

**306 COTTAGE FARM DRIVE
VARIANCE APPLICATION**

AP 11817
PA 7/13/15
CK 5663

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
*Revised September 12, 2014

Application Fees	
<input type="checkbox"/>	Residential \$200
<input type="checkbox"/>	Commercial \$300
<input checked="" type="checkbox"/>	Special Meetings \$500

VARIANCE APPLICATION

OFFICE USE ONLY: Date Filed: 7-13-15 Application #: 2B15-16 Zoning District: DeA

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): Thompson Builders
Address: 78 Sams point Rd. Bft. SC 29907
Telephone: 843-812-9322 [day] _____ [fax]
E-mail: TOCO1114@gmail.com

OWNER(S) if other than Applicant(s): Carolina Wren Property LLC
Address: 122 Fuller St. Bft. SC 29902
Telephone: - [day] _____ [fax]

PROPERTY STREET ADDRESS: 306 Cottage Farm Dr.
Tax Map No.: R200 010 000 0065 0000
Parcel No.: R120 005 000 0288 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 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: 7-13-15 Owner's Signature: Audrey Matrese

I (We) certify that the information in this application is correct.
Date: 7-13-15 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): Sect. 5.4.B.1.a Garage Located in front of the front line of Dwelling

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) Building a 1 Family Home.

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: _____

b. These conditions do not generally apply to other property in the vicinity as shown by: 20% of Homes In Cottage Farm Have The Same Front Load Garage Forward of the front plane of the House.

c. The conditions are not the result of the applicant's own actions as follows: Trying to match Existing Structures In neighborhood.

d. Granting of the variance would not substantially conflict with the Comprehensive Plan and the purposes of the UDO in that: it will match many Homes In Cottage Farm.

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: _____

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 will match other Homes In Cottage Farm. It has Been Approved by The Cottage Farm ARB.

Libby Anderson

From: John Sheppard <oljshep@yahoo.com>
Sent: Tuesday, July 28, 2015 1:53 PM
To: Libby Anderson
Subject: Zoning variance hearing - 8/4 - 306 Cottage Farm Drive

Dear Libby:

The Cottage Farm Architectural Control Committee met on June 29, 2015 to consider plans submitted by Thompson Builders for the new Dunkerly residence proposed for 306 Cottage Farm Drive. The concept and design was approved as submitted. In the process of making the approval, the Committee discussed the desirability of providing a side entrance to the garage. After discussion it was decided that the configuration of the property rendered a side entrance impractical. From our point of view, with the overall design being attractive and appropriate to the area, we felt the front entrance should be allowed.

I write this to provide you with background information prior to the scheduled August 4 hearing. If I can be of assistance to you in this matter, please contact me either at this email or at 843-379-4633.

Sincerely yours,

John Sheppard
ACC Chair



LOCATION MAP (N.T.S.)

- NOTES:**
- 1) THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT, 1982, AND THE REGULATION THEREUNDER.
 - 2) THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEYING ACT, 1982, AND THE REGULATION THEREUNDER.
 - 3) THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEYING ACT, 1982, AND THE REGULATION THEREUNDER.
 - 4) THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEYING ACT, 1982, AND THE REGULATION THEREUNDER.
 - 5) THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEYING ACT, 1982, AND THE REGULATION THEREUNDER.
 - 6) THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEYING ACT, 1982, AND THE REGULATION THEREUNDER.
 - 7) THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEYING ACT, 1982, AND THE REGULATION THEREUNDER.
 - 8) THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEYING ACT, 1982, AND THE REGULATION THEREUNDER.
 - 9) THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEYING ACT, 1982, AND THE REGULATION THEREUNDER.
 - 10) THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEYING ACT, 1982, AND THE REGULATION THEREUNDER.
 - 11) THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE SURVEYING ACT, 1982, AND THE REGULATION THEREUNDER.

