

**TOWN OF SUMMERVILLE
BOARD OF ZONING APPEALS**



AGENDA

July 14, 2020

5:00 PM

**Town Hall (annex) – Council Chambers
200 S. Main Street**

I. Approval of minutes from June 9, 2020

(For below item, signs posted on property June 29, 2020 and ad on June 28, 2020 in *Post & Courier*)

II. OLD BUSINESS:

1. No Old Business

III. NEW BUSINESS:

1. TMS # 232-07-03-033, 308 McDougal Circle, zoned PUD – Planned Development District, owned by Kristina Siddle – variance request to reduce the required front setback from 25 feet to 20 feet, Ordinance Sections 2.10
2. TMS # 379-00-00-273, 215 Brutus Lane, zoned PUD – Planned Development District, owned by Ralph and Suzanne Tileston – variance request to reduce the required rear setback from 10 feet to five (5) feet for the construction of a pergola . Ordinance Section 2.10.
3. TMS # 154-00-00-009, 0 Ladson Road, zoned UC-MX – Urban Corridor Mixed Use, owned by Tricoastal Properties II – variance request to increase the permitted sign height and size from six feet and 36 square feet to 14 feet and 67 square feet. Ordinance Section 10.4.2.A.

IV. MISCELLANEOUS:

None

V. ADJOURN

Posted July 7, 2020

Board of Zoning Appeals
Tuesday, June 9, 2020
Council Chambers – 3rd Floor Town Hall Annex Building

Members Present:

Denis Tsukalas, Chairman
Don Nye
Lionel Lawson
Scott Riddell

Staff Present:

Tim Macholl, Zoning Administrator

Items on the agenda:

OLD BUSINESS:

1. None

NEW BUSINESS:

1. TMS # 137-05-05-017, 612 Central Avenue, zoned GR-2 – General Residential, owned by Mona Caudle – variance request to reduce the required side setback from 15 feet to one foot, Ordinance Sections 2.7.3.C.
2. TMS # 146-14-00-012, 247 Judith Drive, zoned R-6 Multifamily Residential under the Town’s old zoning Ordinance, owned by 247 Judith LLC – variance request to eliminate the Class 2 buffer . Ordinance Section 32-322.
3. TMS # 136-08-06-062, 415 Hemingway Circle, zoned N-R Neighborhood Residential, owned by Gretchen Kondroski – variance request to reduce the required side setback from 15 feet to seven feet. Ordinance Section 2.5.
4. TMS # 137-03-06-007, 419 N Cedar Street, zoned D-MX Downtown Mixed Use, owned by Robert Pratt – variance request to reduce the required parking lot screening from eight feet to one foot. Ordinance Section 8.5.2.A.
5. TMS # 153-12-03-011, 159 Oak Bluff Road, zoned PUD Planned Unit Development, owned by Randy and Jessica Girard – variance request to reduce the required accessory structure setback from 20 feet to five feet and increase the impervious surface limit from 35% to 36%. Ordinance Section 2.10

MISCELLANEOUS:

1. None
-

The meeting was called to order at 5:00 PM by Mr. Denis Tsukalas. Mr. Tsukalas asked for any comments or edits for the minutes from the May 12, 2020 meeting minutes. A motion was made by Mr. Nye to approve the minutes as presented. The motion was seconded by Mr. Riddell. The motion passed 4-0.

OLD BUSINESS

1. None

NEW BUSINESS

1. **612 Central Avenue** – The first item under New Business TMS # 137-05-05-017, 612 Central Avenue, zoned GR-2 – General Residential, owned by Mona Caudle – variance request to reduce the required side setback from 15 feet to one foot, Ordinance Sections 2.7.3.C. Mr. Macholl explained that this is a request for a variance to allow the construction of a proposed carport on the side of the house. Ms. Mona Caudle came to the podium to discuss the proposed carport. She explained that there are existing shrubs on the property line and that she wanted to pour a new concrete pad and build the carport to provide some cover. It would be big enough for one car and be designed to match the house. Mr. Riddell asked why the carport was proposed to be as big as it is, if there was any other alternative use proposed. Ms. Caudle explained that she wanted to be able to open car doors underneath the carport to easily get in and out. The location was chosen to preserve an existing tree in the rear yard.

The Board discussed the location of the carport and whether the proposed location was appropriate. They proposed the other side of the house. Mr. Macholl explained that there was actually less space on that side and a variance would be required on that side as well. Mr. Tsukalas asked if the applicant was willing to change her plan. She advised that no she could not the driveway already existed on that side of the house.

Mr. Nye made a motion to approve the request. The motion was seconded by Mr. Tsukalas. The Chairman asked if there was any additional discussion. There being none the Chairman asked for the vote. The vote ended 2-2. A tied vote goes with the nays, resulting in the motion to approve being denied.

2. 247 Judith Drive – The second item under new business TMS # 146-14-00-012, 247 Judith Drive, zoned R-6 Multifamily Residential under the Town's old zoning Ordinance, owned by 247 Judith LLC – variance request to eliminate the Class 2 buffer . Ordinance Section 32-322. Mr. Macholl explained that this project previously received Design Review Board approval, under the Town's previous zoning ordinance. Mr. David Willis came to the podium to address the Board. He explained that the project backs up to the CPW water tower and an outdoor storage yard for the adjacent subdivision. He explained that the elimination of the required Class 2 buffer, which was originally shown on the plan, would allow this project to be completed. Originally it was thought that it would be possible to get all of the required material in that space, but there are overhead power lines to the water tank, an underground water main, a drainage swale and existing trees on the adjacent property. These things together are making it impossible to fit the tree planting materials in the area, and still provide the required drainage for the site which drains from the back of the property to Judith Drive. Mr. Tsukalas asked to clarify that they intend to leave the existing, just not add any additional materials. Mr. Willis Confirmed.

Mr. Riddell asked how this will benefit. Mr. Willis explained that the omission of the plants will allow the drainage on the site to flow better in this area. Mr. Riddell asked Mr. Macholl if there is a precedent for this type of request. Mr. Macholl explained that it does happen. Sometimes during the planning process you can fit the required materials on the paper plan, but when you get into the field it is more difficult or impossible to actually meet the planting requirements. Mr. Riddell expressed a concern about providing relief to a developer who created the issue by trying to put too much development on a property. Mr. Tsukalas asked if the building met all of the other requirements. Mr. Macholl confirmed that the development was in conformance with the other requirements in place at the time of approval.

Mr. Nye made a motion to approve the request. The motion was seconded by Mr. Lawson. The Chairman asked if there was any additional discussion. There being none the Chairman asked for the vote. The motion passed 3-1, with Mr. Riddell voting against.

3. 415 Hemingway Circle – The third item under new business TMS # 136-08-06-062, 415 Hemingway Circle, zoned N-R Neighborhood Residential, owned by Gretchen Kondroski – variance request to reduce the required side setback from 15 feet to seven feet. Ordinance Section 2.5. Ms. Gretchen Kondroski came to the podium to address the Board. Mr. Macholl explained the request. Ms. Kondroski explained that the proposal consists of building the screened porch over the existing patio shown in the pictures. She explained that the pavers shown in the pictures would be removed and the screened porch would be built on the concrete. Mr. Lawson asked if the dryer vent would be enclosed in the patio. Ms. Kondroski explained they are aware of the location of the vent and that if it can't be moved it will be on the inside of the porch. Mr. Tsukalas asked if there will be a screen door. Ms. Kondroski confirmed there will be a door.

Mr. Tsukalas made a motion to approve the request. The motion was seconded by Mr. Riddell. The Chairman asked if there was any additional discussion. There being none the Chairman asked for the vote. The motion passed 4-0.

4. 419 N. Cedar Street – The fourth item under new business TMS # 137-03-06-007, 419 N Cedar Street, zoned D-MX Downtown Mixed Use, owned by Robert Pratt – variance request to reduce the required parking lot screening from eight feet to one foot. Ordinance Section 8.5.2.A. Mr. Macholl explained the request. Mr. Robert Pratt came to the podium and addressed the Board. He explained that he had purchased the property and that he wanted to preserve the cottage as a piece of Summerville. He wants to convert the small house into an office, but needs to provide parking for the use. He explained that he wants to preserve the large Pecan Tree in the front yard while adhering to the UDO requirements. Ms. Amanda Barton the landscape architect explained that with the building located closer to the back of the property and it being a very tight site, with the addition of the drive to the back and to be able to provide adequate maneuvering space there is no room for the required eight (8) foot buffer on the edges of the parking area. She explained that there is already a considerable amount of landscaping on the adjacent properties. There is an existing magnolia on the adjacent property that has very shallow root system that would prevent the planting of materials on the property to meet the buffer requirements. She explained that the cottage was built in the 1930s or 40s. Mr. Lawson asked about the gravel parking on the south side. Mr. Pratt explained that he felt that the prior owner had probably used that to access the property due to the lack of an existing curb cut to the Cedar Street side. Mr. Riddell asked for some clarification on the UDO requirements, and if they apply because this is a redevelopment of an existing site. Mr. Macholl explained that there are some allowances built into the

UDO for this kind of situation, but because this is a change of use, and the drive aisle and the parking are new to the site, the eight (8) foot buffer would be required. Ms. Barton explained to the board that she felt that the existing property is not really wide enough to support standard development and that without the variance they would not be able to fit the requirements.

