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KIAWAH ISLAND  
BOARD OF ZONING APPEALS  
NOVEMBER 18, 2024

AGENDA

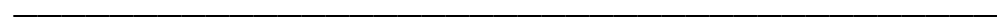
APPLICANT/PROPERTY OWNER: Devon and Heather  
Henderson

REPRESENTATIVE: Mackenzie Conlon

PROPERTY LOCATION: 161 High Dunes Lane

TMS NUMBER: 265-16-00078

ZONING DISTRICT: R-2, Residential Zoning  
District



LOCATION: Kiawah Island Municipal Center  
4475 Betsy Kerrison Parkway  
Kiawah Island, South Carolina

REPORTED BY: BETHANY MORSE, RSR, CCR(WA)  
CLARK BOLEN  
CHARLESTON, SC 29415  
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A P P E A R A N C E S

BOARD MEMBERS PRESENT:

- FRANK CASSIDY, Chairman
- PHILLIP ADAMS (BY ZOOM)
- BEN FARABEE
- MORRIS HANAN
- JAY LEWIS (BY ZOOM)
- LIN O'LEARY
- LARRY ROSENFELD (BY ZOOM)

STAFF MEMBERS PRESENT:

- JOHN TAYLOR, JR.
- DANIEL VINCENT
- CHLOE SATZGER, ESQ.

1 MR. CASSIDY: Good afternoon,  
2 everyone. I'd like to call to order this  
3 November 18th, 2024, meeting of the Town of  
4 Kiawah Island Board of Zoning Appeals.

5 I'm Frank Cassidy, the board chair. In  
6 addition to myself, members hearing the case  
7 today are Ben Farabee; Morris Hanan; Lin O'Leary;  
8 and, virtually, up at the top there, are Phil  
9 Adams; Larry Rosenfeld; and Jay Lewis. And staff  
10 here today are John Taylor, our planning  
11 director; Dan Vincent from our planning staff;  
12 and Chloe Satzger, our attorney.

13 Our case rulings from this and any BZA  
14 meeting are available for public review and  
15 inspection during normal business hours at the  
16 town hall.

17 Since our meeting is being conducted  
18 virtually via Zoom, please be reminded that in  
19 order to obtain a clean and clear record for  
20 persons listening live, it's important that all  
21 participants not speak over one another. If  
22 you'd like to speak, please raise your hand, I'll  
23 recognize you, and you can come to the mic.

24 At this time I'd like to explain to the  
25 public the workings of the BZA. The Board of

1 Zoning Appeals is a quasi-judicial body  
2 established to interpret and grant relief from  
3 the zoning ordinance. The board has jurisdiction  
4 over three types of cases -- appeals, variances,  
5 and special exceptions.

6 Appeals are heard regarding  
7 administrative actions or decisions by the zoning  
8 administrator or staff.

9 Variances may be granted when strict  
10 application of the zoning ordinance would cause  
11 an unnecessary hardship. This board's actions  
12 must be based on specific standards as contained  
13 in S.C. Local Government Planning Enabling Act of  
14 1994 and the Town of Kiawah Island Zoning  
15 Ordinance.

16 Special exceptions allow the board to  
17 permit uses of certain conditions or as contained  
18 in the zoning ordinance are met. A simple  
19 majority vote of the quorum present -- and today  
20 that happens to be the entire board -- is  
21 required to grant a variance or to overturn a  
22 decision of the zoning administrator in an appeal  
23 or to grant a special exception.

24 Because today's hearing is a public  
25 fact-finding meeting, we are in compliance with

1 the Freedom of Information Act and SC Code  
2 6-29-70. 15 days prior to this hearing, an  
3 announcement was printed in the Post and Courier,  
4 a sign was posted on or near the designated  
5 property, and a notice was mailed to the  
6 applicant or representative and to residents  
7 within 500 feet of the application and to parties  
8 of interest.

9 Persons, organizations, and the news  
10 media that have requested declaration of our  
11 meeting have also been notified. The Freedom of  
12 Information Act does not require notification of  
13 anyone other than the applicant and the parties  
14 of interest.

15 Our purpose today is for interested  
16 parties to be heard in order to assist the board  
17 in gathering evidence pertinent to the case. If  
18 the members of the BZA feel the need for  
19 additional information to clarify a case, the  
20 board has the authority to subpoena witnesses.

21 In addition to testimony, our board has  
22 been presented written information submitted to  
23 the staff by the applicant or their agent for  
24 each case. This information is now considered to  
25 be evidence and is entered into the permanent

1 record of this body. It's assumed that it is  
2 complete, true, and accurate.

3 Also we have been presented data  
4 assembled by the staff for the purpose of  
5 clarifying the location and effect on surrounding  
6 property. Our board is empowered to approve,  
7 approve with conditions, or deny the request.

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

16 We are also authorized to defer a case,  
17 should there be a need to obtain additional  
18 information. If an applicant's request is  
19 approved for a special exception, variance, or  
20 appeal of a decision by the zoning administrator,  
21 they must go to the Town of Kiawah Island to  
22 apply for permits. Variances and special  
23 exceptions granted by the BZA are valid for  
24 12 months after this meeting.

25 However, if an applicant's request is

1 disapproved, and they wish to appeal the decision  
2 of this board concerning their case, appeals must  
3 be addressed in circuit court. SC Code 6-29-820  
4 states that the appeal must be filed by the  
5 applicant within 30 days after the decision of  
6 the board is mailed to them. Failure to file an  
7 appeal within the time limit deprives the court  
8 of the jurisdiction to hear this matter.

9 For each case, staff will present  
10 information, the applicant will present their  
11 case, and we'll hear from others, if any, who  
12 wish to speak. Be reminded to direct your  
13 comments to the board, not to the applicant or  
14 other speakers.

15 To expedite the meeting, I'd ask all  
16 persons who intend to speak today to stand, and  
17 Ms. Satzger will administer the oath.

18 MS. SATZGER: Raise your right  
19 hand.

20 Do you promise that the testimony you're  
21 about to give today is the truth, the whole  
22 truth, and nothing but the truth, so help you  
23 God?

24 (Multiple witnesses affirm oath.)

25 MR. CASSIDY: Thank you, Chloe.

1 I'll now call case BZA24-000020 at  
2 161 High Dunes Lane.

3 First, we'll hear from staff, then the  
4 applicant, then others. All speakers should come  
5 to the podium, state your name and current  
6 address for the record before presenting  
7 testimony.

