

TOWN OF BLUFFTON Growth Management Customer Service Center CERTIFICATE OF APPROPRIATENESS- OLD TOWN BLUFFTON

20 Bridge Street Bluffton, SC 29910 (843)706-4522

Last Updated: 4/8/2014

HISTORIC DISTRICT (HD) APPLICATION www.townofbluffton.sc.gov applicationfeedback@townofbluffton.com

Applicant	Property Owner		
Name: Shifting Tides LLC.	Name: Luke Healy		
Phone: 330-285-2075	Phone: 843-992-7565		
Mailing Address: 25 Pritchard St. Bluffton SC. 29910	Mailing Address: 26 7th Ave, Bluffton SC. 29910		
E-mail: Andrewjpietz@gmail.com	E-mail: Luke@healyforeitlaw.com		
Town Business License # (if applicable): LIC. #05-21-0	37165		
Project Information (tax map info ava	ailable at http://www.townofbluffton.us/gis/)		
Project Name: Healy Residence	Conceptual: Final: Amendment:		
Project Location: 40 Dubois Lane	Application for:		
Zoning District: Neighborhood General-HD	New Construction		
Acreage: 0.26	Renovation/Rehabilitation/Addition		
Tax Map Number(s): R610-039-00A-0256-0000	Relocation or Demolition		
Project Description: New Residential Home/ Auxiliary Gar	age and Pool		
Minimum Requirem			
5. All information required on the attached Application of	Plan(s). One (1) set for Conceptual, two (2) sets for Final of Compliance with the criteria in Article 3 of the UDO		
Note: A Pre-Application Meeting is require			
Disclaimer: The Town of Bluffton assumes no le third party whatsoever by approvin	gal or financial liability to the applicant or any g the plans associated with this permit.		
I hereby acknowledge by my signature below that the foreg the owner of the subject property. As applicable, I authorize	joing application is complete and accurate and that I am		
Property Owner Signature: Head	Date: 11-2-21		
Applicant Signature:	Date: 11/2/21		
For Offi	ce Use		
Application Number:	Date Received:		
Received By:	Date Approved:		



TOWN OF BLUFFTON CERTIFICATE OF APPROPRIATENESSOLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and <u>Unified Development Ordinance (UDO)</u> requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's UDO. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1. Pre-Application Meeting	Applicant & Staf
Prior to the filing of a Certificate of Appropriateness-HD Application, the Applicate a Pre-Application Meeting for comments and advice on the appropriate application specifications, and applicable standards required by the UDO.	nt is required to consult with the UDO Administrator a on process and the required procedures,
Step 2. Application Check-In Meeting – Concept Review Submission	Applicant & Staf
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant materials of Appropriateness Application with the required submittal materials of UDO Administrator will review the submission for completeness.	ay submit a Concept Review Submission of the during an Application Check-In Meeting where the
Step 3. Review by UDO Administrator and HPC	Staf
If the UDO Administrator determines that the Concept Review Submission of the complete, it shall be forwarded to the Historic Preservation Review Committee. Tand prepare written comment for review with the Applicant.	Certificate of Appropriateness-HD Application is The Review Committee shall review the application
Step 4. Historic Preservation Review Committee	Applicant, Staff & Historic Preservation Review Committee
A public meeting shall be held with the Applicant to the review the Review Comn Review Committee shall review the Concept Review Submission for compliance v Applicant will be given the opportunity to address comments, if any, and resubm Review Submission.	with the criteria and providing to the LIDO TI
Step 5. Application Check-In Meeting - Final Review Submission	Applicant & Staff
The Applicant shall submit the completed Final Review Submission of the Certific submittal materials during a mandatory Application Check-In Meeting where the completeness.	ato of Appropriatores Application in the
Step 6. Historic Preservation Commission Meeting	Applicant, Staff & Historic Preservation Commission
A public meeting shall be held with the Applicant where the HPC shall review the Appropriateness-HD Application for compliance with the criteria and provisions in conditions, or deny the application.	Final Application materials of the Certificate of the UDO. The HPC may approve, approve with
Step 7. Issue Certificate of Appropriateness	Staff
If the HPC approves the Certificate of Appropriateness-HD Application, the UDO A	

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TOWN OF BLUFFTON CERTIFICATE OF APPROPRIATENESS — HISTORIC DISTRICT PROJECT ANALYSIS

In accordance with the Town of Bluffton Unified Development Ordinance (UDO), the following information shall be included as part of a Certificate of Appropriateness application submitted for review by the Historic Preservation Commission (HPC) and the Historic Preservation Review Committee. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO.

