

THE TOWN OF HILTON HEAD ISLAND
CONSTRUCTION BOARD OF ADJUSTMENTS & APPEALS
Regular Meeting

Ling Graves, Chairman
Frank Guidobono, Vice Chairman
Robert Tanner
Joe Nix
Neil Gordon
Michael Lynes



Gary M. Schmidt
Jay R. Owen
Robert Zinn
Chauncey Burtch
Randy May

AGENDA
Tuesday, June 24, 2014
at 5:30 p.m. in
Benjamin M. Racusin Council Chambers

I. CALL TO ORDER

II. FREEDOM OF INFORMATION ACT COMPLIANCE

Public notification of this meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

III. WIRELESS TELEPHONE USAGE

Please turn off all wireless devices so as not to interrupt the meeting.

IV. APPROVAL OF AGENDA

V. APPROVAL OF MINUTES

Approval of CBAA minutes of May 15, 2014

VI. APPEARANCE BY CITIZENS ON ITEMS UNRELATED TO TODAY'S AGENDA

VII. UNFINISHED BUSINESS

VIII. NEW BUSINESS

PUBLIC HEARING

a) Edgewater at Broad Creek, 70 Verbena Lane, Building F

IX. ADJOURNMENT

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

**THE TOWN OF HILTON HEAD ISLAND
CONSTRUCTION BOARD OF ADJUSTMENT & APPEALS MINUTES**

Date of Meeting: Thursday, May 15, 2014

Members Present: Frank Guidobono, Neil Gordon, Ling Graves, Michael Lynes, Randy May Jay Owen, Gary Schmidt, Robert Tanner,

Members Absent: Chauncey Burtch, Joe Nix, Robert Zinn

Town Staff Present: Jill Foster, *Deputy Director Community Development*; Bob Klein, *Building Official*; Brian Hulbert, *Staff Attorney*

I. Call to Order

Chairman Graves called the meeting to order at 3:00 p.m.

II. FOIA Compliance

Public notification of this meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

III. Swearing in of CBAA Members. Mayor Laughlin performed the swearing in of the eight members that were present.

IV. Election of Chairman and Vice Chairman. Mr. Gordon nominated Mr. Ling for Chairman. Mr. Owen Seconded. The motion passed unanimously. Mr. Gordon nominated Mr. Guidobono for Vice Chairman. Mr. Owen Seconded. The motion passed unanimously.

V. Approval of Agenda. Approved as presented.

VI. Approval of Minutes

The minutes of February 28, 2012 were approved as presented.

VII. Appearance by Citizens on Items Unrelated to Today's Agenda. None

VIII. Unfinished Business. None

IX. New Business

A. Adopt 2014 CBAA Meeting Schedule. The 2014 CBAA Meeting Schedule was approved as presented.

B. Consideration of proposed amendments to CBAA Rules of Procedures. Ms. Jill Foster reviewed various sections of the proposed Rules of Procedures. Mr. Gordon made a motion to approve the Revised Rules of Procedure as presented. Mr. Owen seconded. The motion passed unanimously.

X. Adjournment

There being no further business, the meeting adjourned at 3:45 p.m.

Submitted by Eileen Wilson, Senior Administrative Assistant

Approved by: _____
Ling Graves, Chairman

TOWN OF HILTON HEAD ISLAND

Community Development Department

TO:	Construction Board of Adjustments and Appeals
FROM:	Bob Klein, Building Official
CC:	Jill Foster, Deputy Director of Community Development
CC:	Brian Hulbert, Staff Attorney
DATE	June 11, 2014
SUBJECT:	Edgewater at Broad Creek, 70 Verbena Lane, Building F

Recommendation:

Town Staff recommends that the Construction Board of Adjustments and Appeals (CBAA) concur with the Building Official's determination that the structure known as Building F at 70 Verbena Lane, Hilton Head Island is an unsafe structure and that the structure needs to be demolished or otherwise made safe.

Background:

In 2001, the Edgewater development received a Development Permit (DPR000052) for construction of 147 multi-family residential units in 6 buildings. To date, only 1 building with 23 units has been completed. A Certificate of Occupancy has been granted for this building and it is now occupied by residents.

A building permit (B0502636) was issued by the Town on January 30, 2006 for construction of a 27 unit structure (Building F) at this same location. This structure is a post tension concrete multi-family building with Type 1B (non-combustible 2 hour fire protection rated) parking on the main level and five stories of Type 2A (non-combustible 1 hour fire protection rated), including 2 and 3 bedrooms. To date, only the concrete frame and floors for 3 stories over a garage have been constructed. Although the permits remain current and have been extended to 2017 by state legislation, due to a lack of construction for the past several years, it would appear as though the building has been abandoned.

