



Case #BZA24-000010
Kiawah Island BZA Meeting of July 15, 2024

Applicant/Property Owner: DROBA GREGORY T, DROBA ELAINE

Representative: Alex Libengood

Property Location: 39 Burroughs Hall

TMS#: 264-02-00-059

Zoning District: R-1, Residential Zoning District

Lot Size: Total: 8,273 sqft (0.19 acres)
Highlands: 7,737 sqft (0.18 acres)
Marsh 536 sqft (0.01 acres)

Request: Variance request for the reduction of the required 25' front setback by approximately 27 square feet, the 15' side setback by approximately 102 square feet, and 30' rear OCRM Critical Line setback by approximately 60 square feet for a total encroachment of approximately 189 square feet for a proposed single family residence located at 39 Burroughs Hall, Kiawah Island, SC

Requirement:

Chapter 12. Land Use Planning and Zoning, Art. II. Zoning, Div. 2. Zoning Map/Districts, Sec. 12-65. - R-1, Residential District.

Required setbacks: 25' (Burroughs Hall); 15 (Side); 30' (Marsh)
Maximum 40% Lot Coverage

The Ordinance defines Setback as "a required minimum distance from the lot line, or street right of-way, or OCRM critical line that establishes an area within which a structure shall be erected." The Ordinance defines Side Setback as "any setback other than a rear or front setback." The Ordinance defines Front Setback as, "the setback measured from all street rights-of-way."

Sec. 12-65. R-1, Residential District.

- (a) *Purpose and intent.* The purpose of the R-1 zoning district is to promote stable residential neighborhoods consisting of low density, detached, single-family dwellings and surrounding parks, golf courses, and open spaces. Activities and endeavors which might serve to mitigate against this purpose shall be prohibited or strictly regulated.
- (b) *District regulations.* The following apply to all dwelling units in the R-1 zoning district:
 - (1) The maximum density for this district is three dwelling units per acre;
 - (2) All required parking shall be enclosed;
 - (3) Open storage is prohibited;
 - (4) Lot standards (setbacks, lot coverage, etc.) for single-family detached dwellings on existing platted lots that are included in article VII of this chapter, the Kiawah Island Property Setback Requirements Appendix, dated 7-10-2007, incorporated herein by reference and adopted hereto as said article VII shall apply in lieu of the setback requirements in table 2B following subsection (b)(6) of this section;
 - (5) Lot standards (setbacks, lot coverage, etc.) for single-family detached dwellings not covered by subsection (b)(4) of this section are listed in table 2B following subsection (b)(6) of this section and table 2C following section 12-66(b)(8);
 - (6) Authorized uses are listed in table 3A in section 12-102(c).

Lot Size (square feet)	Maximum Lot Coverage	Depth (feet)	Width (feet) ⁽¹⁾	Minimum Yard Setbacks (feet)			Maximum Height	
				Front ⁽²⁾	Side ⁽³⁾⁽⁵⁾	Rear ⁽⁴⁾	(stories)	(feet)
8,000—11,999	40 percent	100	60	25	10	25	2.5	40
12,000+	33 percent	100	75	25	20	25	2.5	40

⁽¹⁾ For lots on cul-de-sacs or similar circumstances, the minimum width shall apply at the front yard setback line. Cul-de-sac lots shall have a minimum width of 25 feet at the street line. The minimum width of any flag lot may be reduced to 20 feet, provided that the minimum width specified in the table is provided at the front building setback line.

⁽²⁾ On corner and double-frontage lots, front setback standards will apply to each lot line that borders a street right-of-way. The rear yard setback shall apply to the opposite side of the principal structure's front main entrance. The side yard setback shall apply to the remaining sides.

⁽³⁾ A minimum of 15 feet must be provided between structures.

⁽⁴⁾ The minimum yard requirements shall be increased to 30 feet from any lot or parcel boundary which abuts a golf course.

⁽⁵⁾ Minimum setbacks in side yard for lots currently in existence and reflected on the current zoning map and fronting on Eugenia Avenue the side yard setback shall be ten feet.

(Code 1993, § 12A-205; Ord. No. 2005-08, § 12A-205, 10-12-2005; Ord. No. 2006-10, § 2, 2-6-2007; Ord. No. 2007-05, § 2(12A-205), 7-10-2007)

BUFFLEHEAD DRIVE (DEVELOPED LANDS) cont.

110	25 (Bufflehead)	30 (golf) 15 (lot 111)	30 (golf) 30 (lagoon)
111-113	25 (Bufflehead)	15	30 (lagoon)
114-126	25 (Bufflehead)	15	30 (golf)
127-129	25 (Bufflehead)	15	30 (lagoon)
130	25 (Bufflehead) See Gadwell Lane	25 (golf) 15 (lot 129)	30 (lot 131)
155	25 (Bufflehead)	25 (Flyway Dr) 15 (lot 154)	20 (lots 151, 152)
500	25 (Bufflehead)	15 (lot 501) 30 (lagoon)	30 (lagoon)
501	25 (Bufflehead)	15 (lots 500, 502) 30 (golf)	30 (lagoon)
502	25 (Bufflehead)	15 (lot 501) 15 (cart path)	30 (golf)
503	25 (Bufflehead)	15 (lot 504) 15 (cart path)	30 (lagoon)
504-530	25 (Bufflehead)	15 (lots)	30 (lagoon)
531	25 (Bufflehead)	15 (lot 530) 15 (cart path)	30 (lagoon)
532	25 (Bufflehead)	15 (lot 533) 15 (cart path)	30 (lagoon)
533	25 (Bufflehead)	25 (Gov. Dr) 15 (lot 532)	30 (lagoon)
534	25 (Bufflehead)	15 (lot 535) 25 (Gov. Dr)	30 (lagoon)
535-536	25 (Bufflehead)	15 (lots)	30 (lagoon)
537	25 (Bufflehead)	15 (lot 536) 15 (cart path)	30 (lagoon)
538	25 (Bufflehead)	15 (cart path) 15 (lot 539)	30 (golf)
539-547	25 (Bufflehead)	15 (lots)	30 (lagoon)
552-554	25 (Bufflehead)	15 (lots)	30 (lagoon)
559	25 (Bufflehead)	15	30 (lagoon)
564-565	25 (Bufflehead)	15 (lots)	30 (golf)

BULRUSH LANE (NIGHT HERON COTTAGES) (DEVELOPED LANDS)

<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
26	25	15	20
27-30	20	7	15
31	25	15	20
32-33	20	7	15
34	15	*	10
35-36	20	7	15
37-38	25	15	20
39-43	20	7	15

*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

BURROUGHS HALL (DEVELOPED LANDS)

<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
28	25 (Burroughs Hall)	15 (lot 29)	25 (Gov. Dr.)
29-30	25 (Burroughs Hall)	15	25 (Gov. Dr.)
31	25 (Burroughs Hall)	15 (lot 30)	15 (lot 32)
32	25 (Burroughs Hall)	15 (lot 30-34)	25 (Gov. Dr.)
33	25 (Burroughs Hall)	15 (open space)	25 (Gov. Dr.)
34	25 (Burroughs Hall)	15 (lot 33, 35 open space)	30 (marsh)
35-46	25 (Burroughs Hall)	15	30 (marsh)
47-48	25 (Burroughs Hall)	15	15
49	25 (Burroughs Hall)	15 (open space) 15 (lot 48, 50)	25 (Gov. Dr.)
50-51	25 (Burroughs Hall)	15	25 (Gov. Dr.)
52	25 (Burroughs Hall)	20 (lot 55) 15 (lot 51, 53)	25 (Gov. Dr.)
53	25 (Burroughs Hall)	20 (lot 54)	15 (lot 54)
54	25 (Burroughs Hall)	20 (lot 53) 25 (Burroughs Hall)	15 (lot 55)
55	25 (Burroughs Hall)	15 (lot 54) 25 (Gov. Dr)	20 (lot 52)

Sec. 12-64. - Setbacks.

Setback means a required minimum distance from the lot line, or street right-of-way, or OCRM critical line that establishes an area within which a structure shall be erected.

- (1) *Contextual setbacks.* Notwithstanding the front setback requirements of the underlying zoning district, the front building line of any structure or addition to a structure may be as close to the street as the front building line of a structure located on any lot that is immediately adjacent to the subject lot. If the subject lot is located between two developed lots, the front building line of the structure that is set back further from the street shall apply to the subject lot.
- (2) *Setbacks on corner and double frontage lots.* On corner and double-frontage lots, front setback standards will apply to each lot line that borders a street right-of-way. The rear yard setback shall apply to the opposite side of the principle structure's front main entrance. The side yard setback shall apply to the remaining side(s).
- (3) *Exception to setbacks.* Every part of a required setback must be open and unobstructed from the ground to the sky except as set out in this subsection.

Driveways and walkways may be located within any required setback.

Uncovered stairs or stair landings to building entrances may extend up to five feet into any required setback.

Uncovered, at-grade patios may extend into a required setback; however, they shall maintain a minimum ten-foot distance from the property line.

Uncovered decks may extend up to five feet into any required rear yard setback.

Sills, belt courses, cornices, buttresses, eaves and other architectural features may extend up to two feet into any required setback.

Walls and retaining walls below three feet in height may be located within required setback.

In all zoning districts heating, ventilation and air conditioning (HVAC) equipment and associated HVAC stands may extend up to five feet into required side or rear setbacks only when all of the following conditions are met:

- (1) The HVAC equipment is replacing existing HVAC equipment which was originally placed below an existing structure and/or which HVAC equipment being replaced is now required to be elevated to meet the requirements of the Federal Emergency Management Agency (FEMA) and the Town of Kiawah Island Building Code;
- (2) Such HVAC equipment cannot reasonably be accommodated within the setback required by otherwise applicable zoning requirements;
- (3) The property owner has, through regular mail postmarked no later than five days in advance of applying for a Zoning Permit, notified the affected adjacent property owner(s) that are adjacent to the property line where the proposed HVAC equipment will be located, and has submitted to the Planning Director a signed affidavit stating that such property owner has notified the affected adjacent property owner(s) and proving each name and address to which notice was sent; and
- (4) A Zoning Permit is approved by the Planning Director.

(Code 1993, § 12A-204; Ord. No. 2005-08, § 12A-204, 10-12-2005; Ord. No. 2012-03, § 2, 4-3-2012; Ord. No. [2015-04](#), § 2, 4-14-2015)

Staff Review:

The applicant, Alex Libengood representing the property owners Gregory and Elaine Droba, is requesting a variance for the reduction of the required 25' front setback for approximately 27 square feet encroachment; reduction of the 15' side setback for approximately 102 square feet encroachment, and the reduction of the 30' rear OCRM Critical Line setback for approximately 60 square feet encroachment for a total encroachment of approximately 189 square feet for a proposed single family residence located at 39 Burroughs Hall, Kiawah Island, SC (TMS# 264-02-00-059). The subject property is located within the R-1, Residential Zoning District.

The subject property is approximately 8,273 square feet (0.19 acres) in size, containing approximately 7,737 square feet (0.18 acres) of high ground and approximately 536 square feet (0.01 acres) of marsh. The subject property is currently undeveloped and sits adjacent to critical area (marsh) to the north. The adjacent properties to the east, west and to the south across Burroughs Hall are located in the R-1, Residential Zoning District. The subject property is subject to review by the Kiawah Island Architectural Review Board.

The *Town of Kiawah Island Land Use Planning and Zoning Ordinance* pursuant to Sec. 12-65. R-1, Residential District requires a 25' front yard setback, a 15' side yard setback and a 30' rear OCRM critical line yard setback with an allowed maximum lot coverage of 40% for the subject property.

The Ordinance defines Setback as *"a required minimum distance from the lot line, or street right-of-way, or OCRM critical line that establishes an area within which a structure shall be erected."* The Ordinance defines Side Setback as *"any setback other than a rear or front setback."* The Ordinance defines Front Setback as, *"the setback measured from all street rights-of-way."* The Ordinance defines Rear Setback as, *"the setback measured from the rear lot line."*

The *Town of Kiawah Island Land Use Planning and Zoning Ordinance* pursuant to Sec. 12-64 – Setbacks., states, *"Uncovered stairs or stair landings to building entrances may extend up to five feet into any required setback."*

The applicant's proposed plans include a new single-family residence. The applicant's proposed plans include a staircase and porch that encroaches into the required 25' front setback. The applicants proposed plans include uncovered stairs which extend into the required 25' front setback by approximately 6 feet 8 inches, which exceeds the 5-foot administrative relief by approximately 1 foot 8 inches. The total encroachment of the stairs is approximately 11 square feet. The proposed covered porch extends into the required 25' front setback by approximately 1 foot 6 inches. The total encroachment for the porch is approximately 16 square feet.

The applicant's proposed plans include a 3 foot encroachment into the required 15' side setback to the east for the proposed single family residence in addition to a 4 foot

encroachment into the required 15' side setback for a proposed HVAC stand.

The *Town of Kiawah Island Land Use Planning and Zoning Ordinance* pursuant to Sec. 12-64 – Setbacks. states, *“Uncovered decks may extend up to five feet into any required rear yard setback.”*

The applicant’s plans include an uncovered deck which encroaches into the required 30’ rear OCRM Critical line setback by approximately 9 feet 8 inches. The proposed deck extends approximately 4 feet 8 inches beyond the five feet administrative relief. Additionally, the applicants proposed plans include 3 separate cantilevered structures extending at a maximum of 4 feet 8 inches into the required 30’ rear OCRM Critical Line setback. The footprint of the proposed rear deck sits approximately 20 feet feet from the OCRM Critical Line at its closest point.

The applicant has been submitted to the Kiawah Island Architectural Review Board for review. The proposed project received approval for encroachment into the rear and front setback on April 4, 2024 stating, *“Given the loss of highland area to Critical Line movement, the front and rear setback variances requested are approved.”* The proposed project received approval for encroachment into the side setback on May 15, 2024 stating, *“The Board approves the additional variance to the ARB setback on the right side of the property.”*

Please see the attachments for further information regarding this request. A site visit was conducted on June 28, 2024, at which time the following determinations were made regarding the Approval Criteria for Variances, as stated in Chapter 12 of the Town of Kiawah Island *Land Use Planning and Zoning Ordinance*, Article II, Division 5, Section 12-163.(4):

Staff Findings:

The BZA may grant a variance only if exceptional circumstances exist, and where practical difficulty or unnecessary hardship is so substantial, serious, and compelling that relaxation of the general restrictions ought to be granted. No variance shall be granted unless the applicant shall show and the BZA shall find that:

§ 12-163.(4)a.: *There are extraordinary and exceptional conditions pertaining to the particular piece of property;*

Staff Response: **There may be extraordinary and exceptional conditions pertaining to the property due to the existing OCRM Critical Line at the rear of the lot. The lot size has decreased by 536 square feet from the movement of the OCRM Critical Line towards the highlands. Per the applicant’s letter of intent, “This lot is 43% smaller than the average lot in the vicinity (out of 178 lots). It is also one of only 2 lots in the area that is this small and has an acute angle at the rear (the OCRM line makes this even more acute), making the buildable area a difficult shape to develop.”**

§ 12-163.(4)b.: *These conditions do not generally apply to other property in the vicinity;*

Staff Response: **These conditions may be unique to the subject property and may not generally apply to other properties in the vicinity. The property is located in the R-1 Residential Zoning District. Adjacent properties along Burroughs Hall are also located in the R-1 Residential Zoning District. Existing structures in the vicinity may or may not have similar encroachments based on current setback standards.**

§ 12-163.(4)c.: *Because of these conditions, the application of this Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;*

Staff Response: **The application of this Ordinance to the property may not prohibit or unreasonably restrict the utilization of the property as the subject property is currently undeveloped. Per the applicants letter of intent, *“These conditions would not prohibit, but they do unreasonably restrict the utilization of the property due to the small size and unusual shape.”***

§ 12-163.(4)d.: *The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the zoning district will not be harmed by the granting of the variance;*

Staff Response: **The authorization of this variance may not be of substantial detriment to the adjacent properties or the public good. The proposed additions encroach minimally into the required setbacks and may or may not be visible to neighbors. Per the applicant’s letter of intent, *“This would not be of any detriment to the adjacent property or the public good, and the character of the district would not be harmed by the granting of this variance. The letter of approval from the ARB indicates their agreement.”***

§ 12-163.(4)e.: *The Board of Zoning Appeals shall not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or to change the zoning district boundaries shown on the official zoning map;*

Staff Response: **Granting of this variance would not allow the establishment of a use not otherwise permitted in this zoning district, extend physically a non-conforming use of land, or change the zoning district boundaries. Per the applicant’s letter of intent, *“This would not allow the establishment of a use not otherwise permitted, or extend an existing nonconforming use, or change the boundaries on the zoning map.”***

§ 12-163.(4)f: *The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance;*

Staff Response: **The BZA may not consider profitability when considering this variance request. Per the applicant's letter of intent, "*Profitability is not the reason for this variance application.*"**

§ 12-163.(4)g.: *The need for the variance shall not be the result of the applicant's own actions;*

Staff Response: **The need for the variance may not be the result of the applicant's own actions. The lot size has decreased due to the movement of the OCRM Critical Line. Per Charleston County's records the property as acquired by Gregory and Elaine Droba in 2002. Per the applicant's letter of intent, "*The applicant has not acted in a way to cause the need for this variance.*"**

§ 12-163.(4)h.: *Granting the variance will not be contrary to the public or neighborhood interest nor will not adversely affect other property in the vicinity, nor interfere with the harmony, spirit, intent and purpose of these regulations;*

Staff Response: **Granting of this variance may not be contrary to the public or neighborhood interest, may not adversely affect other property in the vicinity, nor interfere with the harmony, spirit, intent, and purpose of these regulations. Per the letter of intent, "*This would not be contrary to the public or neighborhood interest and would not interfere with the purpose of the regulations. The letter of approval from the ARB indicates their agreement.*"**

§ 12-163.(4)i.: *Granting of the variance does not substantially conflict with the Comprehensive Plan or the purposes of this Ordinance.*

Staff Response: **Granting of the variance may not substantially conflict with the *Comprehensive Plan* or the purposes of the *Ordinance*. Per the applicant's letter of intent, "*This would not conflict with the Comprehensive Plan, and the mitigations made to the encroachments show good faith to meet the purposes of this Ordinance.*"**

Board of Zoning Appeals' Action:

The Board of Zoning Appeals may approve, approve with conditions or deny Case #BZA24-000010 (variance for the reduction of the required 25' front setback by approximately 27 square feet, the 15' side setback by approximately 102 square feet, and 30' rear OCRM Critical Line setback by approximately 60 square feet for a total encroachment of approximately 189 square feet for a proposed single family residence). Based on the BZA's "Findings of Fact", unless additional information is deemed necessary to make an informed decision.

