The City of Greenville, South Carolina
Public Notice

To:  Property Owners, Owners of property located within 500 feet of the following Applications, and Neighborhood Association Representatives.

From:   Planning and Development Staff

Subject:  Upcoming Applications for the Design Review Board – Neighborhood Design Panel

Date:   1/22/20

The City of Greenville Design Review Board – Neighborhood Design Panel will hold a Public Hearing on Thursday, February 6th at 3:00 PM in the 10th Floor Council Chambers at City Hall, to consider the following applications:

A.Old Business (public hearing)
   a.None

B.New Business (public hearing)
   a.CAS 19-875
      Application by Donald Broughman for a CERTIFICATE OF APPROPRIATENESS located at 404 PETTIGRU ST. for replacement windows (TM# 004500-01-00500).

Documents relating to these applications are available for review online at greenvillesc.gov and in the Planning & Development Office on the 6th floor of City Hall, 206 S. Main St., Greenville, between 8:00 am and 5:00 pm, Monday through Friday. You may contact the Planning & Development Office at (864) 467-4476 for more information. You will have the opportunity to voice your comments at the public hearing. Written comments, emailed to PLANNING@GREENVILLESC.GOV, must be received by the Monday before the hearing in order to be forwarded to the Board before the hearing. Comments received after Monday will be provided to the Board at the hearing. All comments are part of the public record. Please reference the application number on all correspondence.
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C. Other Business (not a public hearing)
   a. RHP 20-16 Application by DP3 Architects (Chase Robinson) for a PRELIMINARY HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT on property located at 1503 E. North St. (TM# 019000-02-07000).

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In some cases the applicant may be required as part of the application process to hold a neighborhood meeting before the application is heard by the Board. Property owners within 500’ of the application site would then be notified by mail. A property owner that directly abuts the proposed project or owners of 20% of parcels within 500’ may also request a meeting. Contact the Planning and Development Office for further instructions.
**APPLICANT/OWNER INFORMATION**

<table>
<thead>
<tr>
<th><em>Name:</em></th>
<th>Donald Broughman</th>
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<tbody>
<tr>
<td><em>Title:</em></td>
<td>Pres., Carefree Enterprises Inc.</td>
</tr>
<tr>
<td><em>Address:</em></td>
<td>107 Middleton Way, Greer</td>
</tr>
<tr>
<td><em>State:</em></td>
<td>SC</td>
</tr>
<tr>
<td><em>Zip:</em></td>
<td>29650</td>
</tr>
<tr>
<td><em>Phone:</em></td>
<td>864-334-6030</td>
</tr>
<tr>
<td><em>Email:</em></td>
<td><a href="mailto:contact@amwupstate.com">contact@amwupstate.com</a></td>
</tr>
</tbody>
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**PROPERTY INFORMATION**

| STREET ADDRESS | 404 Pettigru St. |
| TAX MAP #(S) | 0045000100500 |
| PRESERVATION DISTRICT/SPECIAL DISTRICT | Pettigru |
| ARE THERE EXISTING STRUCTURES ON THE PROPERTY? | Yes | No |

**DESCRIPTION OF REQUEST**

| SELECT APPLICATION TYPE: | CA Neighborhood New | CA Neighborhood Modification (Major/Minor) |
| CA Urban New | CA Urban Modification (Major/Minor) |
| CA Staff New (Major/Minor) | please see item D. for description |
| CA Staff Modification | Informal Review |

**ORIGINAL APPLICATION # (put N/A if new application):** 19-4016

To include: scope of project and response to specific guidelines and special conditions.

All 5 new windows to be changed are in room on lower front right corner. Remove wood sash from 2 front window (32x70) and 3 side windows (36x70). Install vinyl replacement windows in these openings. New windows will be same style as vinyl replacement windows in all other window openings on home. Wrap exterior wood with white aluminum to match all other windows. Includes grids between glass to match other windows. A grid pattern over 1 grid pattern on these. All other windows in home were changed to vinyl replacements before current owner, more than 8 years ago.
INSTRUCTIONS

1. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.

