

APP 10331
PAID
8/5/14 CK

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: 8-5-14 Application #: ZB/4-18 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): BEAUFORT PLANNING GROUP
Address: POB 1131 BEAUFORT SC 29901
Telephone: 843 524 1141 [day] 843 524 1141 [fax]
E-mail: bpqlandscape@gmail.com

OWNER(S) if other than Applicant(s): RAY & DONNA ARMER
Address: 905 DUKE ST BEAUFORT SC 29902
Telephone: 803 760 0588 [day] _____ [fax]

PROPERTY STREET ADDRESS: 905 Duke St.
Tax Map No.: R120-004-0000
Parcel No.: 409A

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: 8.5.14

Owner's Signature: [Signature]

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

Date: 8.5.14

Applicant's Signature: [Signature]

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): SIDE & REAR SETBACK REQUIREMENTS

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) CONSTRUCT AN ARBOR AND FIRE PIT, REBUILD + ADD TO EXISTING PATIO

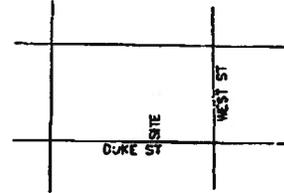
for which a permit has been denied by a building official on the grounds that the proposal would be in violation of the cited section(s) of the UDO:

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 SITE IS EXTREMELY SMALL EXISTING STRUCTURES ALREADY IN THE SETBACKS
 - b. These conditions do not generally apply to other property in the vicinity as shown by: AGAIN SITE IS EXTREMELY SMALL
 - c. The conditions are not the result of the applicant's own actions as follows: THE PROPERTY WAS PURCHASED AS IS
 - d. Granting of the variance would not substantially conflict with the Comprehensive Plan and the purposes of the UDO in that: THIS IS MINOR INFILL WITH NO IMPACT OUTSIDE OF THE PROPERTY
 - 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: LIMIT PRIVACY AND LIMIT THE USE OF SIDE AND REAR YARDS
 - 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: AGAIN MINOR INFILL WORK WITH LITTLE VISUAL IMPACT TO NEIGHBORS



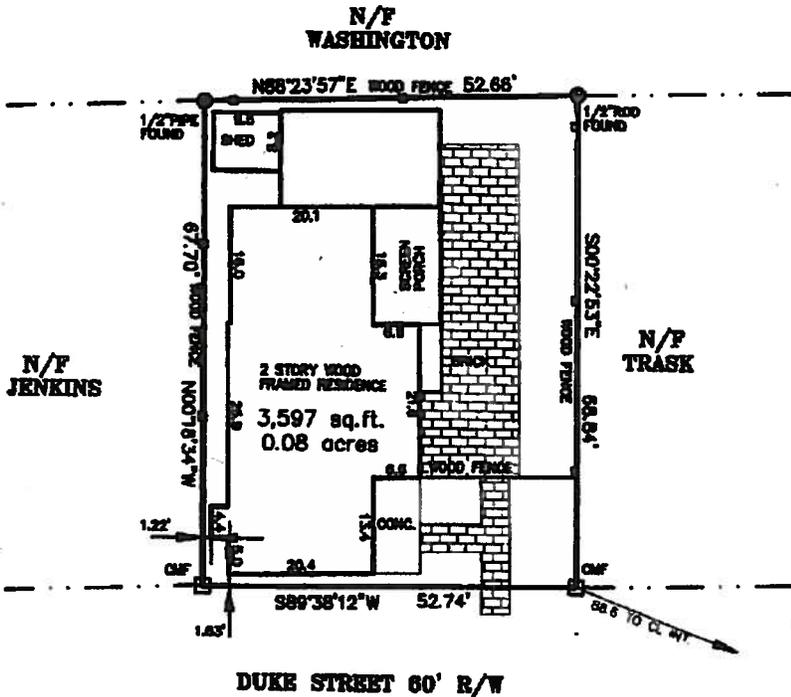
GASQUE & ASSOCIATES INC.
LAND SURVEYORS & PLANNERS

28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
 P.O. BOX 1363, BEAUFORT, S.C.
 PHONE (843) 522-1798



VICINITY MAP NOT TO SCALE

ARMER



EXEMPT

The development plan shown hereon is exempt from the requirements of the City of Beaufort Unified Development Ordinance excepting for the provisions in Article 8-4.1.2.

