

## BOARD OF ZONING APPEALS

June 4, 2019

### AGENDA

The Isle of Palms Board of Zoning Appeals will hold its regularly scheduled meeting on June 4, 2019 in the City Hall Conference Room, 2<sup>nd</sup> floor, 1207 Palm Boulevard, at 5:30pm.

- A. Call to order
- B. Acknowledgement that the meeting has been advertised in compliance with State law
- C. Approval of minutes of previous meeting: May 7, 2019
- D. Special Exception- 3208 Hartnett Boulevard- home occupation
- E. Variance- 626 Palm Boulevard
- F. Miscellaneous business
- G. Adjournment

Board of Zoning Appeals  
Minutes  
May 7, 2019

I. Call to order

The regular meeting of the Board of Zoning Appeals was called to order on May 7, 2019 at 5:30 p.m. in the City Hall Conference Room, 1207 Palm Boulevard. Members present were Elizabeth Campsen, Carolyn Holscher, Arnold Karig and Glenn Thornburg; also, City Attorney Julia Copeland and secretary Douglas Kerr were present. Pete Doherty was absent.

Mr. Kerr acknowledged that the meeting had been advertised in compliance with State law and the properties had been posted.

II. Approval of minutes

The next item on the agenda was the review of the minutes of the April 2, 2019 meeting. Ms. Campsen noted that page two of the minutes show that Mr. Doherty made a motion and he was not present and she believed she was the one who made the motion. Mr. Karig made a motion to approve the minutes as revised and Ms. Campsen seconded the motion. The vote was unanimous in favor of the motion.

III. Annual Legal Briefing

Mr. Thornburg explained that the next item on the agenda was the annual legal briefing. Mr. Kerr introduced Julia Copeland and she went through the attached description of the Board's authority, the Rules of Order and the Freedom of Information Act.

The Board discussed how legal representation would be handled if the Council was at odds with the Board. It was discussed that to avoid hiring additional legal representation, the Council has held the position that the City Attorney would represent the Board and if the Council ever chose to challenge the Board, they would have to get other representation.

Ms. Copeland discouraged any email exchange regarding cases. She explained that a judge had also ruled that cases discussed in a chat room also were subject to the Freedom of Information Act.

Ms. Copeland stated that she is aware of meetings in other jurisdictions when Board members have stated that they felt like the applicant was lying and she advised that this could be considered defamation of character and Board members can be held personally liable.

Ms. Copeland indicated that many of the problems she sees involve Board members not agreeing with the statute they are being asked to enforce and they vote against a case because they are personally opposed to the code being administered. She explained that this is problematic as this is not the function of the Board of Zoning Appeals.

Ms. Copeland stated that Board members should recuse themselves when they have a direct financial interest at issue in a case. She indicated that members should identify conflicts for themselves and be aware that the appearance of a conflict can be just as troubling as an actual conflict.

The Board discussed enforcing conditions attached to a Special Exception that an applicant is not adhering to and how to handle such cases. Ms. Copeland explained that the Board could enforce the conditions, but that notice should be provided to the applicant explaining which conditions were not being adhered to and give a timeframe to remedy.

#### IV. Adjournment

With no other business, the meeting was adjourned at 6:25 PM.

## PROCEDURE FOR HANDLING A MAIN MOTION

**NOTE:** Nothing goes to discussion without a motion being on the floor.

### Obtaining and assigning the floor

A member raises hand when no one else has the floor

- The chair recognizes the member by name

### How the Motion is Brought Before the Assembly

- The member makes the motion: *I move that (or "to") ...* and resumes his seat.
- Another member seconds the motion: *I second the motion* or *I second it* or *second*.
- The chair states the motion: *It is moved and seconded that ... Are you ready for the question?*

### Consideration of the Motion

1. Members can debate the motion.
2. Before speaking in debate, members obtain the floor.
3. The maker of the motion has first right to the floor if he claims it properly
4. Debate must be confined to the merits of the motion.
5. Debate can be closed only by order of the assembly (2/3 vote) or by the chair if no one seeks the floor for further debate.

### The chair puts the motion to a vote

1. The chair asks: *Are you ready for the question?* If no one rises to claim the floor, the chair proceeds to take the vote.
2. The chair says: *The question is on the adoption of the motion that ... As many as are in favor, say 'Aye'.* (Pause for response.) *Those opposed, say 'Nay'.* (Pause for response.) *Those abstained please say 'Aye'.*

### The chair announces the result of the vote.

1. *The ayes have it, the motion carries, and ...* (indicating the effect of the vote) or
2. *The nays have it and the motion fails*

### WHEN DEBATING YOUR MOTIONS

1. Listen to the other side
2. Focus on issues, not personalities
3. Avoid questioning motives
4. Be polite

# HOW TO ACCOMPLISH WHAT YOU WANT TO DO IN MEETINGS

## MAIN MOTION

You want to propose a new idea or action for the group.

- After recognition, make a main motion.
- Member: "Madame Chairman, I move that \_\_\_\_\_."

## AMENDING A MOTION

You want to change some of the wording that is being discussed.

- After recognition, "Madame Chairman, I move that the motion be amended by adding the following words \_\_\_\_\_."
- After recognition, "Madame Chairman, I move that the motion be amended by striking out the following words \_\_\_\_\_."
- After recognition, "Madame Chairman, I move that the motion be amended by striking out the following words, \_\_\_\_\_, and adding in their place the following words \_\_\_\_\_."

## REFER TO A COMMITTEE

You feel that an idea or proposal being discussed needs more study and investigation.

- After recognition, "Madame Chairman, I move that the question be referred to a committee made up of members Smith, Jones and Brown."

## POSTPONE DEFINITELY

You want the membership to have more time to consider the question under discussion and you want to postpone it to a definite time or day, and have it come up for further consideration.

- After recognition, "Madame Chairman, I move to postpone the question until \_\_\_\_\_."

## PREVIOUS QUESTION

You think discussion has gone on for too long and you want to stop discussion and vote.

- After recognition, "Madam President, I move the previous question."

## LIMIT DEBATE

You think discussion is getting long, but you want to give a reasonable length of time for consideration of the question.

- After recognition, "Madam President, I move to limit discussion to two minutes per speaker."

## **POSTPONE INDEFINITELY**

You want to kill a motion that is being discussed.

- After recognition, "Madam Moderator, I move to postpone the question indefinitely."

## **POSTPONE INDEFINITELY**

You are against a motion just proposed and want to learn who is for and who is against the motion.

- After recognition, "Madame President, I move to postpone the motion indefinitely."

## **RECESS**

You want to take a break for a while.

- After recognition, "Madame Moderator, I move to recess for ten minutes."

## **ADJOURNMENT**

You want the meeting to end.

- After recognition, "Madame Chairman, I move to adjourn."

## **PERMISSION TO WITHDRAW A MOTION**

You have made a motion and after discussion, are sorry you made it.

- After recognition, "Madam President, I ask permission to withdraw my motion."

## **CALL FOR ORDERS OF THE DAY**

At the beginning of the meeting, the agenda was adopted. The chairman is not following the order of the approved agenda.

- Without recognition, "Call for orders of the day."

## **SUSPENDING THE RULES**

The agenda has been approved and as the meeting progressed, it became obvious that an item you are interested in will not come up before adjournment.

- After recognition, "Madam Chairman, I move to suspend the rules and move item 5 to position 2."

## **POINT OF PERSONAL PRIVILEGE**

The noise outside the meeting has become so great that you are having trouble hearing.

- Without recognition, "Point of personal privilege."
- Chairman: "State your point."
- Member: "There is too much noise, I can't hear."

## COMMITTEE OF THE WHOLE

You are going to propose a question that is likely to be controversial and you feel that some of the members will try to kill it by various maneuvers. Also you want to keep out visitors and the press.

- After recognition, "Madame Chairman, I move that we go into a committee of the whole."

## POINT OF ORDER

It is obvious that the meeting is not following proper rules.

- Without recognition, "I rise to a point of order," or "Point of order."

## POINT OF INFORMATION

You are wondering about some of the facts under discussion, such as the balance in the treasury when expenditures are being discussed.

- Without recognition, "Point of information."

## POINT OF PARLIAMENTARY INQUIRY

You are confused about some of the parliamentary rules.

- Without recognition, "Point of parliamentary inquiry."

## APPEAL FROM THE DECISION OF THE CHAIR

Without recognition, "I appeal from the decision of the chair."

## Rule Classification and Requirements

Class of Rule	Requirements to Adopt	Requirements to Suspend
Charter	Adopted by majority vote or as proved by law or governing authority	Cannot be suspended
Bylaws	Adopted by membership	Cannot be suspended
Special Rules of Order	Previous notice & 2/3 vote, or a majority of entire membership	2/3 Vote
Standing Rules	Majority vote	Can be suspended for session by majority vote during a meeting
Modified Roberts Rules of Order	Adopted in bylaws	2/3 vote

## ROBERTS RULES CHEAT SHEET

To:	You say:	Interrupt Speaker	Second Needed	Debatable	Amendable	Vote Needed
Adjourn	"I move that we adjourn"	No	Yes	No	No	Majority
Recess	"I move that we recess until... "	No	Yes	No	Yes	Majority
Complain about noise, room temp., etc.	"Point of privilege"	Yes	No	No	No	Chair Decides
Suspend further consideration of something	"I move that we table it"	No	Yes	No	No	Majority
End debate	"I move the previous question"	No	Yes	No	No	2/3
Postpone consideration of something	"I move we postpone this matter until..."	No	Yes	Yes	Yes	Majority
Amend a motion	"I move that this motion be amended by..."	No	Yes	Yes	Yes	Majority
Introduce business (a primary motion)	"I move that..."	No	Yes	Yes	Yes	Majority

The above listed motions and points are listed in established order of precedence. When any one of them is pending, you may not introduce another that is listed below, but you may introduce another that is listed above it.