On December 24, 2007 Mr. Chester Williams, Esquire, notified the Town that this property had been sold at auction and that the new owners are Ephesians Ventures. He indicated that he was their attorney for this matter.

On February 25, 2008, because construction had ceased on the structure, acting Building Official Tom Fieldstead requested that Ephesian Ventures provide an engineer's report concerning the current condition of the structure known as building F.

A report was submitted, however, this report was performed by a geotechnical engineer, not a structural engineer. In the report, it was noted that deficiencies were observed with the rebar and tendons, and that rust was apparent on the tendons. The Building Official has reviewed this report and, in his opinion, this inspection should have been performed by a licensed structural engineer and not a geotechnical engineer, since post-tension construction is a specialized type of construction. Post tension construction would more appropriately fall in the field of expertise of a structural engineer.

On June 26, 2012, in a letter to Mr. Chester Williams, the Town informed Ephesian Ventures that several areas of the fence erected around the building F work site were compromised and in need of repair. This fence was required to be put in place in order to keep the public out of the building site area due to safety issues.

On July 15, 2013, the Town sent a letter to Ephesian Ventures requesting that they provide a current engineer report within sixty (60) days in order to verify the safeness and viability of the structure since it had only been partially erected and had remained uncompleted and exposed to the elements for such a long period of time. No response or report was received by the Town. The Town renewed its request for a current engineers report on October 29, 2013, but again, received no response.

Town building inspectors have continued to visit the site on at least a monthly basis since the erection of the structure began. Since the construction has ceased, the inspectors have observed a steady decline in the condition of the structure as well as the security of the site. Additionally, the Building Official and Staff Attorney have regularly visited the site over the past few years to inspect the site and area. The current condition of the structure has now caused the Building Official to conclude that the structure has become unsafe and is a public nuisance.

On January 16, 2014, the Town served notice to Ephesian Ventures that they must “commence proceedings to cause the alteration, repair, rehabilitation, demolition or removal of the building”. To date the Town has received no response and observed no activity at the site. Consequently, the Town sent a letter on May 22, 2014 notifying Ephesian Ventures that a hearing was being scheduled before the Construction Board of Adjustment and Appeals on June 24, 2014 at 5:30 pm, at which hearing they must show cause as to why the structure known as Building F at 70 Verbana Lane should not be demolished or otherwise made safe.

The Town Building Official’s concerns over this structure are that the installation of post tension pre-stressed concrete is compromised. The project manual submitted during permit application references the following, which were not addressed or documented during construction.

1.04B. Calculations shall be performed by a professional engineer registered in the state of South Carolina having a minimum 2 years’ experience in design.

2.08A. Provide corrosion protection to the pre-stressing steel.

3.02D3. Corrosion preventive coating over the length of the tendon.

3.03A. Hydraulic stressing rams shall be equipped used to stress single strand tendons gripper bonded. Stressing rams and gauges shall be individually identified and calibrated against known standards at intervals of not exceeding six months.

3.04A. Trimming of excess tendon lengths, as soon as possible after tendon tensioning and satisfactory check elongation. The excess of the tendon shall be cut. The tendon length protruding beyond the wedges after cutting shall be between .075 and 1.25. Exposed strand and wedge areas shall be coated with tendon coating material and a watertight cap over the coating area to ensure a watertight seal. Prior to installing the pocket mortar, a resin bonding agent shall be applied to the mortar in the pocket.

Summary.

The integrity of Building F has been compromised and poses danger to the general public.

- 1) The partially built commercial structure has been determined to be unsafe, uninhabitable and a public nuisance by the Town Building Official. Per section 9-8-10 of the town municipal code "*All uninhabited buildings/structures regulated by this chapter which are structurally unsafe or not provided with adequate egress, or which constitute a fire hazard or are otherwise dangerous to human life, are for the purposes of this chapter unsafe.*" and chapter 1, section 116.1 of the 2012 International Building Code "*or are otherwise dangerous to human life or the public welfare*".
- 2) The building structure is of post tension construction with extensive rust to the tendons leading to deterioration at all exposed points of the tendons. These tendons were never tensioned as required in the original project manual, making the structure unsound. In addition, the other deficiencies are cold joints and cracks in the concrete beam and walls.
- 3) The new owner, Ephesian Ventures, has failed to inform the Town whether they have develop an action plan and has failed to submit any new construction plans.
- 4) The property has been compromised over the years wherein people have damaged the fence to gain access to the site. Evidence of increasing vandalism has been noted over the past several months and the fencing around the perimeter has been breached in several locations.
- 5) The fencing around the perimeter remains in place; however, the purpose of this fence was to serve as a temporary solution during the construction process to

ensure the area around the structure was secured to prevent people from coming on to an unsafe and potentially dangerous site.











