

AP#9621

PAID
3/17/14

City of Beaufort Planning & Development Services
1911 Boundary Street
Beaufort, South Carolina 29902
Phone (843) 525-7011 / Fax (843) 986-5606
October 12, 2011

Application Fee
 \$200

DEVELOPMENT DESIGN EXCEPTION APPLICATION

OFFICE USE ONLY: Date Filed: 3-17-14 Application #: DE14-01 Zoning District: 714R

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.

APPLICANT(S): Beekman Webb
 Address: 90 Gannet Point Road, Beaufort SC 29907
 Telephone: (843) 592-3800 [day] (843) 522-9376 [fax]
 E-mail: beekman@centurylink.net

OWNER(S) if other than Applicant(s): David Atwell
 Address: 8936 Sletto Road, Mt. Horeb, WI 53572
 Telephone: _____ [day] _____ [fax]

PROPERTY STREET ADDRESS: 301 Laurens Street, Beaufort SC 29905
 Property Identification No.: (TMP) B120-000579000

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

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: 3-17-14 Owner's Signature: David Atwell

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

Date: March 17, 2014 Applicant's Signature: Beekman Webb

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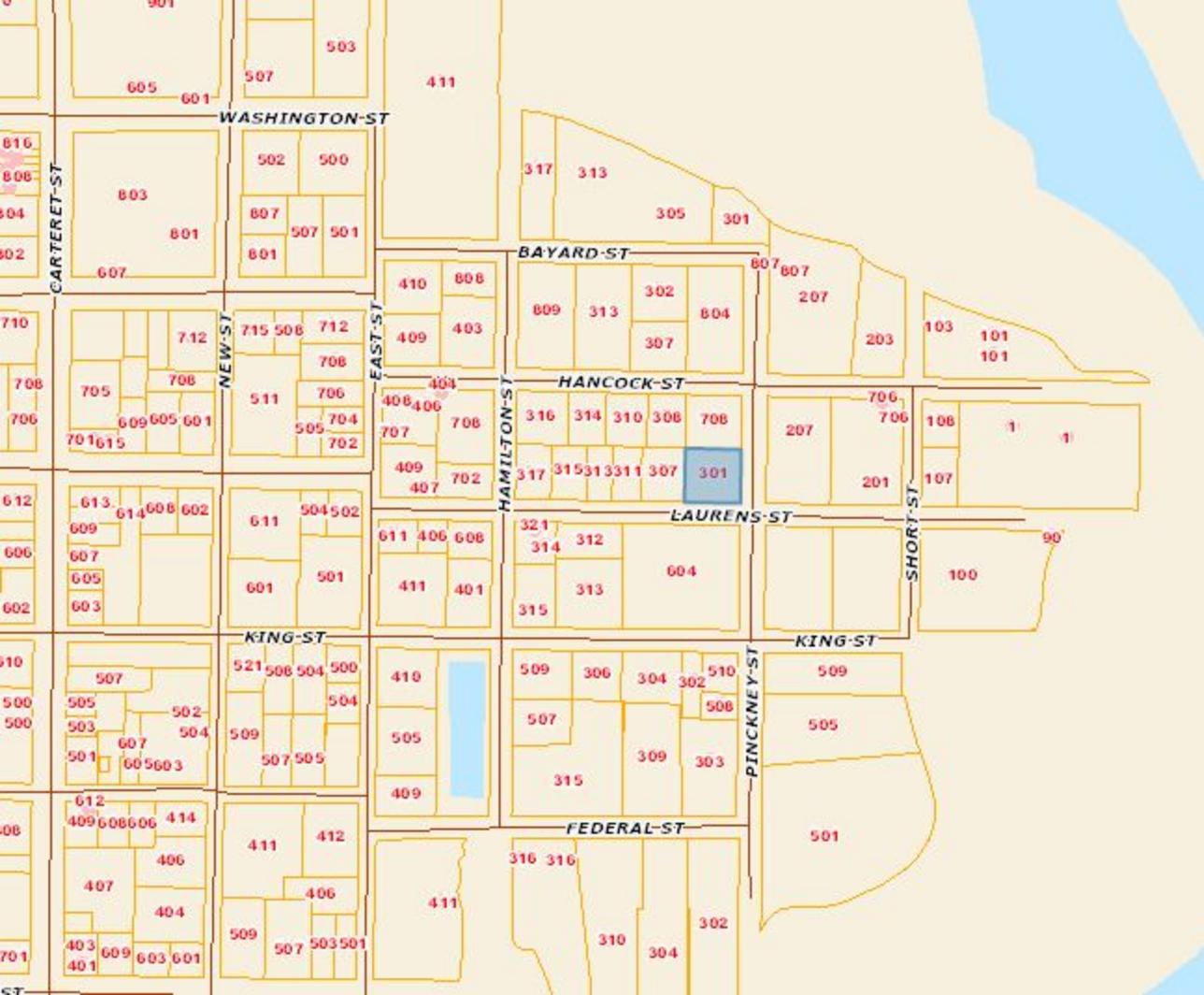
DEVELOPMENT DESIGN EXCEPTION APPLICATION

