



**Board of Zoning Appeals
Kiawah Island Municipal Center
October 21, 2024; 1:00PM**

AGENDA

- I. **Call to Order**
- II. **Roll Call**
- III. **Briefing to the Public on Procedures of the BZA**
- IV. **Administer the Oath to Those Presenting Testimony**
- V. **New Business:**
Review of the following applications:
 - 1) **Case #BZA24-000017**
42 Greensward Road – Kiawah Island, SC | TMS# 207-07-00-026
Variance request for the reduction of the required 30’ rear setback for approximately 363 square feet for a proposed screened porch enclosure.
 - 2) **Case #BZA24-000018**
301 Surfsong Road – Kiawah Island, SC | TMS# 264-09-00-047
Variance request for the reduction of the required 30’ rear setback for approximately 21 square feet for a proposed screened porch enclosure.
- VI. **Additional Business:**
- VII. **Adjournment**



Case #BZA24-000017
Kiawah Island BZA Meeting of October 21, 2024

Applicant/Property Owner: LINEBERGER STEVEN A, LINEBERGER MARY W

Representative: Julie O'Connor

Property Location: 42 Greensward Road

TMS#: 207-07-00-026

Zoning District: R-1, Residential Zoning District

Lot Size: 13,090 sqft (.30 acres)

Request: Variance request for the reduction of the required 30' rear setback for approximately 363 square feet for a proposed screened porch enclosure located at 42 Greensward Road, Kiawah Island, SC.

Requirement:

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

Required setbacks: 25' (Greensward); 15' (Side); 30' (Golf)
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 Rear Setback as, "the setback measured from the rear lot line."

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)

GREENSWARD ROAD (DEVELOPED LANDS) cont.

<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
25-31	25 (Greensward)	15	30 (lagoon/golf)
39-42	25 (Greensward)	15	30 (golf)
52	25 (Greensward)	25 (Greensward) 15 (lot 42)	30 (golf)

GREY WIDGEON COURT

Because of the limited buildable areas, preservation zones, and selective vista clearing zones associated with these lots, please see the graphics.

HOODED MERGANSER (DEVELOPED LANDS)

<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
136	25	25 (Gadwall) 15 (lot 137) 15 (lot 134)	30 (lagoon)
137	25	15	30 (golf)
138	25	15	30 (golf)
139-143	25	15 (lots)	30 (lagoon)
144	25	15 (lot 143) 30 (lagoon) 15 (lot 145)	25 (Flyway)
145	25	15	25 (Flyway)
146	25	15	20 (lot 149)
147	25	15 (lot 146) 25 (Gadwall)	20 (lot 148)

HORNED GREBE COURT (DEVELOPED LANDS)

<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
201-204	25 (Horned Grebe)	15	30 (lagoon)
205	25 (Horned Grebe)	15	20 (lot 210, 211)
206	25 (Horned Grebe)	15	20 (lot 209)
207	25 (Horned Grebe)	15 (lot 206) 25 (Belted King)	20 (lot 208)

JACKSTAY COURT (DEVELOPED LANDS)

<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
82	25 (Jackstay)	25 (Flyway) 15 (lot 83)	20 (beach access)
83	25 (Jackstay)	15	20 (beach access)
84	20 (lot 85)	15	20 (beach access)

JACKSTAY COURT (DEVELOPED LANDS) cont.

<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
85	25 (Jackstay)	15	20 (lot 84)
86	25 (Jackstay)	25 (Jackstay) 15 (lot 87)	20 (lot 85)
87	20 (lot 88)	15 (lot 86) 15 (beach access)	20 (lot 84)
88	20 (lot 87)	15 (lot 72) 15 (beach access)	See Plat
89-91	25 (Jackstay)	15 (lots)	See Plat
92	20 (lot 93)	15 (lot 91) 15 (beach access)	See Plat
93	20 (lot 92)	15 (lot 94) 15 (beach access)	20 (lot 96)
94	25 (Jackstay)	25 (Jackstay) 15 (lot 93)	20 (lot 95)
95	25 (Jackstay)	25 (Jackstay) 15 (lot 96)	20 (lot 94)
96	20 (lot 97)	15 (lot 95) 15 (beach access) 15 (lots 98, 99)	20 (lot 93)
97	20 (lot 96)	15 (beach access) 15 (lot 99)	25 (Flyway)
98	25 (Jackstay)	25 (Jackstay)	20 (lot 97)
99	25 (Jackstay)	25 (Flyway) 15 (lot 98)	20 (lot 97)

KIAWAH BEACH DRIVE (GREENSLAKE) (DEVELOPED LANDS)

<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
1230-1236	15	*	10
1237	25	15	20

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

KIAWAH ISLAND CLUB DRIVE (UNDEVELOPED LANDS)

Because of the limited buildable areas and specific driveway locations associated with these lots, please see the graphics for the lots on this street.

Staff Review:

The applicant and property owner, Steven and Mary Lineberger being represented by Julie O'Connor of American Vernacular, LLC is requesting a variance for the reduction of the required 30' rear setback for approximately 363 square feet for a proposed screened porch enclosure located at 42 Greensward Road, Kiawah Island, SC. (TMS# 207-07-00-026). The subject property is located within the R-1, Residential Zoning District.

The subject property is approximately 13,090 square feet (0.3 acres) in size. The subject property is developed and sits adjacent to Cougar Point Golf Course to the east. Based on Charleston County records, the home was constructed in 1980. Per Charleston County Records, the property was acquired by Steven and Mary Lineberger in September of 2017. The adjacent properties to the north, the south, and the west across Greensward Road are located in the R-1, Residential Zoning District. Cougar Point Golf Course to the east of the Subject Property is located in the Parks and Recreation District with a Resort Overlay. The subject property is subject to review by the Kiawah Island Architectural Review Board.

The *Town of Kiawah Island Land Use Planning and Zoning Ordinance* pursuant to Sec. 12-65. R-1, Residential District requires a 25' front yard setback, a 15' side yard setback and a 30' rear yard setback. subject property is allowed a maximum lot coverage of 33%. The subject property is legally nonconforming in regards to lot coverage and setbacks.

The applicant's proposed plans include enclosing an existing open deck for a screened in porch. The existing lot coverage is approximately 34.7%. The existing open deck is approximately 15 feet, 4 inches from the rear 30' setback. Pursuant to Sec. 12-64 Setbacks, Uncovered decks may extend up to five feet into any required rear yard setback. The proposed screened in porch will be approximately 16 feet, 2 inches from the rear 30' setback.

The applicant's plans include 4,333 square feet of lot coverage (33.1%). The current lot coverage is 4,537 square feet (34.7%). The applicant's plans will remove 30% of the open deck and enclose the remaining areas. The result will be a decrease in lot coverage by approximately 204 square feet (1.6%).

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 applicant has submitted to the Kiawah Island Architectural Review Board (KIARB) for review. The proposed project received KIARB conditional approval on April 23, 2024. The KIARB granted conditional approval stating, "*Given the reduction in footprint and simpler massing that would result from a smaller roofed area, the board approved this variance.*"

Please see the attachments for further information regarding this request. A site visit was conducted on October 4, 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 on this property. The subject property is legally nonconforming in regard to setbacks and lot coverage. The home sits at a slight angle in reference to the building setbacks and lot lines. Per the applicant's letter of intent, "*There are several extraordinary and exceptional conditions on this lot including: 1. The house was built in 1980 and is over the rear setback due to large trees in the front yard. 2. The house is set at an angle to the property lines. 3. The deck is over the rear setback.*"**

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

Staff Response: **These conditions may be unique to the subject property and may not generally apply to other properties in the vicinity. The property is located in the R-1 Residential Zoning District. Adjacent properties along Greensward Road are also located in the R-1 Residential Zoning District. The subject property is adjacent to golf course at the rear which is located in the Parks and Recreation Zoning 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, "*Due to the shape of the lot and orientation to the golf course, the house is angled and extends past the rear setback. The house was set far back on the property due to large trees in the front and built before the setbacks were established, we assume.*"**

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

Staff Response: **The application of this Ordinance to the property may not prohibit or unreasonably restrict the utilization of the property.**

Per the applicant's letter of intent, "the application of the ordinance would unreasonably restrict the ability to improve the property by providing a more usable outdoor area. The deck is very hard to maintain and needs to be replaced at this time."

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

Staff Response: **The authorization of this variance may not be of substantial detriment to the adjacent properties or the public good. The proposed additions decrease the lot coverage and decrease the existing encroachment of the current open deck. Per the applicant's letter of intent, "The authorization of the variance would not be a detriment, but instead a benefit to the public good and character of the district. The deck needs to be replaced, and the reduction of the footprint will reduce the lot coverage which is a benefit to the neighbors and the neighborhood. Also, the new porch is a substantial aesthetic improvement to the house."**

§ 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 use of the space is not changing – outdoor living space. The space is a deck currently, we are requesting a roof over part of the space and removing the rest – will remain as outdoor space – will not be heated and cooled."**

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

Staff Response: **The BZA may not consider profitability when considering this variance request. Per the applicant's letter of intent, "Profitability is not a factor in this 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 not be the result of the applicant's own actions. Per the applicant's letter of intent, "The house and deck were in place before the Linebergers purchased the property in 2017."**

§ 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, “The public and neighborhood interests are not contrary to the intents of this variance request. The cart path of the golf course is a significant distance and the neighboring properties will also not be negatively affected.”**

§ 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 proposed plans reduce the existing nonconformity elements.**

Board of Zoning Appeals’ Action:

The Board of Zoning Appeals may approve, approve with conditions or deny Case #BZA24-000017 (Variance request for the reduction of the required 30’ rear setback for approximately 363 square feet for a proposed screened porch enclosure located at 42 Greensward Road, Kiawah Island, SC.). Based on the BZA’s “Findings of Fact”, unless additional information is deemed necessary to make an informed decision.

Town of Kiawah Island Board of Zoning Appeals

October 21, 2024



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

CASE# BZA24-000017

Applicant/Property Owner: LINEBERGER STEVEN A, LINEBERGER MARY W

Representative: Julie O'Connor

Property Location: 42 Greensward Road

TMS#: 207-07-00-026

Zoning District: R-1, Residential Zoning District

Lot Size: Total: 13,090 sqft (0.3 acres)

Request: Variance request for the reduction of the required 30' rear setback for approximately 363 square feet for a proposed screened porch enclosure.

CASE# BZA24-000017

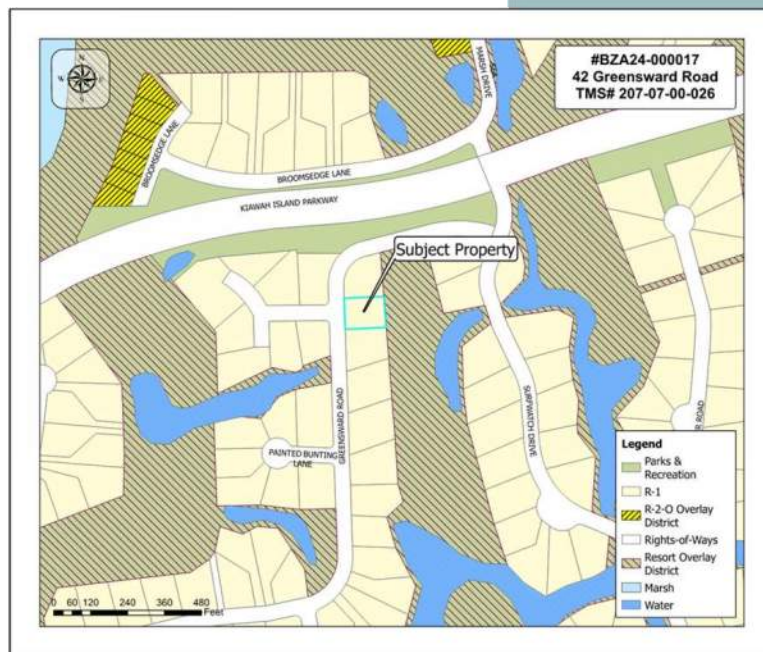
Chapter 12. Land Use Planning and Zoning, Art. II. Zoning, Div. 2. Zoning Map/Districts, Sec. 12-65. - R-1, Residential District.

Required setbacks: 25' (Greensward); 15' (Side); 30' (Golf)

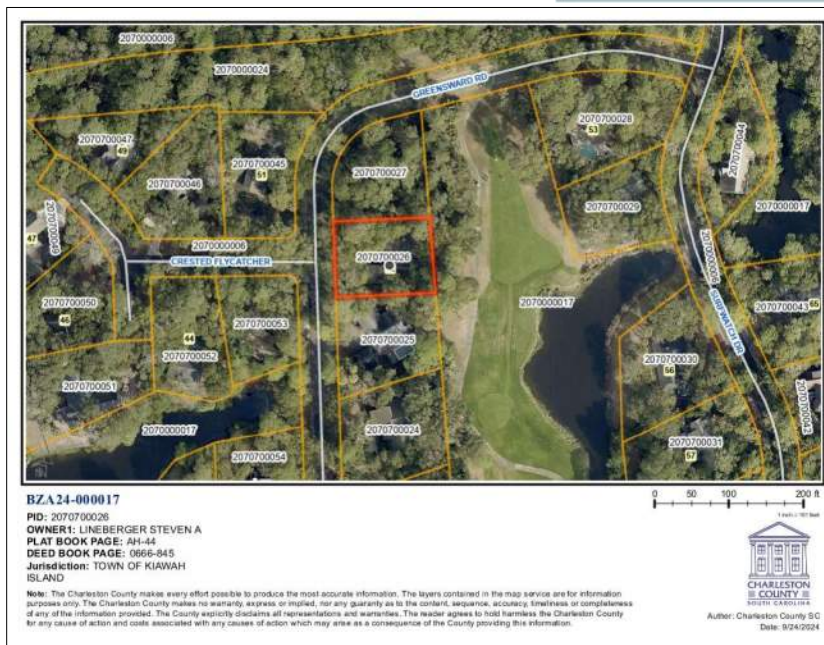
Maximum 33% Lot Coverage

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 Rear Setback as, "the setback measured from the rear lot line."

3



4



5

Case # BZA24-000017
BZA Meeting of October 21, 2024
Subject Property: 42 Greensward Road- Kiawah Island

Variance request for the reduction of the required 30' rear setback for approximately 363 square feet for a proposed screened porch.



6

Property Front



Adjacent Properties



Adjacent Properties



Subject Property



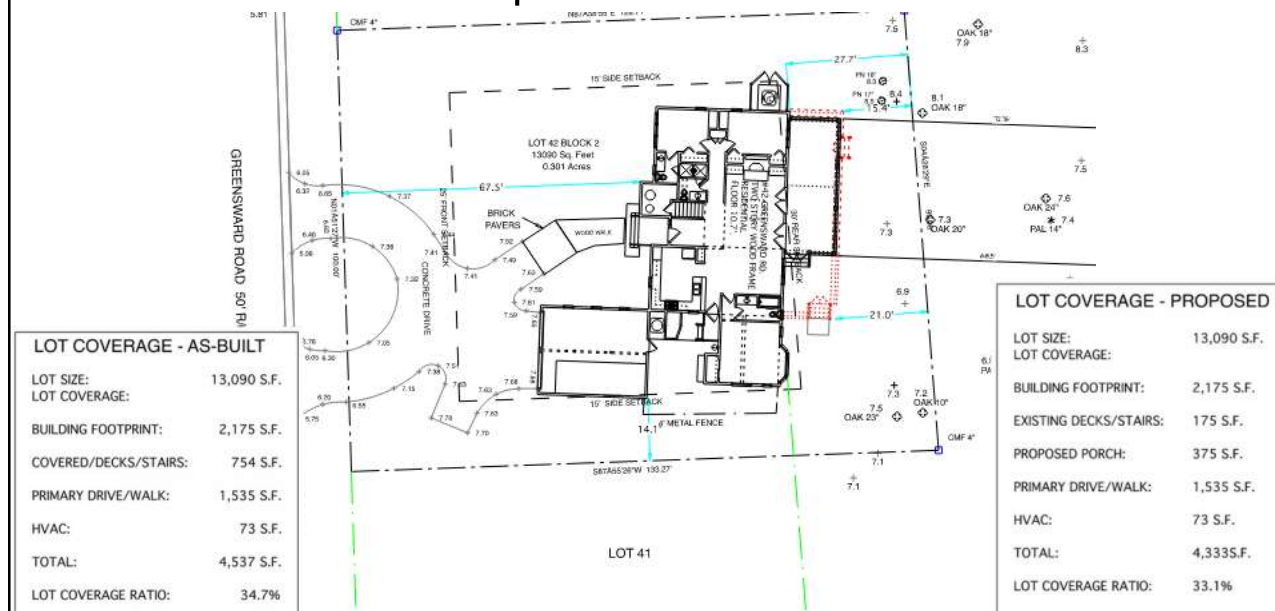
Property Rear



Property Side



Proposed Site Plan



Variance Approval Criteria

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

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

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.**

Board of Zoning Appeals Action

The Board of Zoning Appeals may approve, approve with conditions or deny Case #BZA24-000017 (Variance request for the reduction of the required 30' rear setback for approximately 363 square feet for a proposed screened porch enclosure located at 42 Greensward, Kiawah Island, SC.) 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.

Lineberger Residence

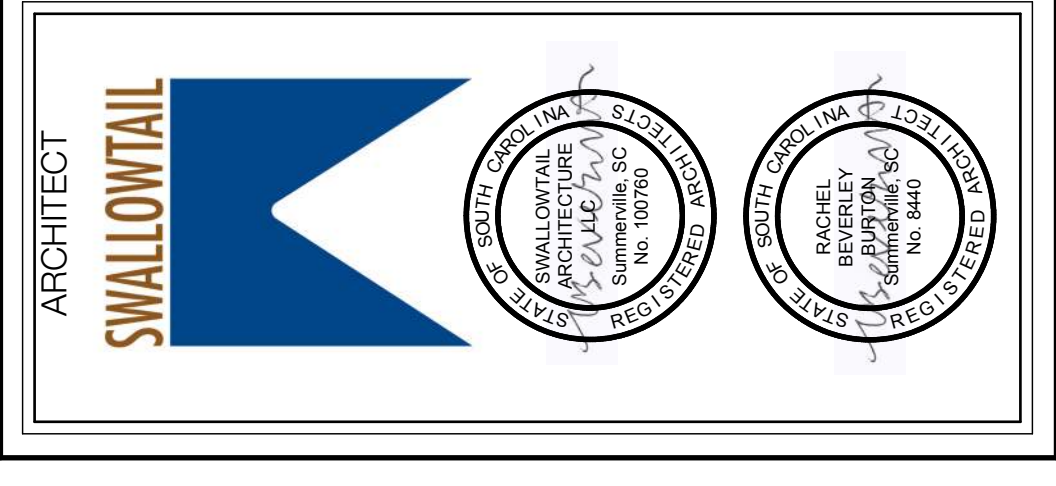
42 Greensward Rd
Kiawah Island, South Carolina

April 25, 2024

BUILDER SET

INDEX TO DRAWINGS

T001	TITLE SHEET
T002	SITE PLAN
T003	PHOTOS
A101	FIRST FLOOR PLAN- AS BUILT
A101A	FIRST FLOOR PLAN- PROPOSED
A102	SECOND FLOOR PLAN- AS BUILT
A102A	SECOND FLOOR PLAN- PROPOSED
A103	ROOF PLAN- AS BUILT
A103A	ROOF PLAN- PROPOSED
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A203	EXTERIOR ELEVATIONS
A204	EXTERIOR ELEVATIONS
A205	BUILDING SECTIONS
A301	EXTERIOR DETAILS
A302	WALL SECTION @ PORCH
DE101	DEMOLITION & ELECTRICAL PLANS

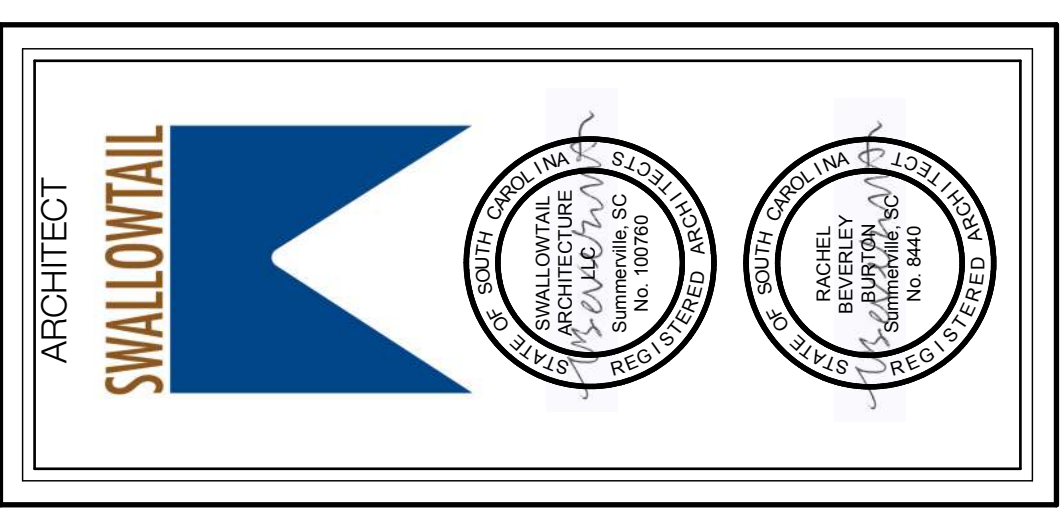


ISSUES/REVISIONS	BY:
11/27/23	AS-BUILT JS
2/27/24	TITLE + PHOTOS JS
4/25/24	BUILDER SET JS

Lineberger Residence
42 Greensward Road
Kiawah, South Carolina
TITLE SHEET

DESIGNER
an
AMERICAN
VERNACULAR
151 Sheppard St.
Charleston
South Carolina
29403
843-856-4818
www.americanvernacular.com

ISSUES/REVISIONS	BY:
11/27/23	AS-BUILT JS
2/27/24	TITLE + PHOTOS JS
4/25/24	BUILDER SET JS
SCALE: NO SCALE	DATE: April 25, 2024
TITLE SHEET	T001



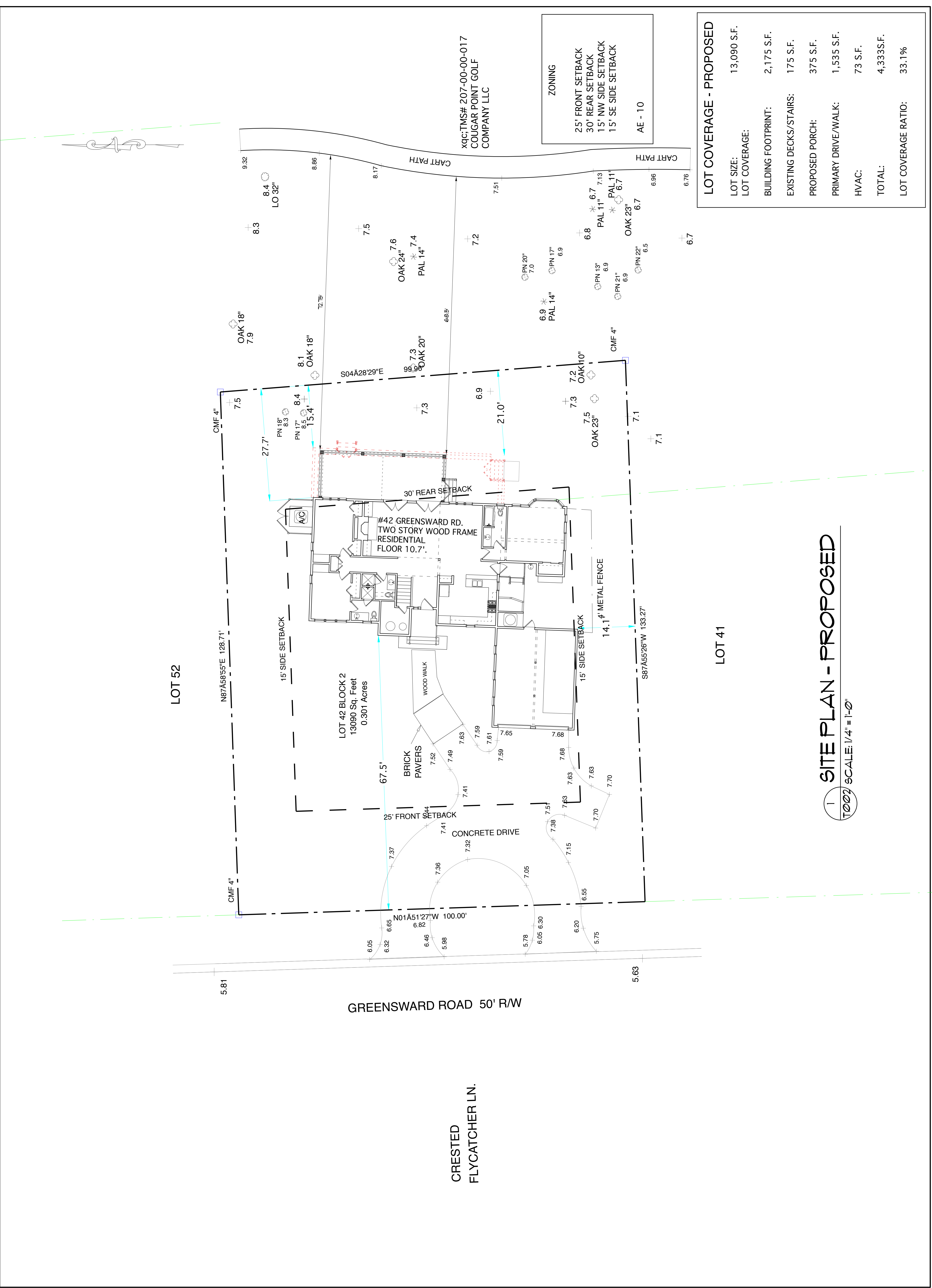
ISSUES/REVISIONS	BY:
11/27/23	AS-BUILT JS
12/13/23	SCHEMATICS TE
2/1/24	REVISIONS JS
2/27/24	REVISIONS JOC
4/25/24	BUILDER SET JS

Linsberger Residence
 12 Greensward Road
 Kiawah, South Carolina
 SITE PLAN - PROPOSED


DESIGNER

AMERICAN VERNACULAR
 151 Sheppard St.
 Charleston, South Carolina 29403
 843-856-4818
 www.americanvernacular.com

<small>DISCLAIMER: THE DESIGNER MAKES NO WARRANTY OF THE DESIGN WHETHER THE PROPERTY IS EXISTING OR NOT. THE PREPARED SET OF DRAWINGS IS FOR THE USE OF THE CLIENT ONLY. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THESE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.</small>
SCALE: 1" = 10' - 0"
DATE: April 25, 2024
SITE PLAN PROPOSED
T002



ARCHITECT
SWALLOWTAIL



SAINT CHARLES, ILLINOIS REGISTERED ARCHITECT
NO. 100780

SAINT CHARLES, ILLINOIS REGISTERED ARCHITECT
NO. 100780

SAINT CHARLES, ILLINOIS REGISTERED ARCHITECT
NO. 100780

ISSUES/REVISIONS	BY:
11/27/23	AS-BUILT JS
12/13/23	SCHEMATICS TE
2/1/24	REVISIONS JS
2/27/24	REVISIONS JOC
4/25/24	BUILDER SET JS

Linsberger Residence

12 Greensward Road
Kiawah, South Carolina
PHOTOS SHEET

DESIGNER



**AMERICAN
VERNACULAR**

151 Sheppard St.
Charleston
South Carolina
29403
843-856-4818
www.americanvernacular.com

PERMANENTLY RECORD THESE DRAWINGS WITH THE PROPERTY OF THE DESIGNER WHETHER THE DRAWINGS ARE PRINTED OR NOT. THESE DRAWINGS SHALL NOT BE LOANED, REPRODUCED, COPIED, REPRODUCED OR OTHERWISE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

SCALE: 1" = 10' - 0"

