



**Board of Zoning Appeals
Kiawah Island Municipal Center
January 22, 2024; 1:00PM**

AGENDA

- I. Call to Order**
- II. Roll Call**
- III. Election of 2024 Officers**
- IV. Briefing to the Public on Procedures of the BZA**
- V. Administer the Oath to Those Presenting Testimony**
- VI. Old Business:**
Review of the following applications:
 - 1) Case #BZA23-000019**
213 Glen Abbey – Kiawah Island, SC | TMS# 265-09-00-014
Variance request for the reduction of the required 15’ side setback for approximately 9 square feet encroachment.
- VII. New Business:**
Review of the following applications:
 - 1) Case #BZA23-000020**
166 Marsh Hawk Lane – Kiawah Island, SC | TMS# 207-03-00-023
Variance request for the reduction of the required 30’ rear setback for approximately 54 square feet encroachment for a proposed screen porch enclosure.
- VIII. Additional Business**
 - 1) Review of Board of Zoning Appeals Rules of Procedure**
- IX. Adjournment**

FOIA: Notice of this meeting has been published and posted in accordance with the Freedom of Information Act and the requirements of the Town of Kiawah Island. Meeting materials available for public view online at: <https://www.kiawahisland.org/meetings-minutes/board-of-zoning-appeals/>



Case #BZA23-000019
Kiawah Island BZA Meeting of January 22, 2024

Applicant/Property Owner: 213-H GLEN ABBEY LLC, 213-W GLEN ABBEY LLC

Representative: Doug Watts

Property Location: 213 Glen Abbey

TMS#: 265-09-00-014

Zoning District: R-1, Residential Zoning District

Lot Size: 21,901 sq. ft.

Request: Variance request for the reduction of the required 15' side setback for approximately 9 square feet encroachment

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' (Glen Abbey); 15' (Side); 20' (Open Space)
Maximum 33% 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."

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).

Table 2B. Lot Standards for R-1 Single-Family Detached Dwellings								
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)

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)

GLEN ABBEY (DEVELOPED LANDS) cont.

187	20 (lot 186)	15	30 (lagoon)
188	20 (lot 189)	15 (lot 187) 15 (open space)	30 (lagoon)
189	25 (Glen Abbey)	15 (lot 188) 15 (open space)	20 (lot 188)
200	25 (Glen Abbey)	30 (lagoon) 15 (lot 201)	30 (lagoon)
201-211	25 (Glen Abbey)	15 (lots)	30 (lagoon)
212	20 (lot 213)	15	30 (lagoon)
213	25 (Glen Abbey)	15	20 (open space)
214	25 (Glen Abbey)	15 (lot 213) 25 (Glen Abbey)	20 (open space)
215	25 (Glen Abbey)	30 (golf) 20 (lot 216)	20 (lot 216)
216	20 (lot 215)	30 (golf) 20 (lot 217)	20 (lot 217)
217	20 (lot 216)	30 (golf) 20 (open space)	20 (open space)
229	25 (Glen Abbey)	15 (lot 230) 30 (golf)	30 (golf)
230-234	25 (Glen Abbey)	15 (lots)	30 (golf)
235	25 (Glen Abbey)	25 (Augusta Nat) 30 (lagoon)	20 (lot 159)
236	25 (Glen Abbey)	15 (lot 237) 30 (lagoon)	30 (lagoon)
237-244	25 (Glen Abbey)	15 (lots)	30 (golf)
245	25 (Glen Abbey)	15 (lot 244) 15 (bike path)	30 (golf)
246	25 (Glen Abbey)	15 (bike path) 15 (lot 247)	30 (golf)
247-252	25 (Glen Abbey)	15 (lots)	30 (golf)
253	20 (lot 254)	25 (Surfsong Rd) 15 (lot 252)	30 (golf)
254	25 (Glen Abbey)	25 (Surfsong Rd) 15 (lot 253)	20 (lot 253)

GLEN EAGLE (DEVELOPED LANDS)

<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
312	25 (Glen Eagle)	25 (Surfsong Rd) 15 (lot 313)	30 (golf)
313-319	25 (Glen Eagle)	15 (lots)	30 (golf)
320	25 (Glen Eagle)	15	30 (lagoon)
321	25 (Glen Eagle)	15	30 (lagoon) 30 (golf)
322-327	25 (Glen Eagle)	15 (lots)	30 (golf)
328	25 (Glen Eagle)	25 (Surfsong Rd) 15 (lot 327)	30 (golf)

GLOSSY IBIS LANE (DEVELOPED LANDS)

<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
700	40 (Glossy Ibis)	50 (Gov. Dr) 30 (lot 701)	30 (marsh)
701	40 (Glossy Ibis)	30 (lot 700) 25 (lot 702)	30 (marsh)
702	40 (Glossy Ibis)	25	30 (marsh)
703	40 (Glossy Ibis)	20	30 (marsh)
704-713	25 (Glossy Ibis)	20	30 (marsh)
714-715	25 (Glossy Ibis)	20	30 (marsh)
716	25 (Glossy Ibis)	20 (lot 715)	Contact ARB
717	25 (Glossy Ibis)	Contact ARB	Contact ARB
718	25 (Glossy Ibis)	20 (lot 717) 20 (lot 719)	30 (marsh)
719	25 (Glossy Ibis)	20 (lot 718) 20 (lot 720)	30 (marsh)
741	25 (Glossy Ibis)	20 (lot 742) 20 (easement)	30 (golf)
742-757	25 (Glossy Ibis)	15	30 (golf)
758-760	25 (Glossy Ibis)	15	30 (lot 761)
768	25 (Glossy Ibis)	25 (lot 767) 50 (Glossy Ibis)	50 (Gov. Dr)

GOLDENEYE DRIVE (UNDEVELOPED LANDS)

<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
90	25 (Goldeneye) 25 (Bufflehead)	25	30 (lagoon)
91-100	25 (Goldeneye)	25	30 (lagoon)

Town of Kiawah Island Board of Zoning Appeals

January 22, 2024



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

CASE# BZA23-000019

Applicant/Property Owner:	213-H GLEN ABBEY LLC, 213-W GLEN ABBEY LLC
Representative:	Doug Watts
Property Location:	213 Glen Abbey
TMS#:	265-09-00-014
Zoning District:	R-1, Residential Zoning District
Lot Size:	21,901 sq. ft.
Request:	Variance request for the reduction of the required 15' side setback for approximately 9 square feet encroachment

CASE# BZA23-000019

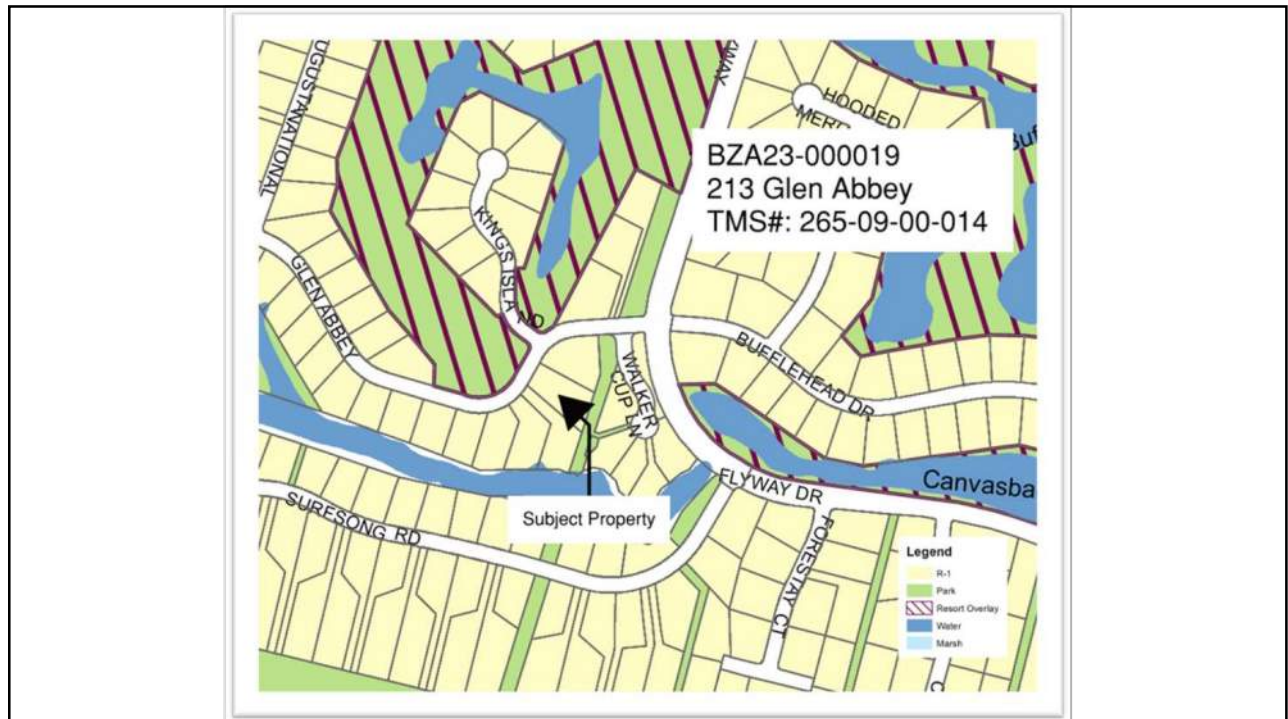
Chapter 12. Land Use Planning and Zoning, Art. II. Zoning, Div. 2. Zoning Map/Districts, Sec. 12-65. - R-1, Residential District.

Required setbacks: 25' (Front-Glen Abbey); 15' (Side); 20' (Rear-Open Space)

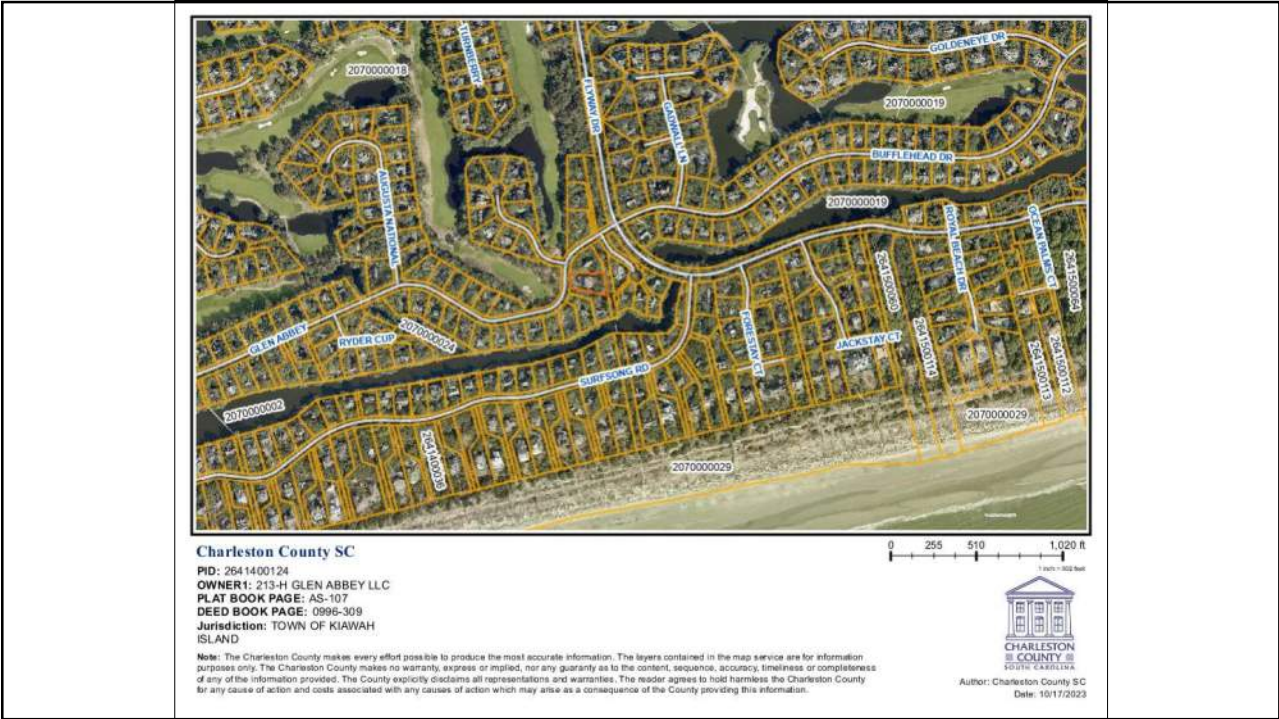
Maximum 33% Lot Coverage

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 “the setback measured from the side lot line.”

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Case # BZA23-000019
BZA Meeting of January 22, 2024
Subject Property: 213 Glen Abbey- Kiawah Island

Variance request for the reduction of the required 15' side setback for approximately 9 square feet encroachment.

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Subject Property



7

Adjacent Properties



8

Property Side



9

Property Rear



10

Subject Property



11

Subject Property

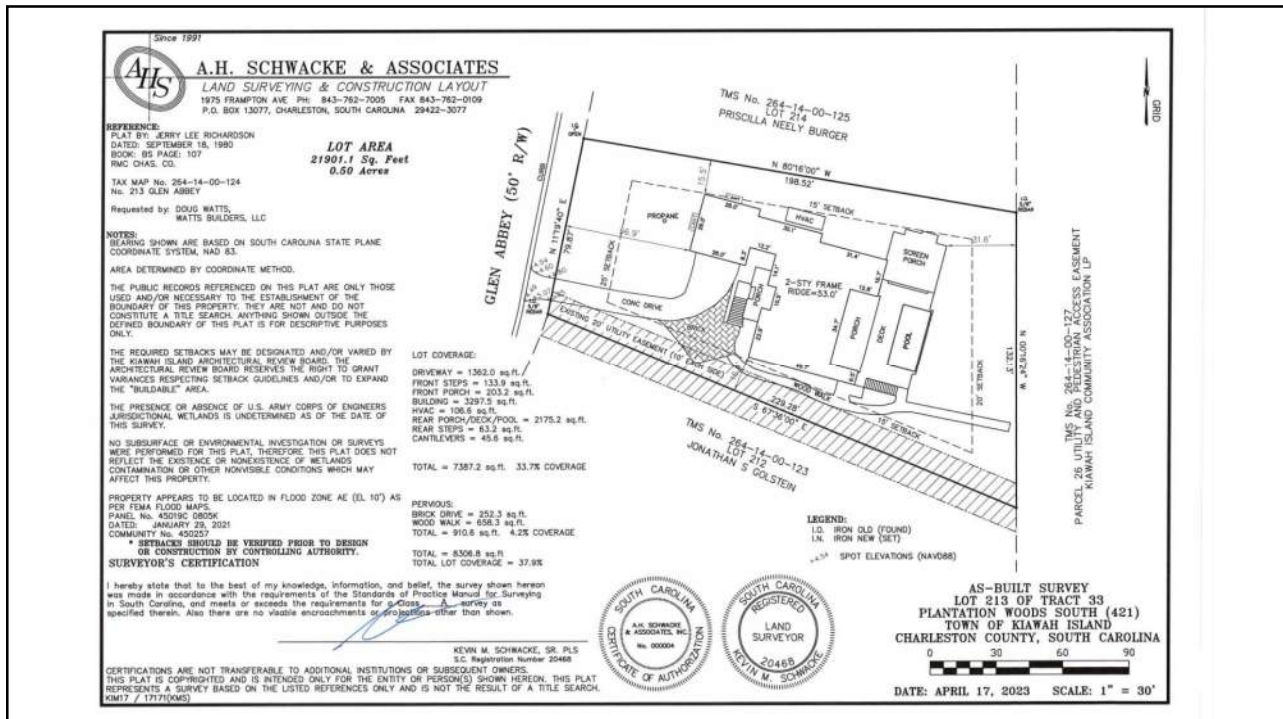


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Subject Property



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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 #BZA23-000019 (Variance request for the reduction of the required 15' side setback for approximately 9 square feet encroachment) 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 even that the Board considers approval of this requested variance, staff ask that the following conditions be considered:

- 1. Install the three varied height re-foliated Cabbage Palms conditioned by the Kiawah Island Architectural Review Board in the location shown by the Kiawah Island Architectural Review Board.**

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Staff Review:

The applicant and property owner 213-H Glen Abbey LLC and 213-W Glen Abbey LLC being represented by Doug Watts are requesting a variance for the reduction of the required 15' side setback for approximately 9 square feet encroachment located at 213 Glen Abbey(TMS# 265-09-00-014). The subject property is located within the R-1, Residential District.

The lot is approximately 21,901 (.50 acres) in size. Per Town of Kiawah Island records, the single family residence was constructed in 2022. The subject property underwent zoning review in 2021 and was issued zoning approval on April 5, 2021 (ZON21-000077). The subject property underwent building review also in 2021, where the Town of Kiawah Island Building Department issued a building permit on April 22, 2021 (BLD21-000224) and issued a Certificate of Occupancy on January 9, 2023. The adjacent properties to the north and south, are also located in the R-1, Residential Zoning District. The adjacent property to the east is located in the Parks and Recreation Zoning District. The adjacent property to the west across Glen Abbey is Turtle Point Golf Course, located in the Parks and Recreation Zoning District within the Resort Overlay 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* requires a front set back of twenty-five (25) feet, fifteen (15) foot side yard setbacks, and a twenty (20) foot rear setback. The subject property has a maximum lot coverage 33%. A portion of the existing single-family residence encroaches into the required side setback. The subject property is legally non-conforming with regards to setbacks and lot coverage. The existing lot coverage is approximately 36.83%.

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 applicant’s plans include a portion of the existing house that encroaches approximately nine square feet into the required 15-foot side setback by approximately one foot six inches. The structure was constructed as permitted, however an encroachment into the side setback which is cantilevered exist. This cantilevered element of the submitted plans is located on the north side of the garage. The applicant brought this oversight to the attention of the Kiawah Island Architectural Review Board and the Town’s Planning Department.

The applicant submitted to the Kiawah Island Architectural Review Board (KIARB) for the review. The KIARB on July 21, 2023 granted approval for a setback variance, stating “*The Board approves the variance request for the setback encroachment with following the conditions: 1. Please install three varied-height re-foliated Cabbage Palms in the locations shown, or one 6”-8” caliper native hardwood, at the front right corner of the garage.*”

This case was previously scheduled to be heard by the Board of Zoning of Appeals on November 13, 2023. This case deferred by the Board of Zoning Appeals to the next due

to the applicant not being present.

Please see the attachments for further information regarding this request. A site visit was conducted on October 27, 2023 and January 5, 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 irregular shape of the lot. The subject property is more narrow at the front than the rear. There is also an existing 20' utility easement located to the south. Per the applicant's letter of intent, "*The unusual condition regarding this property is the narrowing of the lot at the front of the property.*"**

§ 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 subject property is located in the R-1, Residential Zoning District. The adjoining adjacent properties to the north, and south are also located in the R-1, Residential Zoning District. The adjacent property to the east and is located within the Parks and Recreation Zoning District. Th property to the west across Glen Abbey is located within the Parks and Recreation Zoning District with a Resort Overlay District. Existing structures in the vicinity may or may not have similar encroachments based on current setback standards. Per the applicant's letter of intent, "*We are not aware of a similar lot condition in the immediate area. This condition would only apply to other properties in the vicinity which the front property line narrows down on the lot.*"**

§ 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 213 Glen Abbey would prohibit the construction of the cantilevered structure as a portion of the structure encroaches into the required 15' foot**

side yard setback. However, it does not unreasonably restrict the utilization of the property. Per the applicant's letter of intent, ***"An unnecessary hardship is present when the front of the property narrows down the width to the entrance of the property."***

§ 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 subject property is legally non-conforming with regards to setbacks which the existing structure encroaches into the setback. The proposed structure encroaches minimally into the side setback by approximately 1 foot 6 inches, with a total encroachment of 9 square feet. The structure was constructed as permitted in 2021. The subject property is properly screened with dense vegetation on the north side from the adjacent property to the north. The area in question is not visible from the street right of way. Per the applicant's letter of intent, *"The portion that is encroaching the setback is only visible from one of the adjacent properties. There is natural vegetation and added vegetation between portion of home and the side property line."***

§ 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, *"The granting of this variance will not allow for a use not permitted by the ordinance."***

§ 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, *"The sole purpose for the variance is to enhance the livability and functionality of the entrance to the property."***

§ 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 existing structure was constructed**

as permitted by the Town of Kiawah Island as well as the Kiawah Island Architectural Review Board. This subject property is legally nonconforming with regards to the setbacks. Per the applicant's letter of intent, *"The need for the variance was due to the result in the ARB asking for the house to be moved for functionality, not a request by the owner."*

§ 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. The cantilevered area encroaches minimally and is not visible from the street. The subject property has dense vegetation planting adjacent to the area in question. Per the applicant's letter of intent, *"The Owner will be notifying the neighbors regarding the BZA meeting and intent of the meeting."***

§ 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*. The applicant's proposed plans meet the lot coverage requirement for the subject property. The cantilever minimally encroaches into the side setback (to the north). Per the applicant's letter of intent, *"Granting this variance, we believe will not conflict with the comprehensive plan or the purposes of the ordinance due to the small amount being over the setback and that shifting the home towards the setback allows for a grander, non-constricted entrance to this magnificent home."***

Board of Zoning Appeals' Action:

The Board of Zoning Appeals may approve, approve with conditions, or deny Case #BZA23-000019 (Variance request for the reduction of the required 15' side setback for approximately 9 square feet encroachment) based on the BZA's "Findings of Fact", unless additional information is deemed necessary to make an informed decision.

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

- 1. Provide a landscape plan for review by the Town's Planning Director.**

- 2. Install the three varied height re-foliated Cabbage Palms conditioned by the Kiawah Island Architectural Review Board in the location shown by the Kiawah Island Architectural Review Board.**

LETTER OF INTENT

213 GLENN ABBEY

This letter of intent is describing the project at 213 Glenn Abbey which results in an application for a variance to the side setback restrictions. The proposal is to allow the 9 square feet of cantilevered heated space to encroach the 15' building setback by 18" at the furthest projection. When the project was going through the Kiawah Island ARB submittals it was recommended that the garage portion of the house be moved closer to the setback to allow for a more functional driveway turning radius to access the garage. When the house was shifted to the side 15' setback this is when we submitted and received approval from the ARB the variance for the 9 feet of cantilevered heated space to encroach into the side setback, see attached approval letter.

- A. The Owners have an extraordinary and exceptional condition pertaining to this particular piece of property;** The unusual condition regarding this property is the narrowing of the lot at the front of the property.

- B. These conditions do not generally apply to other property in the vicinity;** We are not aware of a similar lot condition in the immediate area. This condition would only apply to other properties in the vicinity which the front property line narrows down on the lot.

- C. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property;** An unnecessary hardship is present when the front of the property narrows down the width to the entrance of the property.

- D. The authorization of the variance will not be a substantial detriment to adjacent property or to the public good, and the character of the zoning district will not be harmed by granting the variance;** The portion that is encroaching the

setback is only visible from one of the adjacent properties. There is natural vegetation and added vegetation between portion of home and the side property line.

- 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;** The granting of this variance will not allow for a use not permitted by the ordinance.

- F. **The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance;** The sole purpose for the variance is to enhance the livability and functionality of the entrance to the property.

- G. **The need for a variance shall not be the result of the applicants own actions;** The need for the variance was due to the result in the ARB asking for the house to be moved for functionality, not a request by the owner.

- 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;** The Owner will be notifying the neighbors regarding the BZA meeting and intent of the meeting.

- I. **Granting this variance, we believe will not conflict with the comprehensive plan or the purposes of the ordinance due to the small amount being over the setback and that shifting the home towards the setback allows for a grander, non-constricted entrance to this magnificent home.**



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

July 21, 2023

Mr. and Mrs. Duncan
7835 Royal Sydney Drive
Gainesville, VA 20155

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

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

Re: Variance Request for Setback Encroachment after Completion of Home

Construction Address: 213 Glen Abbey
ARB Action: Approved Conditional

Dear Mr. and Mrs. Duncan,

Thank you for your submittal to the Kiawah Island Architectural Review Board (KIARB) regarding your variance request at 213 Glen Abbey. This was an Item of Discussion at the July 19th meeting.

In considering this request, the board appreciates that your architect acknowledged their oversight in not identifying and requesting this variance during the normal review of the home. For the reasons described on the Variance Request Form, the Board approves the variance request for the setback encroachment with following the conditions:

1. Please install three varied-height re-foliated Cabbage Palms in the locations shown, or one 6"-8" caliper native hardwood, at the front right corner of the garage (see attached image).

The setback variance may also require approval from the Town of Kiawah Board of Zoning Appeals.

Once again, thank you for your submittal to the ARB. Please let us know how we can assist you moving forward.

Sincerely,

Tommy Manuel, Director
On Behalf of the Kiawah Island Architectural Review Board

cc: Property file, John Taylor, Camens Architectural Group, Three Oaks, Watts Builders



Please install three varied-height refoliated Cabbage Palms in the locations shown or one 6"-8" caliper native hardwood at this corner of the garage.



TOWN OF
Kiawah Island

Zoning Permit
Permit # ZON21-000077

BUILDING SERVICES
4475 Betsy Kerrison Parkway, Kiawah Island, SC 29455
Phone: 843-768-9166
<https://www.kiawahisland.org/>

Application Date: 03/31/2021
Issuance Date: 04/05/2021

Property Address: 213 GLEN ABBEY TMS: 2641400124 Property Owner Name: DUNCAN GEORGE A DUNCAN DEADRA A Applicant Information: Doug Watts Address: Phone Number: Contractor(s): Watts Builders Address: 1070 Main Rd Phone Number: 8432002079	Scope of Work: New Single Family Dwelling
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------

Type and Value of the Structure	
Proposed Use:	New Single-family Dwelling
Lot Coverage:	35.88%
Valuation:	0.00
Zoning District:	

Fees			
Quantity	Description	Amount	Total Cost
1.0	Residential Zoning Permit	25.00	25.00

The applicant, or agents and employees of, all shall comply with all of the rules, regulations and requirements of the Town of Kiawah Island, including Zoning regulations, Building Code Regulations, Town Ordinances, and all State Statutes and Regulations governing all aspects of the above proposed scope of work as presented, for which, the permit is granted. The Town or its agents are authorized to order the immediate cessation of construction at anytime a violation of the codes or regulations appear to have occurred. Violations of any of the regulations and or laws stated above may lead to the revocation of this permit. Buildings **MUST** conform with submitted and approved plans. Any revisions of the plans must be approved in writing by both the architect/engineer of record and this department prior to making such change. Any project involving a change of occupancy classification type shall be approved by this department prior to the issuance of a permit. If no building permit is obtained within 12 months, permit is considered void, and contractor shall resubmit. At no time are permits transferable. The Town of Kiawah Island shall not be liable for workmanship flaws. Nor shall the town enter into contract disputes between the owners and contractors, such cases shall be resolved in a court of law.

Approved By:  Planning Director



TOWN OF
Kiawah Island

Residential Building Permit
BLD21-000224

SC Contractor's License #
21553

COMMUNITY DEVELOPMENT
4475 Betsy Kerrison Parkway, Kiawah Island, SC 29455
Phone: 843-768-9166
<https://www.kiawahisland.org/>

Application Date: 03/31/2021
Issuance Date: 04/22/2021

Property Address:	213 GLEN ABBEY	Scope of Work: New Single Family Dwelling
TMS:	2641400124	
Owner Name:	DUNCAN GEORGE A DUNCAN DEADRA A	
Contractor:	WATTS BUILDERS, LLC	
Address:	1070 MAIN RD.	
Phone Number:	(843) 278-5849	

Type and Value of the Project	
Construction Type:	VB
Occupancy Classification:	
Valuation:	\$2,334,381.00

Fees			
Quantity	Description	Amount	Total Cost
1.0	Building Permit Fee	8,407.50	8,407.50
1.0	Floodplain Management Compliance Inspection	85.00	85.00
1.0	Plan Check Fee	4,203.75	4,203.75
1.0	Administrative Processing Fee	30.00	30.00
1.0	Construction in a Flood Zone	25.00	25.00

The applicant, or agents and employees of, all shall comply with all of the rules, regulations and re-quirements of the Town of Kiawah Island, including Zoning regulations, Building Code Regulations, Town Ordinances, and all State Statues and Regulations governing all aspects of the above pro-posed scope of work as presented, for which, the permit is granted. The Town or its agents are au-thorized to order the immediate cessation of construction at anytime a violation of the codes or regulations appear to have occurred. Violations of any of the regulations and or laws stated above may lead to the revocation of this permit. Buildings MUST conform with submitted and approved plans. Any revisions of the plans must be approved in writing by both the architect/engineer of rec-ord and this department prior to making such change. Any project involving a change of occupancy classification type shall be approved by this department prior to the issuance of a permit. If no work has commenced within 180 days after issuance of this permit, permit is considered void, and contractor shall resubmit. At no time are permits transferable. The Town of Kiawah Island shall not be liable for workmanship flaws. Nor shall the town enter into contract disputes between the owners and contractors, such cases shall be resolved in a court of law.

Bruce D. Spicher Building Official

Curt Watts

Applicant



Residential Certificate of Occupancy

This certificate is issued pursuant to the requirements of the adopted building code, certifying that at the time of issuance this structure was in compliance with the various laws and requirements governing the construction of such in the jurisdiction known as the Town of Kiawah Island.

Permit Number: BLD21-000224

Project Address: 213 GLEN ABBEY

Zoning District:

TMS: 2641400124

Construction Type: VB

Owner Name: DUNCAN GEORGE A DUNCAN
DEADRA A

Occupancy Classification:

Contractor: WATTS BUILDERS, LLC

Stipulations:

Code Edition: 2018 IRC

Description: New Single Family Dwelling

Bruce D. Spicker

01/09/2023

Building Official

Date

Since 1991



A.H. SCHWACKE & ASSOCIATES

LAND SURVEYING & CONSTRUCTION LAYOUT

1975 FRAMPTON AVE PH: 843-762-7005 FAX 843-762-0109
P.O. BOX 13077, CHARLESTON, SOUTH CAROLINA 29422-3077

REFERENCE:

PLAT BY: JERRY LEE RICHARDSON
DATED: SEPTEMBER 18, 1980
BOOK: BS PAGE: 107
RMC CHAS. CO.

LOT AREA
21901.1 Sq. Feet
0.50 Acres

TAX MAP No. 264-14-00-124
No. 213 GLEN ABBEY

Requested by: DOUG WATTS,
WATTS BUILDERS, LLC

NOTES:

BEARING SHOWN ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83.

AREA DETERMINED BY COORDINATE METHOD.

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.

THE REQUIRED SETBACKS MAY BE DESIGNATED AND/OR VARIED 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 ZONE AE (EL 10') AS PER FEMA FLOOD MAPS.

PANEL No. 45019C 0805K
DATED: JANUARY 29, 2021
COMMUNITY No. 450257

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

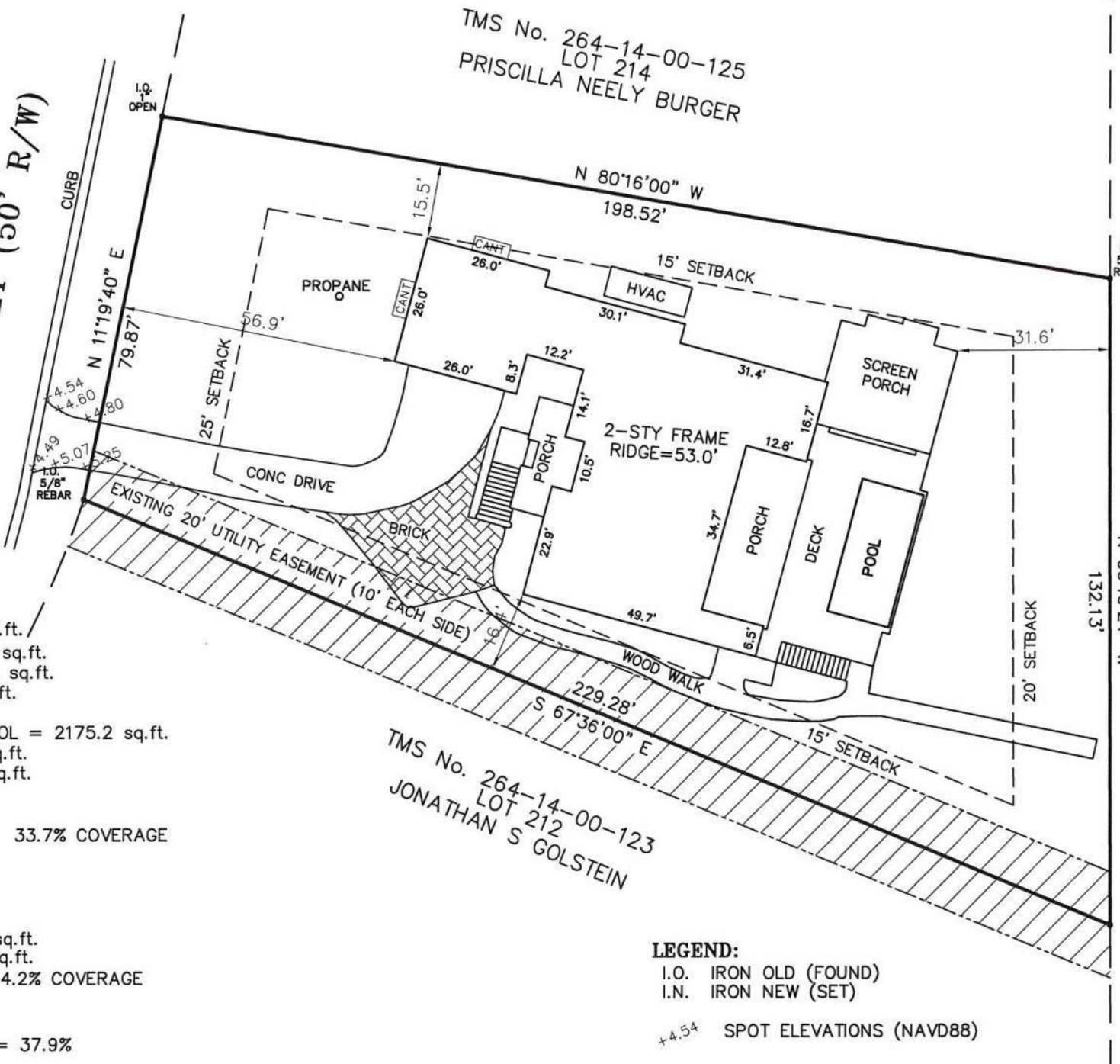
SURVEYOR'S CERTIFICATION

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. KIM17 / 17171(KMS)

GLEN ABBEY (50' R/W)



LOT COVERAGE:

DRIVEWAY = 1362.0 sq.ft.
FRONT STEPS = 133.9 sq.ft.
FRONT PORCH = 203.2 sq.ft.
BUILDING = 3297.5 sq.ft.
HVAC = 106.6 sq.ft.
REAR PORCH/DECK/POOL = 2175.2 sq.ft.
REAR STEPS = 63.2 sq.ft.
CANTILEVERS = 45.6 sq.ft.