Should the Board of Zoning Appeals consider approval of this variance request, planning staff request the following conditions of approval:

- 1. The applicant shall obtain an as built survey post construction to verify all encroachments match the proposed plans.**

Town of Kiawah Island Board of Zoning Appeals

JULY 15, 2024



Town of Kiawah Island Municipal Center | 4475 Betsy Kerrison Parkway | Kiawah Island, SC 29455

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CASE# BZA24-000010

Applicant/Property Owner:	Gregory and Elaine Droba
Representative:	Alex Libengood
Property Location:	39 Burroughs Hall
TMS#:	264-02-00-059
Zoning District:	R-1, Residential Zoning District
Lot Size:	Total: 8,273 sqft (0.19 acres) Highlands: 7,737 sqft (0.18 acres) Marsh 536 sqft (0.01 acres)
Request:	Variance request for the reduction of the required 25' front setback by approximately 27 square feet, the 15' side setback by approximately 102 square feet, and 30' rear OCRM Critical Line setback by approximately 60 square feet for a total encroachment of approximately 189 square feet for a proposed single family residence.

2

CASE# BZA24-000010

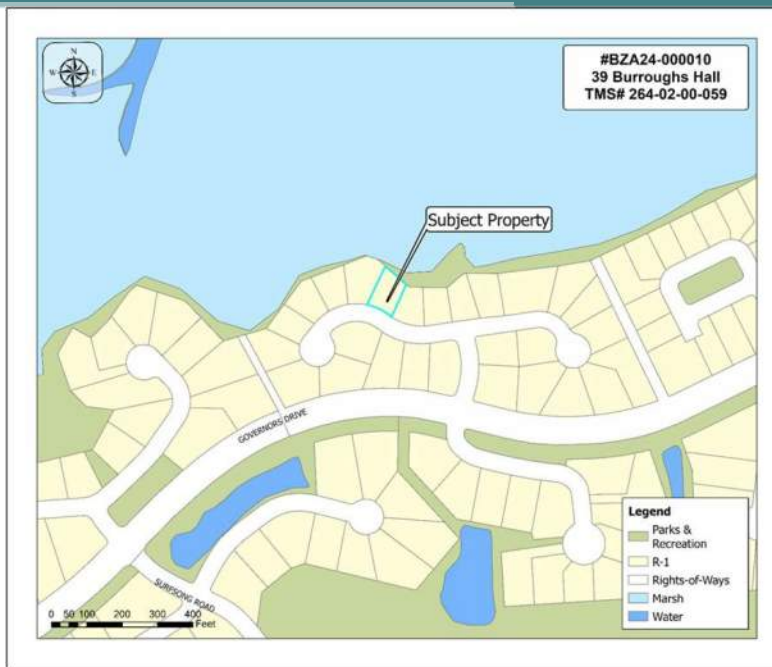
Chapter 12. Land Use Planning and Zoning, Art. II. Zoning, Div. 2. Zoning Map/Districts, Sec. 12-65. - R-1, Residential District.

Required setbacks: 25' (Burroughs Hall); 15' (Side); 30' (Marsh)

Maximum 40% Lot Coverage

The Ordinance defines Setback as "a required minimum distance from the lot line, or street right-of-way, or OCRM critical line that establishes an area within which a structure shall be erected." The Ordinance defines Side Setback as "any setback other than a rear or front setback." The Ordinance defines Front Setback as, "the setback measured from all street rights-of-way."

3



4



BZA24-000010
 PID: 2640200059
 OWNER: DRGBA GREGORY T
 PLAT BOOK PAGE: AC-87
 DEED BOOK PAGE: O416-675
 Jurisdiction: TOWN OF KIAWAH ISLAND

Note: The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for informational purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.



Case # BZA24-000010
BZA Meeting of July 15, 2024
Subject Property: 39 Burroughs Hall- Kiawah Island

Variance request for the reduction of the required 25' front setback by approximately 27 square feet, the 15' side setback by approximately 102 square feet, and 30' rear OCRM Critical Line setback by approximately 60 square feet for a total encroachment of approximately 189 square feet for a proposed single family residence.



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Property Front



8

Adjacent Properties



Adjacent Properties



Subject Property



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Subject Property



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Subject Property



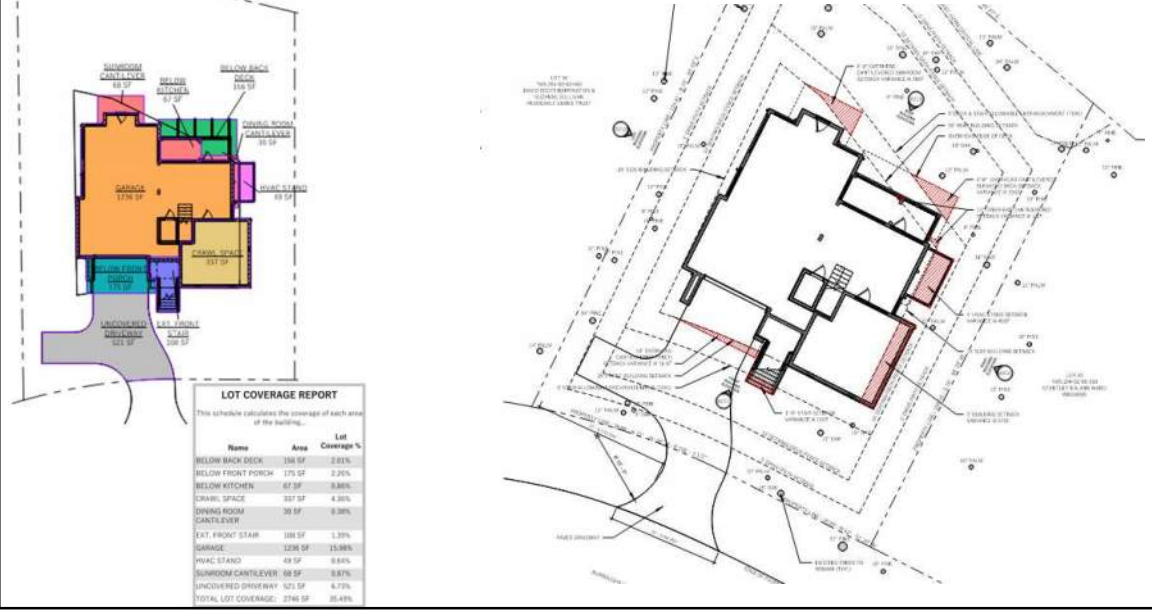
13

Property Rear



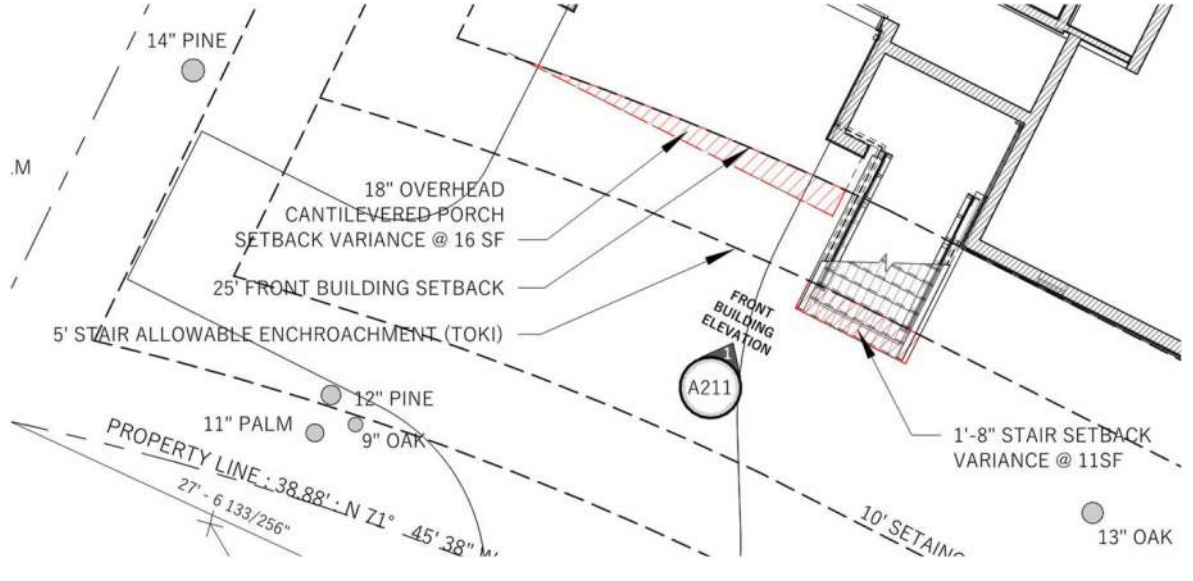
14

Proposed Site Plan



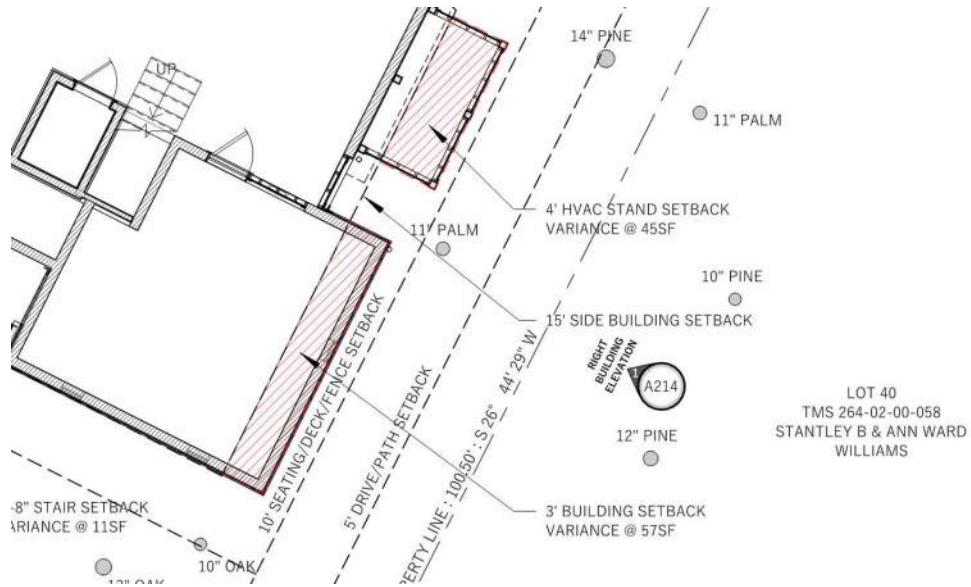
15

Front Yard Setback Encroachment



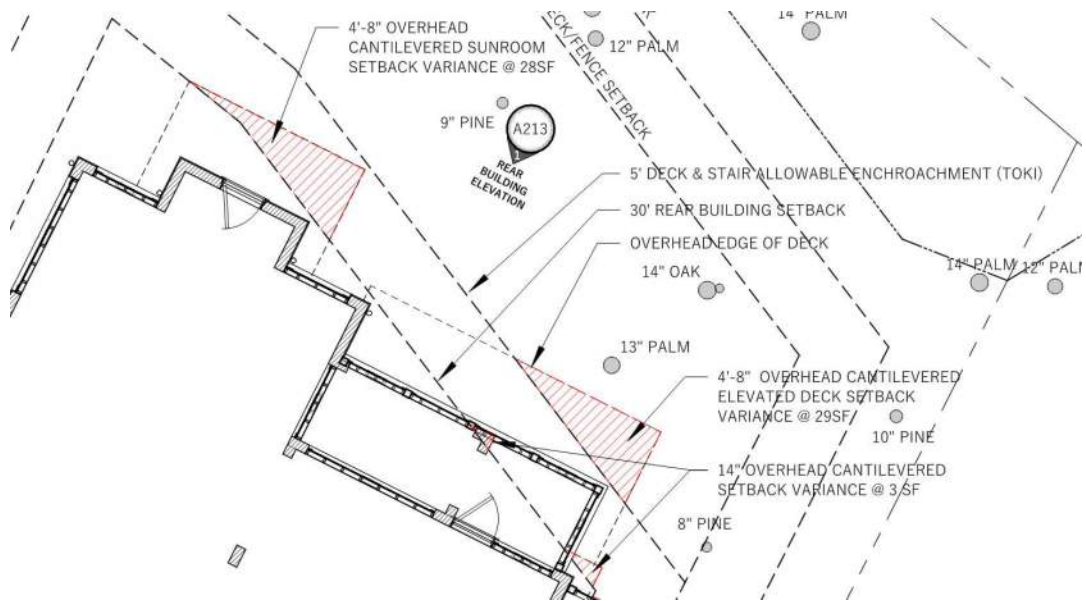
16

Side Yard Setback Encroachment



17

Rear Yard Setback Encroachment



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Variance Approval Criteria

According to Chapter 12 of the Land Use Planning and Zoning Ordinance of the Town of Kiawah Island Code of Ordinances, Section 12-163. Variances (4) Approval Criteria, the Board of Zoning Appeals may grant a variance only if exceptional circumstances exist, and where practical difficulty or unnecessary hardship is so substantial, serious, and compelling that relaxation of the general restrictions ought to be granted. No variance shall be granted unless the applicant shall show and the BZA shall find that:

- a) There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- b) These conditions do not generally apply to other property in the vicinity;
- c) Because of these conditions, the application of this Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;
- d) The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the zoning district will not be harmed by the granting of the variance;

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Variance Approval Criteria

- e) The Board of Zoning Appeals shall not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or to change the zoning district boundaries shown on the official zoning map;
- f) The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance;
- g) The need for the variance shall not be the result of the applicant's own actions;
- h) Granting the variance will not be contrary to the public or neighborhood interest nor will not adversely affect other property in the vicinity, nor interfere with the harmony, spirit, intent and purpose of these regulations;
- i) Granting of the variance does not substantially conflict with the Comprehensive Plan or the purposes of this Ordinance.

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Board of Zoning Appeals Action

The Board of Zoning Appeals may approve, approve with conditions or deny Case #BZA24-000010 (Variance request for the reduction of the required 25' front setback by approximately 27 square feet, the 15' side setback by approximately 102 square feet, and 30' rear OCRM Critical Line setback by approximately 60 square feet for a total encroachment of approximately 189 square feet for a proposed single family residence) based on the BZA's "Findings of Fact", unless additional information is deemed necessary to make an informed decision.

In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety, or general welfare.

In the event that the Board considers approval of this requested variance, staff ask that the following conditions of approval be considered:

1. The applicant shall provide an as built survey post construction to ensure the encroachments match the proposed plans.



Letter of Intent

June 3, 2024

Re: 39 Burroughs Hall Letter of Intent for Board of Zoning Appeals

Town of Kiawah Island Board of Zoning Appeals,

Gregory Droba & Elaine Markowski, who have been the owners of the undeveloped property at 39 Burroughs Hall since 2002, have engaged us to help them develop plans to construct a new single-family home on their lot. For the past 6 months, we have been working closely with them and the Kiawah Island Architectural Review Board (ARB) to find a design scheme that works on the land and respects the character of its context. We have been through three separate submissions and revisions with the ARB, and we are happy to report that we have been granted Conceptual approval from the ARB, including variances to the building setbacks. These setbacks have been granted to enable the building to adhere to the prescriptive design guidelines set by the ARB. Therefore, we are here to submit to the town to ask that the same setback variances which the ARB has granted to be approved by the Town of Kiawah Island.

The lot at 39 Burroughs Hall was relatively small to begin with, and since it was originally platted, the OCRM critical marsh line has moved inland, restricting the size of the lot even more.

Lot area: 8,274 sf (Average is 14,461 sf – out of 178 lots in a 1,600sf radius of this lot)

OCRM encroachment: 536 sf

Current highland area: 7,737 sf (6.5% reduction)

Total Setback Variance Request: 298 sf (*170 sf beyond Administrative Setback Relief for stairs & decks*)

Proposed Lot Coverage: 35.5% (Allowed 40%)

The lot is shaped trapezoidal, and with the OCRM encroachment, the angle of the rear lot line has grown even more acute, leaving the shape of the buildable area even more challenging.

Due to the restrictive size and shape of the lot at 39 Burroughs Hall, we respectfully ask for the following setback variances:

Front – *Established setback is 25' from the property line.*

Requesting encroachment of 1'-8" @ 10 sf past the Administrative Setback Relief for stairs and decks (6'-8" @ 44 sf past the front building setback line). This encroachment is only to allow us to build the entry access to the elevated structure. The number of stairs needed is set by the elevated height of the 1st floor. The height of the 1st floor has been set by the need to park under the structure since there is no room on the site for a detached garage. The stair itself will be built at the minimum tread depth allowed by code (10"), and maximum rise (7 3/4") in order to minimize the intrusion on the front setback.

