



TOWN OF BLUFFTON VARIANCE APPLICATION

Attachment 1
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: <i>Ansley H. Manuel, Architect</i>		Name: <i>Samuel Kopotic</i>	
Phone: <i>843.338.8932</i>		Phone: <i>843.540.5200</i>	
Mailing Address: <i>104 Pritchard Street Bluffton, S.C. 29910</i>		Mailing Address: <i>4 Shults Road Apt 203 Bluffton, S.C. 29910</i>	
E-mail: <i>manuel.studio@aol.com</i>		E-mail: <i>SamKopotic@yahoo.com</i>	
Town Business License # (if applicable): <i>24-04-2229</i>			
Project Information			
Project Name: <i>The Kopotic Residence</i>		Project Location: <i>1 Garfields Way</i>	
Zoning District: <i>Neighborhood General</i>		Acreage: <i>0.14</i>	
Tax Map Number(s): <i>R610 039 00A 0106 0000</i>			
Project Description: <i>Proposed residence consists of a three bedroom main house with an attached one bedroom carriage house. Building Type is Additional. Pre Application meeting was held on October 31, 2025.</i>			
Request: <i>Setbacks are 10ft Front 10ft Sides 25ft Rear (Main) 5' side & rear (Carriage). Applicant request a Rear Setback Variance of 20 feet instead 25 feet.</i>			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Mandatory Application Check-In Meeting scheduled.			
<input checked="" type="checkbox"/> 2. Digital files of applicable plans and/or documents depicting the subject property.			
<input checked="" type="checkbox"/> 3. Recorded deed and plat showing proof of property ownership.			
<input checked="" type="checkbox"/> 4. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.			
<input checked="" type="checkbox"/> 5. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
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: <i>Samuel Kopotic</i>		Date: <i>3/18/2025</i>	
Applicant Signature: <i>Ansley H. Manuel</i>		Date: <i>3/18/2025</i>	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	

Setback Variance Request for The Kopotic Residence
1 Garfields Way, Bluffton, South Carolina

Applicant requests a rear setback variance of 20 feet. The current rear setback is 25 feet. The following is an explanation as set by itemized requirements of UDO 7.3 Application Review Criteria

1a. There are extraordinary and exceptional conditions pertaining to the particular piece of property.

The rear property line is skewed.

1b. These conditions do not generally apply to other property in the vicinity, particularly those in the same zoning district.

Properties in the vicinity and zoning district have rear property lines that are parallel to front property lines.

1c. Because of these conditions, the application of the Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property in a manner consistent with others in zoning district.

Applicant is asking for common rooms located on the first floor. Rooms are reasonably sized. The first floor layout can be found in numerous houses with lots that are more wide than deep in the district.

1d. The need for the Variance is not the result of the Applicant's own actions.

Applicant did not manipulate lot to cause need for variance.

1e. The authorization of a Variance does not substantially conflict with the Comprehensive Plan and the purposes of this Ordinance.

Authorization will allow a small portion of the footprint to be in the variance zone.

1f. The authorization of a Variance will not result in a substantial detriment to adjacent property or the public good, and the character of the District will not be harmed by granting of the Variance.

The property is tucked back from public streets. The adjoining neighbors to the rear and sides will doubtfully perceive the 5 feet difference. The architecture of the house is keeping with surrounding properties in the district.

1g. The reason for the Variance is more than simply for convenience or to allow the property to be utilized more profitably.

Property owner is not asking for first floor rooms that are outside of the normal residential realm for an average size house in this district.