Certified by: *[Signature]*
 Date: *8-22-03*
 City of Beaufort Planning Department

PLAT PREPARED FOR

J. OLIN McDOUGALL II

BEING A PORTION OF BLOCK 65 CITY OF BEAUFORT AS SHOWN ON A MAP OR PLAT ADOPED BY THE U.S. DIRECT TAX COMMISSIONERS FOR THE DISTRICT OF SOUTH CAROLINA ALSO KNOWN AS BEAUFORT TAX MAP 4 PARCEL 409A LOCATED IN THE CITY OF BEAUFORT, BEAUFORT COUNTY SOUTH CAROLINA TAX MAP 120-004-409A

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 BEAUFORT COUNTY BUILDING CODES PHONE NUMBER (843)-470-8884.

THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "C" AS DETERMINED BY F.E.M.A. FIRM COMM-PANIS NUMBER 460025 0005 D. DATED 08/29/87 (INDEX DATE 11/04/88)

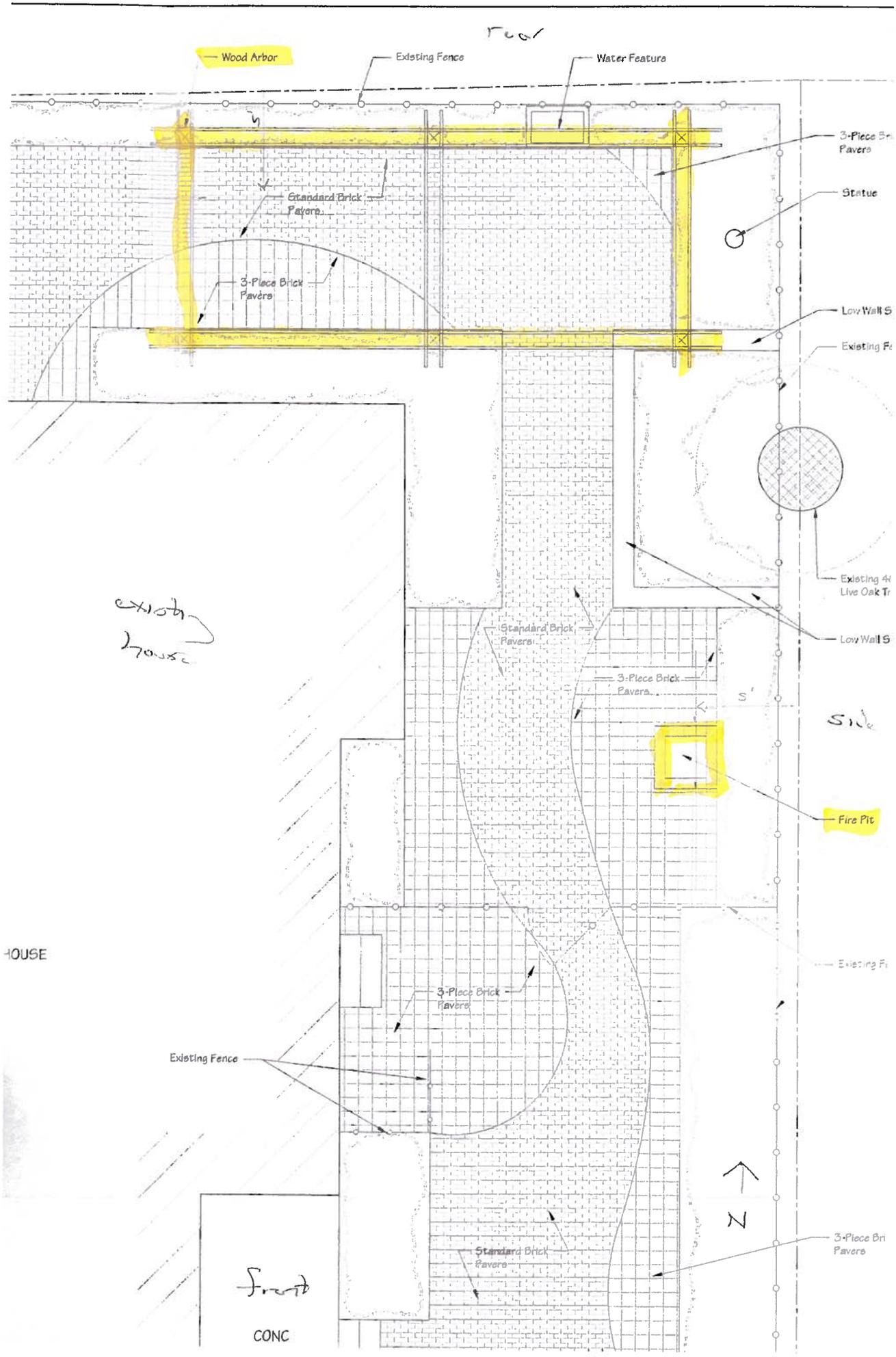
THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH ANY RESTRICTIVE CONVEYANCES OR ANY CITY AND/OR COUNTY ORDINANCES.

