

**VARIANCE APPLICATION**  
**707 CHURCH STREET**

# 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](mailto: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: 4-25-16 Application #: 2816-13 Zoning District: G/R

### 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 Pinenood Circle Bldg. SC 29902  
Telephone: 843-822-2631/2723 [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 Church St.  
Tax Map No.: R120 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.

202

10/31/06

**PAID**  
11/4/25/16

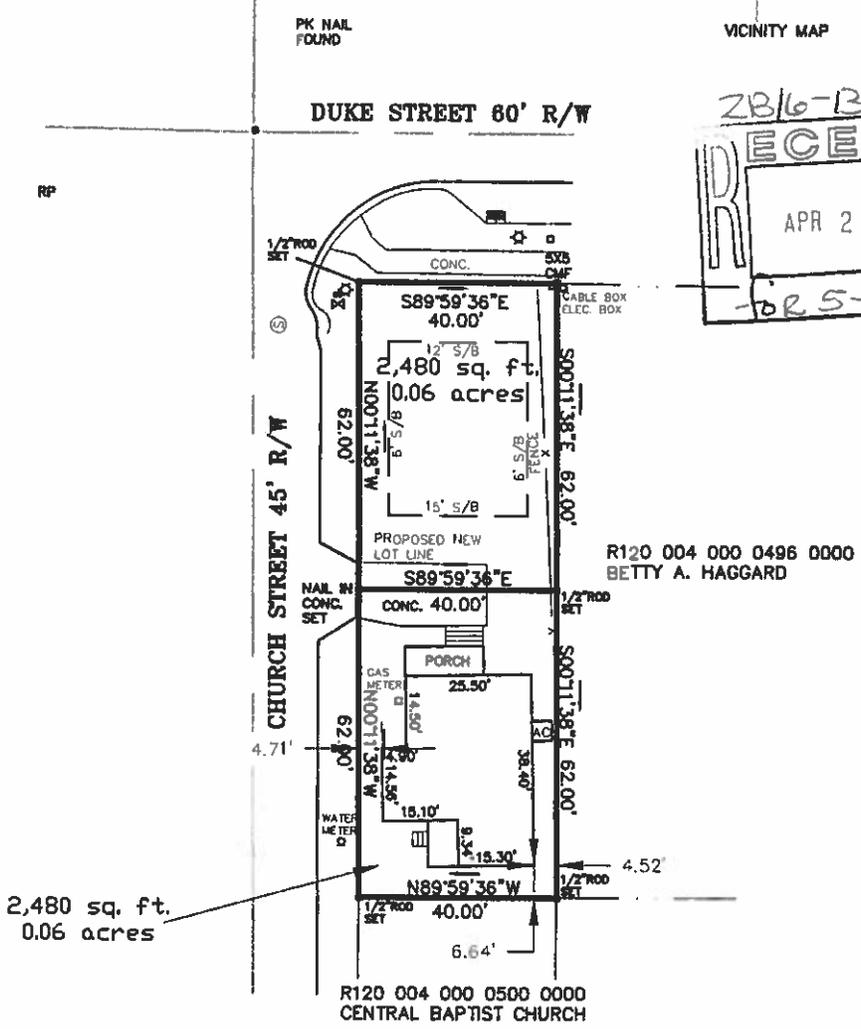
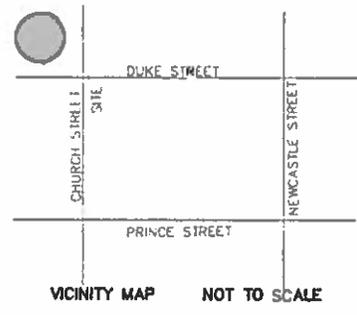
**VARIANCE APPLICATION**

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): 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.



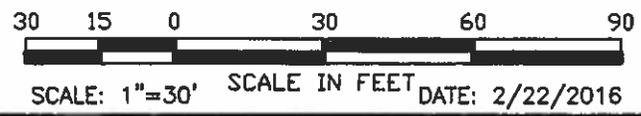
**GASQUE & ASSOCIATES INC.**  
**LAND SURVEYORS & PLANNERS**  
 28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.  
 P.O. BOX 1363, BEAUFORT, S.C.  
 PHONE (843) 522-1798



**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 0006 D. DATED 11/04/92  
 THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH ANY RESTRICTIVE CONVEYANCES OR ANY CITY AND/OR COUNTY ORDINANCES.

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



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.

**STAFF REPORT**  
**707 CHURCH STREET**

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

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

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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

