



CITY OF BEAUFORT
ZONING BOARD OF APPEALS
1911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7011

AGENDA

City of Beaufort

ZONING BOARD OF APPEALS

Monday, November 25 2024, 5:30 P.M.

City Hall, Council Chambers, 2nd Floor – 1911 Boundary Street, Beaufort, SC

Please click the link below to access the webinar:

<https://us02web.zoom.us/j/81827982591?pwd=p0Sk1q9TRMUebo1dc4awBTehYaI7WL.1>

Passcode: 216506

Meeting ID: 818 2798 2591

Call in Phone #: 1+929 205 6099

STATEMENT OF MEDIA NOTIFICATION: “In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place, and agenda of this meeting.”

I. Call to Order

II. Pledge of Allegiance

III. *FREEDOM OF INFORMATION ACT COMPLIANCE*

Public Notification of the Zoning Board of Appeals meeting has been published in compliance with the *Freedom of Information Act* requirements.

IV. Review of Minutes:

A. Minutes of the October 21, 2024 Meeting

V. Review of Projects

A. 106 South Hermitage Road, identified as R120 005 000 0042 0000, Variance

Applicant: Johan Niemand, JHN-Residential Building Design

The applicant is requesting a variance from Section 4.5.3.B.3, to allow an accessory dwelling unit (ADU) to be placed in front of the primary residence. The property is further identified as R120 005 000 0042 000. The properties are zoned T3-Suburban District (T3-S).

VI. Adjournment



Zoning Board of Appeals

Meeting Minutes – October 15, 2024

CALL TO ORDER

1:42

A meeting of the Zoning Board of Appeals was held in-person on October 15, 2024 at 5:31 p.m.

ATTENDEES

Members in attendance: Kenneth Hoffman (Chairman), Marc Sviland (Vice-Chairman), Patrick McMichael and Parker Moore.

Members absent: Kevin Blank.

Staff in attendance: Curt Freese (Community Development Director).

REVIEW OF MINUTES – JUNE 24, 2024

2:33

Motion: Mr. Sviland made a motion to approve the minutes of the June 24, 2024 meeting as submitted; seconded by Mr. McMichael. The motion passed unanimously

All Zoning Board of Appeals meeting minutes are recorded and can be found on the City's website at <http://www.cityofbeaufort.org/AgendaCenter>. Audio recordings are available upon request by contacting the City Clerk, Traci Guldner at 843-525-7024 or by email at tguldner@cityofbeaufort.org

APPLICATIONS

3:06

A. 1301 Boundary Street/1304 Calhoun Street, identified as R120 004 000 0003 0000, Variances

Applicant: Jason Farrow and Dana Peebles

The applicants are requesting a variance from Section 3.7.2.D.2 to allow bay doors to garages to be oriented towards the ROW; a variance from Section 4.6.3.C.1, regarding a reduction of the required fenestration of 40% to any wall in the T5-UC district, a variance from Section 4.6.3.C.2.a, regarding the type of windows allowed per the code. The property is further identified as R120 004 000 0003 0000. The properties are zoned T5-Upper Corridor District (T5-UC).

Curt Freese presented the staff report.

Public Comment

Jay Weidner own his home and his business at 1307 & 1309 Calhoun Street and has lived in Beaufort for 25 years. Boundary Street Collision business has been here just as long, and they are a great neighbor. Mr. Weidner suggested that the applicant use the existing fence and stop where the building is. Having a foot of space between the building and the fence is hard to maintain. He referred to the USCB Art Studio building across the street. He also suggested that the framing on the inside of the building be such that a future tenant might want to add windows that could be done conveniently and not rip apart the structure. Mr. Weidner doesn't have any objections with doors opening onto Calhoun Street. He reminded the applicant to take care of the landscaping, so it doesn't die.

Public Comment closed.

Motion: Mr. Moore made a motion to approve the variance as submitted. Mr. McMichael seconded the motion. The motion passed unanimously.

Mr. Freese stated that Mr. McMichael suggested switching the Board's meeting date starting in the new year.

Motion: Mr. McMichael made a motion that starting in January 2025, the ZBOA meetings be on Tuesdays instead of Mondays. Mr. Moore seconded the motion. The motion carried unanimously.

ADJOURNMENT

29:30

Mr. Moore made a motion to adjourn the meeting. Mr. McMichael seconded the motion. The meeting ended at 5:59 pm.



STAFF REPORT: VARIANCE

DATE: November 25, 2024

GENERAL INFORMATION

Applicant:	Johan Niemand, JHN-Residential Building Design
Site Location/Address:	106 South Hermitage Rd; R120 005 000 0042 0000
Applicant's Request:	The Applicant is requesting a variance from Section 4.5.3.B.3: to allow an accessory dwelling unit (ADU) to be placed in front of the primary residence.
Current Zoning:	T3-S

ZONING DISTRICT INFORMATION

	<u>T3-S</u>
Max Density	N/A
Min. Lot Size	9,000 SF min
Min. Lot Width (Front buildout)	75' min
Front Setback	20' min
Side Setback	10' min - Interior
	15' min – Corner/Alley
Rear Setback	15' min

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS

<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning /Buffer required if rezoned</u>
North: T3-S	Single Family Residential	N/A
South: T3-S	Single Family Residential	N/A
East: T3-S	Single Family Residential	N/A
West: T3-S	Single Family Residential	N/A

PROPOSAL/BACKGROUND

The applicant is proposing a carriage house to be placed in front of the primary residence, where normally carriage houses are relegated to be located either to the side or behind the primary residence. The property is in the T3-Suburban District (T3-S), which is single-family residential in character, with less development than other Transect-based districts within the city. To legally construct the proposed carriage house, the applicant is requesting a variance from Section 4.5.3.B.3 of the Beaufort Code, to allow placement of the carriage house in front of the primary residence.

