



Case #BZA25-000008
Kiawah Island BZA Meeting of May 19, 2025

Applicant/Property Owner: 6 BUFFLEHEAD LLC

Representative: Paul Bowman of pmbowman Architect, LLC

Property Location: 6 Bufflehead Dr

TMS#: 264-11-00-020

Lot Size: Total: 16,693 sqft (0.38 acres)

Zoning District: R-1, Residential Zoning District

Request: Variance request for the reduction of the required 30' rear setback by approximately 480 square feet for a proposed screened porch enclosure located at 6 Bufflehead Drive, Kiawah Island, SC (TMS # 264-11-00-020).

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' (Front); 15' (Side); 30' (Rear)

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." The Ordinance defines Side Setback as, "any setback other than a rear or front setback."

legally nonconforming in regards to setbacks & lot coverage

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)

BITTERN COURT (DEVELOPED LANDS)

<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
77	25 (Bittern)	25 (Surfwatch) 15 (lot 78)	30 (lagoon)
78	25 (Bittern)	15	30 (lagoon)
79-84	25 (Bittern)	15	30 (lagoon)
85	25 (Bittern)	15 (lot 78) 25 (Surfwatch)	30 (lagoon)

BLACK DUCK COURT (DEVELOPED LANDS)

<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
555	25 (Black Duck) 25 (Bufflehead)	15	30 (lagoon)
556	25 (Black Duck)	15	30 (lagoon)
557	25 (Black Duck)	15	30 (lagoon)
558	25 (Black Duck) 25 (Bufflehead)	15	30 (lagoon)

BLUEBILL COURT (DEVELOPED LANDS)

<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
156	25 (Bluebill)	25 (Bluebill) 15 (lot 157)	25 (Flyway)
157-158	25 (Bluebill)	15 (lots)	25 (Flyway)
159	25 (Bluebill)	15 (lot 158) 15 (lot 160) 30 (lagoons)	25 (Flyway)
160-161	25 (Bluebill)	15 (lots)	30 (lagoon)
162-167	25 (Bluebill)	15 (lots)	30 (golf)
168	20 (open space)	20 (open space) 15 (lot 167)	30 (golf)
169	25 (Bluebill)	25 (Flyway) 15 (lot 168)	20 (open space)

BLUE HERON POND ROAD (UNDEVELOPED LANDS)

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

BROOMSEDGE LANE (DEVELOPED LANDS)

<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
138	25 (Broomsedge)	30 (lagoon) 15 (lot 139)	20 (lot 139)
139	20 (lot 138)	30 (golf) 15 (lot 140)	30 (golf)
140	20 (lot 141)	15	30 (golf)
141	25 (Broomsedge)	15	20 (lot 140)
142	25 (Broomsedge)	15	20 (lot 143)
143	20 (lot 142)	15	30 (golf)
144	20 (lot 145)	15	30 (golf)
145	25 (Broomsedge)	15	20 (lot 144)
146	20 (lot 147)	15	30 (golf)
147	25 (Broomsedge)	15 (lot 145) 25 (Broomsedge)	20 (lot 146)

Patio Lots

<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
148-155	20 (Broomsedge)	3 (r. side w/wall) 7 (l. side)	30 (golf)

BUFFLEHEAD DRIVE (DEVELOPED LANDS)

<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
1	25 (Bufflehead)	25 (Flyway) 15 (lot 2)	30 (lagoon)
2-27	25 (Bufflehead)	15 (lots)	30 (lagoon)
28	25 (Bufflehead)	15 (lot 27) 15 (cart path)	30 (lagoon)
29	30 (Bufflehead)	25 (lot 30)	30 (lagoon)
30-32	30 (Bufflehead)	25 (lots)	30 (lagoon)
86	30 (Bufflehead)	25 (lot 87) Lagoon - see plat Bufflehead - see plat	30 (lagoon)
87-89	30 (Bufflehead)	25 (lots)	30 (lagoon)

Sec. 12-64. - Setbacks.

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

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

Driveways and walkways may be located within any required setback.

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

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

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

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

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

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

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

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

Staff Review:

The applicant and property owners Mike and Caroline Harding, being represented by Paul Bowman of pmbowman Architect, LLC, are requesting a variance for the reduction of the required 30' rear setback by approximately 480 square feet for a proposed screened porch enclosure located at 6 Bufflehead Drive, Kiawah Island, SC. (TMS# 264-11-00-020). The subject property is located within the R-1, Residential Zoning District.

The subject property is approximately 16,693 square feet (0.38 acres) in size. The subject property is developed and sits adjacent to a lagoon to the south. Based on Charleston County records, the home was constructed in 1985. Per Charleston County Records, the property was acquired by 6 Bufflehead LLC July 12, 2022. The adjacent properties to the east, west, south, and north are all located in the R-1, Residential Zoning District. The subject property is subject to review by the Kiawah Island Architectural Review Board.

Pursuant to Sec. 12-65. R-1, Residential District of the Town of Kiawah Island Land Use Planning and Zoning Ordinance, the required setbacks are 25' front, 15' side, and 30' rear. The maximum allowable lot coverage for the subject property is 33%. The subject property is legally nonconforming in regard to both setbacks and lot coverage.

The applicant's proposed plans include enclosing the existing open deck for a screened-in porch. The existing lot coverage is approximately 38.8%. The proposed plans will not alter the footprint of the residence. Pursuant to the Town of Kiawah Island Land Use Planning and Zoning Ordinance Section 12-64. Setbacks, "Uncovered decks may extend up to five feet into any required rear yard setback." The existing open deck is encroaching approximately 15 feet 10 inches into the required 30-foot rear setback, which is 10 feet 10 inches further than the 5-foot administrative relief. The proposed screened porch will maintain the same 480 square foot encroachment as the existing open deck into the required 30-foot rear setback. The proposed lot coverage is approximately 36%. The proposed plans also include a portion of a new staircase encroaching into the required rear setback.

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,"* and Side Setback as *"any setback other than a rear or front setback."*

The applicant submitted to the Kiawah Island Architectural Review Board (KIARB) for review. The KIARB granted conditional approval on April 1, 2025 stating, "The screened porch, new driveway, new front door, and the new spa are approved to continue to the permit submittal."

Please see the attachments for further information regarding this request. A site visit was conducted on May 2, 2025 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 contains large oak trees in front of the property. The subject property is legally nonconforming in regard to setbacks. Per the applicant’s letter of intent, “*The natural trees retained in the front present a natural buffer to the street and allow the home to be secluded visually from the street. This adds greatly to the streetscape and community ambiance. The rear of the property screen porch improvement will sit within the current open rear deck footprint with a 4 square foot encroachment, small stair extension. The screen porch will feel original to the body of the home when it was originally built.*”**

§ 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 Bufflehead Drive 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, “*Each individual property has special attributes in shape, size and orientation.*”**

§ 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 prohibit or unreasonably restrict the use of the property. The property is considered nonconforming in regard to setbacks. Per the applicant’s letter of intent, “*An unnecessary hardship is present when the general rear 30’-0” setback is applied to the home today. The home is NOT of unusual size. With the 30’-0” rear setback applied, the existing home has a non-conforming area of both heated area and open deck areas. The planned screen porch addition and the front yard driveway / landscape re-***

configuration will allow the home to remain within the 33% allowable lot coverage and reduce the lot coverage by 457 SF - (2.7%)."

§ 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 reduce the lot coverage by approximately 2.7%. Per the applicant's letter of intent, "*The residential character of the property is very secluded from the adjacent neighbors to the West and East sides. Visibility is also very well natively screened and heavily canopied by existing natural vegetation. There is nothing across the lagoon that has a direct line of sight to the proposed renovation. It should also be noted that this variance will NOT disturb the existing lagoon / pond edge. The visual impact will be minimal by the planned screen porch addition.*"**

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

Staff Response: **Granting of this variance would not allow the establishment of a use not otherwise permitted in this zoning district, extend physically a non-conforming use of land, or change the zoning district boundaries. Per the applicant's letter of intent, "*The granting of this variance will not allow for a use not permitted by the ordinance.*"**

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

Staff Response: **The BZA may not consider profitability when considering this variance request. The property will not be used as a rental property. Per the applicant's letter of intent, "*Mike and Caroline Harding desire to convert an open rear deck into a screen porch at their residence which will be used as a family retreat. This residence will not be used as a rental property.*"**

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

Staff Response: **The need for the variance may not be the result of the applicant's own actions. Per the applicant's letter of intent, "*The***

owners purchased the property in its current form and had no prior involvement in the existing non-conforming encroachments now in place.”

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

Staff Response: **Granting of this variance may not be contrary to the public or neighborhood interest, may not adversely affect other property in the vicinity, nor interfere with the harmony, spirit, intent, and purpose of these regulations. The proposed variance reduces the existing deck’s encroachment beyond the setback. Per the applicant’s letter of intent, “Granting the variance will enhance the individual property and ultimately lead to an overall improvement of the community aesthetic and allow the owners to upgrade /maintain their property over time as is possible with adjacent properties that do not experience this particular unique natural hardship.”**

§ 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 Comprehensive Plan mentions “low density development that is being designed in harmony with nature is consistent with the Vision statement.” Which is located on page I-5 in the 2015 Town of Kiawah Island Comprehensive Plan. Per the applicant’s letter of intent, “Granting the variance and relaxing the setback at the rear of the lot does not conflict with the comprehensive plan in this unique application.”**

Board of Zoning Appeals’ Action:

The Board of Zoning Appeals may approve, approve with conditions or deny Case #BZA25-000008 (Variance request for the reduction of the required 30' rear setback by approximately 480 square feet for a proposed screened porch enclosure located at 6 Bufflehead Drive, 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

May 19, 2025



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

1

CASE# BZA25-000008

Applicant/Property Owner:	6 BUFFLEHEAD LLC
Representative:	Paul Bowman of pmbowman Architect, LLC
Property Location:	6 Bufflehead Dr
TMS#:	264-11-00-020
Lot Size:	Total: 16,693 sqft (0.38 acres)
Zoning District:	R-1, Residential Zoning District
Request:	Variance request for the reduction of the required 30' rear setback by approximately 480 square feet for a proposed screened porch enclosure

2

CASE# BZA25-000008

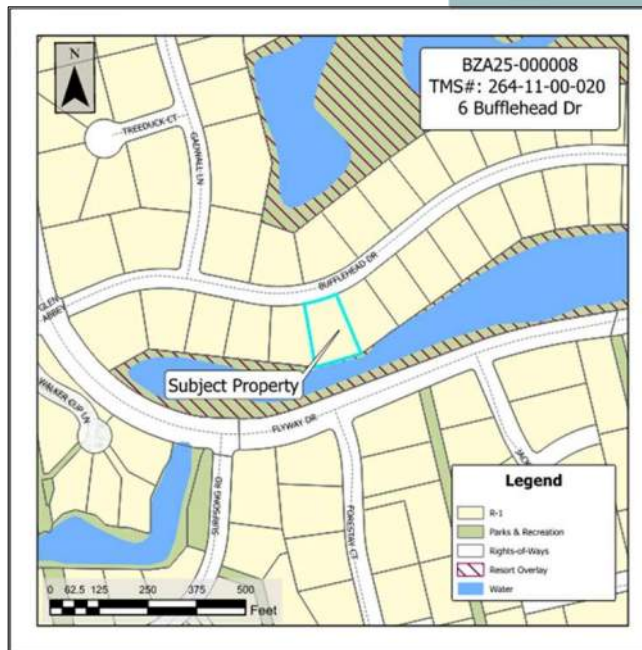
Chapter 12. Land Use Planning and Zoning, Art. II. Zoning, Div. 2. Zoning Map/Districts, Sec. 12-65. - R-1, Residential District.

Chapter 12. Land Use Planning and Zoning, Art. II. Zoning, Div. 2. Zoning Map/Districts, Sec. 12-192. - Nonconforming structures.

**Required setbacks: 25' (Front); 15' (Side); 30' (Rear)
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

BZA 25-000008
 PID: 2641100020
 OWNER: 6 BUFFLEHEAD LLC
 PLAT BOOK PAGE: AZ-155
 DEED BOOK PAGE: 1126-361
 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 expressly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.

Author: Charleston County SC
Date: 2/19/2025

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Case # BZA25-000008
BZA Meeting of May 19, 2025
Subject Property: 6 Bufflehead Dr- Kiawah Island

Variance request for the reduction of the required 30' rear setback by approximately 480 square feet for a proposed screened porch enclosure.