DATE: April 25, 2024

PHOTOS
SHEET

T003



EAST ELEVATION



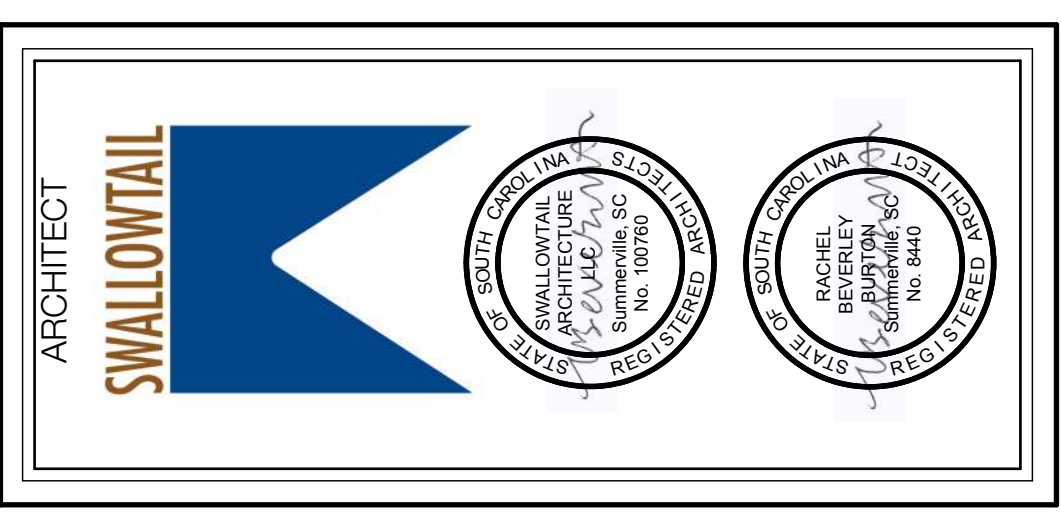
NORTH/EAST ELEVATION



WEST ELEVATION



SOUTH/EAST ELEVATION



ISSUES/REVISIONS	BY:
11/27/23	AS-BUILT JS
12/19/23	SCHEMATICS TE
2/1/24	REVISIONS JS
2/27/24	REVISIONS JOC
4/25/24	BUILDER SET JS

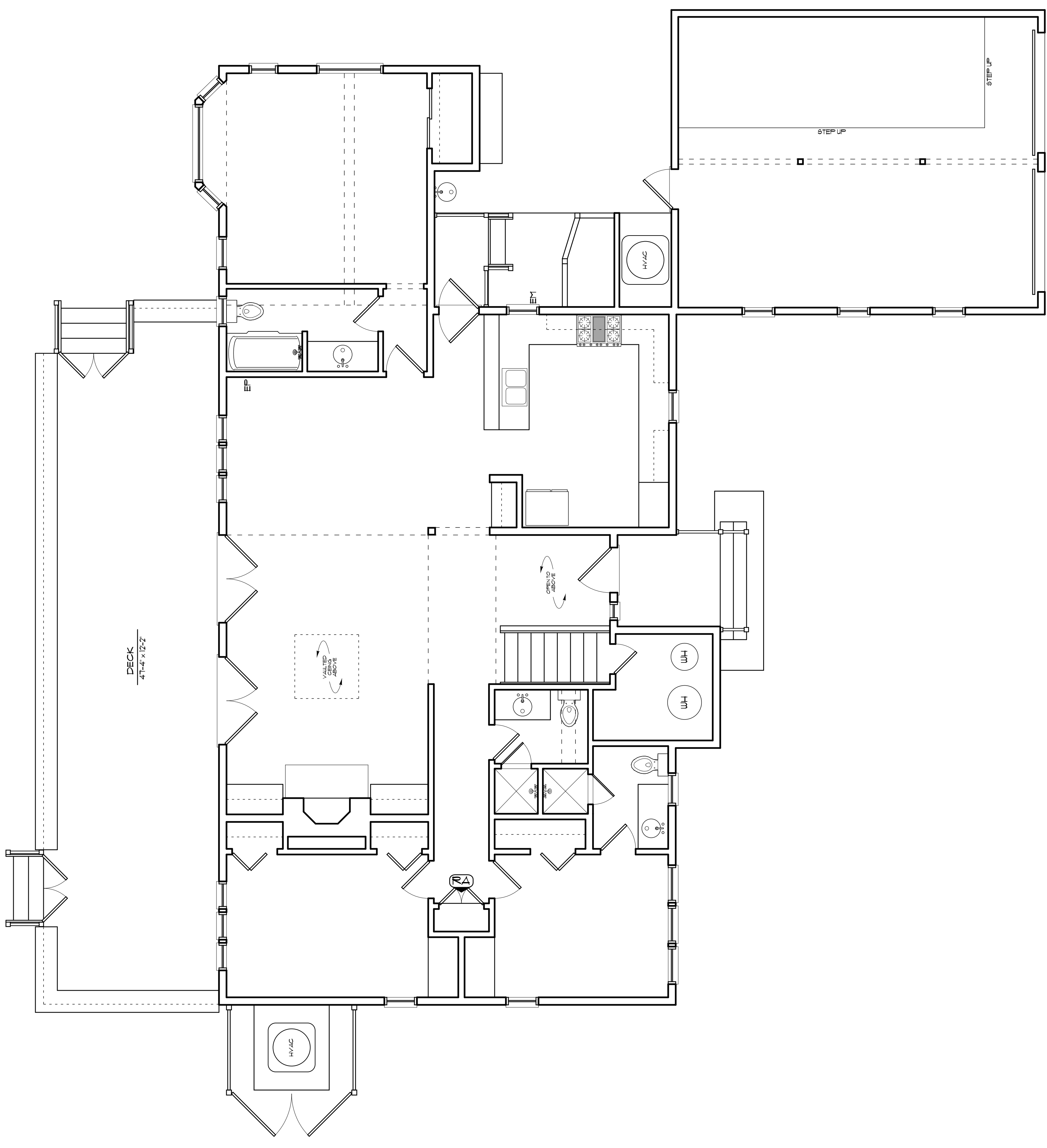
Liebigler Residence
 12 Greensward Road
 Kiawah, South Carolina
FIRST FLOOR PLAN

DESIGNER

AMERICAN VERNACULAR
 151 Sheppard St.
 Charleston, South Carolina 29403
 843-856-4818
 www.americanvernacular.com

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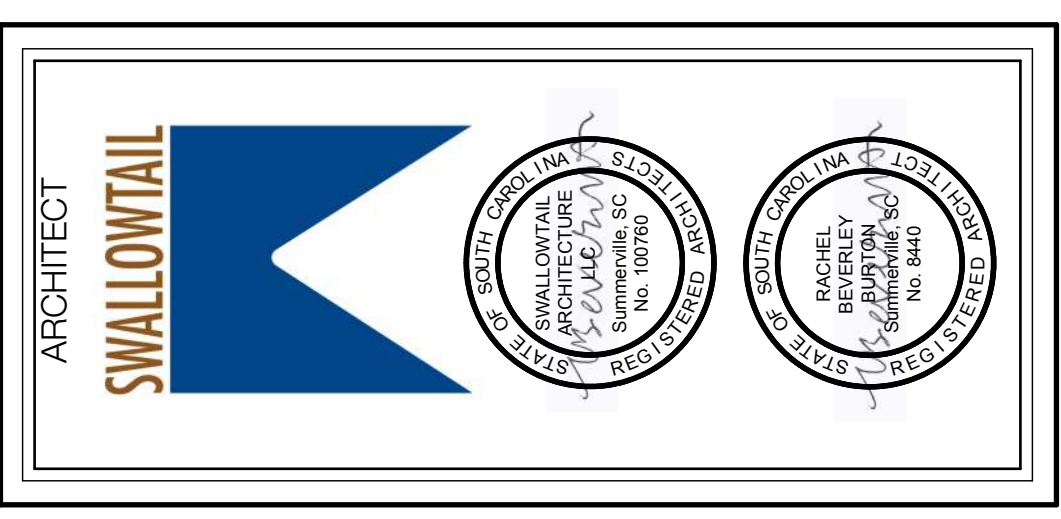
SCALE: 1/4" = 1'-0"
 DATE: April 25, 2024
FIRST FLOOR PLAN
A101



EXISTING H&C SQUARE FOOTAGE
1571 1ST FLR H&C SF.
645 2ND FLR H&C SF.
TOTAL 2216 H&C SF.
124 NON-H&C EAVE STOR. SF.
462 NON-H&C GARAGE SF.
692 NON-H&C PORCH SF.

PROPOSED H&C SQUARE FOOTAGE
1571 1ST FLR H&C SF.
645 2ND FLR H&C SF.
TOTAL 2216 H&C SF.
124 NON-H&C EAVE STOR. SF.
462 NON-H&C GARAGE SF.
531 NON-H&C PORCH SF.

1 FIRST FLOOR PLAN - AS BUILT
 A101 SCALE: 1/4" = 1'-0"



ISSUES/REVISIONS	BY:
11/27/23	AS-BUILT JS
12/13/23	SCHEMATICS TE
2/1/24	REVISIONS JS
2/27/24	REVISIONS JOC
4/25/24	BUILDER SET JS

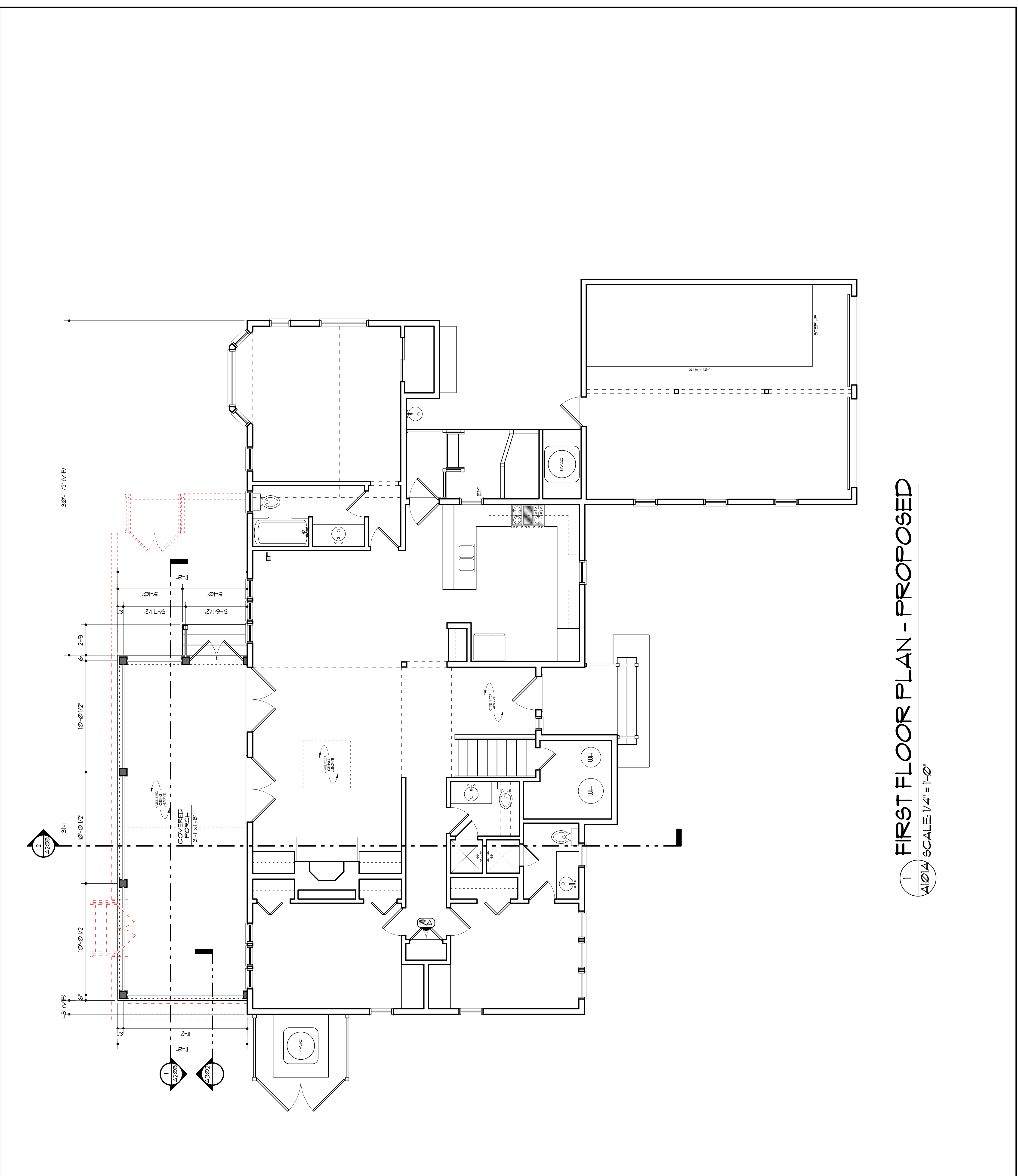
Liebigler Residence
 12 Greensward Road
 Kiawah, South Carolina
 FIRST FLOOR PLAN

DESIGNER

AMERICAN VERNACULAR
 151 Sheppard St.
 Charleston, South Carolina 29403
 843-856-4818
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SCALE: 1/4" = 1'-0"
 DATE: April 25, 2024
 FIRST FLOOR PLAN
A101A



1 FIRST FLOOR PLAN - PROPOSED
 A101A SCALE: 1/4" = 1'-0"

EXISTING H&C SQUARE FOOTAGE

1571 1ST FLR H&C SF.
 645 2ND FLR H&C SF.
 TOTAL 2216 H&C SF.

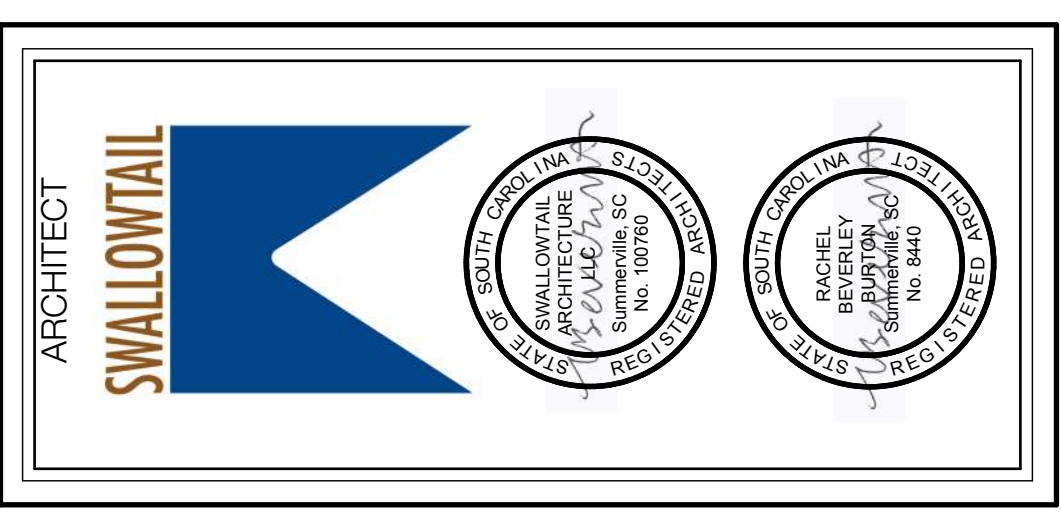
124 NON-H&C EAVE STOR SF.
 462 NON-H&C GARAGE SF.
 692 NON-H&C PORCH SF.

PROPOSED H&C SQUARE FOOTAGE

1571 1ST FLR H&C SF.
 645 2ND FLR H&C SF.
 TOTAL 2216 H&C SF.

124 NON-H&C EAVE STOR SF.
 462 NON-H&C GARAGE SF.
 531 NON-H&C PORCH SF.

- NOTES:
1. DIMENSIONS ARE TAKEN FROM CENTER OF INTERIOR WALLS AND OUTSIDE OF EXTERIOR FINISHED WALLS. THICKENED WALLS ARE DIMENSIONED TO FINISHED OPENING WIDTH.
 2. DOORS & WINDOWS ARE DIMENSIONED TO CENTERS. WALL OPENINGS ARE DIMENSIONED TO FINISHED OPENING WIDTH.
 3. BEARING WALLS ARE SHOWN IN RED.
 4. ANY DISCREPANCIES IN DRAWINGS TO THE EXTENT OF THE CONTRACTOR'S OBLIGATION TO VERIFY THE EXISTING CONDITIONS OF THE BUILDING SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE BUILDING BEFORE STARTING WORK.
 5. ALL DIMENSIONS SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
 7. THE CONTRACTOR SHALL VERIFY THE STRUCTURAL DRAWINGS AND CHECK ALL DIMENSIONS AND CONDITIONS OF THE BUILDING BEFORE STARTING WORK.
 8. IF WALL THICKNESS OR FLOOR THICKNESS CHANGES CHECK WITH DESIGNER ON ALIGNMENT AND CENTERING OF ELEMENTS AFFECTED BY CHANGE.
 9. IF ANY CHANGES ARE MADE IN BASE CONDITION THE DESIGNER SHALL BE NOTIFIED AND ANY CHANGES MADE TO OTHER DRAWINGS SHALL BE AFFECTED.
 10. ALL DOOR LUNDOU SIZES ARE NOMINAL FRAME SIZE.
 11. CONTRACTOR MUST VERIFY MANUFACTURER SPECIFICATIONS TO MAKE SURE SIZES AND CONDITIONS OF DOORS AND WINDOWS ARE AS SHOWN ON ALL DOORS & WINDOWS.
 12. CONSULT DESIGNER BEFORE CHANGING ANY SIZE.
 13. CONTRACTOR MUST VERIFY ANY DISCREPANCIES IN THE DRAWINGS TO THE EXTENT OF THE CONTRACTOR'S OBLIGATION TO VERIFY THE EXISTING CONDITIONS OF THE BUILDING BEFORE STARTING WORK.
 14. ALL OPENINGS IN EXTERIOR WALLS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
 15. CONTRACTOR AND WINDOW MANUFACTURER SHALL CHECK ALL FLOOR PLANS VS. EXISTING CONDITIONS OF THE BUILDING AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE BUILDING BEFORE STARTING WORK. CONTRACTOR AND WINDOW MANUFACTURER SHALL BE RESPONSIBLE FOR ANY DOORS AND DOORS ORDERED INCORRECTLY.



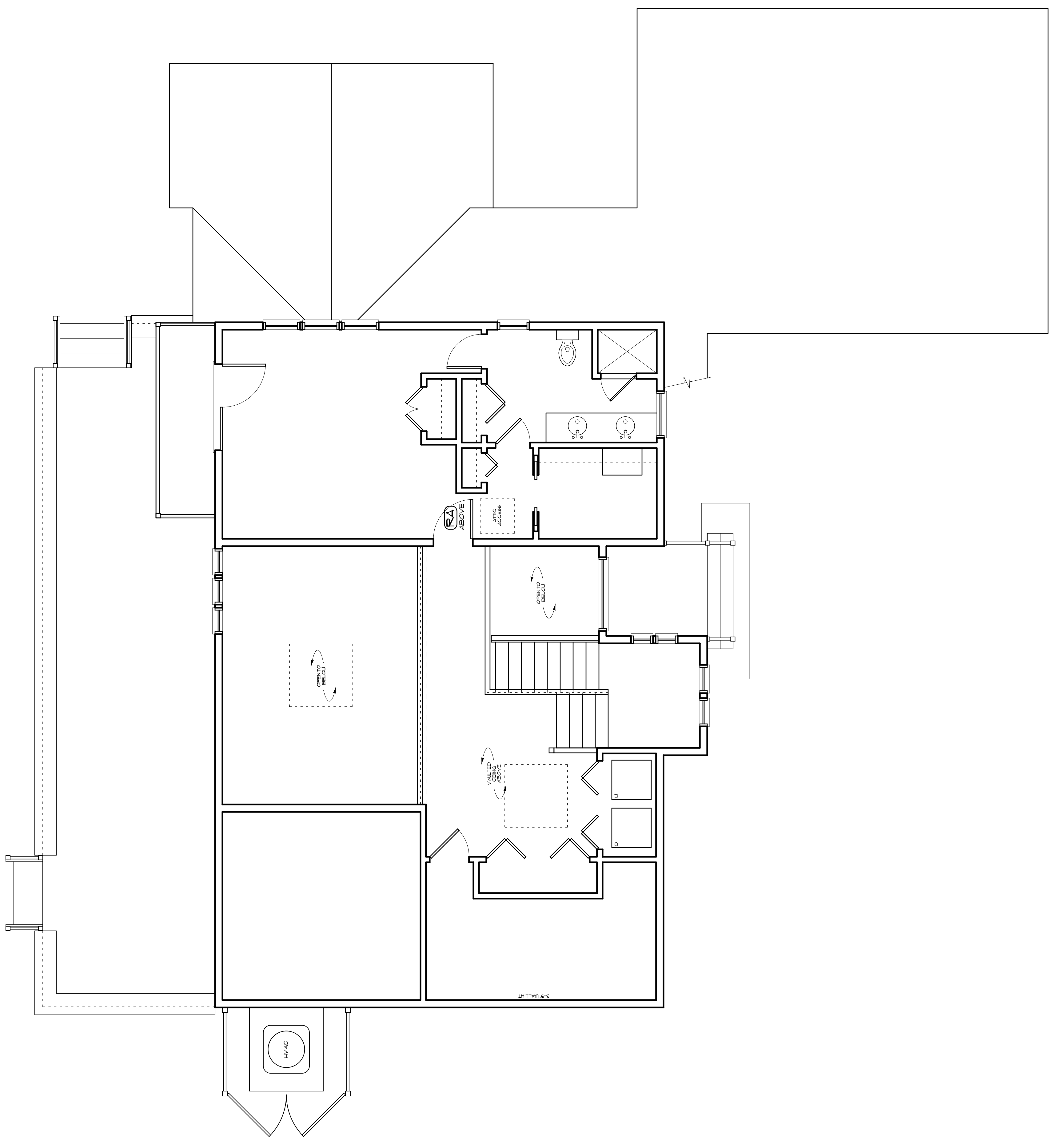
ISSUES/REVISIONS	BY:
11/27/23	AS-BUILT JS
12/19/23	SCHEMATICS TE
2/1/24	REVISIONS JS
2/27/24	REVISIONS JOC
4/25/24	BUILDER SET JS

Liebigler Residence
 42 Greensward Road
 Kiawah, South Carolina
SECOND FLOOR PLAN

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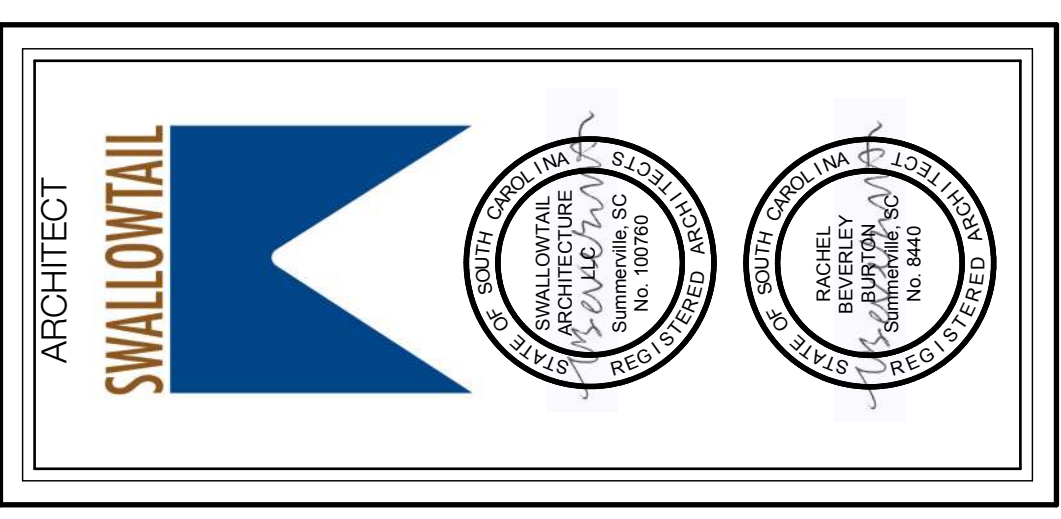
SCALE: 1/4" = 1'-0"
 DATE: April 25, 2024
SECOND FLOOR PLAN
A102



EXISTING H&C SQUARE FOOTAGE
1571 1ST FLR H&C SF.
645 2ND FLR H&C SF.
TOTAL 2216 H&C SF.
124 NON-H&C EAVE STOR. SF.
462 NON-H&C GARAGE SF.
692 NON-H&C PORCH SF.

PROPOSED H&C SQUARE FOOTAGE
1571 1ST FLR H&C SF.
645 2ND FLR H&C SF.
TOTAL 2216 H&C SF.
124 NON-H&C EAVE STOR. SF.
462 NON-H&C GARAGE SF.
531 NON-H&C PORCH SF.

1 SECOND FLOOR PLAN - AS BUILT
 A102 SCALE: 1/4" = 1'-0"



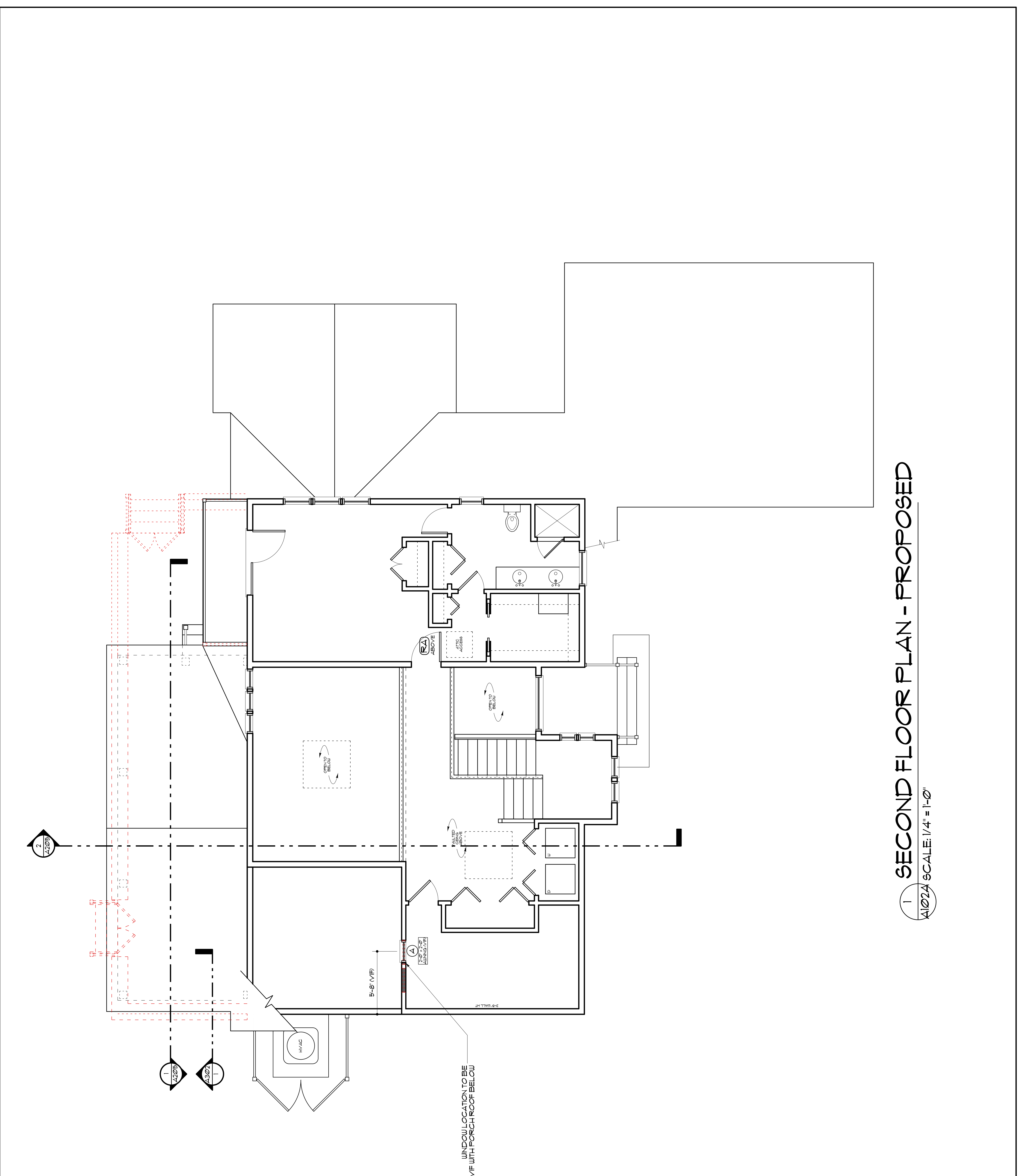
ISSUES/REVISIONS	BY:
11/27/23	AS-BUILT JS
12/13/23	SCHEMATICS TE
2/1/24	REVISIONS JS
2/27/24	REVISIONS JOC
4/25/24	BUILDER SET JS

Liebigler Residence
 12 Greensward Road
 Kiawah, South Carolina
 SECOND FLOOR PLAN

DESIGNER **an**
AMERICAN VERNACULAR
 151 Sheppard St.
 Charleston, South Carolina 29403
 843-856-4818
 www.americanvernacular.com

ISSUES/REVISIONS BY:
 11/27/23 AS-BUILT JS
 12/13/23 SCHEMATICS TE
 2/1/24 REVISIONS JS
 2/27/24 REVISIONS JOC
 4/25/24 BUILDER SET JS

DATE: April 25, 2024
 SCALE: 1/4" = 1'-0"
 SECOND FLOOR PLAN
 A102A



EXISTING H&C SQUARE FOOTAGE

1571 1ST FLR H&C SF.
 645 2ND FLR H&C SF.
 TOTAL 2216 H&C SF.