Right Side – *Established covenant setback is 15' from the property line.*

The town's zoning ordinance sets the side setback for this district at 10' from the property line, but the covenant established when the property was platted supersedes the current zoning ordinance.

Requesting encroachment of 3'-0" @ 57 sf for the building, and 4'-0" @ 45 sf for the HVAC stand. This setback variance was not part of the original design submission but was added after extensive back and forth with the ARB regarding the design of the building and how it presents itself to the street. The ARB has granted this setback variance in order to simplify the massing of the building, and make sure the volumes presented on the front elevation don't feel too tight. In granting the variance, the ARB has effectively relaxed the site setback established by the covenant, so that it now matches the setback established by the town's zoning ordinance. We are respectfully asking that the town also allow us to use the town's zoning setback here rather than the covenant setback. The adjacent neighboring property on this side is undeveloped.

Rear – *Established setback is 30' from the OCRM critical marsh line.*

Requesting encroachment of 4'-8" @ 28 sf past the Administrative Setback Relief for stairs and decks (9'-8" @ 120 sf past the rear building setback line) for the elevated back deck.

Requesting encroachment of 4'-8 @ 28 sf past the rear building setback line for the overhead sunroom.

As a team, we are very sensitive to the natural environment, and even though the marsh has encroached on the property, we want to respect the significance of the marsh as an important contributor to the natural beauty of Kiawah and its environment. For this reason, we have designed these rear encroachments so that they are entirely cantilevered overhead, and the foundation walls themselves do not cross their respective setbacks. This leaves the grade below undisturbed and allows the earth to continue to absorb stormwater and support vegetative growth.

Left Side – *Established covenant setback is 15' from the property line.*

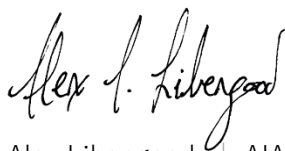
Not requesting any setback variance on this side.

In summary, 39 Burroughs Hall is a relatively small lot compared to the lots in its vicinity (43% smaller than average). It is also one of only 2 lots in the area that is this small *and* has an acute angle at the rear property line, making the buildable area quite irregular in shape (see neighborhood lot map). As such, the rear setbacks we are requesting are triangular in shape as we have brought the building up to the setback in one corner and stepped the building to reduce the encroachment to the other corner (see site plan). We have also cantilevered the structure here to limit the impact this would have on the marsh.

We have worked extensively with the ARB to fit the building within the side setbacks, but through the deliberation of 3 board reviews (and additional staff reviews), we came to the agreement that relaxing the covenant side setback on one side to match the setback shown in the town's zoning ordinance was the best compromise to achieve development of this site.

With these mitigations, we feel that authorization of these variances would not be of detriment to adjacent property, the character of the neighborhood and its zoning district, or the environment. Thus, we humbly request that the board agree to the variances already approved by the Kiawah Island ARB. The owner has been holding onto this property for 20+ years and is very much looking forward to finally building their full-time home here. Thank you for your time in reviewing this application, and we are more than willing to answer any questions that may come up.

Respectfully & sincerely,

A handwritten signature in black ink that reads "Alex Libengood". The signature is fluid and cursive.

Alex Libengood | AIA | NCARB

Lead Architect 843.696.0739



Letter of Intent

June 14, 2024

Re: 39 Burroughs Hall Letter of Intent for Board of Zoning Appeals

Town of Kiawah Island Board of Zoning Appeals,

Gregory Droba & Elaine Markowski, who have been the owners of the undeveloped property at 39 Burroughs Hall since 2002, have engaged us to help them develop plans to construct a new single-family home on their lot. For the past 6 months, we have been working closely with them and the Kiawah Island Architectural Review Board (ARB) to craft a design scheme that works on the land and respects the character of its context. We have been through three separate submissions and revisions with the ARB, and we are happy to report that we have been granted Conceptual approval from the ARB, including variances to the building setbacks. These setbacks have been granted to enable the building to adhere to the prescriptive design guidelines set by the ARB. Therefore, we submit to the Town, asking that the same setback variances which the ARB granted, be approved by the Town of Kiawah Island.

The lot at 39 Burroughs Hall was relatively small to begin with, and since it was originally platted, the OCRM critical marsh line has moved inland, restricting the size of the lot even more.

Lot area: 8,274 sf (Average is 14,461 sf – out of 178 lots in a 1,600sf radius of this lot)

OCRM encroachment: 536 sf

Current highland area: 7,737 sf (6.5% reduction)

Total Setback Variance Request: 317 sf (*189 sf beyond Administrative Setback Relief for stairs & decks*)

Proposed Lot Coverage: 35.5% (Allowed 40%)

The lot is shaped trapezoidal, and with the OCRM encroachment, the angle of the rear lot line has grown even more acute, leaving the shape of the buildable area even more challenging.

Due to the restrictive size and shape of the lot at 39 Burroughs Hall, we respectfully ask for the following setback variances:

Front – *Established setback is 25' from the property line.*

Requesting encroachment of 1'-8" @ 10 sf past the Administrative Setback Relief for stairs and decks (6'-8" @ 44 sf past the front building setback line). This encroachment is only to allow us to build the entry access to the elevated structure. The number of stairs needed is set by the elevated height of the 1st floor. The height of the 1st floor has been set by the need to park under the structure since there is no room on the site for a detached garage. The stair itself will be built at the minimum tread depth allowed by code (10"), and maximum rise (7 3/4") in order to minimize the intrusion on the front setback.

Requesting encroachment of 1'-2" @ 16 sf past the front building setback for the front porch which is cantilevered overhead so that the foundation does not encroach.

Right Side – *Established covenant setback is 15' from the property line.*

The town's zoning ordinance sets the side setback for this district at 10' from the property line, but the covenant established when the property was platted supersedes the current zoning ordinance.

Requesting encroachment of 3'-0" @ 57 sf for the building, and 4'-0" @ 45 sf for the HVAC stand. This setback variance was not part of the original design submission but was added after extensive back and forth with the ARB regarding the design of the building and how it presents itself to the street. The ARB granted this setback variance in order to simplify the massing of the building, and make sure the volumes presented on the front elevation don't feel too tight. In granting the variance, the ARB effectively relaxed the site setback established by the covenant, so that it would match the setback established by the town's zoning ordinance. We respectfully ask that the town also allow us to abandon the covenant's 15' side setback and instead use the 10' side setback established in the town's current zoning ordinance for this district. The adjacent neighboring property on this side is undeveloped.

Rear – *Established setback is 30' from the OCRM critical marsh line.*

Requesting encroachment of 4'-8" @ 28 sf past the Administrative Setback Relief for stairs and decks (9'-8" @ 120 sf past the rear building setback line) for the elevated back deck.

Requesting encroachment of 4'-8" @ 28 sf past the rear building setback line for the overhead sunroom.

Requesting encroachment of 14" @ 3 sf past the rear building setback line for the back corners of the kitchen and dining room above, both of which are cantilevered overhead so the foundation does not encroach on the setback.

As a team, we are very sensitive to the natural environment, and even though the marsh has encroached on the property, we want to respect the significance of the marsh as an important contributor to the natural beauty of Kiawah and its environment. For this reason, we have designed these rear encroachments so that they are cantilevered overhead, and the foundation walls

themselves do not cross their respective setbacks. This leaves the grade below undisturbed and allows the earth to continue to absorb stormwater and support vegetative growth.

Left Side – *Established covenant setback is 15' from the property line.*

Not requesting any setback variance on this side.

In summary, 39 Burroughs Hall is a relatively small lot compared to the lots in its vicinity (43% smaller than average). It is also one of only 2 lots in the area that is this small *and* has an acute angle at the rear property line, making the buildable area quite irregular in shape (see neighborhood lot map). As such, the rear setbacks we are requesting are triangular in shape as we have brought the building up to the setback in one corner and stepped the building to reduce the encroachment to the other corner (see site plan). We have also cantilevered the structure here to limit the impact on the marsh.

We have worked extensively with the ARB to fit the building within the side setbacks, but through the deliberation of 3 board reviews (and additional staff reviews), we came to the agreement that relaxing the covenant side setback on one side to match the setback shown in the town's zoning ordinance was the best compromise to achieve development of this site.

With these mitigations, we feel that authorization of these variances would not be of detriment to adjacent property, the character of the neighborhood and its zoning district, or the environment. Thus, we humbly request that the Board of Zoning Appeals agree to the variances approved by the Kiawah Island ARB. The owner has been holding onto this property for 20+ years and very much looks forward to finally building their full-time home here. Thank you for reviewing this application, and we are more than willing to answer any questions that may arise.

Responses to BZA Variance Approval Criteria:

- a) There are extraordinary and exceptional conditions pertaining to the particular piece of property;
 - This lot is 43% smaller than the average lot in the vicinity (out of 178 lots). It is also one of only 2 lots in the area that is this small and has an acute angle at the rear (the OCRM line makes this even more acute), making the buildable area a difficult shape to develop.
- b) These conditions do not generally apply to other property in the vicinity;
 - See item A – these conditions do not generally apply to other property in the vicinity.
- c) Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;
 - These conditions would not prohibit, but they do unreasonably restrict the utilization of the property due to the small size and unusual shape.

- d) The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the zoning district will not be harmed by the granting of the variance;
 - This would not be of any detriment to the adjacent property or the public good, and the character of the district would not be harmed by the granting of this variance. The letter of approval from the ARB indicates their agreement.
- e) The Board of Zoning Appeals shall not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or to change the zoning district boundaries shown on the official zoning map;
 - This would not allow the establishment of a use not otherwise permitted, or extend an existing nonconforming use, or change the boundaries on the zoning map.
- f) The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance;
 - Profitability is not the reason for this variance application.
- g) The need for the variance shall not be the result of the applicant's own actions;
 - The applicant has not acted in a way to cause the need for this variance.
- h) Granting the variance will not be contrary to the public or neighborhood interest nor will not adversely affect other property in the vicinity, nor interfere with the harmony, spirit, intent and purpose of these regulations; and
 - This would not be contrary to the public or neighborhood interest and would not interfere with the purpose of the regulations. The letter of approval from the ARB indicates their agreement.
- i) Granting of the variance does not substantially conflict with the Comprehensive Plan or the purposes of this Ordinance.
 - This would not conflict with the Comprehensive Plan, and the mitigations made to the encroachments show good faith to meet the purposes of this Ordinance.

Respectfully & sincerely,

A handwritten signature in black ink that reads "Alex Libengood".

Alex Libengood | AIA | NCARB
Lead Architect 843.696.0739



ARB LETTER #1 OF 3

April 4, 2024

Elaine Markowski & Greg Broba
2366 N. Short Hills Dr.
Akron, OH 44333

PHYSICAL ADDRESS
253 Gardeners Circle, Suite 200
Johns Island, SC 29455

MAILING ADDRESS
130 Gardeners Circle, Suite 123
Johns Island, SC 29455

Re: **CONCEPTUAL REVIEW and VARIANCE**
Construction Address: 39 Burroughs Hall
ARB Action: Variance Approved
Conceptual Design Approved with Interim Review

Dear Ms. Markowski and Mr. Broba,

Thank you for your submittal and presentation to the Kiawah Island Architectural Review Board for Conceptual Review of your home at 39 Burroughs Hall. The design of your home is approved to continue to the Preliminary submittal upon approval of the required Interim Review. As you move forward, please address the following comments and conditions in keeping with the guidelines:

- L1. Although there are many trees on-site which will ultimately be removed for various reasons, indicate on plans only the trees to be removed that are impacted by construction. Please indicate the trees to remain and the trees to be removed on the Site Plan for the next submittal. Also, provide information relative to the condition of the trees which are proposed to be removed.
- L2. Further develop the landing areas for each entry area stairway. Provide dimensions for hardscape features, including guest parking and drive areas.
- L3. Please ensure the ROW grading information is sent to KICA and demonstrates that stormwater conveyance within the KICA easement will not be impeded. Grading information should include spot elevations for the driveway at regular intervals where it meets the property line and the street and at center of paving.

A1. Given the loss of highland area to Critical Line movement, the front and rear setback variances requested are approved. These may also require approval by the Town of Kiawah.

- A2. The clarity of the drawings and presentation were much appreciated.
- A3. The intent to reduce the apparent mass of the house by breaking it into smaller pieces is appreciated. Each piece is well-designed, however the composition is complex and dynamic from a massing perspective and is therefore more visually impactful than is consistent with DWN principles. There are 4 apparent floors above the full ground level and with the windows in the stair might be seen as having more. The highest part of the mass on the street side is also projecting forward with the cantilevered area. This elevation has too great an impact on the street. Please study ways to simplify and reduce the visual impact on the street. The Board

- members appreciated the concept of a strong vertical core around which the smaller elements of the house are organized. Please study a simpler stair tower with a reduced or no cantilevered element.
- A4. Given the complexity of the forms, please consider the use of two rather than three forms of siding.
- A5. Appreciating the clarity that differentiation in colors gives to the presentation, please note that a white or light color for the siding as shown on the stair will not be approvable. Contrast should be within three steps on the ARB value finder. The darker and natural finishes indicated are more in keeping with the darker value range required for siding.
- A6. Please continue to study the foundation. Is breakaway construction indicated for this lot? Consider opportunities for more areas of solid foundation walls.

Thank you again for your submittal to the Kiawah Island Architectural Review Board. Please do not hesitate to contact the ARB office if we can be of any assistance during the Review Process for your home.

Sincerely,

A handwritten signature in cursive script that reads "Jane Maybank". The signature is written in black ink and is positioned below the word "Sincerely,".

Jane Maybank, Director
On behalf of the KIARB

cc: Property file, ARB members

encl: Checklist



ARB LETTER #2 OF 3

p: 843-768-3419
f: 843-768-0517
e: ARB@kiawah.com

April 22, 2024

Elaine Markowski & Greg Droba
2366 N. Short Hills Dr.
Akron, OH 44333

PHYSICAL ADDRESS
253 Gardeners Circle, Suite 200
Johns Island, SC 29455

MAILING ADDRESS
130 Gardeners Circle, Suite 123
Johns Island, SC 29455

Re: **INTERIM CONCEPTUAL REVIEW**
Construction Address: 39 Burroughs Hall
ARB Action: Interim Review

Dear Mrs. Markowski and Mr. Droba,

Thank you for your submittal to the Kiawah Island Architectural Review Board for Conceptual Review of your home on 39 Burroughs Hall. The design of your home is approved to continue to the Preliminary submittal upon approval of your interim submittal addressing the following comments and conditions in keeping with the guidelines:

- L1. As discussed during the presentation, integrate the hardscape stair-landings, drive layout and materials with the landscape design to take advantage of the limited available space for site development to lessen the impact from the street.
- L2. Please ensure the ROW grading information is sent to KICA and demonstrates that stormwater conveyance within the KICA easement will not be impeded. Grading information should include spot elevations for the driveway at regular intervals where it meets the property line and the street and at center of paving.

A1. The board appreciates the quality of the design and presentation but continues to have concerns regarding the expression of mass on the street side. We will be in touch with the design team for a meeting to discuss further.

Thank you again for your submittal to the Kiawah Island Architectural Review Board. Please do not hesitate to contact the ARB office if we can be of any assistance during the Review Process for your home.

Sincerely,

Jane Maybank, Director
On behalf of the KIARB

cc: Property file, ARB members

encl: Checklist



ARB LETTER #3 OF 3 CONCEPTUAL APPROVAL

p: 843-768-3419
f: 843-768-0517
e: ARB@kiawah.com

May 15, 2024

Elaine Markowski & Greg Droba
2366 N. Short Hills Drive
Akron, OH 44333

PHYSICAL ADDRESS
253 Gardeners Circle, Suite 200
Johns Island, SC 29455

MAILING ADDRESS
130 Gardeners Circle, Suite 123
Johns Island, SC 29455

Re: **CONCEPTUAL REVIEW**
Construction Address: 39 Burroughs Hall
ARB Action: Approved

Dear Ms. Markowski and Mr. Droba,

Thank you for your submittal and presentation to the Kiawah Island Architectural Review Board for Conceptual Review of your home on 39 Burroughs Hall. The design of your home is approved to continue to the Preliminary submittal. As you move forward, please address the following comments and conditions in keeping with the guidelines:

L1. No Comments

- A1. The Board approves the additional variance to the ARB setback on the right side of the property.
- A2. Thank you for adjustments to address massing comments. The Preliminary review will focus on questions of smaller scale. We look forward to your next submission.

Thank you again for your submittal to the Kiawah Island Architectural Review Board. Please do not hesitate to contact the ARB office if we can be of any assistance during the Review Process for your home.

