



**Case #BZA25-000010**  
**Kiawah Island BZA Meeting of July 21, 2025**

**Applicant/Property Owner:** John and Gail Baron

**Representative:** Tyler Smyth

**Property Location:** 52 Salt Cedar Lane

**TMS#:** 265-07-00-021

**Lot Size:** Highlands: 15,548 SQFT (0.3569 acres)  
Marsh: 9,815 SQFT (0.2253 acres)  
Total: 25,363 SQFT (0.5823 acres)

**Zoning District:** R-1, Residential Zoning District

**Request:** Variance request for the reduction of the required 20' side setback by approximately 93.70 square feet for a proposed guest home addition.

**Requirement:**

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

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."

**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) <sup>(1)</sup>	Minimum Yard Setbacks (feet)			Maximum Height	
				Front <sup>(2)</sup>	Side <sup>(3)(5)</sup>	Rear <sup>(4)</sup>	(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
<sup>(1)</sup> 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.								
<sup>(2)</sup> 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.								
<sup>(3)</sup> A minimum of 15 feet must be provided between structures.								
<sup>(4)</sup> The minimum yard requirements shall be increased to 30 feet from any lot or parcel boundary which abuts a golf course.								
<sup>(5)</sup> 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)

**ROYAL BEACH DRIVE (DEVELOPED LANDS) cont.**

10	20 (lot 11)	15	See Plat
11	20 (lot 12)	15	See Plat
12-16	25 (Royal Beach)	15 (lots)	20 (open space)
17	25 (Royal Beach)	15 (lot 16) 25 (Flyway)	20 (open space)

**RUDDY DUCK COURT (DEVELOPED LANDS)**

<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
560	25 (Ruddy Duck) 25 (Bufflehead)	15	30 (lagoon)
561-562	25 (Ruddy Duck)	15	30 (lagoon)
563	25 (Ruddy Duck)	15	30 (golf)

**RUDDY TURNSTONE (DEVELOPED LOTS)**

<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
289-291	25 (Ruddy Turn)	15	30 (open space)
507	25 (Ruddy Turn)	15 (lot 508) 25 (Sea Marsh Rd)	20 (lots)
508-511	25 (Ruddy Turn)	15	20 (lots)
512	N/A	15 (lots)	30 (marsh)
513-514	25 (Ruddy Turn)	15	30 (marsh)
515	25 (Ruddy Turn)	15 (lot 514) 30 (marsh)	30 (marsh)
517	25 (Ruddy Turn) 20 (lot 518)	30 (marsh) 15 (lot 518)	30 (lagoon)
518	20 (lot 519)	15 (lot 517) 30 (lagoon)	30 (lagoon)
519	20 (lot 518)	15 (lot 520) 30 (lagoon)	30 (lagoon)
520-521	25 (Ruddy Turn)	15	30 (open space)
522	25 (Ruddy Turn)	15	N/A
523	25 (Ruddy Turn)	15	30 (open space)

**RYDER CUP LANE (DEVELOPED LANDS)**

<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
190	25 (Ryder Cup)	25 (Glen Abbey) 15 (lot 191)	20 (open space)
191	25 (Ryder Cup)	15	20 (open space)

**RYDER CUP LANE (DEVELOPED LANDS) cont.**

192	N/A	15 30 (lagoon)	20 (open space)
193-196	25 (Ryder Cup)	15 (lots)	30 (lagoon)
197	N/A	15 (lot 198) 30 (lagoon)	30 (lagoon)
198	25 (Ryder Cup)	15 (lot 199) 30 (lagoon)	30 (lagoon)
199	25 (Ryder Cup)	15 (lot 198) 25 (Glen Abbey)	30 (lagoon)

**SALT CEDAR LANE (UNDEVELOPED LANDS)**

<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
28-38	25	20	See Graphics
39-40	See Graphics	See Graphics	See Graphics
41-42	25	15	See Graphics
43-49	25	20	30
50-51	25	See Graphics	See Graphics
52-57	25	See Graphics	See Graphics
58	20	20	See Graphics
59	25	See Graphics	See Graphics
60-64	See Graphics	See Graphics	See Graphics

**SALTGRASS COURT (DEVELOPED LANDS)**

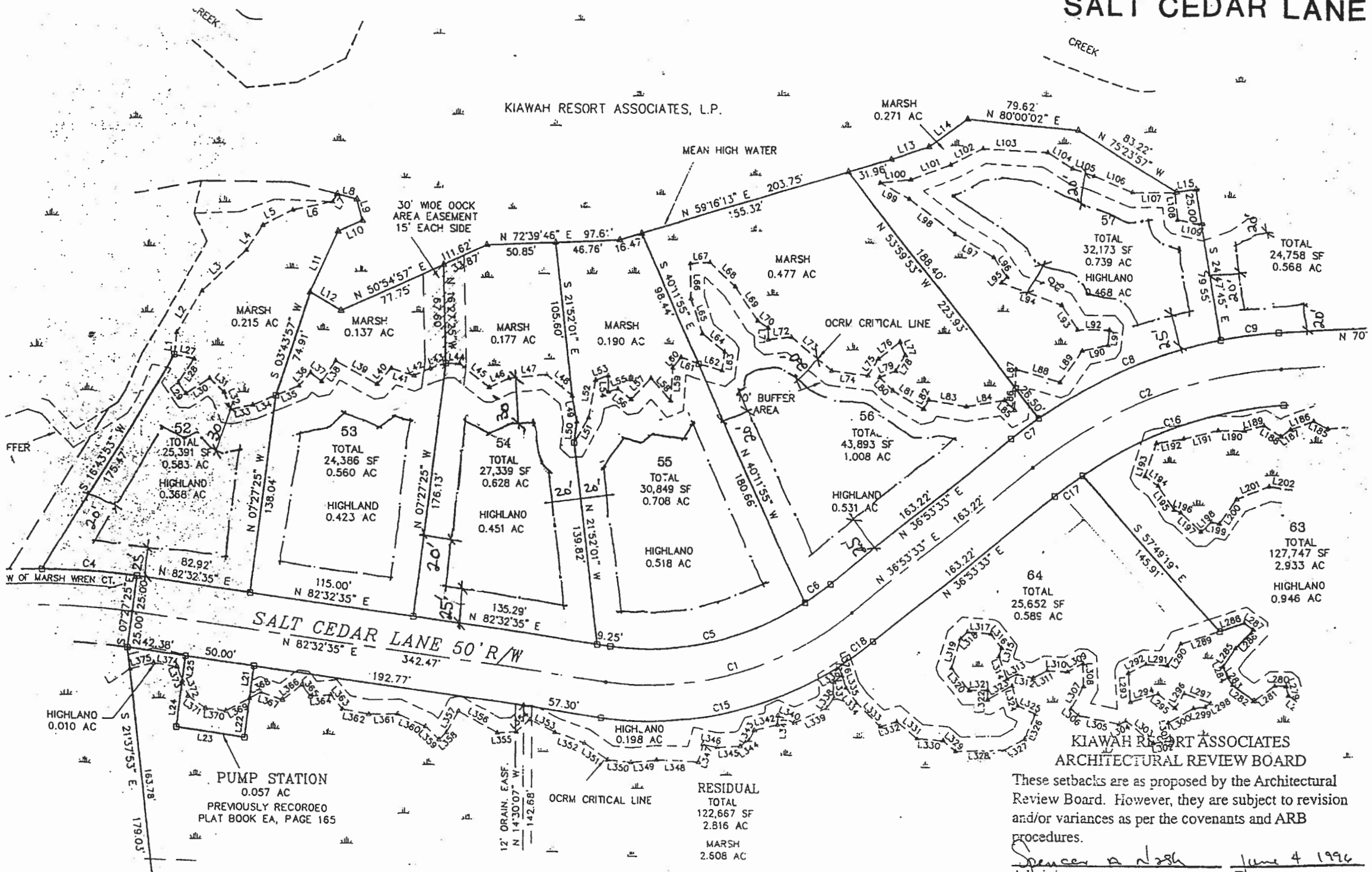
<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
243	25 (Saltgrass)	15 (lot 244) 25 (Sea Marsh Dr)	20 (lot 229)
244	25 (Saltgrass)	15	20 (open space)
245	20 (lot 244)	15	30 (marsh)
246	25 (Saltgrass)	15	30 (marsh)
247	25 (Saltgrass)	15	30 (marsh)
248	20 (lots 249, 251)	15	30 (marsh)

