Design Review Board

Official Public Notice

city of
Greenville

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: May 20th, 2020

Public meetings will be hosted virtually online and can be accessed at greenvillesc.gov/meeting using the password meetnow. Instructions to access the meeting, and information regarding a remote viewing location, are included at the end of this notice.

A remote meeting viewing location has been set up at the Greenville Civic Center at 1 Exposition Drive in Room 102.

The City of Greenville Design Review Board – Neighborhood Design Panel will hold a Public Hearing on Thursday, June 4th, 2020 at 3:00 PM via the virtual meeting platform, Webex, for the purpose of considering the following applications:

A. Old Business (public hearing)
   i. None

B. New Business (public hearing)
   i. CA 20-251
      Application by Ben Settle for a CERTIFICATE OF APPROPRIATENESS for a new detached garage and porch addition at 409 Hampton Ave. (TM# 001700-01-00300).

Documents:

   PUBLIC NOTICE PACKET · 20-251 · 409 HAMPTON AVE..PDF

You are invited to review documents relating to these applications before the public hearing. Application materials are posted online at http://www.greenvillesc.gov/drb. You may contact the Planning Office at (864)
467-4476 for more information. Application materials are subject to change.

You will have the opportunity to voice your comments at the public hearing. Each speaker is limited to 3 minutes. Repetitive statements should be avoided; individuals sharing similar concerns are encouraged to appoint a spokesperson to represent their group. Alternatively, you may submit written comments to: Planning & Development Office, PO Box 2207, Greenville, SC 29602, by fax at (864) 467-4510, or by email at planning@greenvillesc.gov.

Written comments must be received by 2PM Monday before the hearing in order to be given adequate time for consideration by the Board before the hearing. Comments received after 2PM Monday will be provided to the Board at the hearing. Please reference the application number and include your name and address on all correspondence. All comments will be made part of the public record.

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.

**Webex Meeting Instructions**

**Steps for Online Access**

1. Visit greenvillesc.gov/meeting. You can also go to greenvillesc.gov and click on ONLINE MEETING.

   Enter your: First Name
   Enter your: Last Name
   Enter your: Email Address
   Enter the event password: meetnow
   Click: Join Now

**Steps for Phone Access**

1. Dial: +1-415-655-0002
2. Enter Access Code: 716 939 212

**Remote Viewing Location**

A remote meeting viewing location has been set up at the Greenville Civic Center at 1 Exposition Drive in Room 102.

The City seeks input from citizens while adhering to public health and safety guidelines. All attendees at the remote viewing location will be subject to a temperature screening with a touch-less forehead thermometer. Anyone with a temperature reading above 100 degrees Fahrenheit will not be admitted. Attendees will be required to wear a covering over their mouth and nose, unless it violates a religious tenant or belief or causes difficulty breathing.

**Procedure for Public Comment during Meeting**
1. The Design Review Board Chair will read through each agenda item and call for a list of names who wish to speak during public comment. The public shall communicate directly with the Planning Staff Liaison if they wish to speak on the specific agenda item.
2. The Planning Staff Liaison will take a list of names, which will be called in order at the time of the specific agenda item, to provide public comment.
3. The Planning Staff Liaison will communicate directly with the public during the public portion of each item to provide comments on the specific agenda item.
4. Each member of the public shall provide their comments when their name is called by the Planning Staff Liaison.
5. Each member of the public will have 3 minutes to speak on the specific agenda item.
6. The Planning Staff Liaison will continue through the list of names until all members of the public who wished to speak on the specific agenda item have had an opportunity.
7. Once all names are called and public comment provided, the public portion for that specific agenda item will be closed.
The owners are pursuing approval to erect a detached two-car garage in the rear yard of the property in conjunction with the addition of a screened porch to the rear of the existing single-family residence.
INSTRUCTIONS

1. All applications and fees (made payable to the City of Greenville) for Certificate of Approprieteness 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
   B. SIGNS $300.00, architectural review
   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 Approprieteness 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)

   __________ Public Hearing signs are acknowledged as received by the applicant

*APPLICANT SIGNATURE*  
Benjamin H. Settle

1. 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.).
• 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*

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Benjamin H. Settle</th>
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<tbody>
<tr>
<td>Date</td>
<td>4/30/2020</td>
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<tr>
<td>Property Owner/Authorized Agent</td>
<td>Alex Samofal</td>
</tr>
<tr>
<td>Date</td>
<td>4/30/2020</td>
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Public Hearing information

Public Hearing signs
CA 20-251 • 409 HAMPTON AVE.