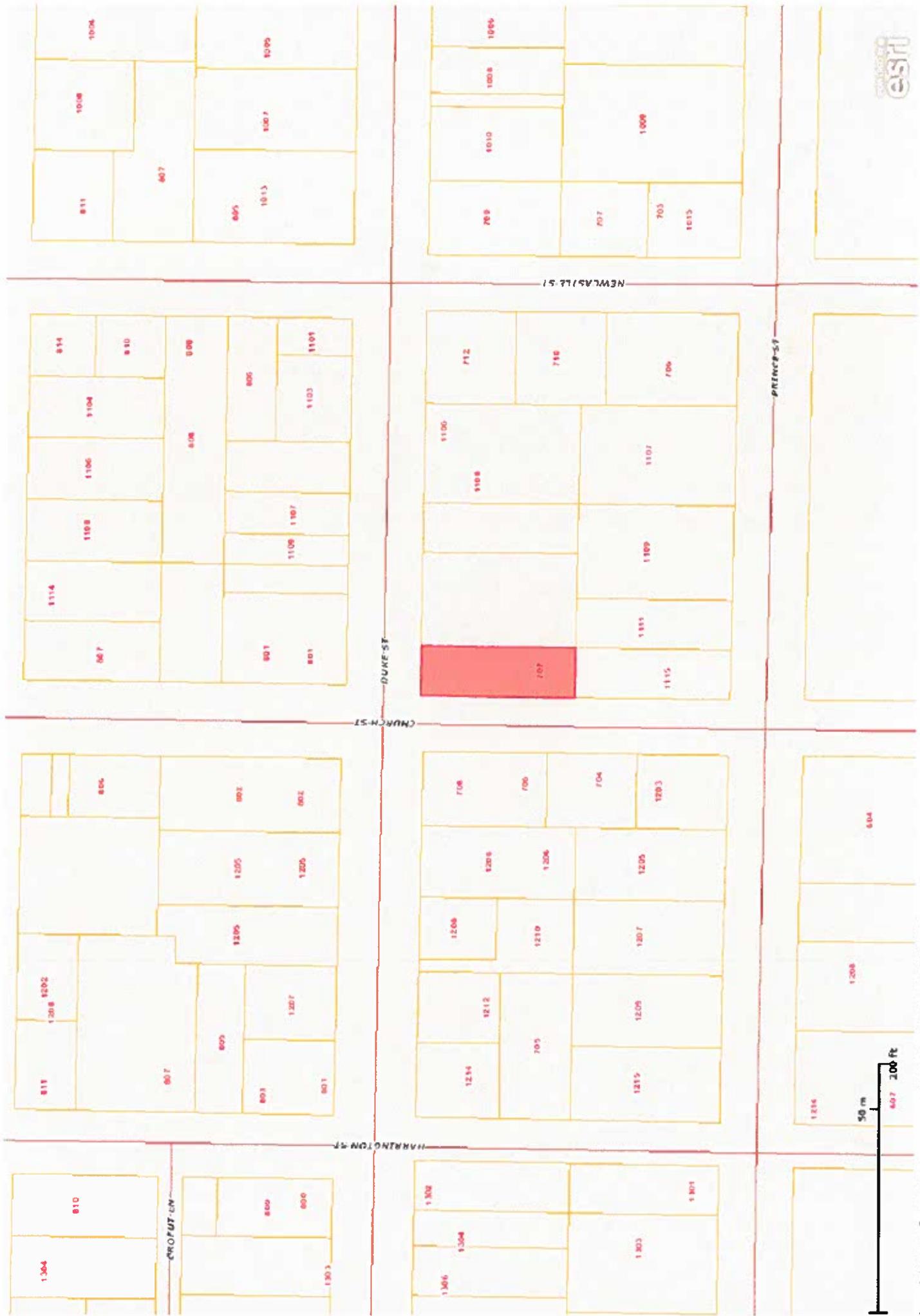
or appropriate for the neighborhood. Constructing a dwelling on the corner of Church and Duke Streets would improve the urban design character of the neighborhood. As outlined in the HRB staff report, there are at least four other lots in the neighborhood that have lot areas similar in size to the lots 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



