

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](mailto:planning@cityofbeaufort.org)  
**\*Revised October 7, 2010\***

Application Fee  
\$300

*9669  
pd3/24/14  
CK*

**SPECIAL EXCEPTION APPLICATION**

OFFICE USE ONLY: Date Filed: 3/24/14 Application #: ZB14-06 Zoning District: R-2

**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.

APPLICANT(S): Domi Adsum, LLC (John & Erica Dickerson)  
Address: 1302 Charles St, Beaufort, SC 29902  
Telephone: (301) 806-4731 [day] \_\_\_\_\_ [fax]  
E-mail: john@domiadsum.com

**PAID**  
*3/24/14*

OWNER(S) if other than Applicant(s): Closing on April 9, 2014  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ [day] \_\_\_\_\_ [fax]

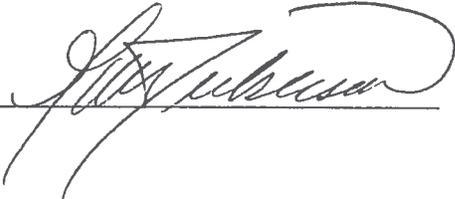
PROPERTY STREET ADDRESS: 2413 Hermitage  
Tax Map No.: R120 005 000 0065 0000  
Parcel No.: LOT 44 HUNDRED PINES 11-12-73 DB02051597

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: 3/20/2014 Applicant's Signature: 

City of Beaufort Zoning Board of Appeals

1911 Boundary Street

Beaufort, South Carolina 29902

Phone: (843) 525-7011, Fax: (834) 986-5606

E-Mail: [planning@cityofbeaufort.org](mailto:planning@cityofbeaufort.org)

\*Revised October 7, 2010\*

APPLICATION FOR SPECIAL EXCEPTION

Applicant hereby appeals to the Zoning Board of Appeals for a special exception for a (ex. Type 2 Home Occupation) Short Term Rental

on property described on Page 1, which is permitted by special exception under the district regulation in Section 5.1 of the Unified Development Ordinance (UDO).

1. Applicant will meet the standards in Section 3.16.D of the UDO which are applicable to the proposed special exception in the following manner:

a. The proposed use is compatible with existing land uses in the surrounding area as follows: The property is a two bedroom, one bath ranch home with 982 sq ft of living space. It is residential and is three properties away from the Spanish Moss Trail.

b. The proposed site plan, circulation plan, and schematic architectural designs are harmonious with the character of the surrounding area in that: The site has on site parking for two to three cars. The yard is fenced in back on all sides. The character and design of the home will not change from it's current design, but will be enhanced to accommodate travelers looking for premium accommodations.

c. The likely impact on public infrastructure such as roads, parking facilities, and water and sewer systems, and on public services such as police and fire protection and solid waste collection, and the ability of existing infrastructure and services to adequately service the proposed use without negatively impacting existing uses in the area and in the City are as follows: None

