



Town of Hilton Head Island
Board of Zoning Appeals Meeting
Monday, April 26, 2021 – 2:30 p.m.
AGENDA

In accordance with the Town of Hilton Head Island Municipal Code Section 2-5-15, this meeting is being conducted virtually and can be viewed live on the Town's Public Meeting Facebook Page at <https://www.facebook.com/townofhiltonheadislandmeetings/>. Following the meeting, the video record will be made available on the Town's website at <https://www.hiltonheadislandsc.gov/>.

1. **Call to Order**
2. **FOIA Compliance** – Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.
3. **Roll Call**
4. **Welcome and Introduction to Board Procedures**
5. **Approval of Agenda**
6. **Approval of Minutes**
 - a. March 22, 2021 Meeting
7. **Appearance by Citizens**
8. **Unfinished Business – None**
9. **New Business**
 - a. **Public Hearing**
VAR-002385-2020 – Request from Dennis Antoccia for a variance from LMO Sections 16-5-102, Setback Standards and 16-5-103, Buffer Standards to allow a shed, paver pathway, and paver patio to remain in the adjacent use setback and buffer. The property address is 12 Circlewood Drive with a parcel number of R510 005 000 0341 0000. *Presented by Tyler Newman*
 - b. **Public Hearing**
VAR-000818-2021 – Request from Edward K. Pritchard, III for a variance from LMO Sections 16-5-102, Setback Standards and 16-5-103, Buffer Standards for an existing non-permitted food truck and associated screening fence to remain in the required adjacent use setback and buffer. The property address is 15 Marshland Road with a parcel number of R510 008 000 013H 0000.

10. Board Business

11. Staff Reports

- a. Status of LMO Amendments
- b. Status of Amendments to BZA Rules of Procedure
- c. Waiver Report

12. Adjournment

Public comments concerning agenda items can be submitted electronically via the Open Town Hall HHI portal at <https://hiltonheadislandsc.gov/opentownhall/>. The portal will close 2 hours before the meeting. Public comments submitted through the portal will be provided to the Board for review and made part of the official record. Citizens who wish to comment on agenda items during the meeting by phone must contact the Board Secretary at 843-341-4691 no later than 2 hours before the meeting.

Please note that a quorum of Town Council may result if four (4) or more of their members attend this meeting.



Town of Hilton Head Island
Board of Zoning Appeals Meeting
March 22, 2021 at 2:30 p.m. Virtual Meeting
MEETING MINUTES

Present from the Board: Chair Patsy Brison, Robert Johnson, Lisa Laudermilch, Charles Walczak, David Fingerhut

Absent from the Board: Vice Chair Anna Ponder (excused), John White (excused)

Present from Town Council: Tamara Becker, Glenn Stanford

Present from Town Staff: Teri Lewis, Deputy Community Development Director; Nicole Dixon, Development Review Administrator; Missy Luick, Senior Planner; Diane Busch, Staff Attorney; Teresa Haley, Senior Administrative Assistant; Vicki Pfannenschmidt, Temporary Administrative Assistant

1. Call to Order

Chair Brison called the meeting to order at 2:31 p.m.

2. FOIA Compliance – Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

3. Roll Call – See as noted above.

4. Welcome and Introduction to Board Procedures

Chair Brison welcomed all in attendance and introduced the Board's procedures for conducting the meeting.

5. Approval of Agenda

Chair Brison asked for a motion to approve the agenda as presented. Mr. Walczak moved to approve. Mr. Fingerhut seconded. By way of roll call, the motion passed with a vote of 5-0-0.

6. Approval of Minutes

a. February 22, 2021 Meeting

Chair Brison asked for a motion to approve the minutes of the February 22, 2021 meeting as presented. Ms. Laudermilch moved to approve. Mr. Fingerhut seconded. By way of roll call, the motion passed with a vote of 5-0-0.

7. Appearance by Citizens

Public comments concerning agenda items were to be submitted electronically via the Open Town Hall portal. All comments received via the portal were provided to the Board for review and made a part of the official record. Citizens were also provided the option to give public comment during the meeting by phone. There were no requests to give public comment by phone.

8. Unfinished Business – None

9. New Business

a. Public Hearing

VAR-000271-2021 – Request from Leslie B. Green for a variance from LMO Section 16-6-102.D, Wetland Buffer Standards to allow a proposed vehicular driveway to be located within the 20 foot wetland buffer. The property is described as Lot 6B Wiley Road with a parcel number of R510 005 000 016E 0000.

Chair Brison opened the Public Hearing.

Ms. Luick presented the application as described in the Staff Report. Staff recommends the Board of Zoning Appeals approve the application based on the Findings of Fact and Conclusions of Law contained in the Staff Report with conditions. She explained the conditions in detail.

The Board made comments and inquiries regarding: the irregular shape of the parcel; the size of the parcel; the width of the driveway; storm drainage issues; the wetland buffer; the movement of critical lines; and the history of the property subdivision.

Following the Staff presentation and questions by the Board, Chair Brison asked the applicant to make a presentation. Ms. Green stated she was in total agreement with staff recommendations and was available to answer any questions. She explained that the property was originally divided with similar high ground areas for possible home sites but the critical line on the Lot 6B property changed over time with the various storms.

Chair Brison asked for public comment. There being no public comments received, Chair Brison closed the Public Hearing at 3:09 p.m.

The Board made final comments and inquiries regarding: determination that the lot was large enough to construct a house and the driveway was needed to gain access to where the house would be located.

Upon the conclusion of the discussion, Chair Brison asked for a motion.

Mr. Fingerhut moved that the Board of Zoning Appeals approve the application based on those Findings of Facts and Conclusions of Law contained in the Staff Report with the following conditions and additional Findings of Fact and Conclusions of Law:

1. The vehicular driveway should be no more than 14 feet wide within the wetland buffer.
2. The vehicular driveway should be constructed of pervious materials.
3. The vehicular driveway should be located per the “Sketch Plan with Driveway” drawing submitted with this Staff Report.
4. All trees and plants removed from the wetland buffer for the construction of the vehicular driveway shall be mitigated and planted back elsewhere on the site. Revegetation shall be done in accordance with best management practices under guidance and approval by the Town’s Environmental Planner.
5. A Town Encroachment permit is required for the driveway connection to Wiley Road.

Mr. Walczak seconded. By way of roll call, the motion was passed by a vote of 5-0-0.

10. Board Business

a. Discussion of Possible Amendments to BZA Rules of Procedure

Ms. Luick explained to the Board that she and Chair Brison were looking at possible changes to the Rules of Procedure. She added that she has also discussed the possible changes with the Town Staff Attorney, Ms. Busch. The following topics were discussed: Best Practices in South Carolina; change in terminology from reconsideration to rehearing; timeline for the Notice of Action; change in title for Chairman to Chair or Chairperson; and the allowance of public comment on appeals. After discussion, it was determined Staff should continue research regarding the possible amendments and prepare the proposed amendments for Board review and consideration.

11. Staff Reports

- a. Waiver Report – The Waiver Report was included in the Board’s agenda package.
- b. Board Training Update – Ms. Luick reported there would be a training session regarding Legal Training on April 28 or 29 and the Board will be polled as to the best date. She added that there is also a possibility of a session on Conducting Effective Meetings sometime in May.
- c. Status of LMO Amendments – Ms. Dixon explained that staff is prioritizing the list of amendments and will be meeting with upper management in the near future regarding the process moving forward.

12. Adjournment

The meeting was adjourned at 3:40 p.m.

Submitted by: Vicki Pfannenschmidt, Secretary

Approved: [DATE]



**TOWN OF HILTON HEAD ISLAND
COMMUNITY DEVELOPMENT DEPARTMENT**

One Town Center Court	Hilton Head Island, SC 29928	843-341-4757	FAX 843-842-8908
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**STAFF REPORT
VARIANCE**

Case #: VAR-002385-2020	Public Hearing Date: April 26, 2021
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Parcel or Location Data:	Applicant/Property Owner
Address: 12 Circlewood Drive Parcel#: R510 005 000 0341 0000 Zoning: RM-4 Overlay: COR (Corridor Overlay District) Parcel Size: .14 acres	Dennis Antoccia 12 Circlewood Drive Hilton Head Island, SC 29926

Application Summary:

Request from Dennis Antoccia for a variance from 16-5-102, Setback Standards and 16-5-103, Buffer Standards to allow a shed, paver pathway, and paver patio to remain in the adjacent use setback and buffer. The property address is 12 Circlewood Drive with a parcel number of R510 005 000 0341.

Staff Recommendation:

Staff recommends the Board of Zoning Appeals **deny** the application based on the Findings of Fact and Conclusions of Law contained in the staff report.

Background:

The subject property, 12 Circlewood Drive, was developed in 2018 and purchased by the applicant in July 2018. The subject property is located in the Beach City Place subdivision. The subdivision was approved in 2015 (SUB-1864-2015). The subdivision is located off Beach City Road and is primarily surrounded by undeveloped vegetated parcels as well as several single-family residences all of which are zoned RM-4.

The Beach City Place subdivision was approved with a 20 foot adjacent use setback and buffer around the perimeter of the entire subdivision (with the exception of Lot 7 which is adjacent in the rear to Beach City Place open space), as shown on the subdivision plat (See Attachment C, Subdivision Plat).

In June 2020 the applicant applied for a building permit for a proposed 11' x 32' screen room addition. After the plans were reviewed and approved by Town Staff a building permit (BLDR-002321-2020) was

issued as well as stamped Town approved plans. The plans that were associated with the screen room addition had a bold red note that delineated the rear adjacent use setback and buffer and read, “No disturbance or clearing in the buffers, to include but not limited to stairs, HVAC, utility equipment, etc.” (See Attachment D, Approved Site Plan for Addition).

In early September 2020 the applicant had an 11’ x 13’ paver patio constructed at the rear of their residence, a portion of which encroaches into the required 20’ adjacent use setback and buffer. In late September 2020 the applicant had an 8’ x 12’ shed installed in the rear of their property within the required 20’ adjacent use setback and buffer. Following the installation of the shed and paver patio, in early November 2020 the applicant had a paver path installed in their backyard which encroaches into the required 20’ adjacent use setback and buffer. The Town does not require a building permit for the construction of a paver patio and paver path. Additionally, the Town does not require a building permit for the installation of a residential shed that is smaller than 120 square feet however a shed is considered a structure and therefore cannot be located within a required setback and buffer. The applicant stated that prior to having the shed installed they contacted Town staff to inquire about the necessary approvals for the proposed work and were correctly told that a building permit was not required. However according to the applicant, staff neglected to mention that the shed could not be located within a required setback or buffer. In addition to contacting Town Staff, the applicant also received approval from the Beach City Place Architectural Review Board prior to installing the shed (See Attachment G, Beach City ARB Approval).

In November 2020, Staff received a complaint that a shed, pathway, and paver patio had been installed within the required rear setback and buffer at the subject property. It should be noted that once Town Staff was made aware that the shed was located within the required 20’ adjacent use setback and buffer it was also determined that the applicant was running electricity to the shed which would have required an electrical permit prior to any electrical work being completed. A violation letter was sent to the property owner with notice of the violations and with a deadline for the removal of the encroachments, apply for the required electrical permit, or the option to apply for a variance (See Attachment H, Violation Letter).

The applicant is requesting a variance to allow the existing shed, pathway and paver patio to remain in the rear adjacent use setback and buffer.

Applicant’s Grounds for Variance, Summary of Facts and Conclusions of Law:

Grounds for Variance:

According to the applicant, the required 20’ adjacent use setback and buffer comes right up to the corner of their house which leaves a very limited area for any development in their backyard. Additionally, the applicant states that the required 20’ adjacent use setback and buffer is not enforced throughout the Beach City Place subdivision. The variance is required in order to allow the existing shed and pavers to remain in the rear adjacent use setback and buffer.

Summary of Fact:

- The applicant seeks a variance as set forth in LMO Section 16-2-103.S.

Conclusion of Law:

- The applicant may seek a variance as set forth in LMO Section 16-2-103.S.

Summary of Facts and Conclusions of Law:

Summary of Facts:

- Application was submitted on November 30, 2020 as set forth in LMO Section 16-2-102.C and Appendix D-23.
- The Application was postponed to the February 22, 2021 Board of Zoning Appeals meeting due to a public notice error.
- The applicant was granted a two month postponement from the February 22, 2021 Board of Zoning appeals meeting.
- Notice of the Application was published in the Island Packet on April 4, 2021 as set forth in LMO Section 16-2-102.E.2.
- Notice of the Application was posted on April 8, 2021 as set forth in LMO Section 16-2-102.E.2.
- Notice of Application was mailed on April 8, 2021 as set forth in LMO Section 16-2-102.E.2.
- The Board has authority to render the decision reached here under LMO Section 16-2-102.G.

