

**34 MERIDIAN ROAD
SPECIAL EXCEPTION APPLICATION**

Ap# 11872

PAID
7/24/15

City of Beaufort Zoning Board of Appeals
1911 Boundary Street
Beaufort, South Carolina 29902
Phone (843) 525-7011, Fax (843) 986-5606
E-Mail: planning@cityofbeaufort.org
Revised October 7, 2010

Application Fee
\$300

SPECIAL EXCEPTION APPLICATION

OFFICE USE ONLY: Date Filed: 7/24/15 Application #: 2B15-19 Zoning District: R-3

Instructions

Entries must be printed or typewritten. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not the owner, the owner(s) must sign the Designation of Agent (below).

Submittal Requirements

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

APPLICANT(S): Charles L. Calvert
Address: P.O. Box 1987 Beaufort, SC 29901
Telephone: 843 247 3081 |day| _____ |fax|
E-mail: Calvert@hargray.com

OWNER(S) if other than Applicant(s): Charles L Calvert
Address: _____
Telephone: _____ |day| _____ |fax|

PROPERTY STREET ADDRESS: 34 Meridian Road
Tax Map No.: R 123 014 000 0004 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: 7-22-2015 Owner's Signature: Charles Calvert

I (We) certify that the information in this application is correct.
Date: 7-22-2015 Applicant's Signature: Charles Calvert

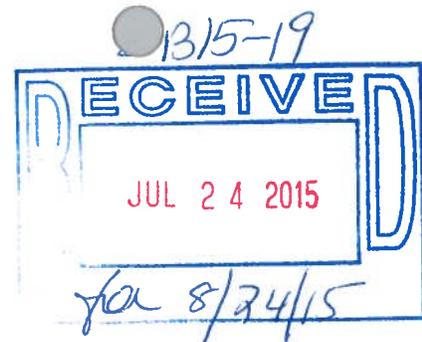
APPLICATION FOR SPECIAL EXCEPTION

Applicant hereby appeals to the Zoning Board of Appeals for a special exception for a (ex. Type 2 Home Occupation) Charles L. Calvert Applies for
"SHORT TERM RENTAL"
on property described on Page 1, which is permitted by special exception under the district regulation in Section 5.1 of the Unified Development Ordinance (UDO).

1. Applicant will meet the standards in Section 3.16.D of the UDO which are applicable to the proposed special exception in the following manner:
 - a. The proposed use is compatible with existing land uses in the surrounding area as follows: YES, SINGLE FAMILY DWELLINGS SURROUND THE LOT, INCLUDING HOME OFFICE & BUSINESS LICENCES AT 38 MERIDIAN ROAD AND 32 MERIDIAN ROAD.
 - b. The proposed site plan, circulation plan, and schematic architectural designs are harmonious with the character of the surrounding area in that: YES, THEY MEET ALL ZONING STANDARDS AND ARE ARCHITECT DESIGNED
 - c. The likely impact on public infrastructure such as roads, parking facilities, and water and sewer systems, and on public services such as police and fire protection and solid waste collection, and the ability of existing infrastructure and services to adequately service the proposed use without negatively impacting existing uses in the area and in the City are as follows: THE IMPACT WILL BE NO GREATER THAN ANY OTHER SINGLE FAMILY DWELING - NO NEGATIVE IMPACT FORSEEN
 - d. The proposed use(s) and designs are in general conformity with the City's comprehensive Plan and any other plans officially adopted by the City in that: YES, CITY'S PLAN ENCOURAGES DEVELOPMENT AND INFILL
 - e. The likely impact on public health and safety is as follows: NONE LIKELY
 - f. Potential creation of noise, lights, fumes, dust, smoke, vibration, fire hazard, or other injurious or obnoxious impacts is as follows: NONE LIKELY

[A site plan must be submitted]

Charles Calvert, ZBOA Application
Short Term Rental
34 Meridian Road



Submittal Requirements:

Project: One Cottage to be built on vacant lot.

1) Legal Survey= site plan

2) Site plan: the Legal Survey, includes

a) North Arrow

b) No existing structures

c) One Live Oak in building envelope

*Represented with a circle labeled LO

d) One proposed cottage 16 feet wide, 24 feet in length

*Represented by a rectangle on plat

e) No current existing structures, fences or power lines

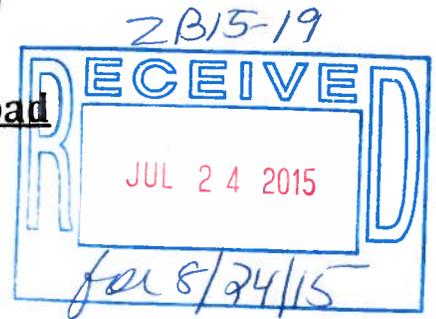
f) Six copies of all house plans

3) Photograph of site

4) 2 Page Application

ZBOA Application : Attachment 34 Meridian Road

Management Plan for 34 Meridian Road.



The proposed short-term rental on 34 Meridian Road will be managed by the owner, Charles Calvert, who lives in Beaufort.

- 1) The minimum stay will be 2 nights.
- 2) No pets will be allowed, no smoking.
- 3) The house will have a monitored fire system.
- 4) Occupancy will be limited to 4 people or (2 per double bed)
- 5) Limit of 2 cars, park on site. The lot is .66 acres, and currently has no structure. Plenty of room to park.
- 6) Owner will license and insure the Short Term Rental House: and will have a City Business License and SC Tax #.
- 7) Owner currently has a licensed short -term rental on 404 Scott Street and uses VRBO reservations service.
404 Scott is licensed and has over 67 reviews that you can read, average score 4.9 out of 5. VRBO# 332611
- 8) Owner plans to immediately build a vacation home cottage and rent in out as a Short Term Rental.

Rental Agreement:

The guests will make reservations on VRBO.com or another reservation service.

