

Louise Coleman  
133 Elliott Street  
Beaufort, SC 29902  
843-476-6537

May 19, 2014

Members of the Beaufort ZBOA,

As requested I have found several floor plans that could be considered appropriate for dwellings on the proposed lot at 133 Elliott Street. There are countless options, but I picked two two-story options, and two one-story options as you will see following this letter. They vary slightly in square footage, but all are 2-3 bedroom houses and I believe are in line with the style and feel of other homes already in the Elliott Street area. As you will see, each of these plans puts the structure to the front/middle of the lot, also keeping in line with the existing structures on Elliott Street.

Each of them could be placed almost directly parallel with the existing structure on Elliott Street (placement was an issue at the previous meeting). Also, a driveway could be accommodated on each of these from the front of the structure to Elliott Street, or the rear of the structure to Reynolds. Further, each of these are facing Elliott, not Reynolds. On a couple of the options I showed more than one placement for the dwelling, although any could obviously be moved back towards Reynolds if the builder desired.

Thank you for your time and consideration,

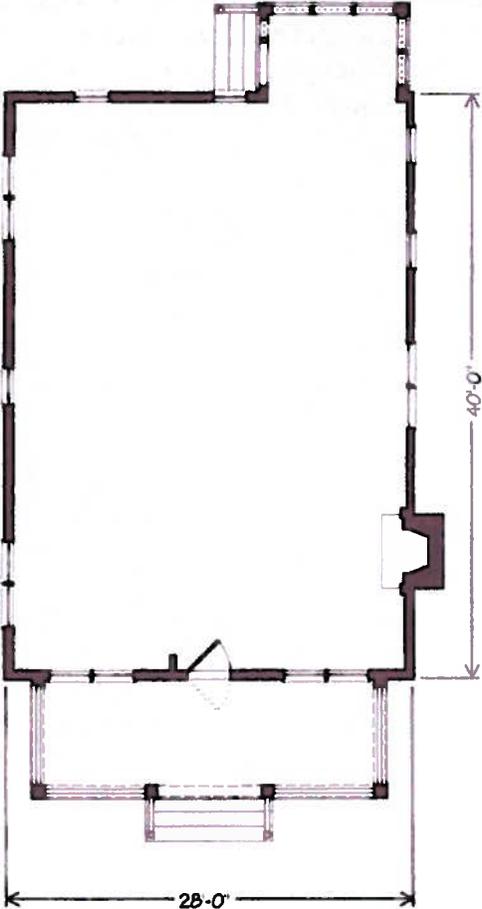
Louise Coleman

# Plan #1 Our Town plan, "Carolina Craftsman Cottage"

one-story 2BR/2BA

1120 sqft

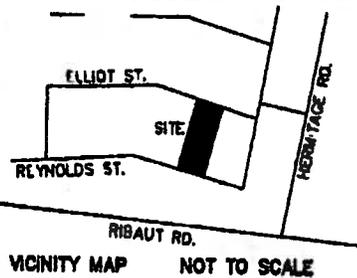
31w'-0" w x 55'-0" D



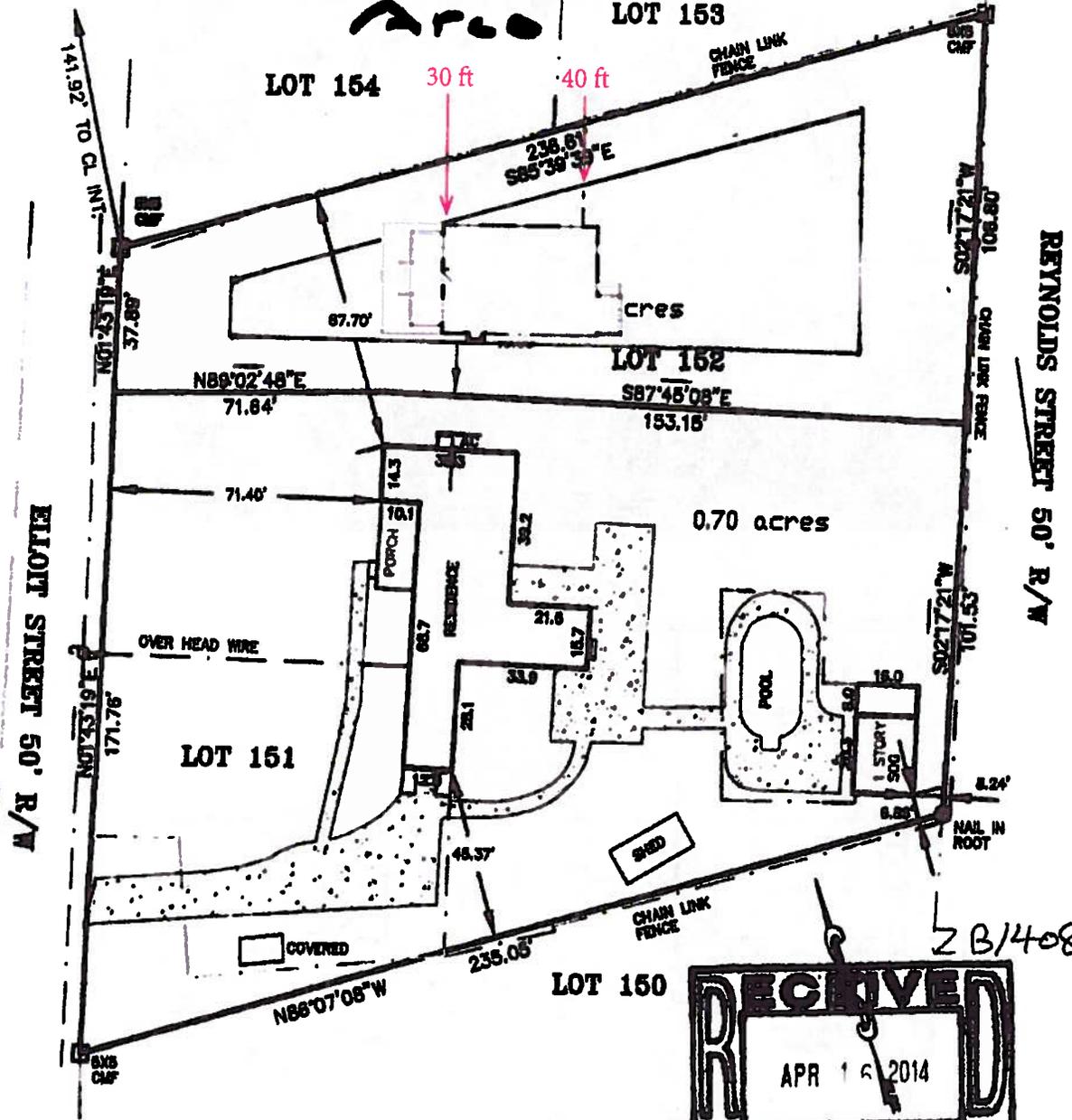


**GASQUE ASSOCIATES INC.  
LAND SURVEYORS & PLANNERS**

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



**Buildable Area**



**ASBUILT SURVEY PREPARED FOR  
JAMES COLEMAN and LOUISE COLEMAN**  
BEING LOT 151 & 152, HUNDRED PINES SUBDIVISION, AS SHOWN ON A PLAT BY B.P. FRAZIER, III, DATED MARCH, 1948, REVISED JUNE 22, 1949 AND RECORDED IN PLAT BOOK 8, PAGE 8. BEAUFORT COUNTY R.M.C. TAX MAP R120 005 000 0119 0000  
LOCATED IN THE CITY OF BEAUFORT, BEAUFORT COUNTY, SOUTH CAROLINA.

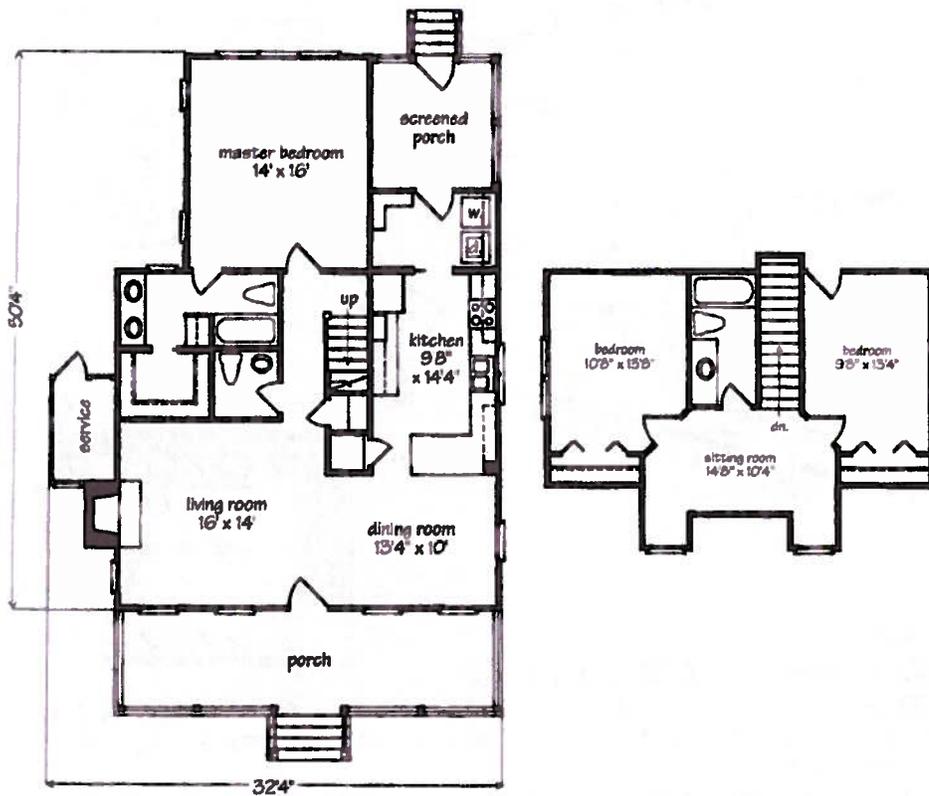
THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR

# Plan #2 Allison Ramsey plan, "Ashley Cottage"

two-story 3BR/2.5BA

1658 sqft

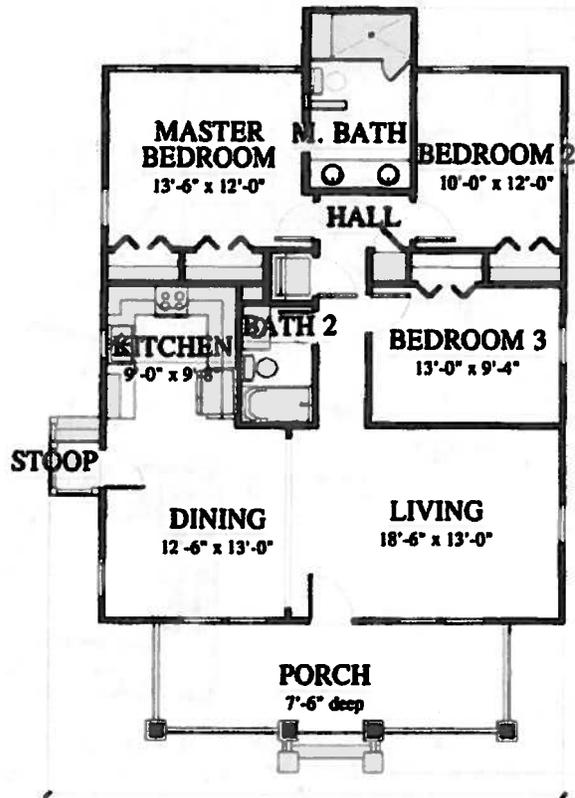
33'-0" w x 51'-0" D





# Plan #3 Allison Ramsey plan, "New Street"

one-story 3BR/2BA  
1247 sqft  
32'-0" w x 50'-0" D

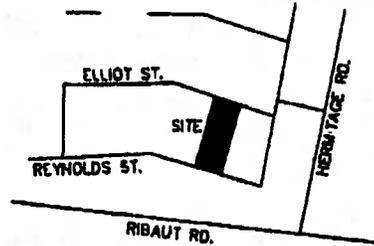


FIRST FLOOR PLAN



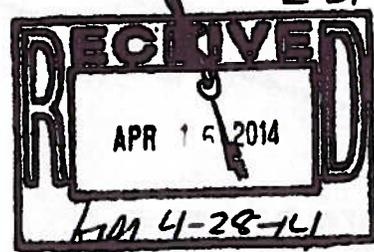
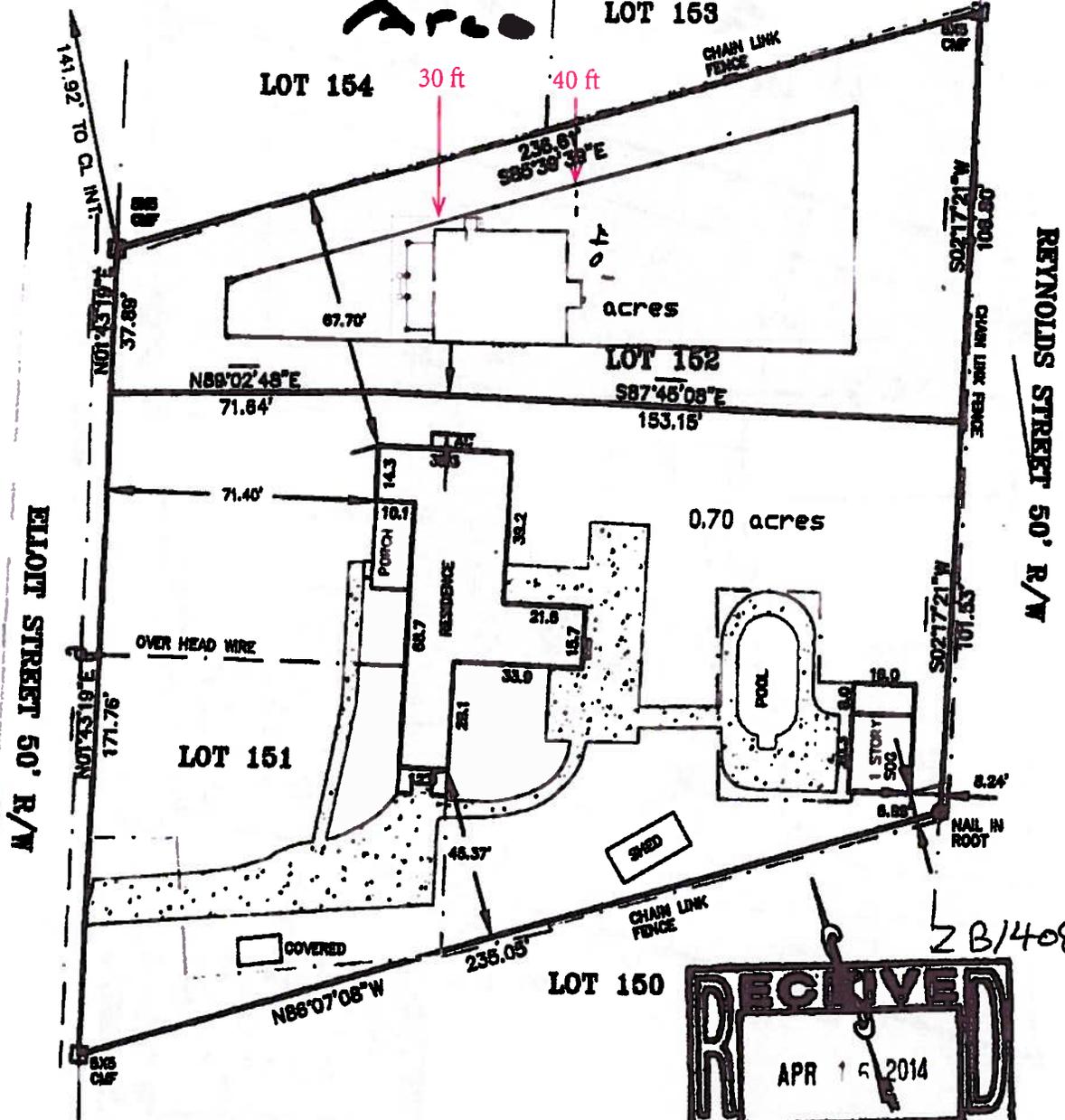
**GASQUE ASSOCIATES INC.  
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28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.  
P.O. BOX 1383, BEAUFORT, S.C.  
PHONE (843) 522-1788



VICINITY MAP NOT TO SCALE

*Buildable Area*



ASBUILT SURVEY PREPARED FOR  
**JAMES COLEMAN and LOUISE COLEMAN**  
BEING LOT 151 & 152, HUNDRED PINES SUBDIVISION, AS SHOWN ON A PLAT BY B.P. FRAZIER, III, DATED MARCH, 1948, REVISED JUNE 22, 1949 AND RECORDED IN PLAT BOOK 8, PAGE 8. BEAUFORT COUNTY R.M.C. TAX MAP R120 005 000 0119 0000  
LOCATED IN THE CITY OF BEAUFORT, BEAUFORT COUNTY, SOUTH CAROLINA.

