

HISTORIC PRESERVATION COMMISSION



STAFF REPORT Department of Growth Management

MEETING DATE:	June 1, 2016
PROJECT:	77 Bridge Street – Shed
APPLICANT:	Sara Kelly, Owner
PROJECT MANAGER:	Erin Schumacher, AICP, Senior Planner

APPLICATION REQUEST: The Applicant, Sara Kelly, requests that the Historic Preservation Commission approve the following application:

- 1. Site Feature Permit-HD.** A request by Sara Kelly for approval of a Site Feature-HD Permit to allow the installation of a preassembled shed of approximately 96 SF to be located on the property identified as 77 Bridge Street in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD (SFHD-05-16-9354).

INTRODUCTION: Section 3.19 of the Unified Development Ordinance (UDO) authorizes Staff to review and approve Site Feature proposals, provided the application is in conformance with Article 5. Although Site Features are typically reviewed and approved at Staff level, the Applicant is requesting a deviation from this standard. Deviations are permitted from strict compliance when it is determined that:

- A. The particular nature of the property - its location, setting, size, shape, or physical characteristics, or other aspect of the property or its proposed use - substantially justifies some adjustment in the standards;
- B. The intent of the specific standard can be achieved on the site through alternative means or special design approaches; or
- C. Methods volunteered by the applicant will effectively remediate or mitigate any potential adverse impacts.

The proposed shed meet all of the requirements of the UDO with the exception of the material. The siding of the shed is T1-11, which is a type of plywood intended to resemble board and batten siding. Per Section 5.15.6.G.3. of the UDO, permitted finish materials include wood (termite resistant, 50-year siding product), cement fiber siding, concrete masonry units with stucco, reinforced concrete with stucco, shingle, and board and batten.

It should be noted that the applicant is requesting the use of this material, in part, because the primary structure on the lot is clad in T1-11. As this is an existing non-

conformity, it is permitted to exist as it does today although for any new structures the use of T1-11 requires the approval of HPC as in this case.

HISTORIC PRESERVATION COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.E.2, the Historic Preservation Commission has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the applicant.

REVIEW CRITERIA & ANALYSIS: Town Staff are required to consider the criteria set forth in Section 3.19.3 of the Unified Development Ordinance in assessing an application for a Site Feature – Historic District (HD). These criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.19.3.A. The application must be in conformance with applicable provisions provided in Article 5, Design Standards.

Finding. As proposed the material is a textured, treated plywood material intended to resemble board and batten siding. As such, this application does not fully meet the requirement per UDO Section 5.15.6.G.3. which requires siding to be board and batten or a 50-year wood or cement fiber siding. T1-11 is not typically considered a traditional building material, nor does it have the same longevity as typical siding materials due to issues with water intrusion and the manufacturing process.

2. Section 3.19.3.B. The application must comply with applicable requirements in the Applications Manual.

Finding. The application has been reviewed by Town Staff and has been determined to be complete.

STAFF RECOMMENDATION: The Town Staff requests a determination from HPC regarding the appropriateness of the use of T1-11 siding material as a substitute for those permitted by the UDO.

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Application
4. Product Details
5. Shed Design