1. DESIGN REVIEW PHASE		CONCEPTUAL REVIEW	FINAL REVIEW	
2. SITE DATA				
			n Article 5): Additional Build	ding Type
Building Setbacks	Front:	Rear: 8'.2"	Rt. Side: 18'.2"	Lt. Side: 15'
3. BUILDING DAT				
Building	(Main Hous	escription se, Garage, Carriage louse, etc.)	Existing Square Footage	Proposed Square Footage
Main Structure	Main House		0	2920 sqft.
Ancillary	Garage/Carriage House		0	1056
Ancillary	Е	Bath/pool	0	578Sqft.
4. SITE COVERAGE	E			
Impe	rvious Cove	rage	Cover	age (SF)
Building Footprint(s)	1		2600	
Impervious Drive, W	alks & Paths		172	
Open/Covered Patios		770		
A.TOT	AL IMPERV	IOUS COVERAGE	3542	
B.TOTAL SF OF LOT		11326		
% COVERAGE OF LOT (A/B= %)		31.3%		
5. BUILDING MAT	ERIALS			
Building Element		als, Dimensions, d Operation	Building Element	Materials, Dimensions and Operation
Foundation	Mono Sla	b	Columns	Wood
Walls	Wood		Windows	Vinyl
Roof	Metal		Doors	Wood
Chimney	tabby Stud	cco	Shutters	none
Trim	Composite	(hardy)	Skirting/Underpinning	none
Water table	Composite	(hardy)	Cornice, Soffit, Frieze	Composite (Hardy)
Corner board	Composite	(Hardy)	Gutters	Metal
Railings	Wood		Garage Doors	Metal
Balusters	Wood			IVICIAI
	Wood		Green/Recycled Materials	

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TOWN OF BLUFFTON CERTIFICATE OF APPROPRIATENESS — HISTORIC DISTRICT APPLICATION CHECKLIST

Note: C	ertificate	of Appropriateness application information will vary depending on the activities proposed.
proposed	mum, th	e following items (signified by a grayed checkbox) are required, as applicable to the
		The state of the s
Concept	Final	BACKGROUND INFORMATION.
	V	COMPLETED CEFTIFICATE OF APPROPRIATENESS-HD APPLICATION: A competed and signed application providing general project and contact information.
	V	PROPERTY OWNER CONSENT : If the applicant is not the property owner, a letter of agency from the property owner is required to authorize the applicant to act on behalf of the property owner.
		PROJECT NARRATIVE: A detailed narrative describing the existing site conditions and
	V	use, the proposed development intent with proposed uses and activities that will be conducted on the site. Include a description of the proposed building type and proposed building materials as permitted in Article 5.
	V	DEED COVENANTS/RESTRICTIONS: A copy of any existing deed covenants, conditions and restrictions, including any design or architectural standards that apply to the site.
	V	ADDITIONAL APPROVALS: A written statement from the Declarant of any deed covenants, conditions, or restrictions and/or the Review Body of any design or architectural standards that the current design has been reviewed for consistency with the established restrictions/design principles and approved.
Concept	Final	SITE ASSESSMENT.
	V	LOCATION MAP: Indicating the location of the lot and/or building within the Old Town Bluffton Historic District with a vicinity map.
	✓	 PROPERTY SURVEY: Prepared and sealed by a Registered Land Surveyor indicating the following, but not limited to: All property boundaries, acreage, location of property markers, name of county, municipality, project location, and parcel identification number(s); Municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the tract, form a part of the boundary of the tract, or are contiguous to such boundary; All easements of record, existing utilities, other legal encumbrances, public and private rights-of-way, recorded roadways, alleys, reservations, and railways; Existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on or adjacent to the property; Location of existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man-made objects located on the development property; and North arrow, graphic scale, and legend identifying all symbology.
	V	 SITE PLAN: Showing layout and design indicating, but not limited to: All property survey information showing all building footprint(s) with finish floor elevations, setbacks and build-to lines, building location(s), building orientation(s); Overall lot configuration depicting ingress/egress, circulation, driveways, parking areas, patios, decks, pools, hardscape, service yards and all other site amenities; Pedestrian circulation elements and ensuring design shows ADA accessibility compliance. Location, layout, and number of vehicular and bicycle parking spaces bicycle parking, and ensuring design shows ADA accessibility compliance; and Include detailed dimensions as necessary and appropriate to demonstrate compliance with all applicable standards and requirements.