**SALT MEADOW COVE (DEVELOPED LANDS)**

<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
277	25 (Salt Meadow)	15 (lot 278) 25 (Sea Marsh Dr)	25 (K.I. Pkwy)
278-280	25 (Salt Meadow)	15	25 (K.I. Pkwy)
286	25 (Salt Meadow)	25 (Sea Marsh Dr) 15 (lot 285)	15 (lot 287)

# SALT CEDAR LANE

KIAWAH RESORT ASSOCIATES, L.P.



KIAWAH RESORT ASSOCIATES  
ARCHITECTURAL REVIEW BOARD

These setbacks are as proposed by the Architectural Review Board. However, they are subject to revision and/or variances as per the covenants and ARB procedures.

*Spencer A. Nash* June 4 1996  
Administrator Date

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 property owners, John and Gail Baron, represented by the applicant Tyler A. Smyth, are requesting a variance to reduce the required 20' side setback by approximately 93.70 square feet for a proposed guest house addition located at 52 Salt Cedar Lane, Kiawah Island, SC (TMS #265-07-00-021).

The subject property is approximately 25,363 square feet (0.58 acres) in size, of which approximately 15,548 square feet consist of highlands and approximately 9,815 square feet consist of marshlands. According to Charleston County records, the existing home on the site was constructed in 1997. The property was acquired by John Baron in June of 2013.

The subject property is located in the R-1, Residential Zoning District. Adjacent properties to the east and west are also zoned R-1, Residential. The adjacent property to the west contains a pedestrian access easement that includes a community dock. This parcel is owned by the Kiawah Island Community Association (KICA). The adjacent property to the east is currently undeveloped. The subject property is adjacent to the critical area to the north and to the south, across Salt Cedar Lane. The subject property is subject to review by the Kiawah Island Architectural Review Board (KIARB).

The Town of Kiawah Island Land Use Planning and Zoning Ordinance requires a front setback of twenty-five feet (25'), side yard setbacks of twenty feet (20'), and a rear setback of thirty feet (30') from the Critical Line. The subject property has a maximum allowable lot coverage of 33%. The current lot coverage is 28.13%, and the proposed total lot coverage is approximately 34.06%, consisting of 32.56% impervious coverage and 1.50% pervious coverage.

The Ordinance defines **Setback** as *"a required minimum distance from the lot line, or street right-of-way, or BCM critical line that establishes an area within which a structure shall be erected."* It 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's proposed plans include construction of a guest house that encroaches 5' into the required 20' side yard setback on the west side of the subject property. The proposed guest house is located approximately 15' from the western property line at its closest point. The existing home is currently legally nonconforming with regard to setbacks. Portions of the existing home, including segments of the pool and rear screened porch, encroach into the rear setback (north) by approximately 3'. The total encroachment into the rear setback is approximately 35 square feet. The applicant is also proposing to convert a portion of the existing driveway into pervious coverage for guest parking, resulting in a 91-square-foot reduction in impervious coverage.

The applicant submitted plans to KIARB on May 8, 2025, and received approval with conditions on June 12, 2025. Conditions include final landscaping and providing an as-built survey upon completion of construction.

*"The final landscape should fully buffer views from neighboring properties, the trail*

*and street in compliance with guideline requirements. Please review the landscape requirements of the Design Guidelines which include canopy, foundation and understory plantings as well as natural buffers along lot edges. 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.”*

*“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.”*

A site visit was conducted on June 16, 2025. The following findings relate to the variance approval criteria in Chapter 12, Article II, Division 5, Section 12-163(4) of the Town of Kiawah Island Land Use Planning and Zoning Ordinance:

**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 adjacent dock access easement located west of the subject property and the irregular shape of the lot. The subject property is irregularly shaped, with a larger buildable area towards the front of the property. The 20’ access easement located to the west side of the property provides an additional screening from neighboring properties. Per the applicant’s letter of intent, “*This property has exceptional conditions due to a pinched front corner where the front and side setbacks converge, leaving a limited and irregular buildable area. Additionally, a 17-inch Live Oak in the front of the house further restricts placement options. Finally, there is a 20’ wide property between 52 & 42 Salt Cedar Ln under ownership by KICA for access to a community dock. This property is seldom used by observation, and provides a buffer between 52 & 42 Salt Cedar. These unique site conditions, particularly the tree, make it difficult to design a normally shaped guest house without the requested encroachment.*”**

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

**Staff Response:** **These conditions may be unique to the subject property and may not generally apply to other properties in the vicinity. The subject property is located in the R-1, Residential Overlay**

**Zoning District. Adjacent properties are also located in the R-1, Residential Overlay 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, *"Unlike neighboring lots, this property has side property lines that are not parallel, creating an irregular and narrowing buildable area—particularly in the front corner where the setbacks converge. This geometry, combined with the presence of the Live Oak in a key location, presents unique constraints not commonly found on surrounding parcels. Also, the KICA owned property along the affected sideline, providing a buffer to the nearest residence, is unique in the neighborhood."***

§ 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 52 Salt Cedar would prohibit the construction of the proposed addition as the proposed structure encroaches into the required 20' side setback; however, it does not unreasonably restrict the utilization of the property. Per the applicant's letter of intent, *"The irregular lot shape, non-parallel side property lines, and the location of the 17-inch Live Oak significantly limit the buildable area in a way that would not accommodate a regularly shaped structure."***

§ 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 addition is positioned on the left side of the home and encroaches minimally into the required 20' side setback. Additionally, the 20' dock access easement provides an additional screening buffer. Per the applicant's letter of intent, *"The 5-foot adjustment is modest and is buffered by a dock access easement between the subject property and the neighboring lot, minimizing its impact. The guest house will remain consistent with the residential character of the area."***

