

# **APPLICATION**

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

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

**VARIANCE APPLICATION**

**OFFICE USE ONLY:** Date Filed: \_\_\_\_\_ Application #: \_\_\_\_\_ Zoning District: \_\_\_\_\_

**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): TRASK Development Co. LLC  
Address: P.O. Box 4160 BURTON, SC 29903  
Telephone: 525-0578 [day] \_\_\_\_\_ [fax]  
E-mail: p.traske@hargray.com

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

PROPERTY STREET ADDRESS: \_\_\_\_\_  
Tax Map No.: 305 RIBAUT ROAD  
Parcel No.: R120 003 000 0269 0000

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: 2/16/15 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):

*VARIANCE OF ± 8.5' FRONT SETBACK ON RIBAUT ROAD A*

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 OFFICE AS INDICATED ON LOT 4*

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:

*A FRONT PORCH TO FURTHER ENCROACH ON FRONT SETBACK BEYOND ± 8.5'*

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:

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*

**1. a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows:**

There is an existing structure used as an office by The Title Company, Inc. (TTC) on Lot 4. The existing structure is in extremely poor condition and must be demolished. Approval for demolition has been granted by HBF. A proposed new office for TTC must be completed on the opposite end of the lot at the corner of Ribaut & Prince so that TTC may move prior to demolition.

Additionally, the proposed new building location on Lot 4 better meets the City's long term planning goals. Applicant & City desire to close the existing curb cut on Ribaut Road and provide access to Lots 1, 2, 3 & 4 from Prince St. as shown on the Plat. In order to accomplish this, the new building must be pushed closer to the property lines at the corner of Ribaut and Prince.

**1. b. These conditions do not generally apply to other property in the vicinity as shown by:**

The property in question is a corner lot with particular existing circumstances and opportunities for re-development that do not exist on any other lot in the area.

**1.c. The conditions are not the result of the applicant's own actions as follows:**

Applicant is seeking to cooperate with the City to close existing Ribaut curb cut and provide single access to multiple lots from Prince.

**1. d. Granting of the variance would not substantially conflict with the Comprehensive Plan and the purposes of the UDO in that:**

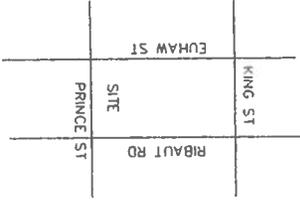
Applicant is not required to close the existing curb cut or provide the single access to multiple lots as shown on the Plat. Applicant could legally proceed and build the office on Lot 4 by pushing the structure back and making use of the existing curb cut. However, Applicant agrees with the City that this variance would facilitate a plan that better meets the overall purposes of the UDO and Comprehensive Plan.

**1. 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:**

For the reasons written above, the ingress / egress desired by Applicant would not be possible without the requested setback variance.

**1.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 granting of the variance for the following reasons:**

The authorization of the variance will simply allow Applicant to place structures in more desired locations on each lot. The variance will result not in a detriment but in a betterment to public good, adjacent property and the character of the district.



LOCATION MAP (N.T.S.)

NOTES:

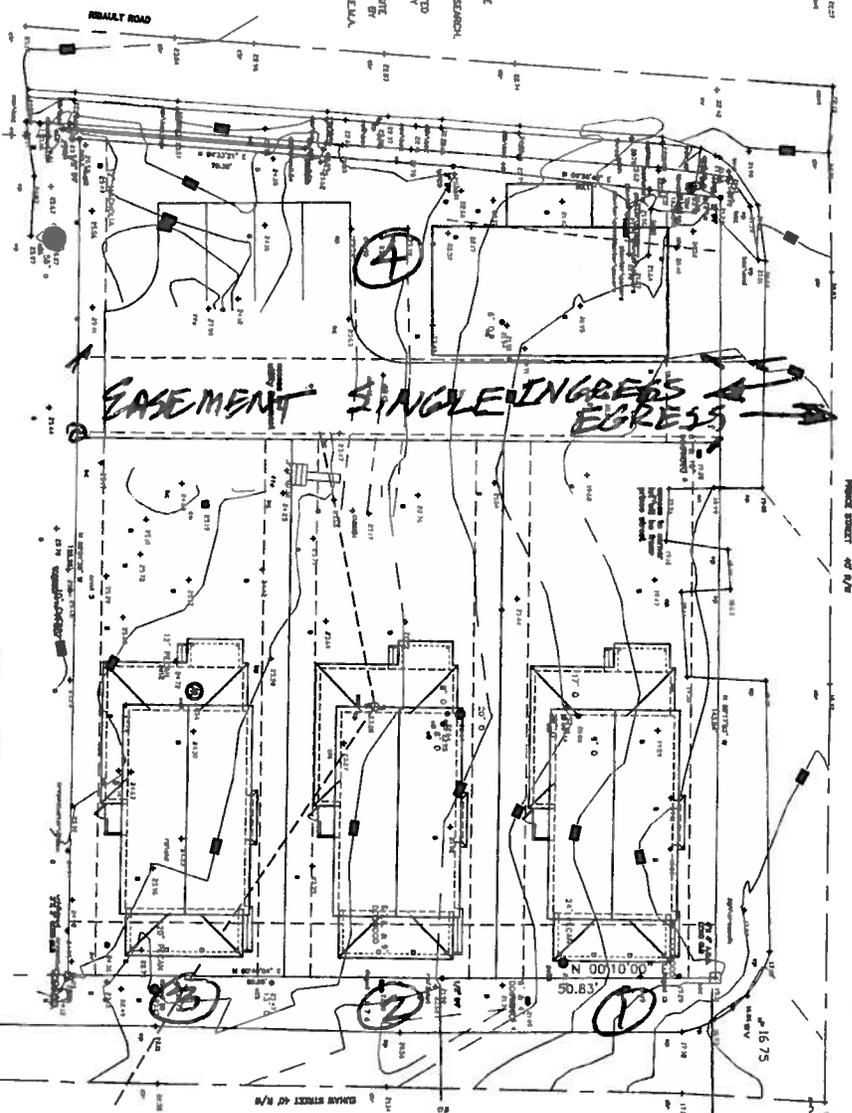
- 1) THE REVISIONS SHOWN HEREON ARE WARRANTED TO BE CORRECT.
- 2) THIS PLAN DOES NOT CARRY THE FORCE OF A LOCAL INSTRUMENT.
- 3) THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS PERMITS IS NOT REPRESENTED ON THIS PLAN.
- 4) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
- 5) LOCATIONS ONLY AND ARE NOT CENTRAL.
- 6) THIS PLAN REPRESENTS A SURVEY BASED ON THE UNITED STATES MEAN SEA LEVEL DATUM.
- 7) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTRUMENTS OR SUCCESSOR OWNERS.
- 8) TO MAINTAIN THE DISTANCE OR NONEXISTENCE OF ANY OVERLY DISTRICT, SUCH AS AIRPORT, MILITARY, MODEL, OR OTHER DISTRICT, THE DISTANCE OR NONEXISTENCE OF ANY SUCH DISTRICT MUST BE MAINTAINED.
- 9) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED, THE DISTANCE OR NONEXISTENCE OF ANY SUCH DISTRICT MUST BE MAINTAINED.
- 10) THIS PROPERTY IS IN FLOOD ZONE "C" ACCORDING TO F.E.M.A. FLOOD MAP SHOWS ZONE "C" DATED 5/25/78.
- 11) VERTICAL DATUM IS 1928 M.D.M.

REFERENCES:

- 1) T.A.S. R120 003 000 0288 0000
- 2) PLAN BY GEORGE A.Z. JOHNSON JR. R120 003 003 0000 0000
- 3) PLAN BY GEORGE A.Z. JOHNSON JR. R120 003 003 0000 0000
- 4) PLAN BY DAVIS E. CASARET R120 003 003 0000 0000
- 5) PLAN BY DAVIS E. CASARET R120 003 003 0000 0000
- 6) PLAN BY DAVIS E. CASARET R120 003 003 0000 0000
- 7) PLAN BY DAVIS E. CASARET R120 003 003 0000 0000
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- 9) PLAN BY DAVIS E. CASARET R120 003 003 0000 0000
- 10) PLAN BY DAVIS E. CASARET R120 003 003 0000 0000

**GASQUE & ASSOCIATES INC.**  
 LAND SURVEYORS - PLANNERS  
 25 HUNTERSWOOD, WALTER CROOK, ROANOKE, VA.  
 P.O. BOX 1000, WASHINGTON, D.C.  
 P.O. BOX 1000, WASHINGTON, D.C.