- REFERENCES:**
- 1) THE SURVEYING ACT, 1982.
 - 2) THE REGULATION UNDER THE SURVEYING ACT, 1982.
 - 3) THE SURVEYING ACT, 1982.
 - 4) THE REGULATION UNDER THE SURVEYING ACT, 1982.
 - 5) THE SURVEYING ACT, 1982.
 - 6) THE REGULATION UNDER THE SURVEYING ACT, 1982.
 - 7) THE SURVEYING ACT, 1982.
 - 8) THE REGULATION UNDER THE SURVEYING ACT, 1982.
 - 9) THE SURVEYING ACT, 1982.
 - 10) THE REGULATION UNDER THE SURVEYING ACT, 1982.
 - 11) THE SURVEYING ACT, 1982.
 - 12) THE REGULATION UNDER THE SURVEYING ACT, 1982.



GASQUE & ASSOCIATES INC.
 LAND SURVEYORS PLANNERS
 23 PROCTORSON, VALDE GRILL, BEAUFORT, S.C.
 P.O. BOX 1341, BEAUFORT, S.C.
 (843) 522-1796

Scale 1" = 10'



TREE & TOPOGRAPHICAL SURVEY
LOT 116 PHASE II
COTTAGE FARM SUBDIVISION
 PREPARED FOR
THOMPSON BUILDERS
 CITY OF BEAUFORT
 BEAUFORT COUNTY SOUTH CAROLINA
 DATE 4/7/2015 SCALE 1"=10'

TREE LEGEND

Symbol	Description
(Circle with dot)	Small Tree
(Circle with cross)	Medium Tree
(Circle with vertical lines)	Large Tree
(Circle with horizontal lines)	Very Large Tree
(Circle with diagonal lines)	Dead Tree
(Circle with horizontal lines and dot)	Small Tree with Fruit
(Circle with vertical lines and dot)	Medium Tree with Fruit
(Circle with horizontal lines and dot)	Large Tree with Fruit
(Circle with diagonal lines and dot)	Very Large Tree with Fruit
(Circle with horizontal lines and cross)	Small Tree with Flower
(Circle with vertical lines and cross)	Medium Tree with Flower
(Circle with horizontal lines and cross)	Large Tree with Flower
(Circle with diagonal lines and cross)	Very Large Tree with Flower
(Circle with horizontal lines and dot and cross)	Small Tree with Fruit and Flower
(Circle with vertical lines and dot and cross)	Medium Tree with Fruit and Flower
(Circle with horizontal lines and dot and cross)	Large Tree with Fruit and Flower
(Circle with diagonal lines and dot and cross)	Very Large Tree with Fruit and Flower





REVISION SET.

08.17.2018	PRELIMINARY AND REVISION SET.
08.29.2018	ISSUING PERMIT SET.

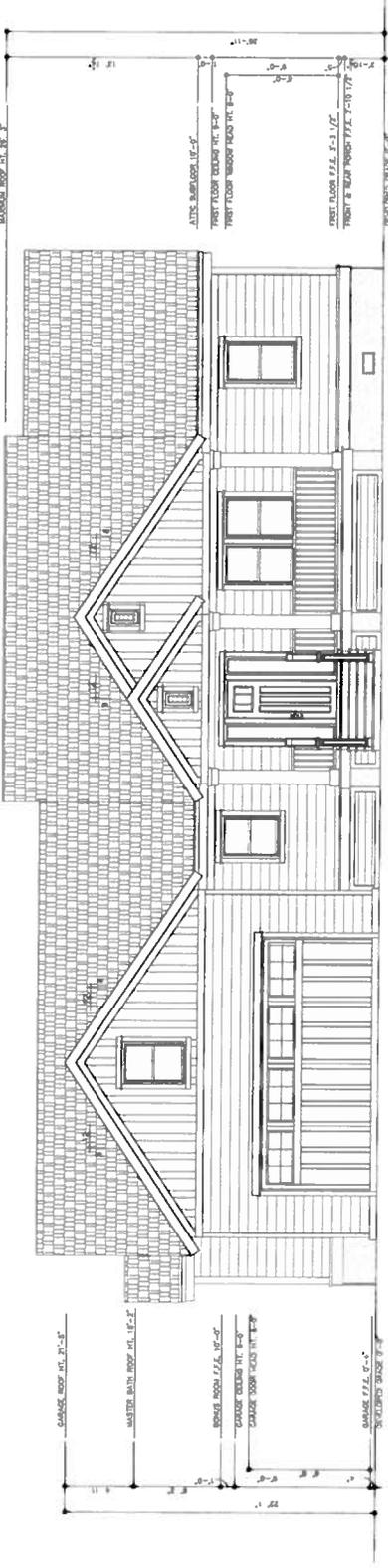
Dunkerley Residence
 Lot 116 - Cottage Farm, Phase II
 Beaufort, SC 29907