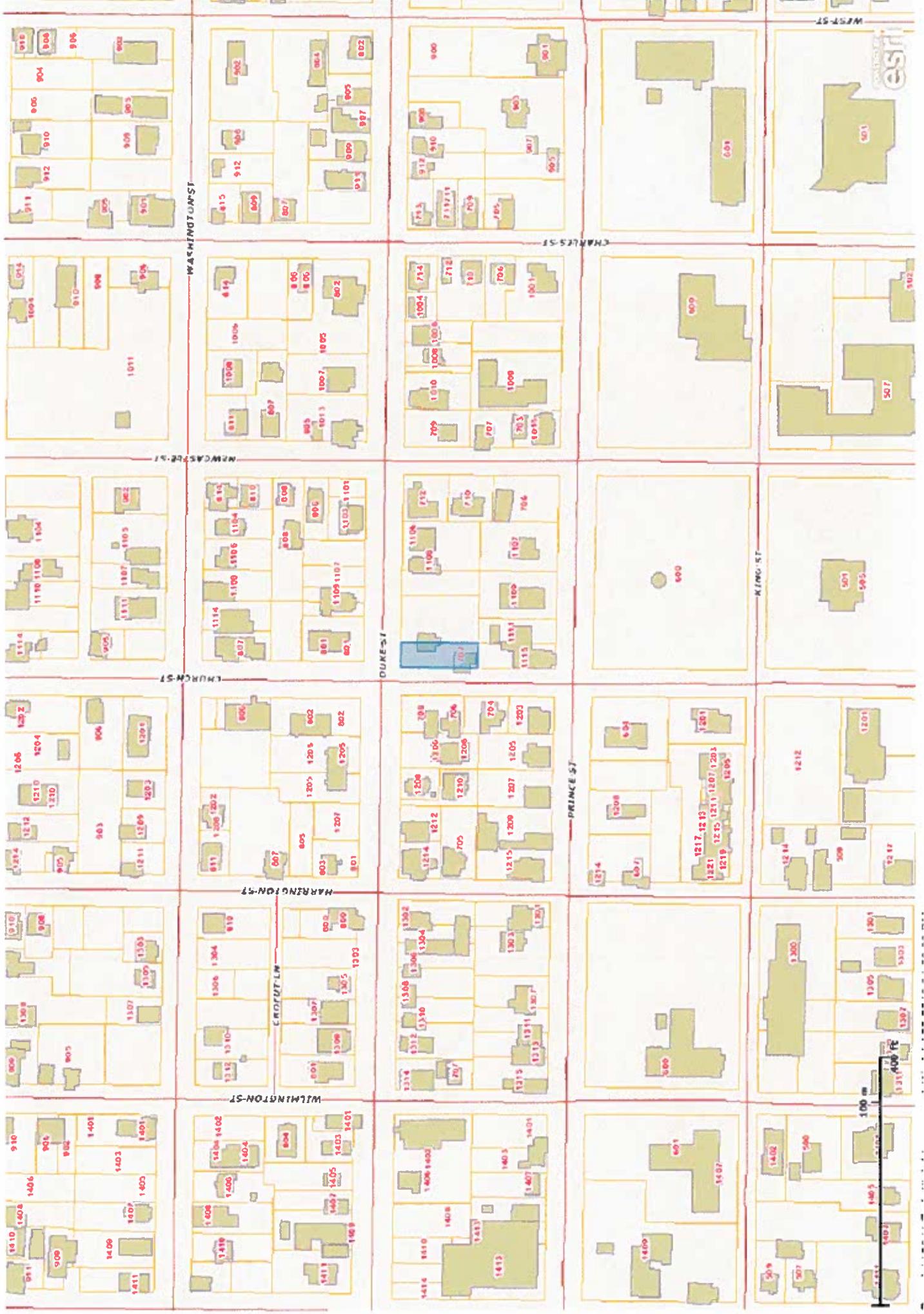








# Buildingi Footprints



**PUBLIC COMMENTS SUBMITTED TO THE  
PLANNING DEPARTMENT**

**Libby Anderson**

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**From:** Sue Sagui <suescorner@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

***INFORMATION FROM HISTORIC DISTRICT  
REVIEW BOARD MEETING***

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

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

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

**Request:** **The applicant is requesting:**

- **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 20<sup>th</sup> century ones closest to the corners redevelop. The cottage should be scaled to fit the small lot and should meet the setback and % pervious requirements for the area. 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.

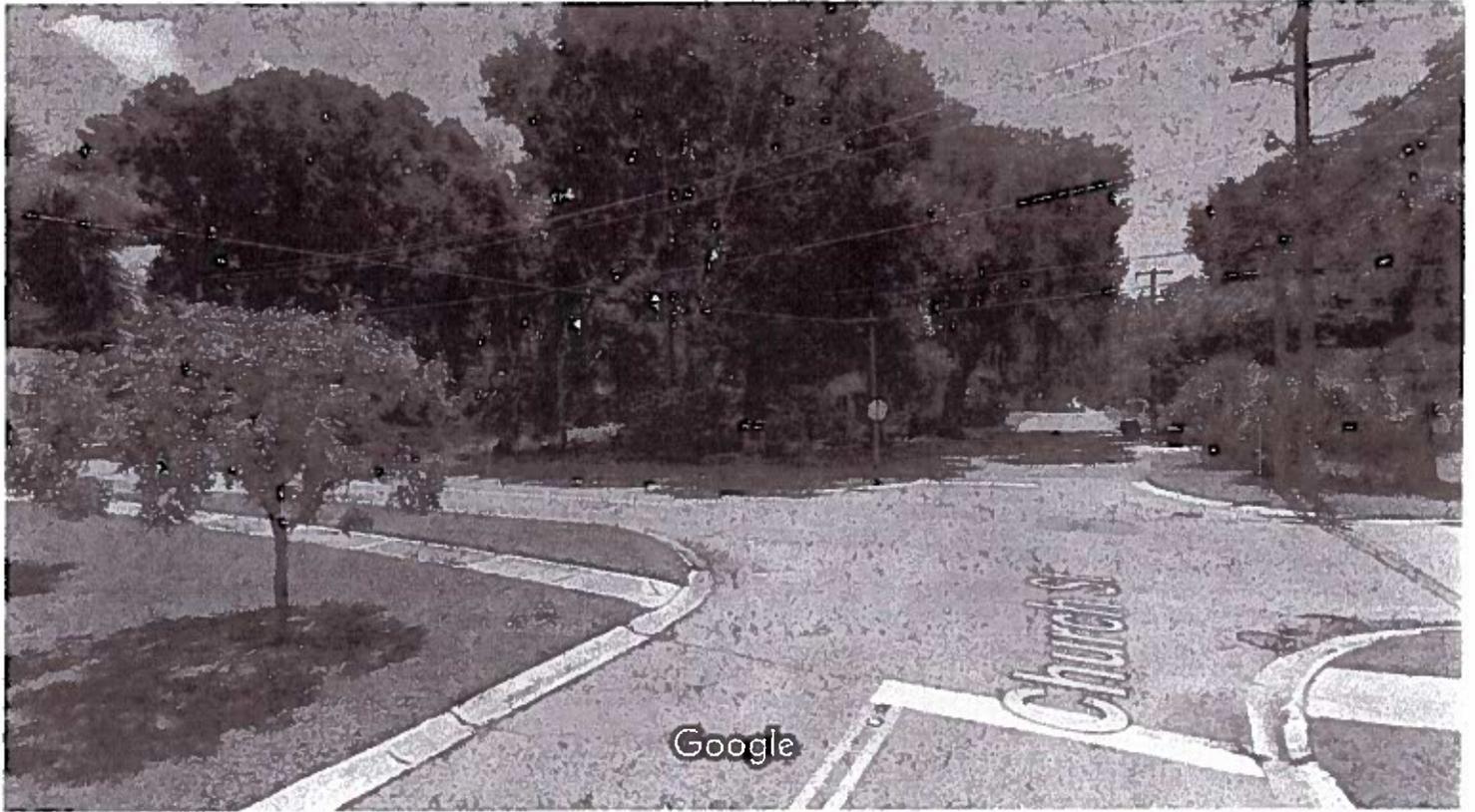
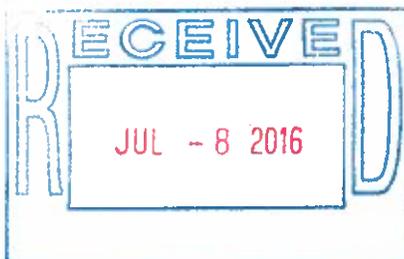


