

CITY OF BEAUFORT
Historic District Review Board
Full Board – Development Design Exception
Staff Report
Meeting of September 10, 2014

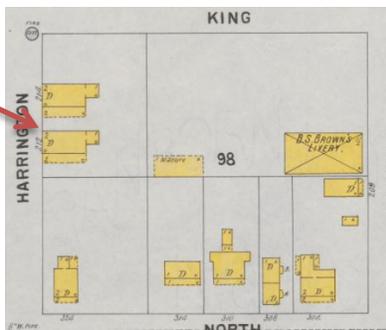
Case Number: DE14-03
Property Address: 509 Harrington Street
Applicant: Manuel Studio
Type of Request: Development Design Exception
Zoning: OC – Office Commercial (The Bluff Neighborhood)

Background: This residential property is located in the Office Commercial district, thus requiring the structure to follow the setback standards of R-4 – Residential-4. This district requires a rear yard setback of 15’. The project came before the HRB in August and was given preliminary approval to the project, on the condition that a development design exception is approved by the HRB to permit the rear setback reduction.

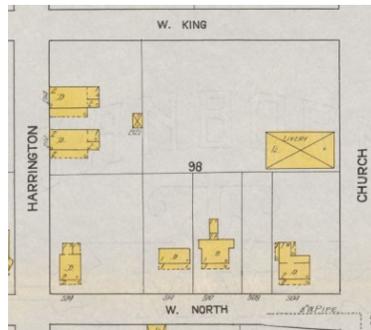
Request: **The applicant is requesting a Development Design Exception to reduce the rear setback from 15’ to 10’ to accommodate a rear addition.**

Public Comment: Letters were mailed to adjacent property owners on August 21. The public notice addressing this hearing appeared in the Beaufort Gazette on August 26. The property was posted on August 27. Staff has received no public comments on the application as of the date of this writing.

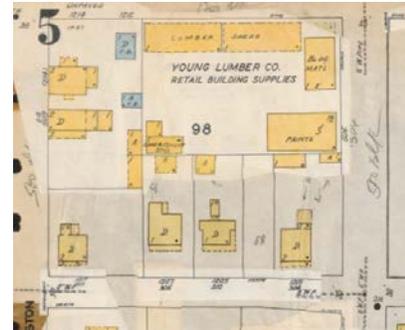
Historical: 509 Harrington Street is listed on the 1997 *Beaufort County Above Ground Historic Sites Survey* as “Contributing to the listed district.” It is also listed on the 1969 *Feiss Wright Survey*, the 1979 *Milner Inventory*, and the 1995 *A Guide to Historic Beaufort*. It’s estimated that this building is c. 1860 and it first appears on the 1899 Sanborn Map. The rear of the building has evolved over time, with the existing two-story form added in the 1990s, according to the survey sheet.



1899



1905-1912



1958

Design Comments:

The proposed design is compatible with the existing historic structure.

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. The rear setback in the Office Commercial zoning district, for commercial properties, is 10' so this is compatible with all surrounding commercial structures.
- (2) Design does not have a substantial adverse impact. Staff believes that this encroachment will not have a substantial adverse impact on the surrounding area.
- (3) Consistency with Adopted Plans. Staff believes that the proposed design exception is in direct adherence to with the City's Comprehensive Plan, Civic Master Plan, and all other plans officially adopted by the city. This is an addition to a significant historic structure which will allow it to remain in continual use by its current owner.

Staff Recommendation:

Staff believes it can be reasonably determined that there will be no significant negative impact upon residents of surrounding properties or upon the general public by the approval of this design exception. Therefore staff recommends final approval to this Development Design Exception request, as submitted, as well as final approval the design of the addition itself.

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

App 10378

Application Fee
 \$200 *pk*

DE 14-03

DEVELOPMENT DESIGN EXCEPTION APPLICATION

OFFICE USE ONLY: Date Filed: 8-15-14 Application #: DE1403 Zoning District: OC

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): Ansley Haster Manuel, Architect
Address: 104 Pritchard Street Bluffton, S.C. 29910
Telephone: (843) 726-3780 office [day] (843) 338-8932 cell [fax]
E-mail: ansleymanuel@embarqmail.com

OWNER(S) if other than Applicant(s): John and Celeste Cherol
Address: 509 Harrington Street Beaufort, S.C. 29902
Telephone: (330) 397-9375 [day] _____ [fax]

PROPERTY STREET ADDRESS: 509 Harrington Street
Property Identification No.: (TMP) R120 004 000 0678 0000

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: August 15, 2014 Owner's Signature: Celeste R. Cherol

I (We) certify that the information in this application is correct.
Date: 14 August 2014 Applicant's Signature: [Signature]