124 NON-H&C EAVE STOR SF.
 462 NON-H&C GARAGE SF.
 692 NON-H&C PORCH SF.

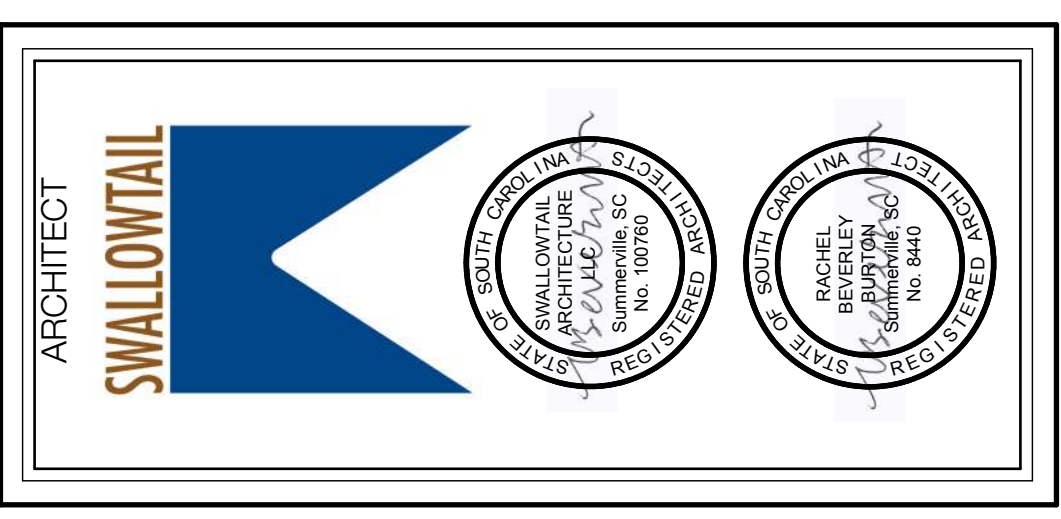
PROPOSED H&C SQUARE FOOTAGE

1571 1ST FLR H&C SF.
 645 2ND FLR H&C SF.
 TOTAL 2216 H&C SF.

124 NON-H&C EAVE STOR SF.
 462 NON-H&C GARAGE SF.
 531 NON-H&C PORCH SF.

- NOTES:
1. DIMENSIONS ARE TAKEN FROM CENTER OF INTERIOR WALLS AND OUTSIDE OF EXTERIOR FINISHED WALLS. THICKNESS OF WALLS ARE DETERMINED TO FINISHED OPENING WIDTH.
 2. DOORS & WINDOWS ARE DIMENSIONED TO CENTERS. WALL OPENINGS ARE DIMENSIONED TO FINISHED OPENING WIDTH.
 3. ANY DISCREPANCIES IN DRAWINGS TO THE ATTENTION OF THE CONTRACTOR.
 4. CONTRACTOR TO VERIFY ALL CONCRETE WITH BUILDING CODES. ALL REQUIREMENTS TO BE CORRECTED BEFORE STARTING ANY WORK.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AND ALL APPLICABLE TECHNICAL SPECIFICATIONS.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE TECHNICAL SPECIFICATIONS.
 7. THE CONTRACTOR SHALL ENSURE THAT THE STRUCTURAL DRAWINGS SHALL BE CHECKED AGAINST ALL APPLICABLE TECHNICAL SPECIFICATIONS BEFORE STARTING WORK.
 8. IF WALL THICKNESS OR FLOOR THICKNESS CHANGES, CHECK WITH DESIGNER ON ALIGNMENT AND CENTERING OF ELEMENTS AFFECTED BY CHANGE.
 9. IF ANY CHANGES ARE BEING MADE IN BASE CONDITION, THE DESIGNER SHALL BE NOTIFIED AND ANY CHANGES MADE TO THE DRAWINGS SHALL BE AFFECTED.
 10. ALL DOOR AND WINDOW SIZES ARE NOMINAL FRAME SIZE.
 11. CONTRACTOR MUST VERIFY ALL MANUFACTURER SPECIFICATIONS TO MAKE SURE SIZES AND LOCATIONS ARE CORRECT AND REVISIONS UP AND FACTORING ON ALL DOORS & WINDOWS.
 12. CONSULT DESIGNER BEFORE CHANGING ANY SIZE.
 13. CONTRACTOR MUST BRING ANY DISCREPANCIES IN THE DRAWINGS TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH WORK ON DOORS, WINDOWS, DOORS, AND WINDOWS.
 14. CONTRACTOR MUST BRING ANY DISCREPANCIES IN THE DRAWINGS TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH WORK ON DOORS, WINDOWS, DOORS, AND WINDOWS.
 15. CONTRACTOR AND WINDOW SUPPLIER TO CHECK ALL FLOOR PLANS VS. DOORS AND WINDOWS. CONTRACTOR AND WINDOW SUPPLIER ARE RESPONSIBLE FOR ANY DOORS AND WINDOWS ORDERED INCORRECTLY.

1 SECOND FLOOR PLAN - PROPOSED
 A102A SCALE: 1/4" = 1'-0"



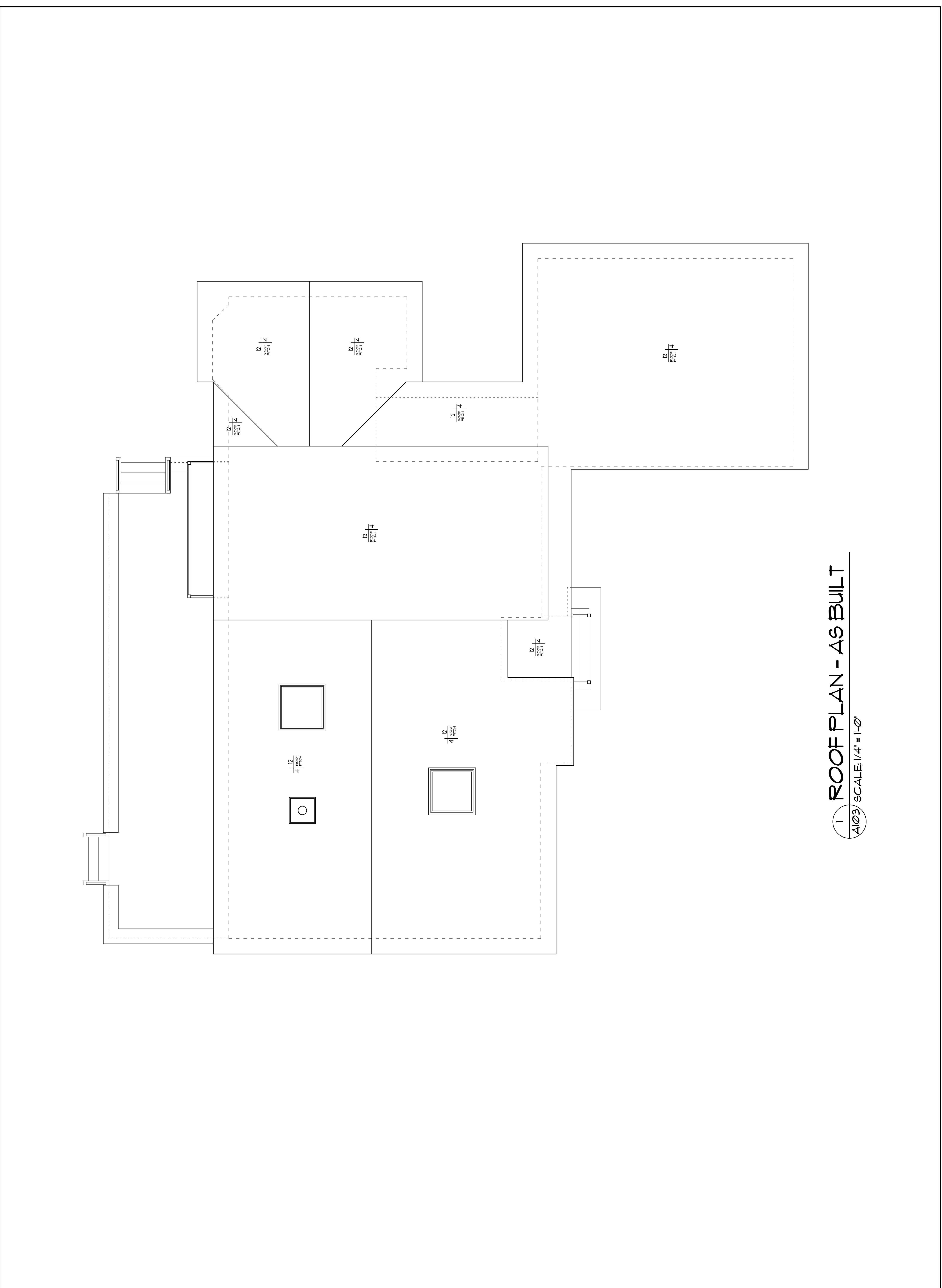
ISSUES/REVISIONS	BY:
11/27/23	AS-BUILT JS
12/19/23	SCHEMATICS TE
2/1/24	REVISIONS JS
2/27/24	REVISIONS JOC
4/25/24	BUILDER SET JS

Lineberger Residence
 12 Greensward Road
 Kiawah, South Carolina
 ROOF PLAN

DESIGNER **an**[®]
AMERICAN VERNACULAR
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 Charleston, South Carolina 29403
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ISSUES/REVISIONS BY:
 11/27/23 AS-BUILT JS
 12/19/23 SCHEMATICS TE
 2/1/24 REVISIONS JS
 2/27/24 REVISIONS JOC
 4/25/24 BUILDER SET JS

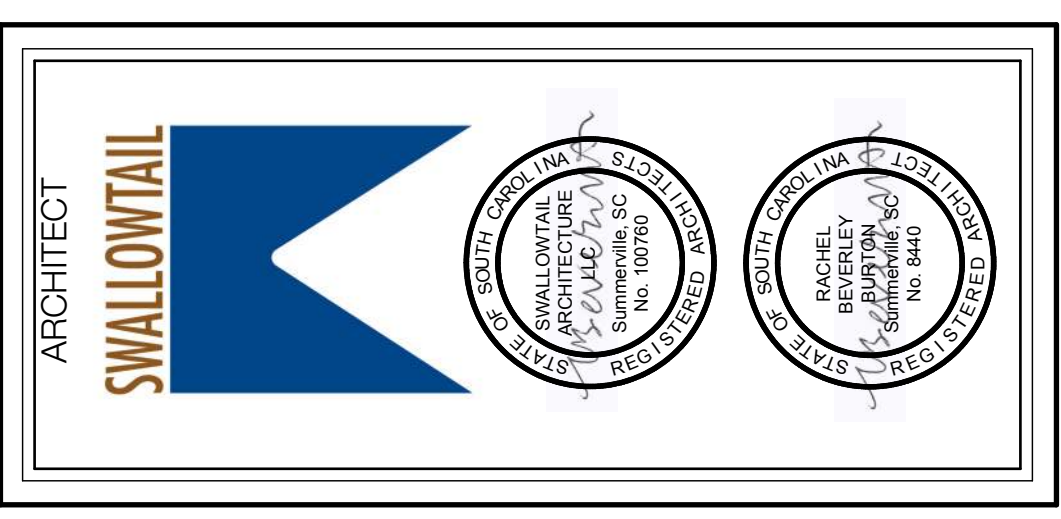
SCALE: 1/4" = 1'-0"
 DATE: April 25, 2024
 ROOF PLAN
A103



1 ROOF PLAN - AS BUILT
 A103 SCALE: 1/4" = 1'-0"

ISSUES/REVISIONS BY:
 11/27/23 AS-BUILT JS
 12/19/23 SCHEMATICS TE
 2/1/24 REVISIONS JS
 2/27/24 REVISIONS JOC
 4/25/24 BUILDER SET JS

SCALE: 1/4" = 1'-0"
 DATE: April 25, 2024
 ROOF PLAN
A103



ISSUES/REVISIONS	BY:
11/27/23	AS-BUILT JS
12/19/23	SCHEMATICS TE
2/1/24	REVISIONS JS
2/27/24	REVISIONS JOC
4/25/24	BUILDER SET JS

Lieberger Residence
12 Greensward Road
Kiawah, South Carolina
EXTERIOR ELEVATIONS

DESIGNER
an
AMERICAN
VERMACULAR
151 Sheppard St.
Charleston
South Carolina
29403
843-856-4818
www.americanvernacular.com

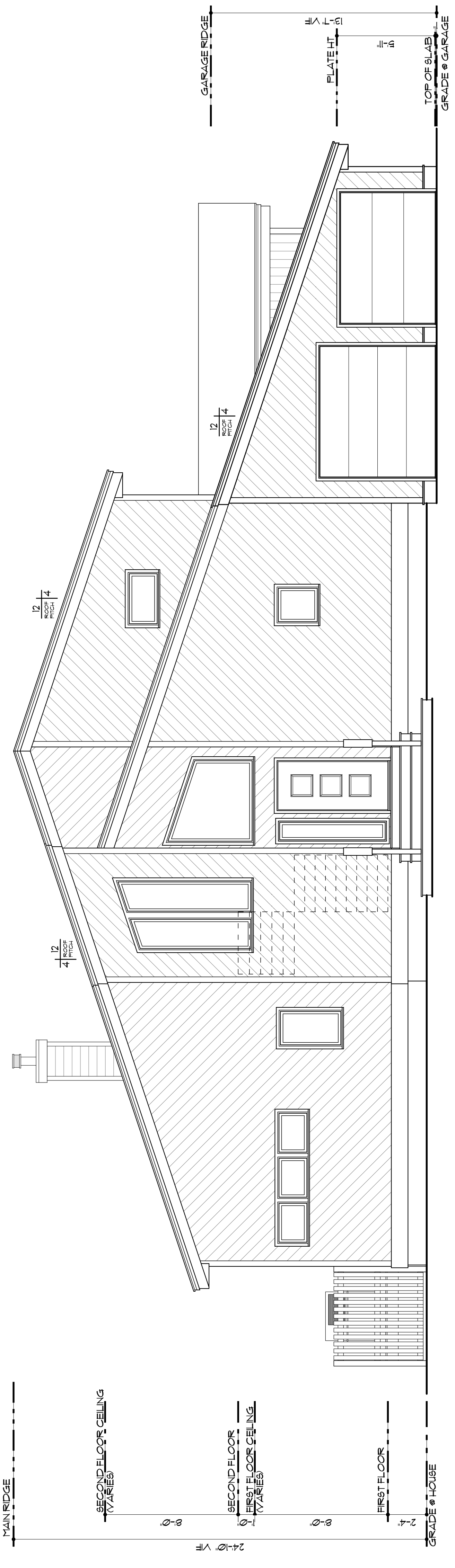
ISSUES/REVISIONS

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

DATE: April 25, 2024

EXTERIOR ELEVATIONS

A201



1 FRONT ELEVATION - AS BUILT
A201 SCALE: 1/4" = 1'-0"

ISSUES/REVISIONS

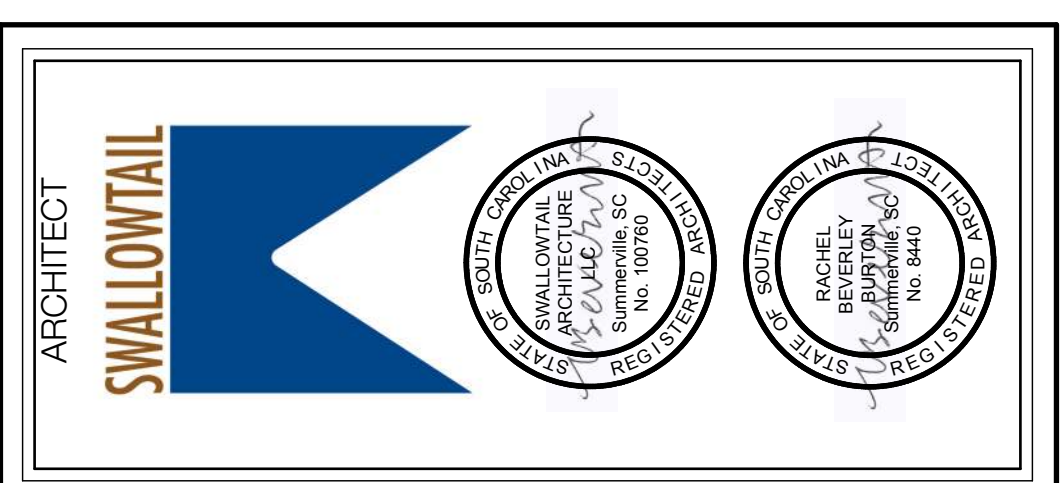
SCALE: 1/4" = 1'-0"

DATE: April 25, 2024

EXTERIOR ELEVATIONS

A201

PROHIBITS ANY REUSE OF THE DESIGN OR THE PROPERTY OF THE DESIGNER WHETHER THE DRAWINGS ARE REPRODUCED OR NOT. THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECT OR REPRODUCED WITHOUT WRITTEN CONSENT OF THE DESIGNER.



ISSUES/REVISIONS	BY:
11/27/23 AS-BUILT	JS
12/19/23 SCHEMATICS	TE
2/1/24 REVISIONS	JS
2/27/24 REVISIONS	JOC
4/25/24 BUILDER SET	JS

Lieberger Residence
 42 Greensward Road
 Kiawah, South Carolina
 EXTERIOR ELEVATIONS

DESIGNER

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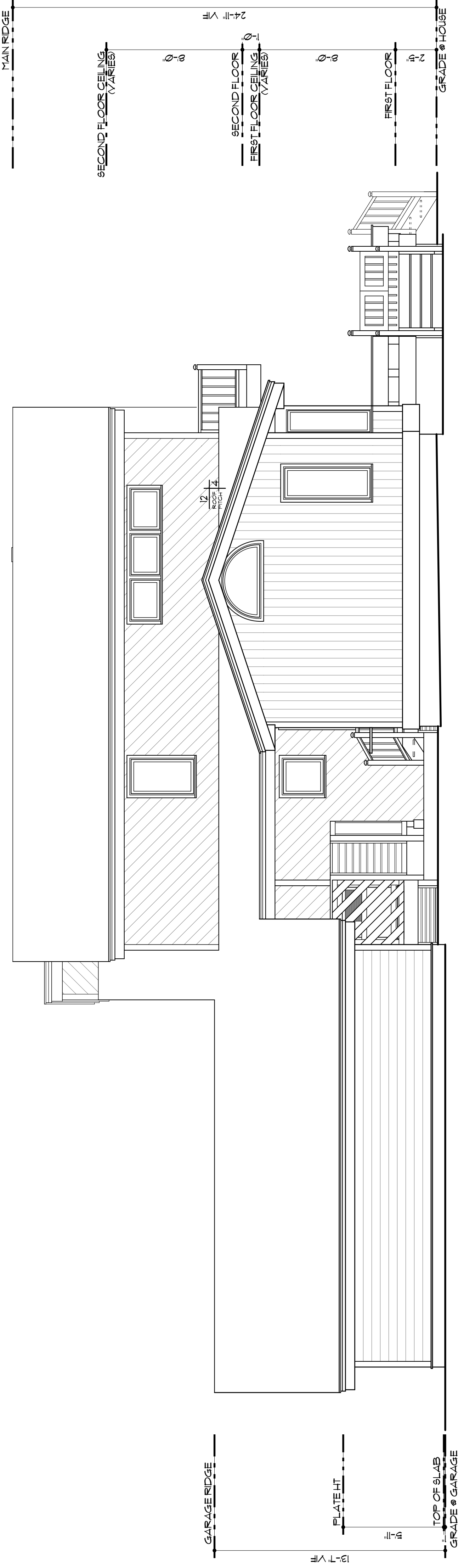
OWNERS AND DESIGNER ACKNOWLEDGE THE PROPERTY OF THE DESIGNER WHETHER REGISTERED OR UNREGISTERED. ANY REVISIONS OR CHANGES TO THESE DRAWINGS SHALL BE MADE BY THE DESIGNER OR ARCHITECT. THESE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

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

DATE: April 25, 2024

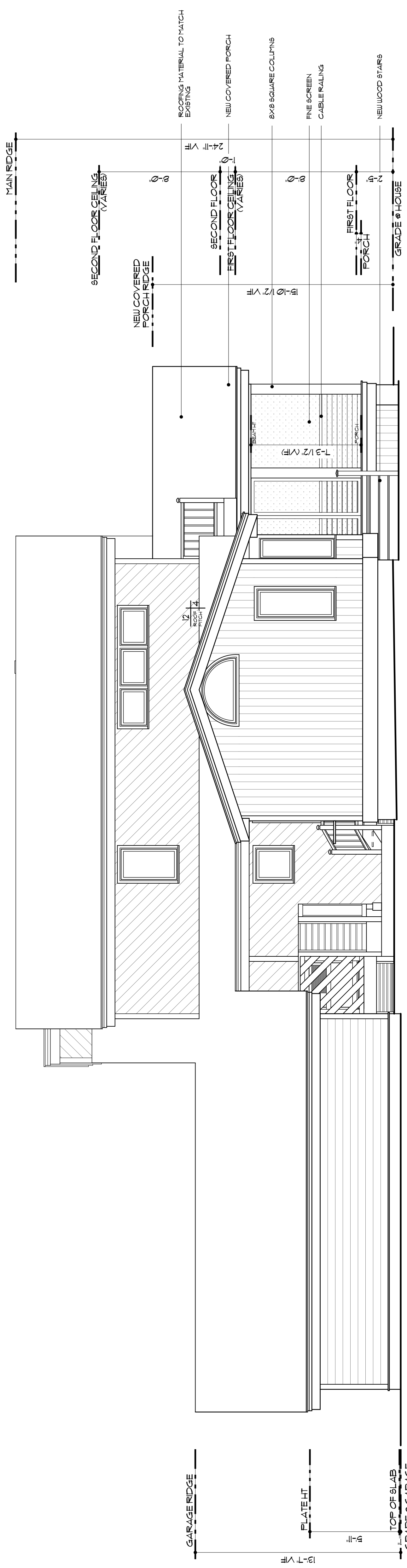
EXTERIOR ELEVATIONS

A202



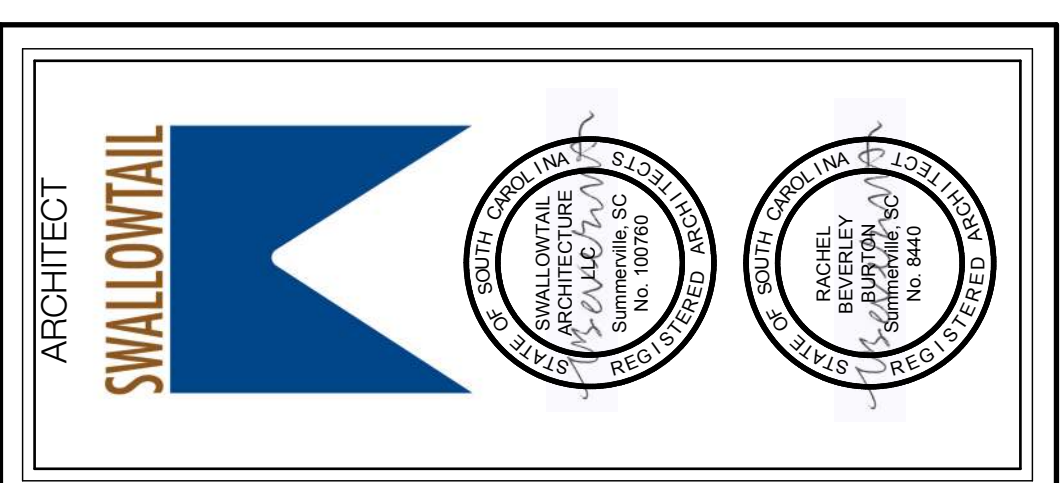
1 SIDE ELEVATION - AS BUILT

A202 SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION - PROPOSED

A202 SCALE: 1/4" = 1'-0"



ISSUES/REVISIONS	BY:
11/27/23 AS-BUILT	JS
12/19/23 SCHEMATICS	TE
2/1/24 REVISIONS	JS
2/27/24 REVISIONS	JOC
4/25/24 BUILDER SET	JS

Liebigler Residence
 12 Greensward Road
 Kiawah, South Carolina
 EXTERIOR ELEVATIONS

DESIGNER

AMERICAN VERNACULAR
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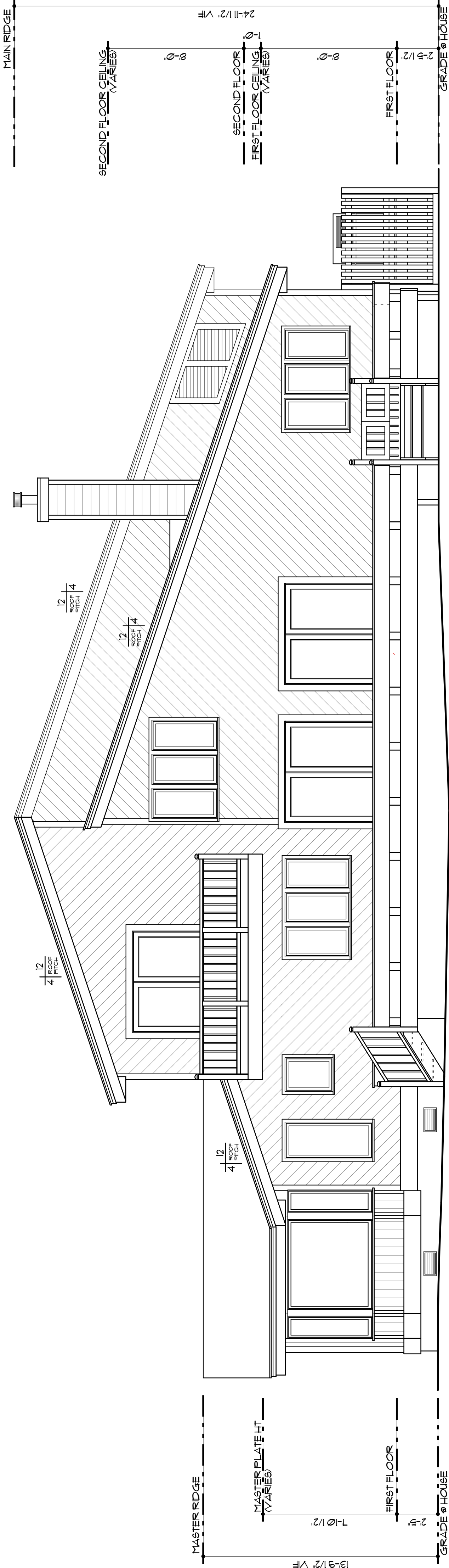
OWNERS AND THE DESIGNER ARE THE PROPERTY OF THE DESIGNER WHETHER THE DRAWINGS ARE PREPARED OR NOT. THESE DRAWINGS SHALL NOT BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

