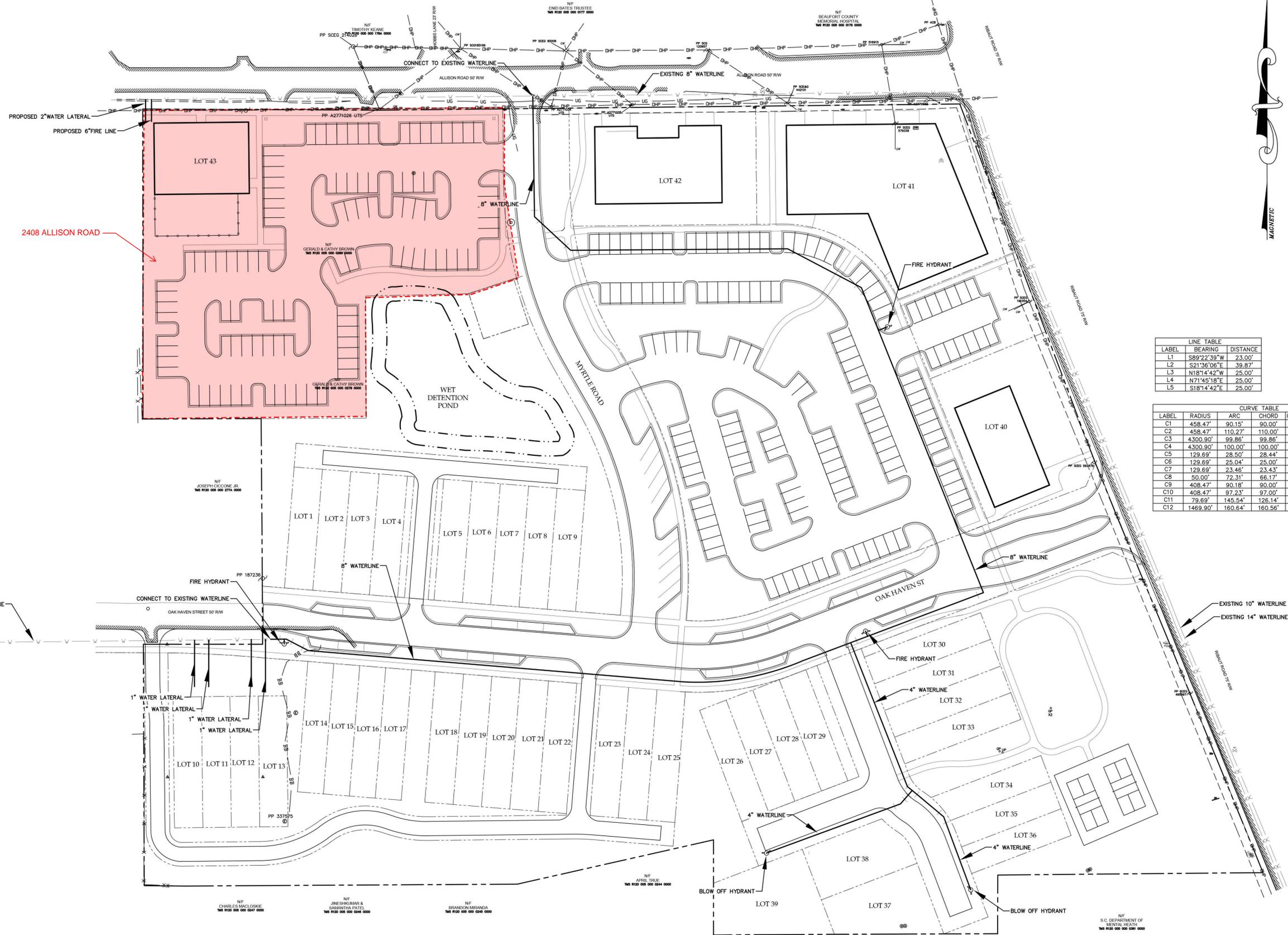
PROJECT: 2037
 DATE: 01/05/22
 REVISED: 02/21/22
 DRAWN BY: TAB
 ENGINEER: JPA
 SCALE: 1"=40'

STORMWATER
EXHIBIT

1
 OF 1



C1



LINE TABLE

LABEL	BEARING	DISTANCE
L1	S89°22'39"W	23.00'
L2	S21°56'06"E	39.87'
L3	N18°14'42"W	25.00'
L4	N71°45'18"E	25.00'
L5	S18°14'42"E	25.00'

CURVE TABLE

LABEL	RADIUS	ARC	CHORD	CHORD BEARING
C1	458.47'	90.15'	90.00'	N09°59'45"W
C2	458.47'	110.27'	110.00'	N22°31'07"W
C3	4300.90'	99.86'	99.86'	N22°04'09"W
C4	4300.90'	100.00'	100.00'	N20°44'17"W
C5	129.69'	28.50'	28.44'	N83°34'52"E
C6	129.69'	25.04'	25.00'	N71°45'18"E
C7	129.69'	23.46'	23.43'	N61°02'29"E
C8	50.00'	72.31'	66.17'	N82°19'35"W
C9	408.47'	90.18'	90.00'	N23°24'32"W
C10	408.47'	97.23'	97.00'	N10°15'54"W
C11	79.69'	145.54'	126.14'	N37°33'17"E
C12	1469.90'	160.64'	160.56'	S18°58'10"E