The property is located on the corner of South Hermitage Road and Fripp Street. The carriage house would be located towards the northwest corner of the lot, in front of the primary residence.

Variance Requested:

Section 4.5.3.B.3

Placement on the Lot: The carriage house shall be located to the rear of the primary structure, or to the side as a secondary option, with the following exceptions:

- a. Units may be placed at the front of a lot where the front of the primary structure is not the street, and the structure has clearly been designed to take advantage of unique site amenities, such as location on the water.
- b. Units may be placed in the front of the lot where the prevailing character of the neighborhood has other similarly placed units.



VARIANCE REVIEW CRITERIA

Required Findings: A variance may be granted by the ZBOA if it concludes that the strict enforcement of any design and performance standard set forth in this Code would result in unnecessary hardship to the applicant, and that by granting the variance, the spirit of this Code will be observed, public welfare and safety will not be diminished, and substantial justice will be done. A variance may be granted in an individual case of unnecessary hardship only when the ZBOA makes, and explains in writing, all of the following findings:

<u>9.8.3 Finding of Fact</u>	<u>Rationale Present (yes/no)</u>	<u>Staff Analysis of Rationale</u>
<p>a. There are extraordinary and exceptional conditions pertaining to the particular piece of property. For example, the variance is justified because of topographic or other special conditions unique to the property and development involved, in contradistinction to the mere inconvenience or financial disadvantage.</p>	<p>Yes</p>	<ul style="list-style-type: none"> ✓ The primary residence was built in 1978 with the original lot being subdivided in 2005-2006. Because of this subdivision, there is virtually no physical space for any accessory structure larger than a small shed to be located in the rear of the lot. ✓ While the current ordinance already has exceptions for alternative ADU placement, it lacks consideration for lots that have primary residences located towards the rear of the lot. The ordinance assumes housing that is typically built towards the front of the lot, closer to the street, without consideration for older housing stock that may have homes located towards the rear of the lot.
<p>b. These conditions do not generally apply to other property in the vicinity.</p>	<p>Yes</p>	<ul style="list-style-type: none"> ✓ Most of the lots in the neighborhood have not been previously subdivided. The 2005-2006 subdivision particularly restricts the ADU placement options for 106 S Hermitage Rd.
<p>c. The conditions are not the result of the applicant's own actions.</p>	<p>Yes</p>	<ul style="list-style-type: none"> ✓ The current owner purchased the property in 2019, after the subdivision of the lot in 2005-2006.

<p>d. Granting of the variance would not substantially conflict with the Comprehensive Plan, the Civic Master Plan and the purposes and intent of this Code.</p>	<p>Yes</p>	<p>✓ Historically referred to as carriage houses or servant’s quarters, accessory dwelling units (ADUs) have long been a part of Beaufort’s built environment. They are an ideal way to accommodate affordable housing and increased density without changing the character of the neighborhood.</p>
<p>e. Because of these conditions, the application of this Code to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.</p>	<p>Yes</p>	<p>✓ As previously mentioned in Finding d., ADU’s are an ideal way to accommodate affordable housing without changing the character of the neighborhood. While the ordinance already has exceptions for alternative ADU placement, it lacks consideration for lots that have their primary residence located towards the rear of the lot, not located on the water, and so fails to meet the intent of the Comprehensive Plan and Civic Master Plan regarding ADU’s and their role in Beaufort’s built environment.</p>
<p>f. The authorization of a variance will not be of substantial detriment to adjacent property or the public good, and the character of the zone will not be harmed by the granting of the variance.</p>	<p>Yes</p>	<p>✓ There are waterfront lots across the street that have ADU’s located in the front. While these are permitted on account of their waterfront location, their location and proximity to 106 S Hermitage Rd gives precedent that ADU’s located in the front of the lot will not be of substantial detriment to adjacent</p>

		property, and the character of the zone will be maintained.
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Limitations: The ZBOA may not grant a variance if it would do any of the following:

- a. Allow the establishment of a use not otherwise permitted in the applicable district.**
- b. Increase the density of a use above which is permitted in the applicable district.**
- c. Physically extend a nonconforming use of land.**
- d. Change the zone boundaries shown on the Official Zoning Map.**

Profitability Not to Be Considered: Profitability shall not be considered grounds for a variance.

N/A for all limitations.