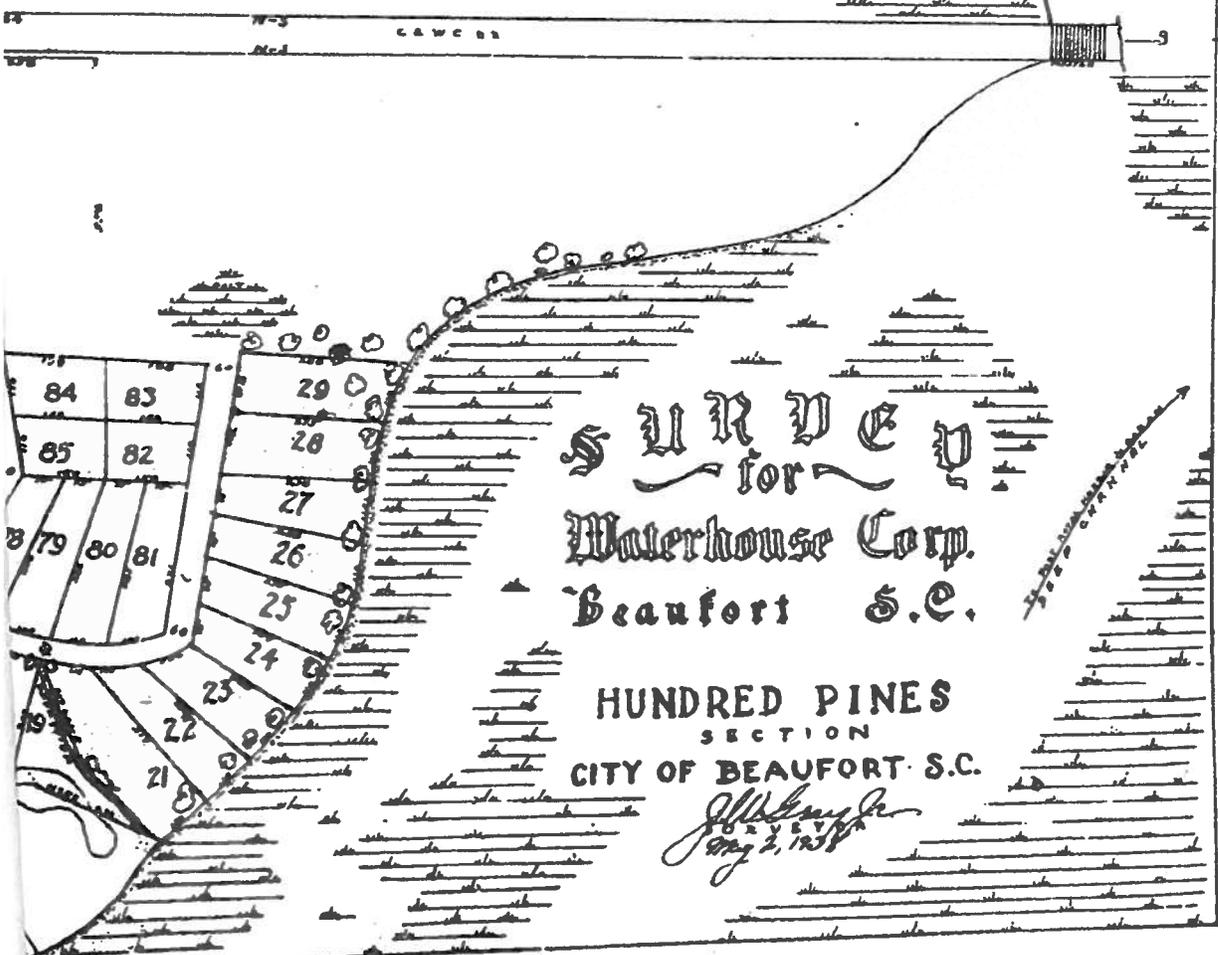
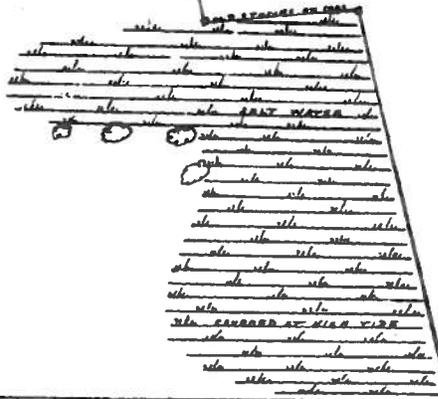
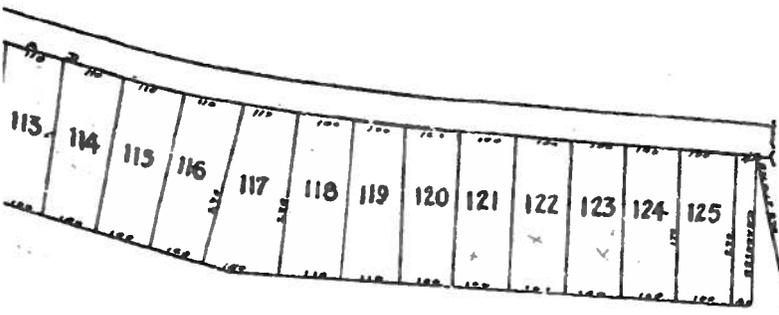
d. The proposed use(s) and designs are in general conformity with the City's comprehensive Plan and any other plans officially adopted by the City in that: Yes

e. The likely impact on public health and safety is as follows: None

f. Potential creation of noise, lights, fumes, dust, smoke, vibration, fire hazard, or other injurious or obnoxious impacts is as follows: None

[A site plan must be submitted]