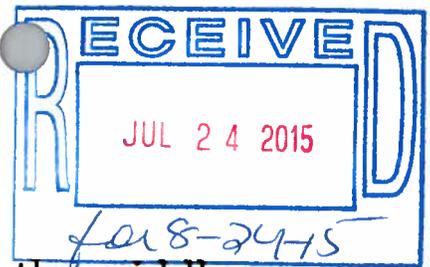
The guest will have to agree to the onsite parking, limited occupancy, no smoking, no pets and to abide by city ordinances when reservation is made.

Refund policies are posted on the reservations site.

Current Check In time is 4 PM Check Out time is 10AM.

Owner Managed.

ZB15-19



Description of Lot and Project:

34 Meridian Road:

The lot is 368 feet deep and 70 feet wide in the middle.

However, the lot has a small building envelope by a covenant that is on the lot.

The building envelope is between the set back from the road of 100 feet to the set back from the marsh at 225 feet from the road.

The land area from 225 feet set back from the road to 368 feet set back from the road(adjoining the marsh) has a covenant not to build.

The area set back from Meridian to 100 feet from the road(meridian) has a covenant not to build.

The only major Tree in the Building envelope is a large Live oak, 150 feet from the street and 19 feet in from the south side of the lot.(left side if looking toward the marsh).

The house will be 16 feet by 24 feet and will be placed 10 feet off the line, on the south side of the lot, between 100 and 140 feet set back from the road in order to not impact the Live Oak. Final placement will be determined by arborist. A square on the plat represents the house, and circle with LO represents the tree.

PROPERTY LINE REVISION SURVEY

OF TRACTS I & II

PARCEL B, FOR LOT 48, SEC. 8 151W

ON

LADY'S ISLAND

CITY OF BEAUFORT, SOUTH CAROLINA

DATE: SEPTEMBER 26, 2012 SCALE: 1" = 30'

