

GEORGETOWN COUNTY BOARD OF ZONING APPEALS
129 Screven Street Suite 222
GEORGETOWN, SOUTH CAROLINA 29440
Telephone (843) 545-3158
Fax (843) 545-3299

CHARIMAN
Thomas Onions

VICE-CHARIMAN
Eugene Gilfillin

MEMBERS
Amy W. Brandon
Gareth Bonds
James Holmes
Truitt Owens

TO: Zoning Board of Appeals Members and Other Interested Persons
FROM: Joanne M. Ochal
DATE: July 27, 2016
SUBJECT: Monthly Meeting

The Georgetown County Zoning Board of Appeals will hold its regular monthly meeting on **Thursday August 4, 2016 at 5:30 p.m. The meeting will be held in the new County Council Chambers at 129 Screven Street, Georgetown, South Carolina.**

Please find the agenda and applicable materials.

Minutes for the case heard in March are included in your agenda packet.

Thank you.

AGENDA
GEORGETOWN COUNTY BOARD OF ZONING APPEALS
COUNTY COUNCIL CHAMBERS
129 SCREVEN STREET
GEORGETOWN, SC 29440
August 4, 2016
5:30 PM

I. DETERMINATION OF A QUORUM – AGENDA

II. NEW BUSINESS

A request from Jamie McLain, as agent for Heather Edmonds, seeking a variance to the required 20-foot rear-yard setback in General Residential District (GR). The property is located at 613 Lee Avenue, Murrells Inlet, SC 29576. Tax Map # 41-0119-013-00-00. Case 05-16-16212.

A request from Allen Mattison, Carolina Home Exteriors, as agent for Peter and Christine Teague seeking a variance to the required 15-foot rear-yard setback line as required in the Allston Point of the Willbrook Planned Development. The property is located at 95 Hamby Drive, Pawleys Island, SC 29585. Tax Map # 04-0195B-030-02-20. Case 06-16-16465.

III. MINUTES – July 7, 2016.

IV. ADJOURNMENT

GEORGETOWN COUNTY ZONING BOARD OF APPEALS

DATE: August 4, 2016

AGENDA ITEM: A request from Jamie McLain, as agent for Heather Edmonds seeking a variance to the required 20-foot rear-yard setback in General Residential District (GR). The property is located at 613 Lee Avenue, Murrells Inlet, SC 29576. Tax Map # 41-0119-013-00-00. Case 05-16-16212.

DEPARTMENT: Planning Department

ISSUE UNDER CONSIDERATION: The applicant is requesting a 5-foot reduction to the 20-foot rear yard setback requirement in the General Residential District (GR) for a screened porch addition.

CURRENT STATUS: The site contains a single-family home.

UPDATE: The ZBA board voted to defer this item because the applicant was not present at the meeting.

POINTS TO CONSIDER:

1. The applicant went before the Planning Commission on April 21, 2016 requesting this property be rezoned from General Commercial District to General Residential District. Planning Commission recommended approval of this rezoning and forwarded it to County Council. Final reading for this rezoning was on June 28, 2016. Staff told Planning Commission that any addition would be modified to meet the new setbacks. The applicant did not state that a variance would be requested. Subsequently, staff informed Country Council that the addition would have to meet setbacks.
2. The house was recently constructed meeting General Commercial District setbacks which are front-50 feet, side-15 feet, corner-33 feet and rear-15 feet. The occupancy certificate was issued February 25, 2016.
3. The applicant was made aware at the rezoning hearing that if any new addition were added to the building the new addition will have to meet the new setbacks which are front-25 feet, side-10 feet, corner-16.5 feet and rear-20 feet.
4. The applicant is proposing to add a screened porch that will encroach into the GR rear-yard setback five feet.

5. There are no extraordinary and exceptions conditions pertaining to this lot. With the rezoning to GR, the rear yard setback increased to 20 feet. If the applicant would have kept the original zoning classification the proposed screened porch would have met the required 15-foot setback of the GC zoning district however, there would have been a side-yard encroachment.
6. The authorization of this variance should not be a detriment to adjacent property or the public good based on the fact that the adjacent lots contain single-family houses meeting the GC setbacks.
7. The surrounding properties are zoned GC and GR, so the setbacks vary from lot to lot.
8. The application of the ordinance to the particular piece of property would not effectively prohibit or unreasonably restrict the utilization of the property. There is an occupied single-family house on this parcel.
9. The applicant created his own hardship by applying to rezone the property thus imposing a lesser setback on an existing compliant structure.
10. Staff did receive an e-mail from a neighbor in opposition to this request.

FINANCIAL IMPACT: N/A

OPTIONS:

1. Grant the variance as requested.
2. Grant an amended variance.
3. Defer for further information.
4. Deny the variance request.

ATTACHMENTS:

1. Application and Attachments
2. Site Plan Submitted for House Construction
3. Correspondence from Neighbor
4. GIS Location Map
5. GIS Area Zoning Map
6. Adjacent Property Owners Notice

Joanne M. Ochal
Joanne M. Ochal
Zoning Administrator

Boyd Johnson
Boyd Johnson
Director of Planning and
Code Enforcement

Public Notification Information:

Date Advertised: 07-15-16 (Georgetown Times) 07-21-16 (Coastal Observer)
Date Property Posted/By: 07-18-16 J. Ochal
Date of Notification: 07-16-16 Number Notified: 2

Case Number/Staff Contact:
Report Completion Date: 06-29-16

VAR 05-16-16212/Joanne M. Ochal
Revision Date: 07-27-16



#16212

129 Screven Street, Suite 252
Post Office Drawer 421270
Georgetown, S. C. 29442
Phone: 843-545-3158
Fax: 843-545-3299

ZONING BOARD OF APPEALS

THE APPLICANT HEREBY APPEALS: (Indicate one)

- An action of the Zoning Administrator as stated on attached Form 2.
 A variance as stated on attached Form 3.

The following information must be provided for either request:

Property Information:

Tax Map (TMS) Number: 41-0119-013-00-00
Street Address: 613 Lee Avenue
City / State / Zip Code: Murrells Inlet SC 29576
Lot Dimensions/ Lot Area: 89.98' x 100.00'
Plat Book / Page: Book 2548 Page 182
Current Zoning Classification: GR

Property Owner of Record:

Name: Heather Edmonds
Address: 613 Lee Avenue
City/ State/ Zip Code: Murrells Inlet SC 29576

Telephone/Fax Numbers: (843) 421-7693
E-mail Address: heather.e.edmonds@gmail.com
Signature of Owner / Date: Heather Edmonds 5/24/16

I have appointed the individual or firm listed below as my representative in conjunction with this matter related to the Zoning Board of Appeals.

Agent of Owner:

Name: Jamie McLain
Address: PO Box 2444
City / State / Zip Code: Conway SC 29528
Telephone/Fax: 305-3832 305-8604 (Fax)
E-mail: jmcLain@creeksidehomesLLC.net
Signature of Agent/ Date: Jamie McLain 5/24/16
Signature of Property Owner: Heather Edmonds 5/24/16

Fee Required: \$250.00 for variance
\$500.00 for an appeal to an interpretation

Adjacent Property Owners Information required:

1. A list of all adjacent property owners (and related Tax Map Numbers) must also accompany the application.

637 Lee Avenue - Todd & Donna Pierce
637 Lee Avenue
Murrells Inlet SC 29576

4552 Murrells Inlet Road - Harvey Stone
4552 Murrells Inlet Road
Murrells Inlet, SC 29576

FORM 3 – Variance Request

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

Rear Setback from 20' to 15'

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:

In order to Add a Screen porch to the front of the home along Old Murrells Inlet Road.

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

Rear Set back

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: The property was permitted under GC zoning. Since it has be changed to GR zoning which Changed the Rear setback.
- b. These conditions do not generally apply to other property in the vicinity as shown by: Property is surrounded by GC zoning.

- 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: Owner wants to added a Screen porch to the existing patio. Without the Variance the porch will be offset from the corner of the home and
- d. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the granting of the variance will not harm the character of the district: Unable to be constru

As the residence is now the rear setback for the entire home is 15'. Allowing the Variance will make it Constance with the existing home.

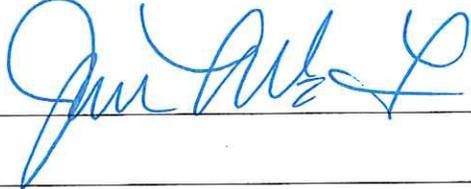
3. The following documents must be submitted as evidence in support of this application:
- a. A scaled plot plan indicating the existing conditions and proposed additions.
 - b. Please submit **twelve (12)** copies of the scaled plot plan.

If you need assistance with this application, please contact our office at 843-545-3158.

Please submit the completed application, all additional materials along with the **required fee** to Georgetown County Planning Division, 129 Screven Street, Suite 252, Georgetown, S. C. 29440.