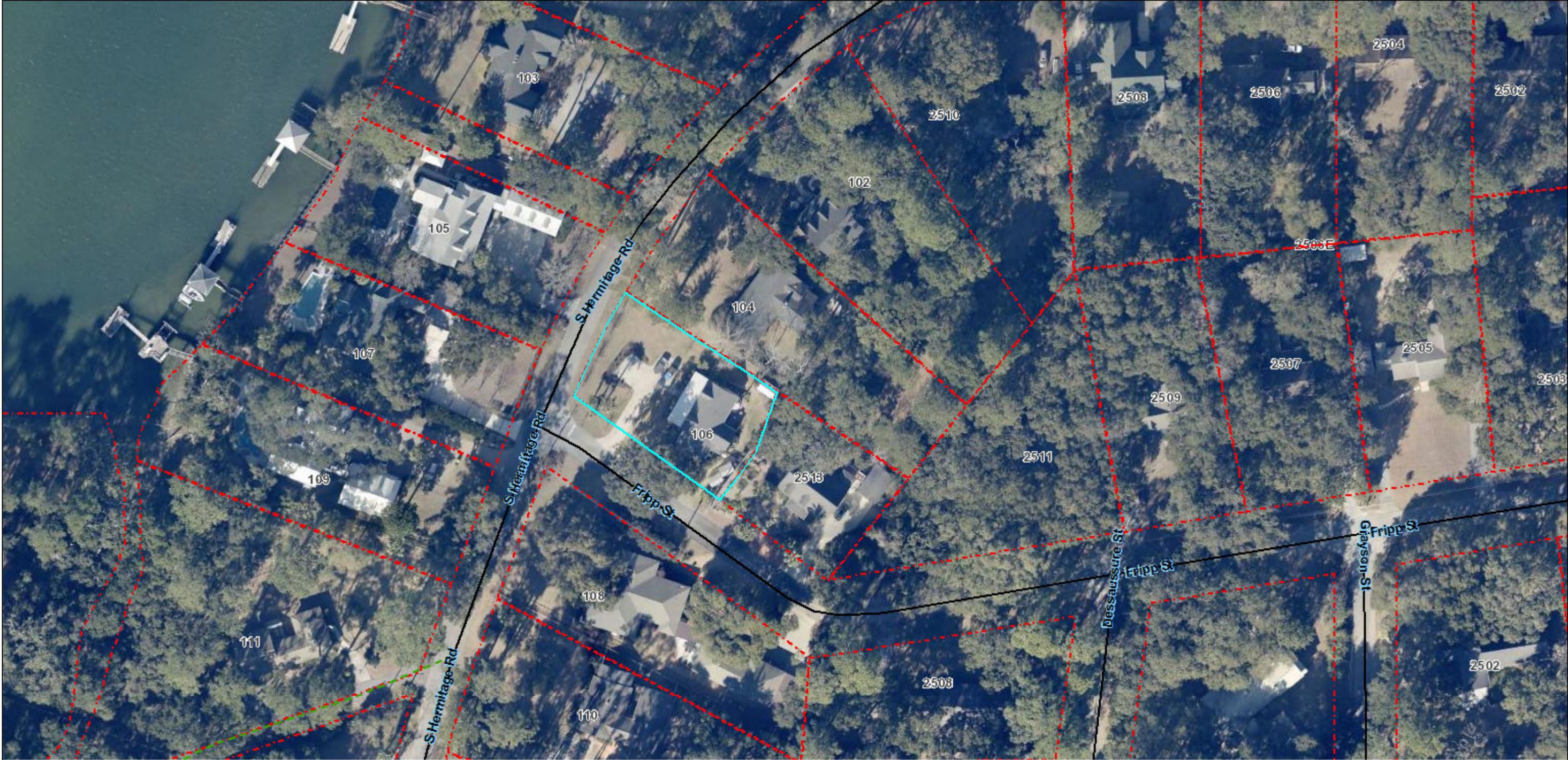
PUBLIC NOTICE AND COMMENT

Notice of the Zoning Board of Appeals hearing has been mailed to property owners within 200 feet of the subject property, a legal ad published, and the property was posted as required by the Development Code.

FINDINGS AND RECOMMENDATIONS

Staff recommends approval of a variance from Section 4.5.3.B.3, to allow an accessory dwelling unit (ADU) to be placed in front of the primary residence, on account of satisfying the findings referenced in Section 9.8.3, found in pages 3-5 of this staff report, as per the requirements of Section 9.14.2.F of the Beaufort Code.