Conclusions of Law:

- The application is in compliance with the submittal requirements established in LMO Section 16-2-102.C.
- The application and notice requirements comply with the legal requirements established in LMO Section 16-2-102.E.2.

As provided in LMO Section 16-2-103.S.4, Variance Review Standards, a variance may be granted in an individual case of unnecessary hardship if the Board determines and expresses in writing all of the following findings of fact.

Summary of Facts and Conclusions of Law:

Criteria 1: There are extraordinary and exceptional conditions pertaining to the particular piece of property (LMO Section 16-2-103.S.4.a.i.01):

Findings of Fact:

- The subject property is .14 acres.
- The subject property is larger than the majority of other properties in the Beach City Place subdivision however it is one of the smaller lots located in one of the corners of the subdivision which range in size from approximately .13 - .22 acres.
- The subject property does not contain any unique site features that prohibit development on the lot.

Conclusion of Law:

- Staff concludes that this application does not meet the criteria as set forth in LMO Section 16-2-103.S.4.a.i.01 because there are no extraordinary and exceptional conditions that pertain to this particular property.

Summary of Facts and Conclusions of Law:

Criteria 2: These conditions do not generally apply to other properties in the vicinity (LMO Section 16-2-103.S.4.a.i.02):

Findings of Fact:

- The majority of lots in the Beach City Place subdivision are very similar in size and shape.

- A 20' adjacent use setback and buffer is applied to all properties located on the perimeter of the subdivision, with the exception of Lot 7 which is adjacent in the rear to Beach City Place open space

Conclusion of Law:

- Staff concludes that this application does not meet the criteria as set forth in LMO Section 16-2-103.S.4.a.i.02 because there are no extraordinary and exceptional conditions that pertain to this particular property that do not generally apply to other properties in the vicinity.

Summary of Facts and Conclusions of Law:

Criteria 3: Because of these conditions, the application of this Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property (LMO Section 16-2-103.S.4.a.i.03):

Findings of Fact:

- The approved subdivision plat for the Beach City Place neighborhood requires a 20' adjacent use setback and buffer in the rear of the subject property per LMO Sections 16-5-102, Setback Standards and 16-5-103, Buffer Standards.
- The approved subdivision plat for the Beach City Place subdivision has a note that reads, "the only activities permitted in the exterior subdivision buffer as labelled on this plan shall be those listed in permitted activity in other buffer areas as per the LMO".
- A two story single-family residence with 2,167 heated square feet, 443 unheated square feet, 4 bedrooms, 3 bathrooms, and a garage has been constructed at the subject property.
- The as-built survey that corresponds with construction of the existing single-family residence has a note that reads, "All building setback requirements should be verified with the proper authorities prior to design and construction".
- An 11' x 32' screened room addition has been constructed at the subject property.
- The approved plan that corresponds with the construction of the existing 11' x 32' screened room addition has a note that delineates the setback and buffer area and reads, "No disturbance or clearing in the buffers, to include but not limited to stairs, HVAC, utility equipment, etc."

Conclusion of Law:

- Staff concludes that this application does not meet the criteria as set forth in LMO Section 16-2-103.S.4.a.i.03 because there are no extraordinary or exceptional conditions that pertain to this property that unreasonably prohibit the use of the property.
- The applicant was able to construct a single-family residence as well as a screened room addition that were both in compliance with LMO standards.

Summary of Facts and Conclusions of Law:

Criteria 4: The authorization of the Variance will not be of substantial detriment to adjacent property or the public good, and the character of the zoning district where the property is located will not be harmed by the granting of the Variance (LMO Section 16-2-103.S.4.a.i.04):

Findings of Facts:

- Staff was initially made aware of the violation because of a complaint from another resident within the Beach City Place subdivision.
- Staff has received no letters of opposition to this specific variance request.
- The purpose of the adjacent use buffer standards is to spatially separate development from adjacent development with aesthetically pleasing natural or landscaped buffers.
- The purpose of the adjacent use setback standards is to provide separation between structures and property lines. Such separation is intended to maintain and protect the Town's Island character and facilitate adequate air circulation and light between structures in adjacent developments.

Conclusion of Law:

- Staff concludes that this application does not meet the criteria as set forth in LMO Section 16-2-103.S.4.a.i.04 because the variance will be of substantial detriment to the adjacent property.
- The purpose of setback and buffer requirements is to provide visual and spatial separation between developments and mitigate the negative effects between adjacent uses.

LMO Official Determination:

Based on the above Findings of Facts and Conclusions of Law, the LMO Official determines that the request for a variance should be denied to the applicant.

Connection to Our Plan:

Staff's recommendation for the denial of this variance request is supported by the following sections of Our Plan: Environment 2.6, Excellence 1.6, and Connected 4.4. Each of these sections refer to the Town's desire to maintain, strengthen, preserve, enhance, and protect the natural environment on the island including buffers. Placing a shed within a required vegetative buffer does not maintain, strengthen, preserve, enhance, or protect the buffer area.

BZA Determination and Motion:

The "powers" of the BZA over variances are defined by the South Carolina Code, Section 6-29-800, and in exercising the power, the BZA may grant a variance "in an individual case of unnecessary hardship if the board makes and explains in writing ..." their decisions based on certain findings or "may remand a matter to an administrative official, upon motion by a party or the board's own motion, if the board determines the record is insufficient for review."

This State law is implemented by the Hilton Head Island Land Management Ordinance, Chapter 2, Article 103 and the Rules of Procedure for the BZA.

A written Notice of Action is prepared for each decision made by the BZA based on findings of fact and conclusions of law.

The BZA can either Approve the application, Disapprove the application, or Approve with Modifications. Findings of Fact and Conclusions of Law must be stated in the motion.

PREPARED BY:

TN
Tyler Newman
Senior Planner

4/16/2021
DATE

REVIEWED BY:

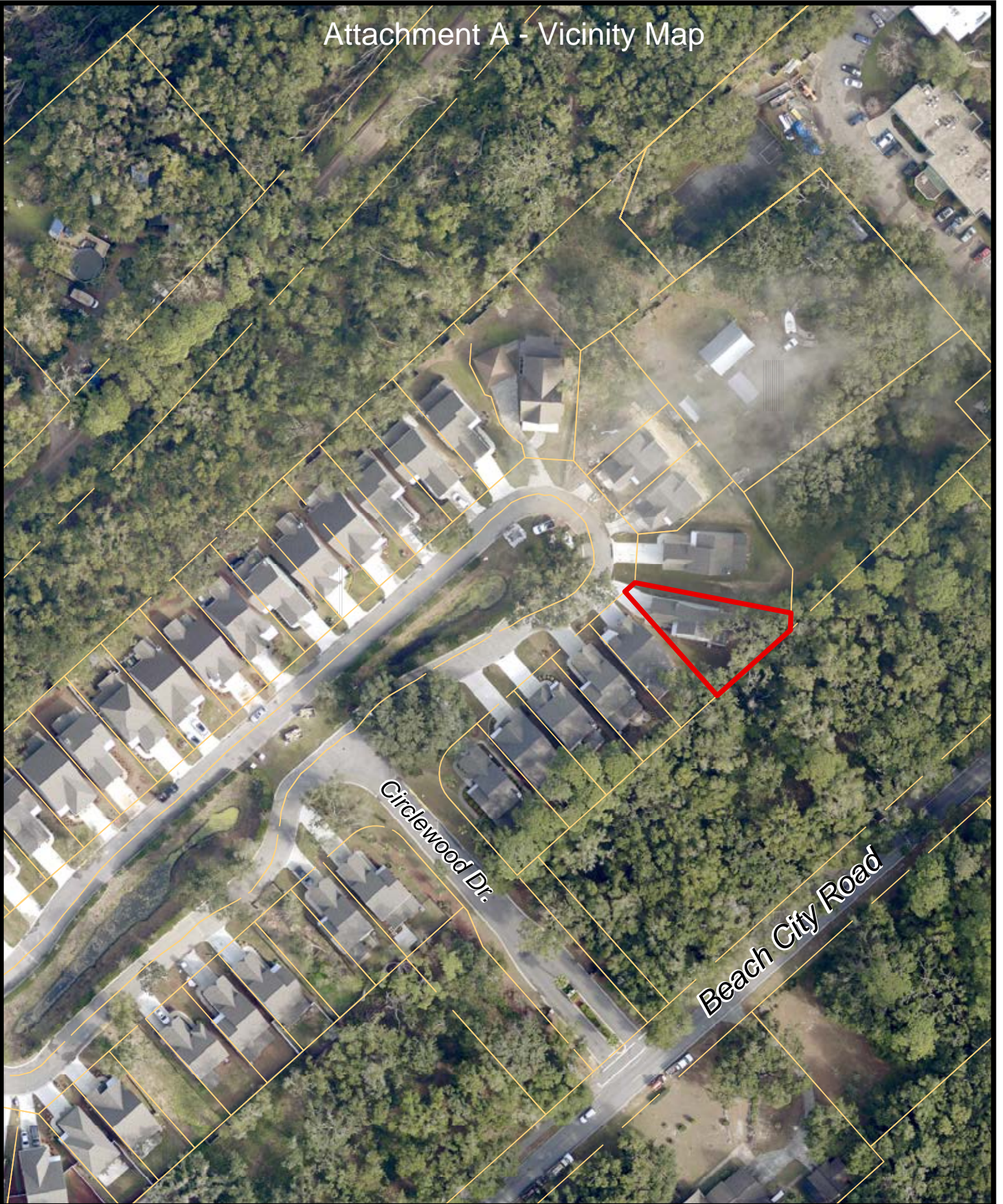
ND
Nicole Dixon, AICP, CFM,
Development Review Administrator

4/19/2021
DATE

ATTACHMENTS:

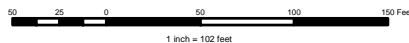
- A) Vicinity Map
- B) Applicant's Narrative
- C) Subdivision Plat
- D) As-Built Survey
- E) Approved Site Plan for Addition
- F) Applicant's Landscape Plan
- G) Beach City ARB Approval
- H) Violation Letter
- I) Site Photos

Attachment A - Vicinity Map



TOWN OF HILTON HEAD ISLAND
ONE TOWN CENTER COURT
HILTON HEAD ISLAND, S.C. 29928
PHONE (843) 341-4600
Date Created:
Project: map.mxd

Town of Hilton Head Island
VAR-002385-2020 - 12 Circlewood Drive
April, 2021



1 inch = 102 feet

The information on this map has been compiled from a variety of sources and is intended to be used only as a guide. It is provided without any warranty or representation as to the accuracy or completeness of the data shown. The Town of Hilton Head Island assumes no liability for its accuracy or state of completion or for any losses arising from the use of the map.

Dennis and Caroline Antoccia

12 Circlewood Drive

Hilton Head Island, SC 29926

VARIANCE REQUEST

SECTIONS OF LMO REQUESTING A VARIANCE FROM

16.5.102 Setback Standards and 16.5.103 Buffer Standards

WHY VARIANCE IS REQUESTED

The reason we should be granted this variance is because we live in a gated community with 43 houses, an HOA, and an architectural board. Before we made any improvements, we submitted our proposals to the ARB and HOA- we are one of the only homeowners that provided them with a plan. They not only approved our design, but they also asked if they could use our plans as an example of how to present proposals and how to incorporate improvements in the backyard.

All of the improvements we have made on our property were completed over the span of a few months. It wasn't until the project's conclusion that we were notified of the variance issues on our property. Regarding the shed, we called the city to get permission for the shed before going to the ARB and HOA. We were told that we did not need to get any approvals or permits because of the size of the shed.

At the time of purchase of our home from VPH, we were told that improvements were allowed as long as it was not on concrete; that is why we purchased our home. Our whole community is a gated subdivision and does not affect anything past the fence. I believe that our HOA should have control of what is done inside of that perimeter of their property line. This issue is not about a shed and pavers -- it was an act of retaliation by our neighbors who are town employees. We believe we were targeted out of hatred. Most of the residents here have very nice improvements done to their property but would be "in violation" too. We were not the first in the neighborhood to make improvements either.

I believe the improvements we made do help make the island better. It looks much better than the tangled, thorny vines and poison ivy and oak.

HOW THE REQUEST MEETS ALL OF CRITERIA

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;

On my landscape project, the landscape contractors went to the town office to get approval

for the fence that was put up and find out what steps needed to be taken with a landscape plan. He was referred to go to the subdivision HOA for the fence and the landscape plans.