To:	You say:	Interrupt Speaker	Second Needed	Debatable	Amendable	Vote Needed
Object to procedure or personal affront	"Point of order"	Yes	No	No	No	Chair decides
Request information	"Point of information"	Yes	No	No	No	None
Ask for vote by actual count to verify voice vote	"I call for a division of the house"	Must be done before new motion	No	No	No	None unless someone objects
Object to considering some undiplomatic or improper matter	"I object to consideration of this question"	Yes	No	No	No	2/3
Take up matter previously tabled	"I move we take from the table..."	Yes	Yes	No	No	Majority
Reconsider something already disposed of	"I move we now (or later) reconsider our action relative to..."	Yes	Yes	Only if original motion was debatable	No	Majority
Consider something out of its scheduled order	"I move we suspend the rules and consider..."	No	Yes	No	No	2/3
Vote on a ruling by the Chair	"I appeal the Chair's decision"	Yes	Yes	Yes	No	Majority

The motions, points and proposals listed above have no established order of preference; any of them may be introduced at any time except when meeting is considering one of the top three matters listed from the first chart (Motion to Adjourn, Recess or Point of Privilege).



CITY OF ISLE OF PALMS  
BOARD OF ZONING APPEALS

**CITY ATTORNEY’S ANNUAL LEGAL REVIEW (2019)**

**I. POWERS AND DUTIES OF THE BOARD – QUASI-JUDICIAL POWERS**

**A. DECIDE APPEALS FROM DECISIONS OF THE ZONING ADMINISTRATOR:**

- (i) De Novo hearing = like new, hearing for 1<sup>st</sup> time.
- (ii) Can affirm, modify or reverse decision, or remand to zoning official upon a determination that the record is insufficient for review.
- (iii) Have all of the powers of the zoning administrator: can request more information, subpoena witnesses, etc.

**B. DECIDE VARIANCE REQUESTS:**

- (i) Definition of variance = where the board is allowed to relax or reduce the application of the zoning code to a particular property where strict application would cause an unnecessary hardship to the owner.
- (ii) Unnecessary hardship = defined as an unusual and substantial disadvantage to a lot caused by a zoning ordinance which in equity and good conscience entitles an owner to relief.
  - a. Hardship does not have to be unique, but must be limited in number of lots affected.
- (iii) Must make the findings stated in 5-4-5 (b) **in writing:**  
  
[to grant-must meet all criteria; deny if only based on 1]
  - (a) There are extraordinary and exceptional conditions pertaining to the particular piece of property
  - (b) Such conditions do not generally apply to other property in the vicinity
  - (c) Because with these conditions, the application of the ordinance or resolution of the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property

- (d) The authorization of a variance will not be of substantial detriment to an adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance
- (iv) NEW CHANGES:  
The Board may not grant a variance which has the effect of allowing the establishment of a use not otherwise permitted in a zoning district, to physically extend a nonconforming use, or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably if a variance were granted shall not be considered as a ground for a variance. **A claim of unnecessary hardship cannot be based on conditions created by the applicant. A claim of unnecessary hardship cannot be based on financial hardship of the applicant.** (Added in 2009).
- (v) In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety, or general welfare.

C. **DECIDE SPECIAL EXCEPTION REQUESTS:**

The Board may grant as special exception any use specified as a special exception in the zoning district regulations. [typically includes requests for home occupations]. In addition to the conditions generally required by the applicable zoning district regulations, the Board shall apply the following standards in deciding special exception applications (no writing requirement but make these findings):

- (i) Adequate provision shall be made for setbacks, fences, buffer or planting strips to protect adjacent properties from adverse impact of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion and similar factors.
- (ii) Vehicular traffic and pedestrian movement on adjacent roads must not be hindered or endangered.
- (iii) Off-street parking and loading areas and the entrances and exits for the use must be adequate in terms of location, number, design and construction to serve the use without adverse impact on adjacent properties.
- (iv) The proposed use must not adversely affect the property values, the general character or the general welfare of the surrounding vicinity.

- (v) In granting a special exception, the board may attach to it such conditions regarding the location, size, character, or other features of the proposed use as the board may consider advisable in order to promote public health, safety, or general welfare. No special exception use may be altered or enlarged without the prior approval of the board.

## II. **PROCEDURAL RULES:**

- A. Withdrawal of applications: For appeals from administrative actions, cannot refile after 30-day time for appeal has expired; for variance and special exception applications, can be refiled after 6 months.
- B. Rehearings: within 15 days of final order with new evidence that could not reasonably be presented at hearing, clerical error, mutual mistake of fact, error of law.
- C. Refiling application after denial: no restrictions, can refile as many times as they want. But res judicata applies, application cannot be exactly the same.
- D. Appeals: appeal to Circuit Court within 30 days of final order.
- E. Continuance – granted the first time; then can postpone or proceed to dispose of the case on subsequent requests or no-shows.

## III. **SUBJECT TO FREEDOM OF INFORMATION ACT:**

### A. Meetings:

- (1) Open meeting requirement – quorum is 3, constitutes a meeting required to be open to public. That means 2 members can talk without violating the FOIA.

\*\*\*Caution 3 or more members going to another commission or Council meeting is like a meeting of the Planning Commission—don't sit together, don't get recognized, don't speak, act like members of audience.

- (i) No “chance” meetings allowed, (e.g., social meetings, phone conferences, emails to discuss business prohibited)
  - a. Emails are public records and subject to discovery in a lawsuit.
  - b. Emails should be limited to administrative purposes—not discussion of issue or opinion on issue.

- (ii) Regular meetings--an annual schedule of regular meetings are adopted, published and posted at city hall in January.
- (iii) Special meetings--upon demand of the chairman or a majority of the board; **requires 24 hour notice**
- (iv) “Meeting” definition under FOIA means “the convening of a quorum of the constituent membership of a public body, whether corporal or by means of **electronic** equipment, to discuss or act upon a matter over which the public body has supervision, control, jurisdiction or advisory power.”
  - a. No telephone polling allowed.
  - b. Also, should not attend meetings by phone since quasi-judicial; all members should be present as a body.
  - c. Problem with social networking sites.

(iii) Agenda:

- (a) Secretary posts a written agenda and provides a copy to each member of the board and the news media at least 5 days prior to each regular meeting.
- (b) A majority vote may remove or postpone items from the agenda.
- (c) A matter may be added to an agenda AFTER the meeting begins in only two circumstances:
  - (i) After the meeting begins, an action item, which is **not a final action** and for which public comment has been or will be received at a publicly noticed meeting, may be added to the agenda by a two-thirds vote of the members present and voting; or
  - (ii) After the meeting begins, an action item, **which is a final action or for which there will be no opportunity for public comment**, may be added to the agenda by a
    - a. a two-thirds vote of the members present and voting and
    - b. a finding that an emergency or exigent circumstance exists (an exigent circumstance would be considered an urgent or time-sensitive issue).
- (d) “Miscellaneous” section should not be made to add new items or announcements. Zoning Administrator should list announcements on

agenda under this section. (ex-list of upcoming issues/applications)  
But do not discuss during this time, announcement only.

B. Executive session:

- (a) only to receive legal advice, discuss personnel matters or contract negotiations
- (b) Chair announces specific purpose for session – as specific as possible, stay within purpose announced, can't go off track. Make motion and vote to go into executive session.
- (c) must deliberate and vote in public, can't take action while in session
- (d) confidential sessions, do not discuss outside session with anyone
- (e) Only for discussions re: legal advice pertaining to “pending, threatened, or potential claims”. Cannot go into Exec. Session simply to avoid public discussion or for reason of “legal advice” alone—have to have a valid reason.
- (f) **ALWAYS REMEMBER!** When you come out of executive session, **announce that “no votes were taken or decisions made.”**

IV. ACTIONS OUTSIDE OF THE BOARD'S POWERS.

- A. **Tort Claims Act** – protected from liability for quasi-judicial decision-making. However, be careful of actions outside the Board's scope of powers, or may make City liable for actions or be personally liable:

- (1) Granting a variance/special exception which doesn't meet the factors.
- (2) Refusing to follow an ordinance because you dislike it – also can't be arbitrary, capricious decisions.
- (3) Determining constitutionality or validity of ordinance—Board's job is to apply the ordinance.
- 4) Defamation of character. (No privilege for Board members like witnesses at trial, do not make any known false statements about anybody). No protection under Tort Claims Act.
- 5) ignoring the FOIA

6) penalties for violations include invalidation of action, injunctive relief, attorney fees, misdemeanor.

- B. **Federal 1983 actions**- named for the federal civil rights act, 42 USC 1983, conferring a private cause of action to citizens who have suffered loss due to planning or zoning actions that violate equal protection and due process rights protected by the US constitution. These actions are available against the governmental entity and the individual employee/official.

(a) equal protection-treating similarly situated people similarly. requires uniform consistency in application of the rules.

(b) due process-deprivation of property rights under color of legal authority. e.g.-depriving all economic use of property without compensation

V. **ETHICS**

- A. **Voting Conflict of Interest** – must abstain from voting if member, family member (new definition includes mother/father/inlaws/spouse/brother/sister/child/grandparent/dependents), associate or business has “economic interest” in the outcome of the matter before the Board. No other reason for abstaining from voting (e.g., may not abstain from voting on matter which affects neighbor, friend, cousin). However, appearance is as important as the statute—**if looks bad don’t do it**. Each member has to decide for themselves. Need to declare conflict in writing on the record.

- B. **Ex Parte communications prohibited when acting in quasi-judicial function.** (Most of the time). Do not discuss one-on-one with appellant or applicant, or anyone if going to come before the Board.

- a. Quasi-judicial = like a judge, power to hear and decide appeals and grant variances and special exceptions, finder of fact, affects individual rights, exercise of state sovereign power.

VI. **STATE EDUCATIONAL REQUIREMENTS FOR ZONING OFFICIALS**

- (i) Applies to all members of BOZA
- (ii) By 12/31 of each year, council must identify everyone covered by act and provide a list to the city clerk. each covered planning or zoning entity must be notified of the educational requirement
- (iii) Educational requirements- for each covered person, **6 hours the first year, 3 hours per year thereafter**. See 6-29- 1340 for list of subjects to choose from. Sec. 6-29-1350 provides for exemptions for lawyers and other professionals with post graduate degrees in planning. City is responsible

for providing funds to pay for classes and for maintaining records of compliance.

- (iv) Form for certification of compliance- See 6-29-1360 due on anniversary of appointment or employment of covered person.