§ 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 guest house remains a permitted residential use within the zoning district. The variance is solely for the purpose of accommodating the unique site constraints, ensuring the property can be utilized in a manner consistent with the existing zoning regulations."**

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

**Staff Response: The BZA may not consider profitability when considering this variance request. Per the applicant's letter of intent, "The request for a variance is not based on the potential for increased profitability or financial 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. The existing structure is legally nonconforming. Per the applicant's letter of intent, "The unique site conditions, including the irregular lot shape, non-parallel side property lines, and the location of the mature Live Oak, are inherent to the property. The homeowners are seeking this variance solely to accommodate these pre-existing constraints while preserving the tree and maintaining a functional design for the guest house. "**

§ 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 is not expected to negatively impact neighboring properties or the intent of zoning regulations. The proposed encroachment is minimal and abuts a 20-foot-wide trail access easement, rather than a residential parcel. Per the applicant's letter of intent, "The 5-foot adjustment is minimal and will not adversely affect neighboring properties or the character of the area. The proposed guest house will blend with the surrounding residential homes and will be designed in a manner that preserves the integrity of the neighborhood. Additionally, maintaining the Live Oak will enhance the property's landscape and contribute positively to the area's aesthetic, ensuring the intent and spirit of the zoning regulations are upheld."**

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

**Staff Response: Granting of the variance may not substantially conflict with the Comprehensive Plan or the purposes of the Ordinance. Per the applicant's letter of intent, "Granting the requested 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 #BZA25-000010 (Variance request for the reduction of the required 20' side setback by approximately 93.70 square feet for a proposed guest home addition) based on the BZA’s “Findings of Fact”, unless additional information is deemed necessary to make an informed decision.

**Should the Board of Zoning Appeals consider approval of the variance, planning staff requests the BZA consider the following conditions:**

- 1) The applicant shall provide an as-built survey to the Planning Director, ensuring the proposed addition conforms to the requested and approved encroachment.
- 2) Prior to the issuance of a zoning permit and construction, the applicant shall provide a landscape plan to be approved by the Planning Director showing enhanced landscaping corresponding to the proposed additions which provides buffering to the street and adjacent property.

# Town of Kiawah Island Board of Zoning Appeals

July 21, 2025



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

## CASE# BZA25-000010

**Applicant/Property Owner:** John & Gail Baron

**Representative:** Tyler A. Smyth

**Property Location:** 52 Salt Cedar Lane

**TMS#:** 265-07-00-021

**Zoning District:** R-1, Residential Zoning District

**Lot Size:**  
Highlands: 15,548 sqft  
Marsh: 9,815 sqft  
Total: 25,363 sqft (0.58 acres)

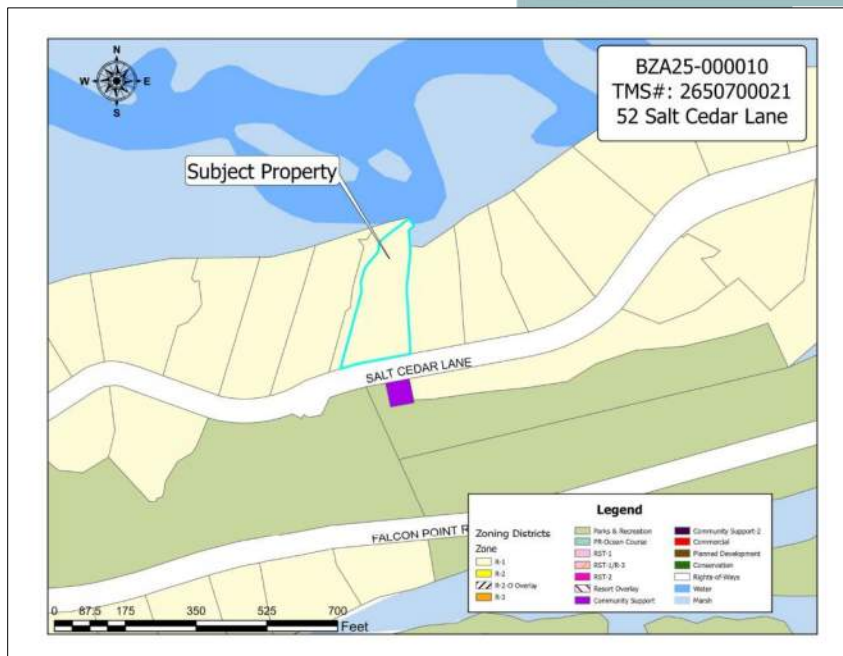
**Request:** Variance request for the reduction of the required 15' side setback and required 30' rear setback by approximately 179 square feet for a new single-family home.

**CASE# BZA25-000010**

**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); 20' (Side); 30' (Rear – Critical Line)  
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**





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**Case # BZA25-000010**  
**BZA Meeting of July 21, 2025**  
**Subject Property: 52 Salt Cedar- Kiawah Island**

Variance request for the reduction of the required 15' side setback and required 30' rear setback by approximately 179 square feet for a new single-family home.



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### Property Front



### Adjacent Properties



### Adjacent Properties



### Subject Property



### Subject Property



### Property Side



### Property Side



### Property Side



### Property Rear



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### Proposed Site Plan



LOT COVERAGE ANALYSIS		
	EXISTING	PROPOSED
BUILDING FOOTPRINT	1,501 SQ. FT.	2,280 SQ. FT.
SCREENED/COVERED PORCH	411 SQ. FT.	411 SQ. FT.
OPEN DECK/ STAIRS	516 SQ. FT.	516 SQ. FT.
PRIMARY DRIVE/ WALKS	1,760 SQ. FT.	1,669 SQ. FT.
POOL/ SPA	144 SQ. FT.	144 SQ. FT.
HVAC PLATFORM	42 SQ. FT.	42 SQ. FT.
TOTAL LOT COVERAGE	4,374 SQ. FT.	5,062 SQ. FT.
HIGH GROUND SQ.FT.	15,548 SQ. FT.	15,548 SQ. FT.
% LOT COVERAGE	28.13%	32.56%
PERIOUS COVERAGE	0 SQ. FT.	229 SQ. FT.
PERIOUS % LOT COVERAGE	0.0%	1.5%

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## Variance Approval Criteria

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

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

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## Variance Approval Criteria

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

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

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

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

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

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## Board of Zoning Appeals Action

The Board of Zoning Appeals may approve, approve with conditions or deny Case #BZA25-000010 (Variance request for the reduction of the required 20' side setback by approximately 93.70 square feet for a proposed guest home addition located at 52 Salt Cedar Lane, Kiawah Island, SC (TMS # 265-07-00-021)) 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.

