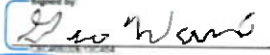





TOWN OF BLUFFTON VARIANCE APPLICATION

Attachment 1A

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: John Hoff		Name: New South Living LLC	
Phone: 843-505-0910		Phone: 843-949-8830	
Mailing Address: 1505 King Street Ext., Suite 111 Charleston, SC 29405		Mailing Address: P.O. Box 3123 Bluffton, SC 29910	
E-mail: John.Hoff@TriPointeHomes.com		E-mail: george@brightondevelopmentsc.com	
Town Business License # (if applicable):			
Project Information			
Project Name: Tri Pointe Homes - Able St.		Project Location: 72 Able St	
Zoning District: Residential General (RG)		Acreage: 7.5	
Tax Map Number(s): R610-039-000-0745-0000; R610-039-000-1588-0000; R610-039-000-0179-0000; R610-039-000-0202-0000			
Project Description: Design & build-out of approximately 26 single family detached residential units, necessary road and utilities infrastructure, stormwater management area(s), and amenity area(s).			
Request: We would like to request a variance on the wetland impacts to improve site connectivity and development flow			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Mandatory Application Check-In Meeting <i>scheduled</i> .			
<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: 		Date: 04/08/2025	
Applicant Signature: 		Date: 04/08/2025	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



TOWN OF BLUFFTON VARIANCE APPEAL APPLICATION PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and Unified Development Ordinance (UDO) 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 Unified Development Ordinance. The Town of Bluffton's Mission and Vision Statements help navigate staff to ensure that the goals outlined by Town Council are being met. As each project is being reviewed, Town staff will use the Mission Statement, Vision Statement, The Covenant for Bluffton and the current Strategic Plan to guide their review. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1. Pre-Application Meeting	Applicant & Staff
Prior to the filing of a Variance Application, the Applicant is required to consult with the UDO Administrator or designee at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.	
Step 2. Application Check-In Meeting	Applicant & Staff
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant shall submit the Variance Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator or designee will review the submission for completeness. Call 843-706-4500 to schedule.	
Step 3. Review by UDO Administrator or designee	Staff
If the UDO Administrator or designee determines that the Variance Application is complete, the application is placed on the next available Board of Zoning Appeals (BZA) Meeting agenda.	
Step 4. Board of Zoning Appeals Meeting	Applicant, Staff & Board of Zoning Appeals
The Board of Zoning Appeals (BZA) shall review the application for compliance with the criteria and provisions in the UDO. The BZA may approve, approve with conditions, or deny the application.	
Step 5. Issuance of Decision Letter	Staff
The UDO Administrator or designee shall issue the decision letter reflecting the ruling by the Board of Zoning Appeals.	