The HOA approved the color, size, and placement of the shed and the paver path color and placement on the property with plans submitted to them. They did not mention anything about the setback standards.

I have heard recently that there is consideration to replat the neighborhood to a setback of 5'.

2. These conditions do not generally apply to other properties in the vicinity;

The 20' setback does not appear to be enforced throughout the subdivision. I know there are other properties in the community that have setback standard violations.

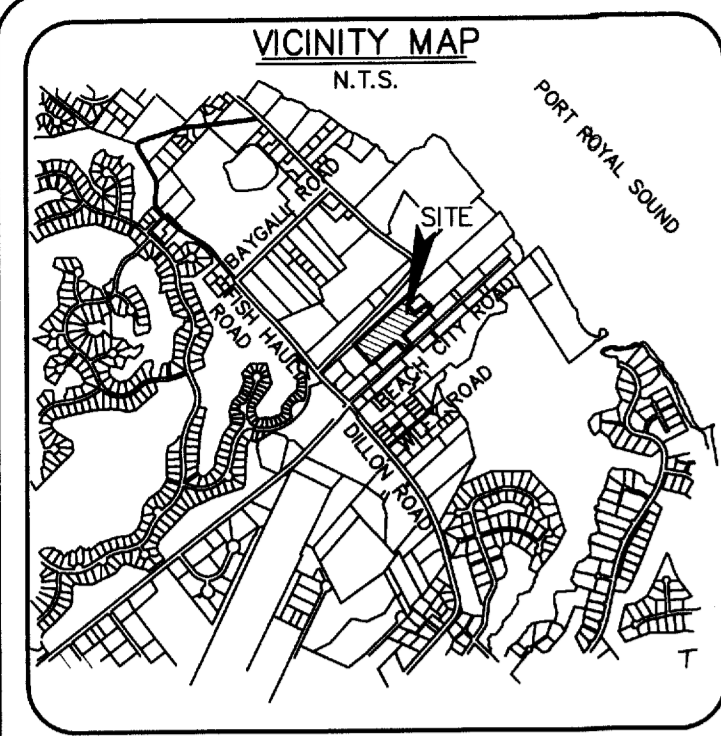
3. Because of these conditions, the *application of this Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.*

The current 20' buffer comes right up to the corner of the house, which would only leave us with the screened-in porch in our backyard area that is not in the setback/buffer area.

4. The authorization of the Variance will not be of substantial detriment to *adjacent* property or the public good, and the character of the zoning district where the property is located will not be harmed by the granting of the Variance.

We have a fence that blocks the view of the shed and backyard pavers from the street and the neighbor in the corner lot. This fence is in addition to the fence that surrounds the subdivision. It will not change the character of the zoning district where it is located. We have planted Magnolias and Eastern Redbuds that are located in the buffer area

as well.



LINE TABLE			LINE TABLE			CURVE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
L1	20.02	S 03°30'08" W	L16	50.00	S 41°32'05" E	C1	47.10	30.00	42.41	S03°22'20" W	89°57'11"
L2	19.98	S 03°30'08" W	L17	127.01	N 48°37'11" E	C2	47.15	30.00	42.44	N88°36'40" W	90°02'49"
L3	40.00	N 96°24'48" W	L18	20.00	N 03°23'18" E	C3	25.81	76.00	25.69	S27°31'34" E	19°27'30"
L4	31.79	S 23°15'09" E	L19	109.56	S 79°00'15" E						
L5	18.98	N 41°08'44" W	L20	23.26	N 48°47'25" E						
L6	5.86	S 03°51'16" W	L21	62.32	N 48°47'25" E						
L7	27.83	S 26°23'31" E	L22	51.40	N 09°51'53" E						
L8	5.45	S 71°23'31" E	L23	81.66	N 73°31'11" E						
L9	22.31	S 17°47'50" E	L24	15.01	N 48°57'48" E						
L10	11.18	N 13°47'27" W	L25	19.53	N 48°57'48" E						
L11	29.36	S 59°23'22" W	L26	73.59	N 73°31'11" E						
L12	3.82	S 86°36'42" E	L27	48.03	N 11°44'43" E						
L13	26.30	S 86°36'42" E	L28	82.83	S 48°48'48" W						
L14	9.88	S 88°37'13" E	L29	17.06	S 48°44'31" W						
L15	50.00	N 48°27'55" E	L30	49.91	N 02°20'26" E						

Attachment C - Subdivision Plat

**TOWN OF HILTON HEAD ISLAND, SC
SUBDIVISION APPROVAL**

The Town has found this plan to be in compliance with the Town's Land Management Ordinance and has authorized this approval.

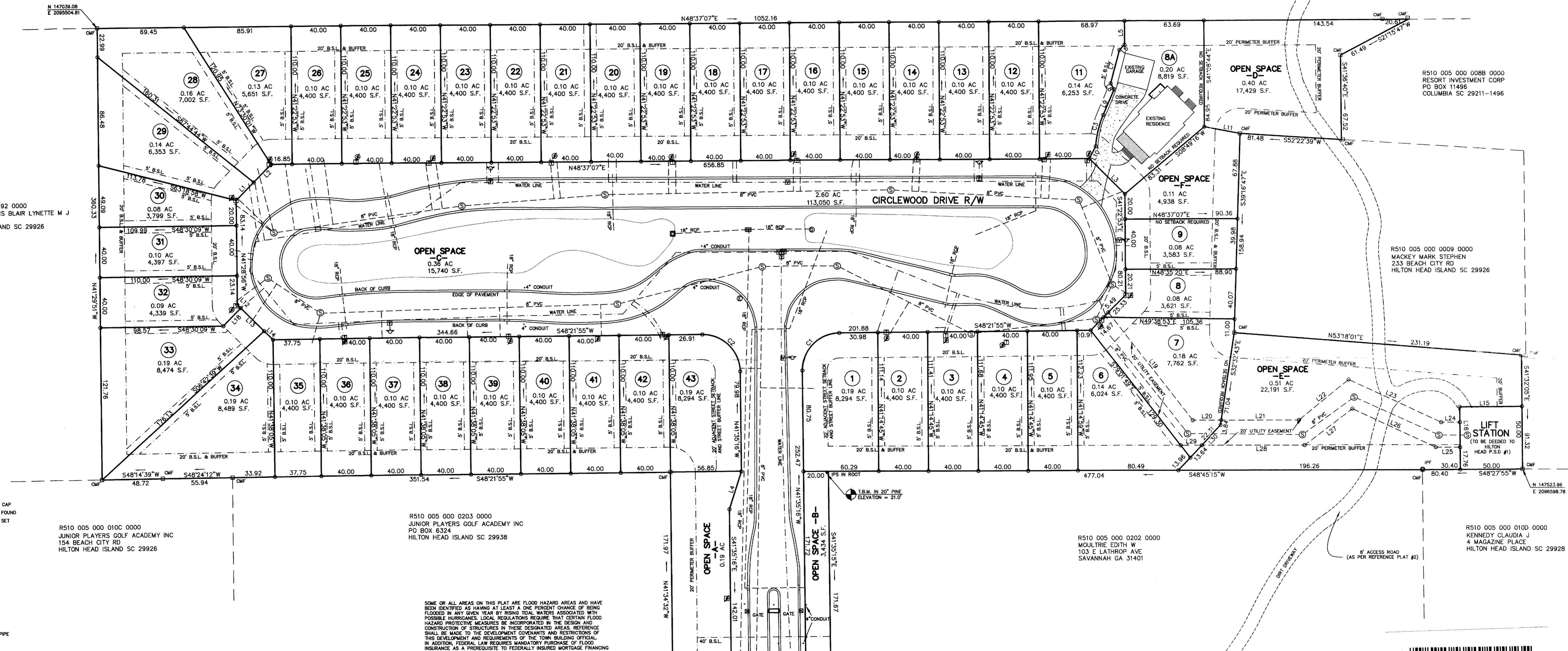
Application #: Sub-1664-2015

Certified By: Neelie Levin

Title: Dev Review Administrator Approval Date: 6-7-17

A vested right is established for two (2) years upon the final approval of a site specific development or phased development plan.

R510 005 000 0007 0000
YOUNG CHARLES EDWARD
2627 MOORINGS PKWY
SNELLVILLE GA 30039



- SYMBOLS**
- B.S.L. - BUILDING SETBACK LINE
 - PS O - 1/2" IRON PIN SET WITH CAP
 - CMF - 3" CONCRETE MONUMENT FOUND
 - CM5 - 3" CONCRETE MONUMENT SET
 - ⊕ - ELECTRIC SERVICE
 - ⊕ - ELECTRIC TRANSFORMER
 - ⊕ - TELEPHONE SERVICE
 - ⊕ - TELEVISION SERVICE
 - ⊕ - WATER METER
 - ⊕ - VALVE BOX
 - ⊕ - SANITARY MANHOLE
 - ⊕ - STORM MANHOLE
 - ⊕ - FIRE HYDRANT
 - ⊕ - CATCH BASIN
 - ⊕ - SIGN
 - PVC - POLYVINYL CHLORIDE
 - RCP - REINFORCED CONCRETE PIPE
 - ⊕ - ELECTRIC MANHOLE

R510 005 000 0100 0000
JUNIOR PLAYERS GOLF ACADEMY INC
154 BEACH CITY RD
HILTON HEAD ISLAND SC 29926

R510 005 000 0203 0000
JUNIOR PLAYERS GOLF ACADEMY INC
PO BOX 6324
HILTON HEAD ISLAND SC 29938

R510 005 000 0202 0000
MOUTRIE EDITH W
103 E LATHROP AVE
SAVANNAH GA 31401

R510 005 000 0100 0000
KENNEDY CLAUDIA J
4 MAGAZINE PLACE
HILTON HEAD ISLAND SC 29928

- REFERENCE PLATS**
- 1) A BOUNDARY SURVEY OF 8.250 ACRES FORMERLY PHASE III, THE SPA ON PORT ROYAL SOUND A SECTION OF OLD FISH HAUL. DRAWN: 07/26/01. ROD: BEAUFORT COUNTY, SC BY: MACK W. THOMAS S.C.R.L.S. # 14531
 - 2) A PLAT OF 21.471 ACRES, BOUNDARY SURVEY, A SECTION OF OLD FISH HAUL PLANTATION, HILTON HEAD ISLAND, BEAUFORT COUNTY, S.C. DRAWN: 01/18/82. ROD: BEAUFORT COUNTY, SC BY: JERRY L. RICHARDSON S.C.R.L.S. # 4784
 - 3) A SUBDIVISION PLAT OF BEACH CITY PLACE, BEACH CITY ROAD, HILTON HEAD ISLAND, BEAUFORT COUNTY, S.C. DRAWN: 6/01/09. RECORDED IN BOOK 128, PAGE 64, DATED 6/08/09. ROD: BEAUFORT COUNTY, SC BY: MARK R. RENEW S.C.R.L.S. # 25437
 - 4) A BOUNDARY RECONFIGURATION OF LOTS 8 & 9, BEACH CITY PLACE, HILTON HEAD ISLAND, BEAUFORT COUNTY, S.C. DRAWN: 5/27/14. RECORDED IN BOOK 139, PAGE 8, DATED 7/08/14. ROD: BEAUFORT COUNTY, SC BY: MARK R. RENEW S.C.R.L.S. # 25437

AREA TABLE	
OPEN SPACE - A	8,236 S.F. 0.189 AC
OPEN SPACE - B	3,434 S.F. 0.079 AC
OPEN SPACE - C	15,740 S.F. 0.360 AC
OPEN SPACE - D	10,839 S.F. 0.249 AC
OPEN SPACE - E	22,191 S.F. 0.509 AC
OPEN SPACE - F	4,938 S.F. 0.11 AC
TOTAL:	65,378 S.F. 1.500 AC
LOTS	
LOTS 1-8 & 9-43	257,352.48 S.F. 5.908 AC
LOT 8A	8,629 S.F. 0.19 AC
TOTAL:	266,464.48 S.F. 6.098 AC
R/W	113,050 S.F. 2.595 AC
LIFT STATION	2,500 S.F. 0.057 AC
TOTAL:	381,193 S.F. 8.750 AC

- NOTES:**
- 1) HORIZONTAL DATUM IS S.C. STATE PLAINS (NAD 83) 2007.
 - 2) VERTICAL DATUM IS NGVD29.
 - 3) USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.
 - 4) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY.
 - 5) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 - 6) SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
 - 7) THE ONLY ACTIVITIES PERMITTED IN THE EXTERIOR SUBDIVISION BUFFER AS LABELLED ON THIS PLAN SHALL BE THOSE LISTED IN PERMITTED ACTIVITY IN OTHER BUFFER AREAS AS PER THE L.M.O.
 - 8) THE ONLY ACTIVITIES PERMITTED IN THE WETLAND BUFFER SHALL BE THOSE LISTED IN WETLAND BUFFERS AS PER THE L.M.O.
 - 9) ALL CORNER MARKERS 3" x 3" CONCRETE MONUMENTS SET UNLESS OTHERWISE NOTED.
 - 10) REAR PROPERTY CORNERS ARE SET 5.0' UP THE PROPERTY LINE.
 - 11) THIS PROPERTY LIES EITHER PARTIALLY OR WHOLLY WITHIN THE HILTON HEAD AIRPORT OVERLAY DISTRICT AND IS SUBJECT TO NOISE THAT MAY BE OBJECTIONABLE.
 - 12) THIS DEVELOPMENT HAS NO DIRECT CONNECTION TO THE PUBLIC STORM DRAINAGE SYSTEM; OTHER THAN OVERLAND FLOODING. THE OWNER(S) AND OPERATOR(S) OF THE DEVELOPMENT ARE OBLIGATED TO RETAIN THE 100-YEAR STORM EVENT ON SITE BY MEANS OF INFILTRATION AND EVAPOTRANSPIRATION, VIA A STORM WATER IMPOUNDMENT SYSTEM. THE STORM WATER SYSTEM SHALL BE MAINTAINED SUCH THAT NO STORM WATER RUNOFF LEAVES THE SITE, EXCEPT THAT IN EXCESS OF THE 100-YEAR EVENT, THE TOWN OF HILTON HEAD ISLAND SHALL HAVE NO RESPONSIBILITIES IN THE MAINTENANCE AND OPERATIONS OF THIS STORM WATER SYSTEM.