# FOIA Update: Meeting Agendas

## (June 2015)



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### Public Meeting Notice and Agenda Requirements *(resulting from S11 signed by Governor Haley June 8, 2015)*

#### 1. Public Bodies Subject to FOIA Requirements

- a. All public bodies, which include municipal councils, public utility boards, municipal planning commissions, boards of zoning appeals, architectural review boards and all other boards, commissions or committees appointed by council, are subject to public meeting notice and agenda requirements contained in Section 30-4-80 of the South Carolina Code of Laws as amended (Freedom of Information Act).

#### 2. Regular meetings

- a. All public bodies must give written public notice of their regular meetings at the beginning of each calendar year. The annual meeting notice must include the dates, times, and places of all regularly scheduled meetings.
- b. An agenda for regularly scheduled meetings must be posted on a bulletin board in a publicly accessible place at the office or meeting place of the public body **and** on a public website maintained by the body, if the public body has one, at least 24 hours prior to such meetings.

#### 3. Special, called or rescheduled meetings

- a. S11 contains conflicting language regarding the posting of public notice and agendas for special meetings and the terms special, called and rescheduled meetings are not defined. Out of an abundance of caution, the Association recommends that all public bodies post a public notice for any special, called or rescheduled meetings on a bulletin board in a publicly accessible place at the office or meeting place of the public body **and** on a public website maintained by the body, if the public body has one.
- b. A public meeting notice must include the agenda, date, time and place of the meeting, and must be posted as early as is practicable but not later than 24 hours before the meeting.

#### 4. Restrictions on amending an agenda

- a. Once an agenda for a regular, special, called or rescheduled meeting is posted, no items may be added to the agenda without an additional 24-hour notice to the public, which must be made in the same manner as the original posting.
- b. After the meeting begins, an action item, which is not a final action and for which public comment has been or will be received at a publicly noticed meeting, may be added to the agenda by a two-thirds vote of the members present and voting (*see the flow chart produced by the Municipal Association and the SC Press Association on the back of this page for more information regarding the process for amending an agenda*).
- c. After the meeting begins, an action item, which is a final action or for which there will be no opportunity for public comment, may be added to the agenda by a
  - i. a two-thirds vote of the members present and voting and
  - ii. a finding that an emergency or exigent circumstance exists (*an exigent circumstance would be considered an urgent or time-sensitive issue*).

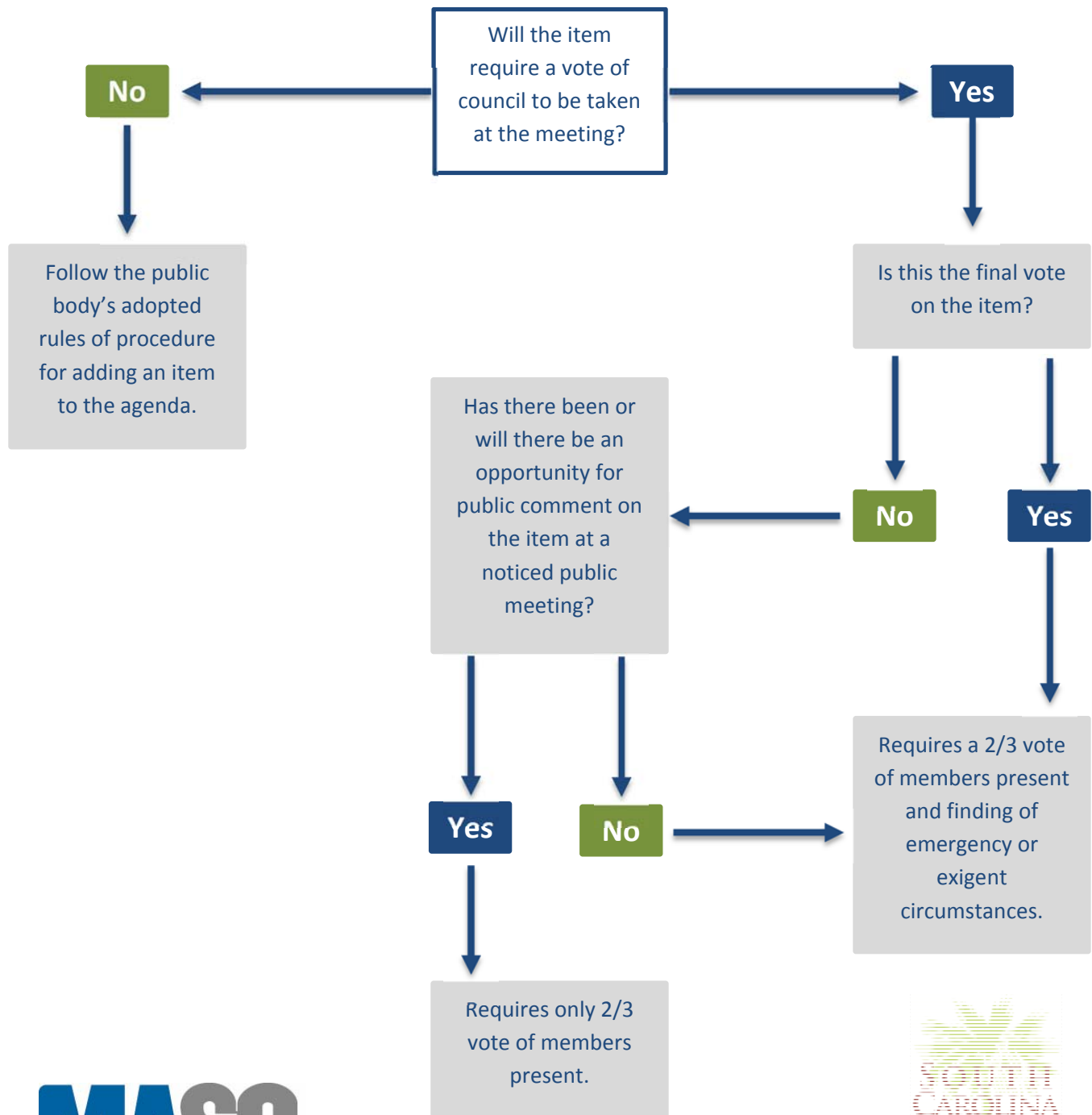
#### 5. Other Provisions

- a. Public meeting notice and agenda requirements do not apply to emergency meetings of public bodies.
- b. S11 makes it clear that the requirements of Section 30-4-80 of the South Carolina Code of Laws as amended does not relieve a public body of any notice requirement regarding any statutorily required public hearing. This means the above listed public notice and agenda requirements must be met in addition to any other public hearing requirement imposed by state law. For example Section 6-1-80 requires a public hearing prior to adoption of the annual budget and provides specific requirements in terms of the size, location and content of the public hearing notice. These requirements would need to be met in addition to posting the notice and agenda as described above.



# Procedure to add item to a public meeting agenda within 24 hours of the meeting

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**Appeal Number:** 19-06

**Applicant:** Josh Pollak dba Pollak Construction

**Address:** 3208 Hartnett Boulevard

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**Request:**

The applicant is requesting a special exception to allow the establishment of a construction business in his home. He has indicated that the home will be used for office work only, that there will be no business-related traffic coming to the residence and that there will be no employees working in the residence other than family members that live in the home. The business is classified in Table B1 as 7389- office work for business services not elsewhere classified.

June 4th meetings?

Board of Zoning Appeals  
Information Sheet  
City of Isle of Palms

Date Filed: 5/16/19

Appeal Number 19.06

Instructions:

This form must be completed for a hearing on appeal from action of a zoning official, application for a variance, or application for a special exception. Entries must be printed or typewritten. If the applicant is not the owner of the property, all must sign.

Property Address 3208 Hartnett Blvd

Lot 8 Block Q TMS 571-10-00-259

Area of Lot 10163 Zoning Classification SR-2

Applicant(s) Name Josh Pollak

Address 3208 Hartnett Blvd

Telephone 843-991-4503

Interest (i.e. Owner, Owner's attorney, Architect, etc.) Owner

Owner(s) (if different from applicant) Same

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_

I (We) certify that this application and all supporting documents attached are correct.

[Signature] 5/16/19  
Applicant signature/date

Owner signature (if different from applicant)/date

Board of Zoning Appeals  
Special Exception Application  
Home Occupation  
City of Isle of Palms

1. Applicant hereby appeals to the Board of Zoning Appeals for a special exception for the use of the property described on the information sheet (page 1) as (give brief description of business): Ballak Construction
2. Will there be any work other than office work (i.e. use of phone, computer, fax, etc.) occurring at this residence? Yes \_\_\_\_\_ No X If yes, please explain: \_\_\_\_\_
3. Will there be any evidence of a business from a visual inspection of the exterior of this residence? Yes \_\_\_\_\_ No X If yes, please explain: \_\_\_\_\_
4. Will any signs, merchandise, equipment or other articles be displayed in a manner that they are visible from the street? Yes \_\_\_\_\_ No X
5. Will there be any business related traffic coming to this residence? Yes \_\_\_\_\_ No X If yes, please explain and give frequency: \_\_\_\_\_
6. Will there be any employees working in this residence other than family members? Yes \_\_\_\_\_ No X
7. Will any business related activity be conducted on your property, but outside of the house (i.e. in a detached shed or in the yard)? Yes \_\_\_\_\_ No X
8. Will any merchandise or articles be stored at any location other than inside this residence? Yes \_\_\_\_\_ No X If yes, explain: \_\_\_\_\_
9. Will more than 25% of the floor of this residence be devoted to the occupation? Yes \_\_\_\_\_ No X
10. Will any equipment or materials that are not normal to a household be used or stored at this residence in connection with the occupation? Yes \_\_\_\_\_ No X
11. Will the occupation generate any noise, vibration, heat, glare, smoke, odor, or dust perceptible to your neighbors? Yes \_\_\_\_\_ No X
12. Are there currently any other home occupations operating at this residence? Yes \_\_\_\_\_ No X

Describe in full the nature of your occupation, profession, or trade by listing all activities related to such occupation that will be undertaken in your home: \_\_\_\_\_

Pollak Construction, LLC - Residential Home Builder

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

In applying for this special exception home occupation, I have answered the questions truthfully and have not omitted any information about my home occupation which, if disclosed, would result in a denial of this application in accordance to section 5-4-7 (a) (b) of the City of Isle of Palms Code of Ordinances.