Sincerely,

Jane Maybank, Director
On behalf of the KIARB

cc: Property file, ARB members

encl: Checklist

MARKOWSKI/DROBA RESIDENCE

PROJECT DATA

- General Information:**
 Address: 39 Burroughs Hall
 Johns Island, SC 29455
 TMS number: 2640200059
 Neighborhood: Plantation Woods
 Jurisdiction: Town of Kiawah Island
 Kiawah Island Architectural Review Board
 Charleston County
- Site & Property Information**
 Source: taken from survey dated 10/31/2023 by Kevin M. Schwacke PLS, S.C. Reg. No. 20468
 Property Area: 8,274 SF
 Highlands Area: 7,737.5 SF
 Flood Zone: AE (EL 12) - FEMA Flood Panel 45019C0805K
 Base Flood Elev: 12', 2021, '88 Datum
 Limit of Moderate Wave Action (LiMWA) zone
 Base Building Height Elevation (BBHE): 13' (2004 Flood Elevation) (FEMA Flood Panel 45019C0805J)
- Zoning & ARB Requirements:** *text in italics indicates data is unique to this neighborhood and different from the general zoning ordinance
 Zoning Class.: R-1 (Single Family Residential)
 Rear Setback: 30' (except on golf courses)
 Side Setbacks: 15' (ARB), 10' (Town of Kiawah Island)
 Front Setback: 25'
 Ent. Walk Min. Width: 54"
 Drive Min. Width: 10' straight
 12' curved (15' radius)
 18' @ street
 Drive/Path Setback: 5'
 Seating/Deck Setback: 10'
 Fence Setback: 10'
 Max. Building Height (from BBHE): 40' in developed lands,
 45' in undeveloped lands
 Min. Main House Area: N/A
 Max. Main House Area: N/A
 Min. Ancillary Building Area: N/A
 Max. Ancillary Building Area: N/A

	General	Lot < 12k sf	Lot < 8K sf
Max. Impervious Coverage:	33%	40%	50%
Max. Total Coverage:	39.67%	46%	55%
- Building Information:**
 Use and Occupancy: Single-family residential
 Fire Protection: N/A
 Construction Type:
- Building Size:**
 Proposed Building Coverage: 2,089 sf
 Proposed Impervious Coverage: 882 sf
 Proposed Total Site Coverage: 2,971 sf
 Proposed Total Heated Area: 3,371 sf
- Construction:**
 1st Floor Finish Elev: 14'-4" @ GUEST SUITE
 17'-8.25" @ MAIN FLOOR
 Ridge Height: 40' (from BBHE)
 Roof Material: 40-year architectural asphalt shingles
 Exterior Finish: Fiber Cement Siding (Painted)
 Cedar Shake Siding (Natural)
 Stucco @ Foundation
 Roof R-Value: R-30
 Wall R-Value: R-19



DRAWING LIST

- A000 COVER/TITLE SHEET
- A005 NEIGHBORHOOD LOT MAP
- A010 EXISTING SURVEY
- A012 SITE PLAN
- A110 GARAGE FLOOR PLAN
- A111 1ST FLOOR PLAN
- A112 2ND FLOOR PLAN
- A113 CUPOLA FLOOR PLAN
- A114 ROOF PLAN
- A220 SITE ELEVATIONS
- A230 EXTERIOR 3D VIEWS

CODE NOTES

This scope of work shall maintain code compliance with the following codes as adopted by the South Carolina Building Codes Council:

- 2021 South Carolina Building Code or the 2021 International Building Code with SC modifications
- 2021 South Carolina Residential Code or the 2021 International Residential Code with SC modifications
- 2021 South Carolina Fire Code or the 2021 International Fire Code with SC modifications
- 2021 South Carolina Plumbing Code or the 2021 International Plumbing Code with SC modifications
- 2021 South Carolina Mechanical Code or the 2021 International Mechanical Code with SC modifications
- 2021 South Carolina Fuel Gas Code or the 2021 International Fuel Gas Code with SC modifications
- 2020 National Electrical Code (NFPA 70) with SC modifications
- 2009 International Energy Conservation Code (Energy Standard Act) ANSI A117.1 2017 Edition - Accessible & Usable Buildings & Facilities
- Federal Emergency Management Agency (FEMA)

CONTACTS

- Client:**
 Elaine Markowski
 Gregory Droba
 2366 North Short Hills Drive
 Akron, OH 44333
- Architect/Builder:**
 Dolphin Architects & Builders
 3730 Bohicket Rd Suite 6
 Johns Island, SC 29455
 843.768.2404
 Alex Libengood, AIA
 Project Architect
 843.696.0739
 alibengood@dolphinbuilders.com
- Land Surveying:**
 Schwacke & Associates
 1975 Frampton Avenue
 Charleston, SC 29412
 843.762.7005
 Johnathan Marshall
 VP of Construction
 843.696.0368
 jmarshall@dolphinbuilders.com
- Landscape Architect:**
 Heyward Townsend
 Living Designs Landscaping
 P.O. Box 867
 Johns Island, SC 29457
 843.640.3761
- Structural Engineer:**
 Kelsey Powell, PE
 Powell Engineering, LLC
 Charleston, SC 29407
 843.763.7864

GENERAL SPECIFICATIONS

THIS DRAWING SET IS TO BE PAIRED WITH PROVIDED OUTLINE SPECIFICATIONS DOCUMENT. NEITHER THE DRAWINGS OR THE OUTLINE SPECIFICATIONS DOCUMENT ARE INTENDED TO BE CONSIDERED IN ISOLATION OF ONE ANOTHER. BOTH THE DRAWINGS AND THE OUTLINE SPECIFICATIONS DOCUMENTS ARE TO BE CONSIDERED IN THE SCOPE OF WORK FOR THIS PROJECT.

SCOPE OF WORK DESCRIPTION

- SCOPE OF WORK FOR THIS PROJECT INCLUDES:
- CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENTIAL BUILDING ON THE CURRENTLY UNDEVELOPED LOT AT THE PROPERTY ADDRESS.
- SEE THE DRAWINGS AND SPECIFICATIONS HEREIN FOR FULL SCOPE OF WORK

LOCATION MAP





APPLICANT LOT



LOTS SAMPLED FOR AVERAGE AREA CALCULATION



#	DATE	NOTES

REFERENCE:
 PLAT BY: JOSIAH M. WILLIAMS III
 DATED: OCTOBER 12, 1978
 BOOK: AO PAGE: 087
 RMC CHAS. CO.

TAX MAP No. 264-02-00-059
 No. 39 BURROUGHS HALL
 Requested by: DOLPHIN BUILDERS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	156.21	36.94	36.86	N 71°48'38" W	141°75'1"	119.19

LINE	BEARING	DISTANCE
L1	S 35°48'40" E	10.89'
L2	S 52°33'24" E	11.29'
L3	S 51°00'35" E	16.69'
L4	S 37°14'30" E	36.06'
L5	S 68°51'49" E	17.42'

NOTES:
 BEARING SHOWN ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83.
 AREA DETERMINED BY COORDINATE METHOD.
 ELEVATIONS ARE BASED ON NAVD '88 DATUM.
 THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
 TREES LABELED GENERAL TYPES WITH DIAMETER SIZE SHOWN IN INCHES. AN ARBORIST OR LANDSCAPE ARCHITECT SHOULD BE CONSULTED IF SPECIFIC NAMES OR OTHER DETAILS ARE NEEDED.
 THE REQUIRED SETBACKS MAY BE DESIGNATED AND/OR VARYED BY THE KIAWAH ISLAND ARCHITECTURAL REVIEW BOARD. THE ARCHITECTURAL REVIEW BOARD RESERVES THE RIGHT TO GRANT VARIANCES RESPECTING SETBACK GUIDELINES AND/OR TO EXPAND THE "BUILDABLE" AREA.
 THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY.
 NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS CONTAMINATION OR OTHER NONVISIBLE CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
 PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONES SHOWN AS PER FEMA FLOOD MAPS.
 PANEL No. 45019C 0803K
 DATED: JANUARY 29, 2021
 COMMUNITY No. 450257

* SETBACKS SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION BY CONTROLLING AUTHORITY.

SURVEYOR'S CERTIFICATION

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein. Also there are no visible encroachments or projections other than shown.

KEVIN M. SCHWACKE, SR. PLS
 S.C. Registration Number 20468



CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HEREON. THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH. KWORR2023/23355

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT (SCDHEC OCRM) PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF SCDHEC OCRM, SCDHEC OCRM IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

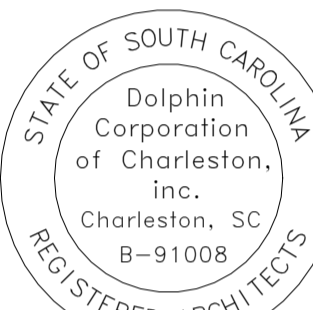
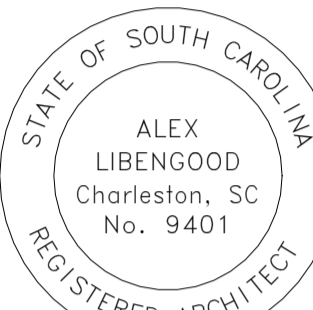
SIGNATURE _____ DATE _____
 The critical line shown on this plot is valid for five years from the date of this signature, subject to the cautionary language above.

- LEGEND:**
 I.O. IRON OLD (FOUND)
 I.N. IRON NEW (SET)
 CMO CONCRETE MONUMENT OLD
 C CURB INLET
 EBOX ELECTRIC BOX
 J JUNCTION BOX
 +6.9 SPOT ELEVATION (NAVD '88)
 150AK 15" (DBH) OAK TREE

TREE & TOPOGRAPHIC SURVEY
 LOT 39 TRACT 31 BLOCKS 2 & 3
 PLANTATION WOODS (433)
 TOWN OF KIAWAH ISLAND
 CHARLESTON COUNTY, SOUTH CAROLINA



DATE: OCTOBER 31, 2023 SCALE: 1" = 10'



MARKOWSKI/DROBA
 RESIDENCE
 39 Burroughs Hall
 Johns Island, SC 29455

BZA
 APPLICATION

PROJ. NO.
 ISSUE DATE: 06.03.2024

REVISIONS		
#	DATE	NOTES

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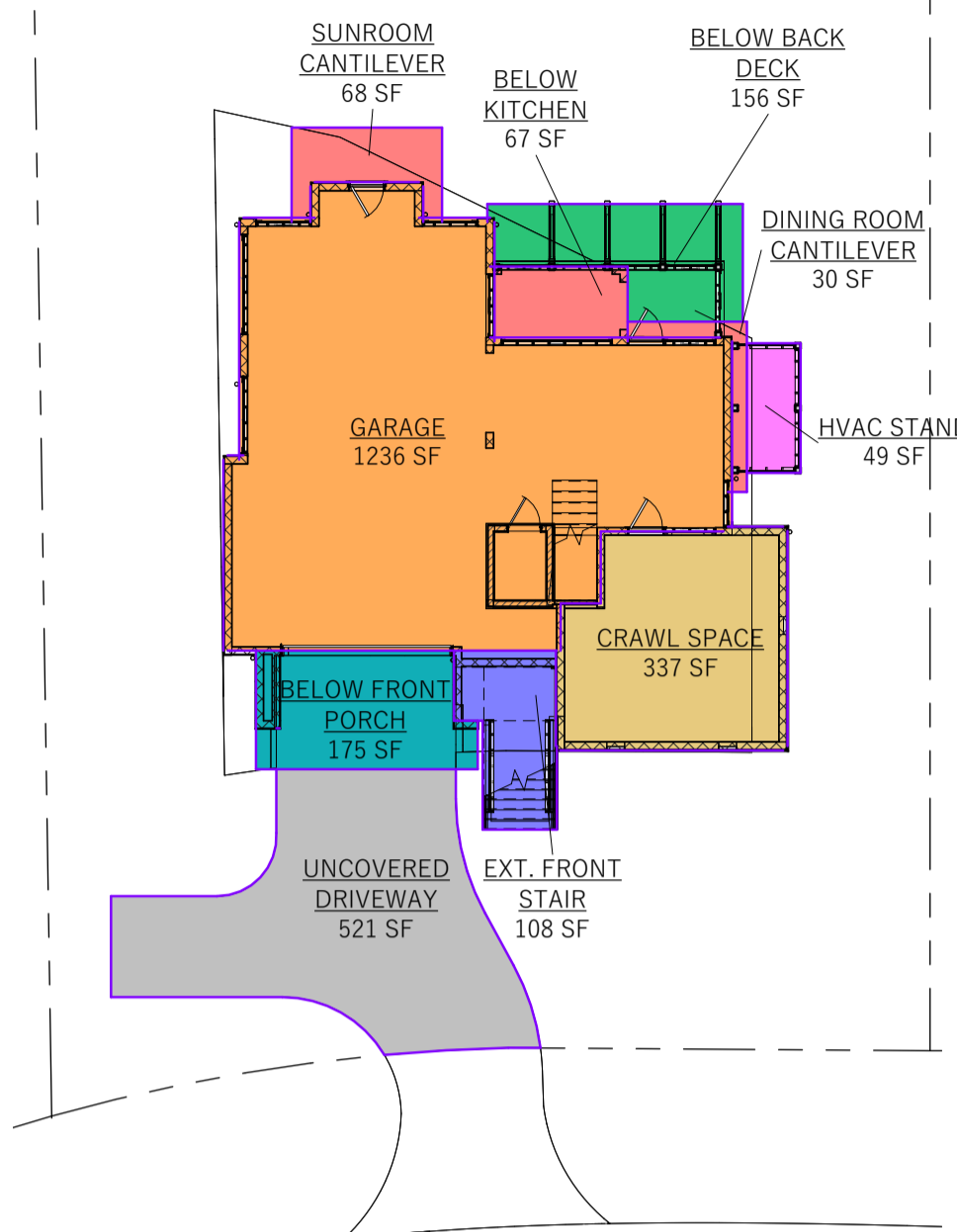
EXISTING SURVEY

A010

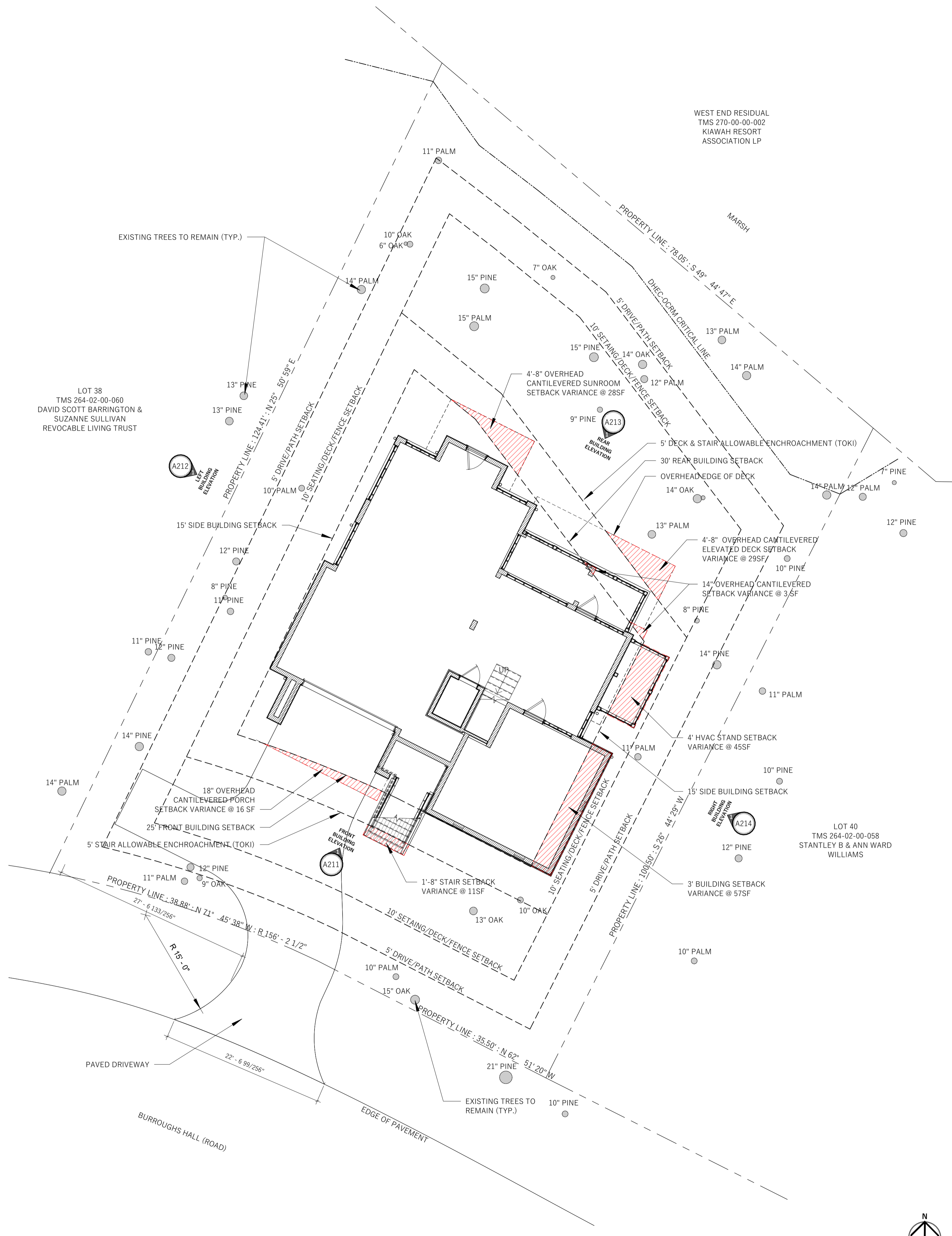
NET SQUARE FOOTAGE REPORT

This schedule calculates the area of all occupiable spaces (totalling building area not including walls or attics)