TOTAL = 7387.2 sq.ft. 33.7% COVERAGE

PERVIOUS:

BRICK DRIVE = 252.3 sq.ft.
WOOD WALK = 658.3 sq.ft.
TOTAL = 910.6 sq.ft. 4.2% COVERAGE

TOTAL = 8306.8 sq.ft
TOTAL LOT COVERAGE = 37.9%

LEGEND:

I.O. IRON OLD (FOUND)
I.N. IRON NEW (SET)
+4.54 SPOT ELEVATIONS (NAVD88)



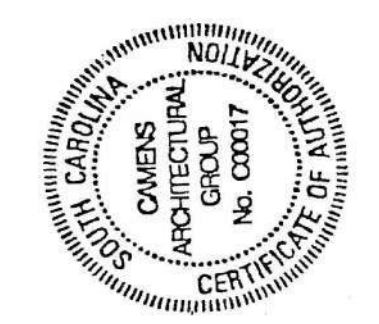
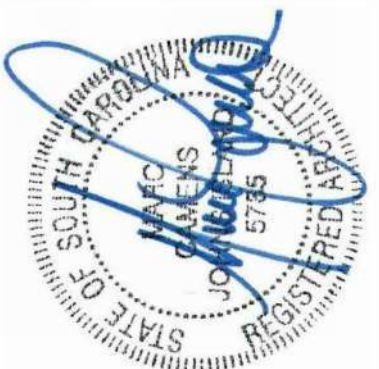
AS-BUILT SURVEY
LOT 213 OF TRACT 33
PLANTATION WOODS SOUTH (421)
TOWN OF KIAWAH ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA



DATE: APRIL 17, 2023 SCALE: 1" = 30'

TMS No. 264-14-00-127
PARCEL 26 UTILITY AND PEDESTRIAN ACCESS EASEMENT
KIAWAH ISLAND COMMUNITY ASSOCIATION LP

GRID

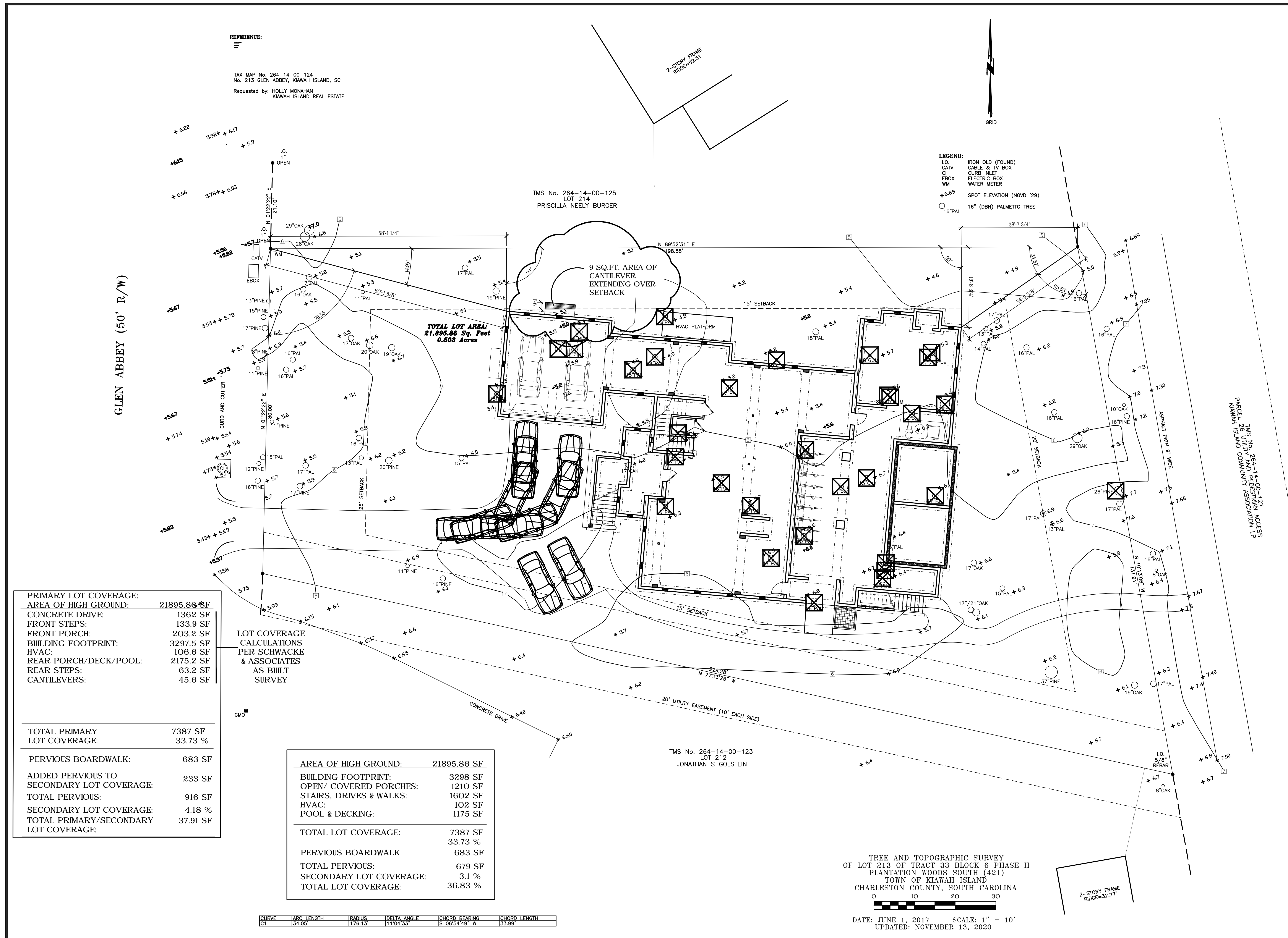


CAMENS ARCHITECTURAL GROUP, LLC
 www.camensarchitecturalgroup.com
 Phone 843.768.3800 Fax 843.557.0101
 3461 Maybank Hwy Johns Island SC 29455



DUNCAN RESIDENCE
 213 GLENN ABBEY
 KIAWAH ISLAND, SC

PERMIT SET
 03/26/2021
ASI
 SITE PLAN - REVISED 11/11/22 - 3/3/23



REFERENCE:
 TAX MAP No. 264-14-00-124
 No. 213 GLENN ABBEY, KIAWAH ISLAND, SC
 Requested by: HOLLY MONAHAN
 KIAWAH ISLAND REAL ESTATE

TMS No. 264-14-00-125
 LOT 214
 PRISCILLA NEELY BURGER

LEGEND:
 I.O. IRON OLD (FOUND)
 CATV CABLE & TV BOX
 CI CURB INLET
 EBOX ELECTRIC BOX
 WM WATER METER
 +6.89 SPOT ELEVATION (NGVD '29)
 16" PAL 16" (DBH) PALMETTO TREE

TOTAL LOT AREA:
 21,895.86 Sq. Feet
 0.603 Acres

9 SQ. FT. AREA OF
 CANTILEVER
 EXTENDING OVER
 SETBACK

GLENN ABBEY (50' R/W)

TMS No. 264-14-00-127
 PARCEL 78 UTILITY AND PEDESTRIAN ACCESS
 KIAWAH ISLAND COMMUNITY ASSOCIATION LP

PRIMARY LOT COVERAGE:	
AREA OF HIGH GROUND:	21895.86 SF
CONCRETE DRIVE:	1362 SF
FRONT STEPS:	133.9 SF
FRONT PORCH:	203.2 SF
BUILDING FOOTPRINT:	3297.5 SF
HVAC:	106.6 SF
REAR PORCH/DECK/POOL:	2175.2 SF
REAR STEPS:	63.2 SF
CANTILEVERS:	45.6 SF

LOT COVERAGE
 CALCULATIONS
 PER SCHWACKE
 & ASSOCIATES
 AS BUILT
 SURVEY

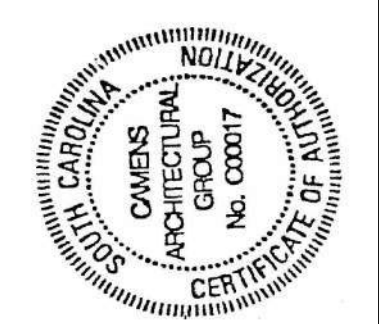
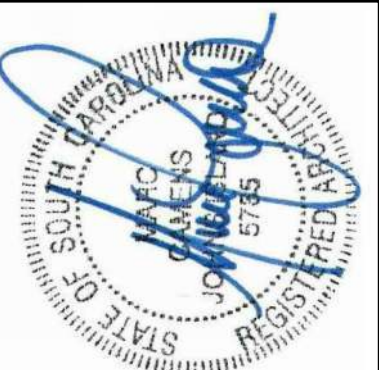
TOTAL PRIMARY LOT COVERAGE:	7387 SF
PERVIOUS BOARDWALK:	683 SF
ADDED PERVIOUS TO SECONDARY LOT COVERAGE:	233 SF
TOTAL PERVIOUS:	916 SF
SECONDARY LOT COVERAGE:	4.18 %
TOTAL PRIMARY/SECONDARY LOT COVERAGE:	37.91 %

AREA OF HIGH GROUND:	21895.86 SF
BUILDING FOOTPRINT:	3298 SF
OPEN/ COVERED PORCHES:	1210 SF
STAIRS, DRIVES & WALKS:	1602 SF
HVAC:	102 SF
POOL & DECKING:	1175 SF
TOTAL LOT COVERAGE:	7387 SF
PERVIOUS BOARDWALK:	683 SF
TOTAL PERVIOUS:	679 SF
SECONDARY LOT COVERAGE:	3.1 %
TOTAL LOT COVERAGE:	36.83 %

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	34.05'	176.13'	11°04'33"	S 06°54'49" W	33.99'

TREE AND TOPOGRAPHIC SURVEY
 OF LOT 213 OF TRACT 33 BLOCK 6 PHASE II
 PLANTATION WOODS SOUTH (421)
 TOWN OF KIAWAH ISLAND
 CHARLESTON COUNTY, SOUTH CAROLINA

DATE: JUNE 1, 2017 SCALE: 1" = 10'
 UPDATED: NOVEMBER 13, 2020



CAMENS ARCHITECTURAL GROUP, LLC
 www.camensarchitecturalgroup.com
 Phone 843.768.3800 Fax 843.557.0101
 3461 Maybank Hwy Johns Island SC 29455



DUNCAN RESIDENCE
 213 GLENN ABBEY
 KIAWAH ISLAND, SC

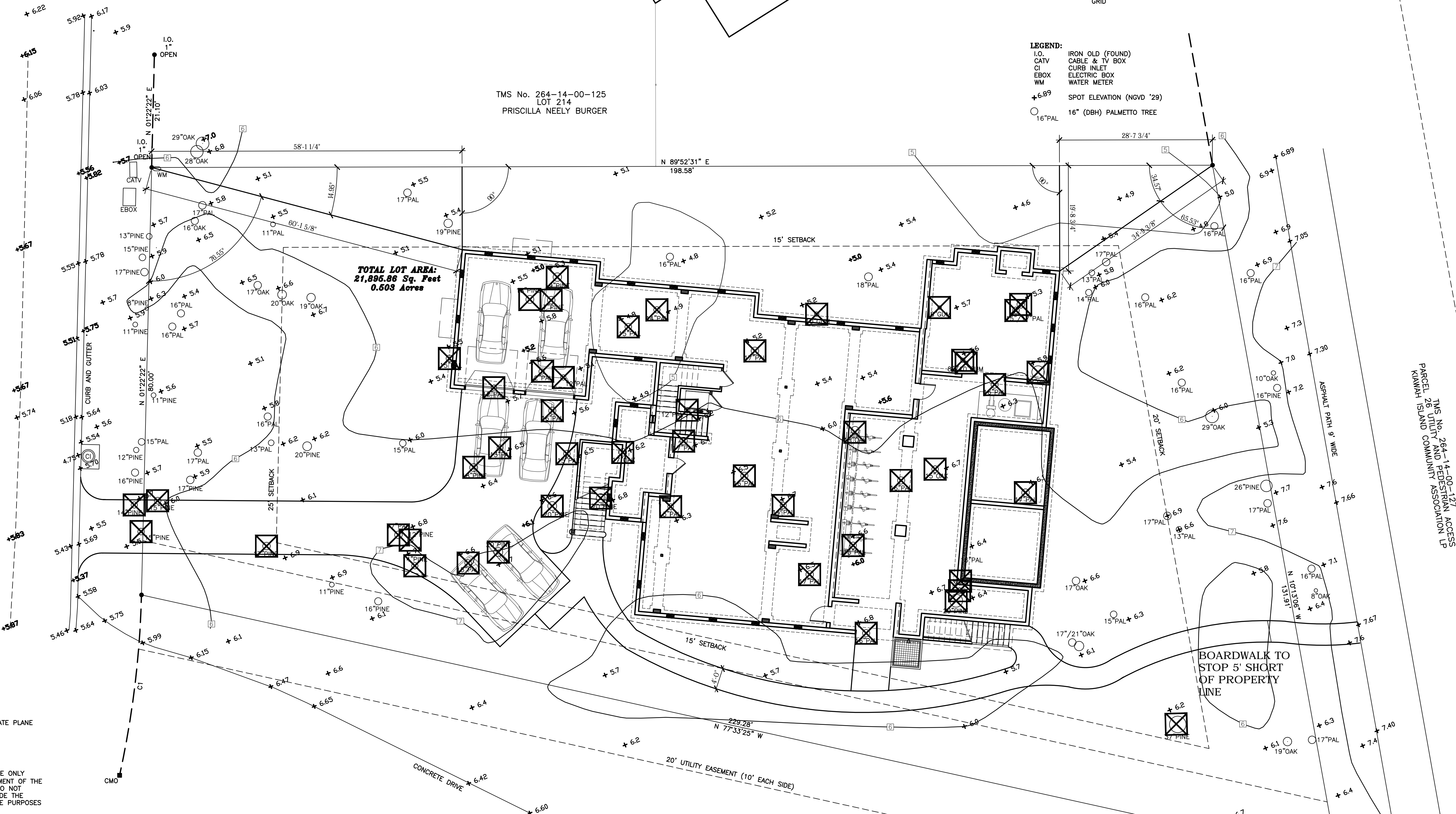
PERMIT SET
 03/26/2021
ASI
 SITE PLAN

REFERENCE:

TAX MAP No. 264-14-00-124
 No. 213 GLEN ABBEY, KIAWAH ISLAND, SC
 Requested by: HOLLY MONAHAN
 KIAWAH ISLAND REAL ESTATE

- LEGEND:**
- I.O. IRON OLD (FOUND)
 - CATV CABLE & TV BOX
 - CI CURB INLET
 - EBOX ELECTRIC BOX
 - WM WATER METER
 - +6.89 SPOT ELEVATION (NGVD '29)
 - 16" PAL 16" (DBH) PALMETTO TREE

GLENN ABBEY (50' R/W)



NOTES:
 BEARING SHOWN ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83.
 AREA DETERMINED BY COORDINATE METHOD.
 ELEVATIONS ARE BASED ON NGVD '29 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.
 THE REQUIRED SETBACKS MAY BE DESIGNATED AND/OR VARY 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.
 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.
 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 ZONE AE (EL 14') AS PER FEMA FLOOD MAPS.
 PANEL No. 45019C 0805J
 DATED: NOVEMBER 17, 2004
 COMMUNITY No. 450257
 * SETBACKS SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION BY CONTROLLING AUTHORITY.

AREA OF HIGH GROUND:	21895.86 SF
BUILDING FOOTPRINT:	3300 SF
OPEN/ COVERED PORCHES:	1212 SF
STAIRS, DRIVES & WALKS:	1509 SF
HVAC:	
POOL & DECKING:	1175 SF
<hr/>	
TOTAL LOT COVERAGE:	7196 SF
	32.86 %
PERVIOUS BOARDWALK:	662 SF
SECONDARY TOTAL:	3.02 %
TOTAL LOT COVERAGE:	35.88 %

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
61	34.05	176.13	110.433	S 06°54.49' W	33.99

TREE AND TOPOGRAPHIC SURVEY
 OF LOT 213 OF TRACT 33 BLOCK 6 PHASE II
 PLANTATION WOODS SOUTH (421)
 TOWN OF KIAWAH ISLAND
 CHARLESTON COUNTY, SOUTH CAROLINA

DATE: JUNE 1, 2017 SCALE: 1" = 10'
 UPDATED: NOVEMBER 13, 2020



Case #BZA23-000020
Kiawah Island BZA Meeting of January 22, 2024

Applicant/Property Owner: Douglas and Susan MacKinney

Representative: Darryl Cobb

Property Location: 179 Marsh Hawk Lane

TMS#: 207-03-00-011

Zoning District: R-2-O, Residential Zoning District

Lot Size: 5,490 sq. ft.

Request: Variance request for the reduction of the required 30' rear setback for approximately 150 square feet for a proposed screened porch enclosure.

Requirement:

Chapter 12. Land Use Planning and Zoning, Art. II. Zoning, Div. 2. Zoning Map/Districts, Sec. 12-80. - R-2-O, Residential District.

(4). Required setbacks: 20' (Front- Marsh Hawk Lane); 7' (Side-r. side); 3' (Side- l. side w/ wall); 30' (Rear-marsh)

Chapter 12. Land Use Planning and Zoning, Art. II. Zoning, Div. 2. Zoning Map/Districts, Sec. 12-66. - R-2, Residential District.

Sec. 12-66. R-2, Residential District.

- (a) *Purpose and intent.* The purpose of the R-2 zoning district is to promote stable residential neighborhoods consisting of medium density residences surrounded by parks, golf courses and open spaces. The district is intended for a variety of dwelling unit types. Activities and endeavors which might serve to mitigate against this purpose shall be prohibited or strictly regulated.
- (b) *District regulations.* The following apply to the R-2 zoning district:
 - (1) The maximum density for this district is six dwelling units per acre;
 - (2) All required parking shall be enclosed;
 - (3) Open storage is prohibited;
 - (4) There shall be no more than four dwelling units in any building within this district;
 - (5) 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 2C following subsection (b)(8) of this section;
 - (6) Lot standards (setbacks, lot coverage, etc.) for patio homes, 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 2D following subsection (b)(8) of this section;
 - (7) Lot standards (setbacks, lot coverage, etc.) for patio homes not covered by subsection (b)(6) of this section are listed in table 2D following subsection (b)(8) of this section;
 - (8) Authorized uses are listed in table 3A in section 12-102(c).

Table 2C. Lot Standards for R-2 Single-Family Detached Dwellings								
Lot Size (square feet)	Maximum Lot Coverage	Depth (feet)	Width (Feet) ⁽¹⁾	Minimum Yard Setbacks ⁽²⁾			Maximum Height	
				Front ⁽²⁾	Side ⁽³⁾	Rear ⁽⁴⁾	(stories)	(feet)
6,000—7,999	50 percent	85	55	20	7	20	2.5	40
8,000—11,999	40 percent	100	60	25	15	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.								

Table 2D. Lot Standards for R-2 (Patio Homes, Duplexes and Townhouses)

Housing Type	Minimum Lot Size (sq. ft.)	Minimum Yard Setbacks (feet)			Maximum Height		Maximum Lot Coverage
		Front	Side ⁽¹⁾	Rear	(stories)	(feet)	
Patio homes, zero lot line homes	4,000	20	0/10 ⁽²⁾	20	2.5	35	50 percent
Duplex	6,500	15	7	20	2.5	40	40 percent
Townhouse	2,000	10	See note ⁽³⁾	20	2.5	40	60 percent
⁽¹⁾ 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.							
⁽²⁾ A total distance of 15 feet is required between buildings with ten feet minimum setback being required on one side of each lot.							
⁽³⁾ Where the front, interior side and rear setbacks of the underlying zoning district reduces the buildable width of a lot to less than 40 feet, the Planning Director shall be authorized to reduce the required setbacks as much as necessary. However, no setback reduction granted by the Planning Department shall be for more than 15 feet.							

(Code 1993, § 12A-206; Ord. No. 2005-08, § 12A-206, 10-12-2005; Ord. No. 2007-05, § 2(12A-206), 7-10-2007)

Sec. 12-80. R-2-O, Residential Overlay Zoning District.

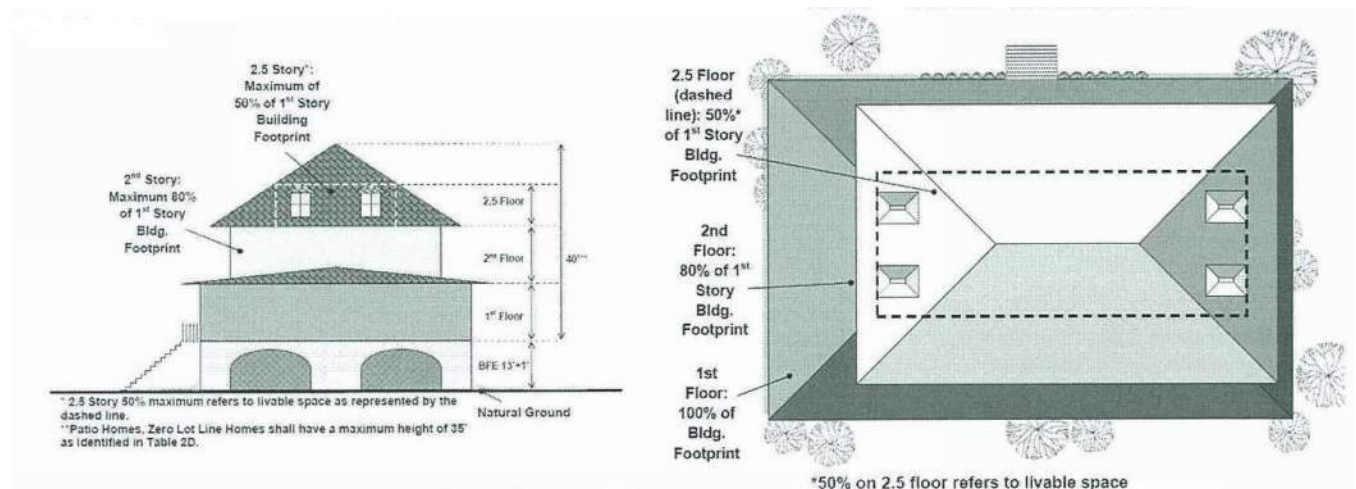
- (a) *Definition.* For purposes of this section, the term "major renovations" means costs of repair or restoration that exceed 50 percent of the appraised value of the structure at the time of zoning and building permit application. Refer to sections 12-192 and 12-193.
- (b) *Purpose and intent.* The purpose and intent of the R-2-O Residential Overlay Zoning District is to promote stable residential neighborhoods consisting of medium density single-family detached residences and patio homes surrounded by parks, golf courses and open spaces. Additionally the purpose and intent is to ensure that new dwelling units and major renovations to existing dwelling units are compatible with the character of existing neighborhoods located within the overlay by permitting consistent dwelling types through the implementation of the R-2-O development standards. Activities and endeavors which might serve to mitigate against this purpose and intent shall be prohibited or strictly regulated.
- (c) *Effect of overlay zoning district.* The R-2-O, Residential Overlay Zoning District regulations of this section apply in addition to the underlying (base) zoning district regulations to impose different development rules for properties within the R-2-O district. In case of conflict between the regulations of this section and other regulations in this article, the regulations of this section shall control.
- (d) *Applicability.* The R-2-O, Residential Overlay Zoning District is illustrated on the attached map. The standards of this section shall apply to all development within the R-2-O district.
- (e) *Development standards.* The following apply to the R-2-O, Residential Overlay Zoning District:
 - (1) The maximum density for this district is six 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 VI of this chapter, the Kiawah Island Property Setback Requirements

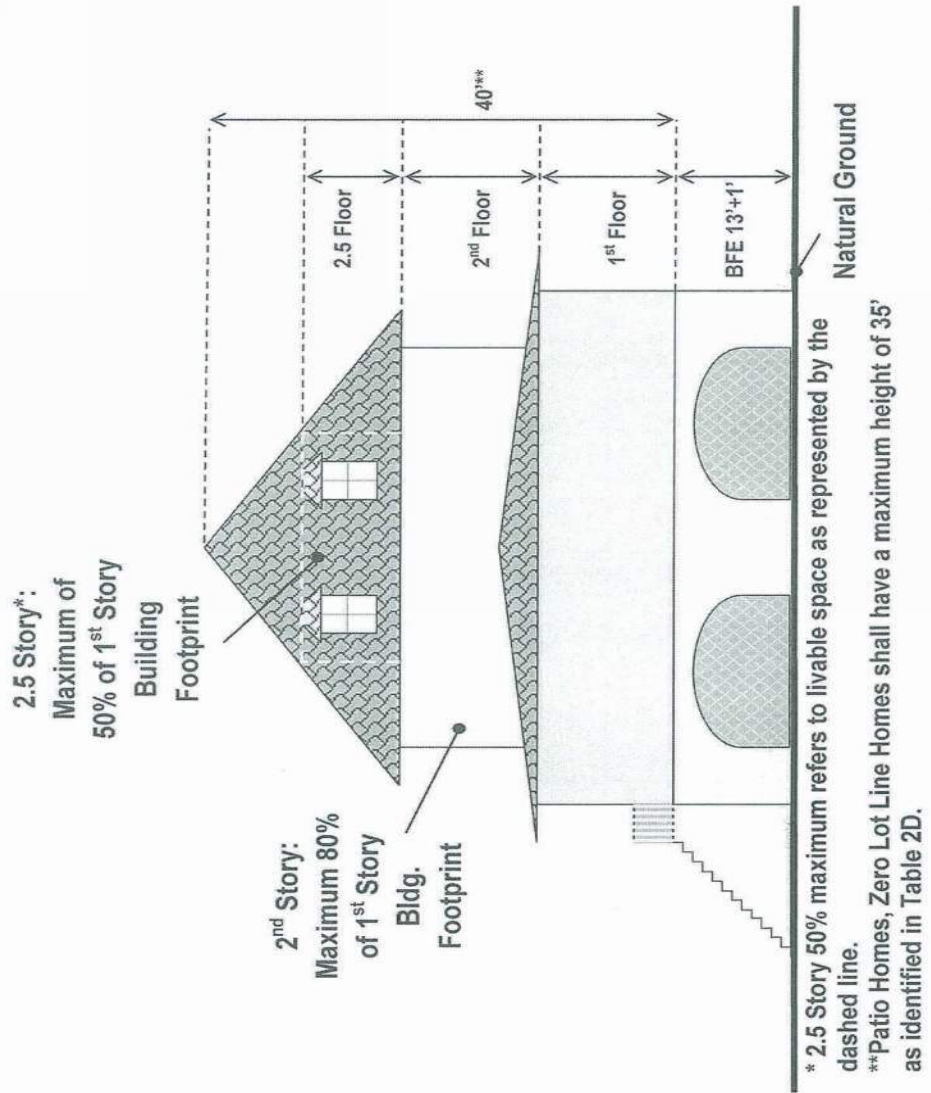
Appendix dated July 10, 2007, incorporated herein by reference and adopted hereto as article VI of this chapter shall apply in lieu of the setback requirements in table 2C, section 12-66;

- (5) Lot standards (setbacks, lot coverage, etc.) for patio homes, on existing platted lots that are included in the Kiawah Island Property Setback Requirements Appendix dated July 10, 2007, incorporated herein by reference and adopted hereto as article VI of this chapter shall apply in lieu of the setback requirements in table 2D, section 12-66;
- (6) Lot standards (setbacks, lot coverage, etc.) for patio homes not covered by subsection (e)(5) of this section are listed in table 2D, section 12-66, excluding duplexes and townhouses;
- (7) Authorized uses are listed in table 3A in section 12-102(c) except that townhouses and duplexes shall not be permitted uses in the R-2-O, Residential Overlay Zoning District;
- (8) Nonconforming structures and nonconforming uses that were lawfully erected within this overlay district prior to adoption of the R-2-O, Residential Overlay Zoning District, shall comply with sections 12-192 and 12-193; and
- (9) The term "height" means the elevation from ground floor level as measured in feet and stories to the highest point of the roof. The term "building height" does not include chimneys, antennas or ventilation pipes. Height in stories is the number of habitable floors (stories) exclusive of the area below the first finished floor. One-half story is a habitable floor which has heated square footage that is no greater than one-half the heated square footage of the largest story;
- (10) The second story floor area shall not exceed 80 percent of the first story building footprint area. If there is a half story above the second story, it shall not exceed 50 percent of the first story floor area. Graphic 2A and graphic 2B set forth in this subsection illustrate the maximum floor area percentages for single-family detached dwellings.

Graphic 2A, elevation and graphic 2B, plan view: single-family detached maximum height in stories/feet: 2.5/40; illustrating 80 percent maximum second story floor area and 50 percent maximum 2½ story floor area.

⁽¹⁾ Note. Patio homes, zero lot line homes shall have a maximum height of 35 feet as identified in table 2D.





(Ord. No. 2011-06, § 2(12A-221), 10-4-2011)

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)

MARSH EDGE LANE (DEVELOPED LANDS)

<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
22	25 (Marsh Edge Ln)	25 (Trumpet Cr) 15 (lot 23)	30 (lagoon)
23-25	25 (Marsh Edge Ln)	15	30 (lagoon)
26	25 (Marsh Edge Ln)	15 (lot 25) 30 (lagoon) 15 (lot 27)	20 (lot 19)
27	25 (Marsh Edge Ln)	15	20 (lots 17, 18, 19)
28	25 (Marsh Edge Ln)	15 (lot 17) 20 (open space) 30 (marsh)	20 (open space)
29	25 (Marsh Edge Ln)	30 (marsh) 15 (lot 30)	30 (marsh)
30-35	25 (Marsh Edge Ln)	15	30 (marsh)
36	25 (Marsh Edge Ln)	15 (lot 35) 30 (marsh)	30 (marsh)
37	25 (Marsh Edge Ln)	30 (marsh)	30 (marsh)
38	25 (Marsh Edge Ln)	30 (marsh) 15 (lot 39) 20 (open space)	30 (marsh)
39	25 (Marsh Edge Ln)	15	20 (open space)
40	25 (Marsh Edge Ln)	15	30 (lagoon)

MARSH ELDER COURT (DEVELOPED LANDS)

<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
98	25 (Marsh Elder)	25 (Gov. Dr) 15 (lot 99)	15 (lot 97)
99-100	25 (Marsh Elder)	15	20
101	25 (Marsh Elder)	15 (lot 100) 30 (O.C.R.M.) 15 (lot 102)	20 (lots 92, 93)
102	25 (Marsh Elder)	15 (lots 101, 103)	30 (marsh)
103-106	25 (Marsh Elder)	15	30 (marsh)
107	25 (Marsh Elder)	15	30 (marsh) 20 (lot 110 Gov. Dr)
108	25 (Marsh Elder)	25 (Gov. Dr) 15 (lot 107)	15 (lot 109)

MARSH HAWK LANE - PATIO LOTS (DEVELOPED LANDS)

<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
160,162,164,166, 168,170,172,174,176	20 (Marsh Hawk)	3 (r. side w/wall) 7 (l.side)	30 (golf)
161,163,165,167, 169,171,173,175, 177-185	20 (Marsh Hawk)	3 (l. side w/wall) 7 (r. side)	30 (marsh)

MARSH ISLAND DRIVE (DEVELOPED LANDS)

<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
161	25 (Marsh Isl. Dr)	25 (Sweetgum Ln) 15 (lot 162)	20 (lot 160)
168	25 (Marsh Isl. Dr)	30 (marsh) 15 (lot 169)	30 (marsh)
169-172	25 (Marsh Isl. Dr)	15	30 (marsh)
173	25 (Marsh Isl. Dr)	15 (lot 172) 30 (marsh)	30 (marsh)
174	25 (Marsh Isl. Dr)	30 (marsh)	30 (marsh)
190	25 (Marsh Isl. Dr)	25 (Sweetgum Ln) 15 (lot 189)	20 (lot 191)
<i>Patio Lots - Wall on Left</i>			
162	25 (Marsh Isl. Dr)	12 3 (privacy wall)	20 (lot 159)
163-166	25 (Marsh Isl. Dr)	12 3 (privacy wall)	30 (lagoon)
167	25 (Marsh Isl. Dr)	30 (marsh) 3 (privacy wall)	30 (lagoon)
<i>Patio Lots - Wall on Right</i>			
175	25 (Marsh Isl. Dr)	30 (marsh) 3 (privacy wall)	30 (marsh)
176-183	25 (Marsh Isl. Dr)	12 3 (privacy wall)	30 (marsh)
184	25 (Marsh Isl. Dr)	12 3 (privacy wall)	30 (marsh) 20 (open space)
185	25 (Marsh Isl. Dr)	12 3 (privacy wall)	20 (open space)
186	25 (Marsh Isl. Dr)	12 3 (privacy wall)	20 (lot 194) 20 (open space)
187-189	25 (Marsh Isl. Dr)	12 3 (privacy wall)	20 (lots)

Town of Kiawah Island Board of Zoning Appeals

January 22, 2024



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

CASE# BZA23-000017

Applicant/Property Owner:	Darryl Cobb
Representative:	Susan and Douglas MacKinney
Property Location:	179 Marsh Hawk Lane
TMS#:	207-03-00-011
Zoning District:	R-2-O, Residential Zoning District
Lot Size:	5,490 sq. ft. (0.13 acres)
Request:	Variance request for the reduction of the required 30' rear setback for approximately 150 square feet for a proposed screened porch enclosure

CASE# BZA23-000020

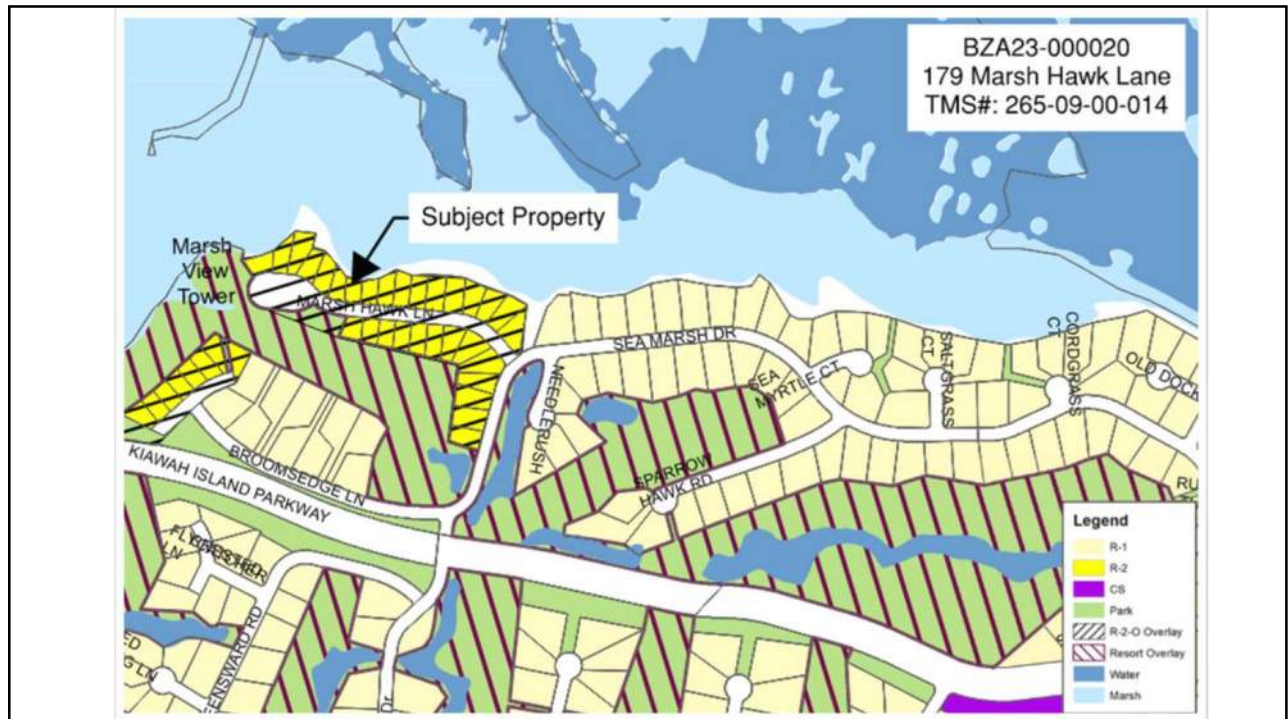
Chapter 12. Land Use Planning and Zoning, Art. II. Zoning, Div. 2. Zoning Map/Districts, Sec. 12-80. - R-2-O, Residential District. (4).