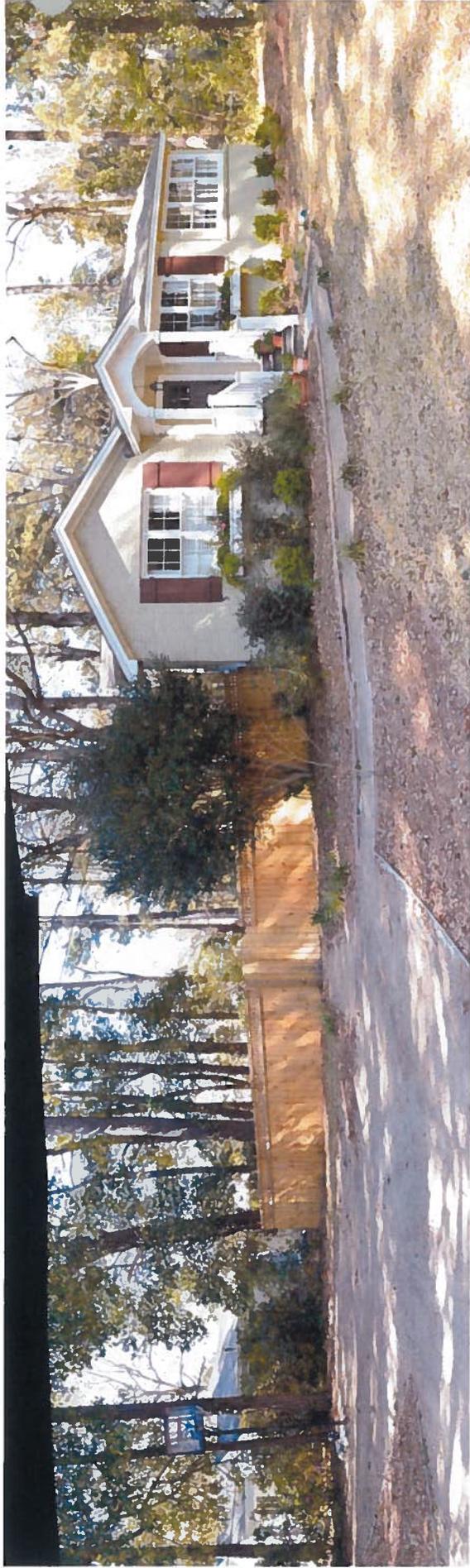


BOOK 4 PAGE 42 1/2

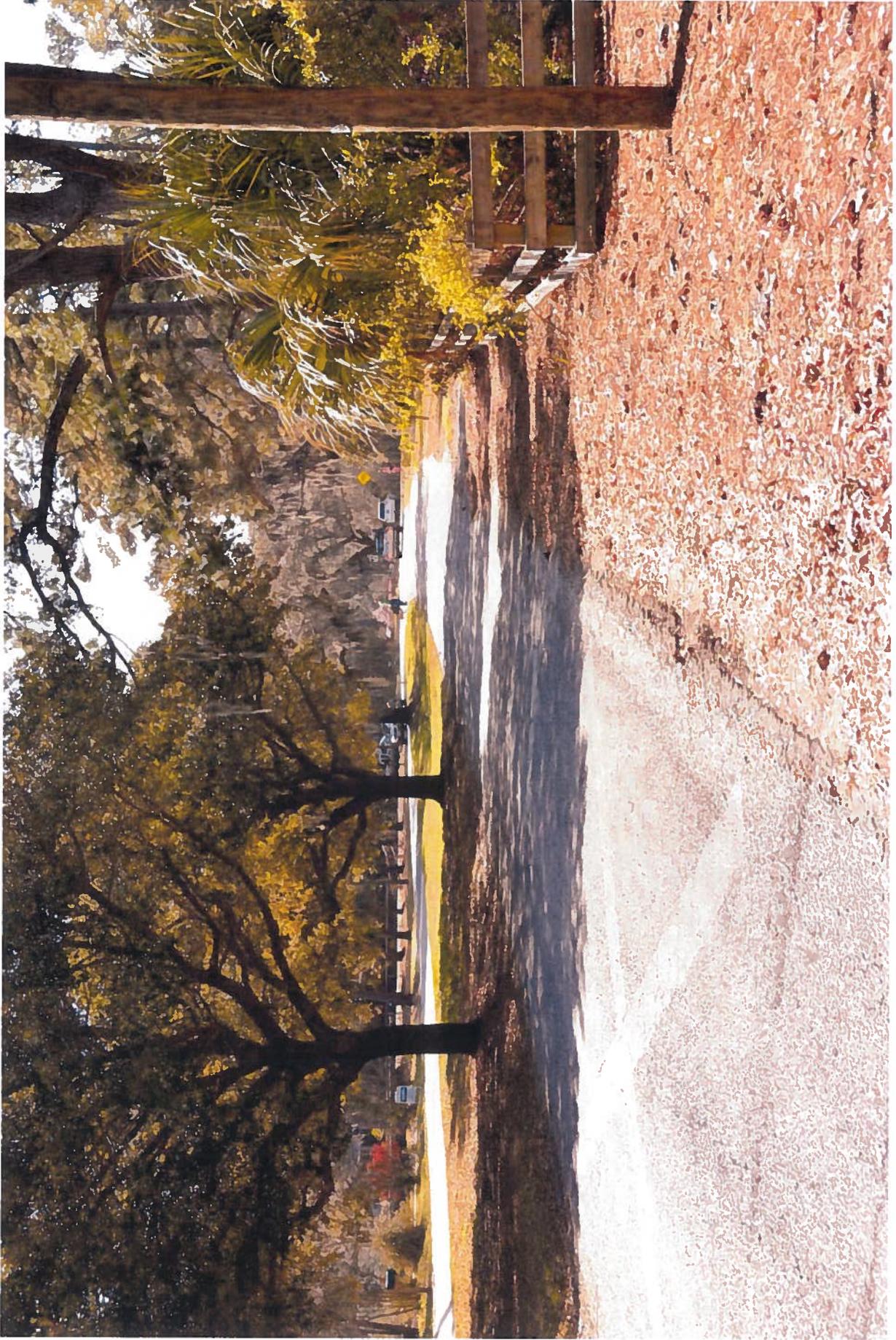


Rec'd 3/24/14  
for 4/28/14 2B14-06

2413 Hermitage - House View