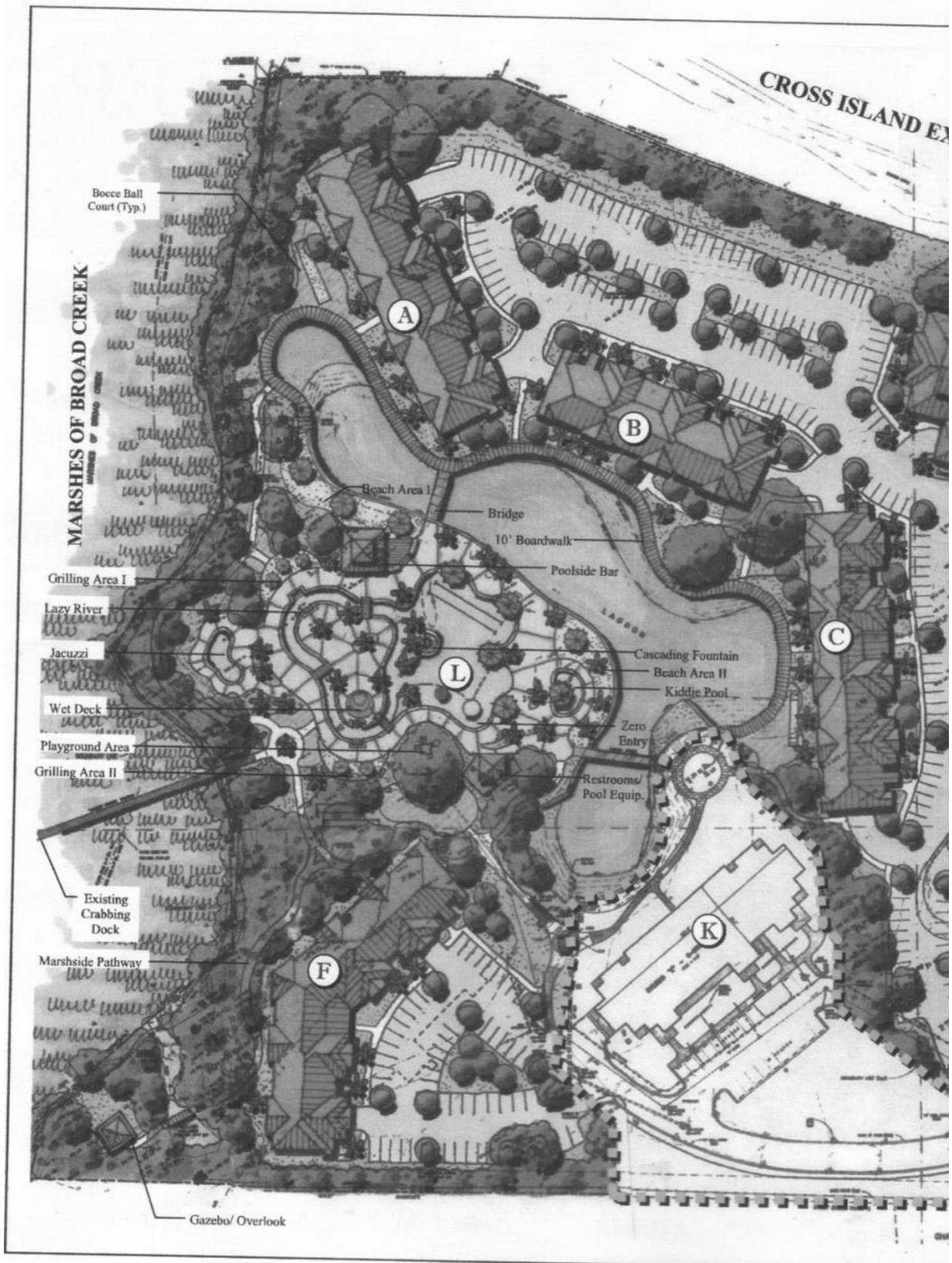












MARSHELS OF BROAD CREEK

CROSS ISLAND EX

Booce Ball Court (Typ.)