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

Date: 5/24/16

Applicant signature (s): 

Contact Person and Number: Jamie McLain 843-241-2903

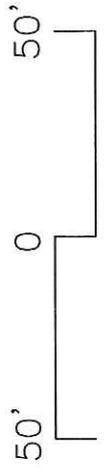
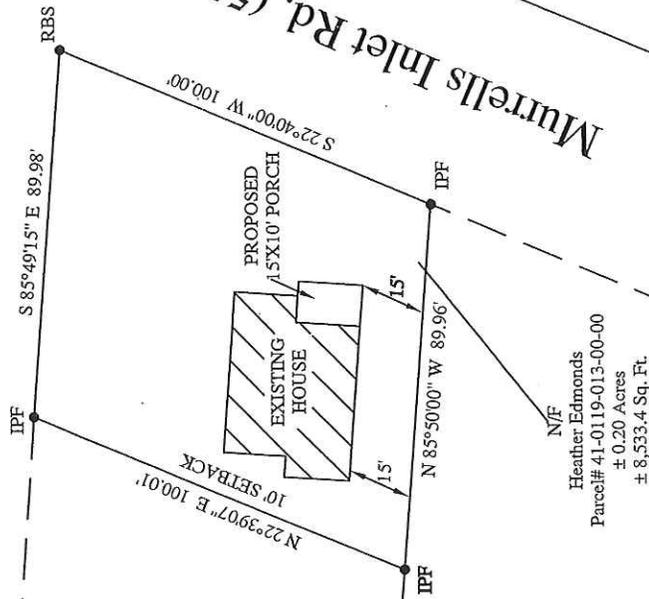
E-mail: jmclain@creeksidehomesllc.net

Site visits to the property, by County employees, are essential to process this application. The owner\ applicant, as listed above, hereby authorize County employees to visit, photograph, and post a notice on the property in which this application references. These signs belong to Georgetown County and will be picked up from your property within five (5) working days of being heard.

PROPOSED SITE PLAN
 FOR
 613 LEE AVENUE
 HEATHER EDMONDS

Lee Ave. (40' Public R/W)

Murrells Inlet Rd. (55' Public R/W)



VAR 16 212

To: Zoning Board of Appeals
Subject: VAR # 05-16-16212
Date: July 7, 2016

I am Harvey Stone, 4552 Murrells Inlet Road, the abutter to the property that is directly affected by this modification to the Zoning ordinance.

I have asked Jamie McLain for sketches or drawing regarding the planned addition but he has not responded as of July 3rd.

I would first like to provide some background: I originally evaluated the lot at 613 Lee Ave because it was priced significantly lower than the property I purchased. However, I realized that the size of the lot would not accommodate my housing desires with the Georgetown Zoning Codes. I therefore purchased the adjoining lot. I am sure that Jamie McLain and Creekside Homes was well aware of the restrictions when choosing a home design and placing it on the lot.

Prior to the sale of the property by Creekside, Heather Edmond's father, stopped and introduced himself to me while I was working in my front gardens. He said, they were planning to build a screened porch over the existing concrete patio next to my property line. He also said that they would be installing a fence identical to the fence that was installed on the west side of their lot during construction. The fence was to be installed along my property to provide privacy. It has not been installed. I explained to him at the time that rezoning the property from Commercial to Residential would not help in the construction of a porch since Commercial zoning restricted building easterly and Residential restricted southerly expansion of the existing building.

My front porch and gardens overlook the rear side of the structure on 613 Lee Avenue. I do not want to look at more building from my porch or while working in my gardens.

I have tried to preserve areas for wildlife to continue to thrive on my property and feel that additional construction adjoining my property line may well adversely impact this. (See photos)

Also, the zoning board letter did not contain detail the construction planned next to my property. However, if the construction is a 1 story screened porch to cover the only the existing patio, and a fence of the same type that currently exists on the west of their lot is also constructed along the border of my property from the SW corner of the property to the end of the patio nearest the Murrells inlet Road, I will not object to the variance. That would provide privacy, and shelter for wildlife vegetation.

Any other construction, including the possibility of a second floor deck over the over proposed screened porch, I object to with or without a fence.

Thank you,

Harvey A. Stone
4552 Murrells Inlet Road
Murrells Inlet, SC 29576
842-788-9552
hstonesc@gmail.com

View from my front porch:



View from my front garden:



View from south side of my front lot:



Cynthia Sargent

From: Joanne Ochal
Sent: Wednesday, June 29, 2016 1:52 PM
To: Cynthia Sargent
Subject: RE: VAR #05-16-16212

Can you print this and put in the packets?

Joanne Ochal
Zoning Administrator Georgetown County
129 Screven St.
Georgetown, SC 29440
Phone: 843-545-3602
E-mail: jochal@gtcounty.org

From: Cynthia Sargent
Sent: Wednesday, June 29, 2016 1:37 PM
To: Joanne Ochal <jochal@gtcounty.org>
Subject: FW: VAR #05-16-16212

From: Harvey Stone [<mailto:hstonesc@gmail.com>]
Sent: Wednesday, June 29, 2016 1:34 PM
To: Cynthia Sargent
Subject: VAR #05-16-16212

Zoning Board of Appeals,

My property abuts the rear of 613 Lee Ave and would be directly affected by a variance being granted. I have left a message with Jamie McLain but he has not replied. Is there a way to view the construction plans for 613 Lee Ave? Without that information, it is difficult to not object to further construction abutting my property.

Also, if a variance is issued, does that mean that additional construction, at a latter date, can be added vertically or horizontally without another variance being issued?

Thank You,

Harvey Stone
4552 Murrells Inlet Road
Murrells Inlet, SC 29576

To: Zoning Board of Appeals
Subject: VAR # 05-16-16212
Date: Aug 4, 2016

I am Harvey Stone, 4552 Murrells Inlet Road, the abutter to the property that is directly affected by this modification to the Zoning ordinance. I attended the July meeting for this appeal but it was postponed because the applicant did not attend. I am out of state for the month of August visiting family and cannot attend this rescheduled meeting.

As I mentioned in my previous email, I do not want to look at more structure next to my property line. However, I do not object to the proposed addition if and only if a fence is installed from the SW corner of their property easterly to the end of the proposed addition and the fence shall be like the current fence installed on the west side of their property. Otherwise, I object to additional building next to my property. (As stated in my previous correspondence, the owner's father had stated that a fence would be installed and I do not believe it requires a variance. However, a fence has not yet been installed.)

In addition, I would like to add that the northeast corner and western 40ft x 100ft of my property have been intentionally left natural for the well-being of natural inhabitants of the area as well as a buffer (please see attached pictures). However, when my wife was leaving for work this past week, whoever was maintaining the yard at 613 Lee had a rake full of debris and was walking toward the northeast corner of my lot. When she made eye contact, the person turned and walked to the other side of the dwelling. I am in hopes that a fence will remedy any potential issue.

Thank you for your consideration,

Harvey Stone
4552 Murrells Inlet Road
Murrells Inlet, SC 29576
843-788-9552
hstonesc@gmail.com

Northeast corner of my lot:



Northwest end of my lot:



Southwest end of my lot:



NOTICE TO PROPERTY OWNERS OF APPEAL

GEORGETOWN COUNTY
ZONING BOARD OF APPEALS

TO THE PROPERTY OWNER:

The Zoning Board of Appeals in acting upon variations or modifications of the Zoning Ordinance or appeals from action taken by the Zoning Administrator or Development Coordinator, hears all such cases at public hearings at which neighboring property owners and other interested persons have a right to be heard.

If the appeal, as stated below is thought by you to be objectionable, you will have an opportunity to fully express your objection.

If it is inconvenient to appear at the hearing, file your objection by letter to the address below:

**Georgetown County Zoning Board of Appeals
129 Screven Street
Georgetown, SC 29440**

Or e-mail at: csargent@gtcounty.org

This letter notifies you that the matter stated below will be heard at a public hearing by the Zoning Board of Appeals. The **hearing will be held** in the **Georgetown County Council Chambers at 129 Screven Street, Georgetown, SC.**

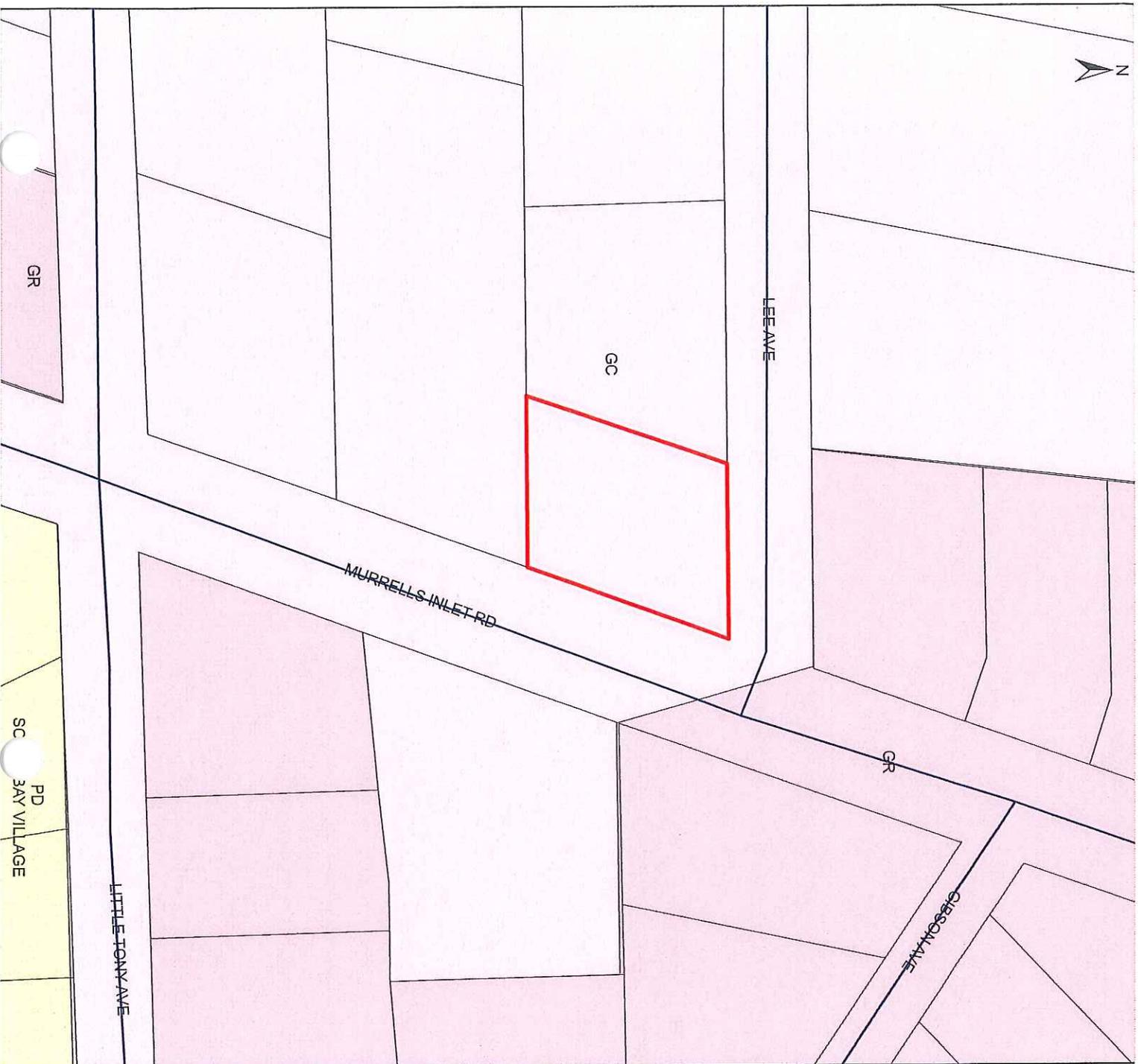
TIME & DATE OF HEARING: **July 7 @ 5:30 PM**