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TOWN OF BLUFFTON CERTIFICATE OF APPROPRIATENESS — HISTORIC DISTRICT APPLICATION CHECKLIST

	V	PHOTOS: Comprehensive color photograph documentation of the property, all exterior facades, and the features impacted by the proposed work. If digital, images should be at a minimum of 300 dpi resolution.
Concept	Final	ARCHITECTURAL INFORMATION.
	V	CONCEPTUAL ARCHITECTURAL SKETCHES: Sketch of plans, elevations, details, renderings, and/or additional product information to relay design intent.
	V	FLOOR/ROOF PLANS: Illustrate the roof and floor plan configurations. Include all proposed uses, walls, door & window locations, overall dimensions and square footage(s).
	V	ELEVATIONS: Provide scaled and dimensioned drawings to illustrate the exterior appearance of all sides of the building(s). Describe all exterior materials and finishes and include all building height(s) and heights of appurtenance(s) as they relates to adjacent grade, first floor finished floor elevations, floor to ceiling height for all stories, existing and finish grades for each elevation.
	V	ARCHITECTURAL DETAILS: Provide scaled and dimensioned drawings configuration and operation of all doors, windows, shutters as well as the configuration and dimensional information for columns and porch posts, corner boards, cupolas and roof appurtenances, gutters and downspouts, awnings, marquees, balconies, colonnades, arcades, stairs, porches, stoops and railings.
		MANUFACTURER'S CUT SHEET/SPECIFICATIONS: Include for all atypical building elements and materials not expressly permitted by Article 5 of the UDO with sizes and finishes noted.
Concept	Final	LANDSCAPE INFORMATION.
		TREE REMOVAL PLAN: A site plan indicating location, species, and caliper of existing trees and trees to be removed.
	V	LANDSCAPE PLAN: Plan must include proposed plant materials including names, quantities, sizes and location, trees to be removed/preserved/relocated, areas of planting, water features, extent of lawns, and areas to be vegetated. Plant key and list to be shown on the landscape plan as well as existing and proposed canopy coverage calculations.
		ADDITIONAL DEGLESS STATES AND ADDITIONAL DEGLESS AND ADDITIONAL DEGLES AND ADDITIONAL DEGLESS AND ADDITIONAL DEGLE
Concept	Final	ADDITIONAL REQUIRED INFORMATION (Single-Family Residential Excluded).
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Shifting Tides LLC.

25 Pritchard St. Bluffton SC. 29910 (330)285-2075 Shiftingtides843@gmail.com

November 1st. 2021

Luke Healy (property owner) 28 Dubois Lane Bluffton SC. 29910

Project Description,

New Residential home build of **2920 SF** with a Garage/Carriage house **1052** SF. Currently a residential lot. The project also includes a pool and covered patio with a **50** SF bathroom. The project will be located at **28 Dubois Lane**, **Bluffton Sc. 29910**.

House materials will consist of approved material per article 5 including 5V metal roof, composite siding (fiber cement siding). Treated wood rafters. Tabby Stucco over a monolithic slab, 36" center sidewalk grade raised elevation. Consistent with other new construction in the HD of Bluffton.

Details for Windows and Doors-

- -Woods to be Solid wood with 4 light see photos attached
- -Windows to be "2 light over 2 light" grid in between window pane see photos attached.

Gate detail to be 48" made out of live fencing where it is connected to live fence.

Gate to be horizontal PT hogs fencing in all the back areas listed on site plan as PT Wood 6' fencing.

Gutters to be rectangle in shape.