Mr. Tsukalas made a motion to approve the request. The motion was seconded by Mr. Nye. The Chairman asked if there was any additional discussion. There being none the Chairman asked for the vote. The motion passed 4-0.

5. 159 Oak Bluff Road – The fifth item under new business TMS # 153-12-03-011, 159 Oak Bluff Road, zoned PUD Planned Unit Development, owned by Randy and Jessica Girard – variance request to reduce the required accessory structure setback from 20 feet to five feet and increase the impervious surface limit from 35% to 36%. Ordinance Section 2.10. Mr. Randy Girard came to the podium to discuss the project. He explained that the shape of the lot, being a pie shape, has resulted in the house being pushed back away from the road. Additionally, the existing trees in the back yard he wants to preserve. This prevents the appropriate placement of the shed meeting the required setbacks. Mr. Tsukalas asked to make sure that the shed was proposed to be built in the back yard and if the fence shown in the pictures is located on the property line. Mr. Girard confirmed the shed would be in the rear yard, and that it backs up to a large pond area. Mr. Riddell asked if others in the neighborhood had done similar things. Mr. Girard explained that he could not speak for other homeowners and if they had sought the appropriate variances. He noted though that other properties do have sheds. Mr. Tsukalas suggested the removal of a tree. Mr. Girard said that he did not want to do that. Mr. Lawson asked if the shed could be seen from the street and if it will be built on a concrete pad. Mr. Girard stated that the shed would be able to be seen from the street and that it is proposed to be built up on blocks. It was suggested that the shed could be moved to another part of the yard to meet the required setback. Mr. Girard stated that he was trying to preserve the open space that exists in the back yard. Mr. Riddell asked how far from the front property line the shed was proposed to be. Mr. Girard thought that it would be about 90-100 feet.

Mr. Riddell made a motion to approve the request. The motion was seconded by Mr. Nye. The Chairman asked if there was any additional discussion. There being none the Chairman asked for the vote. The motion passed 4-0.

MISCELLANEOUS:

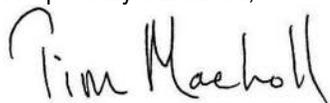
- 1. None**

ADJOURN:

There being no further business, the meeting was adjourned at 6:09 PM on a motion by Mr. Tsukalas and a second by Mr. Nye. The motion passed unanimously 4-0

Respectfully Submitted,

Date: _____



Tim Macholl
Zoning Administrator

Approved: Denis Tsukalas, Chairman _____; or,
Elise Richardson, Vice Chairman _____

VARIANCE REQUEST
TMS#232-07-03-033
308 McDougal Circle, Summerville, SC
STAFF REPORT
BOARD OF ZONING APPEALS
July 14, 2020

Request: Variance request to reduce the required front yard setback from 25 feet to 20 feet for a covered front porch

Property Zoning: PUD Planned Development District

Surrounding Zoning: North: PUD Planned Development District
South: PUD Planned Development District
East: PUD Planned Development District
West: PUD Planned Development District

Ordinance requires: Ordinance Section 2.10 Planned Development District

Response: In order for a variance to be issued by the Board of Zoning Appeals, an applicant is required to show that all four of the conditions listed below have been met and an unnecessary hardship must be shown.

- (b) *Variances.* The board has the power to hear and decide requests for variances when strict application of this chapter's provisions would cause an unnecessary hardship.
- (1) The following standards must apply for finding an unnecessary hardship:
- a. *Extraordinary conditions.* There are extraordinary and exceptional conditions pertaining to the particular piece of property, which could exist due to topography, street widening or other conditions which make it difficult or impossible to make an economically feasible use of the property.
 - b. *Other property.* Extraordinary conditions generally do not apply to other property in the vicinity.
 - c. *Utilization.* Because of these extraordinary conditions, the application of this chapter's provisions to a particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.
 - d. *Detriment.* The authorization of a variance will not be of substantial detriment to adjacent property or the public good, and the character of the district will not be harmed by granting of the variance.

Background: The need for a setback variance was determined at the time of application for building permit

- a. Extraordinary conditions do not exist on the property that prevents or unreasonably prevents the use of the property
- b. Other property in the area do not have similar issues, some properties were built originally with a front porch.
- c. Utilization of the property is reduced but not eliminated due to the position of the house on the property preventing the construction of the front porch.
- d. Detriment will not be caused to other properties by the issuance of this variance on this property.



PUBLIC HEARING NOTICE

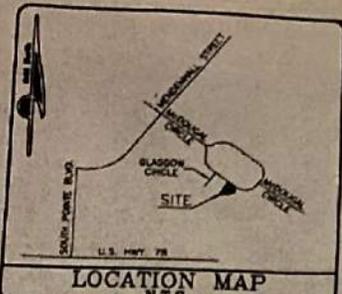
The Town of Summerville
 Board of Zoning Appeals will
 hold a public hearing on
 Date/Time: Tuesday, June 14, 2020 at 5 PM
 In Summerville Town Hall, 200 S. Main St.,
 to discuss a Variance To Reduce The Front Setback
 for this property. From 25 Feet To 20 Feet
 For Information: Planning Department 851-5200
 TMS# 232-07-03-033
 Address 308 McDUGAL CIRCLE
 Sign Posted on: 6/29/2020

Sign may only be removed by
 Authorized Town Employee









CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CH. BEARING	CHORD
C1	39.38	128.02	17°37'36"	19.85	S 83°22'02" E	39.23

LEGEND
 X TREES TO BE REMOVED

THIS LOT IS LOCATED IN FLOOD ZONE C
 SEE FIRM PANEL 450073 0005 D
 MAP REVISED 12/04/1985
 REVISED TO REFLECT LOMR EFFECTIVE: DECEMBER 29, 2003

