

**CITY OF BEAUFORT
ZONING BOARD OF APPEALS
Staff Report and Recommendations
Meeting of 26 September 2016**

Case Number: ZB16-13
Property Address: 707 Church Street
Applicant: Labi Kryeziu and Tom Michaels, Architect
Type of Request: Lot area variances
Zoning: General Residential

Background: The property is located at 707 Church Street, at the corner of Church and Duke Streets in the Northwest Quadrant neighborhood of the Beaufort Historic District (see Site Location Map attached). The property is identified as District 120, Tax Map 4, Parcel 495. The parcel is zoned "General Residential District" (GR). The GR District requires a minimum lot area of 4,000 square feet and a minimum lot width of 40'. The side yard setback is 6'. The rear yard setback is 15'. The lot is 4,960 square feet in area. The lot has 40' of frontage on Duke Street and 124' of frontage on Church Street. A single-family dwelling is located on the lot (see attached photos). The existing dwelling faces Church Street, and is located at the south end of the lot. The structure is not listed on the Beaufort County Above Ground Historic Resources Survey.

The applicants desire to subdivide the property into two lots. Each lot would be substantially less than the minimum lot area requirement for the district which is 4,000 square feet. The applicants are requesting variances to permit the lot subdivision.

The application came before the Zoning Board of Appeals (ZBOA) in July. At that time, the Board tabled the application to allow the applicant to go back to the Historic District Review Board (HRB) and get conceptual approval for renovation of the existing structure and to have the HRB re-review the site plan for the new house with a site plan to include a tree survey. The minutes from the July ZBOA meeting and the letter sent to the applicant after the July meeting are attached.

Staff comments: The existing dwelling on the lot is in somewhat poor repair. Portions of siding are missing, the building needs repainting, etc. The dwelling has a Church Street address, but faces Duke Street with its front door and porch. If the subdivision was approved, the front of the existing dwelling would face the rear of the new Duke Street dwelling. This is an unusual situation and not generally recommended, but the HRB has approved the project with this layout (see below).

HRB comments: For any project that requires design review, staff asks the applicant to obtain conceptual review for their proposal from the appropriate design review body before coming to the ZBOA. The applicants presented a conceptual plan for the proposed Duke Street lot at the

July HRB meeting. The Board granted conceptual approval for a new house to be located on the proposed lot. The Board also discussed the existing structure and the improvements.

After the July ZBOA meeting, the applicant went back to the HRB at their August meeting. The Board declined to make a decision on the application so that the applicant could address the Board's concerns regarding the size, mass, and scale of the new dwelling. In addition, the Board asked that the impact of the project on the Live Oak be explored (see attached follow-up letter from the meeting and the minutes of that meeting).

In September, the applicant brought a revised application to the HRB. The lot split had been adjusted slightly. Instead of creating two lots of equal size, the existing house lot would be 2,644 square feet and the new house lot would be 2,316 square feet. This would allow more room for the driveway to work around the large Live Oak. The changes to the existing dwelling have been scaled back. The existing porch facing Duke Street is to remain. The steps, which currently face Duke Street, will be removed and new steps will be built on either side of the existing porch (see attached site plan). The proposed dwelling has been reduced in scale somewhat, and the original gable front has been replaced with a simpler shed dormer. The HRB staff report on the application (attached) goes into more detail on these issues. The HRB gave final approval to the changes proposed to the existing structure and to the design of the new dwelling (see attached HRB approval letter).

Current variance requests: The applicant is requesting two lot size variances. A 1,684 square foot lot area variance is requested for the new house lot. This is a 42% variance from the minimum lot area requirement of 4,000 square feet. A 1,356 square foot lot area variance is requested for the existing house lot. This is a 34% variance from the minimum lot area requirement.

Public comment: The public hearing notice referencing this application appeared in the May 8 edition of *The Beaufort Gazette*. The property was posted on May 9. Letters were sent to adjoining property owners on May 9. Staff has received one public comment on this application (attached).

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

- (1) *Extraordinary and exceptional conditions.* In staff's opinion, there extraordinary and exceptional conditions attached to this property in that this lot has a 2,500 square foot "side yard" located on the corner of Church and Duke Streets. Most corner lots in the neighborhood have the primary building on the lot located on/anchoring the corner. This is the appropriate pattern of building siting in an urban neighborhood. Having the dwelling set far back on the lot (over 60'), creates a void at the corner that is uncharacteristic of the neighborhood and not an appropriate urban design.

- (2) *Conditions as applied to other property in the vicinity.* These conditions do not generally apply to other property in the vicinity in that most developed corner lots in the Northwest Quadrant have their primary structure located on the corner.
- (3) *Conditions not a result of the applicant's own actions.* The applicant did not build the existing dwelling on the lot.
- (4) *Not in conflict with Comprehensive Plan.* The Board must make a finding that granting of the variances would not substantially conflict with the Comprehensive Plan and the purposes of the Unified Development Ordinance. The comprehensive plan and Civic Master Plan encourage compatible infill development. Staff believes that the creation of the new lot and the structure that may built on it would be compatible with the character of the surrounding neighborhood.
- (5) *Unreasonable restriction on utilization of the property.* The Board must make a finding that application of the ordinance to the particular property unreasonably restricts use of the property. The current siting of the building on the lot is not typical or appropriate for the neighborhood. Constructing a dwelling on the corner of Church and Duke Streets would improve the urban design character of the neighborhood. As outlined in the July HRB staff report, there are at least four other lots in the neighborhood that have lot areas similar in size to the lots proposed in the subject application. For these reasons, staff believes it may be an unreasonable restriction on use of the property to prevent the lot subdivision and construction of a building on the corner of Church and Duke Streets.
- (6) *Detriment to adjacent property and the public good.* Staff believes that granting of the variances would not be a detriment to adjacent property or the public good, in that an appropriately-sized and sited single-family dwelling could be built on the new lot. In addition, the HRB has given final approval to the design of the building to be located on the lot and renovations to the existing building on the site. The July HRB staff report notes there are at least four other lots in the neighborhood that have lot areas less than 3,000 square feet.

Staff comments: If the Board makes all the findings necessary to approve the variances, staff recommends that the following condition be placed on the approval:

- that before final approval of the subdivision plat is granted, that the existing structure be renovated as approved by the HRB on September 14. This renovation shall include removing or relocating the satellite dish and constructing an enclosure for the roll-carts.

CURRENT ZBOA SUBMITTAL

Sheet No.
A101

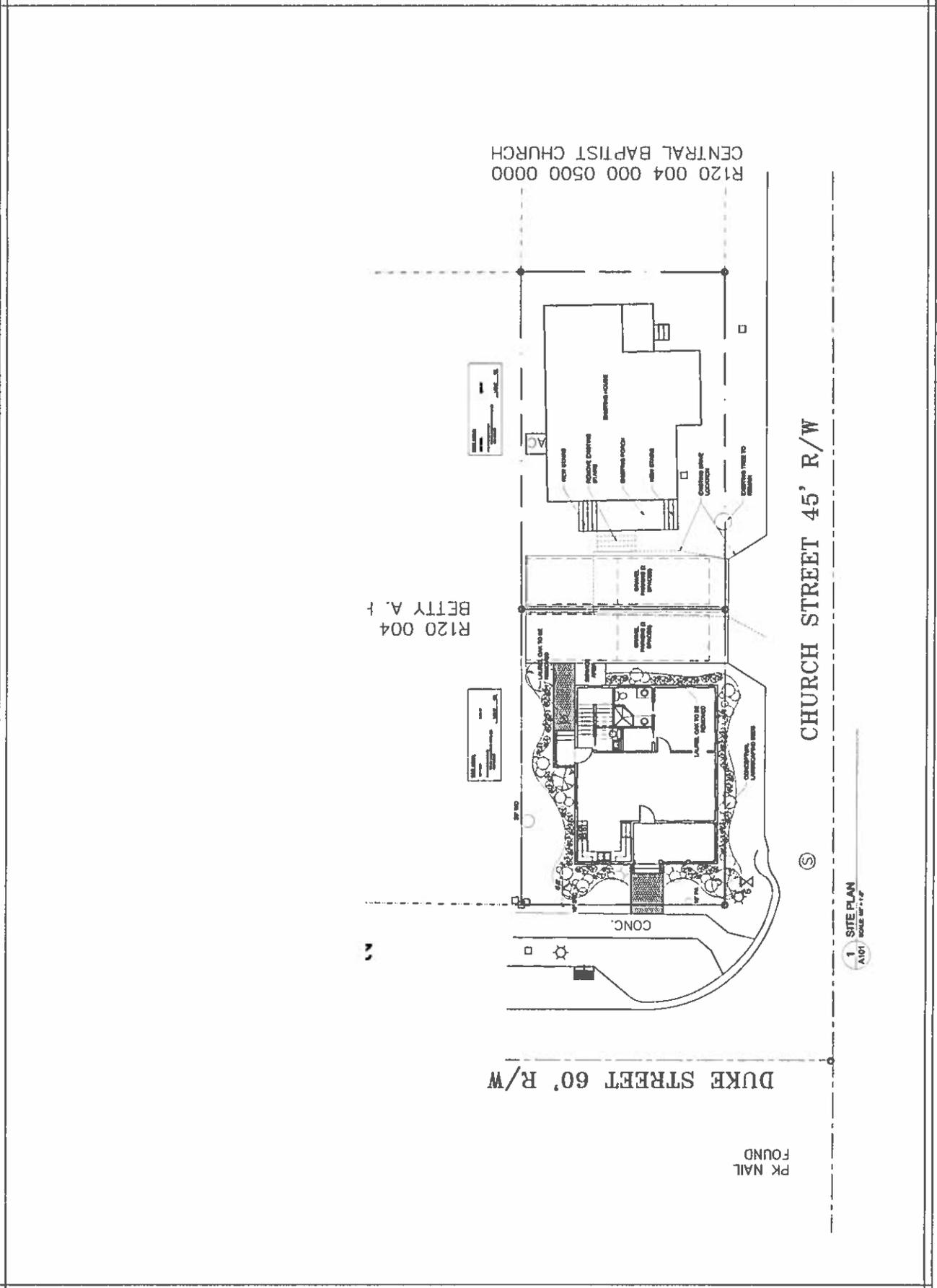
Sheet Title
SITE PLAN

No.	Issue / Revision Description	Date
1	PRELIMINARY	08/27/18

**NEW RESIDENCE:
CHURCH AND DUKE
BEAUFORT, SOUTH CAROLINA**



TM ARCHITECT
7. MICHAEL A. ARCHER
7. PORT ROYAL, SC
800.288.2888



R120 004 000 0500 0000
CENTRAL BAPTIST CHURCH

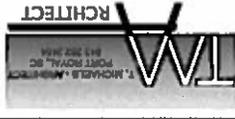
R120 004
BETTY A.

CHURCH STREET 45' R/W

DUKE STREET 60' R/W

PK NAIL
FOUND

Professional Seal and Stamp



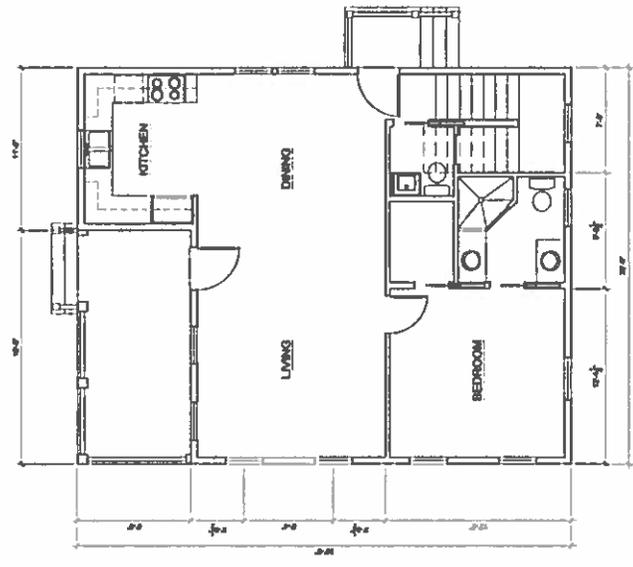
NEW RESIDENCE:
CHURCH AND DUKE
BEAUFORT, SOUTH CAROLINA

No.	Issue / Revision Description	Date
1	HAS SUBMITTAL	08/27/18

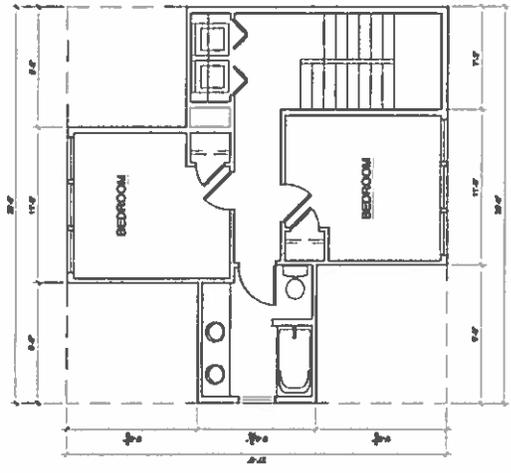
Sheet Title
PLANS

Drawn By: T. Michael
Checked By: T. Michael
Project ID: 11002

Sheet No.
A102



1 FIRST FLOOR
A102 SCALE 1/8"=1'-0"



2 SECOND FLOOR
A102 SCALE 1/8"=1'-0"



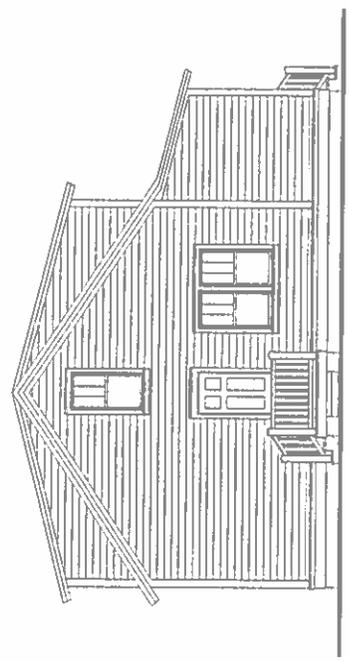
NEW RESIDENCE:
CHURCH AND DUKE
BEAUFORT, SOUTH CAROLINA

No.	Issue / Revision Description	Date
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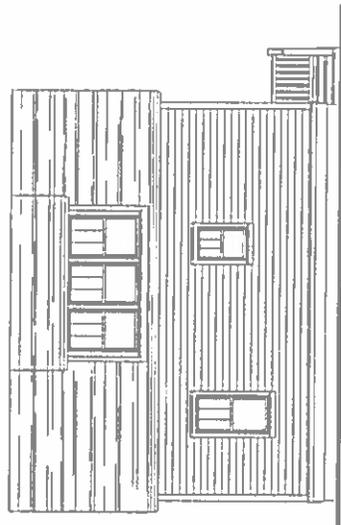
Sheet Title
ELEVATIONS