CASE NUMBER: **VAR # 05-16-16212**

APPELLANT: **Jamie McLain, as agent for Heather Edmonds**

PROPERTY AFFECTED: **Tax Map ID: 41-0119-013-00-00
613 Lee Avenue
Murrells Inlet, SC 29576**

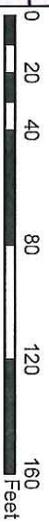
SUBJECT: **A request seeking a variance to the required 20-foot rear-yard setback in General Residential District (GR).**



Heather Edmonds Property Zoning VAR 5-16-16212

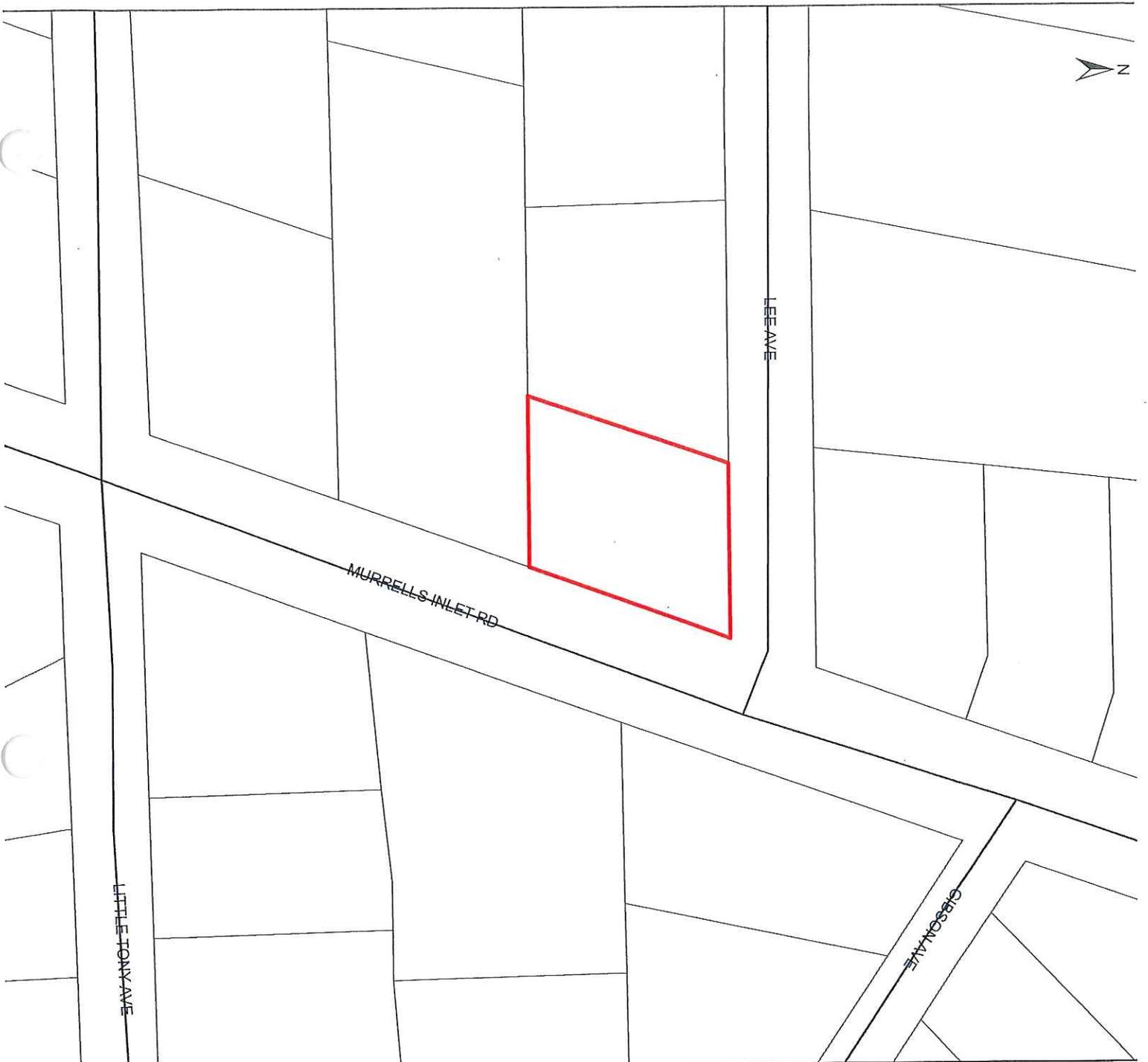
Legend

- 90' SETBACK (Hwy 17)
 - Heather Edmonds
 - Parcels
 - Streets
- Zoning**
- DISTRICT
 - CITY OF GEORGETOWN
 - CP
 - FA
 - FA/C
 - FA/R
 - GC
 - GR
 - GRR
 - HI
 - LI
 - MHP
 - MR10
 - NC
 - OC
 - PA
 - PD
 - R1
 - R1/2AC
 - R10
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 - R2
 - R3/4AC
 - R5
 - RC
 - RG
 - RR
 - RS
 - RVC
 - VC
 - VR10

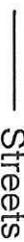


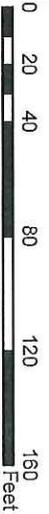
DISCLAIMER: This map is a graphic representation of data obtained from various sources. All efforts have been made to warrant the accuracy of this map. However, Georgetown County disclaims responsibility and liability for the use of this map.

Heather Edmonds
 Property Location
 VAR 5-16-16212



Legend

-  90' SETBACK (Hwy 17)
-  Heather Edmonds
-  Parcels
-  Streets



DISCLAIMER: This map is a graphic representation of data obtained from various sources. All efforts have been made to warrant the accuracy of this map. However, Georgetown County disclaims responsibility and liability for the use of it.

NOTICE TO PROPERTY OWNERS OF APPEAL

GEORGETOWN COUNTY
ZONING BOARD OF APPEALS

TO THE PROPERTY OWNER:

The Zoning Board of Appeals in acting upon variations or modifications of the Zoning Ordinance or appeals from action taken by the Zoning Administrator or Development Coordinator, hears all such cases at public hearings at which neighboring property owners and other interested persons have a right to be heard.

If the appeal, as stated below is thought by you to be objectionable, you will have an opportunity to fully express your objection.

If it is inconvenient to appear at the hearing, file your objection by letter to the address below:

**Georgetown County Zoning Board of Appeals
129 Screven Street
Georgetown, SC 29440**

Or e-mail at: csargent@gtcounty.org

This letter notifies you that the matter stated below will be heard at a public hearing by the Zoning Board of Appeals. The **hearing will be held** in the **Georgetown County Council Chambers at 129 Screven Street, Georgetown, SC.**

TIME & DATE OF HEARING: **August 4 @ 5:30 PM**

CASE NUMBER: **VAR # 05-16-16212**

APPELLANT: **Jamie McLain, as agent for Heather Edmonds**

PROPERTY AFFECTED: **Tax Map ID: 41-0119-013-00-00
613 Lee Avenue
Murrells Inlet, SC 29576**

SUBJECT: **A request seeking a variance to the required 20-foot rear-yard setback in General Residential District (GR).**

GEORGETOWN COUNTY ZONING BOARD OF APPEALS

DATE: August 4, 2016

AGENDA ITEM: A request from Allen Mattison, Carolina Home Exteriors, as agent for Peter and Christine Teague seeking a variance to the required 15-foot rear-yard setback line as required in Allston Point, located in the Willbrook Planned Development. The property is located at 95 Hamby Drive, Pawleys Island, SC 29585. Tax Map # 04-0195B-030-02-20. Case 06-16-16465.

DEPARTMENT: Planning Department

ISSUE UNDER CONSIDERATION: This request is for a nine-foot variance to the rear-yard setback to enclose the existing at-grade patio.

CURRENT STATUS: The parcel contains a single-family home.

POINTS TO CONSIDER:

1. The parcel is located in the Allston Point Phase 2 of Willbrook Plantation. The parcel is zoned Planned Development and the required setbacks are front-20 feet, side -5 to 15 feet and rear-15 feet.
2. The patio is located within the 15-foot rear-yard requirement. The zoning ordinance exempts at-grade patio from setbacks.
3. A screened-in enclosure is proposed to be constructed over this patio. The zoning ordinance requires all additions to a structure meet the required setbacks. The proposed addition will encroach nine feet into the required 15-foot rear-yard setback.
4. The application of the ordinance to this particular piece of property would not effectively prohibit or unreasonably restrict the utilization of the property. There is an occupied single-family house on this parcel.
5. There are extraordinary and exceptions conditions pertaining to this lot. This parcel as well as 187 Hamby Drive have limitations because of the curvature of the street. The front-yard setback is measured by following the curve of the street. Normally, in a rectangular lot there would have been a side yard and a front-yard setback.