GRAY SURVEYING & MAPPING, LLC

POST OFFICE BOX 1714
 1004 W. MARKET STREET
 BEAUFORT, SOUTH CAROLINA 29515
 PH: 812.761.0
 GPM@graym.com

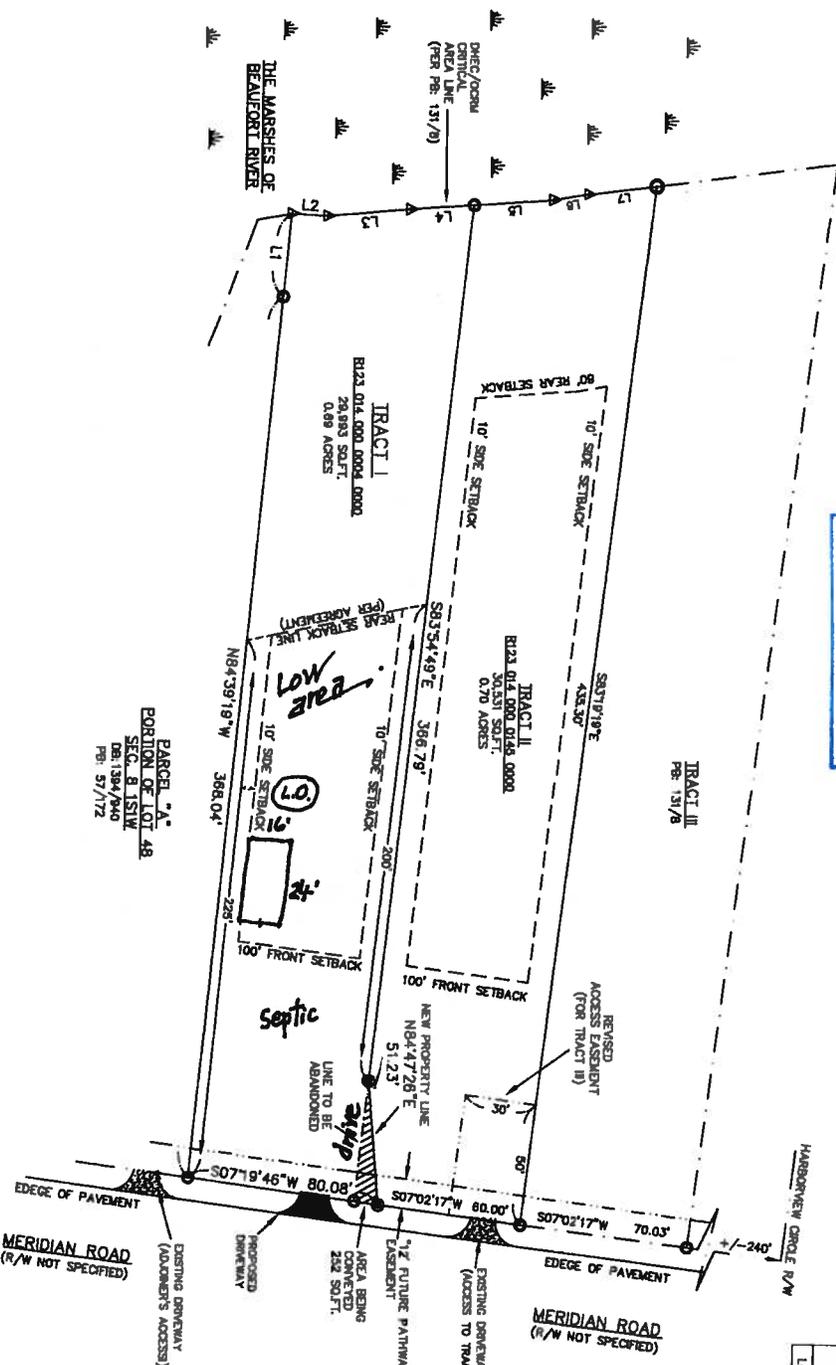
NOTES

1. THIS PLAT DOES NOT CERTIFY THAT THE INFORMATION SHOWN HEREON COMPLIES WITH LOCAL ZONING REGULATIONS.
2. THIS PLAT REPRESENTS CONDITIONS FOUND ON 8/24/2012 AND DOES NOT REPRESENT CONDITIONS ON ANY OTHER DATE.
3. THE AREA CALCULATIONS SHOWN HEREON WERE DETERMINED BY THE COORDINATE METHOD.
4. THE PRESENCE OR ABSENCE OF REGULATED NATURAL RESOURCES SUCH AS BUT NOT LIMITED TO CRITICAL AREAS, PRESERVATION WETLANDS, SPECIFIC TREES, ETC. WAS NOT DETERMINED AT THIS TIME OTHER THAN THOSE SHOWN HEREON.
5. THE PRESENCE OR ABSENCE OF UNDERGROUND UTILITY THE INFORMATION SHOWN HEREON.
6. LIMITED BUILDING SETBACK INFORMATION WAS DETERMINED BY VISUAL INSPECTION AND MAY BE DIFFERENT FROM THAT DETERMINED BY APPLICABLE AUTHORITIES.
7. THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE A (1, 1.5) AND 'C' AS DETERMINED BY FLOOD FIRM COMMUNITY PANEL, 450023 01000, DATED 8/29/1988.
8. THE SAME BEING SHOWN AS TRACTS I & II, ON A REVISION SURVEY OF TAX PARCEL.
9. PARCEL B, FOR LOT 48, SECTION 8 151W, BEING PART OF FANNING TRACT 3, 3700' X 2000' AND BEING PART OF THE BEAUFORT COUNTY PARCEL IN PLAT BK 12, PG 100.
10. ANYTHING SHOWN OUTSIDE THE DEDICATED BOUNDARY OF THE SURVEYED PROPERTY IS FOR DESCRIPTIVE PURPOSES ONLY, AND IS INTENDED ONLY FOR THE ENTRY OR PERSON(S) SHOWN HEREON.
11. THIS SURVEY IS BASED ON LISTED REFERENCES ONLY. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL FACTS THAT WOULD BE REVEALED BY A CURRENT AND ACCURATE TITLE REPORT.

I HEREBY CERTIFY TO THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS WITHIN THE STANDARDS OF PRACTICE MANUAL FOR LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

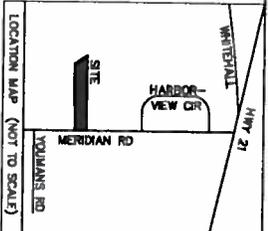
JOHN H. GRAY, P.L.S. # 28954
 THIS PLAT IS NOT BINDING WITHOUT THE ORIGINAL SIGNATURE & EMBOSSED SEAL

2B15-19
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 for 8/24/15

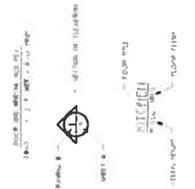


LINE	LENGTH	BEARING
L1	34.89'	N64.39°19'12"W
L2	14.89'	N62°50'04"E
L3	34.37'	N62°21'18"W
L4	28.92'	N62°21'09"W
L5	33.14'	N62°27'09"W
L6	14.85'	N102°33'48"W
L7	28.68'	N07°33'22"W

Key: L.O. ~ live oak
 □ ~ proposed cottage 16x24
 septic ~ septic field
 drive ~ driveway



SYMBOLS + KEYS

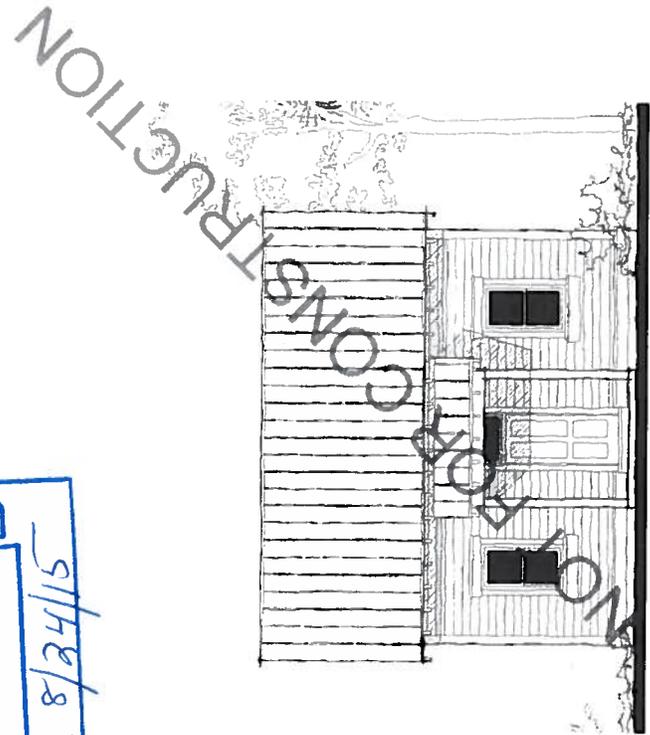


DRAWING TITLE

DATE: 08/24/15
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT: BASCOM GUEST HOUSE