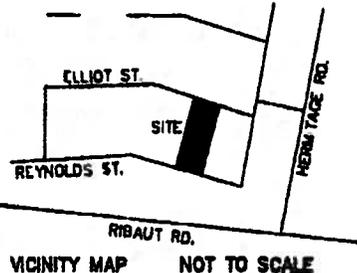
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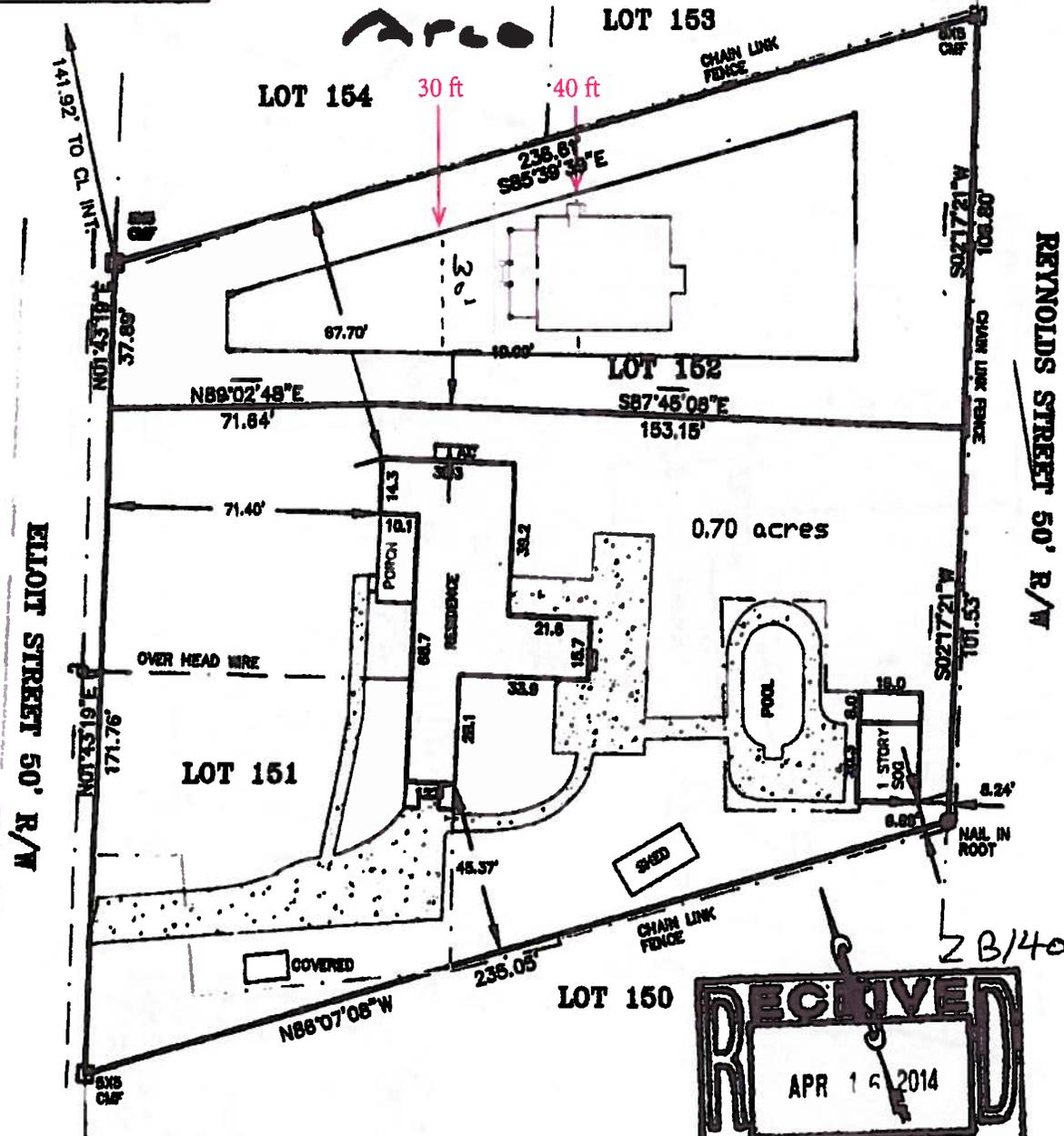
**GASQUE ASSOCIATES INC.**

**LAND SURVEYORS & PLANNERS**

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



*Buildable Area*



ASBUILT SURVEY PREPARED FOR  
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 LOCATED IN THE CITY OF BEAUFORT, BEAUFORT COUNTY, SOUTH CAROLINA.

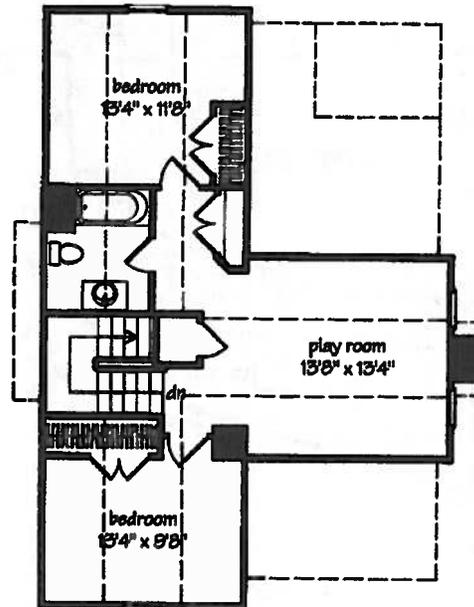
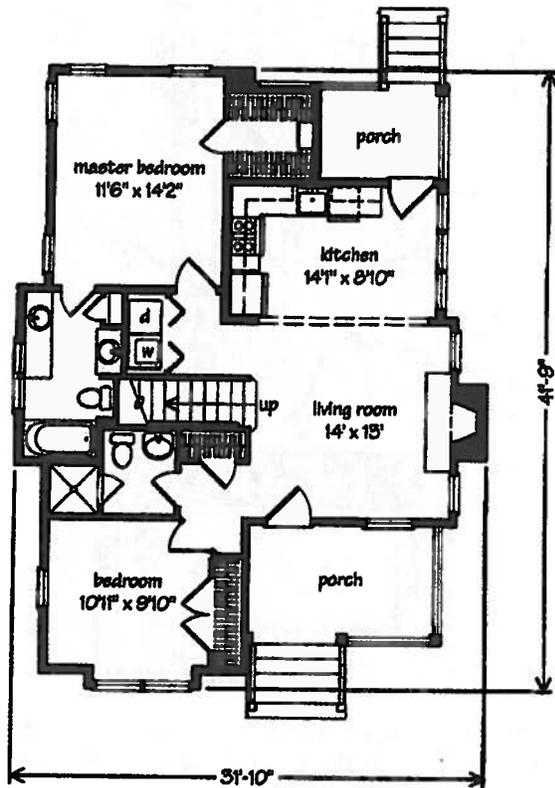
THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR

# Plan #4 Moser Design Group plan, "Simmons Creek Cottage"

two-story 3BR/3BA

1658 sqft

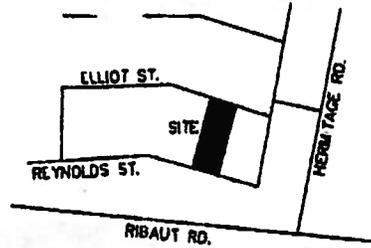
30'-0" w x 42'-0" D





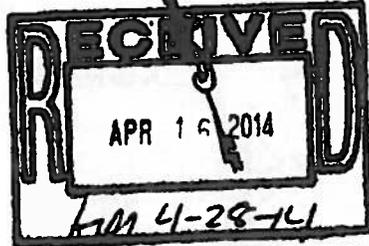
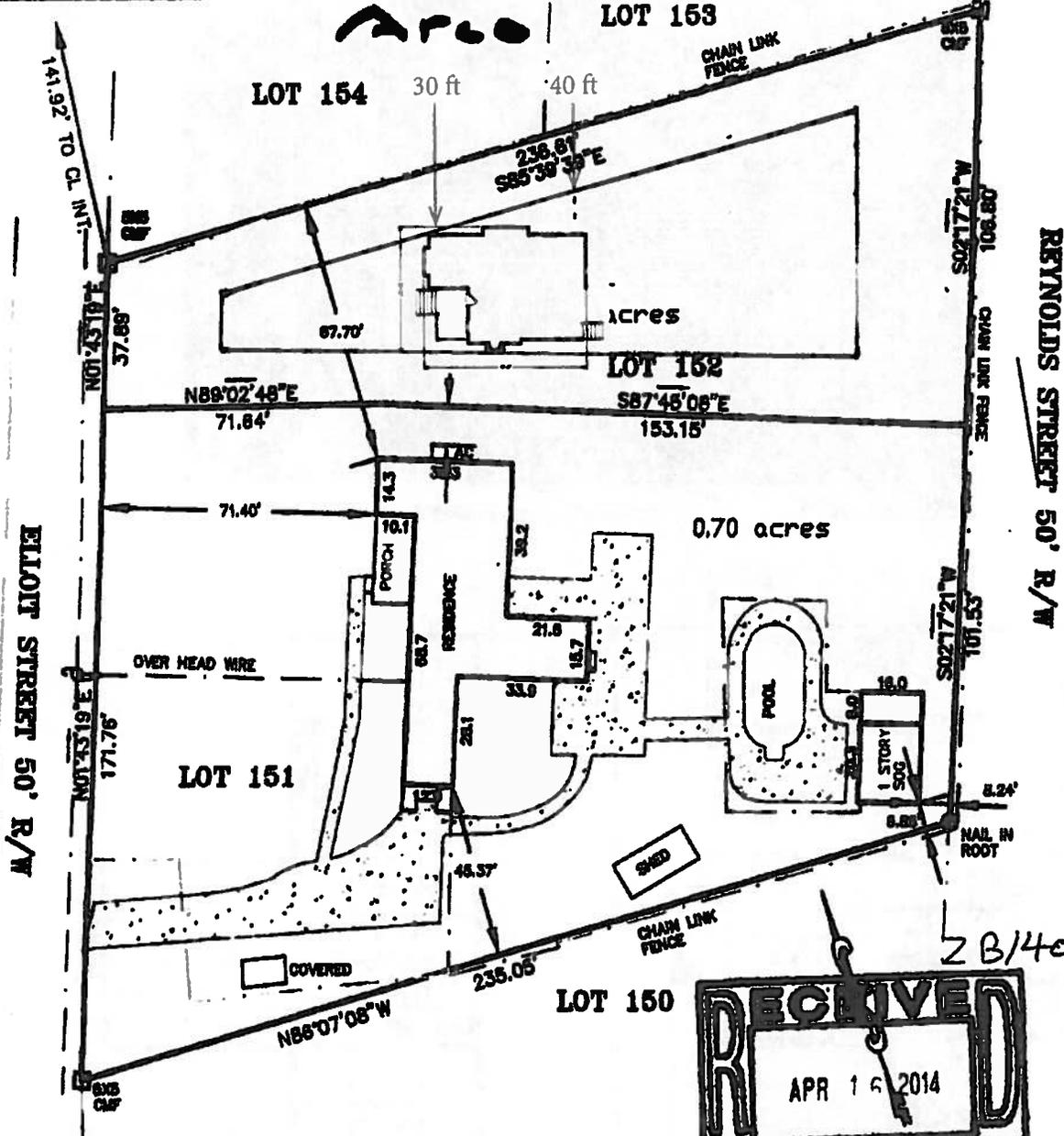
**GASQUE ASSOCIATES INC.  
LAND SURVEYORS & PLANNERS**

28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.  
P.O. BOX 1363, BEAUFORT, S.C.  
PHONE (843) 522-1768



VICINITY MAP NOT TO SCALE

*Buildable Area*



ASBUILT SURVEY PREPARED FOR

**JAMES COLEMAN and LOUISE COLEMAN**

BEING LOT 151 & 152, HUNDRED PINES SUBDIVISION, AS SHOWN ON A PLAT BY B.P. FRAZIER, III. DATED MARCH, 1948, REVISED JUNE 22, 1949 AND RECORDED IN PLAT BOOK 8, PAGE 8. BEAUFORT COUNTY R.M.C. TAX MAP R120 006 000 0119 0000

LOCATED IN THE CITY OF BEAUFORT, BEAUFORT COUNTY, SOUTH CAROLINA.