   A. URBAN DESIGN PANEL
      $300.00, site plan review
      $300.00, architectural review

   B. SIGNS
      $150.00

   C. NEIGHBORHOOD DESIGN PANEL
      $150.00

   D. APPLICATION FOR STAFF REVIEW
      Major: All site development activity, roof gardens, decks, or accessory structures; or any project that requires consultation with a member of the DRB.
      $100.00
      Minor: Color change; replacement of windows/doors; additions, deletions or replacement of awnings; re-roofing; and projects that do not involve structural alterations, increase/decrease in window/door area or removal of architectural features. Also, parking lots, service enclosures, exterior lighting and additions to building that do not exceed 25% of existing building footprint, except the West End Preservation Overlay District.
      $50.00

   E. MODIFICATION TO AN APPROVED PROJECT
      Major (requires review by DRB) ½ Original Fee
      Minor (requires review by staff) $50.00

   F. INFORMAL REVIEW
      $50.00

2. The staff will review the application for “sufficiency” pursuant to Section 19-2.2.6, Determination of Sufficiency and will contact the applicant to correct any deficiencies which must be corrected prior to placing the application on the Design Review Board agenda.

3. Public Notice Requirements. Certificate of Appropriateness applications require a design review board public hearing. The applicant is responsible for sign posting the subject property at least 15 days (but no more than 18 days) prior to the scheduled design review board hearing date.
   (To be filled out at time of application submittal)

4. You must attach one (1) complete set of scaled drawings of the property at an appropriate scale such as 1"=20' or ¼" = 1', etc. Although construction drawings are not required, applicants for final approval should be able to provide construction drawings at the Design Review Board's (DRB) request. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

SITE PLAN REVIEW

- Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, proposed exterior equipment, etc.).

- Massing Studies and Images (images shall be high resolution and should depict adjacent building, proposed building massing from various viewpoints, initial architectural details, photos of surroundings to review context, etc.).

CITY OF GREENVILLE APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
PAGE 2 OF 3
• Model (physical or digital model that includes the surrounding context with massing only, no texture or articulation is required). **The contextual model for the DRB boundary can be downloaded here: https://greenvillesc.gov/364/Access-GIS-Data, and is provided as a .skp file.** Data is updated monthly.

**ARCHITECTURAL REVIEW**

• Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, landscape drawings, design and location of signage, removal of existing building elements, addition to existing building, a streetscape elevation of building adjacent to and across the street from the site, including the proposed building).

• Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).

• Detail Drawings (include material and methods of each type of construction affecting the exterior appearance of the structure, samples, brochures and photographs of all exterior finishes, windows, fixtures, lighting and signage).

• Renderings (include perspective drawings, including views from pedestrian and public realm).

• Model (physical or digital model that includes the surrounding context and should include accurate scale, architectural detail to the extent that it describes the design intent, proposed textures and proposed signage). For more detail on these submittal requirements, please refer to the Greenville Downtown Design Guidelines, adopted May 2017.

**Please verify that all required information is reflected on the plan(s). Please submit one (1) paper copy and one (1) electronic version of the plan(s).**

4. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition the applicant affirms that the applicant or someone acting on the applicant’s behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ___ or is not ___ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures*

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<tr>
<th>Applicant</th>
<th>[Signature]</th>
<th>Date</th>
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<tbody>
<tr>
<td></td>
<td>Carteoff Enterprises / Donald Brughman</td>
<td>12/5/19</td>
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<thead>
<tr>
<th>Property Owner/Authorized Agent</th>
<th>[Signature]</th>
<th>Date</th>
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<tbody>
<tr>
<td></td>
<td>[Signature]</td>
<td>12/5/19</td>
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| Public Hearing signs |
CAS 19-875 • 404 PETTIGRU ST

AERIAL VIEW

CURRENT ZONING

FUTURE LAND USE

Mixed Use Neighborhood
404 Pettigrue St.

Install 5 vinyl replacement windows with grids between glass in top sash to match vinyl windows in rest of home. Grids will be A lite over 1 to match downstairs front. All of house is done with vinyl windows with grids between glass except these 5.

Carefree Enterprises Inc.
108 E King Rd
Greer 29651
grids for new windows will match existing front downstairs
windows to be changed