#	Name	Area (Conditioned)	Area (Unconditioned)
00 - GARAGE SLAB			
001	GARAGE	0 SF	1086 SF
002	CRAWL SPACE	0 SF	293 SF
003	ELEVATOR	26 SF	0 SF
004	BELOW BACK DECK	0 SF	105 SF
		26 SF	1485 SF
01 - GUEST SUBFLOOR			
006	GUEST CLOSET	8 SF	0 SF
101	MUDROOM	127 SF	0 SF
102	GUEST BEDROOM	159 SF	0 SF
103	GUEST BATH	38 SF	0 SF
		332 SF	0 SF
01 - 1ST SUBFLOOR			
007	HALL	8 SF	0 SF
100	FRONT PORCH	0 SF	190 SF
106	FOYER	108 SF	0 SF
107	POWDER	55 SF	0 SF
108	CLOSET	6 SF	0 SF
109	CLOSET	18 SF	0 SF
110	PANTRY	5 SF	0 SF
111	ELEVATOR	25 SF	0 SF
112	LIVING	387 SF	0 SF
113	SUNROOM	86 SF	0 SF
114	KITCHEN	295 SF	0 SF
115	DINING	173 SF	0 SF
116	BACK DECK	0 SF	153 SF
		1167 SF	343 SF
02 - 2ND FLR SUBFLOOR			
005	PRIMARY CLOSET	65 SF	0 SF
200	HALL	193 SF	0 SF
201	ELEVATOR	25 SF	0 SF
202	PRIMARY BEDROOM	181 SF	0 SF
203	PRIMARY ENSUITE	106 SF	0 SF
204	LINEN	3 SF	0 SF
205	HALL CLOSET	5 SF	0 SF
206	LAUNDRY	64 SF	0 SF
207	LAUNDRY CLOSET	6 SF	0 SF
208	LINEN CLOSET	4 SF	0 SF
209	BEDROOM 1	181 SF	0 SF
210	CLOSET 1	16 SF	0 SF
211	BEDROOM 2	148 SF	0 SF
212	CLOSET 2	12 SF	0 SF
213	BATHROOM	62 SF	0 SF
214	BALCONY	0 SF	66 SF
303	WATER CLOSET	17 SF	0 SF
		1085 SF	66 SF
03 - CUPOLA LANDING			
008	CUPOLA LANDING	110 SF	0 SF
		110 SF	0 SF
03 - CUPOLA SUBFLOOR			
300	CUPOLA ROOM	155 SF	0 SF
301	ELEVATOR	25 SF	0 SF
302	CUPOLA BALCONY	0 SF	81 SF
		180 SF	81 SF
TOTAL SQUARE FOOTAGE (NET):			
		2900 SF	1974 SF



② 00 - LOT COVERAGE DIAGRAM
1/16" = 1'-0"



① 00 - SITE PLAN
1/8" = 1'-0"

GROSS SQUARE FOOTAGE REPORT

This schedule calculates the coverage of each area of the building (to the face of exterior walls, and encompassing interior walls)

Area Type	Heated	Name	Area (Heated)	Area (Non-Heated)	Lot Coverage
00 - GARAGE SLAB					
Exterior Area	No	HVAC STAND	49 SF		Yes
Exterior Area	No	EXT. FRONT STAIR	108 SF		Yes
Exterior Area	No	BELOW KITCHEN	67 SF		Yes
Exterior Area	No	SUNROOM CANTILEVER	68 SF		Yes
Exterior Area	No	BELOW BACK DECK	156 SF		Yes
Exterior Area	No	DINING ROOM CANTILEVER	30 SF		Yes
Exterior Area	No	BELOW FRONT PORCH	175 SF		Yes
Exterior Area	No	UNCOVERED DRIVEWAY	521 SF		Yes
Gross Building Area	No	GARAGE	1236 SF		Yes
Gross Building Area	No	CRAWL SPACE	337 SF		Yes
			0 SF	2746 SF	
01 - 1ST SUBFLOOR					
Exterior Area	No	FRONT PORCH	190 SF		No
Exterior Area	No	BACK DECK	153 SF		No
Gross Building Area	Yes	1ST FLR BLDG ENVELOPE	1738 SF		No
			1738 SF	343 SF	
02 - 2ND FLR SUBFLOOR					
Exterior Area	No	BALCONY	65 SF		No
Gross Building Area	Yes	2ND FLR BLDG ENVELOPE	1274 SF		No
			1274 SF	65 SF	
03 - CUPOLA SUBFLOOR					
Exterior Area	No	CUPOLA DECK	90 SF		No
Gross Building Area	Yes	CUPOLA BLDG ENVELOPE	356 SF		No
			356 SF	90 SF	
TOTAL SQUARE FOOTAGE (GROSS):					
			3368 SF	3244 SF	

LOT COVERAGE REPORT

This schedule calculates the coverage of each area of the building...

Name	Area	Lot Coverage %
BELOW BACK DECK	156 SF	2.01%
BELOW FRONT PORCH	175 SF	2.26%
BELOW KITCHEN	67 SF	0.86%
CRAWL SPACE	337 SF	4.36%
DINING ROOM CANTILEVER	30 SF	0.38%
EXT. FRONT STAIR	108 SF	1.39%
GARAGE	1236 SF	15.98%
HVAC STAND	49 SF	0.64%
SUNROOM CANTILEVER	68 SF	0.87%
UNCOVERED DRIVEWAY	521 SF	6.73%
TOTAL LOT COVERAGE:	2746 SF	35.49%

PROJECT DATA

- General Information:**
Address:
TMS number: 264020059
Neighborhood: Plantation Woods
Jurisdiction: Town of Kiawah Island
Kiawah Island Architectural Review Board
Charleston County
- Site & Property Information**
Source: taken from survey dated 10/31/2023 by Kevin M. Schwacke PLS, S.C. Reg. No. 20468
Property Area: 8,274 SF
Highlands Area: 7,737.5 SF
Flood Zone: AE (EL 12) - FEMA Flood Panel 45019C0805K
Base Flood Elev: 12', 2021, '88 Datum
Limit of Moderate Wave Action (LimWA) zone
Base Building Height Elevation (BBHE): 13' (2004 Flood Elevation) (FEMA Flood Panel 45019C0805J)
- Zoning & ARB Requirements:** *text in italics indicates data is unique to this neighborhood and different from the general zoning ordinance

Zoning Class.: R-1 (Single Family Residential)

Rear Setback: 30'
Side Setbacks: 15'
Front Setback: 25'

Ent. Walk Min. Width: 54"
Drive Min. Width: 10' straight
12' curved (15' radius)
18' @ street

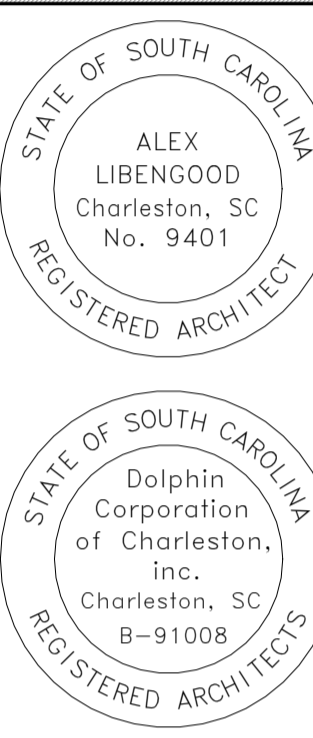
Drive/Path Setback: 5'
Seating/Deck Setback: 10'
Fence Setback: 10'

Max. Building Height (from BBHE): 40' in developed lands,
45' in undeveloped lands

Min. Main House Area: N/A
Max. Main House Area: N/A
Min. Ancillary Building Area: N/A
Max. Ancillary Building Area: N/A

Max. Impervious Coverage: 50% (ARB), 40% (TOKI)
Max. Total Coverage: 55% (ARB & TOKI)

- Building Information:**
Use and Occupancy: Single-family residential
Fire Protection: N/A
Construction Type:
- Building Size:**
Proposed Building Coverage: 2,089 sf
Proposed Impervious Coverage: 882 sf
Proposed Total Site Coverage: 2,971 sf
Proposed Total Heated Area: 3,371 sf
- Construction:**
1st Floor Finish Elev: 14'-4" @ GUEST SUITE
17'-8.25" @ MAIN FLOOR
Ridge Height: 40' (from BBHE)
Roof Material: 40-year architectural asphalt shingles
Exterior Finish: Fiber Cement Siding (Painted)
Cedar Shake Siding (Natural)
Stucco @ Foundation
Roof R-Value: R-30
Wall R-Value: R-19



MARKOWSKI/DROBA
RESIDENCE
39 Burroughs Hall
Johns Island, SC 29955

BZA APPLICATION

PROJ. NO.
ISSUE DATE: 06.14.2024

REVISIONS

#	DATE	NOTES
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SITE PLAN
A012
Page 35 of 43

NET SQUARE FOOTAGE REPORT - GARAGE

This schedule calculates the area of all occupiable spaces (totaling building area not including walls or attics)

#	Name	Area (Conditioned)	Area (Unconditioned)
00 - GARAGE SLAB			
001	GARAGE	0 SF	1086 SF
002	CRAWL SPACE	0 SF	293 SF
003	ELEVATOR	26 SF	0 SF
004	BELOW BACK DECK	0 SF	105 SF
GARAGE FLR TOTAL (NET):		26 SF	1485 SF

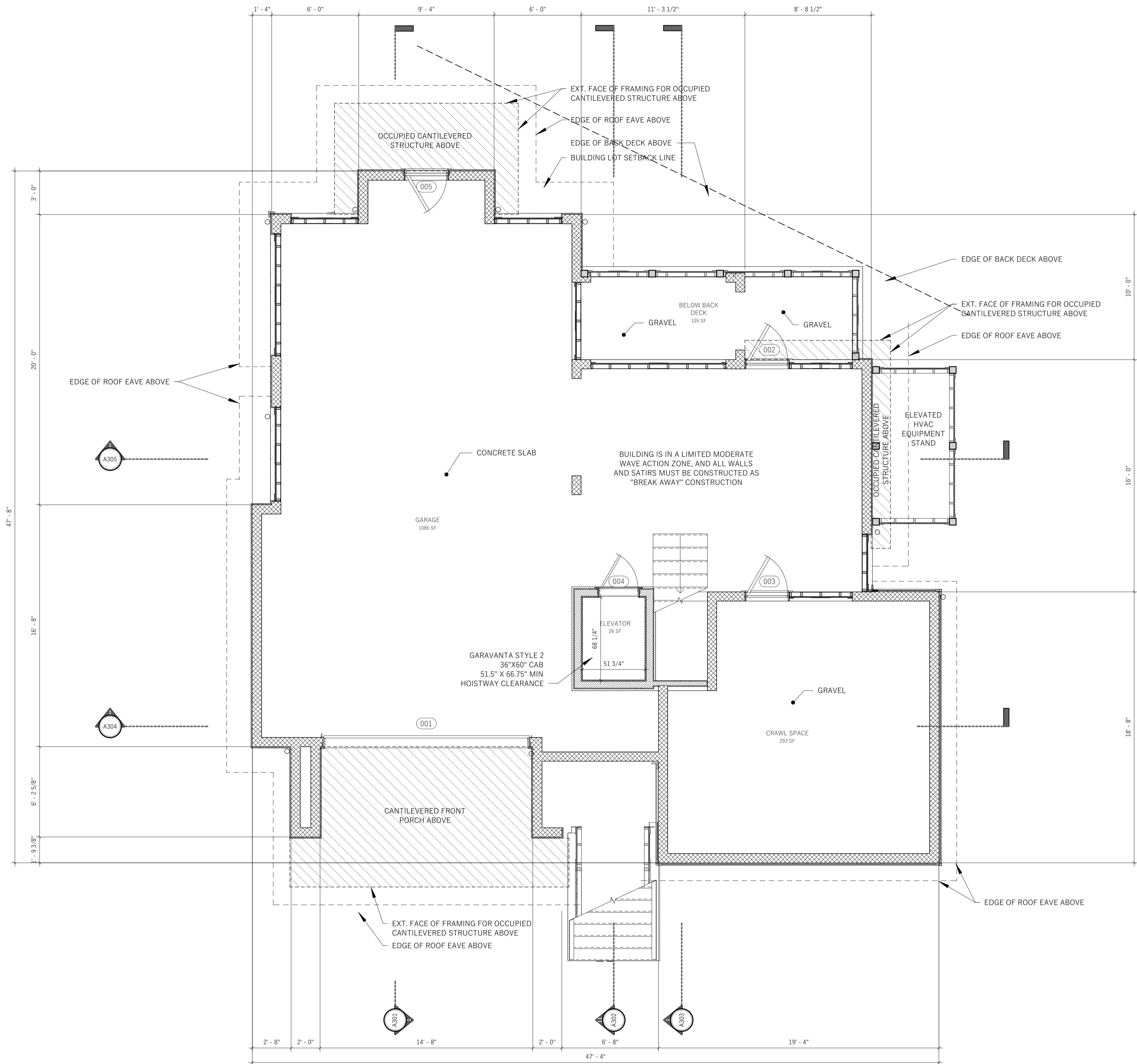
GROSS SQUARE FOOTAGE REPORT - GARAGE

This schedule calculates the coverage of each area of the building (to the face of exterior walls, and encompassing interior walls)

Area Type	Heated	Name	Area
Exterior Area	No	HVAC STAND	49 SF
Exterior Area	No	EXT. FRONT STAIR	108 SF
Exterior Area	No	BELOW KITCHEN	67 SF
Exterior Area	No	SUNROOM CANTILEVER	68 SF
Exterior Area	No	BELOW BACK DECK	156 SF
Exterior Area	No	DINING ROOM CANTILEVER	30 SF
Exterior Area	No	BELOW FRONT PORCH	175 SF
Exterior Area	No	UNCOVERED DRIVEWAY	521 SF
Gross Building Area	No	GARAGE	1236 SF
Gross Building Area	No	CRAWL SPACE	337 SF
GARAGE FLR TOTAL (GROSS):		10	2746 SF

GENERAL FLOOR PLAN NOTES

- EXISTING WALLS ARE DIMENSIONED TO FACE OF WALL FINISH
- EXISTING DOORS AND WINDOWS ARE DIMENSIONED TO FINISHED OPENING
- NEW WALLS ARE DIMENSIONED TO FACE OF STUD OR MASONRY
- NEW DOORS ARE DIMENSIONED TO ROUGH OPENING
- NEW WINDOWS ARE DIMENSIONED TO ROUGH OPENING
- GRADE SPOT ELEVATIONS ARE FROM EXISTING 1ST FLOOR



1 00 - GARAGE FLR PLAN
1/4" = 1'-0"