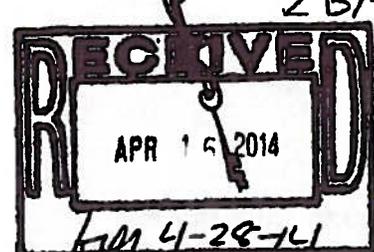
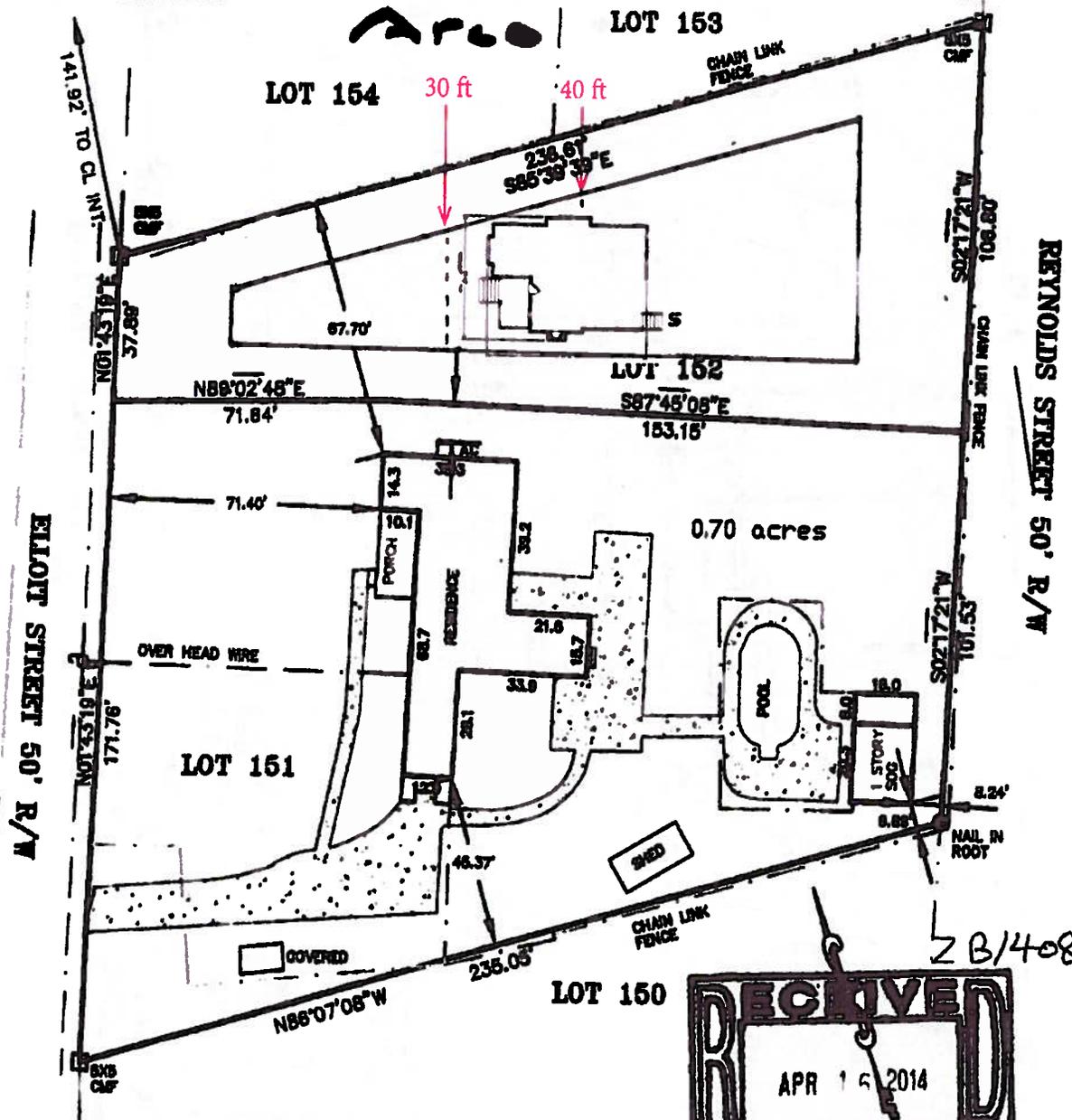
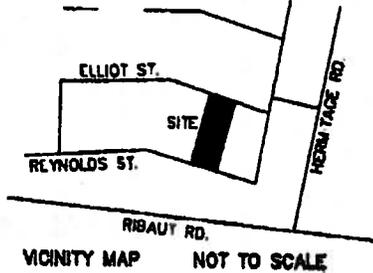
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*Buildable Area*



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LOCATED IN THE CITY OF BEAUFORT, BEAUFORT COUNTY, SOUTH CAROLINA.  
THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR



AP# 9760 5/28/14  
PAID  
4/9/14 cc

City of Beaufort Zoning Board of Appeals  
1911 Boundary Street  
Beaufort, South Carolina 29902  
Phone (843) 525-7011 / Fax (843) 986-5606  
\*Revised August 2010\*

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: 4-9-14 Application #: ZB/4-08 Zoning District: R-1

### 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): James and Louise Coleman  
 Address: 133 Elliott St Beaufort SC 29902  
 Telephone: 476-6527 [day] None [fax]  
 E-mail: janabean1@hargray.com

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

PROPERTY STREET ADDRESS: 133 Elliott Street  
 Tax Map No.: 5  
 Parcel No.: 119 (lots 151 & 152)

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: 4-16-14 Applicant's Signature: [Signature]

**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\*

**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) lot line variance  
set back variance  
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: see attached
  - b. These conditions do not generally apply to other property in the vicinity as shown by: see attached
  - c. The conditions are not the result of the applicant's own actions as follows: see attached
  - d. Granting of the variance would not substantially conflict with the Comprehensive Plan and the purposes of the UDO in that: see attached
  - 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 attached
  - 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: see attached

**City of Beaufort Department of Planning and Development Services**

**MEMORANDUM**

**TO: Zoning Board of Appeals**

**FROM: Libby Anderson, Planning Director**

**DATE: May 19, 2014**

**SUBJECT: 133 Elliot Street Variance Application**

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At your April meeting, you considered an application for variances for 133 Elliot Street. The applicant desires to subdivide the lot and needs lot width and setback variances in order to permit the subdivision (see attached staff report). You tabled the application so that the applicant could have one or more site plans developed that would show how a new dwelling, appropriate for the neighborhood, could be sited on the lot. The applicant has provided several site plans with associated building plans for your review. If the Board makes all the findings necessary to approve the variance, staff recommends that a condition be placed on approval of the variance to require the new structure to be built no more than 75' or 80' from the front property line (measured from the front façade), so that the new dwelling is not located to the rear of the lot, but is approximately aligned with the structure at 133 Elliot Street.

**CITY OF BEAUFORT  
ZONING BOARD OF APPEALS  
Staff Report and Recommendations  
Meeting of 28 April 2014**

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**Case Number:** ZB14-08  
**Property Address:** 133 Elliot Street  
**Applicant:** James and Louise Coleman  
**Type of Request:** Lot width and side yard setback variances  
**Zoning:** R-1

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**Background:** The property is located at 133 Elliot Street in the Hermitage Road Area neighborhood (see Site Location Map attached). The property is identified as District 120, Tax Map 5, Parcel 119. The parcel is zoned "R-1 Low Density Single-Family Residential District" (R-1). The R-1 District requires a minimum lot area of 12,500 square feet and a minimum lot width of 100' measured at the front setback line which is 30'. Side and rear yard setback requirements are 15'. A single-family dwelling is located on the lot. There are a number of large pine trees to north of the dwelling. This is a double-frontage lot, in that it has frontage on two streets—Elliot Street, and Reynolds Street which is currently unpaved.

When Elliot Street was originally platted, this property was originally in two lots—Lot 151 and Lot 152 as shown on the attached "Excerpt from Tax Map 5." The parcel numbers on the Tax Map are highlighted in yellow; the lot numbers are highlighted in orange. Later, Lots 151 and 152 were combined, and the existing dwelling was built across the old lot line. Then the property was divided in an unusual "L-shape:" configuration to have a lot fronting Elliot Street and a lot with its primary frontage as Reynolds Street. The attached plat stamped "exempt" dated 1992 shows this configuration in relation to the existing structure, pool, and outbuilding. More recently, the L-shaped lot was combined back into the original lot and currently the property has one parcel identification number—R120 005 000 0119 0000.

The applicants desire to subdivide the property into two lots. As currently proposed, Lot 151 will be 30,492 square feet with 171' of frontage on Elliot Street. This lot would contain the existing dwelling, pool, and outbuildings. Lot 152 is proposed to be 16,117 square feet in area with 39' of frontage on Elliot Street (45' at the 30' front setback line) and 107' of frontage on Reynolds Street. The new lot line will be 13'-14' from the side of the existing dwelling. The HVAC units will be located in the setback area.

The proposed lots meet the lot area minimum of the R-1 District (12,500 square feet). Staff does not believe that Lot 151 meets the intent of the 100' lot width requirement, as it is only 45' wide at the front setback line. The lot does have over 100' of frontage on Reynolds Street; however, the new lot must be considered an Elliot Street lot since Reynolds Street is unpaved and currently functions as an alley rather than a full access street. The applicant is requesting a variance from the R-1 lot width standards to permit the subdivision.

The R-1 District requires a 15' side yard setback. HVAC units are not permitted in setback areas. The existing dwelling will be located 13'-14' from its new side lot line with the HVAC units located in the setback area. The applicants are requesting variances of these provisions of the ordinance.

**Staff comments:** Staff is concerned that the proposed subdivision will create a lot very different in character from the existing lots on Elliot Street. As shown on the Elliot Street Area map and Excerpt from Tax Map 5, the lots on Elliot Street are all very regular in size with the exception of the two parcels where lots have been combined. According to the Tax Map, the "standard" lot on Elliot Street is 100' by 235' or 23,500 square feet. The exceptions are the lots at the corner of Elliot and Joyner Streets which are about ½ that size but have 100' of width on Elliot Street.

A related concern is that the narrow lot width on Elliot Street would require that any new dwelling on the lot be built well back from Elliot Street. The Buildable Area Map shows the new lot with the required building setbacks. At the 30' setback line (minimum building setback for the district), the buildable area is only 10' wide. A 30' width buildable area is achieved approximately in line with the existing dwelling on Lot 151. The typical "Midtown" dwelling is 30' wide. The dwelling at 133 Elliot Street is almost 200' wide. The Building Footprints map shows that most of the dwellings on Elliot Street are located in the front-center of their lot, slightly closer to the Elliot Street lot line than to Reynolds Street, but well back from Elliot Street. To construct a new dwelling on Lot 152 that is 40' wide and perhaps more in character with existing dwellings on the street, the new dwelling would need to be sited behind the house at 133 Elliot Street which is not generally a desirable situation.

On the other hand, if the new dwelling built on Lot 152 was to be located to the rear of the lot, and if the structure as modest in size, it might "read" as an accessory dwelling to 133 Elliot Street which would be appropriate from the urban design perspective.

Photos of the other dwellings on Elliot Street are attached.

**Public comment:** The public hearing notice referencing this application appeared in the April 13 edition of *The Beaufort Gazette*. The property was posted on April 14. Letters were sent to adjoining property owners on April 18. Staff has received no public comments on this application as of the date of this writing.

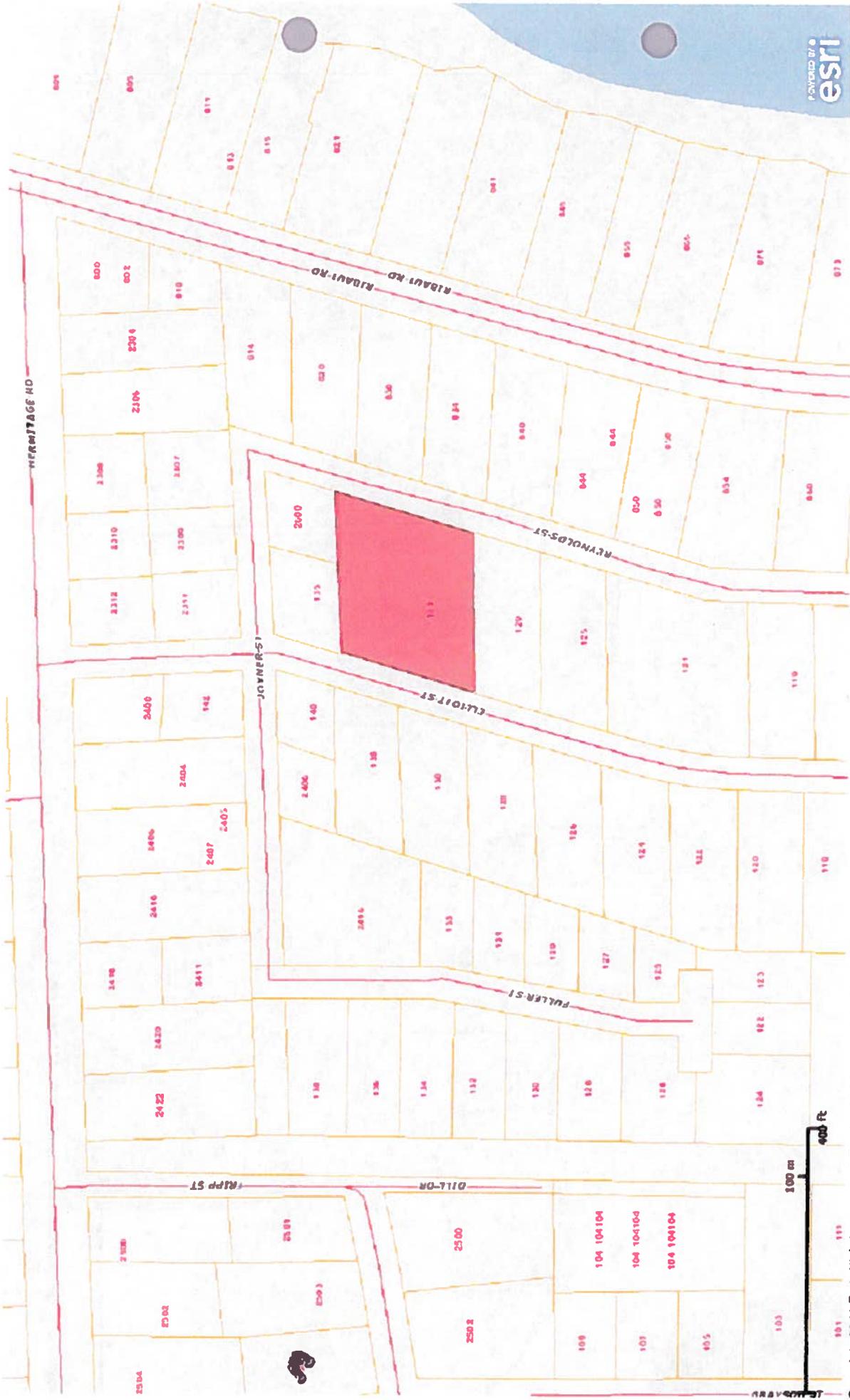
**Staff findings:** Based on the information submitted with the application, staff has concluded the following:

- (1) *Extraordinary and exceptional conditions.* In staff's opinion, there may be extraordinary and exceptional conditions attached to this property in that the parcel is twice as large as other lots on Elliot Street. The property is comprised of two of the original lots in the subdivision; however, the existing dwelling on the lot has been sited over the original lot line and so precludes a simple "unconsolidation" of the lots.

- (2) *Conditions as applied to other property in the vicinity.* There is one other parcel on the street that is comprised of two lots; however in this case, it appears the existing structure on the lot was built on one of the two lots and respected the original lot platting.
- (3) *Conditions not a result of the applicant's own actions.* The applicant did not plat the lot nor 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. The Board must determine if 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. Staff does not believe this finding can be made, as the property is already almost fully built out with uses permitted by the ordinance including a single-family dwelling, shed, pool, and workshop. In addition to these uses, an accessory dwelling unit could still be built on the lot. The Board should note that Section 3.15.D. 3 of the UDO stipulates that, "The fact that property may be utilized more profitable should a variance be granted may not be considered grounds for a variance."
- (6) *Detriment to adjacent property and the public good.* The Board must make the finding that authorization of the variances will not be of substantial detriment to adjacent property or the public good, and the character of the district will not be harmed by the granting of the variances. Staff is concerned that the variances will permit creation of a lot that is substantially different in shape than other lots in the neighborhood. The shape of the new lot will either require the new dwelling on the lot to be sited much further back on the lot than other dwellings in the area creating an exceptionally large front yard; or require the dwelling to be much narrower than the adjoining dwelling at 133 Elliot Street and many other dwellings on the street.

