



Case #BZA25-000015
Kiawah Island BZA Meeting of October 20, 2025

Applicant/Property Owner: 51 Eugenia LLC

Representative: Scott Koenig of Koenig Homes, LLC

Property Location: 51 Eugenia Ave

TMS#: 209-05-00-005

Lot Size: Total: 19,999 sqft (.46 acres)

Zoning District: R-1, Residential Zoning Overlay District

Request: Variance request for the reduction of the required 15' side setback for approximately 50 square feet for a proposed generator stand

Requirement:

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

Required setbacks: 25' (Front); 15' (Side); Determined by Adjacent Lots (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 Side Setback as, "any setback other than a rear or front setback."

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

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

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

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

Sec. 12-64. Setbacks.

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

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

Driveways and walkways may be located within any required setback.

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

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

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

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

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

- (4) *HVAC Equipment.* 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:
 - a. 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;
 - b. Such HVAC equipment cannot reasonably be accommodated in compliance with the setback required by otherwise applicable zoning requirements;
 - c. 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
 - d. A zoning permit is approved by the Planning Director.

- (5) *Generators.* In all zoning districts generators and generator stands may extend up to five feet into required side or rear setbacks only when all of the following conditions are met:

-
- a. The proposed generator stand is being proposed for an existing home permitted prior to November 1, 2022. Generator stands installed at the time of new construction must meet required setbacks.
 - b. The generator cannot reasonably be accommodated in compliance with the setback required by otherwise applicable zoning requirements;
 - c. The generator is located to not impede emergency access;
 - d. 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 generator 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;
 - e. The generator stand is set back a distance of not less than ten feet from the adjacent side or rear property line;
 - f. The generator stand is adequately screened with plantings as determined by the Planning Director; and
 - g. 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; Ord. No. 2022-06, § 2(Exh. A), 11-1-2022)

DUNGANNON HALL (DEVELOPED LANDS) cont.

79	20 (Dungannon) 15 (lot 78)	10	30 (marsh)
80-81	20 (Dungannon)	10	30 (marsh)
82	20 (Dungannon) 15 (lot 83)	10	30 (marsh)
83	15 (lot 84)	10 (lot 82) 15 (open space)	30 (marsh)
84	20 (Dungannon)	10	15 (open space)
85	20 (lot 84)	15 (open space) 10 (lot 86)	25 (Gov. Dr)
86	20 (Dungannon)	15	25 (Gov. Dr)
87	20 (Dungannon)	10 (lot 86) 20 (Dungannon)	25 (Gov. Dr)

EUGENIA AVENUE (DEVELOPED LANDS)

<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
1A	30	40 (P. O. Pool) 10 (lot 1B)	30
1B	30	20 (lot 1A) 10 (lot 3)	30
2-17	25	10	25
19	25 (Eugenia)	15	Det. by adj. lots
21-27	25	10	25
28	25 (Eugenia)	15	30 (lagoon)
29-35	25	10	25
36	25 (Eugenia)	15	30 (lagoon)
37-41	25	10	25
43A	25 (Eugenia)	15 10 <i>AMM 2/22/01</i>	Det. by adj. lots
43B	25 (Eugenia)	15 10 <i>AMM 2/22/01</i>	Det. by adj. lots
44A	25 (Eugenia)	10	25
44B	25 (Eugenia)	10	25
45	25 (Eugenia)	10	25
46	25 (Eugenia)	15	20 (open space)
47	25 (Eugenia)	10	25
48	25 (Eugenia)	15	20 (open space)

EUGENIA AVENUE (DEVELOPED LANDS) cont.

49-55	25 (Eugenia)	15	Det. by adj. lots
56	25 (Eugenia)	15	20 (open space)
57	25 (Eugenia)	15	Det. by adj. lots
58-60	25 (Eugenia)	10	25
61A	26 (Eugenia)	10	25
61B	25 (Eugenia)	10	25
63A	25 (Eugenia)	10	25
63B	25 (Eugenia)	10	25
65	25 (Eugenia)	10	25
67	25 (Eugenia)	10	25
69	25 (Eugenia)	10	25
71	25 (Eugenia)	15	Det. by adj. lots
73	25 (Eugenia)	10	25
75	25 (Eugenia)	10	25
77	25 (Eugenia)	10	25

EVENING BEND (INLET COVE) (DEVELOPED LANDS)

<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
14-15	25	15	20
16	25	15	20
17	20	7	15
18	20	7	15

FALCON POINT (UNDEVELOPED LANDS)

<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
1	25	50 (Gov. Dr) 15 (lot 2)	20
2	20 (lot 1)	50 (Gov. Dr) 20 (lot 3)	30 (See Graphic)
3	20	20	See Graphic
4	25	20	30 (See Graphic)
5	25	20	See Graphic
6-7	25	15	See Graphic

Town of Kiawah Island Board of Zoning Appeals

October 20, 2025



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

CASE# BZA25-000015

Applicant/Property Owner:	51 Eugenia LLC
Representative:	Scott Koenig of Koenig Homes, LLC
Property Location:	51 Eugenia Ave
TMS#:	209-05-00-005
Lot Size:	Total: 33,580 sqft (.77 acres)
Zoning District:	R-1, Residential Zoning Overlay District
Request:	Variance request for the reduction of the required 15' side setback for approximately 50 square feet for a proposed generator stand

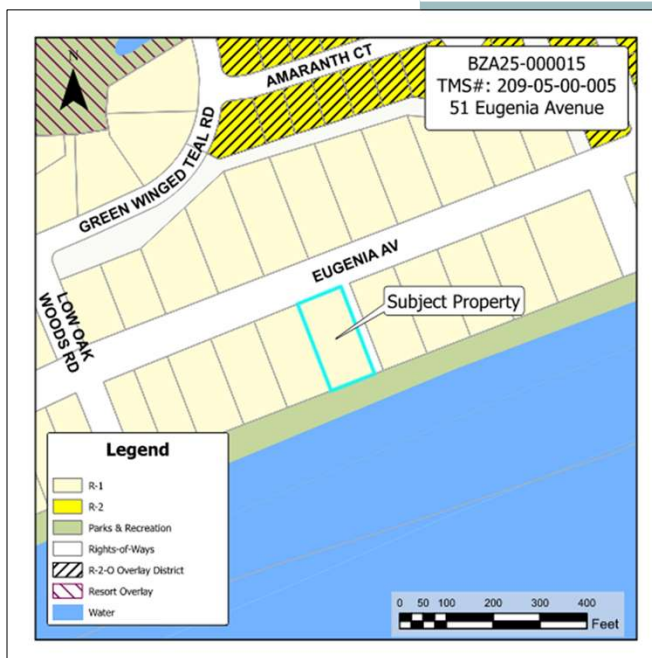
CASE# BZA25-000015

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); Determined by Adjacent Lots (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 Side Setback as, "any setback other than a rear or front setback

3



4

BZA 25-000015
 PID: 2090500005
 OWNER: 51 EUGENIA LLC
 PLAT BOOK PAGE: J-122
 DEED BOOK PAGE: 0246-743
 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 25 50 100 ft
 1 inch = 65 feet
 CHARLESTON COUNTY SOUTH CAROLINA
 Author: Charleston County SC
 Date: 10/8/2025

Case # BZA25-000015
BZA Meeting of October 20, 2025
Subject Property: 51 Eugenia Ave- Kiawah Island

Variance request for the reduction of the required 15' side setback for approximately 50 square feet for a proposed generator stand



Property Front



Adjacent Properties



Adjacent Properties



Property Rear

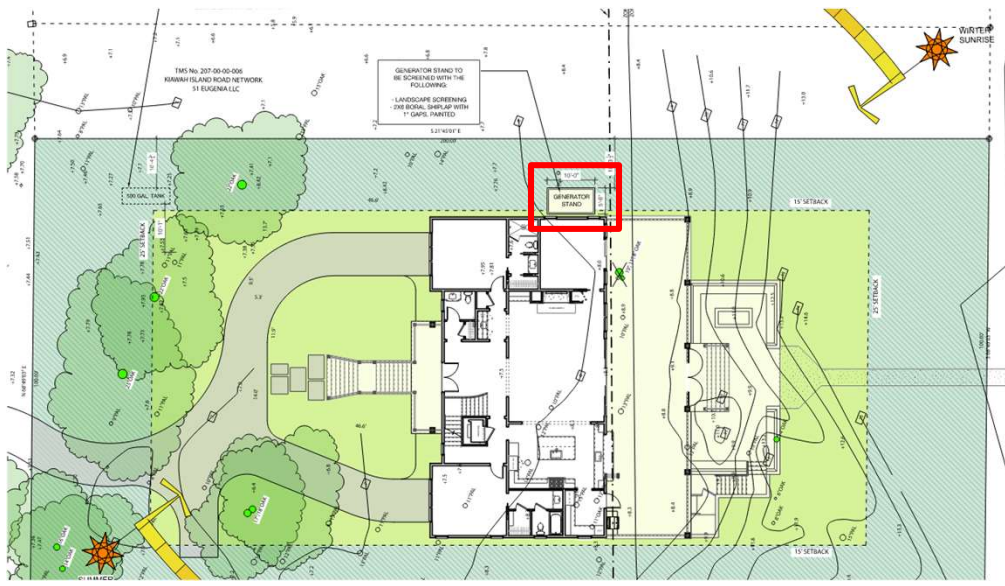


Subject Property



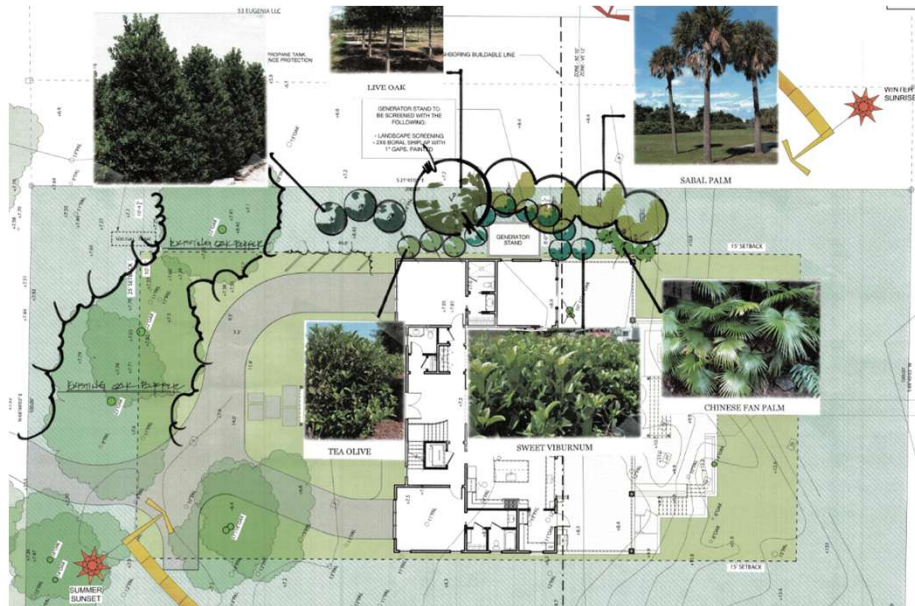
11

Proposed Site Plan



12

Proposed Landscaping Plan



13

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.

Board of Zoning Appeals Action

The Board of Zoning Appeals may approve, approve with conditions or deny Case #BZA25-000015 (Variance request for the reduction of the required 15' side setback for approximately 50 square feet for a proposed generator stand located at 51 Eugenia Ave, Kiawah Island, SC (TMS # 209-05-00-005)) 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.

Staff Review:

The applicant and property owner, 51 Eugenia LLC, is represented by Scott Koenig of Koenig Homes, LLC, in requesting a variance for the reduction of the required 15-foot side setback by approximately 50 square feet for the installation of a proposed generator stand located at 51 Eugenia Avenue, Kiawah Island, SC (TMS# 209-05-00-005). The subject property is located within the R-1, Residential Zoning District of Kiawah Island.

The subject property is approximately 19,999 square feet (0.46 acres) in size. The surrounding properties to the west and across Eugenia Ave are also located in the R-1, Residential Zoning District. The property bordering the Subject Property to the east contains a beach access pathway owned by the Kiawah Island Community Association (KICA) (TMS# 207-00-00-006). The subject property is not subject to review by the Kiawah Island Architectural Review Board.

The Town of Kiawah Island Land Use Planning and Zoning Ordinance allows a maximum lot coverage of 33% for the subject property. The Ordinance defines Setback as *“a required minimum distance from the lot line, or street right-of-way, or OCRM critical line that establishes an area within which a structure shall be erected.”* The Ordinance defines Side Setback as, *“any setback other than a rear or front setback.”*

The Town of Kiawah Island Land Use Planning and Zoning Ordinance states: (5) Generators. *“In all zoning districts generators and generator stands may extend up to five feet into required side or rear setbacks only when all of the following conditions are met:*

- a. The proposed generator stand is being proposed for an existing home permitted prior to November 1, 2022. Generator stands installed at the time of new construction must meet required setbacks.*
- b. The generator cannot reasonably be accommodated in compliance with the setback required by otherwise applicable zoning requirements;*
- c. The generator is located to not impede emergency access;*
- d. 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 generator 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;*
- e. The generator stand is set back a distance of not less than ten feet from the adjacent side or rear property line;*
- f. The generator stand is adequately screened with plantings as determined by the Planning Director; and*
- g. A zoning permit is approved by the Planning Director.”*

According to Charleston County records, the home was acquired by the property owner in 2011 (Book 0246, Page 743). The Subject Property is currently under construction. A zoning permit was approved on August 12, 2024. A building permit was approved on October 29, 2024. The permitted plans for the proposed single-family residence did not include a generator stand.

The applicant's proposed plans include a generator stand on the east side of the home inside the left side setback. The proposed generator stand extends approximately 4 ft. 8 ½ inches into the required 15' side setback. Distance from the proposed generator stand and the property line is approximately 10 ft. 3 ½ inches. The dimensions of the proposed generator stand are approximately 10 ft. by 5 ft. 6 inches. The total encroachment into the required side setback is approximately 50 square feet.

The applicant provided two letters of support from adjacent neighbors at 52 Eugenia Ave and 53 Eugenia Ave.