8 I'll limit public comments to three  
9 minutes, and the applicant will have a chance for  
10 rebuttal, if necessary.

11 Dan, you're presenting this case?

12 MR. VINCENT: Yes, sir. Thank you,  
13 Mr. Chair. Members of the board, thank you for  
14 your attendance today.

15 We will have one case on our agenda.  
16 That case is BZA24-000020. The applicant and  
17 property owner, Devon and Heather Henderson,  
18 being represented by Mackenzie Conlon of Vinyet  
19 Architecture, is requesting a variance for the  
20 reduction of the retired 20-foot side setback for  
21 approximately 40 square feet for a proposed  
22 residence. The TMS number for the subject  
23 property is 265-16-00078.

24 The lot size is approximately  
25 29,978 square feet in size, of which 21,699 is

1 highlands and the remainder 8,279 is marshlands.

2           The required setbacks, according to the  
3 Town of Kiawah Island's Land Use Planning and  
4 Zoning Ordinance, are in Section 1266 in the R-2  
5 category, which requires a 25-foot front yard  
6 setback, a 20-foot side yard setback, and a  
7 25-foot rear setback. The subject property is  
8 subject to a maximum lot coverage of 33 percent.

9           Here's the zoning aerial of the subject  
10 property. The subject property is an R-2 zoning  
11 district. Adjacent properties to the south,  
12 east, and west across High Dunes are also located  
13 in the R-2 zoning district.

14           Here's a GIS aerial of the property.

15           The subject property is currently  
16 undeveloped and sits adjacent to the critical  
17 area to the north. The adjacent property to the  
18 west is also undeveloped.

19           This is another aerial view of the  
20 subject property.

21           Staff took a site visit on November 1st,  
22 2024, where staff put up a sign of the variance.  
23 Staff has not received any written public  
24 comments from this case.

25           Here are a few site pictures from the

1 November 1st visit.

2           The applicants' proposed plans include a  
3 new single-family home with a -- with an attached  
4 garage. The proposed attached garage encroaches  
5 into the side setback by approximately 4 feet  
6 9 inches. The distance from the proposed garage  
7 to the property line is approximately 15 feet  
8 3 inches, and the total amount of encroachment  
9 into the side setback is approximately 40 square  
10 feet.

11           A few renderings.

12           The BZA may grant a variance only if  
13 exceptional circumstances exist and an  
14 unnecessary hardship is so substantial, serious,  
15 and compelling that relaxation of the general  
16 restrictions ought to be granted. No variance  
17 shall be granted unless the applicant shall show  
18 and the BZA shall find that this variance meets  
19 the following criteria.

20           That criteria -- we'll start with A:  
21 There are extraordinary and exceptional  
22 conditions pertaining to the particular piece of  
23 property.

24           There may be extraordinary and  
25 exceptional conditions to the property. A large

1 grand oak in the front yard restricts the  
2 buildable area. Per the applicants' letter of  
3 intent, quote, "There is a significant" 35 --  
4 excuse me -- "36-inch oak tree located within the  
5 buildable area which we are attempting to  
6 preserve. We've included an arborist's report in  
7 our submittal package, which indicates the  
8 36-inch oak tree is in good condition and should  
9 be" approved -- sorry -- "preserved," end quote.

10 Criteria B: These conditions do not  
11 generally apply to other properties in the  
12 vicinity.

13 These conditions may be unique to the  
14 subject property and may not generally apply to  
15 other properties in the vicinity. The property  
16 is located in the R-2 residential zoning  
17 district. Adjacent properties along High Dunes  
18 are also located in the R-2 residential zoning  
19 district. This lot sits adjacent to critical  
20 area -- to a critical area line to the north.  
21 Existing structures in the vicinity may or may  
22 not have similar encroachments based on the  
23 current setback standards.

24 Per the applicant's letter of intent,  
25 quote, "While the setbacks may be" considered --

1 sorry -- "while the setbacks may be consistent  
2 from lot to lot, the buildable square footage is  
3 different, and it's reduced by the impact of  
4 preserving the 36-inch oak tree."

5 Criteria C: Because of these  
6 conditions, the application of this ordinance to  
7 the particular piece of property would  
8 effectively prohibit or unreasonably restrict the  
9 utilization of the property.

10 The application of this ordinance to the  
11 subject property may not prohibit or unreasonably  
12 restrict the utilization of the property.

13 Per the applicant's letter of intent,  
14 quote: "If the entire garage was designed within  
15 the buildable area, the backout space would  
16 encroach into the tree, causing the tree to  
17 likely need to be removed," end quote.

18 Criteria D: The authorization of the  
19 variance -- the authorization of a variance will  
20 not be a substantial detriment to adjacent  
21 properties or to the public good, and the  
22 character of the zoning district will not be  
23 harmed by the granting of this variance.

24 The authorization of this variance may  
25 not be of substantial detriment to the adjacent

1 properties or the public good. The proposed  
2 encroachment is minimal.

3 Per the applicant's letter of intent,  
4 quote: "Existing property is vegetated and  
5 screened from adjacent properties. The proposed  
6 garage would be located" 15 -- "15 feet" --  
7 3-inch -- "3 1/4-inch from the property line,  
8 less than a 5-foot request, which equates to  
9 approximately 40 square feet or .18 percent of  
10 the highland area. There is currently no house  
11 designed on the neighboring -- on the neighboring  
12 lot on the same side of the proposed variance  
13 request," end quote.

14 Criteria E: Board of Zoning Appeals  
15 shall not grant a variance the effect of which  
16 would be to allow the establishment of a use not  
17 otherwise permitted in the zoning district, to  
18 extend physically a nonconforming use of land, or  
19 to change the zoning district boundaries shown on  
20 the official zoning map.

21 Granting of this variance would not  
22 allow the establishment of a use not otherwise  
23 permitted in the zoning district, extend  
24 physically a nonconforming use of land, or change  
25 the zoning district boundaries. The property is

1 currently undeveloped.

2 Per the applicant's letter of intent,  
3 quote: "Variance approvals would not change the  
4 permitted use of the property," end quote.

5 Criteria F: The fact the property may  
6 be used -- utilized more profitably, should a  
7 variance be granted, may not be considered  
8 grounds for a variance. The BZA may not consider  
9 profitability when considering this variance  
10 request.

11 Per the applicant's letter of intent,  
12 quote: "Variance approval will not change the  
13 value of the property."

14 Criteria G: The need for the variance  
15 shall not be the result of the applicant's own  
16 actions.

17 The need for the variance may be the  
18 result of the applicant's own actions. The  
19 subject property is currently undeveloped. Per  
20 the applicant's letter of intent, quote: "There  
21 has been no work done on the existing lot."