I further acknowledge that, if granted, the special exception home occupation and business license issued under authority of that permit may be revoked if any of the information contained in this application is found to be untruthful or if I fail to meet the requirements of section 5-4-44 and 5-4-2(18): If I have failed to provide information fully describing the home occupation to be conducted on my premises, or at any time the conduct of my home occupation may constitute a nuisance as defined in section 5-4-44 or section 6-1-11, et. Esq., of the City of Isle of Palms Code of Ordinances. Any activity which adversely diminishes the residential character of my neighborhood may be cause for revocation of my home occupation. Outdoor advertising is not allowed under this license.

\_\_\_\_\_  
Signature of applicant & date

5/16/19

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**Appeal Number:** 19-05

**Applicant:** Sea Island Builders, LLC

**Address:** 626 Palm Boulevard

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**Pertinent Zoning Sections:**

Section 5-4-2. Definitions. (17) Front yard. An open area between the front of the building and the front lot line.

Section 5-4-33 SR2 Single family residential district. (6) Minimum yard requirements. (a).

Front yard: 25 feet

Section 5-4-12(h). Where a lot abuts on two (2) streets (either a corner lot or a double frontage lot), the lot's front yard setback requirements must be met on both street sides and the lot's side yard setback requirements must be met on all other sides of the lot.

Section 5-4-5 (b) Variances. Pursuant to S.C. Code 1976, § 6-29-800, upon written application filed with the Zoning Administrator, the Board may authorize in specific cases a variance from the terms of the ordinances contained in this chapter when strict application of the provisions of the ordinance would result in unnecessary hardship. Filing fees set by resolution of City Council from time to time must be paid by the applicant at the time of filing of an application for a variance. Such application shall contain information addressing each of the statutory requirements for variances stated in S.C. Code 1976, § 6-29-800, as amended, all of which must be met. A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following findings:

- (1) There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- (2) Such conditions do not generally apply to other property in the vicinity;
- (3) Because with these conditions, the application of the ordinance or resolution of the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;
- (4) The authorization of a variance will not be of substantial detriment to an adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

The Board may not grant a variance which has the effect of allowing the establishment of a use not otherwise permitted in a zoning district, to physically extend a nonconforming use, or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably if a variance were granted shall not be considered as a ground for a variance. A claim of unnecessary hardship cannot be based on conditions created by the applicant. A claim of unnecessary hardship cannot be based on financial hardship of the applicant.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety, or general welfare.

**Request:**

The subject property is a triangular lot in the SR2 zoning district located at the intersection of Palm Boulevard, a fork of Palm Boulevard and 7<sup>th</sup> Avenue. The SR2 zoning district has a 25-foot front setback requirement and corner lots are required to meet the front yard setback requirement on all street sides, which in this case is all three sides of the property.

The applicant is requesting three setback variances to allow the construction of a new home. The request is to allow the house to project five feet into the 25-foot front yard setbacks on all three front sides to allow the house to be 20 feet from each property line.

The applicant claims that the property is exceptional because of its unique triangular shape. The applicant claims that because of this condition, the property suffers from an unnecessary hardship because the buildable area of the property is reduced and the shape presents design challenges that could ultimately result in a home that does not match the character and aesthetics of other homes in the district.

The applicant claims that the authorization of the variance will not be of substantial detriment to adjacent property, because the variances will allow for the construction of a house that is more in character to the neighboring homes.



Board of Zoning Appeals  
Information Sheet  
City of Isle Palms

Date Filed: 5/10/19Appeal Number 19-05**Instructions:**

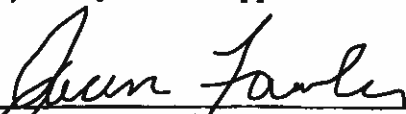
This form must be completed for a hearing on appeal from action of a zoning official, application for a variance, or application for a special exception. Entries must be printed or typewritten. If the applicant is not the owner of the property, all must sign.

Property Address 0 Palm BoulevardLot 17 Block 19 TMS 568-10-00-168Area of Lot 9,324 SF Zoning Classification SR2Applicant(s) Name Sea Island Builders, LLCAddress 2113 Middle Street, Suite 100, Sullivan's Island, SC 29482Telephone 843-200-6157Interest (i.e. Owner, Owner's attorney, Architect, etc) Proposed Purchaser through its Attorneys,  
Buist, Byars & Taylor, LLCOwner(s) (if different from applicant) The Beach Company

Name \_\_\_\_\_

Address 211 King Street, Suite 300, Charleston, SC 29401Telephone 843-722-2615

I (We) certify that this application and all supporting documents attached are correct.

  
Applicant signature/date5-9-19

DocuSigned by:

5/9/2019

Owner signature (if different from applicant)/ date

**Board of Zoning Appeals  
Variance Application  
City of Isle of Palms  
Form 3**

Date Filed: May 10, 2019

Appeal Number: \_\_\_\_\_

Property: Charleston County TMS #568-10-00-168 (the "Lot")

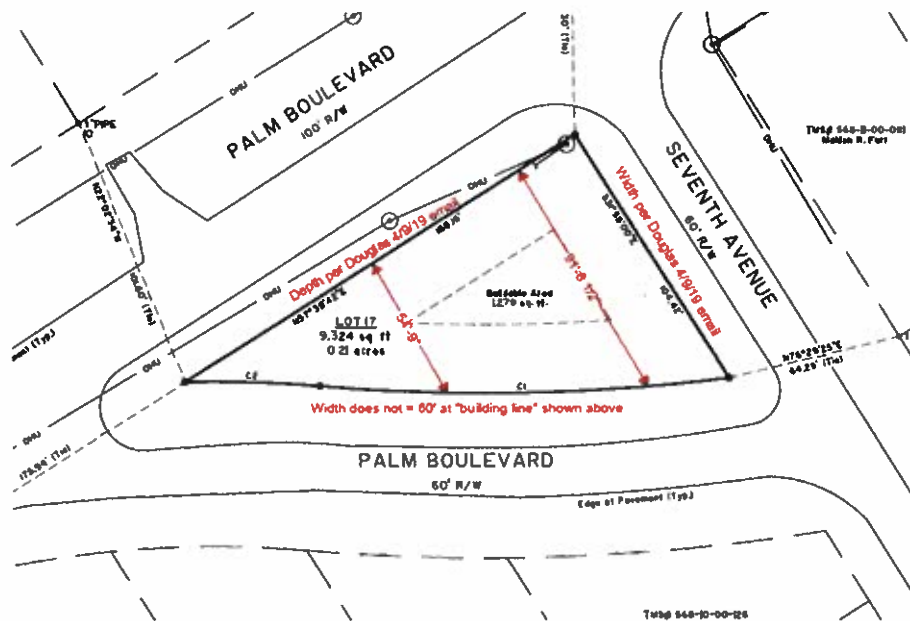
1. Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the Lot as described in the Notice of Appeal (Form 1) of the following provisions of the Zoning Ordinance (Section Number): 5-4-12(h) – Setback Requirements, 5-4-2(27) – Double Frontage, and 5-4-2(30) – Non-conforming Lot so that a zoning permit may be issued to allow use of the Lot with 20' setbacks on each of the three (3) sides of the Lot, as shown as "Option A" on the attached plans entitled SIB 7<sup>th</sup> Ave Residence New Custom Home, OPTION A with 20' SET BACK ON 3 FRONTS, S1.1, Prepared by Swallowtail Architecture, LLC.



**2. What are the extraordinary and exceptional conditions pertaining to this piece of property because of its size, shape or topography?**

This Lot is extraordinary and exceptional as it is one of the few triangular lots on the Island. It is certainly the only remaining undeveloped triangular building lot on the Island which is bordered

by three public roadways. The Lot is triangular in shape and is surrounded on all three sides by roadways: 7<sup>th</sup> Avenue, Palm Boulevard, and State Road S-10-340.



The Director of Building, Planning, and Licensing for the City of Isle of Palms, Douglas Kerr, has determined that the Lot is a “Corner Lot”. However, “Corner Lot” is undefined in the Code of Ordinances. Mr. Kerr based his decision upon the definition of Double Frontage Lots in Section 5-4-2(27), which states that a Double Frontage Lot “means a lot having a frontage on two (2) streets, other than at their intersection, as distinguished from a corner lot”.

However, this Lot has frontage on three streets, and not on two, as contemplated by the definition. ~~As a result of his determination, Mr. Kerr has applied the 25' Front Yard setback requirements in~~ Section 5-4-12(h) on all three sides of the lot. Section 5-4-12(h) states “[w]here a lot abuts on two (2) streets (either a corner lot or a double frontage lot), the lot's front yard setback requirements must be met on both street sides and the lot's side yard setback requirements must be met on all other sides of the lot”. Mr. Kerr has determined that the Lot must meet the front yard setback requirements on all three street sides, in spite of the fact that Section 5-4-12(h) only addresses lots with two street frontages and four sides. Thus, the Lot is burdened with 25' setbacks on each of its three sides, resulting in a constrained buildable area.

It is our opinion that this lot is a Non-conforming lot under Section 5-4-2(30) as it has three street frontages and three sides and, therefore, the rules governing Non-conforming lots should apply, resulting in 20' setbacks on each side. Mr. Kerr's determination that this lot is a Corner Lot, in spite of the term being undefined and that this Lot has three front yards and no side or backyards, imposes an unnecessary hardship on the Lot owner and the surrounding neighbors. For these reasons, this Lot should be granted a variance allowing a 20' setback on all three sides. Alternatively, this Lot should be considered a Non-conforming lot and the least restrictive setbacks should be applied.

**3. What unnecessary hardship will result when the standards of the ordinance are met?**

The Planning Department's interpretation of the Ordinance imposes an unnecessary hardship as the lot owner will be required to meet the 25' front yard setback requirements on every side of the Lot, which effectively reduces the useable square footage of the lot. The setback requirements for front yards are larger than those of side or back yards and also restricts the placement of accessory units and pools. This Lot is an unusual shape and the determination that all three sides of this Lot are "front yards" and subject to front yard setback requirements and limitations creates an unnecessary hardship by limiting the buildable area of the Lot and the total square footage. Imposing more restrictive limitations on the building location and buildable area of a lot that already presents construction design challenges due to its unique shape causes an unnecessary hardship which could ultimately result in a home that does not match the character and aesthetics of other homes in the district.