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

DEVELOPMENT DESIGN EXCEPTION APPLICATION

Applicant hereby requests a Development Design Exception from the following provisions of the Unified Development Ordinance (UDO) (List section numbers): 9.2.E

Rear setback is 15', applicant requesting 10'
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) Rear Addition of Master Suite

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: _____

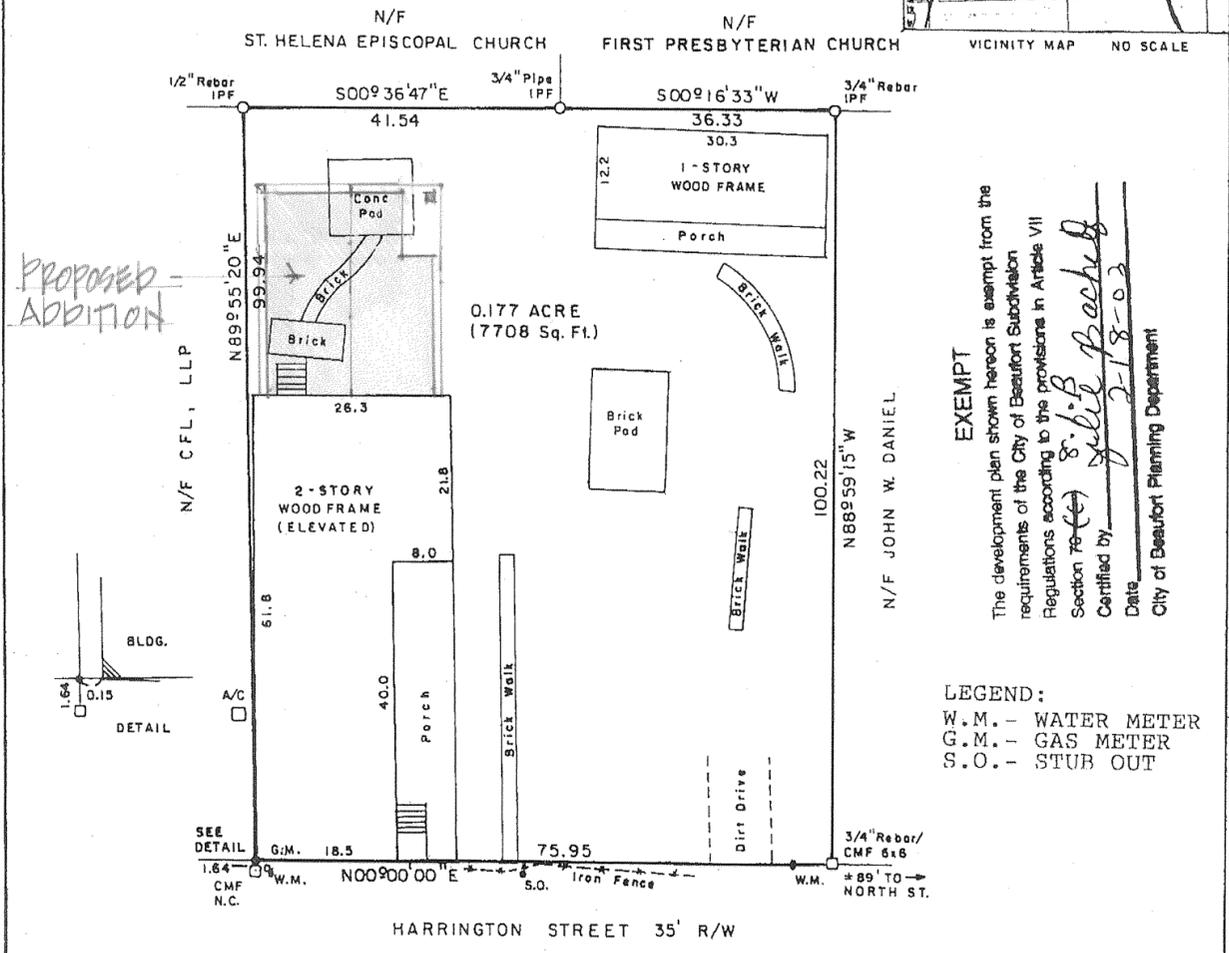
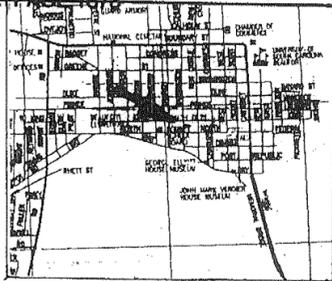
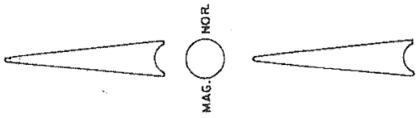
Design has been approved by HDRB and HBF