PERVIOUS 9,284 SF 80.51%
 IMPERVIOUS 2,242 SF 19.48%

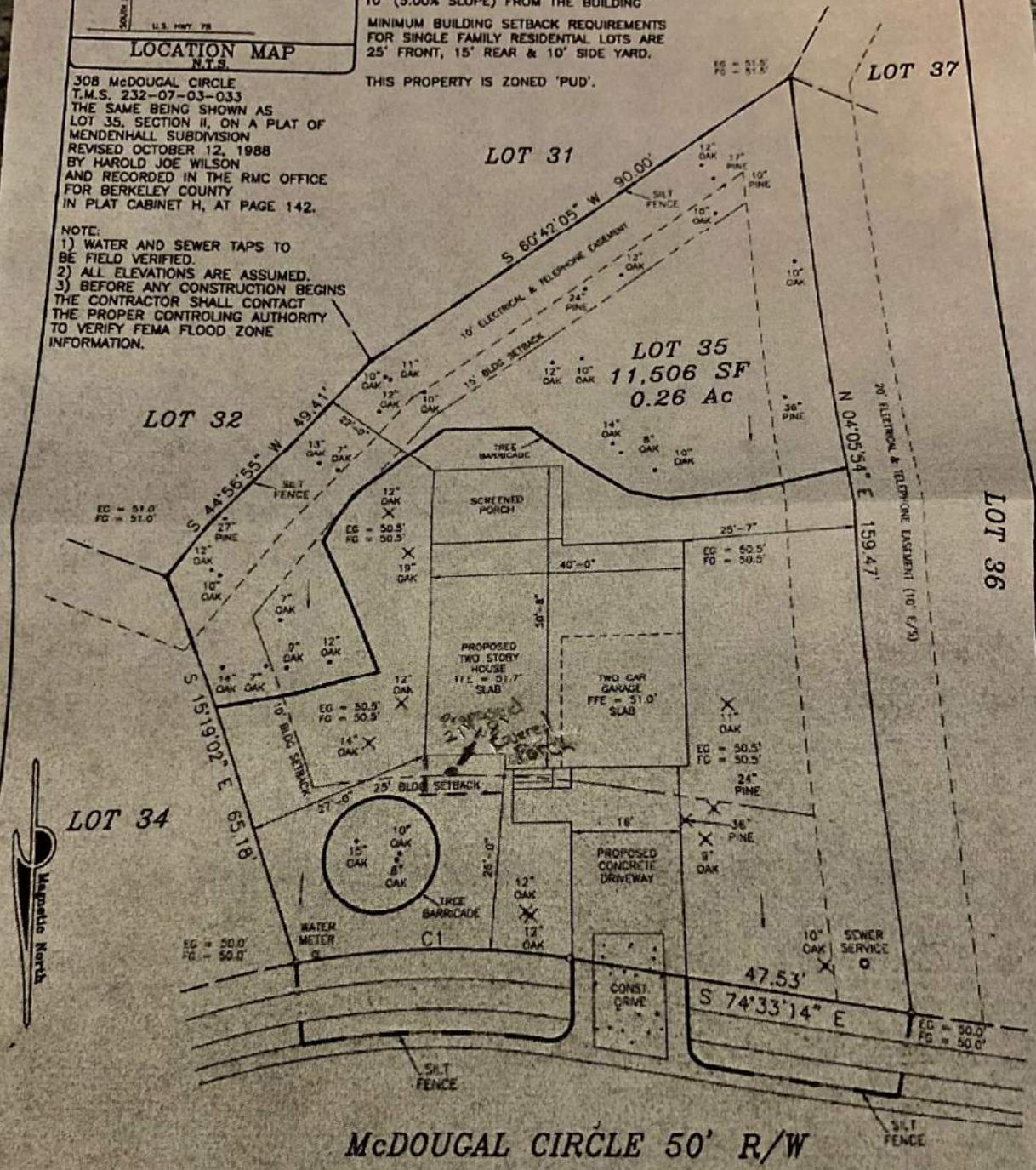
THERE IS A MINIMUM 6" FALL IN THE FIRST 10' (5.00% SLOPE) FROM THE BUILDING

MINIMUM BUILDING SETBACK REQUIREMENTS FOR SINGLE FAMILY RESIDENTIAL LOTS ARE 25' FRONT, 15' REAR & 10' SIDE YARD.

THIS PROPERTY IS ZONED 'PUD'.

308 McDOUGAL CIRCLE
 T.M.S. 232-07-03-033
 THE SAME BEING SHOWN AS LOT 35, SECTION II, ON A PLAT OF MENDENHALL SUBDIVISION REVISED OCTOBER 12, 1988 BY HAROLD JOE WILSON AND RECORDED IN THE RMC OFFICE FOR BERKELEY COUNTY IN PLAT CABINET H, AT PAGE 142.

NOTE:
 1) WATER AND SEWER TAPS TO BE FIELD VERIFIED.
 2) ALL ELEVATIONS ARE ASSUMED.
 3) BEFORE ANY CONSTRUCTION BEGINS THE CONTRACTOR SHALL CONTACT THE PROPER CONTROLLING AUTHORITY TO VERIFY FEMA FLOOD ZONE INFORMATION.



McDOUGAL CIRCLE 50' R/W

SCALE : 1" = 20'



AUGUST 25, 2016

JOB NO. 2016-2926-002 PCL

**PLOT PLAN SHOWING LOT 35,
 SECTION II,
 MENDENHALL SUBDIVISION**

LOCATED IN THE TOWN OF SUMMERVILLE
 BERKELEY COUNTY, SOUTH CAROLINA
 BEN MCCORMICK HOMES, LLC

PO BOX 104, LADSON, SC 29456-0104
 DAVID STEELE, EMAIL: DAVID.STEELE@GSSUPPLYCO.COM
 OFFICE 843-614-6000 FAX 843-614-6001

Macholl, Tim

From: kristina damico <kristina2boys@yahoo.com>
Sent: Wednesday, June 10, 2020 4:29 PM
To: Macholl, Tim
Subject: Re: Additional Submittals Required

- A. The extraordinary condition is this porch would encroach on the 25' set back rule. Our hoa has approved our plan to add a porch and have no issues with the addition
- B. This addition of a porch would not encroach on either of our neighboring houses
- C. We are asking that we are allowed to add a front porch to our home and encroach on the 25' setback to finish our home and help our home to blend into existing neighborhood
- D. The character of property and neighborhood would not be harmed by the addition of the porch it would only increase our curb appeal

Sent from my iPhone

On Jun 10, 2020, at 2:28 PM, Macholl, Tim <tmacholl@summerville.sc.gov> wrote:

Thank you for the information. Attached is the worksheet.

<image005.jpg>

Tim Macholl

Zoning Administrator
Town of Summerville
200 S Main St Summerville, SC 29483
843.851.4213
summerville.sc.gov

<image002.png>

<image003.png>

<image004.png>

From: kristina damico [mailto:kristina2boys@yahoo.com]
Sent: Wednesday, June 10, 2020 2:05 PM
To: Macholl, Tim <tmacholl@summerville.sc.gov>
Subject: Re: Additional Submittals Required

The roofing material will be shingles - sending pics separately of front of house. I also didn't see the 4 questions? Could you forward them to me
Thank you

Sent from my iPhone

On Jun 9, 2020, at 9:27 AM, <TMACHOLL@summerville.sc.gov>
<TMACHOLL@summerville.sc.gov> wrote:

Mayor
Ricky Waring

Council Members:
Bill McIntosh, Mayor Pro Tem
Walter Bailey
Aaron Brown
Kima Garten-Schmidt
Bob Jackson
Terry Jenkins

<logo.jpg>

Town Admin
Colin L

Tow
Beth M

Town A
G.W

TOWN OF SUMMERVILLE

Plan Review Letter

Dated: June 09, 2020

Kristina Siddle
308 Mcdougal Circle
Summerville, SC 29483

Re: BZA20-000015
front porch
308 MCDOUGAL CIR

We have completed a preliminary plan review for the above-captioned project and find the following items that must be addressed before the Board of Zoning Appeals meeting on July 14, 2020.

1. The two drawings provided have different roofing materials. One shows shingles the other a metal roof to match over the garage. Please clarify the roofing choice.
2. Please provide additional photographs of the existing front facade.
3. The written statement does not address the four criteria for a variance. Please upload a new statement which addresses the criteria specifically.

I have attached a work sheet that details the specific criteria that must be addressed as part of the submitted statement.

Please feel free to contact me at 843-851-4213 if you have any questions.

Regards,

<_Documents_301_13564_Signature.gif>

Tim Macholl

Zoning Administrator

200 South Main Street, Summerville, SC 29483-6000 * 843.871.6000, Fax: 843.871.6954

www.SummervilleSC.gov

<logo.jpg>

<_Documents_301_13564_Signature.gif>

<Variance Standards.pdf>

This email and its attachments may be confidential and are intended solely for the use of the individual to whom it is addressed. Any views or opinions expressed are solely those of the author and do not necessarily represent those of the Town of Summerville. If you are not the intended recipient of this email and its attachments, you must take no action based upon them, nor must you copy or show them to anyone. Please reply to the sender if you believe you have received this email in error.

<Variance Standards.pdf>







Macholl, Tim

From: kristina damico <kristina2boys@yahoo.com>
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To: Macholl, Tim
Subject: Re: Additional Submittals Required

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Sent from my iPhone

On Jun 9, 2020, at 9:27 AM, <TMACHOLL@summervillesc.gov>
<TMACHOLL@summervillesc.gov> wrote:

Mayor
Ricky Waring

Council Members:
Bill McIntosh, Mayor Pro Tem
Walter Bailey
Aaron Brown
Kima Garten-Schmidt
Bob Jackson
Terry Jenkins

<logo.jpg>

Town Administrator
Colin L. Martin

Town Clerk
Beth Messervy

Town Attorney
G.W. Parker

TOWN OF SUMMERVILLE

Plan Review Letter

Dated: June 09, 2020

Kristina Siddle
308 Mcdougal Circle
Summerville, SC 29483

Re: BZA20-000015
front porch
308 MCDOUGAL CIR

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2. Please provide additional photographs of the existing front facade.
3. The written statement does not address the four criteria for a variance. Please upload a new statement which addresses the criteria specifically.

I have attached a work sheet that details the specific criteria that must be addressed as part of the submitted statement.

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Regards,

<_Documents_301_13564_Signature.gif>

Tim Macholl

Zoning Administrator

200 South Main Street, Summerville, SC 29483-6000 * 843.871.6000, Fax: 843.871.6954
www.SummervilleSC.gov

<logo.jpg>

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<Variance Standards.pdf>

VARIANCE REQUEST
TMS#379-00-00-273
215 Brutus Lane, Summerville, SC
STAFF REPORT
BOARD OF ZONING APPEALS
July 14, 2020

Request: Variance request to reduce the required rear yard setback from 10 feet to five (5) feet for the construction of a pergola

Property Zoning: PUD Planned Development District

Surrounding Zoning: North: PUD Planned Development District
South: PUD Planned Development District
East: PUD Planned Development District
West: PUD Planned Development District

Ordinance requires: Ordinance Section 2.10 Planned Development District

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 - b. *Other property.* Extraordinary conditions generally do not apply to other property in the vicinity.
 - c. *Utilization.* Because of these extraordinary conditions, the application of this chapter's provisions to a particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.
 - d. *Detriment.* The authorization of a variance will not be of substantial detriment to adjacent property or the public good, and the character of the district will not be harmed by granting of the variance.