1	1/4" = 1'-0"	GENERAL
2	1/2" = 1'-0"	GENERAL
3	3/4" = 1'-0"	GENERAL
4	1" = 1'-0"	GENERAL
5	1 1/4" = 1'-0"	GENERAL
6	1 1/2" = 1'-0"	GENERAL
7	1 3/4" = 1'-0"	GENERAL
8	2" = 1'-0"	GENERAL
9	2 1/4" = 1'-0"	GENERAL
10	2 1/2" = 1'-0"	GENERAL
11	2 3/4" = 1'-0"	GENERAL
12	3" = 1'-0"	GENERAL
13	3 1/4" = 1'-0"	GENERAL
14	3 1/2" = 1'-0"	GENERAL
15	3 3/4" = 1'-0"	GENERAL
16	4" = 1'-0"	GENERAL
17	4 1/4" = 1'-0"	GENERAL
18	4 1/2" = 1'-0"	GENERAL
19	4 3/4" = 1'-0"	GENERAL
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21	5 1/4" = 1'-0"	GENERAL
22	5 1/2" = 1'-0"	GENERAL
23	5 3/4" = 1'-0"	GENERAL
24	6" = 1'-0"	GENERAL
25	6 1/4" = 1'-0"	GENERAL
26	6 1/2" = 1'-0"	GENERAL
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36	9" = 1'-0"	GENERAL
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38	9 1/2" = 1'-0"	GENERAL
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82	20 1/2" = 1'-0"	GENERAL
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84	21" = 1'-0"	GENERAL
85	21 1/4" = 1'-0"	GENERAL
86	21 1/2" = 1'-0"	GENERAL
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89	22 1/4" = 1'-0"	GENERAL
90	22 1/2" = 1'-0"	GENERAL
91	22 3/4" = 1'-0"	GENERAL
92	23" = 1'-0"	GENERAL
93	23 1/4" = 1'-0"	GENERAL
94	23 1/2" = 1'-0"	GENERAL
95	23 3/4" = 1'-0"	GENERAL
96	24" = 1'-0"	GENERAL
97	24 1/4" = 1'-0"	GENERAL
98	24 1/2" = 1'-0"	GENERAL
99	24 3/4" = 1'-0"	GENERAL
100	25" = 1'-0"	GENERAL

2815-19
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 JUL 24 2015
 for 8/24/15



BASCOM GUEST COTTAGE

BLACK RIVER, GEORGETOWN COUNTY, SOUTH CAROLINA

DRAWING INDEX

0	COVER SHEET
1	PLANS + ELEVATIONS
2	DETAILS / ELECTRICAL
51	SPECIFICATIONS
52	SPECIFICATIONS
53	SPECIFICATIONS

GENERAL INFO

1971 FLOOR PLAN - 30' x 18'
 1977 FLOOR PLAN - 30' x 18'
 1989 FLOOR PLAN - 30' x 18'
 2015 FLOOR PLAN - 30' x 18'

BASCOM GUEST HOUSE
 BLACK RIVER
 GEORGETOWN COUNTY, SOUTH CAROLINA

ALLISON PARKER
 ARCHITECTURE
 1808 CHARLES ST.
 CHARLOTTE, NC 28203
 (704) 375-1100
 www.allisonparker.com

DATE	08/24/15
BY	AS
NO.	2815
PROJECT	BASCOM GUEST HOUSE

0

DATE: 01/23/2014
TIME: 12:00
PROJECT: 12000
DRAWN BY: [redacted]

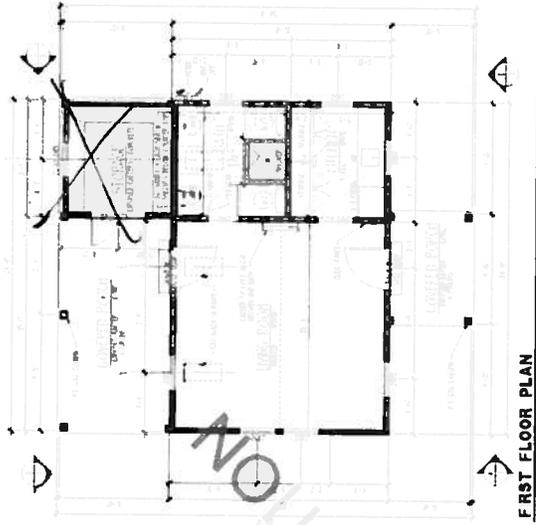
BASCOM GUEST HOUSE

BLACK RIVER
CORNETON COUNTY, SOUTH CAROLINA

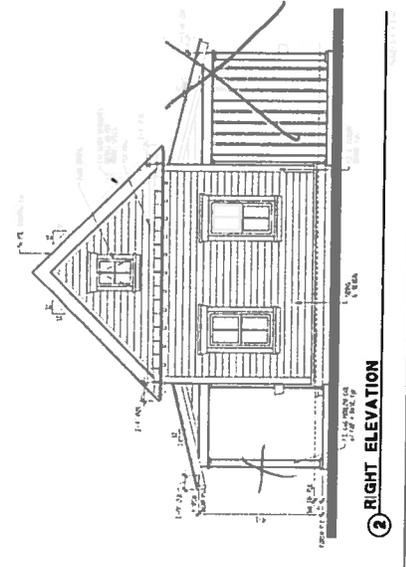
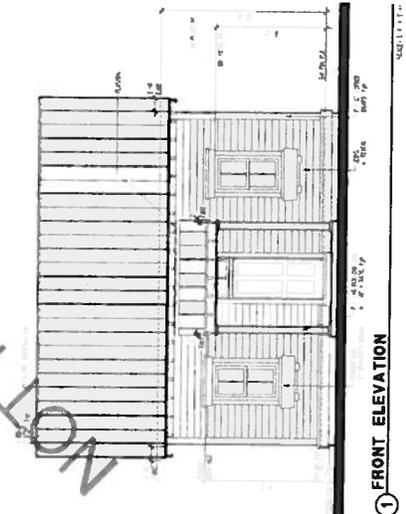
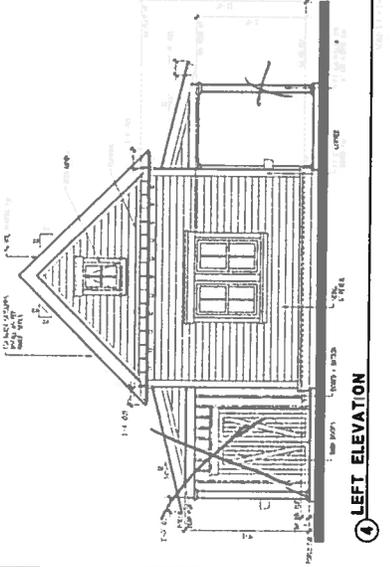
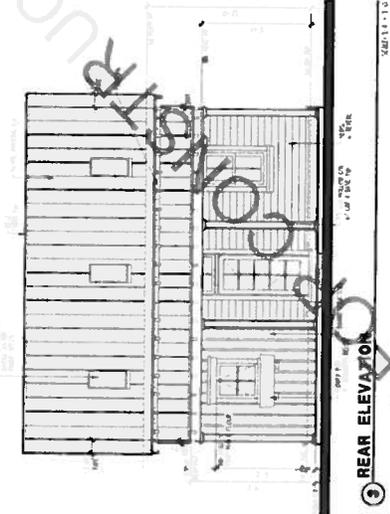
ALISON LAMREY
Architects Inc. 1000 Charles St.
Black River, SC 29928
Phone: 803-785-1100
Fax: 803-785-1101
www.alisonlamrey.com

