

**TOWN OF SUMMERVILLE  
BOARD OF ZONING APPEALS**



**AGENDA  
September 8, 2020  
5:00 PM  
Town Hall (annex) – Council Chambers  
200 S. Main Street**

**I.** Approval of minutes from July 14, 2020

**(For below item, signs posted on property August 24, 2020 and ad on August 23, 2020 in *Post & Courier*)**

**II. OLD BUSINESS:**

1. No Old Business

**III. NEW BUSINESS:**

1. TMS # 232-07-01-004, 502 Eastover Circle zoned PUD – Planned Development District, owned by Ray and Nancy Hodges – variance request to increase the permitted impervious surface limit from 35% to 43%, Ordinance Section 2.10
2. TMS # 144-04-13-011, 321 Golf Road, zoned GR-2 – General Residential, owned by Michelle and Andrew Hicks – variance request to reduce the required front setback from 30 feet to 11 feet for the construction of an attached garage. Ordinance Section 2.7.3 A.

**IV. MISCELLANEOUS:**

None

**V. ADJOURN**

Posted September 1, 2020

**Board of Zoning Appeals**  
**Tuesday, July 14, 2020**  
**Council Chambers – 3<sup>rd</sup> Floor Town Hall Annex Building**

**Members Present:**

Don Nye  
Lionel Lawson  
Elise Richardson, Vice Chairman

**Staff Present:**

Tim Macholl, Zoning Administrator

Items on the agenda:

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**OLD BUSINESS:**

1. None

**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.

**MISCELLANEOUS:**

1. None
- 

The meeting was called to order at 5:14 PM by the Vice Chairman. Ms. Richardson asked for any comments or edits for the minutes from the June 9, 2020 meeting minutes. A motion was made by Mr. Nye to approve the minutes as presented. The motion was seconded by Mr. Lawson. The motion passed 3-0.

Mr. Macholl explained that item number two under New Business had requested to be heard first. Mr. Nye mad a motion to amend the agenda to accommodate the applicant. The motion was seconded by Mr. Lawson. The motion passed 3-0

**OLD BUSINESS**

1. None

**NEW BUSINESS**

2. **215 Brutus Lane** – The first item under New Business 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. Mr. Macholl explained the request from the applicant. Mr. Tileston explained the need for the pergola in the rear yard. Mr. Macholl confirmed that another property in the neighborhood had previously received a variance for the reduction of the rear yard setback. The Board had no additional questions for the applicant.

Mr. Nye made a motion to approve the request. The motion was seconded by Mr. Lawson. The Vice chairman asked for the vote. The motion passed unanimously 3-0.

1. **308 McDougal** – The second item under new business 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. Mr. Macholl explained the request to the Board. Ms. Siddle presented to the board the design. There were no questions concerning the proposed project from the Board.

Mr. Nye made a motion to approve the request. The motion was seconded by Mr. Lawson. The Vice Chairman asked if there was any additional discussion. There being none the Vice Chairman asked for the vote. The motion passed 3-0.

3. **0 Ladson Road** – The third item under new business 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. Mr. Macholl presented the request to the Board. Ms. Richardson expressed a concern for the apparent excessive height of the proposed sign. Mr. Daniel Ben-Yesrial addressed the board. He explained that the request is intended to provide additional height to the sign to allow the high traffic volume of Ladson Road the ability to see the sign before it is too late to get over to be able to turn into the site. He also addressed that there is an existing bill board on the property that will effectively overshadow the smaller signage. He pointed out that there are other signs in the corridor that are as tall as the proposed signage. He told the board that it was his opinion that the UC-MX zoning requirements for signs was more appropriate for dense urban style development areas, than this more suburban style corridor. Mr. Macholl addressed the concerns present by the applicant and tried to explain the intent of the zoning and that this would be out of character with the intent of the zoning in this corridor. The town had chosen to try to force change to this corridor by defining how it should be built, including the signage. Mr. Macholl also explained that the bill board was not as tall as described by the applicant, and that a shorter sign would also be seen easier under the existing bill board that is to remain on the property. Mr. Macholl suggested moving the proposed location for the sign closer to the Ladson Road entrance to allow for visibility around the bill board. Mr. Macholl suggested that the board could not just deny the application but approve with conditions, and set the parameters of the proposed sign.

Ms. Richardson asked for a motion concerning the case, proposing a sign not to exceed eight feet tall and 50 square feet. Mr. Ben-Yesreal asked for the board to consider a proposed height of 12 feet. Stating it would still be small in the corridor. Mr. Nye asked if it would be a 12 foot sign on a two foot base. Mr. Ben-Yesreal explained that the base is important to the structure. Mr. Macholl explained that the ordinance actually required that the bottom of the sign start no less than two feet above the ground. Mr. Ben-Yesreal stated that Parkers would be willing to have the two foot base and limit the box size to 10 feet for an overall height of 12 feet. Ms. Richardson suggested tabling the case to the next meeting. Mr. Lawson suggested a two foot base, 10 foot cabinet for a total height of 12 feet and a 50 square foot sign face.

Mr. Lawson made a motion to approve a variance with the condition that the sign have a two foot base, a 10 foot cabinet not to exceed an overall height of 12 feet, and 50 square feet of sign face. The motion was seconded by Mr. Nye. The Vice Chairman asked if there was any additional discussion. There being none the Chairman asked for the vote. The motion passed 2-1, with Ms. Richardson Opposed.

**MISCELLANEOUS:**

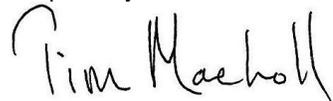
1. **None**

**ADJOURN:**

There being no further business, the meeting was adjourned at 5:52 PM on a motion by Mr. Lawson and a second by Mr. Nye. The motion passed unanimously 3-0

Respectfully Submitted,

Date: \_\_\_\_\_



Tim Macholl  
Zoning Administrator

Approved: Denis Tsukalas, Chairman \_\_\_\_\_; or,

Elise Richardson, Vice Chairman \_\_\_\_\_

**VARIANCE REQUEST**  
**TMS#232-07-01-004**  
**502 Eastover Circle, Summerville, SC**  
**STAFF REPORT**  
**BOARD OF ZONING APPEALS**  
**March 10, 2020**

**Request:** Variance request to increase the permitted impervious surface from 35% to 43%

**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

**Background:** The applicant is seeking a variance to allow for the construction of a new screened porch on the rear of the house.

**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.

Staff feels that the applicant does not meet all four criteria, and that a hardship is not present.

- a. Extraordinary conditions do exist on the property. At this time there is just more coverage on the property than is permitted, which existed prior to the passage of the ordinance. The area being covered was a patio that has existed for years. The applicant has removed some of the lot coverage to actually maintain coverage levels even with the addition of the screened in porch.
- b. Other property in the area probably have similar situations
- c. Utilization of the property is not eliminated but will be only slightly diminished if the homeowners are not able to build a screened in porch.
- d. Detriment will not be caused to other properties by the issuance of this variance on this property.

# PUBLIC HEARING NOTICE



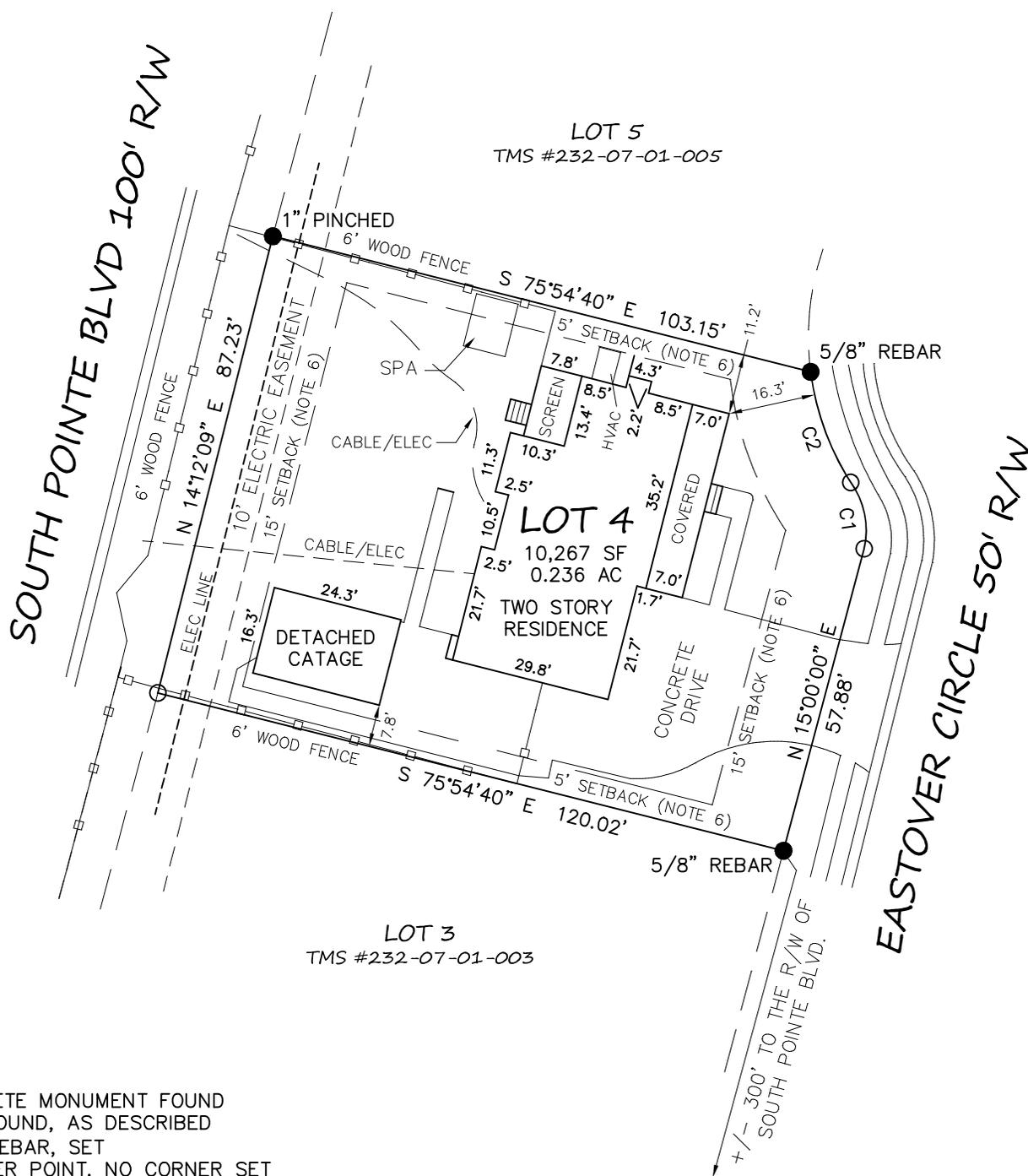
The Town of Summerville  
Board of Zoning Appeals will  
hold a public hearing on

Date/Time: TUESDAY SEPTEMBER 9, 2020 AT 5 PM  
In Summerville Town Hall, 200 S. Main St.,  
to discuss a VARIANCE TO INCREASE LOT COVERAGE FROM  
35% TO 43%  
for this property.

For Information: Planning Department 851-5200  
TMS# 232-07-01-004  
Address 502 EASTOVER CIRCLE  
Sign Posted on: 8/24/2020

Sign may only be removed by  
Authorized Town Employee

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	11.44'	15.00'	43°41'50.31"	N 08°44'36" W	11.16'
C2	23.42'	50.00'	26°50'00.75"	S 20°48'45" E	23.20'



**LEGEND**

- CONCRETE MONUMENT FOUND
- IRON FOUND, AS DESCRIBED
- 5/8" REBAR, SET
- △ MEANDER POINT, NO CORNER SET

**REFERENCE PLATS & DEEDS**

1. PLAT BOOK CAB F, PAGE 66
2. TMS #232-07-01-004

**GENERAL NOTES:**

1. PRESENT OWNER OF PROPERTY SHOWN HEREON: RAY HODGES
2. TOTAL ACRES SURVEYED AND SHOWN HEREON: AS SHOWN
3. ACREAGE DETERMINED BY RECTANGULAR COORDINATES.
4. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
5. PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X AS SCALED FROM F.I.R.M. PANEL NO. 45035C 0345 E. REVISED JULY 18, 2017.
6. ALL SETBACKS SHOULD BE APPROVED BY THE APPROPRIATE AUTHORITY BEFORE ANY DESIGN AND/OR CONSTRUCTION.

**CERTIFICATION:**

I, W. MASON LINDSEY, JR. HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN 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;



W. MASON LINDSEY, JR., R.L.S.

S.C. REG. NO 11909

AN AS-BUILT SURVEY OF  
**502 EASTOVER CIRCLE**  
**LOT 4 , DOVEWOOD S/D, PH. 1**  
 LOCATED IN THE TOWN OF SUMMERVILLE  
 BEREKELY COUNTY, SOUTH CAROLINA  
 DATE: 04.07.20 SCALE: 1"=30'

**W. MASON LINDSEY, JR.**  
 1738 PINCKNEY PARK DRIVE  
 CHARLESTON, S.C. 29407  
 TELEPHONE (843) 324-9901

We recently contracted with a builder to build a small sunroom addition on the back of our house, a 12 x 12 structure. I was notified by the builder that the permitting office denied the approval saying that our impervious surfaces were already at 44% when the limit was supposed to be 35%. I am writing to request consideration for a variance and thus allow our planned sunroom to continue. Allow me to share my reasoning.

My wife, Nancy, and I recently returned to this area after having raised our family in Moncks Corner where we lived and practiced medicine for 23 years. We left seven years ago after being recruited to work with USC. I have recently retired and my wife is doing some work part-time with telemedicine. We have taken "downsizing" very seriously such that our current home will be our retirement home, i.e. this is it for us!! We returned to the area primarily as 4 of our 5 children are now living nearby and we now have five grandchildren that we are eager to enjoy our time with. Indeed, we are very happy here in Summerville!

After conducting a recent formal survey, I've done the math and the difference between the 44% we have now vs the recommended 35% is a little over 900 sq ft. Before the impervious concern was even an issue we were forward thinking about maintaining green spaces and so 2 months ago we made a contract to remove existing concrete (to add permeable green space). What we plan to remove would total about 210 sq ft which actually would reduce my existing percentage to less than 42%. Since the sunroom addition is only 144 sq ft, taking out the concrete and adding the sunroom

mathematically would actually improve our percentage to 43% overall.

Furthermore, after obtaining the formal survey we determined that there is an additional 8-9 feet of yard extending past our lot lines at the back of the house that I maintain (inside my fence). I'm told that the builder of this neighborhood constructed the fences along the road for all the lots and essentially added that space to everyone's lots. But it's not considered in the square footage of my lot according to the survey. However, since I maintain and utilize that space, which is pervious, it seems reasonable to also consider that additional permeable space which is about 930 sq ft. That plus the 210 sq ft I'm already adding to permeable space would actually lower our percentage to less than 33%. If we then add back in the requested 144 sq ft for the sunroom, my new total is 34%.

Neither of our neighbors will be negatively impacted should we be granted this variance. Additionally, our lot backs up to South Pointe Blvd. where there is an additional green space between our fence and the road so there would be no impact on any other lot.

We are respectfully requesting a variance and thank you in advance for your consideration. I assure you we are cognizant of the need to maintain permeable, "pervious" areas as the neighborhood grows.

Thank you,

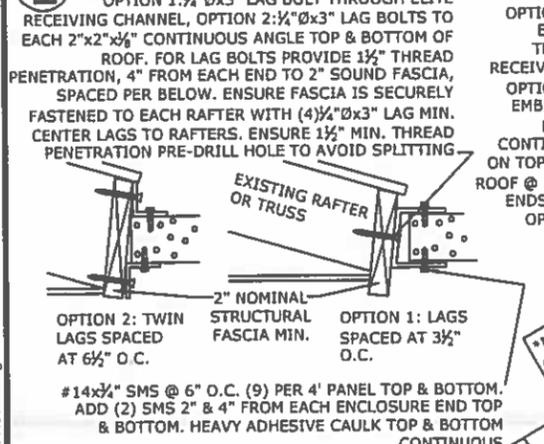
Ray Hodges, M.D. and Nancy Hoevenaar, M.D.

# ELITE ROOF 3" ADD-A-ROOM MASTER PLAN SHEET NON-IMPACT GLASS SUNROOM

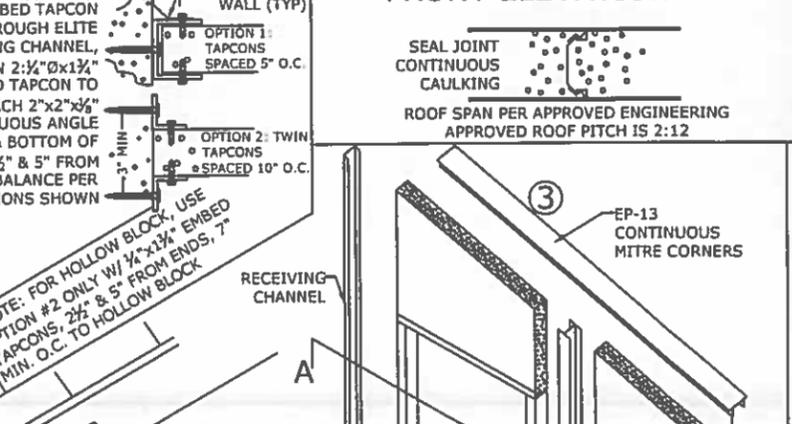
Frank Bennardo PE  
 SC PE21607  
 COA #5974

FRANK BENNARDO PE  
 PE SEAL  
 REQUIRED

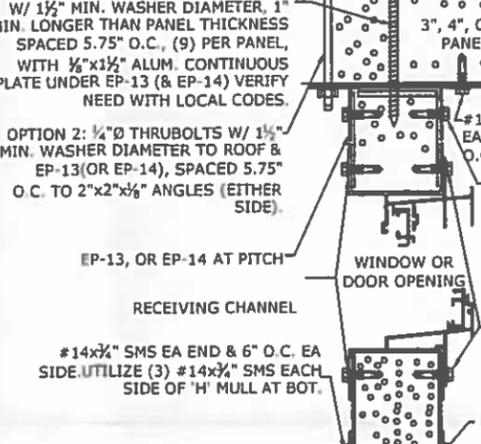
## 1 CONNECTION TO STRUCTURE:



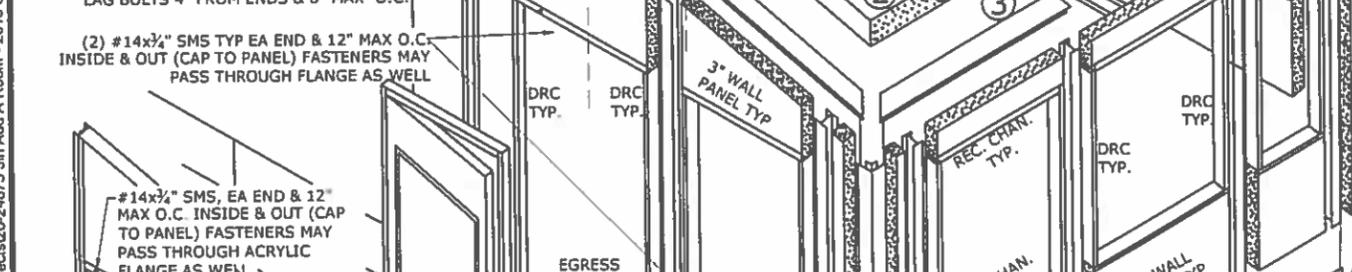
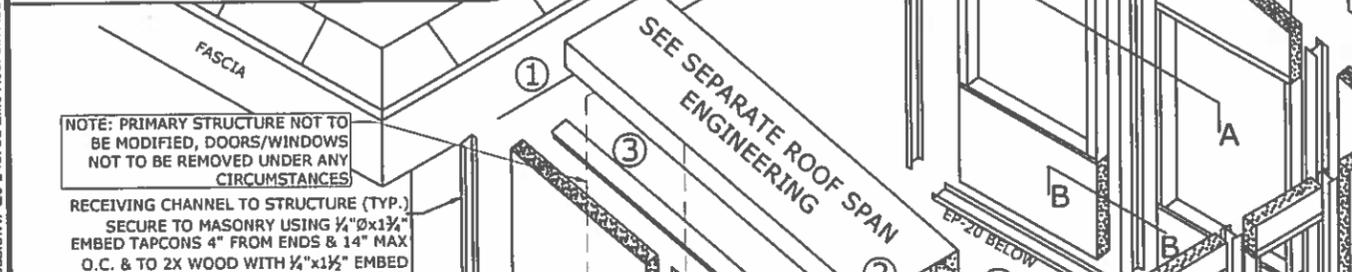
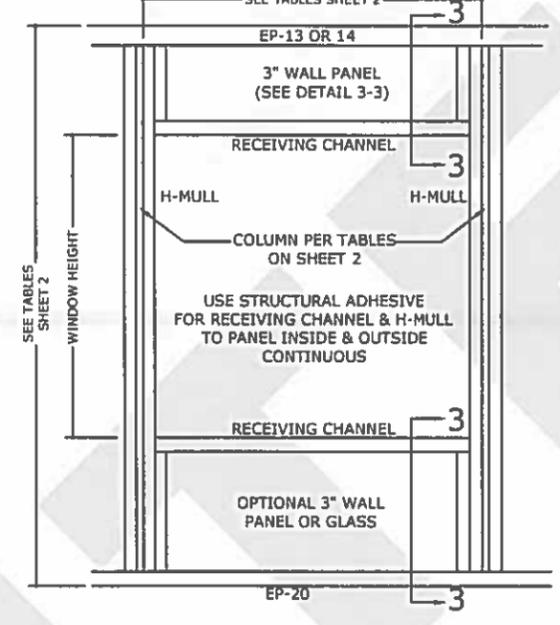
## 2 ROOF PANEL CONNECTION FRONT ELEVATION



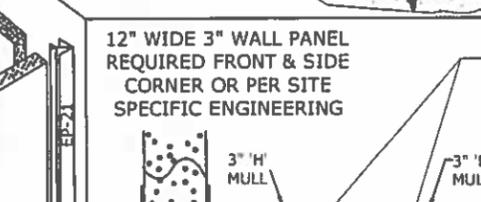
## 3 WALL TO ROOF SECTION



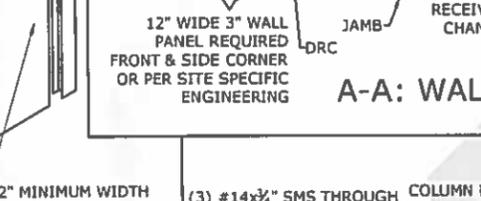
## TYPICAL ELEVATION



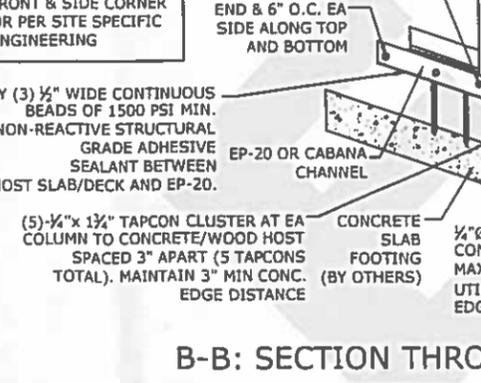
## 12" WIDE 3" WALL PANEL REQUIRED FRONT & SIDE CORNER OR PER SITE SPECIFIC ENGINEERING



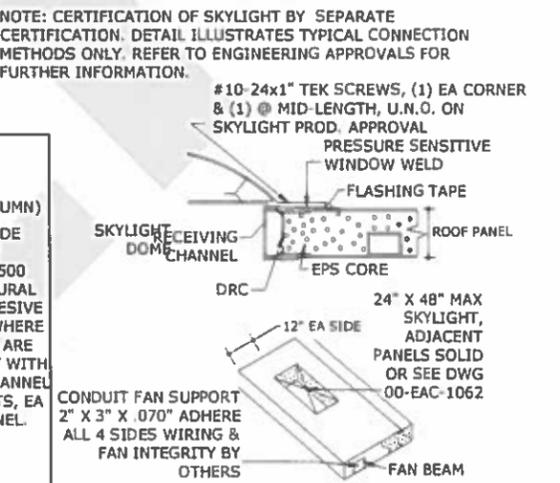
## A-A: WALL SECTION



## B-B: SECTION THROUGH BASE



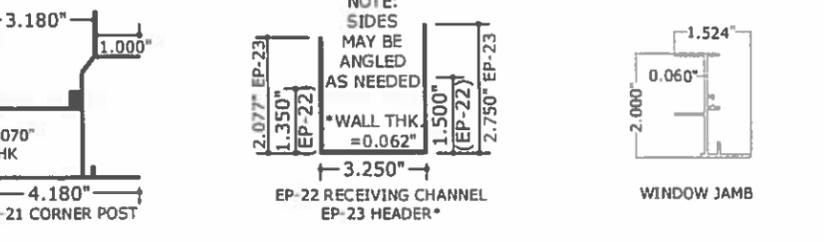
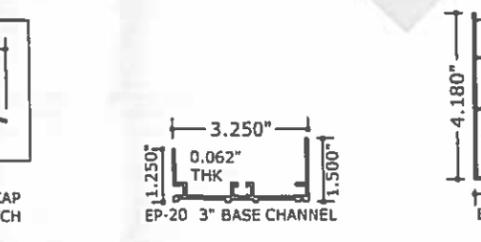
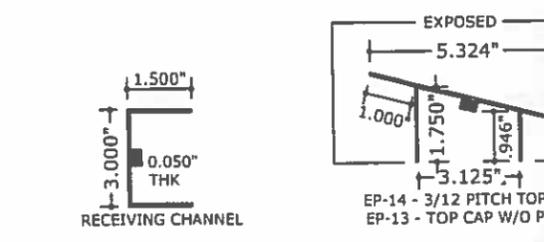
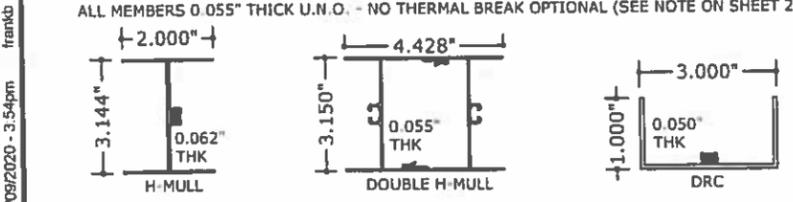
## ROOF PANEL ACCESSORIES



VISIT [EALC.IO/2024875](http://EALC.IO/2024875)  
 FOR ENGINEER-CERTIFIED ORIGINALS, HELPFUL RESOURCES, SITE SPECIFIC JOB ORDERING & MORE

THIS DOCUMENT NOT VALID WITHOUT ORIGINAL ENGINEER CERTIFICATION  
 SCAN HERE  
 EALC.IO/2024875

## STRUCTURAL EXTRUSION SPECIFICATIONS



ELITE ALUMINUM CORPORATION  
 4650 LYONS TECHNOLOGY PKWY  
 COCONUT CREEK, FL 33073  
 ELITE ROOF 3" ADD-A-ROOM MASTER PLAN SHEET  
 NON-IMPACT GLASS ROOM

REMARKS	DRWN	CHKD	DATE
INIT ISSUE (00-EAC-1014)	JAC	FLB	10/24/17
2010 IBC STATES	FB	FB	04/09/20

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 20-24875  
 SCALE: NTS UNLESS NOTED  
 1 OF 2

# GENERAL NOTES

HARDCOPIES OF THIS DOCUMENT ARE ONLY VALID WITH ORIGINAL SIGNATURE AND SEAL OF A P.E. OF THIS FIRM AND, IF PRINTED, WITH A RED 'ELITE' STAMP ACROSS THE DOCUMENT FACE. ALTERATIONS, ADDITIONS, OR OTHER MARKINGS TO THIS DOCUMENT ARE NOT PERMITTED AND INVALIDATE OUR CERTIFICATION. DIGITALLY SEALED VERSIONS SHALL BE VERIFIED BY ELECTRONIC MEANS.

### DESIGN:

- POSITIVE AND NEGATIVE DESIGN PRESSURES CALCULATED FOR USE WITH THIS SYSTEM SHALL BE DETERMINED BY OTHERS ON A JOB-SPECIFIC BASIS IN ACCORDANCE WITH THE STRUCTURAL REQUIREMENTS OF THE FLORIDA BUILDING CODE SIXTH EDITION (2017), 2012/2015/2018 IBC/IRC, AS WELL AS CURRENT VERSIONS OF THE MN, NC, NJ, NY, OH, SC, & VA BUILDING CODES AS APPLICABLE. CODE ENFORCED COMPLIES WITH STATE OF SEAL AND IF MULTIPLE VERSIONS LISTED THEN MOST STRINGENT APPLIES.
- DESIGN SHALL UTILIZE ASD DESIGN METHOD USING ASCE 7-16 OR ASCE 7-10 BASED ON APPLICABLE CODE.
- CONTRACTOR SHALL INVESTIGATE AND CONFORM TO ALL LOCAL BUILDING CODE AMENDMENTS WHICH MAY APPLY. DESIGN CRITERIA OR SPANS BEYOND STATED HEREIN MAY REQUIRE ADDITIONAL SITE SPECIFIC SEALED ENGINEERING.
- SEISMIC DESIGN SHALL BE CONSIDERED WHEN REVIEWING FOR EACH USE USING LOAD TABLE LIMITATIONS PROVIDED.
- SUNROOM IS CLASSIFIED PER AAMA 2100 AS NON-HABITABLE ONLY. CERTIFICATION IS FOR STRUCTURAL ONLY. ANY ELECTRICAL, HVAC, OR PLUMBING IS BY OTHERS AND NOT INCLUDED HEREIN.
- THE EXISTING HOST STRUCTURE MUST BE CAPABLE OF SUPPORTING THE LOADED ENCLOSURE AS DETERMINED BY OTHERS OR BY SPECIAL ENGINEERING. NO WARRANTY IS CONTAINED HEREIN.
- IF REQUIRED BY CODE, THE EPS CORE SHALL BE SEPARATED FROM THE BUILDING INTERIOR BY A 15 MINUTE THERMAL BARRIER OF APPROVED 5/8 INCH GYPSUM WALLBOARD OR EQUAL. ELITE CAN PROVIDE UL1715 (INTERIOR) OR CLASS A(EXTERIOR) PANEL TO SATISFY CODE PROVIDED ALUM. & EPS MEET SPECS ABOVE.
- WINDOWS AND DOORS SHALL BE BY OTHERS IN ACCORDANCE WITH REQUIRED WIND PRESSURES STATED IN TABLES & SHALL MEET ALL PRODUCT APPROVAL REQUIREMENTS. THIS ENCLOSURE IS **NOT IMPACT RESISTANT**. SHUTTERS SHALL NOT BE INSTALLED TO THIS ENCLOSURE. WHEN REQUIRED BY CODE, AN APPROVED IMPACT PROTECTION SYSTEM SHALL BE INSTALLED AT THE HOST STRUCTURE. HOST STRUCTURE DOORS AND WINDOWS ARE NOT TO BE REMOVED EXITING TO THIS ENCLOSURE. THIS ENCLOSURE IS NON-HABITABLE SPACE.

### MATERIAL:

- COMPOSITE ROOF AND WALL MEMBERS SHALL BE CONSTRUCTED USING MINIMUM TYPE 3005-H25 ALUMINUM FACINGS, (1) OR (2) PCF ASTM C-578 CARPENTER BRAND EPS. ADHERE TO ALUMINUM FACINGS WITH ASHLAND CHEMICAL 2020D ISO GRIP. FABRICATION TO BE BY ELITE PANEL PRODUCTS ONLY IN ACCORDANCE WITH APPROVED FABRICATION METHODS.
- ALL EXTRUSIONS SHALL BE ALUMINUM ALLOY TYPE 6063-T6 OR BETTER.
- ALL FASTENERS TO BE 316 NON-MAGNETIC STAINLESS STEEL, SAE GRADE 5 STEEL MIN, OR CADMIUM PLATED OR OTHER CORROSION RESISTANT MATERIAL AND SHALL COMPLY WITH THE 2015 ALUMINUM DESIGN MANUAL, THE ALUMINUM ASSOCIATION, INC., & APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
- ALUMINUM MEMBERS IN CONTACT WITH CONCRETE & WOOD SHALL BE PROTECTED BY 'KOPPERS BITUMINOUS PAINT' OR MFR. EQUAL IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS.
- ELECTRICAL GROUND AND ALL RELATED WIRING AND CONSIDERATIONS TO BE DESIGNED BY OTHERS AS REQUIRED.
- EXISTING WOOD HOST STRUCTURE SHALL BE #2 SYP MIN. EXISTING CONCRETE HOST STRUCTURE SHALL BE 3000 PSI MIN. STRUCTURAL ADHESIVE SHALL HAVE 1500 PSI MIN BOND STRENGTH.

### FASTENERS

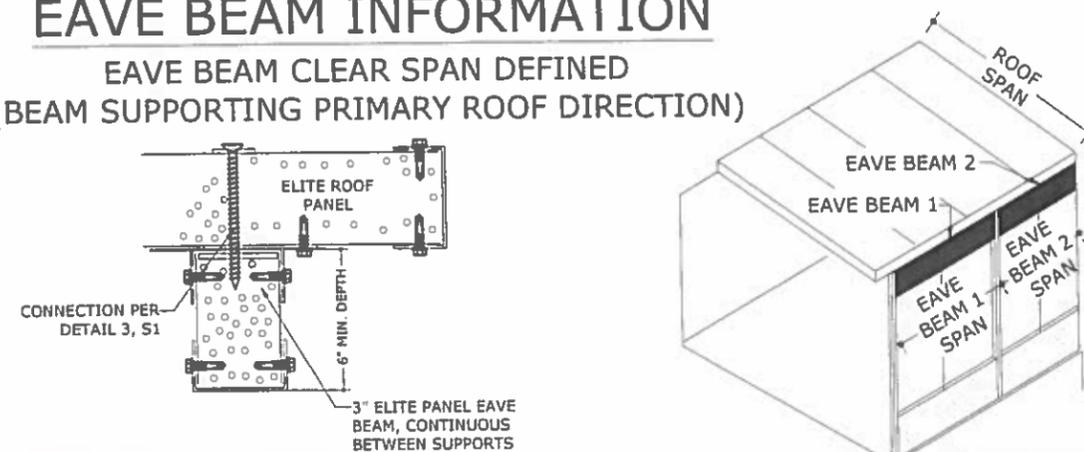
- FASTENERS SHALL HAVE A HEAD AND/OR BE PROVIDED WITH 1/2" DIAMETER WASHER MINIMUM UNLESS NOTED OTHERWISE. FOR ALUMINUM MEMBERS ALL ANCHORS SHALL BE SPACED WITH 2xDIAMETER END DISTANCE AND 2.5xDIAMETER MIN. SPACING TO ADJACENT ANCHORS, UNLESS NOTED OTHERWISE.
- ANY FASTENER STRIPPED OR NOT ADEQUATELY HOLDING SHALL BE REPLACED.
- THE CONTRACTOR IS RESPONSIBLE TO INSULATE ALUMINUM MEMBERS FROM DISSIMILAR METALS TO PREVENT ELECTROLYSIS.
- ALL TAPCONS MUST BE ITW CARBON STEEL TAPCONS OR EQUIVALENT W/ 1 1/4" EMBED, 3" MIN. EDGE DISTANCE, FASTENED TO MINIMUM 3192PSI MIN., UN-CRACKED CONCRETE.

### GENERAL:

- THE SYSTEM DETAILED HEREIN IS GENERIC AND DOES NOT PROVIDE INFORMATION FOR A SPECIFIC SITE. FOR SITE CONDITIONS DIFFERENT FROM THE CONDITIONS DETAILED HEREIN, A LICENSED ENGINEER OR REGISTERED ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE IN CONJUNCTION WITH THIS DOCUMENT.
- ENGINEER SEAL AFFIXED HERETO VALIDATES STRUCTURAL DESIGN AS SHOWN ONLY. USE OF THIS SPECIFICATION BY CONTRACTOR, et al. INDEMNIFIES AND SAVES HARMLESS THIS ENGINEER FOR ALL COSTS AND DAMAGES INCLUDING LEGAL FEES AND APPELLATE FEES RESULTING FROM MATERIAL FABRICATION, SYSTEM ERECTION, AND CONSTRUCTION PRACTICES BEYOND THAT WHICH IS CALLED FOR BY LOCAL, STATE, AND FEDERAL CODES AND FROM DEVIATIONS OF THIS PLAN.
- EXCEPT AS EXPRESSLY PROVIDED IN THIS SPECIFICATION, NO ADDITIONAL CERTIFICATIONS OR AFFIRMATIONS ARE INTENDED. PROFESSIONAL.

# EAVE BEAM INFORMATION

EAVE BEAM CLEAR SPAN DEFINED  
(BEAM SUPPORTING PRIMARY ROOF DIRECTION)



# COLUMN ALLOWABLE HEIGHT TABLES

TABLE 1: SINGLE H MULL

Column Type	Max Roof Span 5 (ft)	Live Load Gravity (psf)	Wind Load (psf)	AVG Column Spacing (Wth)					
				2	3	4	5	6	
H-Mull 2x3 (Mull + 2" DRIC Jambs)	10	20	20	9'-0"	9'-0"	9'-0"	8'-8"	8'-1"	
			30	9'-0"	8'-9"	7'-6"	7'-1"	6'-7"	
			40	9'-0"	7'-7"	6'-6"	6'-2"	5'-9"	
		30	20	9'-0"	9'-0"	8'-9"	8'-2"	7'-6"	
			30	9'-0"	8'-5"	7'-2"	6'-8"	6'-2"	
			40	8'-10"	7'-4"	6'-2"	5'-9"	5'-4"	
	20	40	20	7'-11"	6'-7"	5'-6"	5'-2"	4'-9"	
			30	9'-0"	9'-0"	8'-4"	7'-8"	7'-0"	
			40	9'-0"	8'-2"	6'-10"	6'-3"	5'-8"	
		50	20	7'-9"	6'-4"	5'-3"	4'-10"	4'-5"	
			30	9'-0"	9'-0"	8'-0"	7'-2"	6'-5"	
			40	9'-0"	7'-11"	6'-6"	5'-11"	5'-3"	
20	20	20	9'-0"	9'-0"	8'-6"	7'-10"	7'-2"		
			30	9'-0"	8'-3"	7'-0"	6'-5"	5'-10"	
			40	8'-8"	7'-2"	6'-0"	5'-7"	5'-1"	
		30	20	7'-9"	6'-1"	5'-0"	4'-7"	4'-0"	
			30	9'-0"	9'-0"	7'-9"	7'-0"	6'-1"	
			40	8'-4"	6'-8"	5'-6"	5'-0"	4'-4"	
	40	20	9'-0"	8'-10"	7'-0"	6'-0"	5'-1"		
			30	9'-0"	7'-3"	5'-8"	5'-0"	4'-2"	
			40	8'-0"	6'-3"	5'-0"	4'-3"	0'-0"	
		50	20	7'-2"	5'-7"	4'-5"	0'-0"	0'-0"	
			30	9'-0"	8'-2"	6'-3"	5'-2"	4'-0"	
			40	8'-10"	6'-8"	5'-1"	4'-2"	0'-0"	
50	20	7'-8"	5'-10"	4'-5"	0'-0"	0'-0"			
		30	6'-10"	5'-2"	0'-0"	0'-0"			
		40	6'-10"	5'-2"	0'-0"	0'-0"			

# AVERAGE COLUMN SPACING DEFINED

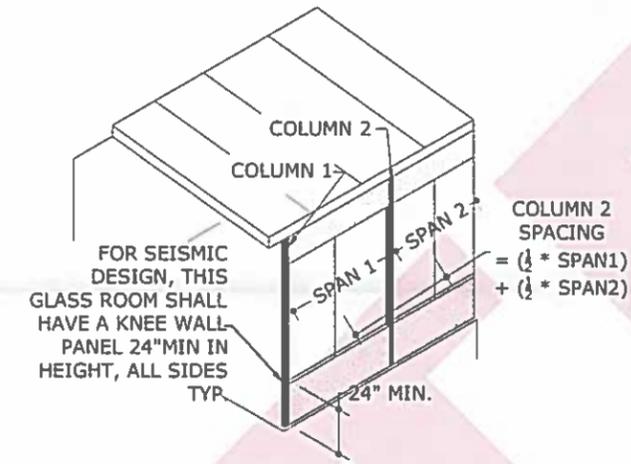


TABLE 1 & 2 NOTES

- 2015 ALUMINUM DESIGN MANUAL, ALLOWABLE STRESS DESIGN METHOD USED IN ALL TABLES.
- USE APPROPRIATE TABLE REQUIRED PER SITE SPECIFIC CONDITIONS.
- DEFLECTION LIMIT = L/180
- CUSTOM WINDOWS SERIES 3500 WINDOW JAMBS USED FOR CALCULATIONS, ANY ELITE ALUMINUM WINDOWS CAN BE SUBSTITUTED, OR OTHER MANUFACTURER EQUIVALENT WINDOW, AS VERIFIED BY OTHERS.
- COLUMN SPACING IS HALF THE DISTANCE TO THE LEFT ADDED TO HALF THE DISTANCE TO THE RIGHT OF THE BEAM (AVERAGE COLUMN SPACING).
- VALUES BELOW ALLOWABLE CEILING HEIGHT INTENDED TO BE BUILT ON KNEEWALLS OR OTHER SUPPORTING STRUCTURES (SUPPORTING STRUCTURES CERTIFIED BY OTHERS).
- MAX SOLID ROOF SNOW/LIVE LOAD = 40 PSF.
- IF USED, THERMALLY BROKEN COLUMNS SHALL HAVE THEIR FRONT WALL (LOADED WALL) MAXIMUM ALLOWABLE HEIGHT REDUCED BY 10%. (i.e. 9FT COLUMN SHALL BE REDUCED TO 8'-1").

TABLE 2: DOUBLE H MULL

Column Type	Max Roof Span 5 (ft)	Live Load Gravity (psf)	Wind Load (psf)	AVG Column Spacing (Wth)					
				2	3	4	5	6	
Double H-Mull (2" Mull + 2" DRIC Jambs)	10	20	20	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	
			30	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	
			40	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	
			50	9'-0"	9'-0"	8'-8"	8'-2"		
			30	20	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"
				30	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"
		40		9'-0"	9'-0"	8'-10"	8'-5"	8'-0"	
		50		9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	
		40		20	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"
				30	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"
			40	9'-0"	9'-0"	9'-0"	9'-0"	8'-7"	
			50	9'-0"	9'-0"	8'-8"	8'-3"	7'-8"	
	50		20	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	
			30	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	
		40	9'-0"	9'-0"	9'-0"	9'-0"	8'-4"		
		50	9'-0"	9'-0"	8'-6"	8'-1"	7'-6"		
		20	20	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	
				30	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"
	40			9'-0"	9'-0"	9'-0"	9'-0"	8'-8"	
	50			9'-0"	9'-0"	8'-9"	8'-4"	7'-9"	
	30			20	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"
				30	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"
			40	9'-0"	9'-0"	9'-0"	8'-11"	8'-3"	
			50	9'-0"	9'-0"	8'-5"	8'-0"	7'-4"	
40			20	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	
			30	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"	
	40		9'-0"	9'-0"	9'-0"	8'-6"	7'-9"		
	50		9'-0"	9'-0"	8'-1"	7'-7"	7'-0"		
	50	20	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"		
		30	9'-0"	9'-0"	9'-0"	9'-0"	8'-5"		
40		9'-0"	9'-0"	8'-9"	8'-1"	7'-4"			
50		9'-0"	9'-0"	7'-10"	7'-3"	6'-7"			

TABLE 3: EAVE BEAM ALLOWABLE SPAN

Beam Type	Live Load (psf)	Max Roof Span (ft)	MAX EAVE BEAM SPAN
3" ELITE PANEL EAVE BEAM 6" MIN DEPTH (NO LIMITATION OVER 12" DEPTH)	20	21'-0"	6'-0"
	30	21'-0"	6'-0"
	40	16'-1"	6'-0"
	50	12'-5"	6'-0"

TABLE 3 NOTES

- 2015 ALUMINUM DESIGN MANUAL, ALLOWABLE STRESS DESIGN METHOD USED IN ALL TABLES.
- DEFLECTION LIMIT = L/180.
- 1FT MAX OVERHANG CONSIDERED.

Frank Bennardo PE  
SC PE21507  
COA #5974

FRANK BENNARDO, PE  
PE SEAL  
REQUIRED  
REGISTERED PROFESSIONAL ENGINEER AND ARCHITECT  
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ELITE ALUMINUM CORPORATION  
4650 LYONS TECHNOLOGY PKWY  
COCONUT CREEK, FL 33073  
ELITE ROOF 3" ADD-A-ROOM  
MASTER PLAN SHEET  
NON-IMPACT GLASS DESIGN

DATE	DRWN	CHKD	FLB	JAC
10/24/17				

REMARKS  
100-EAC-1014  
THIS DOCUMENT IS THE PROPERTY OF ENGINEERING EXPRESS AND SHALL NOT BE REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN CONSENT OF ENGINEERING EXPRESS. ALTERATIONS, ADDITIONS, OR OTHER MARKINGS TO THIS DOCUMENT ARE NOT PERMITTED AND INVALIDATE OUR CERTIFICATION.

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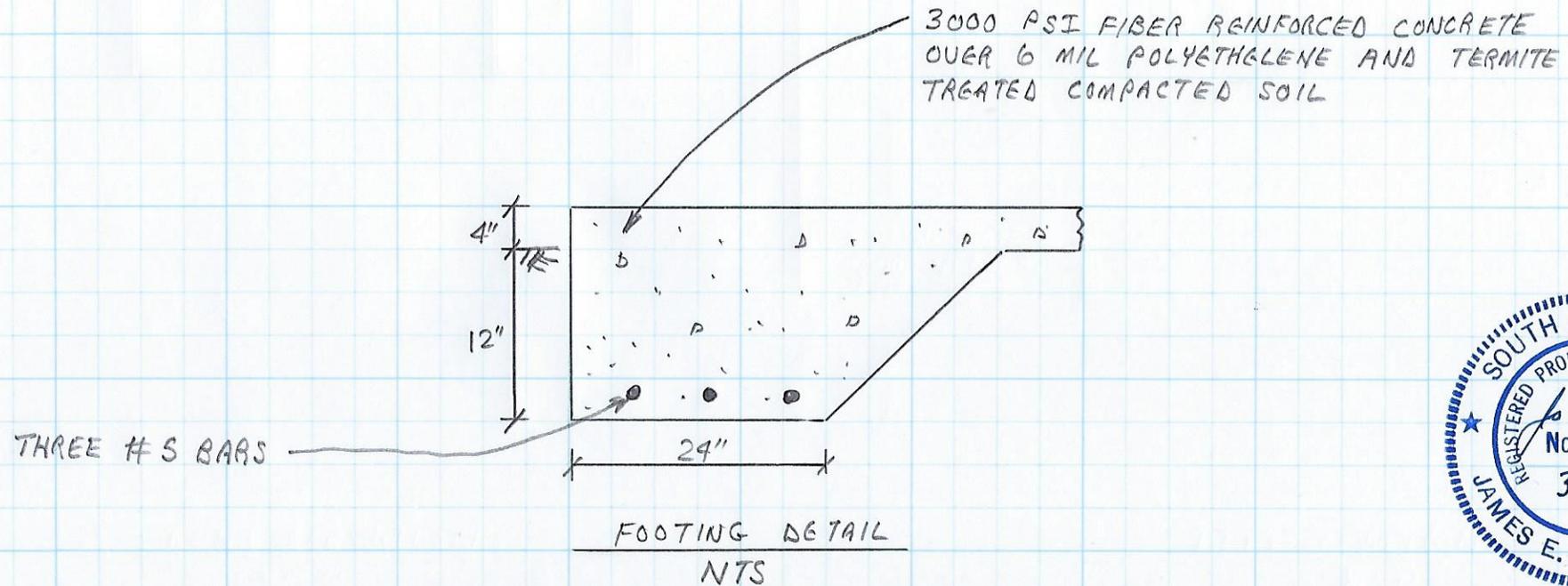
SCALE: NTS UNLESS NOTED

2 OF 2

SCOPE: PROVIDE FOOTING DETAIL FOR ALL METALS USA PRE-ENGINEERED SUNROOMS  
IN THE CHARLESTON, SC GEOGRAPHIC AREA

SHEET 1 OF 1

- NOTES: 1) ALL CONSTRUCTION IN ACCORDANCE WITH ACI 318 AND 2018 IRC,  
2) DESIGN BASED ON 147 MPH (ULTIMATE) EXPOSURE B AND SEISMIC CATEGORY D2,  
3) DESIGN BASED ON MAXIMUM RISE TO GAVE SPAN OF 15'-0".











**VARIANCE REQUEST**  
**TMS#144-04-13-011**  
**321 Golf Road, Summerville, SC**  
**STAFF REPORT**  
**BOARD OF ZONING APPEALS**  
**September 8, 2020**

**Request:** Variance request to reduce the required front yard setback from 30 feet to 11 feet for a garage

**Property Zoning:** GR-2 General Residential

**Surrounding Zoning:** North: GR-2 General Residential  
South: GR-5 General Residential  
East: GR-2 General Residential  
West: N-R Neighborhood Residential

**Ordinance requires:** Ordinance Section 2.7.3 A – 30 foot Front Setback

**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 exist on the property that prevents or unreasonably restricts the use of the property
- b. Other property in the area do not have similar issues
- 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 garage.
- 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 SEPTEMBER 9, 2020 AT 5 PM

In Summerville Town Hall, 200 S. Main St.,  
to discuss a VARIANCE TO REDUCE THE FRONT  
for this property. SETBACK FROM 30 FT TO 11 FT

For Information: Planning Department 851-5200

TMS# 144-04-13-011

Address 321 GOLF ROAD

Sign Posted on: 8/24/2020

Sign may only be removed by  
Authorized Town Employee

To whom it may concern

Statement of property owner Andrew & Michelle Hicks addressing the State mandated criteria;

(a) **Extraordinary Conditions:** There is a sewer line and couple of trees that runs alongside the east side of the property which makes it difficult to access the back of the property to put a garage.

(b) **Other Property:** The garage addition will not affect the adjacent apartment complex due to a dense tree line that runs the entire west side of the property line

(c) **Utilization:** Due to these conditions we would be limited on putting a garage only in the far back of the property. There is a drainage line in the middle of the property and noticed we had some flooding issues arise during that last storm.

(d) **Detriment:** The garage addition will not be detrimental to the adjacent properties but add a more custom home appeal and improve home valuations in the area. We feel it will blend in better with the home styles that are being built.

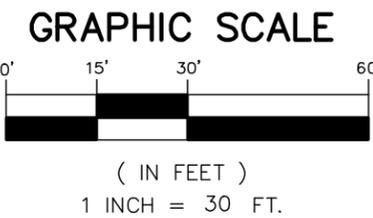
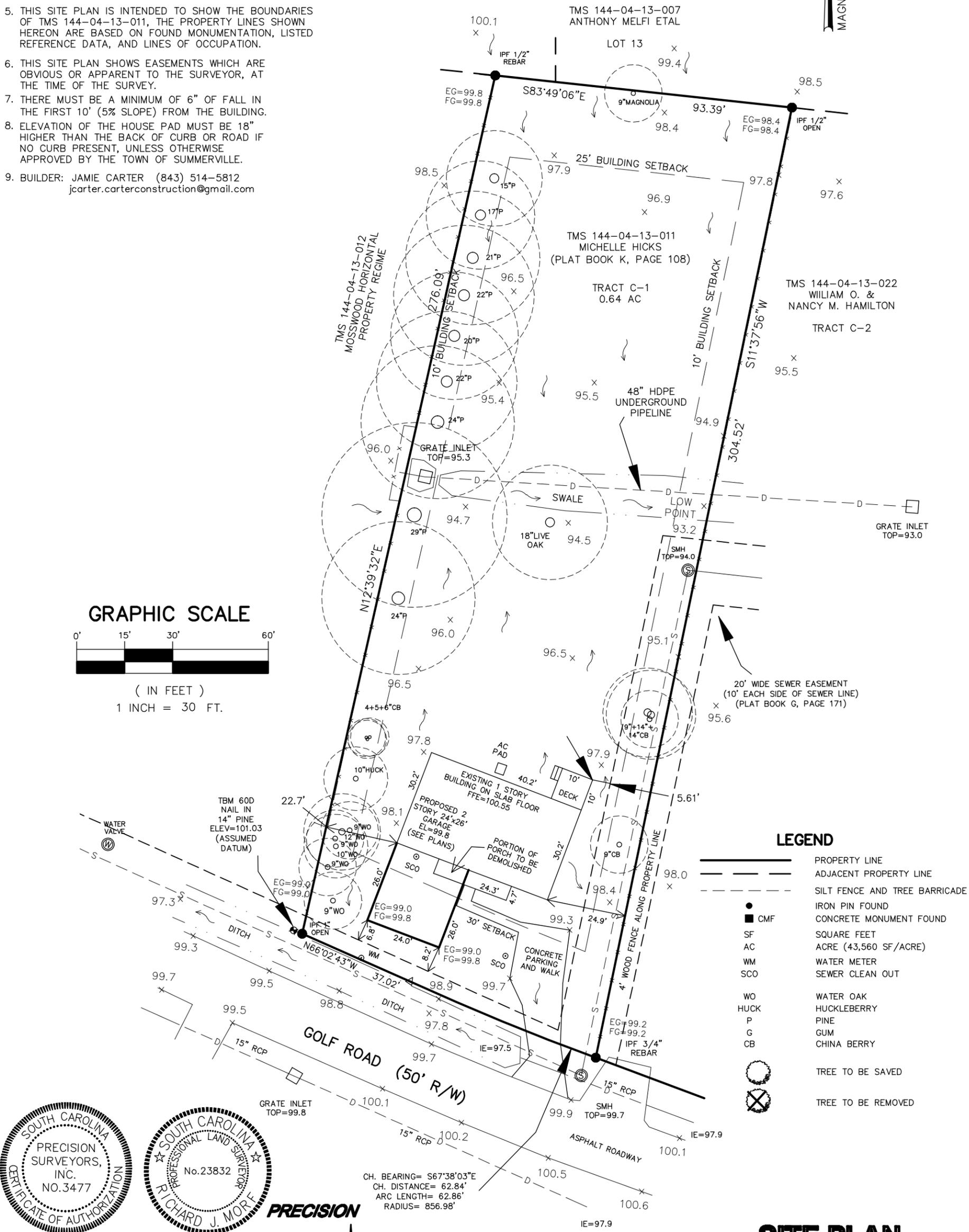
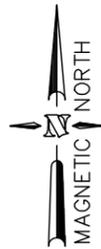
Thank You for your consideration in this matter.

Andrew & Michelle Hicks

321 Golf rd.  
Summerville SC 29483  
603-915-0269  
andyhicks603@gmail.com

# SURVEY NOTES

- THIS SITE PLAN REPRESENTS A SURVEY BASED UPON THE LISTED REFERENCES ONLY, AND IS NOT THE RESULT OF A TITLE SEARCH.
- TOTAL LOT AREA= 27,761 SF.  
PROPOSED PERVIOUS=24,917 SF, PROPOSED IMPERVIOUS=2,844 SF
- THIS PROPERTY IS LOCATED IN FLOOD ZONE X, AS PER FEMA MAP PANEL 45035C 0339E, DATED JULY 18, 2017.
- AREA DETERMINED BY COORDINATE METHOD.
- THIS SITE PLAN IS INTENDED TO SHOW THE BOUNDARIES OF TMS 144-04-13-011, THE PROPERTY LINES SHOWN HEREON ARE BASED ON FOUND MONUMENTATION, LISTED REFERENCE DATA, AND LINES OF OCCUPATION.
- THIS SITE PLAN SHOWS EASEMENTS WHICH ARE OBVIOUS OR APPARENT TO THE SURVEYOR, AT THE TIME OF THE SURVEY.
- THERE MUST BE A MINIMUM OF 6" OF FALL IN THE FIRST 10' (5% SLOPE) FROM THE BUILDING.
- ELEVATION OF THE HOUSE PAD MUST BE 18" HIGHER THAN THE BACK OF CURB OR ROAD IF NO CURB PRESENT, UNLESS OTHERWISE APPROVED BY THE TOWN OF SUMMERVILLE.
- BUILDER: JAMIE CARTER (843) 514-5812  
jcarter.carterconstruction@gmail.com



## LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SILT FENCE AND TREE BARRICADE
- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- CMF
- SQUARE FEET
- ACRE (43,560 SF/ACRE)
- WATER METER
- SEWER CLEAN OUT
- WATER OAK
- HUCKLEBERRY
- PINE
- GUM
- CHINA BERRY
- TREE TO BE SAVED
- TREE TO BE REMOVED



CH. BEARING= S67°38'03"E  
CH. DISTANCE= 62.84'  
ARC LENGTH= 62.86'  
RADIUS= 856.98'

## SITE PLAN

OF PROPOSED HOME ADDITION  
TO BE CONSTRUCTED  
AT 321 GOLF ROAD, SUMMERVILLE, SC.  
TMS 144-04-13-011, TRACT C-1.  
SHEPARD PARK SUBDIVISION,  
REQUESTED BY MICHELLE HICKS,  
LOCATED IN THE TOWN OF SUMMERVILLE,  
DORCHESTER COUNTY, SOUTH CAROLINA  
DATE SURVEYED: JULY 28, 2020

**CERTIFICATION NOTE**  
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. SURVEY PRECISION EXCEEDS 1/10,000.

RICHARD J. MORF, P.L.S. S.C. REG. # 23832  
P.O. BOX 650, ROUND O, SC (843) 835-2629