Background: The need for a setback variance was determined prior to application for building permit

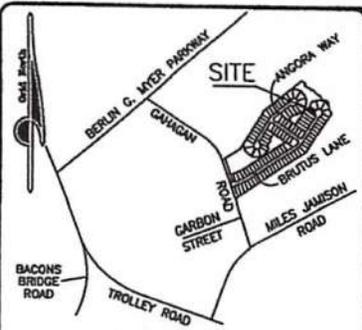
- a. Extraordinary conditions do exist based upon the size of the property and relative size of the house, the structure stretches from setback to setback because of the location of the lot on the cul-de-sac. Any vertical structure on the rear of the property will require a variance due to the small size of the lot.
- b. Other property in the area do have similar issues, a rear setback variance was previously approved at 220 Brutus Lane for a rear setback reduction in 2018.
- c. Utilization of the property is reduced but not eliminated due to the position of the house on the property preventing the pergola on the rear.
- d. Detriment will not be caused to other properties by the issuance of this variance on this property.



PUBLIC HEARING NOTICE

The Town of Summerville
 Board of Zoning Appeals will
 hold a public hearing on
 Date/Time: Tuesday July 14, 2020 at 5 PM
 In Summerville Town Hall, 200 S. Main St.,
 to discuss a Variance To Reduce The Rear Setback
 for this property. From 10 Feet To 5 Feet
 For Information: Planning Department 851-5200
TMS# 379-00-273
Address 215 Brutus Lane
Sign Posted on: 6/29/2020

Sign may only be removed by
 Authorized Town Employees

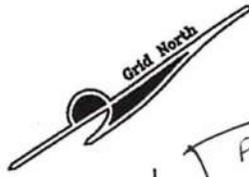


LOCATION MAP
N.T.S.

CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CH. BEARING	CHORD
C1	68.90	50.00	78°57'31"	41.19	S 01°49'36" E	63.58
C2	11.90	10.00	68°10'13"	6.77	N 07°13'15" W	11.21

LEGEND

X TREES TO BE REMOVED



PERGOLA
PROJECT
AREA

HOA COMMONS AREA

THIS LOT IS LOCATED IN
FLOOD ZONE C
SEE FIRM PANEL 455413 0080 F
MAP REVISED APRIL 17, 1987

215 BRUTUS LANE
TMS 379-00-00-273
THE SAME BEING SHOWN AS
LOT 73, PHASE 3, ON A PLAT OF
THE PINES AT GAHAGAN
DATED DECEMBER 6, 2012
BY PAUL C. LAWSON, JR.
AND RECORDED IN THE RMC OFFICE
FOR CHARLESTON COUNTY IN
PLAT BOOK L13, AT PAGES 0027

NOTE:

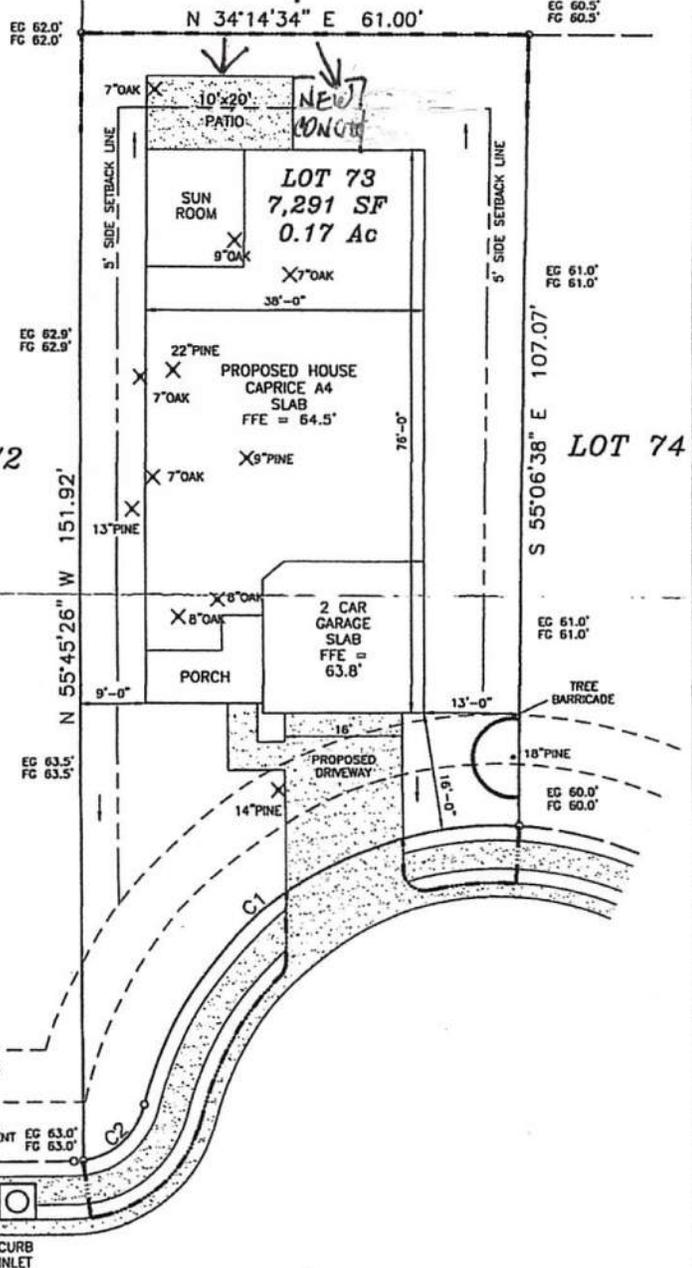
- 1) WATER AND SEWER TAPS TO BE FIELD VERIFIED.
- 2) ALL ELEVATIONS ARE ASSUMED.
- 3) BEFORE ANY CONSTRUCTION BEGINS THE CONTRACTOR SHALL CONTACT THE PROPER CONTROLLING AUTHORITY TO VERIFY FEMA FLOOD ZONE INFORMATION.

PERVIOUS 3,850 SF 52.80%
IMPERVIOUS 3,441 SF 47.20%

THERE IS A MINIMUM 6" FALL IN THE FIRST
10' (5.00% SLOPE) FROM THE BUILDING

MINIMUM BUILDING SETBACK REQUIREMENTS
FOR SINGLE FAMILY RESIDENTIAL LOTS ARE
15' FRONT, 10' REAR & 5' SIDE YARD.

THIS PROPERTY IS ZONED 'PUD'.

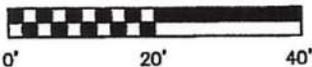


LOT 72

LOT 74

BRUTUS LANE (PRIVATE ROAD) 40' R/W

SCALE : 1" = 20'



MAY 19, 2017

JOB NO. 2017-4202-044 PCL

PLOT PLAN SHOWING LOT 73

PHASE 2,

THE PINES AT GAHAGAN

LOCATED IN THE TOWN OF SUMMERVILLE

CHARLESTON COUNTY, SOUTH CAROLINA

H & H CONSTRUCTORS INC

105 Central Avenue, Suite 200A, Goose Creek, SC 29445

Jessica E. Woods EMAIL: JessicaWoods@hhhomes.com

OFFICE (843) 879-2419 FAX (843) 879-2454

Ralph D Tileston
215 Brutus Ln
Summerville SC 29485-5900
843-412-5042
E088364



Ralph D. and Suzanne J. Tileston
215 Brutus Lane
Summerville, SC 29485
Ralph.tileston@gmail.com
(843)412-5042 Cell

June 18, 2020

Town of Summerville
Board of Zoning Appeals (BZA)
200 South Main Street
Summerville, SC 29483

Board Members:

Attached please find a Plot Plan for our home at 215 Brutus Lane in Summerville. As you can see, our rear set back (10 feet) dissects our patio exactly in half and is preventing our contractor from attaching/installing 10 feet by 32 feet pergola across the rear of our home. We are located at the bottom of Brutus Lane and our home is adjacent to a common area leading to a retention pond. Our intention is to install the pergola over the patio area plus an additional 12 feet of width of additional concrete patio. I have also enclosed some photos in our file submittal.

Specifically:

Extraordinary Conditions: Due to the placement of our home on a cul-de-sac, a portion of the front yard was lost for street and storm drain placement forcing the home to be placed further back on the lot. In addition, the contouring process for the rear area of our home is part of the drainage and pond servicing access that was deemed necessary for proper flow and function. We are asking for a 5-foot reduction to the setback rule in our patio area only. (Would not affect any other portion of the property).

Other Property: This Variance would only affect the areas of pergola placement and would not affect any other area of property.

Utilization: Due to the position of our home (front East and rear West), the rear patio is not usable until evening by wife due to the sun exposure and heat discomfort earlier. The installation of the pergola would allow usage of the patio area for most of the year to block the sun and the rain. My wife has been advised by our dermatologist to avoid direct sunlight whenever possible.

Detriment: The authorization of this variance would not be of any detriment to any contiguous property or the public good. The character of the district will not be harmed by granting of the variance.