Drawn By: T. P. ...
Checked By: T. P. ...
Project No.: 18020

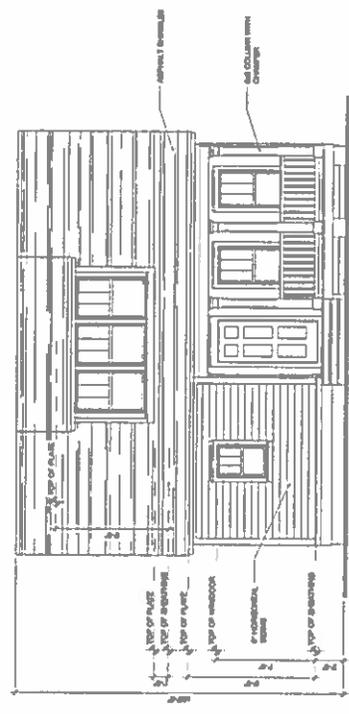
Sheet No.
A201



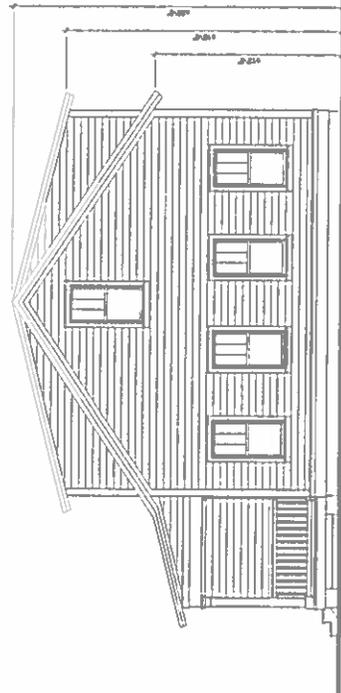
4 EAST ELEVATION
A201 / SCALE 1/4" = 1'-0"



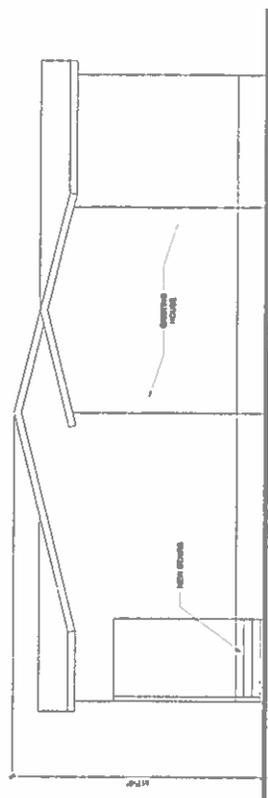
3 SOUTH ELEVATION
A201 / SCALE 1/4" = 1'-0"



3 NORTH ELEVATION
A201 / SCALE 1/4" = 1'-0"



2 WEST ELEVATION - CHURCH STREET
A201 / SCALE 1/4" = 1'-0"



ORIGINAL ZBOA APPLICATION

Pd.
13136

City of Beaufort Zoning Board of Appeals
1911 Boundary Street
Beaufort, South Carolina 29902
Phone (843) 525-7011, Fax (843) 986-5606
E-Mail: jbachety@cityofbeaufort.org
* Revised September 12, 2014

Application Fees

- Residential \$200
- Commercial \$300
- Special Meetings \$500

VARIANCE APPLICATION

OFFICE USE ONLY: Date Filed: 4-25-16 Application #: 2816-13 Zoning District: GIR

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.

APPLICANT(S): owner + Saltline Const. (Corey Post)
Address: 4392 Pinewood Circle Bt. SC 29902
Telephone: 843-827-6312 [day] _____ [fax] _____
E-mail: cpost70@aol.com

OWNER(S) if other than Applicant(s): _____
Address: Labi Kryeziu
Telephone: 951-349-7823 [day] _____ [fax] _____

PROPERTY STREET ADDRESS: 705 Churchst.
Tax Map No.: R170 004 000 0495 0000
Parcel No.: _____

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: 4-23-16 Owner's Signature: _____

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

Date: 4-23-16 Applicant's Signature: [Signature] Saltline Const.

200

City of Beaufort Zoning Board of Appeals
1911 Boundary Street
Beaufort, South Carolina 29902
Phone: (843) 525-7011, Fax: (843) 986-5606

E-Mail: jbachety@cityofbeaufort.org
*Revised September 12, 2014

VARIANCE APPLICATION

10/31/06

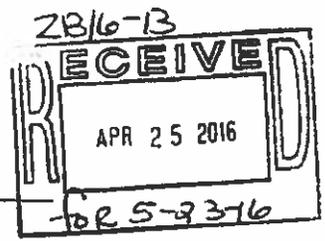
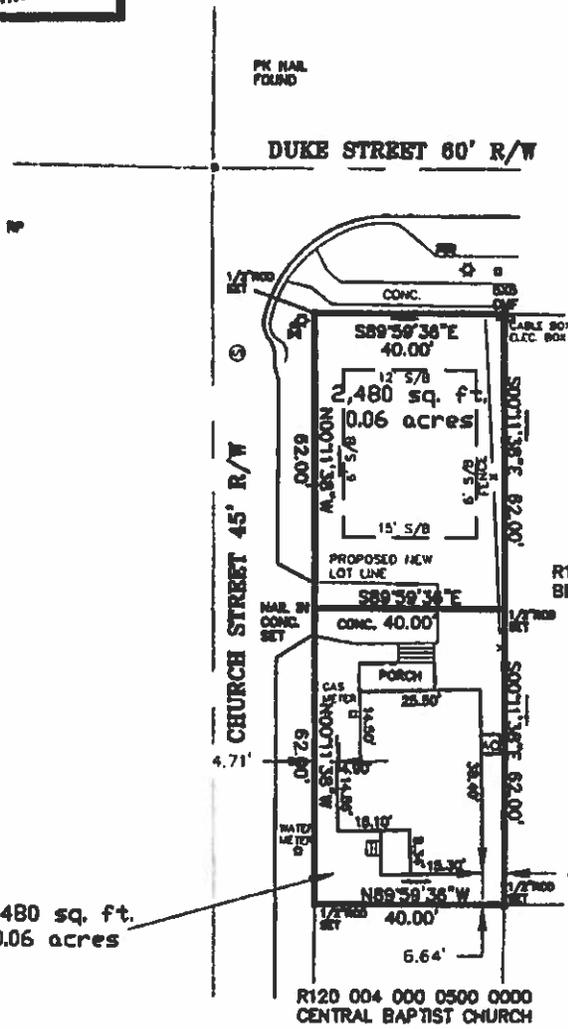
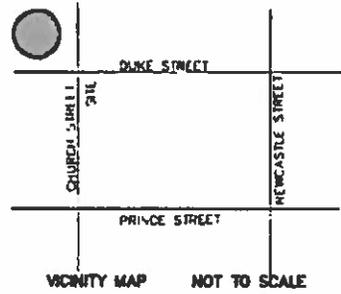
PAID
MAY 4 2 5 11 PM

Applicant hereby appeals to 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 3.15 of the Unified Development Ordinance (UDO): subdivide Property into 2 smaller lots than are allowed by square footage 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) Build a new single family home on the corner lot of Duke & church 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 UDO:

1. The application of the UDO will result in unnecessary hardship, and the standards for a variance set by State law and the UDO are met by the following facts:
 - a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows: The Existing lot is 5,000 sq. ft. The Existing house is at the back of the property Addressing Church st, not Duke.
 - b. These conditions do not generally apply to other property in the vicinity as shown by: no other houses sit on the property like this.
 - c. The conditions are not the result of the applicant's own actions as follows: Existing House.
 - d. Granting of the variance would not substantially conflict with the Comprehensive Plan and the purposes of the UDO in that: The new home would Address Duke st, leaving the Existing home to Front on Church st.
 - e. Because of these conditions, the application of the UDO to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: Having a "Side Yard" or ADU would Put the House to the rear of the property & would not fit in with the UDO.
 - 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: It would Address the "New" Duke st, and would Be a nice Addition to the Street scape.



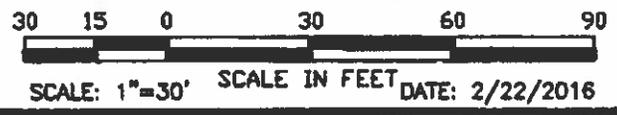
GASQUE & ASSOCIATES INC.
LAND SURVEYORS & PLANNERS
 28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
 P.O. BOX 1363, BEAUFORT, S.C.
 PHONE (843) 322-1788



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 2788 BEAUFORT COUNTY R.M.C. OFFICE
 LOCATED IN THE CITY BEAUFORT COUNTY SOUTH CAROLINA
 TAX MAP R120 004 000 0498 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 460028 0006 D. DATED 11/04/92
 THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HERON 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 HERON 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 THAN SHOWN. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND HAS AN EMBOSSED SEAL. AREA DETERMINED BY COORDINATE METHOD.



DAVID E. GASQUE, R.L.S. JOB # 44464
 S.C. REGISTRATION NUMBER 10508 FB#913/TT BSGN#7
 THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.

STAFF REPORT
707 CHURCH STREET

**CITY OF BEAUFORT
ZONING BOARD OF APPEALS
Staff Report and Recommendations
Meeting of 25 July 2016**

Case Number: ZB16-13
Property Address: 707 Church Street
Applicant: Labi Kryeziu and Saltline Construction
Type of Request: Lot area variances
Zoning: General Residential

Background: The property is located at 707 Church Street, at the corner of Church and Duke Streets in the Northwest Quadrant neighborhood of the Beaufort Historic District (see Site Location Map attached). The property is identified as District 120, Tax Map 4, Parcel 495. The parcel is zoned "General Residential District" (GR). The GR District requires a minimum lot area of 4,000 square feet and a minimum lot width of 40'. The side yard setback is 6'. The rear yard setback is 15'. The lot is 4,960 square feet in area. The lot has 40' of frontage on Duke Street and 124' of frontage on Church Street. A single-family dwelling is located on the lot (see attached photos). The existing dwelling faces Church Street, and is located at the south end of the end of the lot. The structure is not listed on the Beaufort County Above Ground Historic Resources Survey.

The applicants desire to subdivide the property into two lots. Each lot would 2,480 square feet. This is 1,520 square feet (38%) less than the minimum lot area requirement for the district which is 4,000 square feet. The applicants are requesting variances to permit the lot subdivision.

Questions for the applicant: How will parking be handled for the new lot? Since Duke Street has on-street parking, on-site parking is not required. If the applicant desires on-site parking, an encroachment permit from the SC Department of Transportation is required to create or modify a driveway. A shared driveway with the 707 Church Street lot may be required. If the driveway is to be shared, an access easement should be shown on the plat. How parking for the new Duke Street lot will be handled should be addressed before the subdivision plat is given final approval.

Staff comments: The existing dwelling on the lot is in somewhat poor repair. Portions of siding are missing, the building needs repainting, etc. The dwelling has a Church Street address, but faces Duke Street with its front door and porch. If the subdivision was approved, the rear of the new Duke Street dwelling would face the front of the existing dwelling. This is not an appropriate siting. The existing dwelling could be renovated to remove the existing porch and reestablish a front entrance on Church Street, creating an appropriate siting for both lots.

HRB comments: For any project that requires design review, staff asks the applicant to obtain conceptual review for their proposal from the appropriate design review body before coming to

the Zoning Board of Appeals. The applicants presented a conceptual plan for the proposed Duke Street lot at the July Historic District Review Board (HRB) meeting. The Board granted conceptual approval for a new house to be located on the proposed lot. The Board also discussed the existing structure and the improvements.

