

**\$ PAID**  
4/7/14 *ck*

APP#  
9743

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 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: 4-7-14 Application #: ZB14-07 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): Sharou L. Perry  
Address: 864 Ribaut Road Bc1 29902  
Telephone: 908 246-8149 [day] \_\_\_\_\_ [fax]  
E-mail: slperry68@gmail.com

OWNER(S) if other than Applicant(s): Sharou L. Perry  
Address: 864 Ribaut Rd Beaufort SC  
Telephone: 908 246-8149 [day] \_\_\_\_\_ [fax]

PROPERTY STREET ADDRESS: 864 Ribaut Road  
Tax Map No.: R120 005 000 0134 0000  
Parcel No.: 00223911

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: 4/4/14 Applicant's Signature: [Signature]

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\*

**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): \_\_\_\_\_

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) 6ft. solid  
privacy fence.

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: gas line in the way of the proposed fence. In order to stay out of the way of the gas line need to put fence against

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

c. The conditions are not the result of the applicant's own actions as follows: gas line in the way of proposed fence see above

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

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: \_\_\_\_\_

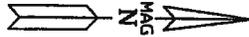
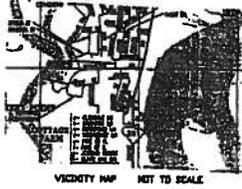
f. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons: Neighbor will not see a substantial portion of fence due to shrubs/trees

existing chain link fence facing opposite way



RECEIVED  
APR 1 2014

for 4-28-14  
ZB14-06



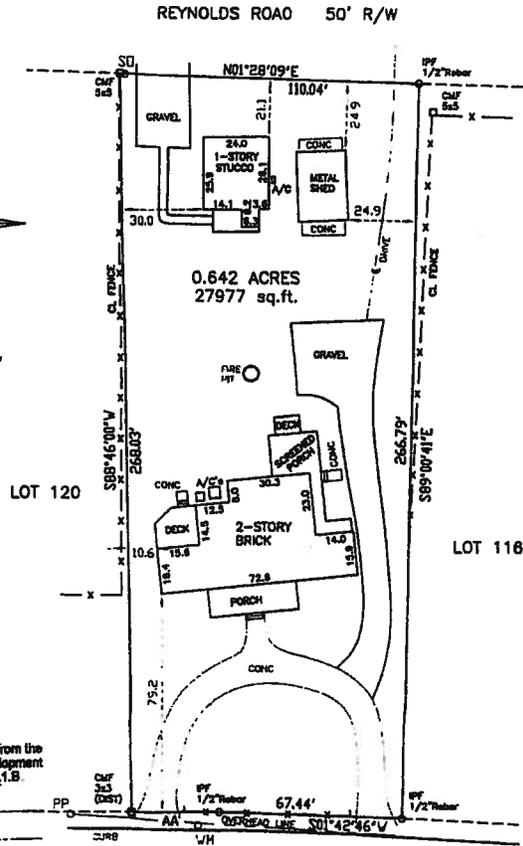
| NO. | BEARING     | DISTANCE |
|-----|-------------|----------|
| AA  | S00°44'35"E | 32.23'   |

LEGEND:  
 SO - STUB-OUT  
 WM - WATER METER  
 PP - POWER POLE



The development plan shown hereon is exempt from the requirements of the City of Beaufort Unified Development Ordinance according to the provisions of Article 8.1.B.

Certified by: *J. Beatty*  
 7-29-13  
 D. to: City of Beaufort Planning Department



CLOSING PLAT  
 PREPARED FOR  
 SHARON L. PERRY  
 CITY OF BEAUFORT  
 BEAUFORT COUNTY, SOUTH CAROLINA

THE SAME BEING LOT 119, HUNDRED PINES SUBDIVISION AS SHOWN ON A PLAT BY J.W. GRAY DATED MAY 2, 1938 AND RECORDED IN THE REGISTER OF DEEDS OFFICE FOR BEAUFORT COUNTY, SOUTH CAROLINA IN PLAT BOOK 4, PAGE 42-1/2.

I HEREBY STATE 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 B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS PROPERTY IS LOCATED IN ZONE C AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450026 0005 D, DATED 9-29-86.

R120-005-000-0134-0000

0 20' 40' 80' 120'

SCALE 1" = 40'  
 DECEMBER 2, 2010  
 P14493/MMA

BEAUFORT COUNTY SC-ROD  
 BK 00137 PG 0048  
 DATE: 07/30/2013 04:18:03 PM  
 INST # 2013043895 RCPT# 718517

*David S. Youmans*  
 DAVID S. YOUMANS RLS 9765  
 BEAUFORT SURVEYING, INC.  
 1613 PARIS AVENUE  
 PORT ROYAL, S.C. 29935  
 PHONE (843) 624-3261