6

Property Front



Adjacent Properties



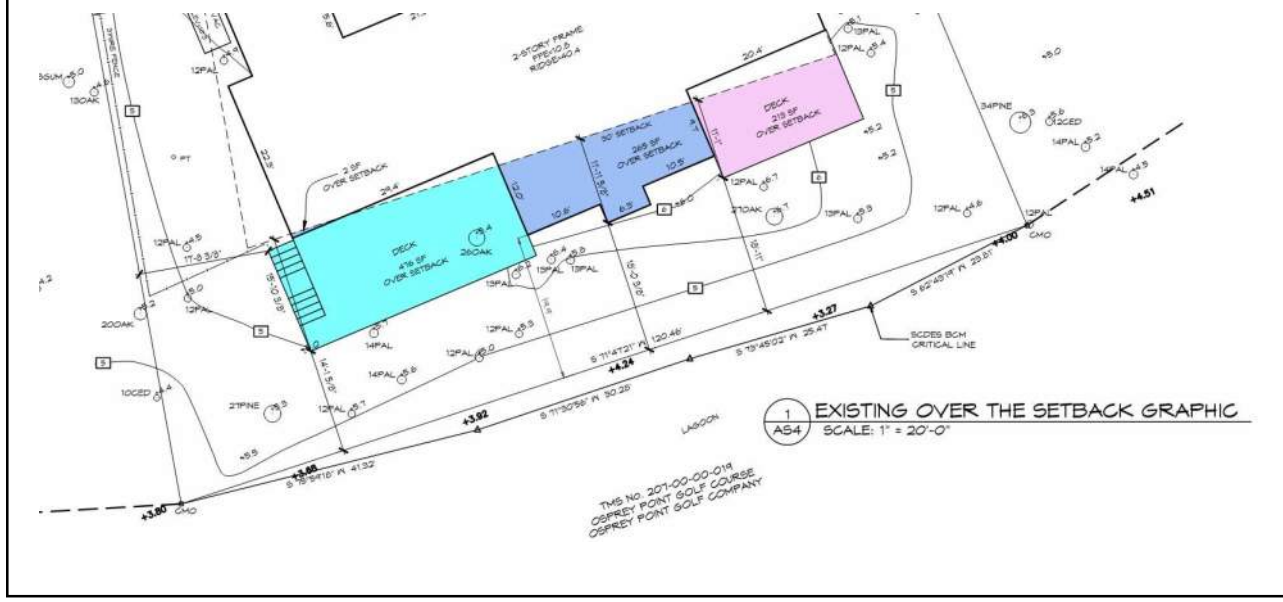
Subject Property



Property Rear

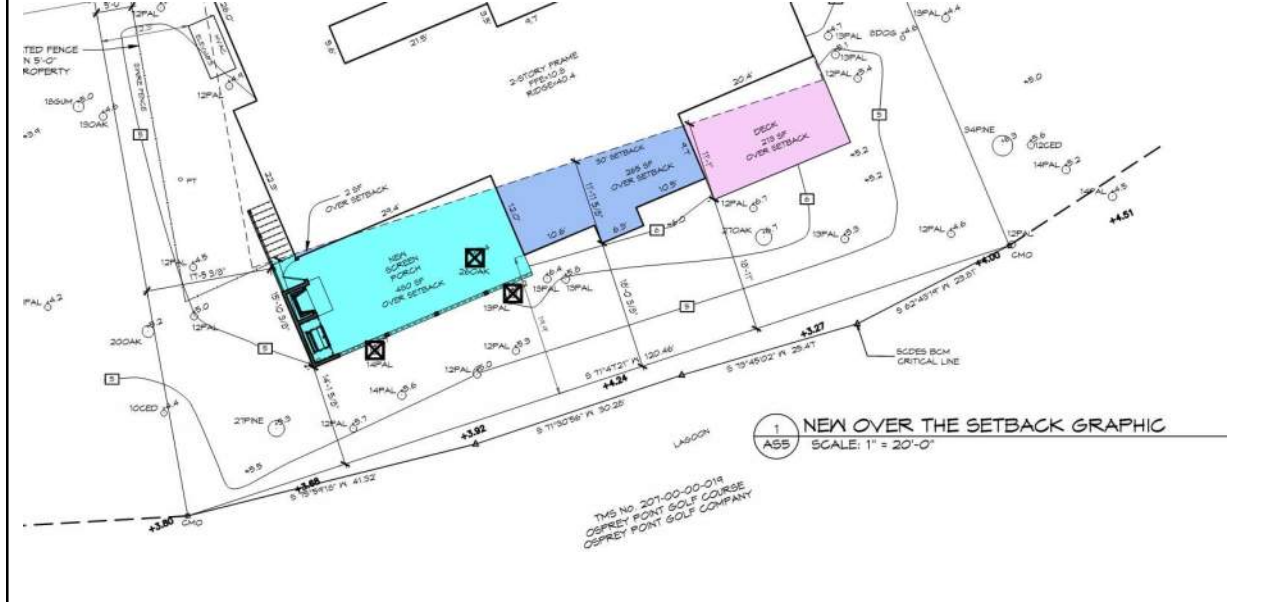


Existing Site Plan



11

Existing Site Plan



12

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;

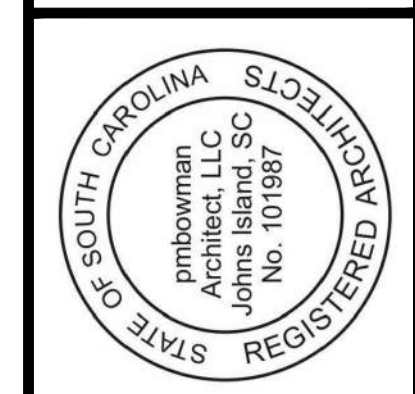
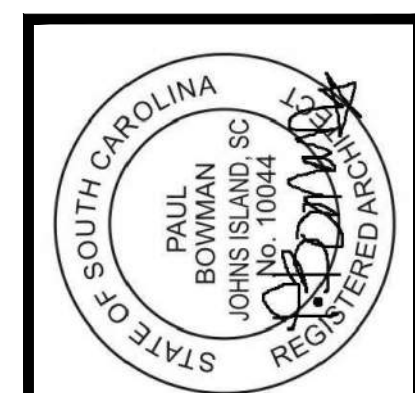
i) Granting of the variance does not substantially conflict with the Comprehensive Plan or the purposes of this Ordinance.

14

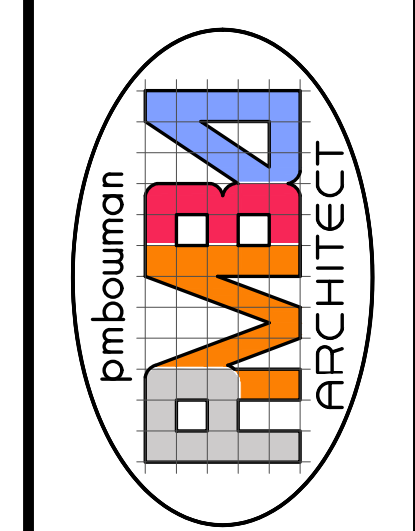
Board of Zoning Appeals Action

The Board of Zoning Appeals may approve, approve with conditions or deny Case #BZA25-000008 (Variance request for the reduction of the required 30' rear setback by approximately 480 square feet for a proposed screened porch enclosure located at 6 Bufflehead Drive, 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.



pmbowman Architect, LLC
 2030 WILDTS BATTERY BOULEVARD
 UNIT #1111
 JOHNIS ISLAND, SC 29455
 (440) 476-7193



RENOVATIONS TO THE:
HARDING RESIDENCE
 6 BUFFLEHEAD DRIVE
 KIAWAH ISLAND, SC

TOKI - BZA
 VARIANCE
 REQUEST
 DATE: 4-7-2025
 AS4
 EXISTING OVER THE SETBACK GRAPHIC



1
 AS4
 EXISTING OVER THE SETBACK GRAPHIC
 SCALE: 1" = 20'-0"

TMS No. 201-00-00-019
 OSPREY POINT GOLF COURSE
 OSPREY POINT GOLF COMPANY

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

HEREDITH B WRYE
 SIGNATURE DATE 02-15-2020
 The critical line shown on this plan is valid for five years from the date of this signature, subject to the cautionary language above.

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

AREA DETERMINED BY COORDINATE METHOD.
 ELEVATIONS ARE BASED ON NAVD 88 DATUM.

THE PUBLIC RECORDS REFERENCED ON THIS PLAN ARE ONLY THOSE USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAN IS FOR DESCRIPTIVE PURPOSES ONLY.

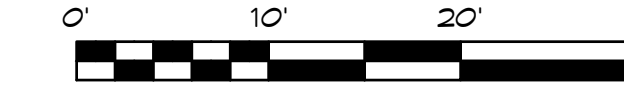
THE REQUIRED SETBACKS MAY BE DESIGNATED AND/OR VARIED BY THE KIAWAH ISLAND ARCHITECTURAL REVIEW BOARD. THE ARCHITECTURAL REVIEW BOARD RESERVES THE RIGHT TO GRANT VARIANCES RESPECTING SETBACK GUIDELINES AND/OR TO EXPAND THE "BUILDABLE" AREA.

THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY.

NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAN. THEREFORE THIS PLAN DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS CONTAMINATION OR OTHER NONVISIBLE CONDITIONS WHICH MAY AFFECT THIS PROPERTY.

PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE AE (10') AS PER FEMA FLOOD MAPS.
 PANEL No. 45019C 0805K
 DATED: JANUARY 29, 2021
 COMMUNITY No. 45025F
 SETBACKS SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION BY CONTROLLING AUTHORITY.

TREE & TOPOGRAPHIC SURVEY
 LOT 6 TRACTS 40 & 41 PHASE II
 EGRET/PINTAIL
 TOWN OF KIAWAH ISLAND
 CHARLESTON COUNTY, SOUTH CAROLINA



DATE: NOVEMBER 5, 2024 SCALE: 1" = 10'
 KNORK2024/24405

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	373.37	84.50	84.32	N 15°36'36" E	12°58'02"	42.43

REFERENCE:
 PLAN BY: JOSIAH M. WILLIAMS
 DATED: MARCH 12, 1982
 BOOK: AZ PAGE: 156
 ROD CHAS. CO.

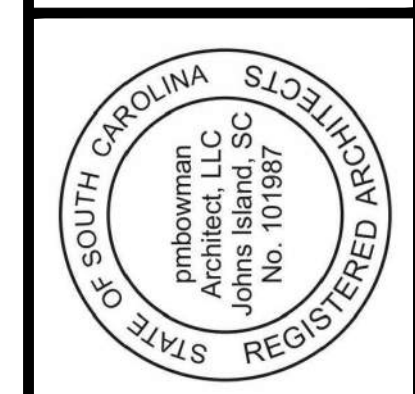
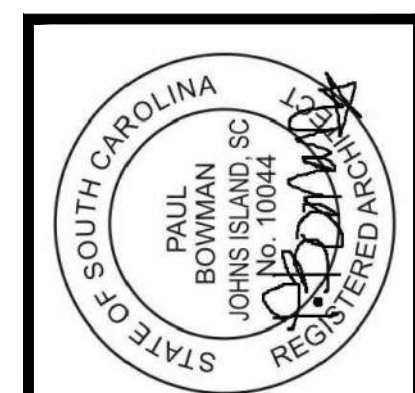
TAX MAP No. 264-11-00-020
 No. 6 BUFFLEHEAD DRIVE
 Requested by: BILL & NOREEN BEAMAN

LOT AREA
 16693.2 Sq. Feet
 0.38 Acres

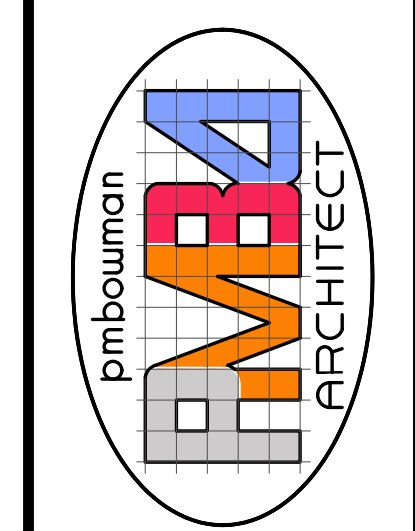
LOT COVERAGE:
 BUILDING: 28201 Sq. Ft.
 BRICK DRIVE: 6994 Sq. Ft.
 FRONT PORCH/WALK: 3623 Sq. Ft.
 BACK DECKS: 1224 Sq. Ft.
 DECK STEPS: 40.7 Sq. Ft.
 SIDE BRICK: 29.9 Sq. Ft.
 HYAC: 30.4 Sq. Ft.
 GRAVEL DRIVE: 1812.0 Sq. Ft.
 TOTAL: 64116 Sq. Ft.
 39.0% COVERAGE

LEGEND:
 CONCRETE MONUMENT OLD
 EBOX ELECTRIC BOX
 ICV IRRIGATION CONTROL VALVE
 FT PROPAANE TANK
 WM WATER METER

SPOT ELEVATION (NAVD 88)
 2" (DBH) OAK TREE



pmbowman Architect, LLC
 2030 WILDTS BATTERY BOULEVARD
 UNIT #1111
 JOHNIS ISLAND, SC 29455
 (440) 476-7193



RENOVATIONS TO THE:
HARDING RESIDENCE
 6 BUFFLEHEAD DRIVE
 KIAMAH ISLAND, SC

TOKI - BZA
 VARIANCE
 REQUEST
 DATE: 4-7-2025
 NEW OVER THE SETBACK GRAPHIC



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HEREDITH B WRYE 02-15-2020
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 ELEVATIONS ARE BASED ON NAVD 88 DATUM.

