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See back of application  
for fees

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CITY OF BEAUFORT HISTORIC DISTRICT REVIEW BOARD PROJECT APPLICATION (Revised - 09/10/2015)

**OFFICE USE ONLY**  
Application #: HRV-15 11/25/16 Date Received: 4-25-16 Zoning District: GR  
Beaufort County 1997 Historic Survey Listing:  Yes. Site No.:  No

Property Address: 707 ~~Duke~~ Church St. (R170 004 000 0495 0000)

Applicant: SaltLine Const. (Covey Post) + owner Phone: 843-263-1223

Applicant's Address: 4392 Pinewood Rd. Bff. SC 29902

Property Owner: Labi Kryeziu Phone: 951-349-7823

Owner's Address: \_\_\_\_\_

Architect: Tom Michavels Phone: 843-252-2454

Architect's Address: Port Royal SC 29935

**REQUEST FOR:**  Conceptual Review  Preliminary Review  Bailey Bill Approval\*  
 Final Approval  Change After Certification  
\*Requires a Bailey Bill-Part A Preliminary Review Application Form

**NATURE OF WORK:** (Check All That Apply)  
 Color changes  Alterations, Additions  Other: \_\_\_\_\_  
 New Construction  Primary Structure  Secondary Structure  
 Minor/Major Demolition or Relocation

**DRAWINGS/MATERIALS ACCOMPANYING APPLICATION:** (Refer to Appropriate Checklists for Requirements)  
 Photographs  Floor/Roof Plans  Color Sample  Elevation Drawings  
 Site Plan/Plat  Detail Drawing  Material Sample  Model/Context Imagery  
 Part A Preliminary Review Form for a Rehabilitated Historic Property

**EXPLANATION AND DESCRIPTION OF WORK** (if requesting Bailey Bill Approval, may leave blank):  
Subdivision of Existing Property to Allow a new Home Facing Duke St.

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

An Application is incomplete until all required information is submitted. Incomplete applications will not be placed on a Board agenda. Applications are reviewed based upon the Beaufort Preservation Manual and Supplement, or the Northwest Quadrant Design Principles (refer to [www.cityofbeaufort.org](http://www.cityofbeaufort.org)) which the applicants are strongly encouraged to purchase. Office copies are available for reference. In order that meetings are not excessively long, the Board maintains a strict policy that no more than ten applications are reviewed in any one meeting. If you are under a tight time frame, please be sure to submit your application early. **SUBMITTAL REQUIREMENTS:** 6 hardcopies of ALL documents + a digital copy of ALL documents must be filed by 12:00 noon on the deadline date. If the applicant or a representative is not present at the meeting, the application will not be reviewed.

OWNER'S SIGNATURE: \_\_\_\_\_ DATE: 4-23-16  
APPLICANT'S SIGNATURE: [Signature] SaltLine Const. DATE: 4-23-16

**CITY OF BEAUFORT**  
**Historic District Review**  
**Board Full Board**  
**Staff Report**  
**Meeting of May 11, 2016**

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**Case Number:** HR16-15  
**Property Address:** 707 Church Street  
**Applicant:** Corey Post  
**Type of Request:** New Construction / Subdivision Recommendation  
**Zoning:** GR – General Residential (NWQ)

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**Historical:** 707 Church Street is not listed on the *1997 Beaufort County Above Ground Historic Sites Survey*. A building in its approximate location is listed on the 1924 and 1958 Sanborn Maps. The tax records list the structure c. 1920 which is consistent with those maps. The structure, particularly the porch, has been altered since its original 1920s form.

**Request:** **The applicant is requesting a variance to subdivide the lot into two parcels – 1 containing the existing structure, and another at the corner of Church and Duke Streets. The applicant is requesting the HRB provide guidance and recommendation to the ZBOA regarding that request.**

**Background:** This property has historically had one cottage set back on the lot. This creates a streetscape along Duke Street that is not consistent with the rest of the pattern or rhythm of the street.

**Zoning:** **GR – General Residential – NWQ**

- **Setbacks:**
  - *Front Setback:* prevailing
  - *Rear:* 15'
  - *Side:* 6'
  - *Side & Rear for Accessory Uses:* 5' – n/a
  - *Impervious Surface Coverage:* 50% max.
  - *Lot Size:* 40' wide, 4,000 square feet – the 4,000 square feet is what would require the variance.
  - *Parking* – on-site parking would be required for the existing cottage. The lot on Duke Street would not require parking on-site since formalized on-street parking exists.

