

BOARD OF ZONING APPEALS



STAFF REPORT DEPARTMENT OF GROWTH MANAGEMENT

MEETING DATE:	April 19, 2016
PROJECT:	131 Pritchard Street – Variance Request
PROJECT MANAGER:	Erin Schumacher, AICP, Senior Planner

APPLICATION REQUEST: The Applicant, Lucy Scardino, requests approval from the Board of Zoning Appeals for the following application:

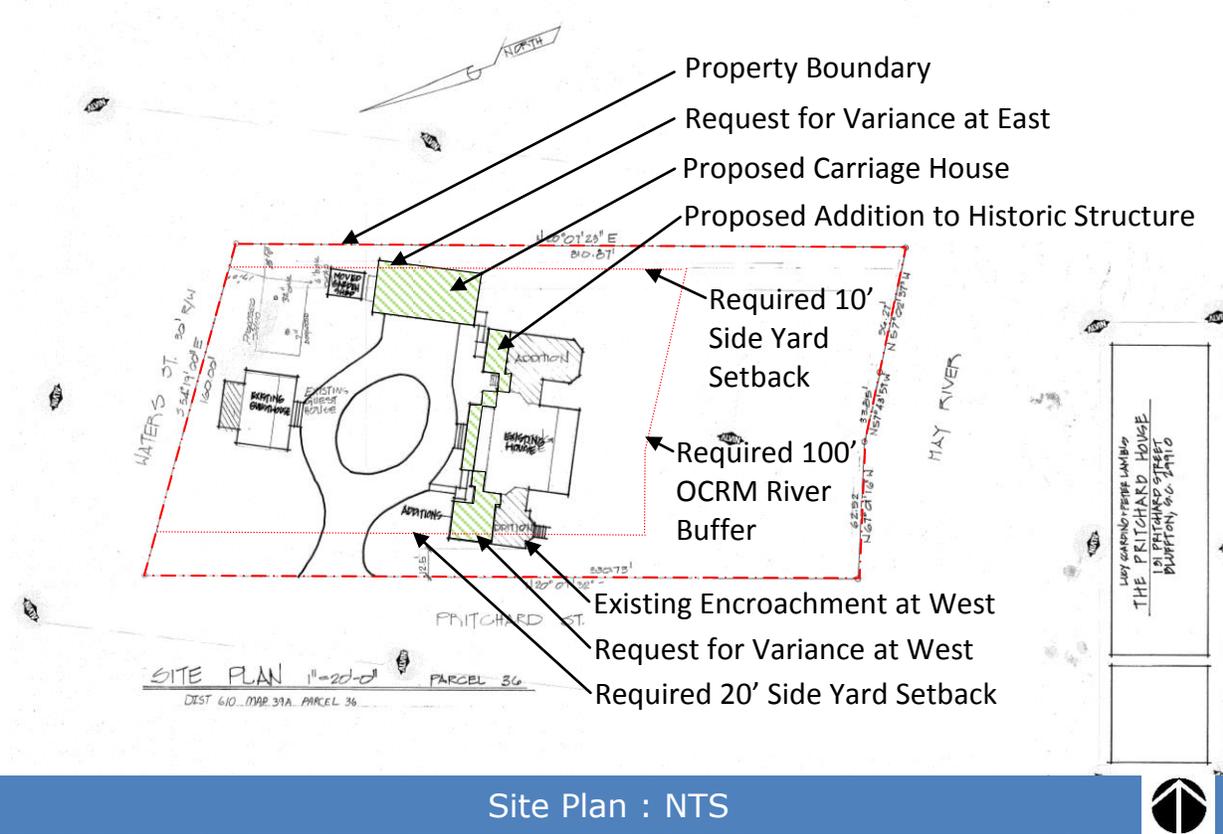
ZONE-3-16-9557. The Applicant requests a Variance from the Town of Bluffton Unified Development Ordinance, Section 5.15.5.E., to reduce the side setback for the property’s western lot line from 20 feet to 15 feet for the construction of an addition to the existing structure and to reduce the side setback for the property’s eastern lot line from 10 feet to 7 feet for the purpose of constructing a garage of approximately 1,825 SF. The property, which is identified by Beaufort County Tax Map Number R610 039 00A 0036 0000 at 131 Pritchard Street and is zoned Riverfront Edge-HD.



Lot Boundary Map: Bluffton Explorer 

INTRODUCTION: The Applicant is proposing to construct a 700 SF addition to the existing contributing structure known as the Pritchard House as well as a 1,825 SF garage along the eastern property line on the 1.12 acre lot. The lot has a width of 160 feet and length of 310 feet along the eastern property line and 330 feet along the western property line. It is bounded to the west by the Pritchard Pocket Park, which is owned by the Town and open to the public.

A variance is requested for the western side setback in order to construct the proposed building addition on the property without causing significant modifications to the existing contributing structure. A variance is requested for the eastern side setback in order to locate the proposed garage in a manner that aligns with the layout of the other historic structures.



BACKGROUND: According to Section 5.15.5.E. of the UDO, a side setback applied to an Additional Building Type (the building type of the existing building and proposed addition) in the Riverfront Edge-Historic District (RV-HD) must be 20 feet from the side property lines. Further, the same section of the UDO notes that the side yard setback for the Carriage House Building Type (garage) must be 10' from the side property line. The side setback standards are designed to provide uniformity in the neighborhood and allow for a certain level of privacy between neighbors. In addition, these standards help provide access for utilities and space for building maintenance.

According to Section 4.2.10 of the UDO, the RV-HD Zoning District "forms the fringe of the Old Town Bluffton Historic District along the May River. While almost exclusively residential, civic and park functions are also important to the character within the RV-HD district". The residential scale envisioned in this District helps support low-density residential development with limited recreational and civic uses within the Old Town Bluffton Historic District.