DISCLAIMER AND LIMITATION OF LIABILITY:
 ALL DRAWINGS PRODUCED BY THOMPSON BUILDERS ARE PREPARED FOR CLIENT'S USE ONLY. ANY CHANGES OR REVISIONS MUST BE MADE BY THE CLIENT. ALL DRAWINGS MUST BE SEALD BY A LICENSED STRUCTURAL ENGINEER. THOMPSON BUILDERS ALWAYS TAKE PRECEDENCE OVER ANY OTHER CONTRACT DOCUMENTS. THOMPSON BUILDERS WILL NOT BE HELD LIABLE FOR ANY DAMAGES OR LOSSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THESE DRAWINGS FOR PURPOSES OTHER THAN THOSE FOR WHICH THEY WERE PREPARED.

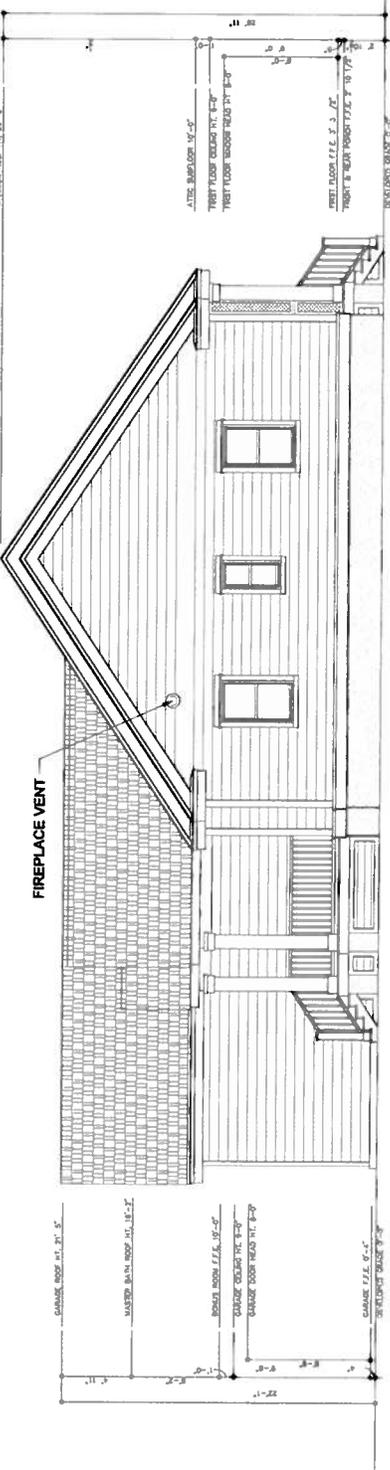
SHEET TITLE:
 Front & Right Elevations

A3

DATE: _____
 DRAWN: _____



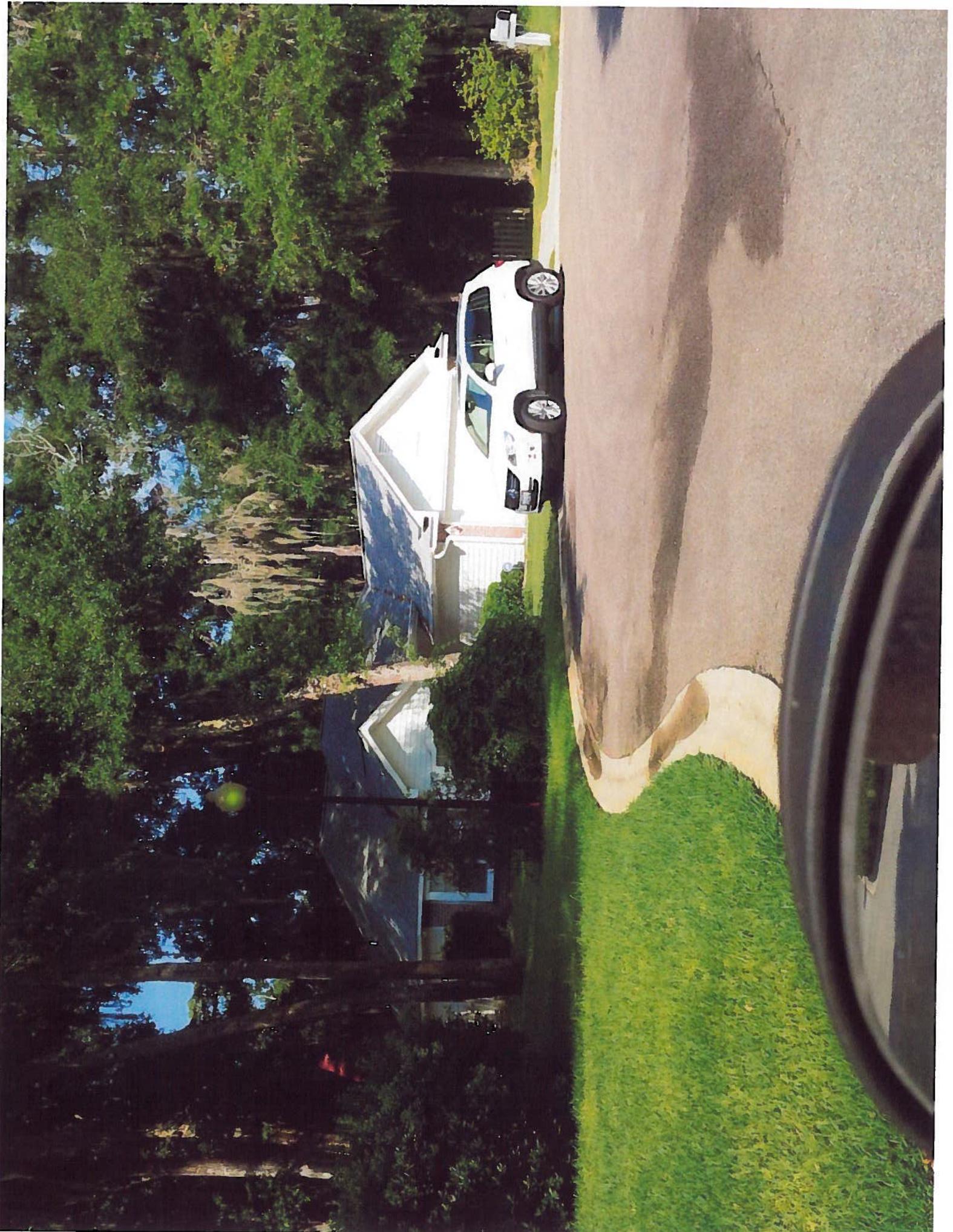
FRONT ELEVATION
 SCALE 1/4" = 1'-0"