Please see the attachments for additional information regarding this request. A site inspection was conducted on October 3, 2025. The following determinations were made regarding the Approval Criteria for Variances, as stated in Chapter 12 of the Town of Kiawah Island Land Use Planning and Zoning Ordinance, Article II, Division 5, Section 12-163.(4):

Staff Findings:

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

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

Staff Response: **There may be extraordinary and exceptional conditions pertaining to the property due to the large grand oaks located in the front buildable area of the lot, and the existing beach access pathway located adjacent to the proposed generator stand. Per the applicant's letter of intent, "*Specimen Live Oaks: The home was sited back away from several mature live oak trees along the front setback in order to preserve them and let them better thrive. Protecting these oak trees, along with the unsightliness from Eugenia Avenue, eliminates the potential remote placement of the generator within the building setback. A letter is included from Arbor Care (Danny Milleman) that speaks to the reduction of the impact on these grand oaks that having the stand located as we are requesting will have.*"**

§ 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. Existing structures in the vicinity may or may not have similar encroachments based on current setback standards. The adjacent parcel owned by the Kiawah Island Community Association creates a unique condition adding an additional buffer between the subject property and the adjacent neighbor**

at 53 Eugenia Ave. Per the applicant's letter of intent, "the exact nature of the situation of the trees on this property does indeed present a unique situation. After gaining access to the home with a driveway layout and stairs, there is no placement of the generator within the setback that would not negatively affect the root structures of the grand oaks and also directly impact the foliage with exhaust."

§ 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 51 Eugenia Ave would prohibit the construction of the proposed addition as the proposed structure would encroach into the required 15 ft. side setback. However, it does not unreasonably restrict the utilization of the property. Per the applicant's letter of intent, **"With increased storm activity and more frequent and extreme water rise events, backup power is now an essential infrastructure for a residential property, particularly on Kiawah Island where power outages during storms are frequent and can last for extended periods."**

§ 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 generator stand is positioned on the east side of the home. The neighboring property to the east is an existing beach access pathway and is currently screened by vegetation. Additionally, the applicant has prepared a landscaping plan to further increase the screening of the proposed generator stand from neighbors. Per the applicant's letter of intent, **"The site plan indicates the generator will be heavily screened with landscape screening on all sides, and 1x6 Boral shiplap with 1" gaps, painted, on all sides, to above the top of the generator, to minimize visual impact on adjacent properties."**

§ 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 proposed generator installation is an accessory use that is**

permitted in the residential zoning district.”

§ 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, “This variance is sought purely for functional necessity and emergency preparedness, not for economic gain.”**

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

Staff Response: **The need for the variance may be the result of the applicant’s own actions. Per the applicant’s letter of intent, “All limiting factors on the property (grand oaks, mature vegetation, topography, existing infrastructure) existed prior to this application.”**

§ 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: **The variance, if granted, may not be contrary to the public or neighborhood interest, nor adversely affect other properties in the vicinity. The proposed generator stand is located on the left side of the residence, adjacent to an existing screened beach access pathway. The applicant has also provided a landscaping plan designed to further enhance the visual screening of the generator stand. Per the applicant’s letter of intent, “With proper screening as shown on the site plan, the generator will have minimal impact on neighboring properties. Our goal is to make the generator impossible to see from any neighboring home, and difficult if not impossible to see even from the boardwalk.”**

§ 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.**

Board of Zoning Appeals’ Action:

The Board of Zoning Appeals may approve, approve with conditions or deny Case #BZA25-000015 (Variance for the reduction of the required 15-foot side setback by approximately 50 square feet for the installation of a proposed generator stand located at 51 Eugenia Avenue, Kiawah Island, SC (TMS# 209-05-00-005) based on the BZA’s “Findings of Fact”, unless additional information is deemed necessary to make an informed decision.



LEGEND

- 10 — CONTOUR LINE WITH ELEVATION
- 24" + DIAMETER OAK
- 12" + DIAMETER OAK
- BUILDABLE AREA
- NON-BUILDABLE AREA
- PRIMARY DRIVES + WALKS
- SECONDARY LOT COVERAGE

GENERAL NOTES:

- REFERENCE PLAT BOOK J, PAGE 122
- ELEVATIONS AND CONTOURS REFER TO MEAN SEA LEVEL.
- TMS NUMBER 209-05-00-005
- TOTAL AREA OF PROPERTY IS 19,999 SF OR .45 ACRES.
- PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE VE, ELEVATION 12. SHOWN ON COMMUNITY PANEL 45019C-0805K DATED JANUARY 29, 2021.

LOT COVERAGE CALCULATIONS:

LOT SIZE:	19,999 SF
HIGHLAND AREA:	19,999 SF
MAX. ALLOWABLE LOT COVERAGE:	6,599 SF (33%)
MIN. OPEN SPACE:	11,999 SF (60%)

BUILDING FOOTPRINT: 2,384 SF

SCREENED + COVERED: 1,215 SF

OPEN DECKING + STAIRS: 1,140 SF

PRIMARY DRIVE + WALKS: 1,742 SF

RAISED PLANTERS: 0 SF

POOL + SPA: 0 SF

HVAC STAND : (GEOTHERMAL) 0 SF

GENERATOR STAND : 55 SF

TOTAL LOT COVERAGE : 6,536 SF

HIGHLAND AREA: 19,999 SF

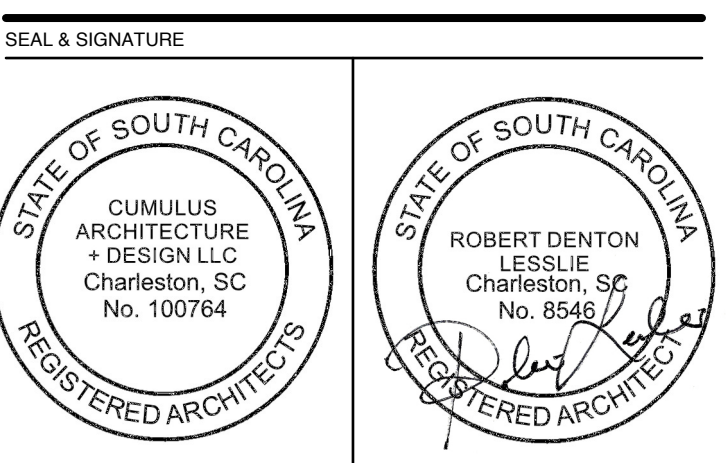
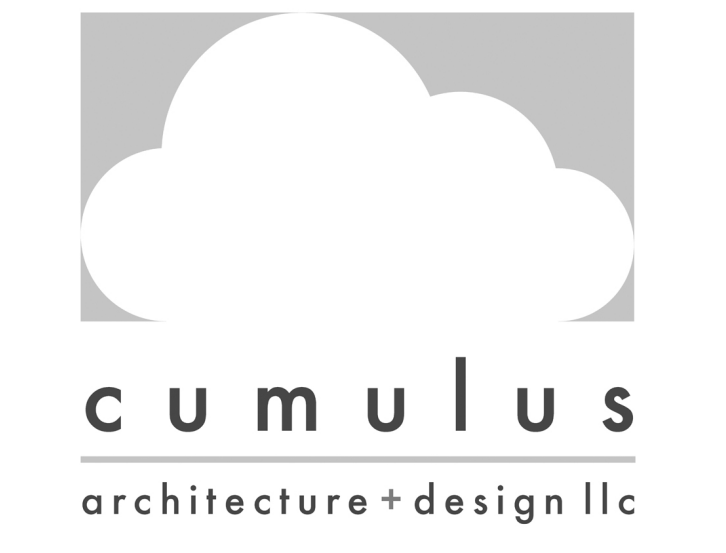
LOT COVERAGE %: 32.7%

SECONDARY ELEMENTS SF: 310 SF

PRIMARY + SECONDARY TOTAL %: 34.5% (not to exceed 39.67%)

GENERATOR STAND
8.25.25

PERMIT SET
7.23.24



WARNING: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE EXPLICIT DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS ITEM IN ANY WAY.

PROJECT TITLE

THE HARRIGAN RESIDENCE
51 Eugenia Avenue
Kiawah Island, SC

DRAWING NAME

SITE PLAN

DATE: 5.28.25 **DRAWN BY:** RDL **PROJECT NO.:** 02.16

SHEET NUMBER: A-100

A1 EXISTING SITE PLAN
SCALE: 1" = 10'-0"

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SCALE: 1" = 10'-0"

LEGEND

- 10 — CONTOUR LINE WITH ELEVATION
- 24" + DIAMETER OAK
- 12" + DIAMETER OAK
- BUILDABLE AREA
- NON-BUILDABLE AREA
- PRIMARY DRIVES + WALKS
- SECONDARY LOT COVERAGE

GENERAL NOTES:

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- TMS NUMBER 209-05-00-005
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LOT SIZE:	19,999 SF
HIGHLAND AREA:	19,999 SF
MAX. ALLOWABLE LOT COVERAGE:	6,599 SF (33%)
MIN. OPEN SPACE:	11,999 SF (60%)

BUILDING FOOTPRINT: 2,384 SF

SCREENED + COVERED: 1,215 SF

OPEN DECKING + STAIRS: 1,140 SF

PRIMARY DRIVE + WALKS: 1,742 SF

RAISED PLANTERS: 0 SF

POOL + SPA: 0 SF

HVAC STAND : (GEOTHERMAL): 0 SF

GENERATOR STAND : 55 SF

TOTAL LOT COVERAGE : 6,536 SF

HIGHLAND AREA: 19,999 SF

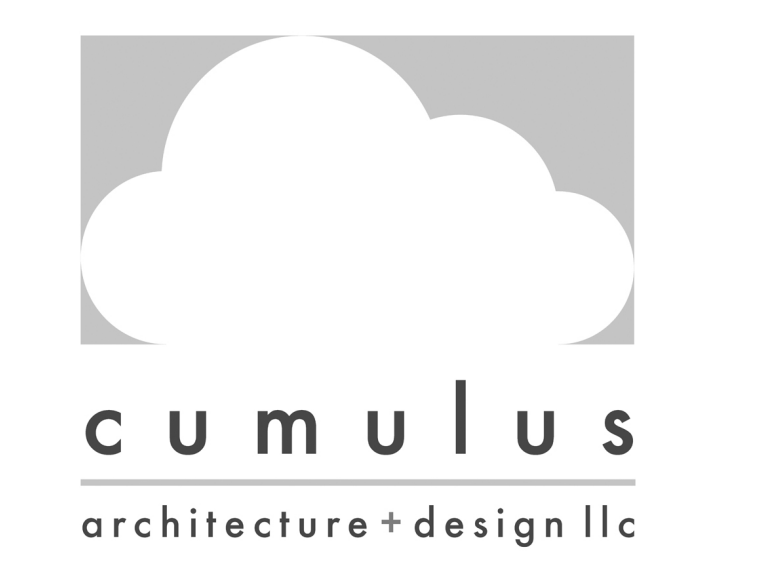
LOT COVERAGE %: 32.7%

SECONDARY ELEMENTS SF: 310 SF

PRIMARY + SECONDARY TOTAL %: 34.5%
(not to exceed 39.67%)

GENERATOR STAND
8.25.25

PERMIT SET
7.23.24



SEAL & SIGNATURE

STATE OF SOUTH CAROLINA

CUMULUS ARCHITECTURE + DESIGN LLC
Charleston, SC
No. 100764

REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA

ROBERT DENTON
LESLIE
Charleston, SC
No. 8546

REGISTERED ARCHITECT

WARNING: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE EXPLICIT DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS ITEM IN ANY WAY.

PROJECT TITLE

THE HARRIGAN RESIDENCE
51 Eugenia Avenue
Kiawah Island, SC

DRAWING NAME
SITE PLAN

DATE: 5.28.25 DRAWN BY: RDL PROJECT NO.: 02.16

SHEET NUMBER: **A-100**



GENERATOR STAND TO BE SCREENED WITH THE FOLLOWING:
- LANDSCAPE SCREENING - 2X6 BORAL SHIP LAP WITH 1" GAPS, PAINTED

APPROXIMATE LOCATION OF BURIED PROPANE TANK
BURIAL DEPTH - 18" MINIMUM. REFERENCE PROTECTION REQUIREMENTS NOTED IN NFPA 58-17

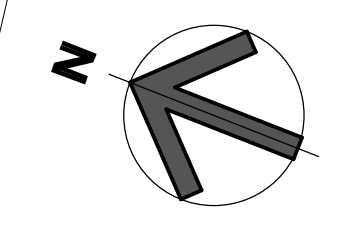
NEIGHBORING BUILDABLE LINE

ZONE-AE 10'
ZONE-VE 12'

TMS No. 207-00-00-006
KIAWAH ISLAND ROAD NETWORK
51 EUGENIA LLC

TMS No. 209-05-00-006
LOT 27
53 EUGENIA LLC

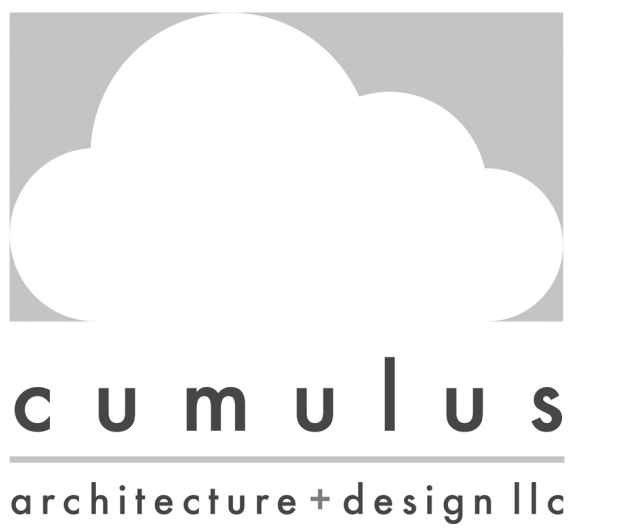
TMS No. 207-00-00-004
LOT 25
MARVIN P KIMMEL REV TRUST