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PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE AE (10') AS PER FEMA FLOOD MAPS.
 PANEL No. 45019C 0805K
 DATED: JANUARY 29, 2021
 COMMUNITY No. 450251
 * SETBACKS SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION BY CONTROLLING AUTHORITY.

TREE & TOPOGRAPHIC SURVEY
 LOT 6 TRACTS 40 & 41 PHASE II
 EGRET/PINTAIL
 TOWN OF KIAMAH ISLAND
 CHARLESTON COUNTY, SOUTH CAROLINA

DATE: NOVEMBER 5, 2024 SCALE: 1" = 10'

KMORK2024/24405

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	373.37	84.50	84.32	N 75°36'36" E	12°58'02"	42.43

REFERENCE:
 PLAN BY: JOSIAH M. WILLIAMS
 DATED: MARCH 12, 1982
 BOOK: AZ PAGE: 156
 ROD CHAS. CO.
 TAX MAP No. 264-11-00-020
 No. 6 BUFFLEHEAD DRIVE
 Requested by: BILL & NOREEN BEAMAN

LOT AREA
16693.2 Sq. Feet
0.38 Acres

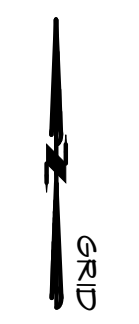
LOT COVERAGE:
 BUILDING: 2620.1 Sq. Ft.
 PRIMARY DRIVEWAY: 1209.1 Sq. Ft.
 FRONT PORCH/WALK: 362.6 Sq. Ft.
 SCREEN PORCH: 471.7 Sq. Ft.
 SCREEN PORCH STEPS: 31.9 Sq. Ft.
 REAR DECK: 261.3 Sq. Ft.
 SIDE BRICK: 23.8 Sq. Ft.
 HVAC: 30.4 Sq. Ft.
 GRAVEL TURN AROUND: 130.4 Sq. Ft.
 TOTAL: 5461.3 Sq. Ft.
 32.7% COVERAGE

SECONDARY LOT COVERAGE:
 PERVIOUS BRICK DRIVE: 553.2 Sq. Ft.
 TOTAL: 553.2 Sq. Ft.
 3.3% COVERAGE

☒ INDICATES TREE TO BE REMOVED

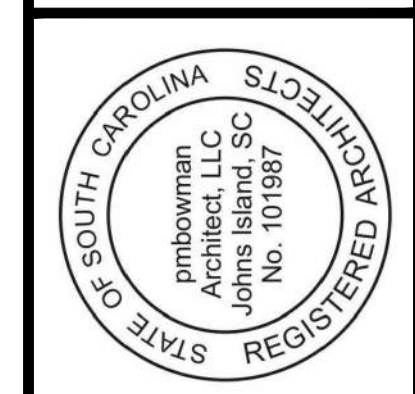
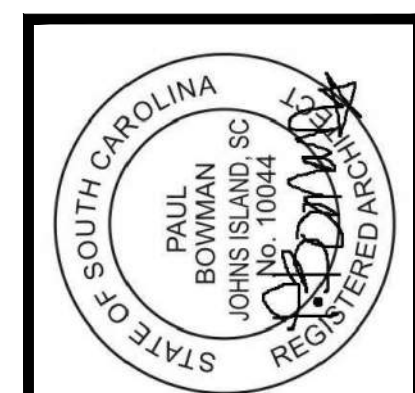
LEGEND:
 CMO CONCRETE MONUMENT OLD
 EBOX ELECTRIC BOX
 ICV IRRIGATION CONTROL VALVE
 FT PROpane TANK
 WM WATER METER

8.1 SPOT ELEVATION (NAVD '88)
 2" (DBH) OAK TREE

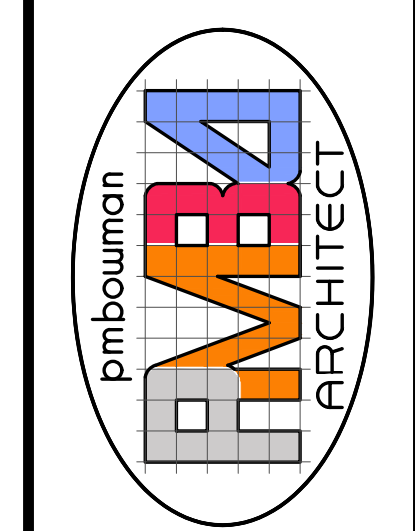


1 NEW OVER THE SETBACK GRAPHIC
 ASS SCALE: 1" = 20'-0"

TMS No. 201-00-00-019
 OSPREY POINT GOLF COURSE
 OSPREY POINT GOLF COMPANY



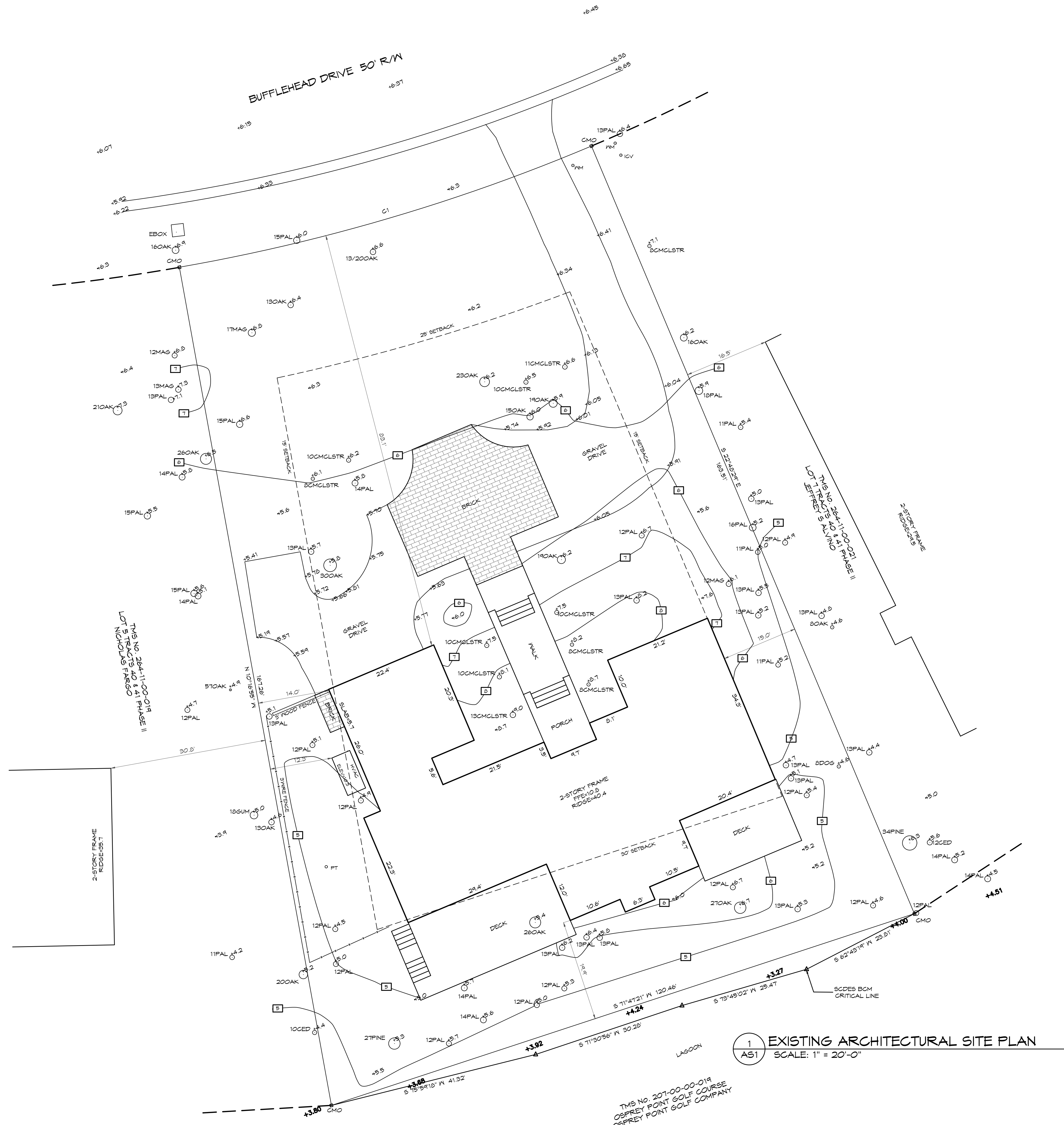
pmbowman Architect, LLC
 2030 WILDTS BATTERY BOULEVARD
 UNIT #1111
 JOHNIS ISLAND, SC 29455
 (440) 476-7193



RENOVATIONS TO THE:
HARDING RESIDENCE
 6 BUFFLEHEAD DRIVE
 KIAWAH ISLAND, SC

TOKI - BZA
 VARIANCE
 REQUEST
 DATE: 4-7-2025
 EXISTING SITE PLAN

AS1



1 AS1 EXISTING ARCHITECTURAL SITE PLAN
 SCALE: 1" = 20'-0"

TMS No. 201-00-00-019
 OSPREY POINT GOLF COURSE
 OSPREY POINT GOLF COMPANY

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HEREDITH B WRYE DATE 02-15-2020
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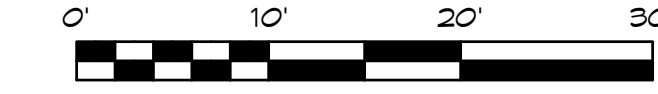
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PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE AE (10') AS PER FEMA FLOOD MAPS.
 PANEL No. 45019C 0805K
 DATED: JANUARY 29, 2021
 COMMUNITY No. 45025F
 SETBACKS SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION BY CONTROLLING AUTHORITY.

TREE & TOPOGRAPHIC SURVEY
 LOT 6 TRACTS 40 & 41 PHASE II
 EGRET/PINTAIL
 TOWN OF KIAWAH ISLAND
 CHARLESTON COUNTY, SOUTH CAROLINA



DATE: NOVEMBER 5, 2024 SCALE: 1" = 10'
 KNORK2024/24405

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	373.37	84.50	84.32	N 15°36'36" E	12°58'02"	42.43

REFERENCE:
 PLAN BY: JOSIAH M. WILLIAMS
 DATED: MARCH 12, 1982
 BOOK: AZ PAGE: 156
 ROD CHAS. CO.

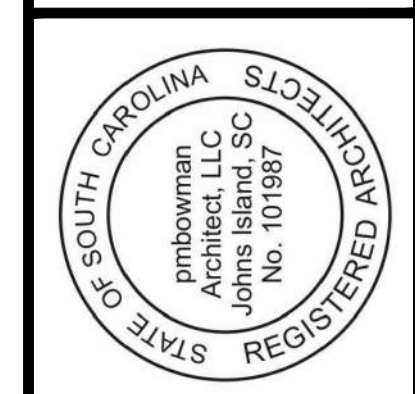
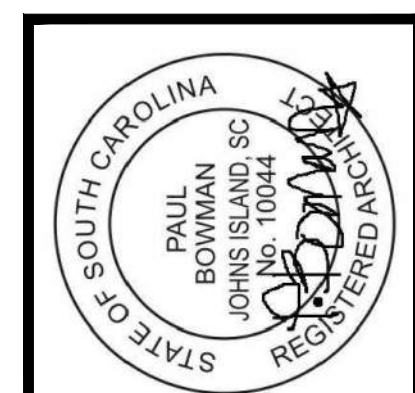
TAX MAP No. 264-11-00-020
 No. 6 BUFFLEHEAD DRIVE
 Requested by: BILL & NOREEN BEAMAN

LOT AREA
 16693.2 Sq. Feet
 0.38 Acres

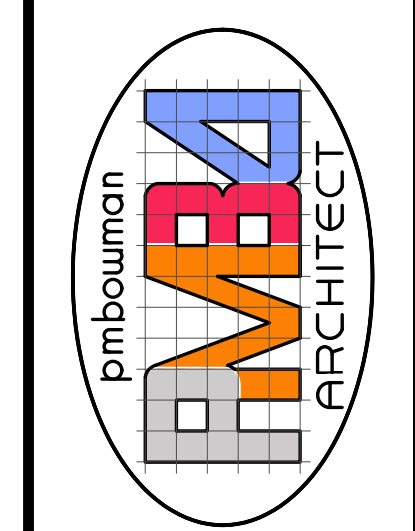
LOT COVERAGE:
 BUILDING: 2820.1 Sq. Ft.
 BRICK DRIVE: 694.4 Sq. Ft.
 FRONT PORCH/WALK: 362.3 Sq. Ft.
 BACK DECKS: 122.4 Sq. Ft.
 DECK STEPS: 40.7 Sq. Ft.
 SIDE BRICK: 29.9 Sq. Ft.
 HYAC: 30.4 Sq. Ft.
 GRAVEL DRIVE: 1812.0 Sq. Ft.
 TOTAL: 6411.6 Sq. Ft.
 38.9% COVERAGE