**4. What conditions are peculiar to this particular piece of property and not to surrounding properties?**

This Lot has three sides and is bordered by a road on all three sides. The fact that this Lot is triangular and is surrounded by roads on every side makes it unique and Non-conforming. The applicant has been unable to identify any other undeveloped lots on the island which face this same constraint. By granting the requested variance, no precedent will be set which could be applied to other lots on the Island, as this appears to be a truly unique situation. As a result, the Lot should be granted a variance allowing 20' setbacks on all three sides.

**5. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons:**

---

Granting of a variance to allow 20' setbacks on all three sides would be in keeping with the character of the district and would not be detrimental to the adjacent properties or the public good. The neighboring lots all have four sides and are bordered by, at most, two streets. Granting of this variance would allow increased buildable area on the Lot which would allow construction to match the neighboring homes.

**6. Is this use a permitted use according to the Zoning Ordinance?**

Yes. The Lot is currently zoned SR2 and the proposed use is allowed.

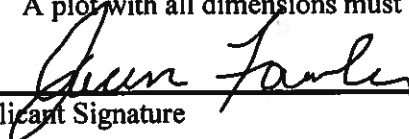
**7. The following documents are submitted in support of this application:**

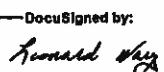
1. Plat of Lot 17, Block 19, Section A, Isle of Palms, Charleston County, South Carolina. Prepared by Thomas & Hutton Engineering Co. and dated 9/17/04, with hand-drawn

markings depicting Depth per Building, Planning, and Licensing Department determination.

2. Architectural Site Plan, Drawings, and Elevation Renderings for "Option A" entitled: SIB 7<sup>th</sup> Ave Residence New Custom Home, OPTION A with 20' SET BACK ON 3 FRONTS, S1.1, A1.1, A1.2, A1.3, A1.4, A1.5, A1.6, A1.7, A1.8, A1.9, and A1.10. Prepared by Swallowtail Architecture, LLC.
3. Architectural Site Plan, Drawings, and Elevation Renderings for "Option B" entitled: SIB 7<sup>th</sup> Ave Residence New Custom Home, OPTION B with 25' SET BACK ON 3 FRONTS, C1.2, A2.1, A2.2, A2.3, A2.4, A2.5, A2.6, A2.7, A2.8, A2.9, A2.10, A2.11, and A2.12 Prepared by Swallowtail Architecture, LLC.
4. Comparison Elevation Renderings of Option A and Option B entitled: SIB 7<sup>th</sup> Ave Residence New Custom Home, C1.0, C1.1, C1.2, C1.3, C1.4 and C1.6 Prepared by Swallowtail Architecture, LLC.

- A plot with all dimensions must be submitted with this application.

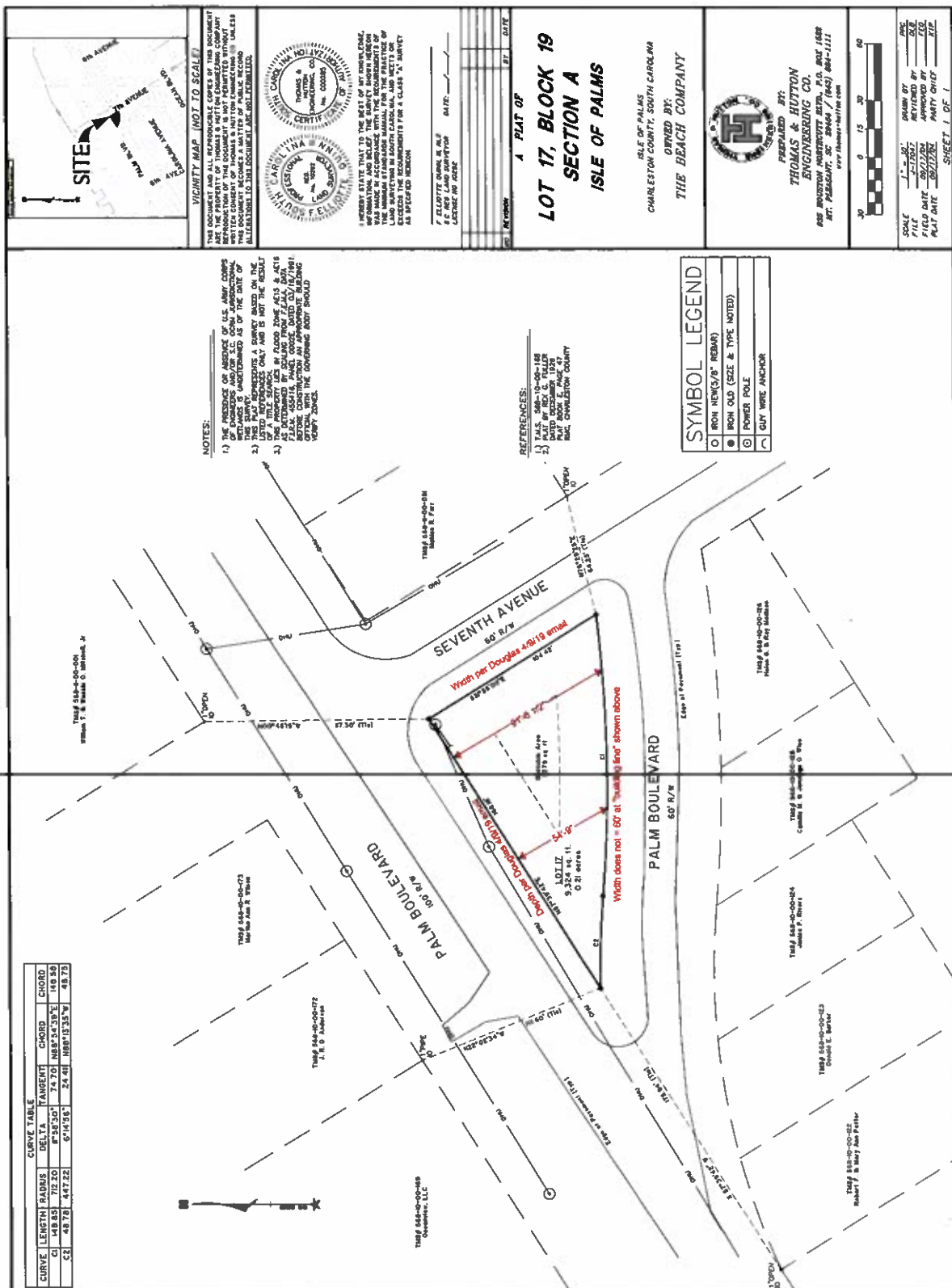
 5/9/19  
Applicant Signature Date

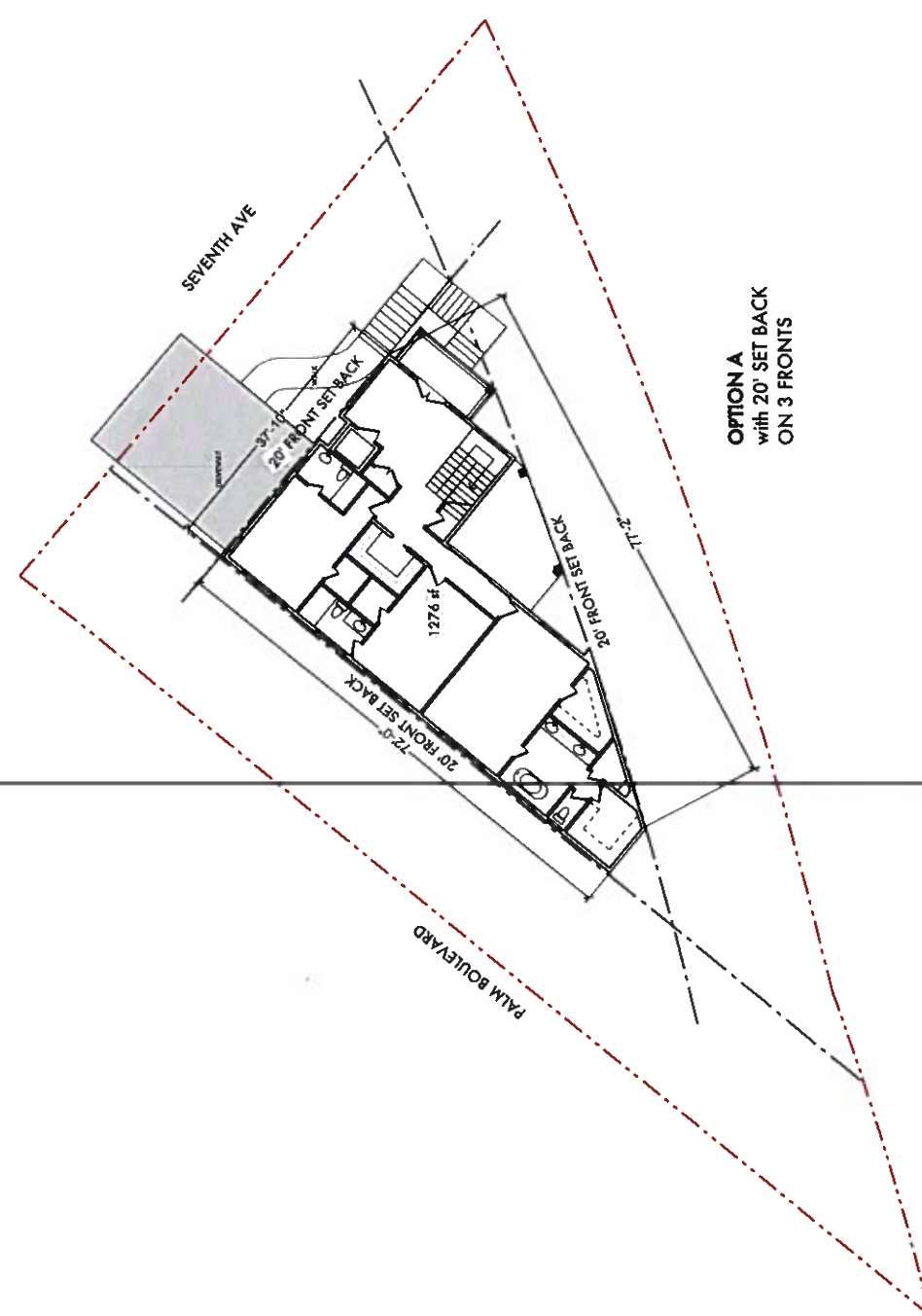
DocuSigned by:  
 5/9/2019  
Owners' Signature (if different from applicant) Date