22 Criteria H: Granting the variance will  
23 not be contrary to the public or neighborhood  
24 interest, nor will adversely affect other  
25 properties in the vicinity, nor interfere with

1 the harmony, spirit, intent, or purposes of these  
2 regulations.

3 Granting of this variance may not be  
4 contrary to the public or neighborhood interest,  
5 may not adversely affect other properties in the  
6 vicinity, nor interfere with the harmony, the  
7 spirit, intent, and purposes of these  
8 regulations.

9 Per the applicant's letter of intent,  
10 quote: "Granting of this variance would not be  
11 contrary to the public or the neighborhood, nor  
12 will it affect other properties in the vicinity,  
13 nor interfere with the harmony, spirit, intent,  
14 and purposes of these regulations. Proposed  
15 design of the variance still fits within the  
16 spirit and intent of the overall neighborhood."

17 And Criteria I: Granting of this  
18 variance does not substantially conflict with the  
19 comprehensive plan or the purposes of this  
20 ordinance.

21 Granting of this variance may not  
22 substantially conflict with the comprehensive  
23 plans or the purposes of this ordinance.

24 The Board of Zoning Appeals may approve,  
25 approve with conditions, or deny case number

1 BZA24-000020. And, again, this -- this is a  
2 variance request for the reduction of the  
3 required 20-foot side setback for approximately  
4 40 square feet for the proposed single-family  
5 residence.

6 MR. CASSIDY: Thank you, Dan.

7 Questions from the board for Dan?

8 MR. FARABEE: I have a question,  
9 Dan. Have you heard from the property owners on  
10 the east?

11 MR. VINCENT: I have not.

12 MR. FARABEE: What does the  
13 notification to them say?

14 MR. VINCENT: It just lets them  
15 know that their neighbor is requesting a variance  
16 for that 40-square-foot encroachment into the --

17 MR. FARABEE: But it gives the --

18 MR. VINCENT: -- side setback.

19 MR. FARABEE: -- it gives the  
20 dimensions of the -- I mean, the extent of the  
21 request, the 40-square-foot, the encroachment of  
22 5 feet, that sort of thing?

23 MR. VINCENT: It doesn't give them  
24 the full picture. If they do reach out to us, we  
25 do point them to the website where they're

1 allowed to look at the materials. But in that  
2 package or in that notification, they're not  
3 informed of the details.

4 MR. CASSIDY: Other questions for  
5 Dan?

6 MR. ROSENFELD: Yes, Frank, I have  
7 a question.

8 MR. CASSIDY: Yes, Larry.

9 MR. ROSENFELD: In the letter from  
10 the BZA -- from the Architectural Review Board,  
11 .11 is change the designation from the area  
12 between the garage and the front steps from motor  
13 court and -- to motor court from guest parking.

14 Would such a designation -- in the  
15 drawing that they have -- I don't have a page  
16 number on it in terms of what the page number  
17 would be, but they have two cars sketched, backed  
18 up against the -- you know, where the front steps  
19 are, not in the garage.

20 And if that's the case -- this is the  
21 picture I'm talking about.

22 MR. VINCENT: Uh-huh.

23 MR. ROSENFELD: And if that's not  
24 to be guest parking but it's simply a motor  
25 court, which is an area which I know of -- is an

1 area to maneuver a vehicle when you're moving in  
2 and out of a garage, on that basis, is there a  
3 really a necessity to not -- or is there no  
4 reason why they could not move the garage closer  
5 into that area by 4.9 -- 4 feet 9 inches to make  
6 it within the existing guidelines and not even  
7 require it there? Or did anyone not even  
8 consider this option?

9 MR. VINCENT: I'll defer to the  
10 applicant on this. But I believe it was because  
11 of this tree in the middle of the buildable area  
12 that is restricting their ability to add  
13 additional parking.

14 MR. ADAMS: Would you point out  
15 where that tree is on the diagram, please.

16 MR. CASSIDY: That's it right  
17 there.

18 MR. VINCENT: Do you see my cursor  
19 on there?

20 MR. ADAMS: Yeah.

21 MR. ROSENFELD: Could you go back  
22 to that slide for a minute, please. I may be  
23 wrong, but I don't see how that would intrude.  
24 If that's not to be a two-car parking area as  
25 they have in this picture, then I don't see the

1 need for it. That's just my own personal  
2 opinion, but...

3 MR. CASSIDY: I'm sorry, Larry.  
4 Would you say again? If you don't have that  
5 two-car parking area...

6 MR. ROSENFELD: Yeah, it just -- it  
7 looks to me like there's more than enough room to  
8 maneuver if they move the garage 4. -- 4 feet  
9 9 inches closer into the -- what they now want  
10 designated as a motor court. I don't think it  
11 will cause any problems, and I don't think the  
12 tree will even come into play.

13 MR. CASSIDY: Well, we'll let the  
14 applicant speak to that.

15 MR. ROSENFELD: That's fine. Thank  
16 you.

17 MR. CASSIDY: Other questions for  
18 Dan?

19 MR. ADAMS: Yeah. Do we know who  
20 owns the property adjacent on that side?

21 MR. VINCENT: We do know. But  
22 I'll -- give me a minute. I can get the owner.

23 MR. CASSIDY: All right. We'll let  
24 Dan take that under advisement maybe while the  
25 applicant is speaking.

1 Other questions?

2 Okay. Who will be speaking for the  
3 applicant?

4 MR. SENST: Good afternoon. My  
5 name is Bill Senst. I'm the -- one of the  
6 principals at Vinyet Architecture, 56 Broad  
7 Street, Charleston, South Carolina.

8 Do you want me to address the  
9 gentleman's questions first?

10 MR. CASSIDY: However you'd like to  
11 do it is fine.

12 MR. SENST: Okay.

13 We have studied options of moving the  
14 garage, rotating it. There is a minimum backout  
15 space that is required from the garage and out,  
16 which is about 26 feet. And when we rotate it  
17 and account for that backout space, it pretty  
18 much takes the tree out of the equation; so the  
19 tree would be a lost cause at that point.

20 What we're asking for is a very small  
21 pie shape, approximately 40 square feet, to get  
22 us outside of that tree zone where we still will  
23 impede in it, but it's -- there's a 25 percent  
24 root zone that keeps the tree alive, and we're  
25 underneath that 25 percent. I think even one of

1 our submittals shows the -- the approximate  
2 encroachment of about 22 to 23 percent. So we're  
3 trying to be mindful of sticking within the  
4 health and -- the health of the tree.

5           You have the 40 square feet. It's  
6 approximately 0.18 percent of the entire lot.  
7 It's very minimal. It would have no impact to  
8 the neighboring lots. You know, if there wasn't  
9 a large grand oak tree in the middle of this lot,  
10 the design certainly would be different to  
11 account for us not being in that setback  
12 encroachment.