Aerial Image



11/15/2024, 2:17:05 PM

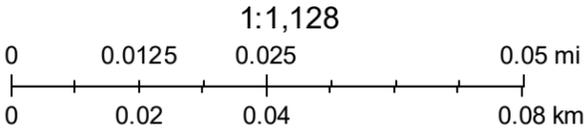
Road Classifications

- STATE, PAVED
- - - PRIVATE, UNPAVED

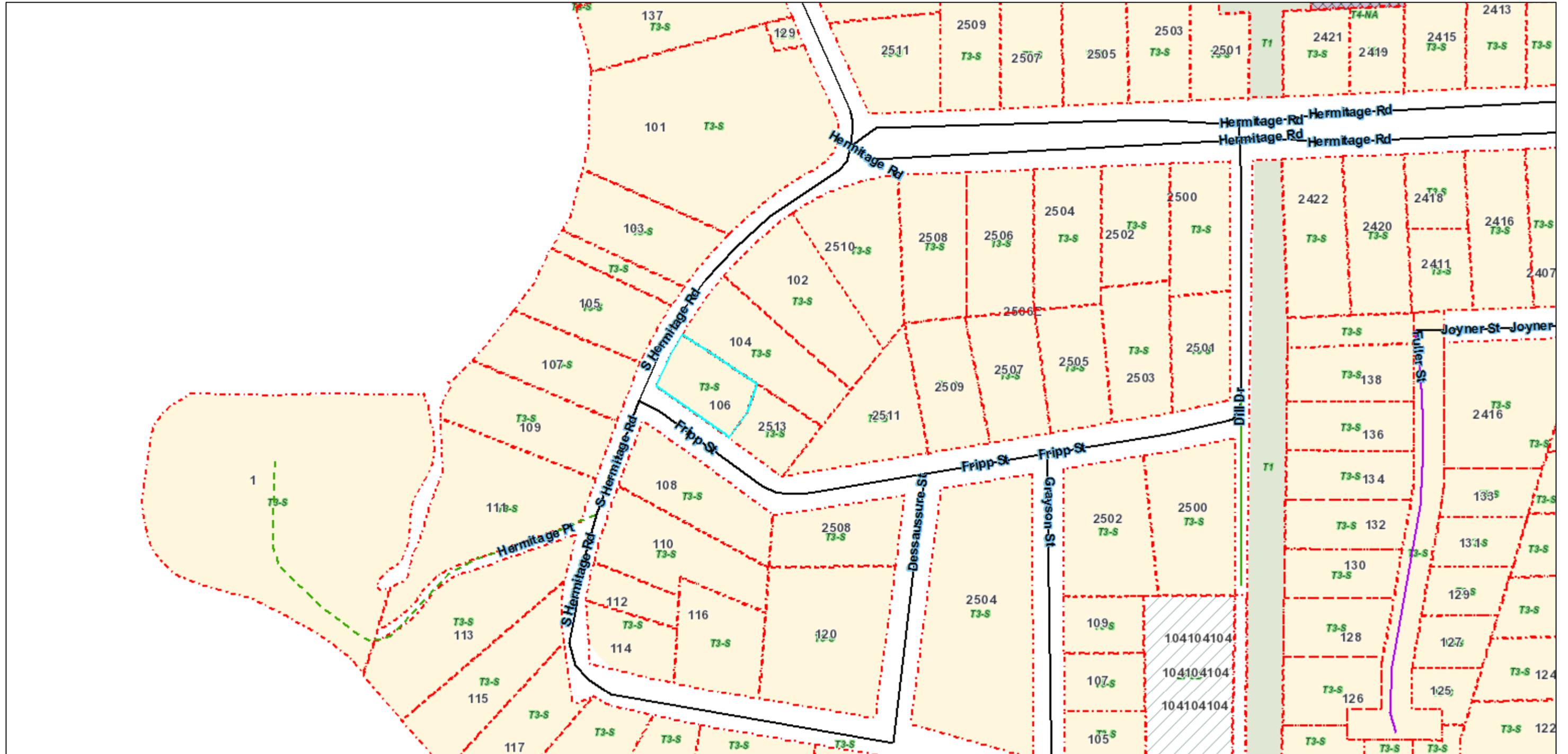
LiveParcels

- Red: Band_1
- Green: Band_2

Blue: Band_3



Zoning Map



11/15/2024, 2:15:07 PM

Road Classifications

- STATE, PAVED
- PRIVATE, PAVED
- PRIVATE, UNPAVED
- MUNICIPAL, PAVED
- LiveParcels

- HISTORIC DISTRICT-Preservation Heighborhood
- HISTORIC DISTRICT-Conservation Neighborhood
- Bladen Street Redevelopment District
- Boundary Street Redevelopment District
- Retail Overlay (Church & Green Street)
- Retail Overlay

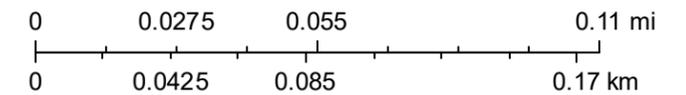
Zoning Districts

- LEGACY PUD (LPUD)
- T1
- T3-S
- T3-N
- T4-HN

- T4-N
- T4-NA
- T5-DC
- T5-UC
- T5-UC / RMX
- RMX

- IC
- MH
- LI
- MR

1:2,257



Your Name Here



VARIANCE APPLICATION

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / www.cityofbeaufort.org

Application Fee: \$300

Receipt # _____

OFFICE USE ONLY: Date Filed: 10/28/24 Application #: 27833 Zoning District: T3-S

Submittal 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.

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

Applicant, Owner and Property Information

Applicant Name: Johan Niemand, JHN-Residential Building Design

Applicant Address: 73 Sams Point Road

Applicant E-mail: info@jhn-residential.com Applicant Phone Number: (843) 605-6168

Owner (if other than the Applicant): Wayne and Jill Blau

Owner Address: 106 South Hermitage Road Beaufort, SC 29902

Owner E-mail: wayneblau@gmail.com Owner Phone Number: (843) 694- 3380

Property Address: 106 South Hermitage Road Beaufort, SC 29902

Property Identification Number (Tax Map & Parcel Number): R120 005 000 0042 0000

DESIGNATION OF AGENT [complete only if owner is not applicant]

I (we) here by appoint the person named as Applicant as my (our) agent to represent me (us) in this application.