BOARD OF ZONING APPEALS ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.D.2 of the Unified Development Ordinance, The Board of

Zoning Appeals has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant if all criteria is met;
2. Approve the application with conditions if all criteria is met; or
3. Deny the application as submitted by the Applicant if one or more criteria is not met.

REVIEW CRITERIA & ANALYSIS: In assessing an application for a Variance, the Board of Zoning Appeals is required to consider the criteria set forth in Section 3.7.3 of the Unified Development Ordinance. These criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.7.3.A. 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, meeting all requirements of the Applications Manual.

2. Section 3.7.3.B.1. Unnecessary Hardship. A Variance from a dimensional or design standard may be granted by the Board of Zoning Appeals in an individual case of unnecessary hardship upon a finding that all of the following standards are met.
 - A. Section 3.7.3.B.1.a. There are extraordinary and exceptional conditions pertaining to the particular piece of property.

Finding. The PIQ contains several constraints that limit the ability to add additional square footage to the existing contributing structure. The building was not structurally designed to be able to house living space on the second story so any additions must be at the ground level or a separate wing. The second constraint concerns compliance with the Secretary of Interior's Standards for Rehabilitation. These standards call for retaining as much of the original building as possible with minimal modification to the significant architectural features and the spatial layout. In general, this limits the area for an addition to the secondary façades (non-river facing façades) and to the rear of the building. There is also a 100' River Buffer required along OCRM critical line which limits development activities at the front of the lot. The site also has a number of large specimen trees which limit the placement of structures and additions. The lot also has additional buildings to the rear and along the east side property line.

The locations of these buildings do restrict where a garage can functionally be placed on the lot, but it should be noted that the proposed garage exceeds the allowable footprint by approximately 600 SF and overall square footage allowed for a Carriage House Building Type by approximately 120 SF and must be reduced to meet the

requirements of the UDO (See Attachment 4 – HPRC Report) unless approved by Historic Preservation Commission.



River Facing Elevation



Rear Elevation



Proposed Location of Garage

- B. Section 3.7.3.B.1.b. These conditions do not generally apply to other property in the vicinity, particularly those in the same zoning district.

Finding – The PIQ has similar conditions to others that are in the vicinity and in the same zoning district. The requirement for a 100’ river buffer along the OCRM critical line, the side yard setbacks, and the allowed building types with square footage restrictions apply

equally to the neighboring properties in the Riverfront Edge-HD zoning district. For those properties that have contributing structures, meeting the Secretary of Interior's Standards is also a condition that applies.

- C. Section 3.7.3.B.1.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 in a manner consistent with others in the zoning district.

Finding. The applicant has attempted to limit the size and location of the addition to the historic structure to those areas that cause the least amount of disturbance to the existing structure. If the ordinance is applied to the particular piece of property it will limit the use/reuse of the historic structure in a manner that is less efficient and appropriate forcing the addition to be located in an area that will cause significant modification to the rear elevation.

While it is typical and permitted for properties in the RE-HD zoning district to have more than one Carriage House Building permitted, the scale and overall square footage proposed exceeds that which is allowable by the requirements of the UDO. As such, the garage building as proposed requires a Variance from the strict application of the setback requirement of 10 feet from the western side property line. The Applicant has indicated a desire to have the building parallel and perpendicular to the other buildings on the lot for aesthetic value although it may be possible to reposition the proposed garage at a slight angle that does not cause it to encroach within the required setback.

- D. Section 3.7.3.B.1.d. The need for the Variance is not the result of the Applicant's own actions.

Finding. The need for the Variance for the reduction in a western side setback is the result of the current location of an existing historic structure which was constructed and had earlier additions added to it prior to the creation of the Unified Development Ordinance which requires the 20 foot side yard setback. As such, the building has an existing encroachment into the west side yard setback and to add to this portion of the building will require an increase in that encroachment.

The need for the Variance for the reduction in an eastern side setback is the result of the desire to align the buildings on the lot in a manner that places them parallel and perpendicular to one another and takes into consideration other constraints on the site that are not the result of the Applicant's own actions.

- E. Section 3.7.3.B.1.e. The authorization of a Variance does not substantially conflict with the Comprehensive Plan and the purposes of this Ordinance.

Finding. The RE-HD zone is purposed to be residential in nature and the Future Land Use Map envisions this area for Medium Density Residential which describes future uses in the following manner:

"Consists of single family homes, with accessory multiple family units and densities can range from one to three units per acre. However, densities within Old Town may vary based on the Old Town District Code. Multi-family uses could be allowed as long as overall density is not exceeded"

The authorization of the requested Variance does not create a substantial departure from the goals and purposes of the Zoning District or Comprehensive Plan because the proposed use and density is similar to what is described above 3 units on the 1.12 acre lot.

- F. Section 3.7.3.B.1.f. The authorization of a Variance will not result in a substantial detriment to adjacent property or the public good, and the character of the District will not be harmed by the granting of the Variance.

Finding. The scale and location of the proposed addition to the historic structure is consistent with the existing and intended character of the Historic District and minimally increases an existing encroachment adjacent to a public park. The location of the addition at 15 feet from the west side lot line would not substantially impair the adequacy of light and air for the neighboring property to the west side of the PIQ as the property is a small passive public pocket park. The 15 foot setback also provides adequate space for the maintenance of the proposed dwelling unit.