LEGEND:
 CONCRETE MONUMENT OLD
 EBOX ELECTRIC BOX
 ICV IRRIGATION CONTROL VALVE
 FT PROPAANE TANK
 WM WATER METER

SPOT ELEVATION (NAVD 88)
 2" (DBH) OAK TREE



pmbowman Architect, LLC
 2030 WILDTS BATTERY BOULEVARD
 UNIT #1111
 JOHNIS ISLAND, SC 29455
 (440) 476-7193



RENOVATIONS TO THE:
HARDING RESIDENCE
 6 BUFFLEHEAD DRIVE
 KIAMAH ISLAND, SC

TOKI - BZA
 VARIANCE
 REQUEST
 DATE: 4-7-2025
 NEW SITE PLAN



1 AS2 NEW ARCHITECTURAL SITE PLAN
 SCALE: 1" = 20'-0"

TMS No. 201-00-00-019
 OSPREY POINT GOLF COURSE
 OSPREY POINT GOLF COMPANY

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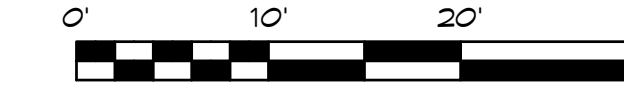
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PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE AE (10') AS PER FEMA FLOOD MAPS.
 PANEL No. 45019C 0808K
 DATED: JANUARY 29, 2021
 COMMUNITY No. 450251
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TREE & TOPOGRAPHIC SURVEY
 LOT 6 TRACTS 40 & 41 PHASE II
 EGRET/PINTAIL
 TOWN OF KIAMAH ISLAND
 CHARLESTON COUNTY, SOUTH CAROLINA



DATE: NOVEMBER 5, 2024 SCALE: 1" = 10'
 KNORK2024/24405

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	373.37	84.30	84.32	N 75°36'36" E	12°58'02"	42.43

REFERENCE:
 PLAN BY: JOSIAH M. WILLIAMS
 DATED: MARCH 12, 1982
 BOOK: AZ PAGE: 156
 ROD CHAS. CO.
 TAX MAP No. 264-11-00-020
 No. 6 BUFFLEHEAD DRIVE
 Requested by: BILL & NOREEN BEAMAN

LOT AREA
16693.2 Sq. Feet
0.38 Acres

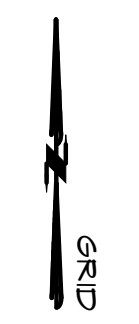
LOT COVERAGE:
 BUILDING: 2620.1 Sq. Ft.
 PRIMARY DRIVEWAY: 1209.1 Sq. Ft.
 FRONT PORCH/WALK: 562.6 Sq. Ft.
 SCREEN PORCH: 471.7 Sq. Ft.
 SCREEN PORCH STEPS: 31.9 Sq. Ft.
 REAR DECK: 261.3 Sq. Ft.
 SIDE BRICK: 23.8 Sq. Ft.
 HVAC: 30.4 Sq. Ft.
 GRAVEL TURN AROUND: 130.4 Sq. Ft.
 TOTAL: 5461.3 Sq. Ft.
 32.7% COVERAGE

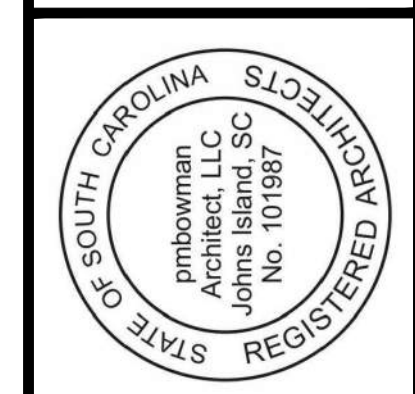
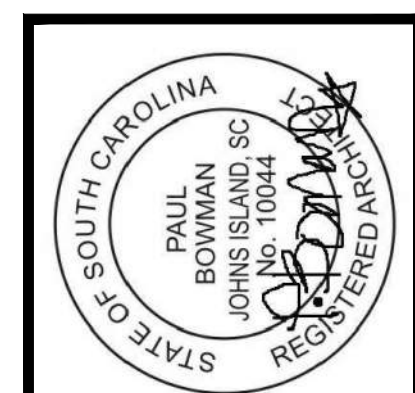
SECONDARY LOT COVERAGE:
 PERVIOUS BRICK DRIVE: 553.2 Sq. Ft.
 TOTAL: 553.2 Sq. Ft.
 3.3% COVERAGE

☒ INDICATES TREE TO BE REMOVED

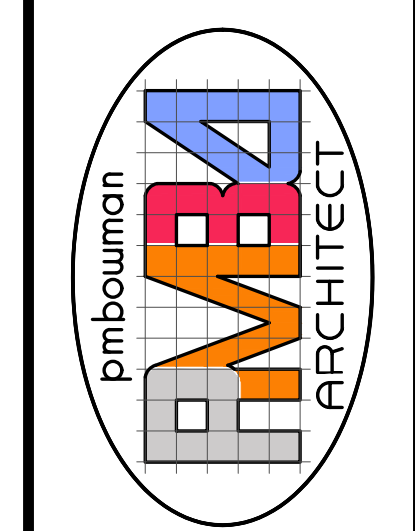
LEGEND:
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 EBOX ELECTRIC BOX
 ICV IRRIGATION CONTROL VALVE
 FT PROPAANE TANK
 WM WATER METER

•6.1 SPOT ELEVATION (NAVD '88)
 ○ 2" (DBH) OAK TREE





pmbowman Architect, LLC
 2030 WILDTS BATTERY BOULEVARD
 UNIT #1111
 JOHNIS ISLAND, SC 29455
 (440) 476-7193



RENOVATIONS TO THE:
HARDING RESIDENCE
 6 BUFFLEHEAD DRIVE
 KIAMAH ISLAND, SC

TOKI - BZA
 VARIANCE
 REQUEST
 DATE: 4-7-2025
 LOT COVERAGE CALCULATION GRAPHIC

AS3



1
 ASS
LOT COVERAGE GRAPHIC
 SCALE: 1" = 20'-0"

TMS No. 201-00-00-019
 OSPREY POINT GOLF COURSE
 OSPREY POINT GOLF COMPANY

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 COMMUNITY No. 450251
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TREE & TOPOGRAPHIC SURVEY
 LOT 6 TRACTS 40 & 41 PHASE II
 EGRET/PINTAIL
 TOWN OF KIAMAH ISLAND
 CHARLESTON COUNTY, SOUTH CAROLINA

DATE: NOVEMBER 5, 2024 SCALE: 1" = 10'
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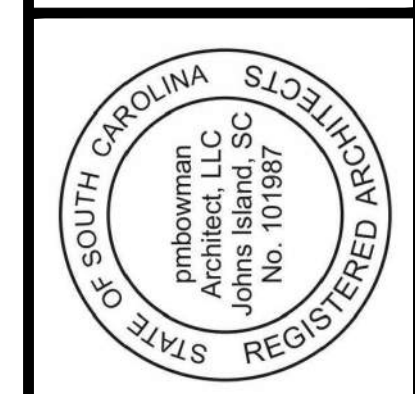
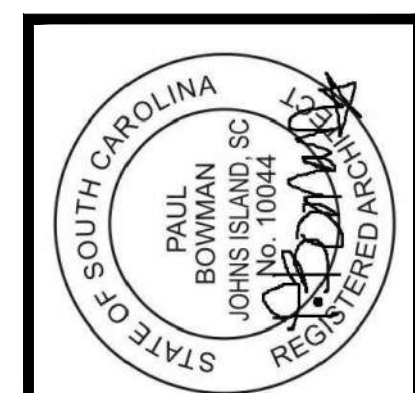
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0.38 Acres

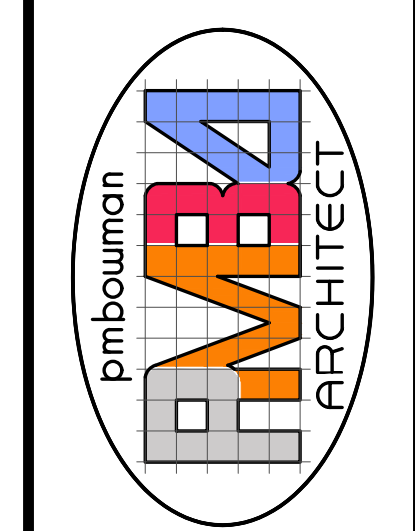
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 - 32.1% COVERAGE
- SECONDARY LOT COVERAGE:
- PERVIOUS BRICK DRIVE: 553.2 Sq. Ft.
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 - 3.3% COVERAGE

INDICATES TREE TO BE REMOVED

- LEGEND:
- CONCRETE MONUMENT OLD
 - ELECTRIC BOX
 - IRRIGATION CONTROL VALVE
 - PROpane TANK
 - WATER METER
 - SPOT ELEVATION (NAVD '88)
 - 2" (DBH) OAK TREE



pmbowman Architect, LLC
 2030 WILDTS BATTERY BOULEVARD
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RENOVATIONS TO THE:
HARDING RESIDENCE
 6 BUFFLEHEAD DRIVE
 KIAMAH ISLAND, SC

TOKI - BZA
 VARIANCE
 REQUEST
 DATE: 4-7-2025
 AS4
 EXISTING OVER THE SETBACK GRAPHIC



1 AS4 EXISTING OVER THE SETBACK GRAPHIC
 SCALE: 1" = 20'-0"

TMS No. 201-00-00-019
 OSPREY POINT GOLF COURSE
 OSPREY POINT GOLF COMPANY

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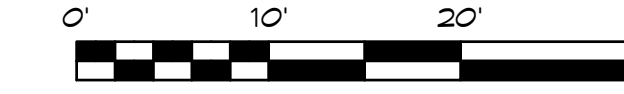
THE REQUIRED SETBACKS MAY BE DESIGNATED AND/OR VARIED BY THE KIAMAH ISLAND ARCHITECTURAL REVIEW BOARD. THE ARCHITECTURAL REVIEW BOARD RESERVES THE RIGHT TO GRANT VARIANCES RESPECTING SETBACK GUIDELINES AND/OR TO EXPAND THE "BUILDABLE" AREA.

THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY.

NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAN. THEREFORE THIS PLAN DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS CONTAMINATION OR OTHER NONVISIBLE CONDITIONS WHICH MAY AFFECT THIS PROPERTY.

PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE AE (10') AS PER FEMA FLOOD MAPS.
 PANEL No. 45019C 0805K
 DATED: JANUARY 29, 2021
 COMMUNITY No. 45025F
 SETBACKS SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION BY CONTROLLING AUTHORITY.

TREE & TOPOGRAPHIC SURVEY
 LOT 6 TRACTS 40 & 41 PHASE II
 EGRET/PINTAIL
 TOWN OF KIAMAH ISLAND
 CHARLESTON COUNTY, SOUTH CAROLINA



DATE: NOVEMBER 5, 2024 SCALE: 1" = 10'
 KNORK2024/24405

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	373.37	84.50	84.32	N 15°36'36" E	12°58'02"	42.43

REFERENCE:
 PLAN BY: JOSIAH M. WILLIAMS
 DATED: MARCH 12, 1982
 BOOK: AZ PAGE: 156
 ROD CHAS. CO.