OWNERS CERTIFICATION

HARINDERJIT SINGH ARE THE OWNER(S) OF THE HEREIN DESCRIBED PROPERTY AND THAT I (WE) STATE THAT THIS PLAN IS BEING PUT FORTH AS REQUESTED.

SIGNATURE: [Signature] DATE: 1/20/17

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

**SOUTH CAROLINA
SEA ISLAND
LAND SURVEY
No. 002180
CERTIFICATE OF AUTHORITY**

**SOUTH CAROLINA
LAND SURVEYOR
No. 25437
MARK R. RENEW**

BEAUFORT COUNTY SC - ROD
BK 146 Pg 185
FILE NUM 2017031691
06/13/2017 02:16:38 PM
REC'D BY: JAMES ROFF# 353389
RECORDING FEES \$10.00

**A REVISED SUBDIVISION PLAT OF:
BEACH CITY PLACE,
BEACH CITY ROAD, HILTON HEAD ISLAND,
BEAUFORT COUNTY, SOUTH CAROLINA**

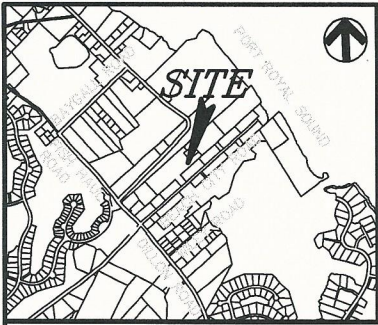
PREPARED FOR: HSSC, LLC

DATE: 1/16/17 SCALE: 1" = 40'

SIS Sea Island Land Survey, LLC.
4D Mathews Court, Tel (843) 681-3248
Hilton Head Island, SC 29926 Fax (843) 689-3871
E-mail: sis@sprynet.com

FILE NO.: 0442226 DWG NO.: 4-1914
COPYRIGHT © BY SEA ISLAND LAND SURVEY, LLC. CAD, PLOT, PLOT

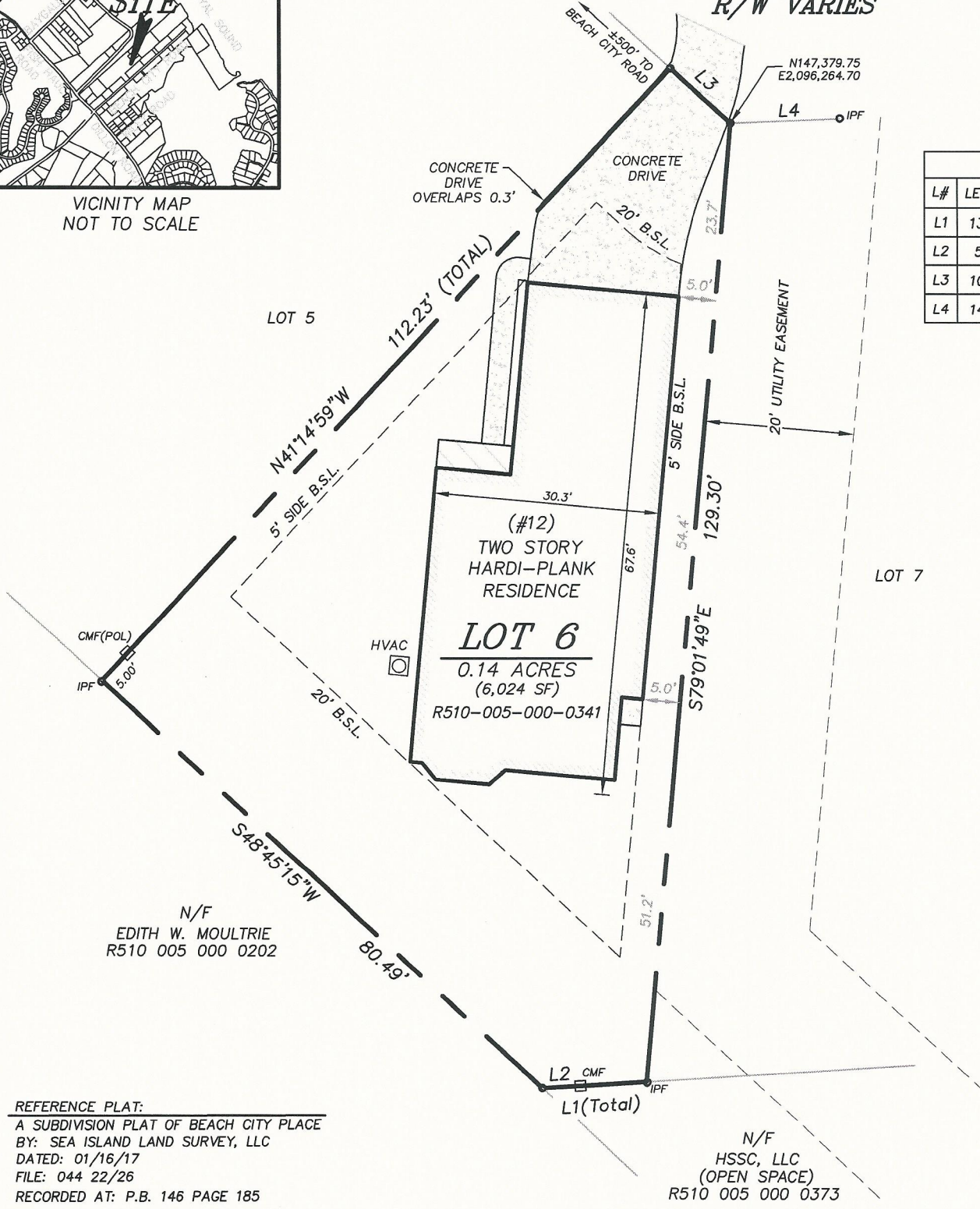
RETURN TO:
R. E. Hanna, III
Hull Street, P.O. Box 100
Atlantic, SC 29801



VICINITY MAP
NOT TO SCALE



LINE TABLE		
L#	LENGTH	DIRECTION
L1	13.96'	S2°20'26"W
L2	5.10'	S2°14'36"W
L3	10.90'	N48°24'02"E
L4	14.67'	N03°39'00"E



REFERENCE PLAT:

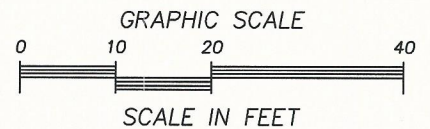
A SUBDIVISION PLAT OF BEACH CITY PLACE
BY: SEA ISLAND LAND SURVEY, LLC
DATED: 01/16/17
FILE: 044 22/26
RECORDED AT: P.B. 146 PAGE 185

NOTES :

1. THIS LOT LIES IN ZONE "C", NO B.F.E. PER F.I.R.M. PANEL 0009-D, COMMUNITY No. 450250, DATED: 09/29/86.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATIONS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS HAVE BEEN MADE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. ALL BUILDING SETBACK REQUIREMENTS SHOULD BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
4. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

LEGEND

B.S.L.	BUILDING SETBACK LINE
CMF	CONCRETE MONUMENT FOUND
HVAC	AIR HANDLER
IPF	IRON PIN (OLD) FOUND
POL	POINT ON LINE



PREPARED FOR:

VILLAGE PARK HOMES

AN ASBUILT LAND SURVEY FOR
LOT 6
CIRCLEWOOD DRIVE

A PORTION OF
BEACH CITY PLACE
HILTON HEAD ISLAND, BEAUFORT COUNTY,
SOUTH CAROLINA

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

Michael R. Dunican
MICHAEL R. DUNICAN
S.C.P.L.S. No. 11,905



COASTAL SURVEYING CO., INC.
49 RIVERWALK BLVD.
BUILDING 8
RIDGELAND, SC 29936
(843) 645-4446

SCALE: 1"=20'
DATE: 06/29/18
FIELD CK: CP/CS
DRAWN BY: LAN
OFFICE CK: MRD
JOB# : 59060-6A

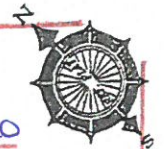
Attachment E - Approved Site Plan for Addition

TOWN OF HILTON HEAD ISLAND, SC
Community Development Department Approval

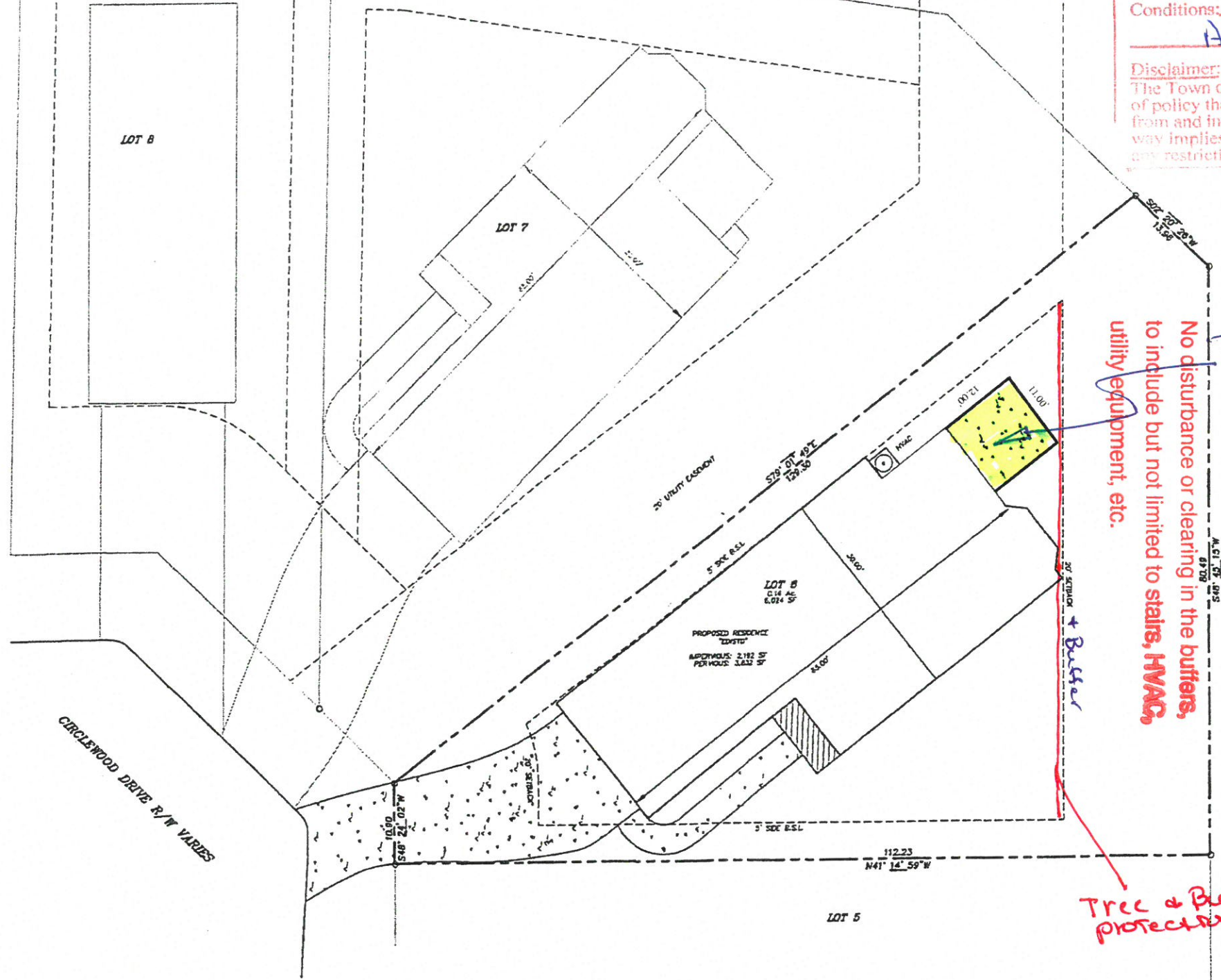
Certified By: Shenbauer Date: 6/14/2020

Conditions: BLDR 23A1-2020
Addition

Disclaimer:
The Town of Hilton Head Island makes an expressed declaration of policy that the public regulation of land is entirely separate from and independent of private restrictions. This approval in no way implies that the proposed development is in conformance with any restrictive covenants, private easements or deed restrictions.