GENERATOR STAND
8.25.25

PERMIT SET
7.23.24



SEAL & SIGNATURE

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PROJECT TITLE

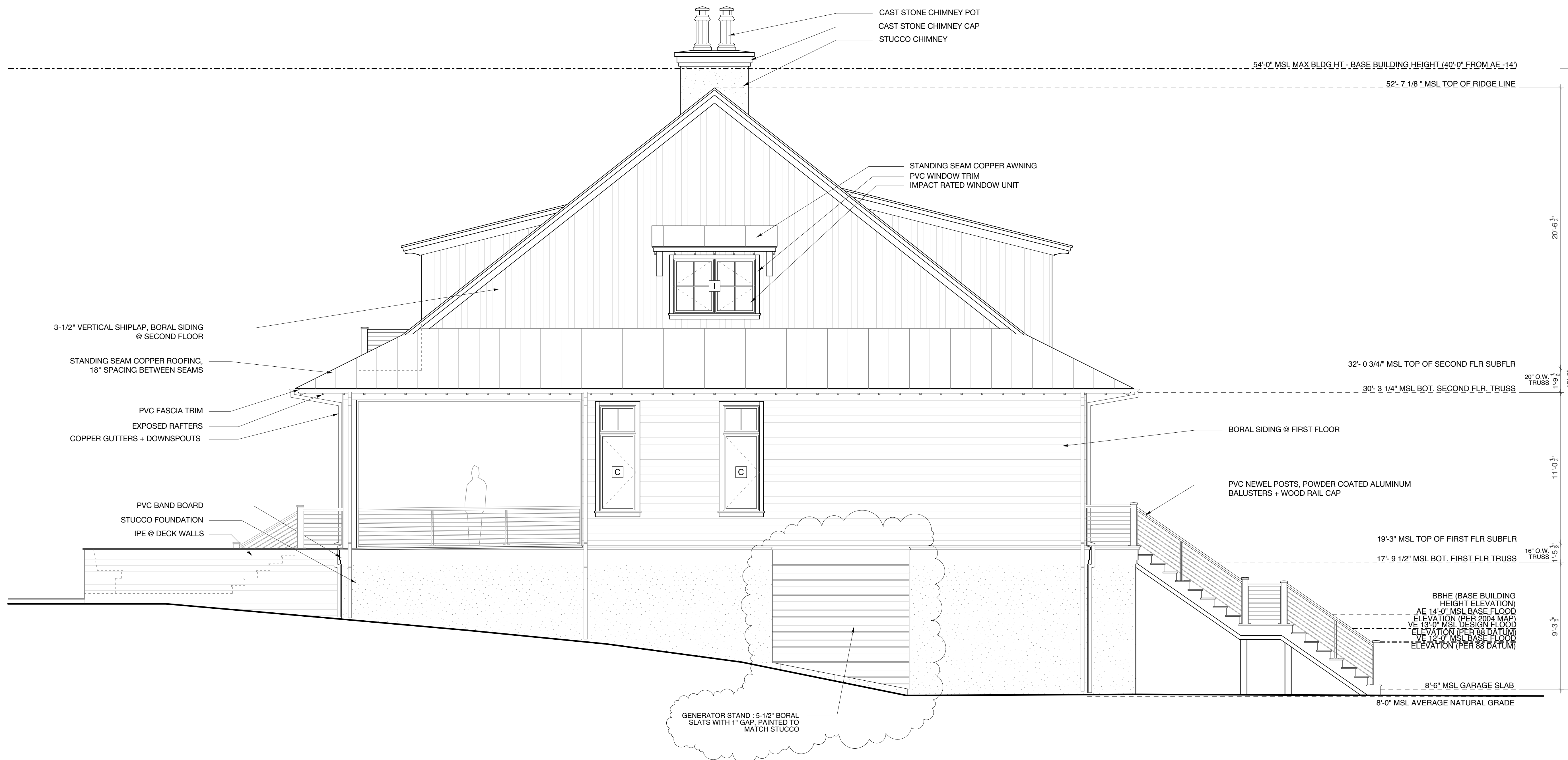
THE HARRIGAN RESIDENCE
51 Eugenia Avenue
Kiawah Island, SC

DRAWING NAME

NORTH ELEVATION

DATE: 5.28.25 DRAWN BY: RDL PROJECT NO.: 02.16

SHEET NUMBER: **A-200**

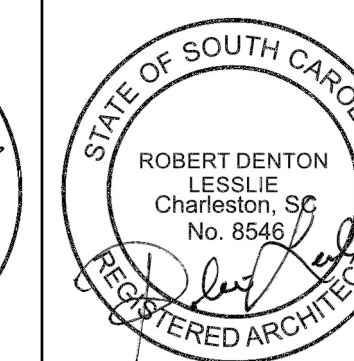
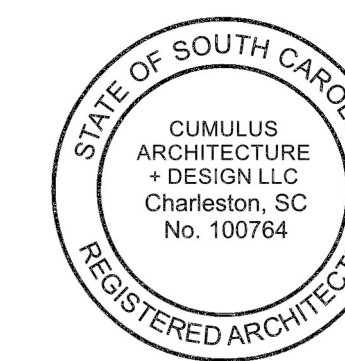


GENERATOR STAND
 8.25.25

PERMIT SET
 7.23.24



SEAL & SIGNATURE



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PROJECT TITLE

THE HARRIGAN RESIDENCE

51 Eugenia Avenue
 Kiawah Island, SC

DRAWING NAME

EAST ELEVATION

DATE: 5.28.25 DRAWN BY: RDL PROJECT NO.: 02.16

SHEET NUMBER:

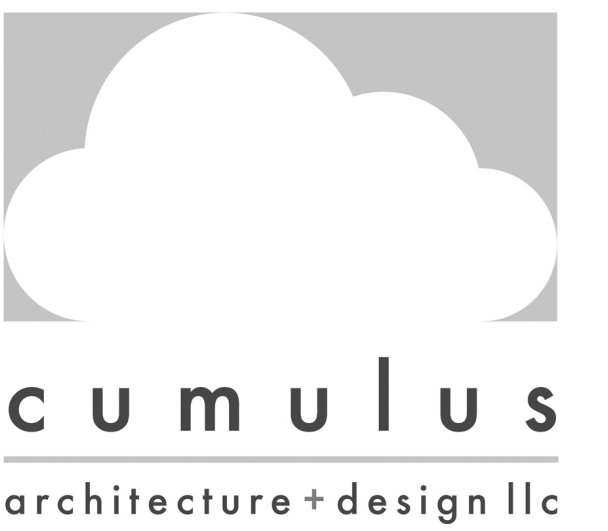
A-203

A1 EAST ELEVATION
 SCALE: 1/4" = 1'-0"

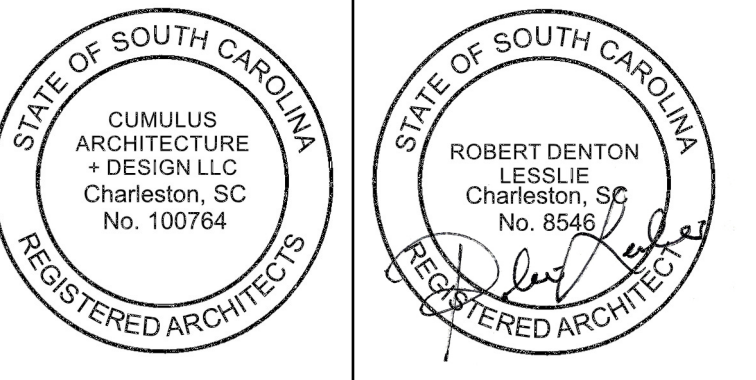


GENERATOR STAND
8.25.25

PERMIT SET
7.23.24



SEAL & SIGNATURE



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PROJECT TITLE

THE HARRIGAN RESIDENCE

51 Eugenia Avenue
Kiawah Island, SC

DRAWING NAME

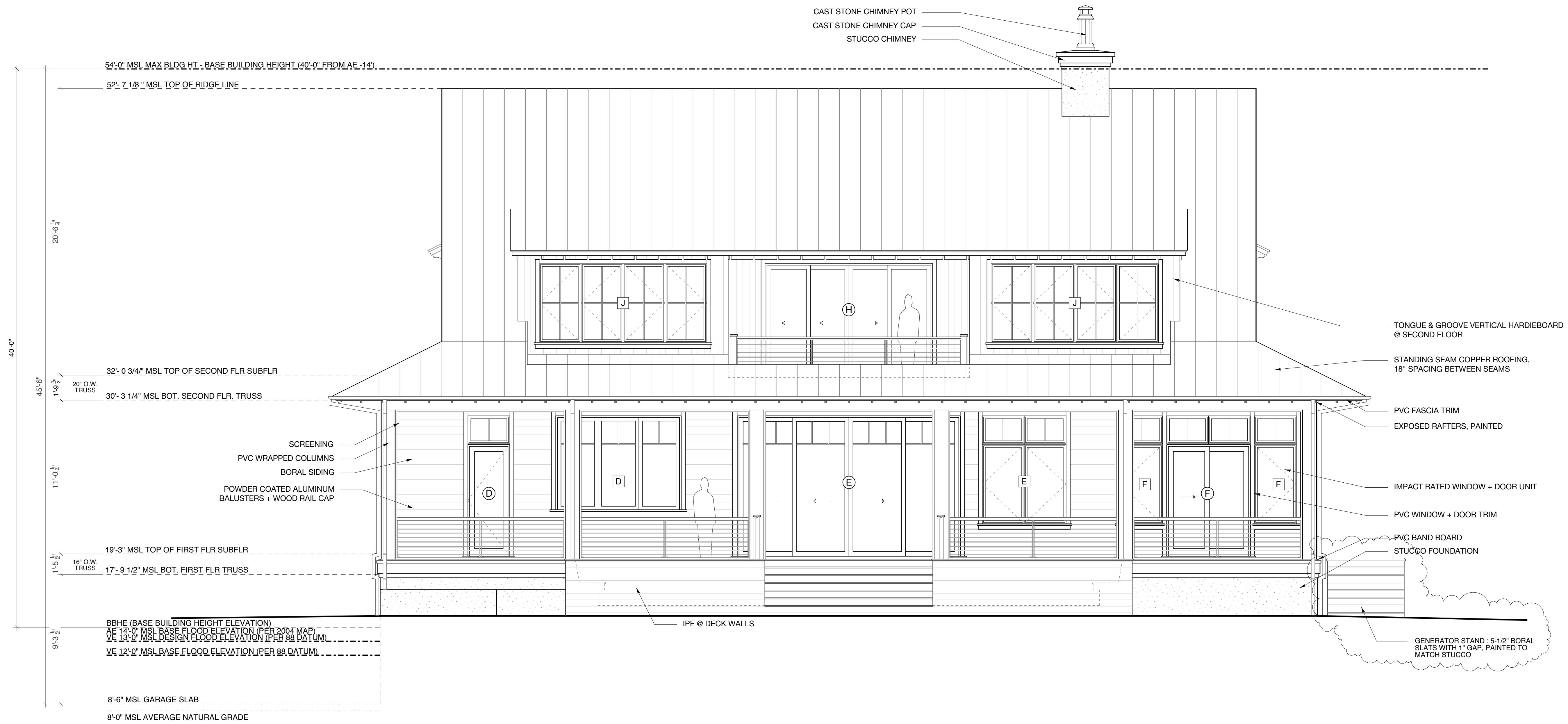
NORTH ELEVATION

DATE: 5.28.25 DRAWN BY: RDL PROJECT NO.: 02.16

SHEET NUMBER: **A-200**

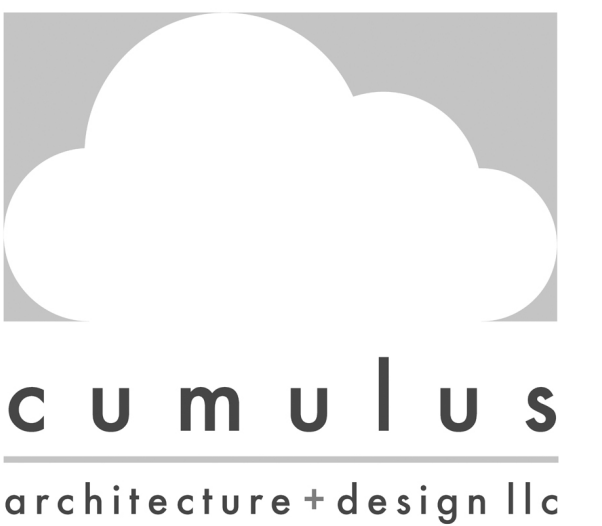
A1 NORTH ELEVATION (FROM EUGENIA AVENUE)

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

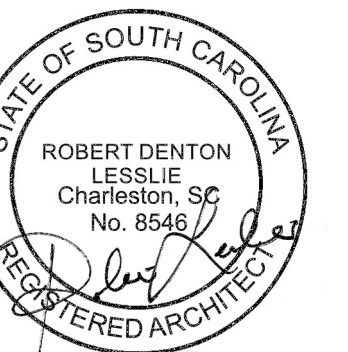
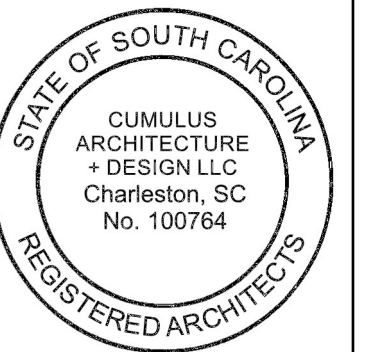


GENERATOR STAND
8.25.25

PERMIT SET
7.23.24



SEAL & SIGNATURE



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PROJECT TITLE

THE HARRIGAN RESIDENCE

51 Eugenia Avenue
Kiawah Island, SC

DRAWING NAME

SOUTH ELEVATION

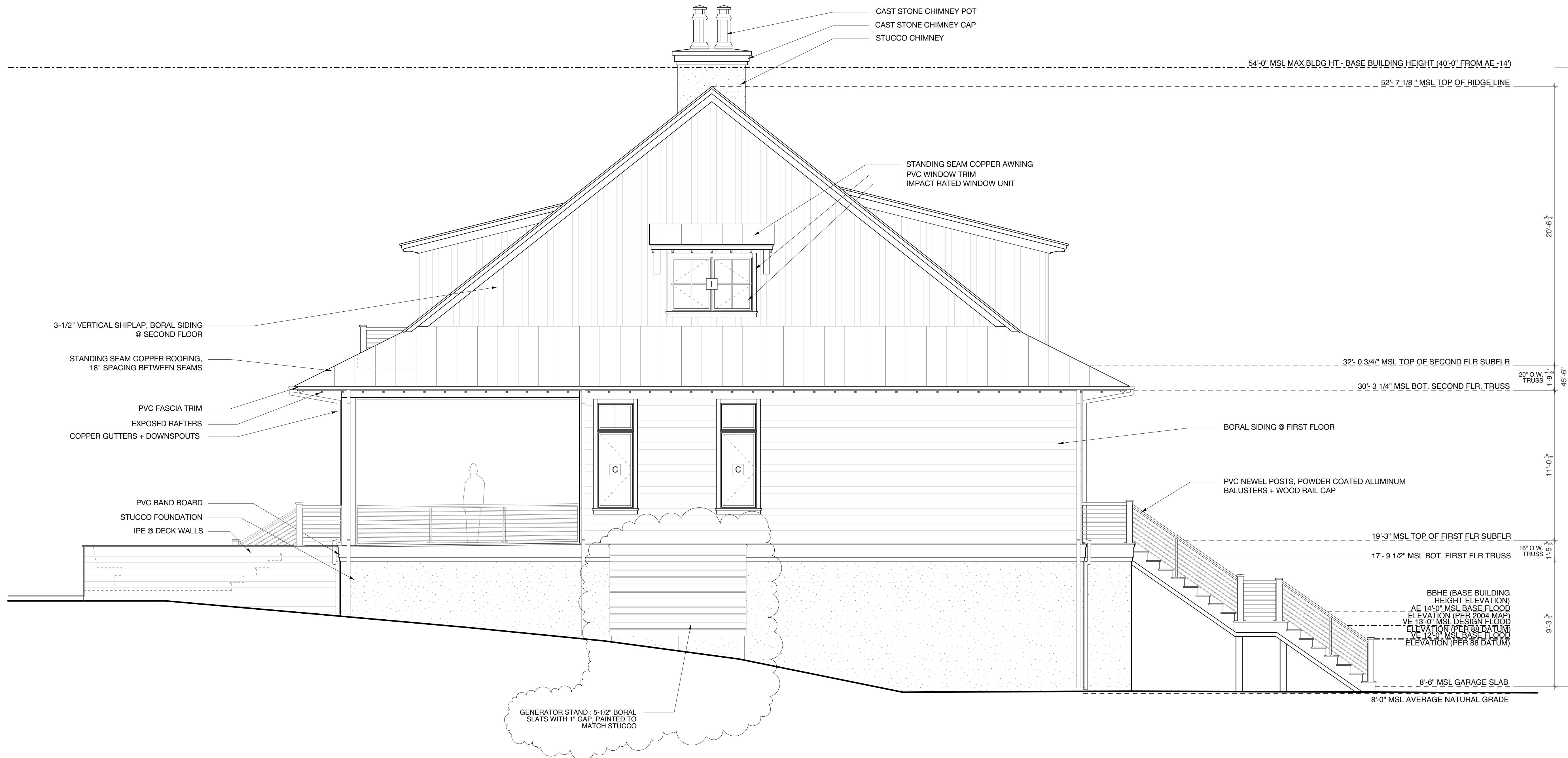
DATE: 5.28.25 DRAWN BY: RDL PROJECT NO.: 02.16

