

VARIANCE APPLICATION
507 NORTH STREET

Ap# 12142
\$ PAID
9/25/15

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

Application Fees	
<input checked="" type="checkbox"/>	Residential \$200
<input type="checkbox"/>	Commercial \$300
<input type="checkbox"/>	Special Meetings \$500

VARIANCE APPLICATION

OFFICE USE ONLY: Date Filed: 9/25/15 Application #: ZB15-25 Zoning District: TBR

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): Katherine F. McClintic
Address: 507 North Street
Telephone: 843-522-1784 [day] _____ [fax]
E-mail: mcewde@his.com

OWNER(S) if other than Applicant(s): _____
Address: _____
Telephone: _____ [day] _____ [fax]

PROPERTY STREET ADDRESS: 507 North Street
Tax Map No.: R120-004-000-0739-0000
Parcel No.: 739

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: _____ Owner's Signature: _____

I (We) certify that the information in this application is correct.
Date: Sept. 2015 Applicant's Signature: Katherine F McClintic

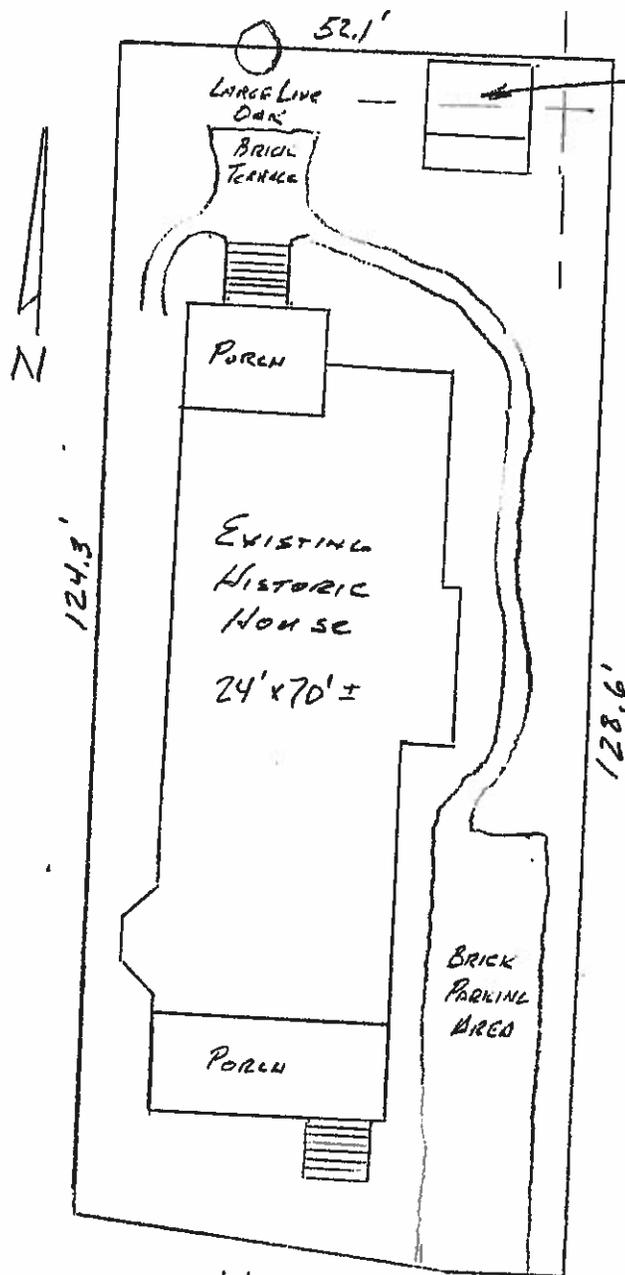
VARIANCE APPLICATION

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):

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 garden shed.

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: This particular corner of the property has poor drainage in heavy rains and discourages plantings.
 - b. These conditions do not generally apply to other property in the vicinity as shown by: They do. All four corners of our adjoining properties have poor drainage and minimal plantings.
 - c. The conditions are not the result of the applicant's own actions as follows: No. In fact, I have sought to introduce better drainage in order to grow grass, to no avail.
 - d. Granting of the variance would not substantially conflict with the Comprehensive Plan and the purposes of the UDO in that: Shed is appropriate in scale and similar to surrounding structures.
 - 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: See "a"
 - 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: Because my abutting neighbor, John Simpson, has given his permission to abut property line and approves of the shed design.