0908-1232



PROPOSED:
SCREEN ROOM

No disturbance or clearing in the buffers, to include but not limited to stairs, HVAC, utility equipment, etc.

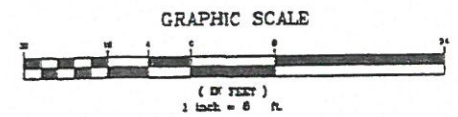
Tree & Buffer protection

BEACH CITY PLACE - LOT 6 PARSONS

WORTHY MAP NOT TO SCALE

- 1) HORIZONTAL DATUM IS S.C. STATE PLANE (NAD 83) 2007.
- 2) VERTICAL DATUM IS NAVD83.
- 3) THIS LOT LIES IN ZONE "C", 10 D.F.E. PER PLUM PANEL 6000-2, COMMUNITY No. 450023, REVISED: 9/29/04.
- 4) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATIONS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS HAVE BEEN MADE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) ALL BUILDING SETBACK REQUIREMENTS SHOULD BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.

REFERENCE PLAT:
- A SUBDIVISION PLAT OF BEACH CITY PLACE
BY SEA ISLAND SURVEYING CO. DATED 1/16/17

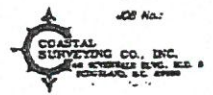


"I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCUMBRANCES OR PROJECTIONS OTHER THAN SHOWN."

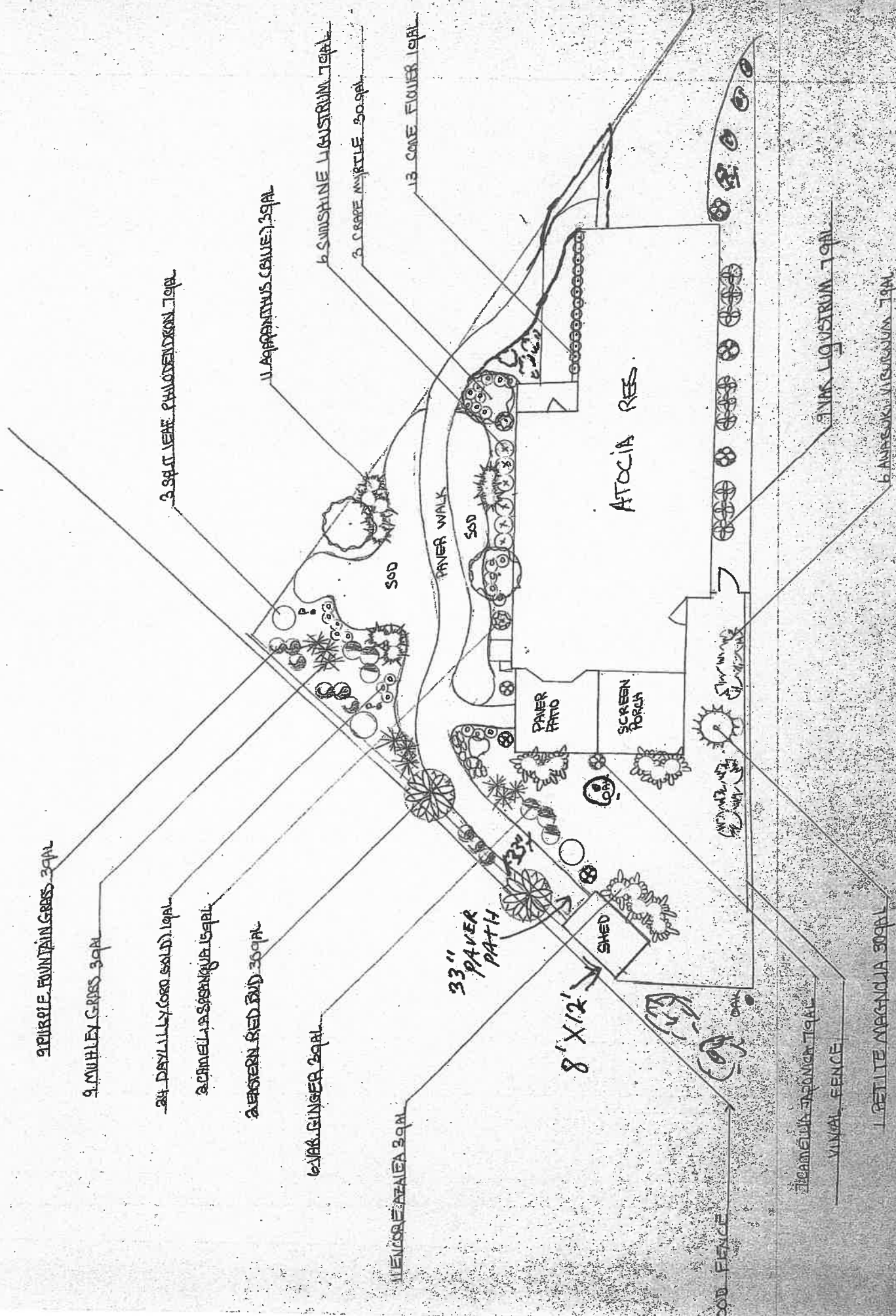
MARK K. THOMAS II
S.C.P.L.S. NO. 14531

A SITE PLAN OF
LOT 6 CIRCLEWOOD DRIVE
A PORTION OF
BEACH CITY PLACE SUBDIVISION

SCALE: 1" = 6'
JOB No.:
SURVEYED BY: DJ
DRAWN BY: JD
CHECKED BY: D



Attachment F - Applicant's Landscape Plan



Attachment G - Beach City ARB Approval



Dennis Antoccia <dennisantoccia@gmail.com>

Proposed improvements to property.

3 messages

Dennis Antoccia <dennisantoccia@gmail.com>

Sun, Jul 19, 2020 at 3:26 PM

To: gregkz@hotmail.com

Cc: maxarctec@aol.com

Hi guys,

This is Dennis. I'm sending info on what improvements we want to make this year.

If you have any questions you can call me at (385) 200-4072.

Thanks,

Dennis

P.S. The landscape drawing is out of scale.

The paver path will be 3 feet wide.

**Antoccia Improvement.pdf**

3318K

maxarctec@aol.com <maxarctec@aol.com>

Wed, Jul 29, 2020 at 4:44 AM

Reply-To: maxarctec@aol.com

To: "dennisantoccia@gmail.com" <dennisantoccia@gmail.com>

Dennis,

I would like to come by to look at the your project. I have today, Friday and all weekend, if you could email me back when I could come by.

Thanks,

Bob

[Quoted text hidden]

Dennis Antoccia <dennisantoccia@gmail.com>

Wed, Jul 29, 2020 at 6:04 AM

To: maxarctec@aol.com

Hi Bob. Could you call me? I'm in and out today. We can work out a time. 385-200-4072.

[Quoted text hidden]

Beach City Place Homeowner's Association Inc.

Hilton Head Island, South Carolina

Architectural Review Application/Guidelines

Please complete the form below and provide as much detailed information as possible that pertains to your specific project request. One copy of blueprints, drawings, photos, etc. must accompany the request. A non-refundable application fee of \$100.00 must be submitted with your request and made payable to Beach City Place Homeowners' Association Inc.

Date submitted: 7-19-20

Name: DENNIS & JAN ANTOCCIA

Address: 12 CIRCLEWOOD DR.

Phone: 385-200-4072 Email: dennisantoccia@gmail.com

Refer to Declaration of Covenants, Conditions and Restrictions for Beach City Place: Section 6

Use Restrictions and Rules: 6.4 – 6.26 Architectural Standards for Improvement of Lots.

1. House Painting or Siding

- Color samples provided
 Color description provided

2. Window and/or Door Replacement

(Including garage door)

- Color matches trim
 Description of replacement provided

Installing slider door in place of back windows of Sun Room into screened porch

3. Roof Replacement

- Color and style sample provided
 Color and style description provided

4. Deck

- Plans and description of material provided
 Description of location on property where deck will be located and any measures to conceal the deck attached.

5. Sunroom and/or Screened Porch

- Blueprints, drawings, and/or photographs provided
 Detailed description provided (Color, style, size, materials and location)

- white metal

6. Other Home Renovations

- Blueprints, drawings and/or photographs provided
 Detailed description provided (Color, style, size, materials and location)

7. Fences & Gates

4 ft black metal rail

4 ft picket

6 ft privacy

5 ft plus 1' lattice

Note: Must include drawings and/or copy of site plan showing location of the fence on your property. Include gate locations. Fence placement of up to midway of the house from the rear. Fences are available for rear yards only.

8. Satellite Dishes (dark in color and 18 inches in diameter allowed provided not visible)

Color, style, size, location provided

9. Pools

Plans with color, style, size and location provided. Fence plans must be included.

10. Gazebos, Storage Sheds, Spas, Playhouses and other Detached Structures.

8'x12' shed

Color, materials, style, size (Height, Width, Length) and location provided. Must include drawing and/or copy of site plan showing placement. Structures cannot be visible from the road so center of backyard is the suggested placement.

11. Lighting

Any change to lighting originally installed on lot needs to be submitted for review.

Color, style, size, location provided

12. Tree Removal

Provide plans for any removal of trees four (4) inches in diameter at two (2) feet above the ground.

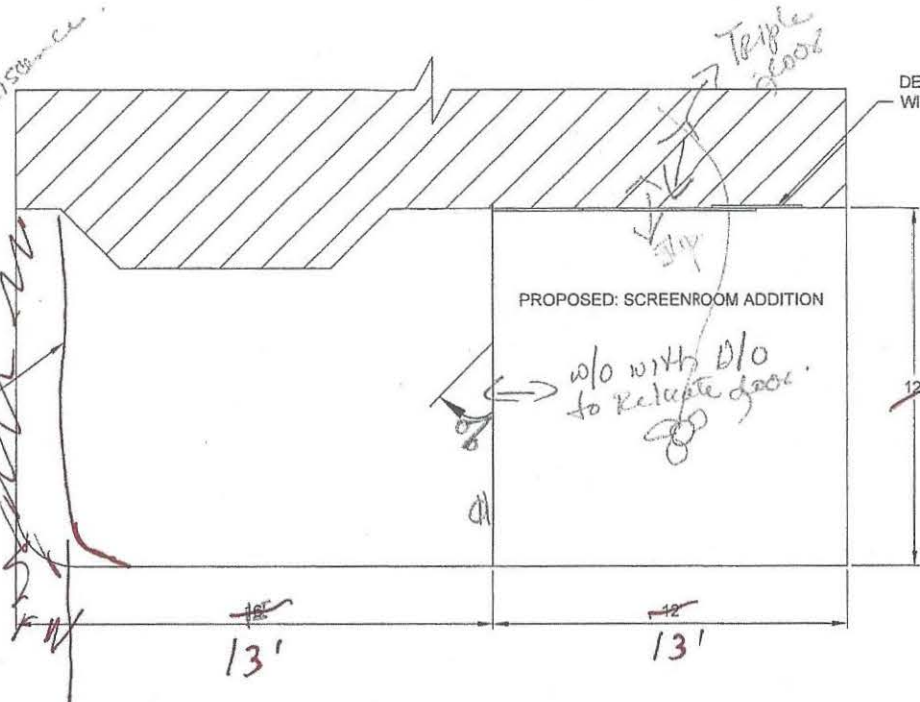
Failure to submit an application for review of plans for improvements, alterations or additions will initiate a stop order to any project in process.