DATE:	01/23/2014
TIME:	12:00
PROJECT:	12000
DRAWN BY:	[redacted]

1

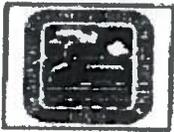
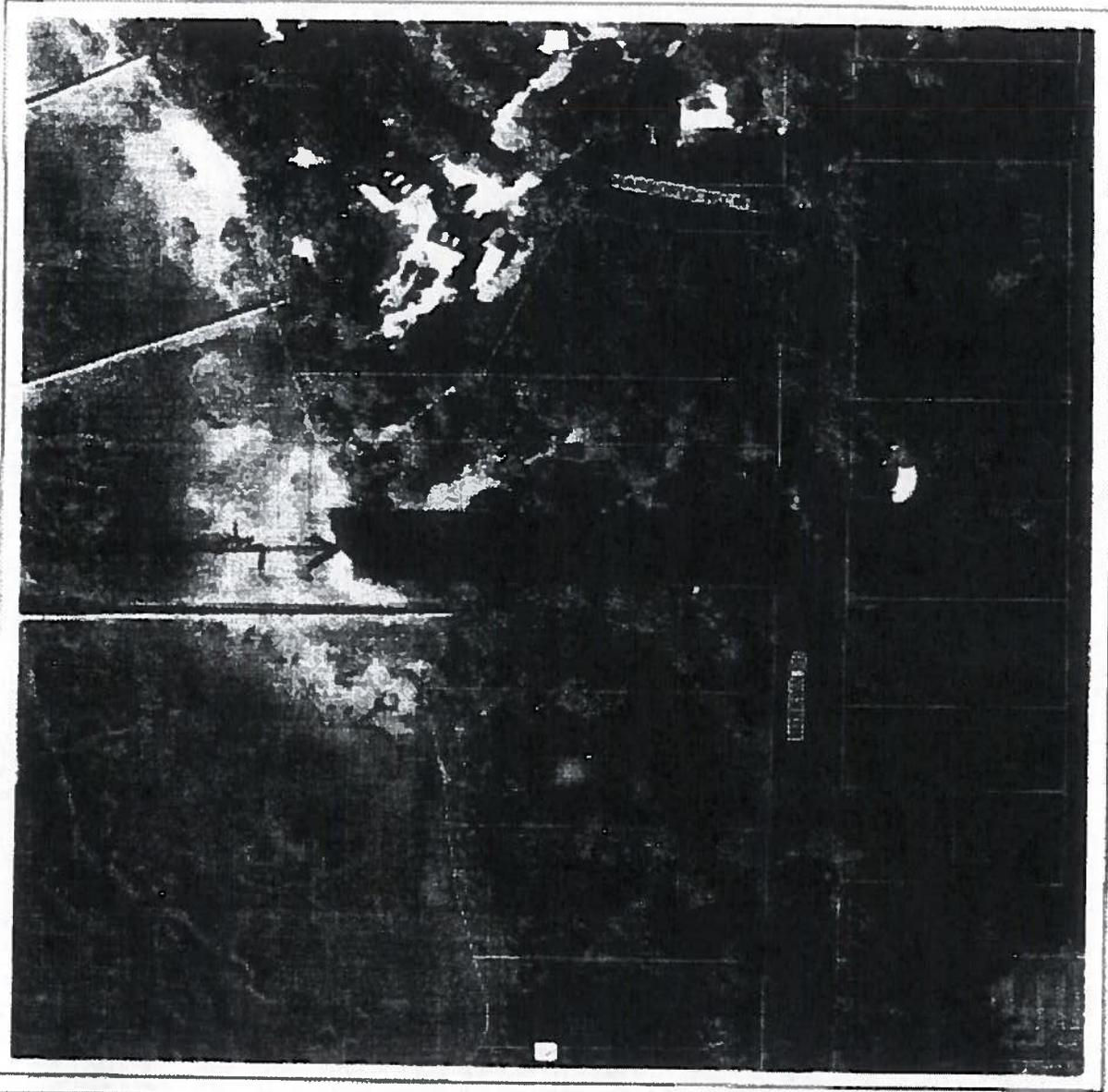


FLANS
WCH



Intended User The Heritage Bank
 Property Address *RA* Meridian Road
 City Beaufort County Beaufort State SC Zip Code 29907
 Client The Heritage Bank