Grilling Area I

Lazy River

Jacuzzi

Wet Deck

Playground Area

Grilling Area II

Existing Crabbing Dock

Marshside Pathway

Gazebo/ Overlook

Beach Area I

Bridge

10' Boardwalk

Poolside Bar

Cascading Fountain

Beach Area II

Kiddie Pool

Zero Entry

Restrooms/
Pool Equip.

Restrooms/
Pool Equip.

LAGOON

A

B

C

L

F

K

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

Drew A. Laughlin
Mayor

July 15, 2013

William D. Harkins
Mayor ProTem

Law Office of Chester C. Williams, LLC

Chester C. Williams

Council Members

PO Box 6028

Wm. Lee Edwards
Marc A. Grant
Kimberly W. Likins
John J. McCann
George W. Williams, Jr.

Hilton Head Island SC 29938-6028

RE: Building Permit No. B0502636

Permit Description: EDGEWATER ON BROAD CREEK - BLDG F (1)

Owner of Record: Ephesian Ventures, LLC

Stephen G. Riley
Town Manager

Dear Mr. Williams:

The Town has received your letter dated May 29, 2013 in which you request an extension for Building Permit # B0502636, 70 Verbena Lane, Hilton Head Island. You also identify the current general contractor, electrical contractor, and the plumbing and mechanical contractor.

Please be advised that on June 19, 2013 the Governor signed into effect H.B 3774 granting another extension to all currently valid Development Review Permits until December 31, 2016. Consequently, the Town now considers your permit as having an expiration date of June 30, 2017, which is 6 months past December 31, 2016. This date was determined to be the expiration date because at the time that the previous version of this permit extension legislation came into effect (HB 4445 "The Permit Extension Joint Resolution Act of 2010"), this permit had an expiration date of June 30, 2013.

The Town has been concerned about the safeness of the structure since its erection. Town building inspectors have visited the site several times since the structure was erected and have observed a steady decline in the condition of the structure as well as the security of the site. This concern for the safeness of the structure stems from the factor that the steel tendons have never been provided the tension required for them to perform as intended in the structure. Exposure to moisture during construction can cause internal deterioration over time. These problems can be hard to spot and difficult to repair. Because they have remained exposed to the elements and not had the tension applied to them, I have grave concerns of the viability of the structure. Consequently, I must now request that the structure be inspected by a South Carolina licensed Structural Engineer who is qualified to perform an assessment of a post tension structure and that a report which assesses the structure to confirm its current structural condition be provided to the Town.

Please provide this report to the Town on or before 31 August 2013. If the report is not provided, or if the opinion of the engineer states that the building is not viable or safe, I will have to take appropriate action to require that the building be made safe or demolished.

While awaiting the report of the engineer, please continue to ensure that the area remains secure and that all reasonable efforts are made to keep the site safe and secure, to include maintain the fence and keeping the gates locked.

Note: This notice is revised to reflect changes to the second paragraph.

If you have any questions, please contact me at 843-341-4664.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Klein", written over the printed name.

Robert Klein
Building Official

Copy to:
Charles Cousins, Director of Community Development
Teri Lewis, LMO Official
Brian E. Hulbert, Esq., Staff Attorney

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

Drew A. Laughlin
Mayor

October 29, 2013

Hand Delivered

William D. Harkins
Mayor ProTem

Law Office of Chester C. Williams, LLC

Chester C. Williams

PO Box 6028

Council Members

Hilton Head Island SC 29938-6028

Wm. Lee Edwards
Marc A. Grant
Kimberly W. Likins
John J. McCann
George W. Williams, Jr.

RE: Building Permit No. B0502636

Permit Description: EDGEWATER ON BROAD CREEK - BLDG F

Owner of Record: Ephesian Ventures, LLC

Stephen G. Riley
Town Manager

Dear Mr. Williams:

On July 15, 2013 the town sent you a letter requesting you verify the safeness of the structure since its partial erection in 2005. Your response to this request was due on August 31, 2013. Town building inspectors continue to visit the site on a regular basis since the structure was erected and have observed a steady decline in the condition of the structure as well as the security of the site.

In referencing the project manual from the original Building Permit # B0502636 addressing the installation of post tension pre-stressed concrete, section 03380, the following sub-sections were not addressed or documented during construction in 2005.