The location of the proposed garage is in accordance with the general requirements for the placement of a Carriage House building, with the exception of the 3 foot encroachment into the eastern side yard setback. The scale and overall size of the structure proposed exceeds what is permitted in the HD zoning districts and must be reduced to meet the requirements of the UDO unless approved by the Historic Preservation Commission. The location of the structure at 7 feet from the east side lot line would not substantially impair the adequacy of light and air for the neighboring property to the east side of the PIQ although vegetative screening or additional intervention may be needed to minimize the impact on the neighboring property to the east.

- G. Section 3.7.3.B.1.g. The reason for the Variance is more than simply for convenience or to allow the property to be utilized more profitably.

Finding. The reason for the first Variance is to allow the reasonable use and upgrade of the existing historic structure given its existing lot

placement and configuration. The reason for the second Variance is to allow the utilization of the remaining portion of the property in a manner consistent with that which is typical in the Riverfront Edge-HD zoning district although modifications could be made to the proposed structure to bring it into conformance with the Building Type square footage requirements to potentially reduce the variance needed.

CRITERIA REVIEW: The Board of Zoning Appeals must find that all of the requirements for approval of a Variance as set forth in Section 3.7.3 of the UDO have been met to approve the application for Variance to reduce the side setback for the property's western lot line from 20 feet to 15 feet to allow for the construction of an addition to the existing contributing structure and to reduce the side setback for the property's eastern lot line from 10 feet to 7 feet to allow for the construction of a 1,825 SF garage.

ATTACHMENTS:

1. Application
2. Plans
3. Public Hearing Newspaper Advertisement
4. HPRC Report



**TOWN OF BLUFFTON
BOARD OF ZONING APPEALS APPLICATION**

with Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843) 706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: <u>LUKY SCARDINO</u>	Name: <u>LUKY SCARDINO</u>	Name: <u>LUKY SCARDINO</u>	Name: <u>LUKY SCARDINO</u>
Phone: <u>843-816-2553</u>	Phone: <u>Same</u>	Phone: <u>Same</u>	Phone: <u>Same</u>
Mailing Address: <u>131 PRITCHARD ST.</u>	Mailing Address: <u>Same</u>	Mailing Address: <u>Same</u>	Mailing Address: <u>Same</u>
E-mail: <u>lscardino@me.com</u>	E-mail: <u>Same</u>	E-mail: <u>Same</u>	E-mail: <u>Same</u>
Town Business License # (if applicable):			
Project Information			
Project Name: <u>PRITCHARD HOUSE ADDITIONS</u>	<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Special Exception	
Project Location: <u>131 PRITCHARD ST.</u>	<input type="checkbox"/> Administrative Appeal		
Zoning District:	Acreage:		
Tax Map Number(s):			
Project Description: <u>NEW GARAGE & MASTER BR EXTENSION</u>			
Request: <u>REQUEST</u>			
Request: <u>VARIANCE FROM SET-BACK REQUIREMENTS</u>			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Two (2) paper copies and digital files of applicable plans and/or documents depicting the subject property. <input type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO. <input type="checkbox"/> 3. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton. <u>\$250</u>			
Note: A Pre-Application Meeting is required prior to Application submittal.			
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: <u>Luky Scardino</u>	Date:		
Applicant Signature: <u>Luky Scardino</u>	Date:		
For Office Use			
Application Number: <u>2022-3-16-9557</u>		Date Received: <u>12/8/16</u>	
Received By: <u>ES</u>		Date Approved:	

April Mtg.



TOWN OF BLUFFTON BOARD OF ZONING APPEALS 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. Pre-Application Meeting	Applicant & Staff
Prior to the filing of a Board of Zoning Appeals Application, the Applicant is required to consult with the UDO Administrator at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.	
Step 2. Application Check-In Meeting	Applicant & Staff
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant may submit the Board of Zoning Appeals Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 3. Review by UDO Administrator	Staff
If the UDO Administrator determines that the Board of Zoning Appeals Application is complete, it shall be forwarded to the Board of Zoning Appeals (BZA).	
Step 4. Board of Zoning Appeals Meeting & Public Hearing	Applicant, Staff & Board of Zoning Appeals
The Board of Zoning Appeals (BZA) shall hold a Public Hearing and review the application for compliance with the criteria and provisions in the UDO. The BZA may issue an order of approval, approval with conditions, or denial of the application.	
Step 5. Issue Order on Variance, Special Exception, or UDO Administrator Appeal	Staff & Board of Zoning Appeals
The BZA shall issue an order within 30 days of action on a Variance, Special Exception, or an UDO Administrator Appeal.	

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Minimum Requirements for Submittal

- 1. Two (2) paper copies and digital files of applicable plans and/or documents depicting the subject property.
- 2. Project Narrative and other descriptive information for application and compliance with the criteria in Article 3 of the UDO.
- 3. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Check's must be payable to the Town of Bluffton.

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For Office Use

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PRITCHARD HOUSE VARIANCE REQUEST NARRATIVE

My husband Peter Lamb and I restored The Pritchard House in 1996, adding two buildings with attached enclosed breezeways (hyphens) to house all the modern equipment for living including bathrooms, kitchen, laundry room, HVACs, water heaters and electrical panels and some closets in order to completely preserve and maintain the old house as it was built in 1890. The house stands as and where it was when we purchased it and is not parallel to its lot lines but canted into the prevailing breeze from the SW. The house was entirely designed for convection in the era before electricity to face the river at the best angle for wind to pass through the house and cool it.

Although there was no HPC in 1996, we did the restoration of the Pritchard House and the Guest House according to the National Register of Historic Places Guidelines for Historic Preservation. The restoration and new construction was undertaken by Beekman Webb, later head of the Beaufort County Historic Preservation Commission.

We are requesting two variances for additions and new construction to bring the house into the 21st Century while retaining the historic house as seen from the May River now.

