

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 Fees

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

AB 10/33
pd 6/27/14

VARIANCE APPLICATION

OFFICE USE ONLY: Date Filed: 6/27/14 Application #: ZB/4-14 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): patricia anne denkler / MICHAEL RYAN HARRIS
Address: 2108 WILSON DRIVE BEAUFORT, 29902
Telephone: (843) 252-1717 [day] _____ [fax]
E-mail: patricianne@islc.net

OWNER(S) if other than Applicant(s): patricia anne denkler
Address: 2108 WILSON DRIVE BEAUFORT, 29902
Telephone: (843) 252-1717 [day] _____ [fax]

PROPERTY STREET ADDRESS: _____

Tax Map No.: TMS 120 002 000 0046 0000

Parcel No.: lot 36, lot 35 + portion of lot 34

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 X 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: 27 June 2014

Owner's Signature: patricia anne denkler

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

Date: 6/27/14

Applicant's Signature: [Signature]

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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): FRONT YARD SETBACK

18' VARIANCE

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 GARAGE
ON EXISTING CONCRETE 'FOOTPRINT' SLAB (SEE PHOTOS) (17)

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: (1) PER CITY ORDINANCE PREFERENCE: CAR ENTRANCE TO GARAGE SHOULD NOT FACE THE STREET (2) PLACEMENT ELSEWHERE WOULD BLOCK ACCESS TO BACKYARD (3) WATER FRONT PROPERTY (4) MATURE LANDSCAPING PARALLELS STREET (SEE PHOTOS) (5) PROPERTY LINE ADJACENT DOES NOT
- b. These conditions do not generally apply to other property in the vicinity as shown by IMMEDIATE NEIGHBORS DO NOT HAVE DETACHED GARAGES HOWEVER, PRECEDENCE HAS BEEN SET IN IMMEDIATE VICINITY (6) (SEE ATTACHED PHOTOS) *ALBERT STREET BETWEEN PIGEON PT ROAD & WILSON STREET
- c. The conditions are not the result of the applicant's own actions as follows: PURCHASED HOME AS IS / IE: NO GARAGE
- d. Granting of the variance would not substantially conflict with the Comprehensive Plan and the purposes of the UDO in that: THROUGHOUT CITY OF BEAUFORT HOMES HAVE DETACHED GARAGES (IN FRONT) AS DO HOMES IN PIGEON POINT
- 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: IF YOU ~~WANT~~ WITH UDO SETBACKS SIDE ENTRY IS PROHIBITED
- 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: ADJACENT NEIGHBORS STRONGLY APPROVE