- 1.04B Calculations shall be performed by a professional engineer registered in the state of South Carolina having a minimum 2 years' experience in design.
- 2.08 A provide corrosion protection to the pre-stressing steel.
- 3.02 D3 corrosion preventive coating over the length of the tendon.
- 3.03A. Hydraulic stressing rams shall be equipped used to stress single strand tendons gripper bonded. Stressing rams and gauges shall be individually identified and calibrated against known standards at intervals of not exceeding six months.
- 3.04 A. Trimming of excess tendon lengths as soon as possible after tendon tensioning and satisfactory check elongation. The excess of the tendon shall be cut. The tendon length protruding beyond the wedges after cutting shall be between .075 and 1.25. Exposed strand and wedge areas shall be coated with tendon coating material and a watertight cap over the coating area to ensure a watertight seal. Prior to installing the pocket mortar, a resin bonding agent shall be applied to the mortar in the pocket.

As noted above the concern for the safeness of the structure stems from the factor that the steel tendons have never been provided the tension required to perform as intended in the structure. Exposure to moisture during construction can cause internal deterioration over time, and it has been 8 years now. These problems can be hard to spot and difficult to repair. Because they have remained exposed to the elements and not had the tension applied to them as noted above in accordance with the project book, I have grave concerns of the viability of the structure. Consequently, I again am allowing you the opportunity to verify the structure is structurally sound and have it be inspected by a South Carolina licensed Structural Engineer who is qualified to perform an assessment of a post tension structure with a minimum of two years' experience in post tension. Once this inspection is completed, the Structural Engineer should provide a report which assesses the structure to confirm its current structural condition and this report should be provided to the Town.

Please provide this Structural Engineer's report to the Town on or before December 22, 2013. If the report is not provided, or if the opinion of the Structural Engineer's report states that the building is not viable or safe, I will take appropriate action to require that the building be made structurally safe or demolished.

While awaiting the report of the engineer, please continue to ensure that the area remains secure and that all reasonable efforts are made to keep the site safe and secure, to include maintaining the fence and keeping the gates locked.

If you have any questions, please contact me at 843-341-4664.

Sincerely,

Robert Klein
Building Official

Copy to:
Charles Cousins, Director of Community Development
Jill Foster, Deputy Director of Community Development
Brian Hulbert, Esquire
Greg Alford, Esquire
Terri Lewis, LMO Official
Nancy Heath, Applications Record Manager

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

Drew A. Laughlin
Mayor

January 16, 2014

William D. Harkins
Mayor ProTem

Law Office of Chester C. Williams, LLC

Attn: Chester Williams

P.O. Box 6028

Council Members

Hilton Head Island, SC 29938-6028

Wm. Lee Edwards
Marc A. Grant
Kimberly W. Likins
John J. McCann
George W. Williams, Jr.

Ephesian Ventures, LLC

PO Box 6673,

Hilton Head Island, SC 29938-6673

Stephen G. Riley
Town Manager

RE: OFFICIAL NOTICE TO COMMENCE REPAIRS, DEMOLITION, OR REMOVAL OF UNSAFE STRUCTURE

Building Permit No. B0502636

Permit Description: EDGEWATER ON BROAD CREEK – 70 VERBENA
LANE, BLDG F (1), HILTON HEAD ISLAND, SOUTH CAROLINA:

Tax ID: R#510 011 000 0004 0000. Owner of Record: Ephesian Ventures, LLC

Dear Mr. Williams & Ephesian Ventures:

Beaufort County tax records indicate that you are the current owner of the structure identified as Building F (1) at Edgewater on Broad Creek. You are hereby officially notified that the structure has been declared to be an unsafe structure pursuant to Section 9-8-10 of the Municipal Code of the Town of Hilton Head Island and Section 116.1 of the International Building Code, 2012 Edition. Additionally, pursuant to Sections 9-8-10 and 9-8-30 of the Municipal Code of the Town of Hilton Head Island, the structure is determined to be a public nuisance.

The Town has been concerned about the safeness of the structure since its partial erection and the failure to complete the construction. Town building inspectors have visited the site several times since the structure was erected and have observed a steady decline in the condition of the structure as well as the security of the site. This concern for the safeness of the structure stems from the factor that the steel tendons have never been provided the tension required for them to perform as intended in the structure. Exposure to moisture during construction can cause internal deterioration over time. These problems can be hard to spot and difficult to repair. Because they have remained exposed to the elements and not had the tendons tensioned per post tension specifications, I have grave concerns of the viability of the structure.