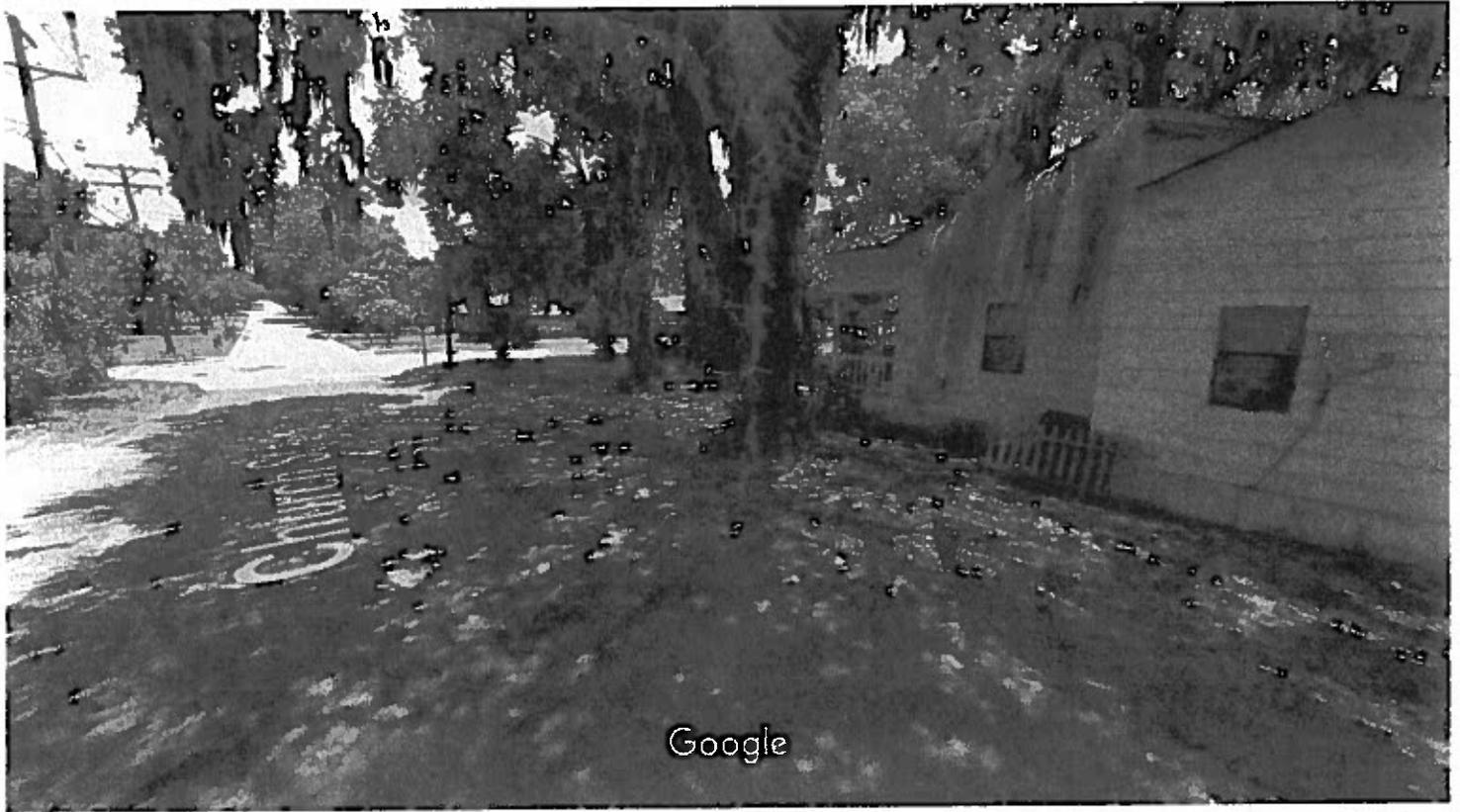
Image capture: May 2012 © 2016 Google

Beaufort, South Carolina

Street View - May 2012







Google

Image capture: May 2012 © 2016 Google

Beaufort, South Carolina

Street View - May 2012





Image capture: May 2012 © 2016 Google

Beaufort, South Carolina

Street View - May 2012



APP# 13432

See back of application  
for fees

pd. on  
prev. APP

**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
- Signage, Awnings
- Legal Plat
- Other: \_\_\_\_\_
- Alterations, Additions
- New Construction
- Minor/Major Demolition or Relocation

**DRAWINGS/MATERIALS ACCOMPANYING APPLICATION:** (Refer to Appropriate Checklists for Requirements)

- Photographs
- Site Plan/Plat
- Floor/Roof Plans
- Detail Drawing
- Color Sample
- Material Sample
- Elevation Drawings
- 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](http://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. **Submittal 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 REVIEW BOARD  
1911 BOUNDARY STREET  
BEAUFORT, SOUTH CAROLINA 29902  
(843) 525-7011 FAX: (843) 986-5606**

**HISTORIC DISTRICT REVIEW BOARD**

July 15, 2016

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

**RE: HR16-23 707 Church Street – Final Approval**

Dear Mr. Michaels:

On July 13, 2016, the City of Beaufort Historic District Review Board (HRB) met to review your application for new construction on the parcel located at 707 Church Street. The Board granted conceptual approval to this request with the recommendation that the Zoning Board of Appeals (ZBOA) consider approval of the variance so the applicant Can subdivide the lot.