The satellite dish on the Church Street side of the dwelling should be removed or relocated out of the front/street yard as per Section 5.4.E.2 of the Unified Development Ordinance.

The roll-carts should be screened within an enclosure.

The plat should be revised to label the lots as Lot A and Lot B or Lot 1 and Lot 2.

Public comment: The public hearing notice referencing this application appeared in the May 8 edition of *The Beaufort Gazette*. The property was posted on May 9. Letters were sent to adjoining property owners on May 9. Staff has received one public comment on this application (attached).

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

- (1) *Extraordinary and exceptional conditions.* In staff's opinion, there extraordinary and exceptional conditions attached to this property in that this lot has a 2,500 square foot "side yard" located on the corner of Church and Duke Streets. Most corner lots in the neighborhood have the primary building on the lot located on/anchoring the corner. This is the appropriate pattern of building siting in an urban neighborhood. Having the dwelling set far back on the lot (over 60'), creates a void at the corner that is uncharacteristic of the neighborhood and not an appropriate urban design.
- (2) *Conditions as applied to other property in the vicinity.* These conditions do not generally apply to other property in the vicinity in that most developed corner lots in the Northwest Quadrant have their primary structure located on the corner.
- (3) *Conditions not a result of the applicant's own actions.* The applicant did not build the existing dwelling on the lot.
- (4) *Not in conflict with Comprehensive Plan.* The Board must make a finding that granting of the variances would not substantially conflict with the Comprehensive Plan and the purposes of the Unified Development Ordinance. The comprehensive plan and Civic Master Plan encourage compatible infill development. Staff believes that the creation of the new lot and the structure that may built on it would be compatible with the character of the surrounding neighborhood.
- (5) *Unreasonable restriction on utilization of the property.* The Board must make a finding that application of the ordinance to the particular property unreasonably restricts use of the property. The current siting of the building on the lot is not typical

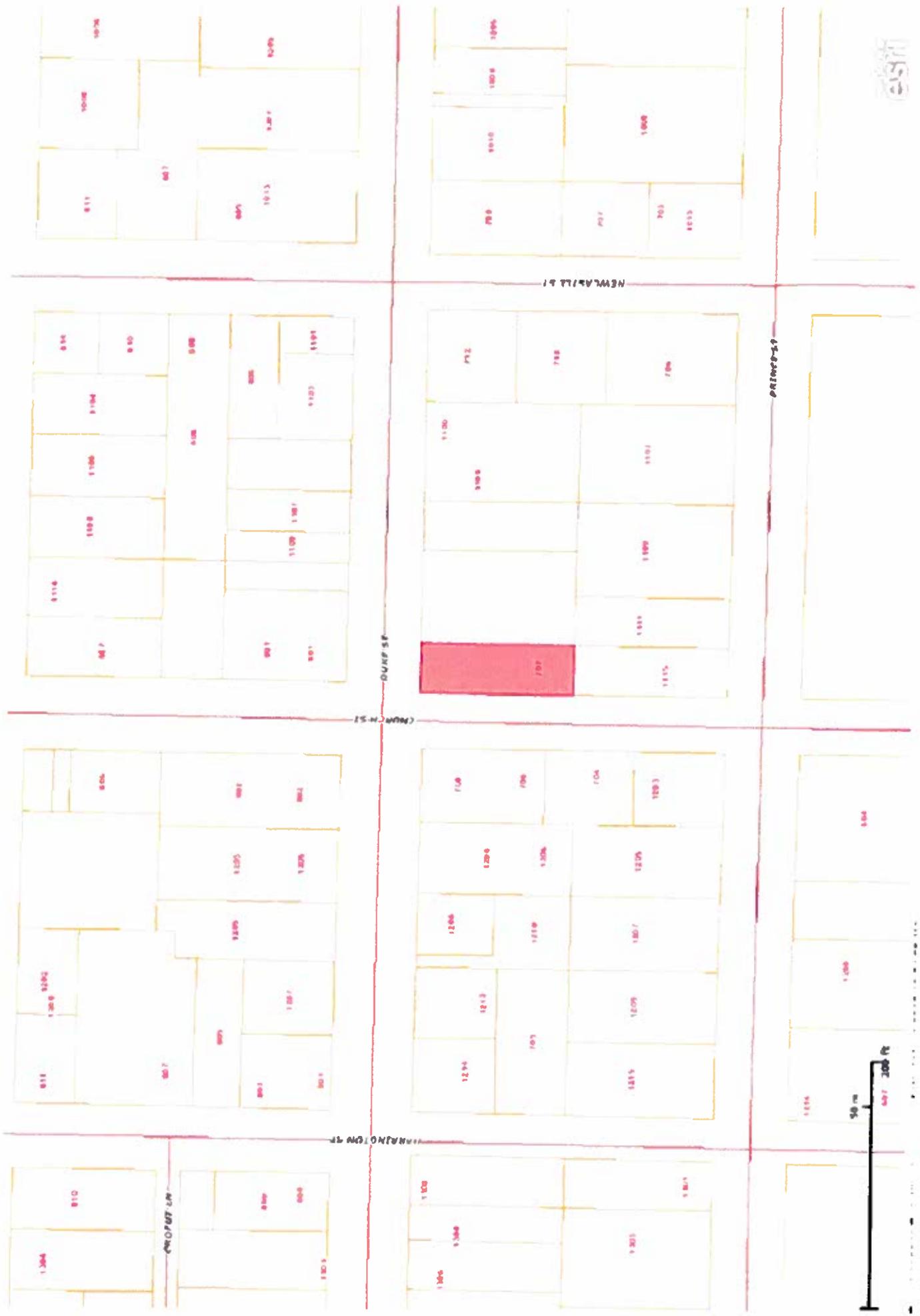
or appropriate for the neighborhood. Constructing a dwelling on the corner of Church and Duke Streets would improve the urban design character of the neighborhood. As outlined in the HRB staff report, there are at least four other lots in the neighborhood that have lot areas similar in size to the lots proposed in the subject application. For these reasons, staff believes it may be an unreasonable restriction on use of the property to prevent the lot subdivision and construction of a building on the corner of Church and Duke Streets.

- (6) *Detriment to adjacent property and the public good.* Staff believes that granting of the variances would not be a detriment to adjacent property or the public good, in that an appropriately-sized and sited single-family dwelling could be built on the new lot. In addition, the HRB has given conceptual approval to the design of the building to be located on the lot. The HRB staff report notes there are at least four other lots in the neighborhood that have lot areas less than 3,000 square feet. The proposed lot has an advantage over these lots, in that no on-site parking is required which permits the entire lot to be devoted to building and yard.

Staff comments: If the Board makes all the findings necessary to approve the variances, staff recommends that the following condition be placed on the approval:

- that before final approval of the subdivision plat is granted, that the existing structure be renovated to remove the north facing porch and establish a new entrance on the Church Street side of the dwelling. This renovation shall include removing or relocating the satellite dish and constructing an enclosure for the roll-carts.

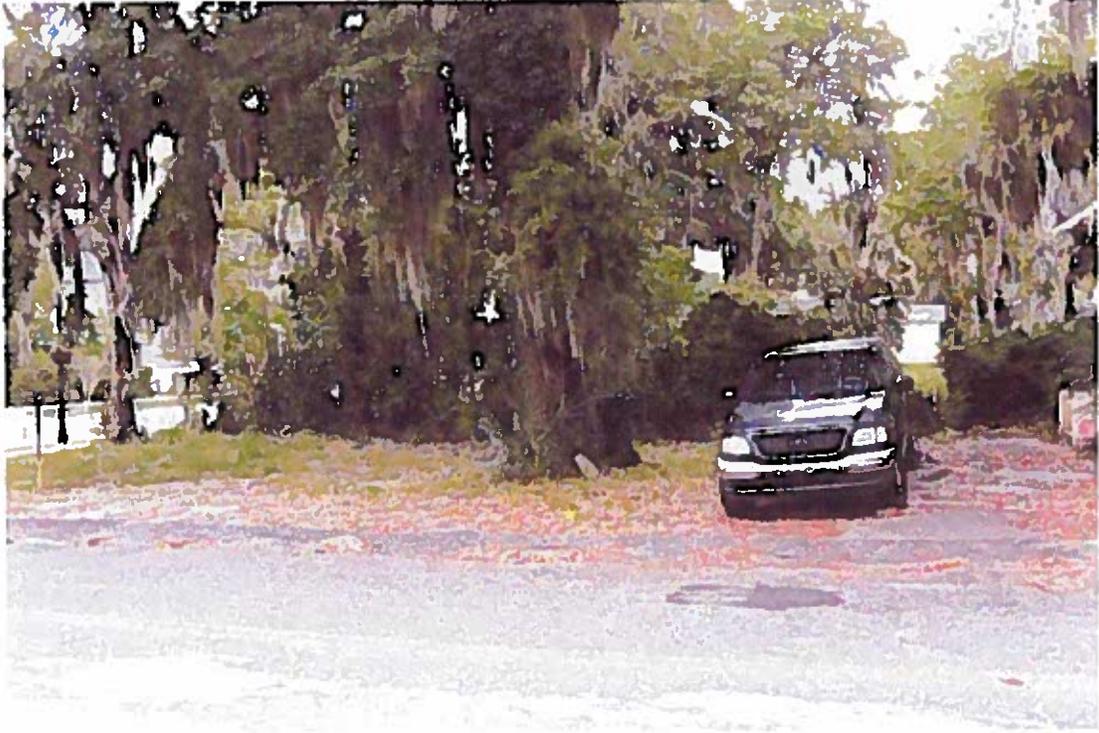
707 Church Street











**PUBLIC COMMENTS SUBMITTED TO THE
PLANNING DEPARTMENT**

Libby Anderson

From: Sue Sagui <suescomer@hotmail.com>
Sent: Monday, May 16, 2016 11:52 AM
To: Libby Anderson
Subject: 707 Church St.

Libby;

In response to the letter I received please note my comments.

RE: zoning Board of Appeals for 707 Church St, Beaufort SC:

To subdivide lot District 120, Tax Map 4, Parcel 495

Although the proposed lots will be smaller than the minimum lot size the Unified Development Ordinance stipulates, by subdividing the lot to make a more functional use of the lot and to support the growth of more residential homes in the area, I would say this request should be supported.

However, the letter did not stipulate what the proposed plan is... and certainly that would be a factor. If the subdivision is to allow 2 homes to be build in proportion to the lot size, this is good. There is plenty of street access to make this a viable option.

Since a proposed construction plan is not included in the request to subdivide, this would be my only stipulation, not the actual subdivision of the lot. There are MANY lots in this part of town that are of similar size to the proposed size post-subdivision.

Sue Sagui
575-885-4012

Property owner of: 808 NewCastle



**CITY OF BEAUFORT
ZONING BOARD OF APPEALS
1911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7011
FAX: (843) 986-5606**

APPLICATION TABLED

August 3, 2016

VIA CERTIFIED MAIL
Saltline Construction
Corey Post
4392 Pinewood Circle
Beaufort, SC 29902

**RE: Application No. ZB16-13 – 707 Church Street
District 120, Tax Map 4, Parcel 495**

Dear Mr. Post:

On July 25, 2016, the City of Beaufort Zoning Board of Appeals voted unanimously to table this application for 90 days. This would allow the applicant to go back to the Historic Review Board (HRB) and get conceptual approval for renovation of the existing structure, to include moving the front door to Church Street, and to have the HRB re-review the site plan for the new house with a site plan to include a tree survey. A report from a certified arborist on all existing trees on the lot greater than 24" DBH is recommended. The applicant should show how parking for both lots would work. A calculation on the amount of impervious surface is required.

If you have any questions, please call me at (843) 525-7011.

Sincerely,


Libby Anderson
Planning Director

MINUTES FROM JULY ZBOA MEETING

A meeting of the Zoning Board of Appeals was held on **July 25, 2016 at 5:30 p.m.** in the City Hall council chambers, 1911 Boundary Street. In attendance were Vice Chairman Joe Noll, board members Tim Wood, Jody Caron, Nigel Stroud, and Libby Anderson, planning director. Chairman Josh Gibson was absent.

In accordance with the 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.

CALL TO ORDER

Vice Chairman Noll called the meeting to order at 5:30 p.m. and led the Pledge of Allegiance. He read the notice of compliance with the Freedom of Information Act requirements, the criteria for obtaining a variance, and the procedure for a ZBOA meeting.

MINUTES

Mr. Stroud made a motion, second by Mr. Caron, to approve the minutes of the June 27, 2016 meeting as submitted. The motion passed unanimously.

OLD BUSINESS

707 Church Street, Identified as District R120, Map 4, Parcel 495, Variance

Applicant: Saltline construction for Labi Kryeziu (ZB16-13)

The applicant is requesting to subdivide property into two lots that are smaller square footage than is allowed, and for a new, single-family house.

This property is in the Northwest Quadrant and is zoned General Residential, Ms. Anderson said. This lot exceeds the minimum lot size for the district. A single-family dwelling is located on the property. The property's address is Church Street, she said, but it faces Duke Street. It's in the Historic District, but it's not listed on the county's Historic Sites Survey.

The owners would like to subdivide the property into two lots; each parcel would be 2480 square feet, which is 38% less than the minimum lot size requirement for this district. Two variances would be required, Ms. Anderson said.