Meridian



Printed: Jul 25, 2012

Legend	
•	State
•	County
•	City
•	Water
•	Other



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PHOTOGRAPH ADDENDUM

Intended User The Heritage Bank

Property Address *34* Meridian Road

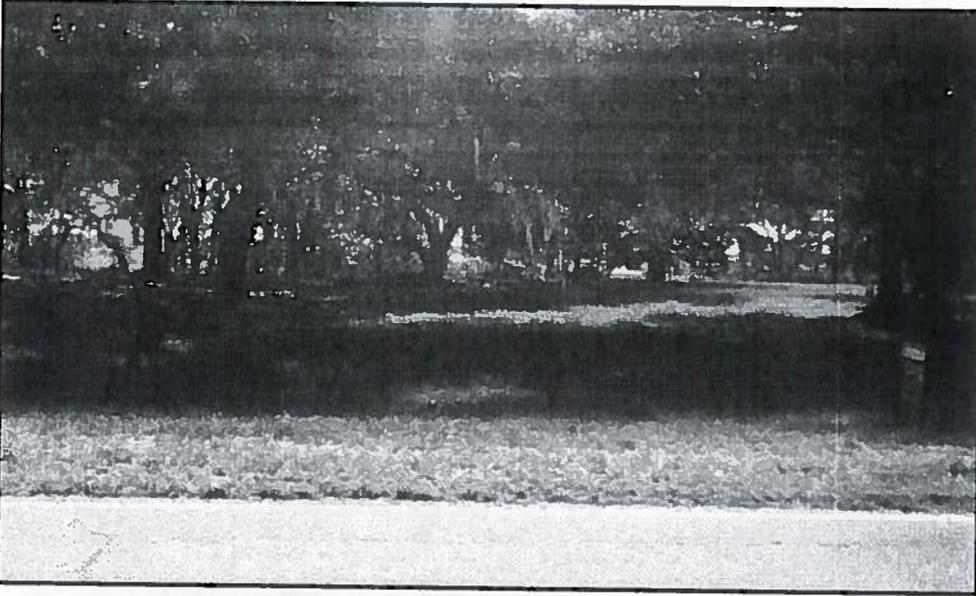
City Beaufort

County Beaufort

State SC

Zip Code 29907

Client The Heritage Bank



FRONT VIEW OF
SUBJECT PROPERTY

2B15-19

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JUL 24 2015
for 8/24/15



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE OF
SUBJECT PROPERTY

PHOTOGRAPH ADDENDUM

Intended User ~~_____ Bank~~

Property Address ~~_____~~

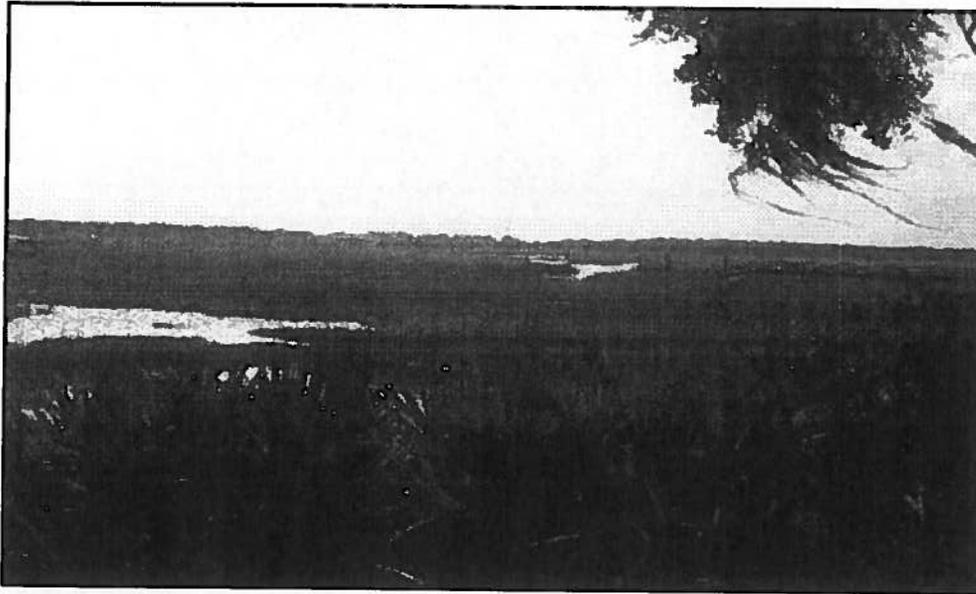
City Beaufort

County Beaufort

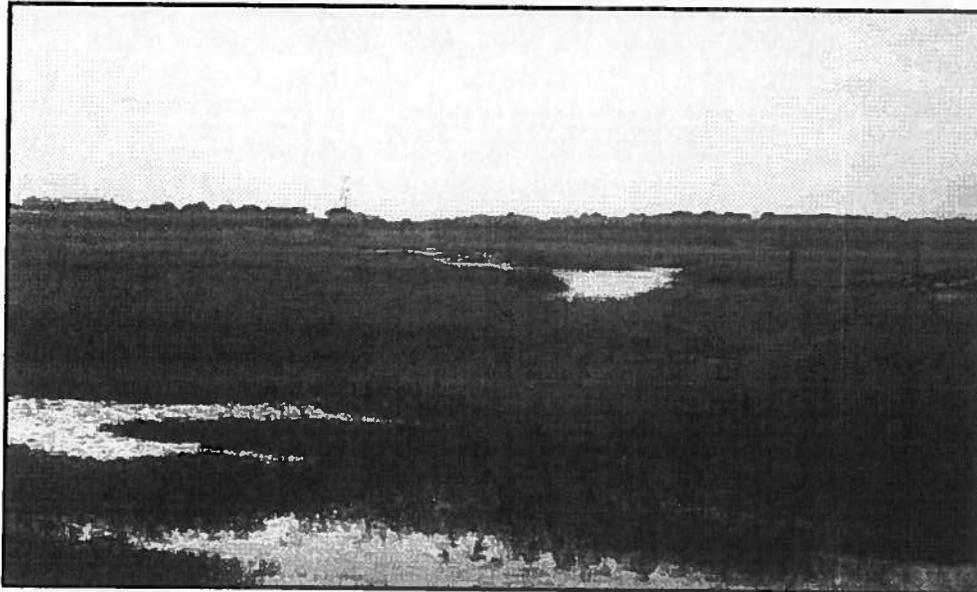
State SC

Zip Code 29907

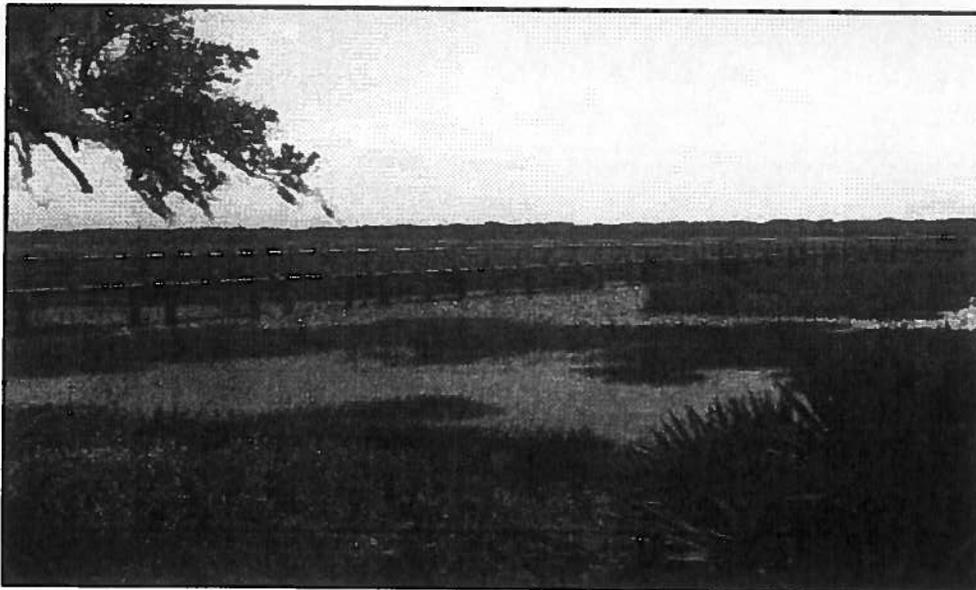
Client The Heritage Bank



~~_____~~
View from Rear of Subject



~~_____~~
Additional View from Rear of Subj.



~~_____~~
View of Dock located next to subj.

Short Term Rental Agreement 34 Meridian Road
Beaufort, South Carolina, USA (843 247 3081)

Please read and sign or initial all three of the following pages.

Please Note: Your Signed Agreement and your Reservation Payment are the Offer to Rent and the Terms outlined in this Agreement expire on _____
_____ after which, we may not be able to hold your reservation.

If we do not receive this completed agreement, along with your deposit of \$ _____, by the above date and we have not heard from you, we will take that to mean that you are no longer interested in renting our vacation home and we are free to offer our vacation home to other parties for the same dates that you have requested.

Date: _____

Dear _____:

Thank you for choosing our cottage for your vacation. The cottage is located in Beaufort, SC USA. We hope that you have a pleasant stay. If you have any further questions, please feel free to contact me., the VR Owner – this is an owner managed cottage.

Your confirmation is as follows:

A VRBO invoice will be emailed to you for each payment. **Please do not send payment via check unless by prior arrangement.** Shortly after the final payment is processed, your lock box code, the unit number, driving directions, and other useful information will be provided.

Please note that we are a very small, owner operated operation.

If you are concerned about the possibility of a last-minute cancellation or early departure, we strongly suggest that you take responsibility for this risk and obtain trip cancellation/interruption insurance.

I understand that my choice **not** to insure my vacation is my responsibility.

Your Initials: _____ **Date:** _____

VRBO Owner

Beaufort, South Carolina USA

RENTAL RULES AND REGULATIONS

The cottage, is located Meridian Road Beaufort, South Carolina

Two night minimum only.

1. CHECK-IN TIME IS AFTER 4 P.M. EST AND CHECK OUT IS 10 A.M. EST We are unable to accommodate early check ins.