Sincerely,
Ralph D. and Suzanne J. Tileston



PROPOSAL

187 Farmington Road
 Summerville, SC 29486
 843-501-0036

PROPOSAL SUBMITTED TO

Name	Ralph Fieston		Date	6-16-20	Lead Source
Address	215 Brutus Ln		Email		
City, State, Zip	Summerville, SC		HOA Contact	HOA Phone	
Home Phone	Cell Phone	843-412-5042			
Subdivision Name					

PROJECT DESCRIPTION

Add 4" Concrete pad

Add 12x32 Solid Insulated pergola

Add Scallop Beams

Add Copper Downspout

Add 3 pergola post

Add 2 Fans

WE PROPOSE hereby to furnish Custom Manufactured Materials in accordance with the above specifications, for the sum of:			
PAYMENT	Due at foundation completion	Due upon completion	CONTRACT TOTAL AMOUNT
AMOUNT			\$ 15,940.00

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. Payment will be made as outlined above.

BUYER(S) HEREBY ACKNOWLEDGES THAT BUYER(S) HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS ON THE FRONT AND REVERSE OF THIS AGREEMENT, ALL OF WHICH ARE INCORPORATED BY REFERENCE AND HAVE RECEIVED A COMPLETED, SIGNED AND DATED COPY OF THIS AGREEMENT ON THE DATE WRITTEN BELOW. DO NOT SIGN THIS CONTRACT IF BLANK. YOU ARE ENTITLED TO A COPY AT THE TIME YOU SIGN. KEEP IT TO PROTECT YOUR LEGAL RIGHTS. YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION.

_____	ESTIMATED START DATE
DATE OF ACCEPTANCE	DATE OF ACCEPTANCE
HOME OWNER SIGNATURE	EXPRESS-SUNROOMS SIGNATURE

OFFICE USE
Plat
HOA

(initial) ONLY WORK DETAILS WRITTEN ON THIS PROPOSAL WILL BE PERFORMED. ANY CHANGES WILL INCUR ADDITIONAL COST.













VARIANCE REQUEST
TMS#154-00-00-009
Ladson Road and Limehouse Drive, Summerville, SC
STAFF REPORT
BOARD OF ZONING APPEALS
July 14, 2020

Request: Variance request to increase the permitted sign height and size from six feet and 36 square feet to 14 feet and 67 square feet.

Property Zoning: UC-MX Urban Corridor Mixed Use

Surrounding Zoning: North: UC-MX Urban Corridor Mixed Use
South: UC-MX Urban Corridor Mixed Use
East: UC-MX Urban Corridor Mixed Use/Out
West: UC-MX Urban Corridor Mixed Use/Out

Ordinance requires: Ordinance Section 10.4.2.A – six feet overall height and 36 square feet sign face

Response: In order for a variance to be issued by the Board of Zoning Appeals, an applicant is required to show that all four of the conditions listed below have been met and an unnecessary hardship must be shown.

- (b) *Variances.* The board has the power to hear and decide requests for variances when strict application of this chapter's provisions would cause an unnecessary hardship.
- (1) The following standards must apply for finding an unnecessary hardship:
- a. *Extraordinary conditions.* There are extraordinary and exceptional conditions pertaining to the particular piece of property, which could exist due to topography, street widening or other conditions which make it difficult or impossible to make an economically feasible use of the property.
 - b. *Other property.* Extraordinary conditions generally do not apply to other property in the vicinity.
 - c. *Utilization.* Because of these extraordinary conditions, the application of this chapter's provisions to a particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.
 - d. *Detriment.* The authorization of a variance will not be of substantial detriment to adjacent property or the public good, and the character of the district will not be harmed by granting of the variance.

Background: The applicant has been in discussions with staff concerning the proposed signage for the recently approved development of a Parker's Kitchen at the corner of Ladson and Limehouse Drive. The applicant is requesting the variance only for the Ladson Road sign.

- a. *Extraordinary conditions:* Extraordinary conditions do not exist on the property that would prevent the utilization of the property for its intended use. The property is still permitted to have a sign, additionally the DRB has granted the developer the right to have two signs on the property, one on the Ladson Road side and one on the Limehouse Drive side.

- b. Other Property: The UC-MX zoning has been applied to properties along Ladson Road. The undeveloped properties in this corridor will be restricted to the same signage requirements as this property putting no one at an advantage.
- c. Utilization: By complying with the requirements of the code the property will not be unnecessarily restricted. The DRB has already approved the additional signage that is permitted with DRB approval.
- d. Detriment: The issuance of the variance will not necessarily be detrimental to the surrounding properties, but it is staff's opinion that it will set a precedent for future development and will be detrimental to the character of the corridor that the Town is trying to establish with the passage of the UDO.

045 / 25 / 200

avisonyoung.com

Avison Young - South Carolina, Inc.

Tradd Varner

843 532 1684

PUBLIC HEARING NOTICE



The Town of Summerville Board of Zoning Appeals will hold a public hearing on

Date/Time: TUESDAY JULY 14, 2020 AT 5 PM

In Summerville Town Hall, 200 S. Main St., to discuss a VARIANCE TO INCREASE PERMITTED SIGN HEIGHT AND SQUARE FEET for this property.

For Information: Planning Department 851-5200

TMS# 154-00-00-009

Address LADSON ROAD

Sign Posted on: 6/23/2020

Sign may only be removed by Authorized Town Employee

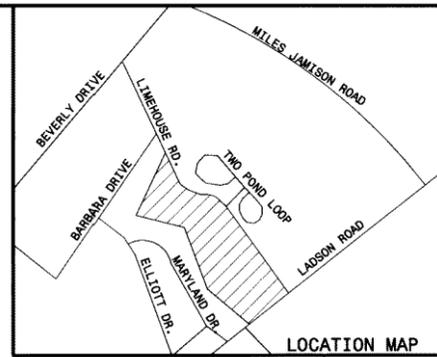
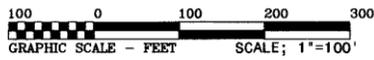
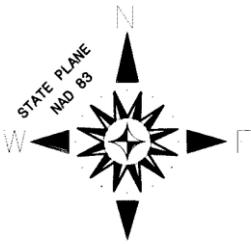
PUBLIC HEARING NOTICE

The Town of Summerville Board of Zoning Appeals will hold a public hearing on TUESDAY July 14, 2020 at 5 PM in Summerville Town Hall, 200 S. Main St., to discuss a VARIANCE To INCREASE PERMITTED SIGN for this property. HEIGHT AND SQUARE FEET



For Information: Planning Department 851-5200
TMS# 154-00-00-009
Address LADSON ROAD
Sign Posted on: 6/21/2020

Sign may only be removed by Authorized Town Employee



Course	Bearing	Distance
L-1	N 84°07'27" W	53.25'
L-2	N 84°55'08" W	75.03'
L-3	S 80°58'48" E	8.82'
T-1	N 35°13'39" E	70.63'
T-2	S 18°27'28" E	17.73'
T-3	S 18°12'11" E	41.54'
T-4	S 50°24'43" W	18.47'
T-5	S 66°10'18" W	15.17'

Curve	Radius	Tangent	Length	Delta	Degras	Chord	Chord Bear.
C-1	510.51'	159.58'	309.33'	34°43'02"	11°13'24"	304.82'	S 43°24'00" E
C-2	176.98'	42.10'	82.87'	26°45'50"	32°22'27"	81.82'	S 48°23'43" E
C-3	2832.02'	206.85'	412.67'	8°21'18"	2°01'23"	412.81'	S 28°50'45" E

REFERENCES

- 1.) PLATS OF BROOKHAVEN S/O. PLAT CAB. "J", SLD. 106
PLAT CAB. "J", SLD. 146
PLAT CAB. "J", SLD. 136
- 2.) PLAT OF JAMISON TERRACE DATED MAY 1974
RECORDED PLAT CAB. "C" SLIDE 29
- 3.) PLAT OF FAIRLAWN SUBDIVISION DATED APRIL 23, 1976
RECORDED PLAT CAB. "C" SLIDE 69
- 4.) PLATS OF THE R.I. LIMEHOUSE ESTATE RECORDED IN PLAT BOOK 16, PG. 96
RECORDED IN PLAT BOOK 17, PG. 15
- 5.) TMS NO. 154-00-00-009

THIS PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE 'X', AS PER FIRM FLOOD RATE MAP NO. 45006B 0265 C, DATED APRIL 15, 1994.

ZONED RA1

NOTE: THIS PROPERTY WAS SURVEYED BY REFERENCE PLATS AND FIELD INFORMATION. NO TITLE SEARCH WAS PERFORMED BY ME NOR THIS COMPANY AS TO THE CLEAR TITLE TO THE PROPERTY.