This Certificate of Appropriateness is valid for 24 months and applies only to the requirements of the Beaufort Historic District; it 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.

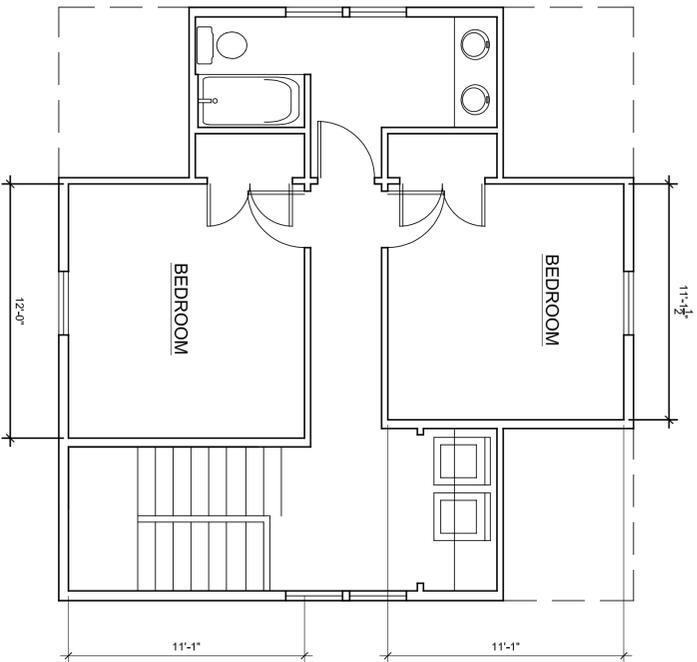
Be advised that the certificate will expire two years from the date of this letter as per Section 3.1.M.1 of the *City of Beaufort Unified Development Ordinance*. If you make any changes in your project that are not part of the approved plan, you will need to submit an application for a Change After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