6. The authorization of this variance should not be a detriment to adjacent property or the public good based on the fact that there is a six-foot high fence between the applicant and his abutting neighbor.
7. Staff received a letter of approval from the ARB board of the Property Owners Association.

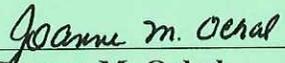
FINANCIAL IMPACT: N/A

OPTIONS:

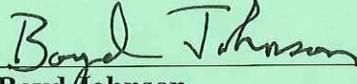
1. Grant the variance as requested.
2. Grant an amended variance.
3. Defer for further information.
4. Deny the variance request.

ATTACHMENTS:

1. Application and Attachments
2. ETS Lot and Tree Survey Dated 8-12-15
3. POA Approval Letter
4. GIS Location Map
5. GIS Area Zoning Map
6. Adjacent Property Owners Notice



Joanne M. Ochal
Zoning Administrator



Boyd Johnson
Director of Planning and
Code Enforcement

Public Notification Information:

Date Advertised: 02-17-16 (Georgetown Times) 02-18-16 (Coastal Observer)
Date Property Posted/By: 02-16-16 K. Infinger
Date of Notification: 02-11-16 Number Notified: 2

Case Number/Staff Contact:
Report Completion Date: 02-24-016

VAR 01-16-15433/Joanne M. Ochal
Revision Date:



129 Screven Street, Suite 252
Post Office Drawer 421270
Georgetown, S. C. 29442
Phone: 843-545-3158
Fax: 843-545-3299

ZONING BOARD OF APPEALS

THE APPLICANT HEREBY APPEALS: (Indicate one)

- An action of the Zoning Administrator as stated on attached **Form 2**.
 A variance as stated on attached **Form 3**.

The following information must be provided for either request:

Property Information:

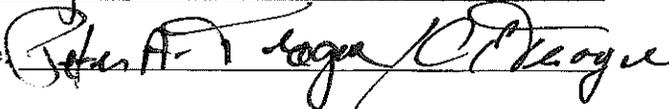
Tax Map (TMS) Number: 04-0195B-030-02-20
Street Address: 95 Hamby Dr.
City / State / Zip Code: Pawleys Island, SC 29585
Lot Dimensions/ Lot Area: 0.161 acres / 7030.62 sq. ft.
Plat Book / Page: 1981 1
Current Zoning Classification: PD

Property Owner of Record:

Name: Peter A + Christine & Teague
Address: 95 Hamby Dr.
City/ State/ Zip Code: Pawleys Island, SC 29585

Telephone/Fax Numbers: 339-309-9444

E-mail Address: pcleague@sc.rr.com

Signature of Owner / Date:  / 7/07/16

I have appointed the individual or firm listed below as my representative in conjunction with this matter related to the Zoning Board of Appeals.

Agent of Owner:

Name: Allen Mathison - Carolina Home Exteriors

Address: 11730 Hwy 17 Bypass

City / State / Zip Code: Murrells Inlet, SC 29576

Telephone/Fax: 843-651-6514 / 843-354-4663

E-mail: allen@carolinahomeexteriors.com

Signature of Agent/ Date:  / 7/07/16

Signature of Property Owner: 


**Fee Required: \$250.00 for variance
\$500.00 for an appeal to an interpretation**

Adjacent Property Owners Information required:

1. A list of all adjacent property owners (and related Tax Map Numbers) must also accompany the application.

FORM 3 – Variance Request

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

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:

A Screen enclosure.

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

Enable use of the existing patio, by enclosing with an all screened enclosure

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:

Due to the rounded shape of the lot home could not be positioned any further to the front leaving limited back patio space.

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

Survey

- 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:

As a useable bus-free outdoor patio Enclosure.

- d. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the granting of the variance for the following reasons will not harm the character of the district:

It will not affect the property owners adjacent to the rear of the home and will be enclosed within the existing privacy fence.

3. The following documents must be submitted as evidence in support of this application:
- a. A scaled plot plan indicating the existing conditions and proposed additions.
 - b. Please submit **twelve (12)** copies of the scaled plot plan.

If you need assistance with this application, please contact our office at 843-545-3158.

Please submit the completed application, all additional materials along with the **required fee** to Georgetown County Planning Division, 129 Screven Street, Suite 252, Georgetown, S. C. 29440.

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

Date: 7/07/16

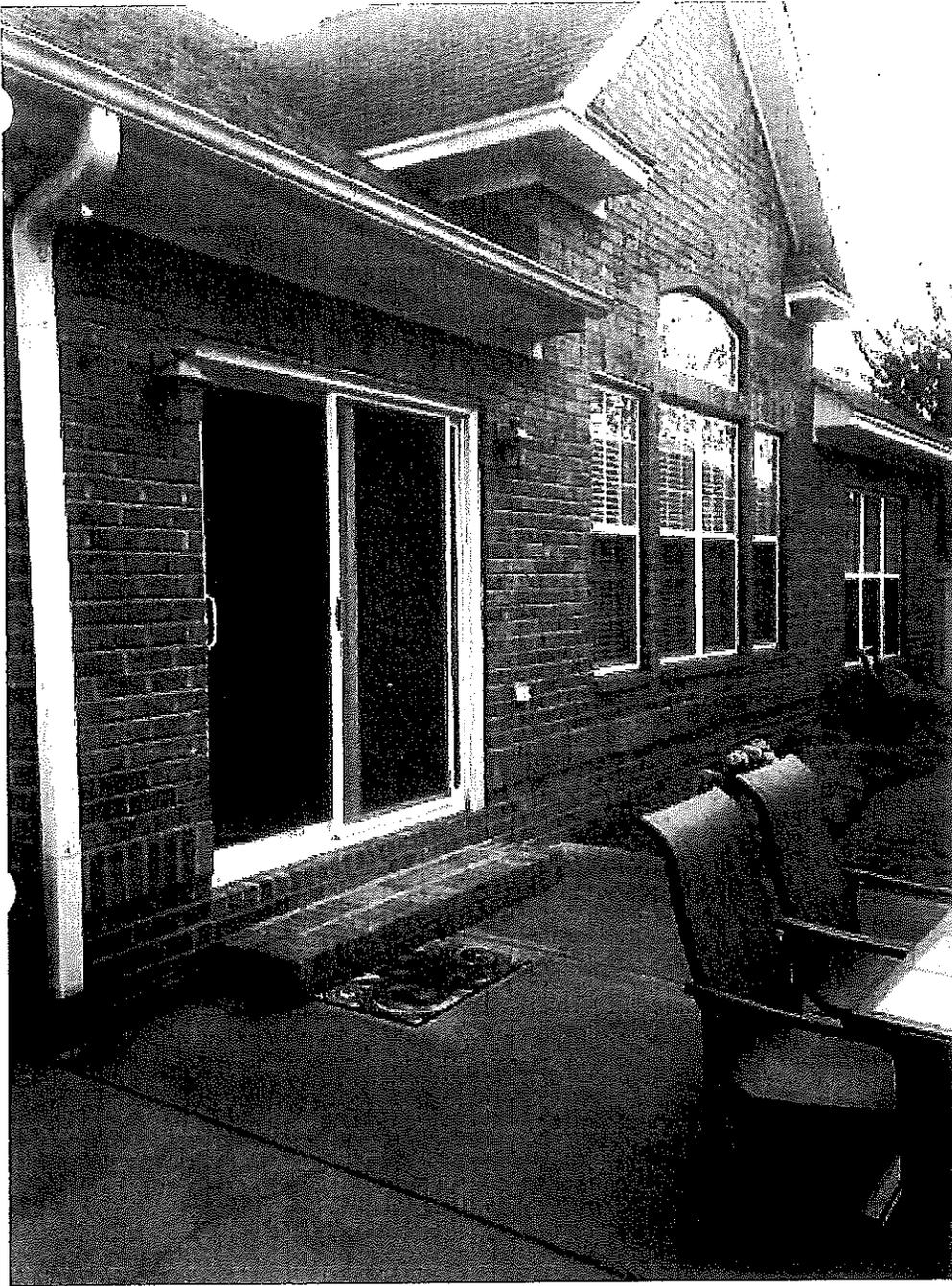
Applicant signature (s):