#2



#2

①



#4



#5



#6



#6

3



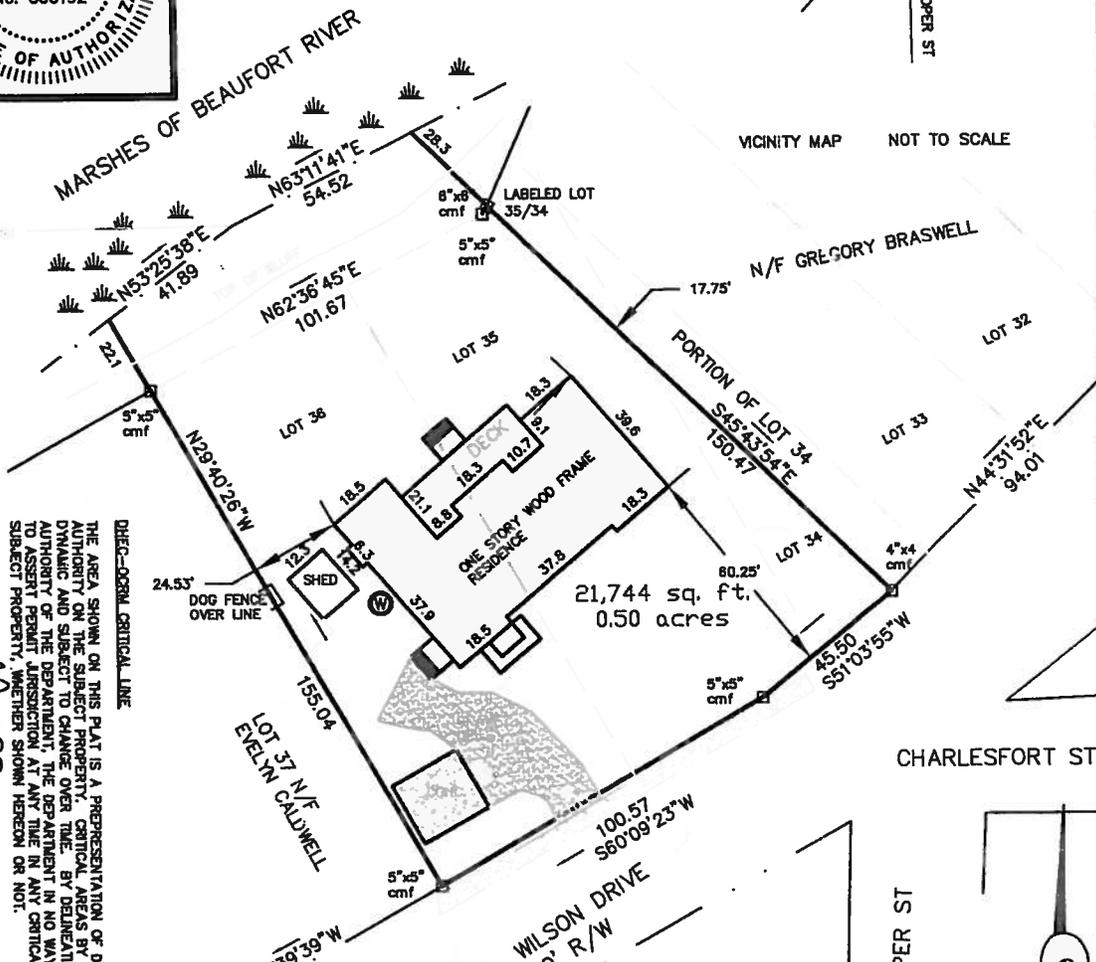
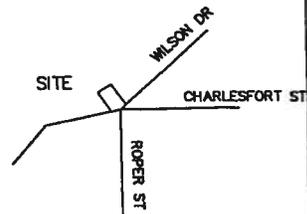
#6



#7



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



THE AREA SHOWN ON THIS PLAT IS A PRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

THE ORIGINAL LINE SHOWN ON THIS PLAT IS VALID FOR ONE YEAR FROM THE DATE OF THIS SIGNATURE SUBJECT TO THE CURRENTLY APPLICABLE ZONING ORDINANCE.

ASBUILT SURVEY PREPARED FOR
PATRICIA ANNE DENKLER

ZB14-14

BEING LOT 36, LOT 35 AND A PORTION OF LOT 34 AS SHOWN ON A PLAT BY ARTHUR O. CHRISTENSEN, JR. DATED OCT 1925 AND IS RECORDED IN PLAT BOOK 3, PAGE 19. BEAUFORT COUNTY TMS 120 002 000 0046 0000 LOCATED IN THE CITY OF BEAUFORT, BEAUFORT COUNTY, SOUTH CAROLINA.

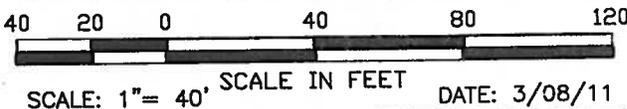
THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.

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 IS IN FLOOD ZONES "C" AND A-11 BASE ELEV 13.00 1929 NGVD ACCORDING TO F.E.M.A. RATING MAP 450026 0005 D DATED 9/29/86.

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 PATRICIA ANNE DENKLER 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 A 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 # 37998
 S.C. REGISTRATION NUMBER 10506 FB#801 DSGN#5
 THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.