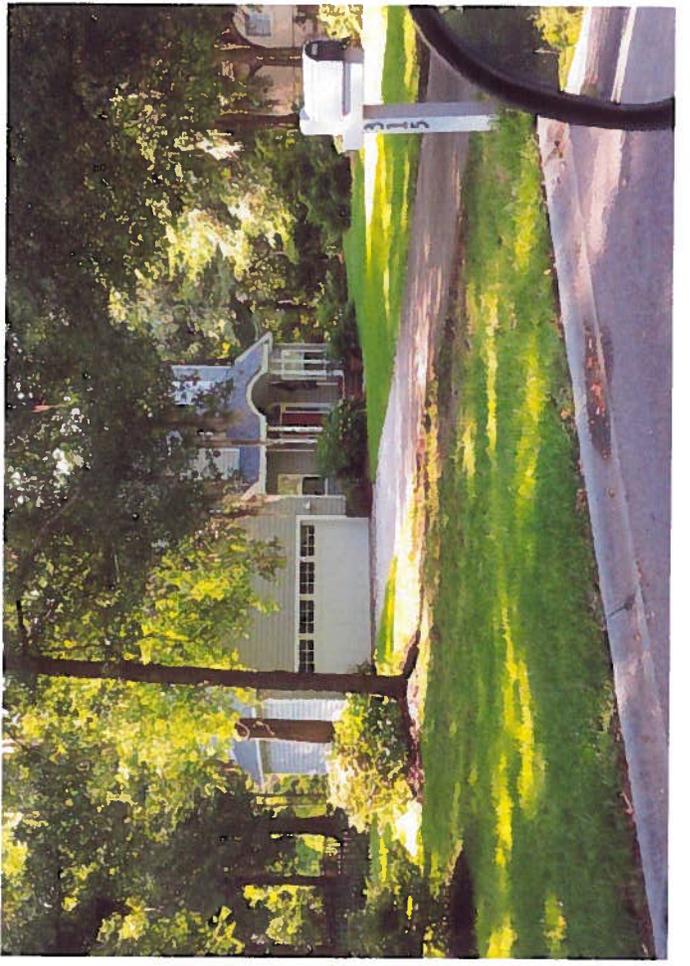


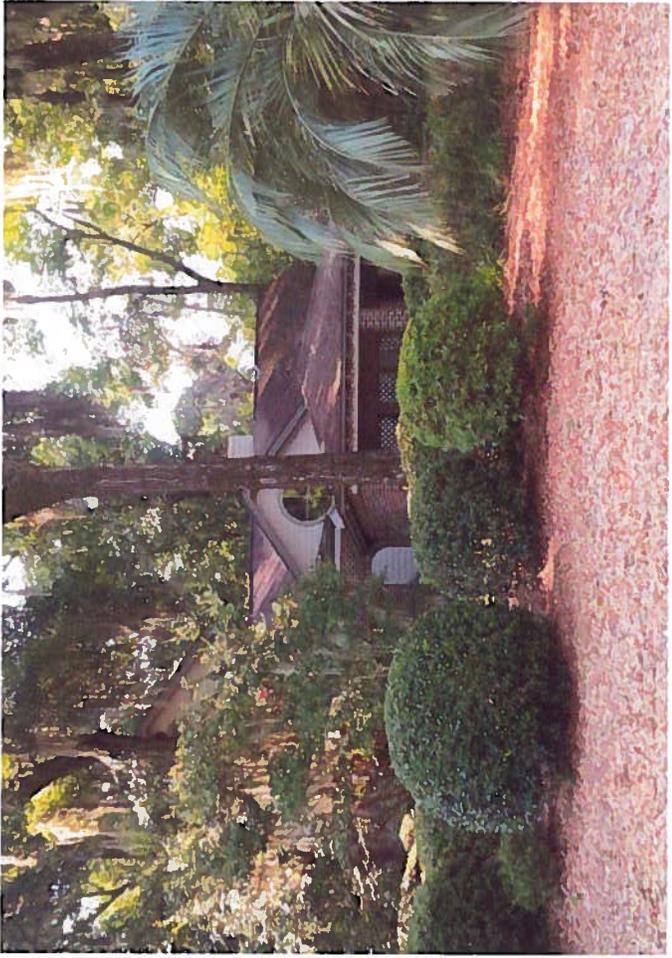