Date: October 28 2024 Owner's Signature: Wayne Blau

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

Date: [Signature] Applicant's Signature: 10-28-2024



VARIANCE APPLICATION

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / www.cityofbeaufort.org

Required Project Information

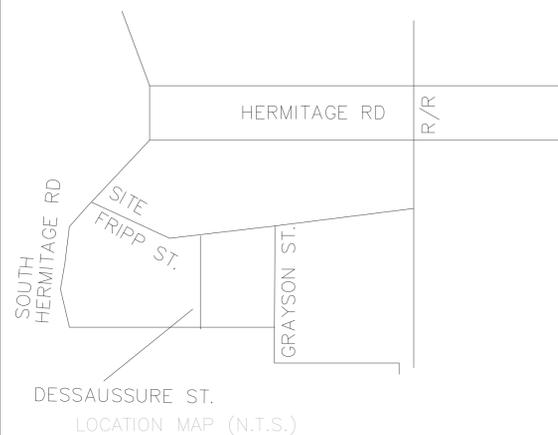
Applicant hereby appeals the Zoning Board of Appeals for a variance from the strict application to the property described on Page 1 of the following provisions in Section 4.5.3. of the Beaufort Code: B.3: Placement on the Lot:

The carriage house shall be located to the rear of the primary structure, or to the side:

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): Proposed Addition of a 2-Car Carriage House to the existing Residence.

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 Beaufort Code:

1. The application of the Beaufort Code will result in unnecessary hardship, and the standards for an variance set by State law and the Beaufort Code are met by the facts:
 - a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows: The original property was subdivided into two lots by the prior owner around (2005 - 2006) into Lot 77 Hundred Pines S/D/ and Lot 77A Hundred Pines S/D
 - b. These conditions do not generally apply to other property in the vicinity as shown by: Attached Copies of the GIS/ Public Mapping site, see Sheets SD102 & SD103
 - c. The conditions are not the result of the applicant's own actions as follows: The current owners are the third owner, to occupy the property after the lot division was completed.
 - d. Granting of the variance would not substantially conflict with the Comprehensive Plan and the purposes of the Beaufort Code in that: The original lot division was granted by the planning Department in the mid 2000's.
 - e. Because of these conditions, the application of the Beaufort Code to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: There is no way to comply to the current code and place the Carriage house any where else than in the proposed location.
 - 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 would complete the Residence, with no detriment.



LEGEND OF SYMBOLS & ABBREVIATIONS

- FIRE HYDRANT
- CLEAN OUT
- POWER POLE
- TELEPHONE PEDESTAL
- FIBER OPTIC STUB
- WATER VALVE
- GAS VALVE
- WATER METER
- 1/2" ROD SET
- TREE SIZE & TYPE
- ELEVATION
- MVM
- MH
- CB
- OVERHEAD POWERLINE
- EDGE OF PAVEMENT
- BACK OF CURB
- LIGHTPOLE
- GAS LINE
- CENTER LINE
- CONTOUR LINE



TREE LEGEND

CODE	COMMON NAME	BOTANICAL NAME
PNS	PINE SHORLEAF	Pinus echinata
PNL	PINE LONGLEAF	Pinus palustris
LO	LIVE OAK	Quercus virginiana
O	OAK	Quercus spp.
MAG	SOUTHERN MAGNOLIA	Magnolia grandiflora
PA	PALMETTO	Sabal palmetto
SUB	SUGARBERRY	Celtis laevigata
EL	ELM	Ulmus spp.
HT	MOCKERNUT HICKORY	Carya spp.
BAY	BAY MAGNOLIA	Gordonia spp.
WX	WAX MYRTLE	Myrica cerifera
CH	BLACK CHERRY	Prunus spp.
CE	EASTERN RED CEDAR	Juniperus virginiana
TA	CHINESE TALLOW-TREE	Sapum sebiferum
PO	YELLOW POPLAR	Liriodendron tulipifera
BI	BIRCH	Betula spp.
CY	BALDCYPRESS	Taxodium distichum
SY	AMERICAN SYCAMORE	Platanus occidentalis
PE	PECAN	Carya illinoensis
CR	CRAPMYRTLE	Lagerstroemia indica
FR	FRUIT TREE	Morus spp.
MP	MAPLE	Cornus florida
DW	DOGWOOD	Nyssa sylvatica
GLW	SWETGUM	Quercus nigra
WD	WATER OAK	Quercus laurifolia
LA	LAUREL OAK	Quercus laurifolia
TUL	TULIP TREE	Liriodendron
BJD	BLACKJACK OAK	Quercus marilandica
UNK	UNKNOWN	Morus spp.
ORA	CRAB APPLE	Morus sylvestris
MIL	MILBERRY	Morus
MM	MIMOSA TREE	Albizia julibrissin
WHQ	WHITE OAK	Quercus alba
TO	TURKEY OAK	Quercus cerris
RO	RED OAK	Quercus rubra
HOL	HOLLY	Aquifolidae
WL	WILLOW TREE	Salix alba
TU	TUPELO	Nyssa yunnanensis
CHB	CHINABERRY	Melia azadirach
CW	COTTONWOOD	Populus
CL	CHERRY LAUREL	Prunus laurocerasus

ALL TREES ARE LOCATED TO THE FACE OF THE TREE TRUNK; THEREFORE TOLERANCE OF THE TREE LOCATED IS PLUS OR MINUS THE DIAMETER OF THE TREE PLUS 0.5 FEET. ALL TREES ARE MEASURED AT BEST HEIGHT WHICH IS APPROXIMATELY 40 INCHES ABOVE GROUND. GROUND ELEVATION AT TREE LOCATIONS MAY OR MAY NOT ACCURATELY REPRESENT ELEVATIONS BETWEEN TREE SHOTS DUE TO THE GROUND BUTTRESS AT THE BASE OF THE TREE. *NOTES: ANY TREE LOCATION THAT IS CRITICAL BEYOND THE TOLERANCE STATED ABOVE FOR DESIGN MUST BE POINTED OUT AND A TIGHTER TOLERANCE MUST BE AGREED UPON.