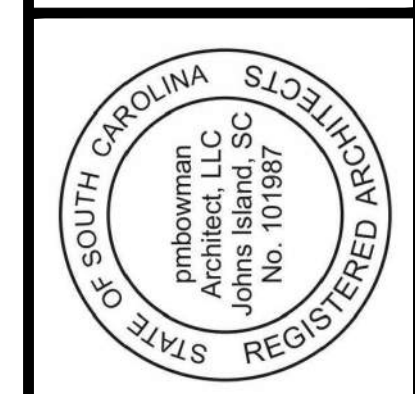
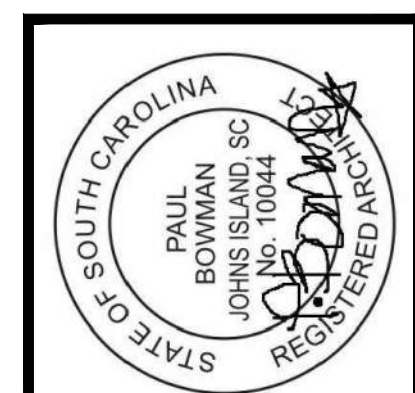
TAX MAP No. 264-11-00-020
 No. 6 BUFFLEHEAD DRIVE
 Requested by: BILL & NOREEN BEAMAN

LOT AREA
 16693.2 Sq. Feet
 0.38 Acres

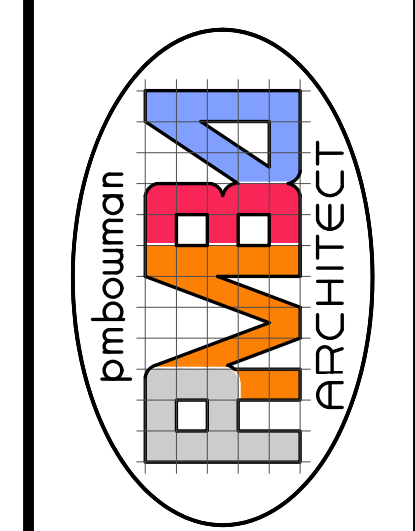
LOT COVERAGE:
 BUILDING: 2820.1 Sq. Ft.
 BRICK DRIVE: 694.4 Sq. Ft.
 FRONT PORCH/WALK: 362.3 Sq. Ft.
 BACK DECKS: 122.4 Sq. Ft.
 DECK STEPS: 40.7 Sq. Ft.
 SIDE BRICK: 29.9 Sq. Ft.
 HYAC: 30.4 Sq. Ft.
 GRAVEL DRIVE: 1812.0 Sq. Ft.
 TOTAL: 6411.6 Sq. Ft.
 39.9% COVERAGE

LEGEND:
 CONCRETE MONUMENT OLD
 EBOX ELECTRIC BOX
 ICV IRRIGATION CONTROL VALVE
 FT PROPAANE TANK
 WM WATER METER

SPOT ELEVATION (NAVD 88)
 2" (DBH) OAK TREE



pmbowman Architect, LLC
 2030 WILDTS BATTERY BOULEVARD
 UNIT #1111
 JOHNIS ISLAND, SC 29455
 (440) 476-7193



RENOVATIONS TO THE:
HARDING RESIDENCE
 6 BUFFLEHEAD DRIVE
 KIAMAH ISLAND, SC

TOKI - BZA
 VARIANCE
 REQUEST
 DATE: 4-7-2025
 NEW OVER THE SETBACK GRAPHIC



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

HEREDITH B WRYE
 SIGNATURE DATE 02-15-2020
 The critical line shown on this plan is valid for five years from the date of this signature, subject to the cautionary language above.

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

AREA DETERMINED BY COORDINATE METHOD.
 ELEVATIONS ARE BASED ON NAVD 88 DATUM.

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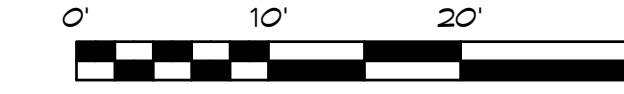
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PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE AE (10') AS PER FEMA FLOOD MAPS.
 PANEL No. 45019C 0808K
 DATED: JANUARY 29, 2021
 COMMUNITY No. 450251
 * SETBACKS SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION BY CONTROLLING AUTHORITY.

TREE & TOPOGRAPHIC SURVEY
 LOT 6 TRACTS 40 & 41 PHASE II
 EGRET/PINTAIL
 TOWN OF KIAMAH ISLAND
 CHARLESTON COUNTY, SOUTH CAROLINA



DATE: NOVEMBER 5, 2024 SCALE: 1" = 10'
 KNORK2024/24405

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	373.37	84.50	84.32	N 75°36'36" E	12°58'02"	42.43

REFERENCE:
 PLAN BY: JOSIAH M. WILLIAMS
 DATED: MARCH 12, 1982
 BOOK: AZ PAGE: 156
 ROD CHAS. CO.
 TAX MAP No. 264-11-00-020
 No. 6 BUFFLEHEAD DRIVE
 Requested by: BILL & NOREEN BEAMAN

LOT AREA
 16693.2 Sq. Feet
 0.38 Acres

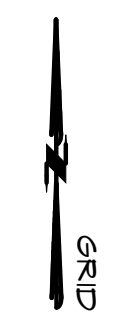
LOT COVERAGE:
 BUILDING: 2620.1 Sq. Ft.
 PRIMARY DRIVEWAY: 1209.1 Sq. Ft.
 FRONT PORCH/WALK: 362.6 Sq. Ft.
 SCREEN PORCH: 471.7 Sq. Ft.
 SCREEN PORCH STEPS: 31.9 Sq. Ft.
 REAR DECK: 261.3 Sq. Ft.
 SIDE BRICK: 23.8 Sq. Ft.
 HVAC: 30.4 Sq. Ft.
 GRAVEL TURN AROUND: 130.4 Sq. Ft.
 TOTAL: 5461.3 Sq. Ft.
 32.7% COVERAGE

SECONDARY LOT COVERAGE:
 PERVIOUS BRICK DRIVE: 553.2 Sq. Ft.
 TOTAL: 553.2 Sq. Ft.
 3.3% COVERAGE

☒ INDICATES TREE TO BE REMOVED

LEGEND:
 CMO CONCRETE MONUMENT OLD
 EBOX ELECTRIC BOX
 ICV IRRIGATION CONTROL VALVE
 FT PROpane TANK
 WM WATER METER

•6.1 SPOT ELEVATION (NAVD '88)
 ○ 2" (DBH) OAK TREE



1 NEW OVER THE SETBACK GRAPHIC
 ASS SCALE: 1" = 20'-0"

TMS No. 201-00-00-019
 OSPREY POINT GOLF COURSE
 OSPREY POINT GOLF COMPANY

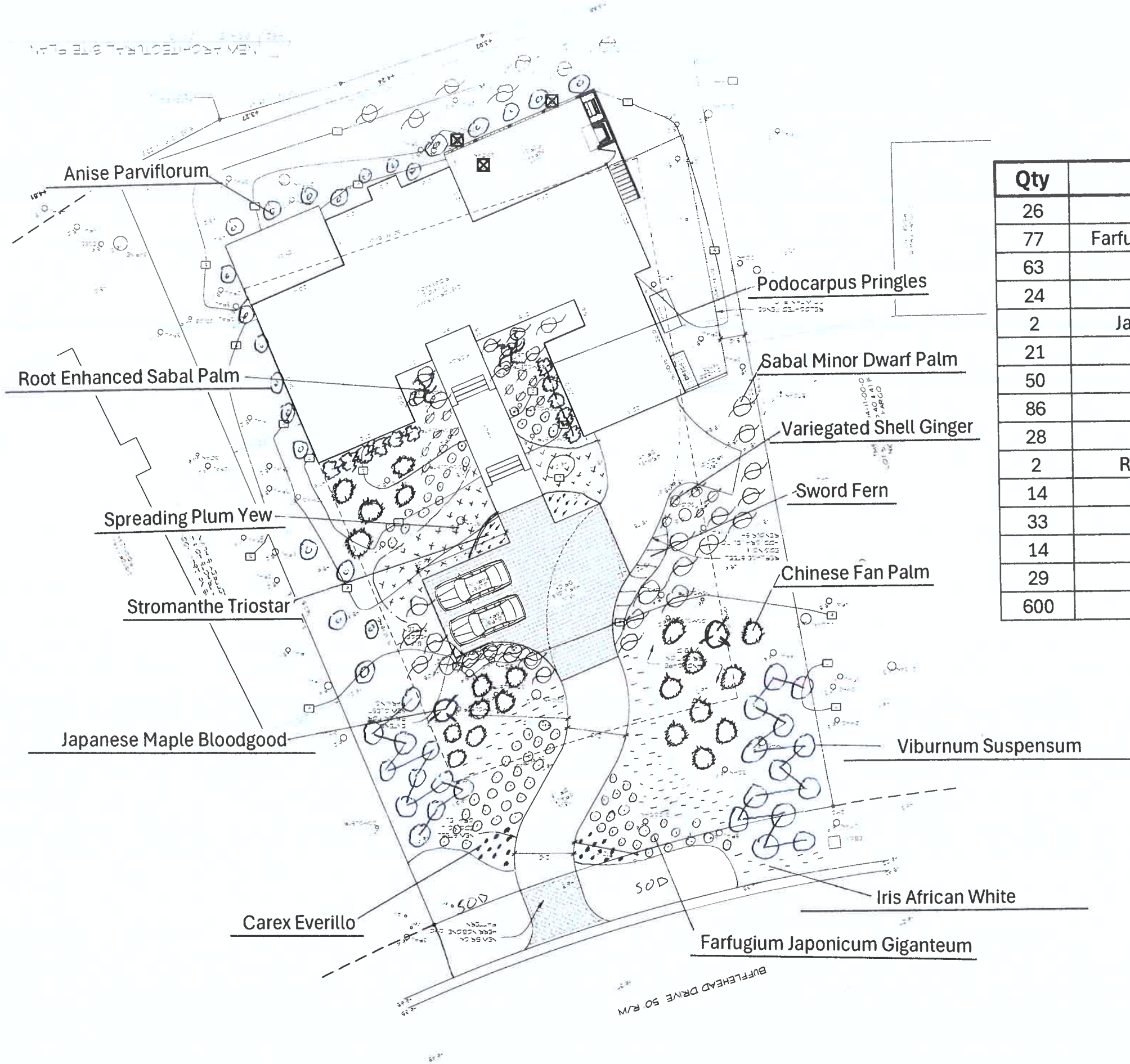
RENOVATIONS TO THE:
HARDING RESIDENCE
6 BUFFLEHEAD DRIVE
KIAWAH ISLAND, SC



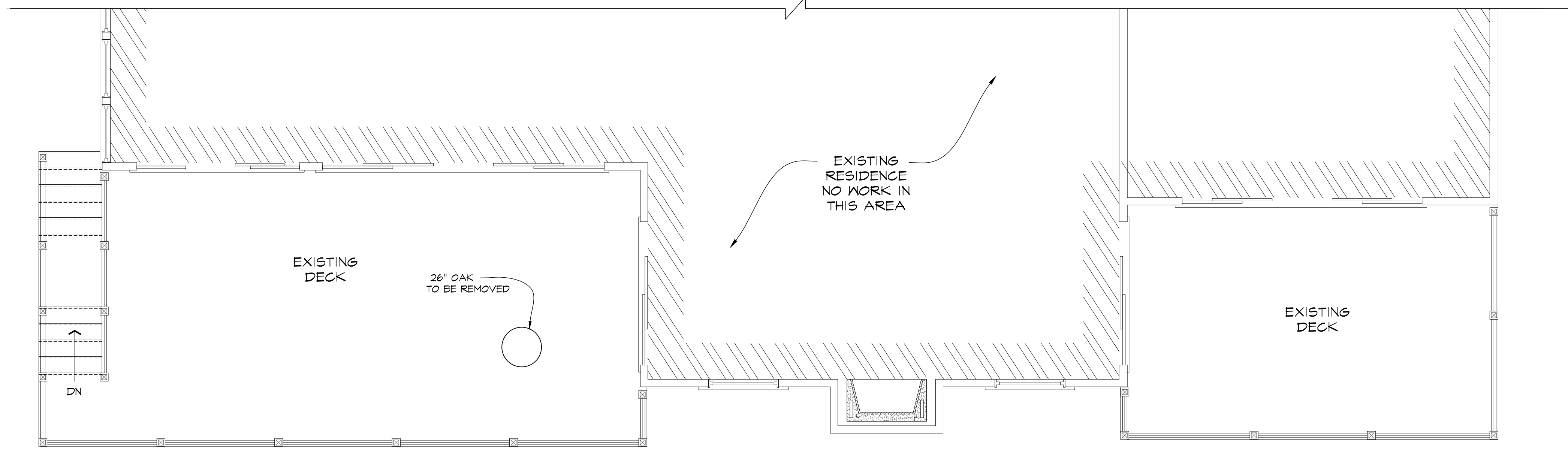
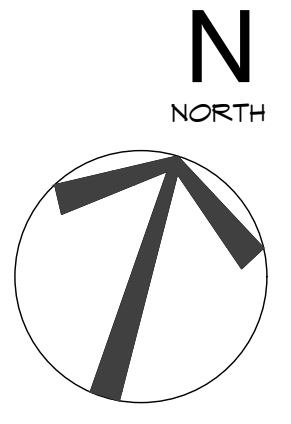
Professional Architect
2010 WILKINS HALL (REAR PORCH)
KIAWAH ISLAND, SC 29955
(843) 786-2100