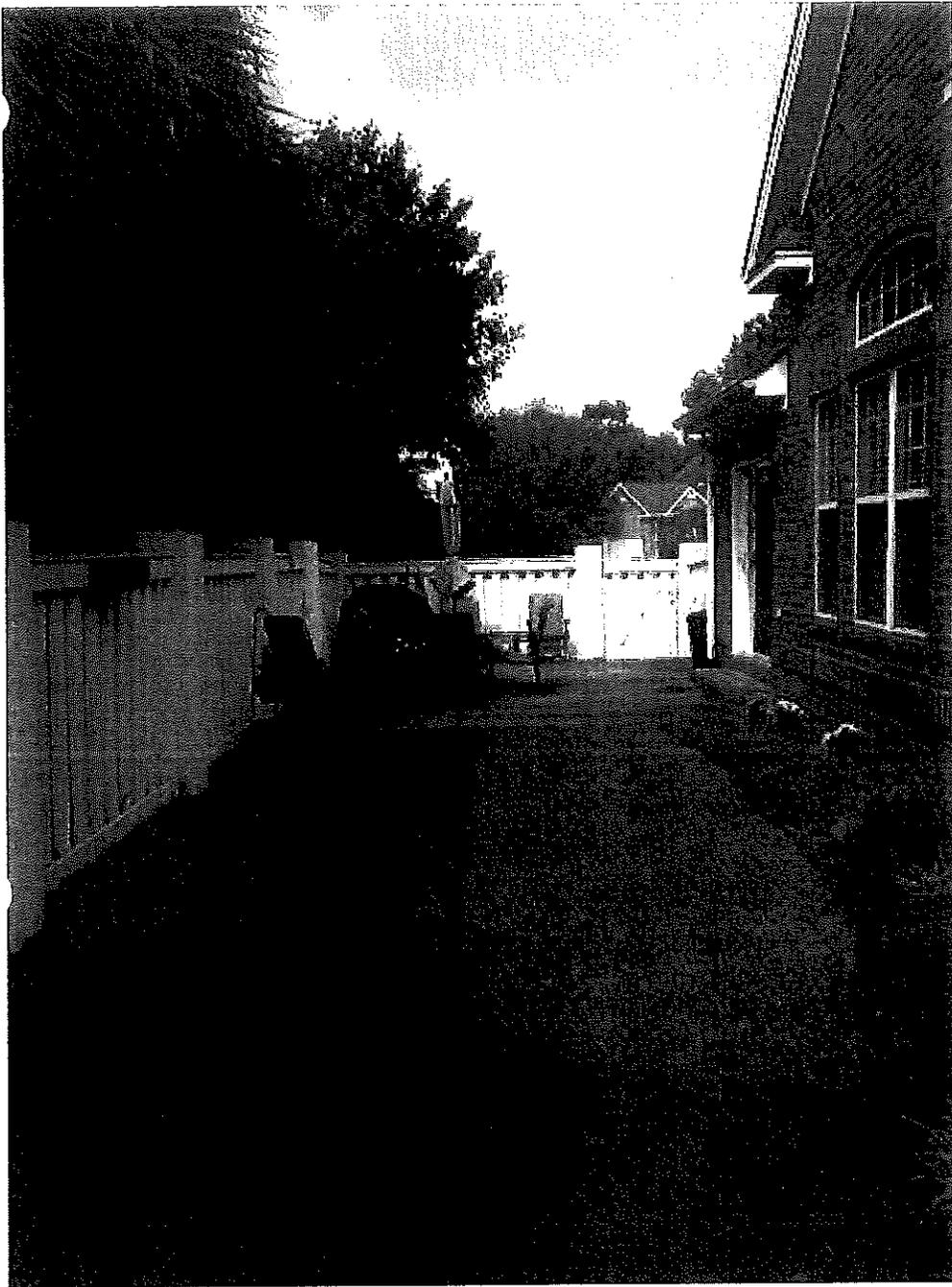
Peter A. Teague
Christine Teague

Contact Person and Number: Allen Mattison / 1-843-651-6514

E-mail: allen@carolinahomeexteriors.com

Site visits to the property, by County employees, are essential to process this application. The owner\ applicant, as listed above, hereby authorize County employees to visit, photograph, and post a notice on the property in which this application references. These signs belong to Georgetown County and will be picked up from your property within five (5) working days of being heard.





Buildings Permits & Code Compliance

With ever changing building code regulations on the Grand Strand coast, our educated staff will insure your investment is in compliance with federal, state, county and city building requirements. Proper permitting for your investment is critical as it offers legal security and compliance for your home. Once HOA approval is obtained and we have the survey and engineering (if needed) we will move along with ordering the building permit.

Measuring Confirmation & Material Supply

For projects under existing roofs, once the permit is received our professional staff will return to your property for detailed confirmation of the project. Exact measurements will be taken and specific details may be arranged at this time. Our team will guide you through the decision making from color, to location, we will provide valuable information to meet your expectations. Products and materials needed for the job will be ordered at this time.

Delivery & Schedule

As soon as we receive delivery confirmation of your materials, Carolina Home Exteriors will be flexible to meet your scheduling needs. Carolina Home Exteriors does not guarantee start date or completion date of any project. Any dates discussed are estimates and are subject to change dependent on weather, etc. We employ qualified professionals and able to deliver excellent service in an efficient manner to you the customer.

Installation

After a schedule has been agreed upon, our Lead Installer will get the crew started. All of our installation crews work with respect to you and your neighbors in mind. Their appearance and demeanor will be professional and courteous. Open lines of communication are vital during the installation process. Our professionals will be happy to discuss the progress and answer any questions you may have.

Final Inspection & Closing

Upon completion of your project, our Site Supervisor will do a final inspection on the unit. It is an ideal time to answer any questions you may have. This is also the time where we familiarize you and the family on operations of your new room, whether it be our popular EZ Breeze windows, to security features on our hurricane grade windows, or learning the controls and features of your new Caldera Spa. We will insure that you are content and comfortable with your final product. After final invoice of your project, you will receive a closing package including warranty information, referral information and bonus incentives as a valued customer.

P.T. / 

Customer Initial

Phone (843) 651-6514
Fax (843) 357-4663
www.CarolinaHomeExteriors.com

DP 1153.20
C/A
1260



ETCetera Enterprises, Inc.
11730 Hwy 17 Bypass
Murrell's Inlet, SC 29576

Customer Information:

Peter Teague (Willbrook Plantation)
95 Hamby Dr.
Pawleys Island, SC 29585
339-309-9444 pcteague@sc.rr.com

March 24, 2016

Carolina Home Exteriors Representative:
Allen Mattison – General Manager
Amanda Pawlowski – Admin. Assistant
Source/Referred By : SR

We hereby submit the below quote and specifications for your evaluation and approval:

CHE Screen Lanai

1. Install custom built screen enclosure approximate (10' x 12') Height (9')
2. Install commercial grade 7 inch super-gutters
3. Install 1 lanai screen door on wall system
4. Install 24" solid raised kneewall
5. Install 8" raised concrete slab at 10' x 12'
6. Extruded aluminum baked enamel framing finish to be white
7. Long lasting fiberglass vinyl-coated mesh screen: 18/14 mesh on walls and 20/20 mesh on roof

Customer will be responsible for providing a Certified Site Survey (aka As-Built) when applicable for permitting process. Carolina Home Exteriors can assist the customer with their responsibilities, if needed, for an additional fee. The Customer will be responsible for obtaining proper approval from the local Home Owner's Association or Property Management company if applicable. Carolina Home Exteriors shall be responsible for obtaining necessary permits to meet building code specifications. Building permit, HOA drawing, and engineer design plan is included. Cancelled contracts may result in charges for administration fees. Soil Compaction Test, if required, is billed separately. All Manufacturer warranties apply.

As a full-service provider we will coordinate the necessary resources to ensure the success of this project and your satisfaction. We propose to furnish material and labor necessary in accordance with above specifications including a one (1) year labor craftsmanship warranty, for a sum of:

CHE Screen Lanai.....\$7,688.00

Payments to be as follows:

A 15% Deposit (\$1,153) at signing, HOA/Materials Payment 35% (\$2,690), Start Payment 30% (\$2,306), Final Balance Payment 20% (\$1,539) upon substantial completion. All Manufacturer's Warranty apply.

Authorized Signature: Allen Mattison Date of Authorization: 3/24/16

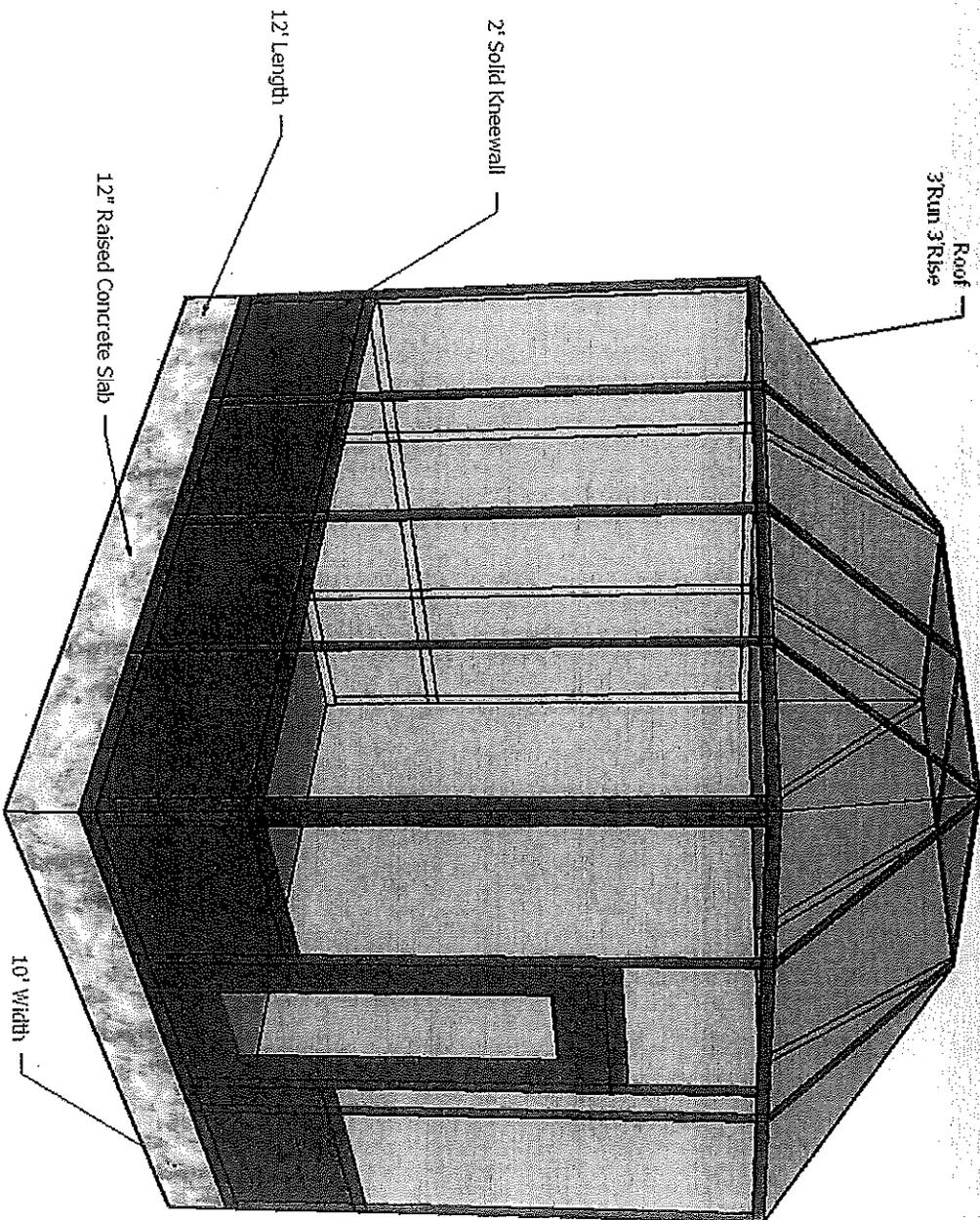
No more than 10% of contract may be held for punch list at final walk-through. Credit card payments are subject to 4% Merchant Processing Fee. The proposal may be withdrawn by Carolina Home Exteriors if not accepted within 3 days.