- NOTES:
- THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION. THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
 - METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
 - LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
 - THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
 - CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - 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.
 - BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
 - SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.
 - THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "B" AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 450026 0005 D. DATED 09/29/96.
 - CONTOUR INTERVAL IS 1'.
 - VERTICAL DATUM IS 1929 NGVD.

- REFERENCES:
- T.M.S. R120 005 000 0042 0000
 - PLAT BY DAVID E. GASQUE DATED 1/5/05 BOOK 108, PAGE 32 BEAUFORT COUNTY R.M.C. OFFICE

David E. Gasque, R.L.S.
S.C. Registration Number 10506

GASQUE & ASSOCIATES INC.
LAND SURVEYORS PLANNERS

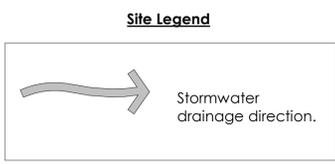
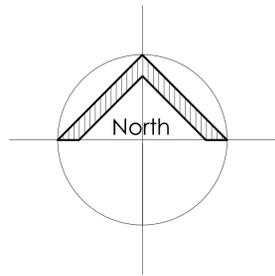
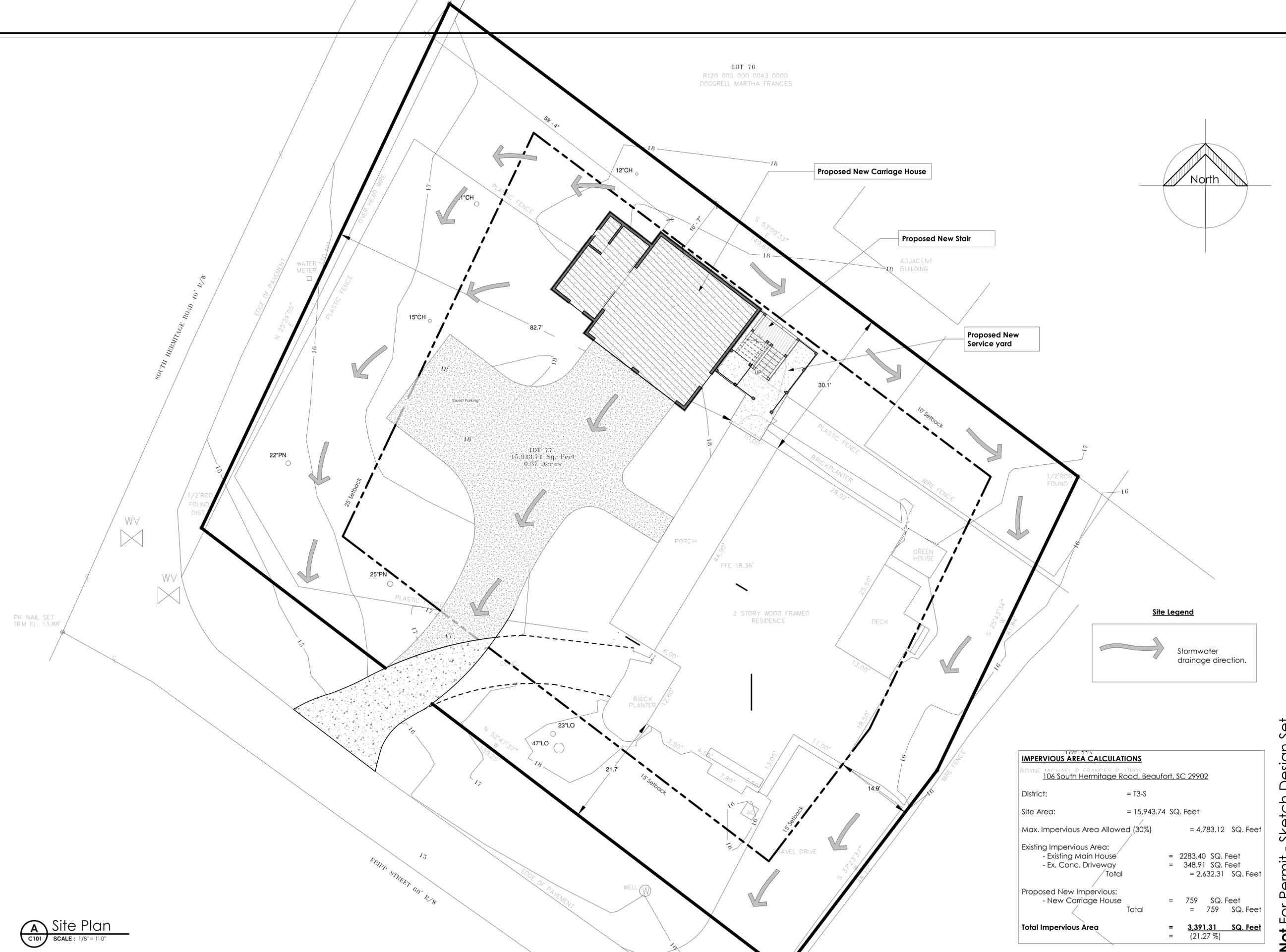
28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
(843) 522-1798

THIS PLAT IS COPYRIGHTED AND IS ONLY INTENDED FOR THE USE OF THE ENTITY OR PERSON(S) SHOWN HERE ON.