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: _____

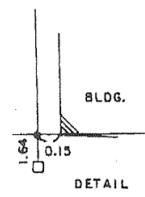
Design has been approved by HDRB and HBF

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: _____

Design has been approved by HDRB and HBF



PROPOSED ADDITION



EXEMPT

The development plan shown hereon is exempt from the requirements of the City of Beaufort Subdivision Regulations according to the provisions in Article VII Section 707(e) *S.L.B.*

Certified by: *Julie Bachub*
 Date: *2-18-03*
 City of Beaufort Planning Department

LEGEND:
 W.M. - WATER METER
 G.M. - GAS METER
 S.O. - STUB OUT

HARRINGTON STREET 35' R/W

CLOSING PLAT PREPARED FOR ANN SHAW

THE SAME BEING A PORTION OF BLOCK 98, CITY OF BEAUFORT, BEAUFORT COUNTY, ACCORDING TO A MAP OR PLAT ADOPTED BY THE U. S. DIRECT TAX COMMISSIONERS FOR THE DISTRICT OF SOUTH CAROLINA.

I HEREBY STATE THE 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 A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS PROPERTY IS LOCATED IN ZONE C AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450026 0005 D, DATED 9/29/86.

PIN:R120-004-000-0678-0000



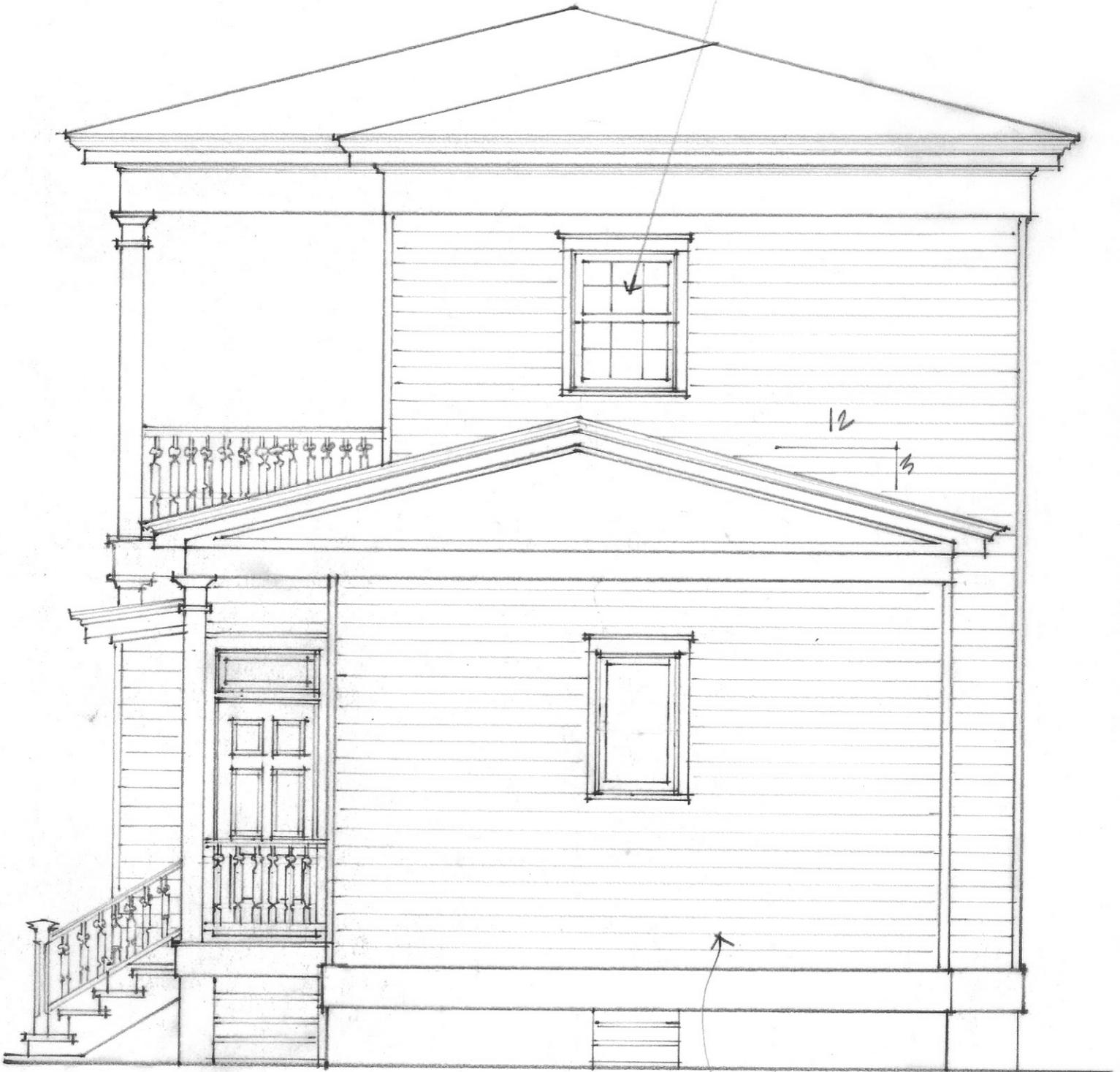
SCALE 1" = 20'