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

DATE: April 25, 2024

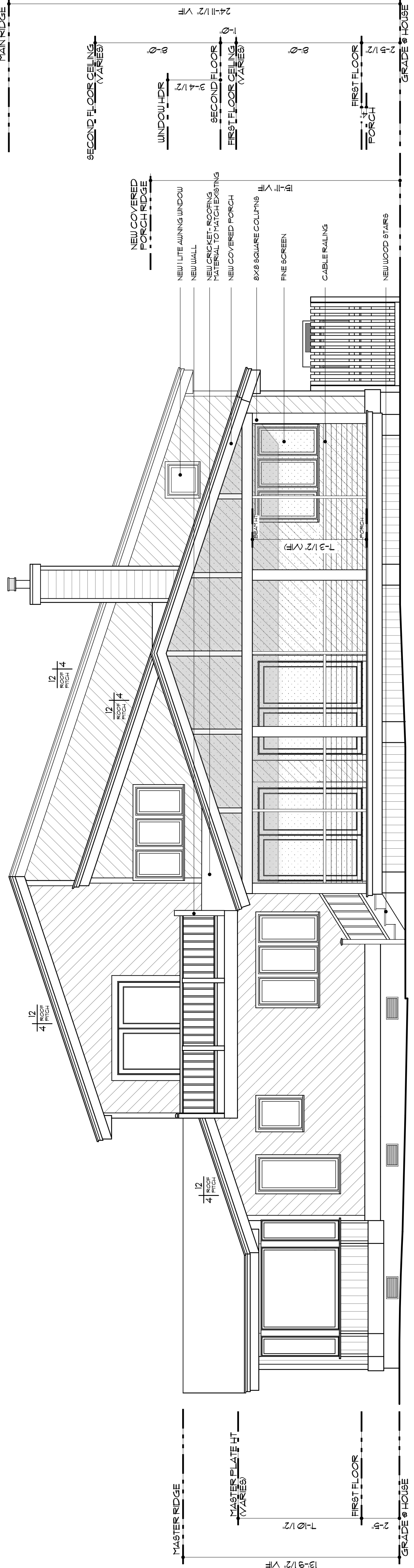
EXTERIOR ELEVATIONS

A203



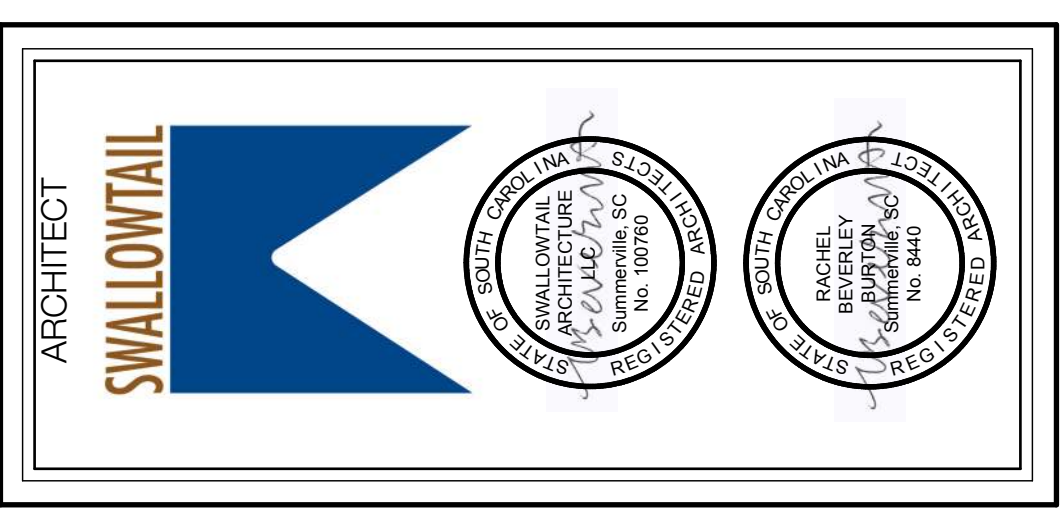
REAR ELEVATION - AS BUILT

1
 A203 SCALE: 1/4" = 1'-0"



REAR ELEVATION - PROPOSED

2
 A203 SCALE: 1/4" = 1'-0"



ISSUES/REVISIONS	BY:
11/27/23 AS-BUILT	JS
12/19/23 SCHEMATICS	TE
2/1/24 REVISIONS	JS
2/27/24 REVISIONS	JOC
4/25/24 BUILDER SET	JS

Lieberger Residence
 12 Greensward Road
 Kiawah, South Carolina
 EXTERIOR ELEVATIONS

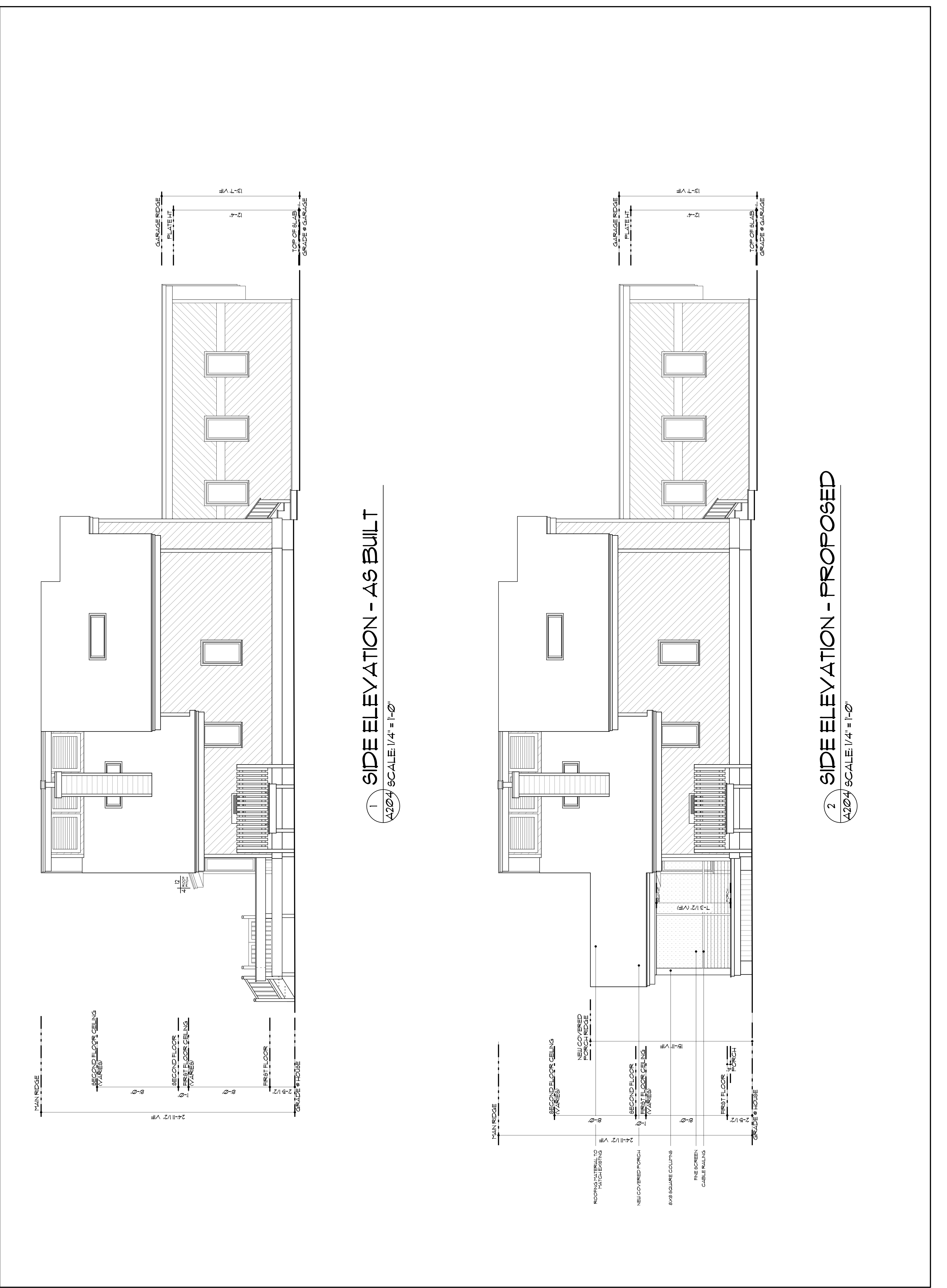
DESIGNER

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 South Carolina
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OWNERS AND DESIGNER ACKNOWLEDGE THE PROPERTY OF THE DESIGNER WHETHER REGISTERED OR UNREGISTERED. ANY REVISIONS TO THESE DRAWINGS SHALL BE MADE BY THE DESIGNER OR HIS/HER REPRESENTATIVE. THESE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

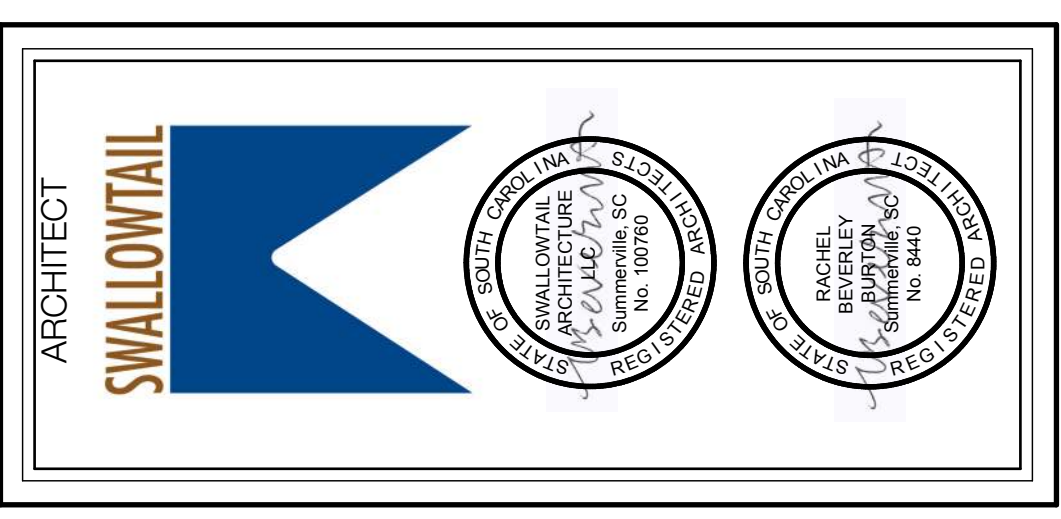
SCALE: 1/4" = 1'-0"
 DATE: April 25, 2024
 EXTERIOR ELEVATIONS

A204



1
SIDE ELEVATION - AS BUILT
 A204 SCALE: 1/4" = 1'-0"

2
SIDE ELEVATION - PROPOSED
 A204 SCALE: 1/4" = 1'-0"



ISSUES/REVISIONS	BY:
11/27/23 AS-BUILT	JS
12/19/23 SCHEMATICS	TE
2/11/24 REVISIONS	JS
2/27/24 REVISIONS	JOC
4/25/24 BUILDER SET	JS

Liebigler Residence
 12 Greensward Road
 Kiawah, South Carolina
 BUILDING SECTIONS

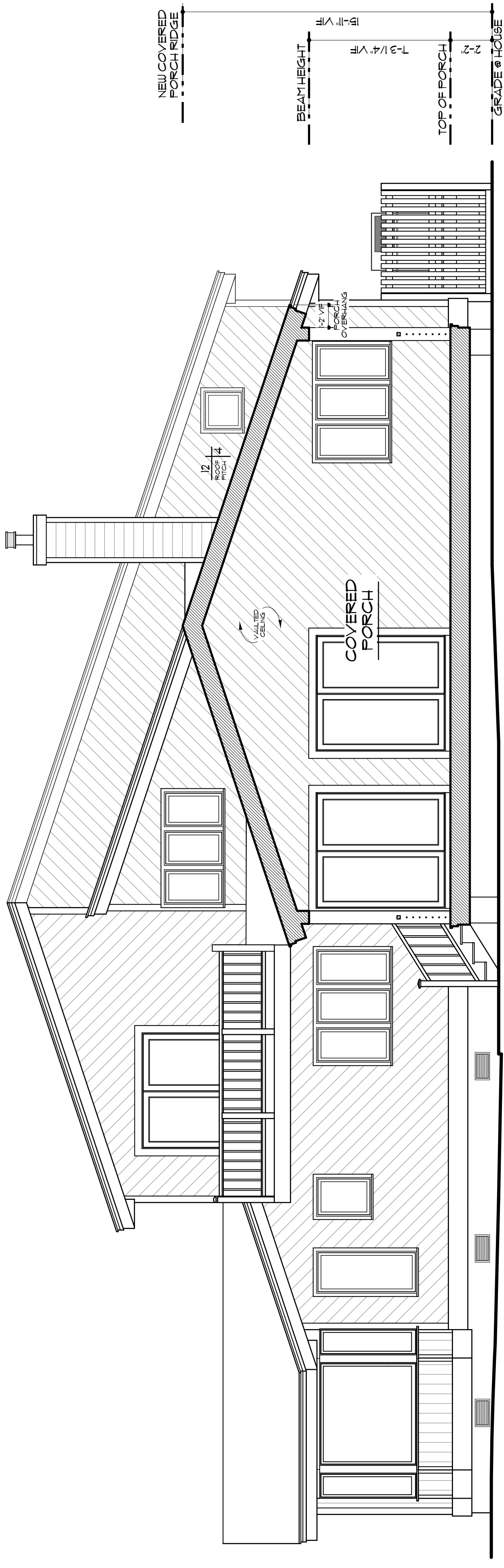
DESIGNER

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 151 Sheppard St.
 Charleston, South Carolina 29403
 843-856-4818
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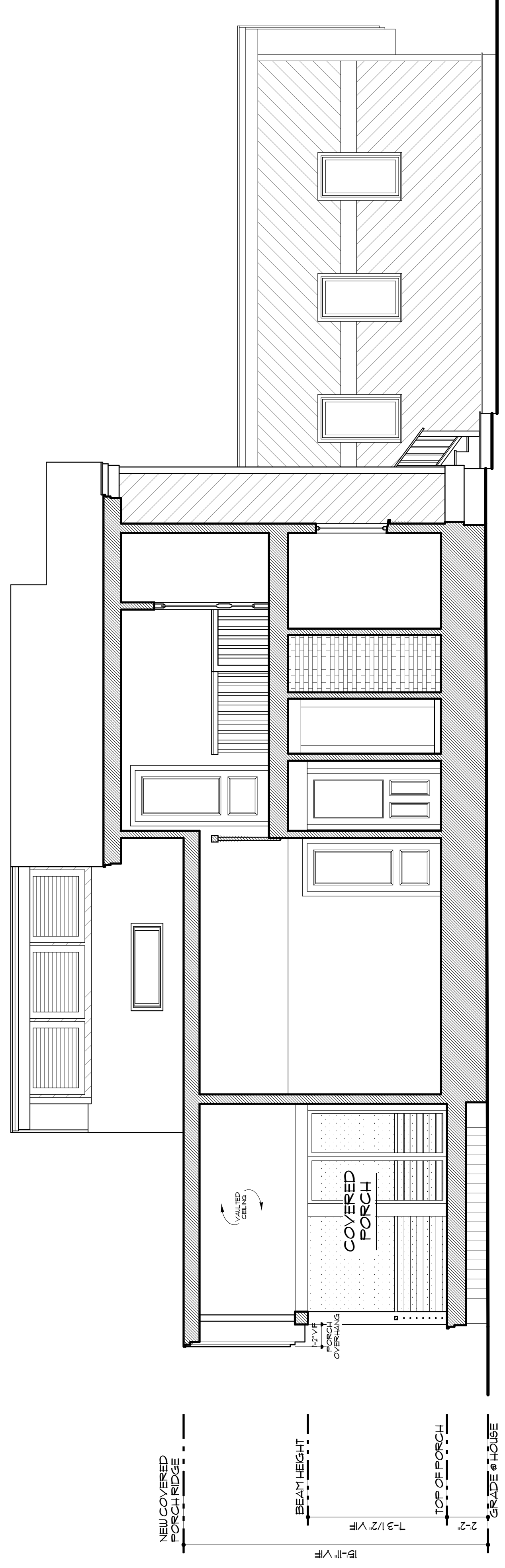
DRAWINGS AND DESIGN ARE THE PROPERTY OF THE DESIGNER. WHETHER THE DRAWINGS ARE PRINTED OR REPRODUCED IN ANY MANNER, THE REPRODUCED DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

SCALE: 1/4" = 1'-0"
 DATE: April 25, 2024
 BUILDING SECTIONS

A205



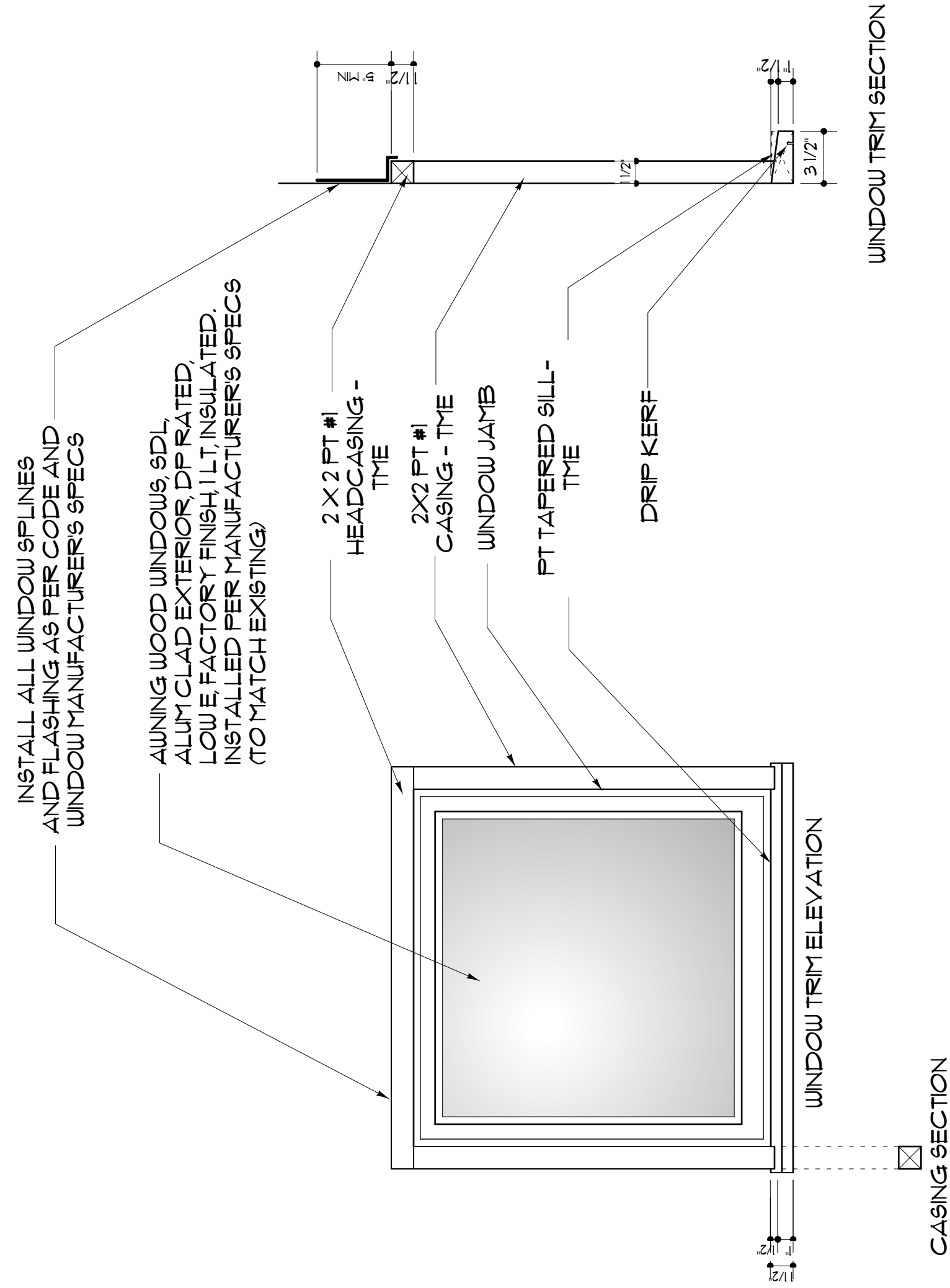
1 BUILDING SECTION
 SCALE: 1/4" = 1'-0"



2 BUILDING SECTION
 SCALE: 1/4" = 1'-0"

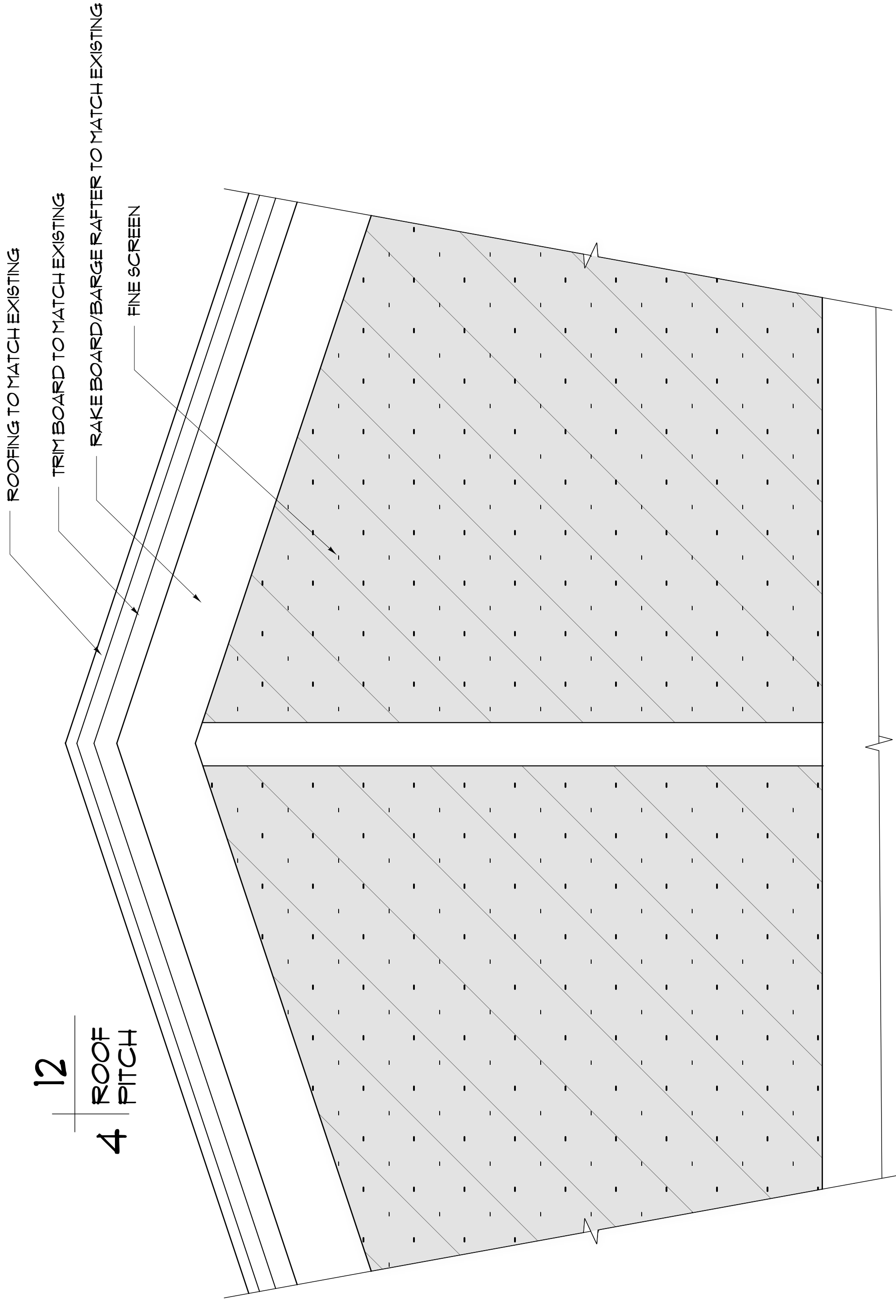
NOTE:

THIS IS NOT A DOOR AND WINDOW INSTALLATION GUIDE IS ONLY INTENDED TO SHOW PROPER EXTERIOR TRIM DETAILING. INSTALL ALL REQUIRED FLASHING, SPLINES & SEALANTS AT ALL DOORS AND WINDOWS AS PER WINDOW AND DOOR MANUFACTURER'S SPECIFICATIONS FOR SIDING INSTALLATION & CODE REGS.