PLAN REVISIONS

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

1026 RIBAUT ROAD
CITY OF BEAUFORT
BEAUFORT COUNTY, SC

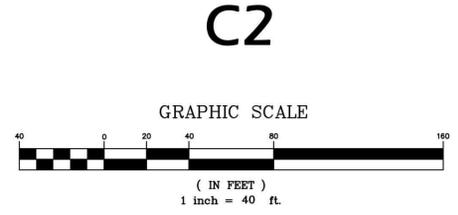
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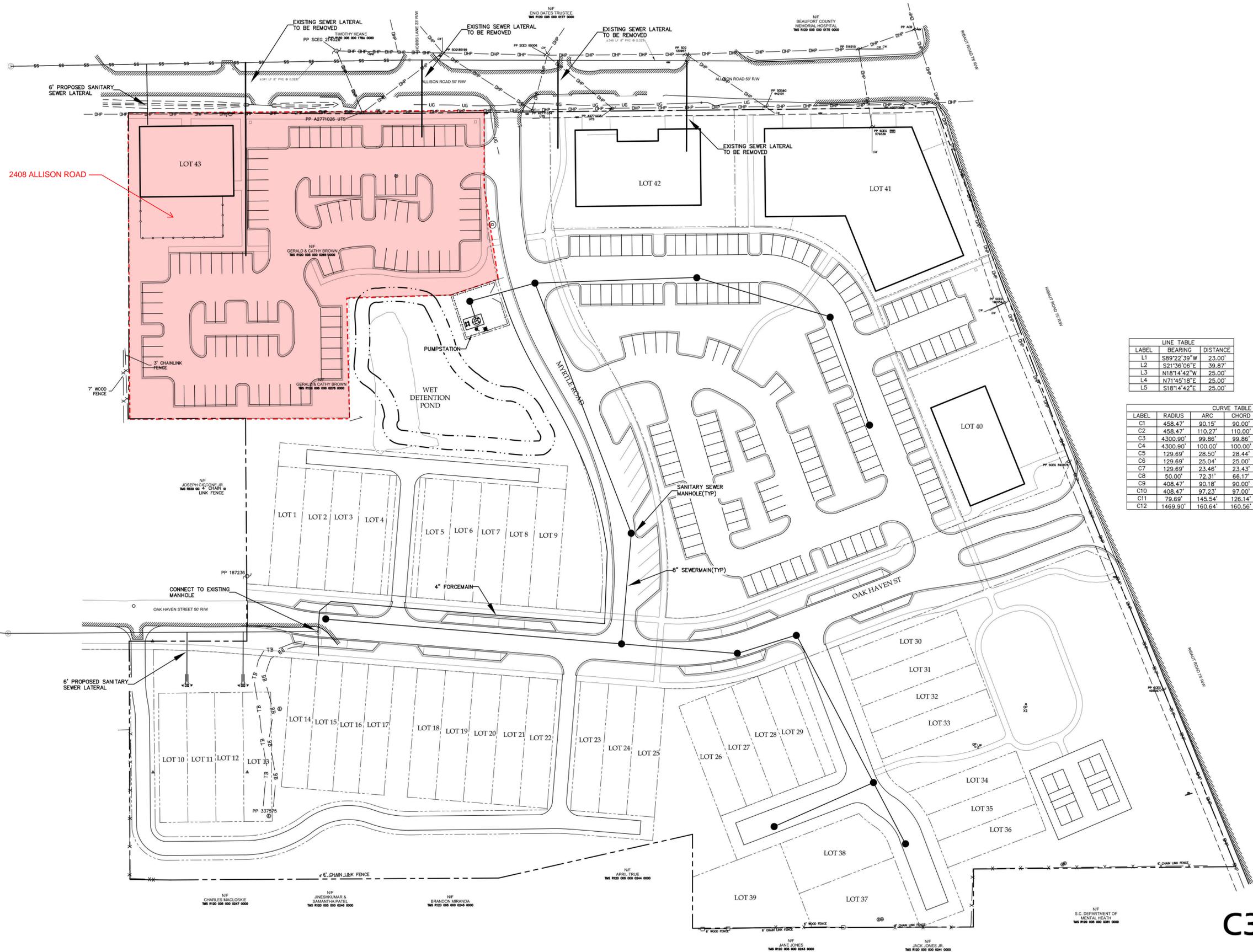
WATER & SEWER
EXHIBIT

1
 OF 1



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CAROLINA ENGINEERING CONSULTANTS, INC.
 No. 003224



LINE TABLE

LABEL	BEARING	DISTANCE
L1	S89°22'39"W	23.00'
L2	S21°56'06"E	39.87'
L3	N181°44'2"W	25.00'
L4	N71°45'18"E	25.00'
L5	S181°44'2"E	25.00'

CURVE TABLE

LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	458.47'	90.15'	90.00'	N09°59'45"W	111°5'56"
C2	458.47'	110.27'	110.00'	N22°31'07"W	13°46'48"
C3	4300.90'	99.86'	99.86'	N22°04'09"W	171°9'49"
C4	4300.90'	100.00'	100.00'	N20°44'17"W	171°9'56"
C5	129.69'	28.50'	28.44'	N83°34'52"E	12°35'23"
C6	129.69'	25.04'	25.00'	N71°45'18"E	110°3'43"
C7	129.69'	23.46'	23.43'	N61°02'29"E	107°2'55"
C8	50.00'	72.31'	66.17'	N82°19'35"W	82°51'34"
C9	408.47'	90.18'	90.00'	N23°24'32"W	12°39'00"
C10	408.47'	97.23'	97.00'	N10°15'54"W	13°38'18"
C11	79.69'	145.54'	126.14'	N37°33'17"E	104°38'27"
C12	1469.90'	160.64'	160.56'	S18°58'10"E	67°5'42"