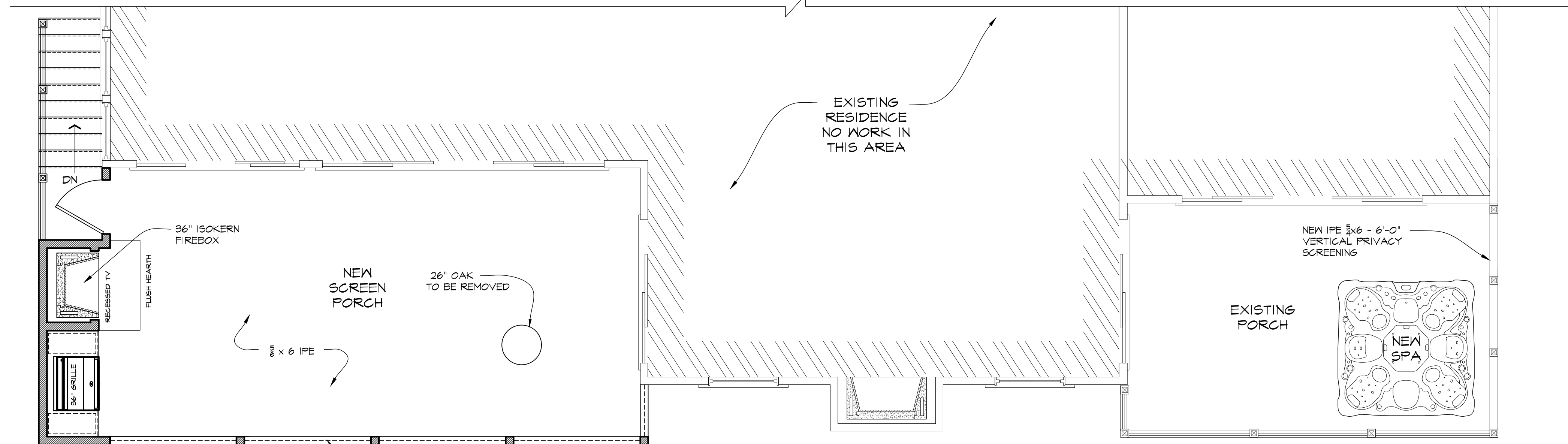
NOT FOR CONSTRUCTION



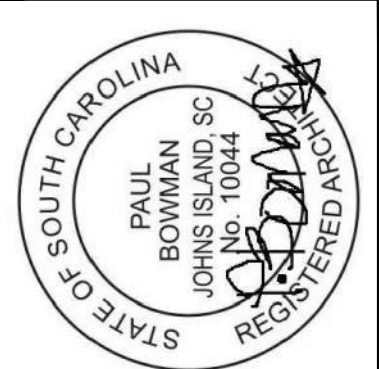
Qty	Name	Size
26	Carex Everillo	1 gal.
77	Farfugium Japonicum Giganteum	1 gal.
63	Iris African White	3 gal.
24	Viburnum Suspensum	7 gal.
2	Japanese Maple Bloodgood	15 gal.
21	Chinese Fan Palm	7 gal.
50	Sabal Minor Dwarf Palm	7 gal.
86	Sword Fern	1 gal.
28	Variegated Shell Ginger	3 gal.
2	Root Enhanced Sabal Palm	15' - 18' ht.
14	Podocarpus Pringles	7 gal.
33	Spreading Plum Yew	3 gal.
14	Stromanthe Triostar	3 gal.
29	Anise Parviflorum	7 gal.
600	Empire Zoysia	sq. ft.



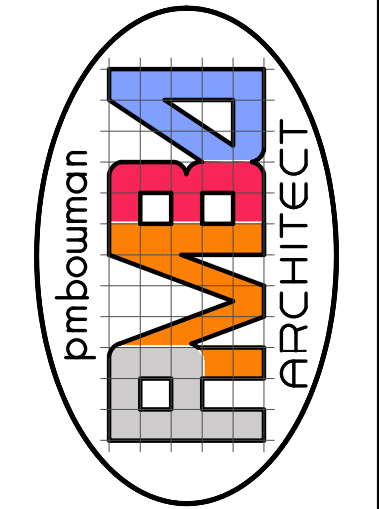
1 EXISTING FIRST FLOOR PLAN
A.I.I. SCALE: 1/4"=1'-0"



2 NEW / PROPOSED FIRST FLOOR PLAN
A.I.I. SCALE: 1/4"=1'-0"



pmbowman Architect, LLC
2030 WILDTS BATTERY BOULEVARD
UNIT #1111
JOHNS ISLAND, SC 29455
(440) 476-7193



RENOVATIONS TO THE:
HARDING RESIDENCE
6 BUFFLEHEAD DRIVE
KIAWAH ISLAND, SC

TOKI - BZA
VARIANCE
REQUEST
DATE: 4-7-2025

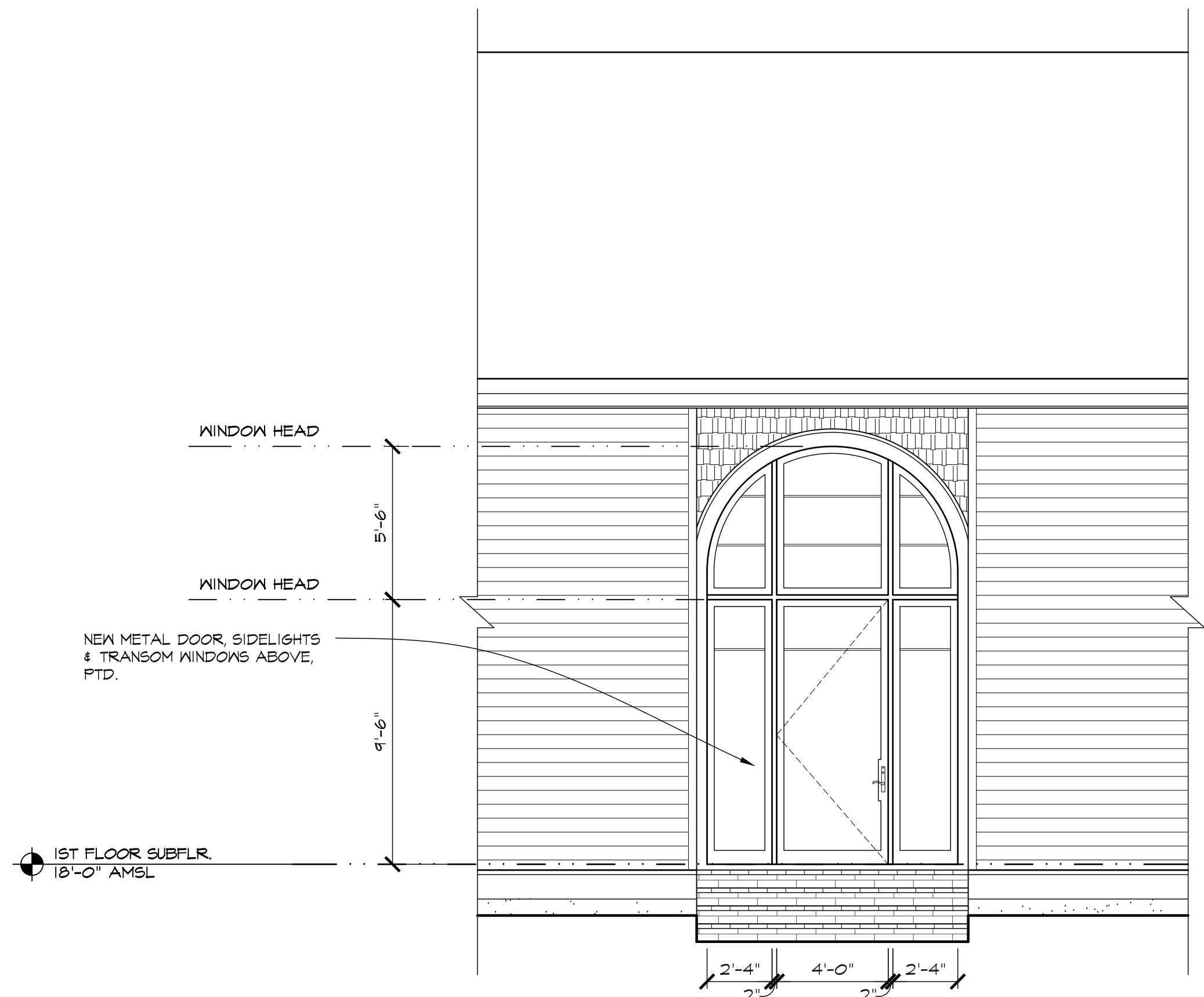
A.I.I.
ARCHITECTURAL FLOOR PLANS



1
A2.1 EXISTING PARTIAL FRONT ELEVATION
SCALE: 1/4"=1'-0"



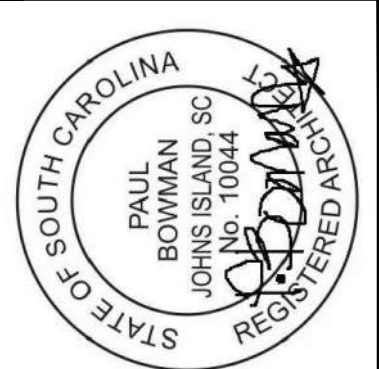
1
A2.2 EXISTING PARTIAL RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



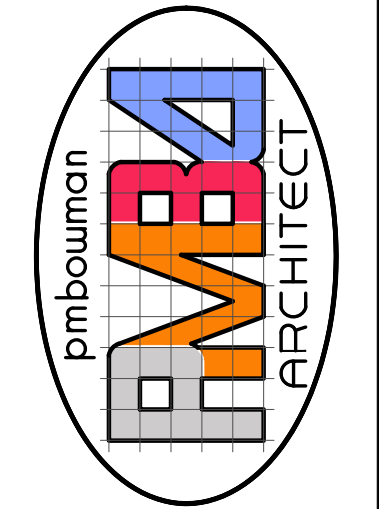
1
A2.1 NEW PARTIAL FRONT ELEVATION
SCALE: 1/4"=1'-0"



1
A2.2 NEW PARTIAL RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



pmbowman Architect, LLC
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UNIT #111
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RENOVATIONS TO THE:
HARDING RESIDENCE
6 BUFFLEHEAD DRIVE
KIWAH ISLAND, SC