Peter and I have 9 children and 10 grandchildren and they have asked us to make more room for them to visit from all over the U.S. and to provide expanded gathering space in the house so they can all visit together.

The plan we have devised is to make small changes within the old house and new wings to create a master bedroom and 2 additional baths, handicap access and add a 3-car garage (the north bay of which will be Peter's woodturning shop), with an apartment above that can sleep four persons. We hope that you will consider these requests in light of the size of our lot, 1.12 acres, and the positioning of the original house to which we aligned the Guest House and Summer Kitchen as well as the wings when we restored the house in 1996. It would spoil the appearance of the original building to cant the garage at a different angle, especially after we went to so much trouble to align our original additions.

Our neighbors to the east built very close to our shared property line certainly within 10 feet of it sometime in the late 90s, and again, not parallel to their lot lines. The current owners, Jane and Jimbo Schmitt have been consulted, given a copy of our plans and have no objection to our request.

Respectfully submitted,

 3/8/16

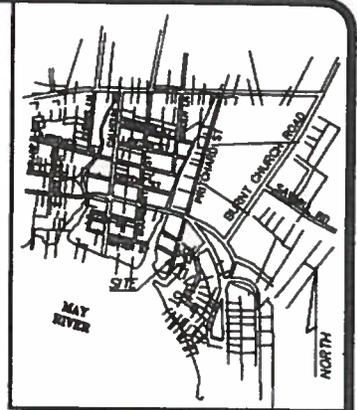
Lucy Scardino
131 Pritchard Street
Bluffton, SC 29910
(843) 816-2553



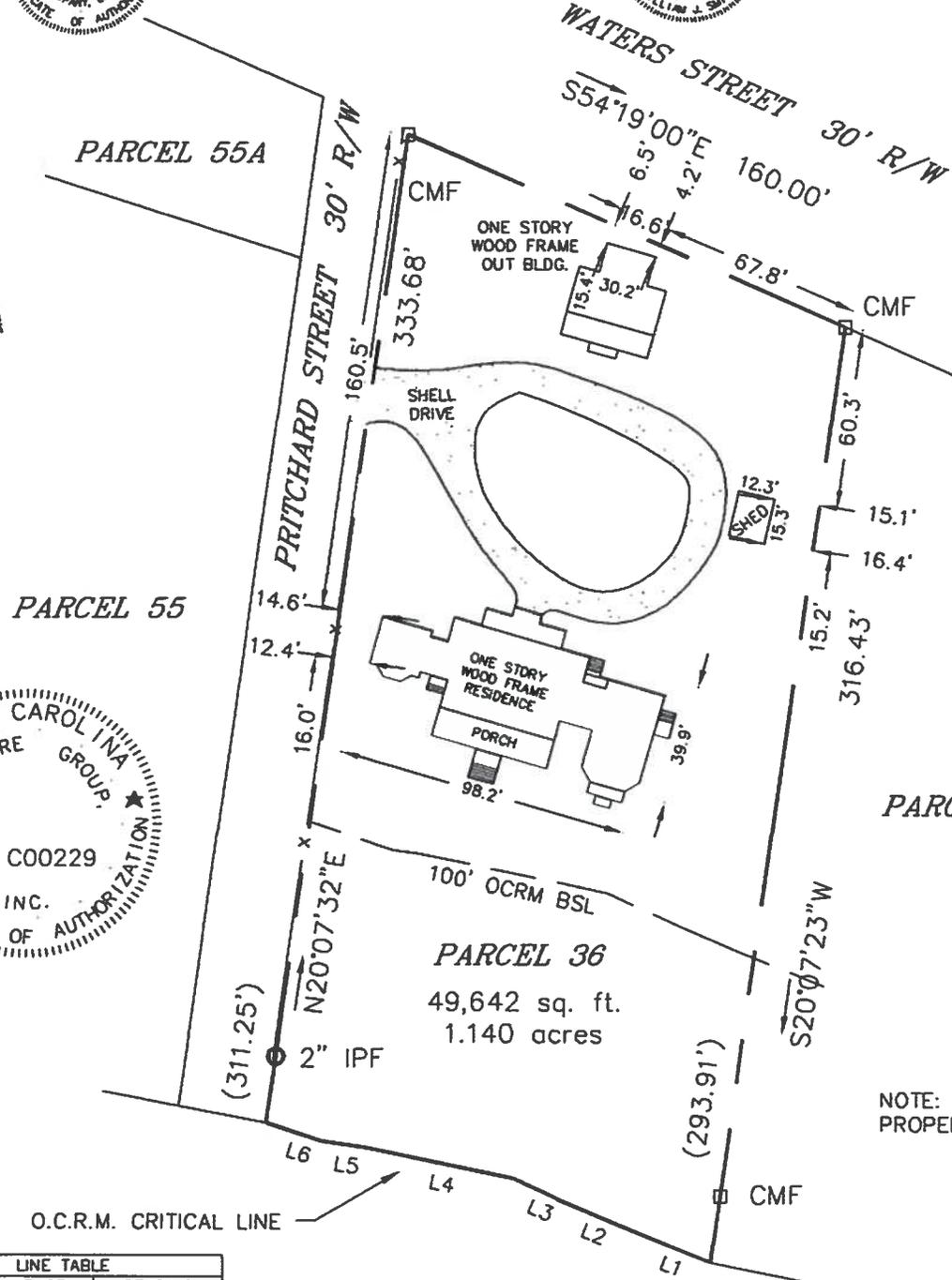
NOTE: REVISED 8/2014 TO UPDATE O.C.R.M. CRITICAL LINE.
NO OTHER VERIFICATION WAS PERFORMED BY ME ON THIS DATE.