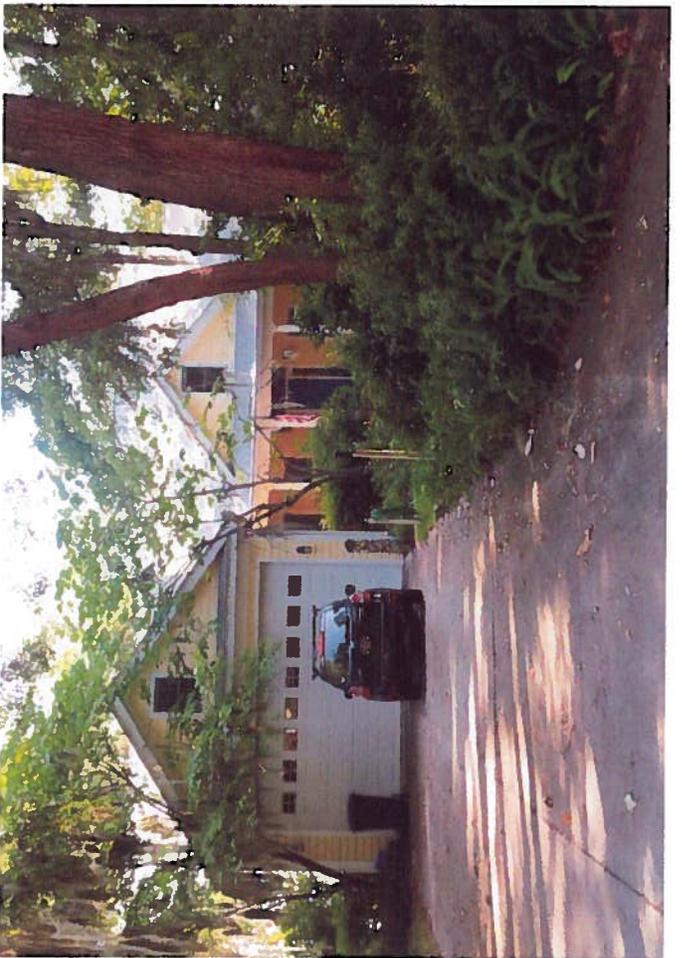
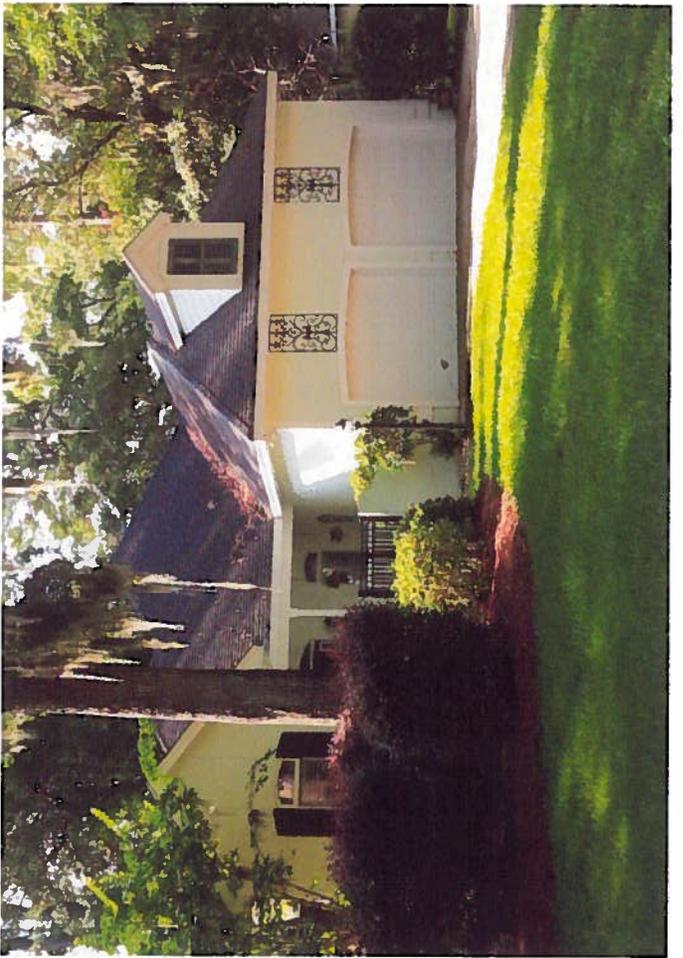
RIGHT ELEVATION
 SCALE 1/4" = 1'-0"