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

- 1. The applicant shall provide an as-built survey to the Planning Director, ensuring the proposed addition conforms to the requested and approved encroachment.**
- 2. Prior to the issuance of a zoning permit and construction, the applicant shall provide a landscape plan to be approved by the Planning Director showing enhanced landscaping corresponding to the proposed additions which provides buffering to the street and adjacent property.**

**NOT FOR CONSTRUCTION**  
FOR REVIEW ONLY

**BARON GUESTHOUSE**  
52 SALT CEDAR LANE  
KIAWAH ISLAND, SOUTH CAROLINA

PROJECT NUMBER: 2501  
DRAWING SET DATE  
BZA SUBMISSION 6.12.2025

**LOT COVERAGE - PROPOSED**

**A103**

LOT COVERAGE ANALYSIS		
	EXISTING	PROPOSED
BUILDING FOOTPRINT	1,501 SQ. FT.	2,280 SQ. FT.
SCREENED/COVERED PORCH	411 SQ. FT.	411 SQ. FT.
OPEN DECK/ STAIRS	516 SQ. FT.	516 SQ. FT.
PRIMARY DRIVE/ WALKS	1,760 SQ. FT.	1,669 SQ. FT.
POOL/ SPA	144 SQ. FT.	144 SQ. FT.
HVAC PLATFORM	42 SQ. FT.	42 SQ. FT.
TOTAL LOT COVERAGE	4,374 SQ. FT.	5,062 SQ. FT.
HIGH GROUND SQ.FT.	15,548 SQ. FT.	15,548 SQ. FT.
% LOT COVERAGE	28.13%	32.56 %
PERIOUS COVERAGE	0 SQ. FT.	229 SQ. FT.
PERIOUS % LOT COVERAGE	0.0%	1.5%

\*NOTE: +688 SF NET CHANGE ON IMPERVIOUS LOT COVERAGE  
\*NOTE: +229 SF NET CHANGE ON PERVIOUS LOT COVERAGE

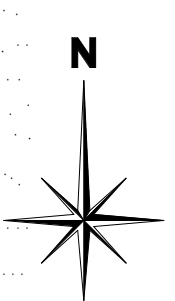
- BUILDING FOOTPRINT - 2,280 SF
- SCREENED/ COVERED PORCH - 411 SF
- OPEN DECK/ STAIR - 516 SF
- PRIMARY DRIVES/ WALKS - 1,669 SF
- POOL - 144 SF
- HVAC / GENERATOR PLATFORM - 42 SF
- PERVIOUS DRIVEWAY - 229 SF



+779 SF BUILDING FOOTPRINT  
+91 SF DRIVEWAY COVER

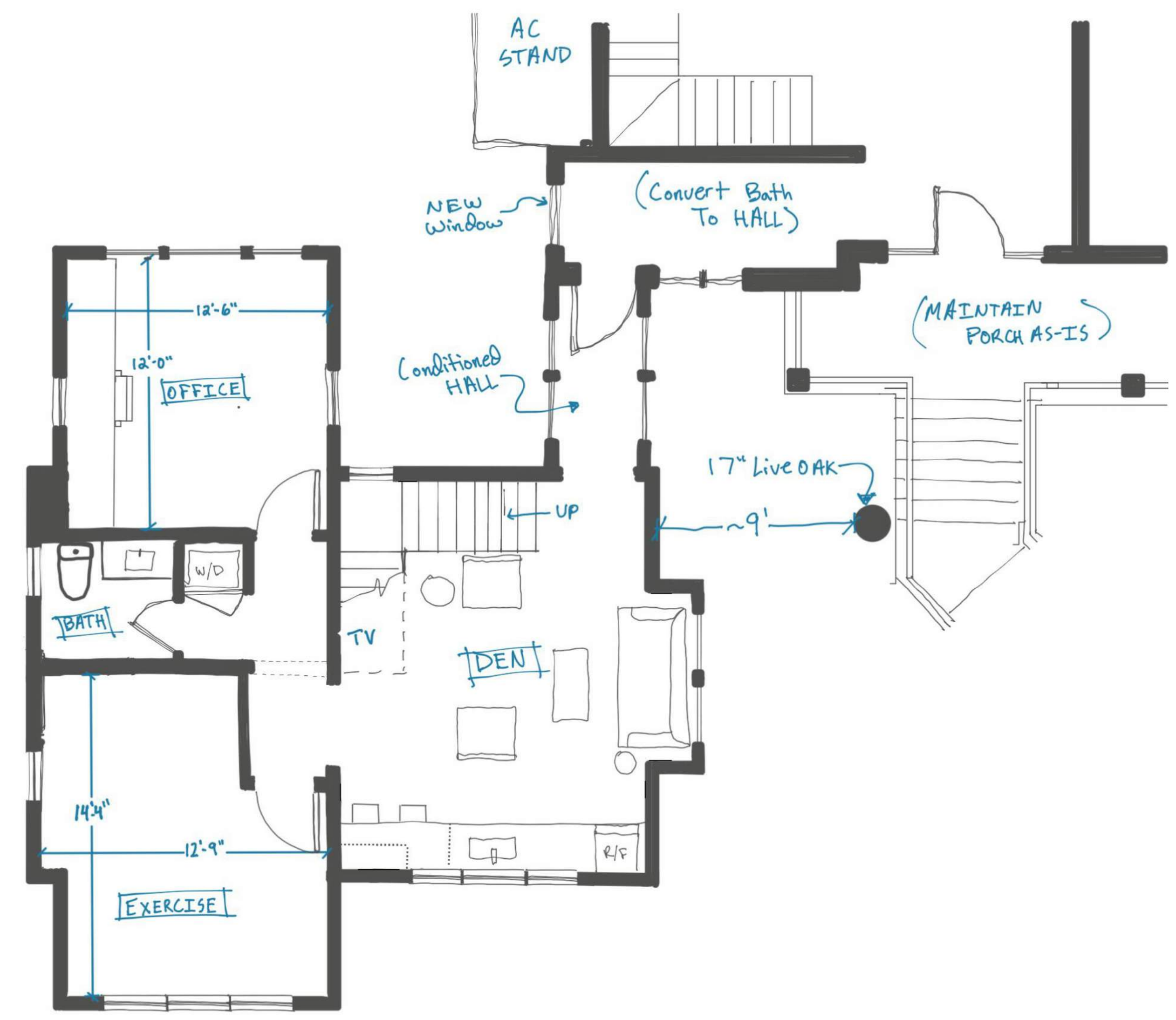
**1 LOT COVERAGE CALCULATION**  
1" = 10'-0"