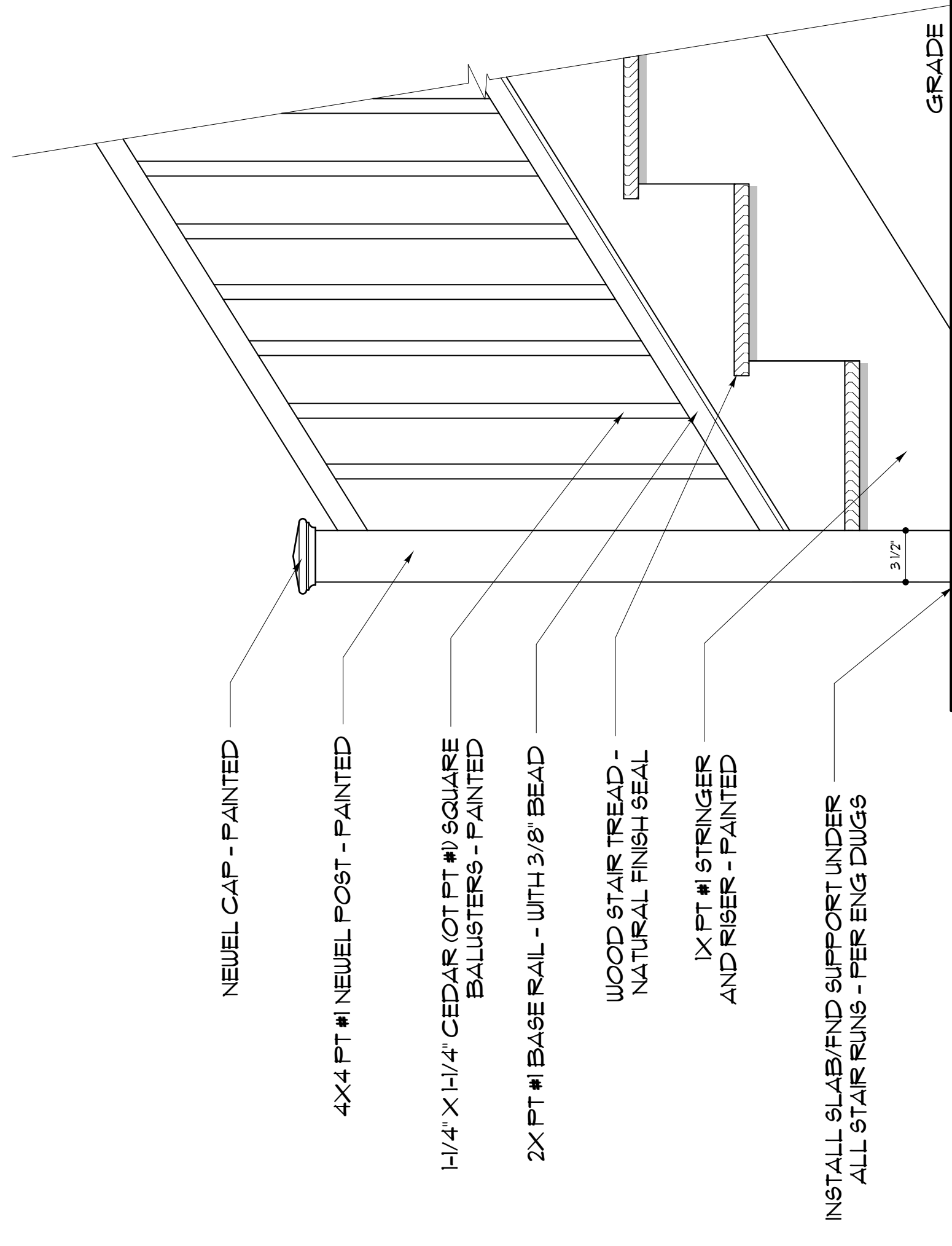
1 WINDOW TRIM DETAIL

A301 SCALE: 1/12" = 1'-0"



2 GABLE DETAIL @ PORCH

A301 SCALE: 1/12" = 1'-0"



3 STAIR DETAIL @ PORCH

A301 SCALE: 1/12" = 1'-0"

ARCHITECT
SWALLOWTAIL

SOUTH CAROLINA ARCHITECTURE BOARD REG. NO. 10780

SOUTH CAROLINA ARCHITECTURE BOARD REG. NO. 8465

ISSUES/REVISIONS	BY:
11/27/23	AS-BUILT JS
12/19/23	SCHEMATICS TE
2/1/24	REVISIONS JS
2/27/24	REVISIONS JOC
4/25/24	BUILDER SET JS

Linberger Residence

12 Greensward Road
Kiawah, South Carolina

EXTERIOR DETAILS

DESIGNER

an

AMERICAN VERNACULAR

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Charleston
South Carolina
29403

843-856-4818

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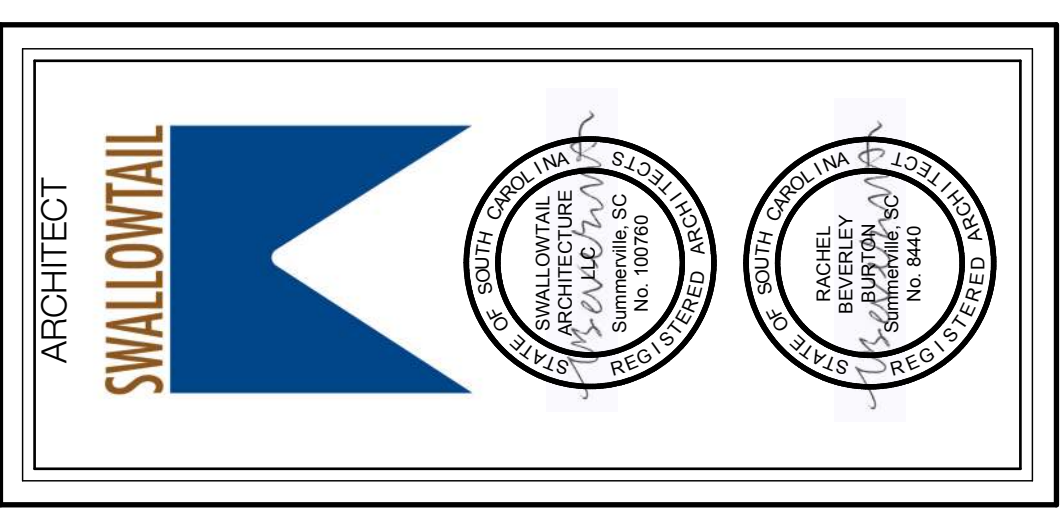
PERMANENTLY REMOVE THESE DRAWINGS FROM THE PROPERTY OF THE DESIGNER WHETHER THE DRAWINGS ARE PRINTED OR NOT. THESE DRAWINGS SHALL NOT BE LOANED, REPRODUCED, COPIED, REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

SCALE: 1-1/2" = 1'-0"

DATE: April 25, 2024

EXTERIOR DETAILS

A301



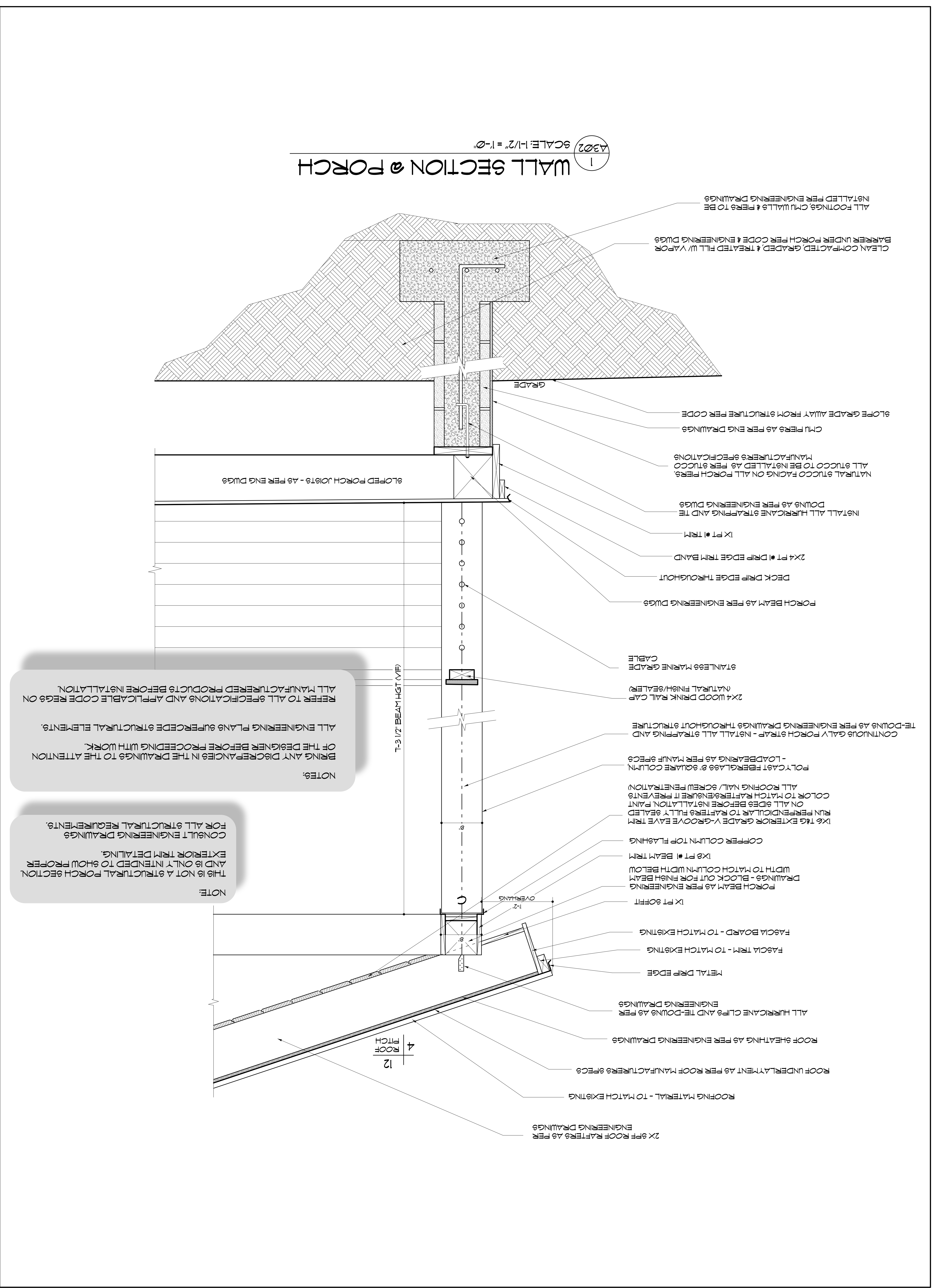
ISSUES/REVISIONS	BY:
11/27/23	AS-BUILT JS
12/19/23	SCHEMATICS TE
2/1/24	REVISIONS JS
2/27/24	REVISIONS JOC
4/25/24	BUILDER SET JS

Lieberberger Residence
 12 Greensward Road
 Kiawah, South Carolina
 WALL SECTION

DESIGNER

 AMERICAN VERNACULAR
 151 Sheppard St.
 Charleston, South Carolina 29403
 843-856-4818
 www.americanvernacular.com

SCALE: 1-1/2" = 1'-0"
 DATE: April 25, 2024
 WALL SECTION
 A302

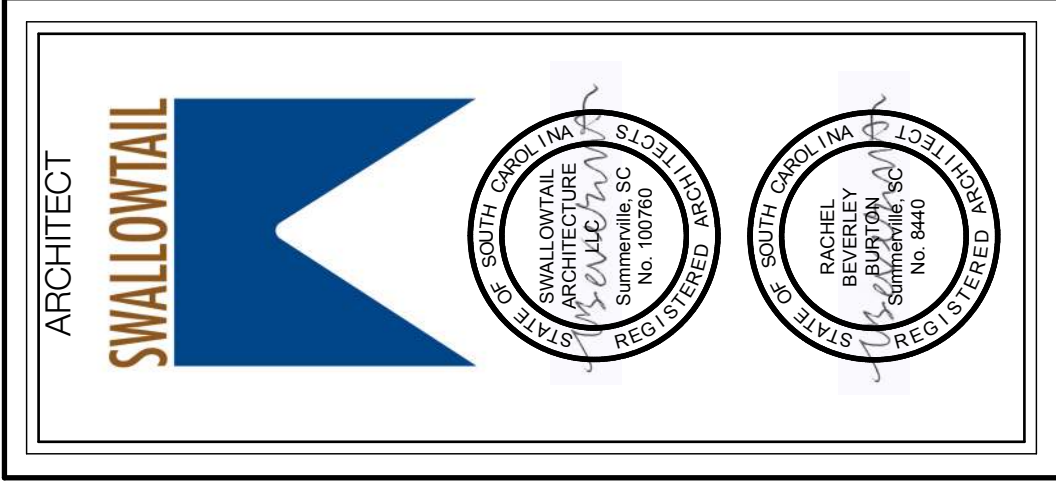


1 WALL SECTION @ PORCH
 A302 SCALE: 1-1/2" = 1'-0"

NOTES:
 BRING ANY DISCREPANCIES IN THE DRAWINGS TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH WORK.
 ALL ENGINEERING PLANS SUPERCEDE STRUCTURAL ELEMENTS.
 REFER TO ALL SPECIFICATIONS AND APPLICABLE CODE REGS ON ALL MANUFACTURED PRODUCTS BEFORE INSTALLATION.

NOTE:
 THIS IS NOT A STRUCTURAL PORCH SECTION AND IS ONLY INTENDED TO SHOW PROPER EXTERIOR TRIM DETAILING.
 CONSULT ENGINEERING DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS.

- 2x GPF ROOF RAFTERS AS PER ENGINEERING DRAWINGS
- ROOFING MATERIAL - TO MATCH EXISTING
- ROOF UNDERLAYMENT AS PER ROOF MANUFACTURERS SPECS
- ROOF SHEATHING AS PER ENGINEERING DRAWINGS
- ALL HURRICANE CLIPS AND THE-DOWNS AS PER ENGINEERING DRAWINGS
- METAL DRIP EDGE
- FASCIA TRIM - TO MATCH EXISTING
- FASCIA BOARD - TO MATCH EXISTING
- IX PT SOFFIT
- PORCH BEAM AS PER ENGINEERING DRAWINGS - BLOCK OUT FOR FINISH BEAM WIDTH TO MATCH COLUMN WIDTH BELOW
- IX2 PT #1 BEAM TRIM
- COPPER COLUMN TOP FLASHING
- IX6 TAG EXTERIOR GRADE V-GROOVE EAVE TRIM RUN PERPENDICULAR TO RAFTERS FULLY SEALED ON ALL SIDES BEFORE INSTALLATION. PAINT COLOR TO MATCH RAFTERS/ENSURE IT PREVENTS ALL ROOFING NAIL/ SCREW PENETRATION
- POLYCA97 FIBERGLASS & SQUARE COLUMN - LOADBEARING AS PER MANUF SPECS
- CONTINUOUS GALV PORCH STRAP - NOT ALL ALL STRAPPING AND THE-DOWNS AS PER ENGINEERING DRAWINGS THROUGHOUT STRUCTURE
- 2x4 WOOD DRINK RAIL CAP (NATURAL FINISH/SEALER)
- STAINLESS MARINE GRADE CABLE
- PORCH BEAM AS PER ENGINEERING DWGS
- DECK DRIP EDGE THROUGHOUT
- 2x4 PT #1 DRIP EDGE TRIM BAND
- IX PT #1 TRIM
- NOT ALL ALL HURRICANE STRAPPING AND THE-DOWNS AS PER ENGINEERING DWGS
- NATURAL STUCCO FACING ON ALL PORCH PIERS
- ALL STUCCO TO BE INSTALLED AS PER STUCCO MANUFACTURERS SPECIFICATIONS
- CMU PIERS AS PER ENG DRAWINGS
- SLOPE GRADE AWAY FROM STRUCTURE PER CODE
- GRADE
- CLEAN COMPACTED, GRADED, & TREATED FILL W/ VAPOR BARRIER UNDER PORCH PER CODE & ENGINEERING DWGS
- ALL FOOTINGS, CMU WALLS & PIERS TO BE INSTALLED PER ENGINEERING DRAWINGS



ISSUES/REVISIONS	BY:
11/27/23 AS-BUILT	JS
12/19/23 SCHEMATICS	TE
2/1/24 REVISIONS	JS
2/27/24 REVISIONS	JOC
4/25/24 BUILDER SET	JS

Linsberger Residence
 12 Greensward Road
 Kiawah, South Carolina

DEMOLITION & ELECTRICAL PLANS

DESIGNER

an

**AMERICAN
VERNAACULAR**
 151 Sheppard St.
 Charleston
 South Carolina
 29403
 843-856-4818
 www.americanvernacular.com

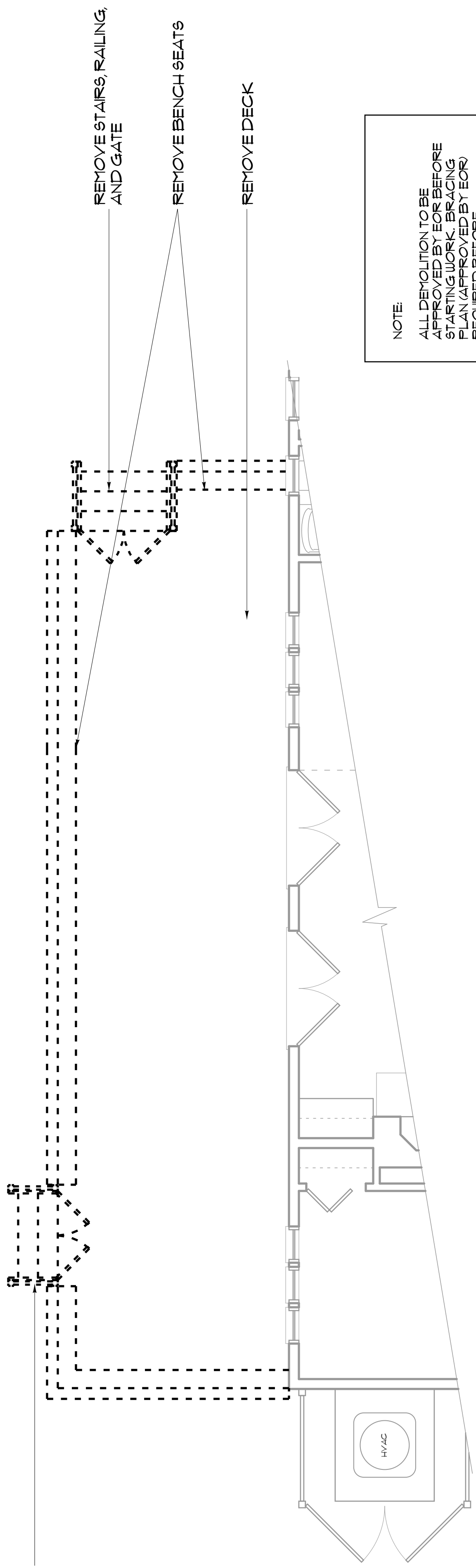
DESIGNER AND ELECTRICIAN ARE RESPONSIBLE FOR CODE COMPLIANCE AND APPLICATION OF MANUFACTURERS SPECIFICATIONS.
 CONTRACTOR AND ELECTRICIAN TO MEET ON SITE WITH CLIENT AND DESIGNER TO FINALIZE ALL FIXTURE AND OUTLET LOCATIONS BEFORE STARTING WORK.

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

DATE: April 25, 2024

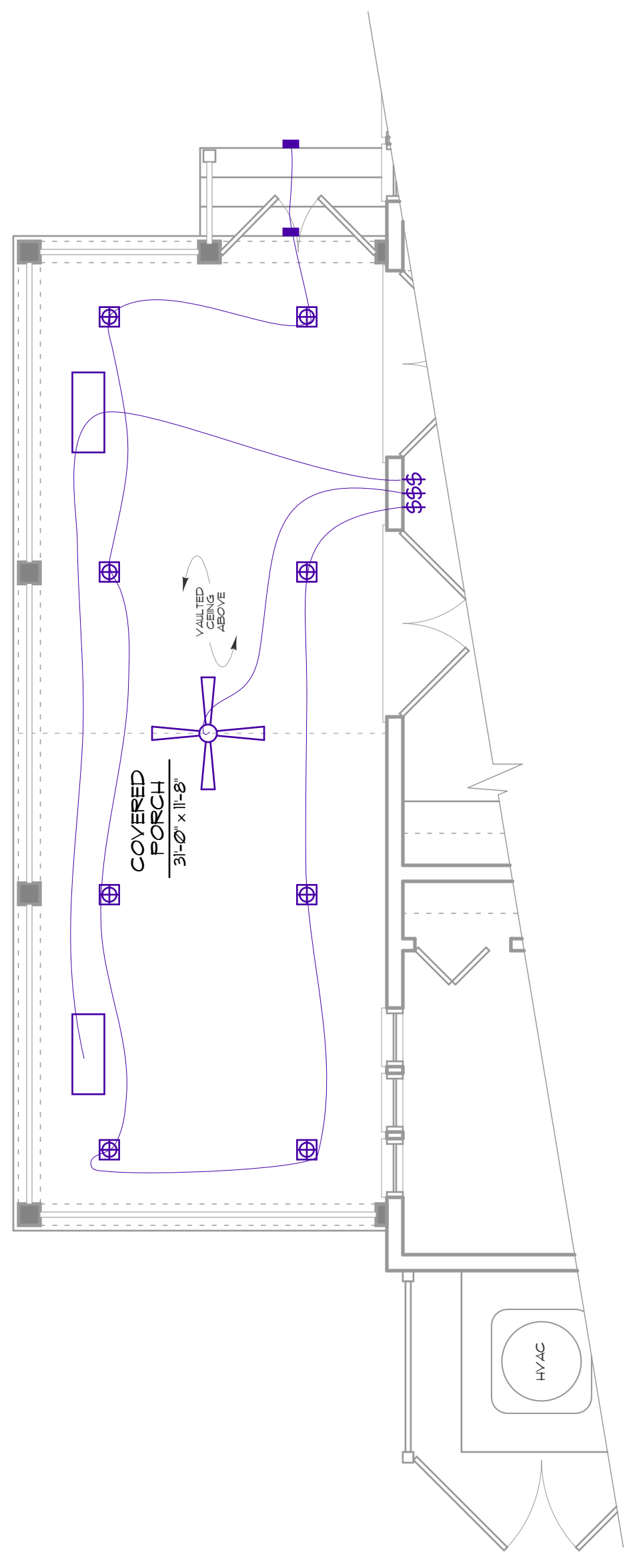
FIRST FLOOR
ELECTRICAL PLAN

DE101



1 FIRST FLOOR DEMOLITION PLAN - PROPOSED

DE101 SCALE: 1/4" = 1'-0"



2 FIRST FLOOR ELECTRICAL PLAN - PROPOSED

DE102 SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOL LEGEND

\$	SWITCH
\$3	3-WAY SWITCH
\$4	4-WAY SWITCH
⊕	DUPLEX ELECTRICAL RECEPTACLE
⊕%	DUPLEX ELECTRICAL RECEPTACLE ABOVE COUNTER HEIGHT
⊕42	DUPLEX ELECTRICAL RECEPTACLE ABOVE COUNTER HEIGHT
⊕UP	WATERPROOF DUPLEX ELECTRICAL RECEPTACLE
⊕GF1	GROUND FAULT INTERRUPTED DUPLEX ELECTRICAL RECEPTACLE
⊕	BOTTOM OUTLET SWITCHED DUPLEX ELECTRICAL RECEPTACLE
○	FLOOR OUTLET - TO BE CUT AFTER FIXTURE HAS BEEN PLACED
⊖	DOOR SWITCH
⊖	RECESSED CAN 4"
⊖	MARINE GRADE RECESSED CAN 4"
⊕%	CEILING MOUNTED FIXTURE (FLUSH OR PENDANT)
⊕	WALL SCONCE
⊕	EXHAUST FAN LIGHT
⊕	SENSOR LIGHT
⊕	UNDER CABINET LIGHT
⊕	IN-UPPER CABINET LIGHTING
⊕	IN-WALL LIGHTING
⊕	PICTURE LIGHTING
⊕	STAIRS LIGHTING
⊕	CEILING FAN
⊕	CEILING FAN W/ LIGHT KIT
⊕	HEATER
⊕	CABLE OUTLET
⊕	STRUCTURED WIRING/CATS
⊕	HVAC OUTLET
⊕	POOL EQUIPMENT
⊕	USB/WALL CHARGER OUTLET
⊕	TV OUTLET
⊕	TELEPHONE OUTLET TBD BY OWNER

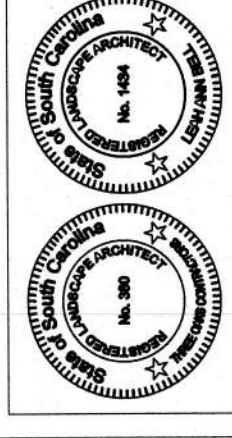
ELECTRICAL NOTES

- CONTRACTOR AND ELECTRICIAN ARE RESPONSIBLE FOR CODE COMPLIANCE AND APPLICATION OF MANUFACTURERS SPECIFICATIONS
- CONTRACTOR AND ELECTRICIAN TO MEET ON SITE WITH CLIENT AND DESIGNER TO FINALIZE ALL FIXTURE AND OUTLET LOCATIONS BEFORE STARTING WORK
- ALL OUTLETS TO BE PLACED HORIZONTALLY IN BASEBOARDS
- PROVIDE STRUCTURED WIRING SYSTEM
- ALL LIGHTS TO BE ON DIMMERS
- FLOOD LIGHTS @ CORNERS OF BUILDING
- PROVIDE CABLE & TELEPHONE OUTLETS AROUND SOUND AND SPEAKERS TO BE LOCATED BY OWNER
- PROVIDE CAT5/COMPUTER NETWORK PER OWNER'S REQUIREMENTS
- SMOKE DETECTORS TO BE INSTALLED PER CODE REQUIREMENTS
- ALL FIXTURES TO BE CENTERED IN ROOM & EACH OTHER OR UNLESS OTHERWISE MARKED



THE LINBERGER RESIDENCE
 42 GREENSWARD ROAD,
 KIAWAH ISLAND, SOUTH CAROLINA 29455

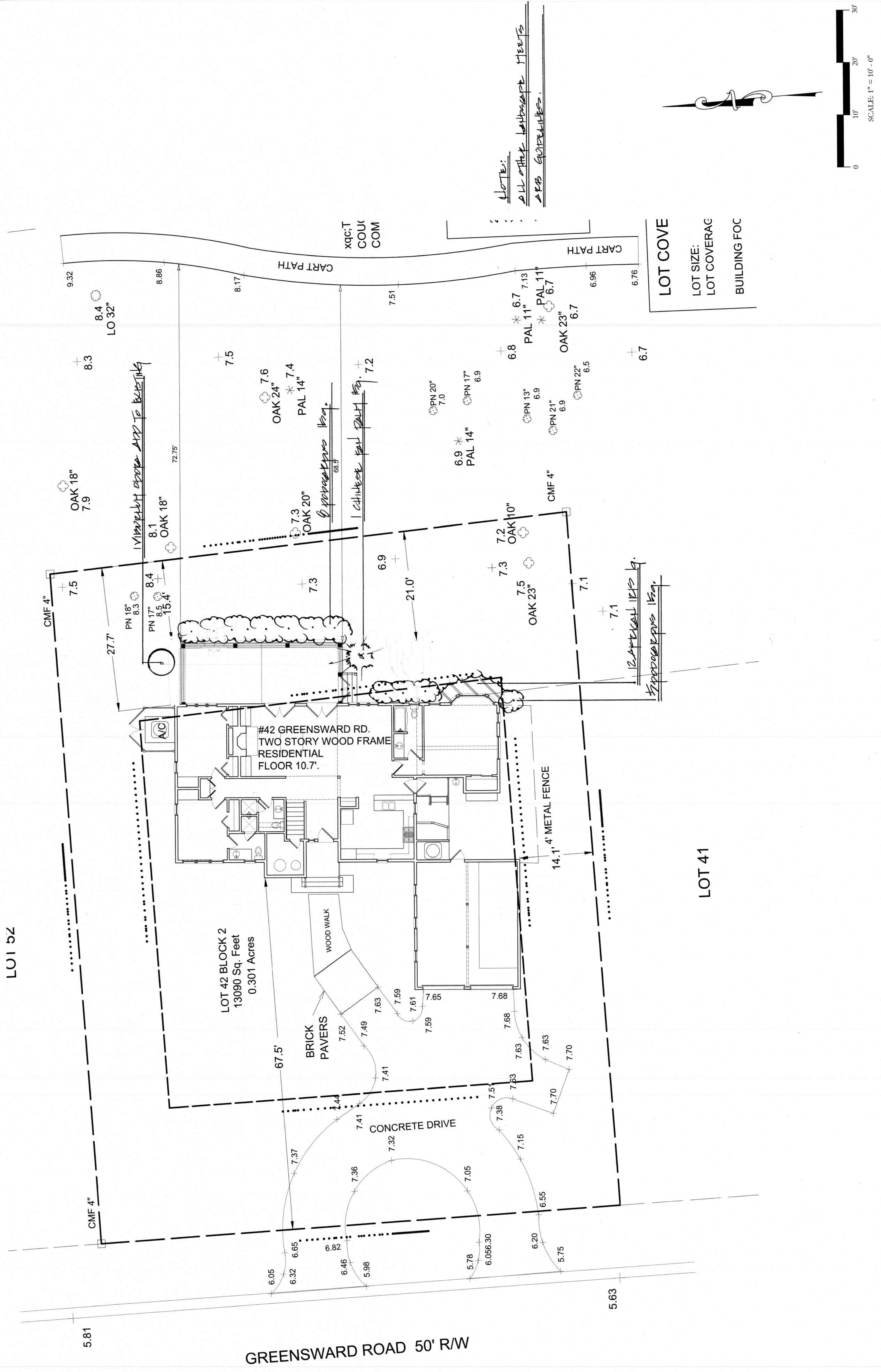
DRAWN BY:	06/26/24 MW
REVISIONS:	7.22.24
	7.29.24
	8.14.24



PLANTING
 PLAN &
 SCHEDULE

SHEET:
 LA-5

- PLANT LIST**
 Date: August 14, 2024
 All other landscape meet ARB Guidelines (ARB)
- | LANDSCAPE | SIZE |
|--|------|
| SHRUBS | 15g |
| 1 Viburnum Odora | 15g |
| 13 Podocarpus | 15g |
| 1 Chinese Fan Palm | 15g |
| PERENNIALS, GRASSES, and GROUNDCOVERS | 19 |
| 12 African Iris | |



LOT COVE
 LOT SIZE:
 LOT COVERAG
 BUILDING FOC

NOTE:
 ALL OAKS PLANTING MEETS
 ARB GUIDELINES.