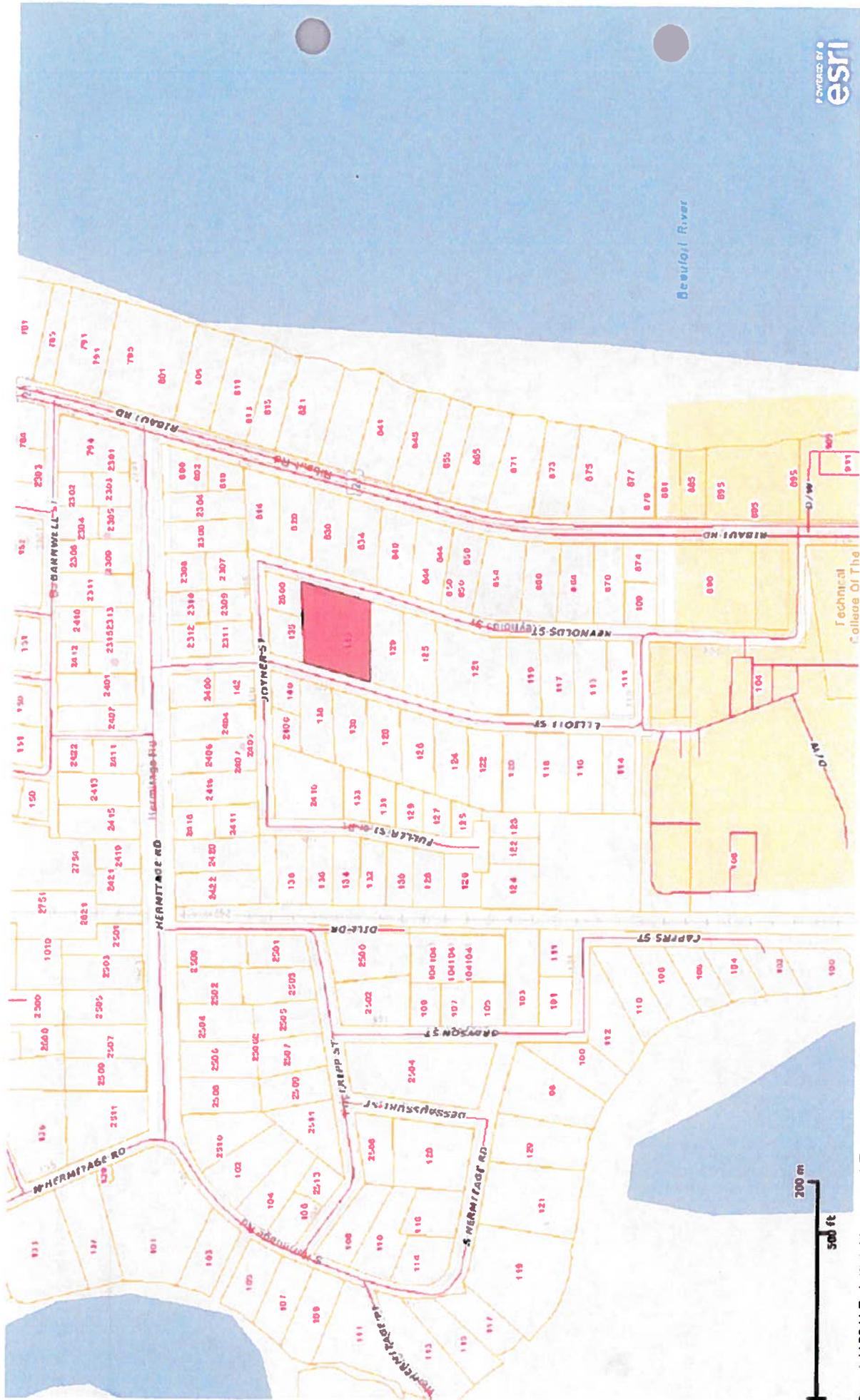
**Staff comments:** It does not appear that all the findings necessary to approve the variances can be met; as a result, staff recommends denial.

# 133 Elliot Street



Copyright 2011 Esri All rights reserved. Tue Apr 15 2014 12:25:31 PM.

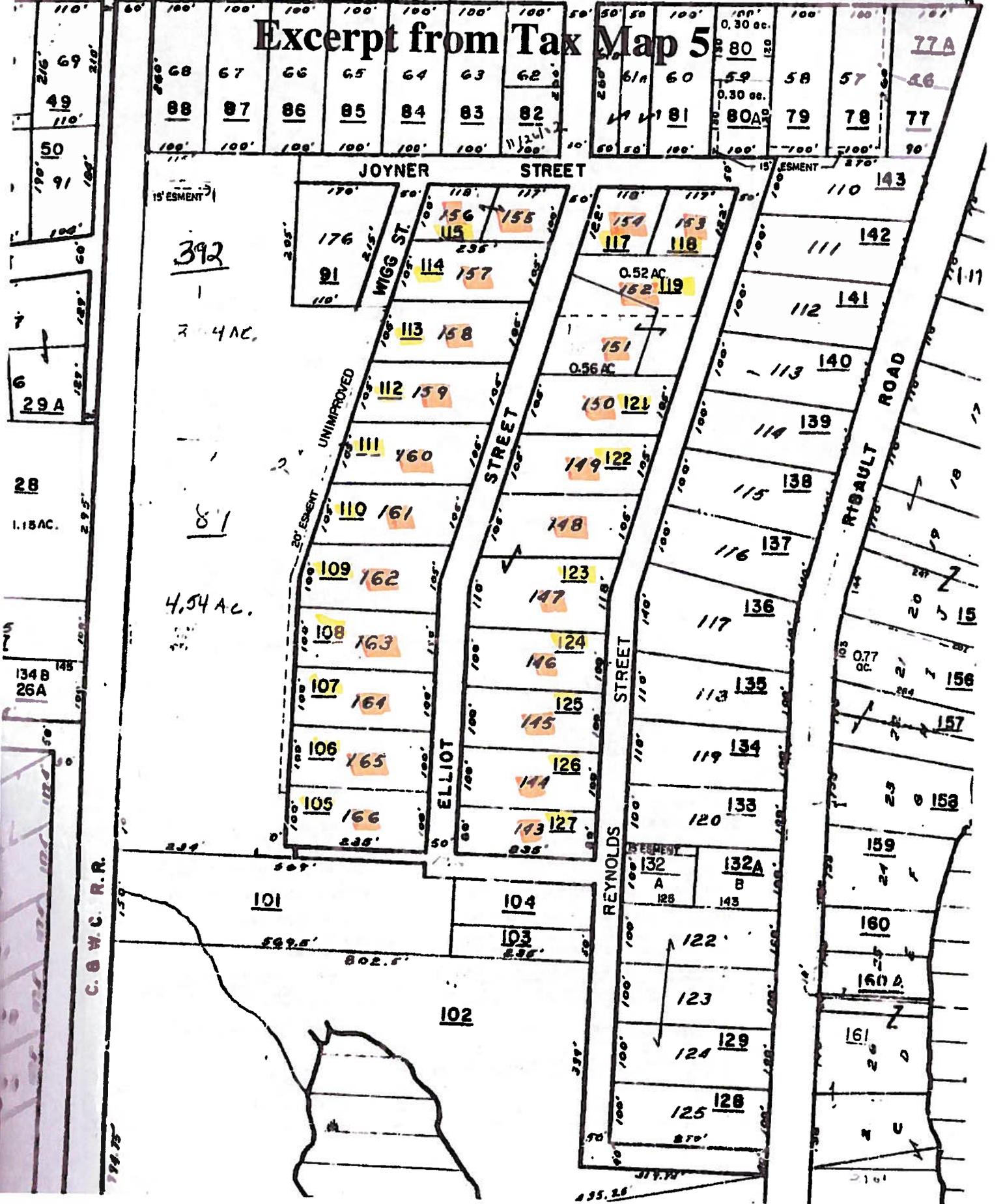
# 133 Elliot Street



HERMITAGE ROAD

ROAD

# Excerpt from Tax Map 5



392

2.4 AC.

81

4.54 AC.

C. & W. C. R.R.

28  
1.15 AC.

134 B  
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77A

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**JOHNSON TROGDON SURVEYORS, INC.**  
**LAND SURVEYORS**  
 1013 Sky Drive, P.O. Box 612  
 Beaufort, S.C. 29901  
 TEL. (803) 252-1175



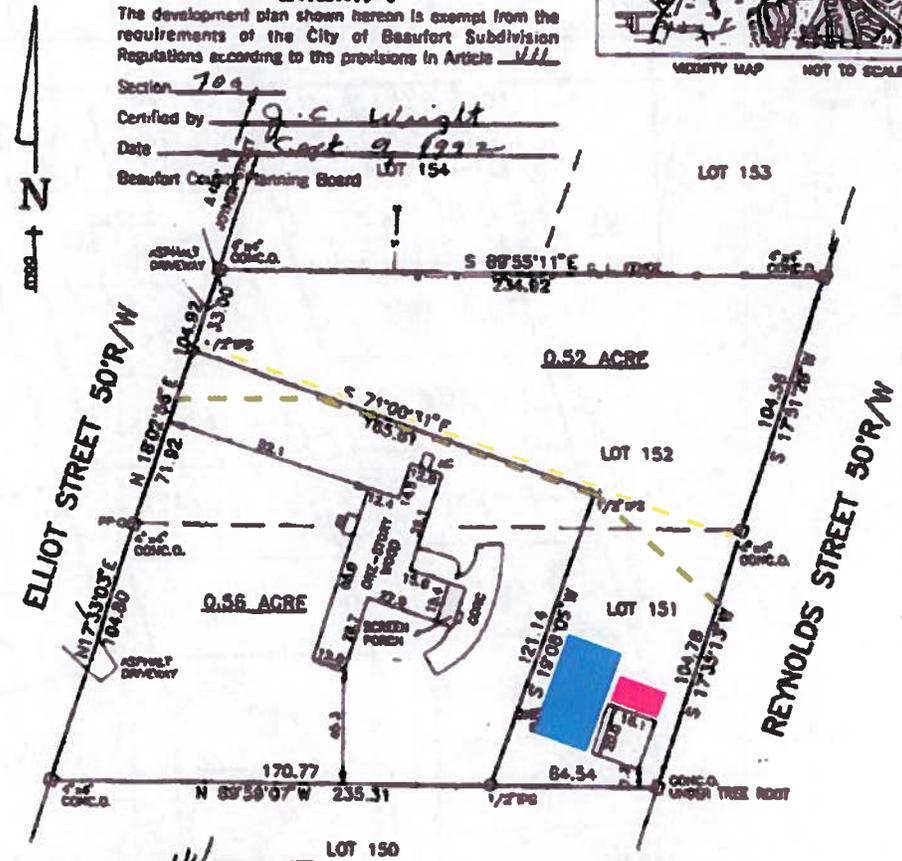
VICINITY MAP NOT TO SCALE

**EXEMPT**

The development plan shown hereon is exempt from the requirements of the City of Beaufort Subdivision Regulations according to the provisions in Article III

Section 709  
 Certified by J. C. Wright  
 Date East 9 1992  
 Beaufort County Planning Board LOT 154

- proposed new lot line
- proposed new lot line
- addition to structure shown on plat
- addition of swimming pool



PLAT BOOK 44  
 PAGE 80  
 DATE 4-4-92 JMW

PLAT PREPARED FOR  
**H. CONWAY McGEE**  
 PLAT OF LOT 151 & LOT 152  
 HUNDRED PINES SURDIVISION  
 CITY OF BEAUFORT  
 BEAUFORT COUNTY, SOUTH CAROLINA

**LEGEND**  
 CONG.C. CONCRETE MONUMENT OLD  
 IPS IRON PIPE SET

**REFERENCES:**  
 PLAT BY B. P. FRASER  
 DATED JUNE 22, 1949  
 RECORDED IN PLAT BOOK 8, PAGE 9  
 CLERK OF COURT, BEAUFORT COUNTY

BEAUFORT TAX MAP 6, PARCEL 119

THIS PROPERTY IS LOCATED IN ZONE G, AS REZONED BY P.S.M.A. FROM COMMUNITY PANEL NUMBER 46008 0005 D, DATED 5/20/88.  
 THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.  
 THIS PLAT REPRESENTS A SURVEY BASED ON THE ABOVE LISTED REFERENCES ONLY.

I hereby certify to the owner(s) shown hereon that to the best of my knowledge and belief this plat was made in accordance with the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class B Survey as specified therein. The easements shown on this plat are obvious and apparent and there are no encroachments of properties other than shown.

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50 25 0 50 100 150

SCALE 1" = 50'

APRIL 3, 1992

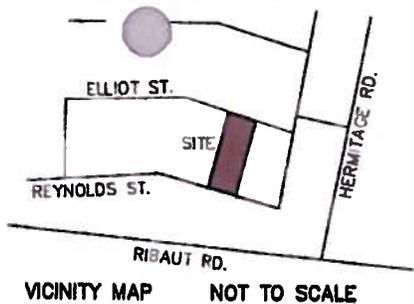
REVISED AUGUST 4, 1992-SUBDIVIDED LOTS

THIS IS NOT A VALID, TRUE COPY OF THIS DOCUMENT UNLESS BEARING THE SIGNED GUMMED SEAL OF THE SURVEYOR.

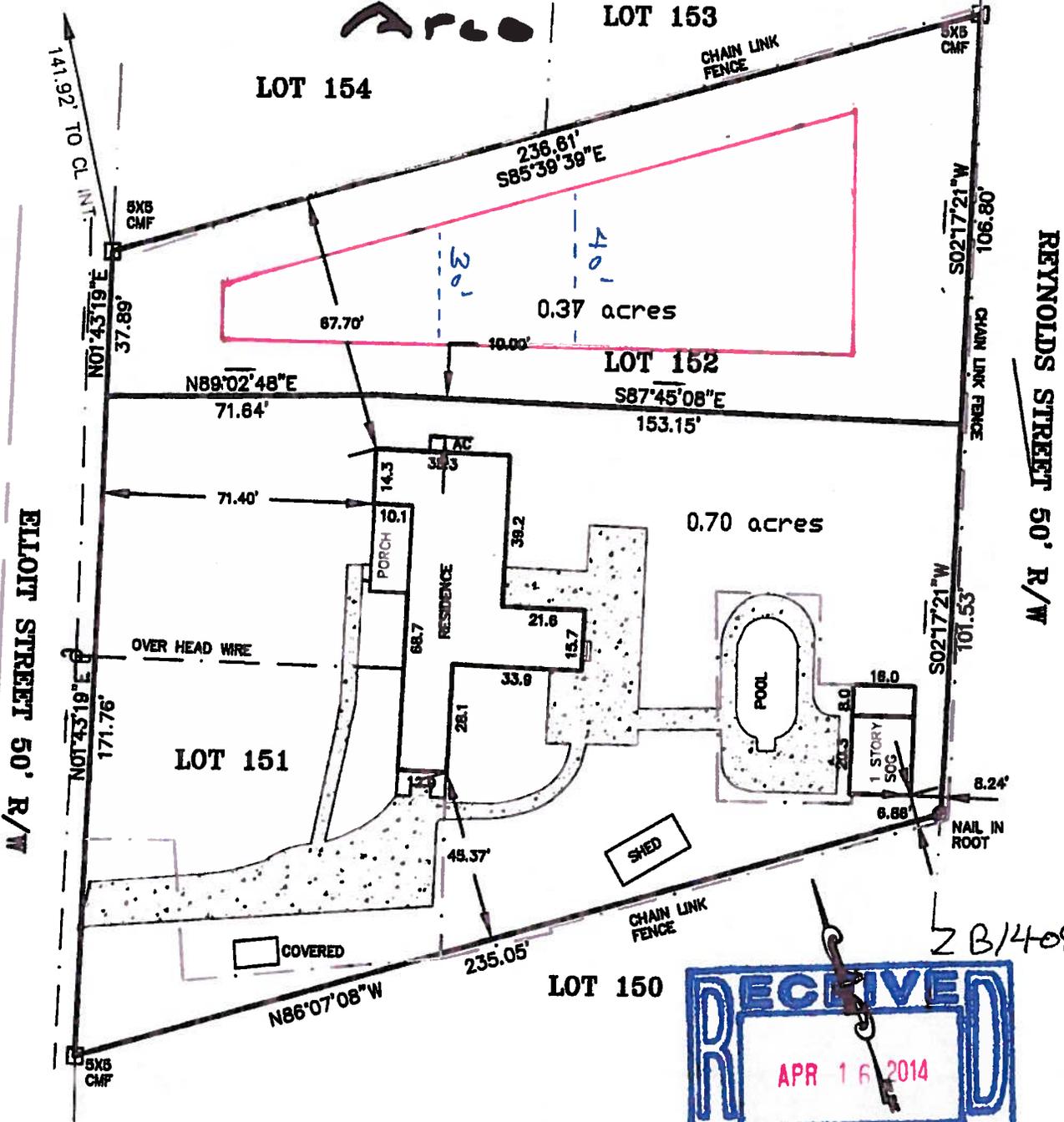
*Jack Johnson*  
 JACK JOHNSON, S.L.S.  
 S.C. REGISTRATION NUMBER 13865