In July 2013 you were sent a letter requesting that the structure be inspected by a South Carolina licensed Structural Engineer who is qualified to perform an assessment of

a post tension structure and that a report which assesses the structure to confirm its current structural condition be provided to the Town. This report was to be submitted on or before August 31, 2013. No report was submitted to the Town by this date. Subsequently the Town renewed its request for the structure to be inspected by a South Carolina licensed Structural Engineer who is qualified to perform an assessment of a post tension structure and requested the report be provided by December 22, 2013. To date no such report has been submitted to the Town for consideration.

Accordingly, you are now informed that you are required to commence alterations, repairs, improvements, demolition or removal of the structure within 60 days of the date of this Official Notice. This action must commence on or before February 13, 2014. You are informed that a permit from the Town's Community Development Department must be obtained prior to beginning any repairs, demolition, or removal of the structure. The work to repair, improve, demolish, or remove the structure must then be completed within 60 days of obtaining the permit from the Town.

Please find enclosed pictures and other pertinent information related to the subject property, to include an attachment of the above referenced sections of the Municipal Code and International Building Code, 2012 Edition. You may also view this Municipal Code Section at www.hiltonheadislandsc.gov.

If you have any questions concerning this official notice, please contact me at 843-341-4664.

Sincerely,



Robert Klein
Building Official

Copy to:
Charles Cousins, Director of Community Development
Jill Foster, Deputy Director of Community Services
Brian E. Hulbert, Esquire
Gregg Alford, Esquire
Nancy Heath Town Applications/Records Manager
Terri Lewis, LMO Official

Enclosures: Ephesian Ventures LLC

Attachment

2012 International Building Code

SECTION 116

UNSAFE STRUCTURES AND EQUIPMENT

[A] **116.1 Conditions.** Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate *means of egress* facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the *building official* deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

[A] **116.2 Record.** The *building official* shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

[A] **116.3 Notice.** If an unsafe condition is found, the *building official* shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the *building official* acceptance or rejection of the terms of the order.

[A] **116.4 Method of service.** Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or (c) delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

[A] **116.5 Restoration.** The structure or equipment determined to be unsafe by the *building official* is permitted to be restored to a safe condition. To the extent that repairs, *alterations* or *additions* are made or a change of occupancy occurs during the restoration of the structure, such repairs, *alterations*, *additions* or change of occupancy shall comply with the requirements of Section 105.2.2 and Chapter 34.

Section 9-8-10. of the Municipal Code of the Town of Hilton Head Island, SC states:

(a) All uninhabited buildings/structures regulated by this chapter which are structurally unsafe or not provided with adequate egress, or which constitute a fire hazard or are otherwise dangerous to human life, are for the purposes of this chapter unsafe. Any use of uninhabited buildings/structures constituting a hazard to safety, health or public welfare by reasons of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment are for the purposes of this chapter unsafe uses. All such uninhabited, unsafe buildings/structures or appendages are hereby declared to be public nuisances and shall be abated by alteration, repair, rehabilitation, demolition or removal in accordance with the procedures set forth in this chapter.

(b) It shall be unlawful for any owner or party in interest thereof to keep or maintain any building/structure or part thereof which is an uninhabited, unsafe building/structure as herein defined.

REPLACEMENT BUILDING PERMIT
Town of Hilton Head Island, Beaufort County, South Carolina



B0502636

Issue Date: January 23, 2006 Est. Completion: _____
 Type of Occ.: Residential Type of Permit: New Multifamily Res
 Parcel: R51001100000040000 Lot #: _____
 Street: 70 VERBENA LANE **** Subdivision: EDGEWATER ON BROAD CREEK

Cost of Construction: \$10,980,000.00
 Permit Fee: 104,433.50
 Fl. Zone/Min. Finished flr. El.: 0
 Subdivision: EDGEWATER ON BROAD CREEK

Description: EDGEWATER ON BROAD CREEK - BLDG F (1) - Construction of 27 units 1 story type 1b for parking and five levels type IIA protected 2 & 3 bedroom

Owner: EPHESIAN VENTURES LLC PO BOX 5247 HILTON HEAD ISLAND SC 29938
 Contractor: HIGHSMITH COMMERCIAL CONTRG INC 4 POPE AVENUE - EXECUTIVE PARK RD HILTON HEAD ISLAND SC 29928 843-785-2743 OWNER CC
 Applicant: STRECKANSKY & CO INC JAMES P STRECKANSKY 4647 SAUCON CREEK ROAD # 100 CENTER VALLY PA 18034 610-625-4181
 Architect: KRA INC 18 OAK FOREST ROAD STE C BLUFFTON SC 29910 843-815-2021