DORCHESTER COUNTY PLANNING BOARD
EXEMPT under provisions of ARTICLE
Y, Part 3(a), Chapter
10, Ordinance 2003-173
MAR 05 2004, DATE

SOUTH CAROLINA DORCHESTER COUNTY
OAKBROOK COMMUNITY

PLAT OF 18.75 ACRES OF LAND, LOCATED AT THE INTERSECTION OF LADSON AND LIMEHOUSE ROADS, BEING SUBDIVIDED INTO TWO TRACTS, AS REQUESTED BY SUMMERVILLE PARTNERS OF GA., LLP C/O GRACE SHEWMAKER

NOVEMBER 4, 2003

JOB NO. 2003-173

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

John David Bass 11/5/2003
JOHN DAVID BASS, PLS.
S.C. REGISTRATION NO. 15388

ASSOCIATED SURVEYORS OF SUMMERVILLE
P.O. BOX 6
SUMMERVILLE, S.C. 29484
B43-B73-1061

CONVEYED 2003 BY ASSOCIATED SURVEYORS OF SUMMERVILLE FILE #11110006

SITE LEGEND

- (A) 18" CURB & GUTTER
- (B) STOP BAR WITH "STOP" SIGN (RH), SEE DETAILS
- (C) TAPER CURB TO FLUSH
- (D) DUMPSTER ENCLOSURE (RE: ARCH)
- (E) STANDARD-DUTY CONCRETE PAVEMENT
- (F) WHEEL STOP
- (G) SIDEWALK TO BE FLUSH
- (H) CONCRETE TRANSFORMER PAD
- (I) 2" CONCRETE CURB BACKING AT ENTRANCES
- (J) AIR / VACUUM EQUIPMENT
- (K) 30" DIAMETER CONCRETE SPHERE BOLLARD, CONTRACTOR TO COORDINATE EXACT LOCATION WITH OWNER
- (L) TWO (2) 46" WIDE X 32" DEEP PROPANE CAGES WITH TWO (2) 48" TALL STEEL BOLLARDS PLACED THREE (3) FEET IN FRONT OF PROPANE CAGES, SEE ARCHITECTURAL DRAWINGS FOR DETAILS. CONTRACTOR TO PROVIDE & COORDINATE EXACT LOCATION WITH OWNER
- (M) 48" TALL STEEL BOLLARD, SEE ARCHITECTURAL DRAWINGS FOR DETAILS. CONTRACTOR TO PROVIDE & COORDINATE EXACT LOCATION WITH OWNER
- (N) GREASE TRAP, 1500 GAL. MIN.
- (O) OIL TANK, TO BE SECURED
- (P) FUEL VENTS
- (Q) ACCESSIBLE RAMP PER SCOOT 720-95H
- (R) 6' WIDE CROSSWALK PER SCOOT 625-905-00
- (S) 5' CONCRETE SIDEWALK
- (T) TE PROPOSED SIDEWALK TO EXISTING
- (U) TAPER GUTTER PAN TO SCOOT WIDTH
- (V) TE PROPOSED CURB TO EXISTING
- (W) NOT USED
- (X) FUTURE ACCESS LOCATION
- (Y) EXISTING CURB TO BE REMOVED
- (Z) ON-SITE HANDICAP RAMP
- (AA) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE SPACE WALL MOUNTED SIGN AND SYMBOL. VAN INDICATES VAN ACCESSIBLE SPACE.
- (BB) SITE SIGNAGE

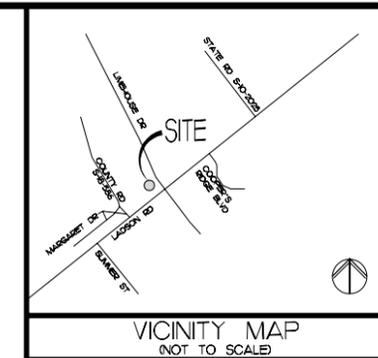
CONTRACTOR TO REFER TO THE MOST CURRENT EDITION OF THE SCOOT STANDARD DRAWINGS

CONSTRUCTION SIGNING SHALL BE PLACED ACCORDINGLY. SEE DETAIL SHEET FOR SCOOT STANDARD DRAWING 606-010-02 WITH SCHEME C FOR BOTH DIRECTIONS ON CENTRAL AVENUE & ORAGNEBURG ROAD BUT MODIFIED TO ONLY USE ROAD WORK AHEAD SIGN AND END CONSTRUCTION SIGN. CONSTRUCTION SIGNING ADJUSTED AS REQUIRED FOR INTERSECTION.

ANY WORK REQUIRING A SHOULDER CLOSURE IS TO BE DONE USING SCOOT STANDARD DRAWING #D-205-00 FOR SHOULDER CLOSURE. ALL SHOULDER CLOSURE IS TO BE DONE DURING DAYLIGHT HOURS BETWEEN 9:00 AM TO 3:00 PM

PARKING CALCULATIONS

TENANT	AREA SF	MIN. REQUIRED RATIO	MIN. REQUIRED PARKING	MAX. REQUIRED RATIO	MAX. REQUIRED PARKING	PARKING PROVIDED
PARKER'S	4,920 SF	2 SPACES PER 1000 SF	10	20% OF MINIMUM	20	32



REVISIONS	BY

SITE LEGEND

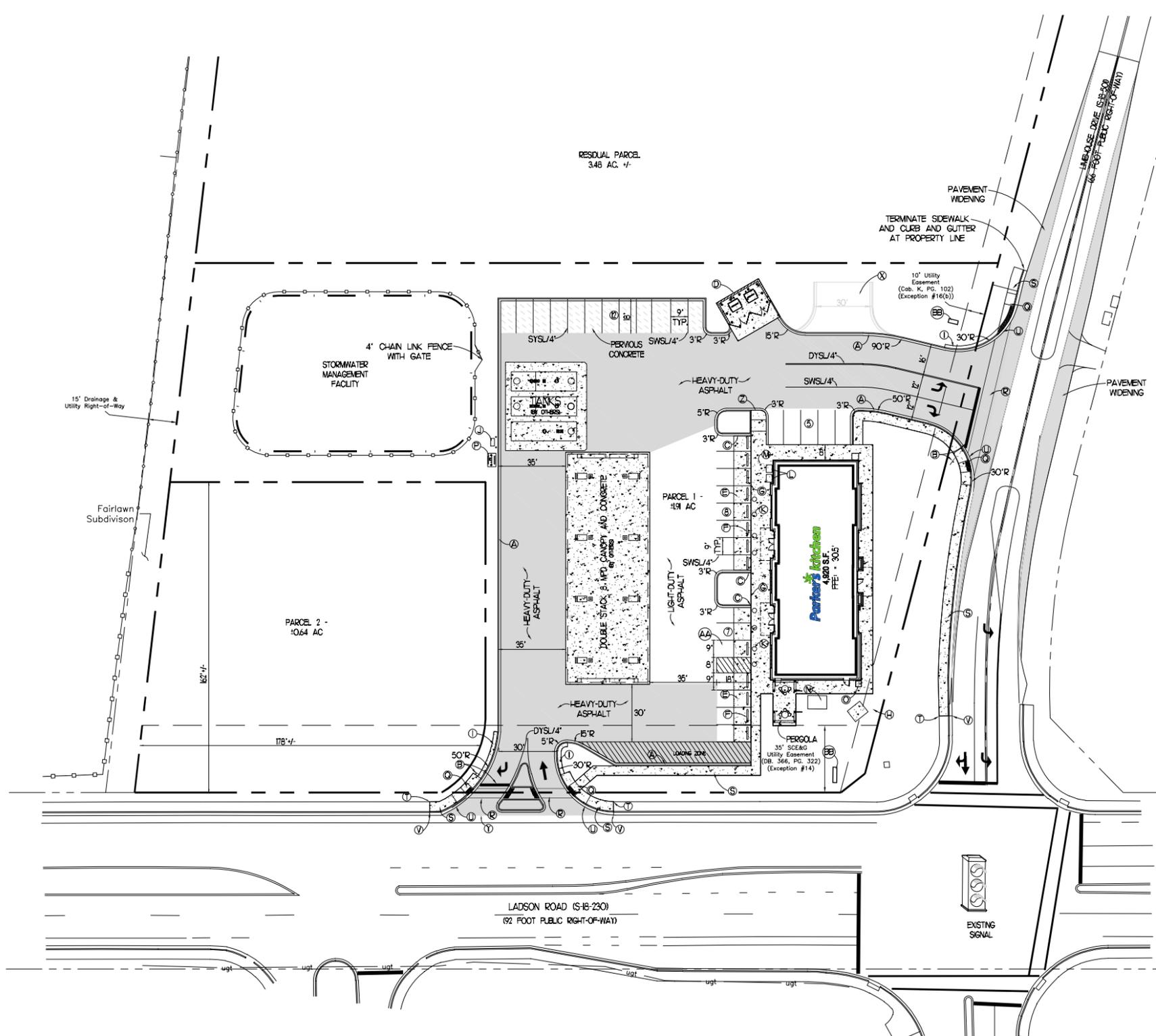
EXISTING	PROPOSED	DESCRIPTION
(3)	(3)	NUMBER OF SPACES PER ROW
=====	=====	CURB & GUTTER
—+—	—+—	FENCE
⊕	⊕	SIGN
♿	♿	HANDICAP SYMBOL
[Pattern]	[Pattern]	CONCRETE PAVEMENT
[Pattern]	[Pattern]	STANDARD DUTY PAVING
[Pattern]	[Pattern]	HEAVY DUTY PAVING
[Pattern]	[Pattern]	PERVIOUS CONCRETE
☆	☆	LIGHT POLE