13           But because of the tree and the amount  
14 we're trying to -- trying to preserve while being  
15 minimal at the side yard setback, we found that  
16 this was the best case design where we're allowed  
17 to get our backout space. We're trying to  
18 account for the guest parking; that is still a  
19 work in progress.

20           But the overall submittal is reviewing  
21 the -- the setback encroachment portion and  
22 trying to get all these pieces in between a large  
23 grand oak and not requesting more than a 5-foot  
24 or even something even larger than that distance  
25 from the property line to our footprint.

1 MR. CASSIDY: Questions for the  
2 applicant?

3 MR. ADAMS: Yeah, I have a couple.

4 Is -- is the angle of that garage  
5 element relative to the house -- is that esthetic  
6 as opposed to, say, you know, a right angle, a  
7 square angle? Is that esthetic or is that driven  
8 by some other consideration?

9 MR. SENST: Good question. It  
10 is -- it's an esthetic bonus for sure, but it's  
11 a -- more of a functional solution that we're  
12 trying to improve here. We looked at rotating it  
13 even more, but then it becomes a little bit -- it  
14 would impede into the setback more. It becomes  
15 then more of a front-facing garage as well.

16 We've looked at, like I said, trying to  
17 make it orthogonal to the -- or parallel to the  
18 footprint; but then it brings it directly into  
19 that 36-inch trunk. So this angle that we're  
20 proposing is the best of both worlds where we can  
21 functionally access the garage while trying to  
22 preserve the 36-inch tree.

23 MR. ADAMS: Okay. Thanks.

24 And the other question, I mean, my -- my  
25 concern, frankly, is for -- for the protection of

1 whoever that next-door neighbor turns out to be;  
2 because sooner or later, it's going to be  
3 somebody. What is the sort of light and noise  
4 potential for -- for the backside of that -- I  
5 see upstairs above the garage, it looks like  
6 there's some -- some habitable space. So what's  
7 the light and noise potential coming from that  
8 habitable space toward the neighbor who's -- the  
9 setback is designed to protect?

10 MR. SENST: Yep. QARB -- they make  
11 us design windows on that backside of the space;  
12 so that way headlights can't go through it. So  
13 light-wise, it's minimal.

14 On the second floor --

15 MR. ADAMS: Well, that's -- the  
16 headlights are from the garage downstairs. I'm  
17 sorry for the interruption. It look like  
18 upstairs, there's habitable space. Is that not  
19 right? Just -- just from the -- from the  
20 elevation.

21 MR. SENST: Correct. There will be  
22 an in-law suite up there. The roof structure  
23 itself is not larger than the main structure; so  
24 there will be either a gable or a dormer with  
25 minimal windows on that side of the house.

1 MR. ADAMS: No -- no outside porch  
2 or anything on that side?

3 MR. SENST: No.

4 MR. CASSIDY: Other questions?

5 MS. O'LEARY: Have you looked at --  
6 Sorry.

7 MR. CASSIDY: Sure. Go ahead.

8 MS. O'LEARY: Have you looked at  
9 shrinking it down anywhere so it fits a little  
10 bit better on the lot?

11 MR. SENST: Yes, we actually have.  
12 We try to keep the garage a certain distance or a  
13 certain dimension to -- for its full functional  
14 use. You know, normally, we would go -- we  
15 wouldn't go lower than 22 feet. Ideally, the  
16 best garage dimensions are usually 24 feet. But  
17 I believe that we are -- we are around -- I don't  
18 have that in front of me, but give me a second  
19 here.

20 MS. O'LEARY: I think it says  
21 you're at 26 feet.

22 MR. SENST: Let me double-check.  
23 Where do you see that?

24 MS. O'LEARY: There's a red line  
25 on -- where you have the -- the triangle that's

1 colored in the red where you're looking for the  
2 variance. On that page, it says minimum backout  
3 space is 26.

4 MR. SENST: Uh-huh.

5 MS. O'LEARY: And then above it,  
6 you have a blue line that says you're 28. So  
7 you're --

8 MR. SENST: Oh, okay.

9 MS. O'LEARY: -- well within --  
10 you're well within that 25.

11 So I'm just curious as to -- you know,  
12 of course, it's not mine to solve, as the guys  
13 always tell me. But --

14 MR. SENST: All right. So the  
15 garage footprint, though -- is that -- that's  
16 what you were asking about?

17 MS. O'LEARY: Or any of the  
18 footprint. Can you shrink the footprint of  
19 the -- I guess I'm just asking can -- can it be  
20 shrunk so that you're not -- you're still able to  
21 use it as functionally as you want to but you  
22 don't need a variance seeing how it hasn't been  
23 built yet?

24 MR. SENST: I understand. Okay.

25 The 26 feet is the minimum backout space

1 that the ARB mandates to.

2 MS. O'LEARY: Okay.

3 MR. SENST: Okay? So --

4 MS. O'LEARY: But your blue line  
5 says you have 28 feet.

6 MR. SENST: 28 is to the outside of  
7 the retaining wall that we'll need to preserve  
8 that tree.

9 MS. O'LEARY: Okay.

10 MR. SENST: That's -- that's what  
11 that represents. So the 26 represents the bare  
12 minimum. We might be able to shift it a little  
13 bit; but I think, then, it's -- it's not going to  
14 get it as -- maybe 6 inches, if that. It's --  
15 it's not a -- a major difference.

16 MR. ROSENFELD: Frank? One point.

17 MR. CASSIDY: I'm sorry?

18 MR. ROSENFELD: I just have another  
19 question.

20 I notice that the point of the garage is  
21 at 30 feet from the setback, and we have 25 as  
22 the allowable.

23 Have you considered shifting the garage  
24 so it faces more towards the driveway, in other  
25 words, increasing the angle differentiation from

1 the squareness of the house and moving it in  
2 slightly and having it come straighter down  
3 towards the driveway without having that  
4 additional curve, and it will possibly even  
5 bypass the angle where the tree doesn't even come  
6 into play again? Or am I not making myself  
7 clear?

8 MR. SENST: I think I understand  
9 what you're asking.

10 So you're suggesting to --

11 MR. ROSENFELD: You have 5 feet  
12 to -- you have 5 feet closer you can move the  
13 garage toward the street.

14 MR. SENST: Uh-huh.

15 MR. ROSENFELD: If you move it  
16 5 feet closer to the street, to the 25-foot line  
17 as opposed to the 30 line, and then advance it  
18 forward into what is referred to as the motor  
19 court area, is there any way to eliminate all or  
20 even some of the intrusion into the area?