Heated Sq. Ft.:	62000	Unheated Sq. Ft.:	47000	Total Square Feet:	79000
Number of Units:	27	Type of Construction:??		Sq.Ft. Swimming Pool:	0
Number of Stories:	0	Type of Exterior:			
Number of Bedrooms:	0	Type of Roofing Material:			
Number of Baths:	0	Type of Heating/Air:			
Total # of Res.Rooms:	0	Type of Fuel:			
Number of Elevators:	1	Gas Appliances:	0	Septic Tank #:	0
Number of Fireplaces:	0	Size of LP Tank:	psd		
Fire Alarm System:		Type of Sewage:			

ALL WORK MUST COMPLY WITH TOWN OF HILTON HEAD ISLAND CODES.

Print Name: _____

Signature: _____

Date: _____

Klein Bob

From: Wilson Eileen
Sent: January 17, 2014 1:09 PM
To: Klein Bob
Subject: Ephesian Ventures track #

Tracking #
91 7108 2133 3936 6004 4570

English Customer USPS Mobile

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Manage Your Mail

Shop

Business Solutions

USPS Tracking™



Customer Service ›
Have questions? We're here to help.

Tracking Number: 9171082133393660044570

Expected Delivery Day: Saturday, January 18, 2014

Product & Tracking Information

Postal Product:
First-Class Mail®

Features:
Certified Mail™

Available Actions

Return Receipt Electronic

Email Updates

DATE & TIME	STATUS OF ITEM	LOCATION
January 21, 2014 , 2:47 pm	Delivered	HILTON HEAD ISLAND, SC 29938
January 18, 2014 , 1:51 pm	Available for Pickup	HILTON HEAD ISLAND, SC 29938
January 18, 2014 , 10:38 am	Out for Delivery	HILTON HEAD ISLAND, SC 29928
January 18, 2014 , 10:28 am	Sorting Complete	HILTON HEAD ISLAND, SC 29928
January 18, 2014 , 9:19 am	Arrival at Unit	HILTON HEAD ISLAND, SC 29928
January 18, 2014	Depart USPS Sort Facility	CHARLESTON, SC 29423
January 17, 2014 , 11:22 pm	Processed at USPS Origin Sort Facility	CHARLESTON, SC 29423
January 17, 2014 , 8:25 pm	Accepted at USPS Origin Sort Facility	HILTON HEAD ISLAND, SC 29928
January 16, 2014	Electronic Shipping Info Received	

Track Another Package

What's your tracking (or receipt) number?

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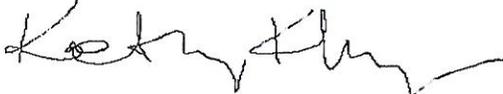
- Business Customer Gateway ›
- Postal Inspectors ›
- Inspector General ›



Date: January 27, 2014

robert klein:

The following is in response to your January 27, 2014 request for delivery information on your Certified Mail™ item number 9171082133393660044570. The delivery record shows that this item was delivered on January 21, 2014 at 2:47 pm in HILTON HEAD ISLAND, SC 29938. The scanned image of the recipient information is provided below.

Signature of Recipient : 
Kathryn Kleckley

Address of Recipient :

PO box 6673

Thank you for selecting the Postal Service for your mailing needs.

If you require additional assistance, please contact your local Post Office or postal representative.

Sincerely,
United States Postal Service

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

Drew A. Laughlin
Mayor

May 22, 2014

William D. Harkins
Mayor ProTem

Ephesian Ventures, LLC
PO Box 6673,
Hilton Head Island, SC 29938-6673

via: **Registered Mail**

Council Members

Wm. Lee Edwards
Marc A. Grant
Kimberly W. Likins
John J. McCann
George W. Williams, Jr.

Law Office of Chester C. Williams, LLC
Attn: Chester Williams
P.O. Box 6028
Hilton Head Island, SC 29938-6028

via: **Hand Delivery**

Stephen G. Riley
Town Manager

RE: **OFFICIAL NOTICE for a Hearing in regards to:**

Building Permit No. B0502636

Permit Description: EDGEWATER ON BROAD CREEK – 70 VERBENA
LANE, BLDG F (1), HILTON HEAD ISLAND, SOUTH CAROLINA:

Tax ID: R#510 011 000 0004 0000. Owner of Record: Ephesian Ventures, LLC

Dear Ephesian Ventures, LLC & Mr. Williams

On January 16, 2014 the Town provided you Official Notice, by way of written correspondence delivered by certified mail, that the building or structure located at the above address has been declared unsafe and was therefore declared to be a public nuisance. Beaufort County tax records indicate that Ephesian Ventures, LLC is the current owner of the building or structure. Mr. Chester C. Williams has informed the town that he is the attorney representing Ephesian Ventures, LLC on matters related to the subject property.