LOCATION MAP NOT TO SCALE

REFERENCE PLAT

PARCEL 152
N/F
JEFFREY G. FEASTER & ASHLEY FEASTER

PARCEL 144C
N/F
NORMA COOLEY

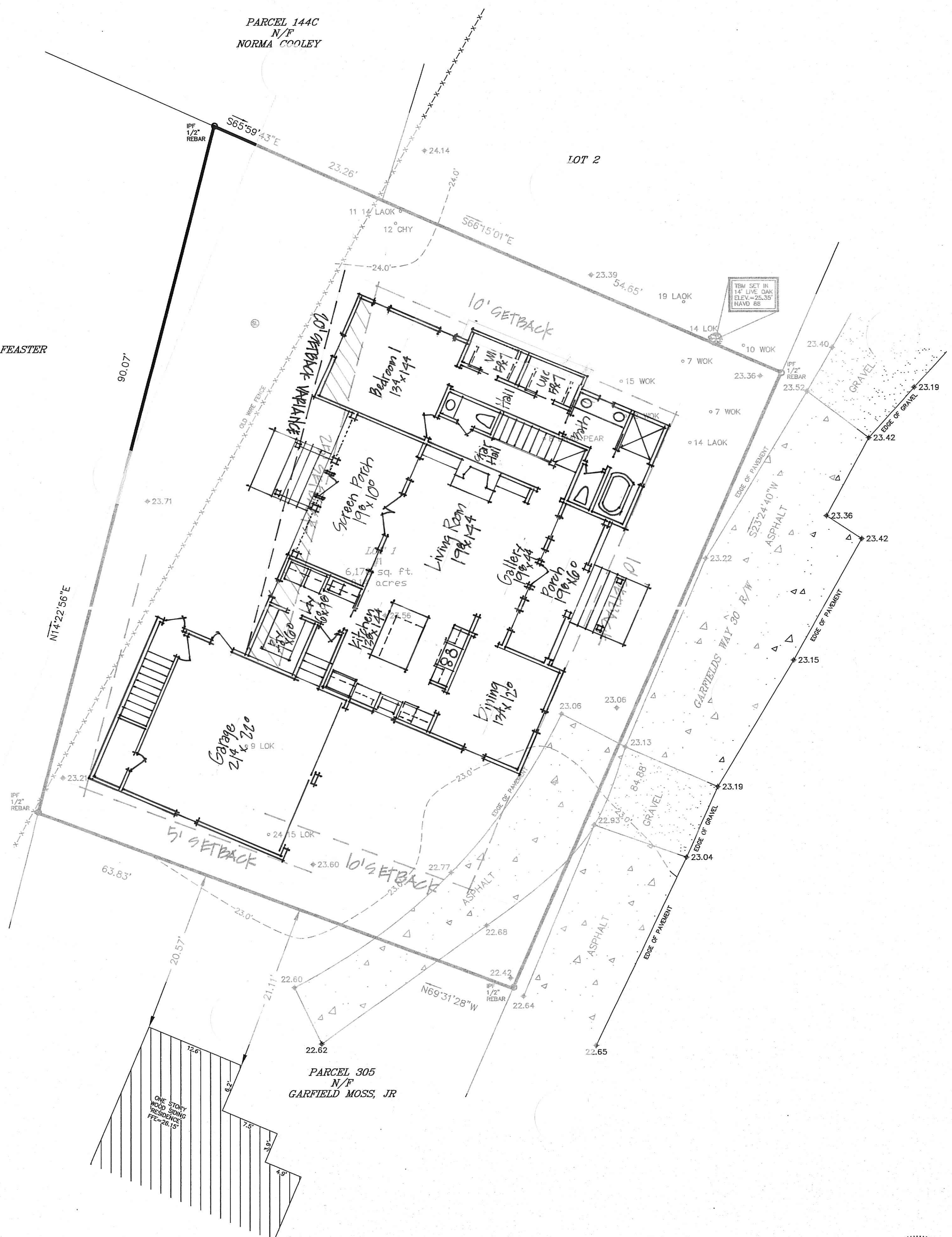
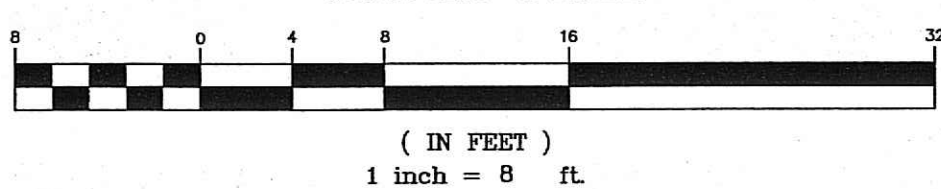
LOT 2