This map is a reproduction and is not intended to be used as a substitute for the original survey instrument.



**EASEMENT SINGLE INGRESS EGRESS**

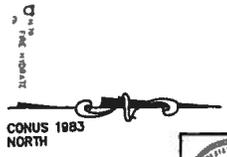


S 00°42'30" W  
80.00'

TREE AND TOPOGRAPHICAL SURVEY OF  
 LOTS 1, 2, 3, 4, 5, AND 6, BLOCK S  
 PREPARED FOR PAUL TRASK  
 CITY OF BRAUVOIR  
 BRAUVOIR COUNTY-----SOUTH CAROLINA  
 DATE 12/11/14 SCALE 1"=10'

CONUS 1983 NORTH

TREE LISTING	
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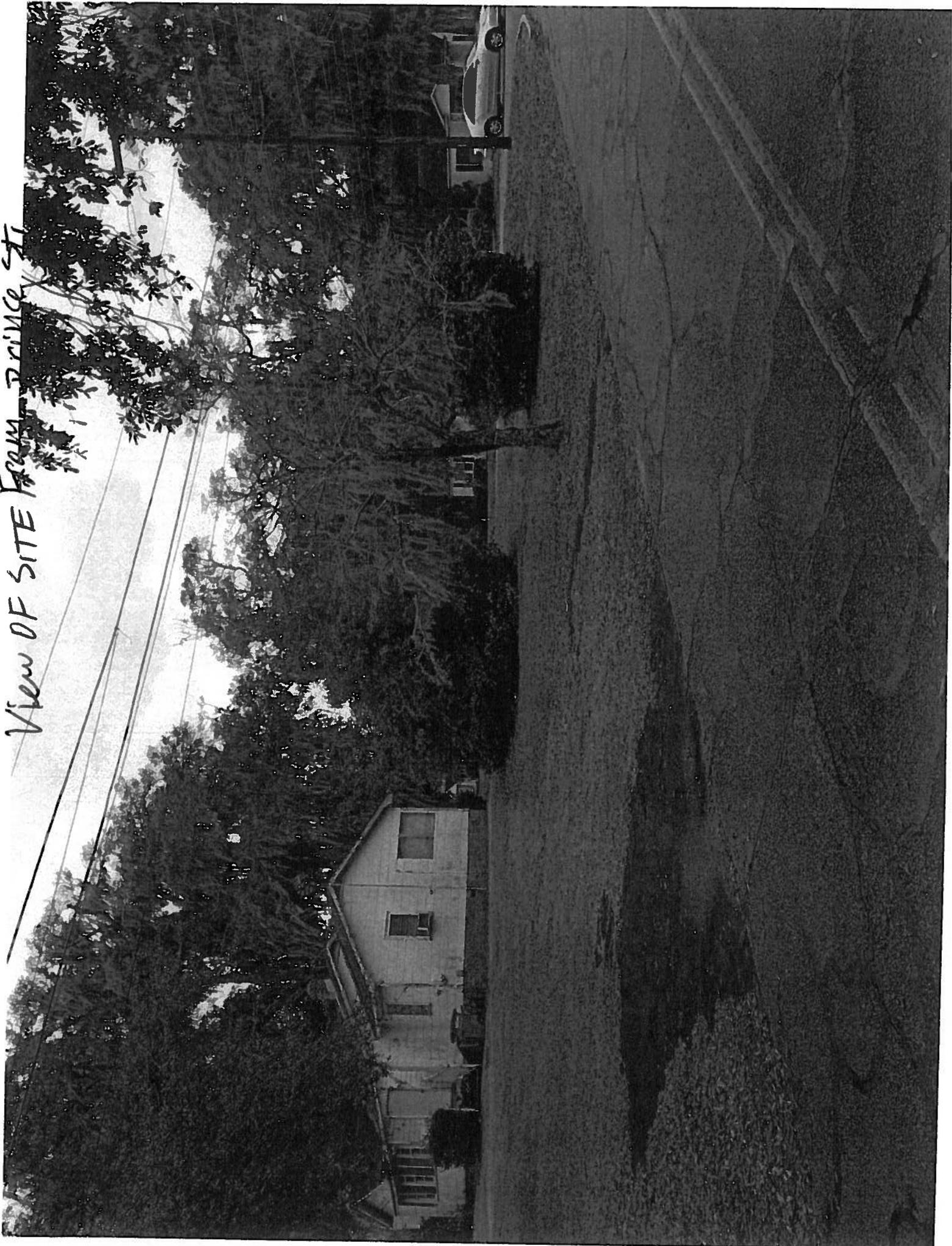
David E. Gasque, S.L.S.