TMS #265-07-00-020  
LINDA H. HARPOLE &  
TODD B. HUGHES

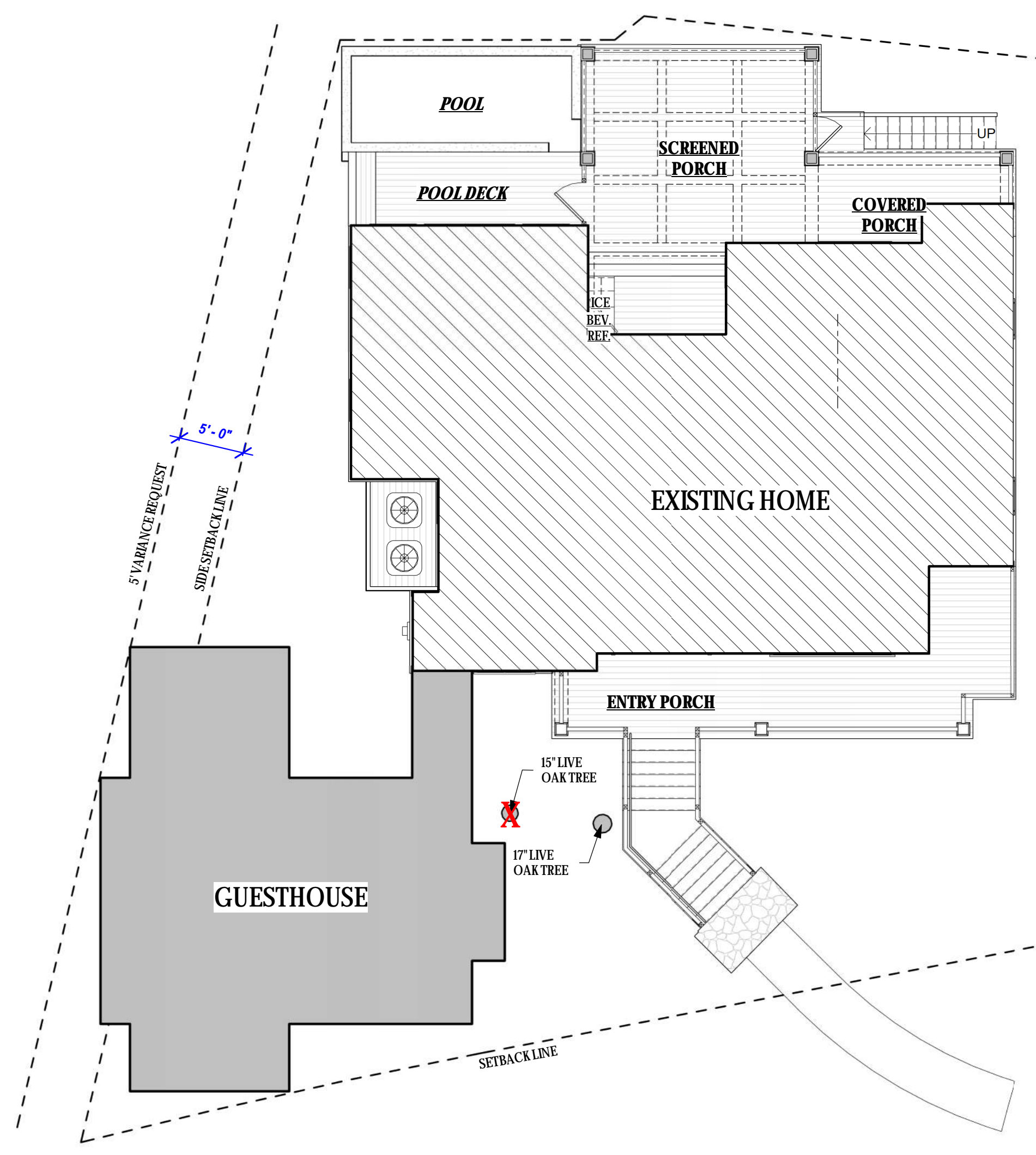


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ALL DIMENSIONS OF EXISTING CONDITIONS ARE TO BE CONSIDERED APPROXIMATE; CONTRACTOR TO CONFIRM ALL DIMENSIONS AS NECESSARY PRIOR TO CONSTRUCTION, INCLUDING ANY CABINETRY FABRICATION.