FRONT ELEVATION - A210



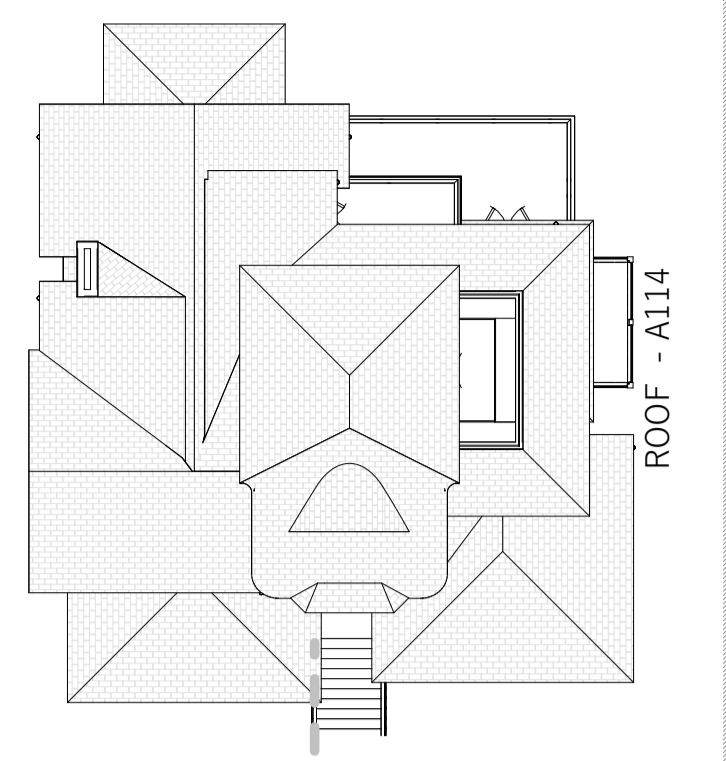
LEFT ELEVATION - A211



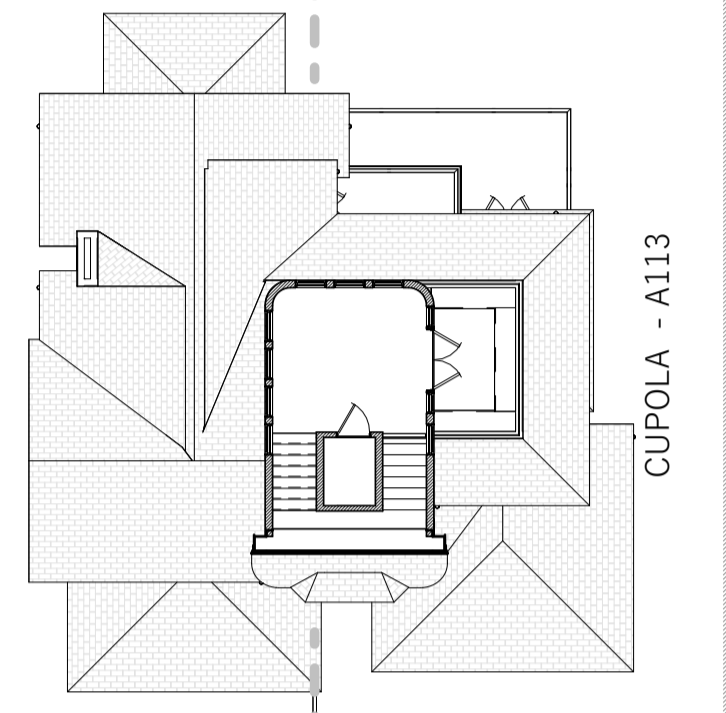
REAR ELEVATION - A212



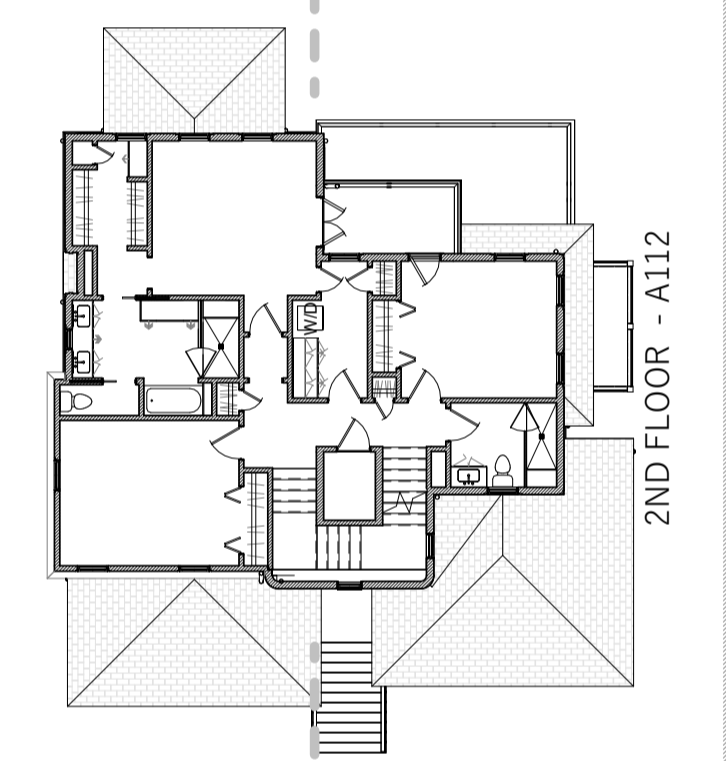
RIGHT ELEVATION - A213



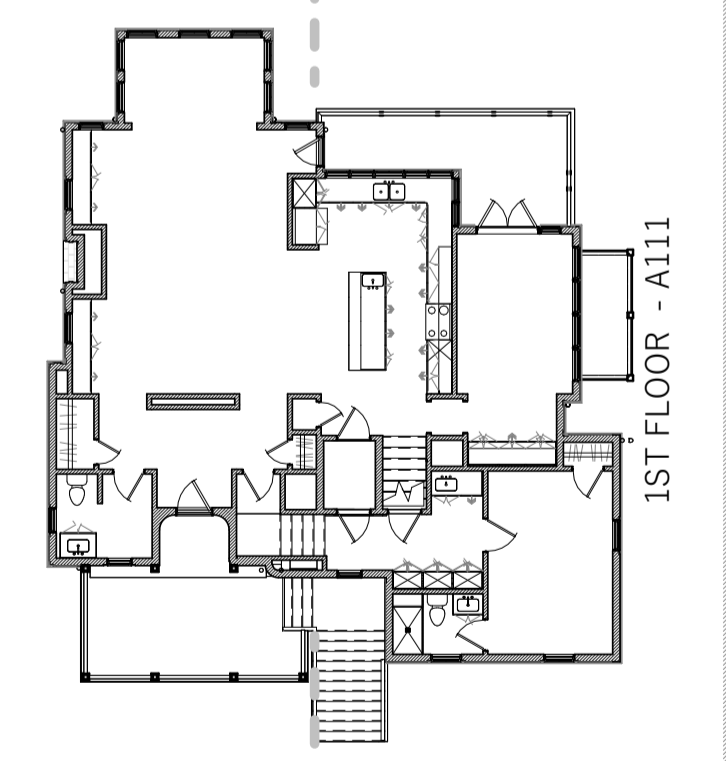
ROOF - A114



CUPOLA - A113



2ND FLOOR - A112



1ST FLOOR - A111

GARAGE SLAB

DOLPHIN
ARCHITECTS + BUILDERS
3730 BOHICKET ROAD | SUITE 6 | JOHNS ISLAND, SC 29455 | 843.768.2404

STATE OF SOUTH CAROLINA
ALEX LIBENGOOD
Charleston, SC
No. 9401
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
Dolphin Corporation of Charleston, Inc.
Charleston, SC
B-91008
REGISTERED ARCHITECTS

MARKOWSKI/DROBA
RESIDENCE
39 Burroughs Hall
Johns Island, SC 29455

BZA APPLICATION

PROJ. NO. 06.03.2024
ISSUE DATE: 06.03.2024

REVISIONS		
#	DATE	NOTES

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GARAGE FLOOR PLAN
A110
Page 36 of 43

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NET SQUARE FOOTAGE REPORT - 1ST FLR

This schedule calculates the area of all occupiable spaces (totaling building area not including walls or attics)

#	Name	Area (Conditioned)	Area (Unconditioned)
01 - GUEST SUBFLOOR			
006	GUEST CLOSET	8 SF	0 SF
101	MUDROOM	127 SF	0 SF
102	GUEST BEDROOM	159 SF	0 SF
103	GUEST BATH	38 SF	0 SF
01 - 1ST SUBFLOOR			
007	HALL	8 SF	0 SF
100	FRONT PORCH	0 SF	190 SF
106	FOYER	108 SF	0 SF
107	POWDER	55 SF	0 SF
108	CLOSET	6 SF	0 SF
109	CLOSET	18 SF	0 SF
110	PANTRY	5 SF	0 SF
111	ELEVATOR	25 SF	0 SF
112	LIVING	387 SF	0 SF
113	SUNROOM	86 SF	0 SF
114	KITCHEN	295 SF	0 SF
115	DINING	173 SF	0 SF
116	BACK DECK	0 SF	153 SF

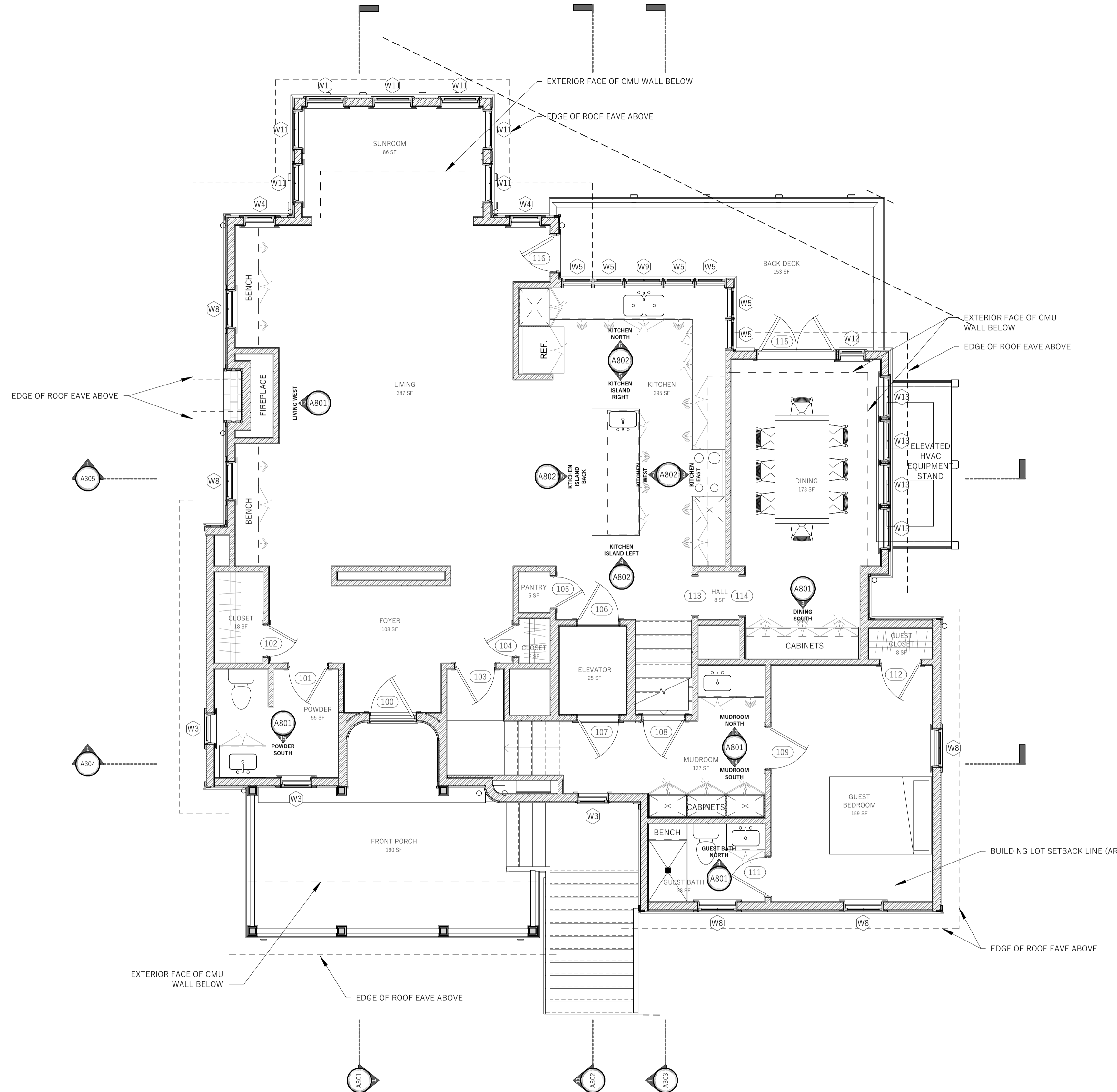
GROSS SQUARE FOOTAGE REPORT - 1ST FLR

This schedule calculates the coverage of each area of the building (to the face of exterior walls, and encompassing interior walls)

Area Type	Heated	Name	Area
Exterior Area	No	FRONT PORCH	190 SF
Exterior Area	No	BACK DECK	153 SF
Gross Building Area	Yes	1ST FLR BLDG ENVELOPE	1738 SF
1ST FLR TOTAL (GROSS):			2081 SF

GENERAL FLOOR PLAN NOTES

- EXISTING WALLS ARE DIMENSIONED TO FACE OF WALL FINISH
- EXISTING DOORS AND WINDOWS ARE DIMENSIONED TO FINISHED OPENING
- NEW WALLS ARE DIMENSIONED TO FACE OF STUD OR MASONRY
- NEW DOORS ARE DIMENSIONED TO ROUGH OPENING
- NEW WINDOWS ARE DIMENSIONED TO ROUGH OPENING
- GRADE SPOT ELEVATIONS ARE FROM EXISTING 1ST FLOOR



9 01 - 1ST FLR PLAN
1/4" = 1'-0"



FRONT ELEVATION - A210



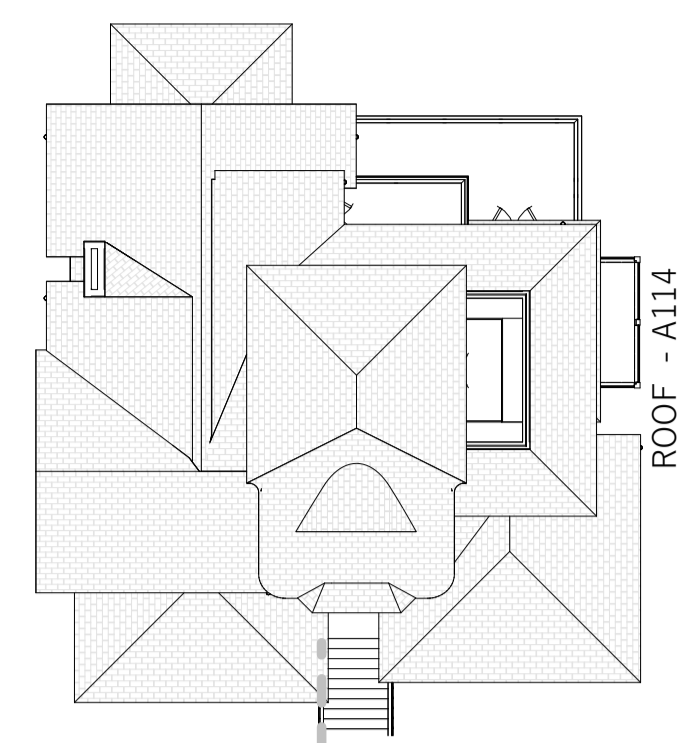
LEFT ELEVATION - A211



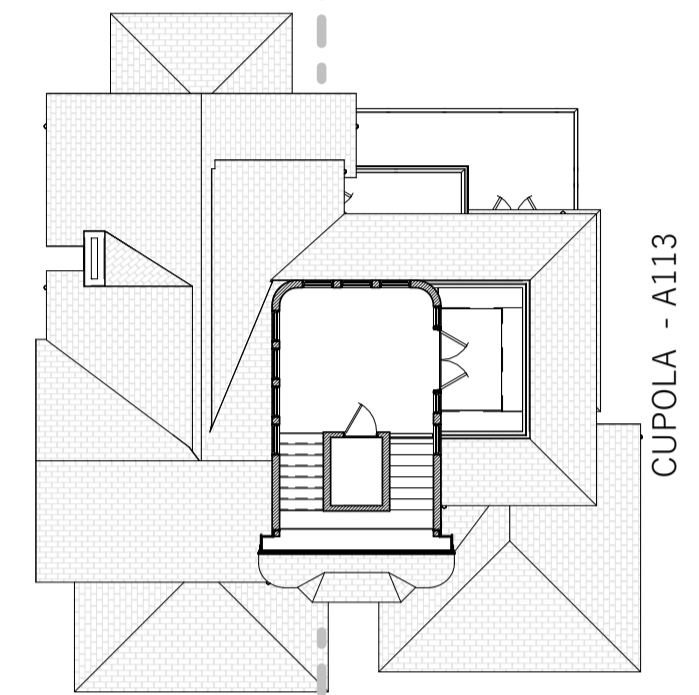
REAR ELEVATION - A212



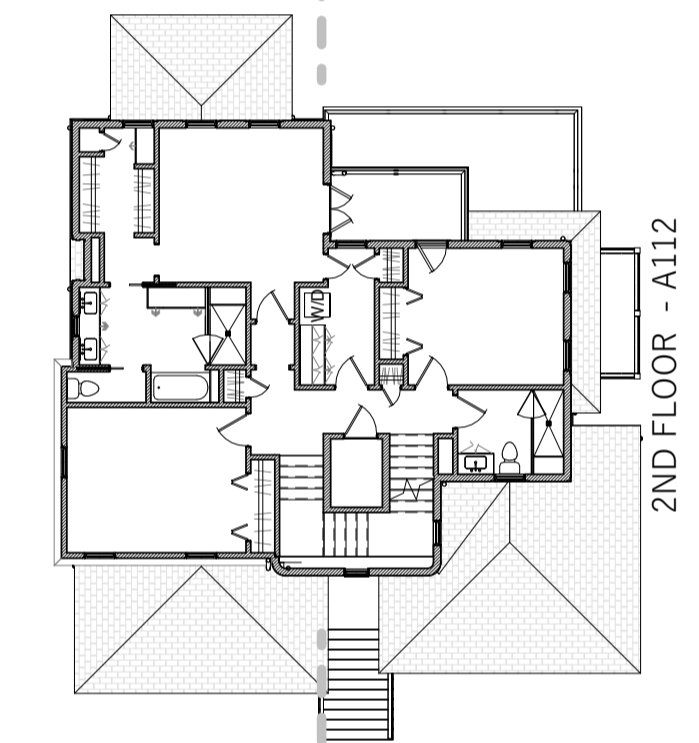
RIGHT ELEVATION - A213



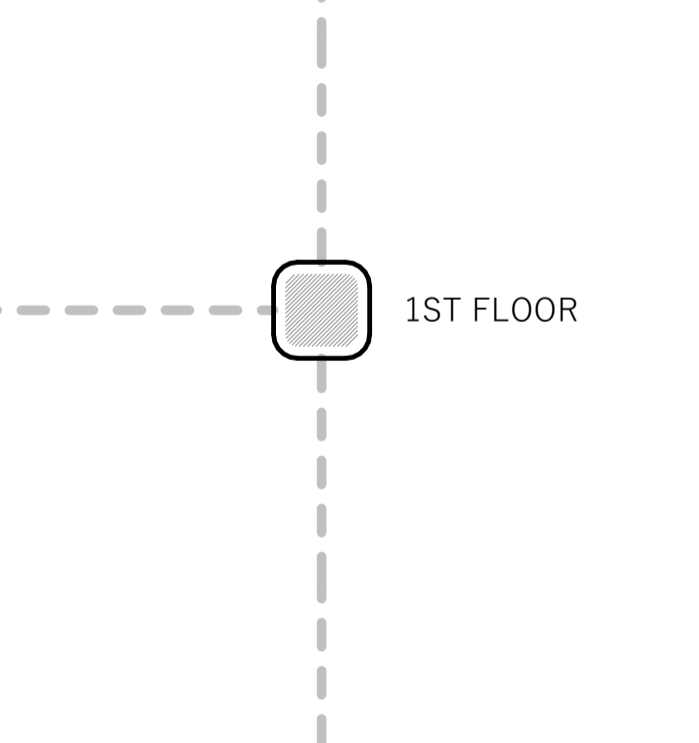
ROOF - A114



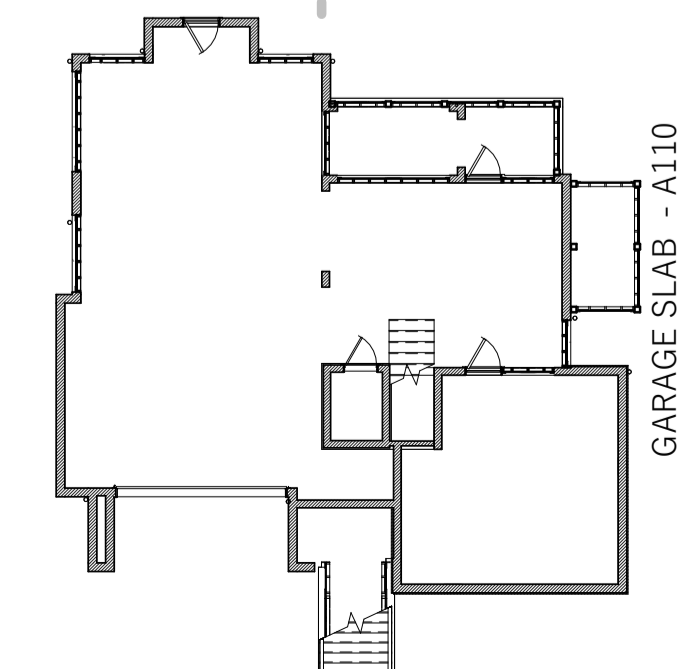
CUPOLA - A113



2ND FLOOR - A112



1ST FLOOR



GARAGE SLAB - A110

#	DATE	NOTES

NET SQUARE FOOTAGE REPORT - CUPOLA

This schedule calculates the area of all occupiable spaces (totalling building area not including walls or attics)