W. J. Smith
WILLIAM J. SMITH, PLS # 28960



LOCATION MAP NOT TO SCALE



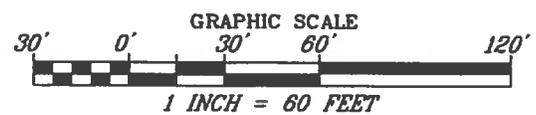
THIS AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION OF THE PROPOSED PLAT. IT IS NOT TO BE USED AS A BASIS FOR ANY OTHER PURPOSES. THE PLAT IS NOT TO BE USED AS A BASIS FOR ANY OTHER PURPOSES. THE PLAT IS NOT TO BE USED AS A BASIS FOR ANY OTHER PURPOSES.



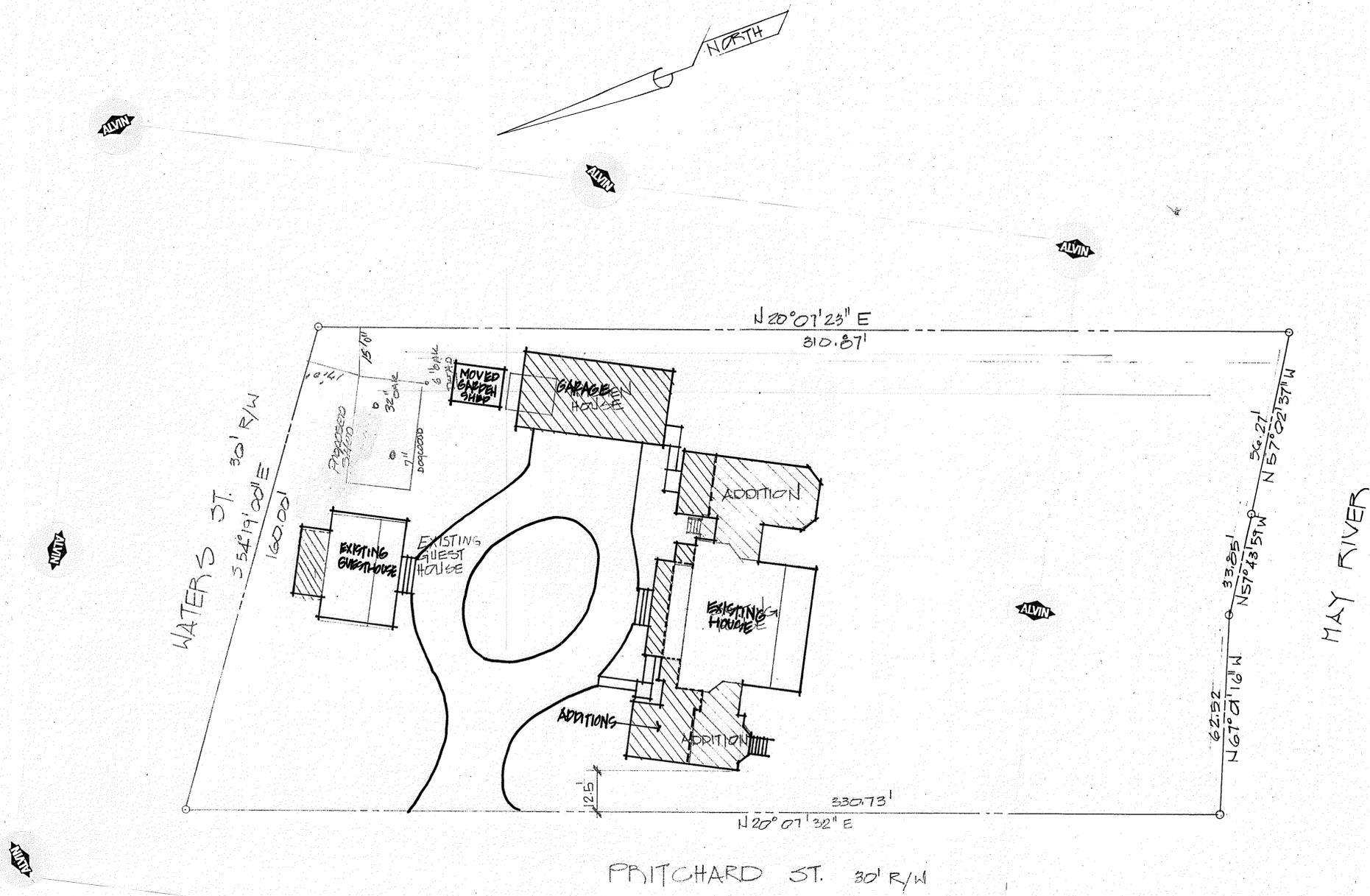
LINE	LENGTH	BEARING
L1	32.86	S55°41'37"E
L2	22.73	S54°54'03"E
L3	16.68	S52°56'37"E
L4	49.65	S66°11'55"E
L5	15.38	S69°40'26"E
L6	19.79	S59°15'19"E

REFERENCE PLAT:
A PLAT BY ME DATED 6/22/95 PREPARED FOR
PETER LAMB & LUCY SCARDINO
NOTE: This Lot Appears to Lie In A Federal Flood Plain
Zone C , Minimum Required Elevation N/A Ft. NGVD29

NOTE: FENCE MEANDERS ALONG PROPERTY LINE.



THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF



SITE PLAN 1"=20'-0"
 DIST 610 MAP 39A PARCEL 36

LUCY SCARDINO & PETER LAMB
 THE PRITCHARD HOUSE
 131 PRITCHARD STREET
 BLUFFTON, S.C. 29910

LAMB/SCARDINO COTTAGE

1/4/96
 SP1 OF 1

000

MINISTRIES OF BEAUFORT, a/k/a NEW COVENANT FELLOWSHIP MIN OF BEAUFORT, and SOUTH CAROLINA DEPARTMENT OF REVENUE,

Defendants.