SHEET NUMBER:

A-202

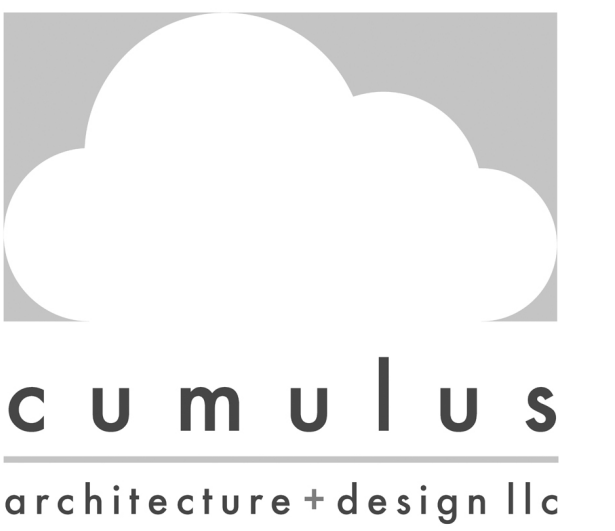
A1 SOUTH ELEVATION (VIEW FROM OCEAN)

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

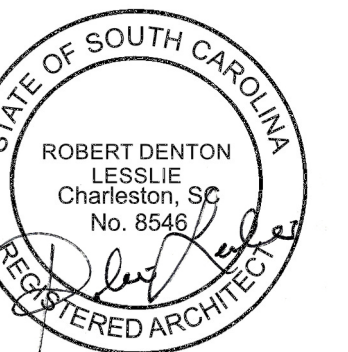
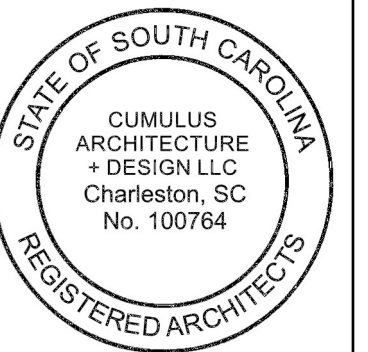


GENERATOR STAND
 8.25.25

PERMIT SET
 7.23.24



SEAL & SIGNATURE



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PROJECT TITLE

THE HARRIGAN RESIDENCE

51 Eugenia Avenue
 Kiawah Island, SC

DRAWING NAME

EAST ELEVATION

DATE: 5.28.25 DRAWN BY: RDL PROJECT NO.: 02.16

SHEET NUMBER:

A-203

A1 EAST ELEVATION
 SCALE: 1/4" = 1'-0"



GENERATOR STAND
8.25.25

PERMIT SET
7.23.24



SCALE & SIGNATURE



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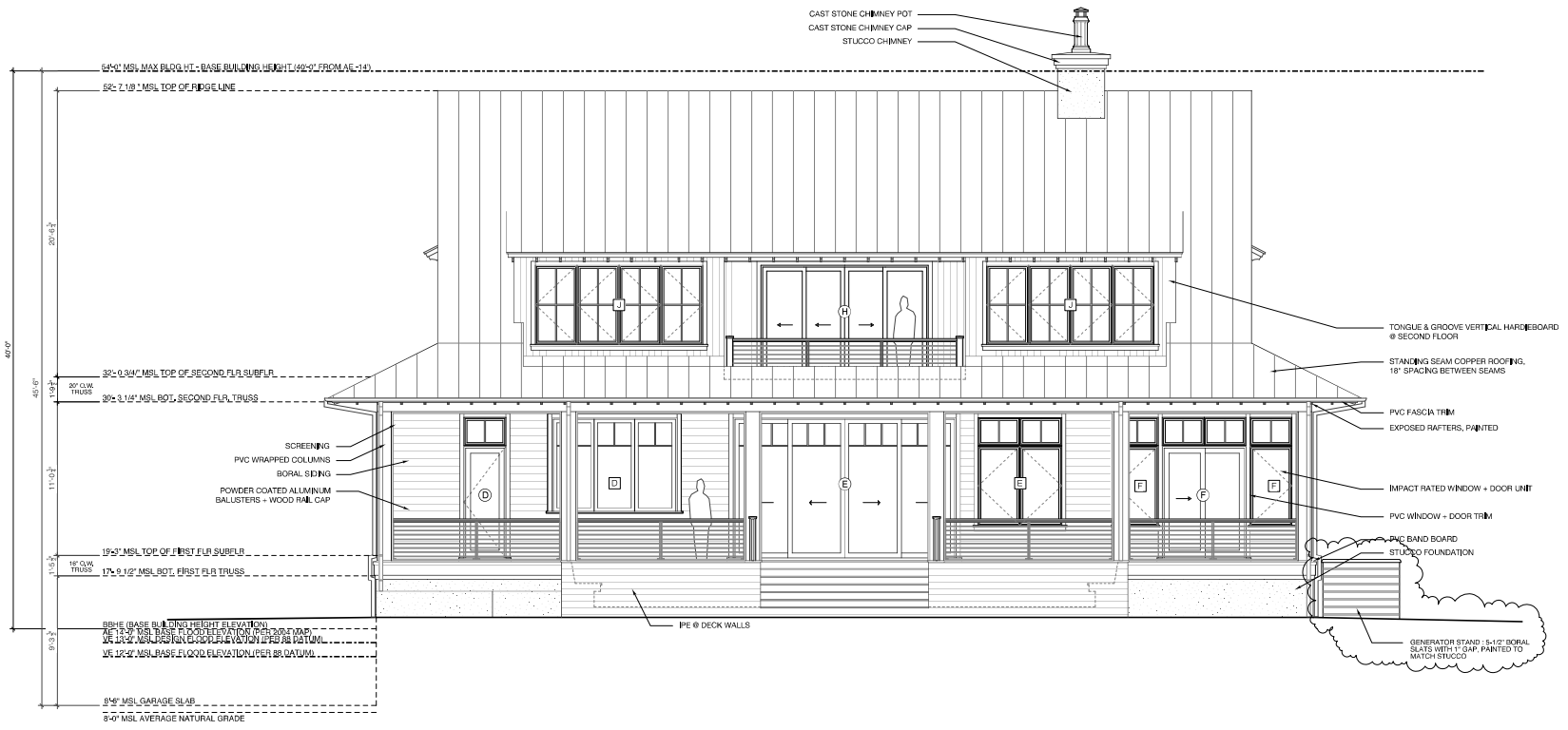
THE HARRIGAN RESIDENCE
51 Eugenia Avenue
Kiawah Island, SC

DRAWING NAME
NORTH ELEVATION

DATE: 5.28.25 DRAWN BY: RDL PROJECT NO.: 02.16

SHEET NUMBER: **A-200**

A1 NORTH ELEVATION (FROM EUGENIA AVENUE)
SCALE: 1/4" = 1'-0"



GENERATOR STAND
8.25.25

PERMIT SET
7.23.24



SCALE & SIGNATURE



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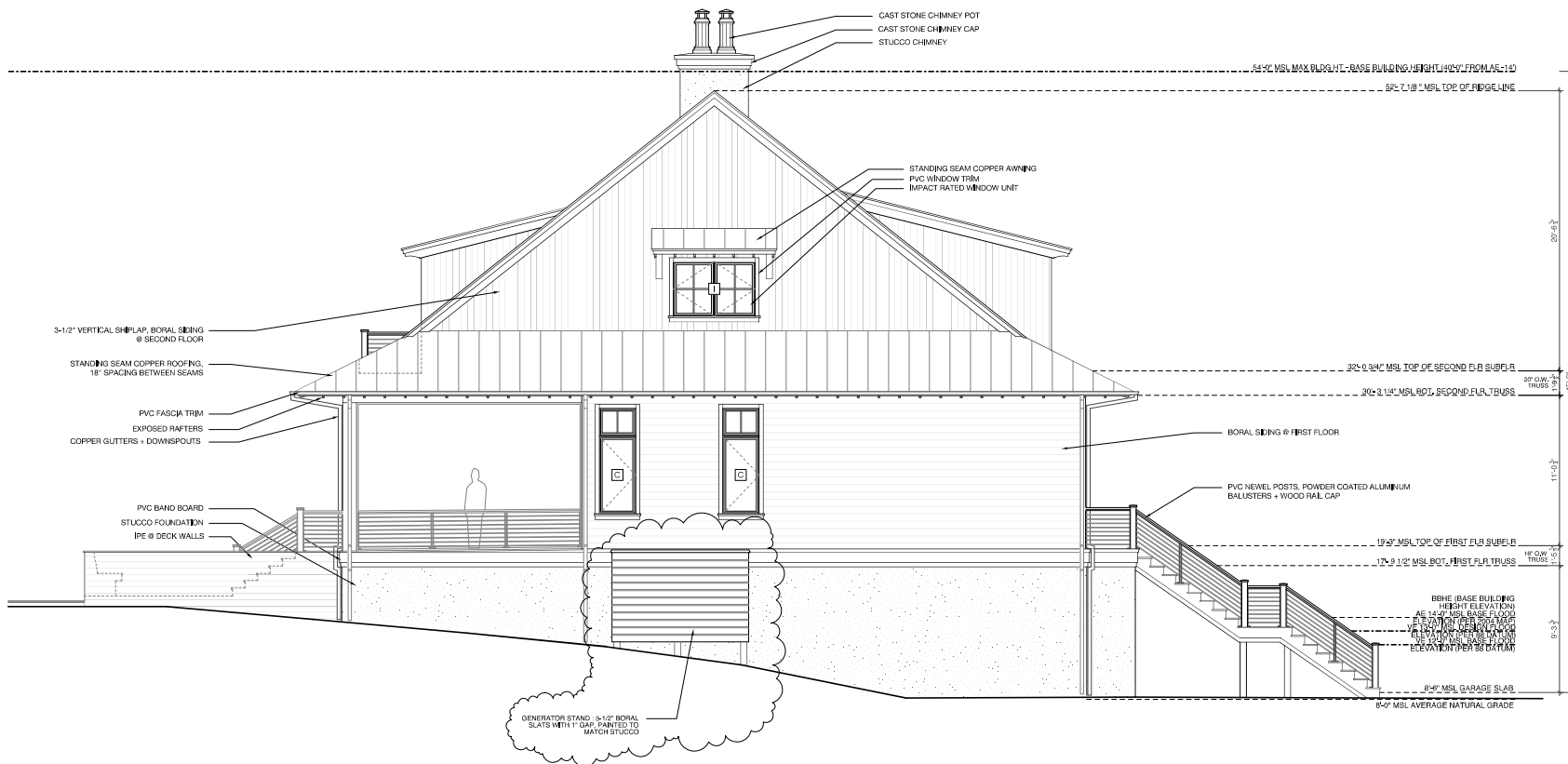
PROJECT TITLE
THE HARRIGAN RESIDENCE
51 Eugenia Avenue
Kiawah Island, SC

DRAWING NAME
SOUTH ELEVATION

DATE: 5.28.25 DRAWN BY: RDL PROJECT NO.: 02.16

SHEET NUMBER: **A-202**

A1 SOUTH ELEVATION (VIEW FROM OCEAN)
SCALE: 1/4" = 1'-0"

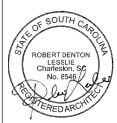


GENERATOR STAND
8.25.25

PERMIT SET
7.23.24



SCALE & SIGNATURE



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THE HARRIGAN RESIDENCE
51 Eugenia Avenue
Kiawah Island, SC

DRAWING NAME
EAST ELEVATION

DATE: 5.28.25 DRAWN BY: RDL PROJECT NO.: 02.16

SHEET NUMBER: **A-203**

A1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND

- 10 — CONTOUR LINE WITH ELEVATION
- 24" + DIAMETER OAK
- 12" + DIAMETER OAK
- BUILDABLE AREA
- NON-BUILDABLE AREA
- PRIMARY DRIVES + WALKS
- SECONDARY LOT COVERAGE