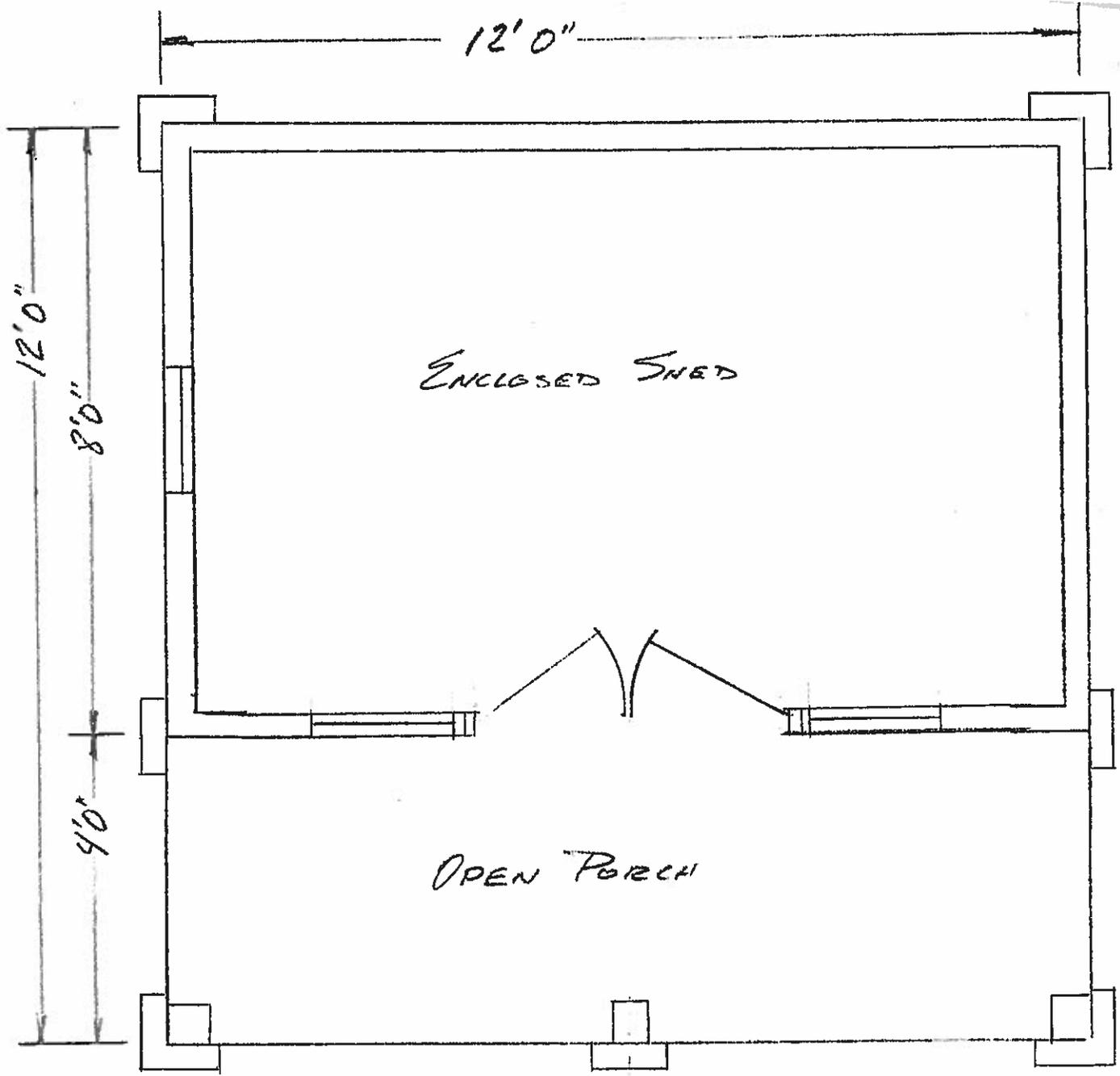


PROPOSED 8' x 12' GARDEN SHED
WITH 4' x 12' PORCH
PROPOSED 1'-2' FROM BACK
LOT LINE (CLOSE AS POSSIBLE)
5'-8' FROM EAST LOT LINE

WOOD FRAME ON BRICK
FOUNDATION PIERS
HARDI BOARD - BOARD & BATTON
SIDING
METAL ROOF

NORTH ST.
LOT PLAN
1" = 20'