A fine of \$300.00 will be assessed and must be paid in full before a project can be resumed.

Date: July 15, 2020

* Hilton Head
 * w/o design
 * w/o job
 * w/o with A/O about electrical license.

PROPOSED: LC PAVER PATIO
 COM #1
 Powers
 Cooper
 & Pcs
 \$342.72.



DEMO EXISTING WINDOWS AND REPLACE WITH 144 X 80 SLIDING GLASS DOOR

PROPOSED: SCREENROOM ADDITION

w/o with D/O to relocate door.

11'

13'

13'

PRE-CONSTRUCTION MEETING NOTES:

These sheets are a supplement to your contract. All work to be described here. No verbal agreements.

w/o and I had meeting by phone.

Signature _____ Date _____ Page _____ of _____

Chadler



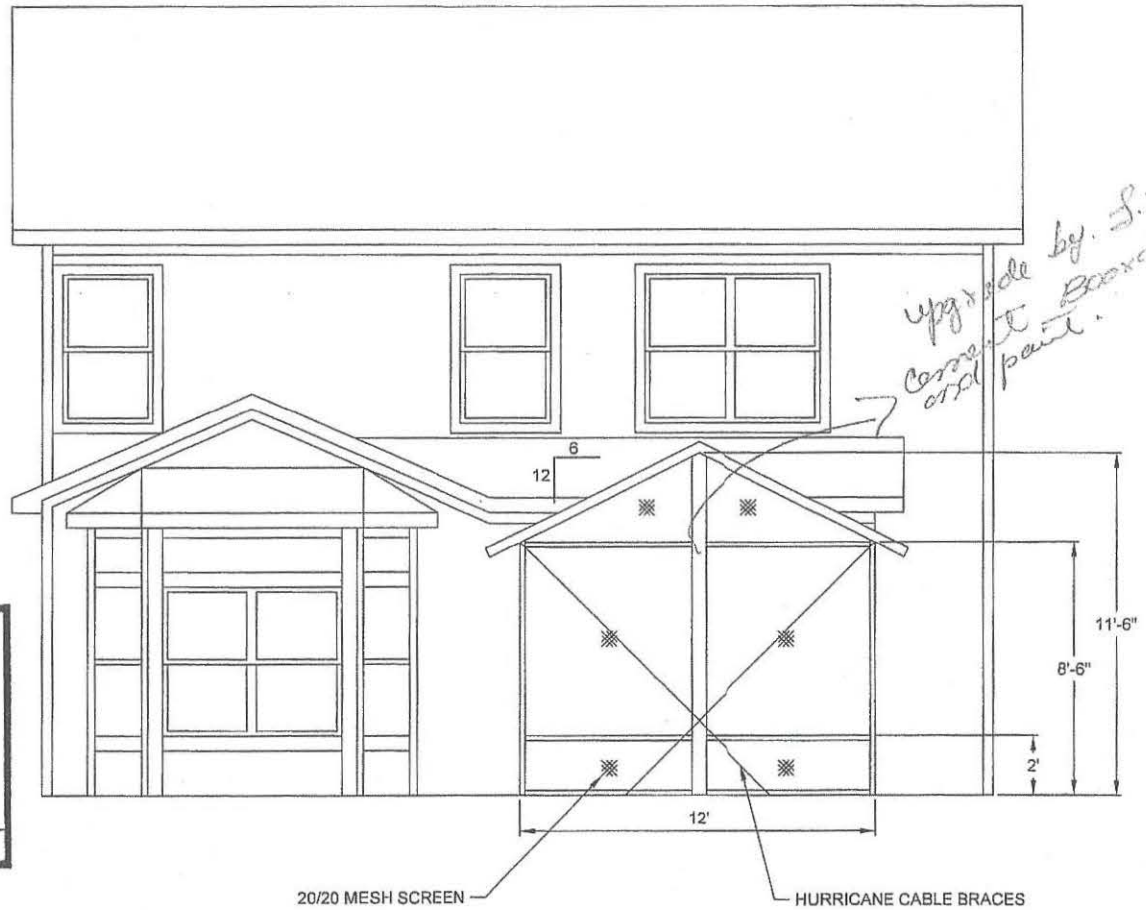
PORCH OUTFITTERS
 Riverwalk Business Park
 174 Browns Cove Rd.
 Ridgeland, SC 29936
 877-PORCH-01

Design for: The Antoccia Residence
 12 Circlewood Dr.
 Beach City Place
 Hilton Head Island, SC 29926

Project: Screenroom Addition and LC Paver Patio
 Framing: White Aluminum
 Roof: GAF Liberty Insulated Panels



Scale: 1/4" = 1'. Renderings are an accurate representation of proposed project. Actual product features may vary slightly and dimensions are approximate. Written authorization must be obtained for any substantial deviations from these renderings.



PRE-CONSTRUCTION MEETING NOTES:

These sheets are a supplement to your contract. All work to be described here. No verbal agreements.

Signature _____ Date _____ Page _____ of _____



PORCH OUTFITTERS
Riverwalk Business Park
174 Browns Cove Rd.
Ridgeland, SC 29936
877-PORCH-01

Design for: The Antoccia Residence
12 Circlewood Dr.
Beach City Place
Hilton Head Island, SC 29926

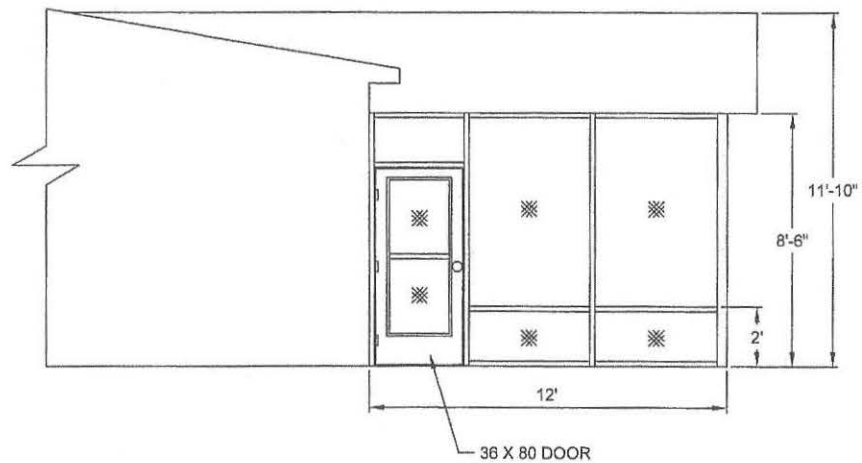
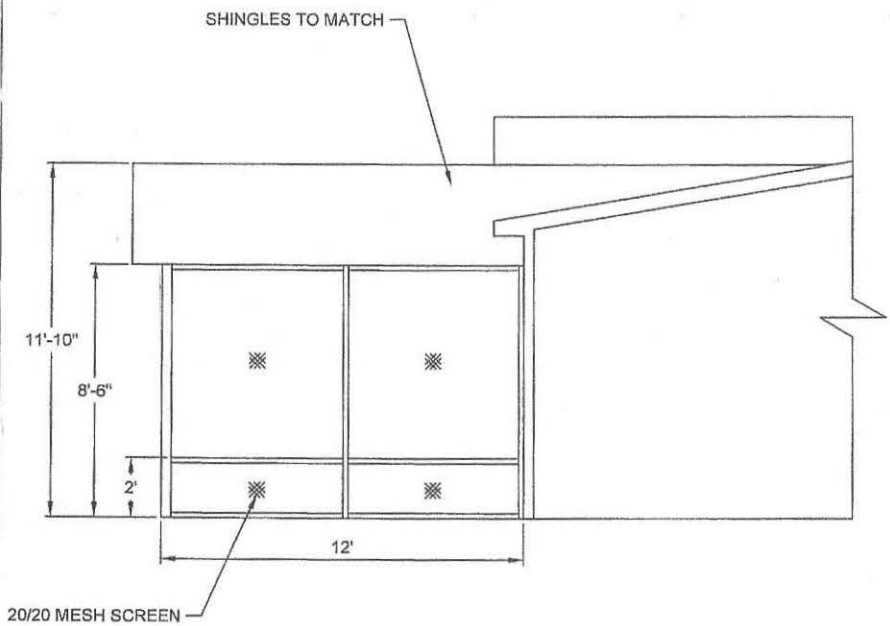
Project: Screenroom Addition and LC Paver Patio
Framing: White Aluminum
Roof: GAF Liberty Insulated Panels



Scale: 1/4" = 1'. Renderings are an accurate representation of proposed project. Actual product features may vary slightly and dimensions are approximate. Written authorization must be obtained for any substantial deviations from these renderings.

PRE-CONSTRUCTION MEETING NOTES:
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Signature _____ Date _____ Page _____ of _____



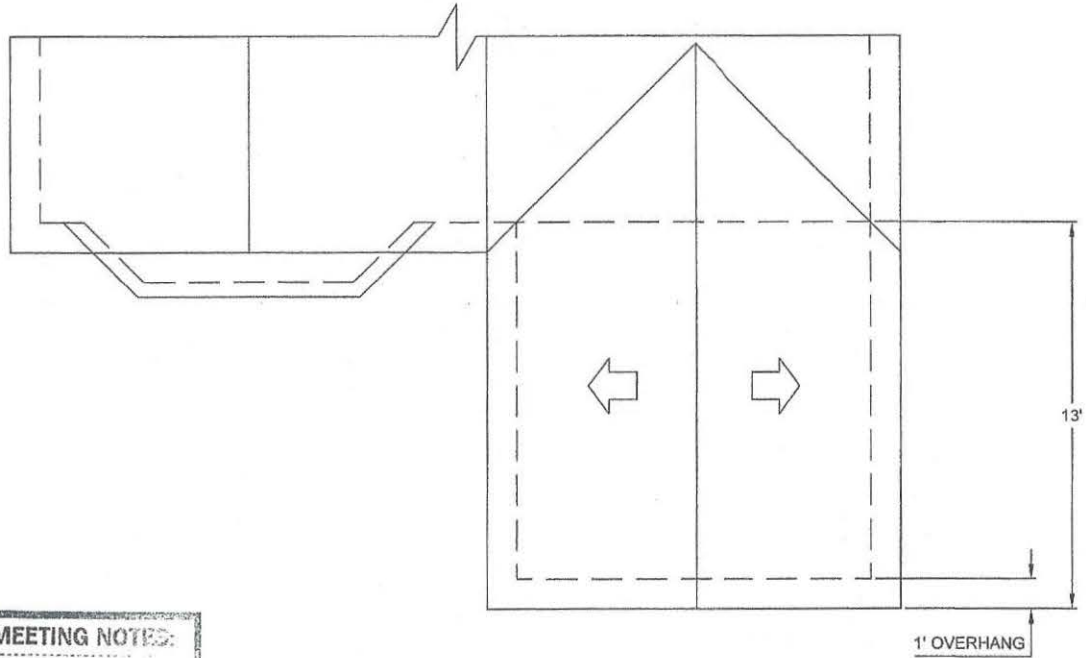
PORCH OUTFITTERS
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PRE-CONSTRUCTION MEETING NOTES:
 These sheets are a supplement to your contract. All work to be described here. No verbal agreements.

Signature _____ Date _____ of _____



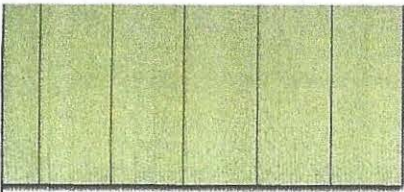
PORCH OUTFITTERS
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Design for: The Antoccia Residence
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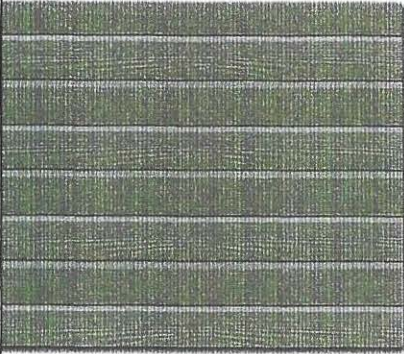
Scale: 1/4" = 1'. Renderings are an accurate representation of proposed project. Actual product features may vary slightly and dimensions are approximate. Written authorization must be obtained for any substantial deviations from these renderings.