**Size:** **A potential new two-story cottage could be constructed. It would have a footprint of approximately 800-850 SF, for a total of about 1,600 SF.**

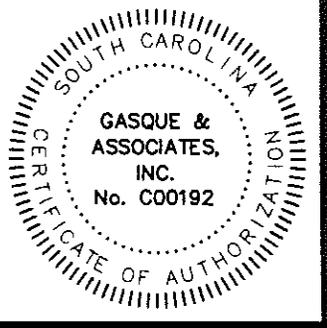
**Synopsis of Applicable Guidelines:**

- The Northwest Quadrant Design Principles discuss appropriate new construction.

**Staff Questions, Comments & Suggestions:**

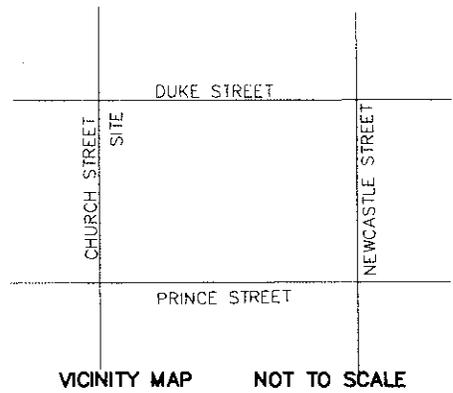
- This particular corner, the intersection of Church and Duke Streets, is uncharacteristic. None of the buildings come close to the street. This may be due to the former pond that was located in the block now comprised of Duke, Church, Harrington and Washington Streets. The two northern corners are Beaufort Housing Authority properties. The southwestern corner contains a contributing structure, with a non-contributing one building later, closer to Duke Street but facing Church Street.
- Staff is supportive of this subdivision if an appropriately sized cottage can be placed on the front-most parcel. It will set a good example for other buildings if/when the late 20<sup>th</sup> century ones closest to the corners redevelop. The cottage should be scaled to fit the small lot and should meet the setback and % pervious requirements for the area.
- What are the plans for the existing structure? It is not contributing but is fairly old. Staff would like a plan to restore/renovate this structure to accompany any HRB approval for new construction on the northern-most lot.

**Staff Recommendation:** Staff recommends the HRB give a favorable recommendation to the ZBOA on the condition that the rest of the zoning requirements should be met without any further adjustments. In addition, a plan and timeframe to restore/renovate the existing structure should be provided.



**GASQUE & ASSOCIATES INC.  
LAND SURVEYORS & PLANNERS**

28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.  
P.O. BOX 1363, BEAUFORT, S.C.  
PHONE (843) 522-1798