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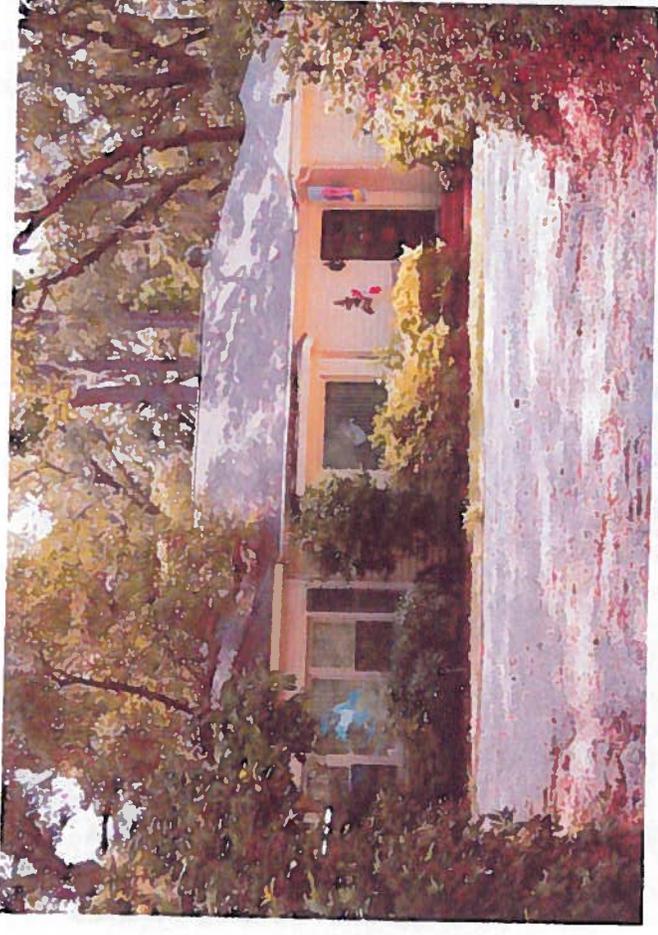
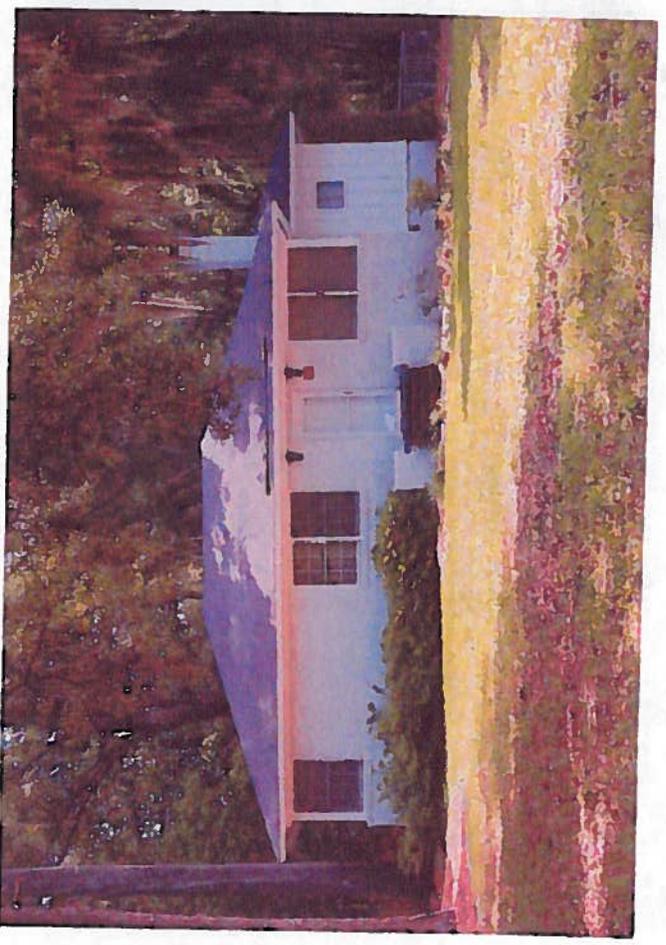
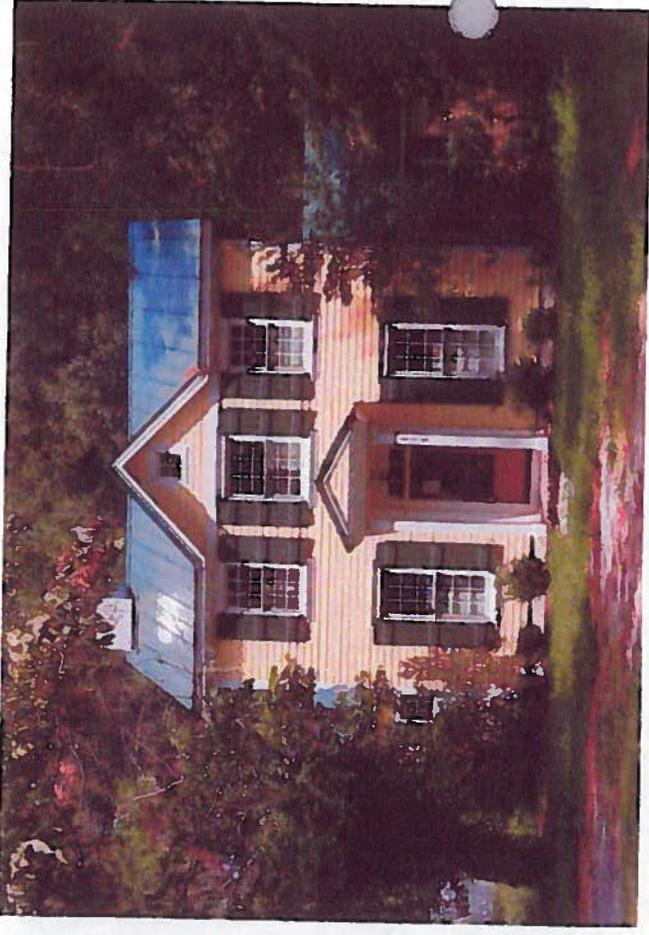
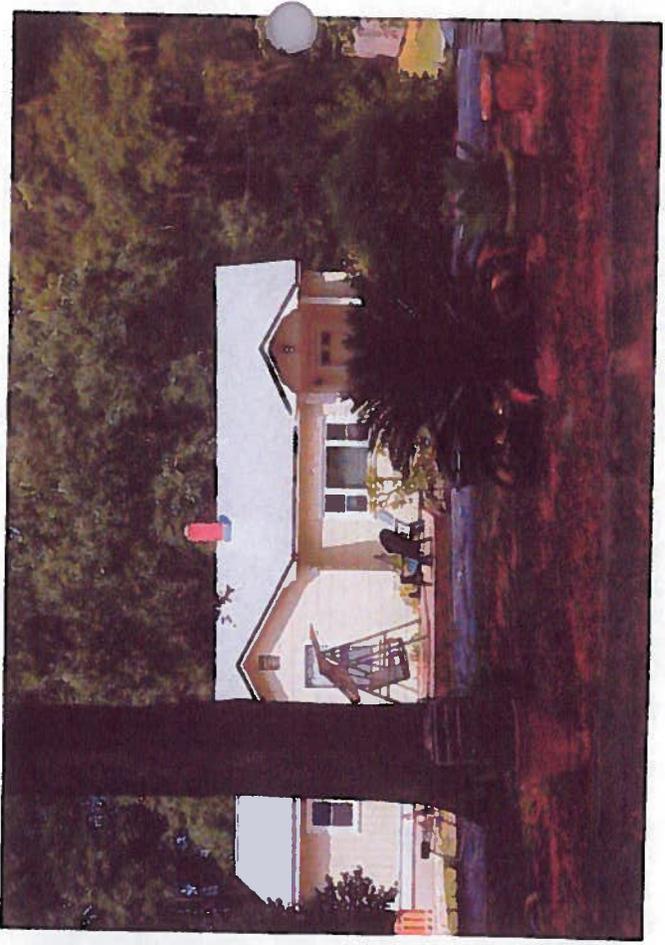
*Buildable Area*



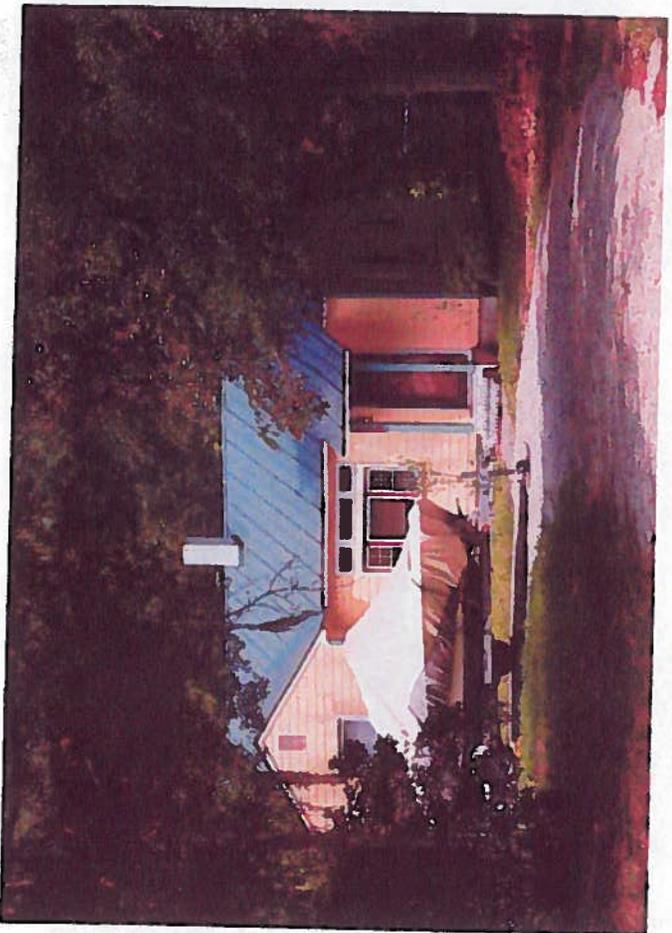
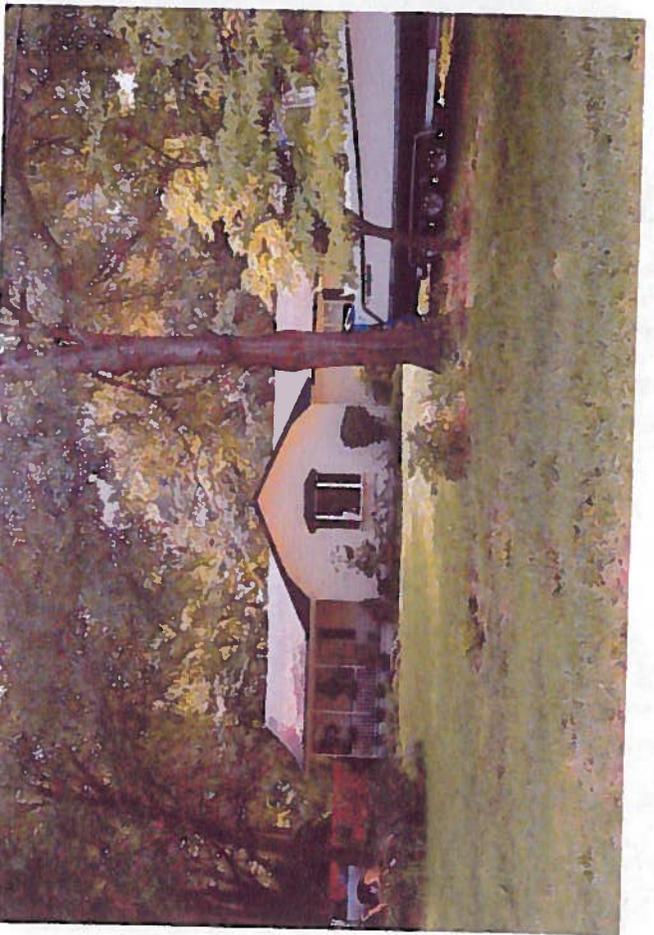
ASBUILT SURVEY PREPARED FOR  
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 BEING LOT 151 & 152, HUNDRED PINES SUBDIVISION, AS SHOWN ON A PLAT BY B.P. FRAZIER, III. DATED MARCH, 1948, REVISED JUNE 22, 1949 AND RECORDED IN PLAT BOOK 8, PAGE 8. BEAUFORT COUNTY R.M.C. TAX MAP R120 005 000 0119 0000  
 LOCATED IN THE CITY OF BEAUFORT, BEAUFORT COUNTY, SOUTH CAROLINA.  
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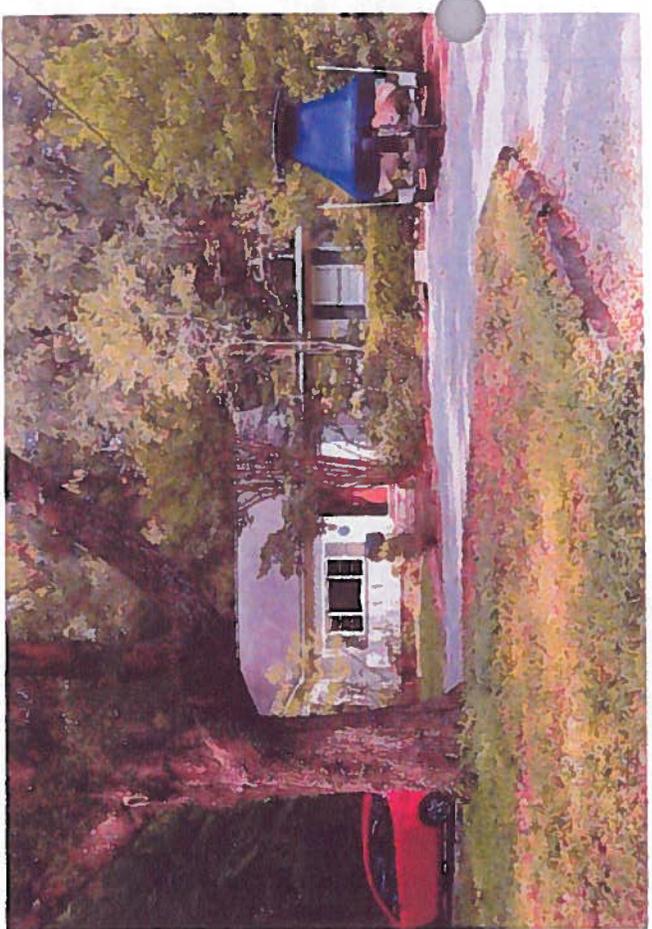
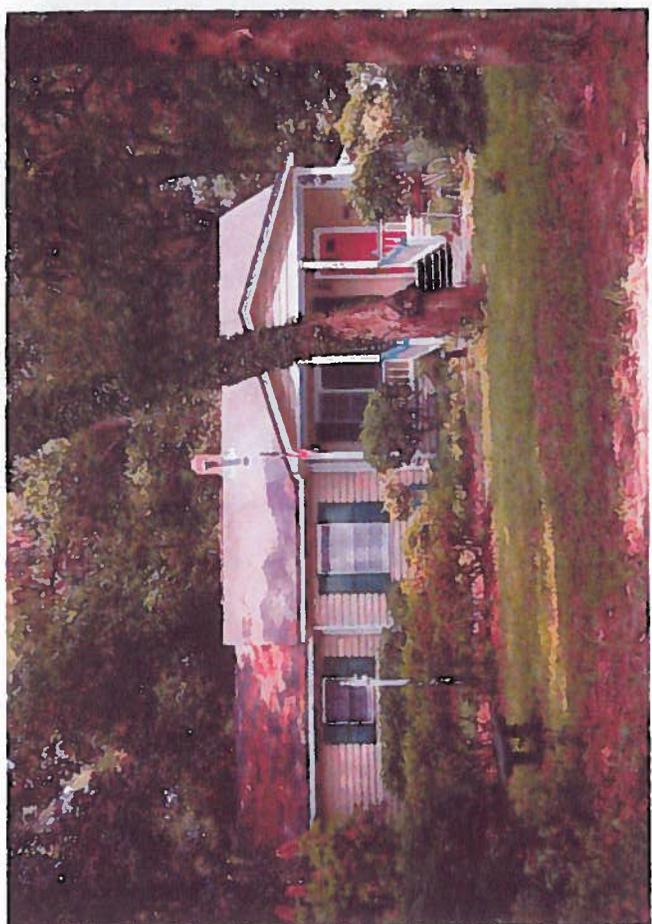
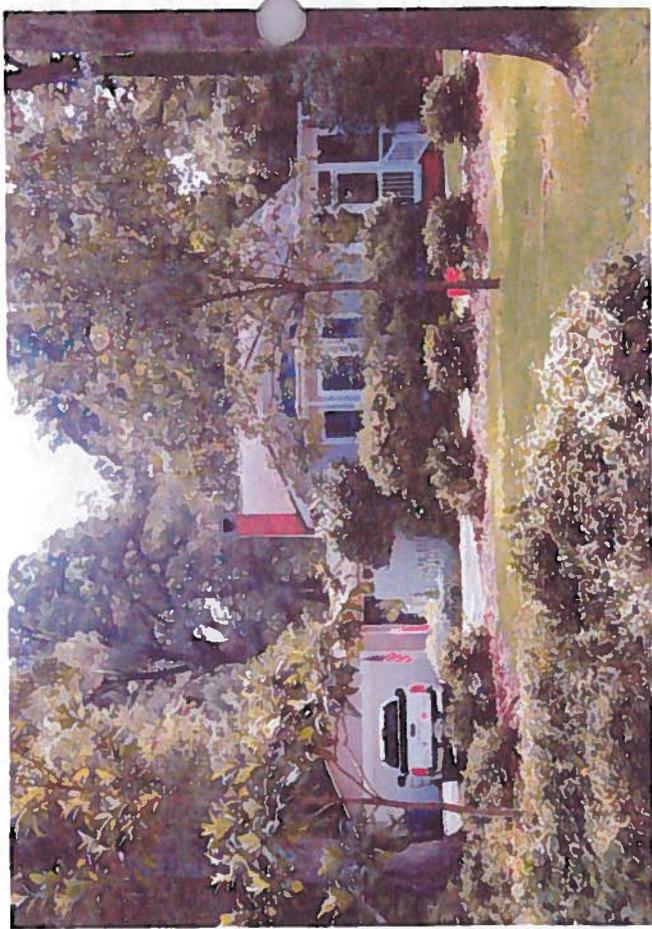
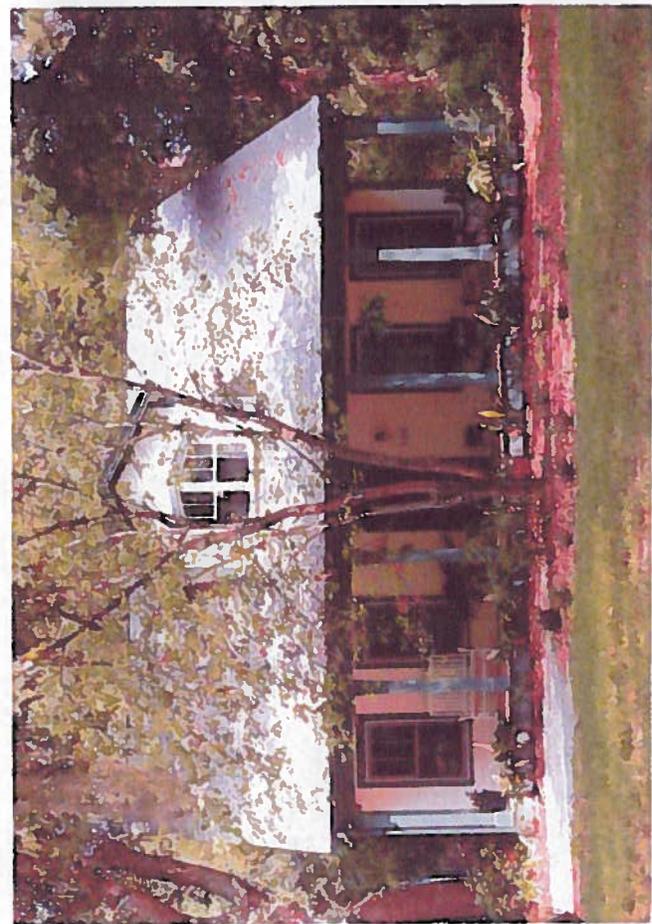
# Building Footprints