LOT 52

LOT 42 BLOCK 2
 13090 Sq. Feet
 0.301 Acres

LOT 41

GREENSWARD ROAD 50' RW

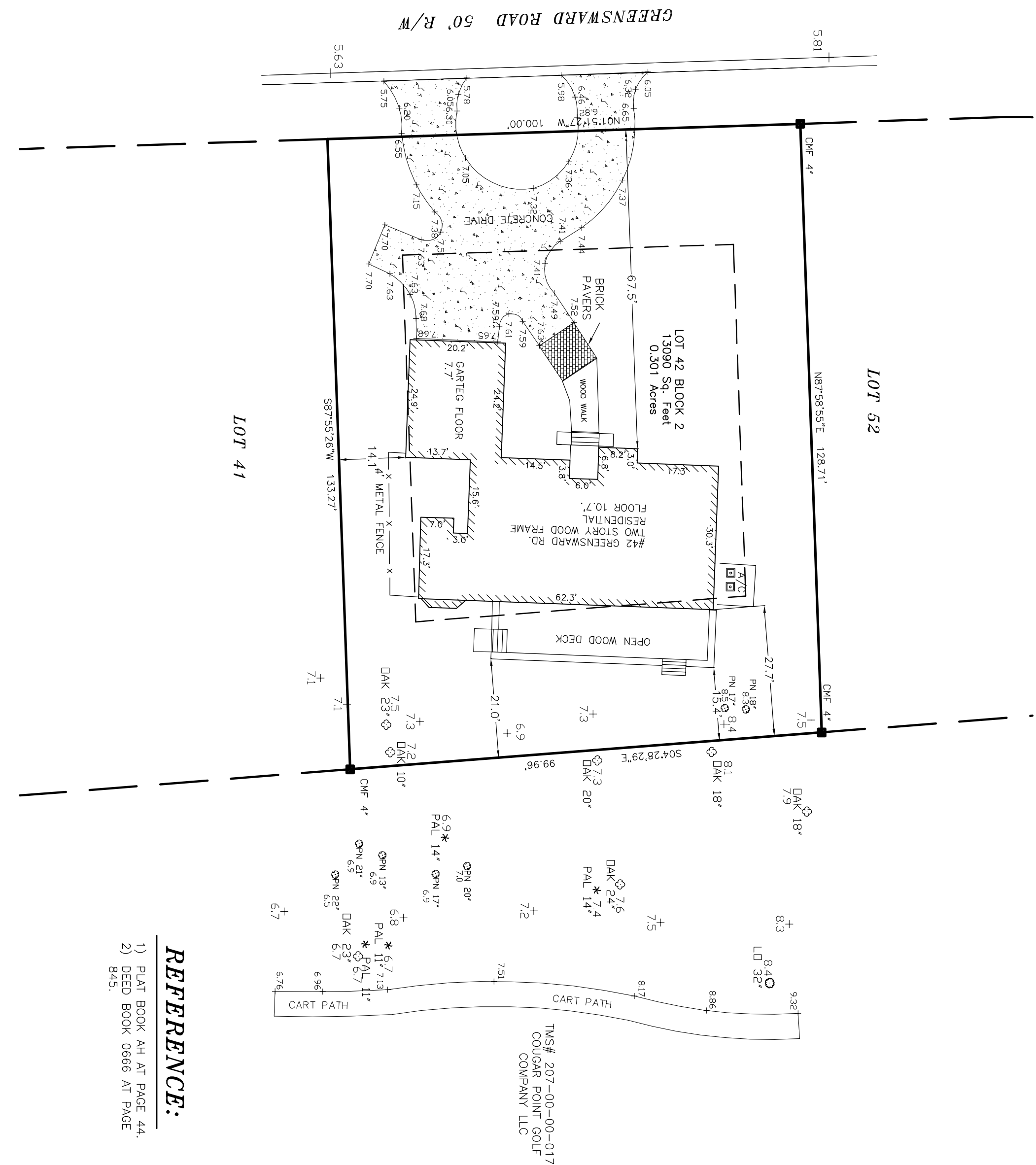
LEGEND:

- CMF CONCRETE MONUMENT FOUND 4"
 - IS 5/8" RBS (REBAR SET)
 - IF (IRON FOUND) SIZE/TYPE NOTED
 - ▲ PK NAIL SET
 - PK NAIL FOUND
 - ⊗ WATER VALVE
 - ⊗ WATER METER
 - ⊗ ELECTRICAL TRANSFORMER
 - ⊗ ELECTRICAL BOX
 - ⊗ TELEPHONE BOX
 - + SPOT ELEVATION
 - ⊗ POWER POLE
 - ⊗ SEWER CLEANOUT - SEWER TAP
- LOT LINE
 DHEC-OCRM (MARSH GRASS LINE)
 ADJACENT LOT LINE
 - X - X - FENCE
- * PAL PALMETTO
 - ⊗ OAK
 - ⊗ LO LIVE OAK
 - ⊗ PN PINE

DATUM:

THE BEARINGS SHOWN HEREON ARE SOUTH CAROLINA GRID NAD 1983 (2011) MODEL. VERTICAL DATUM IS BASED ON NAVD 1988 / CURRENT FEMA FLOOD MAP.

CRESTED
FLYCATCHER LN.



NOTES:

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. THE SURVEY SHOWN HEREON REFLECTS THE ABOVE RECORDED REFERENCES. BUILDING SETBACKS SHOULD BE VERIFIED BY THE GOVERNING BODY PRIOR TO ANY DESIGN OR CONSTRUCTION.

REFERENCE:

- 1) PLAT BOOK 441 AT PAGE 44.
- 2) DEED BOOK 0666 AT PAGE 845.

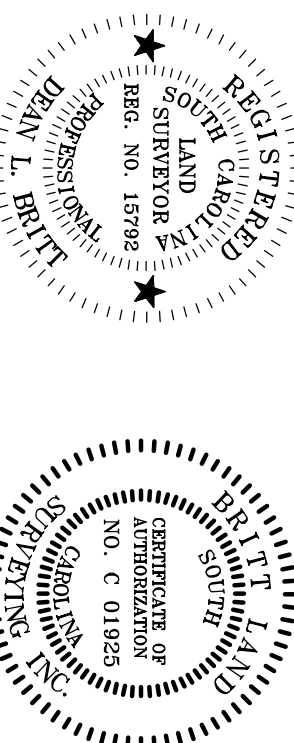
FLOOD NOTE:

THIS HOUSE IS SITUATED IN A FLOOD ZONE AS TO AS PER SCALING FROM FEMA F.I.R.M. MAP NUMBER 45019C0 805K DATED REVISED JANUARY 29, 2021.



LOCATION MAP N.T.S.

BRITT LAND SURVEYING, INC.
 P.O. BOX 80333
 CHARLESTON, SC 29416
 843-810-6771
 WWW.BRITTSURVEYINGINC.COM



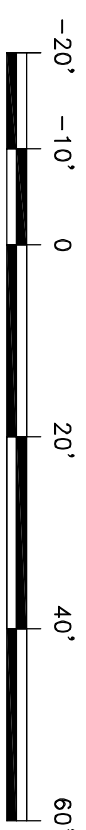
I, Dean L. Britt, a Registered Professional Land Surveyor in the State of South Carolina, certify to owner(s) shown hereon that this survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a class _____ survey as specified therein.

Date: / /

DEAN L. BRITT PLS S.C. REG. NO. 15792

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

SCALE: 1" = 20'



PLAT OF:
 AS-BUILT SURVEY SHOPPING
 LOT 42 TRACT 11 BLOCK 2
 MIDDLEWOODS WEST SUBDIVISION
 PREPARED FOR:
 Steve Lineberg
 LOCATED IN THE
 TOWN OF KIAMAH ISLAND
 CHARLESTON COUNTY - SOUTH CAROLINA

THIS SURVEY IS THE PROPERTY OF BRITT LAND SURVEYING, INC., AND IS PROVIDED AS A SERVICE TO Steve Lineberg. THIS SURVEY IS NOT FOR THE USE OF MARKETING, NOR IS IT TRANSFERABLE / SELLABLE, AND IS ONLY INTENDED FOR THE NAME SHOWN HEREON.

LOCATION: 42 GREENSWARD ROAD - 29455

TAX MAP # 207-07-00-026

DATE: FEBRUARY 20, 2024

FIELD DATE: FEBRUARY 14, 2024

JOB NO. 243924

COUNTY/STATE CHARLESTON, S.C.



We are requesting a zoning variance to the 30' rear setback on 42 Greensward. The existing house is set at an angle on the lot and extends beyond the 30' setback. The existing deck is almost fully beyond the rear setback. We are asking to reduce the footprint of the deck by 30% and add a roof over the remaining area. This reduction in footprint also reduces the lot coverage of the property which currently exceeds the allowable lot coverage. We have applied to the Kiawah ARB and have received their approval for the project and for the variance to the rear setback.

This rear setback does not abut a buildable lot, but rather the golf course. Additionally, there is significant distance from our property to the golf cart path and we have illustrated this on our site plan. The new porch will be an average of 70' from the cart path.

- a. There are several extraordinary and exceptional conditions on this lot.
 1. The house was built in 1980 and is over the rear setback due to large trees in the front yard
 2. The house is set at an angle to the property lines.
 3. The deck is over the rear setback
- b. These conditions do not generally apply to other properties
 1. Due to the shape of the lot and orientation to the golf course, the house is angled and extends past the rear setback. The house was set far back on the property due to large trees in the front and built before the setbacks were established, we assume.
- c. Because of these existing conditions, the application of the ordinance would unreasonably restrict the ability to improve the property by providing a more usable outdoor area. The deck is very hard to maintain and needs to be replaced at this time.
- d. The authorization of the variance would not be a detriment, but instead a benefit to the public good and character of the district. The deck needs to be replaced and the reduction of the footprint will reduce the lot coverage which is a benefit to the neighbors and the neighborhood. Also, the new porch is a substantial aesthetic improvement to the house.
- e. The use of the space is not changing – outdoor living space. The space is a deck currently, we are requesting a roof over part of the space and removing the rest – will remain as outdoor space – will not be heated and cooled.

American Vernacular, Inc.

151 Sheppard Street
Charleston, South Carolina 29403
julieoconnor@americanvernacular.com

843-856-4818

av

- f. Profitability is not a factor in this request.
- g. The house and deck were in place before the Linebergers purchased the property in 2017.
- h. The public and neighborhood interests are not contrary to the intents of this variance request. The cart path of the golf course is a significant distance and the neighboring properties will also not be negatively affected.

We believe that this request for a variance will enhance the neighborhood and the aesthetics of the house. The reduction of the deck footprint will benefit the property and the island. The encroachment over the setback is reduced from 579 s.f. to 415 s.f. and the lot coverage is reduced from 34.7% to 33.1%.

Thank you for your consideration,

Julie O'Connor

Julie O'Connor
For Steve and Molly Lineberger

American Vernacular, Inc.

151 Sheppard Street
Charleston, South Carolina 29403
julieoconnor@americanvernacular.com

843-856-4818

Major Improvement Review

Kiawah Island Architectural Review Board • 253 Gardeners Circle, Suite 200 • Johns Island SC 29455 • 843.768.3419 • 843.768.0517 (fax)
 Mailing Address: 130 Gardeners Circle, Suite 123 • Johns Island SC 29455 • arb@kiawah.com • www.KiawahARB.com

Address of Project 42 Greensward

Owner Steve and Molly Lineberger
 Telephone 336-414-6069
 Email mollylineberger@gmail.com

Architect Julie O'Connor - designer/Rachel Burton - architect
 Telephone 843-345-7248
 Email julieoconnor@americanvernacular.com/rachel@swallowtailarchitecture.com

Landscape Architect _____
 Telephone _____
 Email _____

Contractor TBD
 Telephone _____
 Email _____

Type of Improvement Reduce footprint of open deck and add roof and screening, replace vent on 2nd floor of rear elevation with new window to match existing

DRAWINGS ARE REQUIRED FOR REVIEW- EACH SHEET MUST BE STAMPED AND SIGNED BY THE SC REGISTERED ARCHITECT, LANDSCAPE ARCHITECT, OR ENGINEER.

Does the neighborhood have Supplemental Guidelines? Yes, _____ No

Is Regime Approval Needed? Yes, Approval Attached No

Are there any Variance Requests? Yes, Request Form Attached No

Height Restriction: _____ Above Base Flood Elevation Above Grade

Total Highland Area: 13090 **Lot Coverage Maximum:** 33%

Building Square Footage Calculations

Conditioned	Existing	Proposed
First Floor	<u>1670</u>	<u>1670</u>
Second Floor	<u>760</u>	<u>760</u>
Third Floor	<u>n/a</u>	<u>n/a</u>
Ancillary Structure	<u>n/a</u>	<u>n/a</u>
Total Conditioned	<u>2430</u>	<u>2430</u>
Additional Screened/Covered	<u>40</u>	<u>375</u>
Garage/Carport	<u>505</u>	<u>505</u>

Setbacks

	Front	Sides
	<u>25'</u>	<u>15'</u>
Rear	<u>30'</u>	<u>15'</u>

Existing Bed/Bath	<u>4/4</u>
Proposed Bed/Bath	<u>4/4</u>

Primary Lot Coverage Calculations

	Existing	Proposed
Building Footprint	<u>2175</u>	<u>2175</u>
Screened/Covered	<u>40</u>	<u>415</u>
Open Decking/Stairs	<u>714</u>	<u>135</u>
Primary Drives/Walks*	<u>1535</u>	<u>1535</u>
Raised Planters (≥ 36")	<u>n/a</u>	<u>n/a</u>
Pool/Spa	<u>n/a</u>	<u>n/a</u>
HVAC Stand	<u>73</u>	<u>73</u>
Primary Lot Coverage Sq. Ft	<u>4537</u>	<u>4333</u>
Lot Coverage Percentage	<u>34.7%</u>	<u>33.1%</u>
Secondary Elements	<u>n/a</u>	<u>n/a</u>
Primary + Secondary Total %	<u>34.7%</u>	<u>33.1%</u>

Building Detail**

	Existing	Proposed
Foundation Material	<u>stucco</u>	<u>stucco</u>
Siding Material	<u>wood</u>	<u>n/c</u>
Trim Material	<u>wood</u>	<u>wood</u>
Window Material	<u>alum clad</u>	<u>alum clad</u>
Roofing Material	<u>asphalt</u>	<u>asphalt</u>
Garage Door Material	<u>metal</u>	<u>n/c</u>
Paved Areas	<u>concrete</u>	<u>n/c</u>
Other _____	_____	_____

ARB Action (see official letter for details)

Approved

Disapproved

Review Fee \$ 750

Deposit Amount \$ 5,000

Jane Maybank 04/04/24

ARB Representative Date

* PRIMARY DRIVES AND WALKS INCLUDE PERVIOUS AND IMPERVIOUS MATERIALS.

** BUILDING MATERIALS & FINISHES REQUIRE A COMPLETED ONSITE COLOR REVIEW FORM & ONSITE SAMPLE FOR FINAL APPROVAL



April 23, 2024

Steve & Molly Lineberger
42 Greensward
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: **IMPROVEMENT REVIEW**
Address: 42 Greensward
ARB Action: Approved - Conditional

Dear Mr. and Mrs. Lineberger,

Thank you for your submittal to the Kiawah Island Architectural Review Board for review of Improvements to your home at 42 Greensward. The reduction of and roofing of your deck and other improvements to your home are approved to continue to the permit submittal with the following comments and conditions in keeping with the guidelines:

- L1. A proposed landscape plan, showing revegetation of areas impacted by construction and new plantings as needed to meet current ARB Standards and Guidelines, should be submitted for review and approval 60 days prior to landscape installation. Please review the landscape requirements of the Design Guidelines.
- L2. Please note that no trees have been approved for removal. If you propose tree removals or major impact to trees, this should be submitted for approval to the ARB.
- L3. Due to the proposed change in footprint, please be reminded that an as-built survey will be required for the final inspection at the conclusion of construction.

- A1. Please note that floodlights are discouraged on homes at Kiawah Island. Please limit the use of flood lights to no more than two fixtures, located in areas of pedestrian traffic. Alternate exterior lighting may be more appropriate at some existing floodlight locations.
- A2. Please note that exterior light fixtures other than flood lights are required to screen any direct view of light bulbs. Fixtures designed to display light bulbs are required to use obscure glass. All new and existing exterior fixtures at your property should conform to this requirement. Please submit cut sheets for proposed new and replacement fixtures.
- A3. All exterior materials, colors, and other finishes should match those of the existing house. If different materials or colors are proposed, please submit a material and color palette for approval. Prior to commencement of work, please submit an Onsite Color Review Form and provide accessible color samples of proposed materials and finishes onsite for field review. Please refer to the Design Guidelines, *Designing with Nature*, when making color selections. The design guidelines can be downloaded at KiawahARB.com.
- A4. Should a total repaint of the home in the current color palette be desired, please note that existing colors will need to be evaluated for compliance with ARB guidelines. Should a repaint of the home in a new color palette be desired, please submit a color palette for approval. Prior to commencement of work, please submit an Onsite Color Review Form and provide accessible color samples of proposed materials and finishes onsite for field

- review. Please refer to your neighborhood's approved colors when making color selections.
- A5. Color Guidelines – Cementitious siding products must be a minimum value of 5 on the ARB Value Finder and trim color must be within 3 values of siding color. Bandboards must be painted to match either the foundation or the siding color and is not permitted to be the trim color. Additionally, corner boards must be painted out in the siding color and HVAC stand and any downspouts must be painted out in the color of the material to which they are adjacent. Garage doors and garage door trim must be painted to match the color of the foundation.
 - A6. Exterior Lighting – Floodlights are almost never permitted. A maximum number of two switched floodlights, or similar types of lighting attached to soffits and fascias, when allowed, must be hooded, low voltage, and approved in advance.
 - A7. Please note that exterior light fixtures other than flood lights are required to screen any direct view of light bulbs. Fixtures designed to display light bulbs are required to use ribbed or other obscure glass. All new and existing exterior fixtures at your property should conform to this requirement. Please submit cut sheets for proposed new and replacement fixtures.
 - A8. Please note that chimney caps are needed for exposed spark arrestors if any.
 - A9. Tankless water heaters are required to be architecturally screened or located in an area where they are not visible.

For the Permit Submittal, please submit one (1) digital copy of sealed drawings including a Tree Protection Plan, a completed Construction Application Deposit & Agreement Form, construction deposits, the Review Fee, and a KICA Encroachment Permit to this office at ARB@Kiawah.com. Tree Protection fencing must be installed at time of Permit Submittal. When these items are received and Tree Protection fencing is verified, an ARB approval stamp and Building Permit will be issued for the project.

Thank you again for your submittal to the Kiawah Island Architectural Review Board. Please contact the ARB office if we can be of any assistance during the Permit Process for your home improvements.

Sincerely,



Jane Maybank, Director
On behalf of the KIARB

cc: Property File
encl: Construction Application and Deposit Form

Variance Request Form

Kiawah Island Architectural Review Board • 253 Gardeners Circle, Suite 200 • Johns Island SC 29455 • 843.768.3419 • 843.768.0517 (fax)
 Mailing Address: 130 Gardeners Circle, Suite 123 • Johns Island SC 29455 • arb@kiawah.com • www.KiawahARB.com

Address of Project 42 Greensward

Owner Steve and Molly Lineberger

Telephone 336-414-6069

Email mollylineberger@gmail.com

Landscape Architect _____

Telephone _____

Email _____

Architect Julie O'Connor - designer/Rachel Burton - architect

Telephone 843-345-7248

Email julieoconnor@americanvernacular.com/rachel@swallowtailarchitecture.com

Contractor TBD

Telephone _____

Email _____

Does the neighborhood have Supplemental Guidelines? Yes, _____ No

Is Regime Approval Needed? Yes, Approval Attached No

Height Restriction: _____ Above Base Flood Elevation Above Grade

Lot Coverage Max: 33%

Setbacks

Front 25'

Sides 15'

Rear 30'

**Building Sq. Footage Calculations
Conditioned**

Building Footprint 2175

First Floor 1670

Second Floor 760

Third Floor n/a

Ancillary Structure n/a

Total Conditioned 2430

Screened/Covered 415

Garage/Carport 505

Lot Coverage Calculations

Screened/Covered 415

Open Decking/Stairs 135

Primary Drives/Walks* 1535

Raised Planters n/a

Pool/Spa n/a

HVAC 73

Total Lot Coverage Sq. Ft 4333

Highland Area 13090

Lot Coverage % 33.1%

Secondary Sq. Ft n/a

Primary + Secondary % 33.1%

Restrictions

Min. Sq. Ft _____

Main House _____

Ancillary _____

Max. Sq. Ft _____

Main House _____

Ancillary _____

Variance Request existing uncovered deck extends over rear setback. We are proposing a reduction in the footprint of 30% which would bring the lot coverage down from 34.7% to 33.1%. We are asking for a variance to add a roof to a new, smaller footprint that will still extend over the rear setback.

Given the reduction in footprint and simpler massing than would result from a smaller roofed area, the board approved this variance on 3/6/24.

Reasoning for Request & Variance Criteria Used

we are improving the property with the reduction of encroaching footprint from 579 s.f. to 415 s.f. and the reduction of lot coverage from 34.7% to 33.1%. The new roof is cohesive with the style of the home and adds a great deal to the aesthetics of the rear elevation as viewed from the golf course. The cart path is around 70' away and the homeowner is very open to the addition of plant material to further screen the porch from view.

ARB ACTION Approved Disapproved

ARB Representative Jane Maybank

* PRIMARY DRIVES AND WALKS INCLUDE PERVIOUS AND IMPERVIOUS MATERIALS.



**Kiawah Island
Board of Zoning Appeals
Meeting of October 21, 2024**

**Public Comments Regarding
Case #BZA24-000017**

October 7, 2024

Town of Kiawah Island Zoning Board
Attn: Ms. Petra Reynolds, Town Clerk

Ms. Reynolds,

My name is Laurel Faja and I am the owner of 41 Greensward Road. I have been made aware of the proposed project at 42 Greensward Road in which a screen porch enclosure is requested. I am also aware there is a conflict with the proposed project and the setback non-compliance factors. The screen porch will be smaller than the current open deck at the residence; therefore, I see no issues with the proposed project and I offer my full support of the project despite the setback regulations.

Thank you,
Laurel Faja
41 Greensward Road
Kiawah Island, SC 29455
(843)209-7702



Case #BZA24-000018
Kiawah Island BZA Meeting of October 21, 2024

Applicant/Property Owner: VEITH RONALD A, VEITH LORENE R

Representative: Tyler Smyth

Property Location: 301 Surfsong Road

TMS#: 264-09-00-047

Zoning District: R-1, Residential Zoning District

Lot Size: 15,738 sqft (.36 acres)

Request: Variance request for the reduction of the required 30' rear setback for approximately 21 square feet for a proposed screened porch enclosure located at 301 Surfsong Road, Kiawah Island, SC.

Requirement:

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

Required setbacks: 25' (Surfsong); 15' (Side); 30' (Golf)
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 Rear Setback as, "the setback measured from the rear lot line."

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

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

Lot Size (square feet)	Maximum Lot Coverage	Depth (feet)	Width (feet) ⁽¹⁾	Minimum Yard Setbacks (feet)			Maximum Height	
				Front ⁽²⁾	Side ⁽³⁾⁽⁵⁾	Rear ⁽⁴⁾	(stories)	(feet)
8,000—11,999	40 percent	100	60	25	10	25	2.5	40
12,000+	33 percent	100	75	25	20	25	2.5	40
⁽¹⁾ For lots on cul-de-sacs or similar circumstances, the minimum width shall apply at the front yard setback line. Cul-de-sac lots shall have a minimum width of 25 feet at the street line. The minimum width of any flag lot may be reduced to 20 feet, provided that the minimum width specified in the table is provided at the front building setback line.								
⁽²⁾ On corner and double-frontage lots, front setback standards will apply to each lot line that borders a street right-of-way. The rear yard setback shall apply to the opposite side of the principal structure's front main entrance. The side yard setback shall apply to the remaining sides.								
⁽³⁾ A minimum of 15 feet must be provided between structures.								
⁽⁴⁾ The minimum yard requirements shall be increased to 30 feet from any lot or parcel boundary which abuts a golf course.								
⁽⁵⁾ Minimum setbacks in side yard for lots currently in existence and reflected on the current zoning map and fronting on Eugenia Avenue the side yard setback shall be ten feet.								

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

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)

SURFSONG ROAD (DEVELOPED LANDS) cont.

98	25 (Surfsong)	20 (lot 99) 15 (lot 97)	30 (lot 99)	30 (lot 99)	15 (lot 343)
99	30 (lot 98)	15 (lot 10 Nicklaus) 25 (lot 98)	See Plat	See Plat	See Plat
161	25 (Surfsong)	15 (Ocean Green) 15 (cart path)	30 (golf)	30 (golf)	15 (lot 344) 25 (lot 342)
162-168	25 (Surfsong)	15 (lots) 15 (lot 163)	30 (golf)	30 (golf)	15 (lot 343) 25 (lot 345)
169	25 (Surfsong)	30 (golf) 15 (lot 168)	30 (golf)	30 (golf)	15 (lot 24) 20 (lot 344)

SURFWATCH DRIVE (DEVELOPED LANDS)

<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
53	25 (Surfwatch)	25 (Greensward) 15 (lot 55)	30 (golf)
54	25 (Surfwatch)	30 (lagoon)	30 (lagoon)
55	25 (Surfwatch)	15 (lot 53) 30 (lagoon)	30 (lagoon)
56	25 (Surfwatch)	30 (lagoon) 15 (lot 57)	30 (lagoon)
57-63	25 (Surfwatch)	15	30 (golf/lagoon)
64	25 (Surfwatch)	15 (lot 63) 30 (lagoon)	30 (lagoon)
65	25 (Surfwatch)	30 (lagoon) 15 (lot 66)	30 (lagoon)
66-68	25 (Surfwatch)	15	30 (lagoon)
69	25 (Surfwatch)	15 (lot 68)	30 (lagoon)

SWEETGRASS LANE (DEVELOPED LANDS)

<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
9	25 (Sweetgrass)	25 (Trumpet Cr) 15 (lot 10)	20 (lot 8)
10-14	25 (Sweetgrass)	15	20 (lots)
15	25 (Sweetgrass)	15	20 (open space)
16	25 (Sweetgrass)	15	20 (open space)
17-19	25 (Sweetgrass)	15	20 (lots)
20	25 (Sweetgrass)	15	30 (lagoon)
21	25 (Sweetgrass)	15 (lot 20) 30 (lagoon)	30 (lagoon)

SURFSONG ROAD (DEVELOPED LANDS) cont.

98	25 (Surfsong)	20 (lot 99) 15 (lot 97)	30 (lot 99)	30 (lot 99)	15 (lot 343)
99	30 (lot 98)	15 (lot 10 Nicklaus) 25 (lot 98)	See Plat	See Plat	See Plat
161	25 (Surfsong)	15 (Ocean Green) 15 (cart path)	30 (golf)	30 (golf)	15 (lot 344) 25 (lot 342)
162-168	25 (Surfsong)	15 (lots) 15 (lot 163)	30 (golf)	30 (golf)	15 (lot 343) 25 (lot 345)
169	25 (Surfsong)	30 (golf) 15 (lot 168)	30 (golf)	30 (golf)	15 (lot 24) 20 (lot 344)
170	25 (Surfsong)	20 (open space) 15 (lot 171)	30 (lagoon)	30 (lagoon)	Rear 30 (golf)
171	20 (lot 172)	15	30 (lagoon)	30 (lagoon)	30 (lagoon)
172	25 (Surfsong)	25 (Glen Abbey) 15 (lot 171)	20 (lot 173)	20 (lot 173)	30 (lagoon)
255	25 (Surfsong)	30 (golf) 15 (lot 256)	30 (golf)	30 (golf)	30 (lagoon)
256-258	25 (Surfsong)	15 (lots)	30 (golf)	30 (golf)	30 (golf/lagoon)
294	20 (lot 293)	15	30 (golf)	30 (golf)	30 (lagoon)
295-298	25 (Surfsong)	15 (lots)	30 (golf)	30 (golf)	30 (lagoon)
299	25 (Surfsong)	25 (Surfsong) 15 (lot 298)	30 (golf)	30 (golf)	30 (lagoon)
300	25 (Surfsong)	15 (lot 301)	30 (golf)	30 (golf)	30 (lagoon)
301-305	25 (Surfsong)	15	30 (golf)	30 (golf)	30 (lagoon)
306	25 (Surfsong)	15 (lot 305) 25 (Ocean Green)	30 (golf)	30 (golf)	Rear 20 (lot 8)
307-308	25 (Surfsong)	15	30 (lagoon)	30 (lagoon)	20 (lots)
336-337	25 (Surfsong)	15	30 (lagoon) 15 (lot 337)	30 (lagoon) 15 (lot 337)	20 (open space)
338	25 (Surfsong)	15 (lot 86) 20 (lot 339)	30 (lot 339)	30 (lot 339)	20 (open space)
339	30 (lot 338)	25 (lot 338) 15 (lot 340)	See Plat	See Plat	20 (lots)
340	30 (lot 341)	15 (lot 339) 25 (lot 341)	See Plat	See Plat	30 (lagoon)
341	25 (Surfsong)	20 (lot 340) 20 (beach access)	30 (lot 340)	30 (lot 340)	30 (lagoon)

Staff Review:

The applicant and property owner, Ronald and Lorene Veith being represented by Tyler Smyth is requesting a variance for the reduction of the required 30' rear setback for approximately 21 square feet for a proposed screened porch enclosure located at 301 Surfsong Road, Kiawah Island, SC. (TMS# 264-09-00-047). The subject property is located within the R-1, Residential Zoning District.