PLAN REVISIONS

NO.	DESCRIPTION	DATE
1		
2		
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4		
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1026 RIBAUT ROAD
CITY OF BEAUFORT
BEAUFORT COUNTY, SC

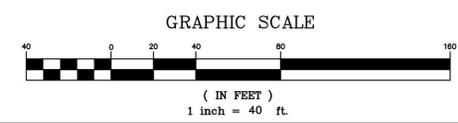
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 REVISED: 02/21/22
 DRAWN BY: TAB
 ENGINEER: JPA
 SCALE: 1"=40'

SANITARY SEWER
EXHIBIT

1
 OF 1



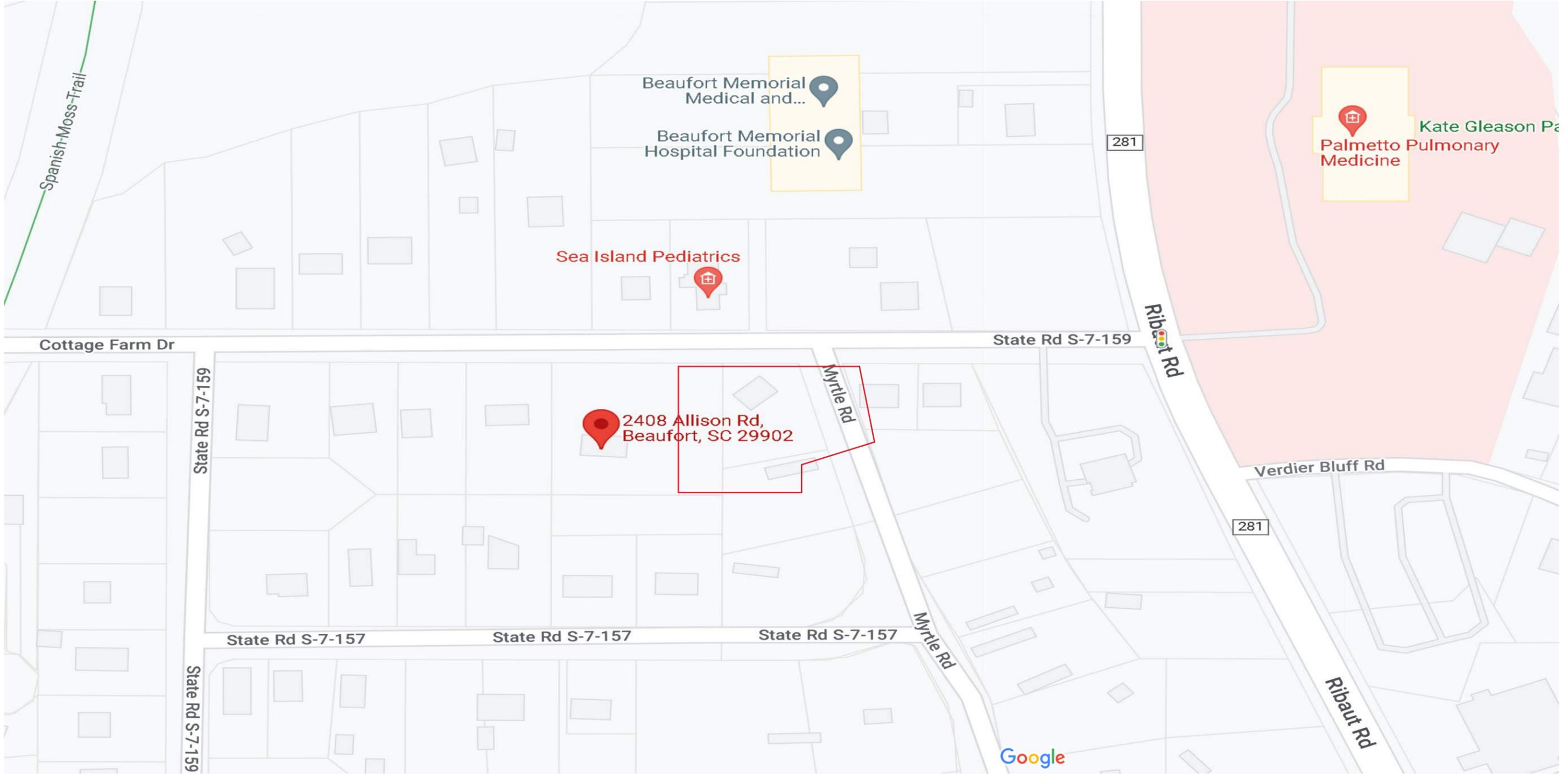
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CAROLINA ENGINEERING CONSULTANTS, INC.
 No. 003224



2408 ALLISON RD VARIANCE APPLICATION
PHOTOGRAPHS AND NEIGHBORHOOD CONTEXT
APRIL 25, 2022





Map data ©2022 100 ft

LOCATION MAP



Google

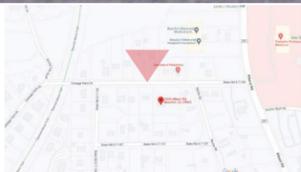
Image capture: May 2019 © 2022 Google



VIEW OF 2408 ALLISON RD



Image capture: May 2019 © 2022 Google



VIEW OF 2409 AND 2411 ALLISON RD



Image capture: May 2019 © 2022 Google



VIEW OF 2403 ALLISON RD



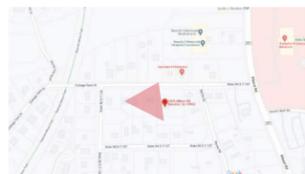
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VIEW OF 2402 ALLISON RD AND MYTRLE RD



Image capture: May 2019 © 2022 Google



VIEW OF 2410 ALLISON RD AND MYTRLE RD



Zoning Board of Appeals Staff Report

From the Department of Community Development
May 23, 2022

1 SUMMARY OF REQUEST

The applicant is requesting a 2' 6" variance from Section 2.6.2.C.4, ground floor height of a commercial building. The purpose for this variance is to construct a Commercial Day Care Center that will be providing care for the children of the medical professionals employed by the hospital and the children of other personnel associated with community services, such as Police, Fire, Teachers, etc.