Required setbacks: 20' (Front- Marsh Hawk Lane); 7' (Side-r. side); 3' (Side-l. side w/ wall); 30' (Rear-marsh)

Maximum 50% 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 Rear Setback as “the setback measured from the rear lot line.”

3



4



5

Case # BZA23-000020
BZA Meeting of January 22, 2024
Subject Property: 179 Marsh Hawk Lane– Kiawah Island

Variance request for the reduction of the required 30' rear setback for approximately 150 square feet for a proposed screened porch enclosure.

6

Subject Property



7

Adjacent Properties



8

Adjacent Properties



9

Property Side



10

Property Rear



11

Subject Property

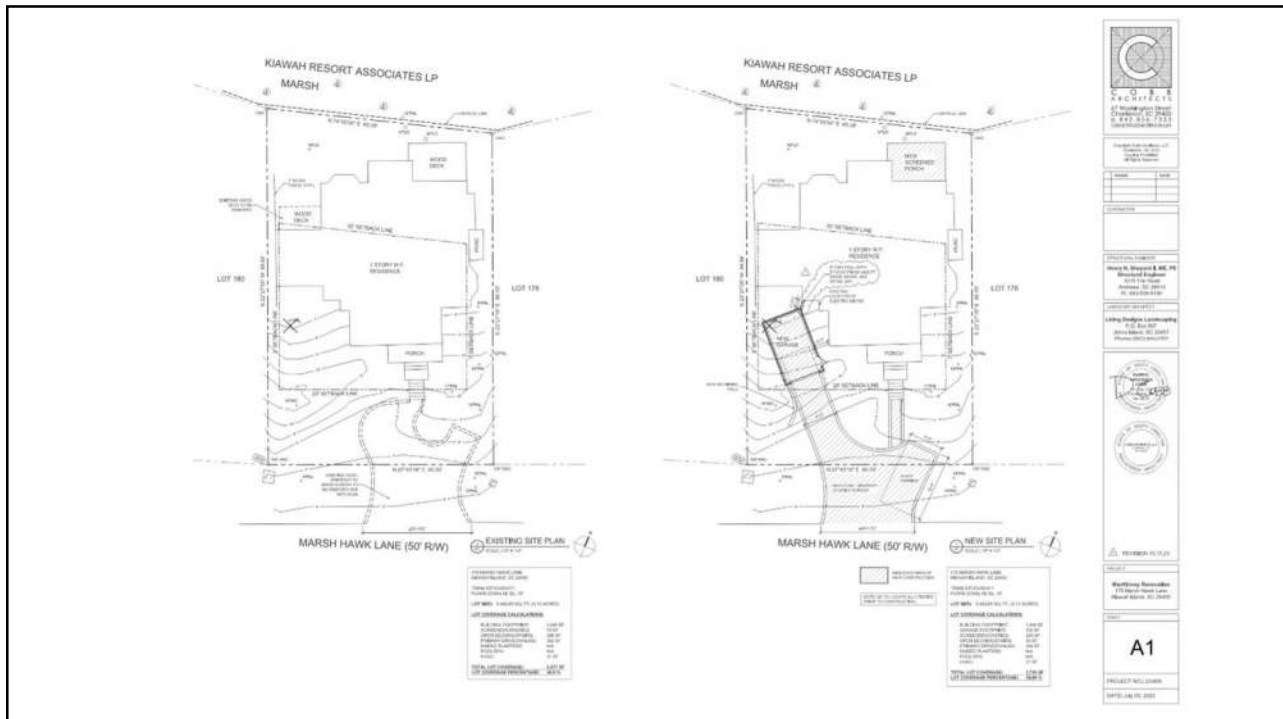


12

Subject Property



13



14

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.

17

Board of Zoning Appeals Action

The Board of Zoning Appeals may approve, approve with conditions or deny Case #BZA23-000020 (Variance request for the reduction of the required 30' rear setback for approximately 150 square feet for a proposed screened porch enclosure) 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. Provide detailed plan to ensure the existing 20" live oak adjacent to the deck is not damaged during construction of the screen porch.**

18

Staff Review:

The applicant and property owners Susan and Douglas MacKinney being represented by Darryl Cobb are requesting a variance for the reduction of the required 30' rear setback for approximately 150 square feet for a proposed screened porch enclosure located at 179 Marsh Hawk Lane, Kiawah Island, SC (TMS# 207-03-00-011). The subject property is located within the R-2-O, Residential District within the Developed Lands of Kiawah Island.

The lot is approximately 5,490 square feet (0.13 acres) in size. Per Charleston County records, the existing residence was constructed in 1978. The subject property sits adjacent to the marsh to the north, and the adjacent properties to the east and west, and to the south are also located in the R-2-O, Residential Zoning District. The subject property is subject to review by the Kiawah Island Architectural Review Board. The subject property is currently under construction, for a garage addition at the front of the property which was permitted on October 31, 2023 (ZON23-000203).

The *Town of Kiawah Island Land Use Planning and Zoning Ordinance* requires a front set back of twenty (20) feet from Marsh Hawk Lane, a right-side setback of seven (7) foot side yard setbacks, a left side setback with wall of three (3) feet, and a thirty (30) foot rear setback along the ORCM critical line. The subject property has a maximum lot coverage of 50%. The existing lot coverage is 49.89% to include the permitted garage.

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 Rear Setback as “*the setback measured from the rear lot line.*” The Ordinance allows uncovered decks to extend up to five (5) feet into any required rear setback.

The applicant’s proposed plans include converting an existing open deck on the north east side of the property to a screen porch and the removal of the existing open deck on the northwest corner of the home. The current structure including the existing deck on the northeast corner of the home which is approximately 150 square feet is legally conforming with regards to the setbacks. The proposed screen in porch would encroach the rear setback by approximately 150 square feet. The lot coverage percentage for the property will not change.

The applicant has submitted to the Kiawah Island Architectural Review Board (KIARB) for the review. The KIARB on September 20th, 2023, granted approval for a rear setback encroachment, stating “*The variance to increase your existing rear setback encroachment by adding a screened porch in the footprint of your existing rear deck, is approved given compatibility with the architecture and similar conditions at neighboring properties .*” The KIARB also stated in there approval letter, “*Please note that this increase in the roofed mass of the house may not, in future, be converted to an enclosed, heated / cooled area. The variance is granted for a screened porch, as shown in your Permit documents..*”

Please see the attachments for further information regarding this request. A site visit was conducted on October 27th, 2023 and January 5, 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 position of the residence and it's adjacency to the OCRM critical line, the required setbacks.**

§ 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 subject property is located in the R-2-O, Residential Zoning District. The adjacent properties to the east, west, and to the south across Glen Abbey are also located in the R-2-O, Residential Zoning District. The subject property sits adjacent to the marsh to the north. 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 179 Marsh Hawk Lane would prohibit the conversion of the proposed screened in porch as the proposed structure encroaches into the required 30' foot rear setback. However, it does not unreasonably restrict the utilization of the property.**

§ 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 porch addition suggests an encroachment of 150 square feet in converting the from the existing deck. The footprint of the home will not be changed by the granting of this variance. Per the applicant's letter of intent, "We are not proposing to alter the footprint of the existing deck in any way,**

and the area will not be heated or cooled.”

§ 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.**

§ 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.**

§ 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 be the result of the applicant’s own actions. The existing structure is legally nonconforming with regards to setbacks.**

§ 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 applicant’s letter of intent, “We are not proposing to alter the footprint of the existing deck in any way, and the area will not be heated or cooled.”**

§ 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. The applicant’s proposed plans meet the lot coverage requirement for the subject property. Per the applicant’s letter of intent, “This change will also not affect the lot coverage calculations.”**

Board of Zoning Appeals’ Action:

The Board of Zoning Appeals may approve, approve with conditions, or deny Case #BZA23-000020 (Variance request for the reduction of the required 30’ rear setback for approximately 150 square feet for a proposed screened porch enclosure) based on the BZA’s “Findings of Fact”, unless additional information is deemed necessary to make an

informed decision.

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

- 1. Provide detailed plan to ensure the existing 20” live oak adjacent to the deck is not damaged during construction of the screen porch.**

October 24, 2023

Town of Kiawah Island
Board of Zoning Appeals

Re: Variance for 179 Marsh Hawk Lane

The homeowner at 179 Marsh Hawk Lane would like to enclose their existing open deck on the rear of their house into a screened porch. The existing house and open deck encroach into the rear setback; thus we are requesting a variance. We are not proposing to alter the footprint of the existing deck in any way, and the area will not be heated or cooled. This change will also not affect the lot coverage calculations. Finally, the drawings have been reviewed and approved by the Kiawah ARB (see attached letter).

Sincerely,

A handwritten signature in black ink that reads "Darryl A. Cobb". The signature is written in a cursive, slightly stylized font. The first name "Darryl" is written in a larger, more prominent script, while "A. Cobb" is written in a smaller, more compact script to the right.

Darryl A. Cobb
Cobb Architects, LLC
67 Washington Street
Charleston, SC 29403
(843) 856-7333



September 20, 2023

Susan and Doug Mackinney
179 Marsh Hawk Lane
Kiawah Island, SC 29455

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

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

Re: **Variance Request**
Construction Address: 179 Marsh Hawk Lane
Property File: # 4577
ARB Action: Approved – Conditional

Dear Mr. and Mrs. MacKinney,

Thank you for your submittal to the Kiawah Island Architectural Review Board (KIARB) regarding the variance request at 179 Marsh Hawk Lane. This was an Item of Discussion at the September 20th, 2023 meeting. The variance to increase your existing rear setback encroachment by adding a screened porch in the footprint of your existing rear deck, is approved given compatibility with the architecture and similar conditions at neighboring properties.

Please note that this increase in the roofed mass of the house may not, in future, be converted to an enclosed, heated / cooled area. The variance is granted for a screened porch, as shown in your Permit documents.

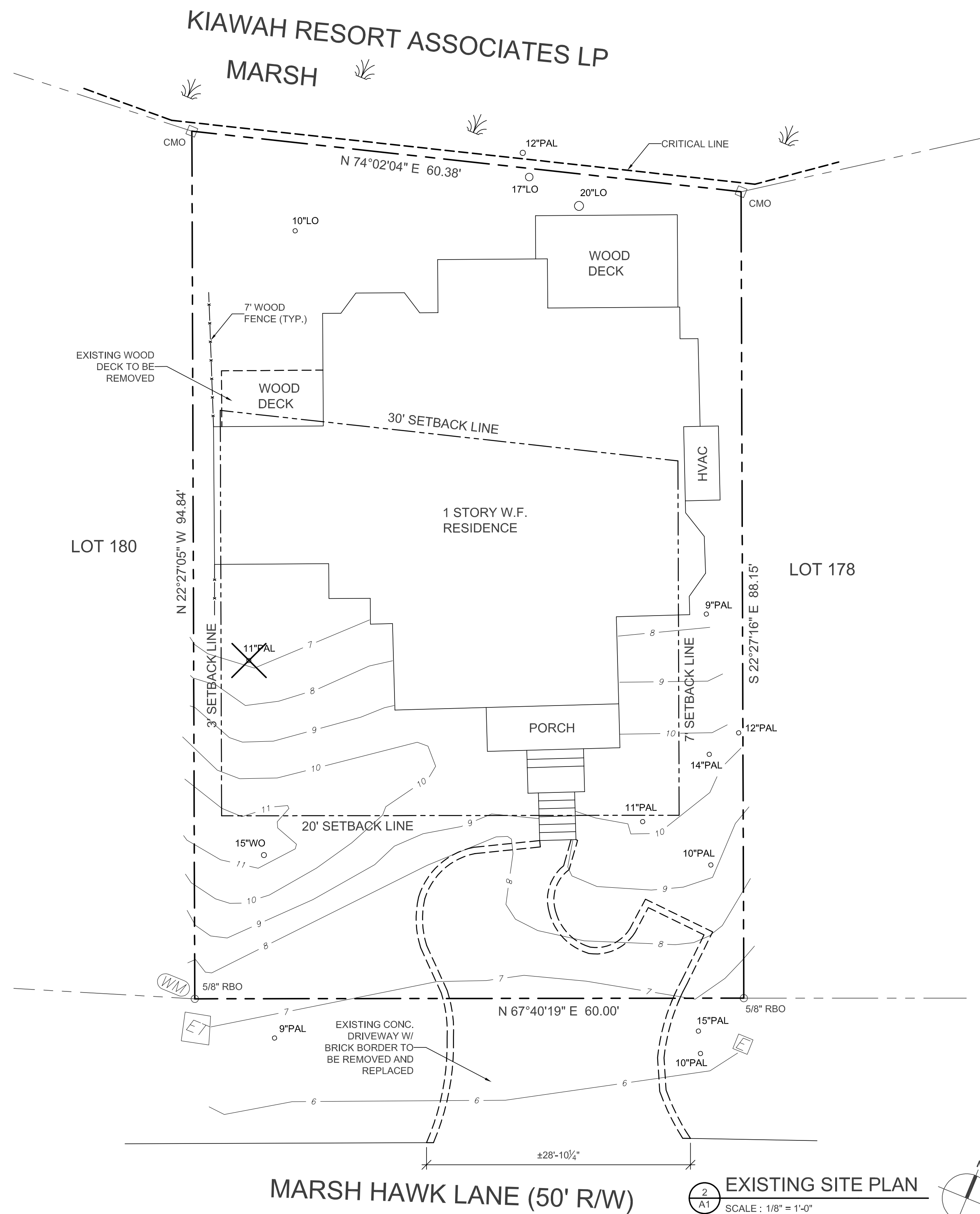
This proposed improvement may also require approval from the Town of Kiawah Board of Zoning Appeals.

Once again, thank you for your submittal to the ARB. Please let us know how we can assist you moving forward.

Sincerely,

Tommy Manuel, *Director*
On Behalf of the Kiawah Island Architectural Review Board

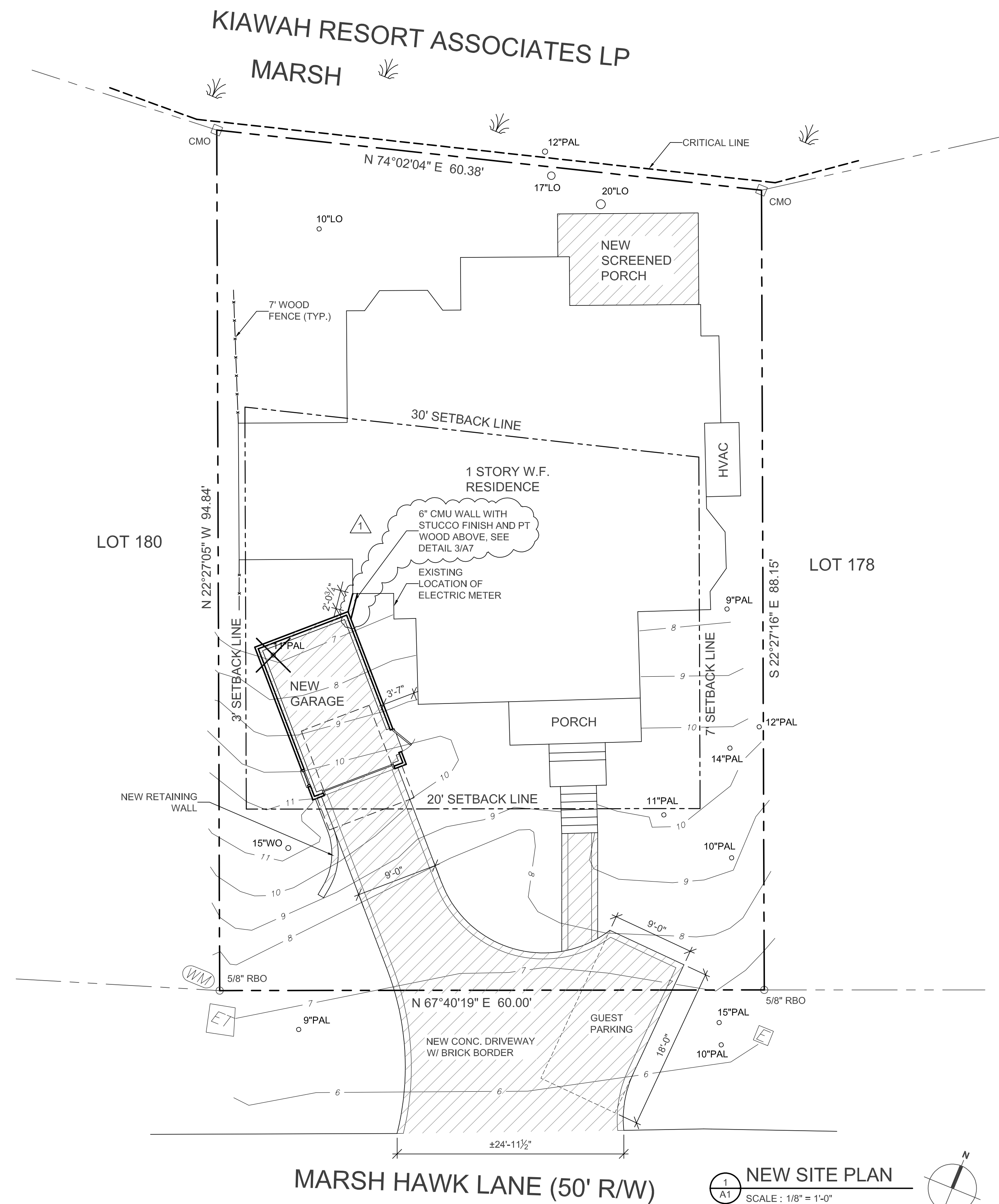
cc: Property file
ARB Members



MARSH HAWK LANE (50' R/W)

2
A1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

179 MARSH HAWK LANE KIAWAH ISLAND, SC 29455	
TMS#: 207-03-00-011 FLOOD ZONE: AE EL. 10'	
LOT SIZE: 5,489.85 SQ. FT. (0.13 ACRES)	
LOT COVERAGE CALCULATIONS:	
BUILDING FOOTPRINT:	1,846 SF
SCREENED/COVERED:	70 SF
OPEN DECKING/STAIRS:	268 SF
PRIMARY DRIVES/WALKS:	362 SF
RAISED PLANTERS:	N/A
POOL/SPA:	N/A
HVAC:	31 SF
TOTAL LOT COVERAGE:	2,577 SF
LOT COVERAGE PERCENTAGE:	46.9 %



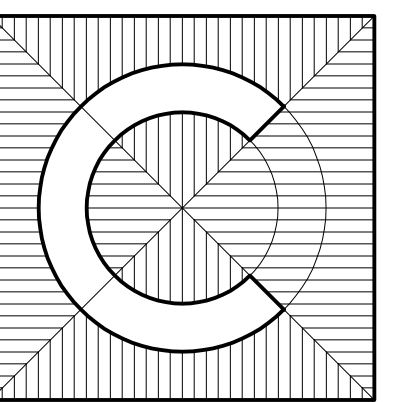
MARSH HAWK LANE (50' R/W)

1
A1 NEW SITE PLAN
SCALE: 1/8" = 1'-0"

INDICATES AREA OF NEW CONSTRUCTION.

NOTE: GC TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.

179 MARSH HAWK LANE KIAWAH ISLAND, SC 29455	
TMS#: 207-03-00-011 FLOOD ZONE: AE EL. 10'	
LOT SIZE: 5,489.85 SQ. FT. (0.13 ACRES)	
LOT COVERAGE CALCULATIONS:	
BUILDING FOOTPRINT:	1,846 SF
GARAGE FOOTPRINT:	198 SF
SCREENED/COVERED:	220 SF
OPEN DECKING/STAIRS:	50 SF
PRIMARY DRIVES/WALKS:	394 SF
RAISED PLANTERS:	N/A
POOL/SPA:	N/A
HVAC:	31 SF
TOTAL LOT COVERAGE:	2,739 SF
LOT COVERAGE PERCENTAGE:	49.89 %



C O B B
ARCHITECTS
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p. 843.856.7333
cobbarch@cobbarchitecture.com

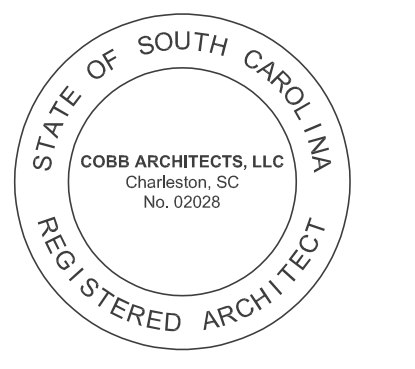
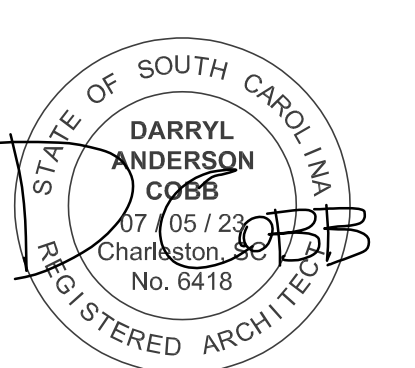
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PHASE	DATE

CONTRACTOR

STRUCTURAL ENGINEER
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Structural Engineer
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P: 843-509-9190

LANDSCAPE ARCHITECT
Living Designs Landscaping
P.O. Box 867
Johns Island, SC 29457
Phone: (843) 640-3761

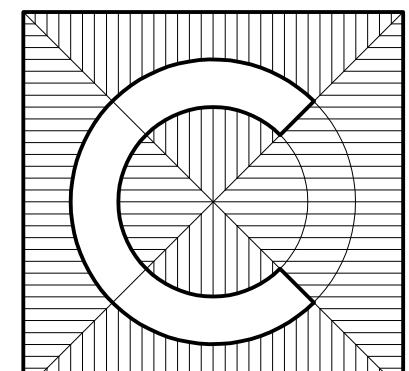


1 REVISION 10.17.23

PROJECT
MacKinney Renovation
179 Marsh Hawk Lane
Kiawah Island, SC 29455

SHEET
A1

PROJECT NO.: 23-008
DATE: July 05, 2023



C O B B
A R C H I T E C T S

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Charleston, SC 29403
p. 8 4 3 . 8 5 6 . 7 3 3 3
cobbarch@cobbarchitecture.com

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PHASE	DATE

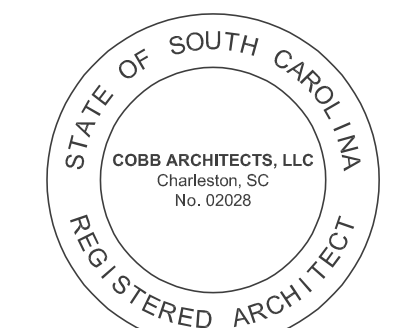
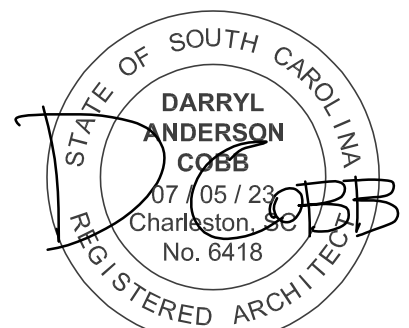
CONTRACTOR

STRUCTURAL ENGINEER

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LANDSCAPE ARCHITECT

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PROJECT

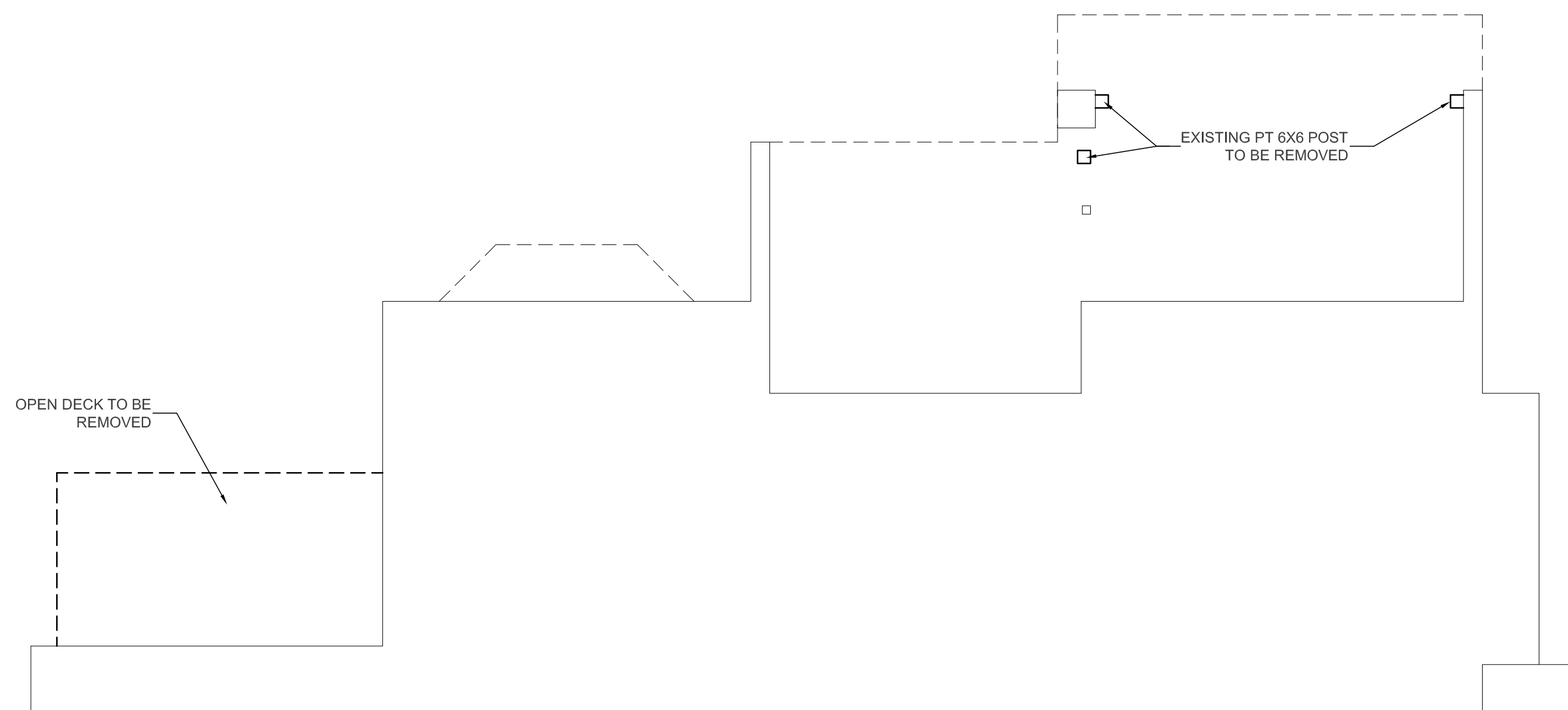
MacKinney Renovation
179 Marsh Hawk Lane
Kiawah Island, SC 29455

SHEET

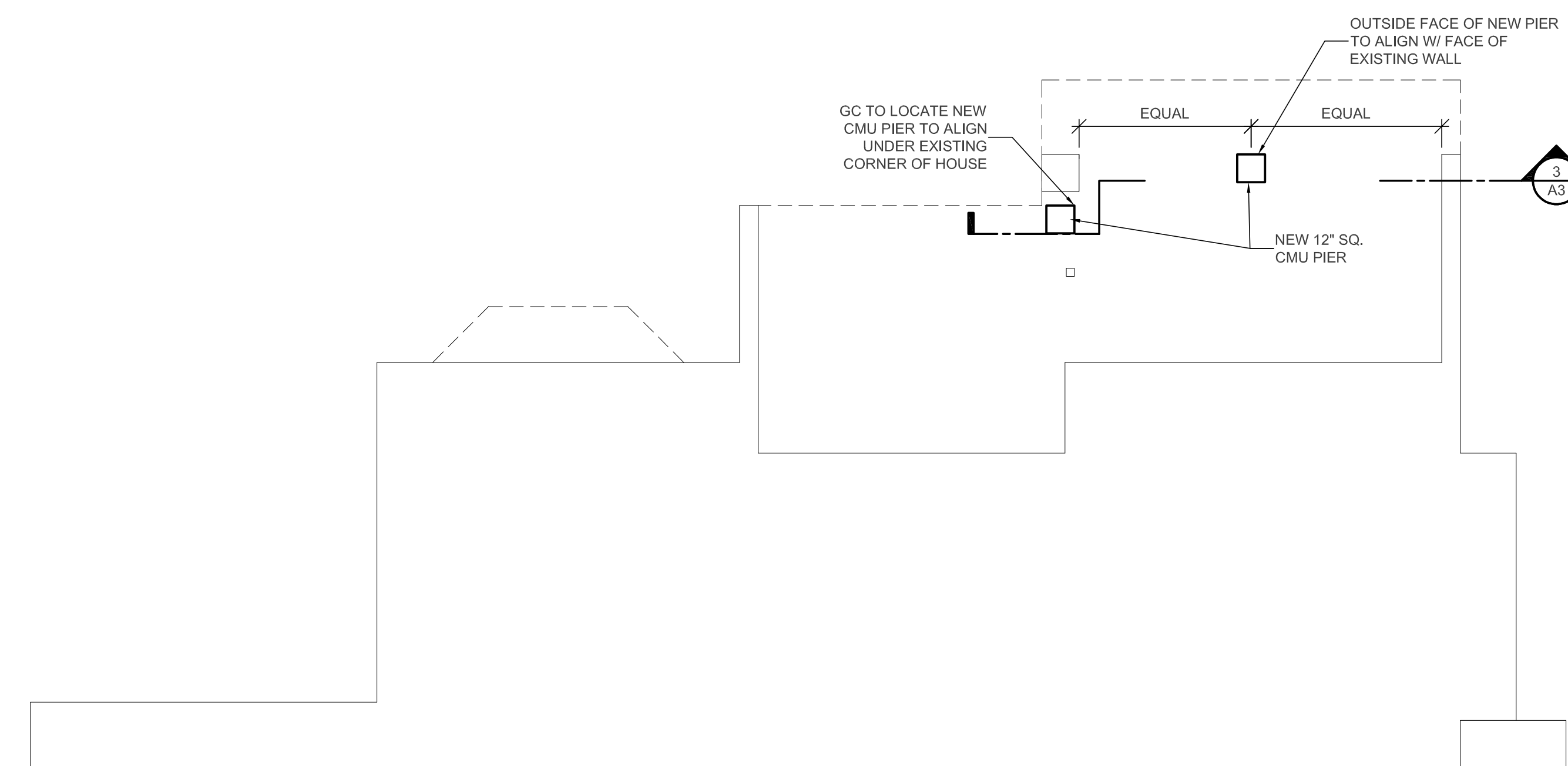
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PROJECT NO.: 23-008

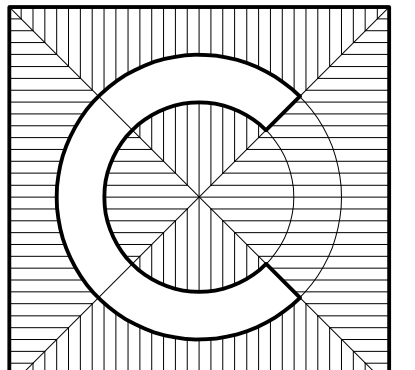
DATE: July 05, 2023



EXISTING FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



NEW FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



C O B B
ARCHITECTS

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PHASE	DATE

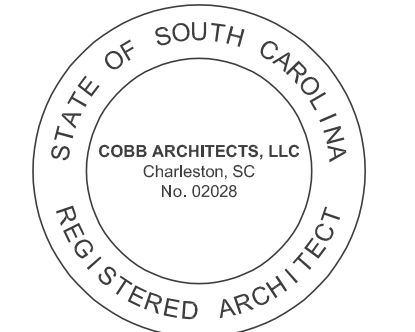
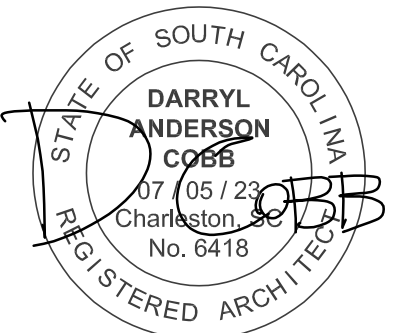
CONTRACTOR

STRUCTURAL ENGINEER

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Andrews, SC 29414
P: 843-509-9190

LANDSCAPE ARCHITECT

Living Designs Landscaping
P.O. Box 867
Johns Island, SC 29457
Phone: (843) 640-3761