The subject property is approximately 15,738 square feet (0.36 acres) in size. The subject property is developed and sits adjacent to Turtle Point Golf Course to the north. Based on Charleston County records, the home was constructed in 1987. Per Charleston County Records, the property was acquired by Ronald and Lorene Veith in August of 2020. The adjacent properties to the east, the west, and to the south across Surfsong Road are located in the R-1, Residential Zoning District. Turtle Point Golf Course to the north of the Subject Property is located in the Parks and Recreation District with a Resort Overlay. The subject property is subject to review by the Kiawah Island Architectural Review Board.

The *Town of Kiawah Island Land Use Planning and Zoning Ordinance* pursuant to *Sec. 12-65. R-1, Residential District* requires a 25' front yard setback, a 15' side yard setback and a 30' rear yard setback. The maximum allowable lot coverage for the subject property is 33%. The subject property is legally nonconforming to current zoning regulations regarding lot coverage and setbacks.

The applicant's proposed plans include enclosing a portion of an existing open deck for a screened in porch. The proposed plans also include an added 84 square feet of building footprint to the west side of the property. The existing lot coverage is approximately 37.83%. The existing open deck is approximately 26 feet, 8 inches from the rear 30' setback. Pursuant to *Sec. 12-64 Setbacks*, Uncovered decks may extend up to five feet into any required rear yard setback. The proposed footprint of existing open deck being converted into a screened porch is not changing.

Pursuant to *Sec. 12-64 Description of Zoning and regulations*, the allowable increase of Maximum Lot Coverage for the Subject Property is 20% of 33%, or 6.67%. The only items that qualify for allowable increase in maximum lot coverage as determined by the Planning Director are: a. Driveways not defined by this ordinance that utilize pervious materials. b. Pervious walks and patios. c. Raised courtyards and planters created by walls three feet or less above the adjacent grade. The existing lot coverage is 5,955 square feet (37.83%). The existing lot coverage for 301 Surfsong is considered legally nonconforming. According to *Sec. 12-192 Nonconforming structures*, no person may engage in any activity that causes an increase in the extent of an existing nonconformity.

The applicants proposed plans remove approximately 103 square feet to the maximum lot coverage and add approximately 84 square feet to the maximum lot coverage amount. The applicant is also adding an additional 103 square feet of pervious material.

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 applicant has submitted to the Kiawah Island Architectural Review Board (KIARB) for review. The KIARB granted conditional approval stating, *“Board members determined that this request would have been approved at time of the original design approval.”*

Please see the attachments for further information regarding this request. A site visit was conducted on October 4, 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 on this property. The subject property is uniquely shaped. The subject property legally nonconforming in regard to setbacks and lot coverage. Per the applicant’s letter of intent, *“The “concave” nature of the rear property line creates a choke point within the buildable area in the center of the property, as defined by the setback. The original siting of the house extended an open deck over the rear setback line. With little covered/screened porch area, it is difficult for the homeowners to enjoy their home’s living areas.”***

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

Staff Response: **These conditions may be unique to the subject property and may not generally apply to other properties in the vicinity. The property is located in the R-1 Residential Zoning District. Adjacent properties along Surfsong Road are also located in the R-1 Residential Zoning District. Existing structures in the vicinity may or may not have similar encroachments based on current setback standards. Per the applicant’s letter of intent, *“All of the adjacent properties in the vicinity have more conventional rear property lines, without concave intrusions from the golf course property.”***

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

Staff Response: **The application of this Ordinance to the property may not prohibit or unreasonably restrict the utilization of the property. Per the applicant’s letter of intent, “Because of the rear property line and its resulting setback, the ability to have a reasonably laid out porch across the back of the living room is unreasonably restricted.”**

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

Staff Response: **The authorization of this variance may not be of substantial detriment to the adjacent properties or the public good. The proposed additions do not increase building footprint beyond the rear setback line. Per the applicant’s letter of intent, “The authorization of this variance will not impact either adjacent property, as it would allow a porch in the center of the residence, farthest from either neighbor. The existing deck that occupies the area to be converted to covered porch space has been present since construction around 1988.”**

§ 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 requested setback variance would not 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 property is a personal residence and will remain a personal residence.”**

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

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

is for a personal residential use.”

§ 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. Per the applicant’s letter of intent, “The applicant or homeowner has not acted in a way to cause the need for this variance request. They’ve made no changes to the residence since acquiring it four years ago.”**

§ 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, “The granting of this variance would not be contrary to the public or neighborhood interest. It is simply to allow a larger, logically designed extension of an existing deck to make a porch adjacent to the living room.”**

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

Staff Response: **Granting of the variance may not substantially conflict with the Comprehensive Plan or the purposes of the Ordinance. Per the applicant’s letter of intent, “The granting of this variance request does not conflict with the comprehensive plan or the purposes of this ordinance.”**

Board of Zoning Appeals’ Action:

The Board of Zoning Appeals may approve, approve with conditions or deny Case #BZA24-000018 (Variance request for the reduction of the required 30’ rear setback for approximately 21 square feet for a proposed screened porch enclosure located at 301 Surfson Road, Kiawah Island, SC. (TMS# 264-09-00-047). Based on the BZA’s “Findings of Fact”, unless additional information is deemed necessary to make an informed decision.

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

The applicant shall obtain an as built survey submitted to the Planning Director post construction to verify all encroachments match the proposed plans.

Town of Kiawah Island Board of Zoning Appeals

October 21, 2024



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

CASE# BZA24-000018

Applicant/Property Owner: VEITH RONALD A, VEITH LORENE R

Representative: Tyler Smyth

Property Location: 301 Surfsong Road

TMS#: 264-09-00-047

Zoning District: R-1, Residential Zoning District

Lot Size: Total: 15,738 sqft (0.36 acres)

Request: Variance request for the reduction of the required 30' rear setback for approximately 21 square feet for a proposed screened porch enclosure.

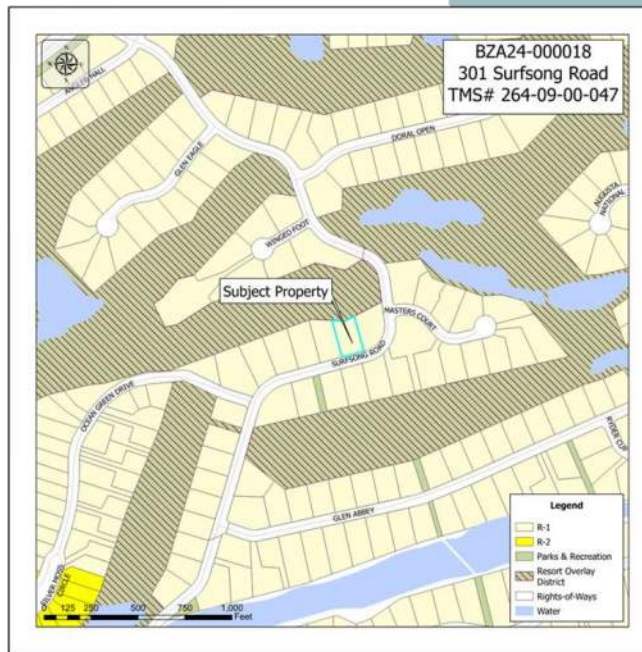
CASE# BZA24-000018

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' (Surfsong); 15' (Side); 30' (Golf)

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 Rear Setback as, "the setback measured from the rear lot line."



BZA24-000018
 PID: 2640900047
 OWNER: VEITH RONALD A
 PLAT BOOK PAGE: AS-111
 DEED BOOK PAGE: 0903-694
 Jurisdiction: TOWN OF KIAWAH ISLAND

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

0 90 180 360 ft
 1/8" = 100' Scale

Author: Charleston County SC
 Date: 9/24/2024

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Case # BZA24-000018
BZA Meeting of October 21, 2024
Subject Property: 42 Greensward Road- Kiawah Island

Variance request for the reduction of the required 30' rear setback for approximately 21 square feet for a proposed screened porch.



6

Property Front



7

Adjacent Properties



8

Subject Property



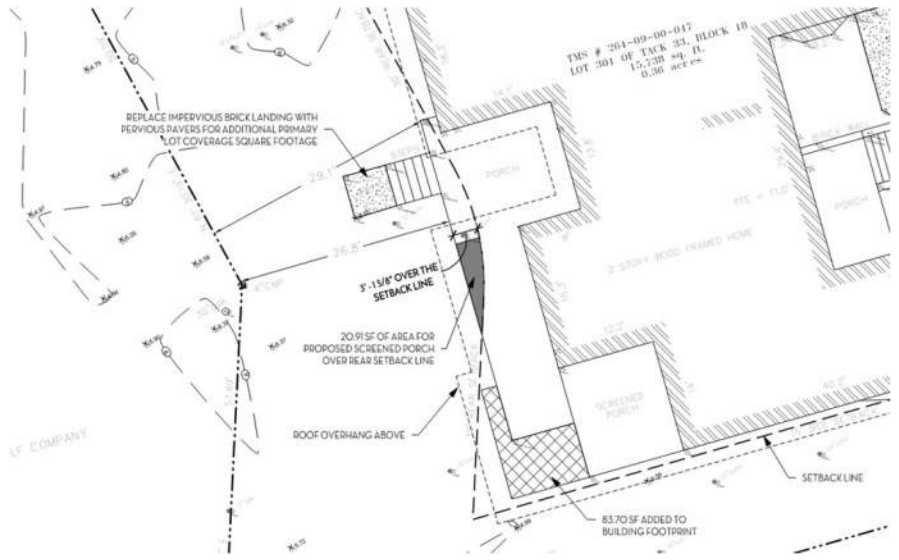
Property Rear



Property Side



Proposed Site Plan



Variance Approval Criteria

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

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

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Variance Approval Criteria

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

f) The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance;

g) The need for the variance shall not be the result of the applicant's own actions;

h) Granting the variance will not be contrary to the public or neighborhood interest nor will not adversely affect other property in the vicinity, nor interfere with the harmony, spirit, intent and purpose of these regulations;

i) Granting of the variance does not substantially conflict with the Comprehensive Plan or the purposes of this Ordinance.

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Board of Zoning Appeals Action

The Board of Zoning Appeals may approve, approve with conditions or deny Case #BZA24-000018 (Variance request for the reduction of the required 30’ rear setback for approximately 21 square feet for a proposed screened porch enclosure located at 42 Greensward, Kiawah Island, SC.) 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.

Date: September 11, 2024

To: Town of Kiawah Island, Board of Zoning Appeals

From: Tyler A. Smyth
Architects

Project Address: 301 Surfsong Rd

Project Number: 2413

Town of Kiawah Island Board of Zoning Appeals,

This letter is written on behalf of Ron and Lori Veith, the property owners of 301 Surfsong Road. The existing house on their property has a screened porch area that they consider inadequately small for their needs and wishes for outdoor enjoyment. We are requesting relief from a 30-foot rear setback to push out the existing roof form over an existing open deck in a space adjacent to their living room. The existing open deck extends over the rear setback line by 3' – 1 5/8" (at its maximum point) with the area requiring a variance comprising a total square footage of 20.91 sf.

We received ARB approval for our variance request on September 5th 2024 that stated "board members determined that this request would have been approved at time of original design approval." We believe the approval of this variance would not be of detriment to adjacent property or the environment since the area is already occupied by an elevated deck structure.

VARIANCE APPROVAL CRITERIA

- a) There are extraordinary and exceptional conditions pertaining to the particular piece of property;

Memo

The "concave" nature of the rear property line creates a choke point within the buildable area in the center of the property, as defined by the setback. The original siting of the house extended an open deck over the rear setback line. With little covered/screened porch area, it is difficult for the homeowners to enjoy their home's living areas.

- b) These conditions do not generally apply to other property in the vicinity;
All of the adjacent properties in the vicinity have more conventional rear property lines, without concave intrusions from the golf course property.
- c) Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;
Because of the rear property line and its resulting setback, the ability to have a reasonably laid out porch across the back of the living room is unreasonably restricted.
- 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;
The authorization of this variance will not impact either adjacent property, as it would allow a porch in the center of the residence, farthest from either neighbor. The existing deck that occupies the area to be converted to covered porch space has been present since construction around 1988.
- 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 requested setback variance would not 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 property is a personal residence and will remain a personal residence.
- f) The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance;

Memo

Profitability is not the reason for this variance as this request is for a personal residential use.

g) The need for the variance shall not be the result of the applicant's own actions;

The applicant or homeowner has not acted in a way to cause the need for this variance request. They've made no changes to the residence since acquiring it four years ago.

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 granting of this variance would not be contrary to the public or neighborhood interest. It is simply to allow a larger, logically designed extension of an existing deck to make a porch adjacent to the living room.

i) Granting of the variance does not substantially conflict with the Comprehensive Plan or the purposes of this Ordinance.

The granting of this variance request does not conflict with the comprehensive plan or the purposes of this ordinance.

VEITH PORCH ADDITION

TOWN OF KIAWAH ISLAND BZA VARIANCE REQUEST

SEPTEMBER 12, 2024

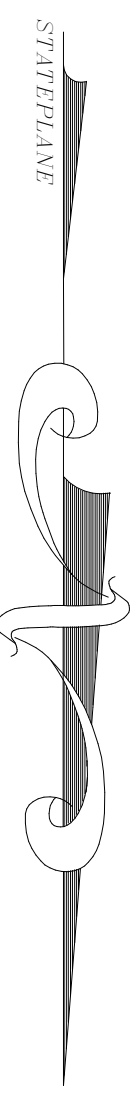
GENERAL PROJECT NOTES

DIMENSIONS	<ol style="list-style-type: none">FOR EXTERIOR STUD WALLS, DIMENSIONS ARE TO EXTERIOR FACE OF STUD COLUMNS, PILINGS, AND PILING; ARE DIMENSIONED TO CENTER OF ELEMENT, UNLESS NOTED OTHERWISE.CONTRACTOR TO CO-ORDINATE ACTUAL ROUGH OPENING WITH SUPPLIER OR MANUFACTURER OF WINDOWS AND DOORS, INTERIORDOORS, EXTERIORDOORS AND INTERIORDOORS, INTERIORDOORS, EXTERIORDOORS, EXTERIORDOORS AND INTERIORDOORS, INTERIORDOORS, EXTERIORDOORS, EXTERIORDOORS AND INTERIORDOORS. THE DRAWINGS, ALTHOUGH NOTED TO SCALE, ARE FOR ILLUSTRATION ONLY. CONTRACTOR SHALL NOT SCALE THE DRAWINGS. NOTIFY ARCHITECT OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS.SCALES NOTED ON DRAWINGS ARE SET UP FOR 24"X36" PRINT SIZE. ANY ALTERNATIVE SCALES MUST BE NOTED ON DRAWINGS.INTERIOR ELEVATIONS ARE WITH RESPECT TO FINISH FLOOR ELEVATION. VERIFY FINISH FLOOR HEIGHT.
STRUCTURAL COORDINATION	<ol style="list-style-type: none">FRAMING ELEMENTS ARE INTENDED TO DEPICT DIRECTION ONLY, UNLESS NOTED OTHERWISE. SEE STRUCTURAL DRAWINGS FOR ACTUAL TYPES AND SIZES.CONTRACTOR SHALL VERIFY ALL FRAMING ELEMENTS, JOISTS, TRUSSES, TIE BEAMS, AND FLOOR BRANES, DUCTWORK, RECESSIBLE LIGHTING, AND ALL OTHER MECHANICAL, ELECTRICAL, AND PLUMBING EQUIPMENT AND FIXTURES.ANY HOLES CUT THROUGH STRUCTURAL ELEMENTS TO BE IN ACCORDANCE WITH THE STRUCTURAL DRAWINGS AND SPECIFICATIONS.
MATERIALS	<ol style="list-style-type: none">ONLY CLASS 4 & 5 MATERIAL AS LISTED BY FEMA, PERMITTED BELOW 1 FT. ABOVE BASE FLOOD ELEVATION PER CHARLESTON COUNTY REGULATIONS.FOR ALL OTHERS, CONTRACTOR SHALL VERIFY ALL MATERIALS AND MATERIAL. SEE ENLARGED PLANS AND FINISH SCHEDULE FOR MORE INFORMATION.COPPER WATERPROOFING FLASHING TO BE 16 OZ. MINIMUM GAUGE. PROVIDE APPROPRIATE MEANS OF SEPARATION BETWEEN DISSIMILAR METALS, WHERE THEY OCCUR.AS FALL:<ol style="list-style-type: none">CONTINUOUS WATED RESISTANT BARRIER SYSTEM.WATER RESISTANT BARRIER TO BE BENJAMIN OBDYKE PRODUCT HYDROGAP SA HOUSEWRAP SYSTEM OR APPROVED EQUAL. CONTRACTOR TO VERIFY COMPATIBILITY WITH WINDOW AND DOOR MANUFACTURER AND OTHER MAJOR COMPONENTS. REFER TO MANUFACTURERS SYSTEM INSTALLATION DETAILS.WATER RESISTANT BARRIER TO BE BENJAMIN OBDYKE HYDROCORNER-SIL TREATMENT PRODUCT AT ALL WINDOW OPENINGS.OTHER WALL PENETRATIONS (DOWNSPOUT CONNECTIONS, RAILING TO WALL CONNECTIONS, WOOD BRACKET CONNECTIONS) TO HAVE SADDLE FLASHING METAL OR FLEXIBLE SELF-ADHERING MEMBRANE AND COMPATIBLE METALS TO BE SET IN BED OF BUTYL SEALANT.EXTERIOR SURFACE MOUNTED ELEMENTS, RAILING AND HARDWARE COMPONENTS TO BE SET IN BED OF BUTYL SEALANT.ALL TRIM TO BE INSTALLED WITH STAINLESS STEEL FASTENERS.ALL DOOR AND WINDOW THRESHOLS TO BE INSTALLED WITH STAINLESS STEEL FASTENERS AND DRAINAGE BEFORE INSTALLATION.OPEN DECK FRAMING MEMBERS TO BE 2x5 CCA TREATED SYP MATERIAL OR TO HAVE BENJAMIN OBDYKE HYDROFLASH UV-PRODUCT OR APPROVED EQUAL INSTALL ON TOP OF ALL JOIST AND STRUCTURAL MEMBERS.

FENESTRATION	<ol style="list-style-type: none">ALL WINDOWS, DOORS, AND GARAGE DOORS TO BE IMPACT RATED UNLESS OTHERWISE NOTED. ALL FENESTRATION TO MEET THE GOVERNING MUNICIPAL REQUIREMENTS FOR IMPACT RATING.INTERIOR HEAD CASING TO ALIGN UNLESS OTHERWISE NOTED.
PLUMBING AND MECHANICAL	<ol style="list-style-type: none">ALL PLUMBING AND MECHANICAL ELEMENTS TO BE SET AT LEAST 1 FT. ABOVE BASE FLOOD ELEVATION PER TOWN OF KIAWAH ISLAND REGULATIONS.PROVIDE MAKE UP AIR AS NECESSARY TO MEET MINIMUM CODE REQUIREMENTS FOR FIREPLACE AND KITCHEN VENTILATION.ENSURE BOREING-HOLE DIAMETER DOES NOT EXCEED 60 PERCENT OF THE STUD DEPTH PER 2021 IRC R602.6
ELECTRICAL	<ol style="list-style-type: none">CONTRACTOR TO VERIFY ELECTRICAL REQUIREMENTS FOR ALL APPLIANCES AND EQUIPMENT PRIOR TO BEGINNING WORK.COORDINATE INSTALLATION OF AUDIO, VIDEO, COMMUNICATION AND SECURITY SYSTEMS WITH APPROPRIATE CONSULTANTS AND SUB-CONTRACTORS.ALL RECEPTACLES TO BE LOCATED HORIZONTALLY IN BASEBOARDS AND CENTERED WITH THE FACE OF THE RECEPTACLE PERMITTED BELOW 2 FEET ABOVE BASE.ONLY ONE SWITCH AND ONE RECEPTACLE PERMITTED BELOW 2 FEET ABOVE BASE FLOOD ELEVATION. COORDINATE LOCATION WITH ARCHITECT PRIOR TO INSTALLATION.
HVAC	<ol style="list-style-type: none">CONTRACTOR SHALL SUBMIT HVAC LAYOUT INCLUDING LOCATIONS OF DUCTWORK, MECHANICAL EQUIPMENT AND DIFFUSERS (SUPPLY AND RETURN) FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT HVAC SHOP DRAWINGS IN CONJUNCTION WITH WOOD TRUSS MANUFACTURERS SHOP DRAWINGS.
APPLICABLE CODES	<ol style="list-style-type: none">IRC 2021, INTERNATIONAL RESIDENTIAL CODE.CODES GOVERNING THE WORK SHALL BE CONSIDERED A MINIMUM, WHERE THE CONTRACTOR IS REQUIRED TO MEET MORE STRINGENT LOCAL, STATE, FEDERAL OR OTHER REQUIREMENTS. CONTRACT DOCUMENTS SHALL TAKE PRECEDENCE WHERE CODES CONFLICT. THE MORE STRINGENT SHALL APPLY.

SHEET NUMBER	SHEET NAME
DRAWING INDEX	
ARCHITECTURAL	
A001	TITLE SHEET
A101	SITE PLAN - PROPOSED
A102	SITE PLAN - EXISTING
A103	LOT COVERAGE PLAN - PROPOSED
A104	LOT COVERAGE - EXISTING
A111	FIRST FLOOR PLAN - PROPOSED
A112	ROOF PLAN - PROPOSED
A131	FIRST FLOOR PLAN - EXISTING
A133	ROOF PLAN - EXISTING
A201	EXTERIOR ELEVATIONS - WEST
A202	EXTERIOR ELEVATIONS - NORTH
A203	EXTERIOR ELEVATIONS - EAST

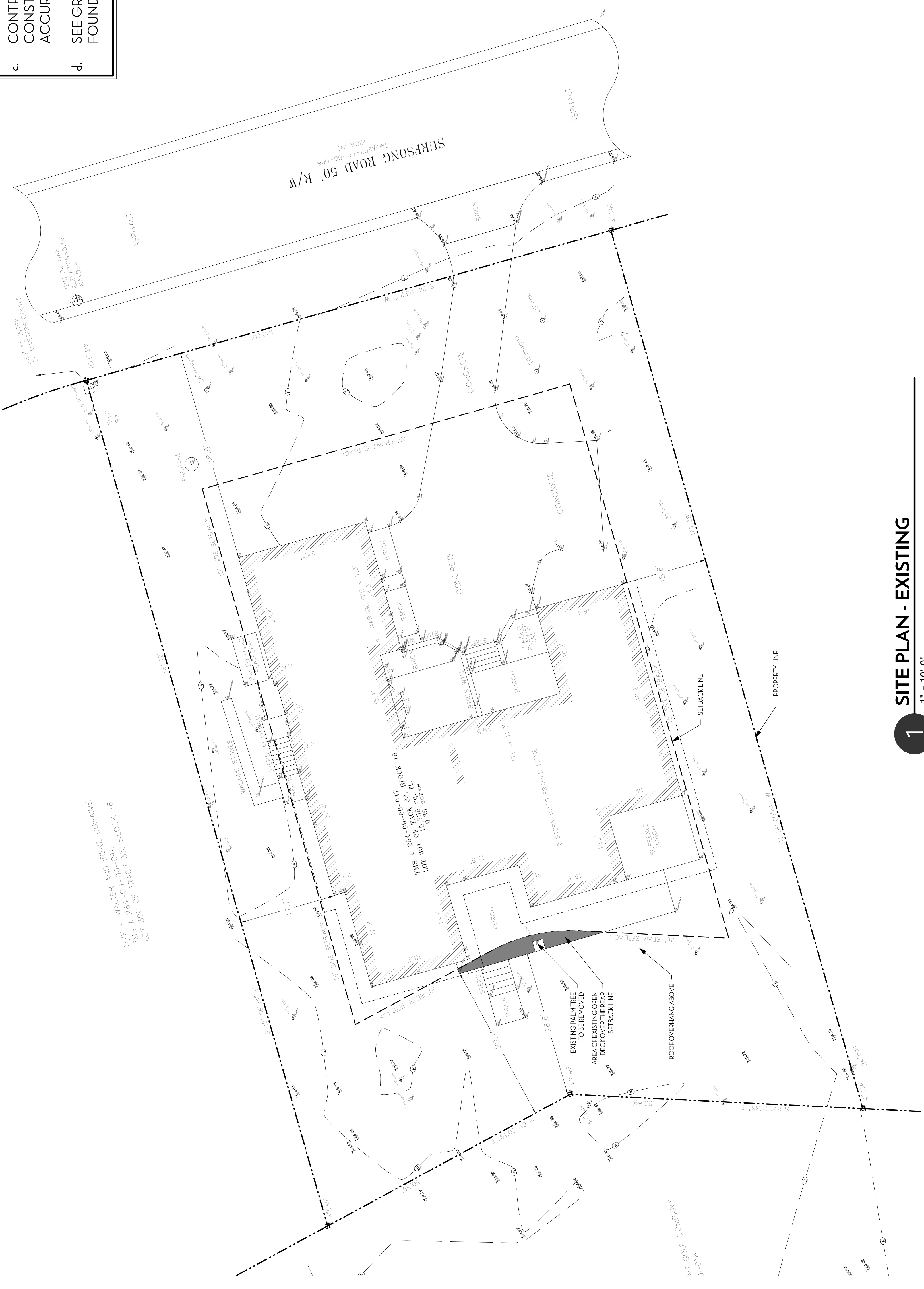
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 - SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION, INCLUDING TREES TO BE REMOVED, AND TREE CARE NOTES, TOPOGRAPHICAL / GRADING NOTES, ETC. LANDSCAPE ARCHITECT TO OVERSEE REMOVAL OF ANY TREES FROM SITE.
 - CONTRACTOR TO HAVE SURVEYOR STAKE OUT ALL CONSTRUCTED ELEMENTS AND VERIFY FOR ACCURACY.
 - SEE GROUND FLOOR PLAN ON SHEET A100 FOR FOUNDATION DIMENSIONS.