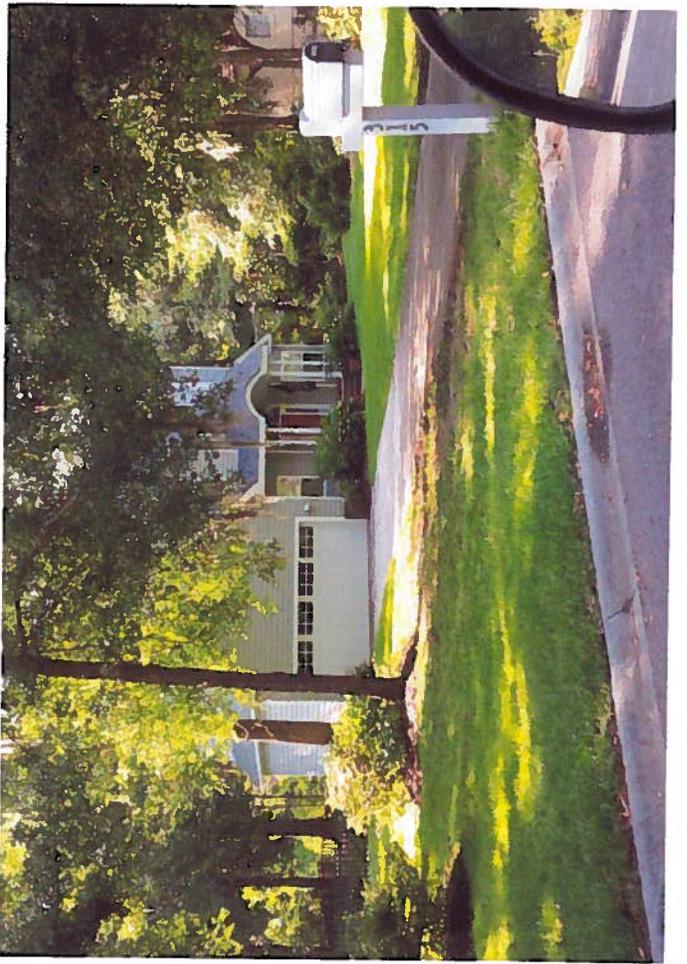
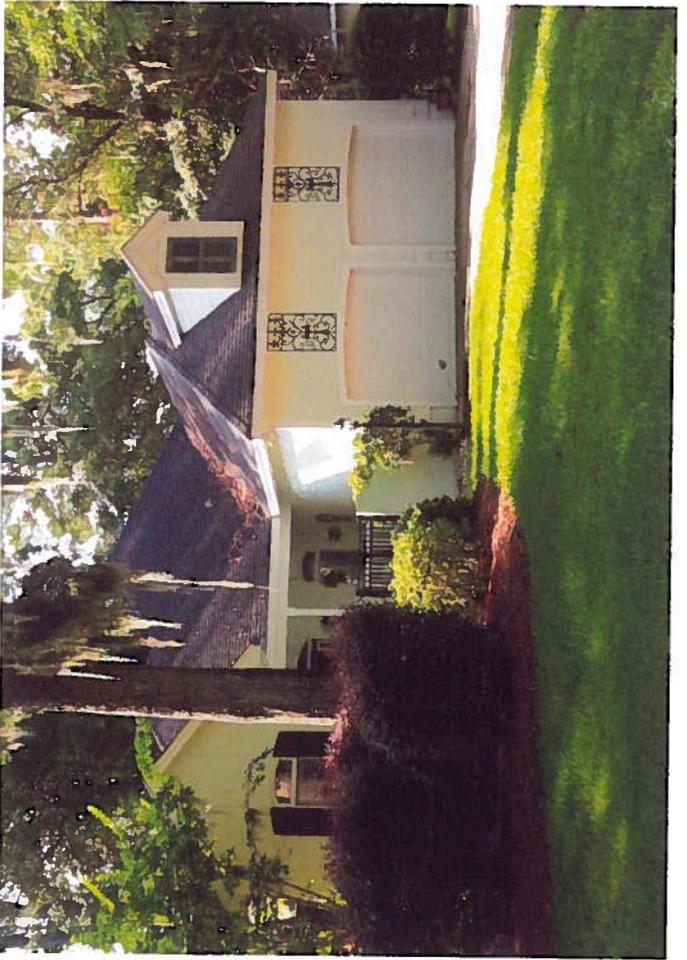