PROJECT

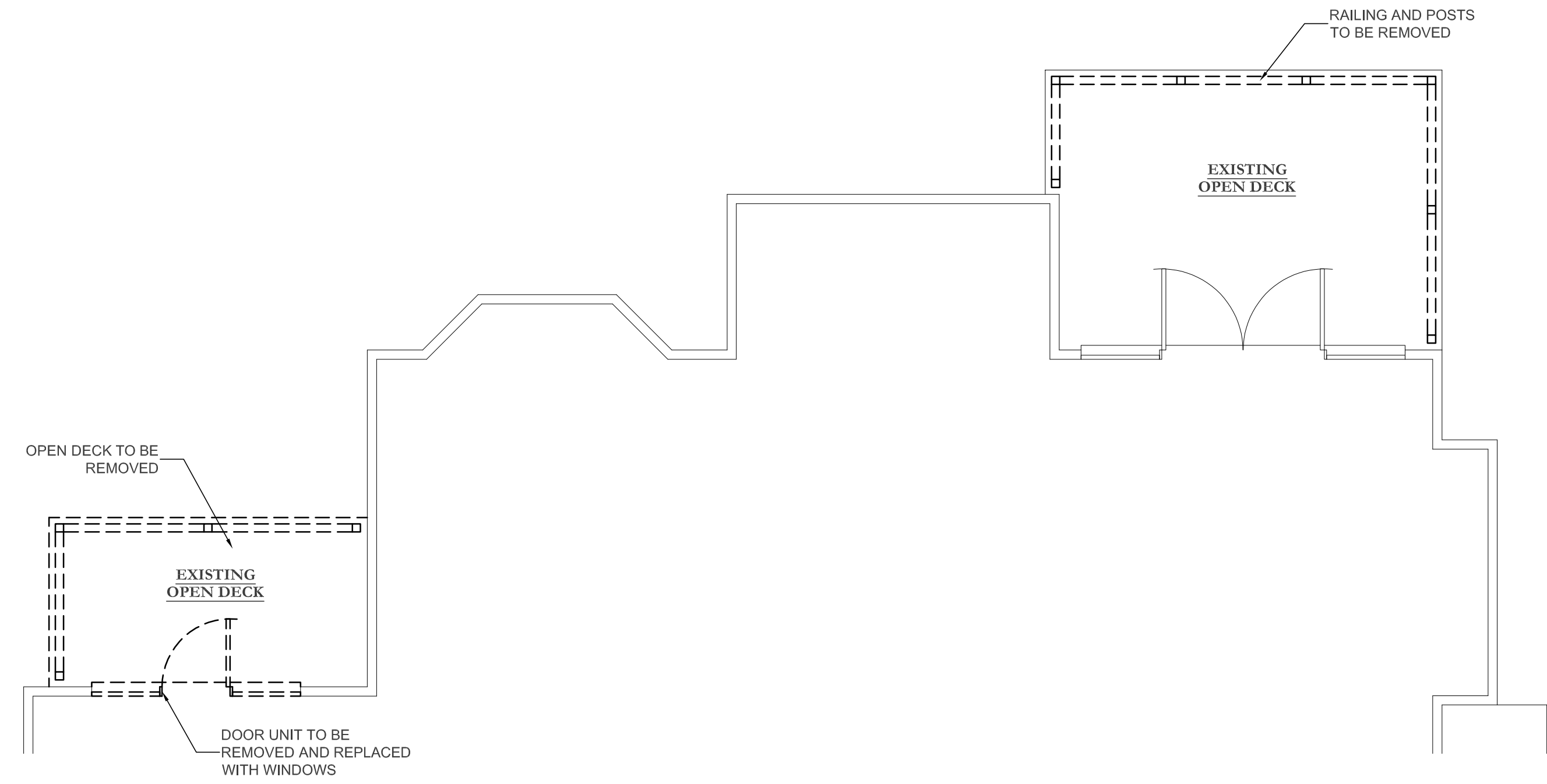
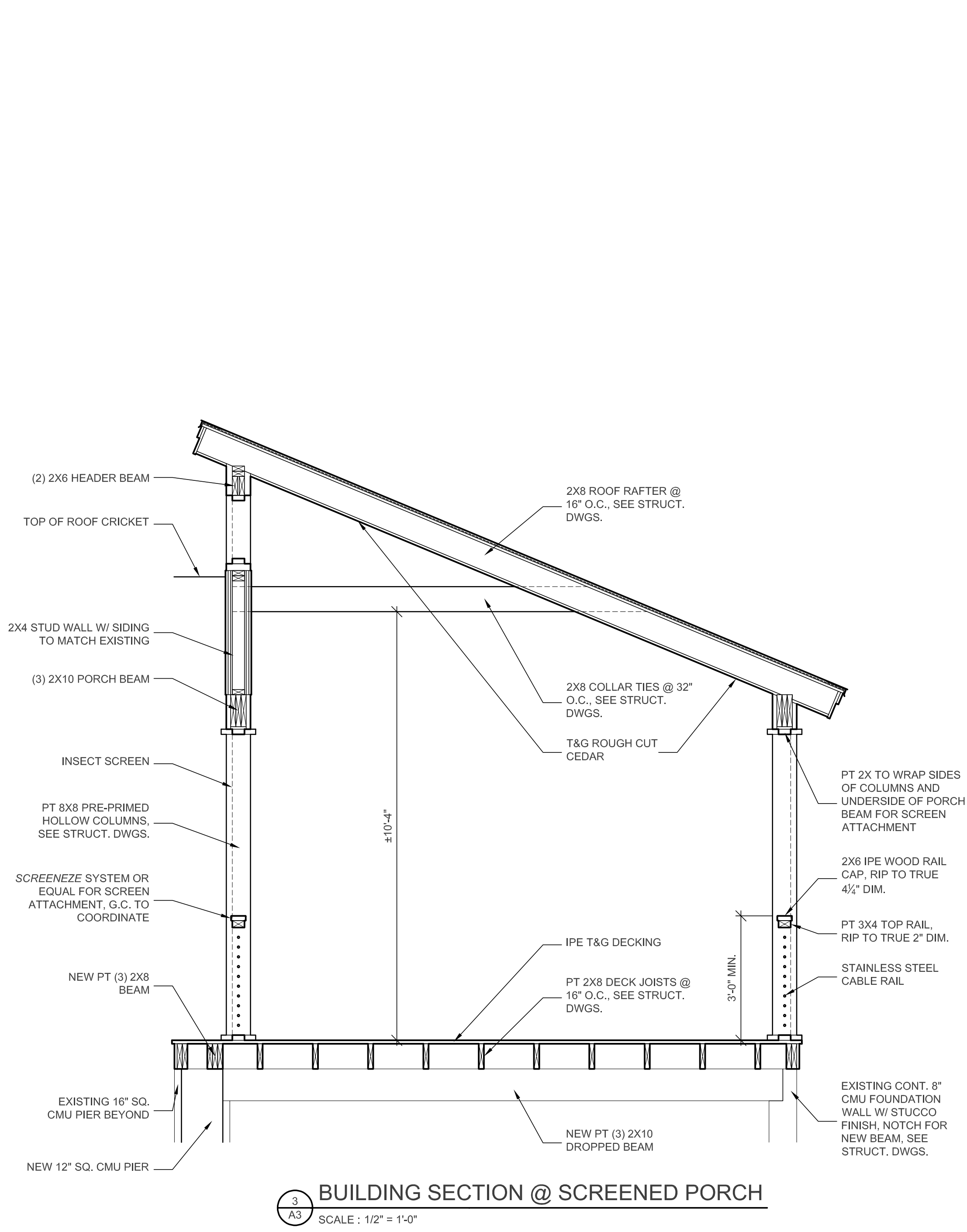
MacKinney Renovation
179 Marsh Hawk Lane
Kiawah Island, SC 29455

SHEET

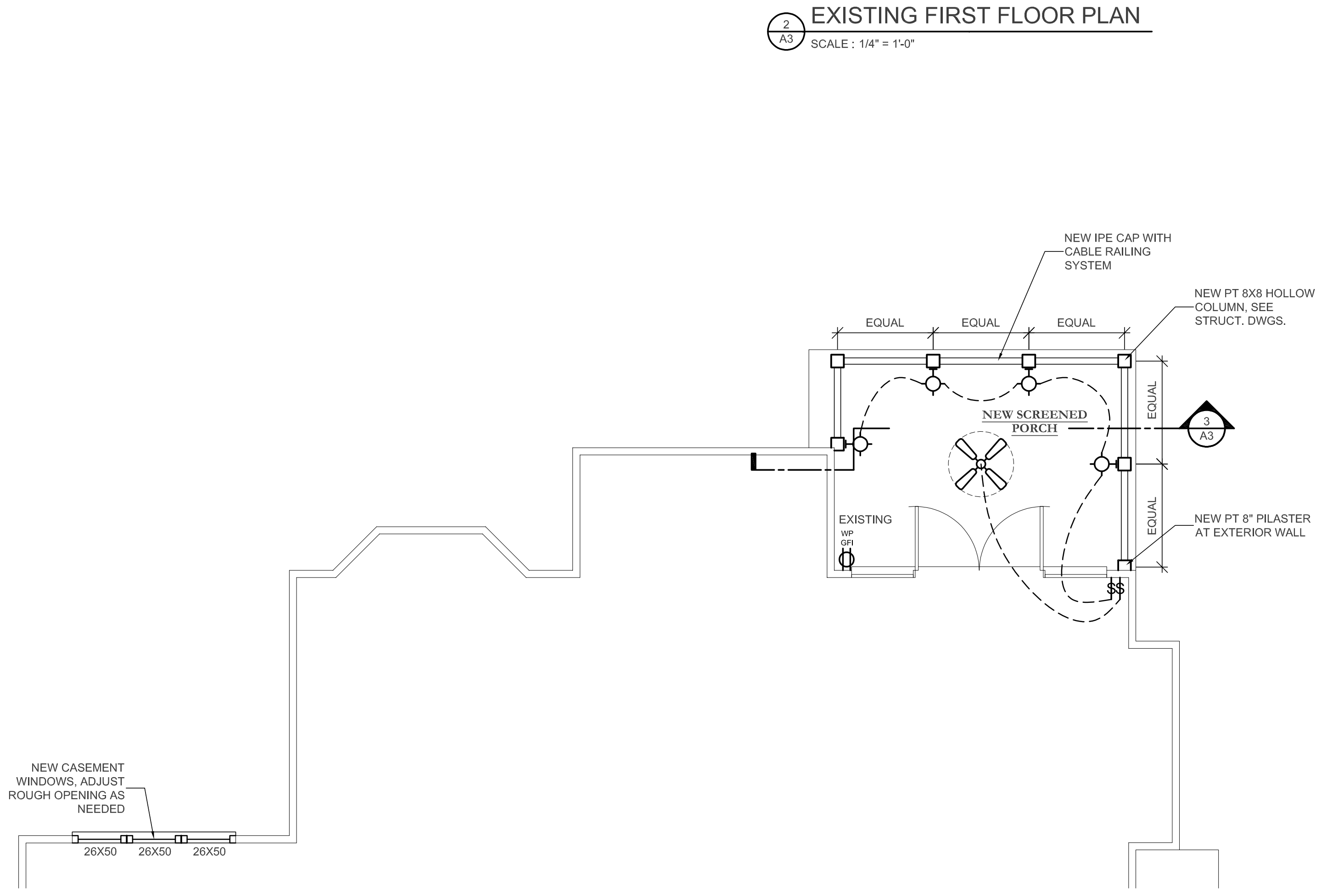
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PROJECT NO.: 23-008

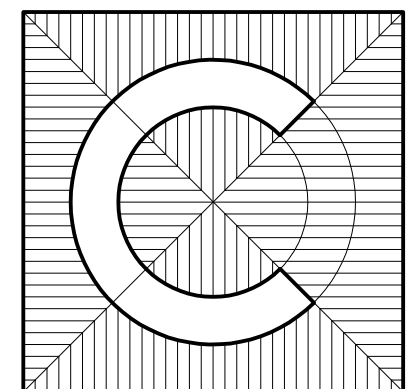
DATE: July 05, 2023



EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



NEW FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



C O B B
A R C H I T E C T S

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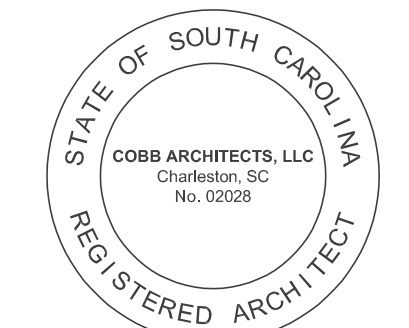
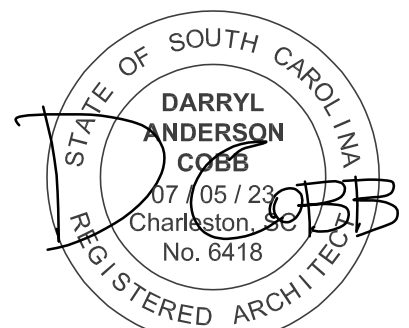
CONTRACTOR

STRUCTURAL ENGINEER

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LANDSCAPE ARCHITECT

Living Designs Landscaping
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PROJECT

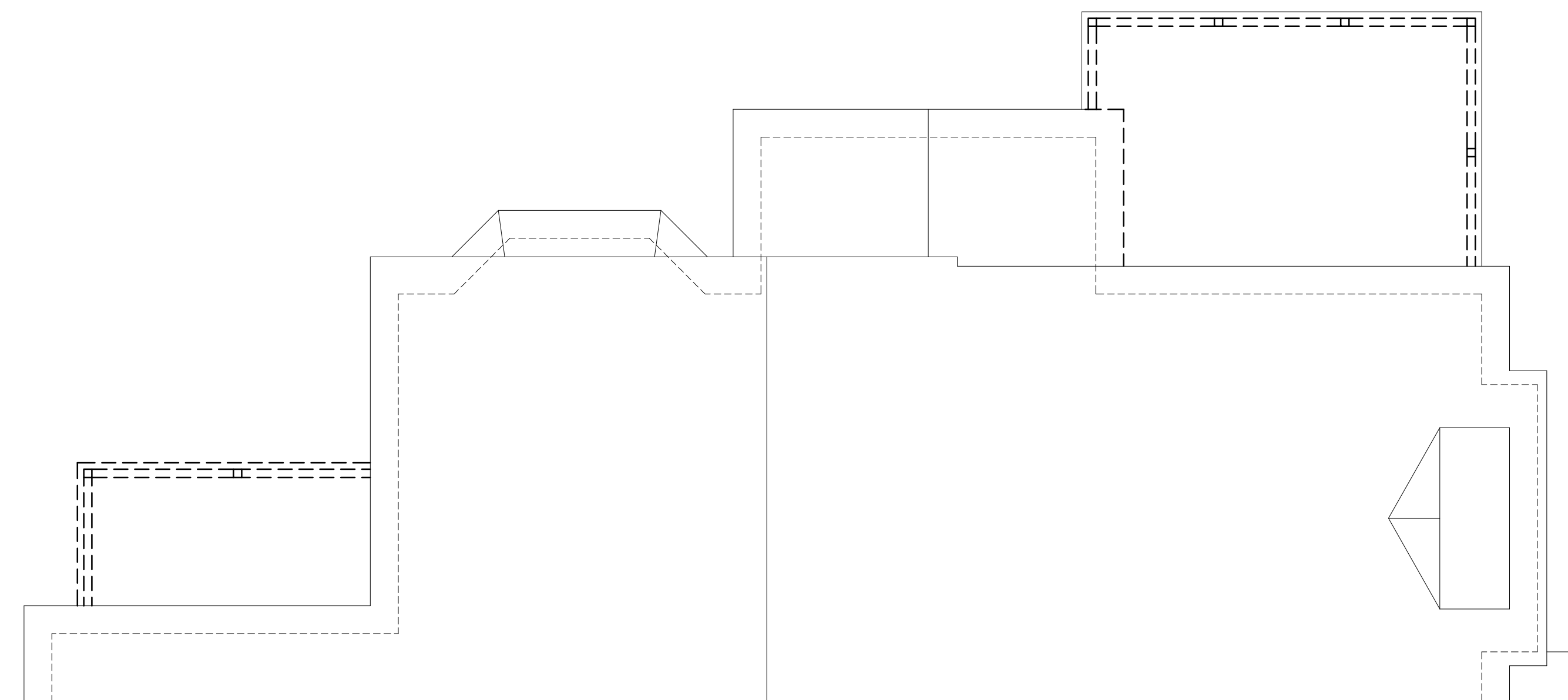
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SHEET

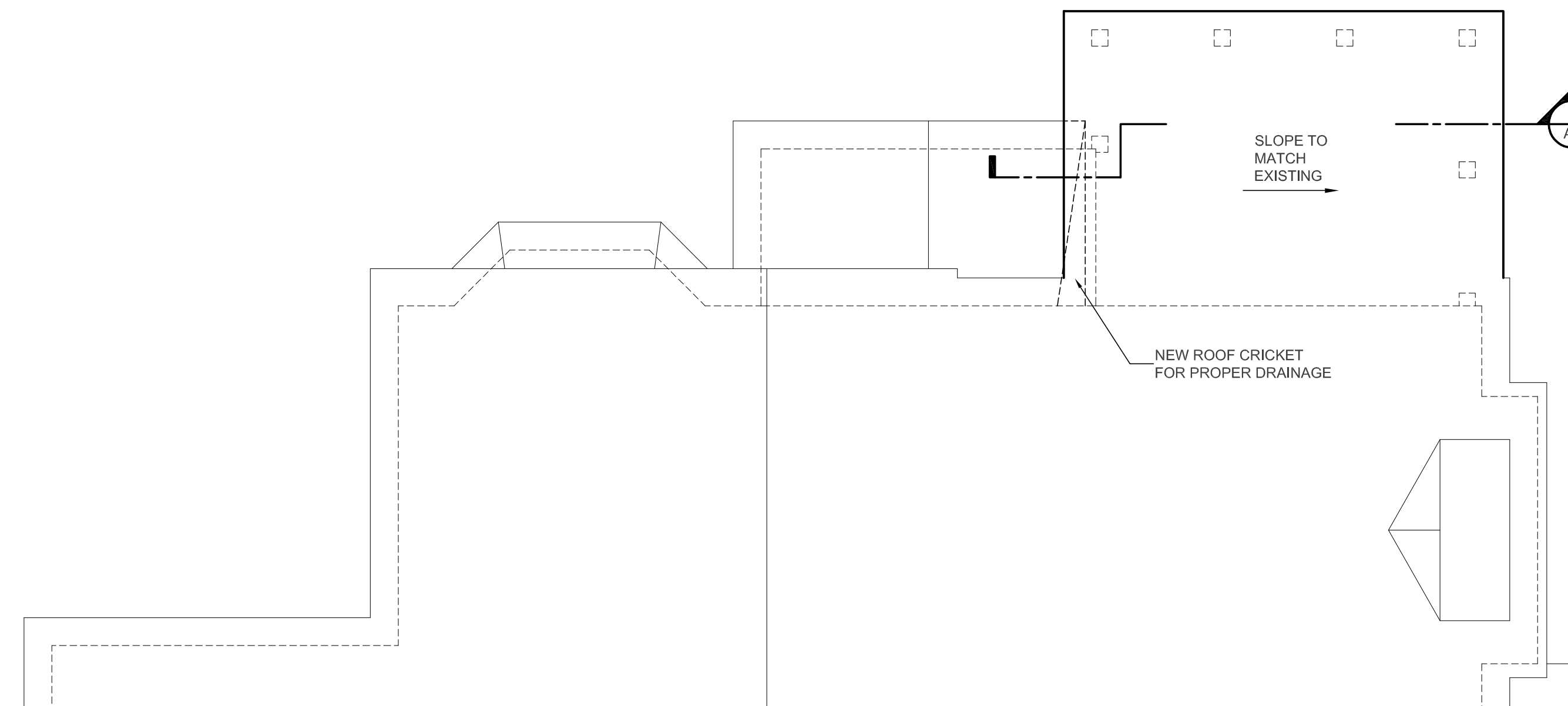
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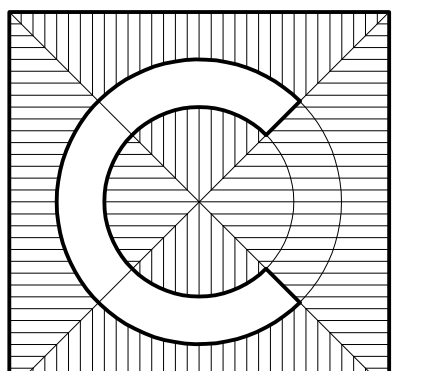
DATE: July 05, 2023



EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



NEW ROOF PLAN
SCALE: 1/4" = 1'-0"



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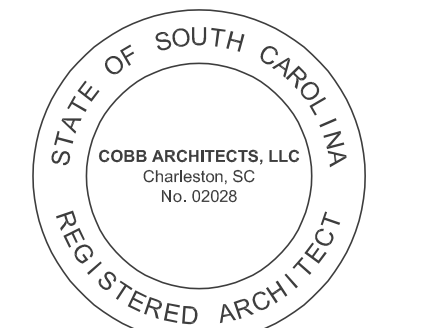
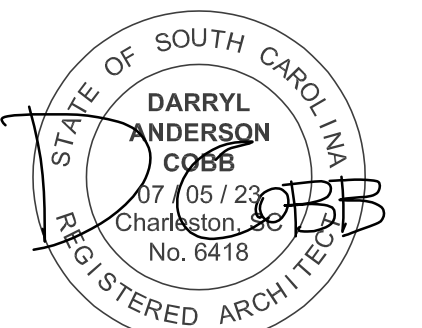
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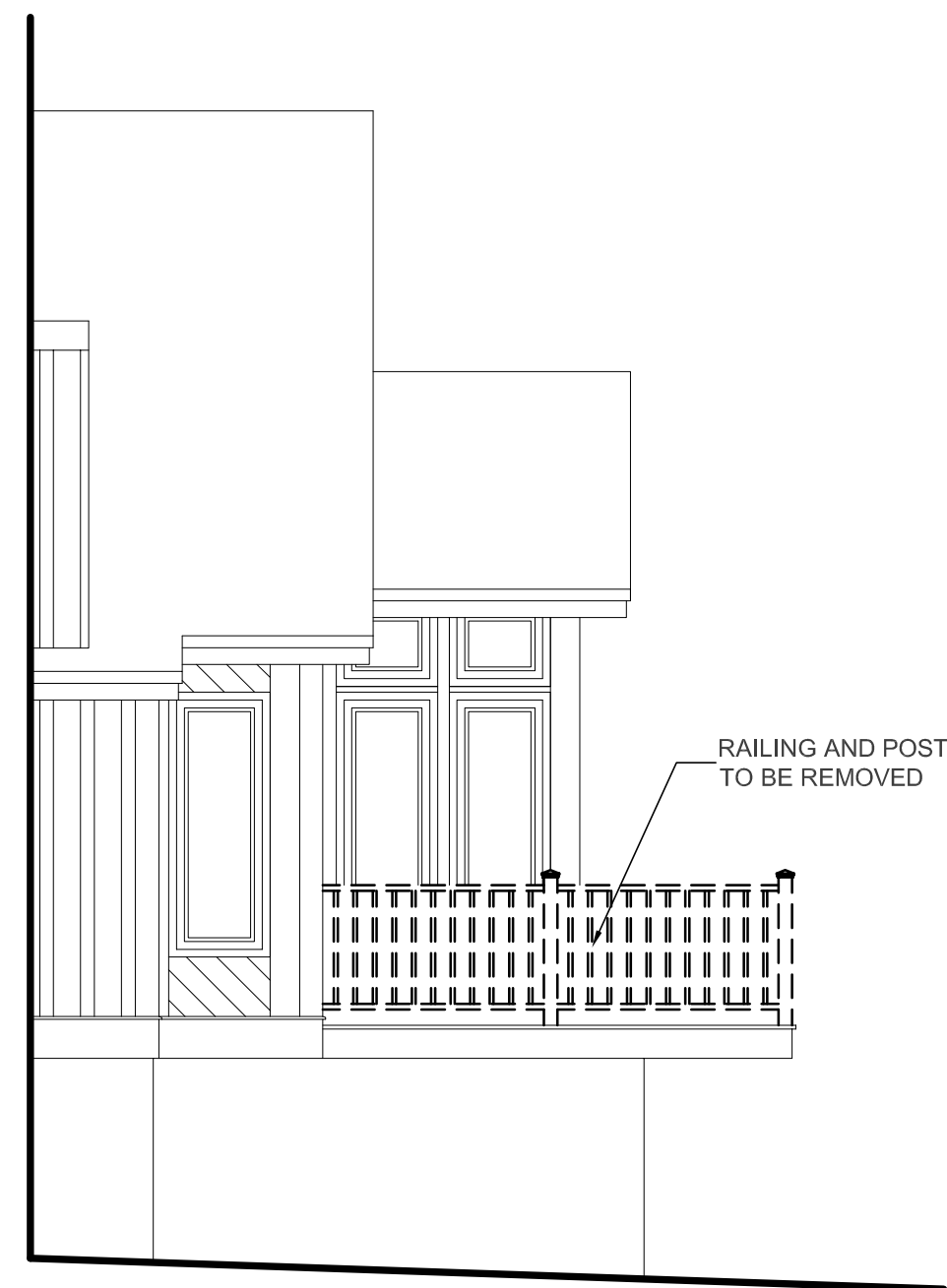
MacKinney Renovation
179 Marsh Hawk Lane
Kiawah Island, SC 29455

SHEET

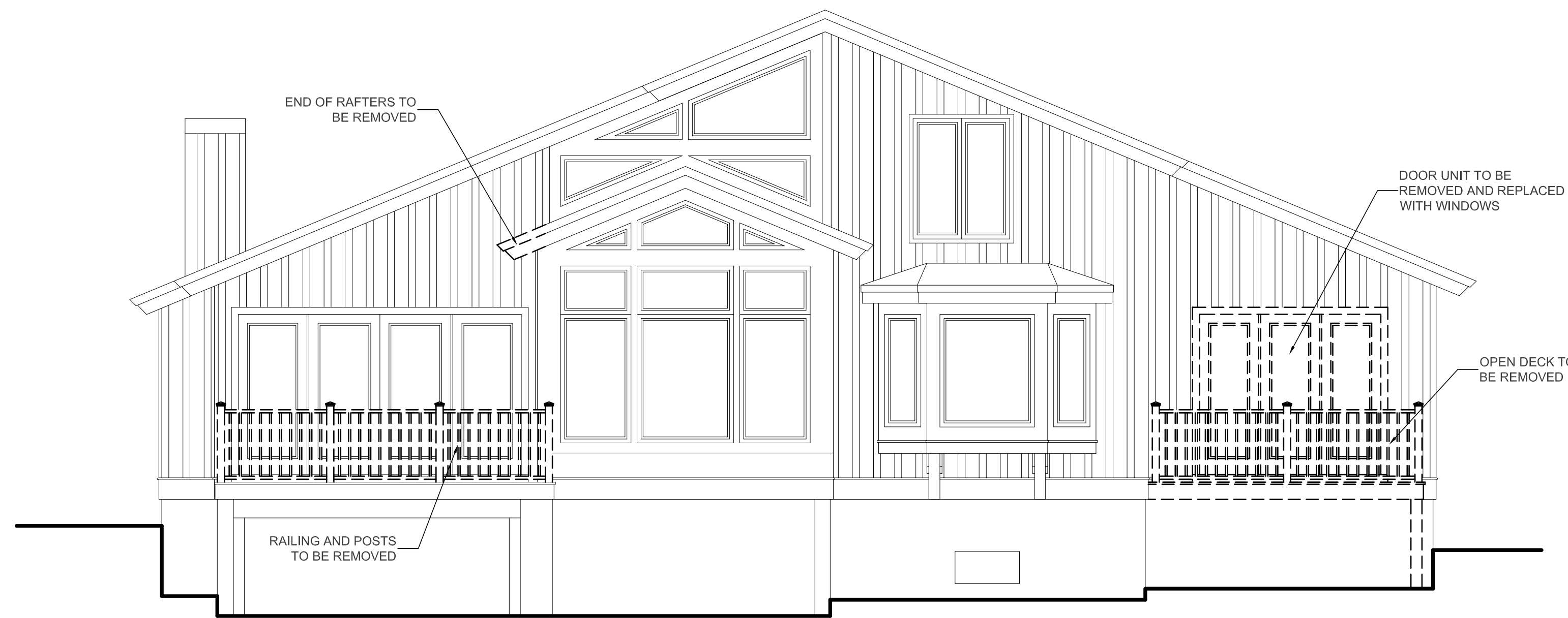
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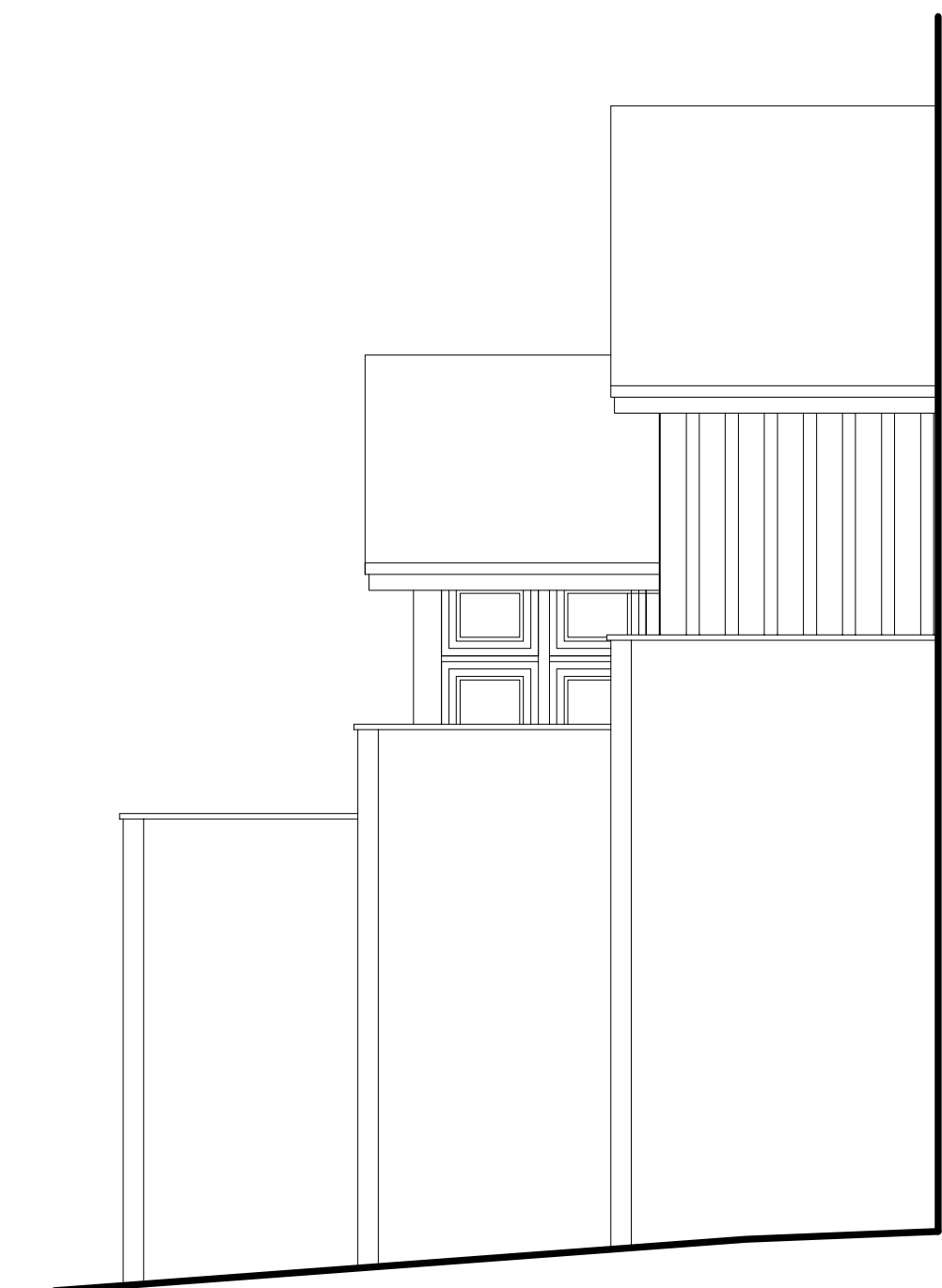
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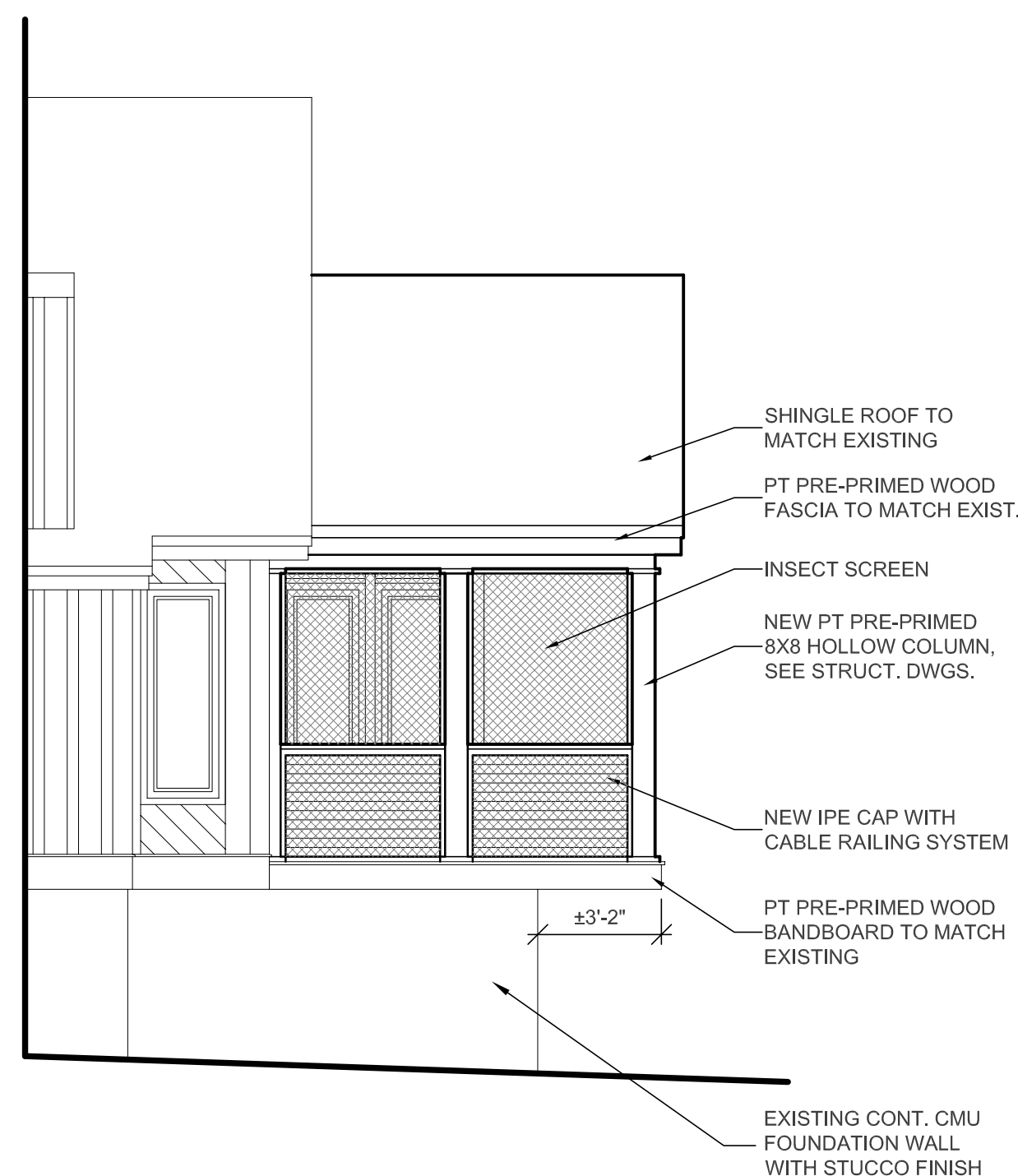
EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