ZB15-c
RECEIVED
SEP 25 2
for 10/26/24

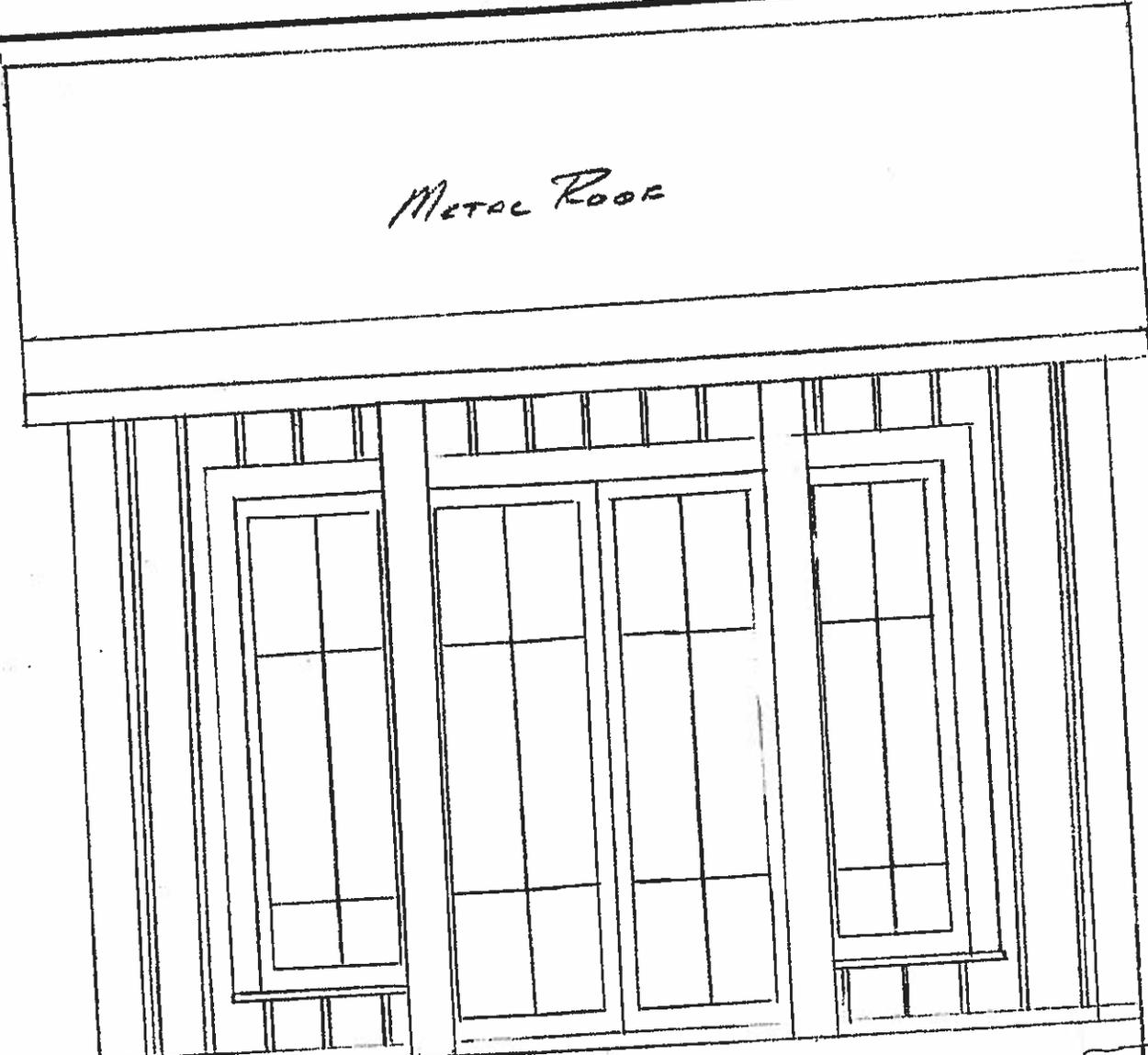


ENCLOSED SHED

OPEN PORCH

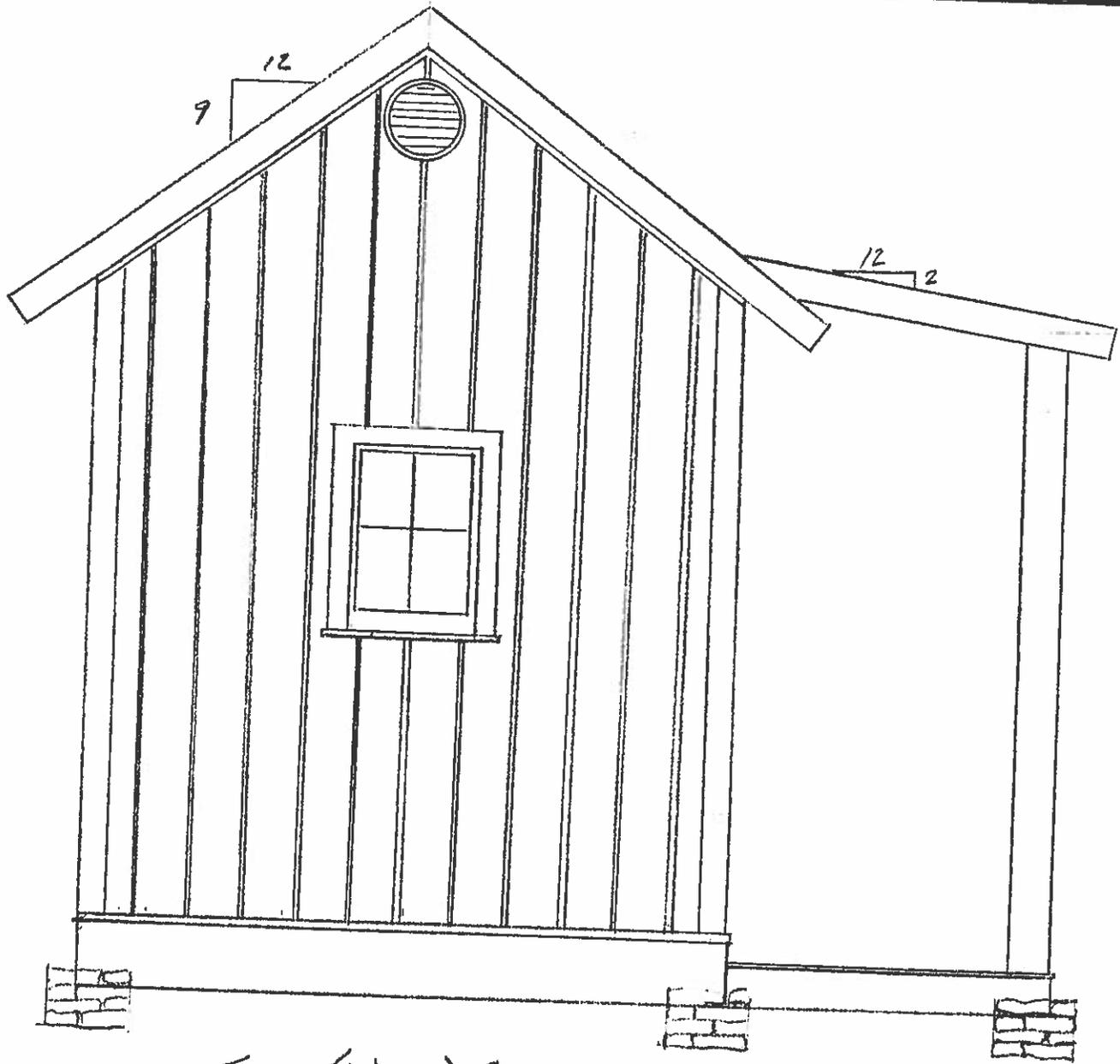
FLOOR PLAN

07. = 1



Metal Roof

FRONT (SOUTH) ELEVATION



SIDE (WEST) ELEVATION

STAFF REPORT
507 NORTH STREET

**CITY OF BEAUFORT
ZONING BOARD OF APPEALS
Staff Report and Recommendations
Meeting of 26 October 2015**

Case Number: ZB15-25
Property Address: 507 North Street
Applicant: Katherine McClintic
Type of Request: Rear Yard Setback Variance
Zoning: TBR District

Background: The property is located at 507 North Street in The Point neighborhood of the Historic District (see Site Location Map attached). The property is identified as District 120, Tax Map 4, Parcel 739. The property is zoned "Traditional Beaufort Residential District The Point" (TBR). The minimum lot area for the TBR The Point District is 6,000 square feet. The lot is 6,769 square feet in area. The minimum lot width is 60'. The lot is 53' wide. The lot is nonconforming for lot width. A single-family dwelling is located on the property. Photos of the dwelling are attached.