2 FACTS

Property Address: 2408 Allison Road
Parcel ID: R120 005 000 0266 0000
Case Number: ZB 22-02
Applicant: Beaufort Memorial Hospital
Type of Request: Variance
Current Zoning: T4-N

When requesting a variance Section 9.14.2.F of the Beaufort Code states that, "a variance may be granted by the ZBOA if it concludes that the strict enforcement of any design and performance standard set forth in this Code would result in unnecessary hardship to the applicant, and that by granting the variance, the spirit of this Code will be observed, public welfare and safety will not be diminished, and substantial justice will be done. A variance may be granted in an individual case of unnecessary hardship only when the ZBOA makes, and explains in writing, all of the following findings:

- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property. For example, the variance is justified because of topographic or other special conditions unique to the property and development involved, in contradistinction to the mere inconvenience or financial disadvantage.

Staff Comment: In the application, the applicant has cited that the exceptional conditions that pertain to the need for a Commercial Day Care Facility within close proximity to the Hospital so that the children of hospital staff can be cared for during their working hours. The applicant, and staff agrees, that this facility will satisfy the demand for an already underserved population of service industry workers and their children. The modular units typically associated with other institutional uses such as schools, are pre-designed and do not meet the ground floor height requirement. Modification to these pre-designed modular units is impractical, denial of the variance would make this project unfeasible.

- b. These conditions do not generally apply to other property in the vicinity.

Staff Comment: The applicant has stated that the adjacent residential units within the same zoning district (T4-N) have an approximate ground floor height of 8'. It is the desire of the applicant to retain continuity of scale within the neighborhood, without detracting from the visual aesthetic. A T5-UC zoning district is to the east of the property, however this zoning district has larger dimensional standard allowances which are not appropriate to be adjacent to low-density residential units.

- c. The conditions are not the result of the applicant's own actions.

Staff Comment: The hospital currently operates a facility on Lady's Island, however there is a clear demand for a larger facility that is closer to the hospital. The rising costs, increased demand, and limited availability for childcare is not a result of the actions of the applicant. The pre-design specifications of modular units are a result of the manufacturer, not of the applicant.

- d. Granting of the variance would not substantially conflict with the Comprehensive Plan, the Civic Master Plan and the purposes and intent of this Code.

Staff Comment: This variance would not contradict or conflict with the adopted plans of the City of Beaufort.

- e. Because of these conditions, the application of this Code to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.

Staff Comment: If the variance is denied it will terminate the project. The closest childcare-related facility is the existing preschool on First Blvd (South of Allison Road). The ground floor height of this facility is about 8' or 9' upon inspection. The purpose of this comparison is to show that similar facilities in the same zoning district have a lower ground floor height than the required 11'.

- f. The authorization of a variance will not be of substantial detriment to adjacent property or the public good, and the character of the zone will not be harmed by the granting of the variance.

Staff Comment: As the applicant states in the report, it is their goal of creating a commercial day care facility that will serve a communal need, without detracting from the characteristics of the nearby residents. Additionally, it is the goal of this development to finish the exterior of the modular buildings to blend in with the hospital's design and materials, making it look like an appropriate continuation of the hospital's campus.

3 STAFF RECOMMENDATION

Approval:

I move to approval application ZB 22-02, request for a 2' 6" variance to 2.6.2.C.4, ground floor height of a commercial building for the construction of a Commercial Day Care Center, as submitted.



VARIANCE APPLICATION

Community & Economic Development Department 1911
Boundary Street, Beaufort, South Carolina, 29902 p. (843)
525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / www.cityofbeaufort.org

ZB22-03

Application Fee: \$300

Receipt # PA S 12/22

OFFICE USE ONLY: Date Filed: 4/27 Application #: 23640 Zoning District: TB-N

Submittal Instructions: 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 the owner, the owner(s) must sign the Designation of Agent (below).

Submittal Requirements: 1. A legal survey of the property. 2. An accurate, legible site plan showing the north arrow, dimensions, and locations of all existing and proposed structures and any improvements relevant to the appeal such as trees, fences, power lines. Six copies of all plans are required. 3. Photograph(s) of the site. For variances, include photos showing relationship to adjoining properties.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? Yes No

Applicant, Owner and Property Information

Applicant Name: Walter Fogg

Applicant Address: 406 Euhaw St Beaufort 29902

Applicant E-mail: walt7314@gmail.com Applicant Phone Number: 954-415-5465

Owner (if other than the Applicant): _____

Owner Address: 406 Euhaw St. Beaufort 29902

Owner E-mail: walt7314@gmail.com Owner Phone Number: 954-415-5465

Property Address: 406 Euhaw St. Beaufort 29902

Property Identification Number (Tax Map & Parcel Number): R120 003 000 0554 0000 Lot 40

DESIGNATION OF AGENT [complete only if owner is not applicant]

I (we) here by appoint the person named as Applicant as my (our) agent to represent me (us) in this application.

Date: _____ Owner's Signature: _____

I (We) certify that the information in this application is correct.