NATURAL / ENVIRONMENTAL FEATURES

SPECIAL EMPHASIS NEIGHBORHOODS

PRESERVATION OVERLAYS

SOUTHERNSIDE
Special Emphasis

HAMPTON-PINCKNEY
Preservation Overlay
SAMOFAL RESIDENCE
ADDITIONS & IMPROVEMENTS

ABBREVIATION KEY

CONTACTS

ABBREVIATION KEY

BUILDING AREA SUMMARY (SQ. FT.)

EXISTING RESIDENCE (MAIN LEVEL)

EXISTING RESIDENCE (UPPER LEVEL, ESTIMATED)

LOCATION KEY (NOT TO SCALE)

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EXISTING 32" OAK DETACHED GARAGE (NEW) 860 SF
MOTOR COURT (PERVIOUS PAVERS)
PROPERTY LINE
PR
O
PT
Y LINE
5' SETBACK
5' SETBACK
5' SETBACK

REMOVE 9' WIDE ASPHALT DRIVEWAY FROM HAMPTON AVE SIDEWALK TO EXISTING GATES

24'-0" 10'-0" 18'-8"
R 8'-0"
32'-8"
COVERED PORCH (NEW) 286 SF
EXISTING SINGLE FAMILY RESIDENCE 2,016 SF
TMS 0017000100300

NOTE: SOFFITS EXTENDING OVER 5' SETBACK LINE SHALL NOT BE VENTED; PROVIDE FIREBLOCKING FROM TOP PLATE TO UNDERSIDE OF ROOF SHEATHING!

18".

2'-0"
2'-0"
2'-0"

ROOF OVERHANG
EXISTING OVERHANG

INSTALL CONCRETE RIBBON DRIVEWAY STRIPS (344 SF TOTAL IMPERVIOUS)

EXISTING GATE

STEPS TO GRADE (62 SF)

LOCATION: 409 HAMPTON AVE., GREENVILLE SC 29601
OWNERS: ALEX AND CAROL SAMOFAL
ADDRESS: 409 HAMPTON AVE.
ACRES: 0.239
TMS: 0017000100300
ZONING REQUIREMENTS
ZONING DESIGNATION: R-6
FRONT SETBACK: 20'
SIDE SETBACK: 5'
REAR SETBACK: 15'; 5' FOR ACCESSORY STRUCTURES
HEIGHT MAX: 35'; 20' FOR ACCESSORY STRUCTURES
MAX ACC. STRUCTURE MAX AREA: 50% OF PRIMARY ACTUAL AREA: 42% OF PRIMARY
MAX LOT COVERAGE: 40%; 60% IMPERVIOUS FOR SINGLE FAMILY LOTS
EXISTING SITE AREA= 10,411 SF
EXISTING IMPERVIOUS AREA= 3,810 SF
IMPERVIOUS AREA AFTER PROPOSED IMPROVEMENTS: 37%
IMPERVIOUS AREA WALL: 2,283 SF

1. LOCATE ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION
2. COORDINATE MATERIAL STAGING/TEMPORARY FACILITIES AREA WITH OWNER
3. MAINTAIN EROSION CONTROL DEVICES FOR ENTIRE CONSTRUCTION DURATION AND REMOVE UPON CONSTRUCTION COMPLETION
4. PROVIDE SITE STABILIZATION VIA SEEDING AND/OR OTHER APPROVED METHODS
5. EXISTING TREES WILL BE REMOVED. INSTALL CONCRETE PLAIN OR MASONRY PLANTER AT NEW GATE LOCATION
6. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS VIA GRADING AND OTHER DRAINAGE METHODS
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS VIA GRADING AND OTHER DRAINAGE METHODS
8. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS VIA GRADING AND OTHER DRAINAGE METHODS

NOTE: SITE DATA OBTAINED FROM 1994 SURVEY BY GOSNELL PROFESSIONAL SURVEYING INC.

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GENERAL PLAN NOTES

1. Foundation is brick masonry wall supported by continuous reinforced concrete footings.
2. New exterior and interior finishes shall match existing finishes. Where materials have been discontinued, alternate materials shall be approved by the architect and owner prior to installation.
3. Dimensions shown are to face of framing at exterior walls and centerline of interior walls, typical.
4. Exterior walls shall be 2x4 studs at 16" O.C.
5. Interior walls shall be 2x4 studs at 16" O.C. unless noted otherwise.
6. Apply advanced framing techniques where feasible to promote high performance thermal envelope and conserve resources.
7. Walls containing plumbing stacks or other systems may be increased from 2x4 to 2x6 construction as required. Verify with architect prior to making changes in field.
8. Door rough opening shall be minimum 5" from corner.
9. Builder to coordinate routing of mechanical, electrical, and plumbing systems; notify architect should conflicts with design arise.
10. Route plumbing, radon, and mechanical vents away from street view.
11. Engineering, interiors, lighting, and landscape design by others.
12. Furnishings shown in plan are for layout only; removable furniture provided by owner unless noted otherwise.