TREE AND TOPOGRAPHICAL SURVEY
LOT 77 HUNDRED PINES SUBDIVISION
PREPARED FOR
WAYNE BLAU AND JILL C. BLAU
CITY OF BEAUFORT
BEAUFORT COUNTY SOUTH CAROLINA

DATE 12/21/2018 SCALE 1"=10'



IMPERVIOUS AREA CALCULATIONS
 BOYNE MICHAEL R FRANCES R UTROS
 106 South Hermitage Road, Beaufort, SC 29902

District:	= T3-S
Site Area:	= 15,943.74 SQ. Feet
Max. Impervious Area Allowed (30%)	= 4,783.12 SQ. Feet
Existing Impervious Area:	
- Existing Main House	= 2283.40 SQ. Feet
- Ex. Conc. Driveway	= 348.91 SQ. Feet
Total	= 2,632.31 SQ. Feet
Proposed New Impervious:	
- New Carriage House	= 759 SQ. Feet
Total	= 759 SQ. Feet
Total Impervious Area	= 3,391.31 SQ. Feet
	= (21.27 %)

Not For Permit - Sketch Design Set
 11/08/2024 10:25:03 AM

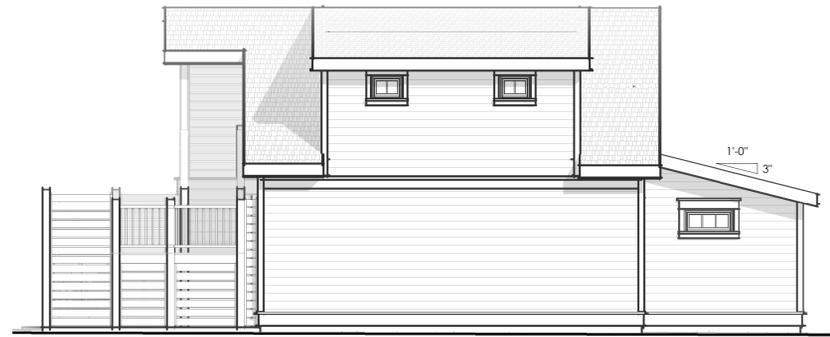


JHN-Residential Building Design
 JHN-Residential LLC
 info@jhn-residential.com
 73 Sams Point Road,
 Beaufort, SC 29907
 Tel: 843.605.6168

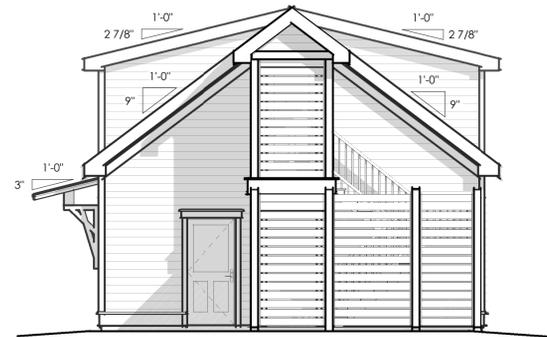
Revision No.	Description	Date

Proposed Addition and Remodel of
The Existing Blau Residence
 106 South Hermitage Road
 Beaufort, SC 29902

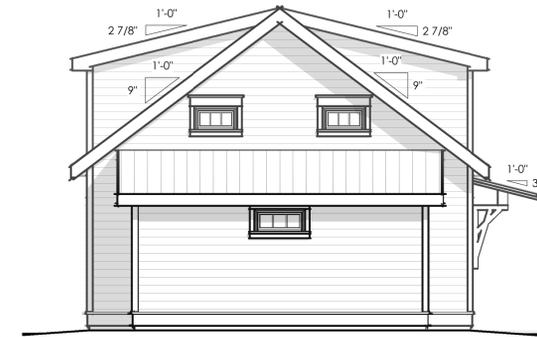
Site Plan
C101



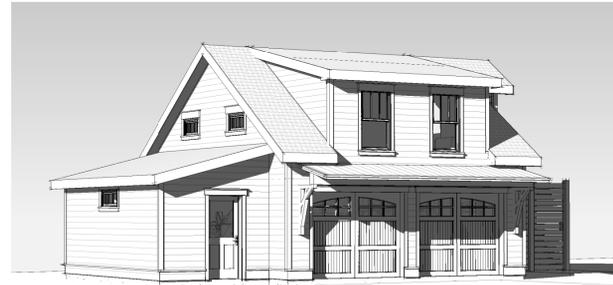
F North Elevation
SD101 SCALE: 3/16" = 1'-0"