Acceptance: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above. I also accept and understand the terms on the following page of contract. I will provide a certified site survey if necessary.

Signature: Peter A Teague Date of Authorization: 3/24/16

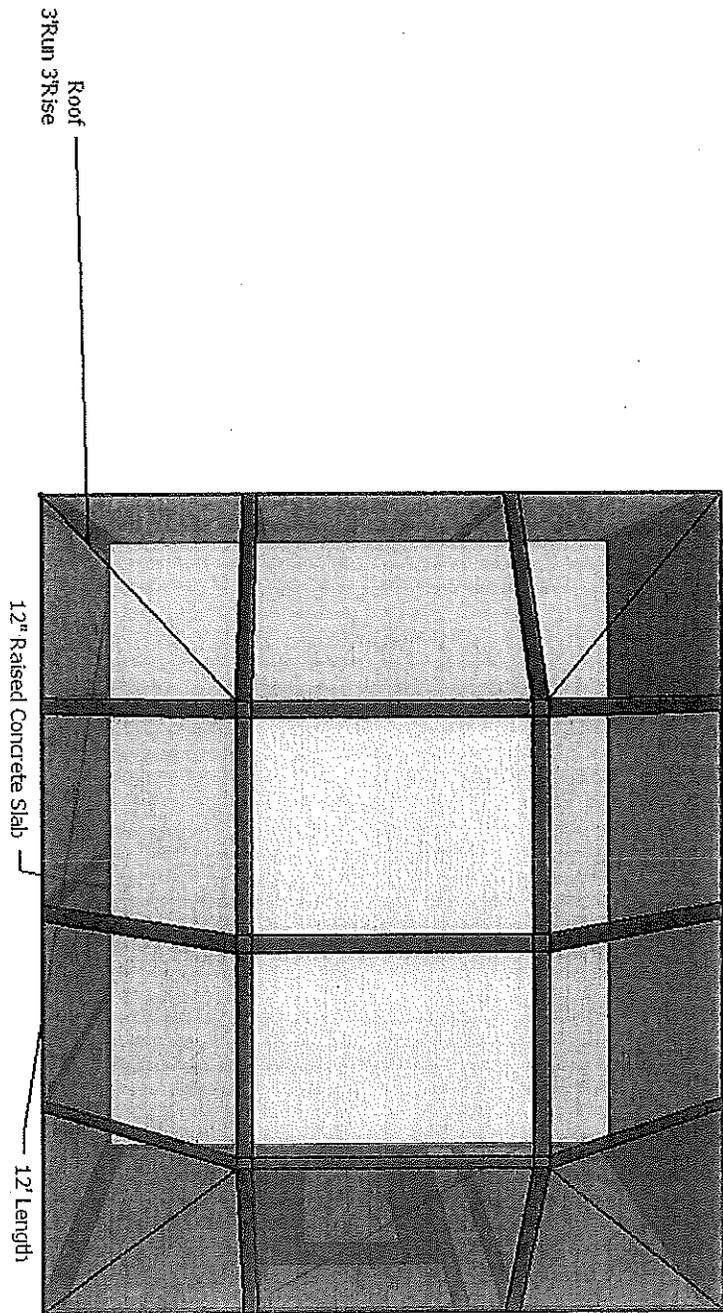
Peter Teague
95 Hanby Dr.
Pawleys Island, S.C., 29585

Carolina Home Exteriors
For Conceptual Purposes



Peter Teague
95 Hanby Dr.
Pawleys Island, S.C., 29585

Carolina Home Exterior's
For Conceptual Purposes





LOCATION MAP

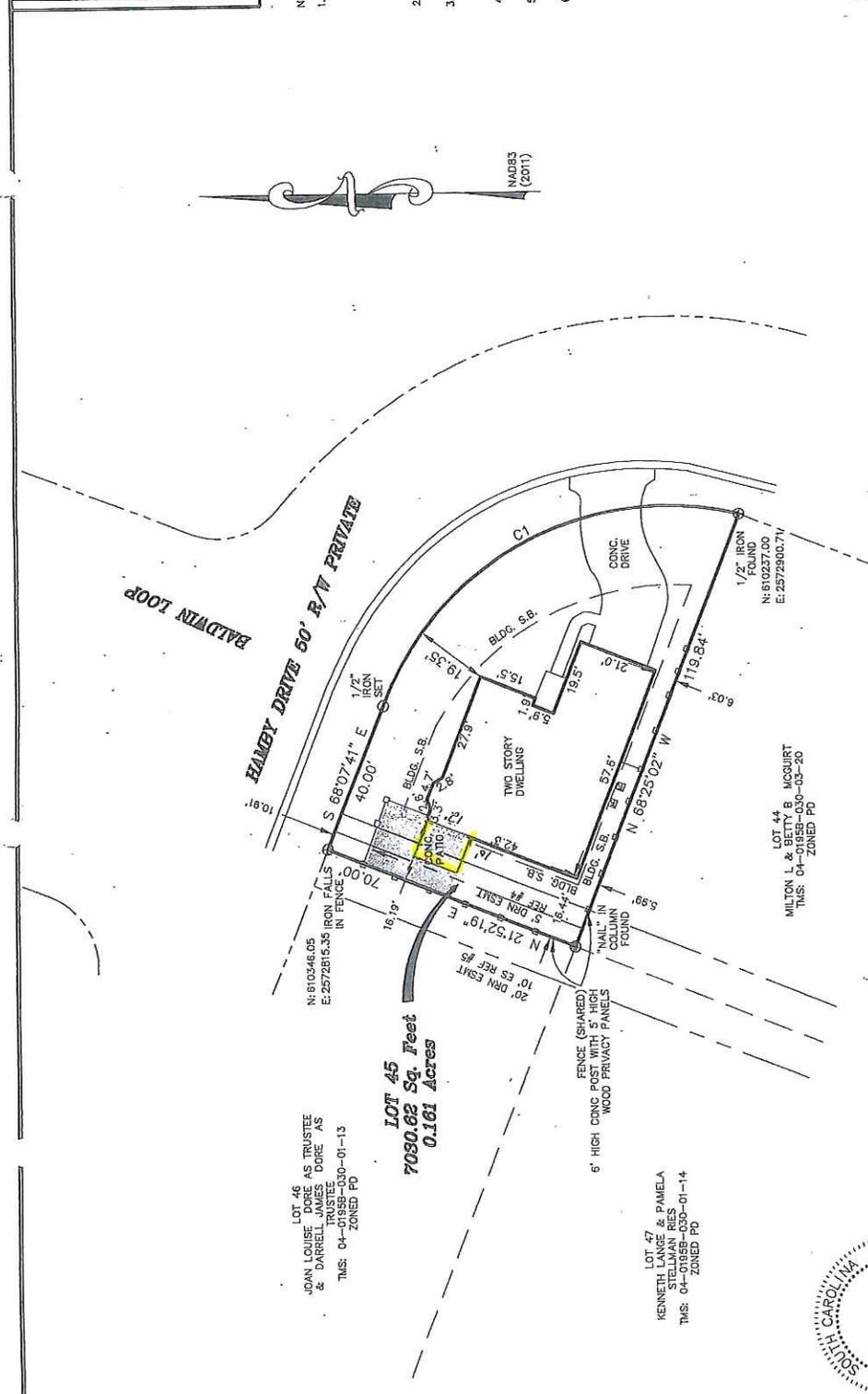
- NOTES:
1. THIS PROPERTY IS LOCATED IN FLOOD ZONE X, ACCORDING TO F.I.R.M. No. 450685 0276 D, DATED MARCH 16, 1988.
 2. FLOOD ZONE LINES ARE SCALED FROM CURRENT FEMA RATE MAPS. SCALES VARY FROM 1"=500' TO 1"=2000' AND ARE NOTED AS BEING APPROXIMATE ON SAID MAPS. CULLER LAND SURVEYING III, INC. ACCEPTS NO LIABILITY OR ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE FLOOD ZONE LINES.
 3. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 4. CULLER LAND SURVEYING III, INC. IS NOT LIABLE FOR ANY AND ALL SETBACKS SHOWN OR NOT SHOWN HEREON; SETBACKS TO BE VERIFIED BY THE OWNER WITH THE COUNTY, CITY, TOWN AND/OR HOA.
 5. REFERENCE PLAT OF ALLSTON POINT PHASE II BY CULLER LAND SURVEYING DATED NOV. 1, 1985 RECORDED ON SLIDE 005197 PAGE 0086.
 6. REFERENCE PLAT OF ALLSTON POINT PHASE III BY CULLER LAND SURVEYING DATED APRIL 1986 RECORDED ON SLIDE 005203 PAGE 008.
 7. LAST DEED TRANSFER SEPT. 2012 DB 1981 PAGE 1 TO: PETER & CHRISTINE (TEAGUE 95 HAMBY DRIVE, PAWLEY'S ISLAND, SC 29585)