TOKI - BZA
VARIANCE
REQUEST

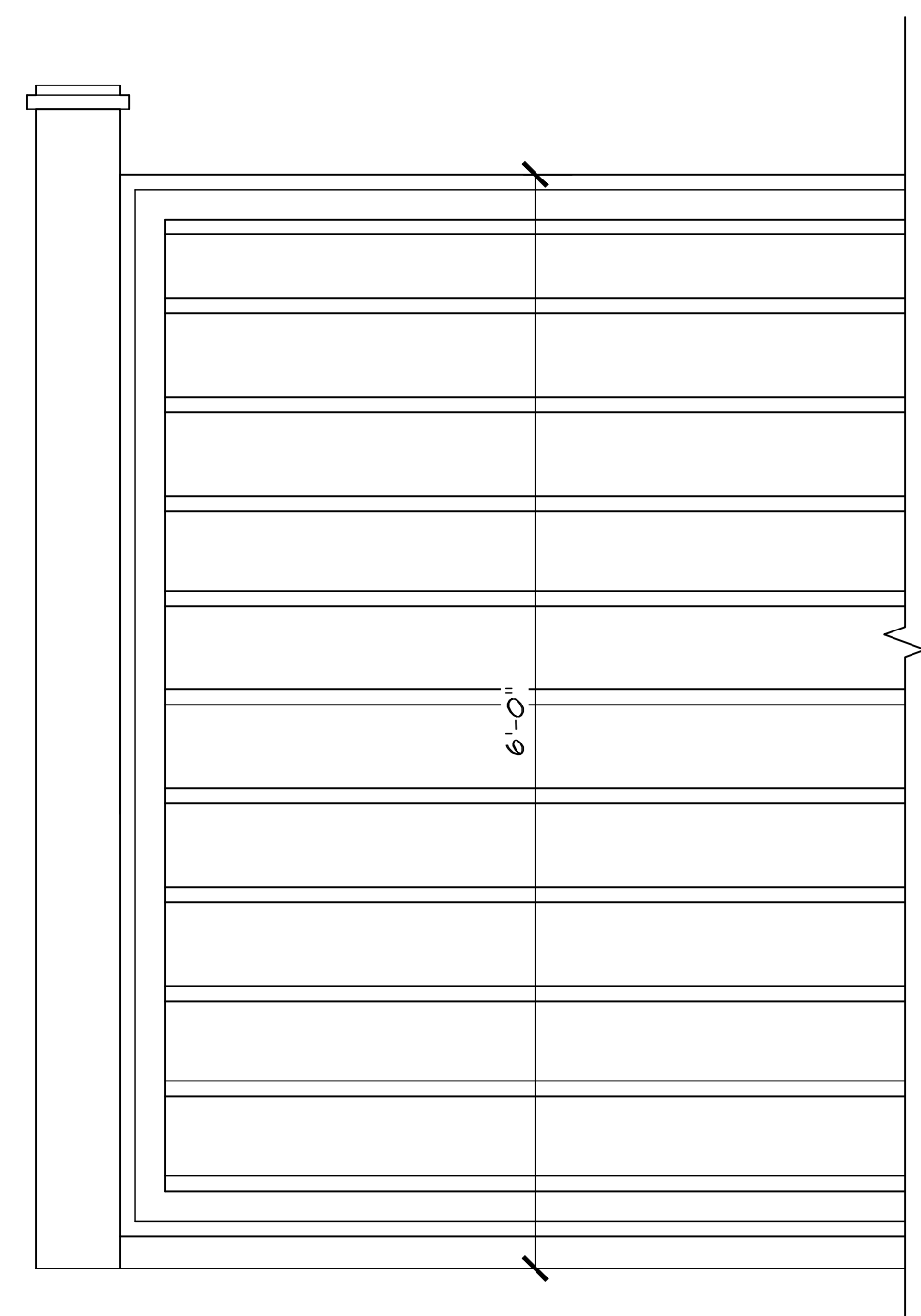
DATE: 4-7-2025

EXTERIOR ELEVATIONS

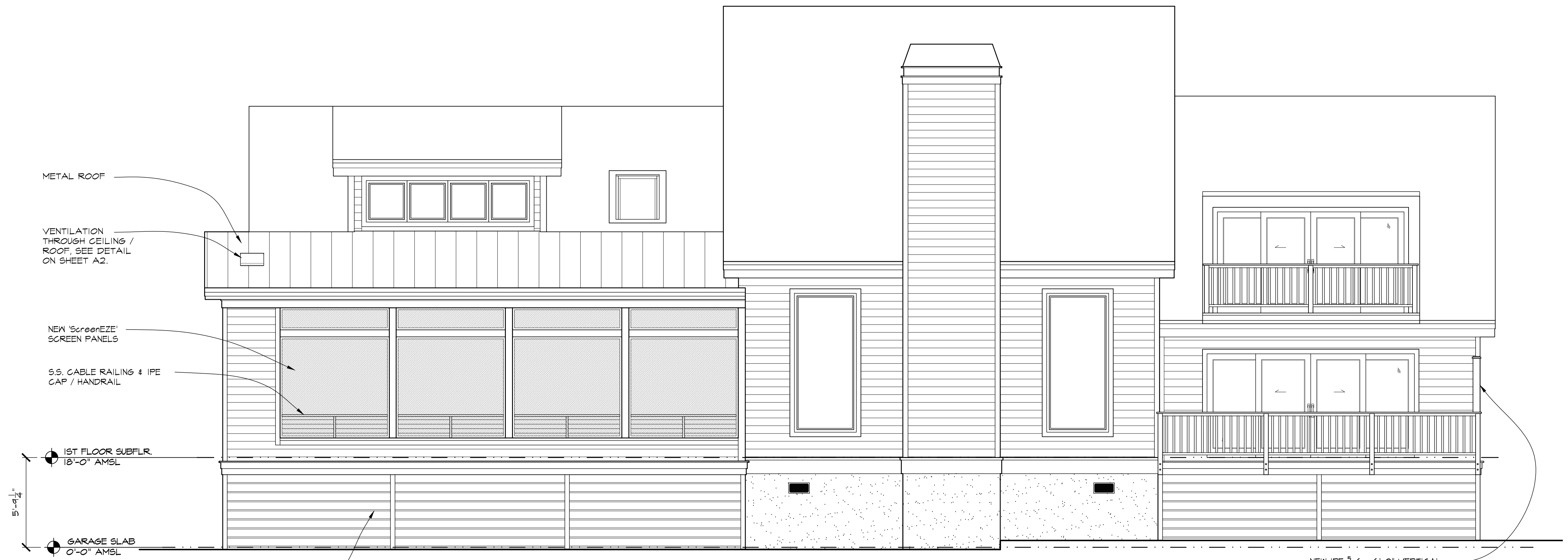
A2



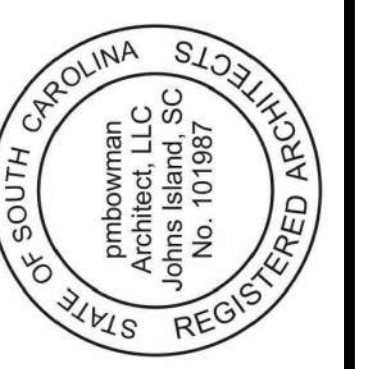
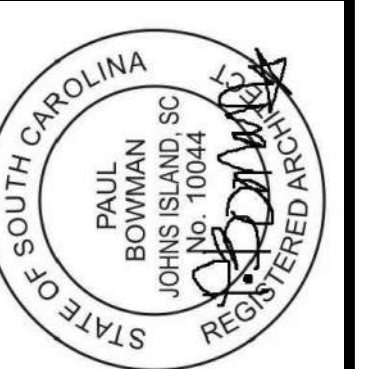
1 EXISTING REAR ELEVATION
A2.1 SCALE: 1/4"=1'-0"



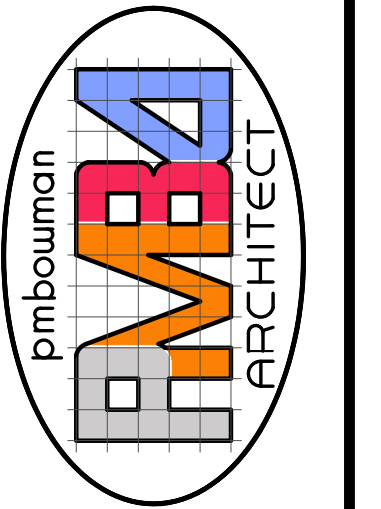
3 SPA PRIVACY SCREEN
A2.1 SCALE: 1"=1'-0"



2 NEW REAR ELEVATION
A2.1 SCALE: 1/4"=1'-0"



pmbowman Architect, LLC
2030 WILDTS BATTERY BOULEVARD
UNIT #1111
JOHNS ISLAND, SC 29455
(440) 476-7193



RENOVATIONS TO THE:
HARDING RESIDENCE
6 BUFFLEHEAD DRIVE
KIWAH ISLAND, SC

TOKI - BZA
VARIANCE
REQUEST
DATE: 4-7-2025

A2.1
EXTERIOR ELEVATIONS

Since 1991



A.H. SCHWACKE & ASSOCIATES

LAND SURVEYING & CONSTRUCTION LAYOUT

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

REFERENCE:

PLAT BY: JOSIAH M. WILLIAMS
DATED: MARCH 12, 1982
BOOK: AZ PAGE: 156
ROD CHAS. CO.

TAX MAP No. 264-11-00-020
No. 6 BUFFLEHEAD DRIVE

Requested by: BILL & NOREEN BEAMAN

LOT AREA:
16,657.0 Sq. Feet
0.38 Acres

LOT COVERAGE:
BUILDING: 2824.9 Sq. Ft.
BRICK: 745.0 Sq. Ft.
FRONT WALK: 192.4 Sq. Ft.
FRONT PORCH: 108.6 Sq. Ft.
BACK PORCH: 720.5 Sq. Ft.
DECK STEPS: 40.7 Sq. Ft.
HVAC: 37.6 Sq. Ft.
TOTAL: 4669.7 Sq. Ft.
28.0% COVERAGE

SECONDARY LOT COVERAGE:
ROCK DRIVE: 1899.6 Sq. Ft.
11.4% COVERAGE

LEGEND:
CMO CONCRETE MONUMENT OLD
EBOX ELECTRIC BOX
P PORCH
WM WATER METER
WV WATER VALVE

NOTES:
BEARING SHOWN ARE BASED ON MAGNETIC NORTH AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.

AREA DETERMINED BY COORDINATE METHOD.
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PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE AE (EL 14') AS PER FEMA FLOOD MAPS. PANEL No. 45019C 0785J
DATED: NOVEMBER 17, 2004
COMMUNITY No. 450256

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

SURVEYOR'S CERTIFICATION

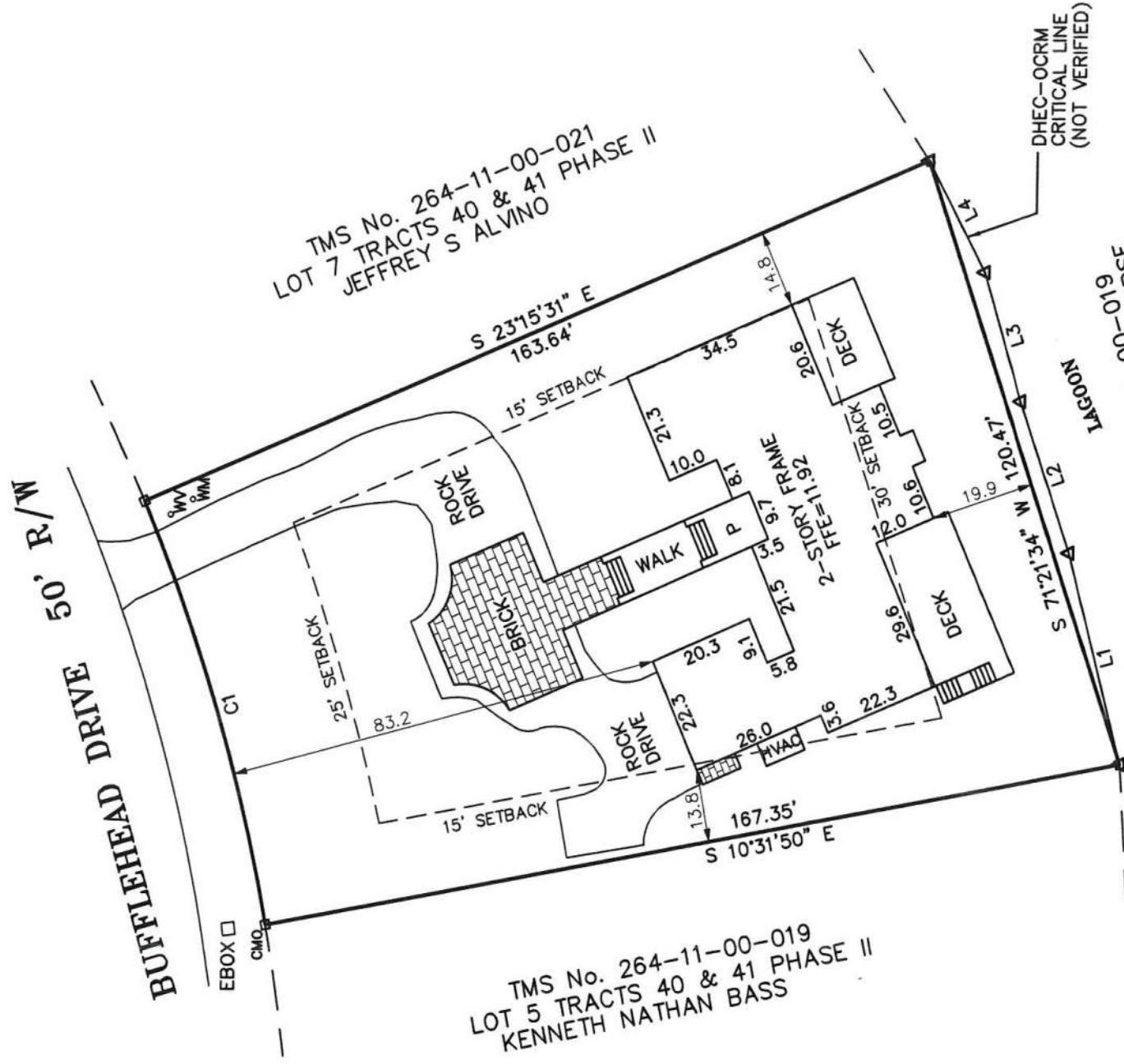
I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein. Also there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

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HEREON. THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
KIM19 / 19333

MAG

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

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



TMS No. 207-00-00-019
OSPREY POINT GOLF COURSE
OSPREY POINT GOLF COMPANY

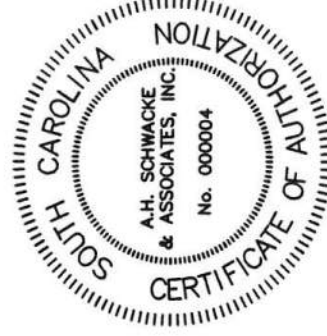
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	373.37'	83.91'	83.73'	S 73°07'06" W	12°52'33"

LINE	BEARING	DISTANCE
L1	S 75°31'29" W	41.33'
L2	N 71°06'10" E	30.28'
L3	S 73°20'16" W	25.47'
L4	N 62°18'32" E	23.81'

AS-BUILT SURVEY
LOT 6 TRACTS 40 & 41 PHASE II
EGRET/PINTAIL
TOWN OF KIAWAH ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA



DATE: DECEMBER 18, 2019 SCALE: 1" = 30'



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



Letter of Intent
TOKI - BZA Variance Request – April 11, 2025

Client: Mr. Mike and Mrs. Caroline Harding
6 Bufflehead Drive
Kiawah Island, SC 29455
mikeharding@talklc.net
carolineharding@taklc.net

Firm: pmbowman Architect, LLC
Paul Bowman
2030 Wildts Battery Boulevard
Apt. 1111
Johns Island, SC 29455

For to following project: 6 Bufflehead Drive – Variance Request
Town of Kiawah Island – BZA
For a private Residence at:
6 Bufflehead Drive
Kiawah Island, SC 29455

Letter of Intent:

The current owners are now planning to live in their home on a more extensive basis. Mike and Caroline Harding desire to convert an open rear deck into a screen porch at their residence which will be used as a family retreat. This residence will not be used as a rental property.

There were a couple of on-site discussions held with Parker Ranspach (ARB staff member) and Tommy Manuel (Kiawah board member) respectively. It was suggested that a screen porch may be possible by “swapping out” some of the current lot coverage (the open deck and stairs). After a variance request was submitted, there was a meeting with all of the ARB members. It was then suggested that a new reconfiguration of the driveway to bring the lot coverage within the allowable 33% and with the addition of new landscaping in the front yard would help the ARB approve this variance.

