



**TOWN OF SURFSIDE BEACH PUBLIC HEARING
FLOOD ORDINANCE VIOLATION HEARING
TOWN COUNCIL CHAMBERS
115 US HIGHWAY 17 NORTH, SURFSIDE BEACH, SC 29575
WEDNESDAY, DECEMBER 27, 2017 • 9:30 A.M.
www.surfsidebeach.org ☎ (843) 913-6111 📠 (843) 238-5432**

**AGENDA
Jon Harrah Presiding Officer**

- 1. CALL TO ORDER**
- 2. FLOOD ORDINANCE VIOLATION HEARING**
 - A. Floodplain Administrator Recitals, Scott Henrick, CBO, CFM, CSPR
Owner: Robin Bonds
714 Dogwood Drive North, Surfside Beach, SC
TMS# 191-16-24-007 PIN # 46103010042
 - B. Owner: Robin Bonds LLC or Authorized Representative.
 - C. Discussion
- 3. DECISION**
- 4. ADJOURN**

Mayor
Robert "Bob" Childs

Town Administrator
Micki Fellner

Town Clerk
Debra E. Herrmann, CMC



Town of Surfside Beach
Planning, Building & Zoning

Mayor Pro Tem
Ron Ott

Town Council
Mark L. Johnson
Tim Courtney
Julie Samples
Randle M. Stevens

December 6, 2017

RE: Flood Ordinance Violations (714 Dogwood Drive North)

To Whom It May Concern:

I am writing on behalf of the Town of Surfside Beach Planning, Building and Zoning Department. Based on our recent courtesy inspection of your home and research of the history/file of the property at 714 Dogwood Drive North we have found that the permit obtained (#97-00566) on 5/5/97 was only for constructing a 24 x 20 storage area under the existing residence. Furthermore, the Certified Building Official at the time inspected the structure and found that pressure treated/flood resistant material was not used which is a requirement by FEMA regulations. An appeal was made by the contractor on 5/29/97 to the Surfside Board of Appeals for a variance to allow the use of untreated/non-flood resistant materials in the storage structure. A hearing was held on 6/19/97 with the Board of Appeals and the request was denied. So sometime after the appeals hearing, the area originally permitted as storage had been converted into a second dwelling without record of permit being obtained or knowledge of the Town of Surfside.

So at this point your property at 714 Dogwood Drive North violates the Town of Surfside's Flood Ordinance in the following respects: **Section 14-18 (4) (b) Enclosures below Lowest Floor in AE Zones 1**). Access to the enclosed area shall be the minimum necessary to allow for limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the living area (stairway or elevator). Total enclosed area shall not exceed 290 square feet. No other enclosures shall be permitted below the required base flood elevation.

In summary, you will need to bring your home at 714 Dogwood Drive North in compliance with our current Flood Ordinance which is stated above. The space below your home can only contain 290 square feet of pressure treated/flood resistant non insulated storage. This would eliminate any conditioned living space currently existing under your home. The Flood Ordinance requires an immediate compliance, but we understand that this can't be done that quickly. You will be given 10 days from the receipt of this letter to schedule a hearing with the Deputy Administrator and myself to discuss our plans moving forward.

If you should have any questions or need additional information/help with this issue, please feel free to contact the Planning, Building, and Zoning Department.

Sincerely,

Scott Henrick CBO, CFM, CSPR
Code Enforcement Official
shenrick@surfsidebeach.org