**1** GUEST HOUSE PLAN  
1/4" = 1'-0"



**B** OVERALL PLAN  
1/8" = 1'-0"

**NOT FOR CONSTRUCTION**  
FOR REVIEW ONLY

**BARON GUESTHOUSE**  
52 SALT CEDAR LANE  
KIAWAH ISLAND, SOUTH CAROLINA

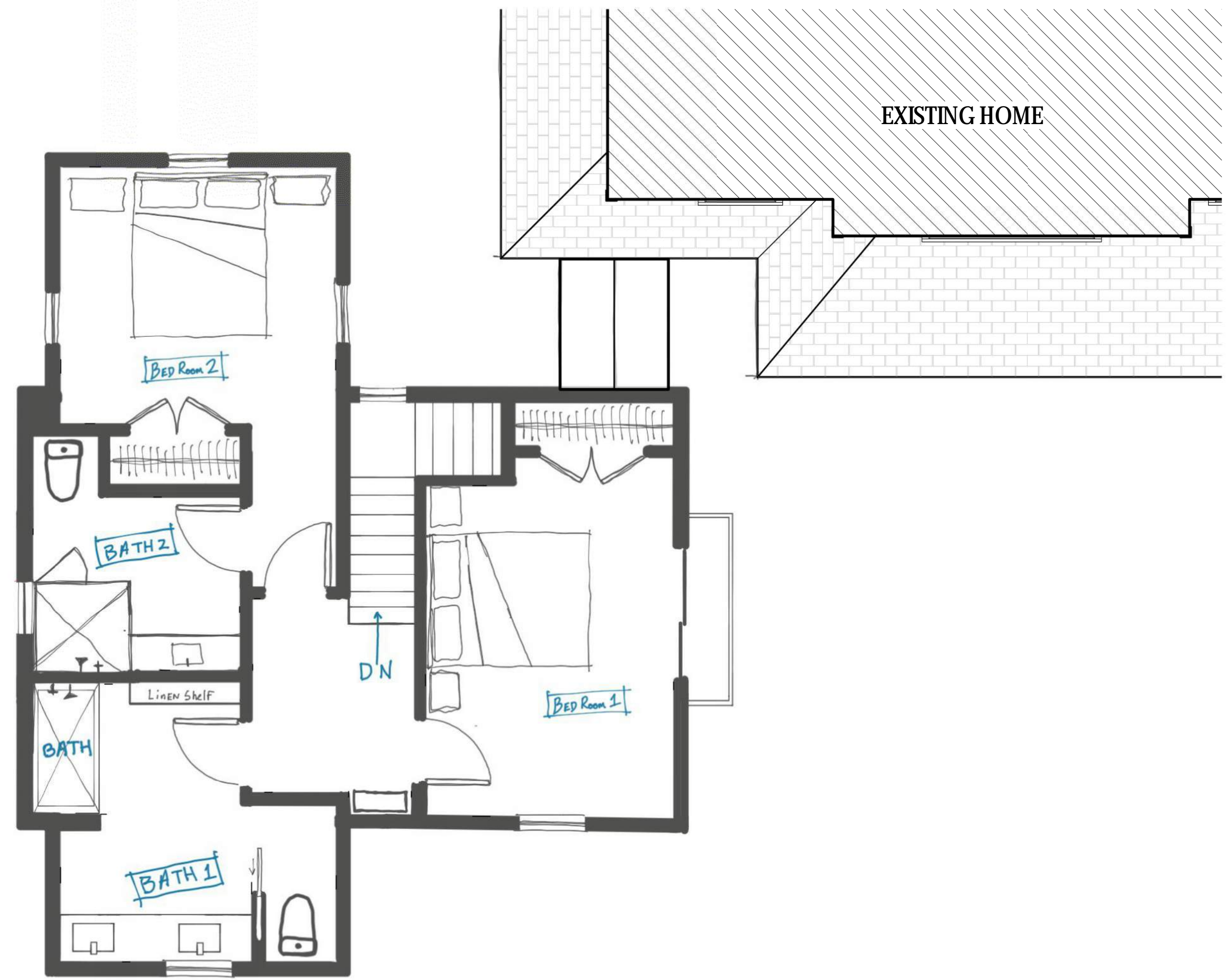
PROJECT NUMBER: 2501  
DRAWING SET DATE  
BZA SUBMISSION 6.12.2025

1ST LOOR PLAN

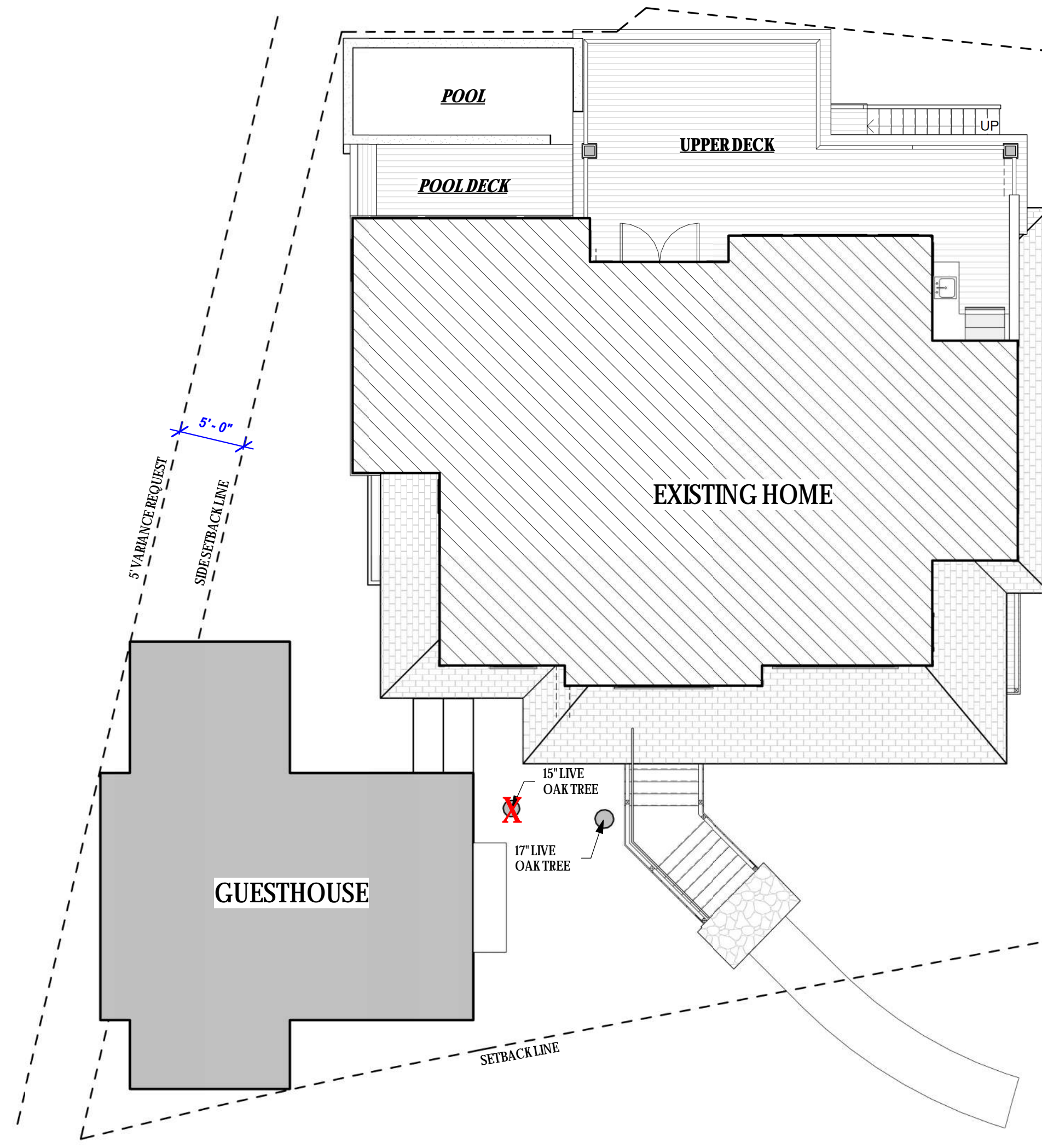
A111

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**1** GUEST HOUSE PLAN  
1/4" = 1'-0"



**B** OVERALL PLAN  
1/8" = 1'-0"

**NOT FOR CONSTRUCTION**  
FOR REVIEW ONLY

**BARON GUESTHOUSE**  
52 SALT CEDAR LANE  
KIAWAH ISLAND, SOUTH CAROLINA

PROJECT NUMBER: 2501  
DRAWING SET DATE  
BZA SUBMISSION 6.12.2025

SECOND LOOR  
PLAN

A112

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**A** SOUTH ENTRY ELEVATION - EXISTING  
3/16" = 1'-0"



**B** SOUTH ENTRY ELEVATION - PROPOSED  
3/16" = 1'-0"

**NOT FOR  
CONSTRUCTION**  
FOR REVIEW ONLY

**BARON  
GUESTHOUSE**  
52 SALT CEDAR LANE  
KIWAH ISLAND, SOUTH CAROLINA

PROJECT NUMBER: 2501  
DRAWING SET DATE  
BZA SUBMISSION 6.12.2025

REVISION 01 01/09/20

SOUTH ENTRY ELEVATION -  
EXISTING \$ NE%

A201

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LLC. USE IS PROHIBITED WITH-  
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CONSENT OF THE ARCHITECT.



