



**Kiawah Island  
Board of Zoning Appeals  
Meeting of June 17, 2024**

**Public Comments Regarding  
Case #BZA24-000007 &  
Case #BZA24-000009**

## John Taylor

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**From:** Petra Reynolds  
**Sent:** Tuesday, June 11, 2024 8:54 AM  
**To:** John Taylor; Daniel Vincent  
**Subject:** FW: BZA24-000007 and BZA24-000009

Could you please respond to this email?

Thanks,

Petra

-----Original Message-----

From: S Nesbitt <slnotb@gmail.com>  
Sent: Sunday, June 9, 2024 12:59 PM  
To: Petra Reynolds <preynolds@kiawahisland.org>  
Cc: Nesbitt Ellen <emnbos@gmail.com>  
Subject: BZA24-000007 and BZA24-000009

IMs Petra Reynolds,

I am very opposed to these variance requests for the following reasons. First the rules are the rules. We all have to abide by them, for better or worse, now and in the future.

The rules are in place for many reasons, including ensuring reasonably uniform appearance island wide. The aesthetics of setback requirements prevents the appearance of homes being too close to the road, homes taking over the view, and allows for plant and tree screening to lessen the impact of the growing number of buildings on the island. And the idea that the purpose of the request is to place a generator street side is absurd at best. This placement is aesthetically ridiculous and would add to the sound impact of the generator on the neighborhood.

The size increase request is also absurd. Not only would this structure be too close to the road, it would also be comparatively oversized. The size restriction rules prevents the negative impact of structures overtaking the islands appearance. The size rule also prevents negative impact on drainage and loss of wildlife habitat.

Once these kind of variances are allowed for one home, others in the future will feel entitled to similar exceptions. All of us who have supported these rules in the past, sometimes to our detriment or dislike, have done so with the expectations that these rules will continue to be observed. The idea that the last 10-20% of the homes built will not have to observe our rules will work to the detriment of the other 80% of owners and will have a detrimental impact in the island and our property values.

Stephen Nesbitt  
203 Chinaberry Lane

Sent from my ipad mini 6

## John Taylor

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**From:** Mark Anderson <manderson@alpineintel.com>  
**Sent:** Thursday, June 6, 2024 8:05 PM  
**To:** Daniel Vincent  
**Cc:** Petra Reynolds; John Taylor  
**Subject:** Re: Variance Request - BZA-24-000009

Mr Vincent,

Thank you for providing this information. We want to confirm that they will provide the proper screening in the setback areas. Otherwise, we have no objections to the variances.

Please let me know if you need anything further from us.

Regards,

Mark and Paula Anderson

On Thu, Jun 6, 2024 at 8:58 AM Daniel Vincent <[dvincent@kiawahisland.org](mailto:dvincent@kiawahisland.org)> wrote:

Hello Mr. Anderson,

The full set of materials for the BZA will be posted on our website by end of the day tomorrow. Please see site plan attached to this email. The proposed generator stand is located north and encroaches into the front setback. The side setback to 200 Chinaberry is 30' and there is no proposed encroachment of that side setback.

Let me know if you have any further questions,



### Daniel Vincent Planner I

Direct: 843-768-5112  
Dvincent@kiawahisland.org  
www.kiawahisland.org  
4475 Betsy Kerrison Parkway  
Kiawah Island, SC 29455

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**From:** Petra Reynolds <[preynolds@kiawahisland.org](mailto:preynolds@kiawahisland.org)>  
**Sent:** Thursday, June 6, 2024 8:15 AM  
**To:** John Taylor <[jtaylor@kiawahisland.org](mailto:jtaylor@kiawahisland.org)>; Daniel Vincent <[dvincent@kiawahisland.org](mailto:dvincent@kiawahisland.org)>  
**Subject:** FW: Variance Request - BZA-24-000009

Good Morning!

Could you please send Mr. Anderson the documents he is requesting?

Thanks,

*Petra*

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**From:** Mark Anderson <[manderson@alpineintel.com](mailto:manderson@alpineintel.com)>  
**Sent:** Thursday, June 6, 2024 8:10 AM  
**To:** Petra Reynolds <[preynolds@kiawahisland.org](mailto:preynolds@kiawahisland.org)>  
**Subject:** Variance Request - BZA-24-000009

Ms Reynolds,

Me and my wife are the property owners at 200 Chinaberry Lane. We received notice of the two variance requests for 202 Chinaberry Lane. When I search the URL listed in the letter for the applicant's submittal documents, the search returns a record not found message. Can you email me the graphic drawings submitted by the applicant showing the location of the generator and sizing of the house? Currently the construction drive and related clearing is up to our property line. We are concerned with the sizing of the project and its proximity to our property line. Obviously building inside the setback further impacts us.

Thanks in advance for your assistance.

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**Mark Anderson**

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