- **ZINC BORATE TREATED** throughout to help resist fungal decay and termite damage
- Comes with a **50 YEAR LIMITED WARRANTY**

AVAILABLE COATINGS: PAINT & URETHANE (ONLY)

OPTIONAL SIDING

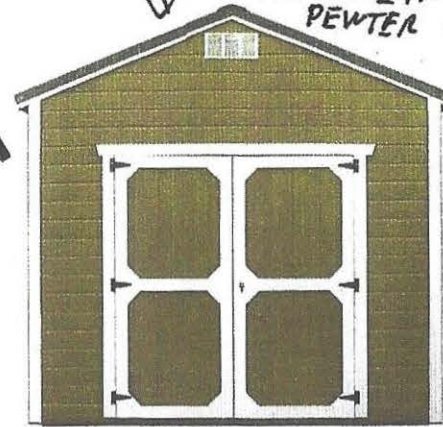
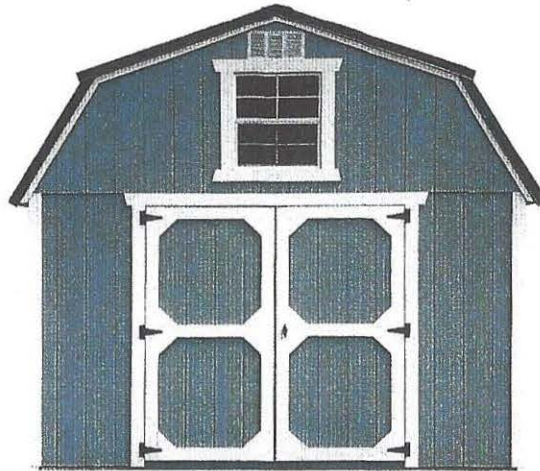
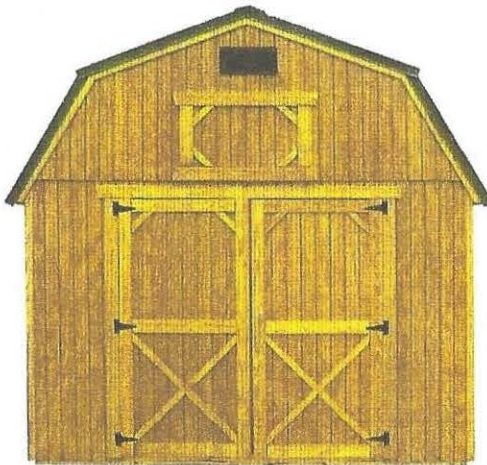


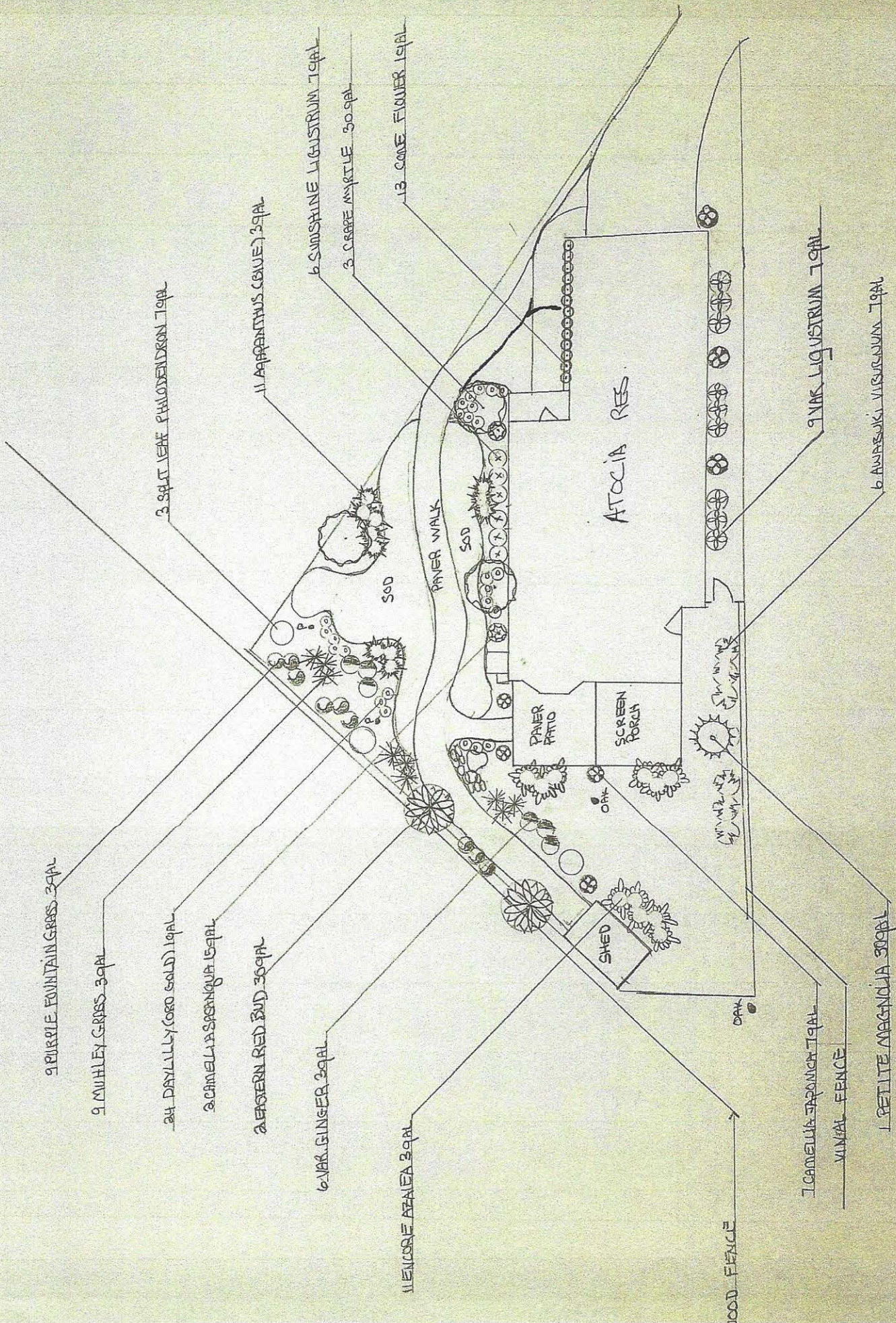
LP DUTCH LAP 15% ADDITIONAL CHARGE

- **16" OC STUDS / 24" OC TRUSSES / DOUBLE TOP STUD PLATE**
- **CUTTING EDGE TECHNOLOGY**, engineered wood product that is **WATER RESISTANT**
- **ZINC BORATE TREATED** throughout to help resist fungal decay and termite damage
- **OPTIONAL HOUSE WRAP** can be installed between OSB sheathing and lap siding
- **2 LAYER SIDING SYSTEM.** Lap siding is installed over OSB sheathing, same as in home construction
- Comes with a **50 YEAR LIMITED WARRANTY**

AVAILABLE COATINGS: PAINT & URETHANE (ONLY)

THIS MODEL
 ↓
 COLOR - DARK EBONY
 ROOF - METAL PEWTER GRAY





9 PURPLE FOUNTAIN GRASS 39 PL

9 MIMULEX GRASS 39 PL

24 DAY LILY (COCO SAND) 19 PL

2 CAMELLIA SPANISH 15 PL

2 EASTERN RED BUD 30 PL

6 VAR. GINGER 29 PL

11 CUSCUTTA 29 PL

3 SPIT LEAF PHALLODENDRON 19 PL

11 AERANTHUS (BAUER) 29 PL

6 SUNSHINE LIGUSTRUM 19 PL

3 CREPE MYRTLE 30 PL

13 CONE FLOWER 19 PL

ATOCIA RES

1 CAMELLIA SPANISH 19 PL

MINI FENCE

1 PETITE MAGNOLIA 30 PL

9 VAR. LIGUSTRUM 19 PL

6 ANAFESOKI VISUUM 19 PL

WOOD FENCE

PAPER PATIO

SCREEN PORCH

SHED

PAPER WALK

SOD

SOD

OAK

OAK



Dennis Antoccia <dennisantoccia@gmail.com>

ARC Board

2 messages

maxarctec@aol.com <maxarctec@aol.com>

Mon, Aug 10, 2020 at 1:49 PM

Reply-To: maxarctec@aol.com

To: "dennisantoccia@gmail.com" <dennisantoccia@gmail.com>

Dennis,

I was great meeting you and seeing what your are doing to your place. I think the projects you have will really add value to your property. This just to let you know that your application as been approved.

Good luck with everything.

Bob Maixner
Greg Keriazakos

Dennis Antoccia <dennisantoccia@gmail.com>

Mon, Aug 10, 2020 at 6:16 PM

To: maxarctec@aol.com

Thanks Bob,
It was good to meet you. Thanks for all the great advice.

Dennis

[Quoted text hidden]



Dennis Antoccia <dennisantoccia@gmail.com>

From Bob Maixner: Need your approval

2 messages

maxarctec@aol.com <maxarctec@aol.com>

Wed, Aug 12, 2020 at 5:41 PM

Reply-To: maxarctec@aol.com

To: "dennisantoccia@gmail.com" <dennisantoccia@gmail.com>

Denis,

Would you allow me to use your Architectural Review Application as an example to others on how to properly fill out an application. You did such a great job. I would delete any of your personal information.

Appreciate your feedback.

Bob Maixner

Dennis Antoccia <dennisantoccia@gmail.com>

Wed, Aug 12, 2020 at 6:06 PM

To: maxarctec@aol.com

Hi Bob,

Thanks. We don't like everyone knowing our business.

Is there any way to format an example of what you're looking for without showing the choices we made?

If you can do that we have no problem.

Thanks again!

Dennis

[Quoted text hidden]



Dennis Antoccia <dennisantoccia@gmail.com>

Fwd: From ARC Beach City Place

1 message

Greg Keriazakos <gregkz@reagan.com>
To: Dennis Antoccia <dennisantoccia@gmail.com>

Fri, Aug 14, 2020 at 3:57 PM

Sent from my iPhone

Begin forwarded message:

From: Greg Keriazakos <gregkz@reagan.com>
Date: August 13, 2020 at 6:47:08 PM EDT
To: Betsy Keriazakos <bkeriazakos@gmail.com>
Subject: Fwd: From ARC Beach City Place

Sent from my iPhone

Begin forwarded message:

From: maxarctec@aol.com
Date: August 13, 2020 at 11:51:19 AM EDT
To: "nancy.forbes@beaufort.k12.sc.us" <nancy.forbes@beaufort.k12.sc.us>, "geraldanielforbes@gmail.com" <geraldanielforbes@gmail.com>
Subject: From ARC Beach City Place
Reply-To: maxarctec@aol.com

Dear Nancy and Jerry

Thank you for your recent email about exterior improvement/alterations that you are considering on your property at 4 Circlewood Drive over the next year.

The following information is required:

A completed Architectural Review Application.

A site plan to include screened in porch location, shed location, fence and gate location, which trees are being removed and a landscaping plan. Also site for future hot tub with information pertaining to.

Fence and gate type and color with photo.

Screened in porch elevations.

Picture of shed including dimensions and color.

As your list of projects is quite extensive, you might consider prioritizing your jobs and submitted the necessary paperwork as suits your time line.

Please feel free to contact me should you have any questions.

Bob Maixner

TOWN OF HILTON HEAD ISLAND

One Town Center Court, Hilton Head Island, S.C. 29928

(843) 341-4600 Fax (843) 842-7728

www.hiltonheadislandsc.gov

John J. McCann
Mayor

November 9, 2020

William D. Harkins
Mayor ProTem

Dennis and Caroline Antoccia
12 Circlewood Drive
Hilton Head Island, SC 29926

Council Members

David Ames
Tamara Becker
Marc A. Grant
Thomas W. Lennox
Glenn Stanford

RE: Violation Notice

Dear Property Owner:

Stephen G. Riley
Town Manager

This letter is being sent to you because, according to the Beaufort County records, you are the owner of 12 Circlewood Drive in the Beach City Place subdivision. Your property is currently in violation of the LMO (Land Management Ordinance).

The LMO requires an adjacent use setback and buffer along the boundary of a subdivision. In the case of your lot, the setback and buffer is 20 feet from the rear property line, as shown on the attached plat. No structure is permitted in a setback or buffer. Buffers are required to be naturally vegetated areas to provide an aesthetic and spatial separation between uses and streets and uses and adjacent properties, and do not allow improvements such as patios, decks, sheds, pavers, etc.

The electrical work to the new shed required a building permit, which the Town has not received.

Please remove the shed and pavers from the setback and buffer area and restore the buffer back to a vegetated area by **December 1, 2020**. Submit a landscaping plan for staff review and approval prior to installation of plants. If you wish to relocate the shed to another area on your property that is outside of a setback or buffer, please submit a building permit for any electrical work. Staff will conduct a site inspection on **December 8, 2020** to make sure the violation has been addressed. Should you not adhere to this deadline, the Town will begin enforcement actions as described in § 16-8-106 *Municipal Code of the Town of Hilton Head Island*.