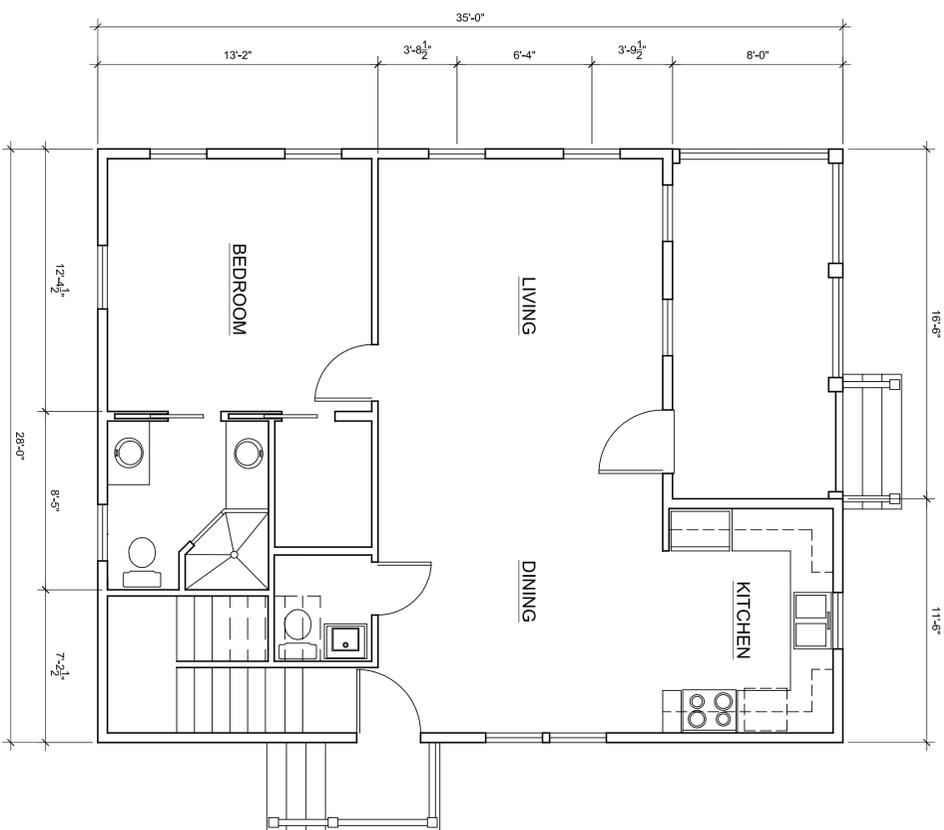
Sincerely,

Libby Anderson  
Planning Director

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



2 SECOND FLOOR  
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR  
SCALE: 1/4" = 1'-0"

NEW RESIDENCE:  
CHURCH AND DUKE  
BEAUFORT, SOUTH CAROLINA



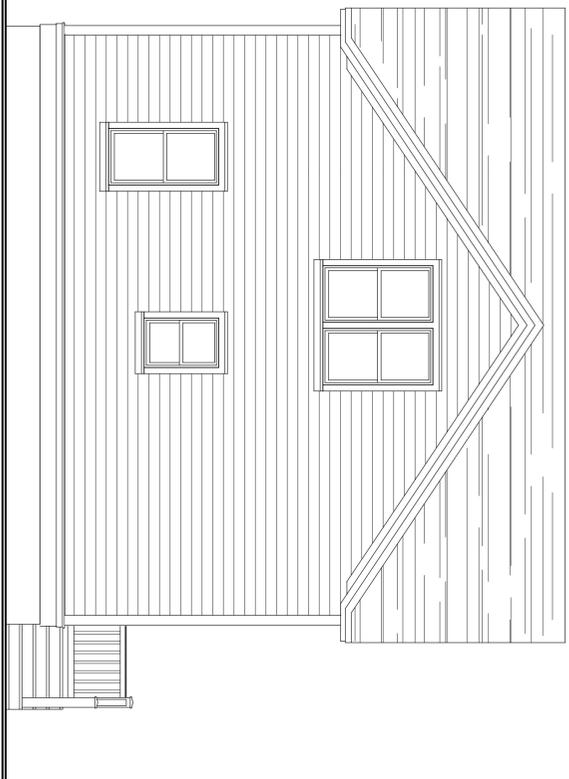
RELEASED FOR CONSTRUCTION  
NOT FOR CONSTRUCTION

No.	Issue / Revision Description	Date
	HRB SUBMITTAL	06.27.16

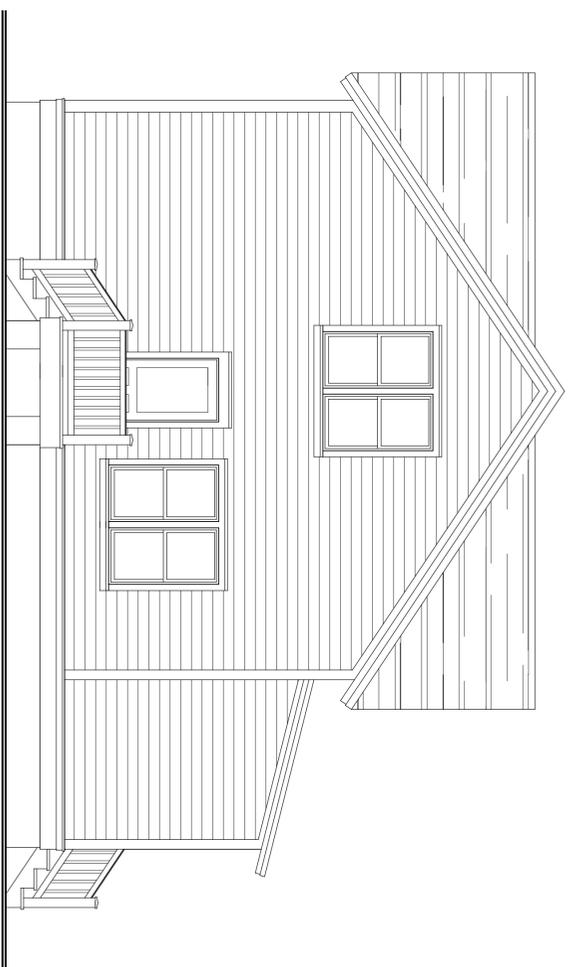
Sheet Title  
PLANS

Drawn By: T. Michaels  
 Checkd By: T. Michaels  
 Project ID: 16028

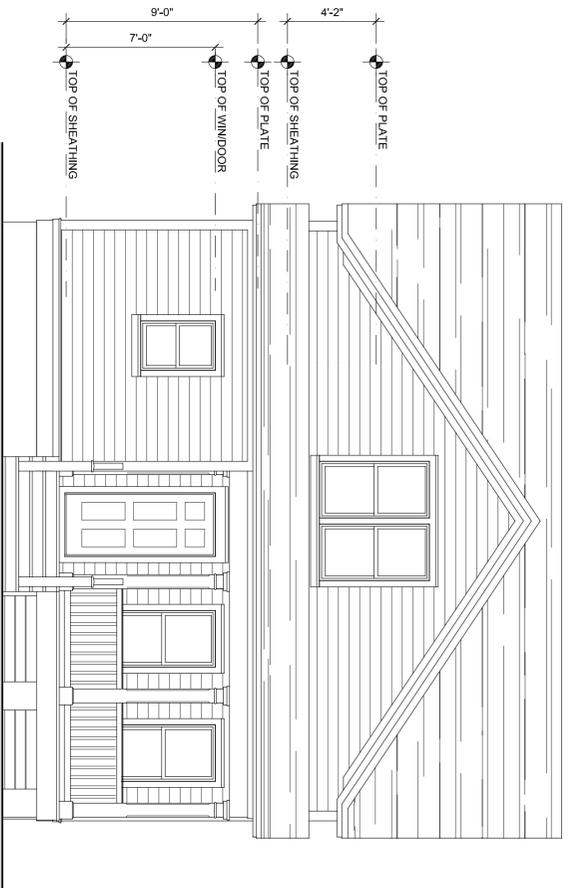
Sheet No.  