Applicant hereby requests a Development Design Exception from the following provisions of the Unified Development Ordinance (UDO) (List section numbers): 6.1.A

so that a permit may be issued to allow use of the property in a manner shown on the attached site plan, described as follows: (e.g., build a garage) subdivide a lot to build a house

The standards for a Development Design Exception can be met according to the following criteria:

1. *Compatibility.* The proposed exception is appropriate for its location and compatible with the character of surrounding lands and the development permitted in the zoning district(s) of surrounding lands, and will not reduce property values of surrounding lands. Explain: SOME OF THE HOUSES IN THAT BLOCK OF LAURENS STREET HAVE LOTS THE SAME SIZE OR SMALLER THAN WE ARE PROPOSING. THE 301 LAURENS HOUSE IS TIGHT AGAINST THE PINKNEY ST. PROPERTY LINE SO THERE IS PLENTY OF ROOM ON THE LOT.
2. *Design does not have substantial adverse impact.* The design of the proposed exception minimizes adverse effects including visual impacts of the proposed use on adjacent lands; furthermore, the proposed special exception does not impose significant adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, vibration, and does not create a nuisance. Explain: PLEASE SEE THE PLAN.
3. *Consistency with Adopted Plans.* The proposed development is in general conformity with the City's Comprehensive Plan and other plans officially adopted by the City. Explain: _____



**CITY OF BEAUFORT
HISTORIC DISTRICT REVIEW BOARD
DEVELOPMENT DESIGN EXCEPTION
Staff Report and Recommendations
Meeting of April 09, 2014**

Case Number: DE14-01
Property Address: 301 Laurens Street
Applicant: Beekman Webb
Type of Request: Lot Area and Lot Width Exceptions
Zoning: TBR – The Point

Background: The property in question is located at 301 Laurens Street (R120 000 0579 0000). It is in The Point neighborhood (see attached Site Location Map). There is currently an existing house located on the southeast corner of the property.

Request: The owner wishes to subdivide the lot in order to construct an additional house on the southwest corner.

The builder is requesting two design exceptions:

1. Lot area requirement – the minimum lot area in this zone is 6,000 SF. The proposed lots are 4,740SF (a 21% deviation from the standard).
2. Lot width requirement – the minimum lot width in this zone is 40'. The proposed lots are 50.5' wide (a 16% deviation from the standard).

Public comment: Letters were sent to adjoining property owners on March 19. The property was posted on March 18. The public hearing notice referencing this application appeared in the March 19 edition of *The Beaufort Gazette*. Staff has received no public comments on this application as of the date of this writing.

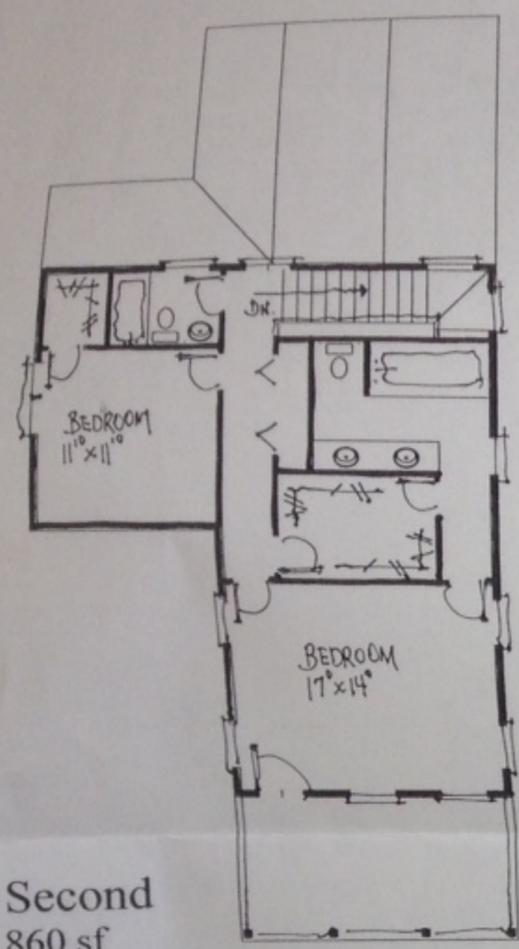
Staff findings: Based on the information submitted with the application, staff has concluded the following:

- (1) *Compatibility.* In staff's opinion, the proposed exception is appropriate for its location and compatible with the character of surrounding lands and the development permitted in the zoning district(s) of surrounding lands, and will not reduce property values of surrounding lands. There are numerous lots in The Point, particularly in the vicinity of this property (311 and 313 Laurens Street), that are similar in frontage and area to this proposal.
- (2) *Design does not have substantial adverse impact.* In staff's opinion, the proposed exception has no adverse effects including visual impacts on adjacent land and the proposed exception does not impose significant adverse impacts on surrounding

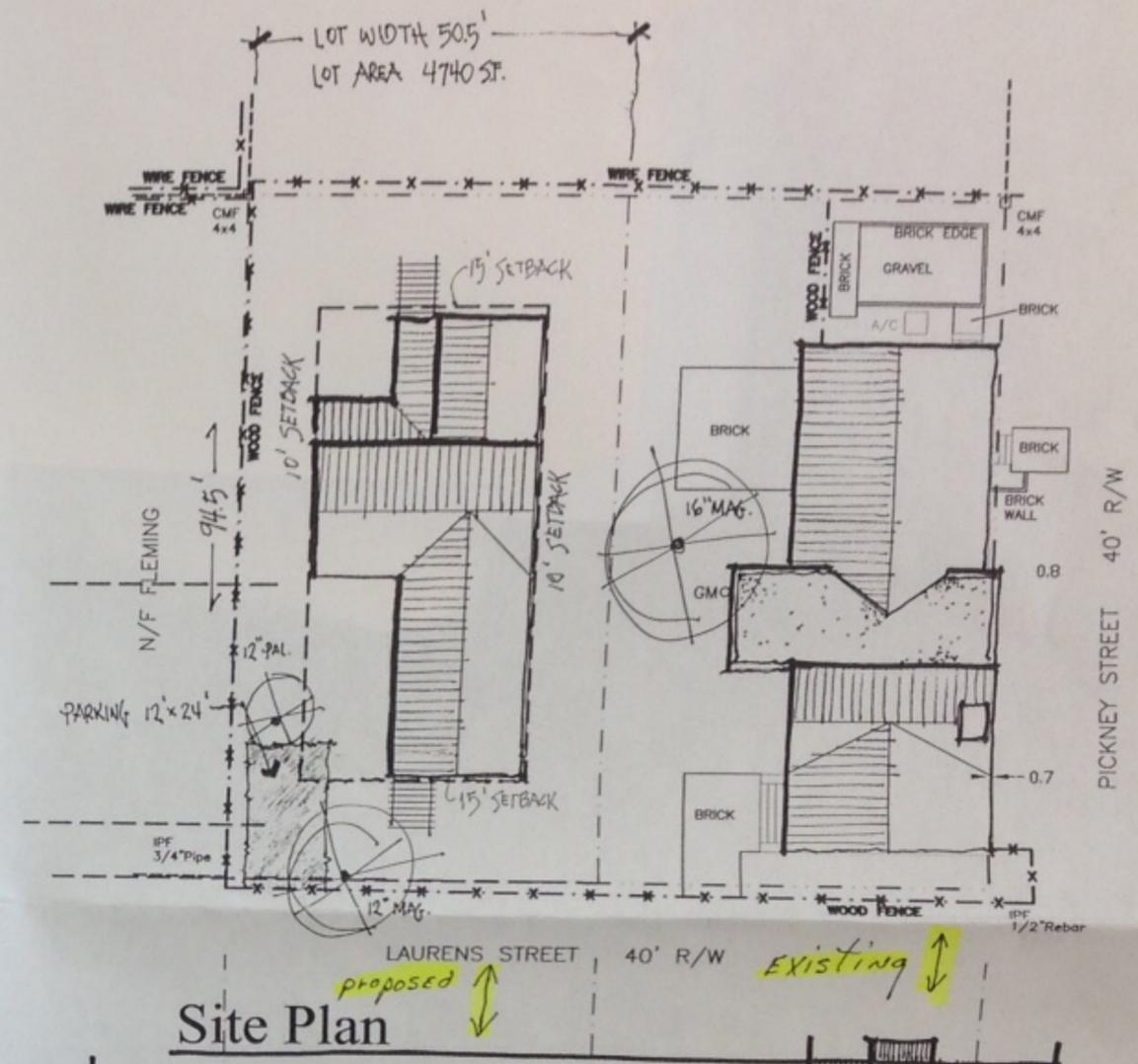
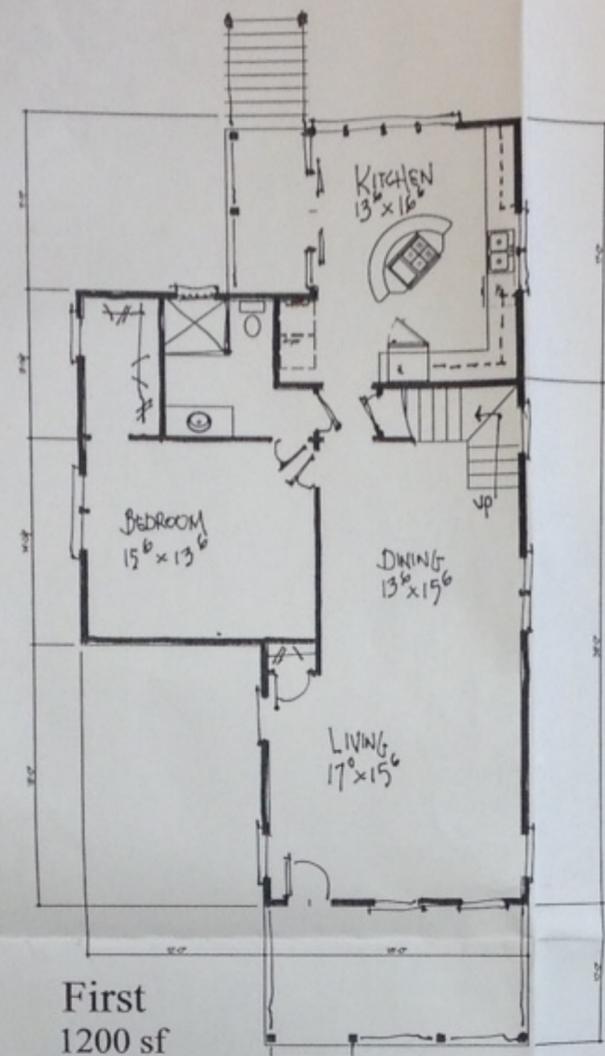
lands with regard to service delivery, parking, and does not create a nuisance. Staff believes that it will have a positive impact as it will create a more complete streetscape on Laurens Street.