Questions for the applicant, Ms. Anderson said, include how parking will be handled for the new lot. On-site parking is not required because the house faces Duke Street, which has formalized on-street parking. If the applicant wants on-site parking, though, how will that be accommodated? Ms. Anderson said the applicant would need an encroachment permit from SCDOT in order to create or modify a driveway. If a shared driveway with the 707 Church Street lot is required, an access easement should be shown on the plat. The question of parking for the Duke Street plat should be addressed before final approval is given, Ms. Anderson said.

Staff comments

The existing dwelling on the lot has some elements that are in poor repair (e.g., some siding is missing, it needs to be painted, etc.). Though it has a Church Street address, the front door and front porch face Duke Street, Ms. Anderson said, which is an issue, and if the variances are approved, the front of the existing house would face the rear of the new Duke Street house, which is not appropriate siting. If the existing dwelling were renovated to remove the porch and reestablish the front entrance on Church Street, both lots could have appropriate siting, she said.

The applicant's conceptual plan for the proposed Duke Street lot was presented to the Historic District Review Board (HDRB), Ms. Anderson said. The HDRB granted conceptual approval for a new house on the proposed lot; the Board also informally discussed the improvements desired for the existing structure.

A satellite dish on the front of the property on Duke Street needs to be moved out of the front/street yard, unless it can't be located anywhere else, Ms. Anderson said. There needs to be an enclosure to screen the roll carts. Also, the plat should be revised to label the subdivided lot into lots A and B or lots 1 and 2.

Public notice was made in May; one public comment was received, Ms. Anderson said, and it was included with the application in the Board's packets.

Ms. Anderson enumerated the six findings the Board needs to make to approve this application for a variance:

1. **Extraordinary and exceptional conditions:** Ms. Anderson said this finding could be made because the property has a 2500 square foot side yard located on Duke Street, and it's vacant. Most corner lots have a house anchoring the corner and accessory structures in the back.
2. **Conditions as applied to other properties in the vicinity:** Most developed lots in the neighborhood have the primary building on the corner, Ms. Anderson said, so this finding could be made.
3. **Conditions are not the result of the applicant's own actions:** The applicant did not build the existing structure on the lot, she said.
4. **Granting the variance would not conflict with Comprehensive Plan:** The Civic Master Plan and the Comprehensive Plan encourage compatible infill development, and staff feels this subdivision – which would create a new lot with a structure on it – would be compatible with the character of the surrounding neighborhood, Ms. Anderson said.
5. **Unreasonable restriction on utilization of the property:** Staff feels that the siting on the lot is not typical or appropriate for the neighborhood, and construction of a house on the corner of Church and Duke Streets would improve the neighborhood's urban design character. As outlined in the HDRB staff report, Ms. Anderson said, there are at least four other lots in the neighborhood that are similar in size to these proposed lots, so staff feels it

might be unreasonable to prevent the subdivision and the construction of a building on the corner of Duke and Church Streets.

6. **Not a detriment to adjacent property and the public good:** An appropriately sized and sited single-family dwelling could be built on this lot, Ms. Anderson said, and the HDRB has approved that. The proposed lot has advantages over the other, similarly sized lots in the neighborhood, she said, in that no on-site parking is required, so the whole lot can be used for the buildings and yards.

Staff recommends approval with the following conditions, Ms. Anderson said: Before final approval of the subdivision plan is granted, the existing structure should be renovated to remove the north-facing porch and establish a new entrance on its Church Street side; the satellite dish should be removed and an enclosure for the roll carts constructed as part of this renovation. Staff would not recommend approval with the current, Duke Street-facing entrance and porch, she said.

Mr. Stroud asked about the need for a variance for a stoop encroachment into the interior side setback, which would be required in the Northwest Quadrant. Ms. Anderson said it is not scaled on the plat, but it looks like it meets the 6' requirement. Staff's recommendation is not to give final approval to the plat until the front porch and door are redesigned.

Vice Chairman Noll asked if Historic Beaufort Foundation (HBF) "cares about" the front of one building "facing the back of the (other) building," or if that was "just staff's concern." Ms. Anderson said the HDRB had looked at the conceptual plan; HBF is not concerned with these matters. The HDRB endorsed the front door change. The application for design review was just for the new house, she said, but she doesn't believe that the HDRB had looked at the floor plan of the existing house.

Tom Michaels, the architect for the project, said the intent for the existing house was to renovate it and relocate the front door to the Church Street side, but they have not done much renovation yet because he and his client first wanted to see if they obtained the variance. They will bring plans for *both* houses to the HDRB next time they go before it, he said.

Mr. Stroud asked about how Mr. Michaels planned to "resolve the parking situation." Mr. Michaels said the existing house would have shared access. He had discussed with the HDRB the possibility of "siting the house a little bit forward," to allow for parking in the back, but the discussions about this are "ongoing." Mr. Stroud asked if each house would then have a designated parking spot. Mr. Michaels said yes. Mr. Stroud said he presumed that Mr. Michaels and the applicant had looked at removing the existing house and had decided to keep it. Mr. Michaels said yes, but it would be better to renovate the existing structure than to take it out.

Jay Weidner said he lives about 6 blocks from this site. He thinks “the city’s drive for infill on empty lots” in the Northwest Quadrant is “a good and healthy development” that he “fully supports.” He feels it’s “an oversight to present a plat that does not show the tree coverage.” There is an enormous live oak on the northwest side of the existing house that would prevent the on-site parking that’s proposed from being “functional.” Mr. Weidner would not like to see the same thing happen to that tree that has happened to other trees on Craven Street. There are other trees on this site, too, which he described, and he recommended that the board members look at the lot and its trees, which would have to “come down to accommodate any new construction.” The “space for parking for the existing house is 6’ wide, between the bottom of the live oak and the new property line,” Mr. Weidner said, which can be easily seen when visiting the site.

Mr. Weidner said when the survey was made 20 years ago, houses in the Northwest Quadrant were in such poor condition that they were not considered contributing or worth saving. However, this house is definitely “the same house that was on the 1912 Sanborn Insurance Maps,” he said. It’s had an addition on the back, and the front porch has been changed, though there was a porch in that location at one time, he said. The piers offer evidence of the house’s age, and the frame is very old with old nails in it. If the tin siding were removed, clapboard put back on it, and 6/6 windows restored, it would appear as it did “when it was built,” Mr. Weidner said; it would be “a historic, contributing house” to this neighborhood, so he thinks “it should be considered that way.”

Mr. Weidner said in Beaufort, there are “plenty of examples” of the front door facing the back of another house, and Charleston is full of them in its historic neighborhoods. There is no room for a front porch on the Church Street side; “the wing projects 5’ from the house, and it’s right at the setback line,” he said. The house “would lose (its) historic character,” he feels, and neither house on the subdivided lot would have an outdoor living space. The front yard is very little and is appropriate, Mr. Weidner said. It’s 5’ lower than the house. It was historically appropriate to build a house on the lot’s highest part, he said. He feels it’s an interesting feature of Beaufort’s historic neighborhoods when all the houses on a street are not “lined up the same,” and lot sizes vary, which is seen in the “more prestigious historic areas.”

Mr. Weidner also feels it’s inappropriate to say that there are other lots in this neighborhood that are as “tiny as what’s proposed”; there are very few, and those might have been “mistakes that were made in the past,” he said. In his opinion, these lots are “entirely too small to have a nice place to live on,” and it’s also “a significant loss of green space.” On Duke Street, the houses are lined up and close to the street, he said, but “when you come up to Church Street, it’s very interesting that there’s a green opening there, on both sides of the street.”

Mr. Weidner feels “the tree loss would be a shame.” He doesn’t see how there could be parking for the existing house, “other than to put the car out in the street,” because “the right-of-way along Church Street is very narrow,” and while it could be graveled, “there’s very little space there.”

Mr. Weidner said he doesn’t feel the present lot arrangement “presents any hardship to anybody.” To reduce the lot from 4,000 square feet to 2,480 square feet – 38% less – misses “the zoning there for the lots by a lot,” he said. On the 1912 Sanborn Map, “all the lots in the neighborhood were the size that this one is presently platted.”

Andy Roberts said he lives 1½ blocks to the west of this lot. The owner of 707 Church Street has cleaned up a lot of vegetation around the lot. Mr. Roberts is looking forward to improvements to the existing house, but he agrees with Mr. Weidner’s comments, especially about the trees. Mr. Roberts is concerned that parking might be less available for everyone in the area if the lot becomes two lots, with two houses there. Even though there is parking on Duke Street, it’s not always available because of use for “the housing across the street” and the police substation. Mr. Roberts is also concerned about the lack of open space and the percentage of pervious versus impervious surface that would result from trying to build “a practical house within such a small space.”

Also, the existing house is currently unoccupied, Mr. Roberts said, and it has been “for several months.” He said he looks forward to the existing house’s restoration and its “adding to the character of the neighborhood.”

Mr. Michaels said his client has talked to **Liza Hill**, the city’s arborist, about the trees on the lot, and she “had no problem” with removing any of them. The lot is above the flood zone, he said, and they could build a slab on grade house there and not raise it up. Vice Chairman Noll asked if there has been any finding that the live oak there is not salvageable. Mr. Michaels said he doesn’t know if there has been or not. He stated again that his client has spoken to Ms. Hill.

If the city arborist would not give them permission to remove the live oak, Mr. Stroud asked, how would the applicant solve the siting problem and the parking issue? Mr. Michaels said he could solve it; “that’s my job.” His clients have discussed other siting, so he thinks the siting and parking issues could be solved.

Moon Longo said he lives a ½-block from this lot. He lives on a ½-lot, and the lack of outdoor space is definitely a reason he would leave downtown; “you can only walk around the house, and that’s it,” he said. Looking at the trash cans, they have to consider that they are bigger now, and there’s nowhere to put them. These will be “practical . . . issues” that “everyone’s overlooking now,” Mr. Longo said. “This just seems semi-unrealistic.” The infill in this area is slowly happening, and they will end up with parking issues eventually, he said. The public housing might be removed, and “if it’s

all rebuilt for people with two cars per house," then there will be problems, Mr. Longo said.

Maxine Lutz said she lives in the Historic District. While HBF supports infill, the organization's position is that dividing the lot to make two small lots would not be the best use of the property. However, HBF agreed with Mr. Michaels' presentation of his position to the ZBOA, and if the Board approves Mr. Michaels's variance request, she said the organization hopes when Mr. Michaels goes back before the HDRB, he'll take into consideration issues like the lack of parking and preservation of specimen trees.

Ms. Lutz said, as a private citizen, she is "shocked" that the city would allow a live oak to be taken down, and she wants more information about that before it is approved. The other trees on the site aren't protected, but she would like them not to be cut down, either. She also agrees with Mr. Weidner that the house's orientation shouldn't be changed to have the entrance on Church Street. "It is a historic house," Ms. Lutz said, built in 1912, with "the same footprint" as it has now, so she doesn't feel like it should be changed to make it "friendlier to the street."

Ms. Lutz said the lot, as history shows, was low, and that's likely to be the reason why "the house was built at the back" of it. It "could be a charming, restored house with a lovely landscape in front," she said, and while the ZBOA is not to consider economics in its decision-making, the owner could "recover his investment" in it "if he chose to sell it as a restored historic cottage with appropriate landscaping."

Julie Rhodes said she wanted to advocate for the residents of the public housing across the street from this lot. If this property is built on, in addition to the existing house, heavy rains will "create a huge problem" for the public housing residents, she said, who already have issues with flooding.

Ms. Rhodes asked if "it matter(s) where the public parking is, with respect to the lots," because to get an on-street parking spot for *this* lot, she said, "you actually have to move to the *next* lot." The homeowners would not be able to park on the street in front of their door. Also, if this lot split is allowed, other currently vacant lots could be split, too, and each could have two cars, which Ms. Rhodes is concerned will "snowball in the wrong direction."

Mr. Weidner said "the very attractive plants . . . that were presented" as planned for the new cottage "are for a three-bedroom house," which typically means children would live there, but if they did, they would have no outdoor space to play in.

Mr. Stroud said there are other lots of similar size in the area. He "can't imagine the city would give permission" to cut the live oak down, so "the architect may have to re-site the house," but "that's going to happen outside of our . . . purview." They will have to do a stormwater drainage plan in order to get their building permit, Mr. Stroud said, so

he's not concerned about that, either, only about whether this request meets the variance criteria.

Mr. Caron said the lot being 38% smaller than the minimum lot requirement is a concern for him. In regard to the porch relocation to Church Street, there is not space for a porch, only a stoop. He also has an issue with "even the thought of cutting down that (live oak) tree." Because of the way the tree lies, he said, "it . . . reaches over to where that new house would be built." He is also concerned about parking.

Vice Chairman Noll said the tree issue will be resolved one way or another. There "are run-off objections," but other than that, he doesn't have an objection to splitting the property.

Mr. Wood said many objections have been raised about the appearance of the existing structure. He wishes the homeowners could renovate/restore that house, and then those issues would be addressed: the front door could face Church Street, the porch size could be reduced, and parking could be addressed, "because that house has to have parking. It doesn't have the street parking." If this were his house, Mr. Wood said, he would have restored it, *then* would have addressed the issues that would require subdividing the lot. If they do the subdividing now, he said, they "make a lot of hassle for the client down the road," and it makes it hard for the Board to make a decision, because they don't have answers to a lot of their questions.