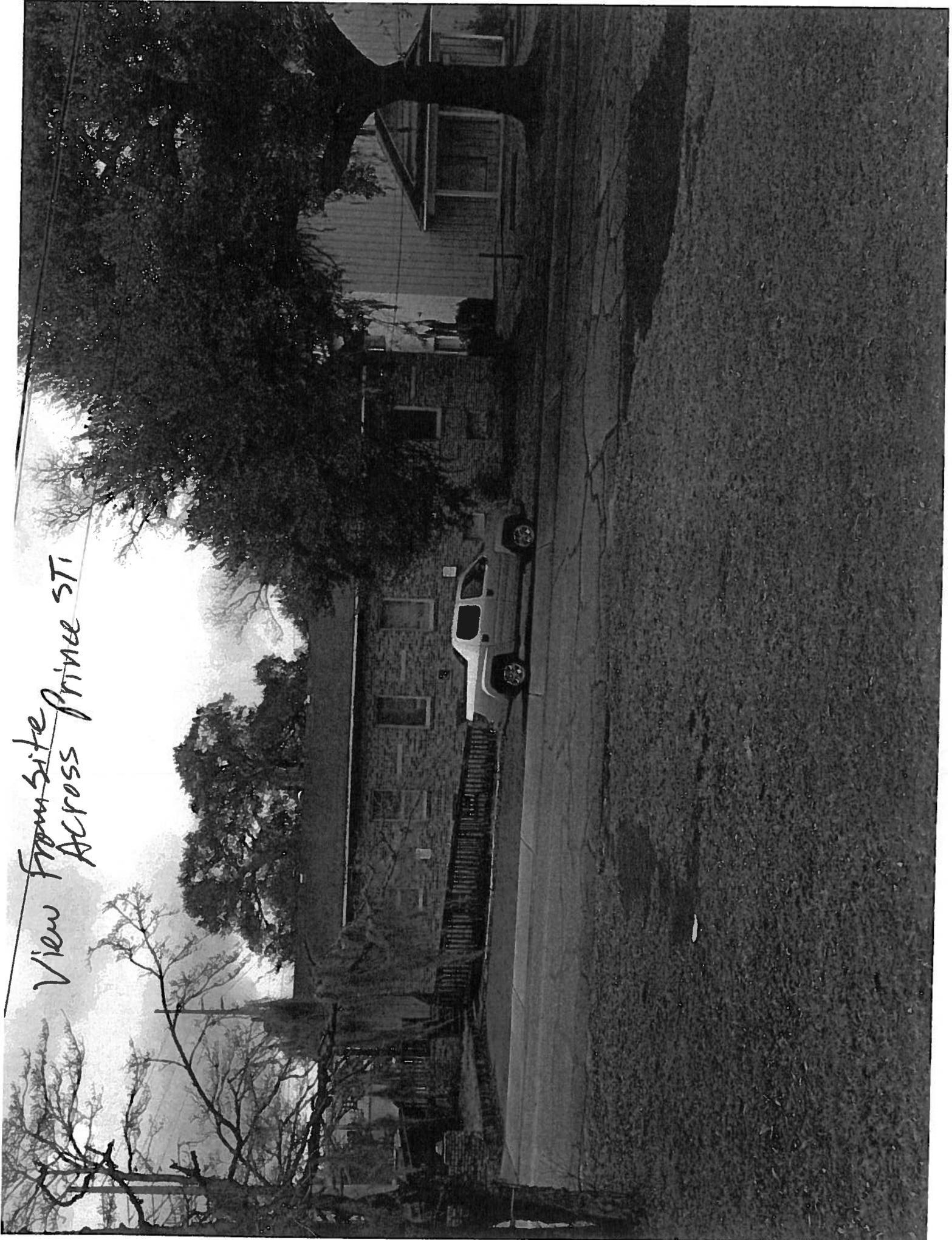
View of site from Ribaut Rd



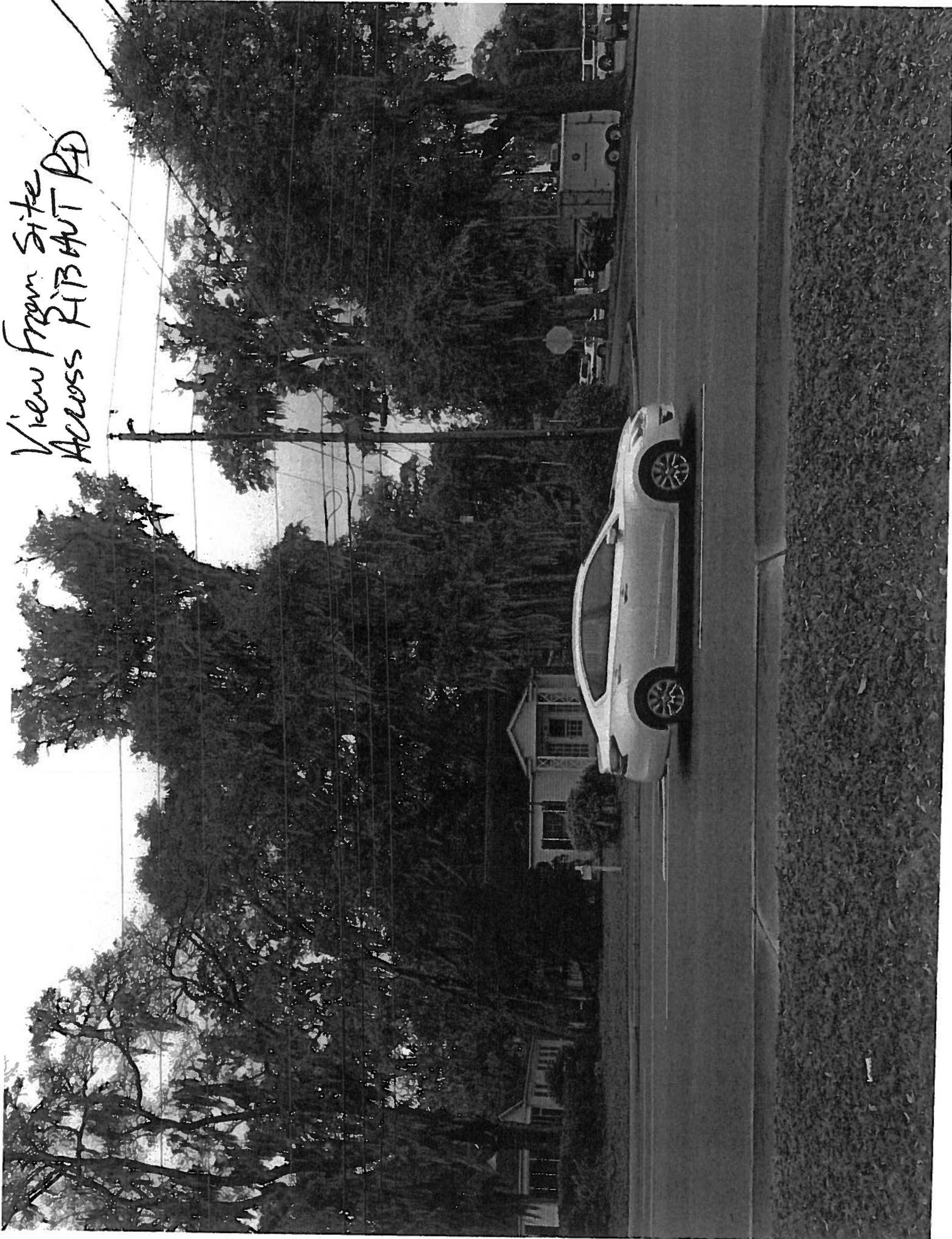