In the Official Notice mailed to you on January 16, 2014, I requested that you commence alterations, repairs, improvements, demolition or removal of the building or structure within 60 days of that Official Notice. I recently re-inspected on March 17, 2014 and May 22, 2014 and it was observed that no action has been taken to commence alterations, repairs, improvements, demolition or removal of the building or structure, or otherwise abate the public nuisance.

This letter shall serve as an **Official Notice that a hearing with the Construction Board of Adjustments and Appeals will be held on June 24, 2014 at 5:30pm** in Benjamin Racussin Council Chambers, One Town Center Court, Hilton Head Island, South Carolina. This Hearing is to provide you, as the owner, the opportunity to show cause why the building or structure should not be demolished or otherwise made safe.

You may appear at the hearing in person or through an attorney or other designated representative.

In accordance with section 9-8-100 of the municipal Code of Hilton Head Island, you may submit an answer or response to the determination that the structure is unsafe and that it must be made safe or demolished. Any answer should be submitted by June 9, 2014 for inclusion with the package I shall submit to the board. This will not prohibit your providing additional matters to the board at the hearing if you so Desire.

If you have any questions concerning this official notice, please contact me at 843-341-4664.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Klein", written over a light blue horizontal line.

Robert Klein
Building Official

Copy to:
Charles Cousins, Director of Community Development
Jill Foster, Deputy Director of Community development
Brian E. Hulbert, Esquire
Gregg Alford, Esquire

STATE OF SOUTH CAROLINA) IN THE TOWN OF HILTON HEAD ISLAND
)
COUNTY OF BEAUFORT)
) AFFIDAVIT OF MAILING/DELIVERY OF
) NOTICE OF HEARING FOR EPHESIAN
) CONCERNING EDGEWATER STRUCTURE

I, the undersigned, am employed by the Town of Hilton Head Island, South Carolina as the Building Official in the Community Development Department. I hereby certify that on the 23rd day of May 2014, I mailed to the Respondent, Ephesian Ventures, LLC by U.S. mail, certified return receipt requested, a notice that a hearing before the Construction Board of Adjustments and Appeals would be held on June 24, 2014 at 5:30 pm at Town Hall in Town Council Chambers, atone Town Center Court, Hilton Head Island, South Carolina 29928. The purpose of the hearing is for the Respondent Ephesian, LLC., to show cause as to why the building or structure located at 70 Verbena lane, Hilton Head Island, SC should not be required to be demolished, removed, repaired or otherwise made safe.

The notice was also hand delivered to the Respondent's attorney of record, Chester Williams at P.O. Box 6028, Hilton Head Island, South Carolina 29928-6028. This was the address provided by the Respondent's representative for purposes of mailing a notice of hearing and all related correspondence, or was the address obtained by review of the Beaufort County Tax Records,


Robert Klein, Chief Building Official

Sworn to before me this
Day of May 23, 2014


Notary Public
My Commission Expires: 9/25/18

My Delivery Tracking

05/23/2014 - 05/23/2014
PBP # 33914797

Tracking Number	Special Service	Date Shipped	Status	Status Date	Description/Zip	Class	Signed for by	Customer Reference #	Meter Serial #	Mailer ID	Comments	Email	Postage(Savings)
9171082133393650045805	Certified Mail	05/23/2014	Delivered	05/27/2014	128938	First-Class Mail			1382114			N	\$5.13 (\$1.30)

Total Savings \$ 1.30



Town of Hilton Head Island
One Town Center Court
Hilton Head Island, SC 29928

CERTIFIED MAIL



91 7108 2133 3936 6004 5805

U.S. POSTAGE PITNEY BOWES
ZIP 29928 \$005.13
02 1W
0001392114 MAY 23 2014

Ephesian Ventures, LLC
P.O. Box 6673
Hilton Head Island, SC 29938-6673

91 7108 2133 3936 6004 5805



Confirmation Services	Electronic Return Receipt First Class Letter
Package ID: 9171082133393660045805	P8P Account #: 33914797
Destination ZIP Code: 29938	Serial #: 1392114
Customer Reference: Ephesian Ventures, LLC	MAY 23 2014 1:00 PM
Recipient Address: P.O. Box 6673 HAI, SC 29938 - 6673	