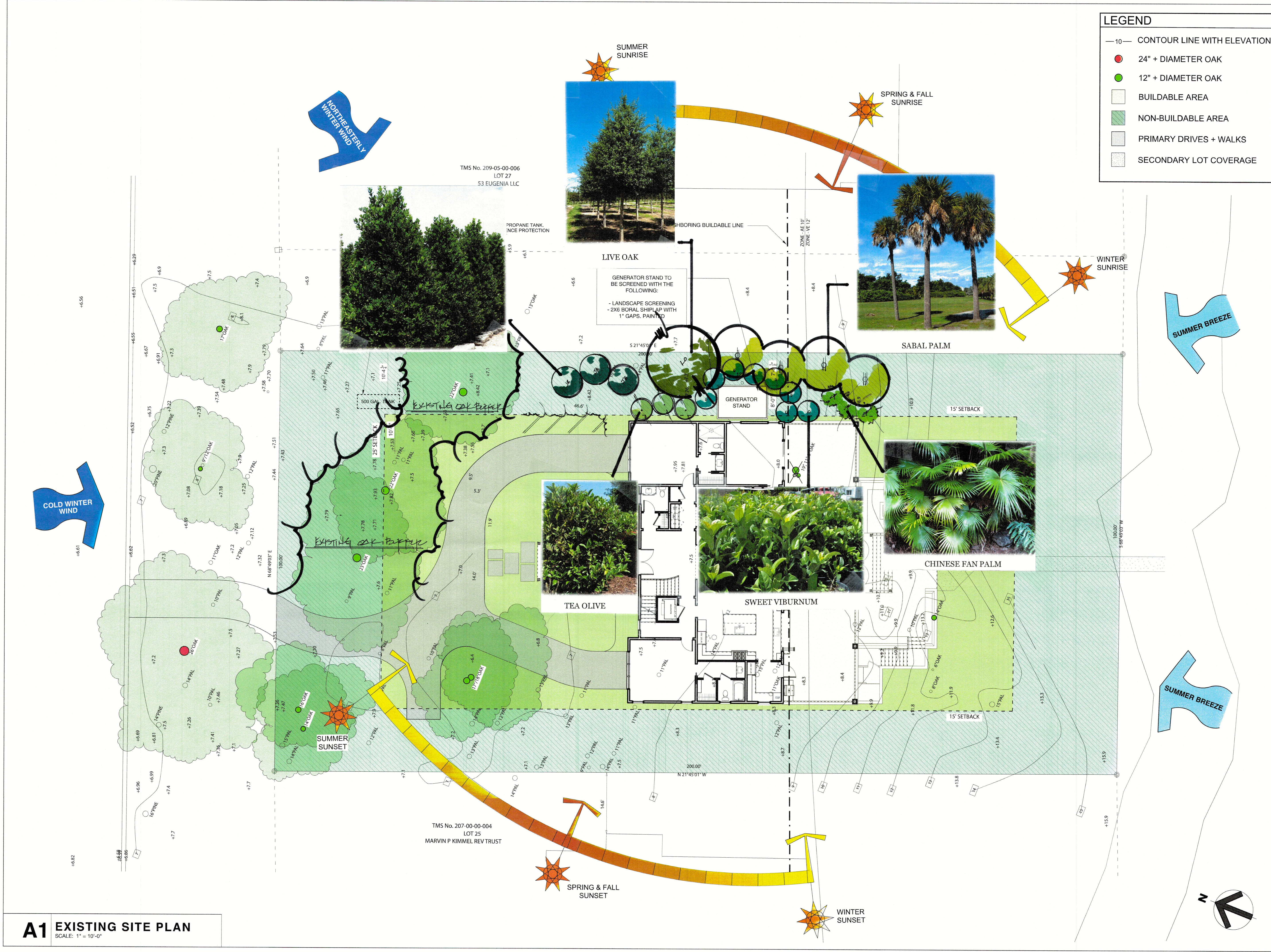
GENERAL NOTES:

1. REFERENCE PLAT BOOK J, PAGE 122
2. ELEVATIONS AND CONTOURS REFER TO MEAN SEA LEVEL.
3. TMS NUMBER 209-05-00-005
4. TOTAL AREA OF PROPERTY IS 19,999 SF OR .45 ACRES.
5. PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE V-F. ELEVATION 12. SHOWN ON COMMUNITY PANEL 45019C-0805K DATED JANUARY 29, 2021.

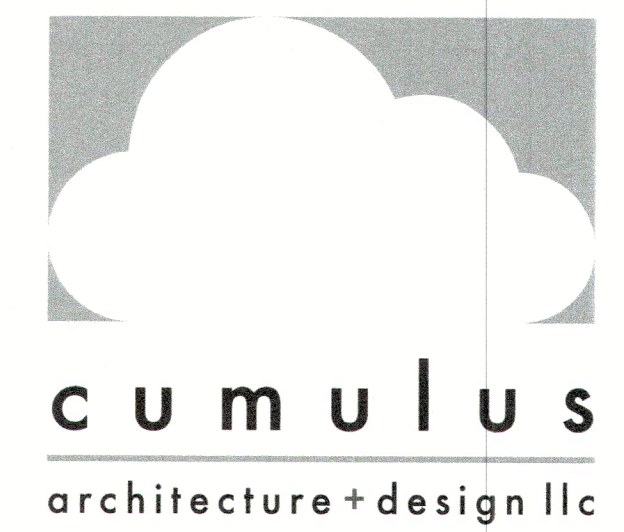
LOT COVERAGE CALCULATIONS:

LOT SIZE:	19,999 SF
HIGHLAND AREA:	19,999 SF
MAX. ALLOWABLE LOT COVERAGE:	6,599 SF (33%)
MIN. OPEN SPACE:	11,999 SF (60%)

BUILDING FOOTPRINT:	2,384 SF
SCREENED + COVERED:	1,215 SF
OPEN DECKING + STAIRS:	1,140 SF
PRIMARY DRIVE + WALKS:	1,742 SF
RAISED PLANTERS:	0 SF
POOL + SPA:	0 SF
HVAC STAND : (GEOTHERMAL)	0 SF
GENERATOR STAND :	96 SF
TOTAL LOT COVERAGE :	6,577 SF
HIGHLAND AREA:	19,999 SF
LOT COVERAGE %:	32.9%
SECONDARY ELEMENTS SF:	310 SF
PRIMARY + SECONDARY TOTAL %:	34.5%
(not to exceed 39.67%)	



(sheet revised 7.17.25)
PERMIT SET
7.23.24



SEAL & SIGNATURE

STATE OF SOUTH CAROLINA
 CUMULUS ARCHITECTURE + DESIGN LLC
 Charleston, SC
 No. 100764
 REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
 ROBERT DENTON FESSLE
 Charleston, SC
 No. 8548
 REGISTERED ARCHITECT

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PROJECT TITLE

THE HARRIGAN RESIDENCE
 51 Eugenia Avenue
 Kiawah Island, SC

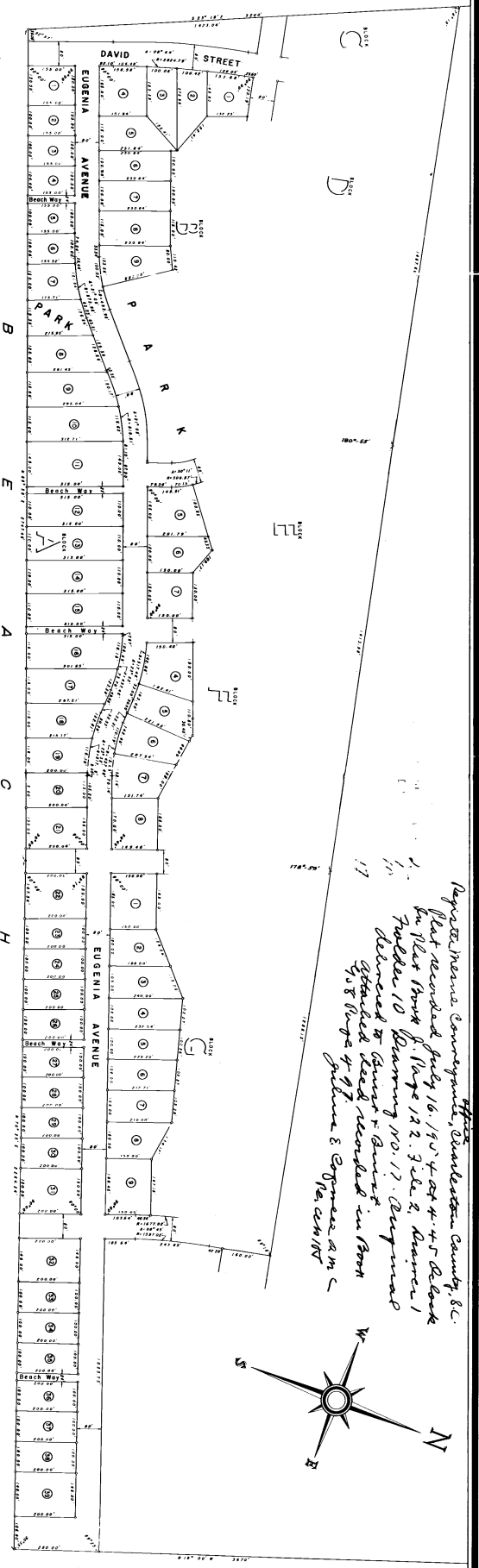
DRAWING NAME

SITE PLAN

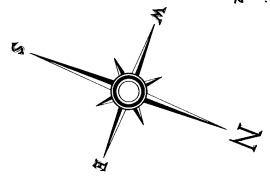
DATE:	DRAWN BY:	PROJECT NO.:
5.28.25	RDL	02.16
SHEET NUMBER:		A-100

A1 EXISTING SITE PLAN
 SCALE: 1" = 10'-0"

A T L A N T I C O C E A N



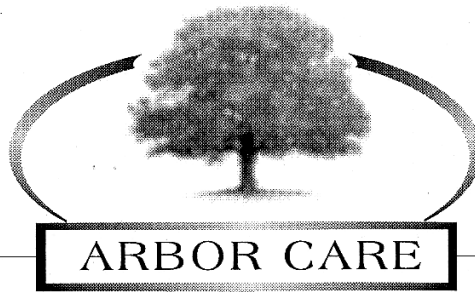
Page 22, Inanna Conveyance, Charleston County, S.C.
 Plat recorded July 16, 1904, at 4:45 P.M.
 by Plat Book B, Page 122, 3d & 4th
 Volume 10 Planning No. 17. Conveyance
 executed by James & Annie
 408 N. W. 97
 Volume 8, Page 214, N



SECTION NO. 1
 TRACT NO. 1
 KIAWAH ISLAND

JOE W. ARNOLD & CO.
 ENGINEERS & SURVEYORS
 ATLANTA, GA.
 KIAWAH ISLAND, S.C.

MAY 12, 1934



BRIAN MILLEMAN - 843.729.8358
DANNY MILLEMAN - 843.834.5999
SAMMY MILLEMAN - 843.834.5600

I.S.A. CERTIFIED ARBORIST # S.O. - 0226
I.S.A. CERTIFIED ARBORIST # S.O. - 5307A
I.S.A. CERTIFIED ARBORIST # S.O. - 5720A

Arborist Report

Location: 51 Eugenia Ave, Kiawah Island, SC 29455.

9-2-25

Regarding: Assessment/Recommendation of generator/stand location on property.

Assessment: Meeting on site to look at potential locations for generator location and stand with relation or potential impact to trees on site.

In terms of potential impact to the existing native and mature trees on the lot, location the generator where it will not impact the mature trees on site would be ideal from a tree or Certified Arborist perspective. The front portion of the lot has a large number of mature trees, of which the home and driveway were designed around to minimize impact to both the Tree Canopies and Critical Root Zones (CRZs) of the trees.

To this point the project has been a good model of not impacting the mature trees at the front portion of the lot and designing around them to have as little impact as possible.

My recommendation as a Certified Arborist is to try to place the generator location where it will not impact tree canopy, or critical root zone (CRZ). An additional factor with a generator is the exhaust or emissions that will be displaced when running and the potential impact that exhaust can have to tree canopy.

If possible, my recommendation for generator location would on the side of the house where there are not potential impacts to the existing native trees that are mature and have been diligently designed around to preserve maintain the health of the trees and canopy the best as can be.

Any questions please contact me. Thank you,

Danny Milleman
Arbor Care
I.S.A. Certified Arborist # S. O. 5307A



LETTER OF INTENT

Board of Zoning Appeals Variance Application

Date: 9/8/25

Town of Kiawah Island Board of Zoning Appeals
Town of Kiawah Island Municipal Center
4475 Betsy Kerrison Parkway
Kiawah Island, SC 29455

RE: Variance Request for Side Building Setback Encroachment - Generator Installation
Property Address: 51 Eugenia Avenue, Kiawah Island, SC
Tax Map Number: 209-05-00-005
Property Owner: 51 Eugenia LLC, Elliott and Terrell Harrigan

PROJECT DESCRIPTION

I am respectfully requesting a variance from the Town of Kiawah Island Land Use Planning and Zoning Ordinance to allow for the installation of a residential backup generator that will encroach into the required side building setback. Based on the site plan, the proposed generator will be located approximately 10'-0" from the left side property line, requiring a variance of approximately 5'-0" from the required 15-foot side setback requirement.

The generator is essential for providing backup power during storm events and power outages, which are common occurrences on Kiawah Island. The proposed location shown on the site plan is the most feasible option due to the unique constraints of the property and the significant specimen oak trees at the front. The existing natural buffer to the left side of the property, including the wide beach access between our home and the neighbor (53 Eugenia). We also intend to fully shield the generator stand from view with additional plantings on all three sides.

VARIANCE CRITERIA ANALYSIS

Pursuant to Chapter 12 of the Town of Kiawah Island Land Use Planning and Zoning Ordinance, Section 12-163(4), I respectfully submit the following responses to each variance approval criterion:

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

There are extraordinary and exceptional conditions pertaining to this particular piece of property that necessitate this variance request:

- **Building Configuration:** The existing home's design and orientation leave no room within the setback adjacent to the structure to place the generator stand
- **Specimen Live Oaks:** The home was sited back away from several mature live oak trees along the front setback in order to preserve them and let them better thrive. Protecting these oak trees, along with the unsightliness from Eugenia Avenue, eliminates the potential remote placement of the generator within the building setback. A letter is included from Arbor Care (Danny Milleman) that speaks to the reduction of the impact on these grand oaks that having the stand located as we are requesting will have.

These conditions create unique challenges that severely limit the available area for generator installation while maintaining proper clearances and accessibility

(b) These conditions do not generally apply to other property in the vicinity

- Although similar conditions may indeed exist on other properties, the exact nature of the situation of the trees on this property does indeed present a unique situation. After gaining access to the home with a driveway layout and stairs, there is no placement of the generator within the setback that would not negatively affect the root structures of the grand oaks and also directly impact the foliage with exhaust.

(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 these extraordinary conditions, strict application of the ordinance to this particular property would effectively prohibit or unreasonably restrict the reasonable utilization of the property:

- **Essential Infrastructure Need:** With increased storm activity and more frequent and extreme water rise events, backup power is now an essential infrastructure for a residential property, particularly on Kiawah Island where power outages during storms are frequent and can last for extended periods

- **No Alternative Locations:** Due to the mature tree preservation requirements, existing infrastructure, and topographical constraints, there are no other feasible locations on the property where a generator could be installed in compliance with setback requirements and still preserve the majestic oaks along the road and right of way.
- **Safety and Code Compliance:** The proposed location is the only area that allows proper clearances from the structure, utilities, and vegetation while maintaining required access for maintenance and safety
- **Reasonable Use Restriction:** Without backup power capability, the property's utility and habitability during emergency situations would be severely compromised. Most specifically, Woodwork and other finishes inside the home would be subject to extreme movement and mold growth without power to run dehumidification and conditioning equipment after an extended storm outage.