2. This is a NON SMOKING, no pet cottage. We ask that you do not smoke inside the cottage or out on the porch.
3. **Pets are not permitted in rental unit under any conditions.**
4. We will not rent to vacationing students, for students on spring break or singles under 25 years of age unless accompanied by an adult guardian or parent.
5. **DAMAGE DEPOSIT** - A damage deposit may be required. It is NOT applied toward rent. It is fully refundable within fourteen (14) days of departure, if the following provisions are met:
 - a. No damage is done to cottage or its contents, beyond normal wear/tear.
 - b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
 - c. All debris, rubbish & discards are placed in the community refuse containers outside
 - d. Soiled dishes and cooking items are cleaned prior to departure.
 - e. The key is left in the lock box (and all windows are closed and latched and all exterior doors are left locked. A thirty-five dollar (\$35.00) fee will be charged for a lost key.
 - f. All charges accrued during the stay are paid prior to departure.
 - g. No linens are lost or damaged.
 - h. No early check-in or late check out without special written arrangements made prior to the check-in .
6. **PAYMENT** – The first rent payment must be received within 24 hours of booking the reservation. A VRBO Invoice will be emailed to you, unless other payment arrangements have been made with Vacation Rental Owner. This rent payment is not a damage deposit. The remaining payments must be made by the due dates in the payment schedule provided.
7. **CANCELLATIONS** – A thirty (30) day notice is required for cancellation. Cancellations that are made more than thirty (30) days prior to the arrival date receive a full refund. Cancellations or changes that result in a shortened stay, that are made within 30 days of the arrival date, forfeit the

Your Initials: _____ **Date:** _____

full advance payment. No refund for Cancellation or early departure

8. The renter acknowledges that he/she has been advised by the property owner to arrange adequate personal insurance cover for all members of his/her party to cover all travel, personal risks/injuries and liabilities, and any cancellation.

9. **MAXIMUM OCCUPANCY** - The maximum number of guests is limited to 2 per bed, not to exceed 4 people.

10. **NO PARTIES ARE ALLOWED IN THE RENTAL.** Use of the premises and common areas in such a fashion that disturbs neighbors shall be deemed grounds for revocation of use. Renter must abide by all city, county, state and or federal laws or ordinances.

11. **INCLUSIVE FEES** – Rates include a one-time linen/towel set-up.

12. **NO DAILY MAID SERVICE** – While an initial supply of linens and bath towels are included in the cottage rental, daily maid service is not included in the rental rate. However additional cleaning services may be made available at an additional rate.

13. **RATE CHANGES** – Prior to a confirmed reservation, rates are subject to change without notice.