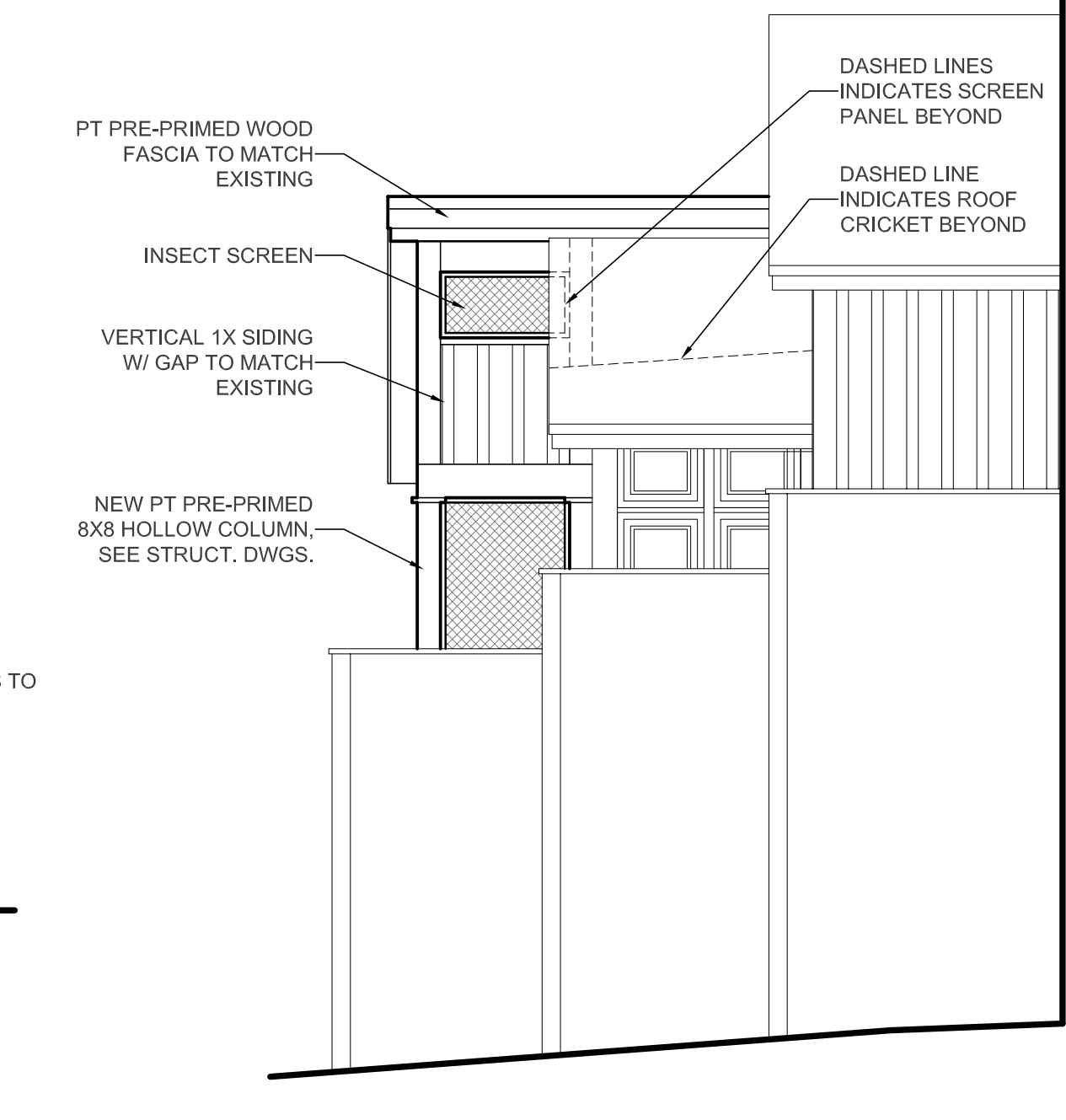
EXISTING LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



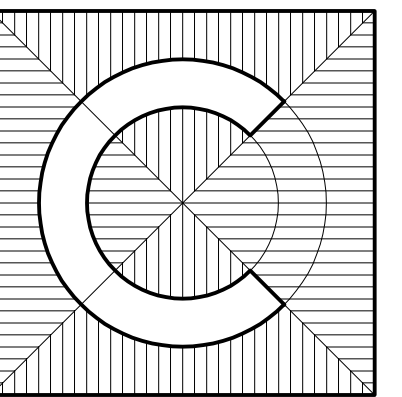
NEW RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



NEW REAR ELEVATION
SCALE: 1/4" = 1'-0"



NEW LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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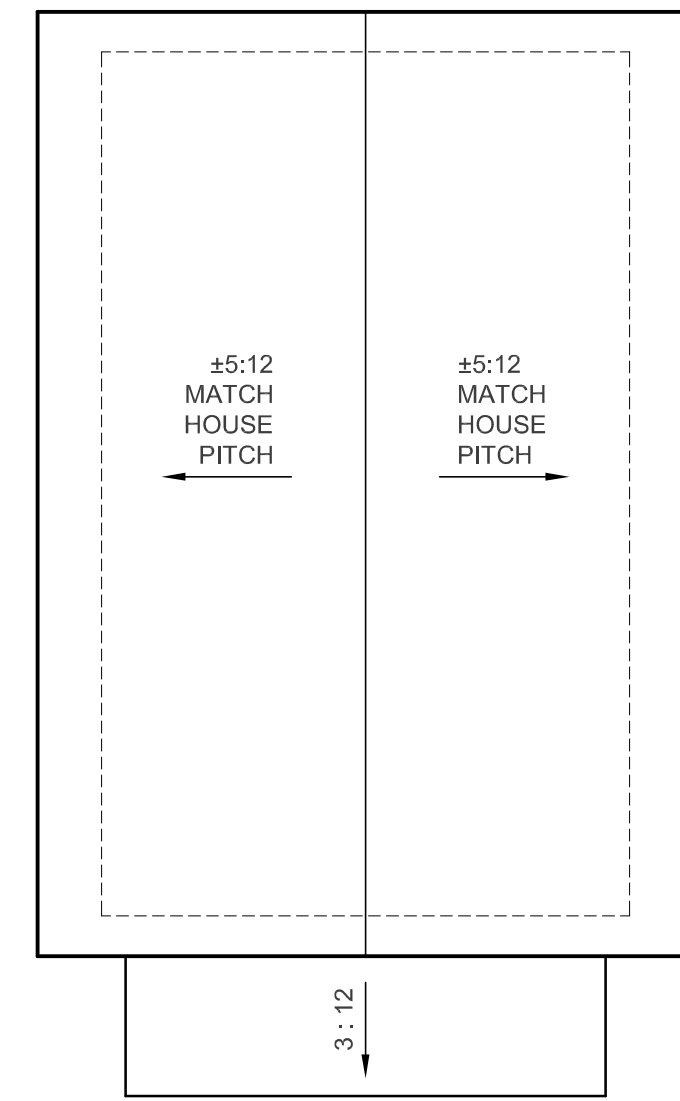
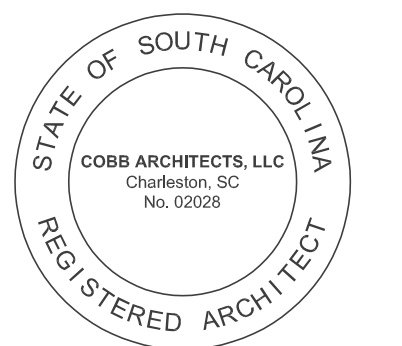
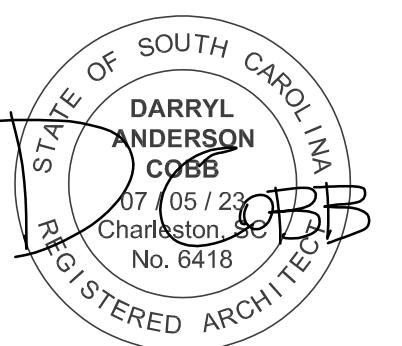
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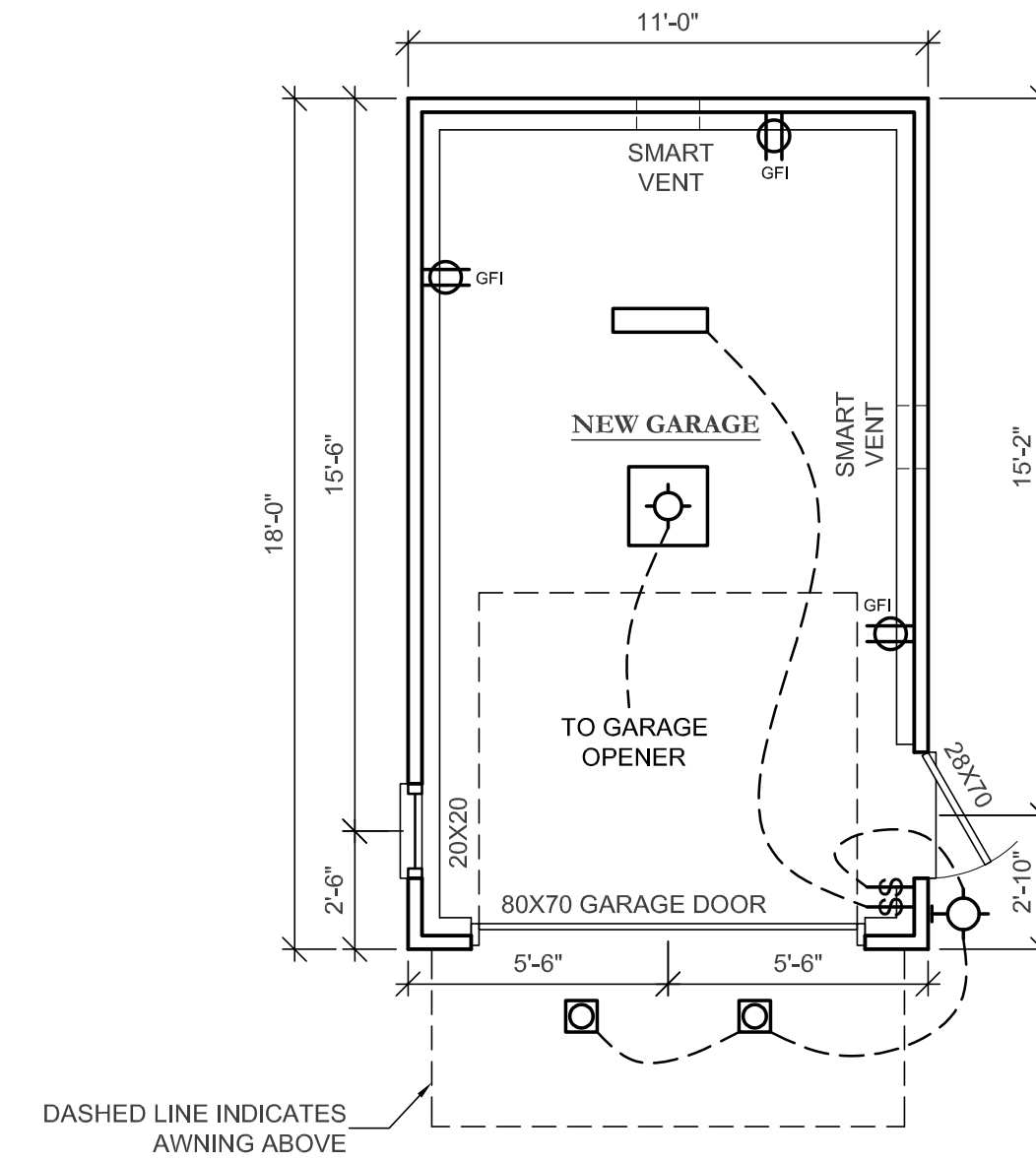
CONTRACTOR

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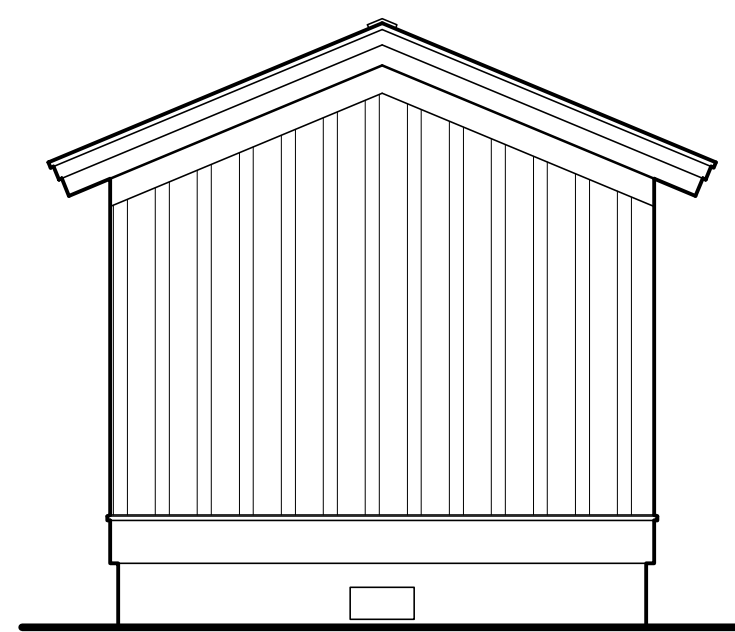
LANDSCAPE ARCHITECT
Living Designs Landscaping
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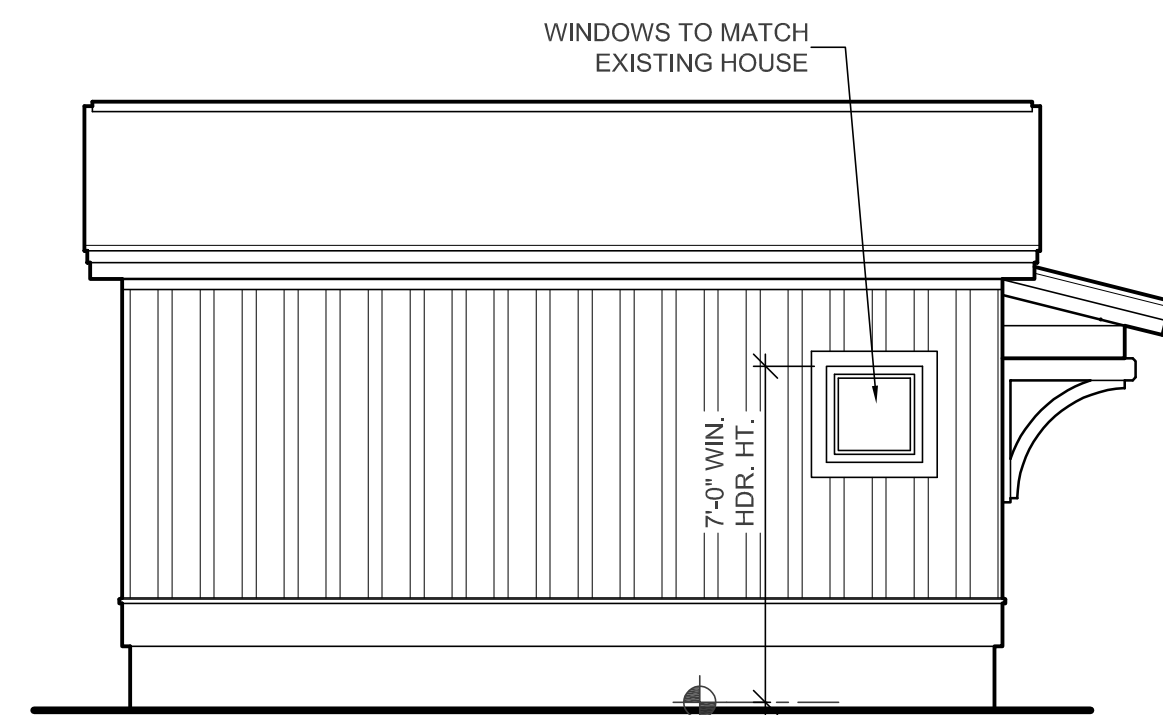
6 GARAGE ROOF PLAN
SCALE: 1/4" = 1'-0"



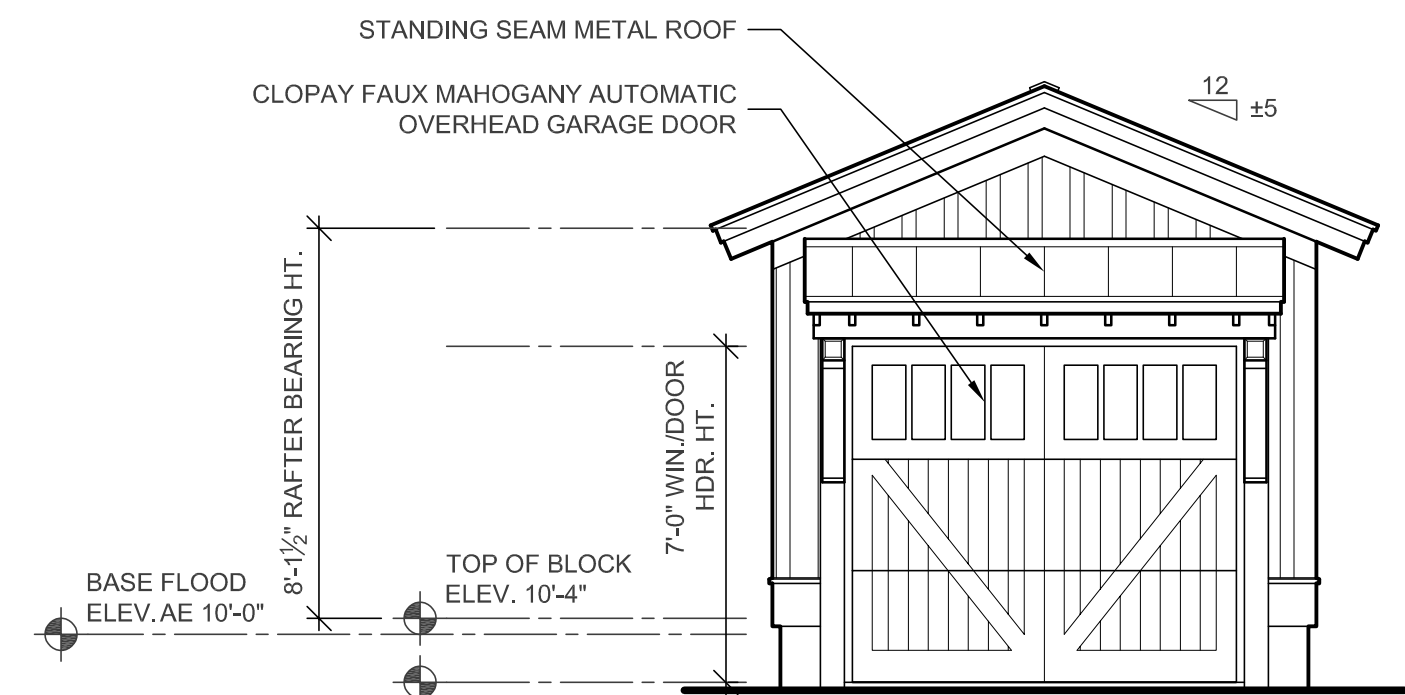
5 GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"



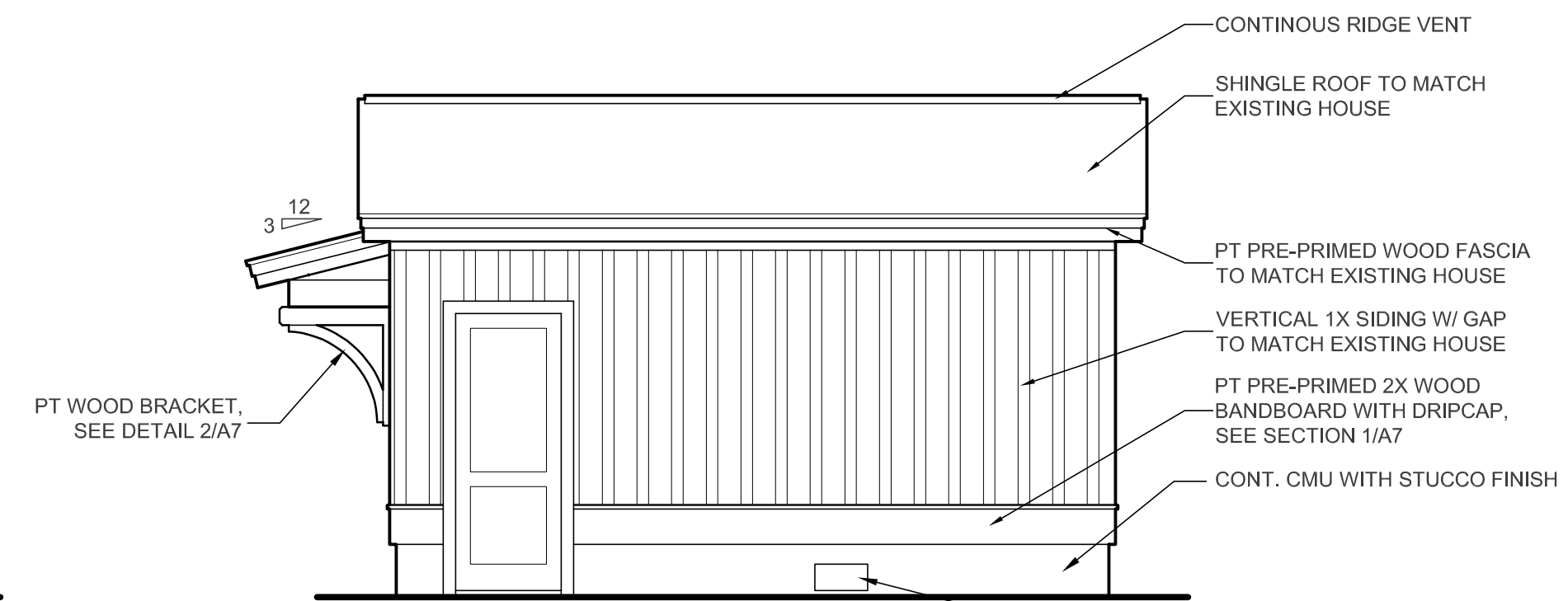
4 GARAGE REAR ELEVATION
SCALE: 1/4" = 1'-0"



3 GARAGE LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 GARAGE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



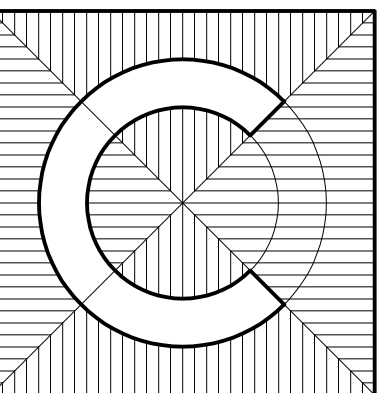
1 GARAGE RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT
MacKinney Renovation
179 Marsh Hawk Lane
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SHEET
A6

PROJECT NO.: 23-008

DATE: July 05, 2023



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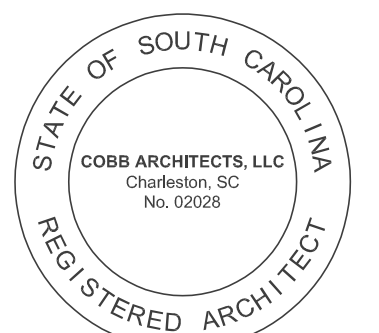
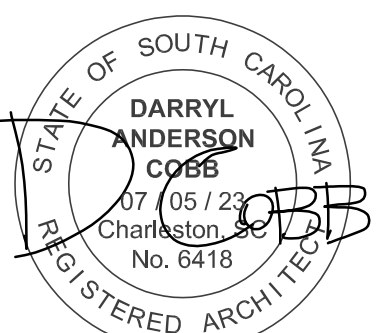
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REVISION 10.17.23

PROJECT

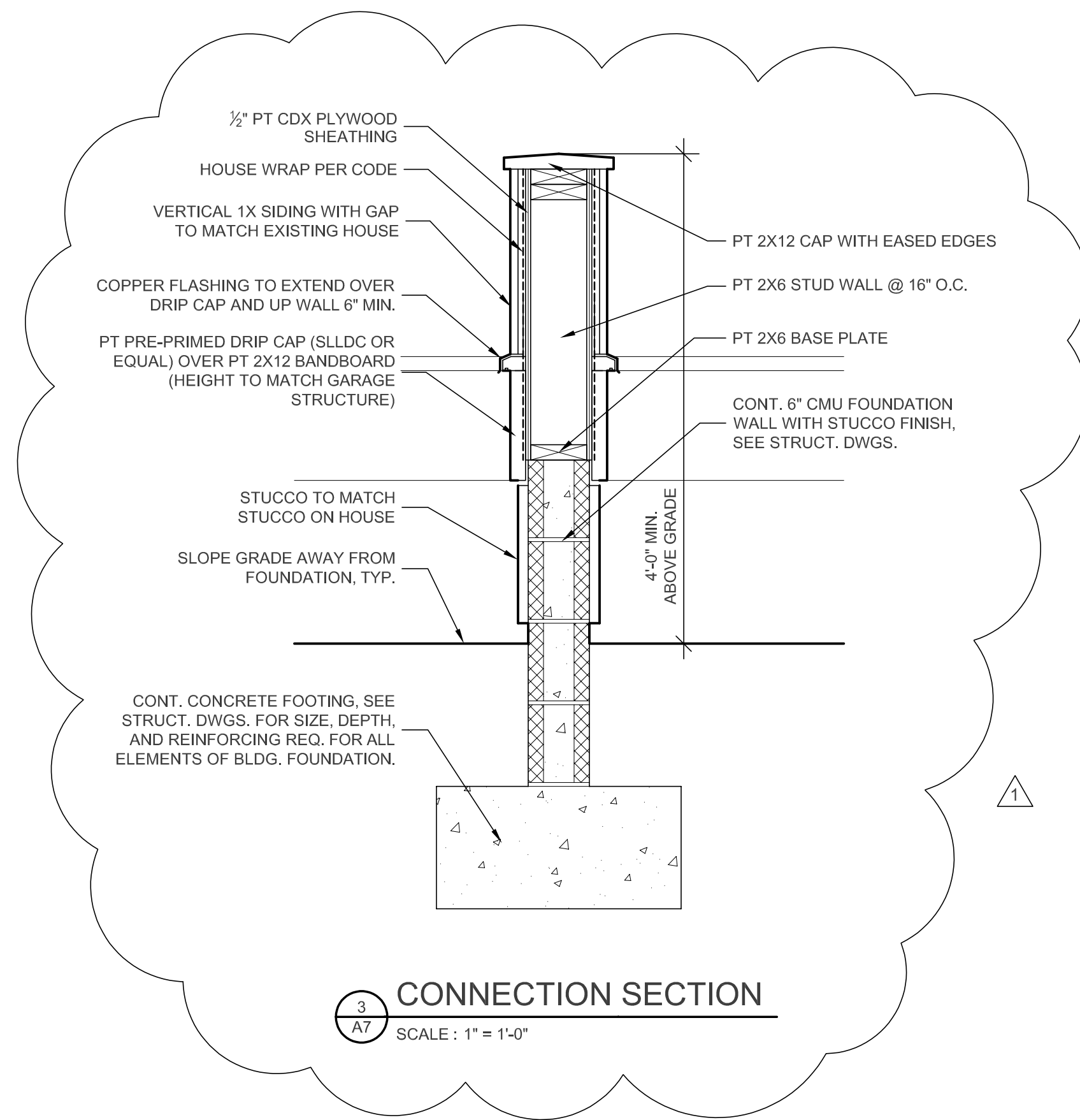
MacKinney Renovation
179 Marsh Hawk Lane
Kiawah Island, SC 29455

SHEET

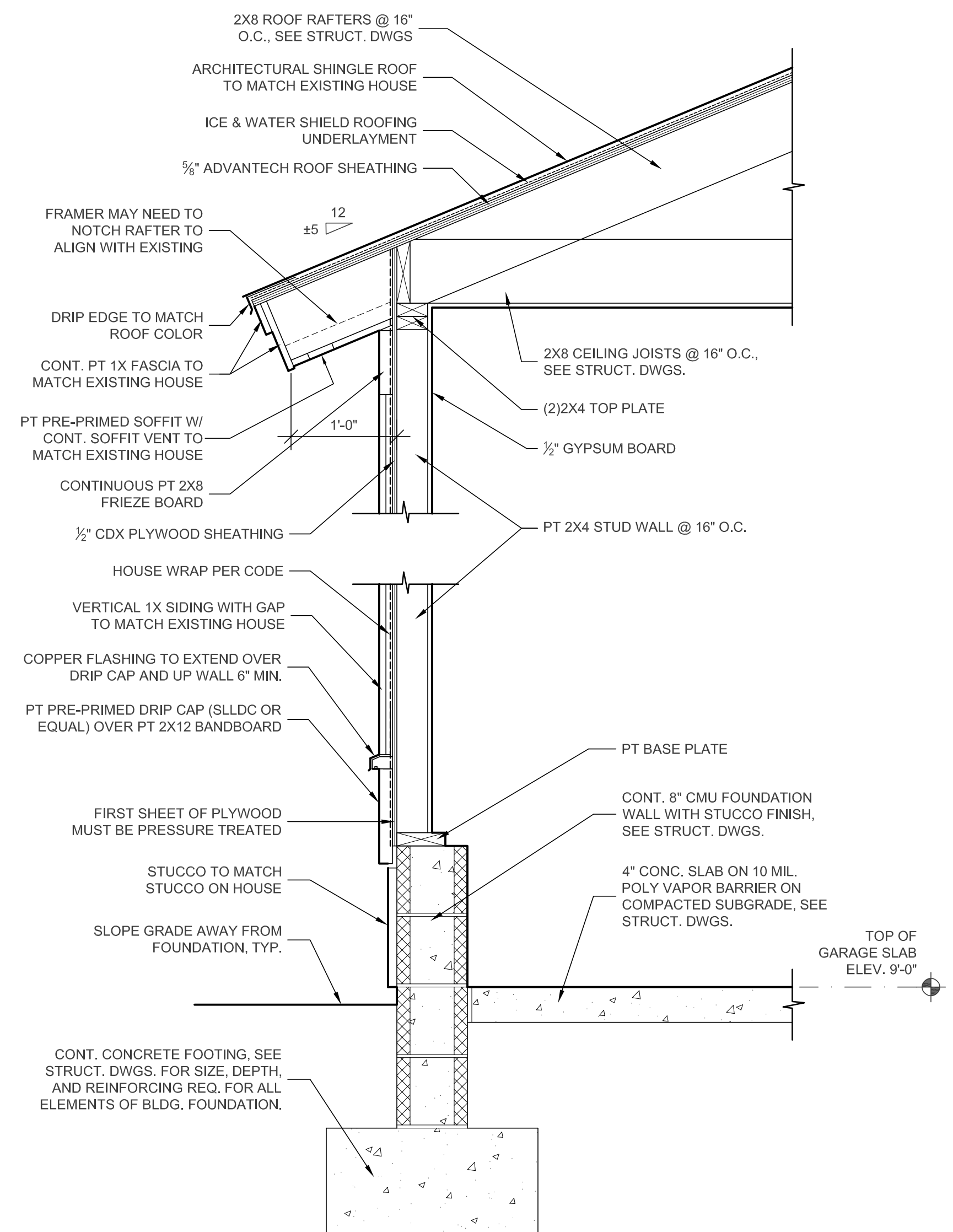
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PROJECT NO.: 23-008

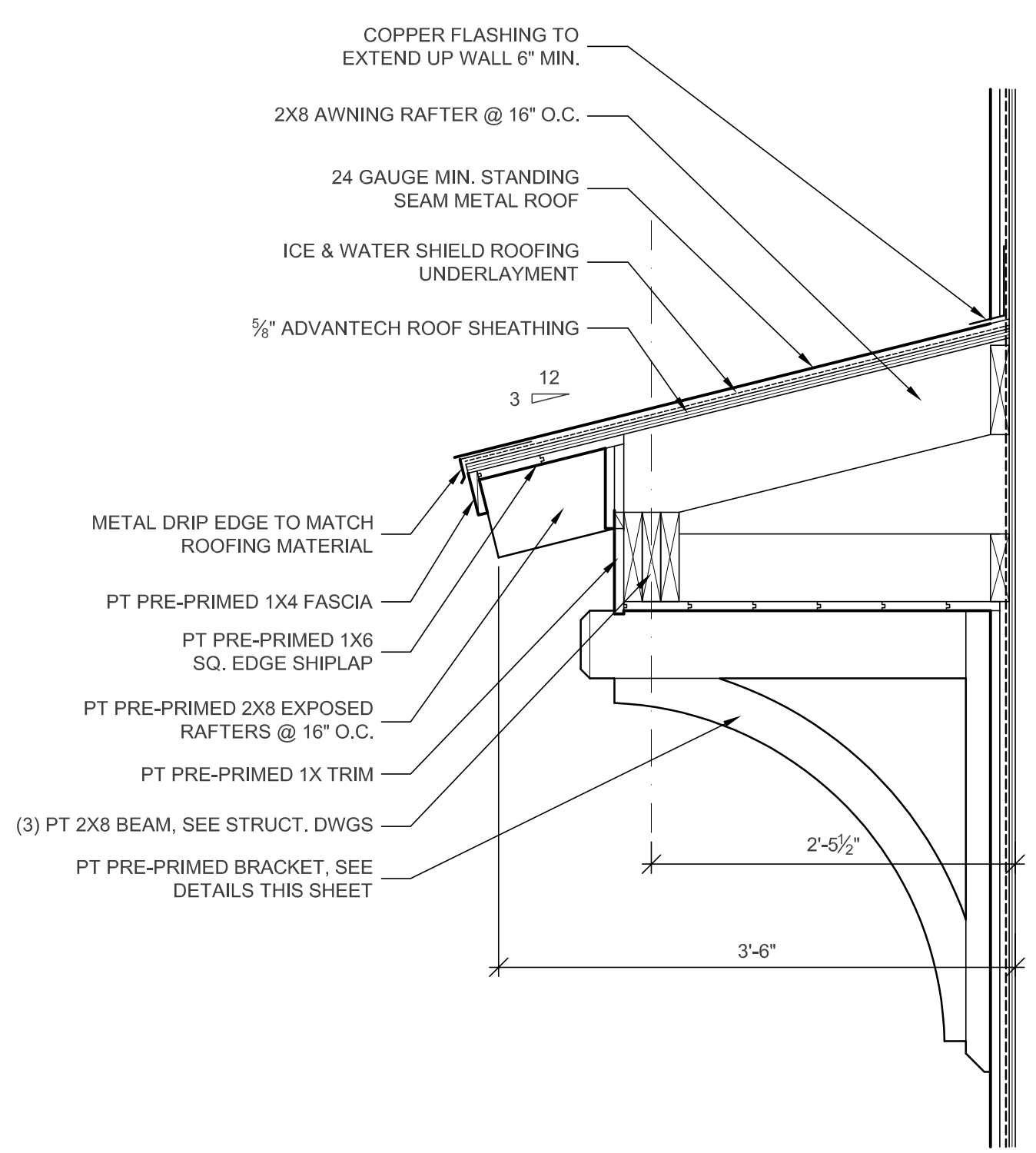
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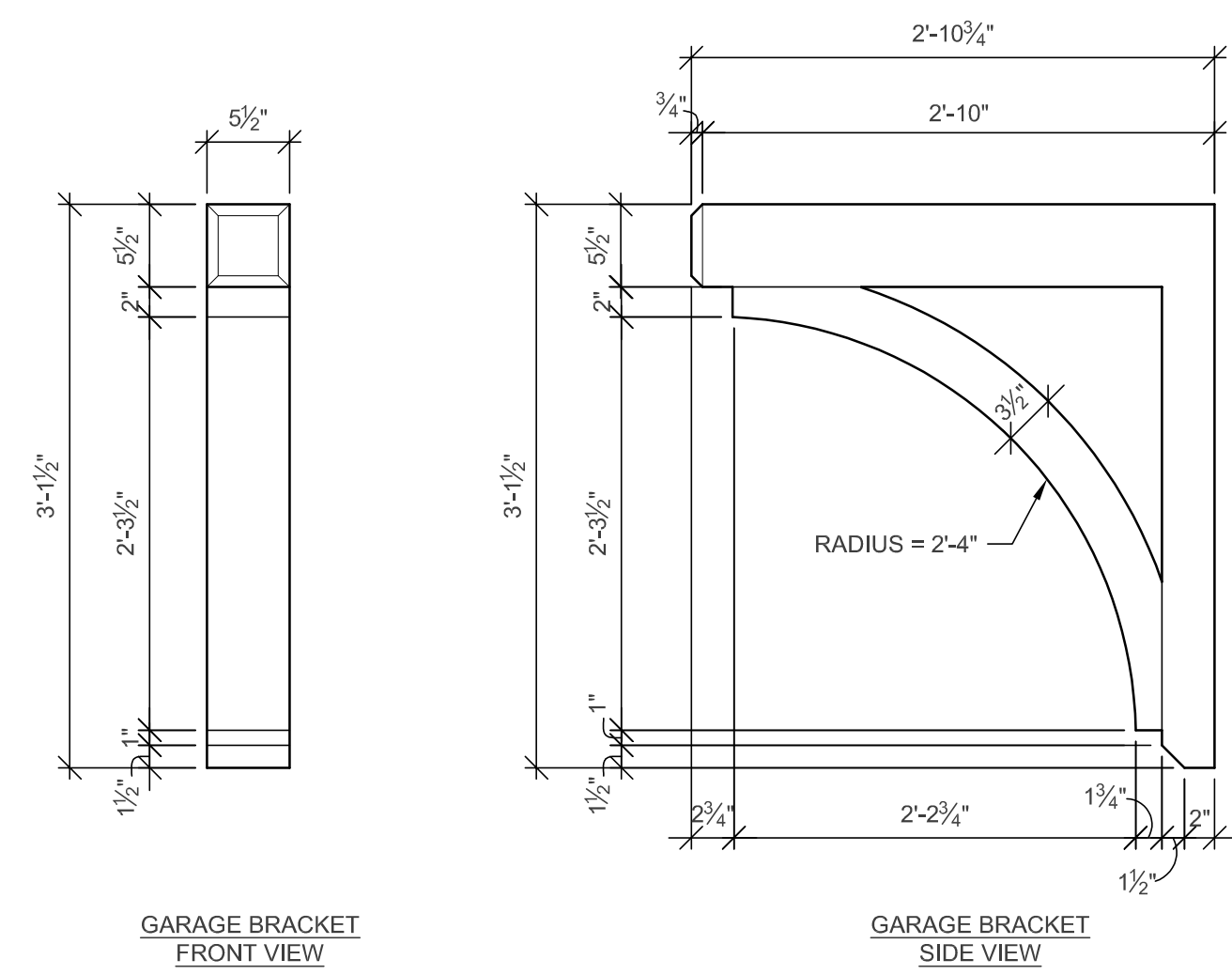
3 CONNECTION SECTION
SCALE: 1" = 1'-0"



1 TYP. GARAGE SECTION
SCALE: 1" = 1'-0"



2 GARAGE AWNING ROOF DETAIL
SCALE: 1" = 1'-0"



GARAGE BRACKET FRONT VIEW

GARAGE BRACKET SIDE VIEW

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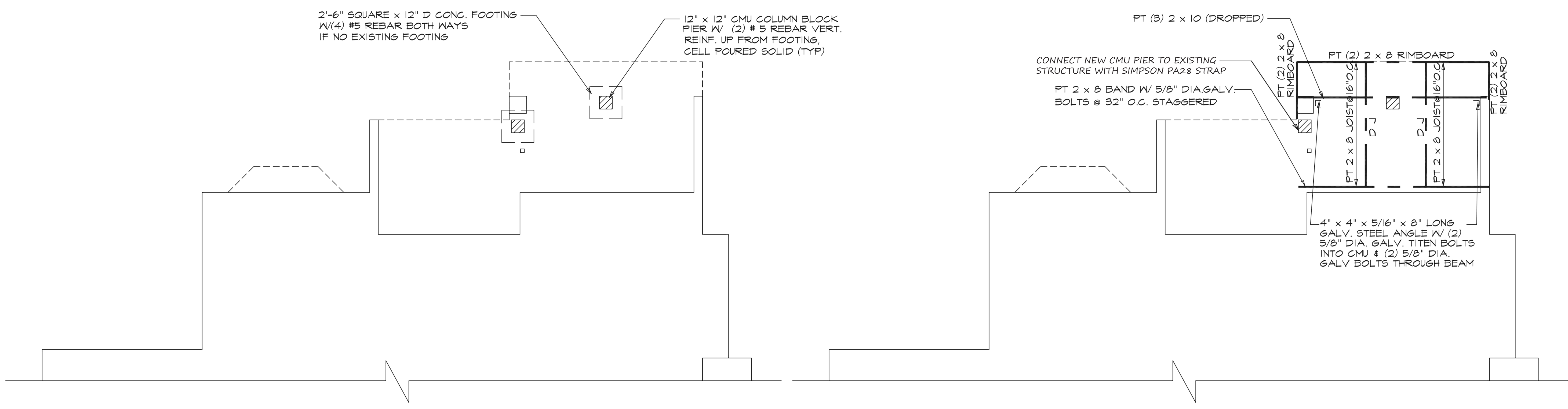


MACKINNEY RESIDENCE
 179 MARSH HAWK LANE
 KIAWAH ISLAND, SOUTH CAROLINA

REVISIONS

DRAWN BY: H.F.