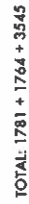
APPLICANT MUST ATTEND BOARD OF ZONING APPEALS FOR APPLICATION TO BE  
HEARD



<b>SIB 7th AVE RESIDENCE</b> NEW CRYSTAL HOME LOT 12 BLOCK 8 1516 ON PALMS SOUTH CAROLINA		4/18/19 Check-off Drawn Survey	\$1.00
<b>SWALLOWTAIL ARCHITECTURE, LLC</b> 1000 50th Street • Palm Beach Gardens, FL 33418 561-999-9999 • info@swallowtailarch.com		4/18/19 Check-off Drawn Survey	\$1.00
<b>NOT FOR CONSTRUCTION</b>		4/18/19 Check-off Drawn Survey	\$1.00

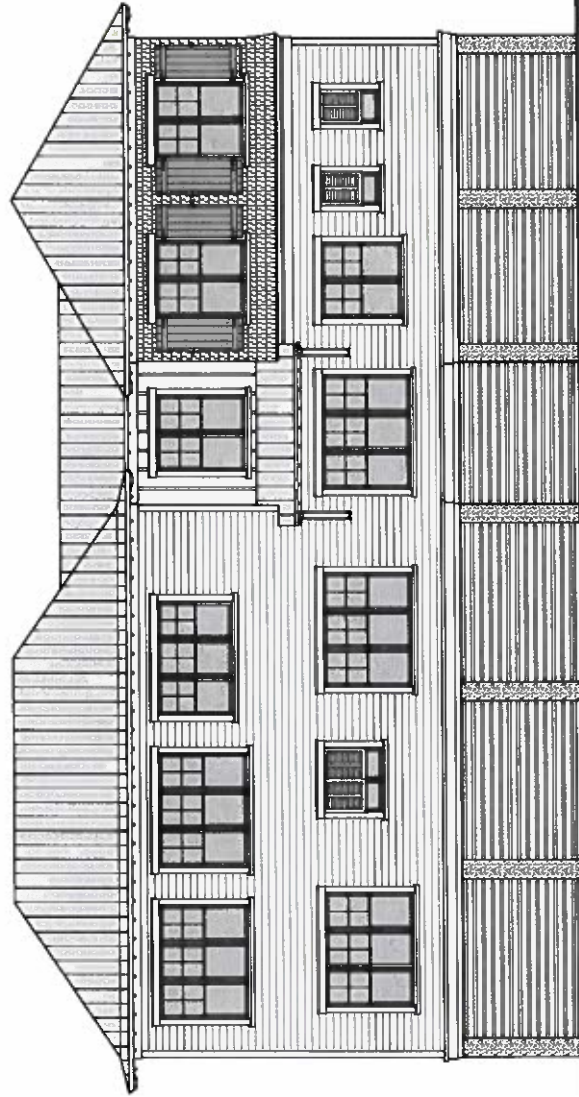
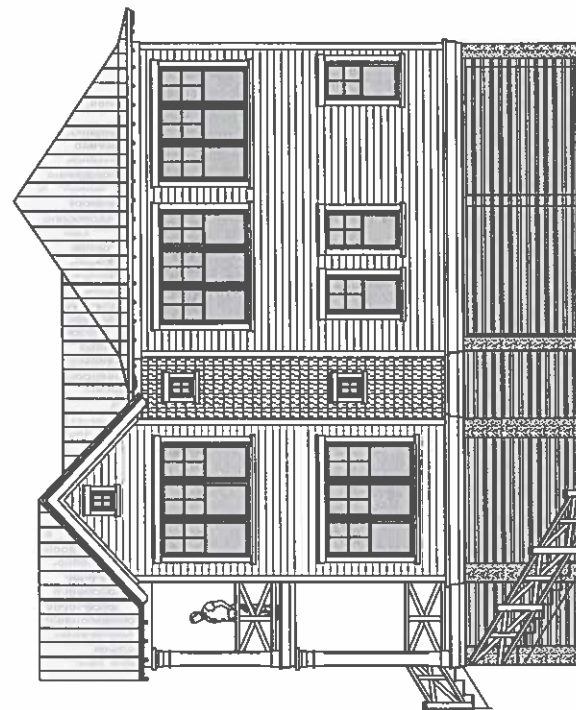






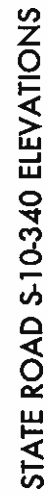






<b>SWALLOWTAIL</b> <b>ARCHITECTURE LLC</b> ARCHITECTURE AND INTERIOR DESIGN 1405 LANE - 1405 LANE DRIVE 390 BAYVIEW RD, SUITE 100, LITTLE ROCK, AR 72620	<b>SIB 7th AVE RESIDENCE</b> NEW CONSTRUCTION LOT 17 BLOCK B ISLE OF PALMS SOUTH COASTAL	Plan Date 4/17/19	Sheeted 00	Drawn BS	Drawing Title <b>OPTION A</b> Elevations	Drawing No. <b>A1.3</b>
		NOT FOR CONSTRUCTION	1 2	Issued For Date		

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SWALLOWTAIL <b>SWALLOWTAIL</b> <b>ARCHITECTURE LLC</b> ARCHITECTURE AND INTERIOR DESIGN 14214 69th - Independence 98038 Redmond, WA 98056	SIB 7th AVE RESIDENCE NEW CUSTOM HOME LOT 17 BLOCK B 15th OF PALMS South Corridor	Not Date 4/17/19 Checked Drawn Drawing Title OPTION A Elevations	Drawing No. <b>A1.4</b>	Drawing For No. 1 2 3	Date Date
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Drawing No. <b>A1.5</b>		Drawing Title <b>OPTION A Elevations</b>		Sheet 4/17/19		Not Date 4/17/19		SIB 7th AVE RESIDENCE NEW CONSTRUCTION LOT 17 BLOCK 8 ISLE OF PALMS South Carolina		 <b>SWALLOWTAIL ARCHITECTURE, LLC</b> ARCHITECTURE AND INTERIOR DESIGN 100 WEST PALM BEACH AVENUE, SUITE 100 PALM BEACH, FLORIDA 33480		<b>NOT FOR CONSTRUCTION</b>		Revisions <table><thead><tr><th>No.</th><th>Issued For</th><th>Date</th></tr></thead><tbody><tr><td>1</td><td></td><td></td></tr><tr><td>2</td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></tbody></table>		No.	Issued For	Date	1			2											
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<b>OPTION A</b> <b>Elevations</b>		<b>Plot Date</b> 4/12/19	
<b>Drawing No.</b> <b>A1.7</b>		<b>Drawn by</b> BS	
<b>Plot Date</b> 4/12/19		<b>Drawn by</b> BS	
<b>Project Name</b> <b>SIB 7th AVE RESIDENCE</b> <small>NEW EXISTING HOME</small>		<b>Architect</b> <b>SWALLOWTAIL ARCHITECTURE, LLC</b> <small>ARCHITECTS AND INTERIOR DESIGNERS</small> <small>1000 SW 10th Ave, Suite 1000, Miami, FL 33135</small>	
<b>Project Address</b> <b>LOT 17 BLOCK 8</b> <b>ISLE OF PALMS South Carolina</b>		<b>NOT FOR CONSTRUCTION</b>	
<b>Revision</b> 1 2		<b>Date</b>   	

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<b>OPTION A</b> <b>Elevations</b>		<b>SWALLOWTAIL ARCHITECTURE, LLC</b> <small>ARCHITECTS - 10000 SW 11th Avenue, Suite 100, Miami, FL 33155</small>		<b>NOT FOR CONSTRUCTION</b>		No. _____ Issued For _____ Date _____
Drawing Title		Project Name		Drawing No.		Date
Drawing No. <b>A1.8</b>		Project No.		Drawing Date		Date

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<b>OPTION A</b> <b>Elevations</b>		<b>NOT FOR CONSTRUCTION</b>		<b>SWALLOWTAIL</b> <b>ARCHITECTURE, LLC</b> <small>REGISTERED ARCHITECTS - FIDELITY &amp; SECURITY ASSURANCE</small> <small>100 South 10th Street, Suite 100, Miami, FL 33130</small>		<b>DATE</b> 4/12/19	
<b>DRAWING No.</b> <b>A1.9</b>		<b>PROJECT</b> SUB 7th AVE RESIDENCE 100 SOUTH 10th STREET, SUITE 100, MIAMI, FL 33130		<b>DATE</b> 4/12/19		<b>DATE</b> 4/12/19	
<b>DATE</b> 4/12/19		<b>DATE</b> 4/12/19		<b>DATE</b> 4/12/19		<b>DATE</b> 4/12/19	

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<b>OPTION A</b> <b>Elevations</b>		<b>SWALLOWTAIL ARCHITECTURE, LLC</b> <small>ARCHITECTURE AND INTERIOR DESIGN</small> <small>10000 SW 10th Avenue, Suite 100, Fort Lauderdale, FL 33309</small>		<b>NOT FOR CONSTRUCTION</b>		No. _____ Issued For _____ Date _____
Plot Date: 4/17/19 Checked: BB Drawn: BB Drawing Title:		<b>SIB 7th AVE RESIDENCE</b> <small>WITH CUSTOM HOME</small> LOT 17 BLOCK 8 ISLE OF PALMS SOUTH CANTON		No. 1 Issued For Date		© 2019 Swallowtail Architecture, LLC
Drawing No. <b>A1.10</b>				No. 2 Issued For Date		

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CODE APPLICABILITY

1. This structure has been designed using the following building codes and standards:
  - \* International Residential Code 2015
  - \* SSTD 10, 1999 Edition
2. All Work to be in accordance with current applicable codes and standards.