**A** EAST RIGHT SIDE# ELEVATION - EXISTING  
 3/16" = 1'-0"



**1** EAST RIGHT SIDE# ELEVATION - PROPOSED  
 3/16" = 1'-0"

**NOT FOR  
 CONSTRUCTION**  
 FOR REVIEW ONLY

**BARON  
 GUESTHOUSE**  
 52 SALT CEDAR LANE  
 KIAWAH ISLAND, SOUTH CAROLINA

PROJECT NUMBER: 2501  
 DRAWING SET DATE  
 BZA SUBMISSION 6.12.2025

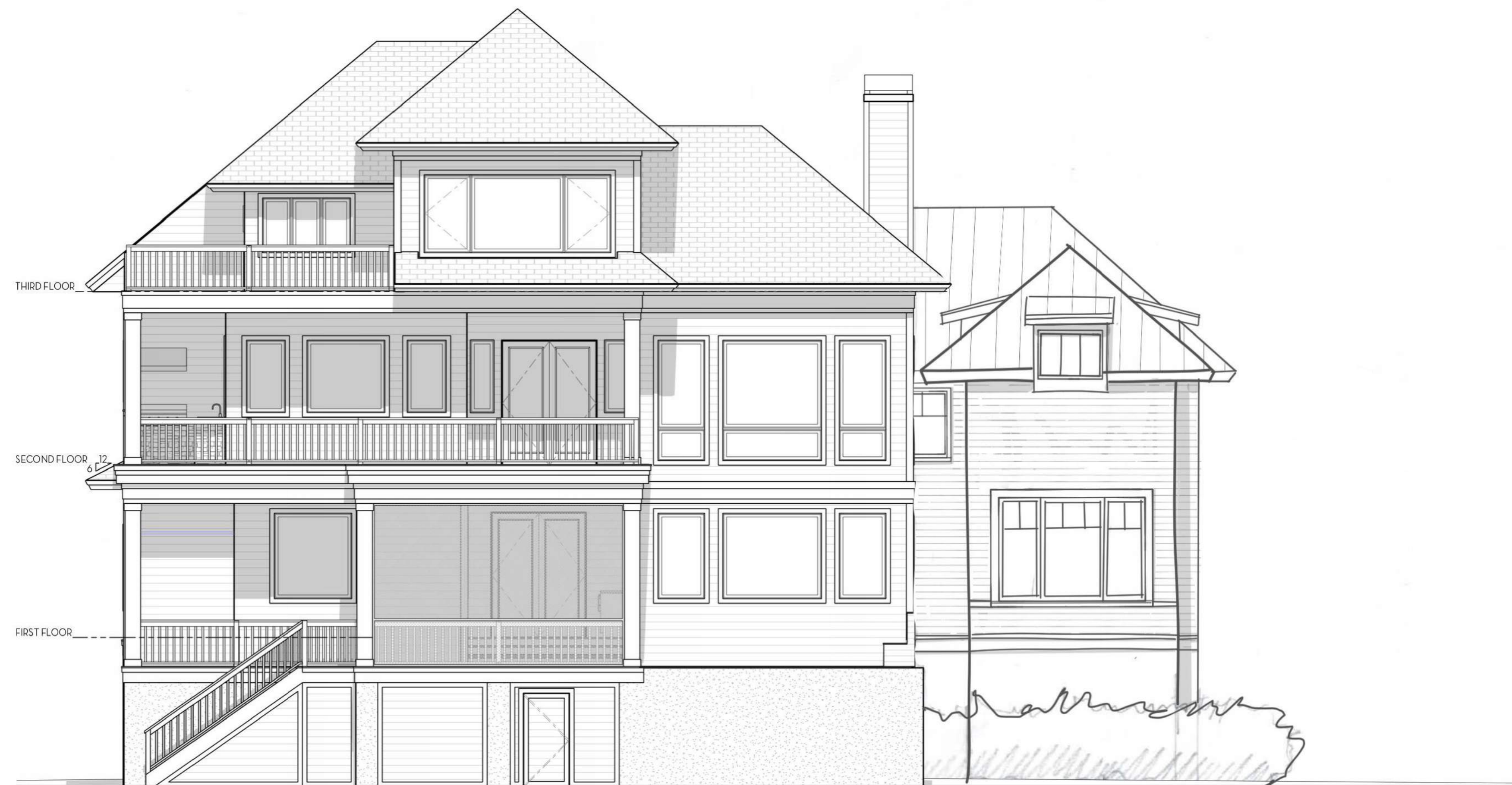
**EAST RIGHT  
 SIDE# ELEV# -  
 EXISTING \$ NE%**

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 IDEAS CONTAINED THEREIN  
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 LLC. USE IS PROHIBITED WITH-  
 OUT THE EXPRESSED WRITTEN  
 CONSENT OF THE ARCHITECT.

**A202**



**1** NORTH REAR# ELEVATION - EXISTING  
 3/16" = 1'-0"



**2** NORTH REAR# ELEVATION - PROPOSED  
 3/16" = 1'-0"

**NOT FOR  
 CONSTRUCTION**  
 FOR REVIEW ONLY

**BARON  
 GUESTHOUSE**  
 52 SALT CEDAR LANE  
 KIAWAH ISLAND, SOUTH CAROLINA

PROJECT NUMBER: 2501  
 DRAWING SET DATE  
 BZA SUBMISSION 6.12.2025

**NORTH REAR#  
 ELEV# - EXISTING  
 \$ NE%**

**A20'**

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 CONSENT OF THE ARCHITECT.



**1** WEST SIDE ELEVATION - EXISTING  
 3/16" = 1'-0"



**2** WEST SIDE ELEVATION - NE  
 3/16" = 1'-0"

**NOT FOR  
 CONSTRUCTION**  
 FOR REVIEW ONLY

**BARON  
 GUESTHOUSE**  
 52 SALT CEDAR LANE  
 KIAWAH ISLAND, SOUTH CAROLINA

PROJECT NUMBER: 2501  
 DRAWING SET DATE  
 BZA SUBMISSION 6.12.2025

**WEST SIDE  
 ELEVATION - EXISTING**  
 \$ NE

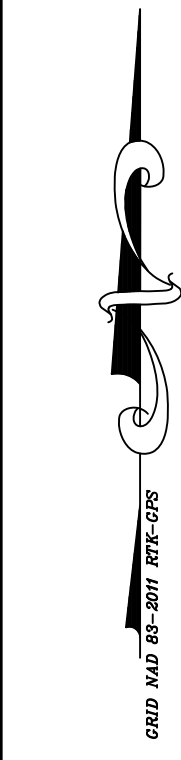
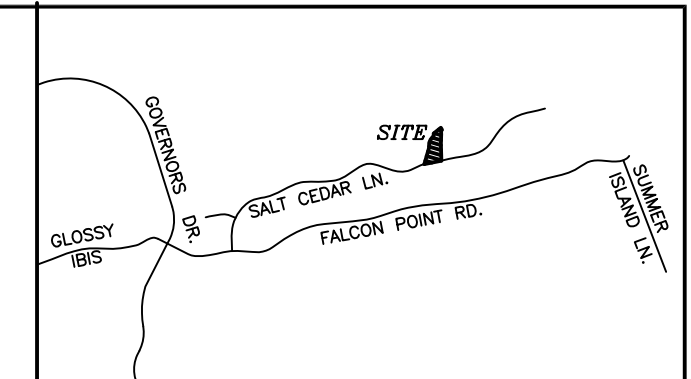
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 CONSENT OF THE ARCHITECT.