SHEET:
S1
 OF SHEETS
 PROJECT NO.
 DATE: 06/29/23

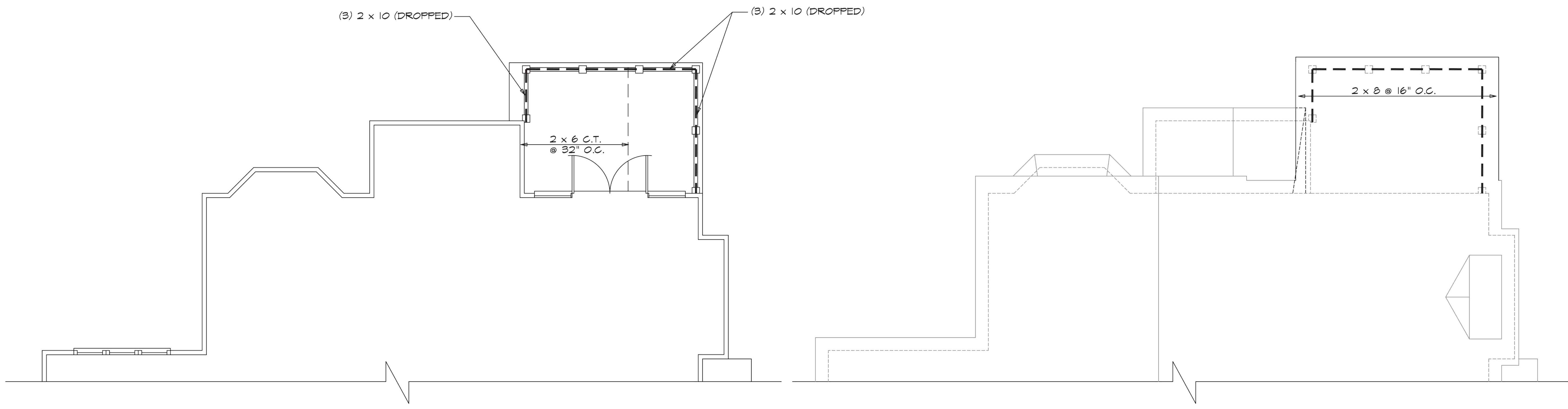


NOTE:
 1. CONTRACTOR SHALL COORDINATE THESE PLANS WITH ARCHITECTURAL DRAWINGS.
 2. CONTRACTOR SHALL USE ARCH. PLANS FOR ALL DIMENSIONS AND BUILDING LAYOUTS U.O.N.

← INDICATES DIRECTION OF JOIST SPAN

NEW FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

NEW FLOOR FRAMING PLAN
 SCALE: 1/4" = 1'-0"

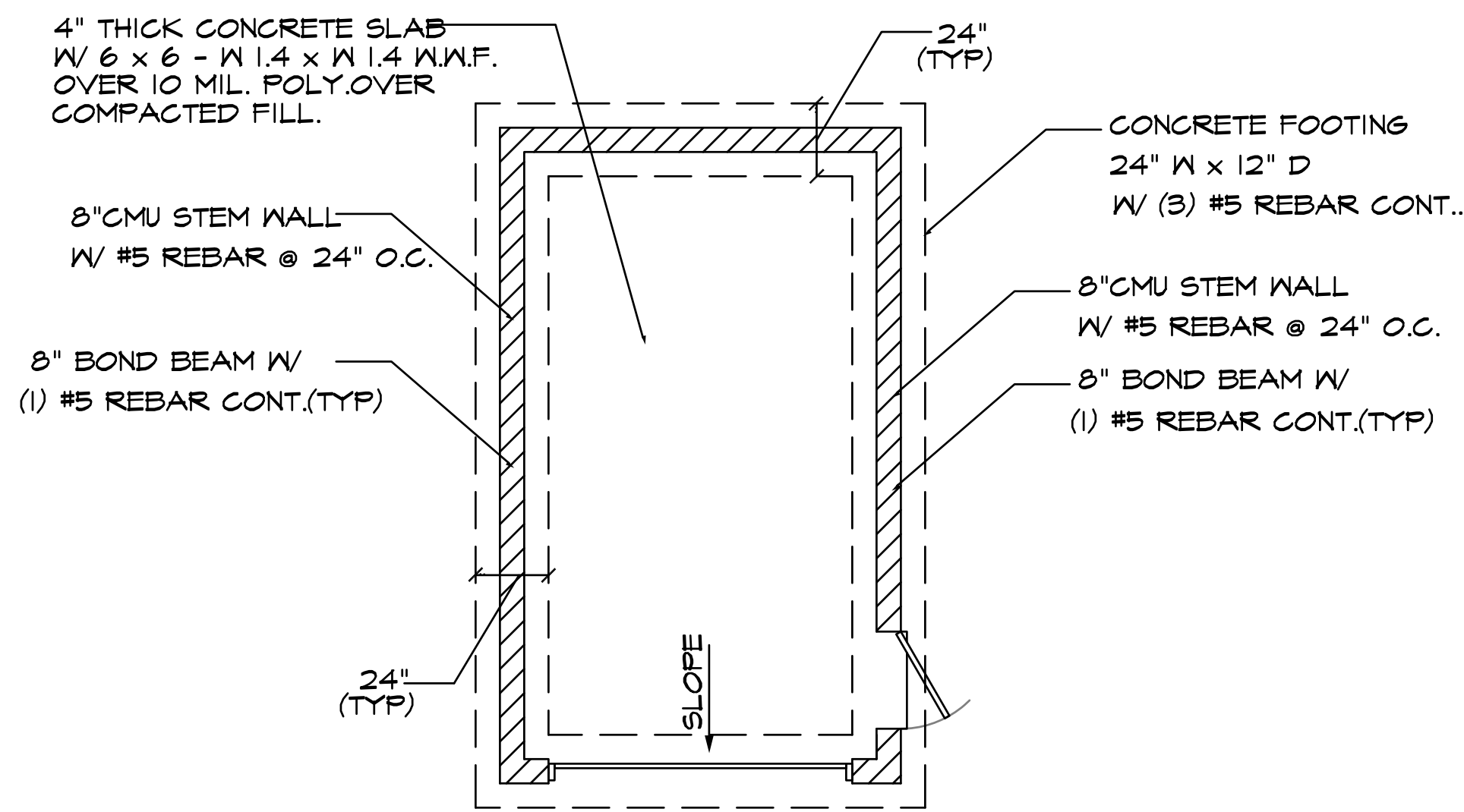


← INDICATES DIRECTION OF C.T. JOIST SPAN

← INDICATES DIRECTION OF RAFTER SPAN

NEW FIRST FLOOR CEILING FRAMING PLAN
 SCALE: 1/4" = 1'-0"

NEW ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"

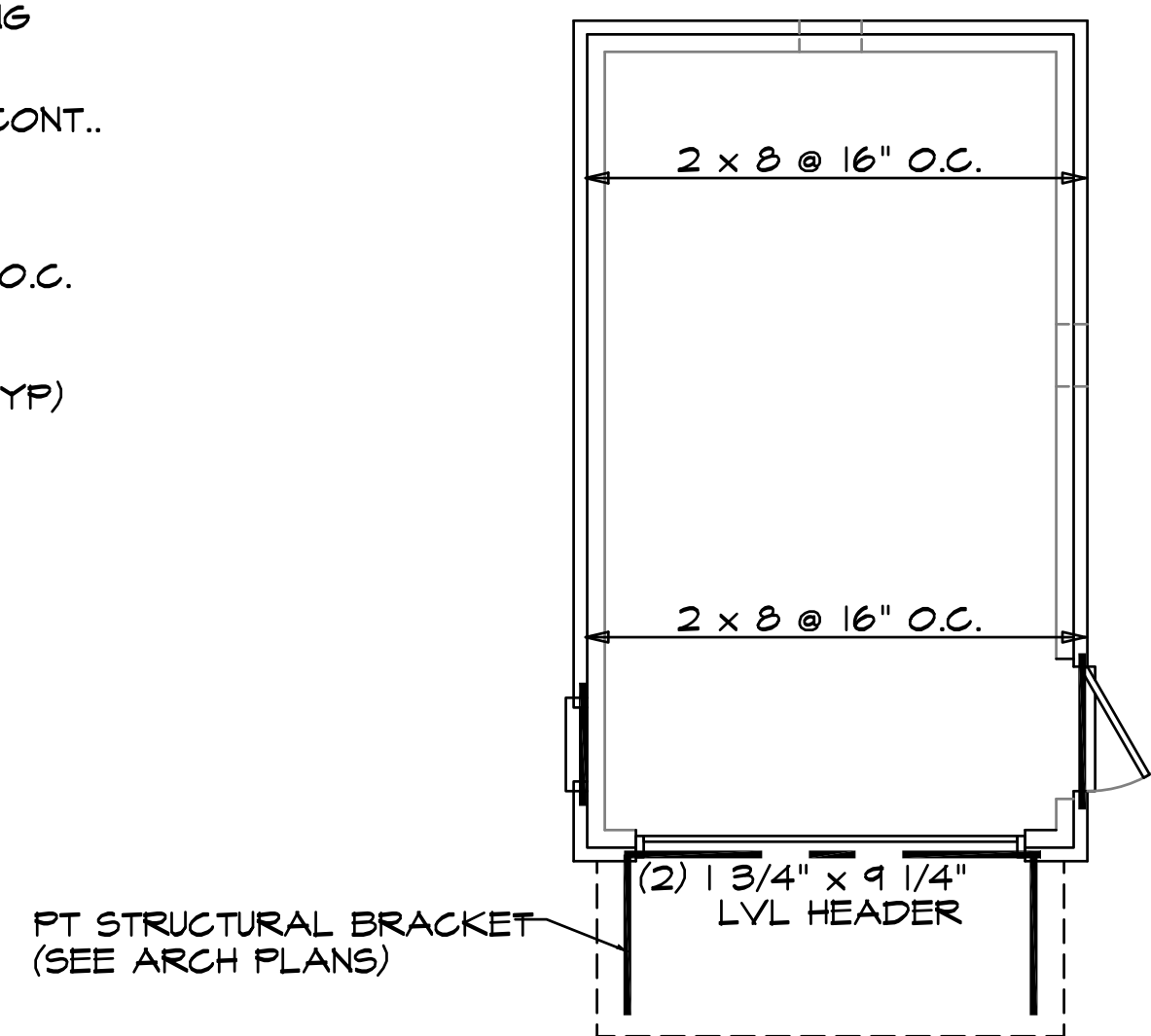


NOTE:

1. CONTRACTOR SHALL COORDINATE THESE PLANS WITH ARCHITECTURAL DRAWINGS.
2. CONTRACTOR SHALL USE ARCH. PLANS FOR ALL DIMENSIONS AND BUILDING LAYOUTS U.O.N.

GARAGE FOUNDATION PLAN

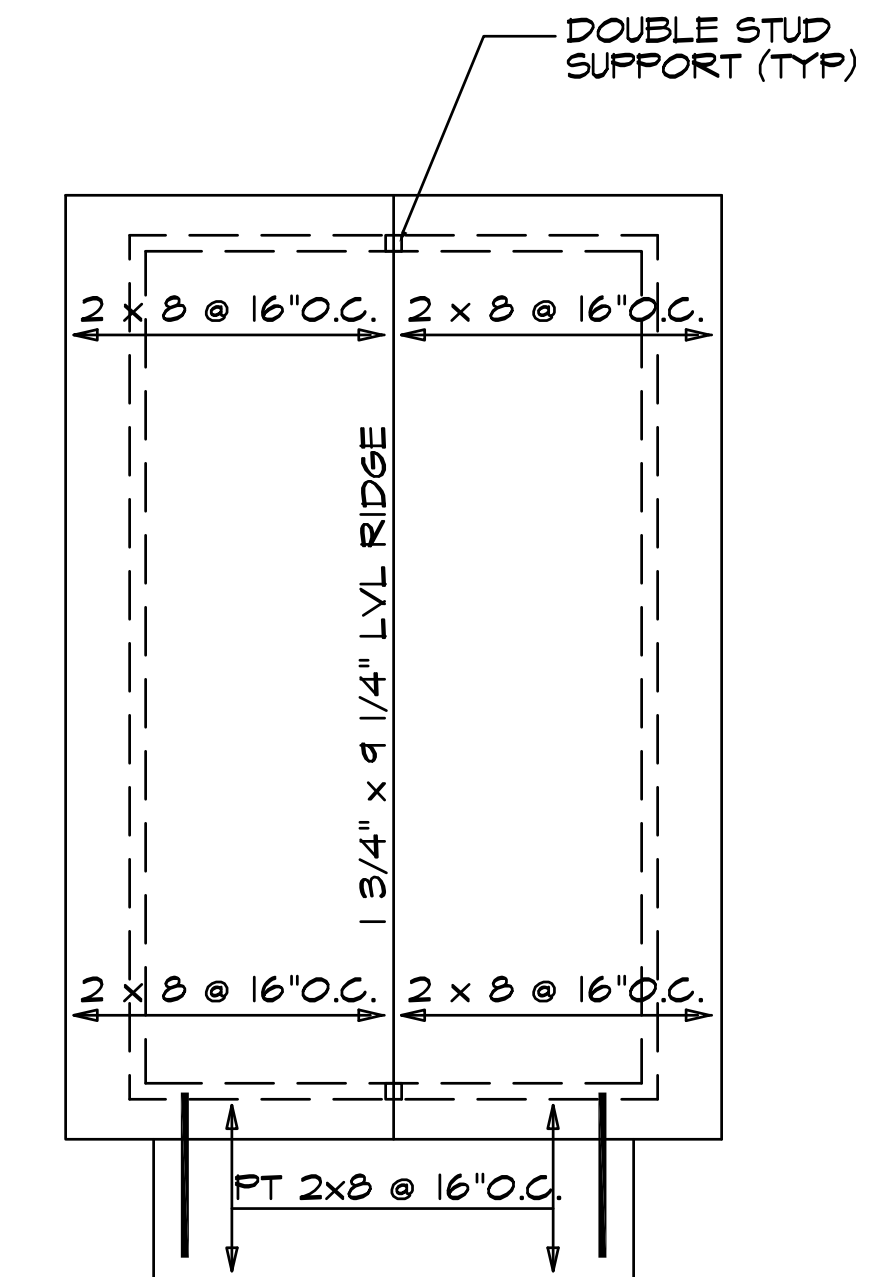
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← INDICATES DIRECTION OF JOIST SPAN

GARAGE CEILING FRAMING PLAN

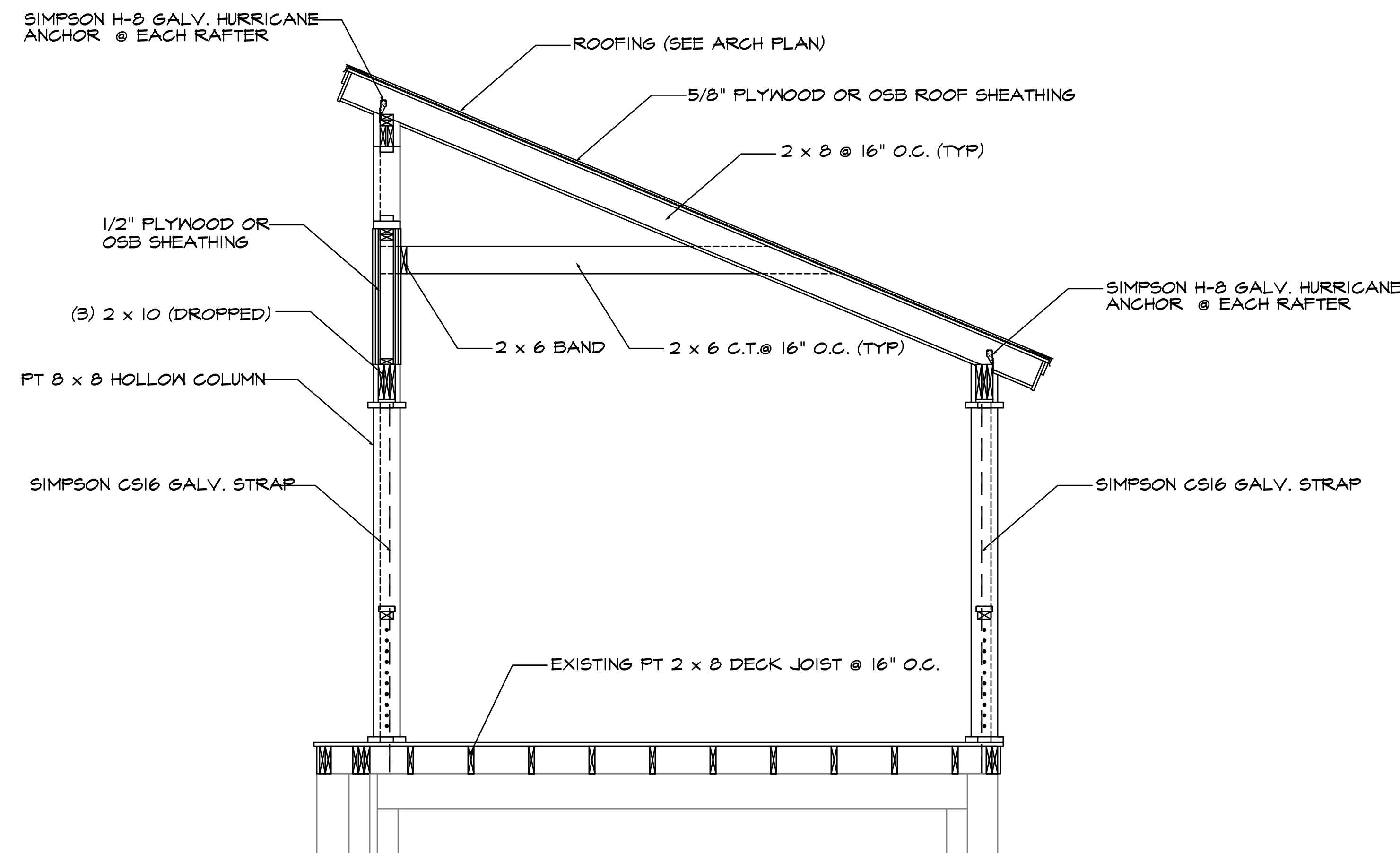
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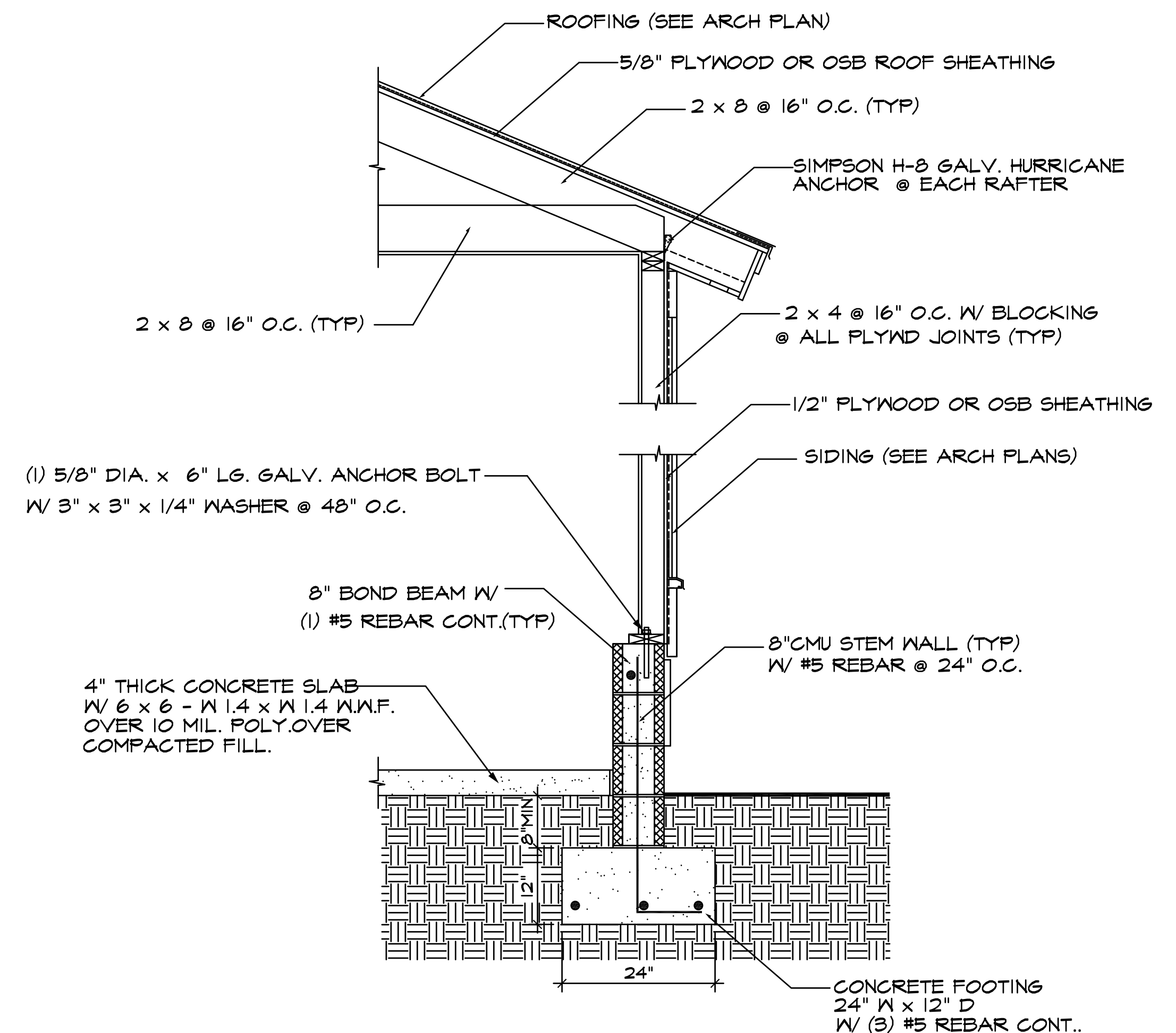
GARAGE ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"



BUILDING SECTION @ SCREENED PORCH

SCALE: 3/4" = 1'-0"



GARAGE WALL SECTION

SCALE: 3/4" = 1'-0"

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179 MARSH HAWK LANE
KIWAH ISLAND, SOUTH CAROLINA

REVISIONS

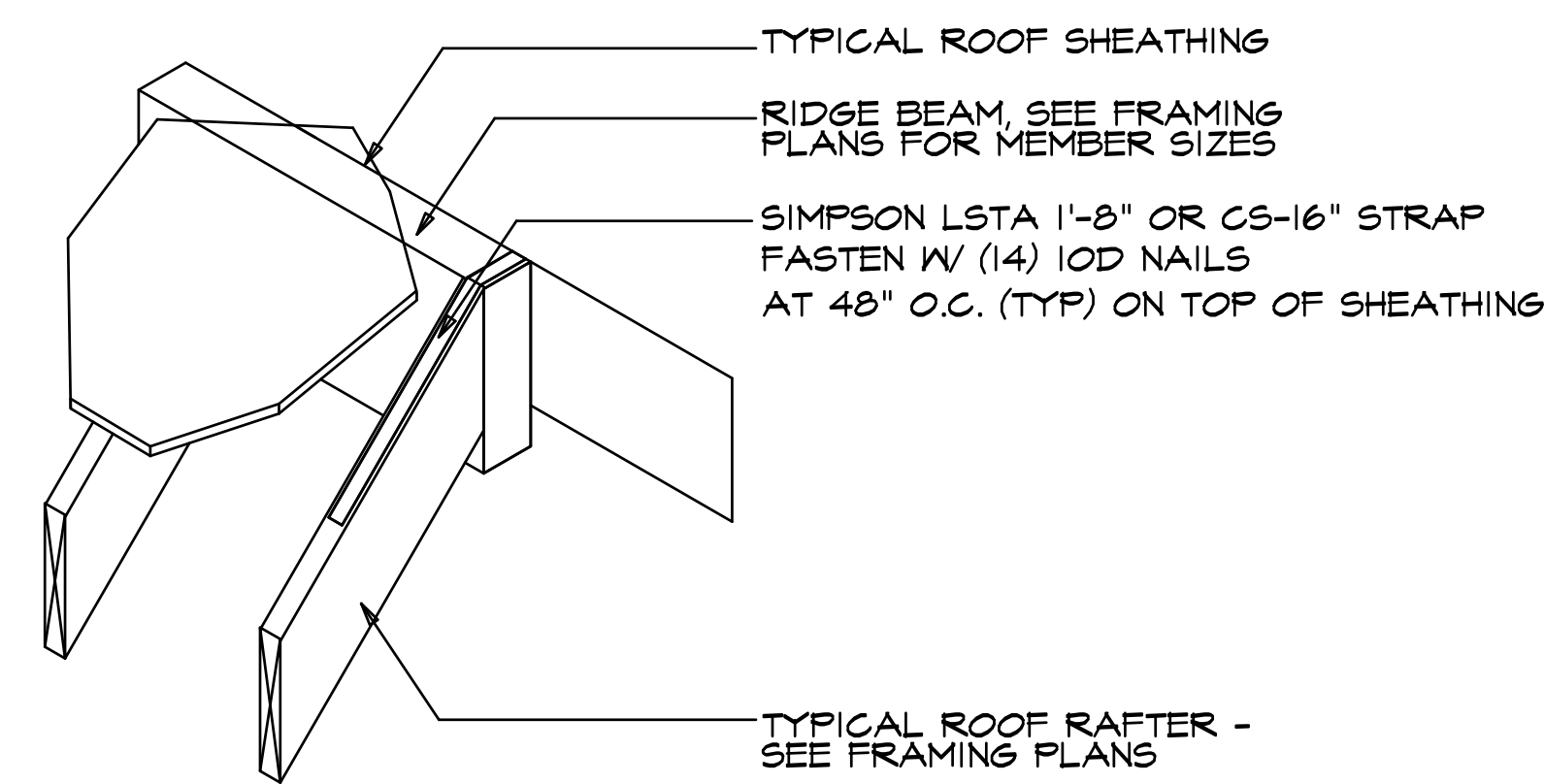
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SHEET:

S2

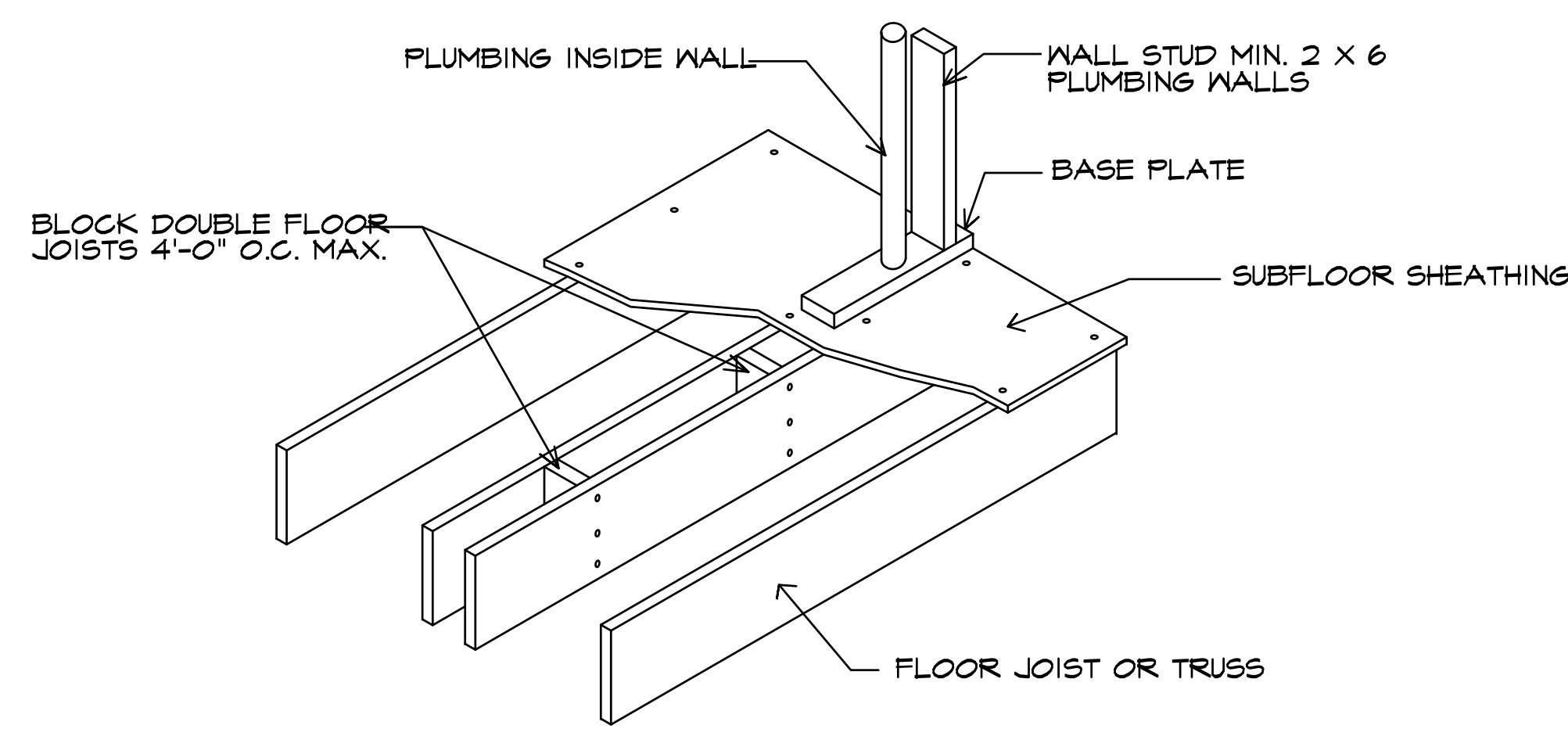
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PROJECT NO.
DATE 06/29/23