The applicant desires to construct a garden shed in the northeast corner of the lot. The shed will be 8' x 12' (96 square feet) with a 4' x 12' porch. The structure will have a footprint of 144 square feet. The applicant desires to locate the shed as close to the rear property line as possible. The applicant has stated that the back yard is small, and locating a garden shed to meet the 5' setback requirement will consume a large portion of what useable back yard there is. A map showing building footprints in the area is attached. The applicant also stated the lot has poor drainage, and it is difficult to establish landscaping in the area where the shed will be located.

The design of the shed will need to receive a certificate of appropriateness from staff. Staff recommends re-thinking the circular vent--perhaps repositioned further down or replace with a rectangular or half-arch vent. A beam should be added above the porch columns for the roof rafters to rest on.

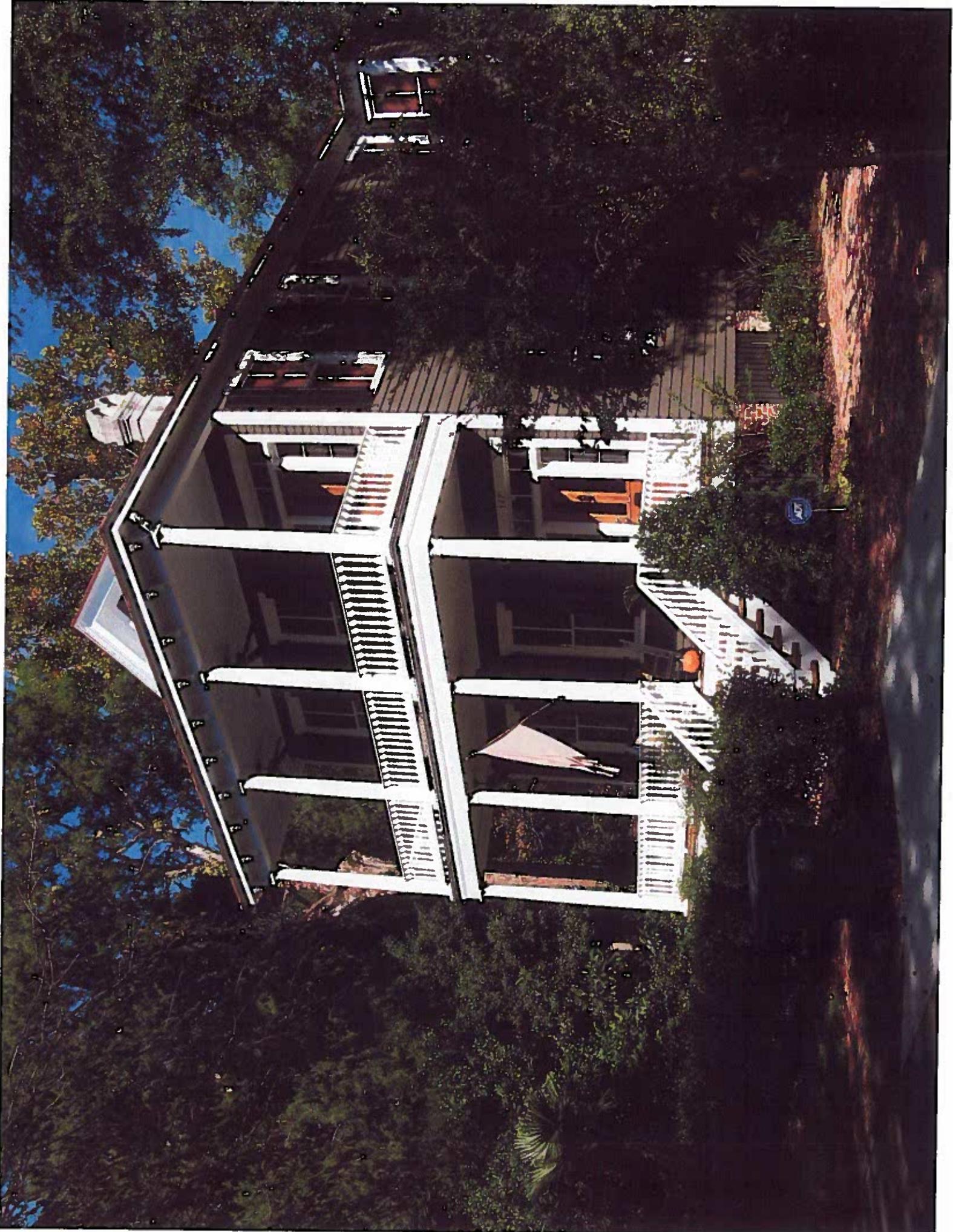
Question for applicant: How far will the eave extend from the building? The eave cannot extend across the property line. If the shed is at 0 lot line, how will it be maintained? Couldn't the shed be moved closer to the east side property line? If this was done, it may be possible to achieve the 5' rear setback, or minimize the variance, and still retain a useable back yard. The attached site plan shows the shed located 5' from the side and rear property lines.

