

TOWN OF SULLIVAN'S ISLAND

BOARD OF ZONING APPEALS

June 9, 2011

7:00 PM

AGENDA

1. Approval of Minutes
2. Applicant and Participant Oath
3. Kitchin, Elizabeth. 2420 Jasper Street, Special exception for historic structure used as accessory dwelling.
4. Lovell, Gary. 2424 Middle Street, Variance for eight foot fence.

Town of Sullivan's Island
NOTICE OF APPEAL-FORM 1
BOARD OF ZONING APPEALS

Date Filed: 5/12/11 Permit Application No. _____ Appeal No. _____

This form must be completed on a hearing on appeal from action of a zoning official, application for a variance, or application for special exception. 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 an owner, the owner(s) must sign the Designation of Agent.
An accurate, legible plot plan showing property dimensions and locations of structures and improvements must be attached to an application for variance or special exception.

THE APPLICANT HEREBY APPEALS [indicate one]:

- From action of a zoning official as stated on attached Form 2
- For a variance as stated on attached Form 3
- For a special exception as stated on attached Form 4

APPLICANT [print] PAUL & ELIZABETH KITCHIN

MAILING ADDRESS: 1063 COTTINGHAM DRIVE, MT. PLEASANT, SC 29464

Telephone 843-579-5498 [work] 843-670-0439 [home]

Interest: OWNER Owner(s): SAME Adjacent Owner(s) Other _____

[Use reverse side if more space is needed]

PROPERTY ADDRESS: 2420 JASPER ST.

Lot 16E Block _____ Subdivision _____

Tax Map No. 529-06-00-035 Plat Book D Page 184

Lot Dimensions: 203' x 105' Area: 21,560 SF / .49 ACRES

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 Signature(s)

I (we) certify that the information in this application and the attached Form 2,3, or 4 is correct.

X Date: 4/22/11

X [Signature]
Applicant Signature(s)

Town of Sullivan's Island
Special Exception Application - Form 4
Board of Zoning Appeals

Date Filed: 5/12/11 Permit No.: _____ Appeal No.: _____

1. Applicant hereby appeals to the Board of Zoning Appeals for a special exception for use of the property described in the Notice of Appeals [Form 1] as:

HISTORIC STRUCTURE USED AS AN ACCESSORY DWELLING 21-20-C(1)
which is permitted special exception under the district regulation in Section _____ of the Zoning Ordinance.

2. Applicant will meet the standards in Section 21-20-C(2)H of the Zoning Ordinance which are applicable to the proposed special exception in the following manner:

DRB HAS APPROVED.