The matter of the live oak isn't known, either, at this time, Mr. Wood said. If they had an arborist's report after the house had been restored, that would also help the Board decide. He suggested that if the applicant could restore the existing house first, then they could "show how the lot could be free and clear of all these controversies."

Mr. Stroud said economics probably drives this, and that's why the applicant has done things this way. The Board has to have faith that the city will do due diligence, he said. Mr. Wood said that the Board would to make exceptions to approve the front porch/door.

Ms. Anderson said if the board wanted to table this application and get more information, they could ask the applicant to get conceptual approval for the house's restoration from the HDRB, and, for example, ask the applicant to then come back to the ZBOA and show the subdivision of the lot with the tree survey. The Board could also request a certified arborist's report, say the applicant could not have a driveway at the new house but only one that would serve the existing house, etc. Ms. Anderson said the Board could request that the applicant come back in August or September with whatever information they felt they needed.

Mr. Michaels said his client "would go with that," but they are concerned about getting the variance to subdivide the lot. Those issues need to be addressed before the

applicant can go forward. The ZBOA wants it clarified, he said, though the applicant will be going to the HDRB again.

Mr. Wood asked Mr. Michaels if the restoration wouldn't happen if the subdividing doesn't happen. Mr. Michaels said it would not happen "unless we get the subdivision." Mr. Stroud said the Board is looking for more information. The ZBOA members would like to see what the houses will look like, and see how the applicants will solve the tree and parking issues, so they can make their decision on the variance.

Mr. Michaels said he's concerned that another board handles such design issues, as does staff, so the applicant will have to address these issues with those two entities.

Mr. Wood stressed again that, if the property were his, he would "restore the (existing) house with the idea of subdividing" the lot. **Mr. Stroud made a motion to table this application for 90 days, so the applicant could get the information that has been requested (e.g., what the existing house would look like). Mr. Caron seconded the motion. The motion passed unanimously.** Mr. Michaels said what the house looks like is not within the purview of this Board for the granting of a variance; "it's the jurisdiction of the HDRB and the city."

REVIEW OF PROJECTS

2008 North Street, Identified as District R120, Map 3, Parcel 249, Variance

Applicant: Joel Newman, Thomas and Denzinger Architects (ZB16-18)

The applicant is requesting a variance in order to construct a garage.

Ms. Anderson said this property is at the corner of North and Glebe Streets in the Dixon Village neighborhood. The minimum lot area in this R-2 District is 9,000 square feet, and this lot is over 11,000 square feet. It's undergone a nice restoration, Ms. Anderson said. A single-family dwelling is on the property. The applicant is proposing renovations and additions to that structure, she said, including a two-car garage facing Glebe Street. The ordinance specifies that when garage doors face the street, the garage must be set back a minimum of 20' from the street side property line, and in this case, the garage is proposed to be 10.8' from the Glebe Street property line, so the applicant is requesting a 9.2' (46%) variance to permit the garage to be sited as proposed.

Ms. Anderson showed the existing house and the additions to the two-car garage. The dimensions will be a little over 10' from the Glebe Street property line. Most standards vehicles are 14' to 17' long, so when they are parked outside the garage, if it is sited as proposed, 3' to 6' of the vehicle would be in the street right-of-way.

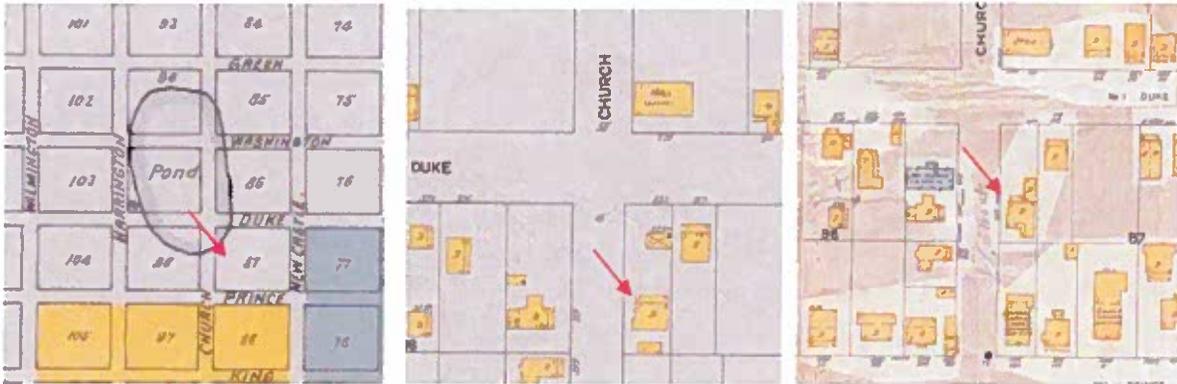
In the street-regulating plan of the draft Beaufort Code, Ms. Anderson said, Glebe Street is designated a "low-impact development road." These roads have on-street parking and a sidewalk on one side of the street. While there are no plans for the city to improve

SEPTEMBER HRB SUBMITTAL

CITY OF BEAUFORT
Historic District Review
Board Full Board
Staff Report
Meeting of September 14, 2016

Case Number: HR16-33
Property Address: 707 Church Street
Applicant: Labi Kryeziv
Type of Request: New Construction
Zoning: GR – General Residential (NWQ)

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 1912 and 1958 Sanborn Maps. The tax records list the structure c. 1920; it is actually a bit older. The structure, particularly the porch, has been altered since its original 1920s form.



1899 born area map

1912 Sanborn Map

1958 Sanborn Map

Request: The applicant is requesting approval of new structure to be built at the corner, contingent on ZBOA approval.

On the existing non-contributing, c. 1920s structure, the applicant has modified the request since the August meeting. They are proposing to maintain the existing porch, remove the steps that face north, and incorporate steps facing Church Street, as well as ones facing the rear of the property.

Background: This request came to the HRB in May, July, and August. In July, the Board recommended that the Zoning Board of Appeals (ZBOA) consider approval of the lot size variance so that the applicant can subdivide the lot.

The ZBOA heard this in July, at which time, they “voted unanimously to table



**CITY OF BEAUFORT
HISTORIC REVIEW BOARD
1911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7011 FAX: (843) 986-5606**

HISTORIC DISTRICT REVIEW BOARD

September 16, 2016

Tom Michaels, Architect
P.O. Box 58
Port Royal, SC 29935

RE: HR16-33 707 Church Street – Final Approval

Dear Mr. Michaels:

On September 14, 2016, the City of Beaufort Historic District Review Board (HRB) met to review your application for alterations and new construction on the parcel located at 707 Church Street. The board granted final approval for changes to the existing structure as well as final approval for the new dwelling on the new lot with complete materials and details to be provided to staff during the building permit process.

This Certificate of Appropriateness applies only to the requirements of the Beaufort Historic District and does not supersede other City ordinances. Compliance with all other provisions of the City of Beaufort Code of Ordinances is required. Please contact the City Codes Enforcement Office located at 1911 Boundary Street, (843) 525-7049, to apply for the necessary permits. A copy of this letter should be submitted with your application for a permit.

Be advised that the certificate will expire two years from the date of this letter as per Section 3.1.M.1 of the *City of Beaufort Unified Development Ordinance*. If you make any changes in your project that are not part of the approved plan, you will need to submit an application for a Change After Certification.

If you have any questions, feel free to call the Planning Department at (843) 525-7011. Thank you for your patience and cooperation during the review process.

Sincerely,

Libby Anderson
Planning Director

cc: Labi Kryeziv, 53 Mroz Road, Beaufort, SC 29906

this application for 90 days. This would allow the applicant to go bac to the Historic Review Board (HRB) and get conceptual approval for renovation of the existing structure, to include moving the front door to Church Street, and to have the HRB re-review the site plan for the new house with a site plan to include a tree survey. A report from a certified arborist on all existing trees on the lot greater than 24" DBH is recommended. The applicant should show how parking for both lots would work. A calculation on the amount of impervious surface is required.”

At the August HRB meeting, the board voted to postpone the project for up to 90 days to give the applicant time to address the size, mass and scale of the proposed new structure, and the location of the proposed porch in relation to the tree. A certified arborist recommendation for this positioning will be required.

This property has historically had one cottage set back on the lot. This creates a streetscape along this portion of Duke Street that is not consistent with the rest of the pattern or rhythm of the street. The parcel is adjacent to two vacant lots on the east, and two lots with unusually large front setbacks on the west. Directly across the street, on either corner, are Beaufort Housing Authority structures that don't match the historic prevailing setback for this area.

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.; shown at 44% and 43%
 - *Lot Size:* 40' wide, 4,000 square feet – the 4,000 square feet is what would require the variance. The proposed lot is 40' wide by 62' deep.
 - *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: The applicant is proposing to construct a new 1.5 story cottage. It would have a footprint of approximately 980 SF (including 132 SF of engaged porch), and a total of about 1,361 heated SF.

Synopsis of Applicable Guidelines: The Northwest Quadrant Design Principles discuss appropriate new construction.

Staff Questions, Comments & Suggestions:

Subdivision Request: The HRB has already recommended to the ZBOA that this property be permitted to be subdivided. No further action is needed.

Existing Structure – this structure is not surveyed, and is listed on the 2001 Amended Non-Contributing Resources List. The modification to the structure - relocating the porch steps and incorporating them into the porch - maintains the existing form, and removes any impact on the

tree. Staff feels this is an appropriate modification based on the overall picture of the project. In addition, regarding the tree, the lot line has shifted slightly northward in order to maintain the existing driveway access. Therefore, there will be no additional encroachments or impact on the large Live Oak tree adjacent to the existing house.

New Construction Request:

- Staff supports the proposed building's size, mass and scale, for this property. Since the previous submission, the plate height has been reduced by 12", for a total of 38" from the original submission in July 2016. The articulation has been modified – the gable roof in the front has been replaced with a simpler shed dormer.
- A full materials and color list, including window specs (SDLs are required) will be required at submission of the building permit.

Staff Recommendations:

Staff recommends final approval to this project as submitted, with additional material to be provided upon submitting for a building permit.

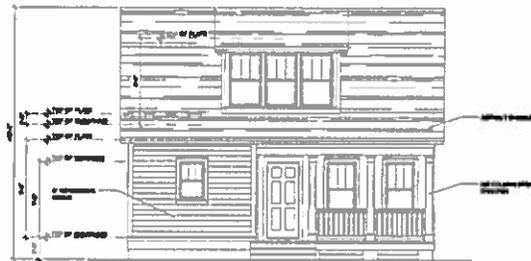
Note: If this project receives final approval from the HRB, the next step is for the applicant to return to the ZBOA for final approval of the variance for the subdivision.



4 EAST ELEVATION
ASB1 0004 10' x 10'



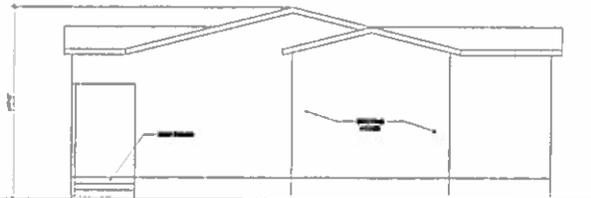
3 SOUTH ELEVATION
ASB1 0004 10' x 10'



5 NORTH ELEVATION
ASB1 0004 10' x 10'



2 WEST ELEVATION - CHURCH STREET
ASB1 0004 10' x 10'



NEW RESIDENCE:
CHURCH AND DUKE
BEAUFORT, SOUTH CAROLINA

NO.	DATE	DESCRIPTION

Sheet Title
ELEVATIONS

Drawn By: J. M. ...
Checked By: J. M. ...
Project: ...