Public comment: The public hearing notice referencing this application appeared in the October 11 edition of *The Beaufort Gazette*. The property was posted on October 12. Letters were sent to adjoining property owners on October 14. The president of The Point Neighborhood Association was informed of the application by e-mail on October 19. Staff has received no public comments on this application as of the date of this writing.

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

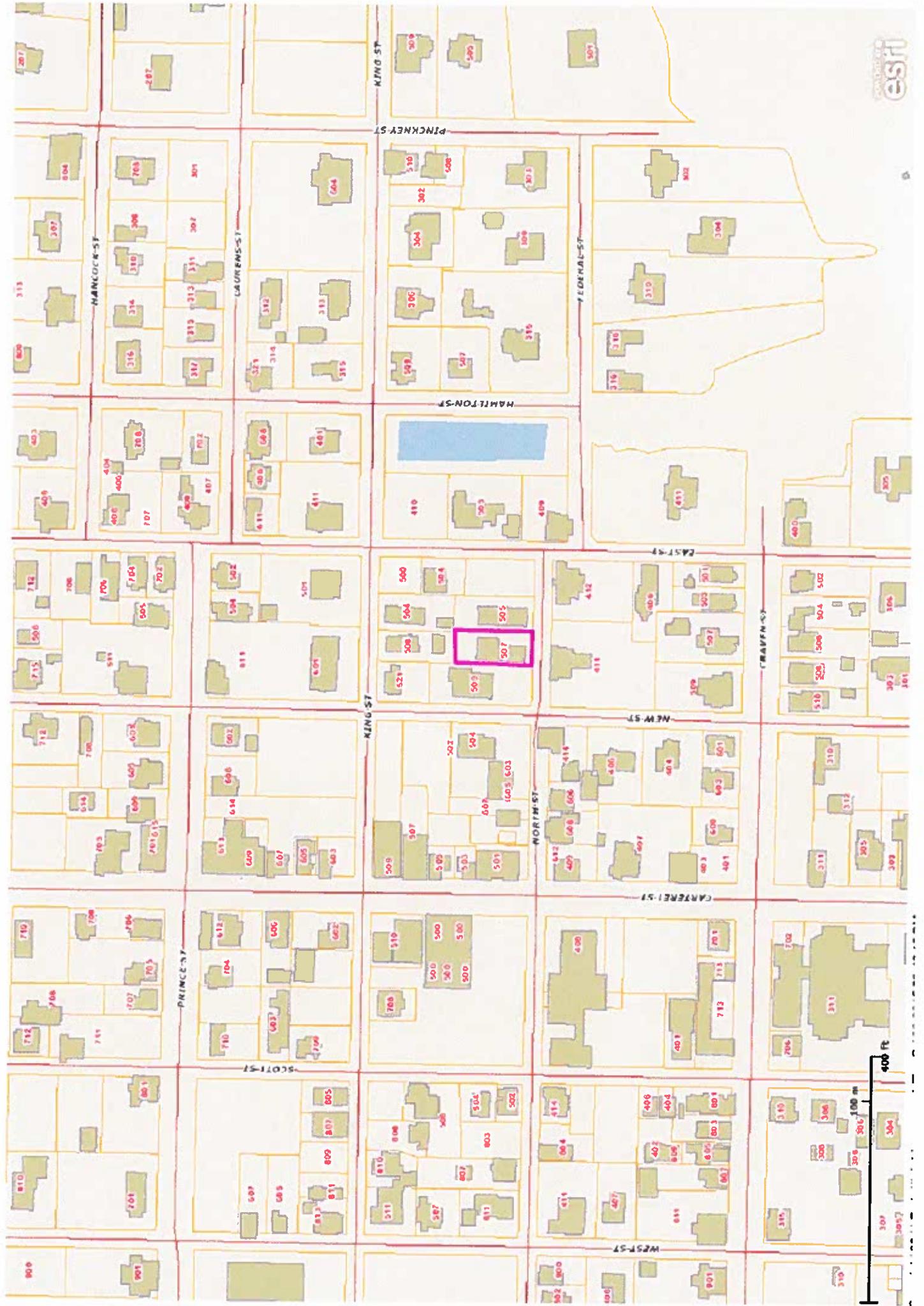
- (1) *Extraordinary and exceptional conditions.* The board must make a finding that there are extraordinary and exceptional conditions pertaining to this property. The lot is nonconforming for lot width which may be an extraordinary condition.
- (2) *Conditions as applied to other property in the vicinity.* The board must make a finding that the conditions identified above do not generally apply to other property in the vicinity.
- (3) *Conditions not a result of the applicant's own actions.* The board must make a finding that the conditions identified above are not the result of the applicant's own actions.
- (4) *Not in conflict with Comprehensive Plan.* Staff believes that granting of the variance will not be in conflict with the Comprehensive Plan and the purposes of the Unified Development Ordinance
- (5) *Unreasonable restriction on utilization of the property.* The Board must make a finding that application of the ordinance to this particular property is an unreasonable restriction on use of the property. Is it an unreasonable restriction on use of the property to have the shed meet the 5' setback requirement?
- (6) *Detriment to adjacent property and the public good.* The board must make a finding that granting of the variance will not be a detriment to adjacent property and the public good, and the character of the district will not be harmed by granting of the variance. There may not be a detriment to adjacent property if no portion of the structure, including the eaves, overhangs adjoining property and a certificate of appropriateness is issued for the shed design.