#	Name	Area (Conditioned)	Area (Unconditioned)
03 - CUPOLA LANDING			
008	CUPOLA LANDING	110 SF	0 SF
03 - CUPOLA SUBFLOOR			
300	CUPOLA ROOM	155 SF	0 SF
301	ELEVATOR	25 SF	0 SF
302	CUPOLA BALCONY	0 SF	81 SF
CUPOLA FLR TOTAL (NET):		290 SF	81 SF

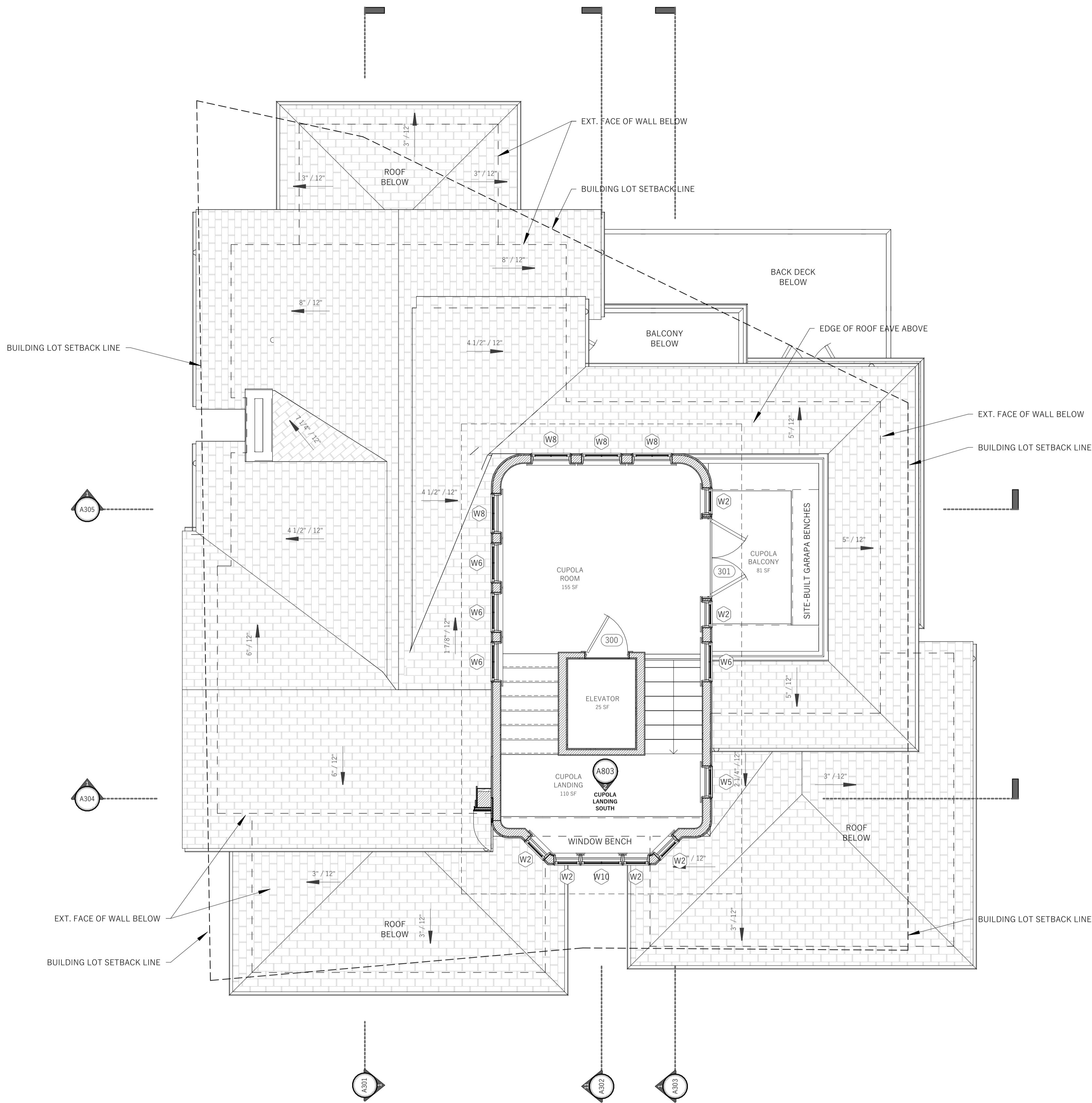
GROSS SQUARE FOOTAGE REPORT - CUPOLA

This schedule calculates the coverage of each area of the building (to the face of exterior walls, and encompassing interior walls)

Area Type	Heated	Name	Area
Exterior Area	No	CUPOLA DECK	90 SF
Gross Building Area	Yes	CUPOLA BLDG ENVELOPE	356 SF
CUPOLA FLR TOTAL (GROSS):		2	445 SF

GENERAL FLOOR PLAN NOTES

- EXISTING WALLS ARE DIMENSIONED TO FACE OF WALL FINISH
- EXISTING DOORS AND WINDOWS ARE DIMENSIONED TO FINISHED OPENING
- NEW WALLS ARE DIMENSIONED TO FACE OF STUD OR MASONRY
- NEW DOORS ARE DIMENSIONED TO ROUGH OPENING
- NEW WINDOWS ARE DIMENSIONED TO ROUGH OPENING
- GRADE SPOT ELEVATIONS ARE FROM EXISTING 1ST FLOOR



9 03 - CUPOLA FLR PLAN
1/4" = 1'-0"



FRONT ELEVATION - A210



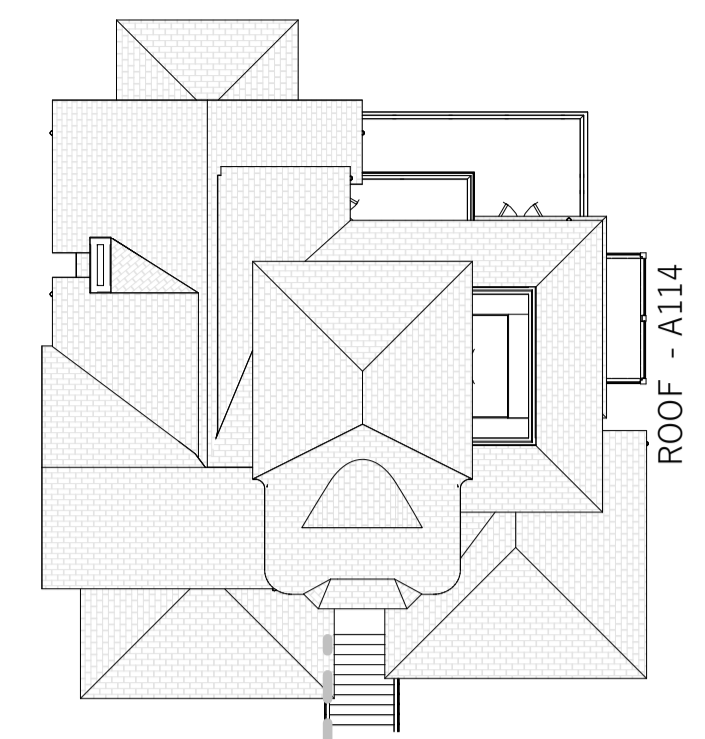
LEFT ELEVATION - A211



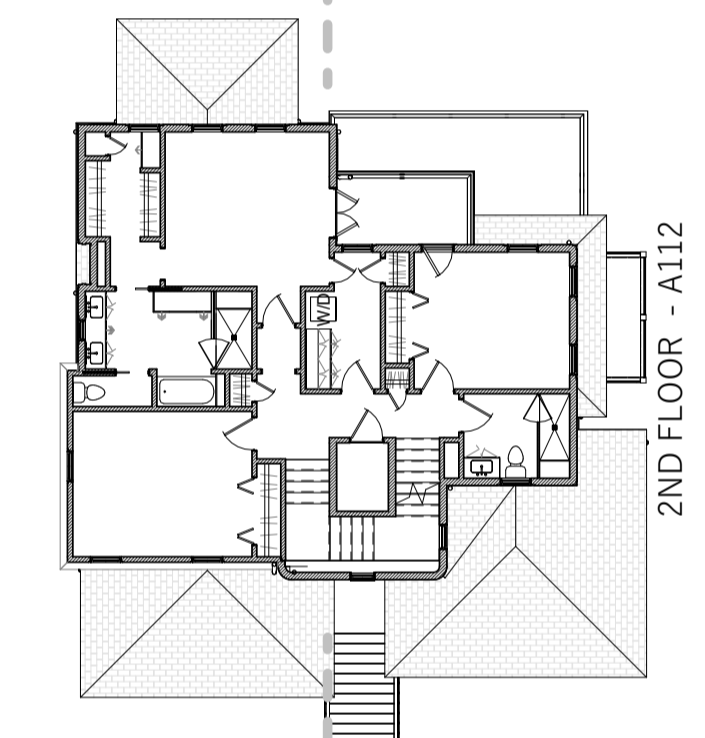
REAR ELEVATION - A212



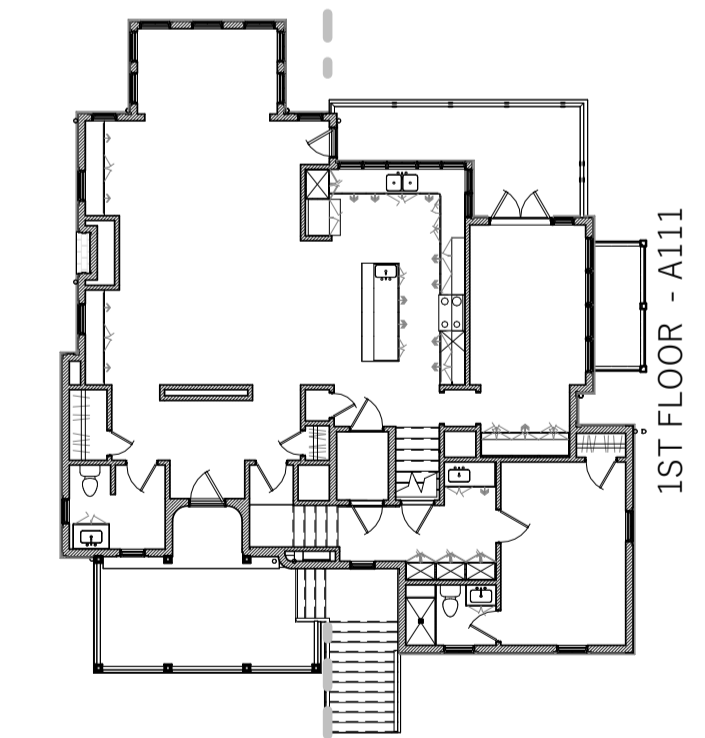
RIGHT ELEVATION - A213



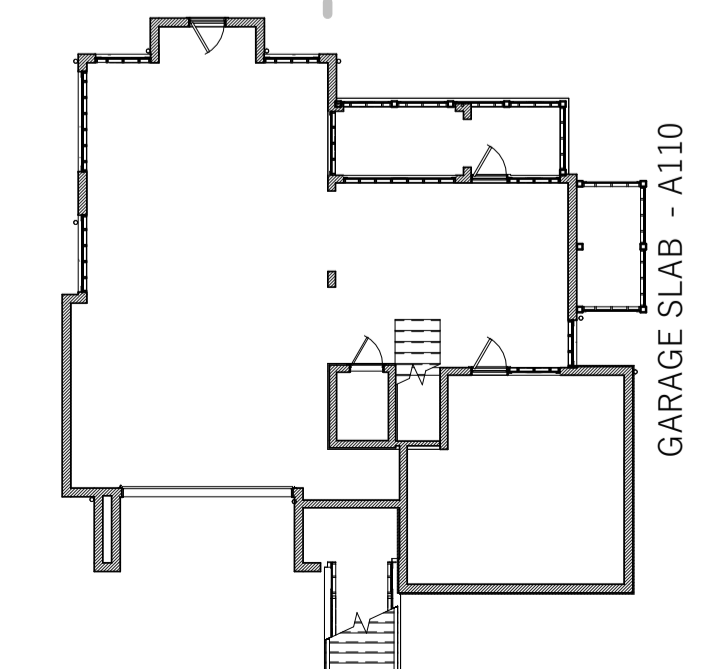
ROOF - A114



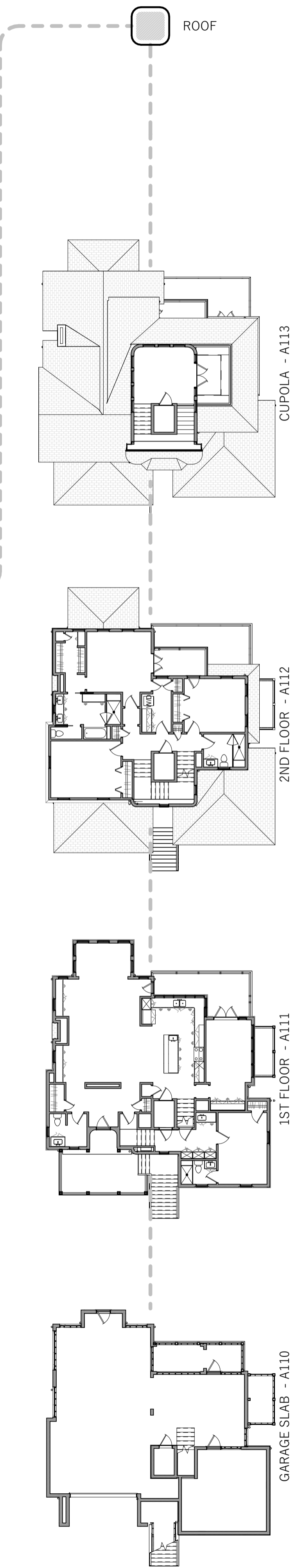
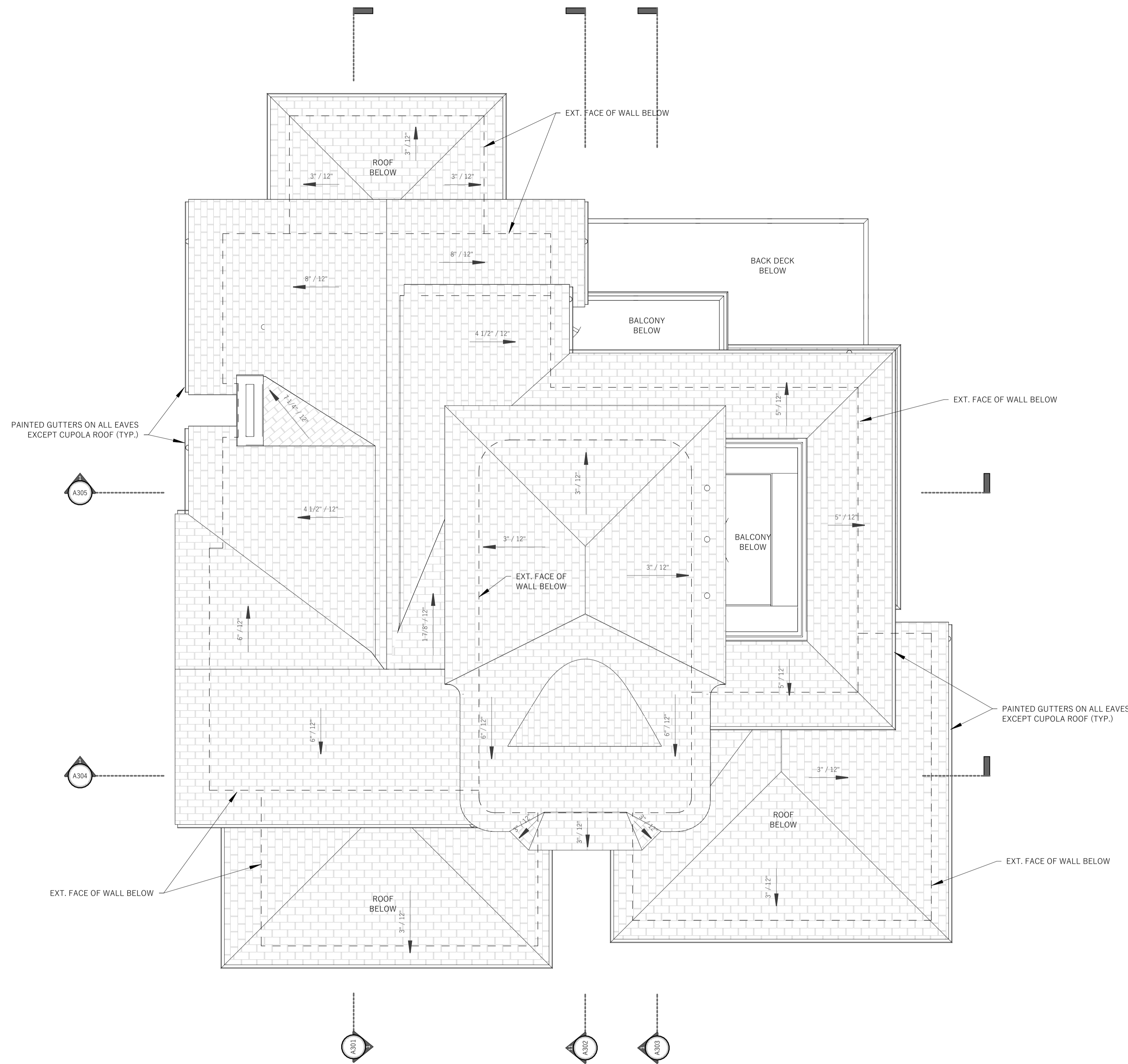
2ND FLOOR - A112