JANUARY 13, 2003

David S. Youmans
 DAVID S. YOUMANS R.L.S. 9765
 BEAUFORT SURVEYING, INC.
 1613 PARIS AVENUE SUITE 213
 PORT ROYAL, SOUTH CAROLINA 29935
 (843) 524-3261 525-1175

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

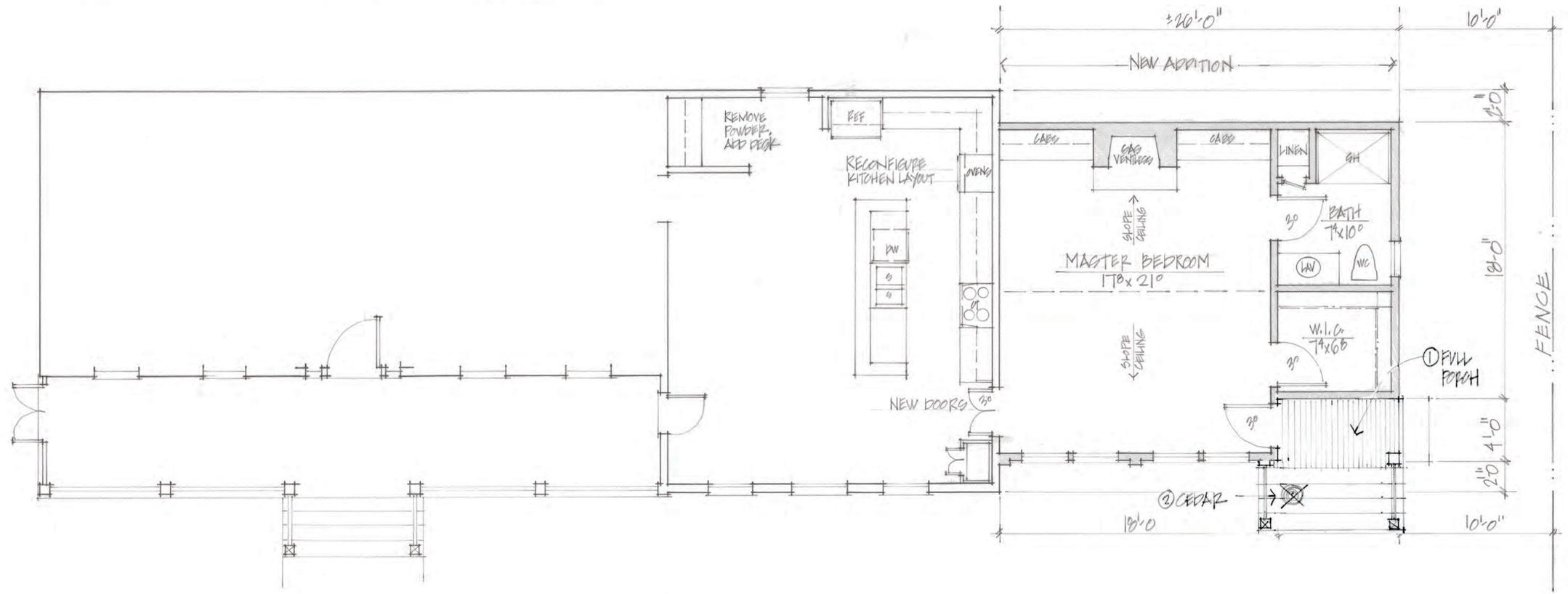
① SHORTENED WINDOW



② ADDITION



RIGHT ELEVATION SCALE OF $\frac{1}{4}'' = 1'-0''$



FLOOR PLAN SCALE OF $\frac{1}{4}'' = 1'-0''$

DATE: 28 JULY 2014

MANUEL STUDIO, LLC
 516 South Green Street • Ridgeland, South Carolina 29936
 (O) 843-726-3480
 ansleymanuel@embarqmail.com

Additions and Renovations for:
 JOHN AND CELESTE CHEROL
 509 HARRISON STREET
 BEAUFORT, SOUTH CAROLINA

SHEET
 1