Date: 4/26/2022 Applicant's Signature: Walter Fogg



VARIANCE APPLICATION

Community & Economic Development Department 1911
Boundary Street, Beaufort, South Carolina, 29902 p. (843)
525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / www.cityofbeaufort.org

Required Project Information

Applicant hereby appeals the Zoning Board of Appeals for a variance from the strict application to the property described on Page 1 of the following provisions in Section 2.4.1.B.3 of the Beaufort Code: 6' min variance of 5' to allow car port 1' from property line

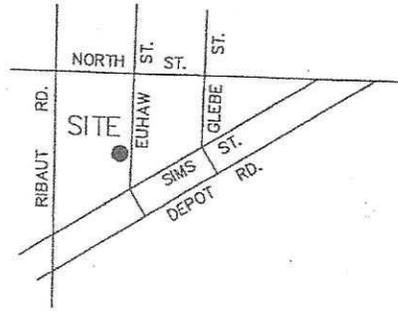
so that a building permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows: (e.g., build a garage): car port

for which a permit has been denied by a building official on the grounds that the proposal would be in violation of the cited section(s) of the Beaufort Code:

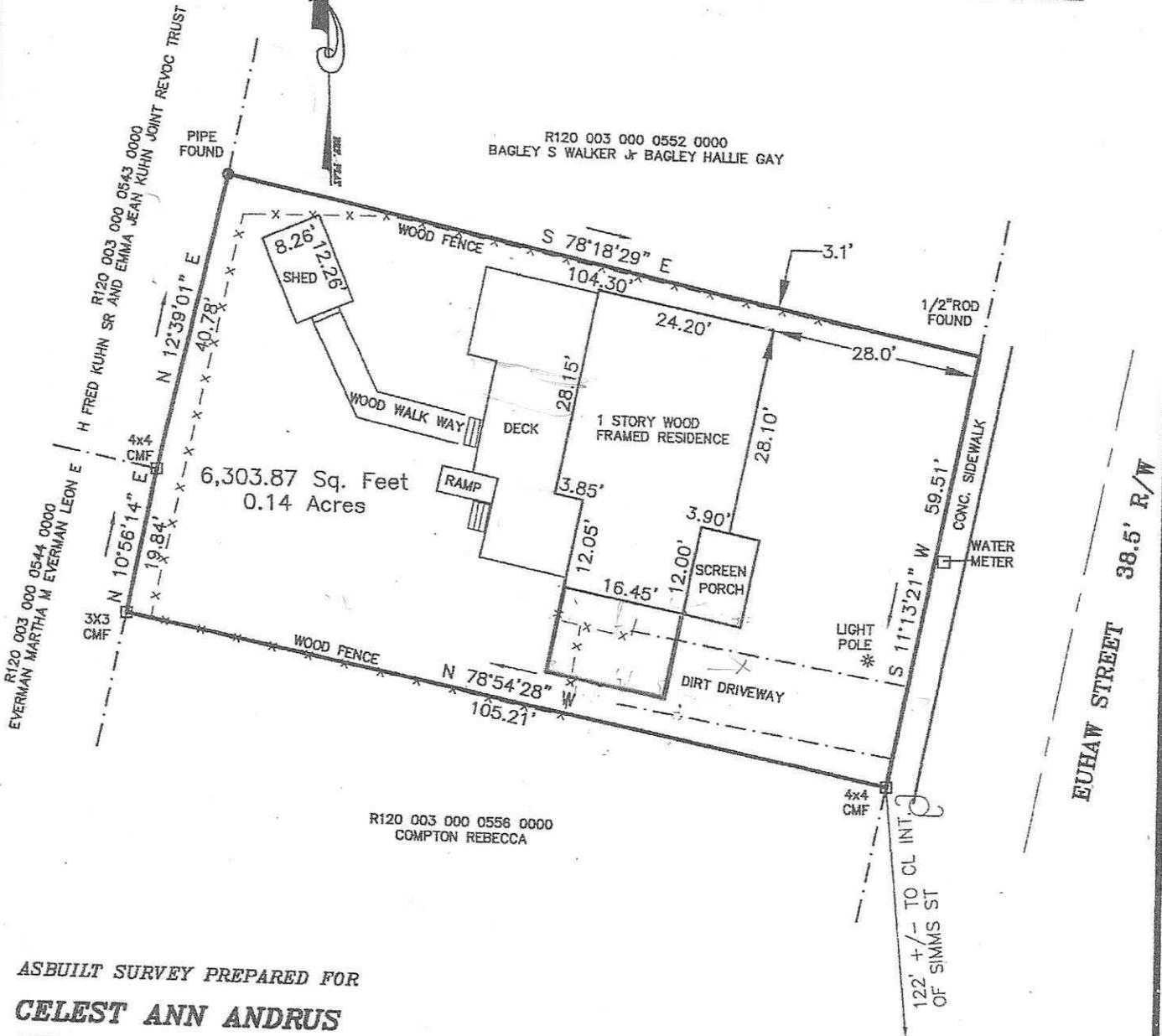
1. The application of the Beaufort Code will result in unnecessary hardship, and the standards for an variance set by State law and the Beaufort Code are met by the facts:
 - a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows: relocate existing utility yard (AC unit and electrical connections)
Large pine tree dropping sap directly on the drive way.
 - b. These conditions do not generally apply to other property in the vicinity as shown by: enclosed photos
 - c. The conditions are not the result of the applicant's own actions as follows: Both the pine tree and utility yard have been in place since original construction of the home
 - d. Granting of the variance would not substantially conflict with the Comprehensive Plan and the purposes of the Beaufort Code in that: We will continue to be within the current property lines by at least 1 foot
 - e. Because of these conditions, the application of the Beaufort Code to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: Restricted use of driveway because of sap damage from the large pine tree and the significant expense to move AC unit with no suitable relocation site.
 - f. 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 carport will be constructed to match current look of house, no walls to obstruct views, construction will not limit access to any property.