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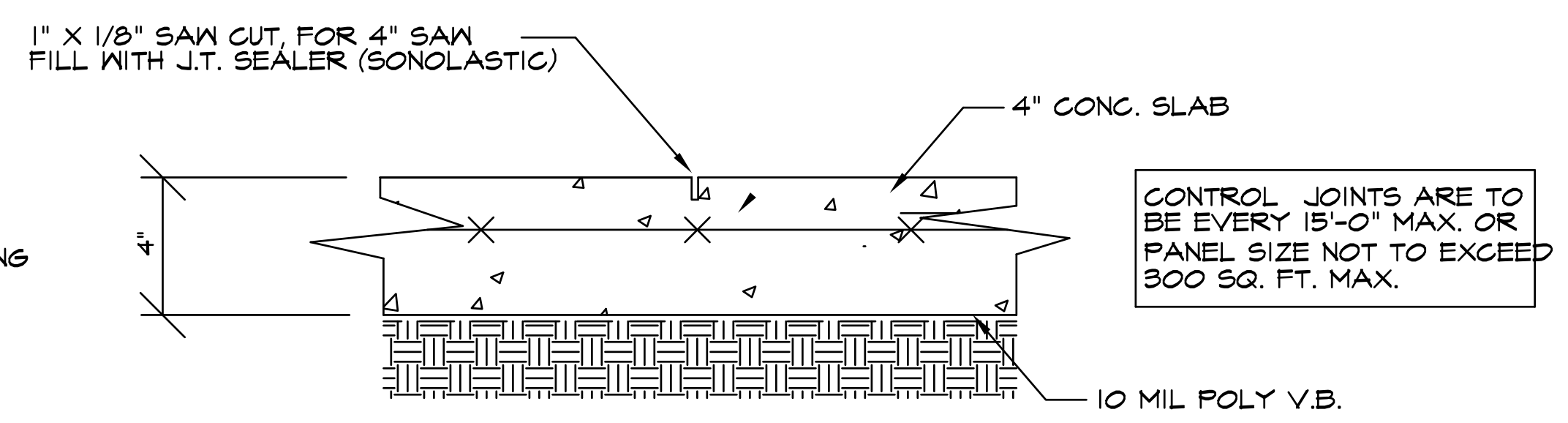
TYPICAL RIDGE BEAM HOLDDOWN

SCALE : NONE



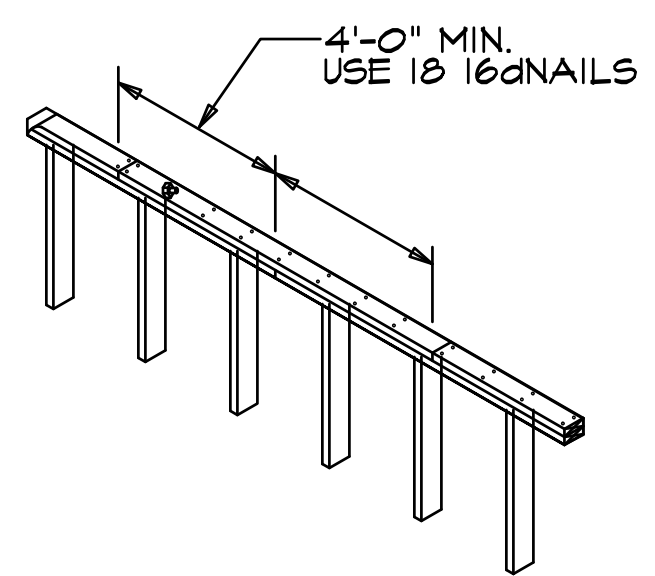
PLUMBING WALL FRAMING DETAIL

NOT TO SCALE



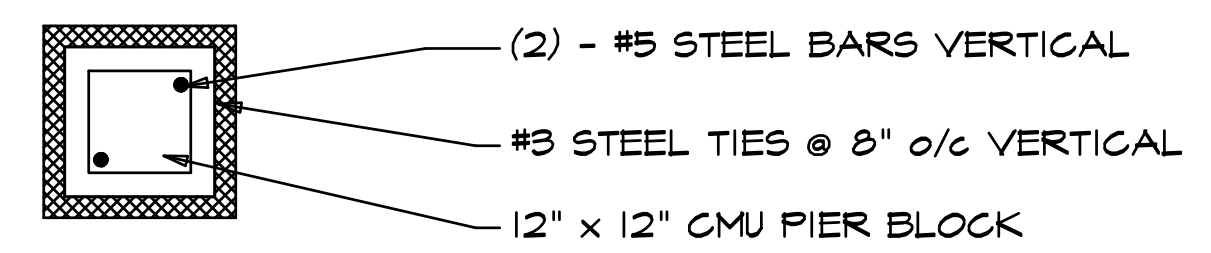
DETAIL @ CONTROL JOINT

NOT TO SCALE



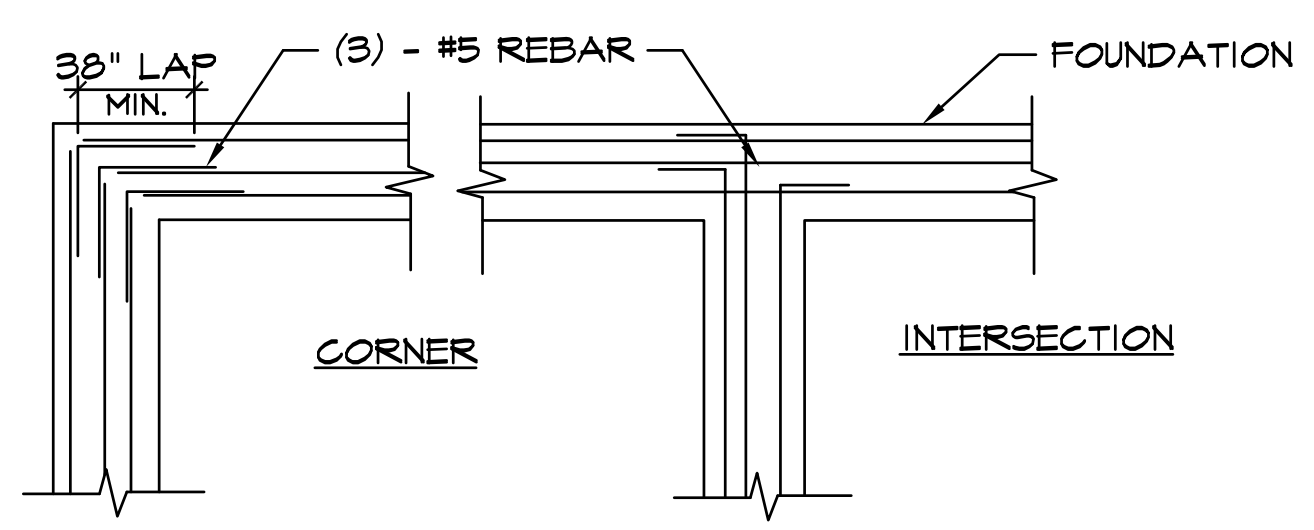
TOP PLATE FRAMING DETAIL

SCALE : NONE



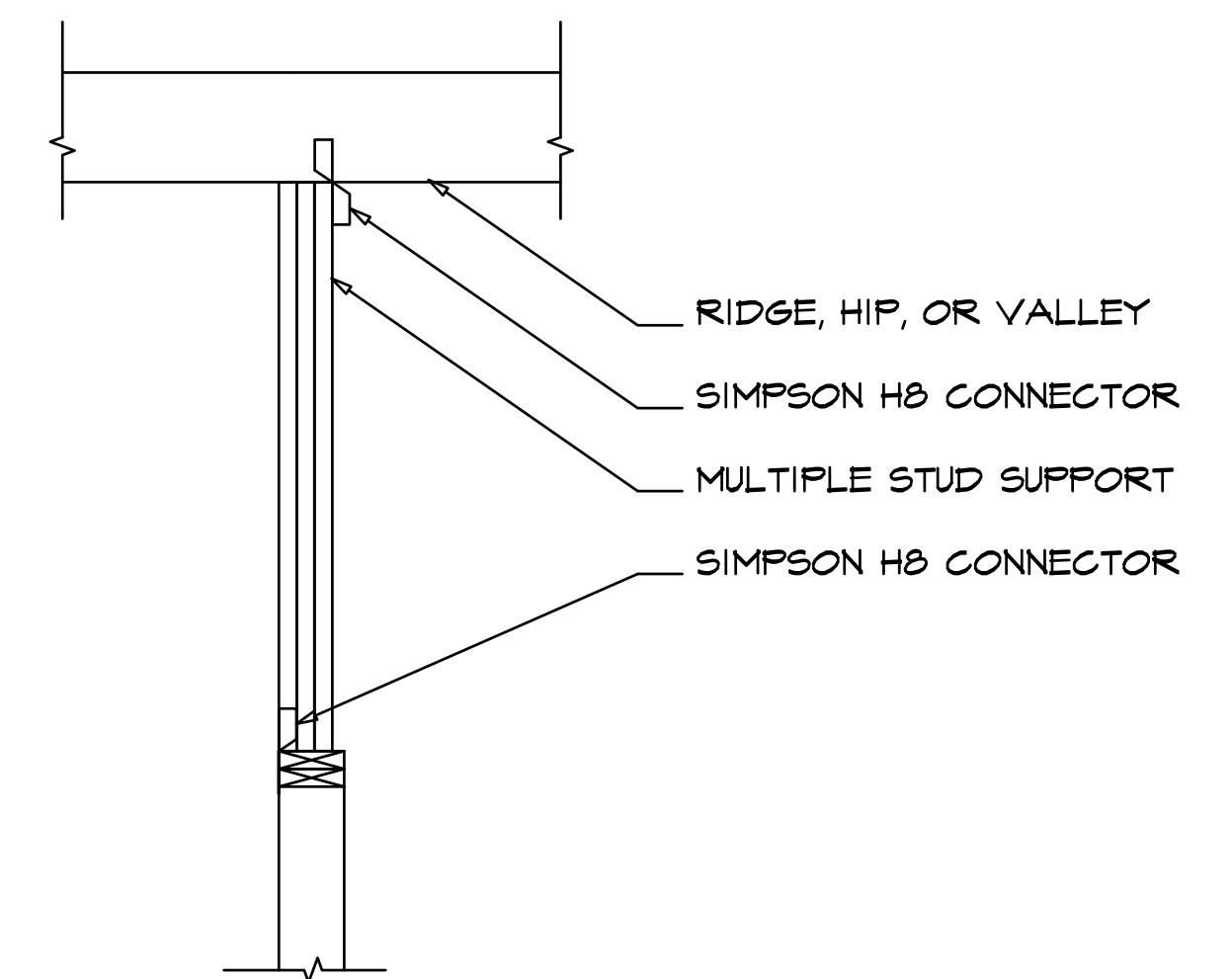
CMU 12" x 12" PIER REINF. DETAIL

SCALE : NONE



(3) REBAR LAYOUT

SCALE : NONE



RIDGE, HIP & VALLEY SUPPORT

SCALE : NONE

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 843 - 509 - 9190



MACKINNEY RESIDENCE
 179 MARSH HAWK LANE
 KIAMAH ISLAND, SOUTH CAROLINA

REVISIONS

DRAWN BY: H.F.

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S3
 OF SHEETS
 PROJECT NO.
 DATE 06/29/23

GENERAL NOTES:

- 1. FOUNDATION AND STRUCTURAL MEMBERS SHALL BE ANCHORED TO RESIST FLOATION, COLLAPSE & LATERAL MOVEMENT DUE TO THE EFFECTS OF WIND AND WATER ASSOCIATED WITH THE BASE FLOOD ELEVATION AND IN ACCORDANCE WITH 2021 INTERNATIONAL RESIDENTIAL CODE.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF TEMPORARY BRACING AND SHORING AS REQUIRED FOR THE STABILITY OF THE STRUCTURE DURING ALL PHASES OF THE CONSTRUCTION PROCESS.
3. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR ALL OPENINGS. REFER TO THE MECHANICAL AND ELECTRICAL PLANS FOR SIZE AND LOCATION OF ALL OPENINGS FOR DUCTS, PIPES, CONDUITS, ETC. NOT SHOWN.
4. IN CASE OF CONFLICT BETWEEN DRAWINGS AND/OR SPECIFICATIONS, THE MORE SUBSTANTIAL REQUIREMENT SHALL BE ASSUMED TO GOVERN UNTIL A RULING IS MADE BY THE ARCHITECT AND/OR ENGINEER.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT SHOP DRAWINGS TO THE STRUCTURAL ENGINEER FOR ALL STRUCTURAL COMPONENTS THAT REQUIRE SHOP DRAWINGS. STRUCTURAL DRAWINGS ARE NOT TO BE REPRODUCED FOR SHOP DRAWINGS, SECTION SHEETS, OR CONSTRUCTION DRAWINGS. SUBMIT ONE SET OF REPRODUCIBLE DRAWINGS AND ONE SET OF PRINTS FOR REVIEW AND APPROVAL. THE PRINTS SHALL BE CLEARLY MARKED "FOR FILE". SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY THE CONTRACTOR FOR ALL DIMENSIONS, ELEVATIONS, AND CONSTRUCTION PROCEDURES PRIOR TO REVIEW BY THE STRUCTURAL ENGINEER. CONTRACTOR SHALL ALLOW A MINIMUM OF 15 WORKING DAYS FOR REVIEW AND APPROVAL OF ALL SHOP DRAWINGS. PROCEEDING WITH THE WORK WITHOUT APPROVED SHOP DRAWINGS SHALL BE AT THE CONTRACTORS OWN RISK.
6. THE CONTRACTOR SHALL BUILD THIS PROJECT IN STRICT ACCORDANCE WITH THE MOST CURRENT EDITION OF ALL APPLICABLE CODES AND STANDARDS THAT GOVERN THE WORK.
7. CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO STARTING WORK AND SHALL NOTIFY THE ARCHITECT AND/OR STRUCTURAL ENGINEER IMMEDIATELY OF ANY ERRORS OR INCONSISTANCIES. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY EXISTING SITE CONDITIONS THAT ARE NOT CONSISTENT WITH THE CONSTRUCTION DOCUMENTS.
8. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS OF ALL DROPPED FLOOR AREAS, FLOOR DRAINS, AND ANY OTHER DETAILS NOT SHOWN ON STRUCTURAL PLANS THAT AFFECT THE WORK.
9. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ANY ARCHITECTURAL DRAWINGS THAT RELATE TO OTHER TRADES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HIS OWN CHECK AND COORDINATION OF DIMENSIONS, CLEARANCES, ETC. WITH THE WORK OF THE OTHER TRADES. IN CASE OF CONFLICT, CONTACT THE ARCHITECT AND/OR ENGINEER.

GEOTECHNICAL:

- 1. THE CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS INDICATED IN THE GEOTECHNICAL REPORT, IF SUPPLIED. ALL GEOTECHNICAL QUESTIONS ARE TO BE DIRECTED TO THE GEOTECHNICAL ENGINEER VIA THE ARCHITECT IN WRITING.
2. IF THIS FOUNDATION DESIGN HAS BEEN PREPARED IN THE ABSENCE OF A SOILS REPORT. A SOIL BEARING CAPACITY OF 1500 PSF IS TO BE ASSUMED. THE REASONABLENESS OF THIS ASSUMPTION SHOULD BE VERIFIED PRIOR TO COMMENCEMENT OF FOUNDATION WORK FOR THIS PROJECT.
3. TOP OF ALL FOOTINGS SHALL BE MINIMUM OF 8" BELOW THE FINISHED GRADE UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ANY AND ALL EXCAVATION SLOPES OR ANY OTHER EXCAVATION SITUATIONS.
5. THE EXPOSED SOIL SURFACE AFTER EXCAVATION SHALL BE COMPACTED A MINIMUM OF 98% OF THEIR STANDARD PROCTOR MAXIMUM DRY DENSITY TO COMPLY WITH ASTM D698 TO A DEPTH OF 8".

CONCRETE:

- 1. ALL CONCRETE AND REINFORCING SHALL BE INSTALLED TO COMPLY WITH THE STANDARDS SET FORTH IN THE LATEST EDITION OF ACI-318.
2. INSTALL CONCRETE AS REQUIRED, IF REQUIRED ADDITIONAL REINFORCEMENT SHALL BE PROVIDED BY THE CONTRACTOR TO PROVIDE SUPPORT IN FOOTINGS.
3. CONCRETE PADS SHALL BE SIZED AND LOCATED PER THE ARCHITECTURAL DRAWINGS, AS WELL AS THE MECHANICAL AND ELECTRICAL PLANS IN ADDITION TO THE STRUCTURAL DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO SEE THAT ALL REBAR MEMBERS ARE PROPERLY ALIGNED AND TIED IN PLACE BEFORE PLACING ANY CONCRETE. THE REBAR IS TO REMAIN IN POSITION DURING THE CONCRETE PLACEMENT. ALL REINFORCEMENT SHALL BE HELD IN PLACE DURING THE PLACEMENT OF CONCRETE FOR ALL BARS. PROVIDE 3" CONCRETE COVER FOR ALL REINFORCEMENT IN FOUNDATIONS
5. NON-SHRINK POURABLE GROUT SHALL BE USED UNDER ALL COLUMN AND BEAM BASE PLATES ONCE MATERIAL IS SET, PLUMB AND LEVEL.
6. ALL REINFORCING STEEL SHALL BE ASTM A-615, GRADE 60. MINIMUM LAP SHALL COMPLY WITH ACI-318.
7. ALL WELDED WIRE FABRIC SHALL BE OVERLAPPED 1'-0" MINIMUM, AT SIDES AND ENDS AND BE ADEQUATELY TIED. FIBERMESH MAY BE USED AS AN OPTION

CONCRETE NOTES CONT:

- 8. ALL CONCRETE SHALL BE COMPACTED WITH HIGH FREQUENCY, INTERNAL MECHANICAL VIBRATING EQUIPMENT SUPPLEMENTED BY HAND SPADING AND TAMPING AS NECESSARY.
9. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS WHEN THE CONCRETE IS TO BE PLACED AND CURED DURING VERY COLD OR HOT WEATHER. THE CONTRACTOR SHALL FOLLOW THE PROCEDURES ESTABLISHED BY THE ACI FOR HOT AND COLD WEATHER PLACEMENT.
10. SLABS ON GRADE SHALL BE REINFORCED WITH W6x6 W1.4xW1.4 WWM OR FIBERMESH ON COMPACTED SUBGRADE W/ 10 MIL POLY VAPOR BARRIER.
11. NO WATER SHALL BE ADDED TO THE CONCRETE AT THE SITE UNLESS APPROVED BY THE ENGINEER.
12. CHAMFER ALL EXPOSED CONCRETE EDGES 3/4".
13. CURING OF CONCRETE SHALL BE MADE WITH LIQUID MEMBRANE CURING COMPOUND AND BE APPLIED TO COMPLY WITH MANUFACTURERS SPECIFICATIONS.
14. PROVIDE CONTROL JOINTS IN SLABS SO THAT THE GROUND SLAB LENGTH TO WIDTH RATIO DOES NOT EXCEED 1.5. (MAX PANEL SIZE = 300 SF)
15. ALL CONCRETE SHALL NOT EXCEED 4" SLUMP.
16. THE 28 DAY COMPRESSIVE STRENGTH FOR ALL CONCRETE SHALL BE:
FOOTINGS 3000 PSI
SLABS ON GRADE 3000 PSI
STEPS ON GRADE 3000 PSI
COLUMNS 4000 PSI
PIERS 4000 PSI

MASONRY:

- 1. FOR ALL BEAM BEARING LOCATIONS ON MASONRY WALLS, CONTRACTOR SHALL FILL MASONRY CELLS WITHIN 2'-0" OF BEAM BEARING WITH A MINIMUM 3,000 PSI PEA GRAVEL CONCRETE. A #5 BAR SHALL BE SUPPLIED IN EACH OF THESE CELLS AND TIED TO THE FOOTING REINFORCEMENT.
2. A #5 BAR SHALL BE PLACED AT EACH SIDE, TOP, AND BOTTOM OF ALL OPENINGS. ALL HORIZONTAL AND VERTICAL REINFORCING SHALL EXTEND A MINIMUM OF 30" BEYOND THE OPENING.
3. ALL LINTEL BEAMS SHALL BEAR A MINIMUM OF 12" ON EACH SIDE OF THE OPENINGS. ALL CELLS UNDER THE BEARING POINTS SHALL BE REINFORCED WITH A #5 BAR IN EACH CELL AND TIED TO THE FOOTING REINFORCEMENT.
4. CONCRETE MASONRY SHALL HAVE A MINIMUM Fb OF 1,500 PSI. THIS IS ACHIEVED BY A CONCRETE BLOCK MASONRY UNIT WITH A NET AREA COMPRESSIVE STRENGTH OF 2000 PSI WHEN USED WITH TYPE M OR S MORTAR.
5. THE CONTRACTOR SHALL INSTALL REINFORCEMENT PLACEMENT WALL TIES TO ENSURE THAT THE REINFORCEMENT IS PROPERLY PLACED.
6. ALL RUNNING BOND MASONRY SHALL HAVE 9 GAUGE GALV. LADDER TYPE JOINT REINFORCEMENT @ 16" o/c VERTICALLY. AT ALL WALL CORNERS AND ALL INTERSECTIONS PREFORMED BED JOINT REINFORCEMENT SHALL BE USED.
7. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS WHEN MASONRY WORK IS TO BE ERECTED DURING COLD WEATHER (AMBIENT TEMPERATURE BELOW 40° F). DURING HOT WEATHER (ABOVE 90° F) PRECAUTIONS SHALL BE TAKEN TO MINIMIZE EXCESS HEAT OR COLD IN THE MASONRY UNITS, WATER, AND MORTAR. THE CONTRACTOR IS TO BE ADVISED TO FOLLOW THE RECOMMENDATIONS SET FORTH BY THE PORTLAND CEMENT ASSOCIATION FOR COLD OR HOT WEATHER APPLICATIONS.
8. FILL ALL CELLS BELOW FLOOR FRAMING (RETAINING WALLS) OR CONTAINING REINFORCEMENT WITH 3000 PSI PEA GRAVEL CONCRETE. PLACE CONCRETE IN LIFTS THAT ARE NO HIGHER THAN 5 FEET. ALL MASONRY UNITS SHALL BE CLEAN AND DRY PRIOR TO FILLING WITH CONCRETE. REINFORCING SHALL BE TIED @ SPICED AS NECESSARY.
9. ALL MASONRY SHALL BE PLACED IN FULL MORTAR BED. TYPE M OR S MORTAR SHALL BE USED.
10. MASONRY WALLS AT ALL INTERSECTIONS SHALL BE TIED WITH A 1 1/4" x 1/4" x 30" LONG STRAP WITH A 3" 90° BEND AT EACH END. STEEL STRAPS SHALL BE INSTALLED IN THE MORTAR BED AT 48" ON CENTER VERTICALLY.
11. TYPICAL MASONRY REINFORCEMENT SPLICES SHALL BE AS FOLLOWS:
#4 BARS - 30" LAP
#5 BARS - 38" LAP
#6 BARS - 45" LAP
12. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF MASONRY CONTROL JOINTS AND BRICK EXPANSION JOINTS. ALL CONTROL AND EXPANSION JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE NATIONAL CONCRETE MASONRY ASSOCIATION. IN NO CASE SHALL EXTERIOR WALL JOINTS BE SPACED GREATER THAN 25 FEET AND INTERIOR WALL JOINTS SHALL NOT EXCEED 30 FEET ON CENTER.
13. THE CONTRACTOR SHALL PREPARE SHOP DRAWINGS FOR REINFORCEMENT SHOWING THE NUMBER, SIZE, AND LOCATION, INCLUDING BAR LISTS AND DIAGRAMS FOR THE COMPLETION OF THE WORK.
14. ALL MASONRY OPENINGS SHALL BE PROVIDED WITH A "CASTCRETE" OR "POWERS STEEL" LINTEL BEAM WITH (2) #5 REBAR. PROVIDE TEMP. SUPPORT AT 4'-6" MAX. O.C. FOR 2 DAYS AFTER CONC. FILL.

STRUCTURAL & MISC. STEEL:

- 1. ALL FRAMING AND MISCELLANEOUS STEEL SHALL BE WELDED WITH A FILLET ALL AROUND UNLESS NOTED OTHERWISE. WELD SIZE SHALL BE THE MAXIMUM ALLOWED BY THE LATEST EDITION OF THE "MANUAL OF STEEL CONSTRUCTION" BASED ON THE THICKNESS OF THE MATERIAL.
2. SHOP AND FIELD CONNECTIONS NOT DETAILED ON THE DRAWINGS MAY BE WELDED OR BOLTED. CUTS, HOLES, COPING, ETC., REQUIRED FOR THE WORK OF OTHER TRADES SHALL BE SHOWN ON THE SHOP DRAWINGS AND BE FABRICATED IN THE SHOP. FIELD CUTTING AND/OR BURNING IS NOT PERMITTED WITHOUT THE APPROVAL OF THE ENGINEER.
3. THE STRUCTURAL STEEL CONTRACTOR SHALL PROVIDE WEB REINFORCEMENT AT ALL OPENINGS IN STEEL MEMBERS INCLUDING BEAMS, JOISTS, AND GIRDERS.
4. ALL STRUCTURAL STEEL BEAMS SHALL HAVE A YIELD STRESS OF 50 KSI. PLATES, ANGLES, AND MISC. STEEL SHALL COMPLY WITH THE LATEST EDITION OF ASTM A-36. UNLESS OTHERWISE NOTED, STEEL PIPES SHALL COMPLY TO ASTM A-501. STEEL TUBES SHALL CONFORM TO ASTM A-500.
5. STRUCTURAL STEEL CONTRACTOR SHALL COORDINATE THE BOTTOM OF BASE PLATE ELEVATION WITH THE TOP OF BEAM ELEVATION AS NOTED ON THE DRAWINGS. IN CASE OF A CONFLICT, THE CONTRACTOR SHALL MAKE ALLOWANCE IN HIS BID AND ADDRESS IT TO THE ENGINEER IN WRITING.
6. ALL HARDWARE AND TIE DOWN STRAPS EXPOSED TO THE WEATHER SHALL BE HOT DIPPED GALVANIZED.
7. ALL BEAM CONNECTIONS SHALL BE 3/4" DIAMETER BOLTED SLIP CRITICAL TYPE CONNECTIONS A-325 BOLTS UNLESS NOTED OTHERWISE. ALL BEAM AND GIRDER CONNECTIONS UNLESS SHOWN OTHERWISE SHALL BE AT LEAST CAPABLE OF DEVELOPING THE UNIFORMLY DISTRIBUTED LOADING CAPACITY OF MEMBER FOR ITS SPAN AS PER THE AISC MANUAL OF STEEL CONSTRUCTION (LATEST EDITION). ALL OTHER CONNECTIONS THAT ARE NOT INDICATED SHALL BE BOLTED (3/4" DIAMETER) CONNECTIONS USING AN A-325 SLIP CRITICAL TYPE BOLTS UNLESS OTHERWISE NOTED.
8. ALL SHOP AND FIELD WELDING SHALL BE PERFORMED BY QUALIFIED WELDERS TO COMPLY WITH A.W.S. SPECIFICATIONS (LATEST EDITION). BOTH SHOP AND FIELD WELDER CERTIFICATIONS SHALL BE CURRENT UNTIL THE COMPLETION OF THE STEEL WORK AND MADE AVAILABLE UPON REQUEST OF THE ARCHITECT/ENGINEER. THE ARCHITECT/ ENGINEER RESERVES THE RIGHT TO DELAY SHOP DRAWING APPROVAL IN THE ABSENCE OF THE REQUESTED CERTIFICATES.
9. ANCHOR BOLTS SHALL COMPLY WITH ASTM A-307.
10. FIELD SPLICES SHALL BE DESIGNED AND CONSTRUCTED TO DEVELOP THE FULL CAPACITY OF THE MEMBER IN BENDING, SHEAR, AND AXIAL LOADING TO COMPLY WITH THE AISC SPECIFICATIONS.
11. WEB STIFFENER PLATES ARE TO BE SUPPLIED BY THE CONTRACTOR AT THE END OF STEEL BEAM CANTILEVERS AND IN THE BENDS OF ALL CRIPPLED BEAMS (DIAGONALLY). THE STIFFENER PLATE THICKNESS SHALL EQUAL OR EXCEED THE FLANGE THICKNESS OF THE BEAM.
12. USE TWO SIDED WEB ANGLE CONNECTIONS FOR ALL BEAM CONNECTIONS PER AISC SPECIFICATIONS (LATEST EDITION) UNLESS OTHERWISE NOTED OR DETAILED.
13. E-70 ELECTRODES TO BE USED FOR ALL WELDING APPLICATIONS.
14. ALL STEEL DETAILS AND CONNECTIONS SHALL COMPLY WITH THE LATEST EDITION OF THE AISC SPECIFICATIONS.
15. THE CONTRACTOR SHALL SUBMIT DETAILED STRUCTURAL STEEL SHOP DRAWINGS TO INCLUDE COLUMNS, BEAMS, JOISTS, BRIDGING, DECKING, AND ANY CONNECTIONS. THESE SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A REGISTERED ENGINEER IN THE STATE OF THE PROJECT. STEEL FABRICATOR SHALL SUPPLY EMBEDDED STEEL PLATE AND BRACKET LOCATION DRAWINGS. THE STRUCTURAL DRAWINGS ARE NOT TO BE REPRODUCED FOR SHOP DRAWINGS, SECTION SHEETS, OR ERECTION PLANS. SUBMIT ONE SET OF REPRODUCIBLE DRAWINGS AND ONE SET OF PRINTS FOR REVIEW AND APPROVAL. SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY THE CONTRACTOR FOR ALL DIMENSIONS, ELEVATIONS, AND ERECTION PROCEDURE PRIOR TO SUBMITTAL TO ENGINEER FOR REVIEW. THE CONTRACTOR SHALL ALLOW A MINIMUM OF 15 WORKING DAYS FOR REVIEW AND APPROVAL OF ALL SHOP DRAWINGS. THE CONTRACTOR PROCEEDING WITHOUT APPROVED SHOP DRAWINGS IS DOING SO AT HIS OWN RISK.
16. ALL STEEL BEAMS AND JOIST GIRDERS SHALL BEAR FULLY ON STEEL BEARING PLATES (TYPICALLY).
17. A CONTINUOUS 3/8" PLATE SHALL BE SHOP WELDED TO THE BOTTOM FLANGE OF ALL BEAMS SUPPORTING MASONRY UNLESS NOTED OTHERWISE.
18. FOR ALL STEEL BEAM LOCATIONS, INSTALL STIFFENER PLATES ON EACH SIDE OF THE WEB AT SUPPORTS AND LOCATIONS OF POINT LOADS FROM BEAMS AND COLUMNS.
19. A NON SHRINK GROUT SHALL BE PLACED UNDER ALL COLUMN BASE PLATES AFTER THE STEEL IS SET, PLUMBED, AND LEVELLED.
20. ALL WELDS THAT ARE APPLIED TO ANY EXPOSED STEEL MEMBERS SHALL BE FIELD COATED WITH A ZINC RICH PAINT.
21. ALL STEEL BEAMS AND STEEL COLUMNS SHALL BEAR ON STEEL PLATES (MIN. SIZE 7" X 12" X 1/2"). UNDER NO CONDITION SHALL ANY STEEL BEAR ON WOOD. STEEL FABRICATOR SHALL PROVIDE SHOP DRAWINGS FOR STEEL PLATES AS NEEDED. SHOP DRAWINGS TO BE APPROVED BY THE ARCHITECT/ENGINEER.
22. ALL STRUCTURAL STEEL SHALL BE DELIVERED WITH ONE COAT OF PRIMER & SHALL BE FIELD PAINTED W/2 COATS OF PAINT. TOUCH UP AFTER ERECTION.
23. COLD-FORMED METAL STUDS SHALL CONFORM TO ASTM A653 (Fy = 33.0 KSI) AND SHALL BE CLARK PCS SERIES (1 = 5/8" FLANGES & 1/2" LIPS) SIZED AS INDICATED OR APPROVED EQUAL.

WOOD / LUMBER:

- 1. AS NOTED ON THE STRUCTURAL PLANS OR DETAILS.
2. ALL WOOD FRAMING SHALL BE SOUTHERN YELLOW PINE # 2 UNLESS NOTED OTHERWISE. ALL STUDS SHALL BE LABELED "SPF STUDS".
3. ALL TREATED WOOD SHALL COMPLY WITH THE LATEST EDITION OF CODES. FOR LOCATIONS OF TREATED WOOD SEE THE ARCHITECTURAL DRAWINGS & STRUCTURAL DRAWINGS.
4. WHERE CEILING JOISTS ARE NOT PARALLEL TO ROOF RAFTERS, SUBFLOORING OR METAL STRAPS ATTACHED TO THE ENDS OF THE RAFTERS SHALL BE INSTALLED TO PROVIDE A CONTINUOUS TIE TO THE BUILDING THEREBY PREVENTING THE ROOF RAFTERS TO SPREAD APART. WHERE THE CEILING JOISTS ARE NOT PROVIDED AT THE TOP OF THE RAFTER SUPPORT WALLS, THE RIDGE FORMED BY THESE RAFTERS SHALL BE SUPPORTED BY DESIGNED RIDGE BEAM. SEE STRUCTURAL DRAWINGS.
5. SOLID BLOCKING TO BE PROVIDED BETWEEN ALL FLOOR JOISTS AT MID-SPAN AND ALL LINES OF JOIST SUPPORT EVEN IF NOT SHOWN ON THE SECTION OR DETAIL DRAWINGS. BLOCKING MAY NOT BE SHOWN ON THE STRUCTURAL SECTIONS OR DETAILS FOR CLARITY.
6. ALL NAILING SHALL COMPLY WITH THE STANDARDS SET FORTH IN THE LATEST EDITION OF THE BUILDING CODES.
7. WOOD MEMBERS SHALL NOT BE LESS THAN 6" FROM FINISHED GRADE EXCEPT WHERE SIDING, SHEATHING, AND WALL FRAMING ARE OF AN APPROVED PRESSURE TREATED OR NATURALLY DURABLE WOOD PRODUCT.
8. EXTERIOR WALLS AND SHEAR WALLS TO BE SHEATHED W/ 1/2" EXTERIOR GRADE PLYWOOD WITH BLOCKING AT ALL JOINTS. PLYWOOD IS TO BE NAILED TO ALL STUDS, TOP PLATES, SILL PLATES, BANDS, AND BLOCKING. THE CONTRACTOR SHALL ATTACH WALL SHEATHING W/ 8d NAILS @ 4" o/c ALONG SHEATHING EDGES AND 8" O.C. AT INTERMEDIATE STUDS, UNLESS THERE IS ANOTHER LAMINATED VENEER LUMBER (LVL) OR GLULAMS IF CALLED FOR SHALL BE EQUAL TO NAILING PATTERN INDICATED ON THE DRAWINGS. ALL NAILS SHALL BE HOT DIPPED GALVANIZED UNLESS NOTED OTHERWISE.
9. PLYWOOD FLOORING SHALL BE 3/4" TONGUE AND GROOVE EXT GRADE STURD-I-FLOOR. ALL FLOOR DECKING SHALL BE GLEUED AND SCREW NAILED AT ALL SUPPORTS WITH A NAILING PATTERN OF 8d NAILS @ 6" o/c ALONG EDGES AND 12" o/c ALONG ALL INTERMEDIATE SUPPORTS/JOISTS UNLESS OTHERWISE NOTED.
10. EXTERIOR WALLS SHALL BE TIED TO GIRDERS WITH SIMPSON LSTA30 (OR EQUAL) STRAP TIES - AT 6'-0" o/c AND TIED W/ 1/2" CDX PLYWOOD FROM TOP PLATE TO CMU WALL TIMBER PLATE. EXTERIOR GIRDERS BETWEEN FLOORS SHALL ALSO BE TIED W/ SIMPSON LSTA30 (OR EQUAL) STRAP TIES AT MAX. 6'-0" o/c. (NOT REQUIRED W/ "60-BOLTS")
11. GLULAM BEAMS SHALL BE "PARALLAM" WITH 2900 PSI BENDING STRESS, 2,000,000 PSI MODULUS OF ELASTICITY BY TRUS JOIST MACMILLAN.
12. NON-TREATED WOOD MEMBERS SUPPORTED ON MASONRY SHALL BEAR ON TREATED TIMBER PLATES.
13. ALL PLYWOOD SHEATHING SHALL HAVE 1/8" SPACE BETWEEN SHEETS, (EXCEPT FOR AREAS THAT CALL FOR T&G PLYWOOD).
14. ALL ROOF RAFTER ENDS SHALL BE ANCHORED WITH WIND UPLIFT ANCHOR BY SIMPSON OR EQUAL. SUCH ANCHORS SHALL BE USED AT JOINTS BETWEEN PLATES, STUDS, AND SILL PLATES TO PROVIDE A PATH OF UNBROKEN UPLIFT RESISTANCE FROM THE ROOF TO THE FOUNDATION.
15. ROOF FRAMING SHALL BE SHEATHED W/ 5/8" CDX PLYWOOD AND FASTENED W/ 10d NAILS AT 4" O.C. ALONG ALL EDGES AND 8" O.C. ALONG INTERMEDIATE MEMBERS. ALL EDGES TO BE NAILED AROUND PERIMETER EDGES OF THE ROOF'S 1ST SHEET OF PLYWOOD. (PROVIDE BLOCKING AS NECESSARY).
16. LOAD BEARING WALLS AND/OR SHEAR WALLS LOCATED PERPENDICULAR TO FLOOR JOISTS SHALL HAVE SOLID BLOCKING SECURELY PLACED BETWEEN THE FLOOR MEMBERS. THIS SOLID WOOD BLOCKING SHALL BE FOR THE FULL DEPTH OF THE FLOOR MEMBERS AND BE LOCATED DIRECTLY UNDER THE WALL FOR THE FULL BEARING WIDTH AND LENGTH OF THE WALL CONSTRUCTION.
17. TIMBERS PILES SHALL HAVE A MINIMUM TIP DIAMETER OF 8" & SHALL BE PRESSURE TREATED. PILES SHALL CONFORM TO ASTM A251 LENGTHS SHALL BE AS INDICATED ON THE DRAWINGS.
18. GALVANIZED HURRICANE ANCHORS SIMPSON TYPE HB OR H10 SHALL BE USED FOR ALL RAFTER ANCHORAGES AT INTERSECTIONS WITH ALL WALLS OR BEAMS, STAINLESS STEEL(SS) HURRICANE ANCHORS SHALL BE USED IN AREAS EXPOSED TO THE ATMOSPHERE, FASTENED WITH (SS) RING SHANK NAILS.
19. FLOOR JOIST / TRUSSES UNDER PARALLEL WALLS SHALL BE DOUBLED UNLESS A BEAM IS SHOWN ON THE FRAMING PLANS.
20. PROVIDE 1/2" PLYWOOD OR OSB PANELS FOR ALL EXTERIOR DOORS & WINDOWS. PRE CUT PANELS SHALL BE FASTENED TO EXT. WALL I. A. W. TABLE R301.2.1.2 ON PAGE 41 OF 2021 I. R. C. IF IMPACT WINDOWS ARE NOT PROVIDED.