It was also brought to the ARB members attention that there is significant landscape screening on the right side of the home shielding the view of the existing open rear deck and proposed screen porch from the neighboring property. This is the only direct view of the existing open rear deck.

The lot / property is heavily canopied and natively screened along the rear lagoon edge. It should also be noted that this variance will NOT disturb the existing lagoon / pond edge. There is nothing across the lagoon or from the left side of the home that has a direct line of sight to the proposed screen porch addition.

The ARB has now recognized the owners' unique lot, natural tree condition, setback hardship and has granted the owners approval of their variance request for the screen porch addition.

THIS REQUEST SHOULD BE GRANTED:

- a. **The owners have an extraordinary and exceptional condition pertaining to this particular piece of property;** The natural trees retained in the front present a natural buffer to the street and allow the home to be secluded visually from the street. This adds greatly to the streetscape and community ambiance. The rear of the property screen porch improvement will sit "within" the current open rear deck footprint with a (4 SF) encroachment, small stair extension. The screen porch will feel original to the body of the home when it was originally built.
- b. **These conditions do not generally apply to other property in the vicinity;** We are not aware of a similar non-conforming lot conditions in the immediate area. Each individual property has special attributes in shape, size and orientation. The specific natural trees which exist have compelled the current location of the home to be placed, irrespective of the generally recommended rear setback, now being applied.
- c. **Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property;** An unnecessary hardship is present when the general rear 30'-0" setback is applied to the home today. The home is NOT of unusual size. With the 30'-0" rear setback applied, the existing home has a non-conforming area of both heated area and open deck areas. The planned screen porch addition and the front yard driveway / landscape re-configuration will allow the home to remain within the 33% allowable lot coverage and reduce the lot coverage by 457 SF - (2.7%).
- d. **The authorization of the variance will not be a substantial detriment to adjacent property or to the public good, and the character of the zoning district will not be harmed by granting the variance;** The residential character of the property is very secluded from the adjacent neighbors to the West and East sides. Visibility is also very well natively screened and heavily canopied by existing natural vegetation. There is nothing across the lagoon that has a direct line of sight to the proposed renovation. It should also be noted that this variance will NOT disturb the existing lagoon / pond edge. The visual impact will be minimal by the planned screen porch addition.
- 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 non-conforming use of land, or to change the zoning district boundaries shown on the official zoning map;** The granting of this variance will not allow for a use not permitted by the ordinance.

- f. **The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance;** The property will be able to be used to the extent permitted by the lot coverage size by ARB requirements and ordinance.
- g. **The need for a variance shall not be the result of the applicants own actions;** The owners purchased the property in its current form and had no prior involvement in the existing non-conforming encroachments now in place.
- 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, spirt, intent and purpose of these regulations;** Granting the variance will enhance the individual property and ultimately lead to an overall improvement of the community aesthetic and allow the owners to upgrade / maintain their property over time as is possible with adjacent properties that do not experience this particular unique natural hardship.
- i. **Granting of the variance does not substantially conflict with the Comprehensive Plan or the purpose of this Ordinance.** Granting the variance and relaxing the setback at the rear of the lot does not conflict with the comprehensive plan in this unique application.

The request for the variance of 4 SF at the rear setback looks for a remedy to a serious and substantial loss of use of this property due to its original siting and intention to save trees. The variance should be given significant consideration by the board to ameliorate this hardship.

Thank you and respectfully submitted for Mike & Caroline Harding,



Paul Bowman
Principal Architect
[pmbowman Architect, LLC](#)
2030 Wildts Battery Boulevard
Apt. #1111
Johns Island, SC 29455
bowman.pm@gmail.com
440-476-7193



Rear view @ Deck level looking East



Rear view @ Deck level looking Southeast

2030 Wildts Battery Boulevard, Apt. #1111 – Johns Island, SC 29455
440-476-7193 – bowman.pm@gmail.com



Rear view @ Deck level looking Southwest



Rear view @ Deck level looking West

2030 Wildts Battery Boulevard, Apt. #1111 – Johns Island, SC 29455
440-476-7193 – bowman.pm@gmail.com



Rear view @ Ground level looking East from neighboring property



Rear view @ Ground level looking East from neighboring property

2030 Wildts Battery Boulevard, Apt. #1111 – Johns Island, SC 29455
440-476-7193 – bowman.pm@gmail.com

Please Return to:

BRADSHAW & COMPANY, LLC

147 Wappoo Creek Drive – Suite 605
Charleston, South Carolina 29412

Area Above This Line Reserved for Recording Marks

STATE OF SOUTH CAROLINA

)

COUNTY OF CHARLESTON

)

)

DEED

KNOW ALL MEN BY THESE PRESENTS, that, Michael T. Harding and Caroline R. Harding, (whether singular or plural the "Grantor") in consideration of the premises and also in consideration of the sum of Five Dollars and No/100 (\$5.00), and Subject to the Restrictions, Exceptions, and Limitations as hereinafter set forth, if any, in hand paid at and before the sealing and delivery of the presents, the receipt of which is hereby acknowledged, by 6 Bufflehead, LLC (whether singular or plural the "Grantee"), a South Carolina limited liability company, have granted, transferred, remised, and released, and, by these presents, do grant, transfer, remise, and release, unto the said Grantee, its/his/her/their Successors, Heirs and Assigns, forever, in fee simple, the following described real property, to-wit:

See Exhibit "A"

Grantee's Address: 16 Tapoan Road
Richmond, VA 23226

NOTE: This document was prepared by Bradshaw & Company, LLC, Attorneys at Law, without the benefit of a title examination and, therefore, does NOT constitute an opinion of title.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said Grantee, 6 Bufflehead, LLC, a South Carolina limited liability company, and its respective Successors and Assigns forever.

And, **SUBJECT TO** the matters set forth above, the Grantor does hereby bind the Grantor and the Grantor's Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee hereinabove named and the Grantee's Successors and Assigns against the Grantor and the Grantor's Successors lawfully claiming, or to claim, the same or any part thereof but no others.

EXHIBIT "A"
PROPERTY DESCRIPTION

ALL that certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being on Kiawah Island, Charleston County, State of South Carolina, known and designated as Lot Number Six (6), Tracts 40 & 41, Egret/Pintail Subdivision on a Plat of Tracts 40 & 41, Egret/Pintail Subdivision, made by Gifford, Nielson and Williams, dated March 12, 1982, having latest revision dated April 13, 1982, and recorded in Plat Book AV, at Page 22, in the Office of the ROD for Charleston County, South Carolina, and as more recently shown in Plat Book AZ, at Page 155; SAID property having such boundaries, metes, courses and distances as will by reference to said Plat more fully appear.

THE within described property is conveyed subject to easements, restrictions, covenants, conditions and matters of record, including, without limitation, the following: matters set forth in that certain deed from Cornelia C. Cummings to Charles Widger, dated May 5, 2000, recorded May 22, 2000, in Deed Book X347, at Page 321; rules and regulations of applicable governmental authorities; and real property taxes for the year of delivery thereof.

SUBJECT to any and all Restrictions, Covenants, Conditions, Easements, Rights of Way, and any and all other matters affecting subject property, of record in the Office of the ROD for Charleston County, South Carolina.

THIS being the same property as conveyed to Michael T. Harding and Caroline R. Harding, by Deed of William Beaman and Noreen Beaman, dated March 1, 2022, and duly recorded May 9, 2022, in the Office of the ROD for Charleston County, South Carolina, in Book 1107, at Page 453.

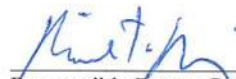
TMS No.: 264-11-00-020

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

RECORDING AFFIDAVIT

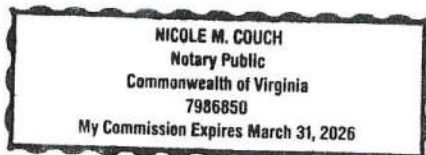
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

- 1) I have read the information on this affidavit and I understand such information
 - 2) The property is being transferred by Michael T. Harding and Caroline R. Harding to 6 Bufflehead, LLC, on July 12, 2022.
 - 3) Check one of the following: The deed is
 - (a) subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) exempt from the deed recording fee because (exemption #12). Explanation, if required: **Corrective/Quitclaim Deed** (if exempt, skip items 4-7 and go to item 8 of this affidavit).
- If exempt under exemption #12 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes or No
- 4) Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - (a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$.
 - (b) The fee is computed on the fair market value of the realty which is \$.
 - (c) The fee is computed on the fair market value of the realty as established for property tax purposes which is .
 - 5) Check Yes or No to the following: A lien or encumbrance existed on the land, tenement, or realty before transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "Yes", the amount of the outstanding balance of this lien or encumbrance is: \$
 - 6) The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here:
 - (b) Place the amount listed in item 5 above here:(If no amount is listed, place zero here)
Subtract line 6(b) from line 6(a) and place result here:
 - 7) The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:
 - 8) As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor.
 - 9) I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.


Responsible Person Connected with Transaction
Michael T. Harding

Sworn to before me this 12th day of July, 2022


Notary Public for Virginia
My Commission Expires: March 31st 2026





April 1, 2025

Caroline and Mike Harding
6 Bufflehead Drive
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: **MAJOR IMPROVEMENT REVIEW**
Address: 6 Bufflehead Drive
ARB Action: Approved

Dear Mr. and Mrs. Harding,

Thank you for your submittal to the Kiawah Island Architectural Review Board for review of Improvements to your home at 6 Bufflehead Drive. The screened porch, new driveway, new front door, and the new spa are approved to continue to the permit submittal with the following comments and conditions in keeping with the guidelines:

- L1. Please include a lot coverage graphic with the Permit Set.
 - L2. 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.
 - L3. Please note that apart from the three indicated at the rear, 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.
 - L4. Please note that mitigation (replacement) for removed trees will be assessed at time of landscape plan review.
 - L5. 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. 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 are 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 adjacent cladding.
- A6. Please note that chimney caps are needed for exposed spark arrestors, if any.
- A7. Tankless water heaters, propane tanks, grill vents and pool equipment 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,

A handwritten signature in cursive script that reads "Jane Maybank". The signature is written in black ink and is positioned above the typed name and title.

Jane Maybank, Director
On behalf of the KIARB

cc: Property File
encl: Construction Application and Deposit Form

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 6 Bufflehead Drive

Owner Caroline & Mike Harding **Architect** pmbowman Architect, LLC
 Telephone (502) 566-8255 Telephone (440) 476-7193
 Email carolineharding@talklc.net Email bowman.pm@gmail.com

Landscape Architect Southern Legacy Landscape Group **Contractor** T.B.D.
 Telephone (843) 243-7171 Telephone _____
 Email tcollins@southernleqacylg.com Email _____

Type of Improvement Replace right side open deck w/ new screen porch, new driveway configuration, new front door, new spa on left side open deck

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: 40 ft Above Base Flood Elevation Above Grade

Total Highland Area: 16693 **Lot Coverage Maximum:** 33%

Building Square Footage Calculations

Conditioned	Existing	Proposed
First Floor	-	-
Second Floor	-	-
Third Floor	-	-
Ancillary Structure	-	-
Total Conditioned	-	-
Additional Screened/Covered	-	-
Garage/Carport	-	-

Setbacks

Front	<u>25 ft</u>	Sides	<u>15 ft</u>
Rear	<u>30 ft</u>		<u>15 ft</u>
Existing Bed/Bath	<u>n/a</u>		
Proposed Bed/Bath	<u>n/a</u>		

Primary Lot Coverage Calculations

	Existing	Proposed
Building Footprint	<u>2820.1 sf</u>	<u>2820.1 sf</u>
Screened/Covered	-	<u>529.1 sf</u>
Open Decking/Stairs	<u>763.1 sf</u>	<u>267.3 sf</u>
Primary Drives/Walks*	<u>1046.0 sf</u>	<u>1675.5 sf</u>
Raised Planters (≥ 36")	-	-
Pool/Spa	-	-
HVAC Stand	<u>30.4 sf</u>	<u>30.4 sf</u>
Primary Lot Coverage Sq. Ft	<u>4659.6 sf</u>	<u>5322.4 sf</u>
Lot Coverage Percentage	<u>27.9%</u>	<u>31.9%</u>
Secondary Elements	<u>1812.0 sf</u>	<u>691.6 sf</u>
Primary + Secondary Total %	<u>38.8%</u>	<u>36.0%</u>

Building Detail**

	Existing	Proposed
Foundation Material	<u>stucco</u>	<u>stucco</u>
Siding Material	<u>lap siding</u>	<u>lap siding</u>
Trim Material	<u>pt wood</u>	<u>pt wood</u>
Window Material	<u>clad</u>	<u>clad</u>
Roofing Material	<u>asphalt</u>	<u>metal</u>
Garage Door Material	<u>pt wood</u>	<u>pt wood</u>
Paved Areas	<u>brick</u>	<u>brick</u>
Other <u>driveway</u>	<u>gravel</u>	<u>gravel</u>

ARB Action (see official letter for details)

Approved
 Disapproved

Review Fee \$ 500
 Deposit Amount \$ 2,500

Jane Maybank 4/3/25
 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