

AGENDA
PAWLEYS ISLAND BOARD OF ZONING APPEALS
Town of Pawleys Island Town Hall, 321 Myrtle Avenue
Wednesday, June 8th, 2022
3:30p.m.

I. Determination of a Quorum – Agenda

II. Election of Officers

A. Chairman

B. Vice- Chairman

III. New Business

A request from Thomas Baez for a variance to Article 5-4: Provisions for flood hazard reduction, Section 5-4.1 (I): General Standards. This request involves a recently completed single family dwelling. The property is located at 614 Doyle Avenue in Pawleys Island.

Tax Map Number 42-0174-101-00-00. VAR-3-22-30287

IV. Other Business

A. Discussion- Future Meeting Dates

V. Adjournment

PAWLEYS ISLAND BOARD OF ZONING APPEALS
Town of Pawleys Island Town Hall, 321 Myrtle Avenue
(843) 237-1698

TO: Zoning Board of Appeals Members and Other Interested Persons
FROM: LaShawna Armstrong, *Acting Secretary*
DATE: June 2nd, 2022
SUBJECT: Monthly Meeting

CHARIMAN
Vacant

VICE-CHARIMAN
Vacant

MEMBERS
Matt Ellis
Harold Wyatt
Heide Johnson
Byron York
Peter Fawcett

The Pawleys Island Zoning Board of Appeals will hold its regularly scheduled meeting on **Wednesday, June 8th, 2022 at 3:30 p.m.** This meeting will be held at the Town of Pawleys Island Town Hall located at 321 Myrtle Avenue.

Please find the agenda and applicable materials.

/lma

TOWN OF PAWLEYS ISLAND ZONING BOARD OF APPEALS

DATE: June 8th, 2022

AGENDA ITEM: A request from Thomas Baez for a variance to Article 5-4: Provisions for flood hazard reduction, Section 5-4.1 (I): General Standards. This request involves a recently completed single family dwelling. The property is located at 614 Doyle Avenue in Pawleys Island. Tax Map Number 42-0174-101-00-00. VAR—3-22-30287.

Staff discovered a contradiction in the Town of Pawleys Island UDO, in Section 5-4.1 (I) and (M). Based on that contradiction, a variance is needed for 5-4.1 (M).

DEPARTMENT: Zoning Department

ISSUE UNDER CONSIDERATION: The applicant is requesting a variance to the Design Flood Elevation required by the Town of Pawleys Island.

CURRENT STATUS: Occupied single family lot.

POINTS TO CONSIDER:

1. The property is located at 614 Doyle Avenue in the Town of Pawleys Island.
2. The property is currently in an AE 14 Flood Zone.
3. The lot contains a newly constructed single family home, which was recently completed.
4. The Town of Pawleys UDO defines the DFE:

2-25. Design flood elevation (DFE): The regulatory flood elevation adopted by the Town of Pawleys Island which is three feet above the base flood elevation (BFE).

5. The Town of Pawleys Island UDO states:

5-4.1 General standards. In all areas of special flood hazard the following provisions are required:

- (I) **New construction or substantial improvement of any residential building shall have the lowest floor elevated to or above the design flood elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate the unimpeded movements of floodwaters shall be provided in accordance with the standards of section 5-4.1(K);**
6. South Carolina Residential Code (SCRC) requires the lowest horizontal structural member (LHSM) to be constructed 1' above the BFE (Base Flood Elevation). FEMA requires the finished floor elevation to meet or exceed the BFE. The newly constructed home exceeds the SCRC and FEMA elevation requirements. The Town of Pawleys

Island ordinance requires construction in and AE flood zone to conform to the requirements of construction located in a VE flood zone.

7. The Town of Pawleys Island UDO also states:

5-4.1: General standards. In all areas of special flood hazard the following provisions are required:

(M) All new construction and substantial improvements shall be elevated so that the bottom of the lowest supporting horizontal member (excluding pilings or columns) is located no lower than the design flood elevation level, with all space below the lowest supporting member open so as not to impede the flow of water. Open lattice work, wooden slats installed with at least 40 percent open area, decorative screening or breakaway walls may be permitted but they must be designed to wash away in the event of abnormal action and in accordance with section 5-4.1(S).

8. Section 5-4.1 (M) contradicts Section 5-4.1 (I). "I" refers to the lowest floor and "M" refers to the lowest supporting horizontal member. The newly constructed home does not meet the requirements in Section 5-4.1 (M).

9. The Town of Pawleys Island UDO requires the LHSM (lowest horizontal structural member) to be constructed 3' above the BFE (Base Flood Elevation), which is the Town of Pawleys Island DFE (Design Flood Elevation). The newly constructed home has an elevation of 16.6' for the lowest horizontal member, and the Town of Pawleys Island DFE requires an elevation of 17.0'.

10. The Town of Pawleys Island and the county require three elevation certificates during the construction process. A pre-construction elevation certificate is required to be submitted with the building permit submittal to verify the proposed structure will meet the elevation requirements. A during construction elevation certificate is required to be submitted when the first floor is established for the structure, to verify compliance with the elevation requirements. Once construction is complete, a finished construction elevation certificate is required to be submitted to verify compliance with the elevation requirements before a final inspection can be scheduled, and a Certificate of Occupancy can be issued for the structure.

11. The pre-construction and during construction elevation certificates for this home verified compliance with both the FEMA and Town of Pawleys Island elevation requirements. The surveyor discovered the error while he was completing the field work to draft the final elevation certificate.

12. There are extraordinary and exceptional conditions pertaining to the parcel. Per the applicant, through no fault of the homeowner, and error in the land surveyors field

work resulted in the lowest structural member being at an elevation of 16.6'. The Town of Pawleys Island requires 17.0' for this parcel. The lowest horizontal member is 0.4' (6") too low.

13. The conditions of this parcel do not generally apply to the surrounding parcels, because the newly constructed homes located on The Town of Pawleys Island meet the elevation requirements, and have obtained finished construction elevation certificates certified by a land surveyor.
14. The application of the ordinance would prohibit or unreasonably restrict the use of this parcel because the house would have to be renovated to meet the Town of Pawleys Island DFE (design flood elevation) if the variance is not granted. The lowest horizontal member is 0.4' (6") below the DFE requirement.
15. Granting the variance request could be a detriment to the adjacent property owners or the public good. The structure exceeds the FEMA elevation requirement, however is not in compliance with the Town of Pawleys Island DFE requirement. The home is a minimal 0.4' below the DFE requirement, however the Town of Pawleys Island participates in the Community Rating System through the National Flood Insurance Program. The CRS program gives ratings based on flood prevention actions, and this determines flood insurance rates for the Town. Currently, the Town of Pawleys Island has a rating of 6, which translates into a 20% reduction in flood insurance premiums for property owners. Granting this variance, or any other variance to the Town of Pawleys Island flood requirements could affect the CRS rating for all of the property owners in the Town of Pawleys Island.
16. County and Town of Pawleys Island staff realize this is a unique situation, and agreed to issue a Temporary Certificate of Occupancy to allow legal occupancy of the home, pending the result of this variance hearing.

FINANCIAL IMPACT: N/A

VARIANCE OPTIONS:

1. Grant the variance as requested.
2. Grant an amended variance.
3. Defer for further information.
4. Deny the variance request.

ATTACHMENTS:

1. Application and Attachments
2. GIS Location Map
3. GIS Area Zoning Map
4. GIS Aerial Map

- 5. Exhibits from the Applicant
- 6. Adjacent Property Owners Notice



Kristal Infinger
Zoning Administrator



Holly Richardson
Director of Planning and Code
Enforcement

Public Notification Information:

Date Advertised: 5-26-22(Coastal Observer)

Date Property Posted/By: 5-23-22/J Blankenship

Date of Notification: 5-18-22

Number Notified: 4

Case Number/Staff Contact: VAR-3-22-30287/KInfinger
Report Completion Date: 5-31-22 Revision Date: 6-1-22

APPLICATION FOR VARIANCE
ZONING BOARD OF APPEALS
TOWN OF PAWLEYS ISLAND, SOUTH CAROLINA



Information required with application: (Check information submitted)

☒ Filing fee of \$550.00

☒ Pictures of building and property;

☐ Scalable site plan indicating the encroachment; and

☐ Any additional information

I certify that all the information presented by me in this application is accurate to the best of my knowledge and belief. I authorize the Town of Pawleys Island to place a sign on the property in question for the purpose of alerting the general public of my request.

Date: 3/10/2002

Applicant signature(s): Thomas Baez

Contact Person and Number: Thomas Baez 704-771-0837

Email: Hb9459@gmail.com

NOTE TO APPLICANT(S): Please refrain from contacting any member of the Zoning Board of Appeals in matters related to your application. Any communication outside the public hearing, including but not limited to face-to-face conversations, phone calls, written correspondence, emails, instant messaging and the next level of technology that presents itself with any member of the Zoning Board of Appeals is considered "ex parte communication." An "ex parte communication" occurs when an interested party in the matter to be decided (or representative) and a quasi-judicial decision maker discuss, outside the formal hearing process, the substance of the matter to be decided. If this were to occur the decision-maker is disqualified (must be recused) from voting on the matter. Outside communications also create an appearance of impropriety and services to undercut public confidence in the integrity of the process.

VAR-3-22-38287

APPLICATION FOR VARIANCE
ZONING BOARD OF APPEALS
TOWN OF PAWLEYS ISLAND, SOUTH CAROLINA



Owner or Authorized Applicant: Thomas Baez
Mailing Address: 524 Billingsley Road
City: Charlotte State: NC Zip: 28211 Telephone: 704-771-0837
Address of Property for which Variance is Requested: 614 DOYLE AVENUE
TMS# 42-0174-101-00-09 Zoning District: TOWN OF P.I. Application Date: 3-1-22
Owner of Property: THOMAS BAEZ

VARIANCE REQUEST. Describe the variance requested (include the specific zoning code section):

VARIANCE REQUEST TO RECEIVE CERTIFICATE OF OCCUPANCY;
LOWEST STRUCTURAL MEMBER IS 0.4' LOWER THAN CODE.

The Board may grant a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the Ordinance would result in unnecessary hardship, provided the hardship is not self-created or based on greater profit.

The findings required by the Board for variance are identified in Sec. 3-7.5(B) of the Zoning Ordinance. Response to each of the following will assist the Board in making a determination.

1. Describe the extraordinary and exceptional conditions pertaining to the particular piece of property. (use additional paper if necessary) THROUGH NO FAULT OF THE HOMEOWNER,
AN ERROR IN LAND SURVEYORS FIELD WORK RESULTED
IN LOWEST STRUCTURAL MEMBER BEING AT AN ELEVATION OF
16.6'. TOWN OF PAWLEYS REQUIRES 17.0' (3' ABOVE
BASE FLOOD ELEVATION). LOWEST HORIZONTAL MEMBER IS 0.4' LOW.
2. Are the previously described conditions unique to the property for which the variance is sought, or do these same conditions apply to other properties in the vicinity?

UNIQUE TO THIS PROPERTY.

3. Describe why the zoning regulation proposed for variance would prohibit or unreasonably restrict utilization of the property because of the previously described conditions.

TOWN OF PAWLEYS HAS A "3' FREEBOARD" WHICH REQUIRES
NEW CONSTRUCTION TO BE 3' HIGHER THAN FEMA PRESCRIBED
BASE FLOOD ELEVATION. FINISHED FLOOR OF NEW CONSTRUCTION
IS 4.9' ABOVE THE BFE OF 14'. THE LOWEST HORIZONTAL
MEMBER IS 2.6' ABOVE BFE (WELL ABOVE FEMA GUIDELINES).
NOT GRANTING CERTIFICATE OF OCCUPANCY WOULD BE UNREASONABLE
IN THIS CASE.

4. Describe how authorization of the variance will be in harmony with the intent of zoning ordinance and will not be injurious to adjacent properties, the neighborhood, or the general public.

NEWLY CONSTRUCTED HOME WILL STILL BE ABOVE
FEMA GUIDELINES AND WILL NOT CAUSE ANY DAMAGE
OR ADVERSE PROBLEMS OR ISSUES FOR ADJACENT PROPERTIES.

5. Describe how the variance sought is the **minimum** variance necessary for reasonable development of the site

ALLOWANCE OF A VARIANCE FOR 0.4 OF A FOOT IS
MINIMUM AND HAS NO EFFECT ON ADJACENT OR
NEIGHBORING PROPERTIES.

6. Describe why the granting of the requested variance will not confer on the applicant any special privilege that is denied by the zoning regulations to other landowners in the same zoning district.

APPLICANT ONLY REQUEST VARIANCE DUE TO THE
NEGLIGENCE OF LAND SURVEYOR AND IS NOT SEEKING
UNDOE OR SPECIAL PRIVILEGE.

<u>3/10/2022</u>	<u>Thomas Buez</u>	<u>Thomas Buez</u>	<u>Owner</u>
Date	Applicant Printed Name	Signature of Applicant	Title

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Thomas & Charmion Baez				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 614 Doyle Avenue				Company NAIC Number:	
City Pawleys Island		State South Carolina		ZIP Code 29585	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Portion of Lot 36, Birds Nest. TMS:42-0174-101-00-00					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>33.41153642 N</u> Long. <u>79.13265473 W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>6</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>31.00</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>2</u>					
c) Total net area of flood openings in A8.b <u>400.00</u> sq in					
d) Engineered flood openings? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0.00</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number The Town of Pawleys Island 450255			B2. County Name Georgetown		B3. State South Carolina
B4. Map/Panel Number 4502550001	B5. Suffix D	B6. FIRM Index Date 03-01-1984	B7. FIRM Panel Effective/ Revised Date 03-16-1989	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 14
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 614 Doyle Avenue			Policy Number:
City Pawleys Island	State South Carolina	ZIP Code 29585	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: SC VRS Station Vertical Datum: NGVD 1929 Per NGS VERTCON

Indicate elevation datum used for the elevations in items a) through h) below.

☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.



Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	6.1	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next higher floor	18.9	<input type="checkbox"/> feet	<input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	16.5	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
d) Attached garage (top of slab)	N/A	<input type="checkbox"/> feet	<input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	17.4	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	6.4	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	6.6	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	6.5	<input type="checkbox"/> feet	<input type="checkbox"/> meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name Greggory F. Cunningham		License Number SCPLS#17924		
Title PLS				
Company Name Parker Land Surveying, LLC				
Address 400 Church Street				
City Georgetown	State South Carolina	ZIP Code 29440		
Signature 	Date 02-02-2022	Telephone (843) 485-4405	Ext.	

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

Vent is a Smart Vent Model#1540-570

Item C2(e) HVAC

ELEVATION CERTIFICATEOMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 614 Doyle Avenue			Policy Number:
City Pawleys Island	State South Carolina	ZIP Code 29585	Company NAIC Number

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)
FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address	City	State	ZIP Code
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Signature	Date	Telephone
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Comments

☐ Check here if attachments.

ELEVATION CERTIFICATEOMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 614 Doyle Avenue			Policy Number:
City Pawleys Island	State South Carolina	ZIP Code 29585	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number

G5. Date Permit Issued

G6. Date Certificate of
Compliance/Occupancy IssuedG7. This permit has been issued for: ☐ New Construction ☐ Substantial ImprovementG8. Elevation of as-built lowest floor (including basement)
of the building: _____ ☐ feet ☐ meters Datum _____G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name

Title

Community Name

Telephone

Signature

Date

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

BUILDING PHOTOGRAPHS**ELEVATION CERTIFICATE**

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.**FOR INSURANCE COMPANY USE**Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
614 Doyle Avenue

Policy Number:

City
Pawleys IslandState
South CarolinaZIP Code
29585

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption Front

Clear Photo One



Photo Two

Photo Two Caption Back

Clear Photo Two

ELEVATION CERTIFICATE**BUILDING PHOTOGRAPHS**

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.**FOR INSURANCE COMPANY USE**Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
614 Doyle Avenue

Policy Number:

City
Pawleys IslandState
South CarolinaZIP Code
29585

Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

Photo Three Caption Left

Clear Photo Three



Photo Four

Photo Four Caption Right

Clear Photo Four

NOTICE TO PROPERTY OWNERS OF APPEAL

TOWN OF PAWLEYS ISLAND
ZONING BOARD OF APPEALS

TO THE PROPERTY OWNER:

The Zoning Board of Appeals in acting upon variations or modifications of the Zoning Ordinance or appeals from action taken by the Zoning Administrator or Development Coordinator, hears all such cases at public hearings at which neighboring property owners and other interested persons have a right to be heard.

If the appeal, as stated below is thought by you to be objectionable, you will have an opportunity to fully express your objection.

If it is inconvenient to appear at the hearing, file your objection by letter to the address below:

**Georgetown County Zoning Board of Appeals
129 Screven Street
Georgetown, SC 29440**

Or e-mail at: larmstrong@gtcounty.org

This letter notifies you that the matter stated below will be heard at a public hearing by the Zoning Board of Appeals. The hearing will be held in the **Town of Pawleys Island Town Hall at 321 Myrtle Avenue in Pawleys Island.**

TIME & DATE OF HEARING: **June 8th, 2022 @ 3:30p.m.**

CASE NUMBER: **VAR # 3-22-30287**

APPELLANT: **Thomas Baez**

PROPERTY AFFECTED: **Tax Map ID: 42-0174-101-00-00
614 Doyle Drive
Pawleys Island, SC 29585**

SUBJECT: **A request seeking a variance to Article 5-4:
Provisions for flood hazard reduction, Section 5-4.1 (I): General Standards. This request involves
a recently completed single family dwelling.**





Thomas Baez
Property Aerial
VAR 3-22-30287

Legend

Streets

— <all other values>

MaintainedBy

County

Private

State

Thomas Baez

Lot Lines

Railroads

♦ Landmarks

Imagery2017Med

RGB

Red: Band_1

Green: Band_2

Blue: Band_3

Municipalities

0 12.5 25 50 75 100 Feet

DISCLAIMER: This map is a graphic representation of data obtained from various sources. All efforts have been made to warrant the accuracy of this map. However, Georgetown County disclaims all responsibility and liability for the use of this map.



The map displays the following lots and owners:

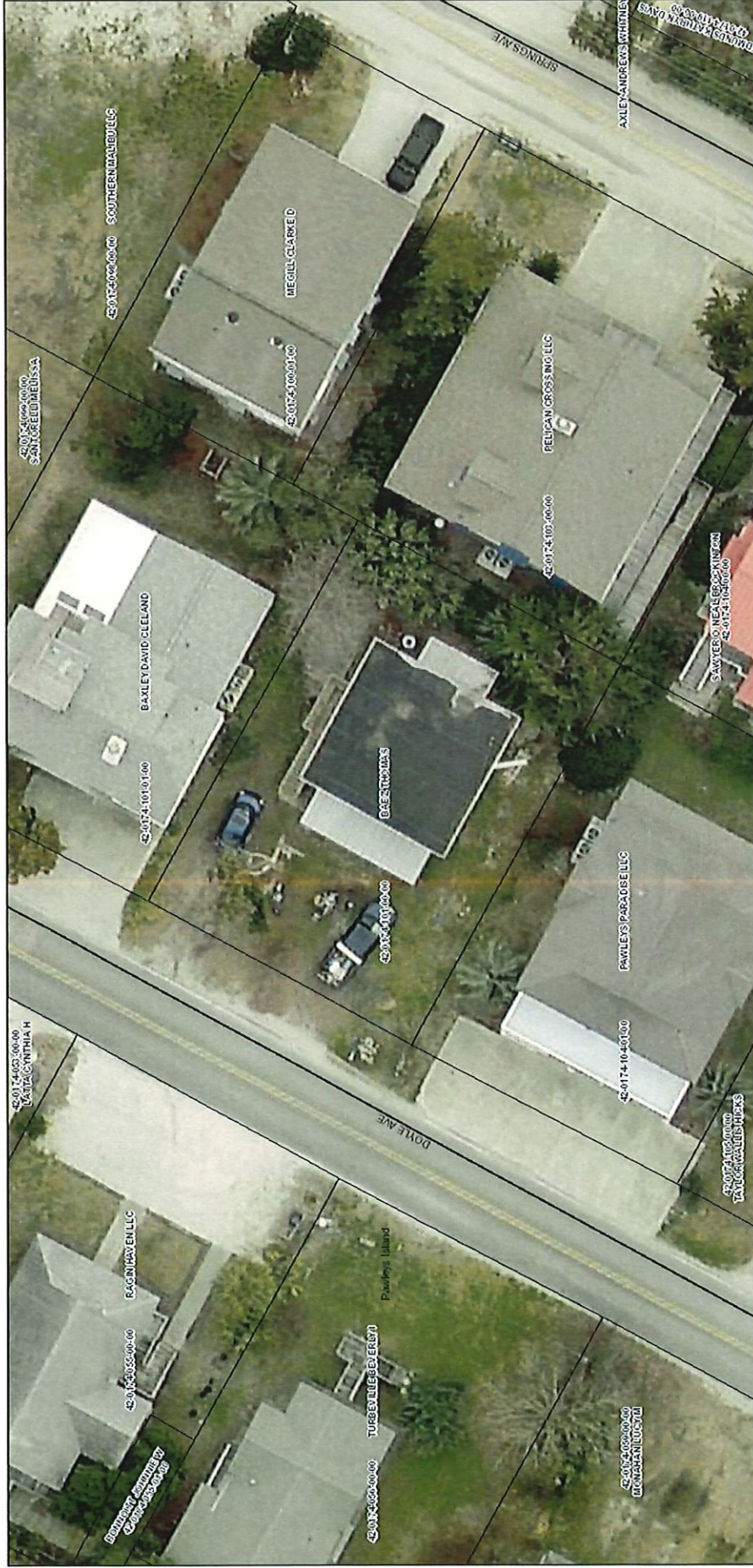
- 42-0174-005-00-00**: LATACYNTHIA
- 42-0174-005-00-00**: BACIN HAVEN LLC
- 42-0174-005-00-00**: TURBEVILLE BEVERLY J
Pawleys Island
- 42-0174-005-00-00**: MONAHAN LUCY M
- 42-0174-005-00-00**: TAYLOR WALLIS HICKS
- 42-0174-005-00-00**: PAWLEYS PARADISE LLC
- 42-0174-005-00-00**: BAE Z THOMAS
- 42-0174-005-00-00**: BAXLEY DAVID CLELAND
- 42-0174-005-00-00**: SOUTHERN MALIBU LLC
- 42-0174-005-00-00**: SANTI GELU MELISSA
- 42-0174-005-00-00**: MEGILL CLARKE D
- 42-0174-005-00-00**: PELICAN CROSSING LLC
- 42-0174-005-00-00**: SAINTER O'NEAL BROCKINGTON
- 42-0174-005-00-00**: ALLEN ANDREWS WHITNEY
- 42-0174-005-00-00**: EDWARDS KATHRYN DAVIS

Zoning w/ Color

-
- Map data © OpenStreetMap contributors, Microsoft, Esri Community
 Maps contributors, Map layer by Esri
- Streets
- 0 0.01 0.02 km
- Legend:
- City of Georgetown
 - CP - Conservation Preservation
 - FA - Forest Agriculture
 - FA/R - Forest Agriculture Commercial
 - FA/R - Forest Agriculture Residential
 - FDD - Flexible Design District
 - GR - General Residential
 - GRR - General Resort Residential
 - HI - Heavy Industrial
 - LI - Limited Industrial
 - MD - Medical District
 - MH-P - Mobile Home Park
 - NC - Neighborhood Commercial
 - OC - Office Commercial
 - PA - Preservation Agriculture
 - PD - Planned Development District
 - R10 - Residential 10k sqft
 - R2 - Residential 2
 - R3/4AC - Residential 3 Quarter Acre
 - R5 - Residential 5 Acre
 - R6 - Residential 6k sqft
 - RS - Resort Commercial
 - RS - Resort General Residential
 - RS - Resort Service
 - RVC - Rural Village Commercial
 - VR10 - Village 10k sqft Residential
 - Private Road
 - State Road
 - Other
 - County Boundary

Map data © OpenStreetMap contributors, Microsoft, Esri, Community Maps contributors, Map layer by Esri | Imagery Managed by Adam DeWaters, South Carolina Web AppBuilder for ArcGIS

ArcGIS Web Map

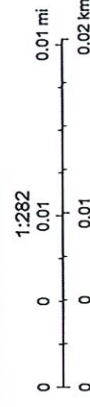


3/15/2022, 3:03:36 PM

2017 Imagery (Color, HiRes., Populated Areas)

- Red: Band_1
- Green: Band_2
- Blue: Band_3
- Lot Lines with TMS No

- ☐ Lots with Ownership
- ☒ County Boundary
- ☐ Municipalities
- ☐ Streets
- ☐ County Road
- ☐ Private Road
- ☐ State Road
- ☐ Other



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Map data © OpenStreetMap contributors, Microsoft, Esri Community Maps contributors, Map layer by Esri | Imagery Managed by Adam DeMars, South Carolina State GIS Coordinator Imagery Collected by Kucera International Hosted Tile service provided by ESRI | Imagery Managed by Adam DeMars, South Carolina

Web AppBuilder for ArcGIS

Thomas Baez
Property Location
VAR 3-22-30287

Legend

Streets

— <all other values>

MaintainedBy

— County

— Private

— State

□ Thomas Baez

□ Lot Lines

— Railroads

◆ Landmarks

□ Municipalities

0 12.5 25 50 75 100 Feet

DISCLAIMER: This map is a graphic representation of data obtained from various sources. All efforts have been made to warrant the accuracy of this map. However, Georgetown County disclaims all responsibility and liability for the use of this map.