May River Road

Wharf Street

Lawrence Street

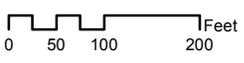
Calhoun Street

Bridge Street

77 Bridge Street Location Map

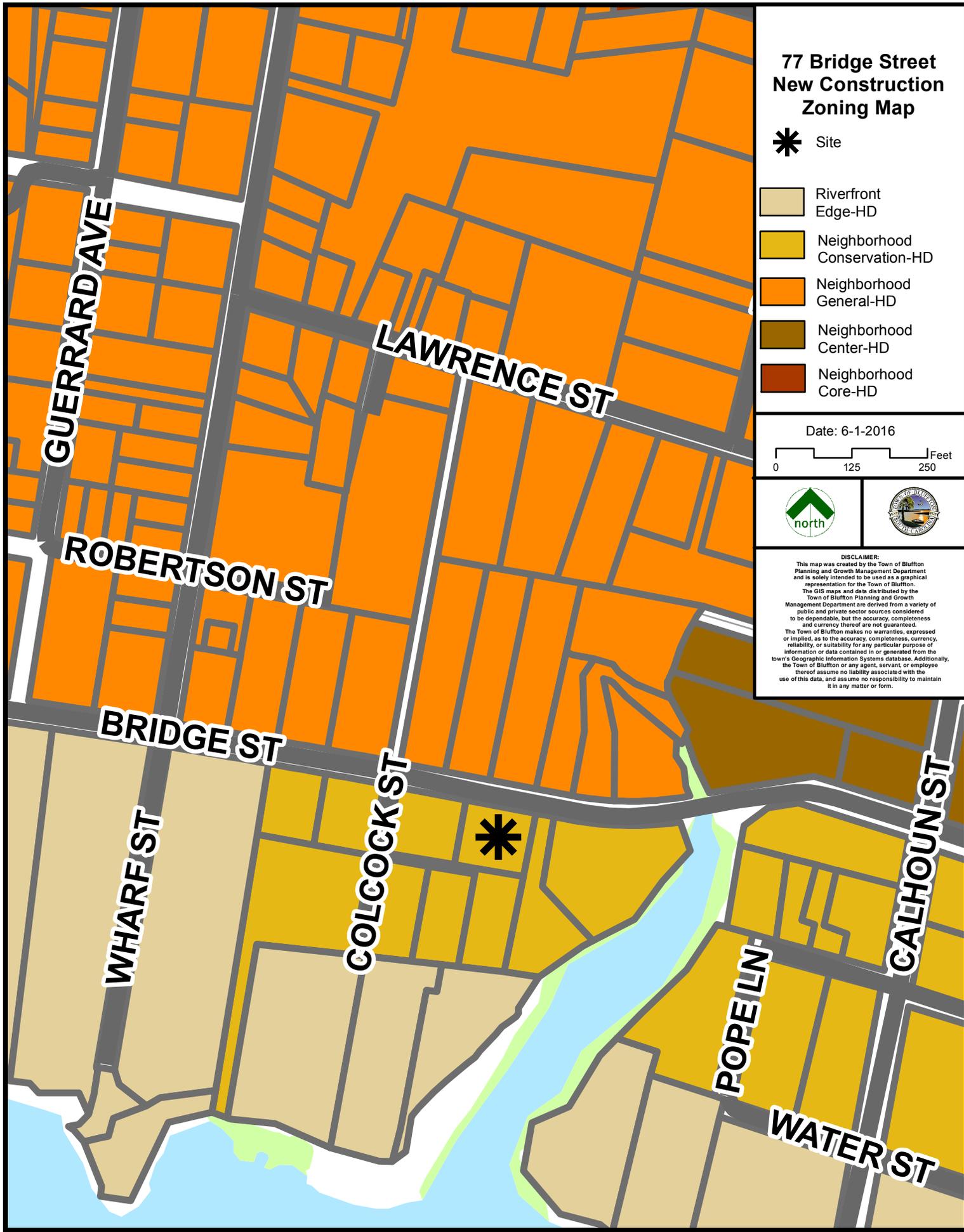


Date: 6-1-2016



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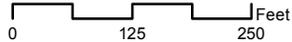


77 Bridge Street New Construction Zoning Map

✱ Site

- Riverfront Edge-HD
- Neighborhood Conservation-HD
- Neighborhood General-HD
- Neighborhood Center-HD
- Neighborhood Core-HD

Date: 6-1-2016

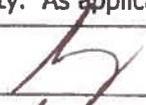
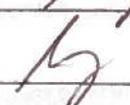


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TOWN OF BLUFFTON
SITE FEATURE HISTORIC DISTRICT APPLICATION

Growth Management Customer Service Center
 20 Bridge Street
 Bluffton, SC 29910
 (843)706-4510
 www.townofbluffton.sc.gov
 applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: SARA HARWELL Kelly		Name: SARA HARWELL Kelly	
Phone: 843 384 1995		Phone: 843 384 1995	
Mailing Address: PO Box 427 Bluffton 29910		Mailing Address: SAME	
E-mail: MERCAN.SK@gmail.com		E-mail: SAME	
Town Business License # (if applicable):			
Project Information			
Project Name: Portable Shed			
Project Location: 77 Bridge St			
Zoning District: Historic		Acreage: .294	
Tax Map Number(s): R61003900A161A0000			
Project Description: Install shed 8x12 BARN style			
Minimum Requirements for Submittal			
<input type="checkbox"/> 1. Two (2) copies of the Site and/or Architectural Plans. <input type="checkbox"/> 2. Material samples and color swatches for all proposed materials. <input type="checkbox"/> 3. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO. <input type="checkbox"/> 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: 		Date: 5/3/2016	
Applicant Signature: 		Date: 5/3/2016	
For Office Use			
Application Number: 16-9354		Date Received:	
Received By: 		Date Approved:	

RECEIVED
 MAY 03 2016
 BY: 