21 MR. SENST: I'll be honest with  
22 you, it's something that we didn't consider, nor  
23 did we think we would be approved for. We feel  
24 that would have been a bigger ask.

25 The 30 feet is a -- an ARB guideline and

1 setback. And so what we're trying to do is  
2 minimize the front --

3 MR. ROSENFELD: Daniel stated at  
4 the beginning that the required setback is 25.  
5 The minimum is 25. So who takes precedent? The  
6 ruling, or the ARB in this case?

7 MR. SENST: I'd assume you would,  
8 but it's a -- felt like it was a bigger hurdle to  
9 go through that direction than asking for  
10 40 square feet off the side of the property.

11 MR. ROSENFELD: Frank, any opinion  
12 on that?

13 MR. CASSIDY: No.

14 MR. ROSENFELD: Or the rest of the  
15 board?

16 MR. CASSIDY: Dan, did you figure  
17 out who owns that piece of property?

18 MR. VINCENT: Yeah. The owner of  
19 that property to the west is Paramount  
20 Investments, LLC, which I assume is a holder  
21 until a property gets sold and then a house gets  
22 built on it.

23 MR. CASSIDY: But that's not the  
24 original developer; that's -- it's already been  
25 sold to somebody?

1 MR. VINCENT: Correct.

2 MR. CASSIDY: And I think that --  
3 so that person was informed about this?

4 MR. VINCENT: Yes. They were sent  
5 a letter.

6 MR. CASSIDY: Yeah.

7 MR. VINCENT: And then regarding  
8 the 30-foot and then the 25-foot, we do not  
9 enforce ARB's setbacks. Sometimes they're  
10 different than the Town's, but all we look at  
11 is -- are the setbacks in our zoning code, which  
12 is a -- that 25-foot.

13 MR. CASSIDY: Then the applicant  
14 needs to pay attention to both, obviously.

15 MR. VINCENT: Yes.

16 MR. SENST: Yeah. And if we were  
17 to go that path, there is a very large hill right  
18 there. Obviously, we would design around it.  
19 But playing it back where we have it takes  
20 advantage of its current natural topography,  
21 where if you were -- had to bring it up 5 feet,  
22 rotate it, get it to fit, and so on, it's all  
23 doable, but you're cutting away a lot more  
24 natural features of the lot.

25 MR. ROSENFELD: Thank you.

1 MR. CASSIDY: Other questions?

2 MR. FARABEE: Your -- your previous  
3 answer with regard to the ARB -- kind of  
4 disturbing. Are you suggesting that you figure  
5 the route's easier to go with the BZA than it is  
6 with the ARB? Is that what you said?

7 MR. SENST: No. I'm not suggesting  
8 one's easier than the other. It's definitely not  
9 in that case. But what I am suggesting is that,  
10 in the past, when -- whenever we've designed  
11 something outside of those ARB standards, it  
12 usually gets denied.

13 MR. FARABEE: Well, you do realize  
14 you've got both hurdles to -- to clear on both --

15 MR. SENST: What did you -- I'm  
16 sorry.

17 MR. FARABEE: You have two hurdles  
18 to clear, if you come through. You've got the  
19 ARB as well as --

20 MR. SENST: Yeah. And we do have  
21 ARB approval for the proposed design. They are  
22 in favor of this. I know that doesn't -- might  
23 mean much, but there is support for it.

24 MR. ROSENFELD: How does the ARB's  
25 asking you to designate the area a motor court

1 and not get parking affect you in any way, shape,  
2 or form?

3 MR. VINCENT: Well, they also need  
4 an ARB variance, I would assume, for that  
5 20-foot --

6 MR. SENST: Yes.

7 MR. VINCENT: -- side setback. So,  
8 from my perspective, they'd work with the ARB in  
9 determining that instead of going into that  
10 front.

11 MR. CASSIDY: Other questions?

12 All right. Thank you, sir.

13 MR. SENST: Thank you.

14 MR. CASSIDY: I'd entertain any  
15 motions anyone would care to make.

16 MS. FEHMEL: Do you mind if I  
17 clarify a few things in regards to the retaining  
18 wall? Would that be all right?

19 MR. CASSIDY: Please go to the --  
20 the mic, please, and state your name and business  
21 address.

22 MS. FEHMEL: Sure. Taylor Fehmel,  
23 Remark Landscape Architecture. I'm a landscape  
24 architect.

25 Is there a pointer? Sorry. And

1 maybe -- is it better if I draw on that?

2 MR. VINCENT: You could try --

3 MS. FEHMEL: Let me see if I can  
4 draw.

5 Can you see the screen? Is it showing  
6 up on your end?

7 MR. CASSIDY: Yes.

8 MS. FEHMEL: Okay. Perfect.

9 I just want to clarify that the distance  
10 from the garage to the backout space is we're  
11 showing that the 28 feet because we're -- we are  
12 required to build a retaining wall to preserve  
13 this tree because we cannot fill more than  
14 12 inches over the root mass. So, ultimately,  
15 that's what's guiding this 28 foot.

16 To also clarify, if this was shifted  
17 this direction, we would have to lose these  
18 trees. So we're really working with the natural  
19 constraints of the lot.

20 MS. O'LEARY: Are these the trees,  
21 though, that Sammy was talking about, that some  
22 of those would have to be taken down?

23 MS. FEHMEL: They don't have to be.  
24 But the natural topography of High Dunes is this  
25 whole block, a lot of it, has that natural dune.

1 So only one of them -- here, let me Control-Z.  
2 It's just this 10-inch that would be removed. We  
3 would like to retain the other ones. So we're  
4 just removing -- we're keeping the live oak.

5 MR. CASSIDY: Anything else?

6 MS. FEHMEL: Nope. I just wanted  
7 to clarify.

8 MR. CASSIDY: Thank you very much.

9 MS. FEHMEL: Did you have any other  
10 questions?

11 MS. O'LEARY: Yeah, there --

12 MR. CASSIDY: That's helpful.

13 MS. O'LEARY: I'm sorry.

14 There's a laurel oak that he's saying  
15 that's a 10-foot laurel oak needs to come down as  
16 well. It was -- am I missing something totally  
17 around here?

18 MS. FEHMEL: Just on the -- so --

19 MS. O'LEARY: So they're calling  
20 that 10-inch oak there just a 10-inch oak?

21 MS. FEHMEL: Yes.

22 MS. O'LEARY: And then the other  
23 page, they're just calling it a laurel oak? So  
24 it's not two trees?

25 MS. FEHMEL: Yes.

1 MS. O'LEARY: Okay.

2 MS. FEHMEL: So they're actually  
3 two different kind -- trees growing together.  
4 But the intent is also just to keep that natural  
5 topography because, otherwise, we'd have to cut  
6 it down.