THIS PROPERTY IS  
LOCATED IN AEE 14  
FLOOD HAZARD ZONE.  
Task  
# 568-1000-168

NOT FOR CONSTRUCTION



SWALLOWTAIL  
ARCHITECTURE, LLC

**SIB 7th AVE RESIDENCE**

FROM TWISTED AIR

ISLE OF PALMS South Carolina

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CODE APPLICABILITY

1. This structure has been designed using the following building codes and standards:
  - \* International Residential Code 2015
  - \* SSTD 10, 1999 Edition
2. All Work to be in accordance with current applicable codes and standards.

THIS PROPERTY IS  
LOCATED IN A 14  
FLOOD HAZARD ZONE.  
Call  
8 568-1000-168

NOT FOR CONSTRUCTION



SWALLOWTAIL  
ARCHITECTURE, LLC

**SIB 7th AVE RESIDENCE**

FROM TWISTED AIR

ISLE OF PALMS South Carolina

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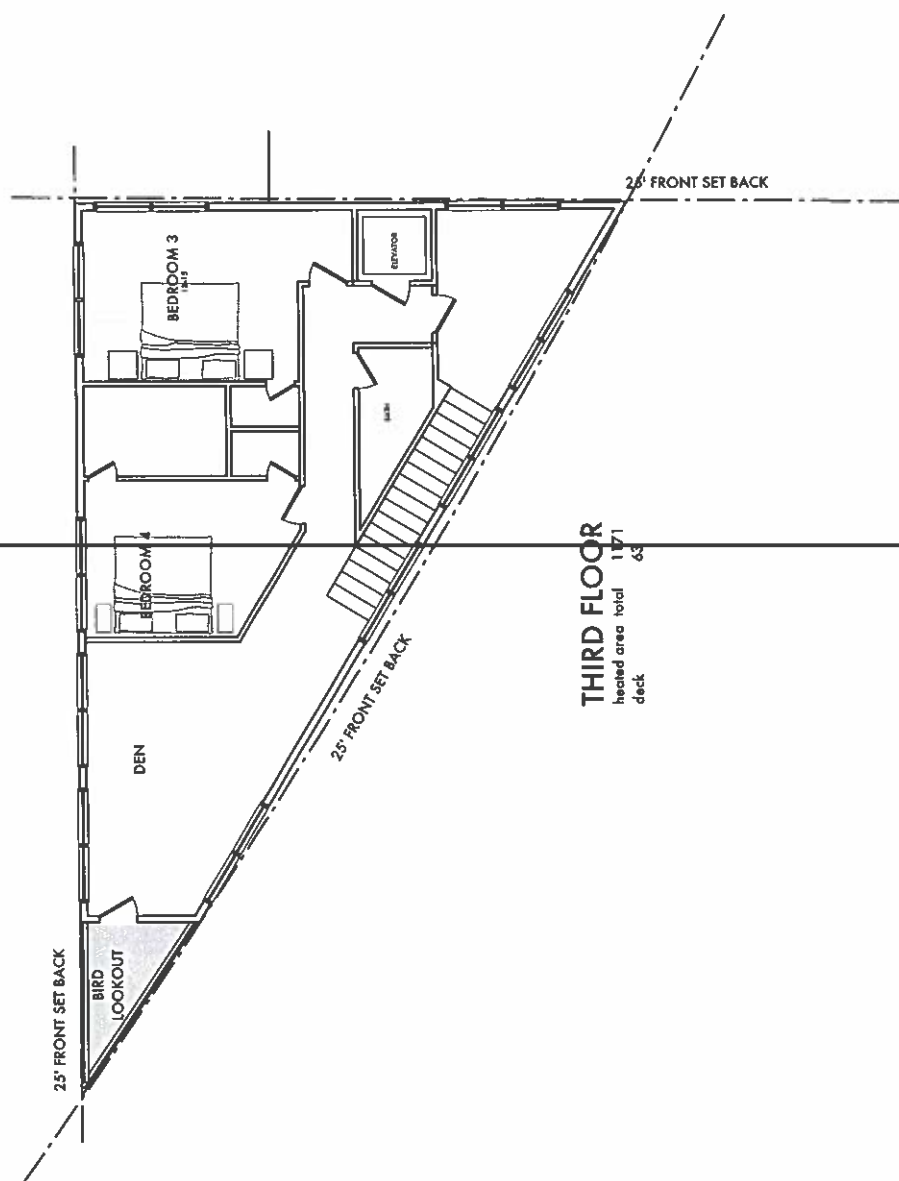
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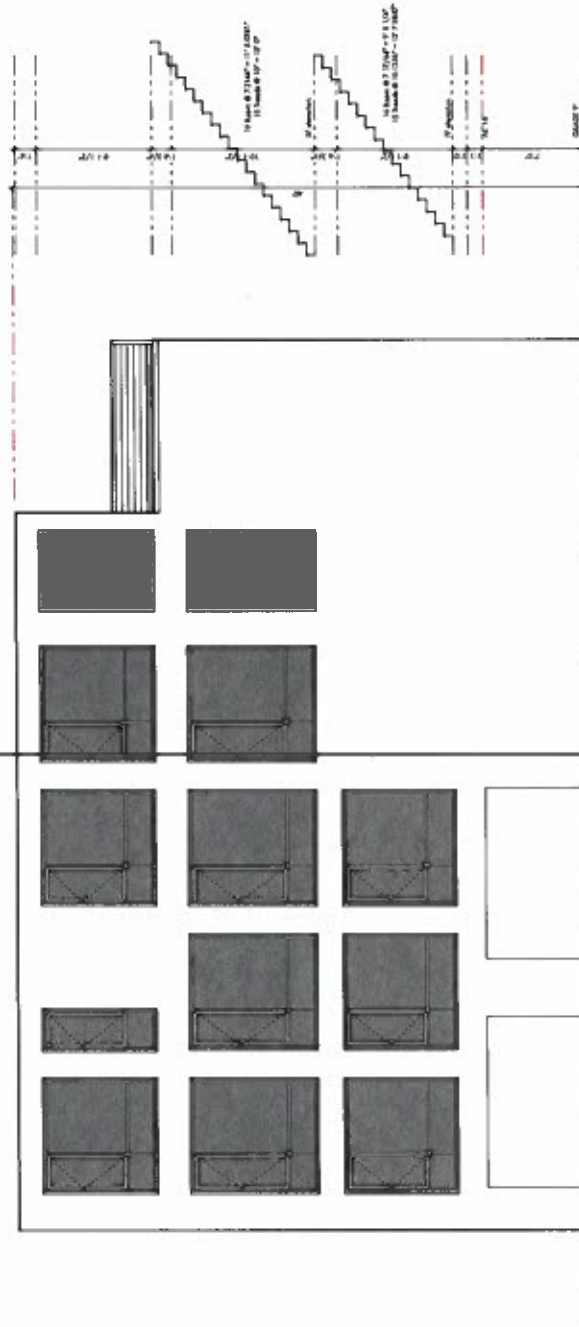
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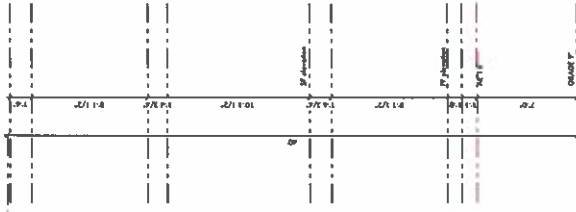
## PALM BLVD ELEVATION

## A2.4



SHEET NO. <b>A2.6</b> DRAWING TITLE OPTION B Elevations		DATE 4/18/19	CHECKED 02	DESIGNED 02
PROJECT NAME SIB 7th AVE RESIDENCE				
PROJECT ADDRESS 1512 17th AVE NEW CASTLE, NC 28558				
ARCHITECT SWALLOWTAIL ARCHITECTURE LLC 1000 10th St, Suite 100 Raleigh, NC 27601				
NOT FOR CONSTRUCTION				
DATE 4/18/19	DRAWN BY 02	CHECKED BY 02	DATE 4/18/19	DRAWN BY 02