Sheet No.
A201

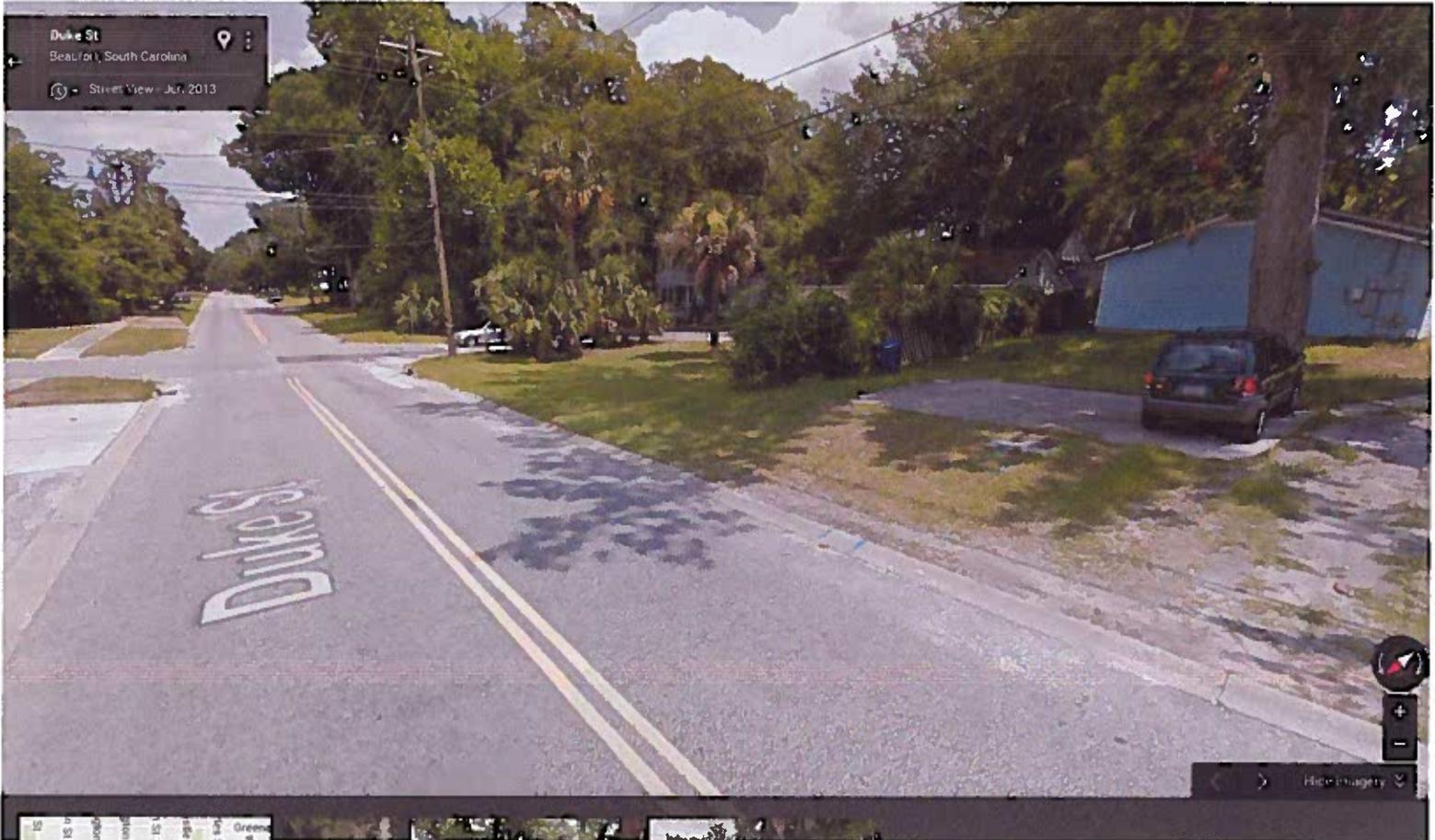




Duke St
Beaufort, South Carolina
Street View - Apr 2016



Image capture: Apr 2016 © 2016 Google Terms Report a problem







AUGUST HRB LETTER AND MINUTES



**CITY OF BEAUFORT
HISTORIC REVIEW BOARD
1911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7011 FAX: (843) 986-5606**

HISTORIC DISTRICT REVIEW BOARD

August 23, 2016

Tom Michaels, Architect
P.O. Box 58
Port Royal, SC 29935

RE: HR16-23 707 Church Street – Decision Postponed

Dear Mr. Michaels:

On August 17, 2016, the City of Beaufort Historic District Review Board (HRB) met to review your application for alterations and new construction on the parcel located at 707 Church Street. The Board postponed the decision on this project for up to 90 days in order to give the applicant time to address the concerns discussed at the meeting including:

- the size, mass and scale of the proposed new structure, and
- the location of the proposed porch in relation to the tree. A certified arborist recommendation for this positioning will be required.

Please submit eight (1) full sized sets of plans, (5) "11 x 17" plan sets and one (1) digital set of plans, for further review by the Board at your convenience.

If you have any questions, feel free to call the Planning Department at (843) 525-7011. Thank you for your patience and cooperation during the review process.

Sincerely,


Libby Anderson
Planning Director

cc: Labi Kryeziv, 53 Mroz Road, Beaufort, SC 29906

Ms. Kelly said this property is the Saltus House building, circa 1796. It was a house, and it has gone through many evolutions over time “as shopfronts.” The applicant wants to modify the fenestration in the shopfront along the front and side of the original historic structure, and add fenestration on the side of the rear addition as well as some functional outdoor space.

Applicable guidelines are listed in the staff report. Staff feels this is a great project, Ms. Kelly said. The Preservation Manual focuses on restoring the original façade, but that does not seem appropriate in this context, since it is a commercial building. Ms. Kelly said the restoration of a wood shopfront with additional glazing, and “glazing and activation” further down the Scott Street façade, is “a welcome modification.” The patio component encroaches into city right-of-way; HRB approval would not release the applicant from the need to obtain leases or an encroachment permit from the city. Staff recommends final approval of this request as submitted, Ms. Kelly said.

Ms. Lutz said HBF thinks it’s a great project. They have asked **Adam Biery** to let them know “if there is any original tabby exposed” when he goes into the original building. Ms. Laurie asked what the purpose of the building would be, and Mr. Biery said it would be a restaurant downstairs, with the upstairs use unchanged.

Mr. Symes asked about a plan involving the store to the right of this building, and Mr. Biery said, “We’re still working through that.” There was general approval for the plan and design from the members of the board. Chairman Newman said it’s a great improvement to animate the Scott Street side. **Mr. Dickerson made a motion for final approval of the project, second by Mr. Peitz. The motion passed unanimously.**

⇒ **707 Church Street, Identified as District R120, Tax Map 4, Parcel 902**

New construction, alterations, additions

Applicant: Tom Michaels (HR16-30)

The applicant is requesting approval for modifications to an existing structure, as well as approval for a new residence.

Ms. Kelly said this project involves the HRB and the Zoning Board of Appeals (ZBOA), because part of the application is to subdivide the existing lot, which requires a variance, and the ZBOA has stated that it prefers to have the HRB’s recommendation first.

The lot, on the corner of Duke and Church Streets, has an existing structure on the rear of the lot, Ms. Kelly said. It is an old structure that is on the 1912 Sanborn map, but it has gone through multiple iterations and was “not surveyed in the 1997 survey”; therefore, it is “considered a noncontributing structure.”

In July, the HRB gave conceptual approval for the new construction with a

recommendation for the ZBOA to approve the variance for subdivision of the lot, Ms. Kelly said. When the project went to the ZBOA in July, it was tabled for 90 days, and the board requested that the project come back to the HRB, for the board to look at how the existing structure would be renovated and how parking would be handled. The ZBOA also wanted the HRB to review the site plan for the new house, including a tree survey.

The city arborist went to look at the trees, Ms. Kelly said. Near the corner of the existing structure, there is a very large live oak to be preserved. Two laurel oaks in the footprint of the proposed structure are to be removed. A sycamore close to Duke Street should be retained, if possible, while a pecan tree in the building footprint should be removed.

Ms. Kelly said the applicant has provided the HRB with the information that was requested by the ZBOA: "a design for how a new porch would be relocated on the original existing structure," which has an altered porch, which she said is "more of a stoop." The proposal is "to move that to Church Street," she said, so if the subdivision is permitted, and the new house is built, that porch "wouldn't be looking into the rear of the (new) house and into a parking space." With this change, the existing house, which has a Church Street address, would "actually be fronting Church Street," Ms. Kelly said. Also, the applicant is bringing the proposal for the new construction to the HRB.

The existing structure is likely located where it is because there used to be a pond in the area, Ms. Kelly said, which caused the buildings at this corner to be set back; she indicated this at 706 Charles Street, which is a contributing historic structure. "The two northern quadrants of this corner" are Beaufort Housing Authority buildings built in the 1970s or 1980s that "are not consistent with the building pattern in the Northwest Quadrant area."

Staff supports this project, Ms. Kelly said, and feels it "sets a good precedent for this corner, if and when these noncontributing structures redevelop. It creates an infill opportunity and allows "the restoration of a building that is in significant need of repair," she said.

Mr. Peitz asked if the ZBOA is likely to approve this project if the HRB approves it. **Libby Anderson** told him that the HRB's approval would be a factor in the six criteria that the ZBOA considers in its decision about granting a variance. "But they do want your input," she said.

Tom Michaels said the ZBOA "did not request us to come back to you for the project. They wanted to see the project to make the determination, so you have no input on their decision." He feels the HRB "(has) more to say on this project" than the ZBOA does because "they wanted to see . . . all this stuff (that) is your purview."

Chairman Newman said he had a small project before the ZBOA at its last meeting, so he

"saw the pros and cons" presented and the deliberations of the ZBOA.

Ms. Lutz said HBF had expressed at the previous HRB meeting that they are not in favor of subdivision of this lot. "This is false to call" what is planned for the "existing historic house" a restoration, she said, "when it will be altered significantly." Also, "flipping" the house's orientation means it will not be as it was originally, nor as it is now, Ms. Lutz said. Therefore, HBF would not like to see that done.

About the new construction, Ms. Lutz said the proposed "house is too big for that subdivided lot." There will be two lots of less than 2,500 square feet, and the minimum lot size is 4,000 square feet, which is a significant decrease. "There will be nothing left but setback," she said. Mr. Peitz asked Ms. Lutz if she had opposed this project at the ZBOA meeting. Ms. Lutz said yes.

Ms. Laurie said she doesn't understand why this application is back at the HRB "if it's a ZBOA issue." She noted that staff "hasn't addressed parking" yet, and she knows there is little parking on Duke Street for its residents now, so it will "get to a point where it's a tremendous problem." Plans to continue renovating "the other side of Bladen, going to Ribaut Road" will add to the problem of people endangered when drivers "zoom through there," Ms. Laurie feels. This project represents a problem with the "overall goal to infill the Northwest Quadrant," she said, and its effects on "the people who are there now." There is already "no parking on Church Street . . . at all." She has no opposition to owning property and wanting to develop it, Ms. Laurie said, but she has "concerns about how (development) would play out" when it's done.

Ms. Kelly said the site plan had not been developed fully, so it was difficult to see where the on-site parking would be; since then, Mr. Michaels has "detailed" the site plan to show the parking for two cars at each house. Mr. Symes asked the width of parking spaces. Chairman Newman said most parking spaces are 10', but "you could get away with 9'."

The live oak is 4.5' to 5' in diameter, Mr. Symes said, so if the two lots are split, measuring from the proposed lot line, it's only 6.5' to the exposed roots of the tree. To the trunk of the live oak is 10' from that proposed property line. He feels putting in two parking spaces with space between them is "unrealistic." Another concern, Mr. Symes said, is if the porch is moved, there will need to be footings to support the deck, which would be in the tree's root pattern. It's 2' to 3' from the first footing to the trunk of the tree. He asked if the applicant knew if that would have an impact on the health of the live oak, which is supposed to be preserved.

Mr. Peitz asked "the lot coverage of the building versus the lot." Ms. Kelly said she thinks it's less than 50%. The footprint of the proposed cottage is about 980 square feet, and the parking, "if it's not paved," is considered pervious "and would not count toward that number." She thinks "it's around 40%."

Mr. Peitz asked if there were other small houses in this neighborhood. Ms. Kelly said they had done a comparison, and there are "a number of lots of similar size (that) have houses on them." Mr. Symes asked if those houses are single-story or 1.5-story. Ms. Kelly said they are, but one house is a 2-story. Ms. Laurie said the lots that Ms. Kelly had cited are larger than this subdivided lot is proposed to be. Ms. Kelly said they're similar in terms of square footage. There are larger lots, and some on which both buildings face the side streets on a subdivided lot. "That's a building pattern that's been established," she said. "It's just a question of whether or not it should continue." There was a discussion of which of the houses on these lots under discussion were older and which were newer.

Chairman Newman said there are a lot of examples of very small lots in the Historic District, and in the original review, the board had discussed this. He feels the problem is with what is proposed for the existing house, which he said, "is not a restoration." It's a redevelopment of the existing house. **Jay Weidner** had given a clear outline of what this house might have been in the past, Chairman Newman said, "but it's been compromised again and again," so there's little fabric there to restore. He doesn't have a problem with the subdivision of the lot, he said, but he does have a problem with the ZBOA's concerns and agrees with the board's comments. The applicant is "putting an awful lot of pressure" on the trees that are supposed to be saved, he said, and he feels that the new construction is "too big."

Chairman Newman said the HRB's comments at the last meeting had centered on making the new house smaller, but so far, the applicant has not done that successfully. The small lots in the area have houses on them that are "pretty small." The proposed footprint is too large, he said, and the scale is wrong for the house that is next to it. The board had also commented about "turning the gable the other direction," and making the dormers come out in the north and south; the overall roof profile is "quite a high plate."

Mr. Peitz asked what happens if the HRB doesn't approve the new structure, or if they ask Mr. Michaels to come back with something else. Chairman Newman said the ZBOA asked the HRB to determine if the new house is appropriate. He thinks the subdivision is okay, but not the new house. Mr. Symes agreed and said he had said in July that if the subdivision were approved, he felt the house should be a single story. He's also concerned about the parking, moving the deck, and damage to the live oak.

Chairman Newman said he doesn't feel the driveway is a big problem, but requiring a single-story house forces Mr. Michaels to "spread it out." It doesn't solve the issue of the "tightness of the site for parking" and for "the tree cover on it." Chairman Newman said he's more concerned about the size of the overall footprint than about the height of the house. A small, 2-story house "would be a lot more user-friendly in terms of utilizing the subdivided site" and protecting the trees' viability.

The property owner, **Labi Kryeziu**, read a letter stating that the goal of this project is “to bring value to the community.” He commended the City of Beaufort for the Duke Street streetscape. The subdivision request, restoration of the existing house, and building a new house are intended to further that beautification for years to come.