7 MS. O'LEARY: Okay. But it also  
8 says here: "The 12-inch live oak on the far side  
9 of the berm should be removed as the 10-inch  
10 laurel oak."

11 So they're looking to take two trees  
12 down already. So --

13 MS. FEHMEL: It's this one. So it  
14 wouldn't affect the -- the development, if that  
15 makes -- sorry. Hold on.

16 Not these. We're trying to preserve as  
17 much as possible. It would just be this tree  
18 that's leaning. But if this was moved this  
19 direction, we would lose this berm altogether.  
20 So this would have to get cut down.

21 I just wanted to clarify that.

22 MR. ROSENFELD: How would you lose  
23 the entire berm by moving the garage 5 feet?

24 MS. FEHMEL: It's just the natural  
25 topography of the property. So I just wanted to

1 clarify that.

2 MS. O'LEARY: So instead of --

3 MR. ROSENFELD: I don't understand  
4 that.

5 MS. O'LEARY: I guess, just because  
6 it's the natural topography, in order to make it  
7 so that you're living within the footprint of a  
8 lot that was purchased when you knew all these  
9 trees were there --

10 MS. FEHMEL: Uh-huh.

11 MS. O'LEARY: -- we're not going to  
12 look at possibly doing that?

13 MS. FEHMEL: And Bill may want to  
14 come up to attest that. But if we move it this  
15 direction, we're still --

16 MR. ROSENFELD: But not all that  
17 way. I'm just talking about 5 feet to  
18 the gradient line, the 25-foot line.

19 MS. FEHMEL: I understand. I just  
20 want to clarify that even if we shifted down,  
21 we're still encroaching into that zone. So --

22 MR. ROSENFELD: Or if you turn it  
23 more diagonally so that it faces more towards  
24 the -- the street as opposed to the direction  
25 it's facing now, you might be able to avoid that

1 because you'd get a different spin on the  
2 28 feet -- 26-foot minimum backout space.

3 MR. SENST: There's a lot of moving  
4 factors. What we've designed was the best  
5 rotated angle for the garage for its function  
6 right now. If you're suggesting to move it up  
7 5 feet, yeah, we could possibly rotate it again,  
8 but then you're still going to be rotating it  
9 more into the setback. This keeps it at a bare  
10 minimum for the backout space and the function of  
11 accessing the garage.

12 MR. CASSIDY: Anything else?

13 Okay. I'd entertain a motion.

14 MR. ADAMS: Frank, the -- I mean,  
15 the applicant deserves an answer. I'd move that  
16 we -- that we agree to the variance.

17 MR. CASSIDY: There's a motion.

18 Is there a second?

19 MR. HANAN: I'll second it.

20 MR. CASSIDY: Any further  
21 discussion?

22 I guess my own view is, based on all the  
23 characteristics of this property, which I think  
24 that the two speakers have identified well, this  
25 is about the best -- the best we can do. So it

1 seems -- seems like a good idea to me.

2 Any other --

3 MR. ADAMS: Frank -- Frank, I agree  
4 with that. I mean, I -- my only concern ever in  
5 a case like this is for the -- for the interest  
6 of the property owner next door, who, I  
7 understand, got the legal notice. But that  
8 may -- that may or may not, in a practical  
9 matter, suffice.

10 But I -- I tend to agree that it's --  
11 it's a minimal invasion, not as egregious as some  
12 I've seen by any stretch of the imagination.

13 MR. CASSIDY: Great.

14 Any other discussion?

15 All right. We'll take the vote, then.  
16 In favor, Ben?

17 MR. FARABEE: For.

18 MR. CASSIDY: Morris?

19 MR. HANAN: For.

20 MR. CASSIDY: Lin.

21 MS. O'LEARY: No.

22 MR. CASSIDY: Larry?

23 MR. ROSENFELD: No.

24 MR. CASSIDY: Phil?

25 MR. ADAMS: Yes.

1 MR. CASSIDY: And Jay?

2 MR. LEWIS: Yes.

3 MR. CASSIDY: And Frank, yes.

4 So the -- the vote is five in favor and  
5 two opposed. Motion carries. The variance is  
6 approved because of the extraordinary and  
7 exceptional conditions on this lot and the need  
8 to preserve particularly that 36-inch oak.

9 With that, I think we're done with the  
10 cases today. Let me just ask, John, do we have a  
11 December meeting?

12 MR. VINCENT: Yes. We will have  
13 two cases in December.

14 MR. CASSIDY: Okay.

15 MR. VINCENT: And I'll check on  
16 that date, and I'll send you all an email about  
17 establishing a quorum.

18 MR. CASSIDY: Okay. Any other  
19 business?

20 Okay. Then we stand adjourned. Thank  
21 you.

22 MR. LEWIS: Happy Thanksgiving.

23 MS. O'LEARY: Happy Thanksgiving.

24 (The proceeding adjourned at  
25 1:43 P.M.)

1 CERTIFICATE OF REPORTER  
STATE OF SOUTH CAROLINA  
2 COUNTY OF CHARLESTON

3

4 I, Bethany Morse, Registered  
5 Skilled Reporter and Notary Public for the State  
6 of South Carolina at Large, do hereby certify  
7 that I correctly reported the within-entitled  
8 matter and that the foregoing is a full, true,  
9 and correct transcription of my shorthand notes  
10 of the testimony and/or other oral proceedings  
11 had in the said matter.

12 I further certify that I am neither  
13 related to nor counsel for any party to the cause  
14 pending or interested in the events thereof.

15 Witness my hand, I have hereunto affixed  
16 my official seal on November 18, 2024, in North  
17 Charleston, Charleston County, South Carolina.