AMENDED LIS PENDENS: NOTICE IS HEREBY GIVEN that an action will be commenced in this Court upon the Complaint of the above-named Plaintiff against the above-named Defendants for the foreclosure of that certain Mortgage of Real Estate given by New Covenant Fellowship Ministries of Beaufort to Ameris Bank, dated March 25, 2014, and recorded on March 28, 2014 at 10:17 a.m. in the Register of Deeds Office for Beaufort County, South Carolina, in Book 3311 at Page 2014.

The premises covered and affected by the Mortgage by the foreclosure thereof is, at the time of the making thereof and at the time of the filing of this notice, described as follows: ALL that certain piece, parcel or tract of land, situate, lying and being in Beaufort County, South Carolina, containing 12.32 acres, more or less, being a portion of Lot 33 and all of Lot 48 in Section 129, Township 1 North, Range 2 according to the survey prepared by the United States Direct Tax Commissioners for the District of South Carolina, said property being shown on a plat prepared by David S. Youmans, F.L.S., dated November 7, 2006 and recorded in Plat Book 117 at Page 51 in the Register of Deeds for Beaufort County, South Carolina. For a more complete description as to metes, courses, distances and bounds of said property, reference may be had to the aforementioned plat of record.

TMS#: R100-024-000-078C 19 Covenant Drive, Beaufort SC 29906

SUMMONS: YOU ARE HEREBY SUMMONED and required to answer the Complaint herein, a copy of which is herewith served upon you, or to otherwise appear and defend, and to serve a copy of your Answer to said Complaint upon the subscribers at their office, 575 King Street, Suite A, Charleston, South Carolina, 29403, within thirty (30) days after service hereof, exclusive of the day of such service; except that the United States of America, if named, shall have sixty (60) days to answer after the service hereof, exclusive of the day of such service; and if you fail to answer the Complaint within the time aforesaid, or otherwise appear and defend the Plaintiff in this action will apply to the Court for the relief demanded therein and judgment by default will be rendered against you for the relief demanded in the Complaint.

YOU WILL ALSO TAKE NOTICE that pursuant to Rule 53, SCRPC, as amended effective September 1, 2002, the Plaintiff will move for a general Order of Reference to the Master in Equity for Dorchester County, which Order shall, pursuant to Rule 53(b), SCRPC, specifically provide that the said Master in Equity is authorized and empowered to enter a final judgment in this action. If there are counterclaims requiring a jury trial, any party may file a demand under Rule 38, SCRPC, and the case will be returned to the Circuit Court.

NOTICE OF FILING COMPLAINT: NOTICE IS HEREBY GIVEN that the original Complaint in the above entitled action, together with the Summons and Notice, was filed in the Office of the Clerk of Court for Beaufort County on October 20, 2015 at 4:07 p.m.

ALTMAN & COKER, LLC Charles S. Altman, Esq. Meredith L. Coker, Esq. 575 King Street, Suite A Charleston, South Carolina 29403 tel: (843) 853-9907 Attorneys for Plaintiff

This conveyance is made subject to those Restrictive Covenants recorded in the RMC Office for Beaufort County, South Carolina in Deed Book 318 at page 1887.

Derivation: This being the same property conveyed to SB MUNI CUST % LB Ashley, LLC by deed of Douglas E. Henderson as Treasurer for Beaufort County dated December 9, 2014 and recorded in the Office of the Register of Deeds for Beaufort County on December 10, 2014 in Deed Book 3385 at page 2688.

TMS # R200 010 00A 0133 0000

Jennifer Dowd Nichols Jeremy C. Martin L.K. Harrell, III Attorneys for Plaintiff Harrell & Martin, P.A. 135 Columbia Avenue Post Office Box 1000 Chapin, South Carolina Telephone: (803) 345-3353 Fax: (803) 345-9171 March 16, 2016 Chapin, South Carolina

NOTICE OF APPOINTMENT OF GUARDIAN AD LITEM

NOTICE TO THE DEFENDANTS ABOVE NAMED:

YOU WILL PLEASE TAKE NOTICE that an Order appointing Mary Nell Degenhart, Esq., 2131 Park Street, Columbia, South Carolina 29201-2011, (803) 771-6050 as Guardian ad Litem for said unknown party defendants, resident or non-resident, who may be adults or minors or under other legal disability, or in the military service was signed on February 26, 2016 and filed with the Clerk of Court for Beaufort County on February 26, 2016.

Jennifer Dowd Nichols Jeremy C. Martin L.K. Harrell, III Harrell & Martin, PA Attorneys for Plaintiff Post Office Box 1000 135 Columbia Avenue Chapin, South Carolina 29036 Telephone: (803) 345-3353 Facsimile: (803) 345-9171 March 17, 2016 Chapin, South Carolina

STATE OF SOUTH CAROLINA COUNTY OF BEAUFORT IN THE COURT OF COMMON PLEAS FOURTEENTH JUDICIAL CIRCUIT CIVIL ACTION NO.: 2015-CP-07-2283

NOTICE OF FORECLOSURE AND SALE

Reserve at Woodbridge HPR Plaintiff, vs. Chad E. Smith and Owen LoanServicing, LLC Defendant.