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STATE ROAD S-10-340



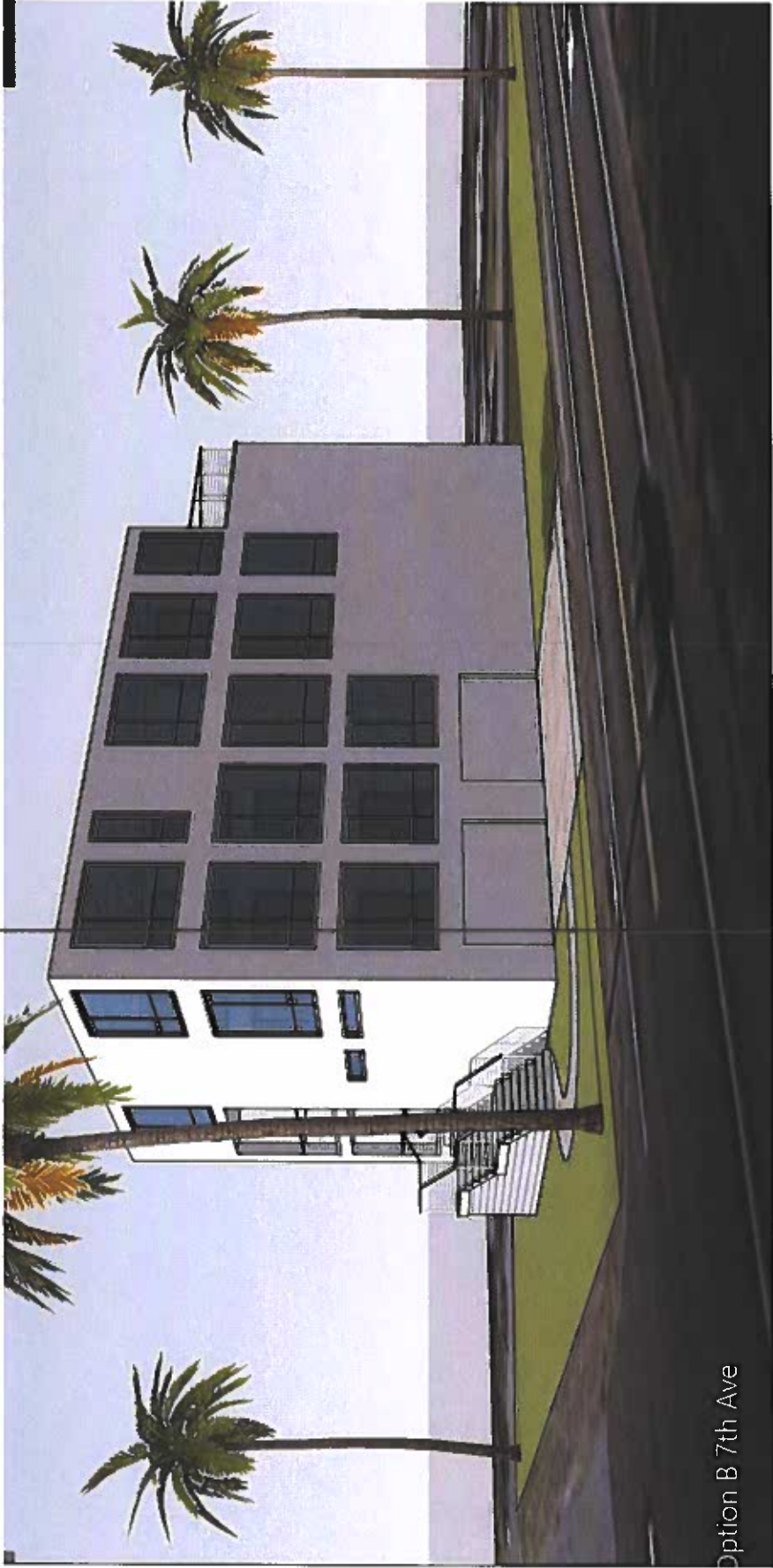


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PROJECT NAME <b>SIB 7th AVE RESIDENCE</b>		DRAWING TITLE <b>OPTION B Elevations</b>
LOT 17 BLOCK 1 SALE OF PALMS SOUTH EDITION		SHEET NO. 01
NEW CRISTINA HOME		DATE 4/18/19
SWALLOWTAIL ARCHITECTURE, LLC ARCHITECTS AND INTERIOR DESIGNERS 705 SOUTH PALM BLVD. SUITE 100 PALM BEACH, FL 33480		CHECKED BY 01
<b>NOT FOR CONSTRUCTION</b>		DESIGNED BY 01
SCALE 1/8" = 1'-0"	SHEET NO. 01	DATE 4/18/19

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Project Name: <b>SIB 7th AVE RESIDENCE</b> Address: <b>LOT 17 BLOCK B</b> Subdivision: <b>ISLE OF PALMS South Caylinho</b>	Date: <b>4/18/19</b> Drawn: <b>AS</b> Checked: <b>AS</b> Designing: <b>AS</b>	<b>OPTION B</b> Elevations	<b>A2.11</b>









Drawing No. <b>C1.0</b>	OPTION A Elevations	SIB 7th AVE RESIDENCE <small>NEW OR EXISTING HOME</small>  SWALLOWTAIL ARCHITECTURE LLC ARCHITECTURE AND INTERIOR DESIGN 10000 N. 15th Avenue, Suite 100 Phoenix, AZ 85020 Tel: 602.998.1111 Fax: 602.998.1112 Email: info@swallowtailarch.com	LOT 17 BLOCK B (S/E OF PALMS SIGHT CORALINA)	NOT FOR CONSTRUCTION	Sheetrock 1 2	Issued For Date Date Date
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Option A 7th Ave



Option B 7th Ave

Drawing No.		<b>C1.1</b>																						
Drawing Title		<b>OPTION A Elevations</b>																						
Plot Date	4/17/19	SIB 7th AVE RESIDENCE NEW EXISTING HOME																						
Checked	BB	SWALLOWTAIL ARCHITECTURE, LLC ARCHITECTURE AND INTERIOR DESIGN 1000 W. 10th St., Suite 100, Fort Lauderdale, FL 33304 954.586.1111																						
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Sheets		<table border="1"> <thead> <tr> <th>No.</th> <th>Issued For</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>		No.	Issued For	Date	1			2														
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<div> <div>  <div> <div>SWALLOWTAIL</div> <div>ARCHITECTURE, LLC</div> <div>ARCHITECTURE AND INTERIOR DESIGN</div> <div>1000 SW 10th Ave, Suite 100, Fort Lauderdale, FL 33304</div> <div>Phone: (954) 561-1111</div> <div>www.swallowtailarch.com</div> </div> </div> </div>	<div> <div>SIB 7th AVE RESIDENCE</div> <div>NEW CONSTRUCTION</div> </div>		<div> <div>LOT 17 BLOCK 8</div> <div>ISLE OF PALMS South Carolina</div> </div>		<div> <div>NOT FOR CONSTRUCTION</div> </div>		<div> <div>Sheet No.</div> <div>1</div> </div>	<div> <div>Issue Date</div> <div>4/17/19</div> </div>	<div> <div>Date</div> <div>4/17/19</div> </div>
	<div> <div>OPTION A</div> <div>Elevations</div> </div>		<div> <div>C1.2</div> </div>		<div> <div>Project Title</div> <div>OPTION A Elevations</div> </div>		<div> <div>Drawn</div> <div>SS</div> </div>	<div> <div>Checked</div> <div>SS</div> </div>	<div> <div>Per Date</div> <div>4/17/19</div> </div>

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Drawing No. <b>C1.3</b>	Drawing Title <b>OPTION A Elevations</b>	Drawing Date 4/17/19	Checked RB	Drawn RB	Drawing Title <b>OPTION A Elevations</b>	Plot Date 4/17/19	 <b>SWALLOWTAIL ARCHITECTURE LLC</b> ARCHITECTURE AND INTERIOR DESIGN 4050 E. 1st Ave. - Jacksonville, FL 32246 904.386.1111	<b>NOT FOR CONSTRUCTION</b>	No. of Sheets 1 of 1		Sheet No. 1		Date 4/17/19	

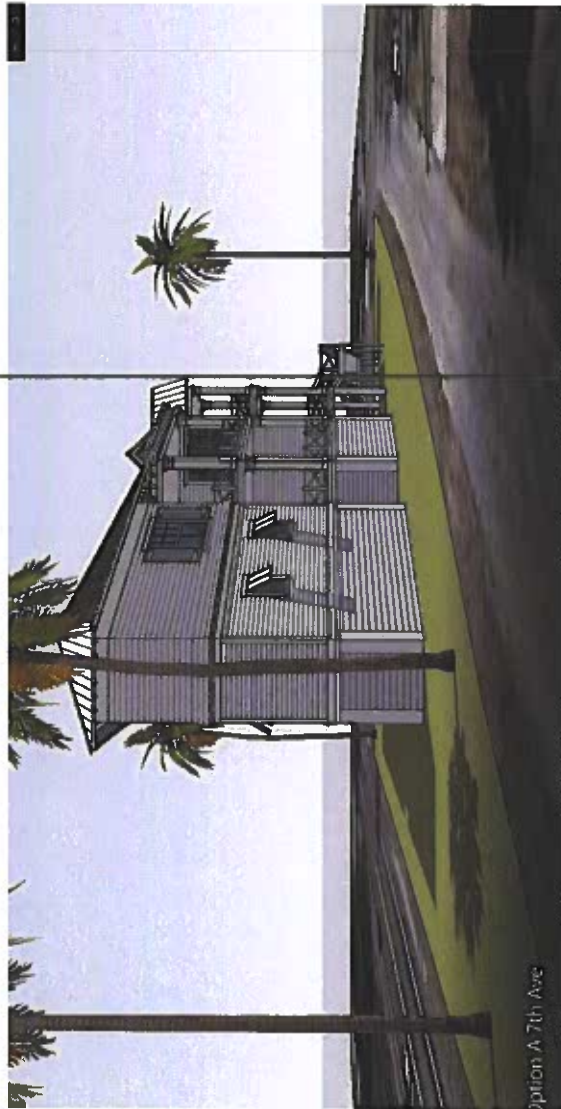
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Drawing No. <b>C1.4</b>	OPTION A Elevations	Drawing Title	Drawn 00	Checked 00	Plot Date 4/17/19	SIB 7th AVE RESIDENCE NEW CONSTRUCTION LOT 17 BLOCK 8 ISLE OF PALMS South Carolina SWALLOWTAIL ARCHITECTURE, LLC 10000 SW 10th Ave, Suite 100, Fort Lauderdale, FL 33309 954.581.1111	NOT FOR CONSTRUCTION	Sheet No. 1 2	Sheet For 	Date 

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<b>OPTION A</b> <b>Elevations</b>		<b>OPTION B</b> <b>Elevations</b>	
Drawing No. <b>C1.6</b>		Drawing No. <b>C1.6</b>	
Drawing Title <b>OPTION A</b> <b>Elevations</b>		Drawing Title <b>OPTION B</b> <b>Elevations</b>	
Date 4/12/19		Date 4/12/19	
Check all 00		Check all 00	
Design 00		Design 00	
Drawing Title <b>OPTION A</b> <b>Elevations</b>		Drawing Title <b>OPTION B</b> <b>Elevations</b>	
Project Name <b>SIB 7th AVE RESIDENCE</b> NEW CUSTOM HOME		Project Name <b>SIB 7th AVE RESIDENCE</b> NEW CUSTOM HOME	
Lot <b>LOT 17 BLOCK B</b> <b>ISLE OF PALMS SEPTI CAROLINE</b>		Lot <b>LOT 17 BLOCK B</b> <b>ISLE OF PALMS SEPTI CAROLINE</b>	
Architect <b>SWALLOWTAIL ARCHITECTURE, LLC</b> ARCHITECTURE AND INTERIOR DESIGN 1000 N. 10th St., Suite 100, Tampa, FL 33604		Architect <b>SWALLOWTAIL ARCHITECTURE, LLC</b> ARCHITECTURE AND INTERIOR DESIGN 1000 N. 10th St., Suite 100, Tampa, FL 33604	
Noted For 1 2		Noted For 1 2	
Date Date		Date Date	

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