- LEGEND**
- IRON PIPE SET
 - IRON PIPE FOUND
 - CONCRETE MONUMENT
 - SPOT ELEVATION
 - CONTOUR

REFERENCES:
 CHARLESTON COUNTY RMC
 1. PLAT BY FERRY S. RICHMONDSON
 CHARLESTON COUNTY RMC
 2. PLAT BY ASH M. SCHWABKE
 PLAT BY SEPTEMBER 15, 2014
 DATE RECORDED
 NOT RECORDED

N/E - WALTER AND IRENE DUHAME
 TMS # 26A-092-00-046, BLOCK 18
 LOT 300 OF TRACT 133, BLOCK 18



1 SITE PLAN - EXISTING
 1" = 10'-0"

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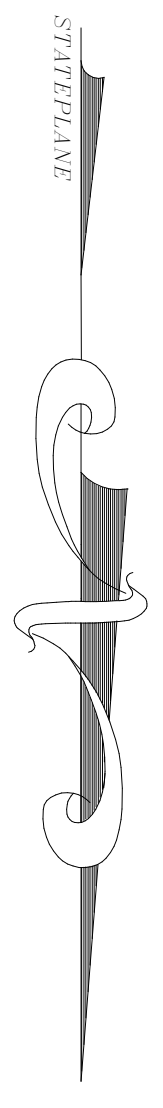
LOT COVERAGE ANALYSIS

HIGH GROUND SQ. FT.	EXISTING	PROPOSED
15,738 SQ. FT.	3,382 SQ. FT.	3,382 SQ. FT.
	287 SQ. FT.	573.85 SQ. FT.
	550 SQ. FT.	346.85 SQ. FT.
	1,581 SQ. FT.	1,478.18 SQ. FT.
	64 SQ. FT.	64 SQ. FT.
	N/A	N/A
	41 SQ. FT.	41 SQ. FT.
	5,905 SQ. FT.	5,885.88 SQ. FT.
	37.52 %	37.39 %
	50 SQ. FT.	153 SQ. FT.
	37.83 %	38.37 %

LOT COVERAGE LEGEND

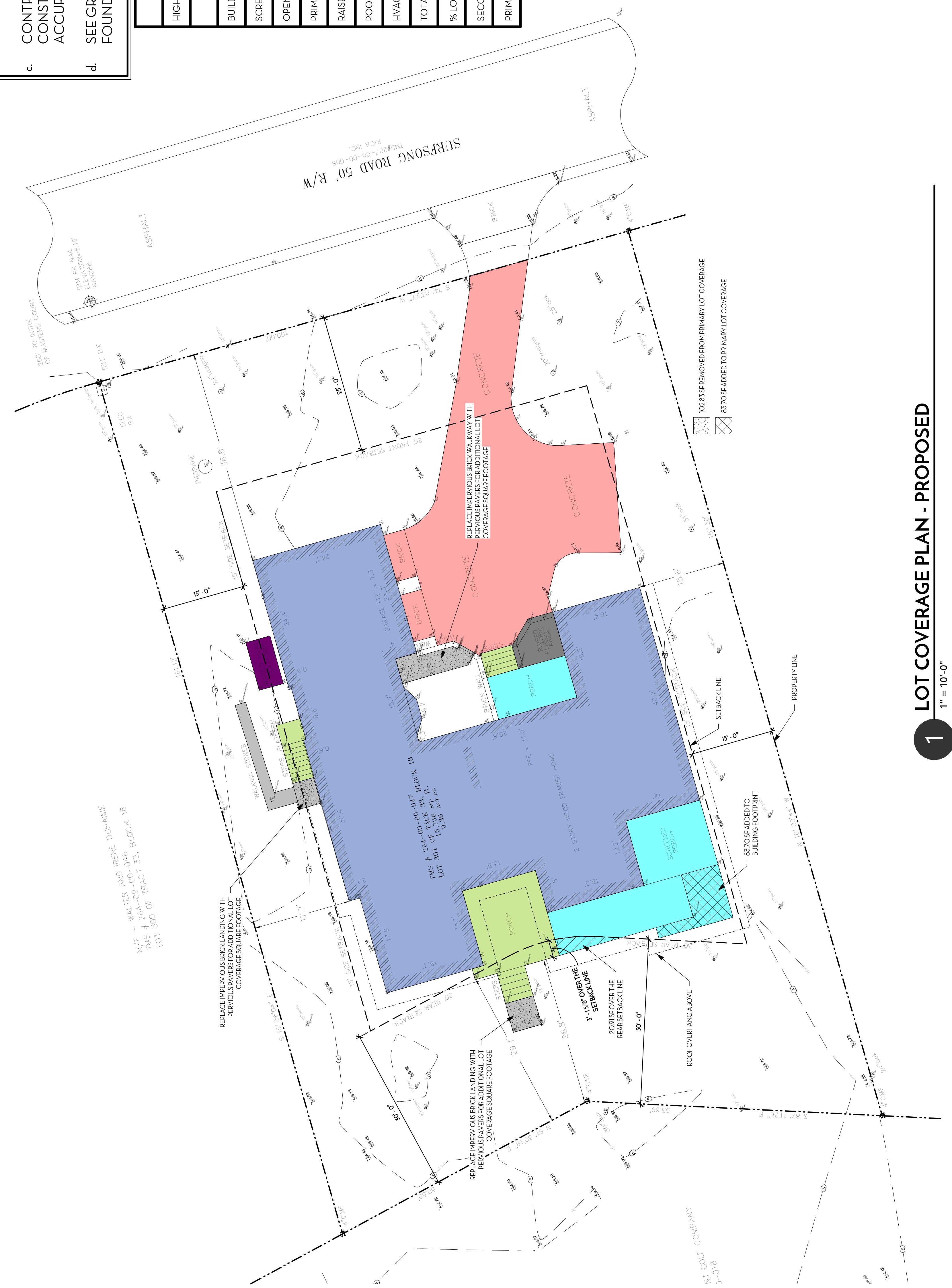
- BUILDING FOOTPRINT
- SCREENED / COVERED
- OPEN DECK / STAIR
- PRIMARY DRIVES / WALKS
- HVAC PLATFORM
- RAISED PLANTER
- SECONDARY ELEMENTS

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- LEGEND**
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 - IRON PIPE FOUND
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 99. PLAT BY FERRY & RICHARDSON
 100. PLAT BY FERRY & RICHARDSON



1 LOT COVERAGE PLAN - PROPOSED
 1" = 10'-0"

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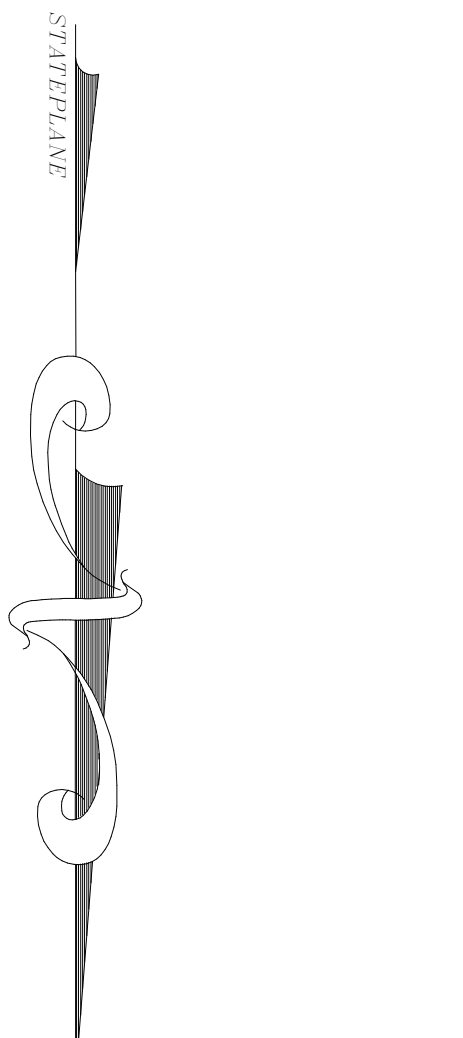
LOT COVERAGE ANALYSIS

HIGH GROUND SQ. FT.	15,738 SQ. FT.	
BUILDING FOOTPRINT	EXISTING	PROPOSED
SCREENED/COVERED PORCH	3,382 SQ. FT.	3,382 SQ. FT.
OPEN DECK/ STAIRS	287 SQ. FT.	573.85 SQ. FT.
PRIMARY DRIVE/WALKS	550 SQ. FT.	346.85 SQ. FT.
RAISED PLANTERS	1,581 SQ. FT.	1,478.18 SQ. FT.
POOL/ SPA	64 SQ. FT.	64 SQ. FT.
HYAC PLATFORM	N/A	N/A
TOTAL LOT COVERAGE	41 SQ. FT.	41 SQ. FT.
% LOT COVERAGE	5,905 SQ. FT.	5885.88 SQ. FT.
SECONDARY ELEMENTS	37.52 %	37.39 %
PRIMARY + SECONDARY %	50 SQ. FT.	153 SQ. FT.
	37.83 %	38.37 %

LOT COVERAGE LEGEND

- BUILDING FOOTPRINT
- SCREENED/COVERED
- OPEN DECK/ STAIR
- PRIMARY DRIVES/ WALKS
- HYAC PLATFORM
- RAISED PLANTER
- SECONDARY ELEMENTS

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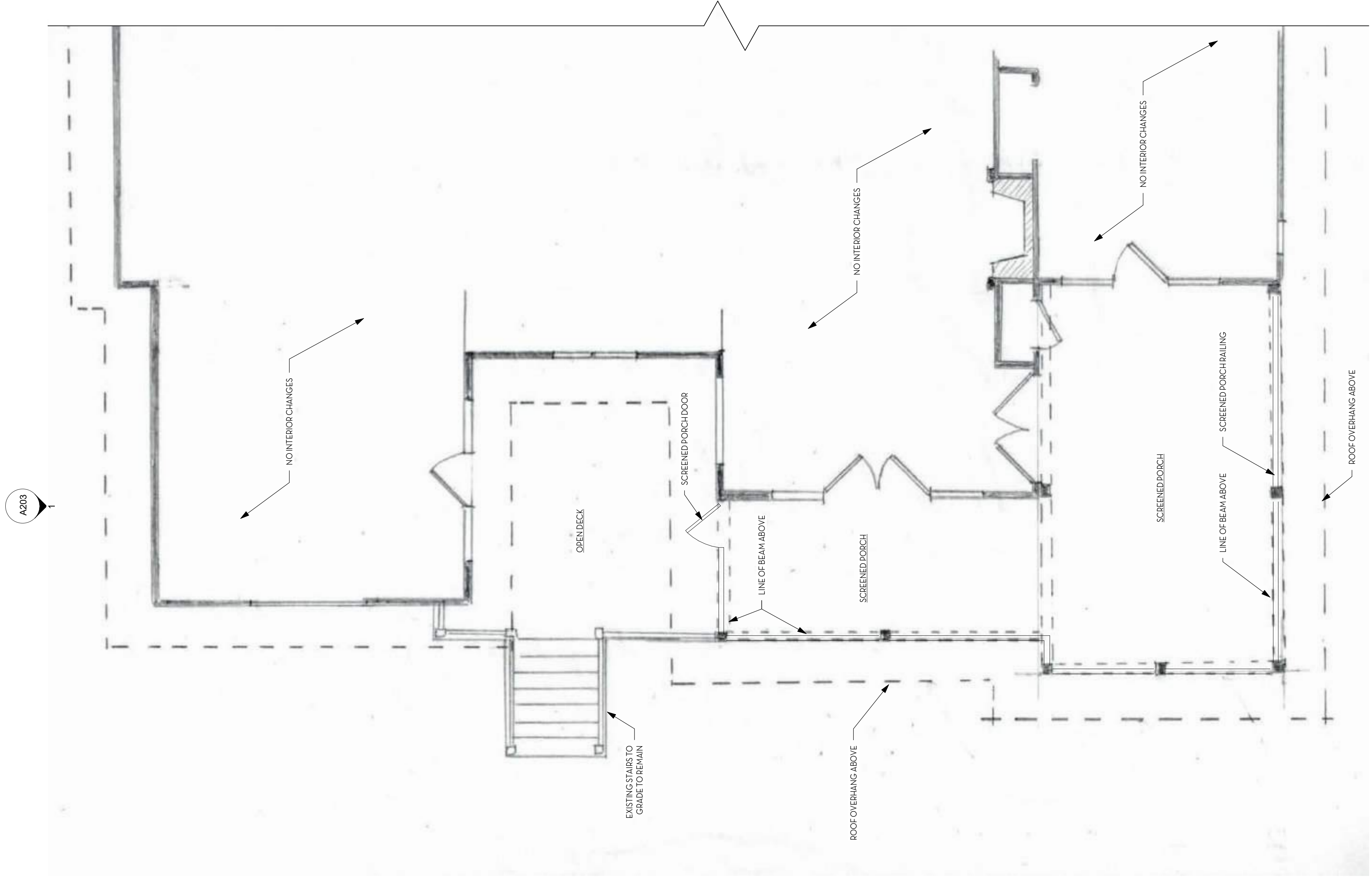
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 - SPOT ELEVATION
 - CONTOUR

REFERENCES:
 CHARLESTON COUNTY RMC
 C. J. RICHARDSON
 1. PUBLISHED BY JERRY W. RICHARDSON, 1980
 2. PUBLISHED BY JERRY W. RICHARDSON, 1980
 3. PUBLISHED BY JERRY W. RICHARDSON, 1980
 4. PUBLISHED BY JERRY W. RICHARDSON, 1980
 5. PUBLISHED BY JERRY W. RICHARDSON, 1980



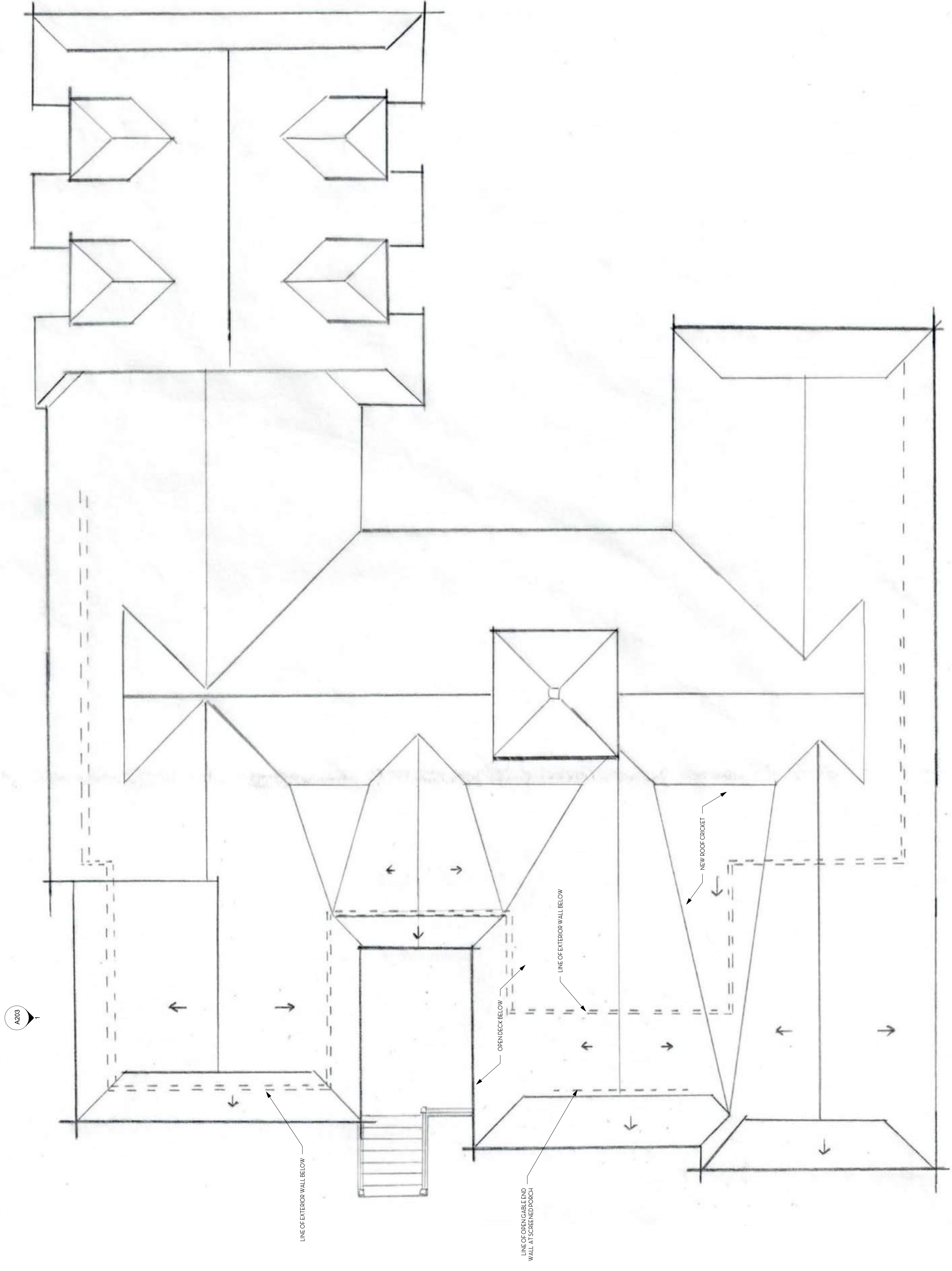
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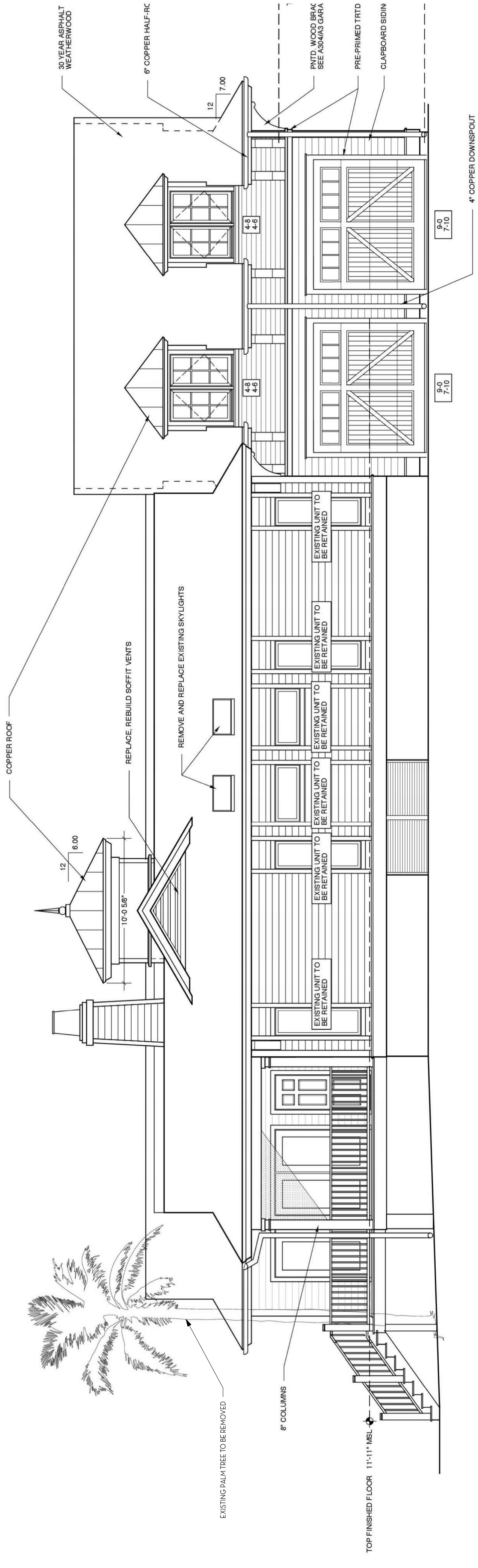
1 FIRST FLOOR PLAN - PROPOSED
 1/4" = 1'-0"

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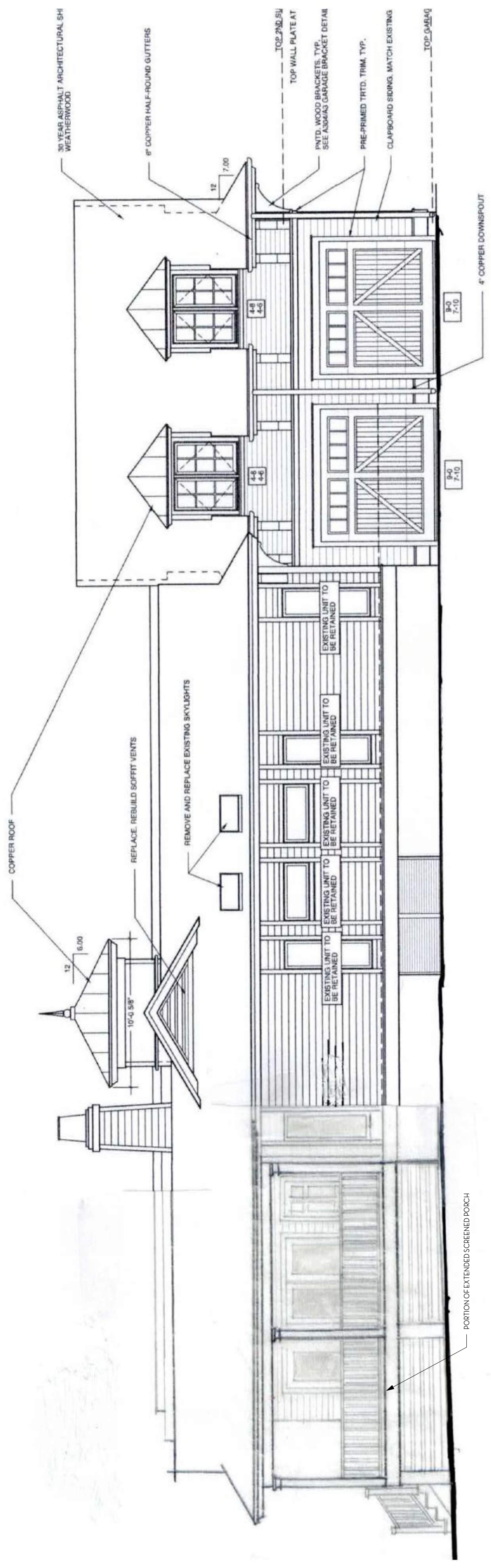


1 ROOF PLAN - PROPOSED
1/4" = 1'-0"

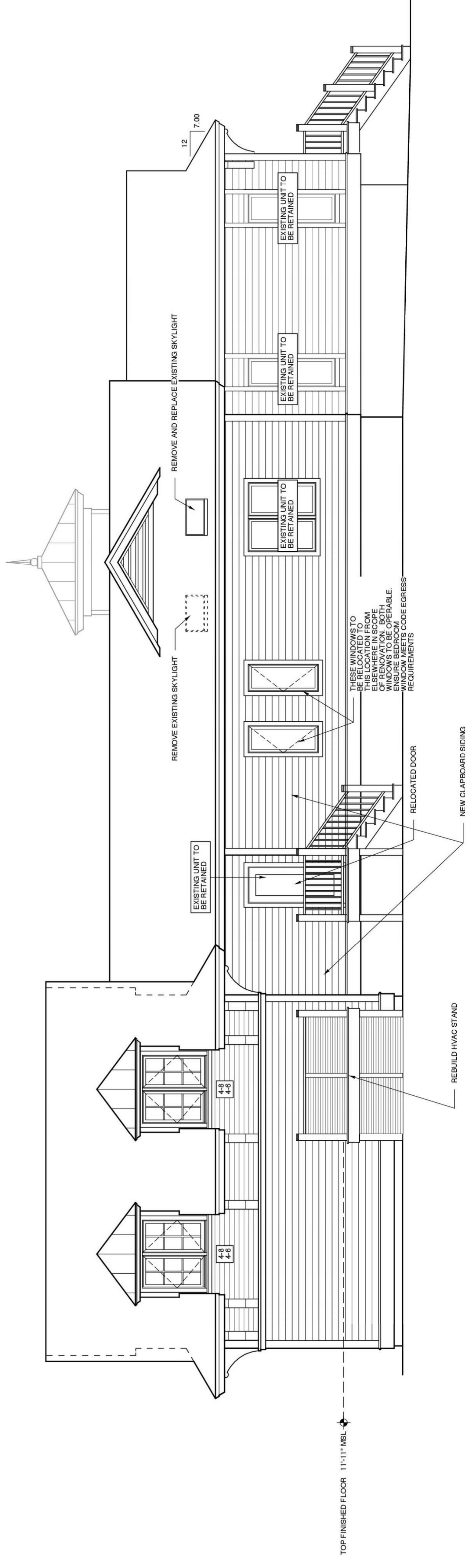
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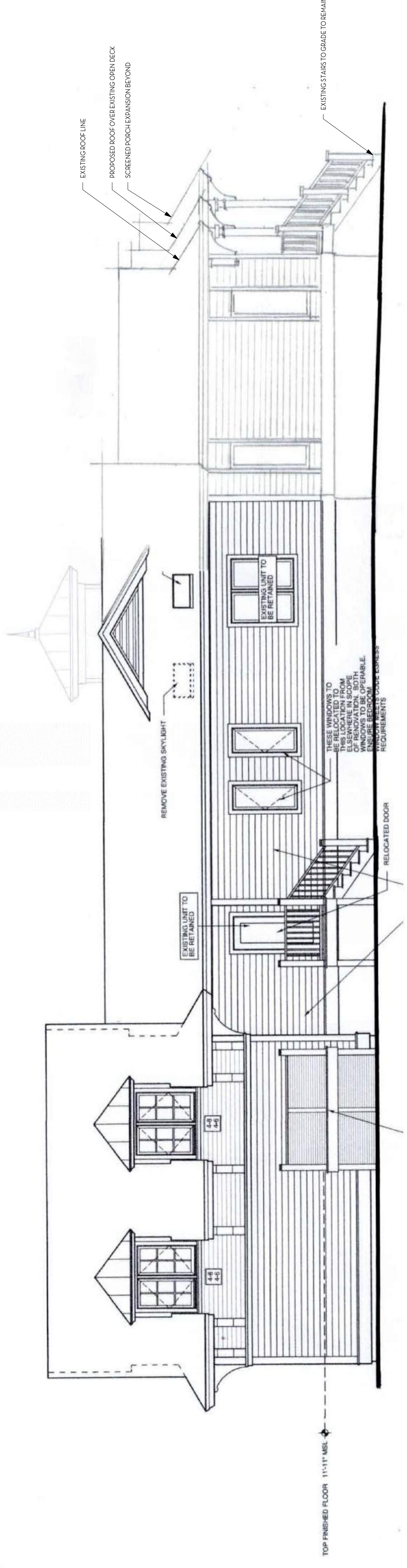
2 WEST ELEVATION - EXISTING
 1/4" = 1'-0"



1 WEST ELEVATION - PROPOSED
 1/4" = 1'-0"



2 EAST ELEVATION - EXISTING
 1/4" = 1'-0"



1 EAST ELEVATION - PROPOSED
 1/4" = 1'-0"

Variance Request Form

Kiawah Island Architectural Review Board • 253 Gardeners Circle, Suite 200 • Johns Island SC 29455 • 843.768.3419 • 843.768.0517 (fax)
Mailing Address: 130 Gardeners Circle, Suite 123 • Johns Island SC 29455 • arb@kiawah.com • www.KiawahARB.com

Address of Project _____

Owner _____ **Architect** _____

Telephone _____ Telephone _____

Email _____ Email _____

Landscape Architect _____ **Contractor** _____

Telephone _____ Telephone _____

Email _____ Email _____

Does the neighborhood have Supplemental Guidelines? Yes, _____ No

Is Regime Approval Needed? Yes, Approval Attached No

Height Restriction: _____ Above Base Flood Elevation Above Grade

Lot Coverage Max: _____

Setbacks

Front _____

Sides _____

Rear _____

**Building Sq. Footage Calculations
Conditioned**

Building Footprint _____

First Floor _____

Second Floor _____

Third Floor _____

Ancillary Structure _____

Total Conditioned _____

Screened/Covered _____

Garage/Carport _____

Lot Coverage Calculations

Screened/Covered _____

Open Decking/Stairs _____

Primary Drives/Walks* _____

Raised Planters _____

Pool/Spa _____

HVAC _____

Total Lot Coverage Sq. Ft _____

Highland Area _____

Lot Coverage % _____

Secondary Sq. Ft _____

Primary + Secondary % _____

Restrictions

Min. Sq. Ft

Main House _____

Ancillary _____

Max. Sq. Ft

Main House _____

Ancillary _____

Variance Request _____

Reasoning for Request & Variance Criteria Used _____

_____ [Board members determined that this request would have been approved at time of the original design approval.](#) _____

ARB ACTION Approved Disapproved **ARB Representative** Jane Maybank

* PRIMARY DRIVES AND WALKS INCLUDE PERVIOUS AND IMPERVIOUS MATERIALS.



**Kiawah Island
Board of Zoning Appeals
Meeting of October 21, 2024**

**Public Comments Regarding
Case #BZA24-000018**

From: Petra Reynolds
Sent: Wednesday, October 9, 2024 3:05 PM
To: Daniel Vincent; John Taylor
Subject: Fw: Var. Req. Case# BZA24-000018

Here you go.....

Thanks,

Petra

From: Griff Hogan <g.hoganmte@gmail.com>
Sent: Wednesday, October 9, 2024 1:58 PM
To: Petra Reynolds <preynolds@kiawahisland.org>
Subject: Var. Req. Case# BZA24-000018

Re Case#: **BZA24-000018**

Dear Ladies and Gentlemen:

I am the owner of 303 Surfsong, two properties down from the petitioner. I am familiar with this property and fully approve of this variance request.

I urge your approval.

Gerald Griffin Hogan
303 Surfsong
g.hoganmte@gmail.com
(843) 6703206