(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 be of substantial detriment to adjacent property or to the public good, and the character of the zoning district will not be harmed:

- **Appropriate Screening:** The site plan indicates the generator will be heavily screened with landscape screening on all sides, and 1x6 Boral shiplap with 1" gaps, painted, on all sides, to above the top of the generator, to minimize visual impact on adjacent properties
- **Existing Screening:** We picked the location partially because existing heavy foliage already heavily blocks sight and sound. Of course, we would add substantially more.
- **Minimal Encroachment:** The variance request is for approximately 50 SF – 5" X10'0". We will keep the stand as tight to the home structure as possible without touching to translate vibration. We had originally designed the stand at 8'x12', but wanted to minimize impact, so we consulted with the generator manufacturer to get the smallest footprint allowed and still maintain generator warranty. We plan to have the generator scale depicted in 3D with frame sticks in place for the board to see in person if helpful.
- **Noise Considerations:** Modern generators operate at acceptable noise levels and will only operate during power outages or brief once-weekly testing periods.

- Impact from the road: Having the generator away from the grand oak trees also has a benefit to everyone in the neighborhood – that it will be even better screened from the homes across the road and people passing by.
- Property Values: The installation will not negatively impact adjacent property values and demonstrates responsible property ownership and emergency preparedness
- District Character: The design of the stand maintains the residential character of the district and is consistent with other residential improvements
- Safety Enhancement: The generator improves property safety and emergency preparedness, benefiting the broader community
- We have an email of support from the most impacted private neighbor – the Savarese family at 53 Eugenia.

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

This variance request does not seek to:

- Allow establishment of a use not otherwise permitted in the zoning district
- Extend physically a nonconforming use of land
- Change zoning district boundaries shown on the official zoning map

The proposed generator installation is an accessory use that is permitted in the residential zoning district.

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

The fact that the property may be utilized more profitably is not a consideration for this variance request. This variance is sought purely for functional necessity and emergency preparedness, not for economic gain.

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

The need for this variance is not the result of the owner's own actions:

- Pre-existing Conditions: All limiting factors on the property (grand oaks, mature vegetation, topography, existing infrastructure) existed prior to this application

- Compliance Intent: This variance request is made in advance of any physical improvements and demonstrates intent to comply with applicable regulations
- Standard Infrastructure Need: The desire to install backup power generation is a reasonable and standard residential improvement, not a self-created hardship

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

Granting this variance will not be contrary to the public or neighborhood interest and will not adversely affect other property in the vicinity:

- Community Resilience: Backup power generation enhances community resilience during emergency situations, which is particularly important on Kiawah Island
- Responsible Development: The installation demonstrates responsible property ownership and emergency preparedness
- Minimal Impact: With proper screening as shown on the site plan, the generator will have minimal impact on neighboring properties. Our goal is to make the generator impossible to see from any neighboring home, and difficult if not impossible to see even from the boardwalk.
- Regulatory Compliance: The installation will comply with all other applicable building codes, safety requirements, and manufacturer specifications
- Most importantly, though, the Harrigans truly care about their neighborhood.
 - They took care in not overbuilding on the lot with the design of the home itself – overall height and HSF are smaller than most of the new homes built on the street. And they were careful not to go any further toward the beach with the siting to block neighbors’ views.
 - They have a long history on Kiawah, and specifically on Eugenia. I asked them to give me a quick synopsis. I just think it’s important to show that they only want to positively impact this neighborhood.

“I first came to Kiawah around 1965. My parents were friends with the Sosnowskis who had a home at 69 (?) Eugenia. Reverend Sosnowski was the assistant minister at St Philips where we went to church (i still do!). Sometime in the late 60s the Royals sold some cattle to my late Uncle Arthur Ravenel. My recollection is he was allowed to keep the cattle on the island for a period of time. Once he took my cousins and me to the island to ride

Shetland ponies.

In 1977 my parents bought a lot at 46 Eugenia avenue. The built house which was completed January of 1979. We always had a large family Thanksgiving at Kiawah.

In 2003 my wife and I bought 51 Eugenia. The house was originally built by John Walpole who was one of the large tomato farmers on Johns Island. The house was built in 1975 (?). He had the old wooden pilings. We had it evaluated by 3 structural engineers who all said they was increasingly at risk of coming down.

After length discussion we decided to tear it down and build a new home for the next generation. Our 3 children and growing number of grandchildren will enjoy many years (3 and counting)”

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

Granting this variance does not substantially conflict with the Town of Kiawah Island Comprehensive Plan or the purposes of the Zoning Ordinance:

- Infrastructure Goals: The Comprehensive Plan supports adequate infrastructure to serve residential development and community resilience
- Environmental Protection: The variance allows installation while preserving the health of the mature oaks at the alternative remote sitings. Should a mature Live Oak tree die from the impacts, we believe that would be a much bigger impact to the neighborhood.
- Orderly Development: The variance supports orderly development by allowing necessary infrastructure while maintaining setback protections to the greatest extent possible
- Public Safety: Emergency power generation supports public safety objectives during severe weather events common to the area

CONCLUSION

Based on the analysis above, I respectfully submit that this variance request meets all required criteria under South Carolina law and the Town of Kiawah Island Zoning Ordinance. The extraordinary conditions unique to this property – specifically the house siting and extensive mature Live Oak trees - make strict compliance with setback

requirements impossible without negative effects to the grand trees, while the proposed variance will have minimal impact on adjacent properties and the community.

The generator will be appropriately screened as shown on the site plan and will serve an important safety function for the property and broader community resilience. The most impacted private neighbor has given support, as well.

I respectfully request the Board of Zoning Appeals grant this variance to allow the installation of the proposed generator at the location shown on the attached site plan.

Thank you for your consideration of this request. I am available to answer any questions and provide additional information as needed.

Respectfully submitted,

Scott Koenig
President of Koenig Homes
3690 Betsy Kerrison Parkway
Suite 4B
Johns Island, SC 29455
(843) 212-2009
scott@koenigbuilt.com

On behalf of:

Elliott and Terrell Harrigan
51 Eugenia Avenue
Kiawah Island, SC 29455
(804) 366-1245
harrigan@theharrigans.info

Date: 8/9/25

ATTACHMENTS

- Site Plan showing existing conditions and proposed generator location
- Elevations from architect showing generator from each head-on direction.
- Preliminary Landscape Plan to show plant buffers
- Current approved plat of the property

- Current recorded deed to the property
- Restrictive Covenants Affidavit
- Letter from Danny Milleman at Arbor Care
- Support Email from the Savarese Family (53 Eugenia)
- Support Email from Bob Rummel (52 Eugenia)
- Photographs of the proposed installation area
- Inspiration Pictures of other similar setups.

Permit Application: Restrictive Covenants Affidavit

Town of Kiawah Island

Town of Kiawah Island Municipal Center
Planning Department
4475 Betsy Kerrison Parkway
Kiawah Island, SC 29455
Phone 843-768-9166
Fax 843-768-4764



I, SCOTT KOENIG [Print], have reviewed the Restrictive Covenants applicable to Parcel Identification Number(s) 209-05-00-005, located at (address) 51 Eugenia Ave., and the proposed permit application is not contrary to, does not conflict with, and is not prohibited by any of the restrictive covenants, as specified in South Carolina Code of Laws, Section 6-29-1145.

[Signature] [Signature] | 8-4-25 [Date]
SCOTT KOENIG [Print Name]

Explanation:
Effective July 1, 2007, South Carolina Code of Laws Section 6-29-1145 requires local governments to inquire in the permit application, or in written instructions provided to the applicant, if a tract or parcel of land is restricted by a recorded covenant that is contrary to, conflicts with or prohibits an activity for which a permit is being sought. [Section 6-29-1145 is copied on the back of this page].

FOR STAFF USE ONLY		
[Received By]	[Date]	[Application #]

Section 6-29-1145

WITNESS the Hand and Seal of the Grantors this 2nd day of April, in the year of our Lord Two Thousand Twelve and in the Two Hundred and Thirty-Sixth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

EUGENIA AVENUE NO. 1, LLC,
a South Carolina limited liability company

[Signature]
Witness #1

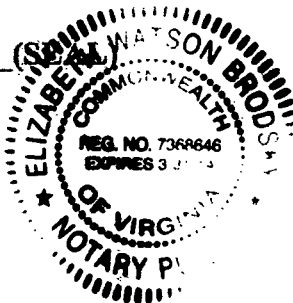
BY: [Signature]
Terrell L. Harrigan
ITS: Member

[Signature]
Witness #2

STATE OF Virginia)
City)
COUNTY OF Richmond)

The foregoing instrument was acknowledged before me by Eugenia Avenue No. 1, LLC, by Terrell L. Harrigan, its member, this 2nd day of April, 2012.

[Signature]
Notary Public for Virginia
My commission expires: 3.31.14



[Signatures Continue on Following Pages]

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

EUGENIA AVENUE NO. 7, LLC,
a South Carolina limited liability company

[Signature]
Witness #1

BY: CYNTHIA L. HAW, TRUSTEE OF
THE TERRELL RAVENEL
HARRIGAN IRREVOCABLE
TRUST DATED JUNE 23, 1997

Elizabeth Brodsky
Witness #2

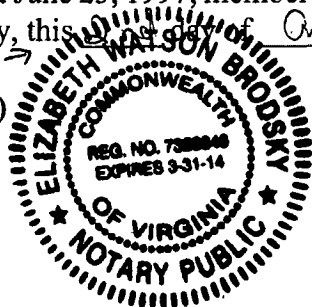
ITS: Member

By: Cynthia L. Haw
Cynthia L. Haw, Trustee of the
Terrell Ravenel Harrigan
Irrevocable Trust Dated June 23,
1997

STATE OF Virginia)
COUNTY OF Richmond)
City

The foregoing instrument was acknowledged before me by Cynthia L. Haw, trustee of the Terrell Ravenel Harrigan Irrevocable Trust dated June 23, 1997, member of Eugenia Avenue No. 3, LLC, a South Carolina limited liability company, this 2nd day of April, 2012.

Elizabeth Watson Brodsky (SEAL)
Notary Public for Virginia
My commission expires: 3.31.14



[Signatures Continue on Following Pages]

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

EUGENIA AVENUE NO. 8, LLC,
a South Carolina limited liability company

John Ba Johnson
Witness #1

BY: CYNTHIA L. HAW AND STEVEN A.
MIDDLETON, TRUSTEES OF THE
HARRIGAN FAMILY GENERATION
SKIPPING IRREVOCABLE TRUST
DATED SEPTEMBER 2, 1999

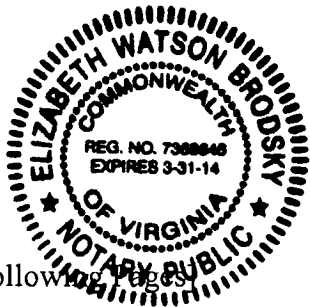
Elizabeth Brodsky
Witness #2

ITS: Member
By Cynthia L. Haw
Cynthia L. Haw, Trustee of the
Harrigan Family Generation
Skipping Irrevocable Trust dated
September 2, 1999

STATE OF Virginia)
COUNTY OF Richmond)
City

The foregoing instrument was acknowledged before me by Cynthia L. Haw, trustee of the
Harrigan Family Generation Skipping Irrevocable Trust dated September 2, 1999, member of
Eugenia Avenue No. 8, LLC, a South Carolina limited liability company, this 2nd day of
April, 2012.

Elizabeth Watson Brodsky (SEAL)
Notary Public for Virginia
My commission expires: 3-31-14



[Signatures Continue on Following Pages]

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

EUGENIA AVENUE NO. 8, LLC,
a South Carolina limited liability company

John M. [Signature]
Witness #1

BY: CYNTHIA L. HAW AND STEVEN A.
MIDDLETON, TRUSTEES OF THE
HARRIGAN FAMILY GENERATION
SKIPPING IRREVOCABLE TRUST
DATED SEPTEMBER 2, 1999

Michael M. Brachler
Witness #2

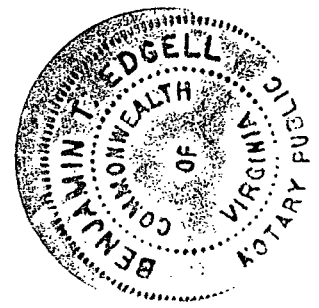
ITS: Member

By: *Steven A. Middleton*
Steven A. Middleton, Trustee of
the Harrigan Family Generation
Skipping Irrevocable Trust dated
September 2, 1999

STATE OF Virginia)
COUNTY OF HENRICO)

The foregoing instrument was acknowledged before me by Steven A. Middleton, trustee of
the Harrigan Family Generation Skipping Irrevocable Trust dated September 2, 1999, member of
Eugenia Avenue No. 8, LLC, a South Carolina limited liability company, this 31st day of
March, 2012.

Benjamin J. Edgell (SEAL)
Notary Public for Virginia
My commission expires: 6/30/2012
#295334



[Signatures Continue on Following Pages]

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

EUGENIA AVENUE NO. 9, LLC,
a South Carolina limited liability company

[Signature]
Witness #1

BY: CYNTHIA L. HAW, TRUSTEE OF
THE ELISE HUTSON HARRIGAN
IRREVOCABLE TRUST DATED
JUNE 23, 1997

ITS: Member

[Signature]
Witness #2

By [Signature]
Cynthia L. Haw, Trustee of
the Elise Hutson Harrigan
Irrevocable Trust dated June
23, 1997

STATE OF Virginia)
COUNTY OF Richmond)
city

The foregoing instrument was acknowledged before me by Cynthia L. Haw, trustee of the Elise Hutson Harrigan Irrevocable Trust dated June 23, 1997, member of Eugenia Avenue No. 9, LLC, a South Carolina limited liability company, this 2nd day of April, 2012.

[Signature] (SEAL)
Notary Public for Virginia
My commission expires 3-31-14



[Signatures Continue on Following Pages]

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

EUGENIA AVENUE NO. 10, LLC,
a South Carolina limited liability company

John B. T. Jr.
Witness #1

BY: TERRELL L. HARRIGAN AND
CHARLES S. LUCK, IV, TRUSTEES
OF THE HARRIGAN FAMILY
GENERATION SKIPPING TRUST
FBO ELISE HUTSON HARRIGAN

Elizabeth Brodsky
Witness #2

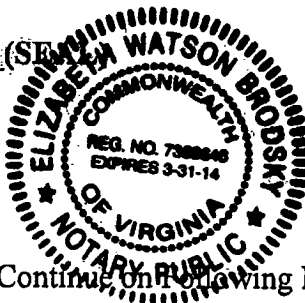
ITS: Member

By: *Terrell L. Harrigan*
Terrell L. Harrigan, Trustee of the
Harrigan Family Generation
Skipping Trust FBO Elise Hutson
Harrigan

STATE OF *Virginia*)
COUNTY OF *Richmond*)
City

The foregoing instrument was acknowledged before me by Terrell L. Harrigan, Trustee of the
Harrigan Family Generation Skipping Trust FBO Elise Hutson Harrigan, member of Eugenia
Avenue No. 10, LLC, a South Carolina limited liability company, this *2nd* day of
April, 2012.