Staff recommendation: If the Board makes all of the six findings above, the variance can be approved.

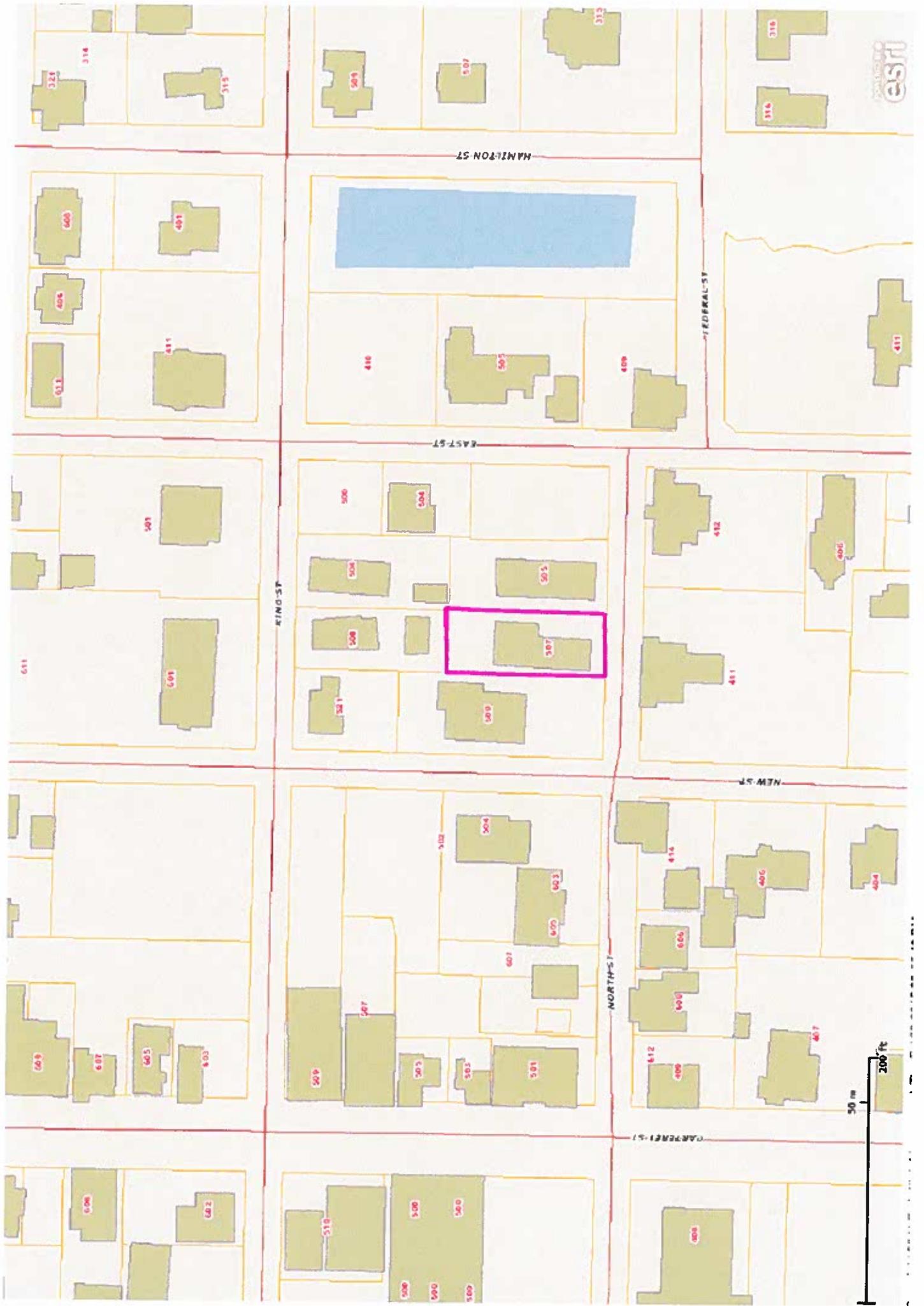


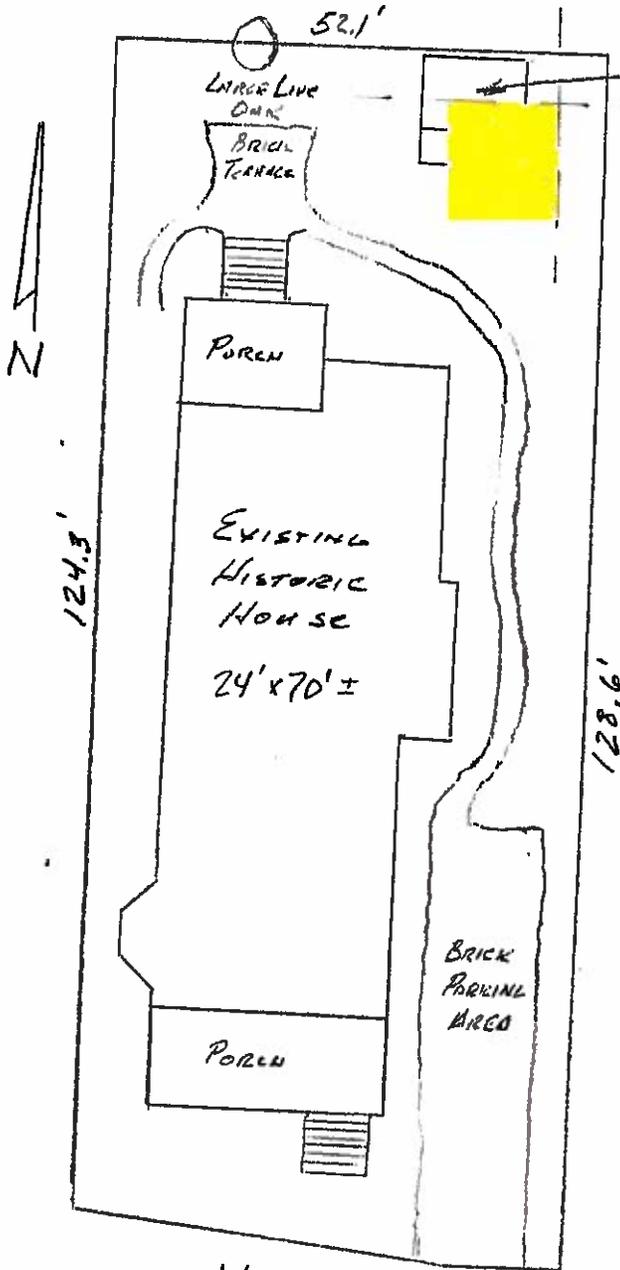


Building Footprints



Building Footprints





PROPOSED 8' x 12' GARDEN SHED WITH 4' x 12' PORCH
 PROPOSED 1'-2' FROM BACK LOT LINE (CLOSE AS POSSIBLE)
 5'-8' FROM EAST LOT LINE

WOOD FRAME ON BRICK FOUNDATION PIERS

HARDI BOARD - BOARD & BATTON SIDING

METAL ROOF

NORTH ST.

LOT PLAN
 1" = 20'

ZB15-0
 RECEIVED
 SEP 25 2
 for 10/2/24