14. **FALSIFIED RESERVATIONS** – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

15. **WRITTEN EXCEPTIONS** – Any exceptions to the above mentioned policies must be approved in writing in advance.

16. **PARKING** – Parking is limited to two (2) vehicles. Vehicles are to be parked in designated parking areas only. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner. Rules prohibit any campers, trailers, motor homes, or boats being parked overnight on VR property.

18. **STORM POLICY/ROAD CONDITIONS** – No refunds will be given for storms. We do not refund due to weather or road conditions. To protect against cancellations caused by unforeseeable events such as illness or bad weather, we recommend that guests purchase trip cancellation insurance from a private carrier.

19. The cottage is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The owners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to the cottage.

Your Initials: _____ **Date:** _____

20. RULES - Please read and follow any and all *Vacation Rental Rules* regarding the use of amenities. There are restrictions on items left outside the cottage (no towels on railings, porch or ground), no trash, or inside furniture outside)

Cottage is monitored for fire

21. This rental agreement is made in Beaufort, SC and its terms may be enforced in Beaufort, SC at the sole discretion of owner.

By Signing

Below, I agree to all terms and conditions of this agreement, and applicable city ordinances.

Your Signature:

Date: _____

VR Owner C L Calvert Beaufort SC

Also, please provide the following information:

License # (or just a description) of Vehicle(s) you'll be parking:

Vehicle 1: _____

Vehicle 2: _____

Names of all the individuals who will be staying overnight at the cottage

1. _____

2. _____

3. _____

4. _____

Mailing Address:

Home Phone:

Cell Phone(s):



CITY OF BEAUFORT
CONTACT LIST FOR SHORT TERM RENTAL
LOCATED AT 34 Meridian Road

PROPERTY OWNER:

Name: Charles L. Calvert II
Address: 1401 Laudanniere, BEAUFORT, SC 29902
Phone: 843 247 3081
E-Mail: Calvert@hargray.com

PROPERTY MANAGER: (PRIMARY)

Name: Charles L Calvert II
Address: 1401 Laudanniere, BFT SC 29902
Phone: 843 247 3081
E-Mail: Calvert@hargray.com

PROPERTY MANAGER: (BACK-UP)

Name: Fran Calvert
Address: 1401 Laudanniere BFT, SC 29902
Phone: 843 441 0817
E-Mail: fgcalvert@gmail.com

PROPERTY MANAGER (SECONDARY BACK-UP)

Name: EVE MILLER
Address: 109 Stuart Town Rd BFT, SC 29902
Phone: 404 451 6740
E-Mail: eve@worldsafe.net

**34 MERIDIAN ROAD
STAFF REPORT**

34 Meridian Road



**CITY OF BEAUFORT
ZONING BOARD OF APPEALS
Staff Report and Recommendations
Meeting of 24 August 2015**

Case Number: ZB15-19
Property Address: 34 Meridian Road
Applicant: Charles Calvert
Type of Request: Special Exception for Short Term Rental
Zoning: R-3 District

Background: The property is located at 34 Meridian Road on Lady's Island (see Site Location Map attached). The property is identified as District 123, Tax Map 14, Parcel 4. The property is zoned "R-3 Medium-High Density Single-Family Residential District" (R-3). The property is undeveloped.

The property owner desires to construct a single-family dwelling on the lot and to rent it on a short term basis (i.e., for periods less than 30 days). Short term rental of a primary dwelling unit is permitted by special exception in the R-3 District. The applicant, who lives in Pigeon Point, proposes to manage the unit. The applicant already manages a short term rental in the downtown area. The rental agreement that has been provided specifies a minimum 2-night stay which meets the City's ordinance. The rental agreement limits the persons in the unit to four and the number of vehicles on the site to two. The agreement specifies that vehicles are to park in the driveway and not on the street. The lot has (will have) adequate on-site parking.

Public comment: The public hearing notice referencing this application appeared in the August 9 edition of *The Beaufort Gazette*. The property was posted on August 10. Letters were sent to adjoining property owners on August 12. Staff has received no public comments on this application as of the date of this writing.

Criteria for approval of a special exception set out in Section 3.16:

According to the UDO, the Zoning Board of Appeals may approve an application for a Special Exception where it reasonably determines that there will be no significant negative impact upon residents of surrounding property or upon the general public. The UDO stipulates that the Board shall consider six criteria in its review of an application for a special exception. Staff comments on how the application relates to these criteria follows.

- (1) *Whether the proposed use is compatible with existing land uses in the surrounding area.* The property is located on Meridian Road on Lady's Island. The property is located approximately ¼ mile from Sea Island Parkway, a major commercial arterial. Meridian Road is primarily residential. An architectural office is located at 38 Meridian Road.

- (2) *Whether the proposed site plan, circulation plan, and schematic architectural designs are harmonious with the character of the surrounding area.* The proposed structure is an architect-designed single-family residential dwelling.
- (3) *The likely impact on public infrastructure such as roads, parking facilities, and water and sewer systems, and on public services such as police and fire protection and solid waste collection, and the ability of existing infrastructure and services to adequately service the proposed use without negatively impacting existing uses in the area and in the City.* The proposed use is not likely to have a greater impact on public infrastructure than for use as a long-term rental.
- (4) *Whether the proposed use and designs are in general conformity with the City's comprehensive plan and any other plans officially adopted by the City.* The proposed use is in general conformity with the City's comprehensive plan and the Civic Master Plan.
- (5) *Likely impact on public health and safety.* The proposed use will likely have little impact on public health and safety given that the unit will be managed by a local resident with experience in the short term rental business.
- (6) *Potential creation of noise, lights, fumes, dust, smoke, vibration, fire hazard, or other injurious or obnoxious impacts.* In staff's opinion, the proposed use has little potential to create noise, lights, fumes, dust, smoke, vibration, fire hazard, or other injurious or obnoxious impacts if a monitored fire alarm is installed as required by the Building Official.

Staff recommendation: Staff recommends approval of the special exception on the condition that a monitored fire alarm system be installed in the new dwelling.