Elizabeth Watson Brodsky
Notary Public for *Virginia*
My commission expires: *3-31-14*



[Signatures Continue on Following Pages]

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

EUGENIA AVENUE NO. 10, LLC,
a South Carolina limited liability company

Rebecca A. Shields

Witness #1

BY: TERRELL L. HARRIGAN AND
CHARLES S. LUCK, IV, TRUSTEES
OF THE HARRIGAN FAMILY
GENERATION SKIPPING TRUST
FBO ELISE HUTSON HARRIGAN

Debra L. Mink

Witness #2

ITS: Member

By: Charles S. Luck, IV

Charles S. Luck, IV, Trustee of
the Harrigan Family Generation
Skipping Trust FBO Elise Hutson
Harrigan

STATE OF Virginia)
COUNTY OF Grochland)

The foregoing instrument was acknowledged before me by Charles S. Luck, IV, Trustee of
the Harrigan Family Generation Skipping Trust FBO Elise Hutson Harrigan, member of Eugenia
Avenue No. 10, LLC, a South Carolina limited liability company, this 5th day of
April, 2012.

Mary K. Graham (SEAL)
Notary Public for Commonwealth of Virginia
My commission expires: 12-31-2012



[Signatures Continue on Following Pages]

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

EUGENIA AVENUE NO. 11, LLC,
a South Carolina limited liability company

[Signature]
OF Witness #1

BY: CYNTHIA LUCK HAW, TRUSTEE
THE TRUE GREGORY HARRIGAN
IRREVOCABLE TRUST DATED
JUNE 23, 1997,

ITS: Member

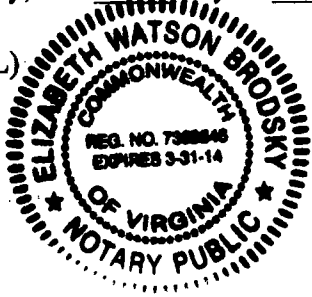
Elizabeth Brodsky
Witness #2

By: Cynthia Luck Haw
Cynthia Luck Haw, Trustee of the
True Gregory Harrigan Irrevocable
Trust dated June 23, 1997

STATE OF Virginia)
COUNTY OF Richmond)
City

The foregoing instrument was acknowledged before me by Cynthia Luck Haw, trustee of the True Gregory Harrigan Irrevocable Trust dated June 23, 1997, member of Eugenia Avenue No. 11, LLC, a South Carolina limited liability company, this 2nd day of April, 2012.

Elizabeth Watson Brodsky (SEAL)
Notary Public for Virginia
My commission expires: 3-31-14



[Signatures Continue on Following Pages]

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

EUGENIA AVENUE NO. 12, LLC,
a South Carolina limited liability company

Sandra J. J...
Witness #1

BY: TERRELL L. HARRIGAN AND
CHARLES S. LUCK, IV, TRUSTEES
OF THE HARRIGAN FAMILY
GENERATION SKIPPING TRUST
FBO TRUE GREGORY HARRIGAN

Elizabeth Brodsky
Witness #2

ITS: Member

By: Terrell L. Harrigan
Terrell L. Harrigan, Trustee of the
Harrigan Family Generation
Skipping Trust FBO True
Gregory Harrigan

STATE OF Virginia)
COUNTY OF Richmond)
city

The foregoing instrument was acknowledged before me by Terrell L. Harrigan, Trustee of the
Harrigan Family Generation Skipping Trust FBO True Gregory Harrigan, member of Eugenia
Avenue No. 12, LLC, a South Carolina limited liability company, this 2nd day of
April, 2012.

Elizabeth Watson Brodsky
Notary Public for Virginia
My commission expires: 3-31-14



SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

EUGENIA AVENUE NO. 12, LLC,
a South Carolina limited liability company

Rebecca A. Child
Witness #1

BY: TERRELL L. HARRIGAN AND
CHARLES S. LUCK, IV, TRUSTEES
OF THE HARRIGAN FAMILY
GENERATION SKIPPING TRUST
FBO TRUE GREGORY HARRIGAN

Debra L. Mintz
Witness #2

ITS: Member
By Charles S. Luck IV
Charles S. Luck, IV, Trustee of
the Harrigan Family Generation
Skipping Trust FBO True
Gregory Harrigan

STATE OF Virginia)
COUNTY OF Goochland)

The foregoing instrument was acknowledged before me by Charles S. Luck, IV, Trustee of
the Harrigan Family Generation Skipping Trust FBO True Gregory Harrigan, member of Eugenia
Avenue No. 12, LLC, a South Carolina limited liability company, this 5th day of
April, 2012.

Mary K. Graham (SEAL)
Notary Public for Commonwealth of Virginia
My commission expires: 12-31-2012



SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]
Witness #1

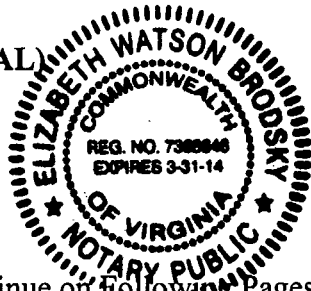
Cynthia Luck Haw
Cynthia Luck Haw, trustee of the
Elise Hutson Harrigan Irrevocable
Trust dated June 23, 1997

Elizabeth Brodsky
Witness #2

STATE OF Virginia)
COUNTY OF Richmond)
city

The foregoing instrument was acknowledged before me by Cynthia Luck Haw, trustee of the Elise Hutson Harrigan Irrevocable Trust dated June 23, 1997, this 2nd day of April, 2012.

Elizabeth Watson Brodsky (SEAL)
Notary Public for Virginia
My commission expires: 3.31.14



[Signatures Continue on Following Pages]

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Joshua John Jones
Witness #1

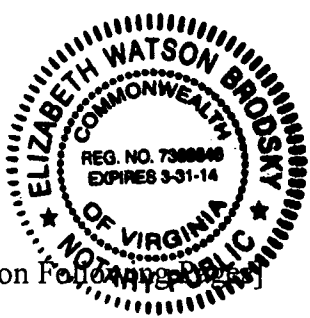
Cynthia Luck Haw
Cynthia Luck Haw, Trustee of the
True Gregory Harrigan Irrevocable
Trust dated June 23, 1997

Elizabeth Brodsky
Witness #2

STATE OF Virginia)
COUNTY OF Richmond)
City

The foregoing instrument was acknowledged before me by Cynthia Luck Haw, trustee of the True Gregory Harrigan Irrevocable Trust dated June 23, 1997, this 2nd day of April, 2012.

Elizabeth Watson Brodsky (SEAL)
Notary Public for Virginia
My commission expires: 3.31.14



[Signatures Continue on Following Pages]

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]
Witness #1

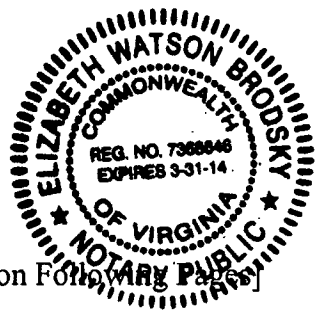
Cynthia Luck Haw
Cynthia Luck Haw, Trustee of the
Terrell Ravenel Harrigan Irrevocable
Trust dated June 23, 1997

[Signature]
Witness #2

STATE OF Virginia)
COUNTY OF Richmond)
City

The foregoing instrument was acknowledged before me by Cynthia Luck Haw, trustee of the Terrell Ravenel Harrigan Irrevocable Trust dated June 23, 1997, this 2nd day of April, 2012.

[Signature] (SEAL)
Notary Public for Virginia
My commission expires 3-31-14



[Signatures Continue on Following Pages]

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Joseph B. Johnson
Witness #1

Cynthia Luck Haw

Cynthia Luck Haw, Trustee of the
Harrigan Family Generation Skipping
Irrevocable Trust dated September 2,
1999

Elizabeth Brodsky
Witness #2

STATE OF Virginia)
COUNTY OF Richmond)
City

The foregoing instrument was acknowledged before me by Cynthia Luck Haw, trustee of the
Harrigan Family Generation Skipping Irrevocable Trust dated September 2, 1999, this 2nd day of
April, 2012.

Elizabeth Watson Brodsky (SEAL)
Notary Public for Virginia
My commission expires: 3.31.14



[Signatures Continue on Following Page]

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

John M. [Signature]
Witness #1

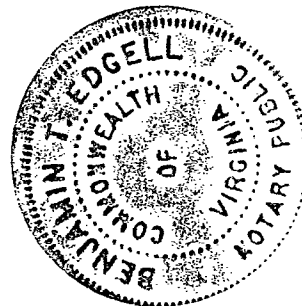
Steven A. Middleton
Steven A. Middleton, Trustee of the
Harrigan Family Generation Skipping
Irrevocable Trust dated September 2,
1999

Michael McBean
Witness #2

STATE OF VIRGINIA)
COUNTY OF HENRICO)

The foregoing instrument was acknowledged before me by Steven A. Middleton, trustee of
the Harrigan Family Generation Skipping Irrevocable Trust dated September 2, 1999, this 31 day
of March, 2012

Benjamin J. Edgell (SEAL)
Notary Public for Virginia
My commission expires 6/30/2012
295334



[Signatures Continue on Following Pages]

EXHIBIT A

ALL that certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being in Kiawah Island, Charleston County, State of South Carolina, and known and designated as **Lot Twenty-Six (26), Block A** on a plat by Joe W. Arnold Co., Engineers and Surveyors, dated May 12, 1954, entitled "*Section No. 1, Tract 1, Kiawah Island, Charleston County, South Carolina*" recorded in Plat Book J, Page 122, in the Register of Mesne Conveyances for Charleston County, South Carolina (hereinafter the "R.M.C. Office").

The above described property butts, bounds and measures to the north on an eighty (80) foot private road designated as "Eugenia Avenue" 100.00 feet; to the east on a twenty-four (24') strip designated as "Beach Way", 200.00 feet; to the south on an area designated "Beach", 100.00 feet; to the west on Lot 25, Block A, 200.00 feet, be all the said dimensions, a little more or less.

The within conveyance is subject in all respects to the restrictive covenants dated July 14, 1954, recorded in Book G-58, Page 497, in the R.M.C. Office; and "Supplemental Restrictive Covenant and Easement" dated September 8, 1969, and recorded in Book F-93, Page 324, in the aforesaid R.M.C. Office.

TMS Number: 209-05-00-005

Address of Grantee(s): 5413 Patterson Avenue, Suite 101
Richmond, Virginia 23226

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 being transferred is located at 51 Eugenia Avenue, Kiawah Island bearing Charleston, County Tax Map Number 209-05-00-005, was transferred by **EUGENIA AVENUE NO. 1, LLC**, a South Carolina limited liability company as to an undivided 7.5312% interest; **EUGENIA AVENUE NO. 7, LLC**, a South Carolina limited liability company as to an undivided 4.68% interest; **EUGENIA AVENUE NO. 8, LLC**, a South Carolina limited liability company as to an undivided 8.34% interest; **EUGENIA AVENUE NO. 9, LLC**, a South Carolina limited liability company as to an undivided 4.68% interest; **EUGENIA AVENUE NO. 10, LLC**, a South Carolina limited liability company as to an undivided 8.33% interest; **EUGENIA AVENUE NO. 11, LLC**, a South Carolina limited liability company as to an undivided 4.68%; **EUGENIA AVENUE NO. 12, LLC**, a South Carolina limited liability company as to an undivided 8.33%; **CYNTHIA LUCK HAW, TRUSTEE OF THE ELISE HUTSON HARRIGAN IRREVOCABLE TRUST u/a BY TERRELL LUCK HARRIGAN DATED JUNE 23, 1997** as to an undivided 1.1429% interest; **CYNTHIA LUCK HAW, TRUSTEE OF THE TRUE GREGORY HARRIGAN IRREVOCABLE TRUST u/a BY TERRELL LUCK HARRIGAN DATED JUNE 23, 1997** as to an undivided 1.1429% interest; **CYNTHIA LUCK HAW, TRUSTEE OF TERRELL RAVENEL HARRIGAN IRREVOCABLE TRUST u/a BY TERRELL LUCK HARRIGAN DATED JUNE 23, 1997** as to an undivided 1.1429% interest and **CYNTHIA LUCK HAW AND JANE L. SCHWARZSCHILD, TRUSTEES OF THE HARRIGAN FAMILY GENERATION-SKIPPING IRREVOCABLE TRUST DATED SEPTEMBER 2, 1999** as to a 50.00% interest on April 16, 2012.

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 distribution to a trust beneficiary.
(c) X exempt from the deed recording fee because (See Information section of affidavit): Exemption 12- Quitclaim (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 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 (See information section of this affidavit.):
(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 X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after 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.)
(c) Subtract line 6(b) from Line 6(a) and place result here: _____

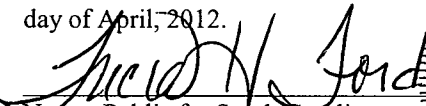
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: _____.

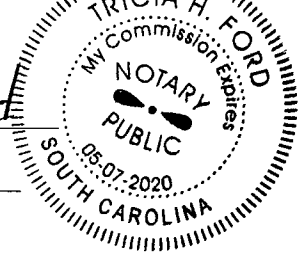
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as : Legal Representative

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.



Legal Representative
Buist, Byars & Taylor, LLC
Print Name

Sworn to before me this 16th day of April, 2012.