1ST FLOOR - A111



GARAGE SLAB - A110



9 04 - ROOF PLAN
1/4" = 1'-0"



FRONT ELEVATION - A210



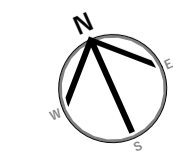
LEFT ELEVATION - A211



REAR ELEVATION - A212



RIGHT ELEVATION - A213



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ROOF PLAN

A114

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1 FRONT SITE ELEVATION
1/8" = 1'-0"



2 LEFT SITE ELEVATION
1/8" = 1'-0"



3 REAR SITE ELEVATION
1/8" = 1'-0"



4 RIGHT SITE ELEVATION
1/8" = 1'-0"



1 3D View 1



2 3D View 2

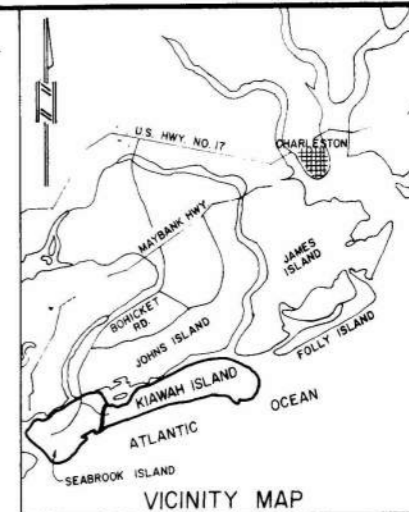
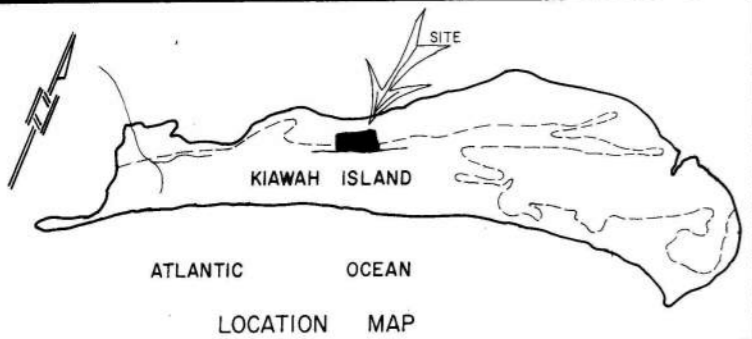


3 3D View 3



4 3D View 4

PLANTATION WOODS 433



PLAT OF TRACT 31 BLOCKS 2 & 3 433 SUBDIVISION PLANTATION WOODS LOCATED ON KIAWAH ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA OWNED BY KIAWAH ISLAND COMPANY, LTD. KIAWAH ISLAND, S.C. 29455

BOOK 1120 PAGE 70

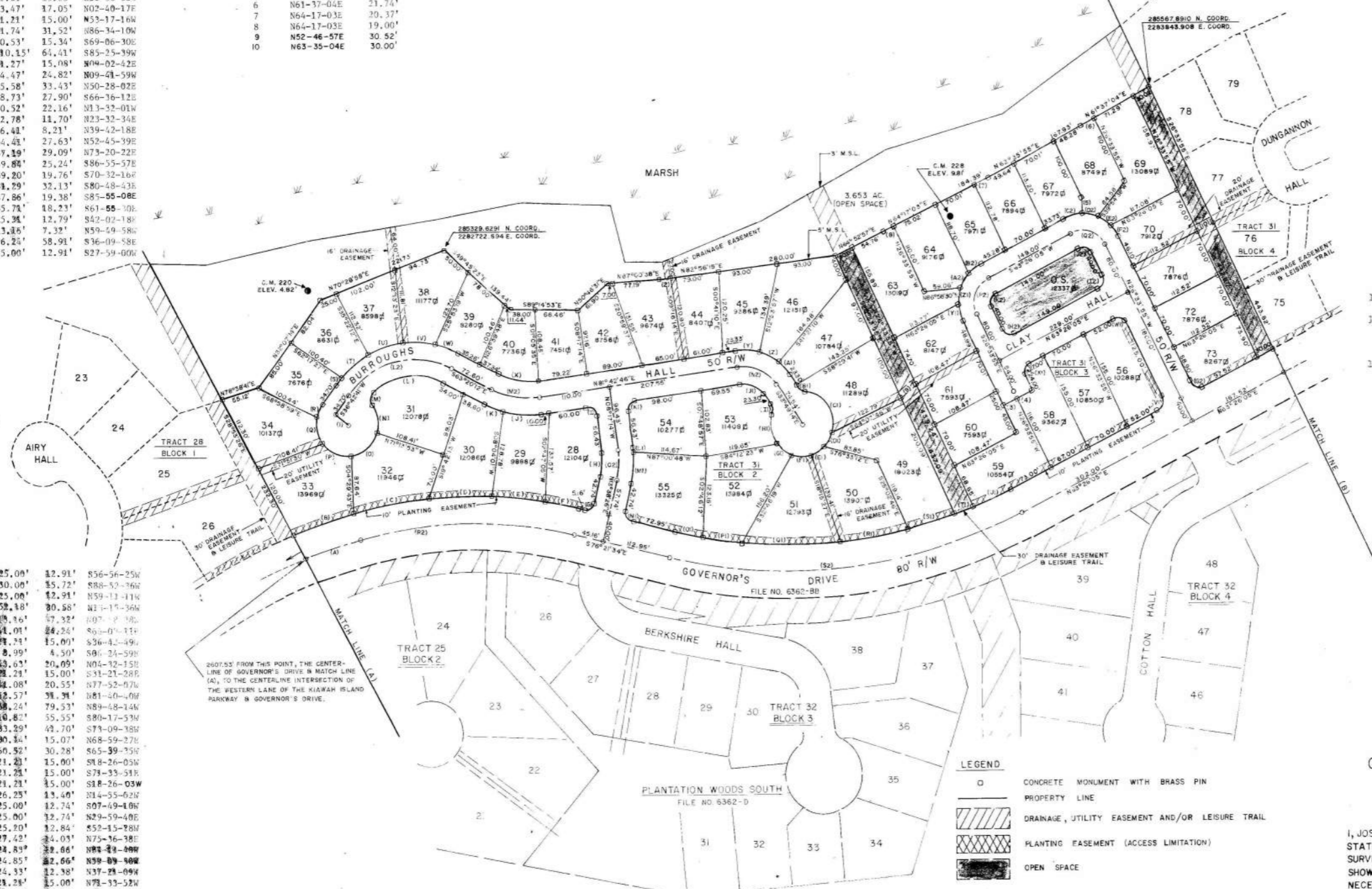
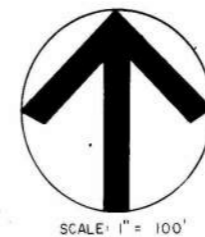
CURVE DATA

NO.	DELTA	RAD.	ARC.	CHORD	TAN	CHORD BEG.
A	05-19-25	995.91	92.53'	46.30'	N71-46-41E	75.00'
B	05-18-05	1035.91	101.88'	50.98'	N71-37-22E	15.00'
C	09-10-45	706.87'	107.25'	58.76'	N79-11-31E	25.00'
D	08-16-28	706.87'	102.08'	51.13'	N88-04-52E	15.00'
E	06-46-21	706.87'	83.55'	41.83'	S84-23-42E	25.00'
F	04-36-19	706.87'	57.36'	28.70'	S78-41-02E	22.14'
G	90-00-00	15.00'	23.56'	21.21'	S58-38-22E	21.74'
H	21-55-40	87.99'	33.67'	17.05'	N02-40-17E	20.37'
I	90-00-00	15.00'	23.56'	21.21'	N53-17-16W	19.00'
J	23-25-39	152.05'	62.17'	31.52'	S86-34-10W	30.52'
K	11-11-28	152.05'	30.53'	15.34'	S69-06-30E	30.00'
L	62-28-17	108.21'	11.015'	64.41'	S85-25-39W	15.08'
M	90-00-00	15.00'	23.56'	21.27'	N04-02-42E	48.47'
N	52-28-45	50.00'	48.08'	24.82'	N09-41-59W	33.43'
O	62-31-31	50.00'	58.93'	55.58'	S50-28-02E	48.73'
P	58-19-43	50.00'	50.96'	27.90'	S66-36-12E	40.52'
Q	47-48-15	50.00'	43.72'	22.16'	S13-32-01W	11.70'
R	26-28-22	50.00'	22.99'	11.70'	N23-32-34E	16.48'
S	06-04-12	156.21'	16.41'	8.21'	S39-42-18E	27.63'
T	20-05-15	156.21'	54.69'	27.63'	S52-45-39E	19.76'
U	21-05-17	156.21'	57.52'	29.09'	N73-20-22E	32.13'
V	19-21-36	156.21'	50.06'	25.24'	S86-55-57E	19.76'
W	14-24-58	156.21'	39.30'	19.76'	S70-32-16E	19.38'
X	11-59-02	102.05'	62.25'	32.13'	S80-48-43E	18.23'
Y	21-47-15	88.44'	38.16'	19.38'	S85-55-08E	12.79'
Z	11-27-56	88.44'	35.96'	18.23'	S61-55-10E	7.32'
AA	11-27-56	88.44'	25.39'	12.79'	S42-02-18E	13.62'
AB	51-51-29	15.00'	13.62'	7.32'	S59-49-58E	86.70'
AC	90-00-00	50.00'	86.70'	58.91'	S36-09-58E	25.27'
AD	28-57-19	50.00'	25.27'	12.91'	S27-59-00E	

CENTERLINES AND BOUNDARIES

NO.	BEARING	DISTANCE
1	S53-17-19E	75.00'
2	N82-56-13E	15.00'
3	N63-26-05E	25.00'
4	N63-26-05E	15.00'
5	S01-13-47E	22.14'
6	N61-37-04E	21.74'
7	N64-17-03E	20.37'
8	N64-17-03E	19.00'
9	N52-46-57E	30.52'
10	N63-35-04E	30.00'

12.45
Nov 87
White Board
Co Planning



- NOTES
- Kiawah Island is located approximately 17 miles southwest of the city of Charleston, S.C.
 - All elevations on this plat are based on Mean Sea Level (M.S.L.).
 - Coordinate data is based on South Carolina State Plane Coordinate Grid System.
 - State Plane Coordinates are based on control monuments set by Davis & Floyd Engineers, North Charleston, S.C.
 - All lot corners and right of way P.M.'s and P.C.'s are witnessed by concrete monuments.
 - The approval of this plat does not obligate the County of Charleston in any way to accept, for maintenance, any of the roads or easements shown hereon.
 - Maintenance of roadways and drainage systems will be the responsibility of the Kiawah Island Home Owners Association.
 - All lagoons have 60' drainage easements with centerline geometry as noted on plat.
 - Drainage and street improvements have been approved by the Charleston County Public Works Department. The sewage and water systems have been approved by the South Carolina Department of Health and Environmental Control and the Charleston County Health Department.
 - All lots in Plantation Woods Subdivision are within the Kiawah Island PD-R13 zoning classification.
 - All lots within Plantation Woods Subdivision are in the flood hazard zone designation A-12 and the prescribed first floor elevation for units constructed on these lots is elevation eleven (11') feet M.S.L.
 - The front, rear, and one side lot line of each lot will have a ten (10') foot easement within the lot, not to conflict with any drainage easements.

TOTAL ACREAGE

REG LOTS	10.792 AC.
PATIO LOTS	0.000 AC.
ROADS	2.410 AC.
OTHER	0.890 AC.
BETWEEN 3' & 5' M.S.L.	3.653 AC.
TOTAL	17.745 AC.

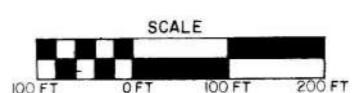
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JOB NO. CH-775
DATE: JANUARY 25, 1978

FIELD CK. [Signature]
OFFICE CK. [Signature]
SALES CK. [Signature]
DEVELOPMENT CK. [Signature]
PLANNING CK. [Signature]
EXECUTIVE CK. [Signature]

APPROVED FINAL PLAT
S. B. [Signature]
H. [Signature]
NOVEMBER 6, 1979
6362-CC



COASTAL SURVEYING CO., INC.
BEACHWALKER OFFICE PARK
KIAWAH ISLAND, S.C.

I, JOSIAH M. WILLIAMS, III, A REGISTERED SURVEYOR OF THE STATE OF SOUTH CAROLINA DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON AND THAT THIS PLAT SHOWS THE TRUE DIMENSIONS OF THE PROPERTY AND THAT ALL NECESSARY MARKERS HAVE BEEN INSTALLED AND THE PRECISION IS 1/20,000

Josiah M. Williams III
S.C. REG. NO. 7626
BEACHWALKER OFFICE PARK
KIAWAH ISLAND, S.C. 29455

EA	28-59-19	50.00'	25.27'	12.91'	S56-56-25W	
EB	28-59-19	50.00'	30.47'	15.72'	S88-52-76W	
EC	28-59-19	50.00'	25.27'	12.91'	S59-11-11W	
ED	28-59-19	50.00'	38.18'	20.58'	N1-15-36N	
EE	52-01-32	45.00'	13.62'	7.32'	S07-07-19E	
EF	64-28-00	38.44'	43.25'	24.24'	S6-07-11E	
EG	90-00-00	15.00'	23.56'	21.74'	S36-42-49W	
EH	03-24-03	137.99'	8.99'	4.50'	S04-24-59W	
EI	18-11-37	137.99'	43.82'	20.69'	N04-32-15E	
EJ	90-00-00	15.00'	23.56'	21.21'	S31-21-28E	
EK	03-01-08	779.67'	41.08'	20.55'	N77-52-07W	
EL	04-35-57	779.67'	62.58'	38.31'	N81-40-00W	
EM	11-38-56	779.67'	158.52'	79.53'	N89-48-14W	
EN	08-09-01	779.67'	110.91'	55.55'	S80-17-53W	
EO	06-07-25	779.67'	83.33'	43.70'	S73-09-38W	
EP	02-12-54	779.67'	30.14'	15.07'	N68-59-27E	
EQ	04-26-55	779.67'	60.54'	30.28'	S65-39-35W	
ER	90-00-00	15.00'	23.56'	21.21'	S18-26-03W	
ES	90-00-00	15.00'	23.56'	21.21'	S73-33-51E	
ET	90-00-00	15.00'	23.56'	21.21'	S18-26-03W	
EU	23-17-50	65.00'	26.43'	13.40'	S14-55-02W	
EV	28-40-30	65.00'	25.46'	12.74'	S07-49-40W	
EW	22-30-20	65.00'	25.46'	12.74'	S29-59-40E	
EX	22-21-38	65.00'	25.36'	12.84'	S52-43-78W	
EY	24-21-08	65.00'	27.63'	14.03'	N75-36-38E	
EZ	22-02-13	65.00'	29.09'	14.86'	N88-31-80W	
FA	22-02-13	65.00'	29.09'	14.85'	N88-31-80W	
FB	23-34-36	65.00'	24.82'	12.33'	S37-28-09W	
FC	90-00-00	15.00'	23.56'	21.21'	N73-33-52W	
FD	90-00-00	15.00'	23.56'	21.21'	S78-33-55E	
FE	08-08-00	65.00'	23.36'	12.31'	N68-26-05E	
FF	90-00-00	15.00'	23.56'	21.21'	N71-33-55E	
FG	90-00-00	15.00'	23.56'	21.21'	S18-26-05W	
FH	29-57-06	137.99'	168.59'	83.00'	S76-44-15W	
FI	34-37-02	127.05'	17.50'	9.00'	N88-48-12W	
FJ	64-28-00	38.44'	71.38'	40.00'	S66-03-13E	
FK	21-55-40	87.99'	43.24'	22.89'	N02-40-16E	
FL	90-00-00	15.00'	62.83'	56.57'	S18-26-05W	
FM	90-00-00	15.00'	62.83'	56.57'	N73-33-55W	
FN	29-12-02	666.87'	339.87'	173.78'	N89-02-24E	
FO	40-12-19	819.67'	575.17'	300.06'	N83-32-18E	

FILE NO. CH-775

TOTAL LOTS THIS SHEET 46

SHEET 2 OF 3