**306 COTTAGE FARM DRIVE
STAFF REPORT**

**CITY OF BEAUFORT
ZONING BOARD OF APPEALS
Staff Report and Recommendations
Meeting of 4 August 2015**

Case Number: ZB15-16
Property Address: 306 Cottage Farm Drive
Applicant: Thompson Builders
Type of Request: Variance from Requirements for Garage Design
Zoning: Cottage Farm Planned Unit Development

Background: The property is located at 306 Cottage Farm Drive in the Cottage Farm subdivision (see attached Site Location Map). The property is identified as R120 005 000 0288 000. The lot is zoned Cottage Farm Planned Unit Development. The property is currently undeveloped. The applicant is proposing to build a single-family dwelling with an attached garage.

Section 5.4.B.1 of the Unified Development Ordinance (UDO) sets out the conditions for development of garages (see attachment). Paragraph a of that section reads, "Such structure shall not be located in front of the front line of the dwelling except on lots on the marsh or water or where the garage will be more than 100' from the front property line." The applicant is requesting a variance of this section of the ordinance so that the attached garage can project 24' in front of the front façade of the dwelling. The Cottage Farm Architectural Control Committee has approved the design of the proposed structure (see attachment). The applicant has provided photos of some of the structures in the neighborhood with projecting front-facing garages.

Staff comments: The Cottage Farm neighborhood is almost completely built-out. Most of the dwellings in the neighborhood have attached garages. There is a wide variety in the design of the garages. Some garages project in front of the dwelling with the doors facing the street; some have side-facing doors. Some garages have doors facing the street but are located behind the front façade. Given the proposed house design and the lot width, there is not enough room to permit the garage to face the side of the lot. Generally, 22' is the minimum needed to allow vehicles to turn into a side-facing garage.

Public comment: The property was posted on July 13. Letters were sent to adjoining property owners on July 20. The public hearing notice referencing this application appeared in the July 20 edition of *The Beaufort Gazette*. 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 exception conditions pertaining to this lot in that it is one of the last remaining undeveloped lots in the Cottage Farm neighborhood.
- (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 of the other lots in the neighborhood are already developed.
- (3) *Conditions not a result of the applicant's own actions.* These conditions are not the result of the applicant's own actions.
- (4) *Not in conflict with Comprehensive Plan.* In staff's opinion, granting of the variance would not be in conflict with the Comprehensive Plan and the purposes of the Unified Development Ordinance, in that the design of the house with the attached front-facing garage is generally in keeping with other dwellings in the neighborhood.
- (5) *Unreasonable restriction on utilization of the property.* The staff believes it is an unreasonable restriction on use of the property to require the developer to redesign the building to make a side-facing garage or to eliminate the projecting garage, when there are already several examples of projecting, front-facing garages in the neighborhood.
- (6) *Detriment to adjacent property and the public good.* Staff believes that granting the variance will not be of detriment to adjacent property and the public good when there are already several projecting front-facing garages in the neighborhood, and when the Architectural Control Committee as approved the dwelling as originally designed.

5.4 Accessory Uses

A. Purpose

In addition to the Principal Uses, each of the following uses is considered to be a Customary Accessory Use, and as such, may be situated on the same lot with the Principal Use or uses to which it serves as an accessory. No accessory use or structure, except for docks, shall be constructed or established on any lot prior to the time of construction of the principle structure to which it is accessory.

B. Uses Customarily Accessory to Residential Dwellings

1. Either a private garage (attached or detached) or workshop subject to the following standards:
 - a. Such structure (including attached garages) shall not be located in front of the front line of the dwelling (i.e. front façade, front building wall) except on lots on the marsh or water or where the garage will be more than 100' from the front property line.
 - b. A garage (attached or detached) shall not exceed 50% of the footprint of the dwelling; however, in no case shall the footprint of the garage exceed 1,200 square feet.
 - c. Detached garages shall not exceed the height of the primary structure except when the garage contains an accessory dwelling unit.
 - d. A garage may be provided with electricity, a sink, and a commode.
 - e. A workshop shall not exceed 320 square feet.
 - f. A workshop may be provided with electricity and a sink, but shall not be used as an accessory dwelling unit.
2. One shed or storage building up to 3% of the size of the lot, not to exceed 320 square feet. Steel cargo storage containers or modified versions thereof are not permitted. Sheds shall not be located in front of the front line of the dwelling. Such shed may be provided with electricity and a sink.
3. One children's playhouse up to 150 square feet in size and play equipment.
4. One private swimming pool, which may have a bath house or cabana up to 200 square feet in size and 15 feet in height. Such pool shall have fencing (barriers) meeting the requirements of Section AG105 of the International Residential Code as amended.
5. One private dock which may have a boat house under 15 feet in height.
6. Noncommercial flower, ornamental shrub or vegetable garden.
7. Gazebos, trellises, picnic tables, and furniture designed specifically for outdoor use.
8. One accessory dwelling unit subject to the standards set out in Section 5.3.B.1.

C. Uses Customarily Accessory to Retail Business, Office Uses and Commercial Recreational Facilities

1. Off-street parking or storage area for customers, clients or employee-owned vehicles.