A102



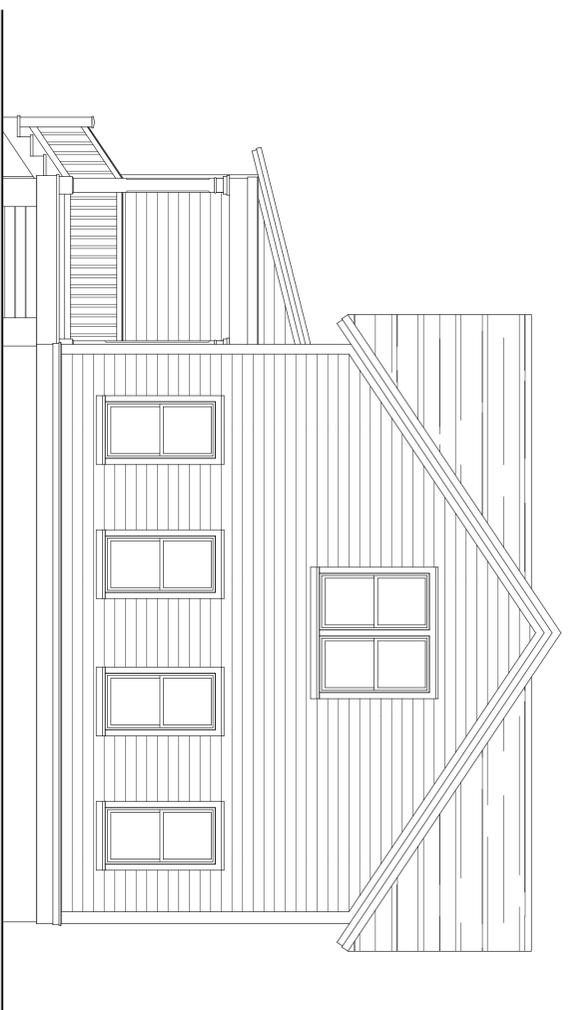
3 NORTH ELEVATION  
A201 SCALE: 1/4" = 1'-0"



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



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



1 WEST ELEVATION  
A201 SCALE: 1/4" = 1'-0"

RELEASED FOR CONSTRUCTION  
 NOT FOR CONSTRUCTION



NEW RESIDENCE:  
CHURCH AND DUKE  
BEAUFORT, SOUTH CAROLINA

No.	Issue / Revision Description	Date
	HRB SUBMITTAL	06.27.16

Sheet Title  
ELEVATIONS

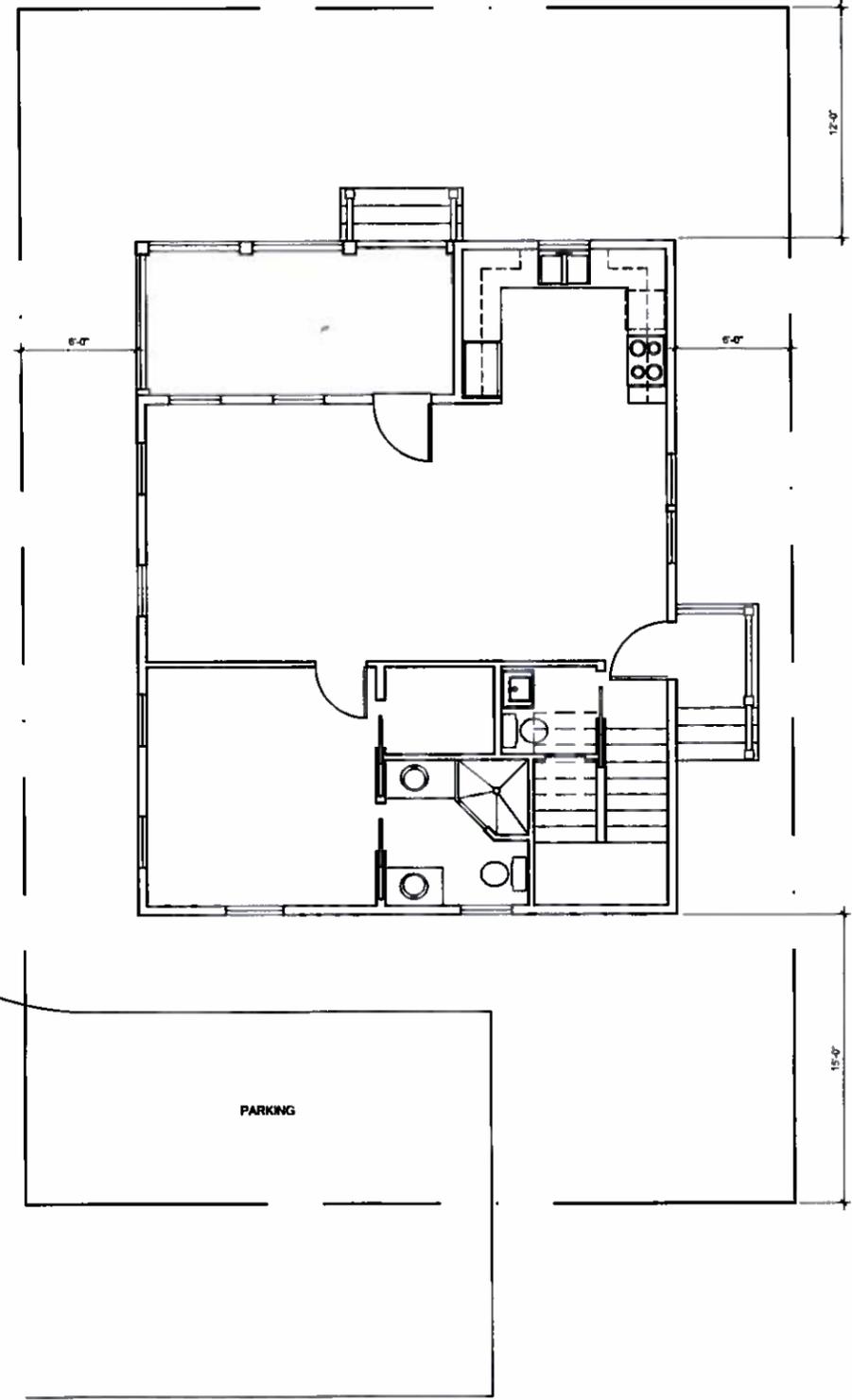
Drawn By: T. Michaels  
CHK'd By: T. Michaels  
Project ID: 16028

Sheet No.  
A201

copyright © T. Michaels. All rights reserved.