RESURVEY OF
LOT 45, PHASE 2, ALLSTON POINT,
 LOCATED IN WILBROOK PLANTATION,
 GEORGETOWN COUNTY, SOUTH CAROLINA
 PREPARED FOR
PETER TEAGUE

CULLER LAND SURVEYING III, INC.
 (843) 288-2893
 P.O. BOX 14327
 SURFSIDE BEACH S.C. 29587

SURVEY DATE: CADCOMP/C/
 MARCH 30, 2016 SCALE: 1" = 30FT. DWG: LS-12983
 FB# BHS 53



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	80.00'	115.57'	105.78'	S 27°07'52" E	82°45'25"

Certificate of Accuracy
 I, the undersigned, do hereby certify that to the best of my professional knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Standards Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class A plan survey as specified therein, and that the survey was made by me or under my direct supervision and control. This certificate is valid only if the original signature and raised seal are present on the original plat.

MARCH 31, 2016
 Date
 Michael S. Culler, III
 Surveyor

29114
 S.C. Registration No.
 TMS: 04-0195B-030-02-20



To: Willbrook Plantation Architectural

31 May 2016

Review Board

From: Peter Teague

95 Hamby Drive

Allston Point - Willbrook Plantation Lot 45

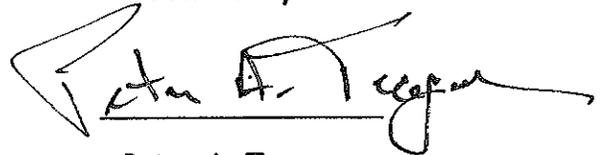
Subject: Proposed Accessory Structure

The proposed accessory structure, if approved, will consist of a 10' x 12' screened enclosure with a screened roof and be located on an existing concrete patio at the rear of the property. This structure will be installed by Carolina Home Exteriors and be used solely for residential purposes

While it is recognized that the structure encroaches on the properties offset by 5', it is over 6' from the property line and in keeping with article VIII (exceptions and modifications) section 808 (setback exceptions for certain structures) of the Georgetown South Carolina building code which states "Accessory Structures for Residential uses may be located in the rear yard setback no closer than 5' from the property line".

In closing, I thank you for your time taken to review this matter and it is hoped that you will look upon my request with favor as I already have over \$700 invested in developing the necessary surveys and plans.

Yours Truly

A handwritten signature in black ink, appearing to read "Peter A. Teague", written over a horizontal line. The signature is stylized and includes a large, sweeping flourish on the right side.

Peter A. Teague

Attachments:

- #1 Conceptual Review Application
- #2 Plot Plan Allston Point Phase II
- #3 Resurvey Lot 45 Allston Point
- #4 Conceptual drawing of screened enclosure
- #5 Photograph of rear of property Lot 45
- #6 Copy of Section 8-3 item 808 (Setback exceptions)

Print

Date: Wednesday, June 29, 2016 12:30 PM
From: Dee Lacerte <deel@waccamawmanagement.com>
To: poteague@sc.rr.com <poteague@sc.rr.com>
Subject: Willbrook - 95 Hamby Drive

Hi Peter

The ARB has **approved** your application for the request to enclose your patio as submitted at 95 Hamby Drive, Willbrook Plantation.

Should you have any questions, please feel free to contact me by phone at 843-237-9551 or by e-mail at deel@waccamawmanagement.com.

On behalf of the ARB,
Dee Lacerte, CMCA
Community Manager
ARB Coordinator
Waccamaw Management, LLC, AAMC
41 Maintenance Road
Post Office Box 2308
Pawleys Island, SC 29585
Phone 843-237-9551 Ext. 231
Toll Free 800-537-0641
Fax 843-237-1034
www.waccamawmanagement.com



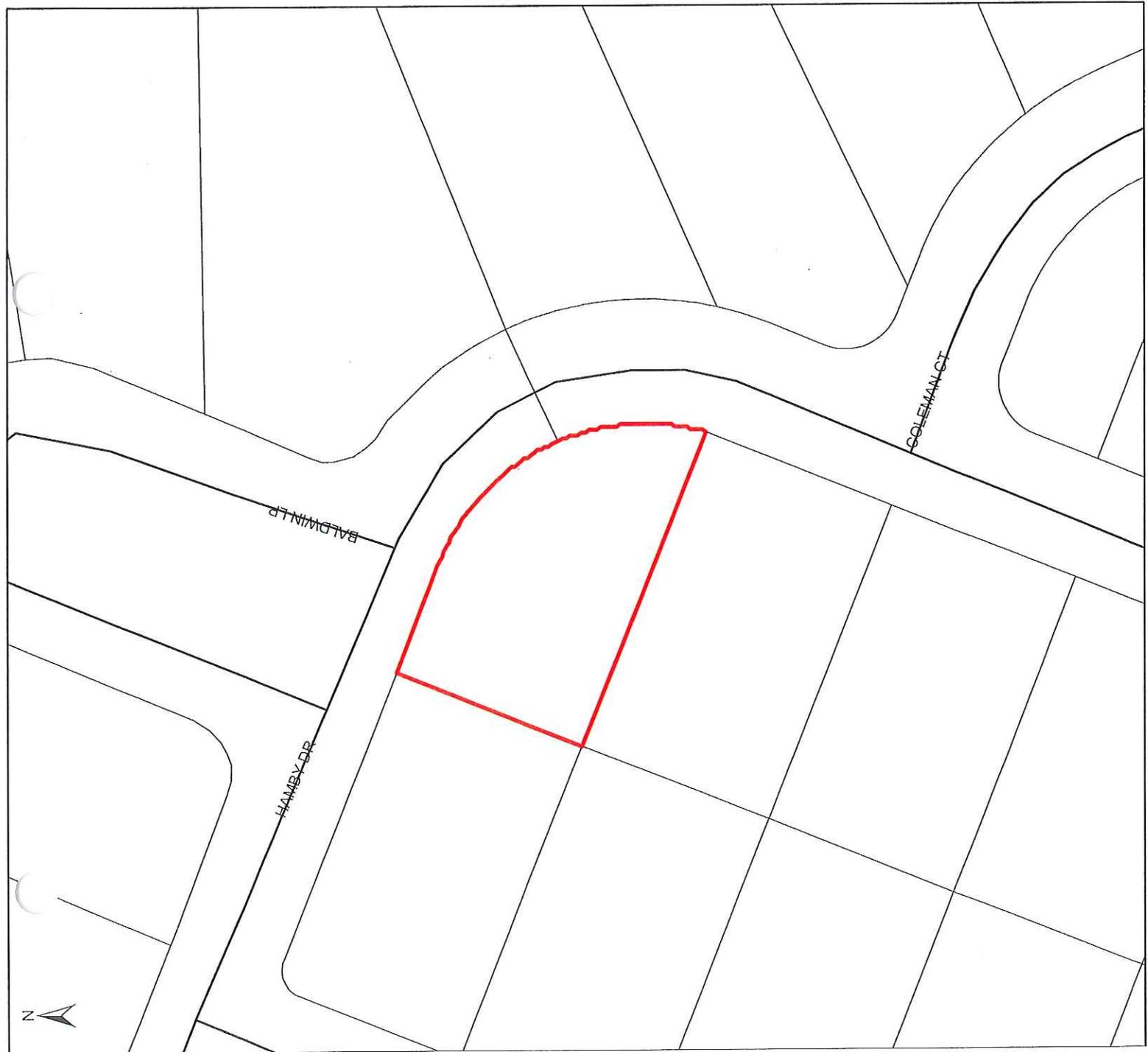
Peter Teague
Property Location
VAR 7-16-16465

Legend

- 90' SETBACK (Hwy 17)
- Peter Teague
- Parcels
- Streets



DISCLAIMER: This map is a graphic representation of data obtained from various sources. All efforts have been made to warrant the accuracy of this map. However, Georgetown County disclaims all responsibility and liability for the use of this map.



Peter Teaque Property Zoning VAR 7-16-16465

Legend

- 90' SETBACK (Hwy 17)
- Peter Teaque
- Parcels
- Streets

Zoning

DISTRICT

- CITY OF GEORGETOWN
- CP
- FA
- FA/C
- FA/R
- GC
- GR
- GRR
- HI
- LI
- MHP
- MR10
- NC
- OC
- PA
- PD
- R1
- R1/2AC
- R10
- R1AC
- R2
- R3/4AC
- R5
- RC
- RG
- RR
- RS
- RVC
- VC
- VR10



DISCLAIMER: This map is a graphic representation of data obtained from various sources. All efforts have been made to warrant the accuracy of this map. However, Georgetown County disclaims all responsibility and liability for the use of this map.

GEORGETOWN COUNTY ZONING BOARD OF APPEALS

In Re: Appeal No. VAR 06-16-16287)
Nathan C. Apatow)
In Re Tax Map No. 04-0149-001-19-00)
Variance Request)
Nathan C. Apatow)
1027 Norris Drive)
Pawleys Island, SC 29585)

DECISION OF THE BOARD

This matter came before the Zoning Board of Appeals for hearing on July 7, 2016 upon the application of Daniel W. Stacy, Jr. representing Nathan C. Apatow, Owner (hereinafter "Applicant"). Based upon the Findings of Fact and Conclusions of Law set forth below Applicant's request for a variance is **GRANTED**.