18

19

20

21 Bethany Morse  
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22 RSR, CCR (Washington)  
My Notary Commission expires  
23 January 4, 2033

24

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<b>find</b> (1)	<b>guess</b> (3)	<b>inches</b> (6)	<b>leaning</b> (1)
<b>fine</b> (2)	<b>guest</b> (3)	<b>include</b> (1)	<b>legal</b> (1)
<b>First</b> (2)	<b>guideline</b> (1)	<b>included</b> (1)	<b>lets</b> (1)
<b>fit</b> (1)	<b>guidelines</b> (1)	<b>increasing</b> (1)	<b>letter</b> (10)
<b>fits</b> (2)	<b>guiding</b> (1)	<b>indicates</b> (1)	<b>LEWIS</b> (4)
<b>five</b> (1)	<b>guys</b> (1)	<b>Information</b> (7)	<b>light</b> (2)
<b>floor</b> (1)		<b>informed</b> (2)	<b>light-wise</b> (1)
<b>following</b> (1)	< H >	<b>in-law</b> (1)	<b>limit</b> (2)
<b>foot</b> (1)	<b>habitable</b> (3)	<b>inspection</b> (1)	<b>LIN</b> (3)
<b>footage</b> (1)	<b>hall</b> (1)	<b>intend</b> (1)	<b>line</b> (11)
<b>footprint</b> (6)	<b>HANAN</b> (4)	<b>intent</b> (13)	<b>listening</b> (1)
<b>foregoing</b> (1)	<b>hand</b> (3)	<b>interest</b> (5)	<b>little</b> (3)
<b>form</b> (1)	<b>happens</b> (1)	<b>interested</b> (2)	<b>live</b> (3)
<b>forward</b> (1)	<b>Happy</b> (2)	<b>interfere</b> (3)	<b>living</b> (1)
<b>found</b> (1)	<b>hardship</b> (2)	<b>interpret</b> (1)	<b>LLC</b> (1)
<b>FRANK</b> (9)	<b>harmed</b> (1)	<b>interruption</b> (1)	<b>Local</b> (1)
<b>frankly</b> (1)	<b>harmony</b> (3)	<b>intrude</b> (1)	<b>located</b> (5)
<b>Freedom</b> (2)	<b>headlights</b> (2)	<b>intrusion</b> (1)	<b>LOCATION</b> (4)
<b>front</b> (7)	<b>health</b> (3)	<b>invasion</b> (1)	<b>look</b> (4)
<b>front-facing</b> (1)	<b>hear</b> (3)	<b>Investments</b> (1)	<b>looked</b> (4)
<b>full</b> (3)	<b>heard</b> (3)	<b>ISLAND</b> (6)	<b>looking</b> (2)
<b>function</b> (2)	<b>hearing</b> (3)	<b>Island's</b> (1)	<b>looks</b> (2)
<b>functional</b> (2)	<b>Heather</b> (2)	<b>its</b> (3)	<b>lose</b> (3)
<b>functionally</b> (2)	<b>help</b> (1)		<b>lost</b> (1)
<b>further</b> (2)	<b>helpful</b> (1)	< J >	<b>lot</b> (17)
	<b>Henderson</b> (2)	<b>January</b> (1)	<b>lots</b> (1)
< G >	<b>hereunto</b> (1)	<b>JAY</b> (3)	<b>lower</b> (1)
<b>gable</b> (1)	<b>High</b> (5)	<b>JOHN</b> (3)	
<b>garage</b> (27)	<b>highland</b> (1)	<b>JR</b> (1)	< M >
<b>gathering</b> (1)	<b>highlands</b> (1)	<b>jurisdiction</b> (2)	<b>Mackenzie</b> (2)
<b>general</b> (2)	<b>hill</b> (1)		<b>mailed</b> (2)
<b>generally</b> (2)	<b>Hold</b> (1)	< K >	<b>main</b> (1)
<b>gentleman's</b> (1)	<b>holder</b> (1)	<b>keep</b> (2)	<b>major</b> (1)
<b>GIS</b> (1)	<b>home</b> (1)	<b>keeping</b> (1)	<b>majority</b> (1)
<b>give</b> (4)	<b>honest</b> (1)	<b>keeps</b> (2)	<b>making</b> (1)
<b>gives</b> (2)	<b>hours</b> (1)	<b>Kerrison</b> (1)	<b>mandates</b> (1)
<b>go</b> (10)	<b>house</b> (5)	<b>KIAWAH</b> (7)	<b>maneuver</b> (2)
<b>God</b> (1)	<b>hurdle</b> (1)	<b>kind</b> (2)	<b>map</b> (1)
<b>going</b> (5)	<b>hurdles</b> (2)	<b>knew</b> (1)	<b>marshlands</b> (1)
<b>Good</b> (7)		<b>know</b> (10)	<b>mass</b> (1)
<b>Government</b> (1)	< I >		<b>materials</b> (1)
<b>gradient</b> (1)	<b>idea</b> (1)	< L >	<b>matter</b> (4)
<b>grand</b> (3)	<b>Ideally</b> (1)	<b>Land</b> (3)	<b>maximum</b> (1)
<b>grant</b> (5)	<b>identified</b> (1)	<b>Landscape</b> (2)	<b>mean</b> (5)
<b>granted</b> (5)	<b>imagination</b> (1)	<b>Lane</b> (2)	<b>media</b> (1)

meeting (8)  
 meets (1)  
**MEMBERS** (5)  
 met (1)  
 mic (2)  
 middle (2)  
 mind (1)  
 mindful (1)  
 mine (1)  
 minimal (6)  
 minimize (1)  
 minimum (7)  
 minute (2)  
 minutes (1)  
 missing (1)  
 months (1)  
**MORRIS** (3)  
**MORSE** (3)  
 motion (3)  
 motions (1)  
 motor (6)  
 move (7)  
 moved (1)  
 moving (5)  
**Multiple** (1)  
**Municipal** (1)

< N >

name (3)  
 natural (8)  
 near (1)  
 necessary (1)  
 necessity (1)  
 need (10)  
 needs (2)  
 neighbor (3)  
 neighborhood (4)  
 neighboring (3)  
 neither (1)  
 new (1)  
 news (1)  
 next-door (1)  
 noise (2)  
 nonconforming (2)  
**Nope** (1)  
 normal (1)  
 normally (1)  
 north (3)  
 Notary (2)

notes (1)  
 notice (3)  
 notification (3)  
 notified (1)  
**NOVEMBER** (5)  
**NUMBER** (5)

< O >

oak (15)  
 oath (2)  
 obtain (2)  
 obviously (2)  
 official (2)  
**Oh** (1)  
**Okay** (15)  
**O'LEARY** (24)  
 ones (1)  
 one's (1)  
 opinion (2)  
 opposed (4)  
 option (1)  
 options (1)  
 oral (1)  
 order (4)  
 ordinance (9)  
 organizations (1)  
 original (1)  
 orthogonal (1)  
 ought (1)  
 outside (4)  
 overall (2)  
 overturn (1)  
**OWNER** (5)  
 owners (1)  
 owns (2)

