



**Kiawah Island
Board of Zoning Appeals
Meeting of October 20, 2025**

**Public Comments Regarding
Case #BZA25-000016**

From: [Eric R. Benson MD](#)
To: [Craig Rowitz](#)
Cc: marthalbenson@hotmail.com; [Lisa Rowitz](#)
Subject: Re: Our new home construction at 82 River Marsh Lane
Date: Monday, September 22, 2025 2:24:08 PM

Hi Craig,

Thanks for reaching out. The house location sounds fine for both of us.

Looking forward to sharing a beverage with you and Lisa!

Thanks

Eric Benson

Sent from my iPhone

Eric Benson, MD

Total Joint Specialist

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On Sep 22, 2025, at 1:37 PM, Craig Rowitz <craig.rowitz@gmail.com> wrote:

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Hello Eric and Martha,

My wife Lisa and I have owned the neighboring property at 82 River Marsh Lane since 2018. We have been coming to Kiawah (Cincinnati full time) for over 30 years and have other property on the island we share with her family where we stay when on island. 82 River Marsh allowed us access to the club, and it was our intention to build a vacation home for our immediate family once a few of our kids were out of college. With the two boys out and our daughter a senior in high school, we have finished our design and are now applying for permits.

As we all know, Rhett's Bluff is a very special place, and our part of the island has majestic live oaks throughout. Our property has an amazing 5-foot oak in the middle of the lot, and our intention is to build a home that showcases both that tree, and a cluster of oaks to the side and rear of the house. To do this, we have submitted for a zoning variance for our future home to encroach the boat launch side of the property, moving the home FURTHER away from our shared property line. This shift towards the boat launch also lets us preserve 3 live oaks between the rear corners of our two homes.

As a brief bit of history, when we purchased the lot, our closing documents included copy of a zoning variance and a recorded easement and that was granted in 2013 allowing a proposed home to be built 2 feet from the property line with the boat launch with the goal of preserving the live oaks on the property. The zoning variance has expired since construction did not begin that year, but the legal easement granted KICA runs with the land and remains in effect. Kiawah requires a 15-foot side setback from the property line for residential construction. To meet the high standards of quality and home size on Rhett's Bluff, we have cleared ARB with our home encroaching the side setback on the boat launch side by 12 feet and now have a zoning variance hearing scheduled for October 20th.

If approved, our home will be approximately 25 feet from our shared property line (10 feet further than the 15 foot minimum setback). In the coming weeks, you will be receiving official notice of our request for the zoning variance. I believe that the additional space between our homes, the preservation of the 3 trees between, and the preservation of the large oak on the front side would greatly benefit is both.

I do not have any actual request of you at this time, rather my goal was to introduce ourselves and provide you with some basic information about scope of the hearing notice you will be receiving.

Please feel free to reach out with any questions or we can set a time for a call or zoom sometime in the near future.

Very Best,

From: [George Boltwood](#)
To: [Rowitz Craig](#)
Subject: Re: Our future home at 82 River Marsh Lane on Rhett's Bluff
Date: Tuesday, September 23, 2025 6:48:06 PM

Craig- thanks for the update. I hope all goes well with your request and your construction proceeds without issue.

Thanks again for sharing the plan.

Best.

George and Kathy
80 River Marsh

George Boltwood
Sent from my iPhone

On Sep 22, 2025, at 5:25 PM, Craig Rowitz <craig.rowitz@gmail.com> wrote:

Hello George and Kathy,

My wife Lisa and I have been part of the Rhett's Bluff Neighborhood Google Group for some years as we purchased the wooded lot at 82 River Marsh Lane in 2018. Lisa's family has owned homes on Kiawah since the late 1980's and we share a home with her mother and sisters overlooking #2 green on Turtle Point. Two of our three children are out of college, and the time has come for us to build a home of our own. As our lot shares a long property line with the RB boat launch, we are very familiar with all the serious issues related to KICA's interest in the property, and the fantastic advocacy the RB neighborhood members have participated in. As we all know, Rhett's Bluff is a very special place, and our part of the island has majestic live oaks throughout the properties. Passing by our lot, you will see the protective netting around an amazing 5-foot diameter oak in the center of the buildable portion of the property. We have been working with the ARB and our architect for the past 2 ½ years to design a home that showcases that tree. To achieve this goal, we are requesting a zoning variance to allow us to move our future home closer to the boat launch property line and further away from the Benson's house at 81 River Marsh Lane.

We are reaching out to you individually today, rather than posting on the RB Google Group, because of your homes close proximity to our property. You will be receiving a written notice from KICA in the coming weeks of our variance request hearing on October 20th.

We do not have any direct request from you at this time, rather, we wanted to introduce ourselves and provide you with some broad strokes of our goals with the zoning variance request. The last thing I want is to panic the neighborhood when written notices start showing up out of the blue. This email is going out to the 24 property owners within 500 feet of our lot that I had contact info for from the RB directory but feel free to share our thoughts as signs will be posted in the coming weeks.

I am happy to continue this conversation and answer any questions you may have.

Very Best,

Craig & Lisa Rowitz
513-383-9954 (Craig's Cell)

October 13, 2025

82 River Marsh Lane

Communication with neighbors within a 500 foot radius

The Rhett's Bluff neighborhood has an active community group that frequently communicates on neighborhood issues and social engagements. I reached out via email in late September to the 24 property owners within a 500 foot radius of my property with the intention of pre-notifying about the upcoming zoning meeting. I offered my direct contact information and invited my neighbors to reach out with any questions they may have. The neighborhood group is very active with Oyster Bed Restoration issues and Boat Launch amenities discussions and I wanted to make sure that everyone knew this was a single issue related to my property, not on the scale of other issues that may be on their mind.

When possible, I emailed both owners of the property, but tallied the responses simply per property address.

I received communications from 10 properties (about 14 individuals as both husbands and wives responded from a few) and all can be described as expressing positive responses and without concern.

3 responses were received from former owners who had sold their property in the last year and reached out to let me know they were no longer owners.




I have not heard from 11 properties.

I am providing this basic list to demonstrate my earnest attempt to engage my neighbors early in the process and provide a means for them to directly contact me with questions prior to the BZA meeting scheduled on 10/20/25.

Property Address Owner Last Name

26 Rhett's Bluff Road	Black
27 Rhett's Bluff Road	Fauerbach
95 Rhett's Bluff Road	Bunn
96 Rhett's Bluff Road	Shearburn/Allen
98 Rhett's Bluff Road	Newell
99 Rhett's Bluff Road	Mezzanotte
40 Shoolbred Court	Freissle
101 Shoolbred Court	Thompson
68 New Settlement Road	New Owner
69 New Settlement Road	Krause
73 New Settlement Road	Constable
74 New Settlement Road	Linscott
75 New Settlement Road	Williams
76 New Settlement road	Luttig
41 River Marsh Lane	Baur
42 River Marsh Lane	New Owner
43 River Marsh Lane	Stinson
44 River Marsh Lane	Buckminster
45 River Marsh Lane	Walpole
46 River Marsh Lane	New Owner
47 River Marsh Lane	Porter (Wellesley, MA)
48 River Marsh Lane	Kirchdorfer
80 River Marsh Lane	Boltwood
81 River Marsh Lane	Benson

10 out of 24 positive responses Aprox: 40%

	Positive
	No Resonse
	Response Received, no longer own property