They measured the driveway, Mr. Kryeziu said, and with the subdivision, it would 11’, not 9’, from the existing porch to the property line. Mr. Symes asked about the distance from the property line to the tree trunk, and Mr. Kryeziu said that’s 9’.

Mr. Michaels said parking “is provided by Duke Street,” so they are not required to have on-site parking for the new house. Chairman Newman said though the parking is available on Duke Street now, the burden on the parking is going up, as Ms. Laurie had said.

When asked if he plans to live in either property, Mr. Kryeziu said he might eventually live in the existing house.

Mr. Dickerson said the Civic Master Plan’s intent was to have infill “across the entire downtown area.” Many lots in this area “are actually smaller” than what is being proposed with this subdivision, so he doesn’t oppose it. He understands the concern about the relative mass and scale of the new house to the existing house. This is a significant investment in the community, Mr. Dickerson said, “and that is important . . . to grow the community,” so he’d like to give the property owner the opportunity to infill this lot and “make it an addition to this community.”

Mr. Symes said the HRB approved the subdivision at the last meeting, and they are now considering whether the proposed structure is acceptable or needs to be redesigned, and whether moving the deck on the existing structure is okay. He’s hearing now that “it’s not acceptable, and needs to go back for some modifications.”

Chairman Newman said the ZBOA had sent this project back to the HRB for the board to say if what the applicants propose is a suitable architectural solution for this property; if the HRB believes it is, the ZBOA will consider the HRB’s recommendation for subdividing this property. There were “missing pieces” when the project was before the HRB in July that were also missing when the applicant went to the ZBOA. The application to the ZBOA was tabled because of the tree issues and public comments, Chairman Newman said, and they felt as if they didn’t have enough information. Now the HRB has seen the arborist’s report and is “looking at essentially the same house,” and they “can see more directly the impact on the trees.”

Mr. Michaels reiterated that the ZBOA “did not request (that we) come back to you to review this further,” but wanted the HRB “to present the information to them so they could make a decision,” which Mr. Michaels felt was “inappropriate because your board

has the purview for approval.”

Mr. Peitz said he could make a motion to table the application, rather than the board denying it, which would allow the applicants to “think about our comments,” because the HRB seems to have a sense that the subdivision might work, and “possibly rework” the plans and “come back to us.” **Mr. Peitz made a motion to postpone the application for up to 90 days. Mr. Dickerson seconded the motion for discussion.** Chairman Newman said subdivision is possible, but the architectural solution may not be “the best possible solution right now.” Chairman Newman thinks the subdivision could be better at 55-45, rather than 50-50. This would provide a better solution for the existing house and allow for a smaller footprint for the new house with the trees that are to be preserved. Mr. Symes added that on the existing house, a “specialist” should be engaged to assess “putting the footings in and . . . the driveway,” to avoid impact on the live oak and save it. If the specialist determines these are not concerns, then Mr. Symes said he’s “fine with it,” but the board needs that information.

Ms. Laurie said she thinks the HRB should “appreciate the process” of the ZBOA in making its determination, and with the motion to table, the applicants can come back to the HRB after the ZBOA “say(s) what they need to say,” now that Mr. Michaels has the information from the arborist, for example. Mr. Michaels said he’s concerned because “the ZBOA wanted to see what the building (will look) like, so if they approve the structure, that takes (the HRB) out of” the process.

Mr. Peitz said the HRB’s sense is that the new structure “is too big” for the potential subdivision. If the elevations change, the HRB would be open to that, and the applicant could then take the project to the ZBOA. Mr. Michaels said that’s what he and Mr. Kryeziu would like to do, because they feel that the HRB is “the appropriate board to proceed with first.” **The motion passed unanimously.**

Mr. Michaels asked if the applicant could submit for demolition of the existing structure, since it is non-contributing. Ms. Kelly said anyone could apply for demolition of any building.

Ms. Lutz said it should be defined when public comment is appropriate and/or allowed during HRB meetings. Chairman Newman said it is his understanding that a public hearing is usually held at the beginning of the review process. In this case, this was not an application for a demolition, and there was not a public hearing scheduled. Ms. Lutz said other people at the meeting might have wanted to speak about this project, but Chairman Newman saying this was not a public hearing “may have signaled to them that they could not.”

Chairman Newman asked Ms. Kelly what the “official requirement” is concerning public comment. Ms. Kelly said technically, if there is an official public hearing, letting the public speak is required. The procedure for HRB and Design Review Board meetings has

been to give people who are interested in projects “an opportunity to speak,” and although that may not be “a requirement,” it is “a policy that has been adopted.” She said it’s up to the chairman. Mr. Symes asked if the public could comment the next time this project comes to the HRB. Chairman Newman said he has “no objection” to that. Ms. Kelly said it “seems that would be appropriate.”

918 Craven Street, Identified as R120, Tax Map 4, Parcel 850

New construction

Applicant: Structured Parking Solutions for Beaufort Inn, LLC (HR16-27)

The applicant is requesting approval to construct a 496-space, 186,000 square-foot (40,000 square feet/floor) parking garage.

Chairman Newman said the procedure for this would be for Ms. Kelly to make her presentation, then “allow for some public comment,” followed by the board’s comments.

Ms. Kelly said this is an “interesting” project relative to 707 Charles Street, because it’s “a much bigger project on a much bigger lot, all within the Historic District,” which speaks to the district’s “diversity.” It’s a “challenging” project for the HRB to review because it’s “the biggest project that’s ever come (to) the Historic District,” in terms of height, mass, and scale, she said, so it may “take a little while to come to the best possible solution.”

It’s also significant because “it has a defined use associated with it,” which is unusual in the Historic District, Ms. Kelly said; use is not typically “take(n) into consideration” when evaluating design for structures there. It’s use – structured parking – “has long been identified as a need of the city and of this core commercial district,” she said. A big challenge to the HRB will be “to evaluate how much integration” the design and use of the building “should have in evaluating how it fits into the context of the Historic District.”

Ms. Kelly said there has been a lengthy review of “previous plans and studies,” and she described “how we evaluate *all* projects” in the Historic District: First, planning staff looks at the site/the existing context. On this site, there is a historically significant structure on the property that is listed as “contributing” on the 1997 Beaufort County Historic Sites Survey. The other site that this project would have an impact on is a noncontributing structure. Both would require a public hearing for demolition.

Staff evaluates the site, Ms. Kelly said, to see how it has been used historically, by looking at the Sanborn maps and photos. This site has been used and “documented since 1889.” This site’s uses have ranged from commercial, “and even industrial” – as the location of a ginnery and a livery – “into the residential fabric of the city,” she said. Staff “also evaluated the surrounding context” of the buildings surrounding this site and their historical significance. Those that are historically significant date from the early-

ORIGINAL HRB SUBMITTAL (JULY)

Pd. on prev. APP

City of Beaufort Department of Planning and Community Development
Post Office Drawer 1167
1911 Boundary Street
Beaufort, South Carolina 29902
Phone (843) 525-7011 / Fax (843) 986-5606
Website: www.cityofbeaufort.org

APP# 13432

See back of application for fees

CITY OF BEAUFORT HISTORIC DISTRICT REVIEW BOARD PROJECT APPLICATION (Revised - 07/15/2011)

Application #: HR16-23 Date Received: 6-27-16 Zoning District: GR

Property Address: 707 Church St Beaufort SC 29902

Applicant: Labi Phone: 951-349-7823

Applicant's Address: 53 Mroz Rd Beaufort SC 29906

Beaufort County 1997 Historic Sites Survey listing: _____

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

Owner's Address: 53 Mroz Rd Beaufort SC 29906

Architect: Thomas Michaels Phone: 843-252-2454

Architect's Address: PO Box 58 Port Royal SC 29935

REQUEST FOR: Conceptual Review Preliminary Review
 Final Approval Change After Certification

NATURE OF WORK: (Check All That Apply)

Color changes Alterations, Additions
 Signage, Awnings New Construction
 Legal Plat Minor/Major Demolition or Relocation
 Other: _____

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

EXPLANATION AND DESCRIPTION OF WORK:

Building of new house

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) which the applicants are strongly encouraged to purchase. Office copies are available for reference. In order that meetings not be 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. **Submital Requirements:** 8 hardcopies of all documents + a digital copy of all the 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: [Signature] DATE: 6.27.16

APPLICANT'S SIGNATURE: [Signature] DATE: 6.27.16

CITY OF BEAUFORT
Historic District Review
Board Full Board
Staff Report
Meeting of July 13, 2016

Case Number: HR16-23
Property Address: 707 Church Street
Applicant: Labi Kryeziv
Type of Request: New Construction / Subdivision Recommendation
Zoning: GR – General Residential (NWQ)

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:**

- **recommendation from the HRB for a variance from the ZBOA to subdivide the lot into two parcels – 1 containing the existing structure, and another at the corner of Church and Duke Streets.**
- **Conceptual approval for the proposed structure, contingent on that variance approval.**

Background: This request came to the HRB in May, but the applicant was not in attendance. The board had concerns about the small lot size, as well as the type of home that was envisioned to be built. No motion was made on this project.

This property has historically had one cottage set back on the lot. This creates a streetscape along this portion of Duke Street that is not consistent with the rest of the pattern or rhythm of the street. The parcel is adjacent to two vacant lots on the east, and two lots with unusually large front setbacks on the west. Directly across the street, on either corner, are Beaufort Housing Authority structures that don't match the historic prevailing setback for this area.

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

- **Setbacks:**
 - *Front Setback:* prevailing
 - *Rear:* 15'
 - *Side:* 6'; a variance would be required for the stoop encroachment into the interior side setback.

- *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. The proposed lot is 40' wide by 62' deep.*
- *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: **The applicant is proposing to construct a new 1.5 story cottage. It would have a footprint of approximately 980 SF (including 132 SF of engaged porch), and a total of about 1,361 heated SF.**

Synopsis of Applicable Guidelines:

- The Northwest Quadrant Design Principles discuss appropriate new construction.

Staff Questions, Comments & Suggestions:

Subdivision Request:

- 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 built 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 20th 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. The 1 – 1.5 story size seems most appropriate for this area.
- As a comparison, the proposed lot at 40'x62' has the following similarly-sized lots within 2 blocks:
 - 810 Newcastle – 58'x50'
 - 814 Newcastle – 53'x50'
 - 1208 Duke – 48'x61'
 - 905 Church – 55'x46'

So while this request results in a lot that is non-conforming with the General Residential zoning, hence the need for the variance, it would not result in a lot that was out of character with the neighborhood.

- 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 final HRB approval for new construction on the northern-most lot.

New Construction Request:

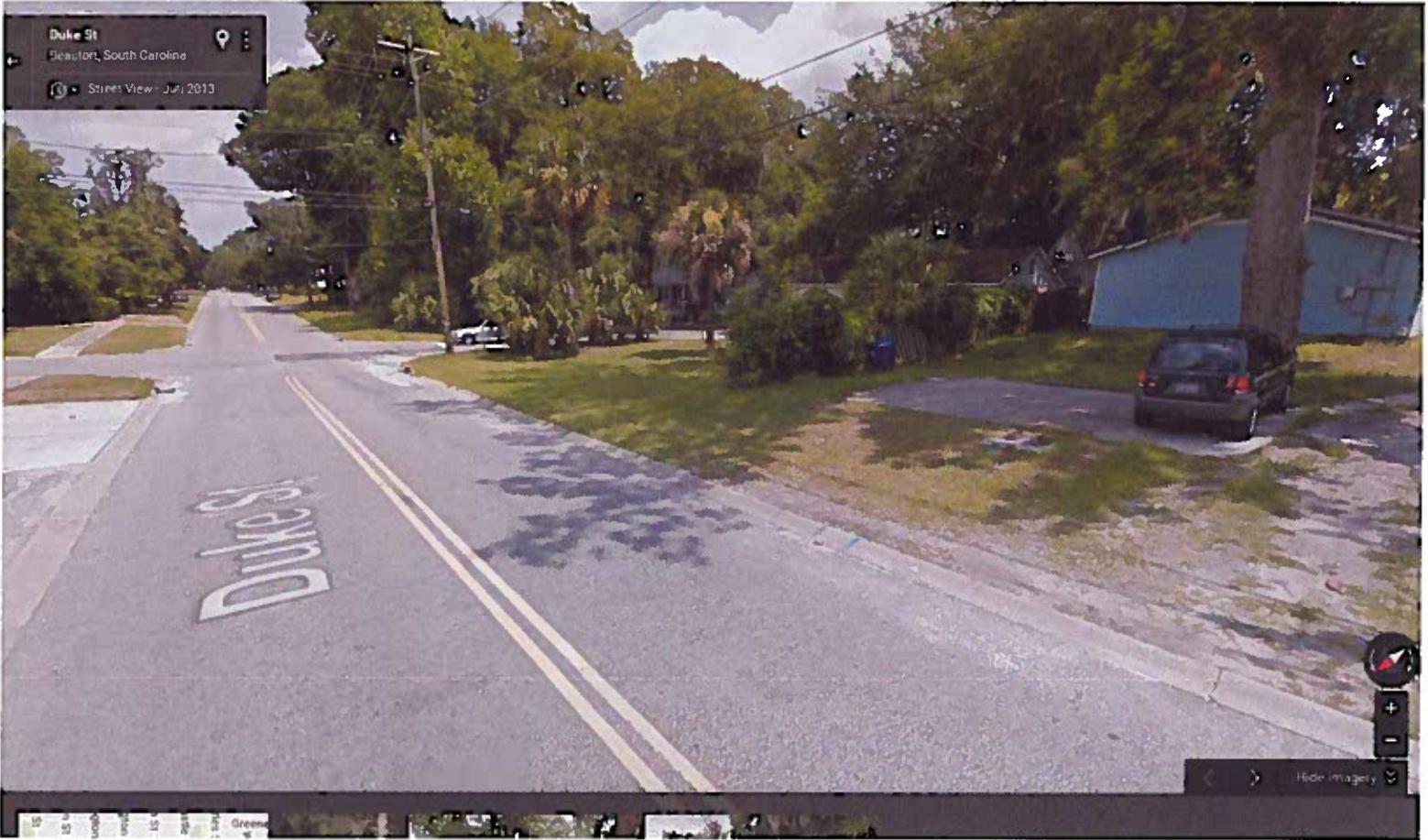
- If the variance for the subdivision is approved, staff supports the proposed building, or one of a similar size, mass and scale, for this property.
- The proposed structure is appropriate for this district. Staff recommends divisions of the windows such as 2/2 or 4/4