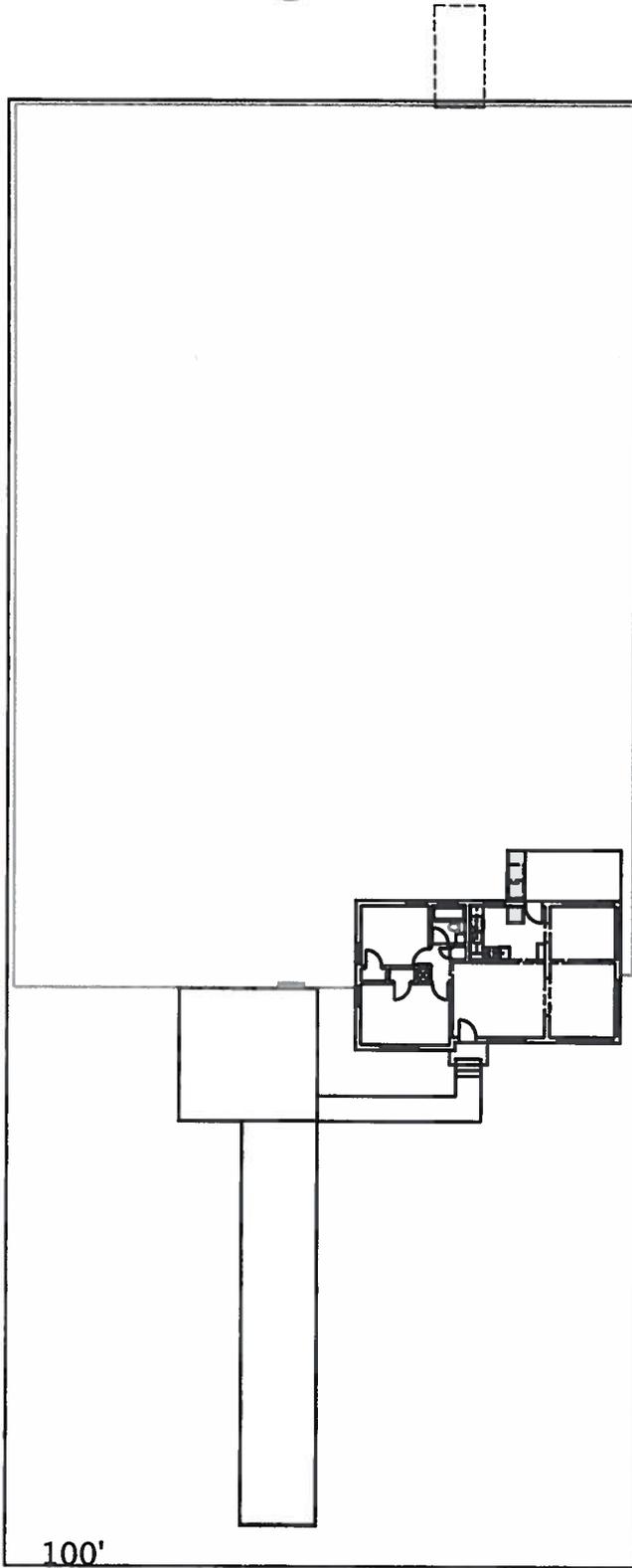


2413 Hermitage - Panorama



2413 Hermitage - View from driveway to Spanish Moss Trail

232'



100'

2413 Hermitage Road  
Beaufort, SC 29902

*ZB/4-06*