Under and by virtue of a Judgment of Foreclosure and Sale entered by me on February 4, 2016, I will sell at public auction, in my chambers at 100 Ribaut Road; to the highest bidder for cash on April 4, 2016 is the following described real property: The following is a description of the property to be sold: ALL that certain condominium unit located in Beaufort County, South Carolina described as Unit J-118, THE RESERVE AT WOODBRIDGE HORIZONTAL PROPERTY REGIME as more particularly shown and described in the Master Deed of The Reserve at Woodbridge Horizontal Property Regime established by Kings Summer Isles Apartments, LLC, pursuant to the South Carolina Horizontal Property act, S.C. Code, Sections 27-21-10, et seq.

the County tax records as TMS# R510-008-000-0250-0803 of which a copy is being served upon you, and to serve a copy of your Answer on the subscribers at their offices, 10 Westbury Park Way, Suite C-1, P.O. Box 3681, Bluffton, SC 29910, within thirty (30) days after the service hereof, exclusive of the day of such service; except that the United States of America, if named, shall have sixty (60) days to answer after the service hereof, exclusive of the day of such service; and if you fail to do so, judgment by default will be rendered against you for the relief demanded in the Complaint. TO MINOR(S) OVER FOURTEEN YEARS OF AGE AND/OR MINOR(S) UNDER FOURTEEN YEARS OF AGE AND THE PERSON WITH WHOM THE MINOR(S) RESIDES AND/OR TO PERSONS UNDER SOME LEGAL DISABILITY: YOU ARE FURTHER SUMMONED AND NOTIFIED to apply for the appointment of a Guardian Ad Litem to represent said minor(s) within thirty (30) days after the service of this Summons upon you. If you fail to do so, application for such appointment will be made by the Plaintiff(s) herein. NOTICE TO THE DEFENDANTS ABOVE NAMED: YOU WILL PLEASE TAKE NOTICE that the Summons and Complaint, of which the foregoing is a copy of the Summons, were filed with the Clerk of Court for Beaufort County, South Carolina on July 14, 2015. Beaufort, South Carolina.



Town of Bluffton Public Hearing

NOTICE IS HEREBY GIVEN that the Town of Bluffton Board of Zoning Appeals will hold a Public Hearing on April 19, 2016 at 6:00PM at the Theodore D. Washington Municipal Building, 20 Bridge Street, Bluffton, SC, for the purpose of soliciting input on the following:

ZONE-3-18-9557 by Lucy Scardino for the subject property which is identified by Beaufort County Tax Map Number R610 039 00A 0036 0000 at 131 Pritchard Street, and zoned Riverfront Edge-HD. A variance has been requested from the Town of Bluffton Unified Development Ordinance, Section 5.15.5.E., to reduce the side setback for the property's western lot line from 20 feet to 15 feet and the property's eastern lot line from 10 feet to 7 feet for the purpose of allowing an addition to an existing contributing historic structure and the construction of a garage.

Documents related to the above are available for public inspection and copying in the Town of Bluffton Department of Growth Management, located at 20 Bridge Street, during business hours. Persons with comments or questions should contact the Town of Bluffton Planning and Community Development Department at (843) 706-4522. Persons requiring special services to attend the meeting should call to make arrangements.

FOR SALE

CAT ISLAND LOTS Beaufort, SC FSBO 5 Lots Incl. Golf Course, Marshfront & Deepwater. For addl info 843-986-7848

HOUSES LONG TERM

1,2,3BR Houses & MH 843-525-0913 TaylorsRentalHomes.com PI Gtwy

APARTMENTS & CONDOS LONG TERM

2BR/2BA Tabby Walk, HH totally renovated, (2) scmd porches, SS appls. Available 4/1. \$1250/month + Deposit. Call Susan 843-684-1442

3BR/2BA Bluffton \$1,200/mo. Call 843-384-3959 J&J Real Estate.

Quiet Cozy 2 or 3BR Units Beaufort(843) 846-6913 diamondtownhouses.com

Woodhaven HI Efficiency, No pets \$700/mo. Furn., incl water & electric. Rental app may be obtained at Elite Resort Group, 852 William. Hilton Pky. 1st month rent + security required.

MANUFACTURED HOMES FOR RENT

2, 3BR Mobile Homes Section 8 Welcome 843-321-0471 or 522-9203

BEAUFORT 2 & 3BR Nice Locations. Section 8 welcome. Call 843-441-1547

Mobile Home 3BR/1BA St. Helena on 2 acres. 843-263-7846 or 843-836-6954.

COMMERCIAL REAL ESTATE FOR RENT

BEAUFORT 1,000SF Office / Retail. Breakroom, Restroom. No Deposit Required. Call 843-812-8457.

Class A-Hospital Center Commons Ground floor 4,000/2,000+SF \$14/sf 55HccLLC@gmail.com 248-429-7001

Professional Office Suite New Orleans Road, HH, approx. 800sf. Call 404-403-1998.

Packet & Gazette CLASSIFIEDS 843-706-8200



Be Aware - Some advertisements in these columns may be placed by firms charging a fee for information about employment opportunities. Please make certain that you are aware of any charges or fees and that you understand what type of information...

Join our Catholic School is now accepting applications for Math, Science, and Spanish teachers for the 2016-2017 school year. Email wait.dupre@johnpaul2school.org

GENERAL BUSINESS

Drivers & Office Staff needed Beaufort. Apply in person with copy of 10 yr. DMV record at: 40 Shanklin Rd, Suite F, Beaufort, SC 29906. No calls please.

GENERAL LABOR

FT & PT RETAIL MANAGEMENT Positions Available. Uniform Work & Sport Retail Store Hilton Head School, Work, Athletic Uniforms Looking for Fun Professional with Retail Experience. Contact: uniform@itsclassics.com

General Landscape Labor, Crew Leaders and Spray Tech Local landscape company hiring for multiple positions with top pay, insurance and paid holidays!