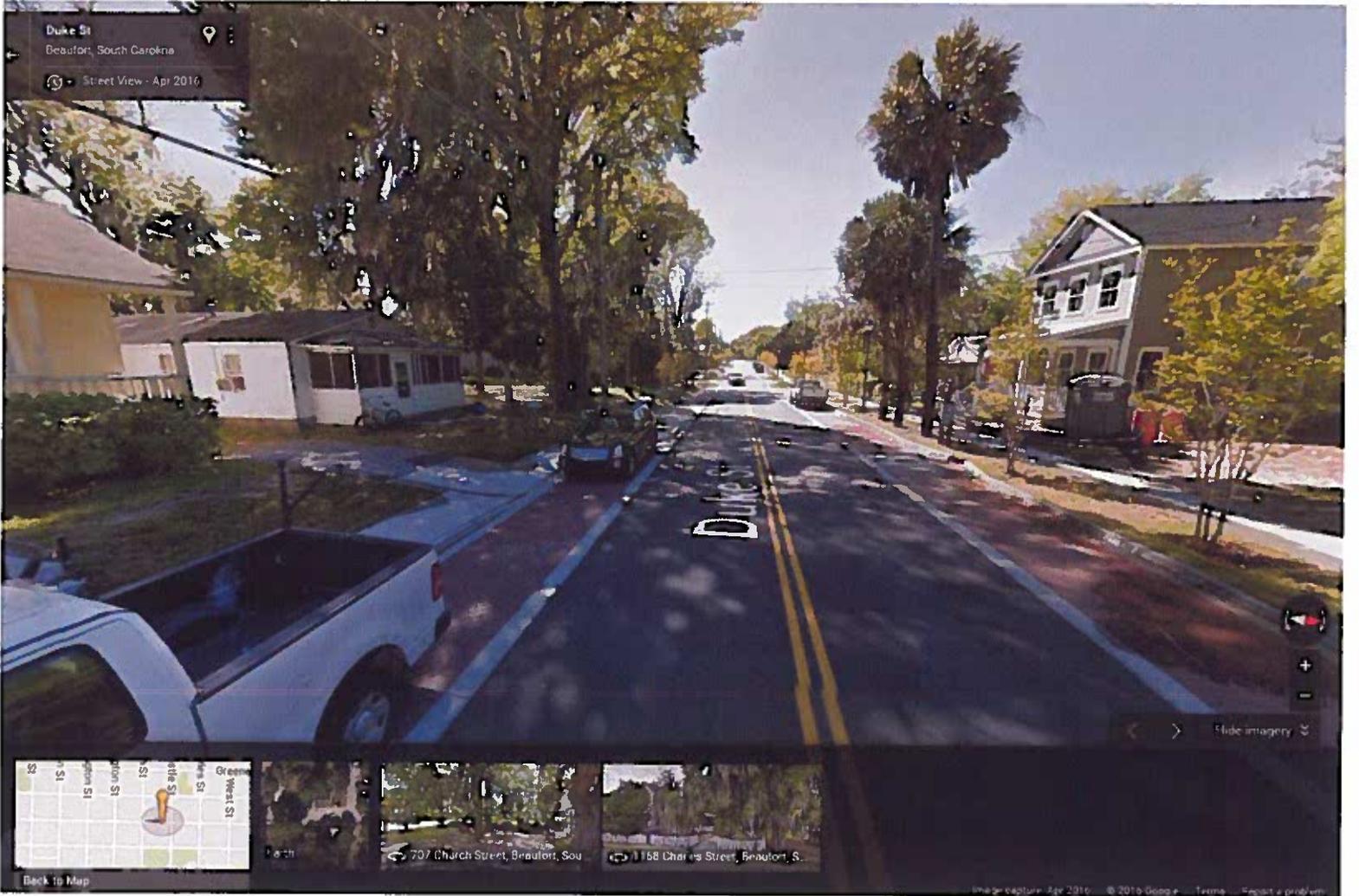
- Drawing 3/A201 should be labeled “South Elevation”
- The bedrooms show single windows in plan but double in elevation. The plan should be updated to coordinate with the elevation.

Staff Recommendations:

1. Staff recommends the HRB give a favorable recommendation to the ZBOA with the following conditions:
 - The house proposed, or one similar in size, mass and scale and no greater than 1.5 stories, be approved by the HRB.
 - The rest of the zoning requirements, except for the encroachment of the stoop into the interior side setback, should be met without any further adjustments.
 - In addition, a plan and timeframe to restore/renovate the existing structure should be provided prior to final approval of a structure for this parcel.
2. Staff recommends the HRB give conceptual approval to the house submitted, with final approval contingent on variance approval from the ZBOA, and modifications of the window divisions.



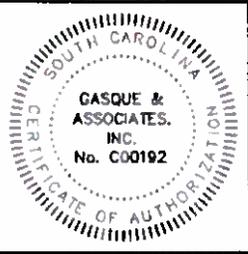




File Edit View Favorites Tools Help

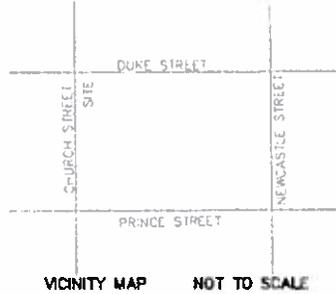
Beaufort GIS CoB Website Login Form-Based Codes (not in... Google Maps Municode-BFT Suggested Sites Historic District - City of B... Web Slice Gallery





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

28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
PHONE (843) 522-1788



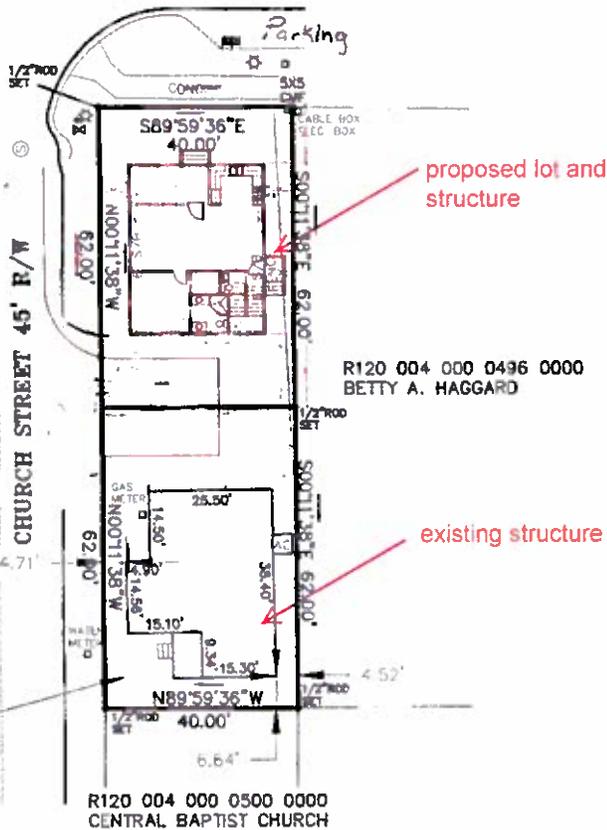
PK NAIL FOUND

VICINITY MAP NOT TO SCALE

DUKE STREET 60' R/W

RP

2480 sq. ft.
0.06 acres



R120 004 000 0496 0000
BETTY A. HAGGARD

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 2788 BEAUFORT COUNTY R.M.C. OFFICE LOCATED IN THE CITY BEAUFORT COUNTY SOUTH CAROLINA TAX MAP R120 004 000 0495 0000

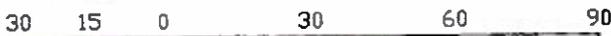
THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.

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

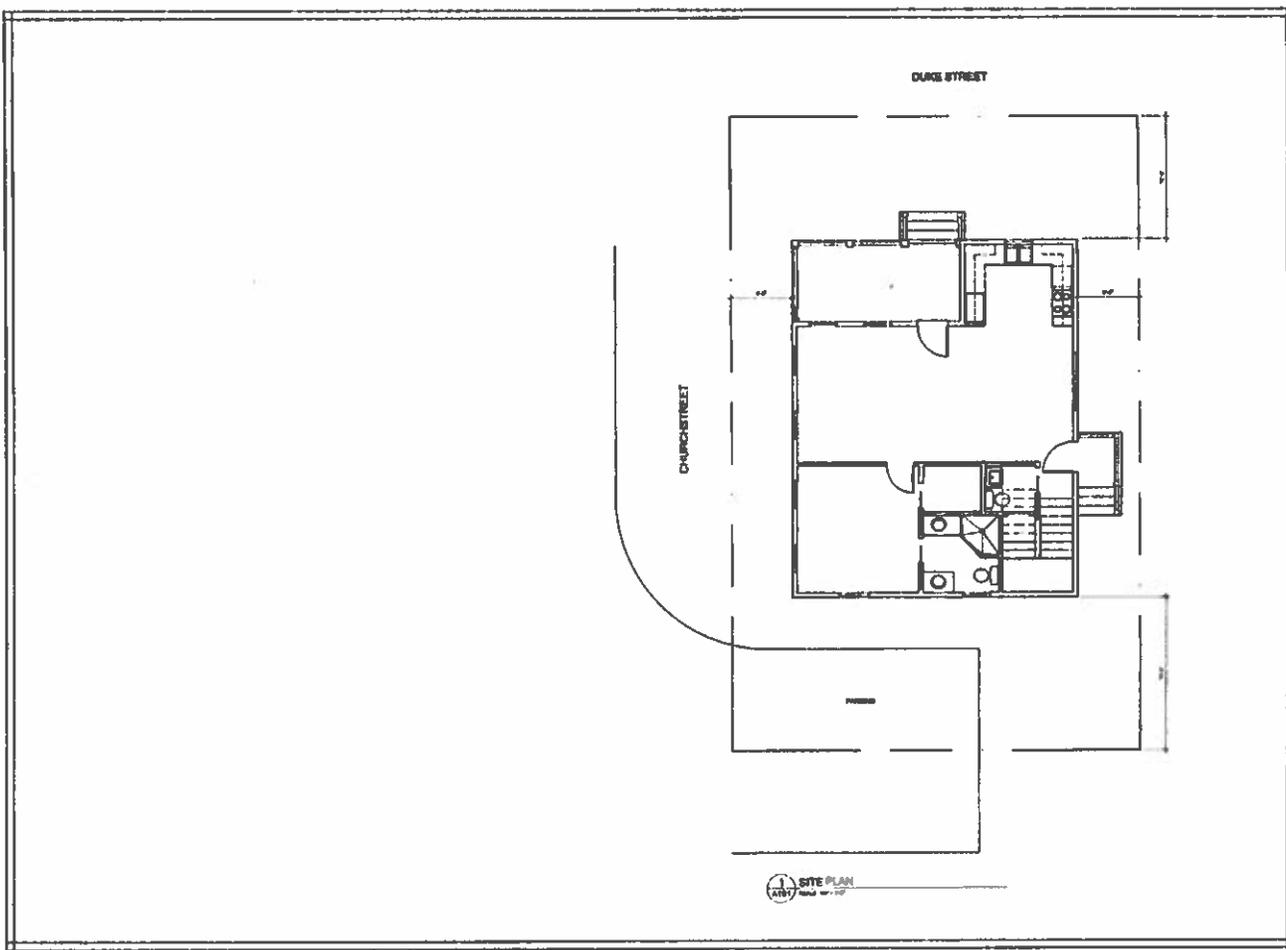
THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HERON COMPLIES WITH ANY RESTRICTIVE CONVEYANCES OR ANY CITY AND/OR COUNTY ORDINANCES.

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 ENCOACHMENTS 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.



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

DAVID E. GASQUE, R.L.S. JOB # 44454
S.C. REGISTRATION NUMBER 10508 FB#913/TT DSGN#7
THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.



CHURCH STREET

DUKE STREET

SITE PLAN
Scale: 1/8" = 1'-0"



**NEW RESIDENCE:
 CHURCH AND DUKE
 BEAUFORT, SOUTH CAROLINA**

NO.	REVISION	DATE

Sheet Title
SITE PLAN

Sheet No.
A101

US Street Map County Base Map 2016 Aerial

Map Layers