- (3) *Consistency with Adopted Plans.* Staff believes the proposed design exception will permit development that is in general conformity with the City's Comprehensive Plan, Civic Master Plan, and other plans officially adopted by the City. The City's Comprehensive Plan encourages reinvestment in existing structures and appropriately infilling in established neighborhoods.

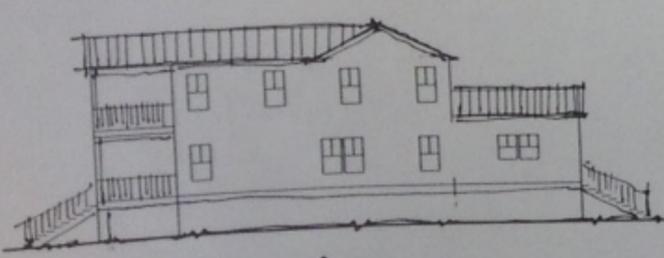
Staff recommendation: Staff believes it can be reasonably determined that there will be no significant negative impact upon residents of surrounding property or upon the general public by the approval of the design exception, and so staff recommends approval.



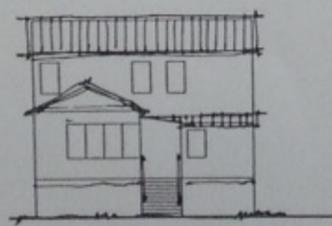
Floor Plans



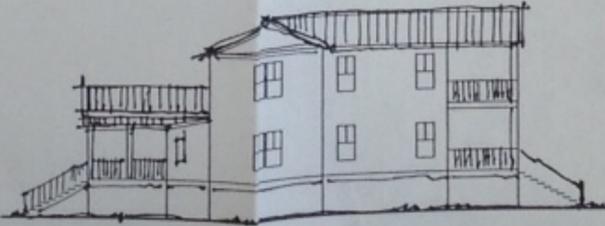
Site Plan



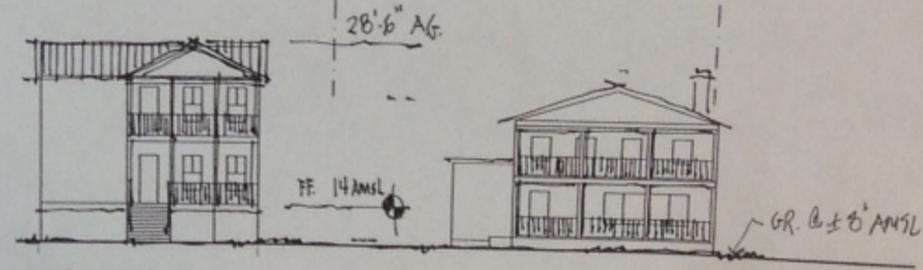
East Elevation



North Elevation



West Elevation



South Streetscape

MONTGOMERY
ARCHITECTURE &
PLANNING, INC.

3-7-14
www.monarchpl.com

301 Laurens Street
Beaufort, South Carolina

RECEIVED
MAR 17 2014
for 4-9-14

DE14-01