DESIGN CRITERIA

- 1. WEATHERING FOR CONCRETE - MODERATE TERMITE INFEST. PROB. - VERY HEAVY DECAY PROB. - MODERATE TO SEVERE WINTER DESIGN TEMP. - 27 DEGREES FROST LINE DEPTH - 12 INCHES ,

DESIGN CRITERIA:

SEISMIC CRITERIA

- 1) SEISMIC USE GROUP = USE GROUP II
2) MAPPED SPECTRAL RESPONSE ACC - S1 = 1.30 , S1 = 0.30.
3) SITE CLASS = D (STIFF SOIL PROFILE).
4) SPECTRAL RESPONSE COEFFICIENTS - S1 = 0.80g , S D1 = 0.41g
5) SEISMIC DESIGN CATEGORY = CATEGORY D2 .
6) BASIC SEISMIC FORCE RESISTING SYSTEM = LIGHT- FRAMED WALLS w/SHEAR PANEL .
7) DESIGN BASE SHEAR = 8 . 4 KIPS .
8) SEISMIC RESPONSE COEFFICIENTS - (C a) = 0.19 .
9) ANALYSIS PROCEDURE = SIMPLIFIED ANALYSIS PROCEDURE
10) RESPONSE MODIFICATION FACTOR (R) = 6.5 .

WIND LOAD DESIGN DATA

- 1) BASIC WIND SPEED (3-SECOND GUST) = 150 MILES PER HOUR (PER ASCE 7-16)
2) WIND IMPORTANCE FACTOR (I)& BUILDING CATEGORY = CATEGORY II
3) WIND EXPOSURE = EXPOSURE C
4) APPLICABLE INTERNAL PRESSURE COEFFICIENT (Cp) = +0.18 & -0.18
5) COMPONENTS & CLADDING DESIGN WIND PRESSURE = + 40.0 & - 48.0 PSF (DP-50)

SNOW LOAD DESIGN DATA

- 1) GROUND SNOW LOAD = 5 PSF

FOUNDATION DESIGN DATA

- 1) ALLOWABLE SOIL BEARING PRESSURE = 1,500 PSF

LOAD DATA

- ROOF LIVE LOAD = 20 PSF
FLOOR LIVE LOAD = 40 PSF
DEAD LOAD = ACTUAL SELF WEIGHT
ATTIC LIVE LOAD = 20 PSF

* THIS PROJECT HAS BEEN DESIGNED TO MEET THE STRUCTURAL REQUIREMENTS OF THE 2021 INTERNATIONAL RESIDENTIAL CODE.

PRE MANUFACTURED WOOD COMPONENTS:

- 1. FLOOR & ROOF TRUSSES/JOIST SHALL BE DESIGNED TO THE FOLLOWING SPECIFICATIONS:
150 MPH WIND LOAD (W/ APPROPRIATE SHAPE FACTORS)
TOP CHORD - DL=ACTUAL LOAD + LL=40 PSF
BOTTOM CHORD - DL=ACTUAL LOADS + LL=0 PSF
MAX DEFLECTION = L/600
NOTE: CONTRACTOR TO SUPPLY THE TRUSS MANUFACTURER WITH THE ACTUAL LOADS AND LOCATIONS OF ALL ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS. THE ABOVE STATED LOADS SHALL BE CONSIDERED AS THE MINIMUM REQUIREMENTS UNLESS OTHERWISE NOTED.
2. ALL ROOF TRUSSES AND RAFTER ENDS SHALL BE ANCHORED WITH WIND UPLIFT CONNECTORS BY SIMPSON OR EQUAL. SUCH ANCHORS ARE TO BE USED BETWEEN THE JOINTS OF PLATES, STUDS, AND SILL PLATES TO PROVIDE AN UNBROKEN PATH OF UPLIFT RESISTANCE FROM THE ROOF TO THE FOUNDATION.
3. WOOD COMPONENT MANUFACTURER SHALL COORDINATE ALL THE CRITICAL DIMENSIONS WITH THE CONTRACTOR. ANY QUESTIONS OR DISCREPANCIES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW.
4. ALL ROOF TRUSSES SHALL BE DESIGNED TO THE FOLLOWING:
DEAD LOADS= USE ACTUAL LOADS
PARTITION LOADS - 20 PSF
LIVE LOAD = APPLICABLE SECTION OF THE BLDG CODE
5. FLOOR JOIST/BEAMS AND ENGINEERED WOOD BEAMS SHALL BE DESIGNED TO TAKE INTO CONSIDERATION THE UPLIFT FORCES DUE TO WIND. ADDITIONAL HOLD DOWN HARDWARE SHALL BE PROVIDED TO ACCOUNT FOR ACCUMULATED WIND LOADS AT THE ENDS OF THESE MEMBERS AND A PATH OF CONTINUOUS UP-LIFT RESISTANCE PROVIDED TO THE FOUNDATION.
6. PROVIDE SOLID WOOD BLOCKING BETWEEN ALL JOISTS AT ALL LINES OF JOIST SUPPORT EVEN IF NOT SHOWN ON THE SECTION OR DETAIL DRAWINGS. BLOCKING MAY NOT BE SHOWN ON THE STRUCTURAL DRAWINGS FOR CLARITY.
7. TRUSS MANUFACTURER SHALL BE RESPONSIBLE TO DETERMINE THE LOCATIONS OF ALL POINT LOADS ON TRUSSES AND GIRDERS.
8. CONTRACTOR SHALL PROVIDE MULTIPLE STUDS UNDER THE ENDS OF ALL WOOD GIRDERS AND BEAMS TO ACCOUNT FOR END REACTIONS. ENOUGH ADDITIONAL STUDS SHALL BE ADDED IN WALLS AT SUPPORT POINTS TO ALLOW FOR FULL BEARING OF MEMBERS. IN NO CASE SHALL LESS THAN THREE STUDS PER BEARING LOCATION BE PROVIDED.
9. CONTRACTOR TO PROVIDE HOLD DOWN ANCHORS (TYPE HD2A BY SIMPSON) AT ENDS OF ALL SHEAR WALLS, DOOR JAMBS, AND EDGE OF ALL WALL OPENINGS EXTENDING TO FLOOR IN SHEAR WALL CONSTRUCTION.
10. NO OPENINGS, NOTCHES, OR MODIFICATIONS TO THE WOOD COMPONENTS SHALL BE DONE IN THE FIELD WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION OF THE COMPONENT DESIGNER.
11. PRE MANUFACTURED WOOD TRUSS SUPPLIER TO PROVIDE ALL THE NECESSARY TEMPORARY AND PERMANENT BRACING THAT PROVIDE LATERAL STABILITY TO THE TRUSS SYSTEM. PRE MANUFACTURED TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO FABRICATION. THESE TRUSS DRAWINGS WILL BE REQUIRED TO HAVE THE SEAL OF A REGISTERED ENGINEER IN THE STATE OF THE PROPOSED PROJECT.
12. PLYWOOD JOISTS SHALL BE TJI550 OR TJI350 BY TRUS JOIST MACMILLAN AS SHOWN ON THE STRUCTURAL DRAWINGS.

THESE DRAWINGS ARE THE PROPERTY OF HENRY N. SHEPARD II, INC. AND ARE NOT TO BE USED FOR MAKING ANY REPRODUCTION THEREOF OR FOR CONSTRUCTING ANY BUILDING WITHOUT FIRST OBTAINING WRITTEN AUTHORIZATION FROM THE COPYRIGHT OWNER, HENRY N. SHEPARD II.

HENRY N. SHEPARD II, M.E., P.E.
STRUCTURAL ENGINEER
1015 TRIO ROAD
ANDREWS, SOUTH CAROLINA
843 - 504 - 9190



MCKINNEY RESIDENCE
179 MARSH HAWK LANE
KIWAH ISLAND, SOUTH CAROLINA

REVISIONS
DRAWN BY: H.F.

SHEET:
S4
OF SHEETS
PROJECT NO.
DATE: 06/29/23



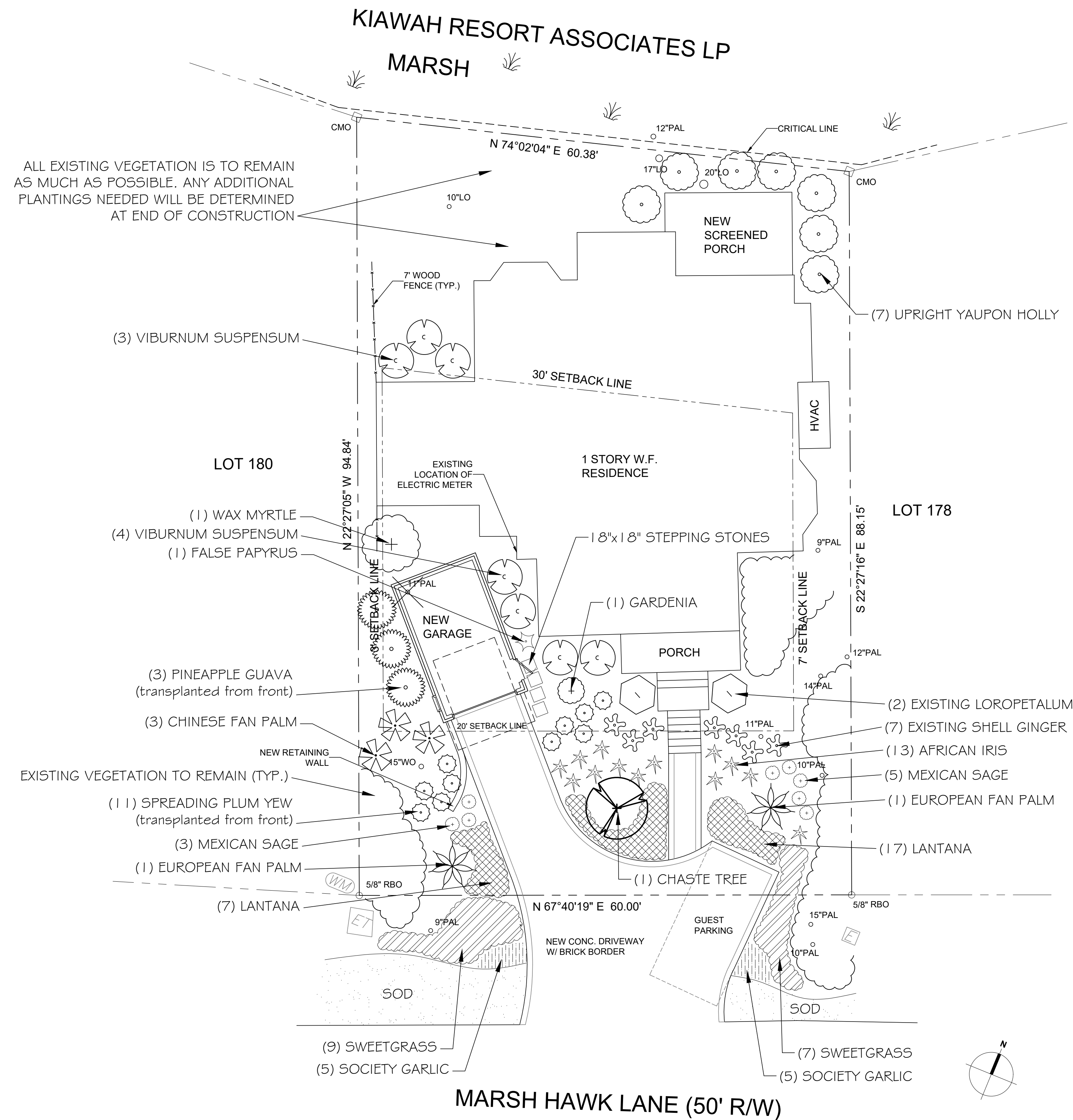
P.O. Box 867
 Johns Island, SC 29457
 Ph. (843) 214-0150

Plant Schedule

QTY	Botanical Name	Common Name	Size	Notes
1	Vitex agnus-castus	Chaste Tree	4-5' ht.	Healthy, vigorous
1	Myrica cerifera	Wax Myrtle	15 gal.	Healthy, vigorous
7	Ilex vomitoria	Upright Yaupon Holly	15 gal.	Healthy, vigorous
2	Chamaerops humilis	European Fan Palm	15 gal.	Healthy, vigorous
3	Livistonia chinensis	Chinese Fan Palm	7 gal.	Healthy, vigorous
4	Viburnum suspensum	Viburnum suspensum	7 gal.	Healthy, vigorous
1	Gardenia jasminoides	Gardenia	3 gal.	Healthy, vigorous
13	Dietes vegeta	African Iris	1 gal.	Healthy, vigorous
8	Salvia leucantha	Mexican Sage	1 gal.	Healthy, vigorous
24	Lantana camara 'New Gold'	Lantana	1 gal.	Healthy, vigorous
16	Muhlenbergia fillipe	Sweetgrass	1 gal.	Healthy, vigorous
10	Tulbaghia violacea	Society Garlic	1 gal.	Healthy, vigorous
	Empire Zoysia sod			Easement

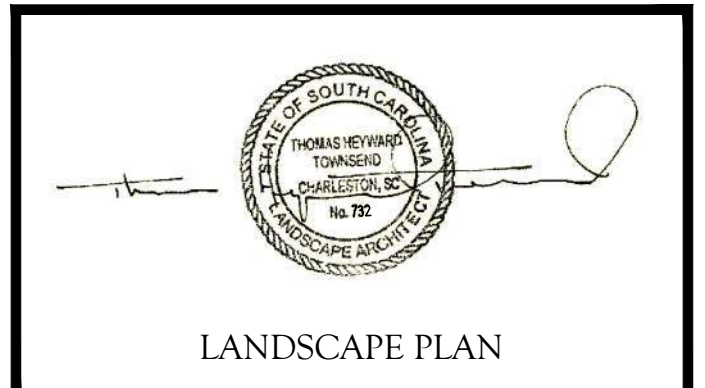
Planting Notes

- The landscape contractor is responsible for contacting the cable locator service, P.U.P.S. 1 (800) 922-0983 to locate all existing underground electrical and telephone utilities prior to construction. Contractor to make these contacts prior to beginning work.
- Landscape Contractor shall verify plans in the field and notify Landscape Architect of any discrepancies prior to construction.
- All plantings and bed lines shall be staked by Landscape Contractor for Landscape Architect's approval prior to installation. The Landscape Architect reserves the right to make adjustments to planting locations as needed.
- Add pinestraw mulch to all beds at a 3 inch depth.
- Landscape Contractor to guarantee plant material for (1) one year from the date of job completion.
- Plant material list is prepared for estimating purposes only. Contractors shall make their own quantity takeoffs using drawings to determine quantities to their satisfaction, reporting any discrepancies that may affect bidding to Landscape Architect.
- All plant material to meet or exceed AAN standards.
- Final cleanup of site as a result of landscape operations and all fine grading shall be the responsibility of the Landscape Contractor.
- 100% of installed plant material is to be covered by irrigation unless otherwise stated.
- All construction shall conform to city, county, state and federal requirements.
- The owner has the right to reject any and all bids.
- The ARB will require the foundation plantings to be half the height of the foundation at the time of installation.



MACKINNEY RESIDENCE
 179 MARSH HAWK LANE
 KIAWAH ISLAND, SOUTH CAROLINA

No.	Revision/Issue	Date



Project	MacKinney	Sheet	L-1
Date	5.8.23		
Scale	1/8"=1'-0"		



CERTIFICATION

1. 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 MINIMUM STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN S.C. AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

LEGEND

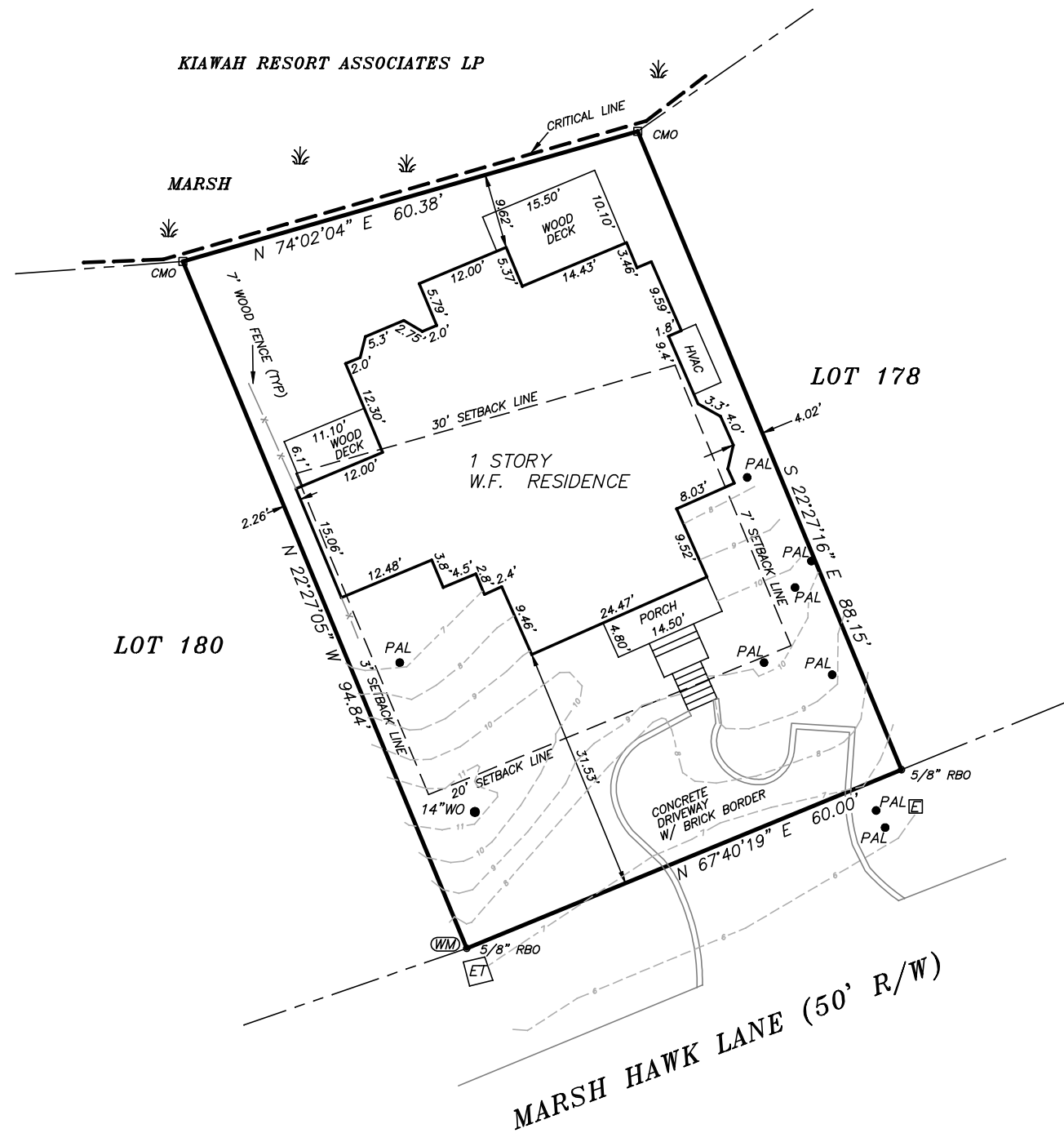
- C.T.P. CRIMPED TOP PIPE (OLD)
- O.T.P. OPEN TOP PIPE (OLD)
- R.B.O. REBAR (OLD)
- C.P. CALCULATED POINT
- 12"WO 12" DIA. WATER OAK
- PAL PALMETTO TREE
- ☐ C CABLE TV
- ☐ ET ELECTRICAL TRANSFORMER
- ☐ WM WATER METER

NOTES

1. REF. : PLAT BOOK AJ, PAGE 116.
2. TO BE CONVEYED TO: DOUGLAS MACKINNEY.
3. T.M.S. NO. 207-03-00-011.
4. THE ADDRESS IS: 179 MARSH HAWK LANE KIAWAH ISLAND, SC 29455
5. AREA = 5,489.85 SQ.FT. OR 0.13 ACRES.
6. THE PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE AE, EL. 10 (NAVD'88) SHOWN ON F.E.M.A. MAP NO. 45019C 0805 K, DATED JAN. 29, 2021.
7. SETBACK INFORMATION PROVIDED BY THE TOWN OF KIAWAH PLANNING DEPARTMENT.

LOT COVERAGE

FIRST FLOOR	= 1,845.96 Sq. Feet
PORCH	= 69.60 Sq. Feet
STEPS	= 49.74 Sq. Feet
HVAC	= 30.78 Sq. Feet
DRIVEWAY	= 362.26 Sq. Feet
DECKS	= 217.44 Sq. Feet
TOTAL COVERAGE ON LOT	= 2,575.78 SQ.FT.
LOT AREA	= 5,489.85 SQ.FT.
LOT COVERAGE	= 46.9%



**ASBUILT SURVEY
AND PARTIAL TREE&TOPO (FRONT YARD ONLY)**

**LOT 179 OF TRACT 10, BLOCK 13
MIDDLEWOOD WEST (411)
LOCATED ON KIAWAH ISLAND**

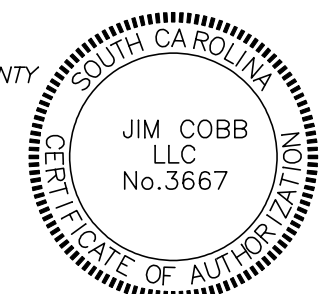
SCALE : 1" = 20'
DATE : MAY 20, 2021

CHARLESTON COUNTY
SOUTH CAROLINA

**JIM COBB L.L.C.
LAND SURVEYING**
420 PRIESTLY ST. CHARLESTON, SC 29412
PHONE (843) 303-6678



DRAWING NO. 179 Marsh Hawk Lane.dwg



**Town of Kiawah Island
Board of Zoning Appeals**

Rules of Procedure

The Board of Zoning Appeals (BZA) of the Town of Kiawah Island is a quasi-judicial body established to interpret and grant relief from the Town of Kiawah Island Land Use Planning/Zoning Ordinance. The administrative office of the BZA shall be located in the Town Hall office. The actions of the BZA are governed by the Town of Kiawah Island Land Use Planning/Zoning Ordinance contained in Article 12 of the Town of Kiawah Island Municipal Code and the South Carolina Code of Laws, Chapter 29, Article 5, Sections 6-29-780 through 6-29-860 et seq. All actions of the BZA and its members shall be taken in compliance with Robert's Rules of Order unless such rules are in conflict with the adopted BZA Rules of Procedure. The BZA Rules of Procedure shall always be available to the public upon request.

The BZA has decision making authority over three (3) types of applications:

1. Appeal of an Administrative Decision may be filed when there is an alleged error in an order, requirement, decision, or determination made by an administrative official in the enforcement of the Land Use Planning/Zoning Ordinance.
2. Variations may be filed when strict application of the zoning ordinance would cause an unnecessary hardship. The BZA's actions on such variance requests must be based on the specific standards contained in the Land Use Planning/Zoning Ordinance.
3. Special Exceptions allow the BZA to permit uses if certain terms and conditions in the Land Use Planning/Zoning Ordinance are satisfied.

In each case, the BZA is authorized to approve, to approve with conditions or to deny a request. The BZA is authorized to refer the application to staff or to defer action if additional information is deemed necessary.

MEMBERSHIP

1. The BZA shall consist of seven (7) members, a majority of which constitutes a quorum, to be appointed by the Mayor with the consent of the Town Council. At least (5) of the members shall be residents of the Town of Kiawah Island. A resident member shall mean a person who resides permanently in the Town of Kiawah Island for not less than eight (8) months of each calendar year and is registered to vote on Kiawah Island. Of the seven (7) members, the BZA may consist of as many as two (2) members who own property in the Town of Kiawah Island but are not "residents." The term of office shall be for three years. Any vacancy shall be filled for the unexpired term by an individual appointed by the Mayor with the consent of the Council. All members shall serve without compensation, but may be reimbursed for actual expenses incurred in connection with their official duties, provided Council has approved such expenditures.

2. The Mayor and Town Council of Kiawah Island determines members of the BZA and their tenure for their specific expertise, community knowledge, and concern for the future welfare of the total community and its citizens. They shall represent a broad cross section of community interest, concerns and professions.
3. Should a vacancy occur in the membership of the BZA, the Chairperson of the BZA, for the purpose of appointing a replacement member, will give immediate notice to the Clerk of Town Council. In November of each year the Town Clerk shall provide the BZA a written document setting forth the terms of the existing members.
4. No member shall hold an elected public office in the Town of Kiawah Island or Charleston County.
5. Members who resign by absenteeism or due to holding dual offices must vacate their seat immediately upon resignation. Members who resign for other reasons, members who are no longer qualified to serve and members who are not reappointed shall serve until their successors are appointed and qualified.

OFFICERS

1. **CHAIRPERSON** - At the first scheduled meeting of the BZA in any calendar year, the BZA shall elect one (1) of its members to serve as Chairperson. The duration of the term shall be one (1) year. The Chairperson may be reelected. The Chairperson shall be a voting member of the BZA.
2. **VICE-CHAIRPERSON** - At the first scheduled meeting of the BZA in any calendar year, the BZA shall elect one (1) of its members to serve as vice-chairperson. The duration of this term shall be one (1) year. The Vice-Chairperson may be re-elected.
3. In the event that both the Chair and the Vice-Chair are absent from a meeting, the legal staff shall conduct an election from among those members present to determine who shall conduct that meeting.
4. **SECRETARY**- The Planning Director shall serve as Secretary to the Board.

Should a vacancy occur among the officers of the BZA, an election shall be held at the next regularly scheduled meeting to fill the unexpired term of that officer.

BOARD MEMBER ATTENDANCE

1. All members are expected to attend at least eighty (80%) percent of the scheduled and held meetings each calendar year
2. It is most important that members of the Board be present at meetings. When a member is to be tardy or not able to attend a meeting of the Board, said member should so notify the Town Clerk in advance. Staff will inform the Chair of the anticipated tardiness or absence.

3. If votes are to be taken on an application, Board members must be physically present in order to participate. A board member who is unable to be physically present may attend virtually via video conference and where exceptional circumstance exist.

MEETINGS

1. Each December, the BZA shall establish its schedule of meetings for the next calendar year. The time and place of the meetings shall be specified in the schedule.
2. A quorum is necessary in order for the BZA to conduct business. A quorum shall consist of a simple majority of the total membership of the BZA.
3. Should an emergency situation arise that cannot be addressed by Planning Staff, Staff may ask the Chairperson to call a special meeting to address that specific situation when waiting until the next regularly scheduled meeting of the BZA will dangerously and seriously affect an applicant or the general welfare of the community. A special meeting may be called at the discretion of the Chairperson. Alternatively, such a special meeting may be called upon the request of two (2) members of the BZA to the Chairperson. Three (3) working days notice shall be given to the BZA and the public.
4. When a regularly scheduled meeting is canceled as a result of a hurricane or other emergency situation, a substitute meeting may be held after three (3) working days notice to the BZA and the public.
5. Members of the BZA shall not discuss any pending application outside of the public hearing. If a proponent or opponent approaches a member regarding an application, he/she shall disclose that information to the BZA meeting when the matter is called.
6. A member may disqualify her/himself from discussion and voting when any proponent or opponent of an application has sought to influence the vote in any forum outside of the application process.
7. A member of the BZA shall recuse her/himself from participating in any matter in which she/he has a financial or personal interest in the property or action concerned or will be directly affected by the decision.
8. Swearing of witnesses by the Secretary of the Board, or their designee, may be done individually or as a group. All persons addressing the BZA to give testimony or evidence must be sworn. All persons addressing the BZA to give testimony or evidence shall state their full name and current address.
9. Public hearings of the BZA shall be conducted in accordance with these Rules of Procedure and all applicable laws. Applications for consideration shall be presented to the BZA in the following manner:
 - a. Presentation of Application by Staff;
 - b. Questions to Staff by BZA;
 - c. Presentation of Application by Applicant;

- d. Questions to the Applicant by BZA;
 - e. Presentation of information either in support of or in opposition to the Application;
 - f. Applicant's Reply to Opposition;
 - g. BZA Motions Concerning Application, stating specific findings of fact and conclusions of law; and
 - h. BZA action concerning the Application.
10. Time limits on presentations may be proposed by the Chairperson and approved by the BZA.
 11. All applications for Appeals, Variances and Special Exceptions that are to be considered by the BZA must be completed and filed at the administrative office no less than thirty (30) days prior to the meeting at which they will be considered.
 12. All written material submitted either in support of or in opposition to an application that is not supported by witness testimony must be received by the administrative office of the Planning Department at least five (5) working days prior to the public hearing during which the application is to be considered and shall be delivered to the BZA at least two (2) working days before the meeting.
 13. ~~Upon motion, the~~The BZA may accept and consider written material submitted either in support of or in opposition to an application less than five (5) working days prior to the public hearing.
 14. All information on file for cases on the agenda must be in the possession of the members of the BZA at least five (5) working days prior to the meeting at which the cases are to be heard, unless otherwise provided herein.
 15. At the public hearing, the case file prepared by the staff shall be entered into the official records of the BZA. In accordance with items 11 and 12, the BZA may accept affidavits, testimony or other evidence that may be presented by the proponents or opponents. All new evidence may be entered into the records by the BZA.
 16. The BZA, by its own motion, may certify contempt to the Circuit Court if false, misleading, or incomplete statements are made by any person presenting information to the BZA.
 17. The BZA, by its own motion, may call additional witnesses. The BZA has authority to subpoena witnesses.
 18. After each case has been voted on, the Chairperson shall announce into the record how each member voted.
 19. Cases to be heard by the BZA may be deferred for a period of time not to exceed ninety (90) days. For the record, the reason given for postponement must be clearly stated in the motion for deferral.

20. Upon vote of the BZA, any member from the prevailing side or in the event of a tie vote, any member, may make a motion to reconsider a case at the same or next BZA meeting. Any member may second the motion. In granting the motion for reconsideration, the BZA must find that it misapprehended or misconceived the question or questions involved, or that it erred in its finding or disposition of the appeal, application or matter. If the motion to reconsider the case is granted, then the case will be scheduled and heard by the BZA at same or the next available BZA public hearing provided all required notifications have been met. A case may be reconsidered only once.

21. A case may also be reconsidered upon the receipt of new evidence that has not been entered into the record of the decided case, as determined by the BZA Secretary and or legal staff only within 10 calendar days from the date of the decided vote. The BZA Secretary and or legal staff shall make a determination of the new evidence submitted within 15 calendar days. If it is determined that new evidence has been found, then the case may be scheduled and heard by the BZA at the next available BZA public hearing provided all required notifications have been met. A case may still be reconsidered only once.

20-22. The Chairperson or her/his designee shall sign all orders.

23. Board members may participate by telephone in meetings where no applications are to be considered.

24. Executive Sessions – It is a violation of the Town’s Code of Ordinances for a member of the Board of Zoning Appeals or person in attendance to disclose to another person or make public any matter discussed in executive session. If the Board enters executive session during a meeting, a member attending virtually shall adhere to executive session privileges, ensure that no other person can hear the executive session, and shall acknowledge upon request that there are no other persons present or able to hear the executive session. Failure to protect the privileged discussions of an executive session can result in the member’s removal from the Board.

ADDITIONS, DELETIONS OR MODIFICATIONS

Additions, deletions or modifications to these procedures may be adopted by the BZA at a regular meeting when such changes have been previously presented and discussed at a prior BZA meeting.

SEVERABILITY

If a court of competent jurisdiction determines that any provision of these Rules of Procedure is invalid, that ruling shall apply only to the provision in question and will not invalidate any other provision of these Rules of Procedure. If any court of competent jurisdiction rules invalid a specific application of any provision of these Rules of Procedure, that ruling will not affect the application of these Rules of Procedure in other instances.

Date adopted: _____

Signature of BZA Chairperson

Signature of the Secretary of the BZA

Signature of the Attorney for the BZA

DRAFT COPY