DUKE STREET

CHURCH STREET



1 SITE PLAN  
SCALE: 1/4" = 1'-0"

RELEASED FOR CONSTRUCTION  
NOT FOR CONSTRUCTION



NEW RESIDENCE:  
CHURCH AND DUKE  
BEAUFORT, SOUTH CAROLINA

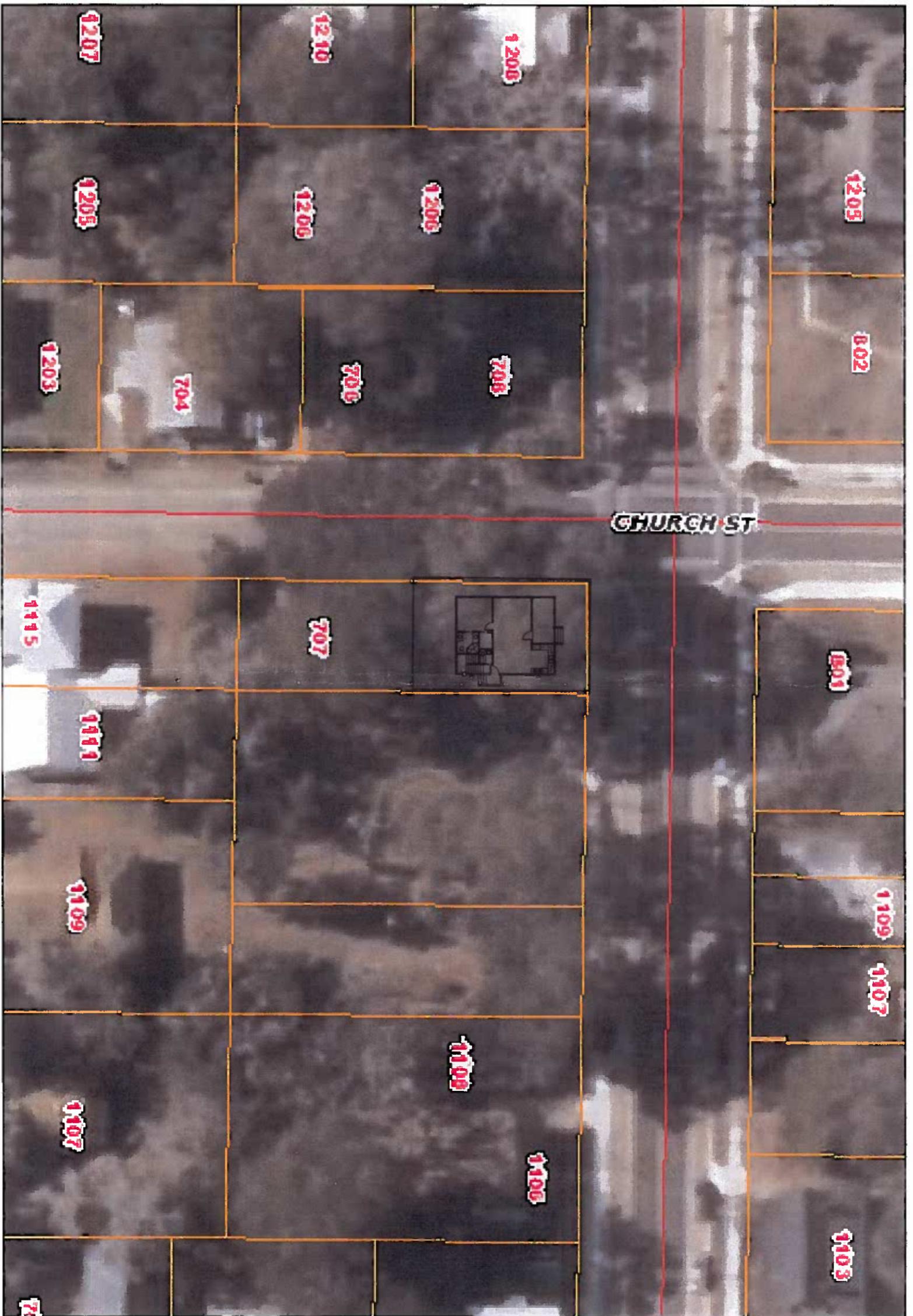
No.	Issue / Revision Description	Date
1	IRB SUBMITTAL	08-27-18

Sheet Title  
SITE PLAN

Drawn By: T. Michaels  
Chk'd By: T. Michaels  
Project ID: 18028

Sheet No.  
A101

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CHURCH ST

NEW RESIDENCE:  
CHURCH AND DUKE  
BEAUFORT, SOUTH CAROLINA



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No.	Issue / Revision Description	Date
1	HRB SUBMITTAL	06.27.18

Sheet Title  
SITE PLAN

Drawn By: T. Michaels  
 Check By: T. Michaels  
 Project ID: 180228

Sheet No.  
A101