View of site from Prince St



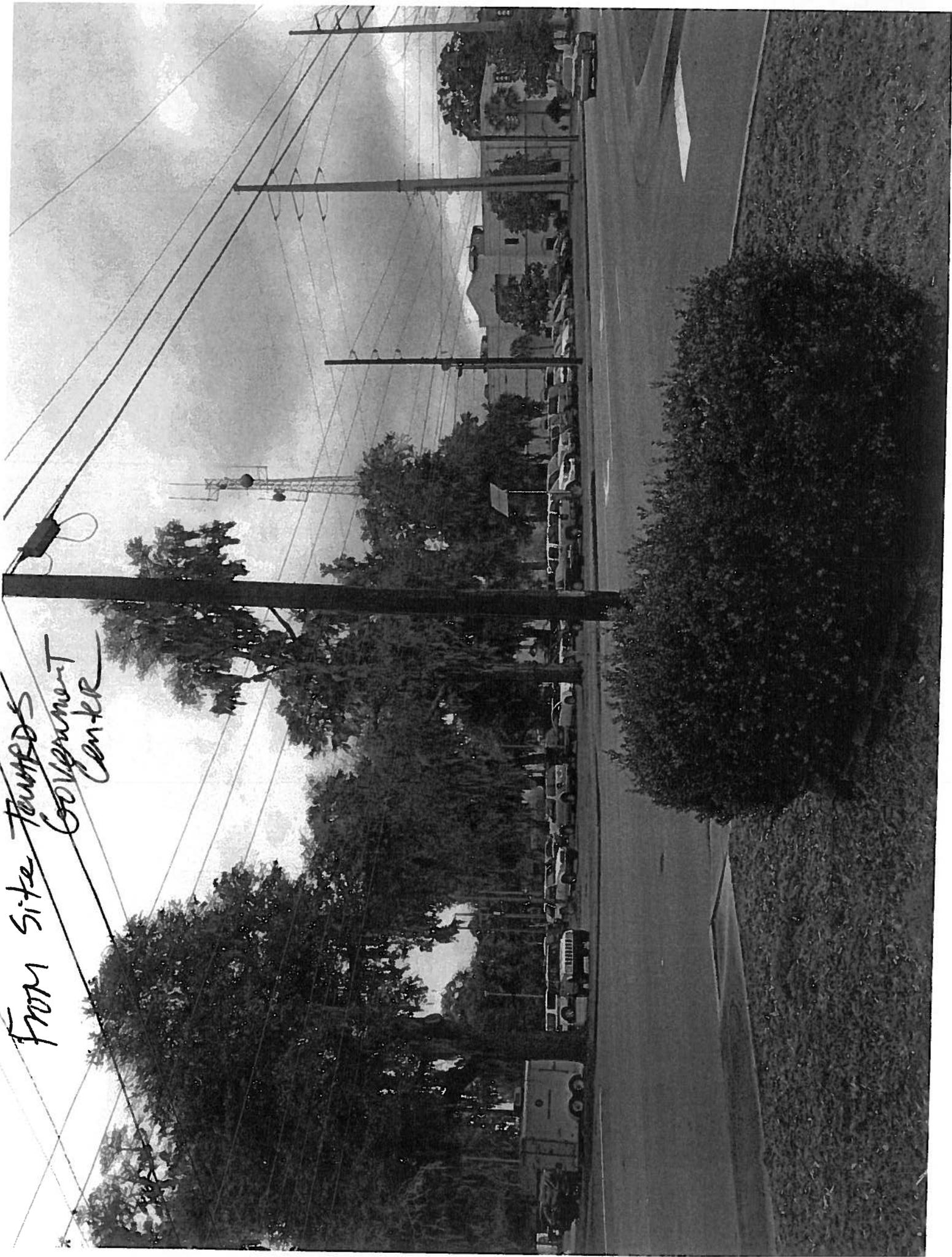
View from site  
Across Prince St.



View from site  
Across RIBAUT RD



From Site Towards  
Government  
Center



ACROSS SITE  
FROM SIDEWALK  
ON RIBAUT