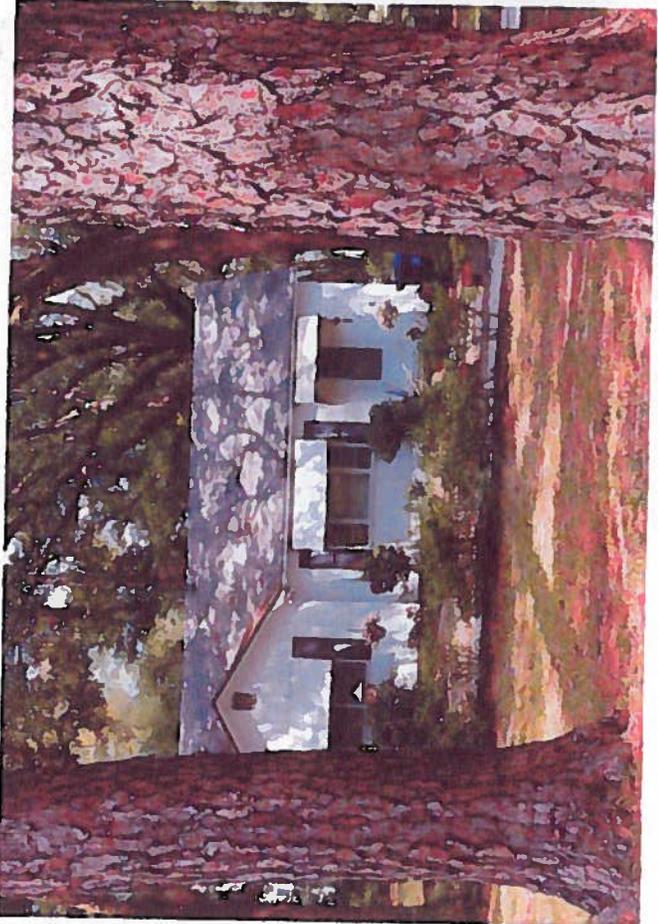
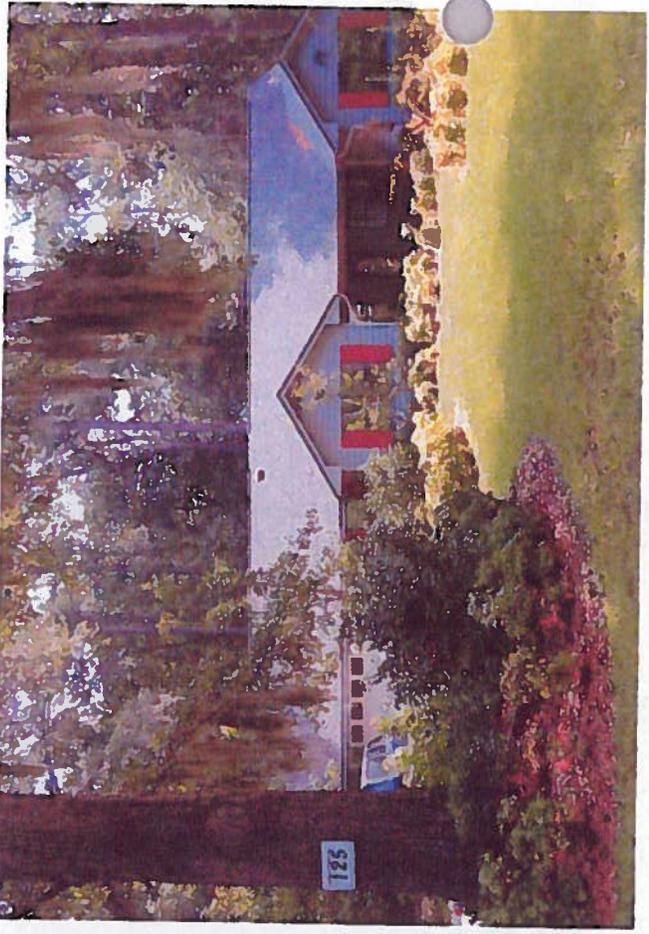
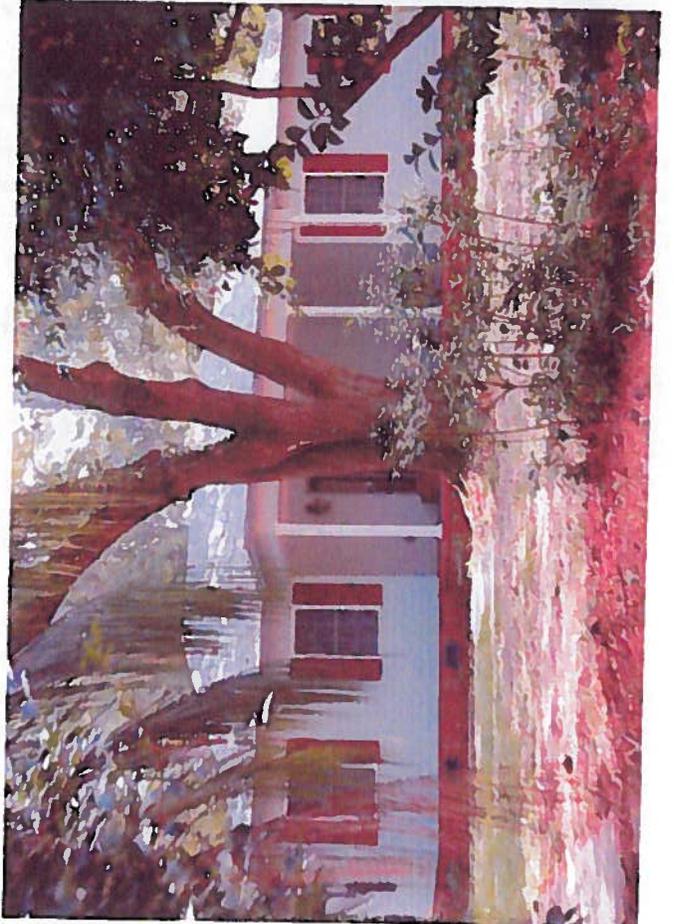












## **Libby Anderson**

---

**From:** Gale Touger <gtouger@hargray.com>  
**Sent:** Monday, April 28, 2014 5:15 PM  
**To:** Libby Anderson  
**Subject:** Re: Elliott Street variance request

Hi, Libby

My name is Gale Touger. I live at 126 Elliott St.

I realize my comments/questions are very last minute. I have intended to discuss this request for variance with my neighbor to better understand what they have in mind. They are lovely people and we enjoy being neighbors with them. But I have not managed to catch them at home.

The new lot would, as you know, be considerably more narrow than the remaining lots on our street. It does not seem practical to place a separate home and drive way on such a narrow strip. Over the years that I have lived here home owners have been improving and enlarging their homes. I expect this will increase our property value. However, subdividing lots and placing small homes on them could have the opposite effect on our neighborhood.

Thanks very much for considering my comments.

Sincerely,

Gale Touger

**Libby Anderson**

---

**From:** klindsay <klindsay@islc.net>  
**Sent:** Monday, April 28, 2014 2:59 PM  
**To:** Libby Anderson  
**Subject:** Elliott Street variance request

Hi Libby,

Thanks for talking with me about this variance request. I understand that the issue is one of trying to make another buildable lot on Elliott Street to the north of the present dwelling site lot.

However, my only concern would be that to then build on that new lot, which would be about 50' wide at the front, is that with 30' feet of combined side set back, wouldn't the new residence foot print have to be really narrow (20') and tall to fit the new lot, since we don't allow primary residences to face Reynolds Street? If that is the case, then I would have concerns for how a 50' wide lot would look in a neighborhood of, generally, 100' or so wide lots.

I love the house and the current owners have been great assets to the neighborhood. My concern, however, is about whomever buys and builds on that new lot. Might they change the character of the street and open the possibility of other narrowing requests? For example, if the market supported it, would other people on Elliott or Hermitage, with wider lots be able to argue that the precedent has been set for them to subdivide into 2 lots?

As always, thanks for your attention, Kathy

Kathy D. Lindsay, P.A.  
*Attorney at Law*  
1214 King Street  
Beaufort, South Carolina 29902  
(843) 521-1581

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## **Libby Anderson**

---

**From:** Libby Anderson  
**Sent:** Thursday, April 24, 2014 4:26 PM  
**To:** 'Hanks, Matthew Contractor'  
**Subject:** RE: Variance Request for Property located at 133 Elliot Street

Mr. Hanks:

Thank you for your correspondence. I will forward this to the Board and to the applicant.

I wanted to clarify that while any new dwelling constructed on the proposed lot would have an Elliot Street address, I see no reason why the lot could not be accessed from Reynolds Street, i.e., why the required driveway could not be located off Reynolds Street.

Thank you again for your comments.

Libby Anderson

-----Original Message-----

**From:** Hanks, Matthew Contractor [<mailto:Matthew.Hanks@med.navy.mil>]  
**Sent:** Wednesday, April 23, 2014 1:08 PM  
**To:** Libby Anderson  
**Cc:** Hanks, Matthew Contractor; Nichole Olson-Hanks  
**Subject:** Variance Request for Property located at 133 Elliot Street

Good afternoon Ms. Anderson,

Thank you for taking the time to speak with me this morning regarding the Variance Request submitted by the property owners located at 133 Elliot Street. After our discussion on the phone, I believe it is in the best interest of my wife and I to submit our concerns regarding the variance.

First, who we are:

Matthew and Nichole Olson-Hanks  
Recently purchased 2600 Joyner Street  
Our Southern Property Line runs along the North Western property line of 133 Elliot Street (Separated by a chain link fence)

From the conversation we (Libby Anderson and I) had on the phone this morning (April 23, 2014 @ 11:31 am) and the Variance Request we received in the mail from the City of Beaufort, we understand how the current property of 133 Elliot Street would be divided into two separate properties with the proposed property having an address of Elliot Street. The house front door and driveway would have to enter from Elliot Street (Reynolds Street is at best an Alley and not maintained) which indicates 3 likely scenarios:

1. A two story narrow house is built on the proposed property between the current house (133 Elliot) and the neighbor (135 Elliot).  
This is a 45' Stretch of land filled completely with Pine Trees and the house will be very close to the property lines and the current property. The home would be overlooking and looking into the homes on 135 Elliot and on our property, the Bedroom/Bathroom Windows on 2600 Joyner Street.