General Labor: \$11/hour and up Crew Leaders: \$19/hour and up Spray Tech: \$20/hour and up

For formal job description call (843) 815-3152 Fax (843) 726-9250 Email jburke@pcihi.net

Weekend Cleaners Villa Cleaning Service is now hiring cleaners. Great way to earn extra \$\$\$\$ Must have own transportation and license. Please Call 843-415-3918 or 843-785-9650

Sell your car in the CLASSIFIEDS! 843-706-8200

NONPROFIT/ SOCIAL SERVICES

Executive Director for Bluffton Historical Preservation Society to oversee Visitor's Center, Archival Retention, Staff Administration and Operations of the properties. Call (843) 757-6293 for more information.

OTHER

Golf Maintenance Superintendent-Sun City Hilton Head-FirstService Residential Call (843) 705-4243 Fax: (843) 705-4448 Email nicole.holt@schhca.com

ZipLineHiltonHead is now hiring. Will train. Email resume&cover letter to jobs@ziplinehiltonhead.com

RESTAURANT

BISTRO 17 Shelter Cove Harbour, Hilton Head now hiring WAITSTAFF. MUST HAVE EXPERIENCE. Call Jim Buckingham 843-422-7580.

LOUISIANA KITCHEN Management and Crew Restaurant Manager Popeyes - Hilton Head Island

We are seeking an enthusiastic and energetic Restaurant Manager that understands FOH/BOH inventory cost control, and able to provide exceptional guest service. Call (912) 320-8524 Email t.dempsey37@gmail.com

Advertisement for Packet & Gazette Classifieds featuring a fruit basket and the text 'a fresh way to get cash back'.



PLAN REVIEW COMMENTS FOR COFA-01-16-009458

Town of Bluffton
 Department of Growth Management
 20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
 Telephone 843-706-4522
 OLD TOWN

Plan Type: Historic District **Apply Date:** 01/06/2016
Plan Status: Active **Plan Address:** 131 Pritchard St
 BLUFFTON, SC 29910
Case Manager: Erin Schumacher **Plan PIN #:** R610 039 00A 0036 0000
Plan Description: The Applicant is requesting a Certificate of Appropriateness for an addition and renovation to the existing main house, the addition of a garage with bonus room above and relocation of a garden structure.
STATUS: The application is currently being reviewed by Staff for conformance with the Unified Development Ordinance (UDO), Traditional Construction Patterns, and any development plans associated with the parcel and is scheduled for review by the HPRC at the January 19th meeting

Staff Review (HD)

Submission #:	Received:	Completed:		
Reviewing Dept.	Complete Date	Reviewer	Status	
Submission #: 1	Received: 01/06/2016	Completed: 01/15/2016		
Growth Management Dept Review (HD)	01/15/2016	Erin Schumacher	Approved with Conditions	
Comments:				
1. The existing building encroaches into the required 20' side setback as an existing non-conformity. The proposed addition to the west wing furthers this encroachment within the required 20' side setback. As such, to permit this addition to the existing building, an application for variance must be submitted to the Town of Bluffton Board of Zoning Appeals for review and approval. (UDO Section 5.15.5.E.) 2. The new Carriage House building is located approximately 8' from the east property line. The UDO requires a 10' side setback for Carriage House buildings. As such, the proposed location of the Carriage House encroaches into the required setback and an application for variance must be submitted to the Town of Bluffton Board of Zoning Appeals for review and approval. (UDO Section 5.15.5.E.) 3. The footprint for the proposed Carriage House is approximately 912 SF with an overall proposed square footage of approximately 1,824 SF. The UDO states that the maximum footprint permitted for a Carriage House is 800 SF and maximum overall square footage is 1,200 SF. As such, the footprint and overall square footage must be reduced to meet the requirements of the UDO. (UDO Section 5.15.8.F.) 4. The column spacing shown on the new porch is just over 10' wide and the height of the columns is approximately 9'-6" tall. Per the UDO, columns shall be spaced no further apart than they are tall. This spacing would need to be reduced to meet the requirements of the UDO. (UDO Section 5.15.6.H. and Traditional Construction Patterns Section 52) 5. As the project moves toward Final submittal, an elevation of the proposed East Side Elevation and architectural details for the typical window, railing, corner board and water table trim, a section through the eave, and a landscape plan are needed as not enough information was provided in the submittal to review for conformance with the UDO (Applications Manual). 6. A Town of Bluffton Tree Removal Permit is required for any tree 14" (DBH) or greater located on a single family lot and proposed for removal (UDO Section 3.22.2.A.).				
HPRC Review	01/14/2016	Erin Schumacher	Approved with Conditions	
Comments:				
1. Recommendation: Consider adding an expression line to the carriage house to provide horizontal rhythm and to provide human scale and proportion to the building (Section 5.15.5.F.).				
Beaufort Jasper Water and Sewer Review	01/14/2016	Dick Deuel	Approved	
Comments:				
1. No comments.				

Engineering Department Review -
HD

01/11/2016

Karen Jarrett

Approved

Comments:

1. No comments.

Addressing Review

01/07/2016

Theresa Thorsen

Approved

Comments:

1. No comments.

Stormwater Review

01/08/2016

William Baugher

Approved

Comments:

Single Family Development, not part of a larger common plan of development:

1. Silt Fencing buried a minimum of 6 inches below disturbed grade, where applicable,
2. In areas where more than two feet of fill material has been placed or in areas adjacent to all wetlands, silt fencing meeting the requirements of SCDOT must be used.
3. Temporary gravel driveways a minimum of 15 feet by 10 feet, where applicable,
4. Sediment barriers surrounding all catch basins or drop inlets on site and sediment socks on all catch basins or drop inlets adjoining to the site

Plan Review Case Notes: