

**Growth Management Customer Service Center** 20 Bridge Street Bluffton, SC 29910 (843)706-4500 www.townofbluffton.sc.gov applicationfeedback@townofbluffton.com

Applicant	Property Owner
Name: Brian Rose	Name: Louise B Johnson Revocable Trust
Phone: (843) 816-3518	Phone: +1 (864) 384-0017
Mailing Address: 25 Palmetto Beach Dr Bluffton SC 29910 United States	Mailing Address: PO Box 3555, Spartanburg, SC 29304
E-mail: b.rose@roselandscape.com	E-mail: Djohnson@morgan-corp.com
Town Business License # (if applicable): 25-07-1241	
Project Information	
Project Name: 113 Bridge Street Johnson Res	Project Location: 113 Bridge Street
Zoning District: MRCP	Acreage: 1.492
Tax Map Number(s): R610 039 00A 0192 0000	
Project Description: Construct 6' brick wall along property line w/ Oyster Factory Park & Parking lot .	
Request: Owner is seeking a variance to allow a 6' wall from the front facade of the reisdence to the top of the bank along the property line adjacent to the Oyster Factory Park.	
Minimum Requirements for Submittal	
<ol> <li>Mandatory Application Check-In Meeting scheduled.</li> <li>Digital files of applicable plans and/or documents depicting the subject property.</li> <li>Recorded deed and plat showing proof of property ownership.</li> <li>Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.</li> <li>An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.</li> </ol>	
Note: A Pre-Application Meeting is required prior to Application submittal.	
Disclaimer:  The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this application.	
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.	
Property Owner Signature:	M80) Date: 11/3/2025
Property Owner Signature: Applicant Signature: Applicant Signature:	Date: 11/3/2025
For Office Use	
Application Number:	Date Received:
Received By:	Date Approved:

Johnson Residence 113 Bridge Street, Bluffton SC November 3, 2025

## 113 Bridge Street - Variance Request Narrative

We are requesting a Variance at 113 Bridge Street to 5.15.6.K, which limits the height of the Front Yard fence to 42 inches in height. We request that the height of the fence from the front of the house to the river be allowed to be 72 inches due to unnecessary hardship for the following reasons:

- 1. First and foremost, the fence being built borders Oyster Factory Park, which is a highly used public park and its border is unique to this property. It is not simply a neighbor, but a public park open to all and our house was built extremely close to the property line.
- 2. There are no other similar properties boarding the Oyster Factory Park like ours and the point in question is frequented by many persons during events, including evenings where persons come in golf carts to watch boats and the water.
- 3. The position of our property, next to the public park creates concerns for privacy, as well as an attractive nuisance if the fence were low enough for persons to scale, thus creating a safety hazard not only for us as the Owners, but also for the Town, if anyone fell and were injured trying to climb the fence. The additional two feet would make the fence safer for all involved, add additional privacy to us as the homeowner, act as a sound buffer for additional noise, and not attract or tempt persons to climb the wall. Application of the Ordinance to this property would effectively prohibit or unreasonably restrict our use of our yard during times that the park was being utilized, like other homeowners are able to do along Bridge Street.
- 4. We did not commit any act to create this need for the Variance.
- 5. The Variance would not substantially conflict with the Comprehensive Plan and the purposes of the Ordinance, as it is not a long section of the fence and would be uniform with the remainder of the fence which is already allowed the height requested. It would not appear unseemly to the casual observer.
- 6. Neither the public good nor the character of the District would be harmed by the granting of the Variance. As stated above, it would offer additional protection to the Town avoiding an attractive nuisance for those who might want to climb and sit on the fence during a festival or some other event at the park. There would be no detriment to the park itself.
- 7. The Variance requested would allow security, privacy, reduced noise and enhance the overall use of the property by us and future homeowners, increasing the value of the property and increasing the utilization of the property by the family.



Multiple well used benches and tables regularly see activity until well after dark. The regular presence of golf carts increases the activity.