2. A single story, ranch style home is built on the property which would be behind or at minimum partially behind the property 133 Elliot. In order to decrease the awkwardness of positioning, the house would likely need to be positioned as close to the north/western property line as possible. This would impact our property (2600 Joyner Street) as the view from our Sun Room, Patio, and Backyard would be looking at the side of, or into the neighbor's house.

3. The scenario we fear most, and likely the most probable for new builders:

The house is set back on the property with the same narrow two story construction (mentioned in solution #1) with the entire house as close to the northern side of the property as possible (to allow for maximum availability of yard square footage and least intrusion/overlap to the 133 Elliot property). This would have the most severe and negative impact on our property

(2600 Joyner Street) as the view from our Sun Room, Patio, and back yard would be the side of a two story home. This would also mean no privacy fence would deter the occupants of the home from looking down onto our property or into our home.

While the third scenario above, and most likely scenario, is our main concern and fear, all scenarios listed (and not listed) in this correspondence decrease and diminish the reason we purchased our home. We purchased a home built in 1955 for the location, ambiance, and privacy. We purchased our home because we did not want to live in a Picket Fences development area where the neighbors can see the inside of your house from inside of theirs. This will decrease the value of the surrounding homes and open spaciousness of the area.

The charm and privacy provided by the Hermitage Area is one that has left it free of foreclosures and abandoned homes/lots. We would like for it to remain that way if at all possible.

A possible scenario to consider is for the future potential of attempting to sell the "extra property" to the current neighbors of 135 Elliot and ourselves (2600 Joyner). While we are not in a position to do this now, as we recently purchased our home, this could be considered in the future.

Thank you for taking the time out of your busy schedules to review our concerns. My wife and I trust you will make the proper decisions based on all of the information provided to you.

Sincerely,

Matthew (Matt) Hanks, BSHCA  
Health Systems Specialist  
Primary Care Medical Home  
Naval Hospital Beaufort  
Email: [matthew.hanks@med.navy.mil](mailto:matthew.hanks@med.navy.mil)  
W: (843) 228-5826



Louise Coleman  
133 Elliott Street  
Beaufort, SC 29902  
843-476-6537

May 19, 2014

Members of the Beaufort ZBOA,

As requested I have found several floor plans that could be considered appropriate for dwellings on the proposed lot at 133 Elliott Street. There are countless options, but I picked two two-story options, and two one-story options as you will see following this letter. They vary slightly in square footage, but all are 2-3 bedroom houses and I believe are in line with the style and feel of other homes already in the Elliott Street area. As you will see, each of these plans puts the structure to the front/middle of the lot, also keeping in line with the existing structures on Elliott Street.

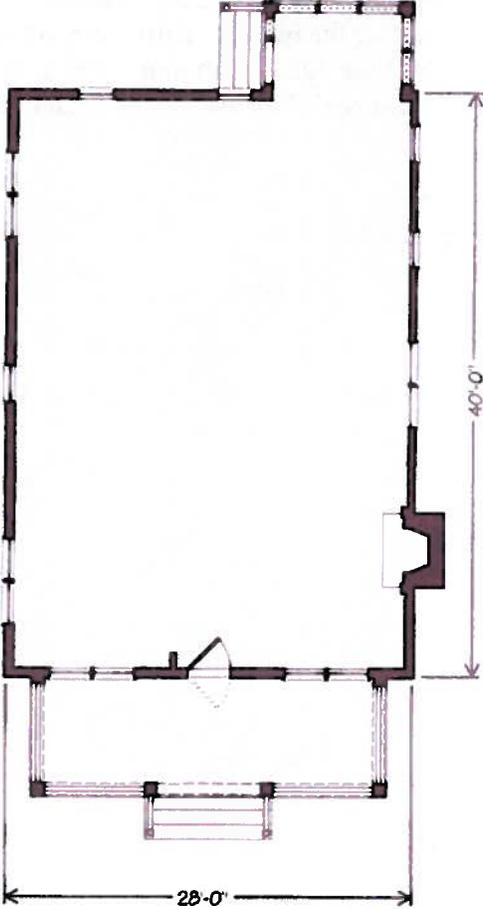
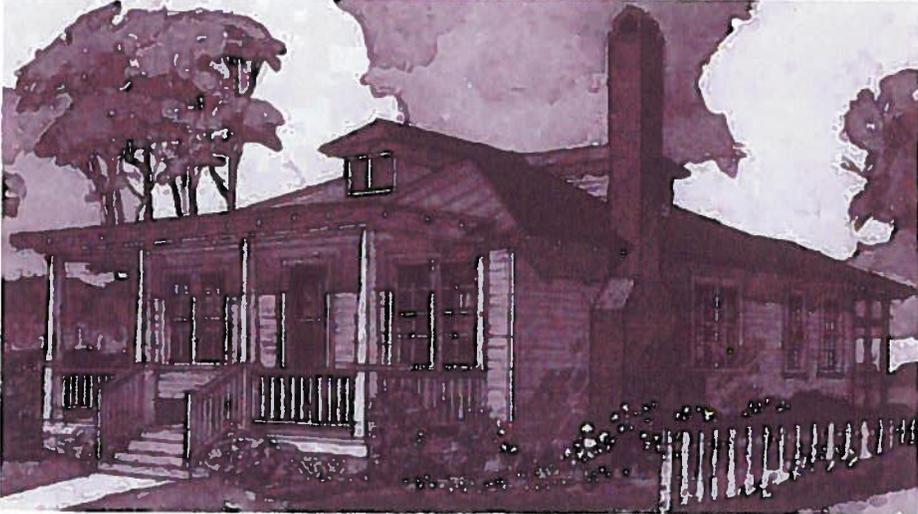
Each of them could be placed almost directly parallel with the existing structure on Elliott Street (placement was an issue at the previous meeting). Also, a driveway could be accommodated on each of these from the front of the structure to Elliott Street, or the rear of the structure to Reynolds. Further, each of these are facing Elliott, not Reynolds. On a couple of the options I showed more than one placement for the dwelling, although any could obviously be moved back towards Reynolds if the builder desired.

Thank you for your time and consideration,

Louise Coleman

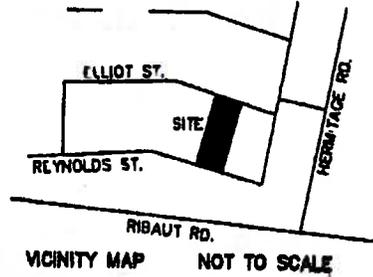
# Plan #1 Our Town plan, "Carolina Craftsman Cottage"

one-story 2BR/2BA  
1120 sqft  
31w'-0" w x 55'-0" D

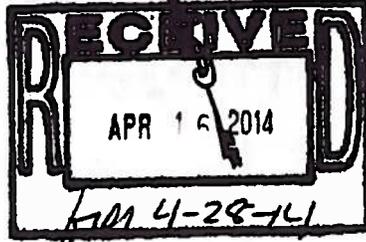
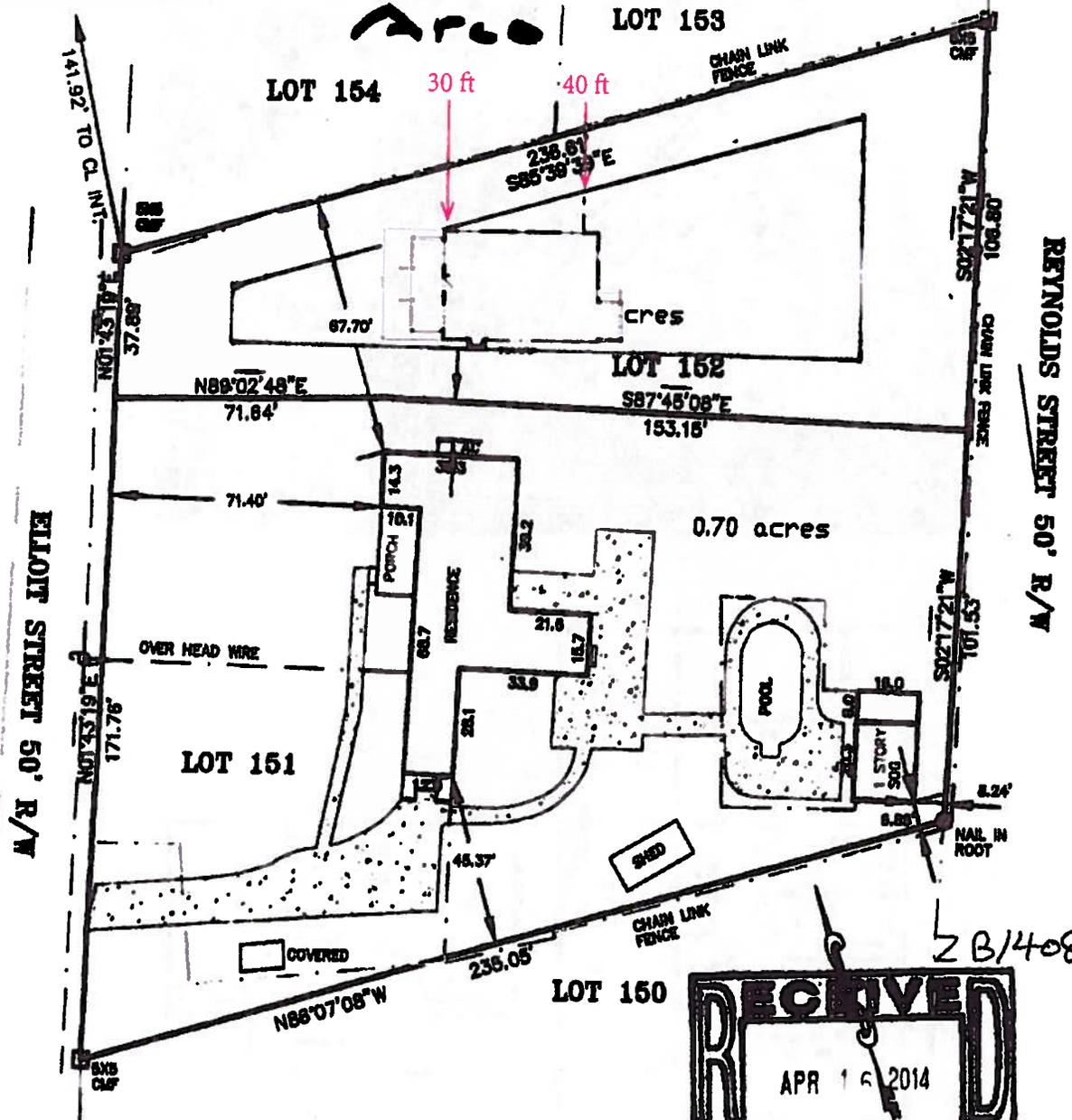




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 PHONE (843) 522-1798



**Buildable Area**



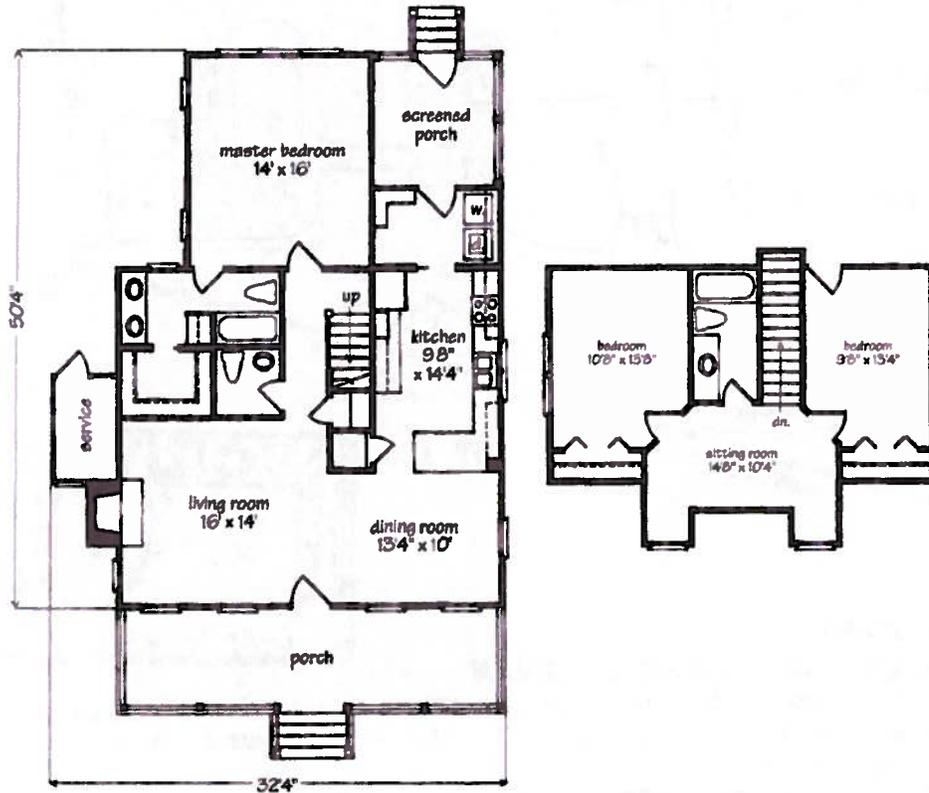
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 BEING LOT 151 & 152, HUNDRED PINES SUBDIVISION, AS SHOWN ON A PLAT BY B.P. FRAZIER, III, DATED MARCH, 1948, REVISED JUNE 22, 1949 AND RECORDED IN PLAT BOOK 8, PAGE 8. BEAUFORT COUNTY R.M.C. TAX MAP R120 005 000 0119 0000  
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# Plan #2 Allison Ramsey plan, "Ashley Cottage"

two-story 3BR/2.5BA

1658 sqft

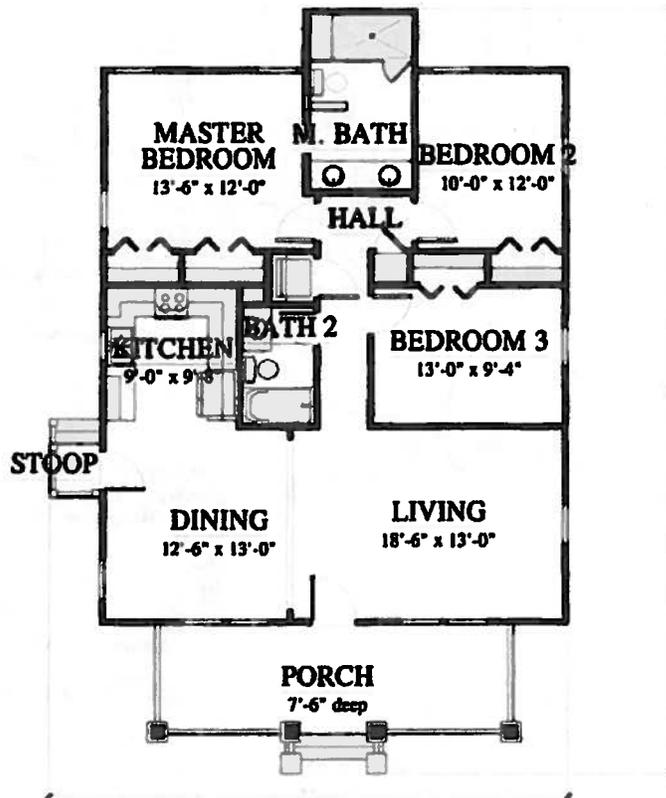
33'-0" w x 51'-0" D





# Plan #3 Allison Ramsey plan, "New Street"

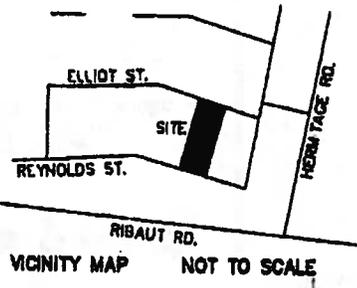
one-story 3BR/2BA  
1247 sqft  
32'-0" w x 50'-0" D