3. Applicant suggests that the following conditions be imposed to meet the standards in the Zoning Ordinance:

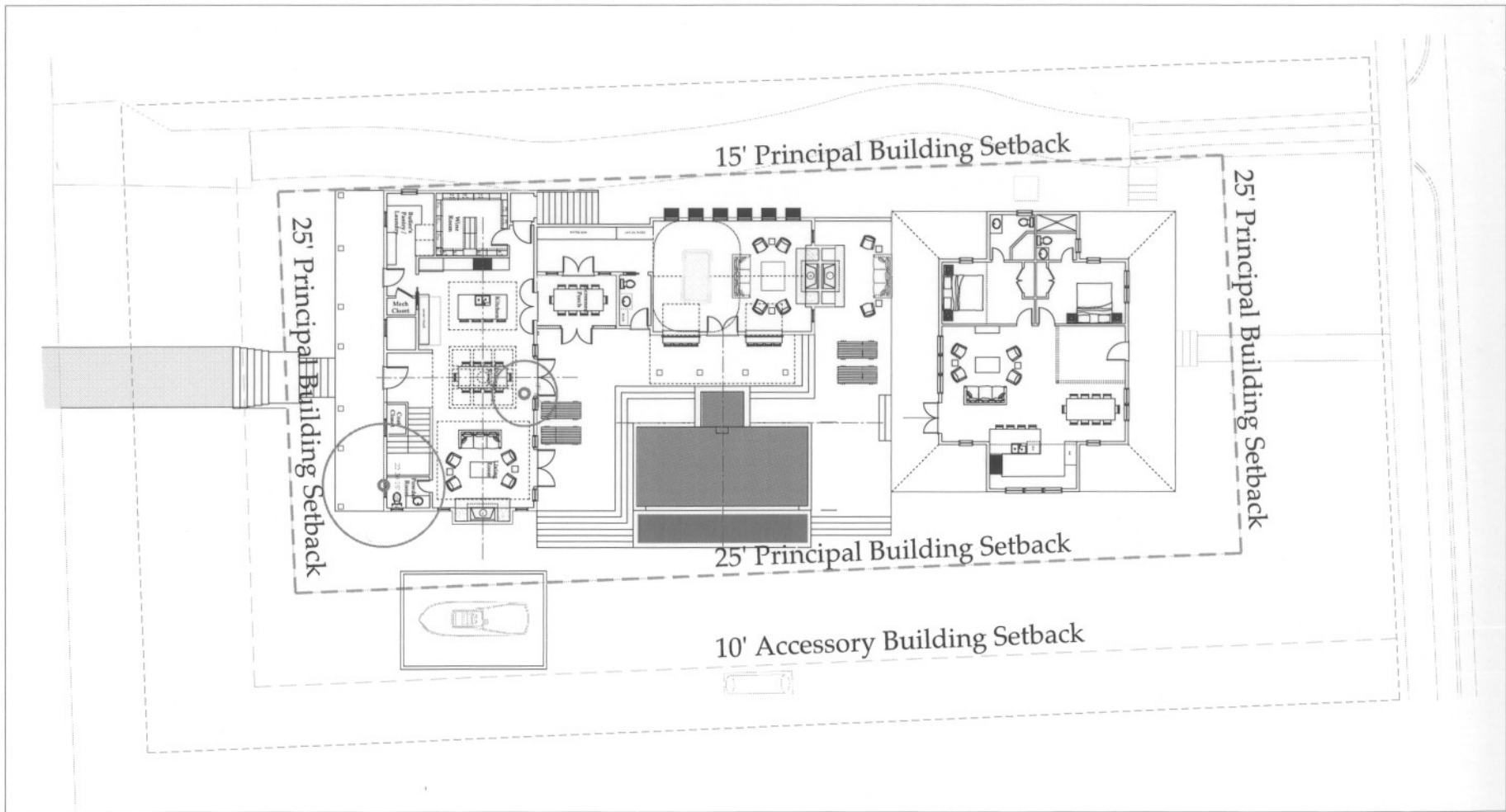
NONE

4. The following documents are submitted in support of this application:

SITE PLAN & SURVEY
[A plot plan must be submitted]

X Date: 4/22/11

X 
Applicant's Signature



**Town of Sullivan's Island
NOTICE OF APPEAL-FORM 1
BOARD OF ZONING APPEALS**

Date Filed: _____ Permit Application No. _____ Appeal No. _____

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An accurate, legible plot plan showing property dimensions and locations of structures and improvements must be attached to an application for variance or special exception.

THE APPLICANT HEREBY APPEALS [indicate one]:

_____ From action of a zoning official as stated on attached Form 2

_____ For a variance as stated on attached Form 3

_____ For a special exception as stated on attached Form 4

APPLICANT [print] ANDREW HARGET FOR GARY LOVELL

MAILING ADDRESS: 2 BUCKINGHAM DRIVE CHARLESTON, SC 29407

Telephone 843-810-1337 [work] SAME [home]

Interest: LANDSCAPE ARCHITECT Owner(s): _____ Adjacent Owner(s) Other _____

[Use reverse side if more space is needed]

PROPERTY ADDRESS: 2424 MIDDLE STREET

Lot 21 Block E Subdivision _____

Tax Map No. _____ Plat Book _____ Page _____

Lot Dimensions: _____ Area: 14,247 SQ FT - 373 ACRES

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: 05/13/11

[Signature]
Owner Signature(s)

I (we) certify that the information in this application and the attached Form 2,3, or 4 is correct.

Date: 5/13/11

[Signature]
Applicant Signature(s)

**Town of Sullivan's Island
Variance Application – Form 3
Board of Zoning Appeals**

Date Filed: _____ Permit No.: _____ Appeal No.: _____

1. Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal [Form 1] of the following provisions of the Zoning Ordinance:

21-139 B (1)

so that a zoning permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows: NORMAL RESIDENTIAL USE.

for which a permit has been denied by a zoning official on the grounds that the proposal would be in violation of the cited section(s) of the Zoning Ordinance.

2. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State law and the ordinance are met by the following facts.