I, DAVID E. GASQUE, HEREBY CERTIFY TO J. OLIN McDOUGALL II 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 II SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND HAS AN EMBOSSED SEAL. AREA DETERMINED BY COORDINATE METHOD.



SCALE: 1"=20' SCALE IN FEET DATE: 8/21/03

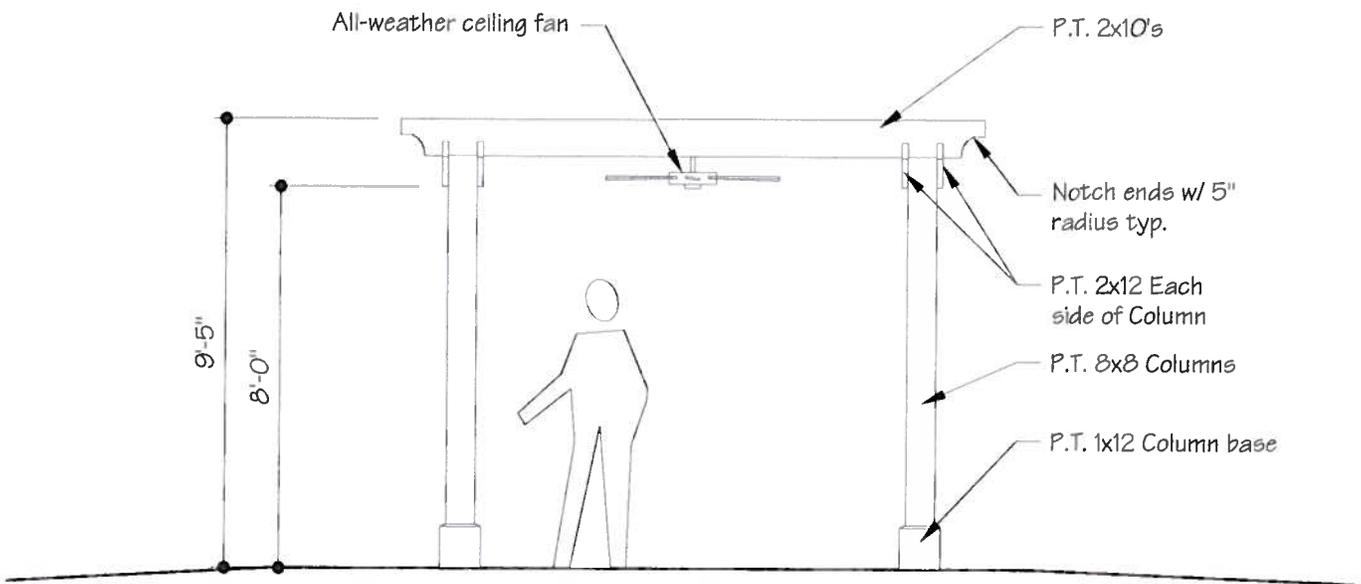
DAVID E. GASQUE, P.L.S. JOB # 22916
 S.C. REGISTRATION NUMBER 10806 FB/557/ELW. DSGN#3
 THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.





BPG

LANDSCAPE DESIGN
& CONSTRUCTION



Arbor Elevation
Armer Residence
Duke Street, Beaufort, SC
Scale: 1/4"=1-0" 8/11/14