PROCEDURAL HISTORY, FINDINGS AND CONCLUSIONS

On or about June 6, 2016, Applicant filed a Form 1 (Base Application) and Form 3 (Variance Request) with the Zoning Board of Appeals requesting a variance to the 15-foot rear-yard setback as measured from the OCRM setback line as required in the Inlet Point South Planned Development. The property is located on the east side of Norris Drive. Joanne Ochal, Planning Department staff, presented the background of the application to the Board. Thereafter, Mr. Stacy, applicant, presented his position. He proposed an alternate layout of the site which would only require a variance of 5.5 to 8.5 feet. Wesley Bryant, County Attorney, provided a brief summation to the Board at the conclusion of the hearing stating that the Board's decision should be based on the four criteria included in Article XVI of the Zoning Ordinance.

In addition to the oral testimony referenced above, the Board considered the following documentary evidence:

1. Applicant's Form 1 (Base Application) and Form 3 (Variance Request);
2. Applicant's Survey dated March 11, 2015 and;
3. Location and zoning maps for the property on which the proposed variance was sought.
4. Exhibits A and B as presented by the applicant at the meeting.

After considerable discussion and the Board's questions directed to Mr. Stacy, and to Planning staff, a motion to approve the variance as illustrated in Exhibit B presented by the applicant at the meeting was made by Board Member Bonds. Board Member Owens seconded the motion to approve the variance. Thereafter, the Board voted (4-0) to approve the requested variance.

FINDINGS OF FACT

1. The subject property is located on the east side of Norris Drive, Pawleys Island, SC.
2. The Applicant sought a 15-foot variance according to the presented application but he proposed at the meeting to reduce the setback to 5.5-8.5 foot as reflected in the exhibit presented in order to construct a new single-family home.
3. The subject property is vacant.
4. The OCRM setback line referred to in the applicant's request is tidal and is adjusted by the state every 8-10 years,

5. Adjacent existing structures are no longer in compliance with the current OCRM line.

CONCLUSIONS OF LAW

Article XIII, Section 1304.02 of the Zoning Ordinance for Georgetown County, South Carolina provides that the powers and duties of the Zoning Board of Appeals include the authority to hear and decide appeals for variance from the requirements of the Zoning Ordinance when strict application of the provision of the Ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following findings:

- 1304.21 There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- 1304.22 These conditions do not generally apply to other property in the vicinity;
- 1304.23 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;
- 1304.24 The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the granting of the variance will not harm the character of the district:

The Board concluded under the facts, circumstances, and evidence presented here that the Applicant has established the four standards for unnecessary hardship set forth in Section 1604.20. There are extraordinary and exceptional conditions pertaining to the particular piece of property: The erosion of the beach has affected the rear setback line of the property such that its use will be significantly impacted. These conditions do not apply to other property in the vicinity: The homes on either side already exist and are in line with what the ARB of the homeowners association has approved. The existing homes were in compliance with the OCRM line at the time of construction. The application of the ordinance to the particular piece of property would unreasonably

restrict the use of the property: Without the variance the building envelope will be too small based on the size of surrounding homes in this community and the ARB requirements. The authorization of the variance will not be of detriment to the adjacent property or to the public good: The proposed location of the house will be in line with the existing homes to the north and south. An adjacent property owner spoke at the meeting removing his objection to the request.

CONCLUSION

Based on the foregoing Findings of Fact and Conclusions of Law, the Board determines that the Applicant's request for a variance should be, and the same hereby is, GRANTED on the record by the Board to reflect the new dimensions illustrated in exhibit B as presented by the applicant at the meeting.

Tim Onions-Chairman
Georgetown County Zoning Board of Appeals
129 Screven Street
Georgetown, South Carolina 29440

Georgetown, South Carolina
_____, 2016

BOARD MEMBERS VOTING IN FAVOR OF MOTION TO APPROVE:

Truitt Owens

Gareth Bonds

James Holmes

Gene Gilfillin

Board Members Not in Attendance:

Amy W. Brandon

**GEORGETOWN COUNTY ZONING BOARD OF APPEALS
2016 ATTENDANCE RECORDS**

BOARD MEMBERS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
---------------	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

AMY BRANDON			A	A	A		A					
EUGENE GILFILLIN			P	P	P		P					
GARETH BONDS			P	A	P		P					
JAMES HOLMES			P	P	P		P					
TRUITT OWENS			P	P	P		P					
THOMAS ONIONS			P	P	A		P					

LEGEND KEY	
	Not a member at this time.
P	Present
A	Absent
	No Meeting held

GEORGETOWN COUNTY ZONING BOARD OF APPEALS
July 7, 2016
COUNTY COUNCIL CHAMBERS
129 SCREVEN STREET

MEMBERS PRESENT

Gareth Bonds
Gene Gilfillin-Vice Chairman
Truitt Owens
James Holmes
Tim Onions -Chairman

STAFF PRESENT

Joanne Ochal
Wesley Bryant
Holly Richardson
Boyd Johnson

MEMBERS ABSENT

Amy Brandon

STAFF ABSENT

Cynthia Sargent

DETERMINATION OF A QUORUM

Chairman Tim Onions called the meeting to order and determined that there was a quorum.

I. NEW BUSINESS

- A. A request from Jamie McLain, as agent for Heather Edmonds, seeking a variance to the required 20-foot rear-yard setback in General Residential District (GR). The property is located at 613 Lee Avenue, Murrells Inlet, SC 29576. Tax Map # 41-0119-013-00-00. Case 05-16-16212.**

The applicant did not attend the meeting.

Mr. Onions made a motion to defer until the August meeting. The motion was seconded by Mr. Bonds.

In Favor: Mr. Owens
 Mr. Gilfillin
 Mr. Onions

Mr. Bonds
Mr. Holmes

- B. A request from Daniel W. Stacy, Jr., as agent for Nathan C. Apatow, Trustee, seeking a variance to the required 15-foot rear-yard setback as measured from the OCRM setback line as required in the Inlet Point South Planned Development. The property is located at 1027 Norris Drive, Pawleys Island, SC 29585. Tax Map # 04-0149-001-19-00. Case 06-16-16287.**

Ms. Joanne Ochal presented the staff report. This parcel is currently vacant. For clarification, the zoning ordinance stipulates the ‘front’ of a structure is along the street right-of-way, so the rear setback is along the ocean side.

This parcel is located in Phase 3 of Inlet Point South containing 33 single-family parcels with only 4 vacant lots remaining in this phase.

The required setbacks for this planned development are front-20 feet, side-15 feet and rear-15 feet as measured from the OCRM setback line. The applicant is requesting to build his house up to the OCRM setback line thus eliminating the rear yard requirement. Staff contacted OCRM to get clarification on this setback line. This OCRM setback is tidal so the state requires OCRM to adjust this line every 8 -10 years. It has recently been adjusted slightly.

The reasonable use of the property is not restricted. The applicant can build a smaller house that would meet the required setbacks. The proposed house is 9,895 square feet.

Mr. Gilfillin said that the letter from the HOA made a reference to lining up houses, but it appears they are in line but not within the required setbacks. He also clarified that the plat indicates what they wanted not the currently approved building area.

The Chairman opened the public hearing.

Felix Ayers is the architect for Inlet Point South ARB. He stated that the plan is to create alignment with the existing homes, and they are in favor of the variance.

Mr. Onions asked about the view obstruction of the neighbors.

Mr. Ayers stated that the neighbors are in favor, but the one that had an issue. He now understands that the intent is to line the home up with existing OCRM line. He also said that the shifting OCRM line has created the hardship.

Dan Stacy stated that David Graham presented updated drawings and that the applicant is not looking for a 15 foot variance but will need a 5.5 foot to 8.5 foot variance because of the change in the OCRM line. He indicated that the most of the lots were built out 10 to 15 years ago when there was a "bigger beach." The high water mark has moved significantly. The neighbors to the north and south have encroaching structures based on today's requirements. Regarding the unreasonable restriction, Mr. Stacy indicated that the applicant could build a home within the setbacks but it would be unreasonable to restrict the size for this neighborhood beyond other houses in the area. There is no detriment to the community since this makes the structure equal in placement to the others and they have addressed the adjacent owner's main concern. The PD itself is unique in that the setback is tied to a critical line.

Mr. Wesley Bryant reminded the Commission regarding the four factors to be considered when granting a variance. He agreed with the applicant on criteria 1, 2 and 4 but disagreed with number 3. He indicated that it would not be unreasonable to build a smaller home than the one shown.

Mr. David Graham indicated that meeting the setbacks would significantly affect the size of the house.

Mr. Gilfillin expressed his concern about having a moving setback line.

Bob Caldwell was opposed to the request based on the initial drawing, but agreed that if the house is constructed with the porches as shown on Exhibit A and done in accordance with the ARB letter, then he would be ok with the variance.

Mr. Gilfillin made a motion to grant the variance as shown on Exhibits A and B. He referred to the applicant's addressing of the four criteria in making his motion. The motion was seconded by Mr. Owens.

In favor: Mr. Owens

Mr. Bonds

Mr. Gilfillin
Mr. Onions

Mr. Holmes

II. MINUTES

Mr. Gilfillin made a motion to approve the May minutes and it was seconded by Mr. Bonds.

In Favor: Mr. Owens
Mr. Gilfillin
Mr. Onions

Mr. Bonds
Mr. Holmes

IV. ADJOURNMENT

Mr. Holmes made a motion to adjourn and it was seconded by Mr. Owens. All members were in favor.

Respectfully

Cynthia Sargent Secretary to
Zoning Board of Appeals

Approved

Date