Notary Public for South Carolina
My Commission Expires: _____


RECORDER'S PAGE



RMC BK 0246 Pg 743 : pg 19 *

NOTE: This page **MUST** remain with the original document

WJH

Filed By:

BUIST, BYARS, & TAYLOR, LLC
 FRESHFIELDS VILLAGE
 130 GARDNER'S CR PMB 138
 JOHNS ISLAND SC 29455 (BOX)

RECORDED		
Date:	April 20, 2012	
Time:	3:32:08 PM	
<u>Book</u>	<u>Page</u>	<u>DocType</u>
0246	743	Q/Claim
Charlie Lybrand, Register Charleston County, SC		

MAKER:

EUGENIA AVE NO I LLC ETAL

Note:

RECIPIENT:

51 EUGENIA LLC

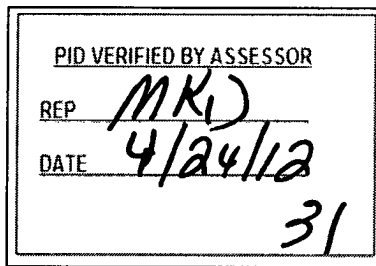
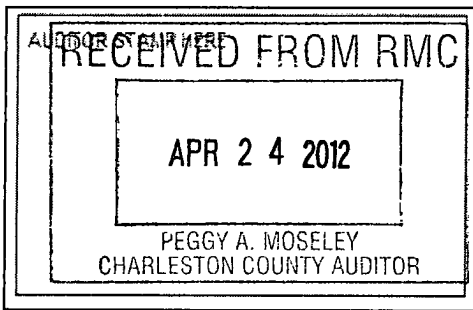
of Pages:

Recording Fee	\$ 10.00
State Fee	<EXEMPT>
County Fee	<EXEMPT>
Extra Pages	\$ 14.00
Postage	\$ -
Chattel	\$ -
TOTAL	\$ 24.00

Original Book:

Original Page:

DRAWER
 CLERK



0246
Book



743
Page



04/20/2012
Recorded Date



19
Pgs



Original Book



Original Page



D
Doc Type



15:32:08
Recorded Time

A1 EXISTING SITE PLAN
SCALE: 1" = 10'-0"

LEGEND

- 10 — CONTOUR LINE WITH ELEVATION
- 24" + DIAMETER OAK
- 12" + DIAMETER OAK
- BUILDABLE AREA
- NON-BUILDABLE AREA
- PRIMARY DRIVES + WALKS
- SECONDARY LOT COVERAGE

GENERAL NOTES:

1. REFERENCE PLAT BOOK J, PAGE 122
2. ELEVATIONS AND CONTOURS REFER TO MEAN SEA LEVEL.
3. TMS NUMBER 209-05-00-005
4. TOTAL AREA OF PROPERTY IS 19,999 SF OR .45 ACRES.
5. PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE VE, ELEVATION 12. SHOWN ON COMMUNITY PANEL 45019C-0805K DATED JANUARY 29, 2021.

LOT COVERAGE CALCULATIONS:

LOT SIZE:	19,999 SF
HIGHLAND AREA:	19,999 SF
MAX. ALLOWABLE LOT COVERAGE:	6,599 SF (33%)
MIN. OPEN SPACE:	11,999 SF (60%)

BUILDING FOOTPRINT: 2,384 SF

SCREENED + COVERED: 1,215 SF

OPEN DECKING + STAIRS: 1,140 SF

PRIMARY DRIVE + WALKS: 1,742 SF

RAISED PLANTERS: 0 SF

POOL + SPA: 0 SF

HVAC STAND : (GEOTHERMAL) 0 SF

GENERATOR STAND : 55 SF

TOTAL LOT COVERAGE : 6,536 SF

HIGHLAND AREA: 19,999 SF

LOT COVERAGE %: 32.7%

SECONDARY ELEMENTS SF: 310 SF

PRIMARY + SECONDARY TOTAL %: 34.5%
(not to exceed 39.67%)

GENERATOR STAND
8.25.25

PERMIT SET
7.23.24



SEAL & SIGNATURE

STATE OF SOUTH CAROLINA

CUMULUS ARCHITECTURE + DESIGN LLC
Charleston, SC
No. 100764

REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA

ROBERT DENTON
LESLIE
Charleston, SC
No. 8546

REGISTERED ARCHITECT

WARNING: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE EXPLICIT DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS ITEM IN ANY WAY.

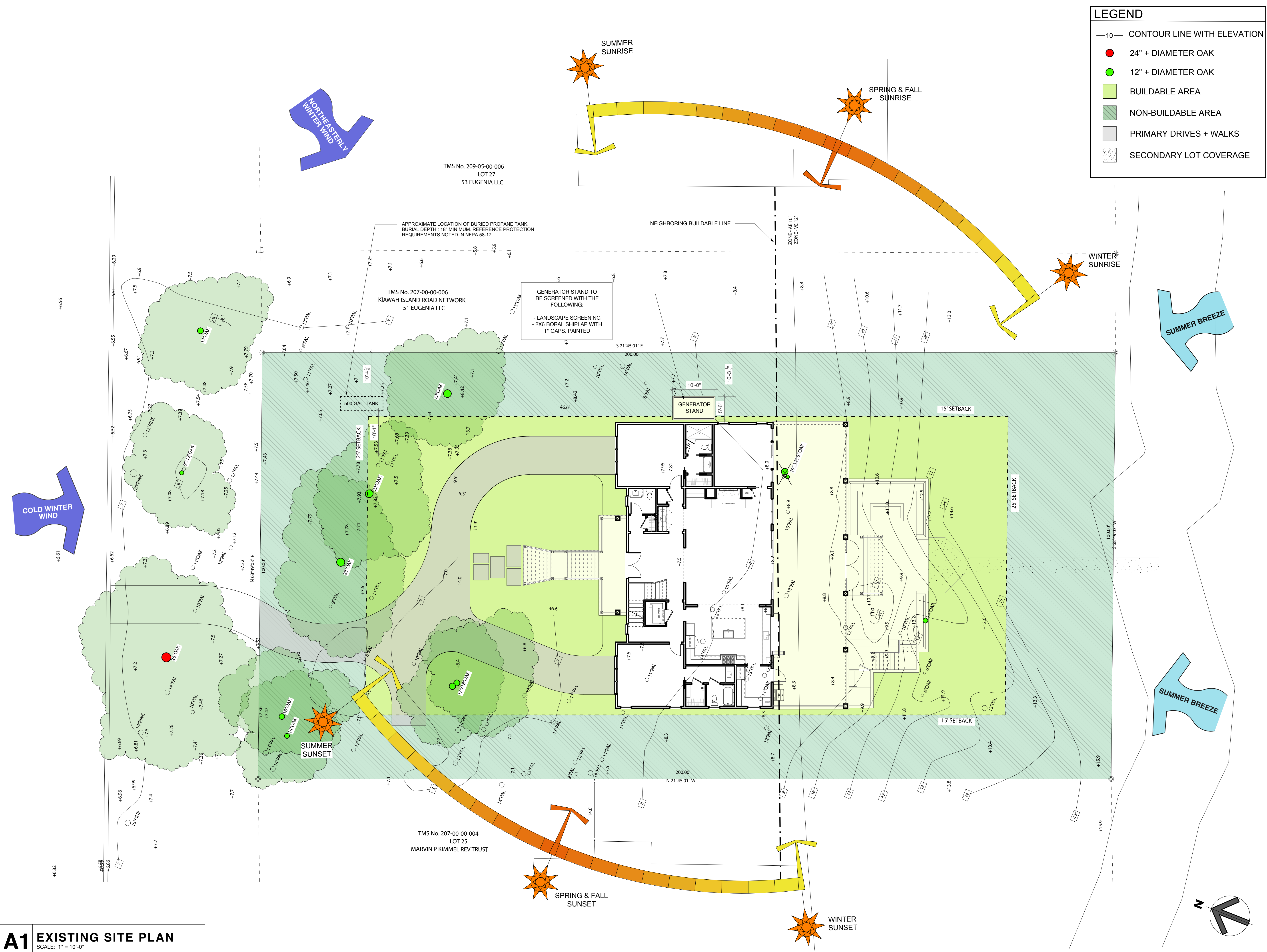
PROJECT TITLE

THE HARRIGAN RESIDENCE
51 Eugenia Avenue
Kiawah Island, SC

DRAWING NAME
SITE PLAN

DATE: 5.28.25 DRAWN BY: RDL PROJECT NO.: 02.16

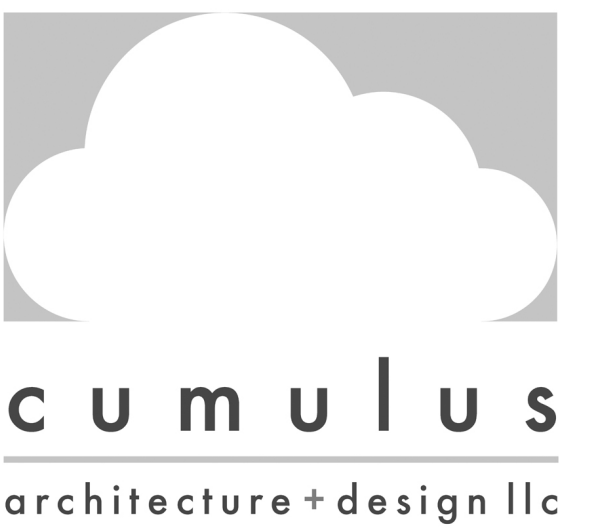
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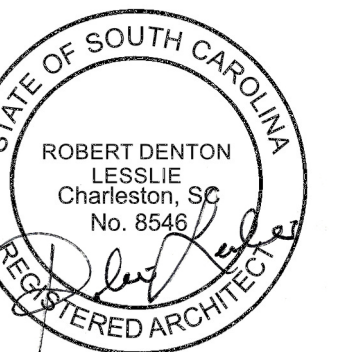
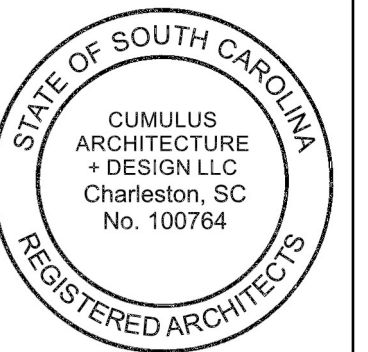


GENERATOR STAND
8.25.25

PERMIT SET
7.23.24



SEAL & SIGNATURE



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PROJECT TITLE

THE HARRIGAN RESIDENCE

51 Eugenia Avenue
Kiawah Island, SC

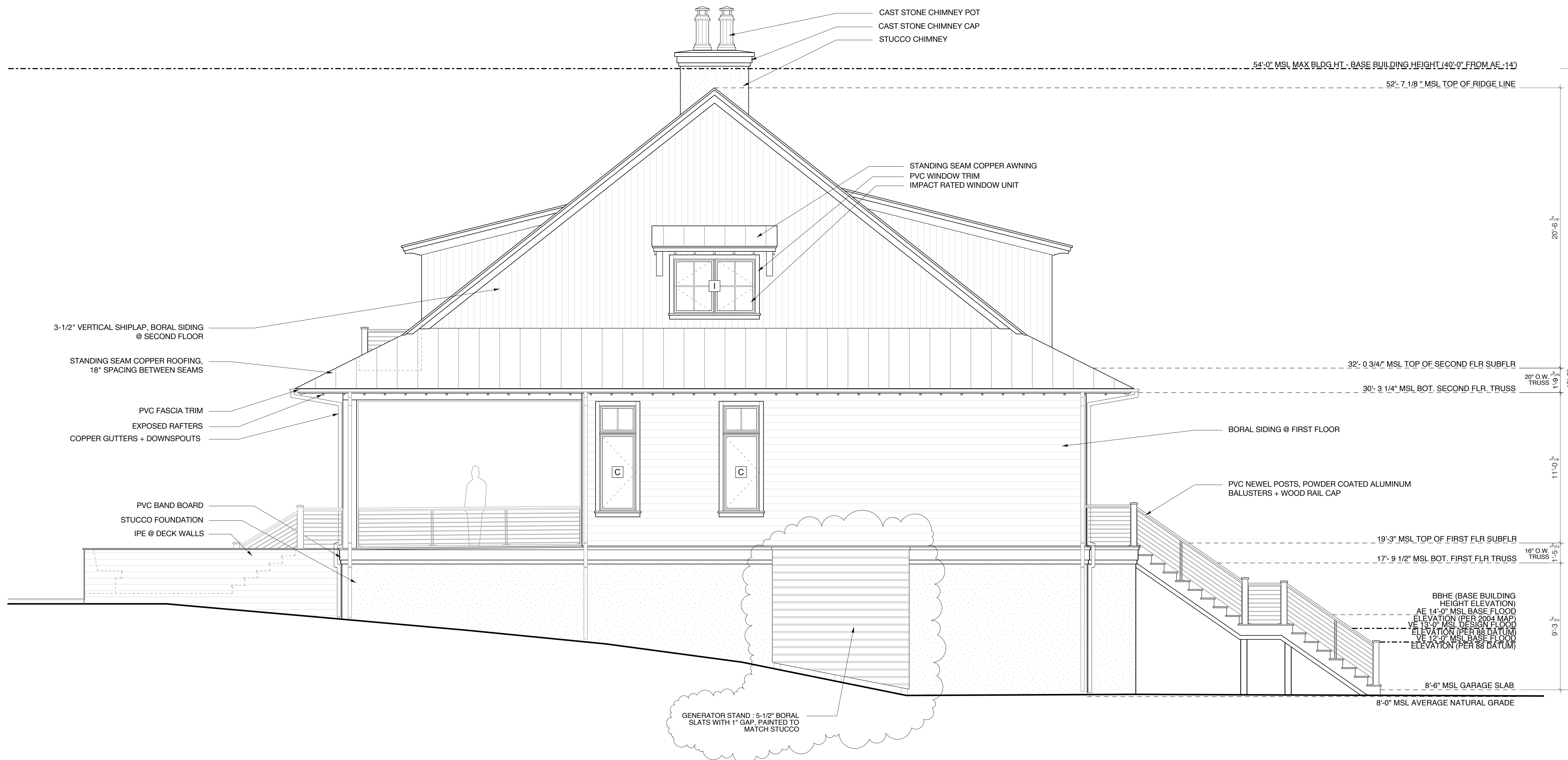
DRAWING NAME

NORTH ELEVATION

DATE: 5.28.25 DRAWN BY: RDL PROJECT NO.: 02.16

SHEET NUMBER: **A-200**

A1 NORTH ELEVATION (FROM EUGENIA AVENUE)
SCALE: 1/4" = 1'-0"

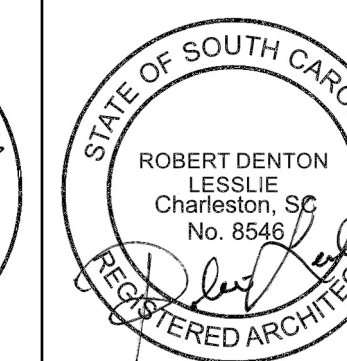
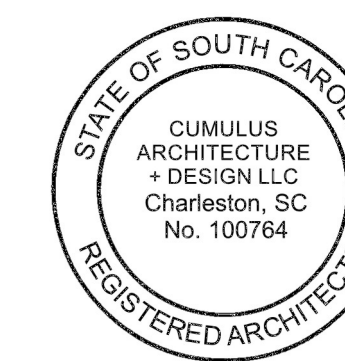


GENERATOR STAND
8.25.25

PERMIT SET
7.23.24



SEAL & SIGNATURE



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PROJECT TITLE

THE HARRIGAN RESIDENCE

51 Eugenia Avenue
Kiawah Island, SC

DRAWING NAME

EAST ELEVATION

DATE: 5.28.25 DRAWN BY: RDL PROJECT NO.: 02.16

SHEET NUMBER:

A-203

A1 EAST ELEVATION
SCALE: 1/4" = 1'-0"