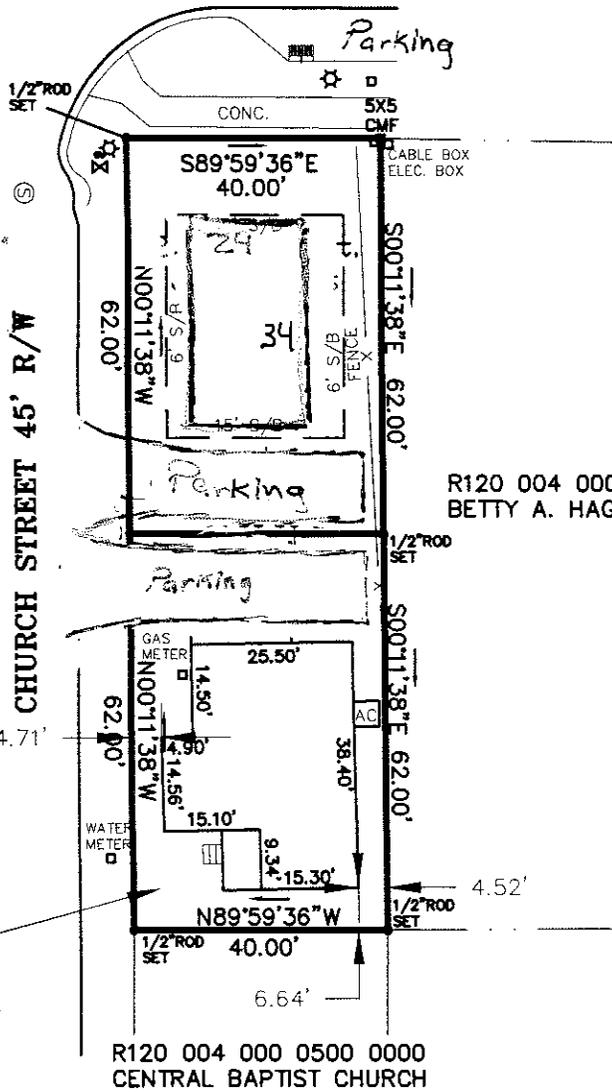


PK NAIL FOUND

DUKE STREET 60' R/W

RP

06 AC.  
2,480 SQ. FT.



R120 004 000 0496 0000  
BETTY A. HAGGARD

2,480 sq. ft.  
0.06 acres

R120 004 000 0500 0000  
CENTRAL BAPTIST CHURCH

ASBUILT SURVEY AND PROPOSED SUBDIVISION PREPARED FOR

**LABI KRYEZIU**

BEING THE NORTHWEST CORNER OF BLOCK 87 IN THE CITY OF BEAUFORT AS RECORDED IN DEED BOOK 3435, PAGE 2768 BEAUFORT COUNTY R.M.C. OFFICE LOCATED IN THE CITY BEAUFORT COUNTY SOUTH CAROLINA. TAX MAP R120 004 000 0495 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 ENVIRONMENTAL ISSUES.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HERE ON. THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.

BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.

THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "C" AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 450026 0005 D. DATED 11/04/92

THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH ANY RESTRICTIVE CONVEYANCES OR ANY CITY AND/OR COUNTY ORDINANCES.

I, DAVID E. GASQUE, HEREBY CERTIFY TO LABI KRYEZIU THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS SURVEY AS SPECIFIED THERE IN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THEN SHOWN. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND HAS AN EMBOSSED SEAL. AREA DETERMINED BY COORDINATE METHOD.

30 15 0 30 60 90



SCALE: 1"=30' SCALE IN FEET DATE: 2/22/2016

DAVID E. GASQUE, R.L.S. JOB # 44454  
S.C. REGISTRATION NUMBER 10506 FB#913/TT DSGN#7  
THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.







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Thomas A. Michaels Jr., RA

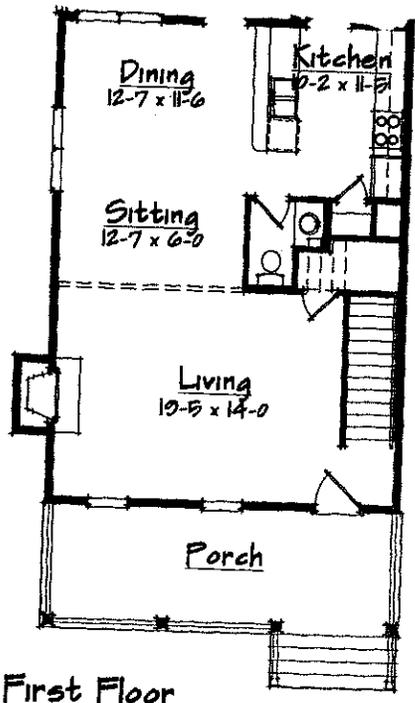
ID: # C-0005

PO Box 58, Port Royal, South Carolina 29935  
PH. 843.252.2454  
Tmichaels@architectonic.net

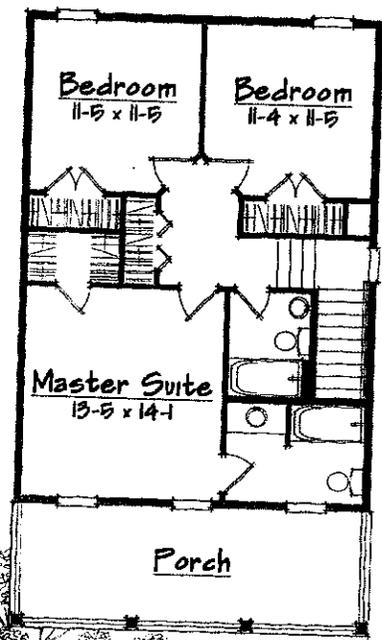
Total Heated Area: 1,602 sq. ft.  
First Floor: 800 sq. ft.  
Second Floor: 742 sq. ft.

3 bedrooms / 2.5 baths

Building Width: 24 feet  
Building Length: 36 feet



First Floor



Second Floor



1203 Washington