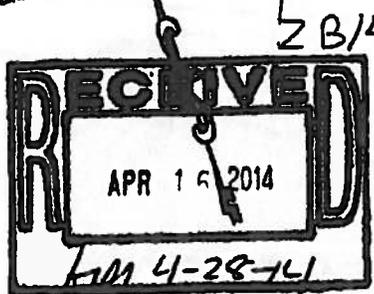
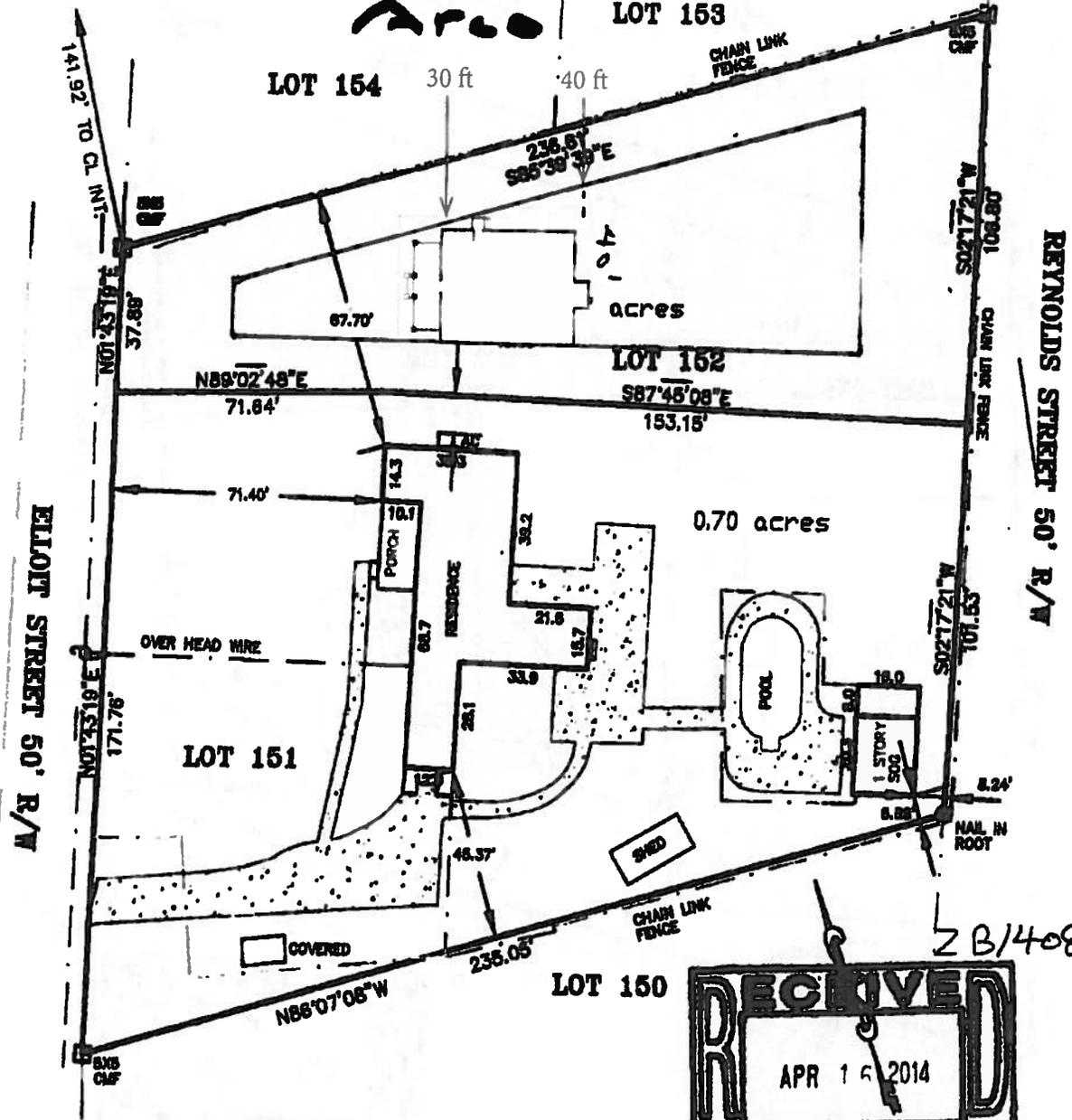
FIRST FLOOR PLAN



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 PHONE (843) 522-1788



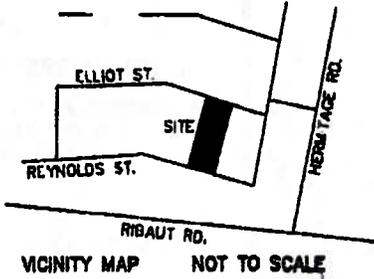
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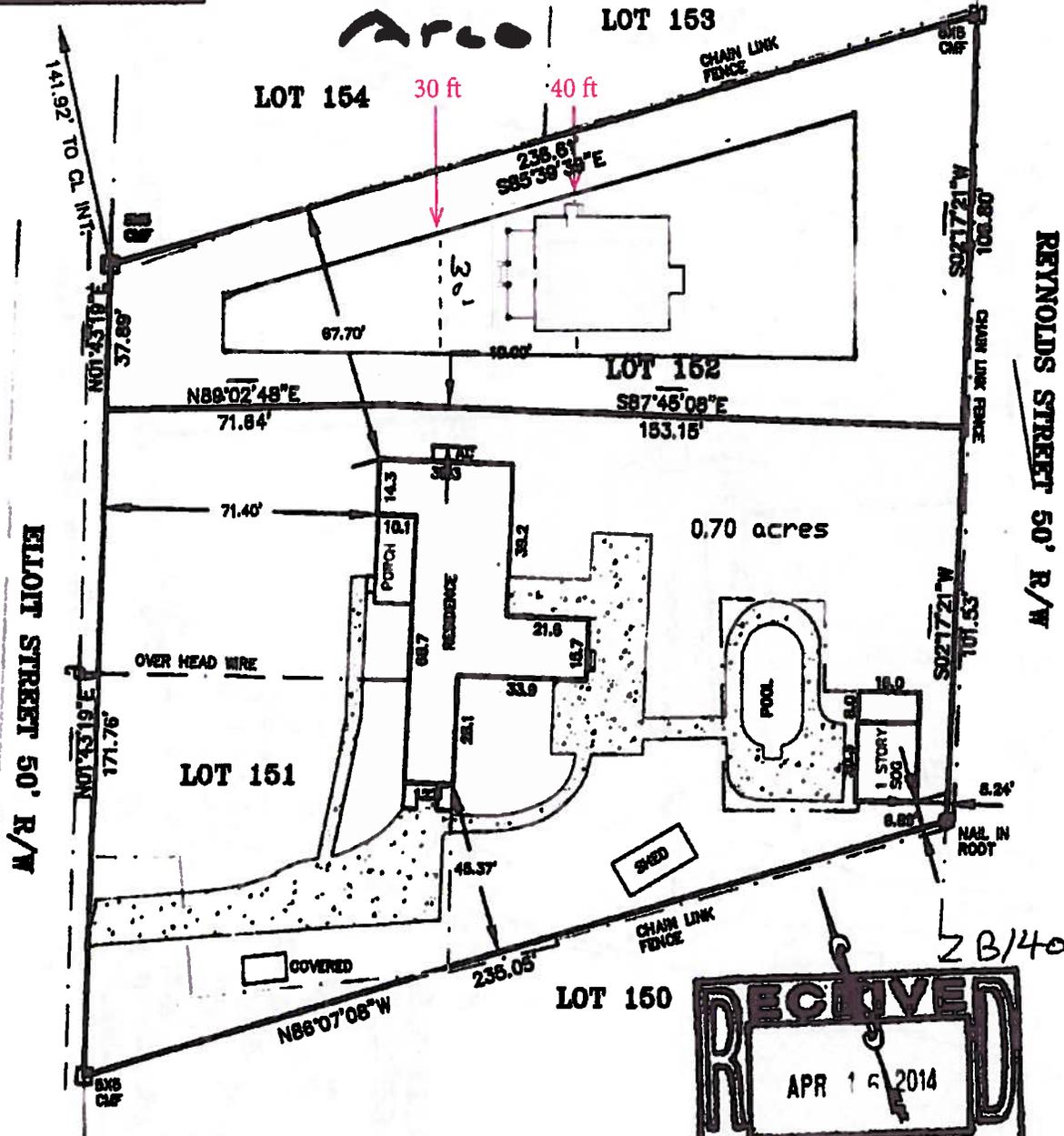
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*Buildable Area*



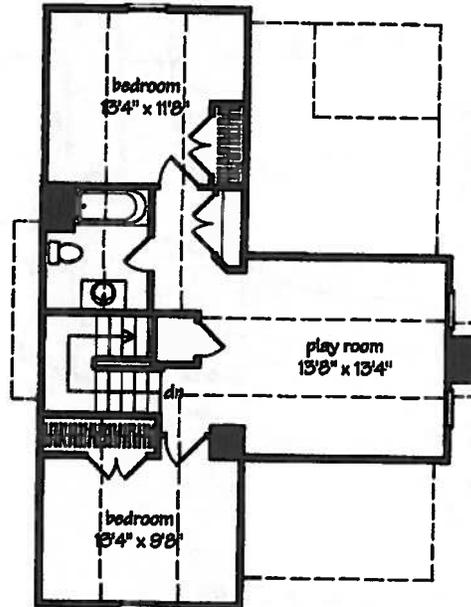
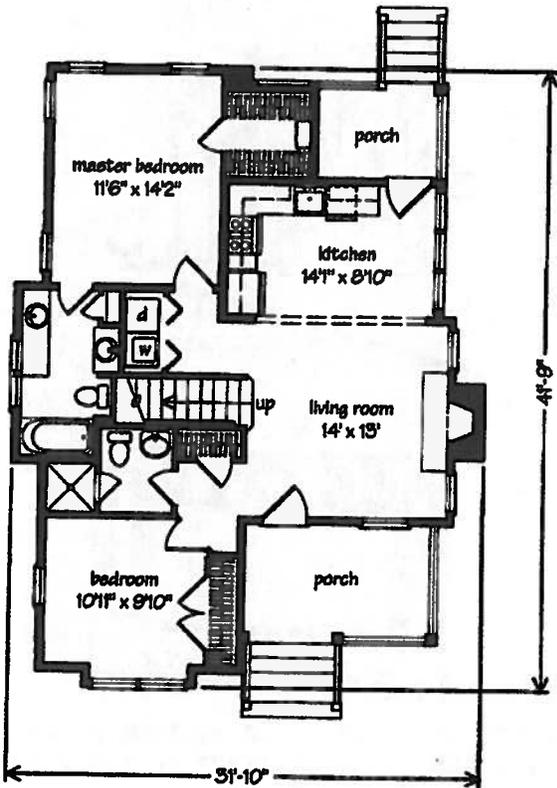
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# Plan #4 Moser Design Group plan, "Simmons Creek Cottage"

two-story 3BR/3BA  
1658 sqft  
30'-0" w x 42'-0" D





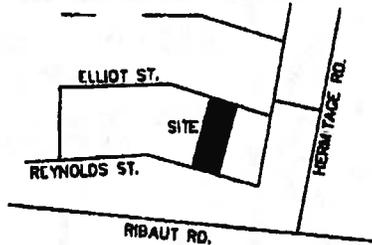




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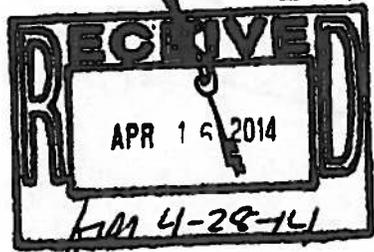
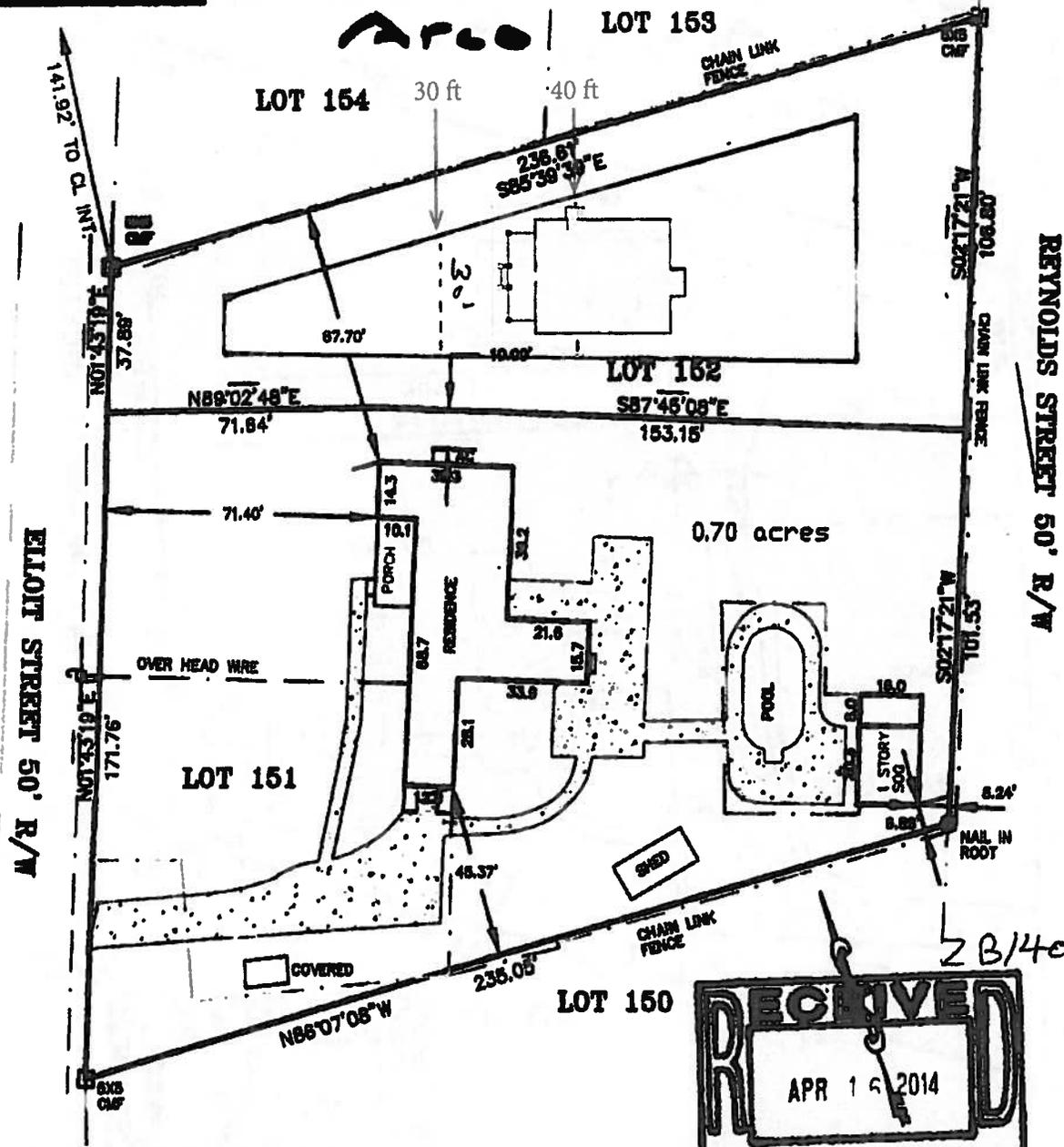
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VICINITY MAP NOT TO SCALE

*Buildable Area*



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