< P >

**P.M** (1)  
 package (2)  
 page (4)  
 parallel (1)  
**Paramount** (1)  
 parking (7)  
**Parkway** (1)  
 participants (1)  
 particular (2)  
 particularly (1)  
 parties (3)  
 party (1)

path (1)  
 pay (1)  
 pending (1)  
 percent (6)  
**Perfect** (1)  
 permanent (1)  
 permit (1)  
 permits (1)  
 permitted (3)  
 person (1)  
 personal (1)  
 persons (3)  
 perspective (1)  
 pertaining (1)  
 pertinent (1)  
**Phil** (2)  
**PHILLIP** (1)  
 physically (2)  
 picture (3)  
 pictures (1)  
 pie (1)  
 piece (3)  
 pieces (1)  
 plan (1)  
 planning (4)  
 plans (2)  
 play (2)  
 playing (1)  
 please (6)  
 podium (1)  
 point (5)  
 pointer (1)  
 porch (1)  
 portion (1)  
 possible (1)  
 possibly (3)  
**Post** (1)  
 posted (1)  
 potential (2)  
 practical (1)  
 precedent (1)  
**PRESENT** (5)  
 presented (2)  
 presenting (2)  
 preserve (7)  
 preserved (1)  
 preserving (1)  
 pretty (1)  
 previous (1)

principals (1)  
 printed (1)  
 prior (1)  
 problems (1)  
 proceeding (1)  
 proceedings (1)  
 profitability (1)  
 profitably (1)  
 progress (1)  
 prohibit (2)  
 promise (1)  
 promote (1)  
 properties (10)  
**PROPERTY** (39)  
 proposed (11)  
 proposing (1)  
 protect (2)  
 protection (1)  
 public (12)  
 purchased (1)  
 purpose (2)  
 purposes (5)  
 put (1)

< Q >

**QARB** (1)  
 quasi-judicial (1)  
 question (5)  
**Questions** (10)  
 quorum (2)  
 quote (12)

< R >

**R-2** (6)  
 raise (2)  
 reach (1)  
 realize (1)  
 really (2)  
 rear (1)  
 reason (1)  
 rebuttal (1)  
 received (1)  
 recognize (1)  
 record (3)  
 red (2)  
 reduced (1)  
 reduction (2)  
 referred (1)  
 regard (1)

regarding (3)	rotating (3)	sits (2)	suggesting (5)
regards (1)	route's (1)	size (2)	suite (1)
Registered (2)	RSR (2)	sketched (1)	support (1)
regulations (3)	ruling (1)	Skilled (2)	sure (3)
related (1)	rulings (1)	slide (1)	surrounding (2)
relative (1)	< S >	slightly (1)	< T >
relaxation (1)	S.C (1)	small (1)	take (3)
relief (1)	safety (1)	sold (2)	taken (1)
remainder (1)	Sammy (1)	solution (1)	takes (3)
Remark (1)	SATZGER (4)	solve (1)	talking (3)
reminded (2)	saying (1)	somebody (2)	TAYLOR (3)
removed (3)	says (5)	sooner (1)	tell (1)
removing (1)	SC (3)	sorry (10)	tend (1)
renderings (1)	screen (1)	sort (2)	terms (1)
report (1)	screened (1)	South (6)	testimony (4)
REPORTED (2)	seal (1)	space (13)	Thank (10)
REPORTER (3)	second (4)	speak (5)	Thanks (1)
REPRESENTATIVE	Section (1)	speakers (3)	Thanksgiving (2)
(2)	see (7)	speaking (2)	thereof (1)
represented (1)	seeing (1)	special (5)	thing (1)
represents (2)	seen (1)	specific (1)	things (1)
request (8)	send (1)	spin (1)	think (10)
requested (1)	SENST (27)	spirit (4)	three (2)
requesting (3)	sent (1)	square (10)	time (2)
require (2)	serious (1)	squareness (1)	TMS (2)
required (6)	setback (19)	STAFF (11)	today (8)
requires (1)	setbacks (5)	stand (2)	today's (1)
residence (2)	shape (2)	standards (3)	top (1)
Residential (3)	shift (1)	start (1)	topography (5)
residents (1)	shifted (2)	state (4)	total (1)
rest (1)	shifting (1)	stated (1)	totally (1)
restrict (2)	shorthand (1)	states (1)	Town (5)
restricting (1)	show (1)	steps (2)	Town's (1)
restrictions (1)	showing (2)	sticking (1)	transcription (1)
restricts (1)	shown (1)	straighter (1)	tree (20)
result (2)	shows (1)	Street (4)	trees (6)
retain (1)	shrink (1)	stretch (1)	triangle (1)
retaining (3)	shrinking (1)	strict (1)	true (2)
retired (1)	shrunk (1)	structure (3)	trunk (1)
review (2)	side (14)	structures (1)	truth (3)
reviewing (1)	sign (2)	studied (1)	try (2)
right (11)	significant (1)	subject (10)	trying (10)
roof (1)	similar (1)	submittal (2)	turn (1)
room (1)	simple (1)	submittals (1)	turns (1)
root (2)	simply (1)	submitted (1)	two (8)
ROSENFELD (22)	single-family (2)	subpoena (1)	two-car (2)
rotate (3)	sir (2)	substantial (3)	types (1)
rotated (1)	site (2)	substantially (2)	
		suffice (1)	

## &lt; U &gt;

**Uh-huh** (4)  
**ultimately** (1)  
**underneath** (1)  
**understand** (5)  
**undeveloped** (4)  
**unique** (1)  
**unnecessary** (2)  
**unreasonably** (2)  
**upstairs** (2)  
**use** (9)  
**uses** (1)  
**usually** (2)  
**utilization** (2)  
**utilized** (1)

## &lt; V &gt;

**valid** (1)  
**value** (1)  
**values** (1)  
**variance** (35)  
**variances** (3)  
**vegetated** (1)  
**vehicle** (1)  
**vicinity** (6)  
**view** (2)  
**VINCENT** (21)  
**Vinyet** (2)  
**virtually** (2)  
**visit** (2)  
**vote** (3)

## &lt; W &gt;

**wall** (3)  
**want** (6)  
**wanted** (3)  
**Washington** (1)  
**way** (4)  
**website** (1)  
**welfare** (1)  
**Well** (10)  
**we're** (19)  
**west** (3)  
**We've** (4)  
**windows** (2)  
**wish** (2)  
**within-entitled** (1)  
**Witness** (1)  
**witnesses** (2)

**words** (1)  
**work** (3)  
**working** (1)  
**workings** (1)  
**worlds** (1)  
**written** (2)  
**wrong** (1)  
**WWW.CLARKBOL**  
**EN.COM** (1)

## &lt; Y &gt;

**yard** (4)  
**Yeah** (10)  
**Yep** (1)

## &lt; Z &gt;

**zone** (3)  
**ZONING** (28)  
**ZOOM** (4)