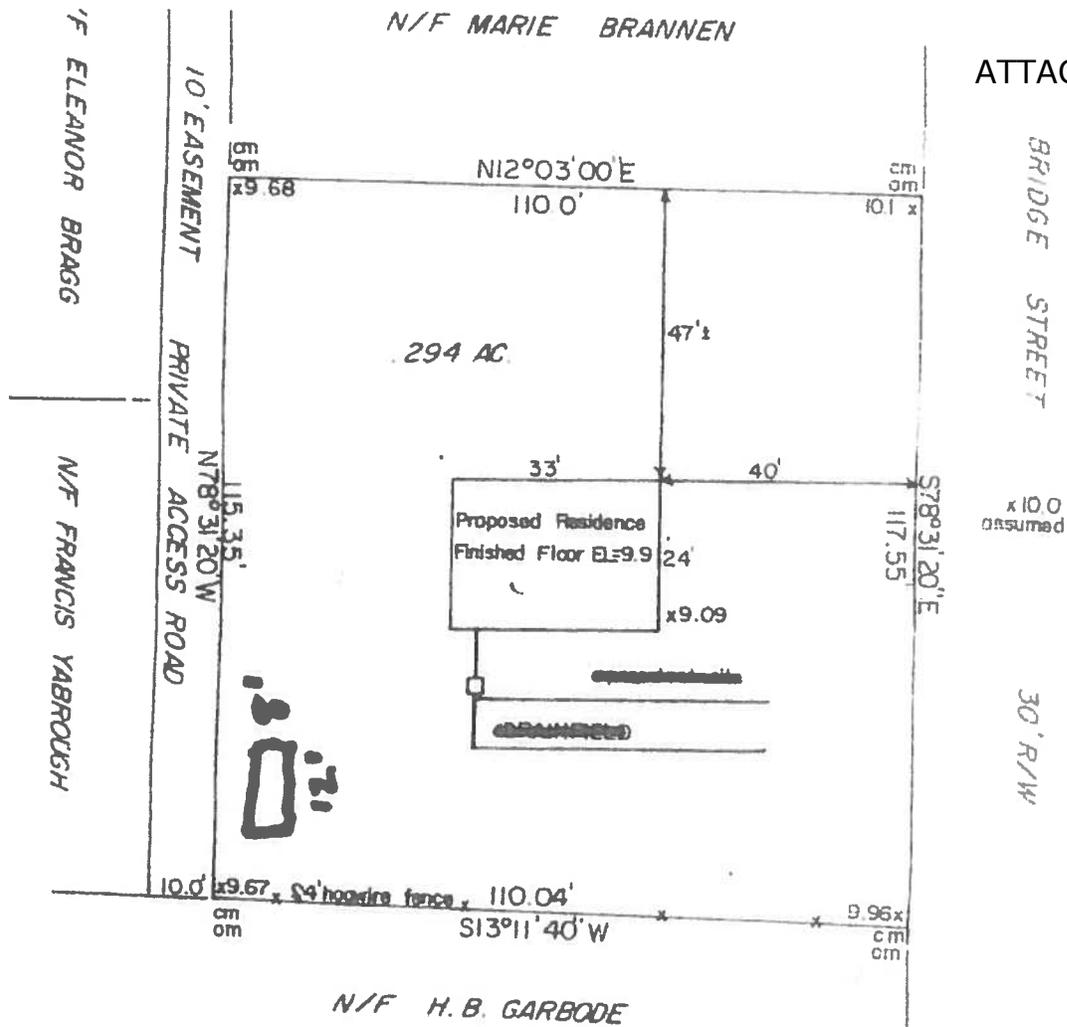


**TOWN OF BLUFFTON
SITE FEATURE- OLD TOWN BLUFFTON HISTORIC DISTRICT (HD)
APPLICATION
PROCESS NARRATIVE**

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and Unified Development Ordinance (UDO) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's UDO. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1. Application Submittal	Applicant
The Applicant shall submit the Site Feature-HD Application and required submittal materials.	
Step 2. Review by UDO Administrator	Staff
If the UDO Administrator determines that the Site Feature-HD Application is complete, it shall be reviewed for compliance with the criteria and provisions in the UDO. The UDO Administrator may approve, approve with conditions, or deny the application.	
Step 3. Issue Site Feature-HD Permit	Staff
If the Site Feature-HD Application is in compliance with the criteria and provisions in the UDO, the UDO Administrator shall issue the Site Feature-HD Permit.	

*See site plan
The shed will be painted grey
to match house - it will be in the
Back left corner. 2 pictures will be
e-mailed*



A PLOT PLAN FOR

CHARLES COLCOCK

THE SAME BEING SHOWN AS LAND OF CHARLES COLCOCK ON A PLAT BY CARL E. EKHOLM DATED JUNE, 1979.

METES & BOUNDS TAKEN FROM PLAT BY CARL E. EKHOLM DATED JUNE, 1979.

DATE OCT. 4, 1979
SCALE 1" = 30'

BEAUFORT COUNTY
SOUTH CAROLINA

TOWN OF BLUFFTON

THIS REPRESENTS NO FIELD WORK BY ME EXCEPT FOR