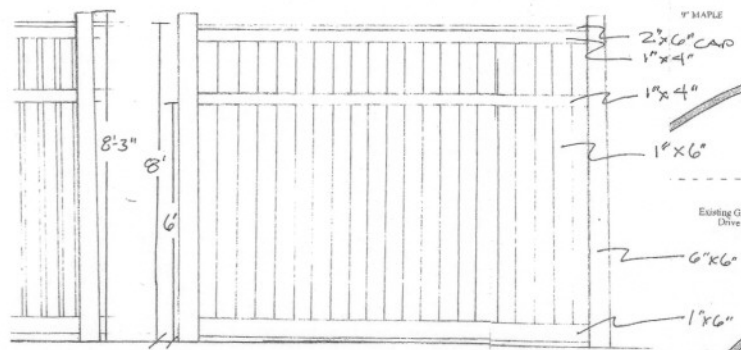
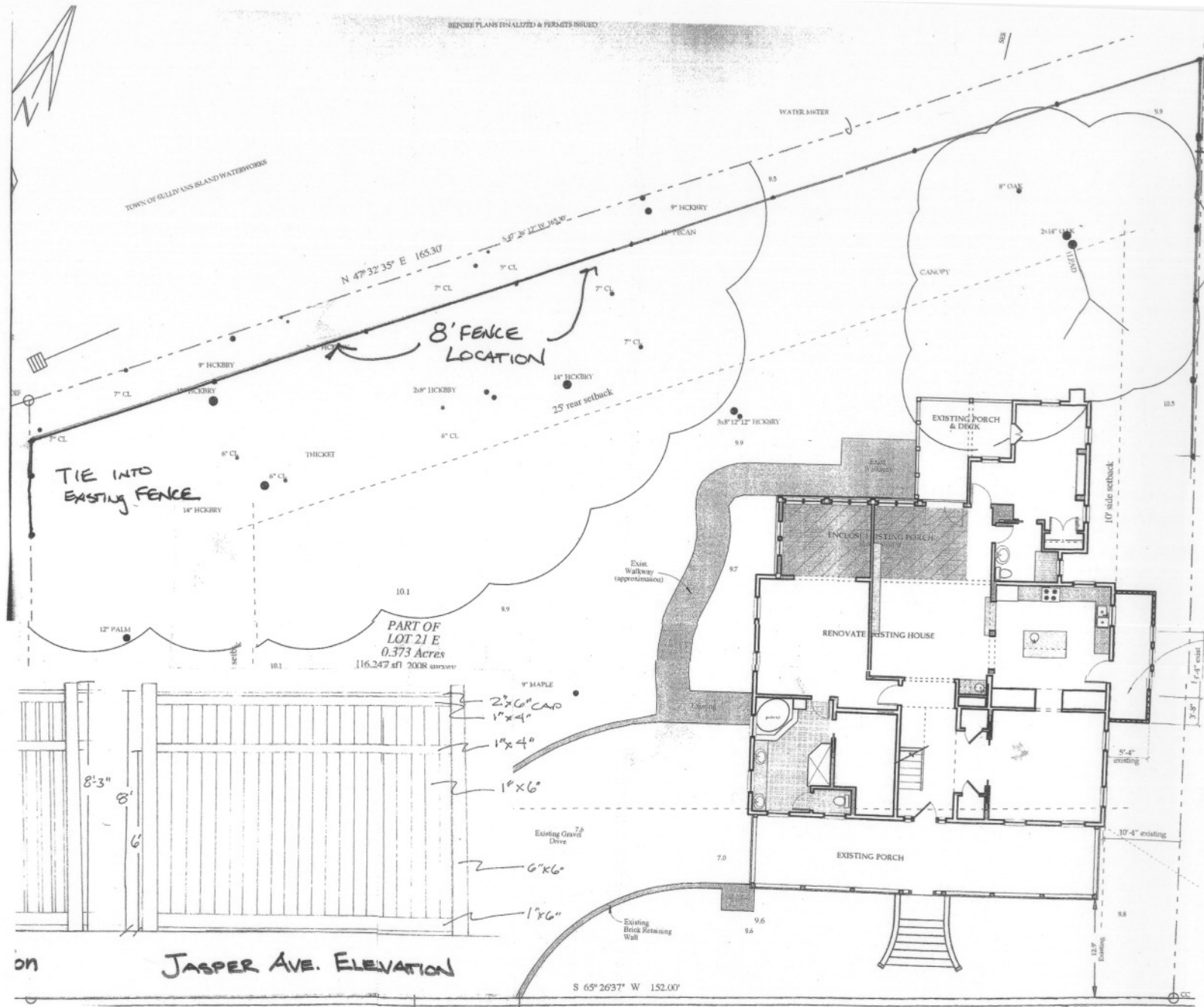
- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows: SINGLE FAMILY RESIDENTIAL ADJUTING INDUSTRIAL / COMMERCIAL USAGE OF A SUBSTATION
- b. These conditions do not generally apply to other property in the vicinity as shown by: THE SITE PLAN
- c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: PUBLIC UTILITY SUBSTATION SHALL BE FENCED OR ENCLOSED FOR SAFETY (21-20 C (a.))
- d. 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: FENCE WILL BE MINIMALLY VIEWED FROM MIDDLE ST & DOES NOT BLOCK ANY VIEWS OF NEIGHBORING PROPERTIES.

3. The following documents are submitted in support of the application: FENCE VARIANCE / SITE PLAN

A plot plan must be submitted].

Date: 5/13/2011


Applicant's Signature



2424 Middle.