PAINT STRIPING LEGEND

- SWSL/4' - SINGLE WHITE SOLID LINE / 4' WIDE
- SYSL/4' - SINGLE YELLOW SOLID LINE / 4' WIDE
- DYSL/4' - DOUBLE YELLOW SOLID LINE / 4' WIDE EACH
- SWSL/24' - SINGLE WHITE SOLID LINE / 24' WIDE

NOTE: REF. GEOTECHNICAL REPORT BY OTHERS FOR PAVEMENT SECTION INFORMATION

- SITE PLAN NOTES**
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIT DOORS, EXIT RAMPS AND PORCHES.
 - ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB, EDGE OF ASPHALT OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
 - ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED WITH STRIPES 4' WIDE AT 45° AND 2 FEET O.C.
 - ALL STRIPING SHALL BE 4" WIDE UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL COORDINATE FINAL LOCATION OF THE SITE SIGNS WITH PARKER'S CONSTRUCTION MANAGER.
 - CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
 - ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF SUMMERVILLE REGULATIONS AND CODES AND OSHA STANDARDS.
 - ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED, UNLESS OTHERWISE NOTED.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVAL FROM UTILITY COMPANY AND TOWN OF SUMMERVILLE FOR THE LOCATION AND HEIGHT OF ALL SIGNAGE BEFORE CONDUIT AND WIRING IS INSTALLED.
 - EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID. (RE: DEMOLITION PLAN)
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 - SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY SURVEY MATTERS, LLC.
 - CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL ITEMS/FEATURES IN CONFLICT WITH PROPOSED IMPROVEMENTS AND FOR INCLUDING ALL COSTS IN BASE BID.



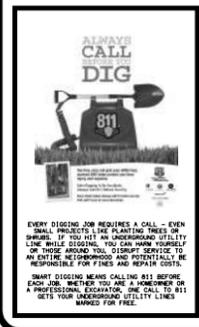
FREELAND and KAUFFMAN, INC.
 Engineers • Landscape Architects
 209 West Stone Avenue
 Greenville, South Carolina 29609
 864-233-5497

PRELIMINARY
 NOT FOR
 CONSTRUCTION

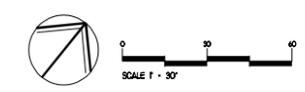


Parker's kitchen
 17 W. MCCOY ROAD, STREET
 SAVANNAH, GA 31401
 STORE #84 - LADSON RD & LINEHOUSE DR

DRAWN	DAC
CHECKED	BTS
DATE	04/09/2020
SCALE	AS NOTED
DRAWING	DRAWING



SITE PLAN



Town of Summerville

BOARD OF ZONING APPEALS / VARIANCE REQUEST APPLICATION

ADDENDUM

Pursuant to Chapter 32 Article II, The Drayton Parker Companies and Gregory M. Parker Inc. is seeking a variance from Section 10.4.2 of the UDO where it allows a maximum height of 6 feet and area of 36 Square Feet for monument signs in the UC-MX zoning district. The applicant is requesting a maximum height allowance of 14 feet and area of 75 Square Feet for the allowed signage.

- (a) Extraordinary Conditions: There extraordinary and exceptional conditions pertaining to the particular piece of property, which could exist due to topography, street widening, or other conditions which make it difficult or impossible to make an economically feasible use of the property.

The site, situated at the corner of Ladson Road and Limehouse Drive, a heavily traveled arterial corridor, provides a great opportunity for residents and motorists along this corridor to be serviced with convenience, food and fuel; however, the economic viability of the site will be significantly impacted due to the severely restrictive signage allowances for height and area.

- (b) Other Property: Extraordinary conditions generally do not apply to other property in the vicinity.

The property in question is one of only few properties along the Ladson Road corridor situated in the Town's UC-MX district, where the majority of similarly zoned properties are located in the Town's more densely developed urban corridors and downtown business district with significantly different traffic patterns and speed limits. Other properties along this corridor are not equally burdened with the more restrictive zoning and signage requirements of the UC-MX Zone. Those properties sharing the same zoning designation were in some cases previously developed under less restrictive sign standards.

- (c) Utilization: Because of these extraordinary conditions, the application of this chapter's provisions to a particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.

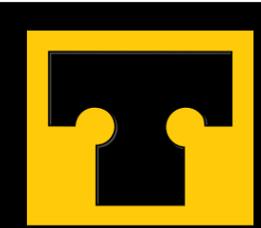
In light of the aforesaid unique conditions and constraints surrounding the subject property, if the applicant were not granted a variance and is forced to comply with the forementioned maximum height and area requirements for signage, there would be a substantial negative impact to the traffic flow and safety along Ladson Road and Limehouse Drive. With the larger signs the applicant intends to provide advance notice to motorist along this busy corridor of the availability of convenience and fuel while allowing for adequate site distance, response time and safer turn movements entering and exiting the site.

(d) Detriment: The authorization of a variance will not be of substantial detriment to adjacent property or the public good, and the character of the district will not be harmed by the granting of the variance.

The above referenced circumstances warrants allowances for the safe circulation of, vehicular, pedestrian and delivery traffic in vicinity to and throughout the site. The exercise of power in granting a variance in this case would be consistent with the spirit of the ordinance as granting the variance will vastly improve safety, circulation and service to the public and will not adversely impact adjacent properties or uses nor will it be detrimental to the overall health, safety and welfare of the community. The character of the district will be significantly enhanced given the overall design of site, landscaping and aesthetics of the proposed signage.

Signature of Applicant Date

_____ Signature **061920** _____ Date



THOMAS

SIGN & AWNING CO INC

4590 118TH Avenue North
Clearwater, Florida 33762

800-526-3325

www.thomassign.com

CLIENT

Parker's

Design Number:
88559

Installation Address:
Various

Project Identity Number:
88559

Sales Associate:	Project Team:
BG	TSA
Designer:	Date:
AA	05.12.20

Project Updates:



THIS ARTICLE IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



3M™ MCS™ Warranty

Approval:

- Approved
DATE: _____
- Approved as noted
DATE: _____
- Revise & Re-Submit
DATE: _____

The designs, concepts, drawings and specifications provided are the exclusive property of Thomas Sign & Awning Company and may not be reproduced in any way, shape or fashion without the express written permission of Thomas Sign & Awning Company