Should you have any questions or concerns, please contact me at (843) 341-4686 or nicoled@hiltonheadislandsc.gov.

Sincerely,



Nicole Dixon, AICP, CFM
Development Review Administrator

Cc: File
Teri Lewis, Deputy Director of Community Development
Chris Yates, Building Official
Wendy Conant, Code Enforcement















WRITTEN NARRATIVE EXPLAINING IN DETAIL THE VARIANCE REQUESTED AND HOW THE CRITERIA APPLY TO THE REQUEST.

The applicant is entitled to a variance requested herein should be granted based on the following grounds:

The property which is the subject of the application – 15 Marshland Road – is zoned MF (Marshfront) and is located in the COR (Corridor Overlay District). The required adjacent use buffer requires a Type C buffer. This buffer can be either 15’ with more vegetation or 25’ with less vegetation.

The variance request in question is for an after the fact variance to place a food truck within the adjacent use buffer. The food truck and associated screening fence are currently located on the property line within the 15’ use buffer. The required adjacent use setback is 30’. The food truck and associated screening fence are currently located on the property line within 15’ of the 30’ setback. The variance request in question is to request the elimination of the 15’ buffer and a 15’ encroachment into the 30’ adjacent use setback to allow an existing non-permitted food truck and associated screening fence to remain in the required adjacent use setback and buffer.

These requests meets the variance test in that:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property:

The particular piece of property in question, at approximately ninety-eight feet wide, is narrower than most of the properties in question making placement of the food truck on the property in the absence of a variance difficult, especially in light of the pre-existing wooden structure located on the property, as the buffer leaves only thirty-eight feet of usable area. Further, the shed/commissary is a legal non-conforming encroachment. The use variance relating to the shed/commissary will simply allow it to be used in a manner consistent with the remainder of the property.

2. These conditions do not generally apply to other properties in the vicinity:

The particular piece of property in question is one of the three smallest lots in the area, significantly more so than most.

3. Because of these conditions, the application of this Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property:

The application of the Ordinance to the particular piece of property would unreasonably restrict the utilization of the property in that most of the other properties in the area are not nearly as limited due to their size, and, therefore, burden imposed on the property by this Ordinance unduly burdensome relative to other properties in the vicinity such that its utilization is unreasonably restricted relative to that of its neighbors.

4. The authorization of the Variance will not be of substantial detriment to adjacent property or the public good, and the character of the zoning district where the property is located will not be harmed by the granting of the Variance.

The use in question and the encroachment into the buffer will not be detrimental to the adjacent properties or out of character with the zoning district as several of the properties in the area have structures located at or near the lot line. Given that the location of the structure is not out of character of the neighborhood, the granting of the variance will not be harmful to the zoning district or detrimental to the public good. Further, the variances requested are consistent with properties located in the located in the COR District.

The requested variance will not:

1. Permit a use of land or a structure that is not allowed in the applicable zoning district:

The use to which the property in question is being put is permitted in an MF (Marshfront) zoning district. The requested variance does not alter the property's use.

2. Allow the physical extension of a nonconforming use:

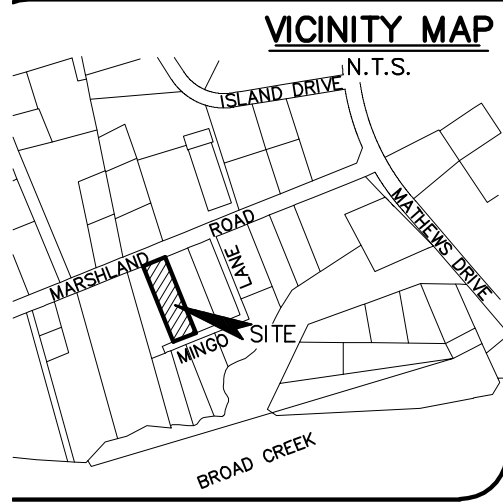
The requested variance does not physically extend a non-conforming use; there is no nonconforming use on the property in question.

3. Increase the density of a use above that permitted by the applicable zoning district:

The requested variance does not increase the density of a use above that permitted by the applicable zoning district as the requested variance will in no way impact the density of the property's use.

4. Vary the sign regulations.

The requested variance does not vary the sign regulations as the variance requested in no way relates to a sign.



LINE	LENGTH	BEARING
L1	23.39	N 80°28'29" W
L2	29.80	N 00°47'22" W
L3	9.21	N 72°03'42" E
L4	21.96	S 78°51'59" W
L5	40.83	S 71°45'58" W
L6	13.05	N 11°03'00" W
L7	9.20	N 61°53'11" E
L8	30.39	N 28°30'12" W
L9	54.38	N 72°34'25" E

VAR-000818-2021

Attachment C - Site Plans



SYMBOLS

- TREE SIZES ARE INCHES IN DIAMETER
- ELECTRIC SERVICE
 - ELECTRIC TRANSFORMER
 - TELEVISION SERVICE
 - WATER METER
 - SEPTIC PUMP
 - UTILITY POLE
 - LIGHT POLE
 - 1/2" IRON PIN FOUND
 - 1/2" IRON PIN SET WITH CAP
 - PK SET
 - WATER LATERAL
 - SPIGOT
 - WETLAND FLAG
 - AC UNIT
 - SPOT ELEVATION
 - LIVE OAK
 - PINE

REFERENCE PLATS

PLAT OF SURVEY OF LOTS 9,12,13, 2.009 AC.) MINGO GREEN ESTATE HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA
 RAWN: 04/14/97, LAST REVISED: 11/12/97
 RECORDED IN BOOK 63, PAGE 101, DATED: 1/12/98
 MC. BEAUFORT COUNTY, SC
 BY: M.A. DUNHAM, S.C.R.L.S. NO. 11590

PLAT SHOWING DIVISION OF LAND NOW OWNED BY MINGO GREEN ESTATE, LOCATED HILTON HEAD T.W.P., BEAUFORT COUNTY, S.C. ON HILTON HEAD ISLAND AND ON N.W. SIDE OF PAVED ROAD S-245 NEAR INTERSECTION WITH OLD S.C. #46.
 DRAWN: 3/06/65
 RECORDED IN BOOK 17, PAGE: 104, DATED: 1/12/98
 MC. BEAUFORT COUNTY, SC
 BY: O.L.CLOUD S.C.R.L.S. (NONE SHOWN)

PROPERTY AREA = 0.76 Ac. 33,300 SQ FT (TOTAL)
HIGH GROUND = 0.69 Ac. 30,838 SQ FT
TIDAL MARSH = 0.07 Ac 2,462 SQ FT
ADDRESS: # 13 MARSHLAND ROAD
DISTRICT: 510 · MAP: 8 · PARCEL: 13G
THIS PROPERTY LIES IN F.E.M.A. ZONE A7 - 14.0'
COMMUNITY NO. 450250, PANEL: 0014D, DATED: 9/29/86

LOT 9
 R510 008 000 0460 0000
 FORD HERBERT
 19 MARSHLAND RD
 HILTON HEAD ISLAND SC 29926

LOT 8
 R510 008 000 013F 0000
 BAILEY CHARLES S RALPH E
 PO BOX 253
 ST HELENA ISL SC 29920

LOT 7
 R510 008 000 013F 0000
 BAILEY CHARLES S RALPH E
 PO BOX 253
 ST HELENA ISL SC 29920

NOTES:

- THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH BY SEA ISLAND LAND SURVEY, LLC.
- THIS PROPERTY MAY BE SUBJECT TO EASEMENTS OF RECORD AND COVENANT RESTRICTIONS AS RECORDED IN THE OFFICE OF THE CLERK OF COURTS FOR BEAUFORT COUNTY.
- SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
- BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
- USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RESIDENTIAL COMMUNITY.

ZONING DISTRICT IS MF, MARSHFRONT MIXED USE
PROPERTY AREA = 0.76 Ac. 33,300 SQ FT (TOTAL)
HIGH GROUND = 0.69 Ac. 30,838 SQ FT
TIDAL MARSH = 0.07 Ac 2,462 SQ FT
IMPERVIOUS COVERAGE IS 2,844 SQ FT (9.2%)

SITE PLAN AND LANDSCAPING PLAN OF:
GULLAH GEECHEE CATERING
LOT 8, ESTATE OF MINGO GREEN
MARSHLAND COMMUNITY, HILTON HEAD ISLAND,
BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR: TAIWAN SCOTT

REVISED 08/03/16: REMOVED LSC TABLE, ADDED OPEN AIR SALES
REVISED 07/15/16: ADDED LIGHT POLE
DATE: 03/16/16 **SCALE: 1" = 30'**



SIS Sea Island Land Survey, LLC.

4D Mathews Court,
 Hilton Head Island,
 SC 29926
 Tel (843) 681-3246
 Fax (843) 689-3671
 E-mail: sis@sprynet.com

FILE No: 07223/6

DWG No.: 5-1729



NOT VALID UNLESS EMBOSSED.



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Board of Zoning Appeals
FROM: Missy Luick, *Senior Planner*
DATE: April 16, 2021
SUBJECT: Waiver Report

The BZA requested that staff keep them informed of substitutions of nonconformities for redevelopment that are granted by staff. A memo is distributed every month at the regular BZA meetings and is discussed under staff reports on the agenda.

The following language is contained in Section 16-7-101.F, Substitutions of Nonconformities for Redevelopment, which gives the Administrator the power to grant such substitutions for existing nonconforming structures and site features.

LMO Section 16-7-101.F:

“To provide flexibility and encourage redevelopment of sites with nonconforming features or structures, the Official is authorized to approve a Development Plan for such sites if the proposed development:

1. Will not include any new development that increases the amount of encroachment into any required buffer or setback;
2. Will not increase the impervious cover on the site over the maximum allowed for the district or the existing impervious cover, whichever is greater;
3. Will not result in a density in excess of what is allowed under this Ordinance, or the existing density, whichever is greater;
4. Will lessen the extent of existing nonconforming site features to the greatest extent possible;
5. Will not have an adverse impact on the public health, safety or welfare; and
6. Will lessen the extent of nonconformities related to any existing nonconforming structure on the site to the greatest extent possible.”

Four waivers have been granted by staff since the March 22, 2021 BZA meeting.

1. **WAIV-000485-2021 - 2007 Deer Island Road** – A Substitution of Nonconformities for Redevelopment waiver application was received to add an upper 10' x 12' wood deck in the tidal buffer and to replace rotting wood decks with permeable sand-set pavers which are existing nonconforming site features in the tidal buffer. The waiver was granted with conditions to remove 48 sq. feet of impervious asphalt underneath the existing octagon deck and replace it with pine straw and to remove 54 sq. feet of impervious cemented brick area and replace with permeable sand-set pavers.
2. **WAIV-000626-2021, 296 Spanish Wells Road-** A Properties Functioning Together waiver application was received in conjunction with the proposed Spanish Wells Rd Office/Warehouse project associated with DPR-001534-2020. The request was to eliminate the setback and buffer requirements between two parcels because they function as one site. After reviewing the documents submitted with the waiver request it is evident that the waiver

narrative describes how the parcels function together and both parcels are owned by the same entity which eliminates the need for a cross-access easement. The waiver was approved and authorized permission to eliminate the setbacks and buffers between the parcels.

3. **WAIV-000625-2021, 296 Spanish Wells Road-** A Tree Preservation waiver application was received in conjunction with the proposed Spanish Wells Rd Office/Warehouse project associated with DPR-001534-2020. The applicant requested removal of a 28” Pine (a significant tree). The waiver was approved to remove the 28” Pine per the following condition that three (3) category III trees as mitigation to be included in the landscaping plan associated with the Development Plan Review (DPR) required for the proposed project.
4. **WAIV-000867-2021, 59 New Orleans-** A Substitution of Nonconformities for Redevelopment waiver application was received in conjunction with modifications proposed to the property located at 59 New Orleans Road. A waiver was requested from the Fence and Wall Standards. Due to the fact that the property contains nonconforming site features, the requested waiver is only allowed because the applicant has agreed to make the following efforts to bring the site into further conformance with LMO standards by removing the existing 6’ dilapidated fence that is encroaching upon a Live Oak tree and replace it with a new 6’ gated fence that is reoriented perpendicular to its current configuration and runs in line with the west side of Building A, reducing the amount of fenced area that is encroaching into the adjacent use setback and buffer by removing approximately 90 linear feet of fence and replacing it with approximately 30 linear feet of fence and painting the it in accordance with the Minor Corridor Review approval.