GASQUE & ASSOCIATES INC.
LAND SURVEYORS & PLANNERS
 28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
 P.O. BOX 1363, BEAUFORT, S.C.
 PHONE (843) 522-1798



VICINITY MAP NOT TO SCALE



ASBUILT SURVEY PREPARED FOR
CELEST ANN ANDRUS

BEING LOT 40, AND THE NORTHERN HALF OF LOT 42, BLOCK "C" BEAUFORT
 DEVELOPMENT SUBDIVISION AS SHOWN ON A PLAT BY DAVID E. GASQUE DATED 5/29/98
 RECORDED IN BOOK 1052, PAGE 2455 BEAUFORT COUNTY R.M.C. OFFICE
 LOCATED IN THE CITY OF BEAUFORT, BEAUFORT COUNTY SOUTH CAROLINA
 TAX MAP R120 003 000 0554 0000

THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR
 NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS: AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR

NEW METAL ROOF TO MATCH
EXIST'G. COLOR & STYLE



NEW 12x12 BUILT-UP
COLUMN (TYP.)

11'-0"
NEW CARPORT ADDITION

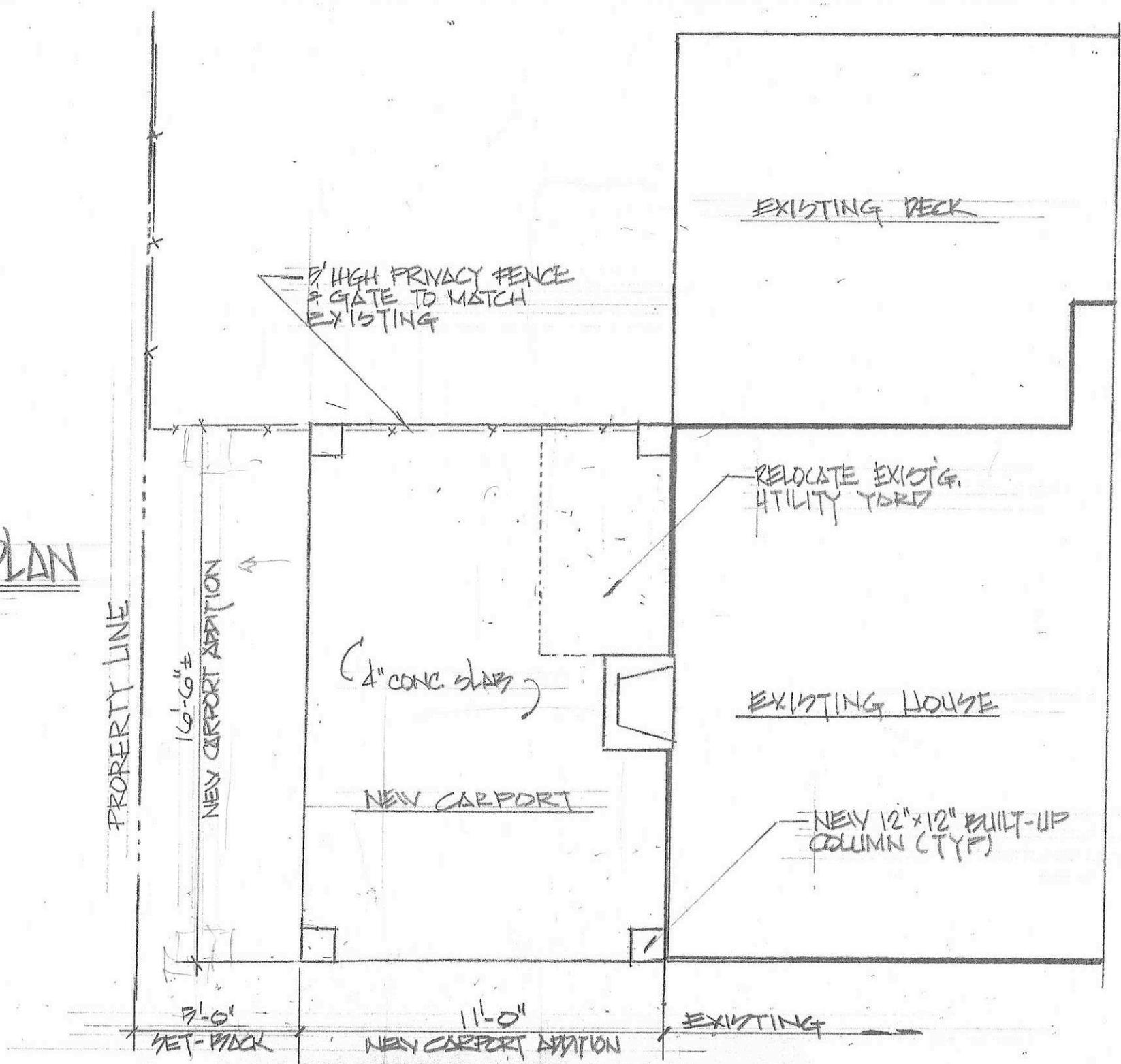
EXISTING

5' HIGH PRIVACY FENCE
& GATE TO MATCH
EXIST'G.

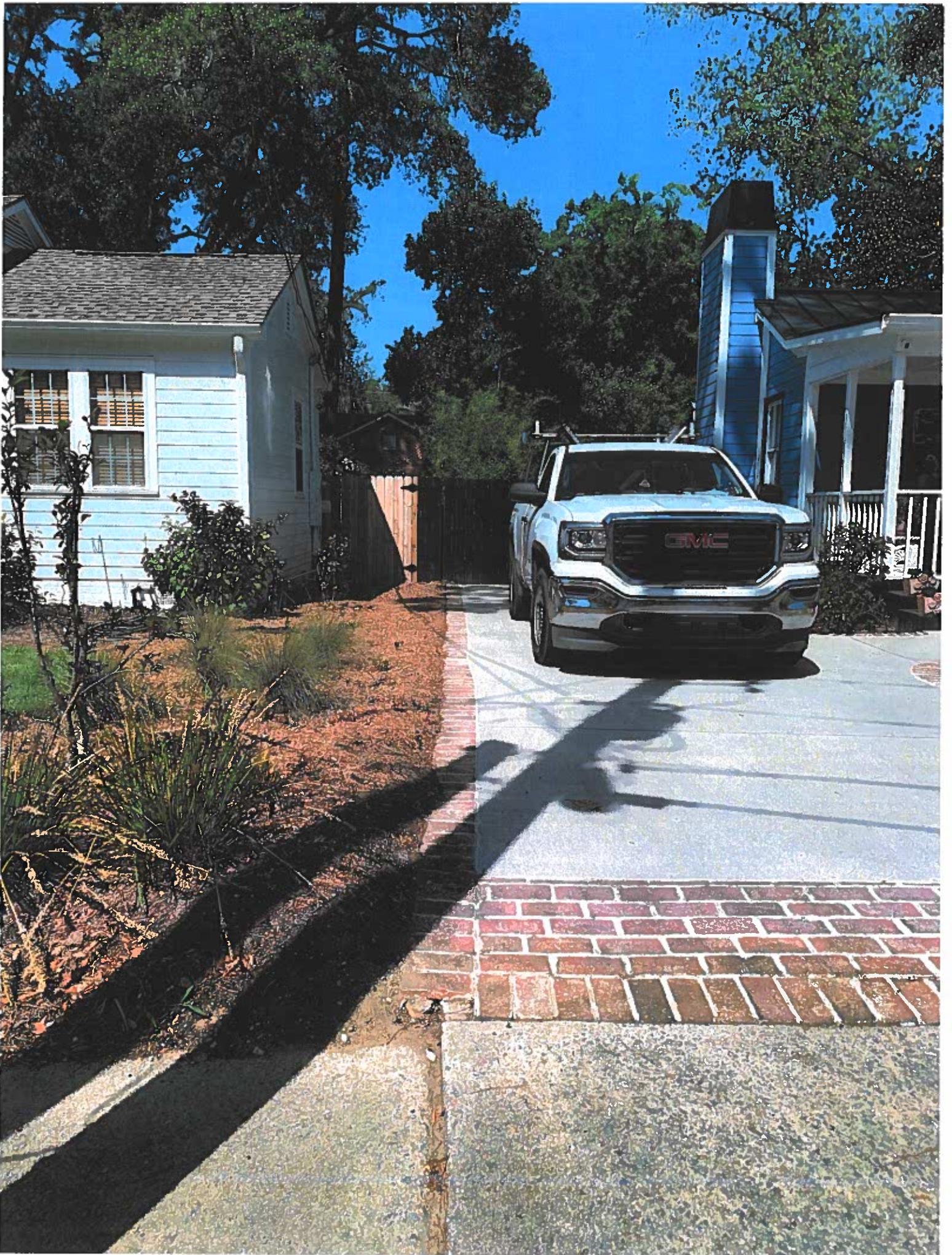
FRONT ELEVATION

SCALE: 1/4"=1'-0"

NEW CARPORT PLAN
SCALE: 1/4"=1'-0"

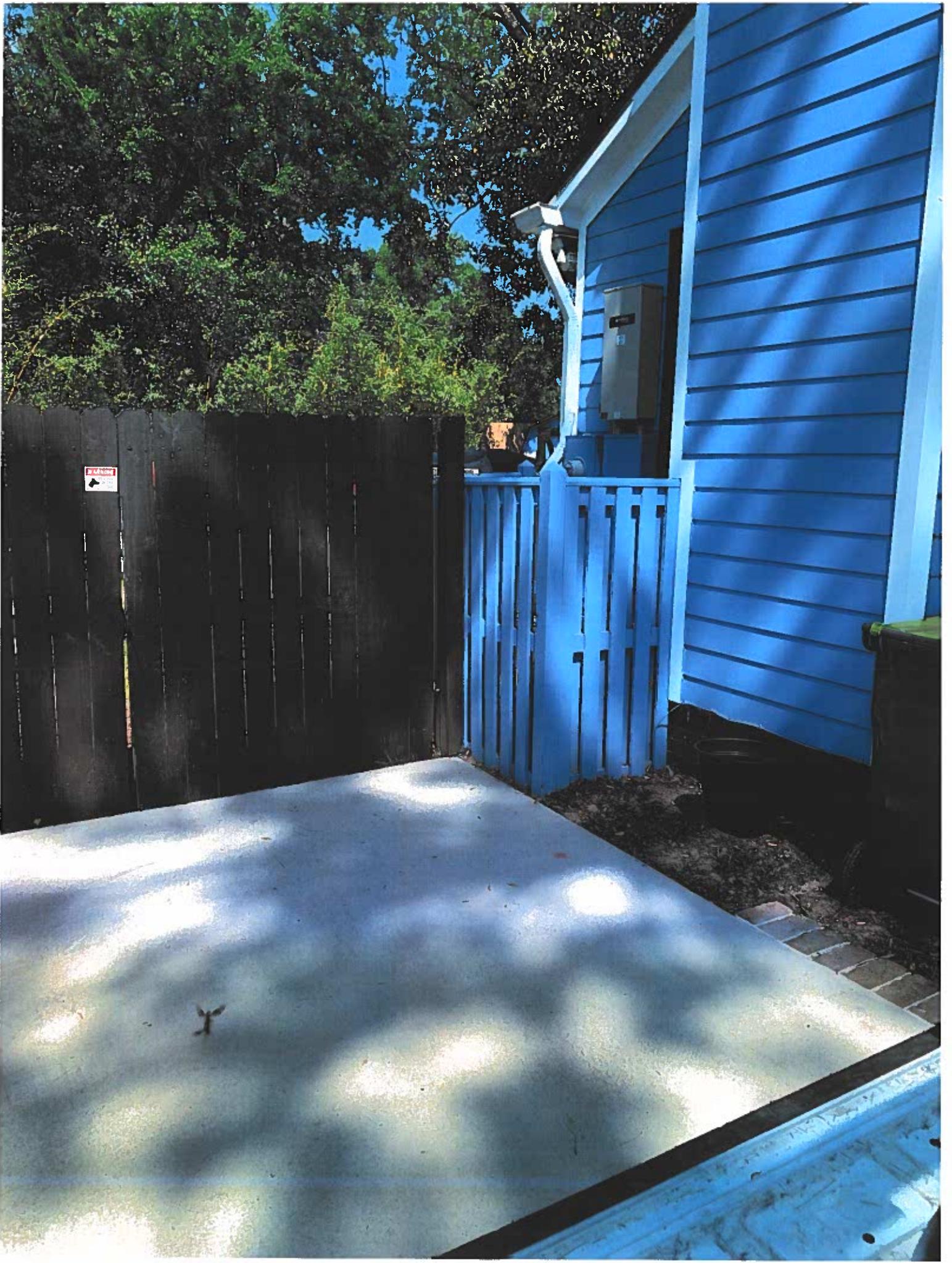






Property line













Zoning Board of Appeals

Staff Report

From the Department of Community Development
May 23, 2022

1 SUMMARY OF REQUEST

The applicant is requesting a 5' variance to the 6' interior setback requirement in the T3-N zoning district (Section 2.4.1.B.3). The purpose for this variance is to construct a car port over an existing paved driveway.

2 FACTS

Property Address: 406 Euhaw Street
Parcel ID: R120 003 000 0554 0000
Case Number: ZB 22-03
Applicant: Walter Fogg
Type of Request: Variance
Current Zoning: T3-N

When requesting a variance Section 9.14.2.F of the Beaufort Code states that, "a variance may be granted by the ZBOA if it concludes that the strict enforcement of any design and performance standard set forth in this Code would result in unnecessary hardship to the applicant, and that by granting the variance, the spirit of this Code will be observed, public welfare and safety will not be diminished, and substantial justice will be done. A variance may be granted in an individual case of unnecessary hardship only when the ZBOA makes, and explains in writing, all of the following findings:

- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property. For example, the variance is justified because of topographic or other special conditions unique to the property and development involved, in contradistinction to the mere inconvenience or financial disadvantage.

Staff Comment: There is a large pine tree in the owner's front yard that drops sap onto the existing driveway, and vehicles that park there. The applicant wants to retain the tree (estimated age is 150+ years), but also protect their vehicles. Additionally, there is an existing HVAC enclosure that limits the positioning of the carport. This HVAC enclosure was existing prior to the current owner purchase of the home.

- b. These conditions do not generally apply to other property in the vicinity.

Staff Comment: The applicant has submitted several examples of attached carports in the surrounding neighborhood that directly abut, or in close proximity, their respective property lines. Although an existing nonconformity should not rationalize additional nonconformities, denial of this variance could be perceived as a deprivation of rights commonly enjoyed by surrounding properties within the same and adjacent zoning districts.

- c. The conditions are not the result of the applicant's own actions.

Staff Comment: The existing tree and HVAC enclosure are the main reasons why this variance is being requested. The HVAC enclosure is preventing a vehicle from parking closer to the house, as it narrows the driveway. The relocation of the HVAC enclosure is infeasible as it would have to be reinstalled on the other side of the house, potentially needing a variance on the opposite setback for the relocated HVAC unit.

- d. Granting of the variance would not substantially conflict with the Comprehensive Plan, the Civic Master Plan and the purposes and intent of this Code.

Staff Comment: This variance would not contradict or conflict with the adopted plans of the City of Beaufort.

- e. Because of these conditions, the application of this Code to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.

Staff Comment: As mentioned above, the applicant has submitted several photographs of residences in the neighborhood with carports that either directly abut or are near the side property line. Carports within this neighborhood are common, and denial of the variance for the construction of a carport could be seen as an unreasonable restriction for the property.

- f. The authorization of a variance will not be of substantial detriment to adjacent property or the public good, and the character of the zone will not be harmed by the granting of the variance.

Staff Comment: As mentioned in above comments, carports that are within the required setbacks are a common occurrence within the neighborhood and on properties close to the subject property. Additionally, the applicant has provided a document signed by the affected neighbor supporting the variance. Approval of this variance will not harm the character of the neighborhood or this zoning district, due to the existence of numerous existing nonconforming carports within the side setback found on surrounding properties.

3 STAFF RECOMMENDATION

Approval:

I move to approval application ZB 22-03, request for a 5' variance to Section 2.4.1.B.3 for the construction of an attached carport over an existing driveway, as submitted.

406 Euhaw Street – Zoning Map and Aerial