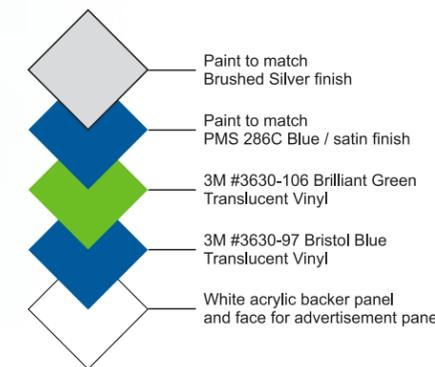
Page **Sheet**

1 **1 of 2**

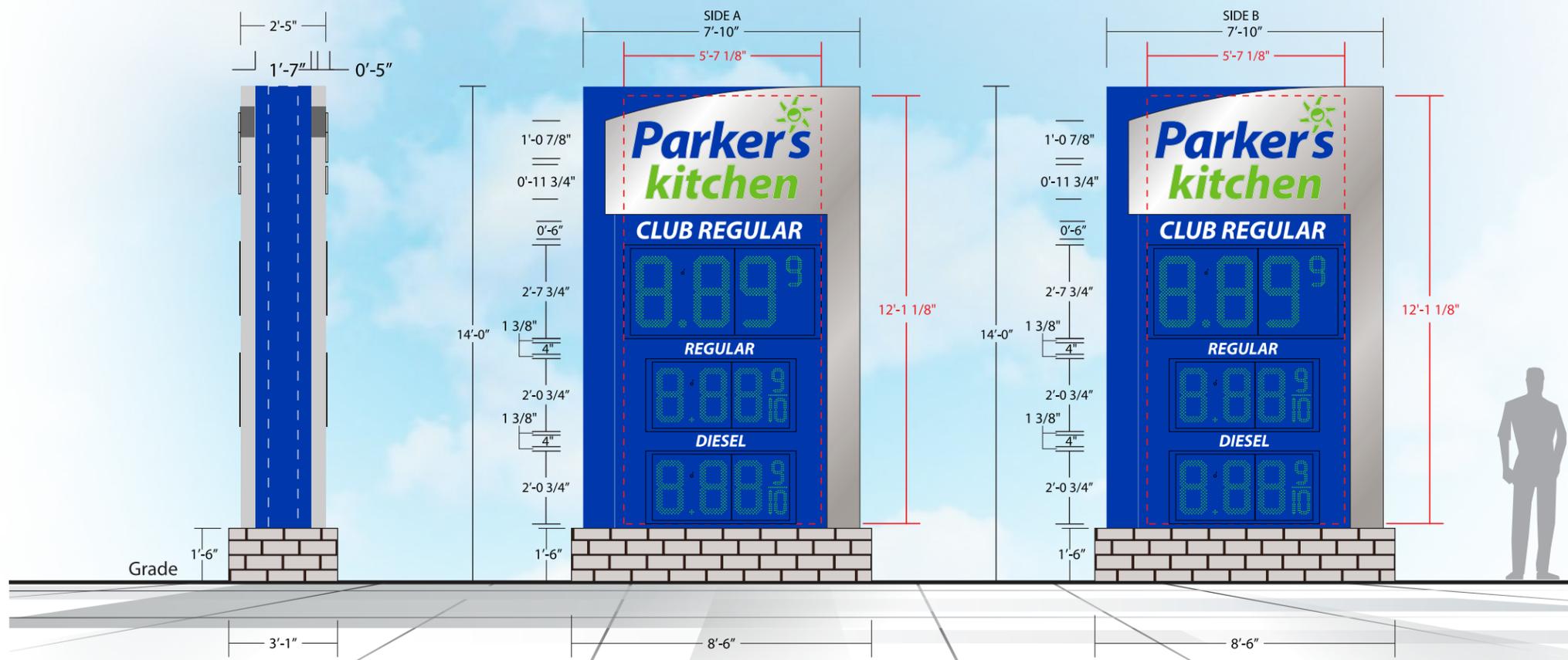
Local: 727-573-7757
Fax: 727-573-0328



VINYL INSET DETAIL



Color Program



#5. Monument Sign - Digital Price LED Option

SQ FT: 55.41

Scale: 1/4"=1'-0"

Scope of Work:

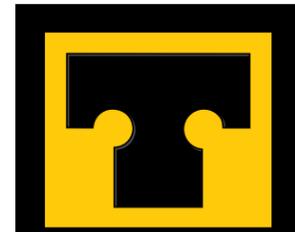
Fabricated aluminum angle frame with sheet aluminum filler. Faces are routed aluminum with clear acrylic Push-Thru "Parker's" copy and ICON decorated with 1st surface translucent vinyl conforming with client's color program. Subcopy to be routed aluminum with white acrylic backer.

Illumination for main signage is accomplished by high output LED (White) lighting system.

Blue LED track lighting for main cabinet.

Two (2) Skyline LED displays per face.

Cabinet painted Akzo Nobel brushed aluminum silver and PMS 286C Blue with satin finish. Brick base to match building



THOMAS

SIGN & AWNING CO INC

4590 118TH Avenue North
Clearwater, Florida 33762

800-526-3325

www.thomassign.com

CLIENT

Parker's

Design Number:
88559

Installation Address:
Various

Project Identity Number:
88559

Sales Associate: Project Team:

BG TSA

Designer: Date:

AA 05.12.20

Project Updates:

Paint to match
Brushed Silver finish

Paint to match
PMS 286C Blue / satin finish

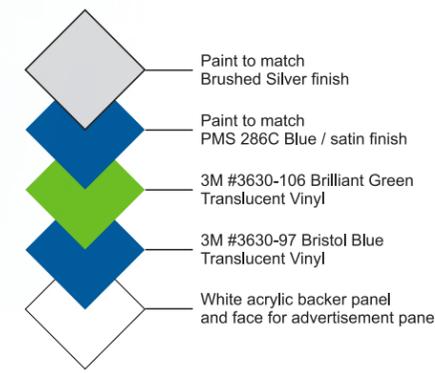
3M #3630-106 Brilliant Green
Translucent Vinyl

3M #3630-97 Bristol Blue
Translucent Vinyl

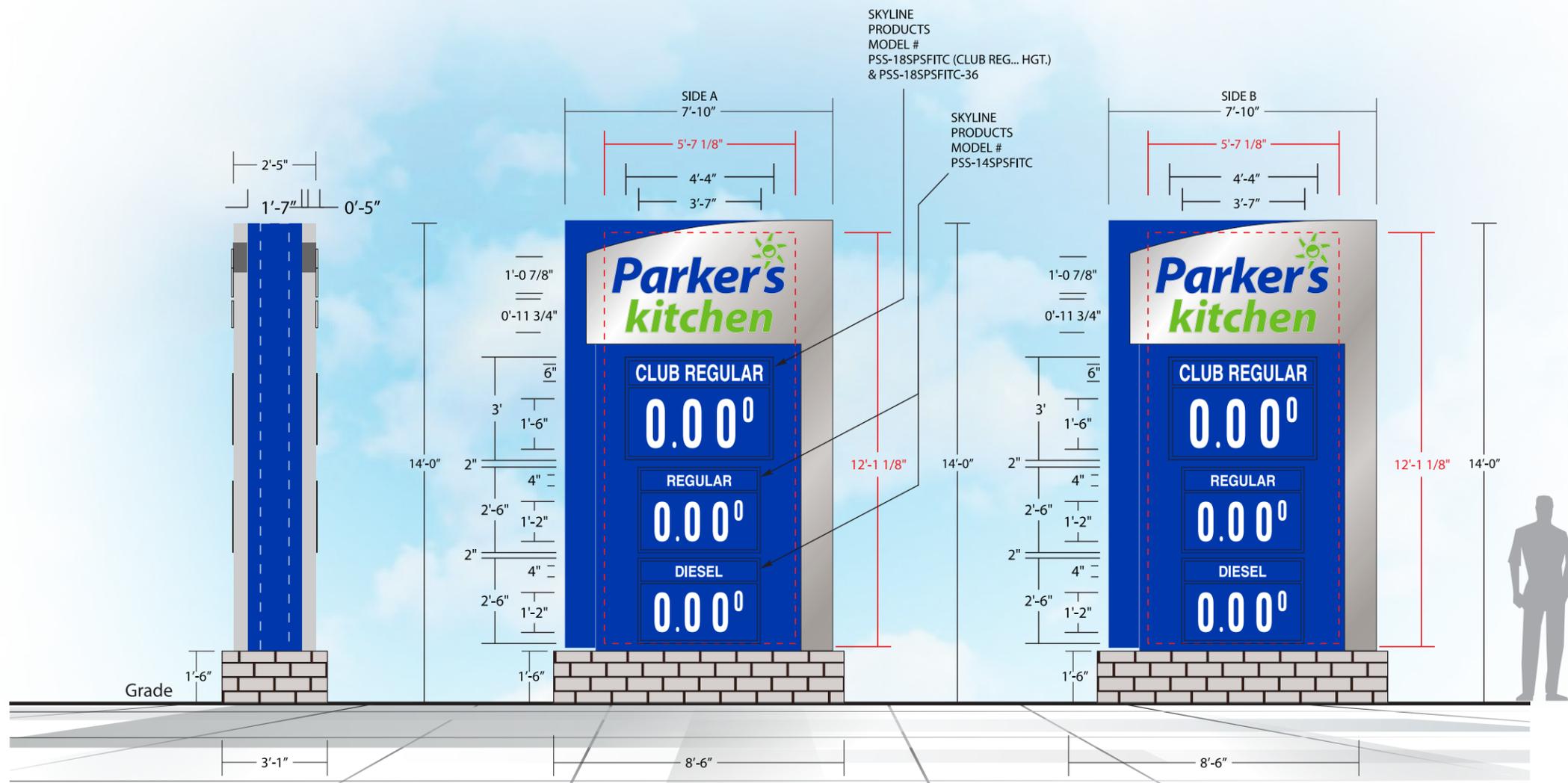
White acrylic backer panel
and face for advertisement panel



VINYL INSET DETAIL



Color Program



SKYLINE PRODUCTS
MODEL #
PSS-18SPSFITC (CLUB REG... HGT.)
& PSS-18SPSFITC-36

SKYLINE PRODUCTS
MODEL #
PSS-14SPSFITC

SQ FT: 55.41

Scale: 1/4"=1'-0"

#6. Monument Sign - Scroller Pricers Option

Scope of Work:

Fabricated aluminum angle frame with sheet aluminum filler. Faces are routed aluminum with clear acrylic Push-Thru "Parker's" copy and ICON decorated with 1st surface translucent vinyl conforming with client's color program. Subcopy to be routed aluminum with white acrylic backer.

Illumination for main signage is accomplished by high output LED (White) lighting system.

Blue LED track lighting for main cabinet.

Two (2) Skyline Scroller Pricers displays per face.

Cabinet painted Akzo Nobel brushed aluminum silver and PMS 286C Blue with satin finish. Brick base to match building



3MTM MCSTM Warranty

Approval:

- Approved
DATE:
- Approved as noted
DATE:
- Revise & Re-Submit
DATE:

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Page Sheet

2 2 of 2

Local: 727-573-7757
Fax: 727-573-0328