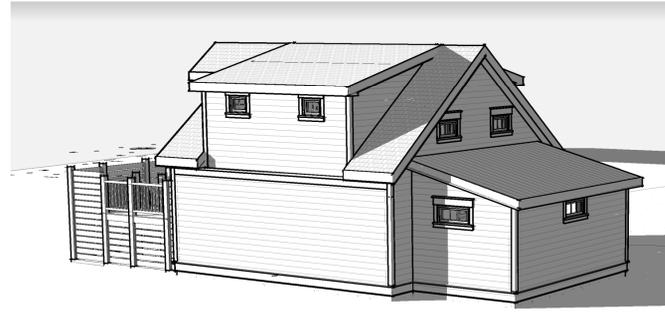
G East Elevation
SD101 SCALE: 3/16" = 1'-0"



H West Elevation
SD101 SCALE: 3/16" = 1'-0"



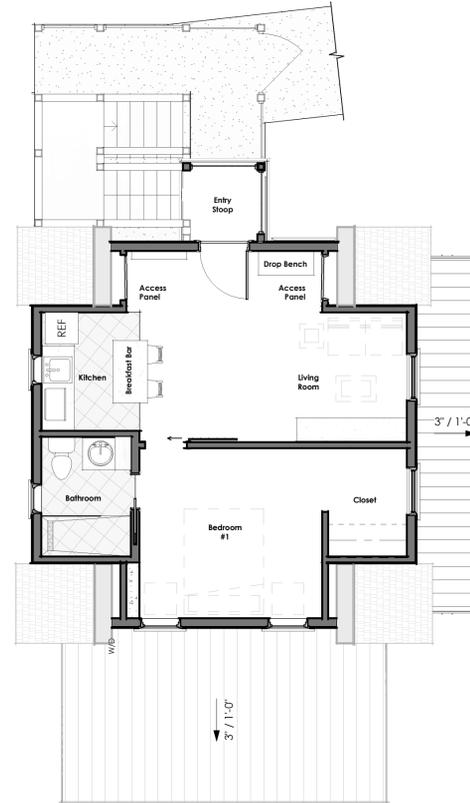
E Southwest Perspective
SD101 SCALE:



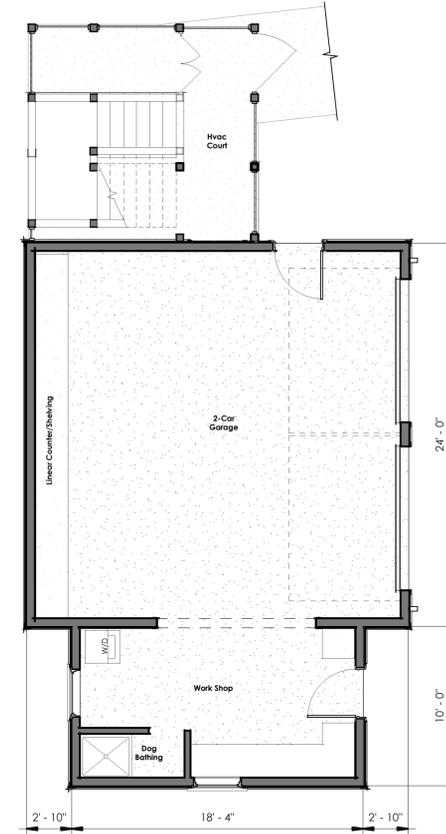
D Northwest Perspective
SD101 SCALE:



C South Elevation
SD101 SCALE: 3/16" = 1'-0"



B Second Floor Plan
SD101 SCALE: 3/16" = 1'-0"



A First Floor Plan
SD101 SCALE: 3/16" = 1'-0"

Area Schedule	
Heated	
Bonus Room	488 SF
	488 SF
Unheated	
2-Car Garage	759 SF
	759 SF

MEMBER
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AMERICAN INSTITUTE OF
BUILDING DESIGN

**JHN-Residential
Building Design**

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Revision No.	Description	Date

Proposed Addition and Remodel of
The Existing Blau Residence
106 South Hermitage Road
Beaufort, SC 29902

Date: October 08, 2024
Scale: 3/16" = 1'-0"

Sketch Design

SD101

Not For Permit - Sketch Design Set
11/08/2024 10:29:49 AM

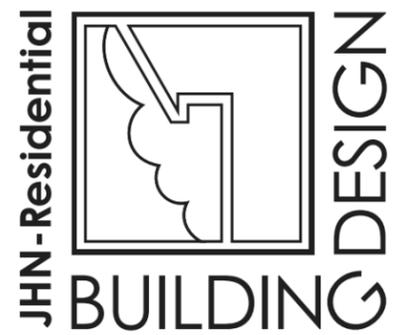
Disclaimer: All drawings were prepared and provided with express understanding that structural integrity would be checked by third party, either lumber supplier or structural engineer. All plan & elevation dimensions to be site verified before construction commences. Copyright 2024: JHN-Residential LLC. All rights Reserved.



Attachment _A - Overview

Proposed Addition and Remodel of
The Existing Blau Residence

106 South Hermitage Road
Beaufort, SC 29902



October 08, 2024

Sketch Design
SD102



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Attachment _B - Detail.

Proposed Addition and Remodel of
The Existing Blau Residence

106 South Hermitage Road
Beaufort, SC 29902



October 08, 2024

Sketch Design
SD103



South Hermitage Road (North to South)



Fripp Street (West to East)

Proposed Addition and Remodel of
The Existing Blau Residence

106 South Hermitage Road
Beaufort, SC 29902

October 08, 2024

Sketch Design
SD104