- LEGEND**
- CMS - CONCRETE MONUMENT SET
 - ◻ CMF - CONCRETE MONUMENT FOUND
 - IPS - IRON PIN SET
 - IPF - IRON PIN FOUND
 - # - INDICATES STREET ADDRESS
 - TBM - TEMPORARY BENCH MARK
 - BSL - BUILDING SETBACK LINE
 - ⊙ - TELEPHONE PEDESTAL/COMMUNICATOR
 - ⊕ - SEWER LATERAL
 - ⊙ - SANITARY SEWER MANHOLE
 - ⊕ - ELECTRIC BOX
 - ⊕ - SPOT ELEVATION SHOTS
 - ~ 12' - CONTOUR LINES
 - ⊕ - XFMR - TRANSFORMER
 - ⊕ - WATER LATERAL
 - ⊕ - WATER METER
 - ⊕ - IRRIGATION CONTROL VALVE
 - ⊕ - FIRE HYDRANT
 - ⊕ - GRATE INLET
 - ⊕ - POWER POLE
 - O.H.P.L. - OVER HEAD POWER LINE
 - ⊕ - GUY LINE
 - ⊕ - LIGHT POLE
 - ⊕ - STORM DRAIN MANHOLE
 - ⊕ - FIBEROPTICS MANHOLE

TREE LEGEND

- WHIOK - WHITE OAK
- LAOK - LAUREL OAK
- LOK - LIVE OAK
- WOK - WATER OAK
- ROK - RED OAK
- PCAN - PECAN
- MAG - MAGNOLIA
- HIC - HICKORY
- MPL - MAPLE
- PLM - PALMETTO
- CHY - CHERRY
- HLV - HOLLY
- CDR - CEDAR
- RDB - RED BUD
- SAS - SASSAFRAS
- DOG - DOGWOOD
- SB - SUGARBERRY
- P - PINE
- G - GUM
- B - BAY

GRAPHIC SCALE



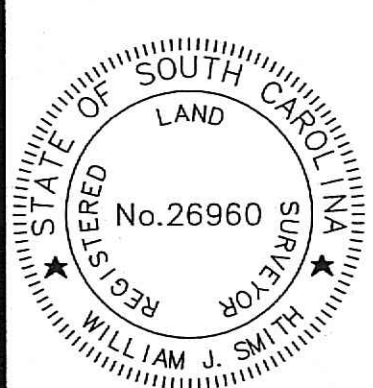
DRAWN BY: W.J.S.

APPROVED BY: W.J.S.

PARTY CHIEF: B.M.S.

DATE: DECEMBER 13, 2023

T. SQUARE SURVEYING
PROFESSIONAL LAND SURVEYORS
P.D. Drawer 330
139 Burnt Church Road
Bluffton, S.C. 29910
tsquare@charleston.com
Phone 843-757-2650 Fax 843-757-5758
JOB No. 23-586T



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION & 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.

William J. Smith
WILLIAM J. SMITH, PLS # 26960

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

SAM KOPOTIC & MADDIE MCFADDEN

A TREE & TOPOGRAPHIC SURVEY OF LOT 1 GARFIELDS WAY,
A PORTION OF GARFIELD & NANCY MOSS SUBDIVISION,
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 610, MAP 39A, PARCEL 406

Notes:

1. According To FEMA Flood Insurance Rate Map # 45013C04265 This Lot Appears To Lie In A Federal Flood Plain Zone X, Minimum Required Elevation N/A Ft. NAVD88
2. This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search.
3. This Survey Was Performed Without The Benefit Of A Wetland Delination.
4. All Building Setback Requirements Should Be Verified With The Proper Authorities Prior To Design And Construction.

Reference Plats:
PLAT BOOK 155 AT PAGE 148