**A205**

CURVE TABLE						
CURVE	BEARING	CHORD	RADIUS	DELTA	TANGENT	LENGTH
C1	S78°31'27"W	66.08	525.00	7°12'59"	33.11	66.12

LINE TABLE		
LINE	BEARING	DISTANCE
L2	N08°34'15"W	15.05
L3	N17°29'44"E	33.77
L4	N33°27'10"E	42.40
L5	N18°56'10"E	20.83
L6	N48°43'36"E	23.70
L7	N62°41'10"E	29.30
L8	N16°19'15"E	6.35
L9	S89°50'24"E	14.06
L10	S30°07'50"E	14.75
L11	S50°33'58"W	18.13
L12	S63°46'32"W	14.23
L13	S58°52'19"W	12.09
L14	S84°19'55"W	9.26
L15	N30°08'24"W	14.90
L16	N77°39'31"W	11.41
L17	S41°09'44"W	13.77
L18	S68°05'50"W	10.47
L19	N33°52'27"W	16.02
L20	S56°36'11"W	6.39
L22	S76°56'32"W	24.66

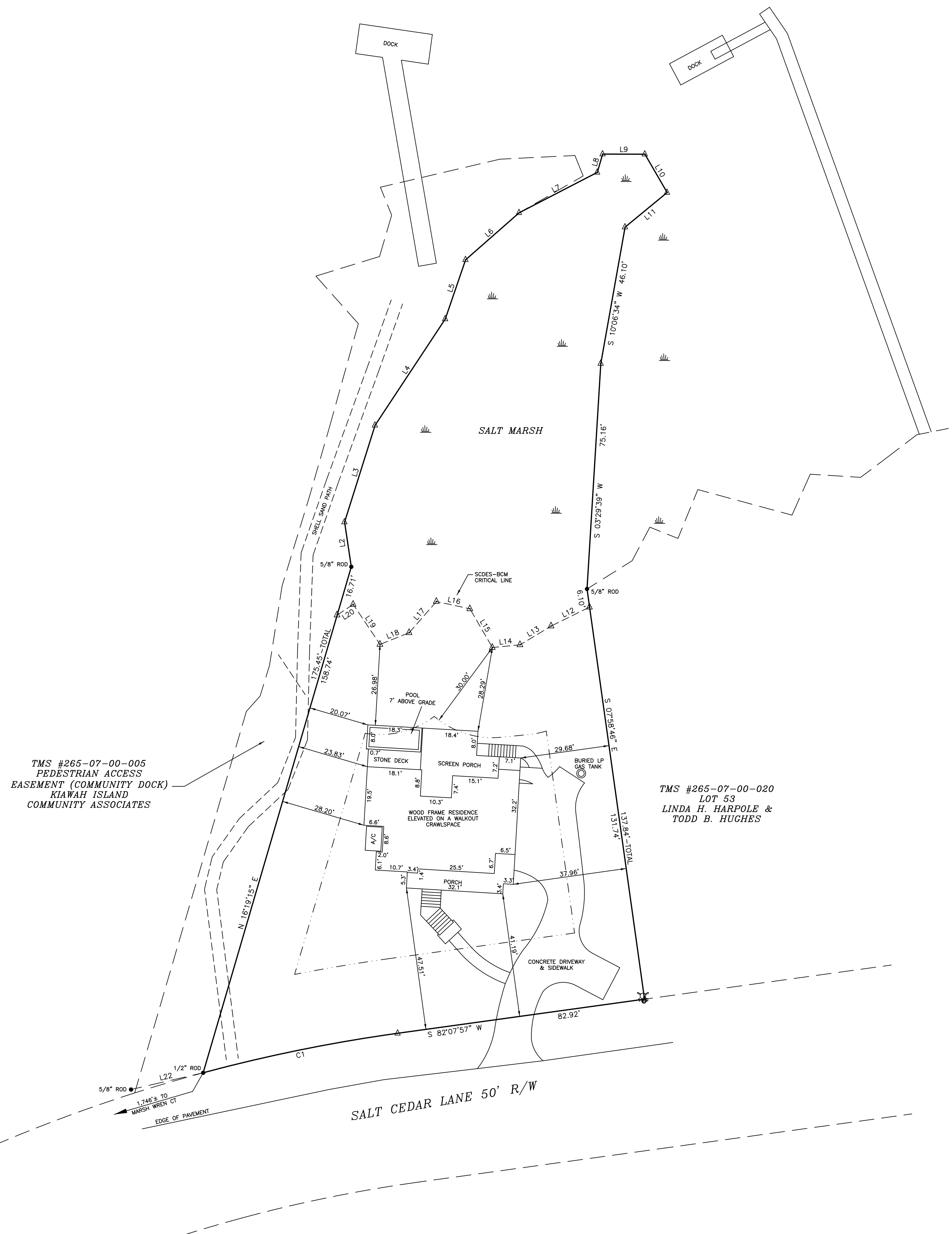
- LEGEND
- IPS (IRON PIN SET 1/2" REBAR)
  - TRANSFORMER
  - △ COMPUTED POINT
  - ✱ FIRE HYDRANT
  - PROPERTY LINE
  - ADJOINER LINE
  - - - - - DEED-CORM CRITICAL LINE
  - - - - - SETBACK LINE



LOT 52 AREA TABLE	
TOTAL AREA	0.5823 ACRES 25,363 SQ. FT.
HIGHLAND AREA	0.3569 ACRES 15,548 SQ. FT.
MARSH AREA	0.2253 ACRES 9,815 SQ. FT.

LOT COVERAGE TABLE	
LOT AREA ABOVE THE CRITICAL LINE	15,548 SQ. FT.
PRIMARY COVERAGE:	
BUILDING FOOTPRINT	1,501 SQ. FT.
FRONT PORCH	261 SQ. FT.
REAR PORCH	411 SQ. FT.
POOL	144 SQ. FT.
STONE POOL DECK	106 SQ. FT.
FRONT STEPS	97 SQ. FT.
REAR STEPS	52 SQ. FT.
A/C	42 SQ. FT.
DRIVEWAY	1,605 SQ. FT.
FRONT SIDEWALK	116 SQ. FT.
REAR SIDEWALK	37 SQ. FT.
TOTAL PRIMARY COVERAGE:	4,374 SQ. FT.
PRIMARY COVERAGE PERCENTAGE	28.13%
SECONDARY COVERAGE:	
NONE	

SETBACK NOTES:  
 SETBACKS SHOULD BE CONFIRMED WITH THE MUNICIPALITY PRIOR TO RELIANCE.  
 SETBACKS DEPICTED  
 25' FRONT  
 20' SIDES  
 30' CRITICAL LINE



TMS #265-07-00-005  
 PEDESTRIAN ACCESS  
 EASEMENT (COMMUNITY DOCK)  
 KIAWAH ISLAND  
 COMMUNITY ASSOCIATES

TMS #265-07-00-020  
 LOT 53  
 LINDA H. HARPOLE &  
 TODD B. HUGHES

AN ASBUILT SURVEY OF 52 SALT CEDAR LANE, LOT 52 OF TRACT 56 PHASE II OF FALCON POINT SUBDIVISION LOCATED IN THE TOWN OF KIAWAH ISLAND, CHARLESTON COUNTY, S.C.

NOTES:

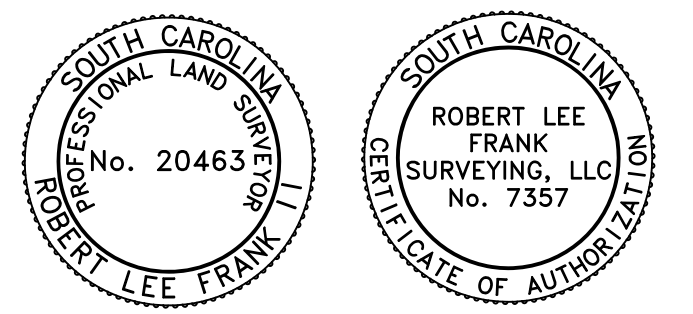
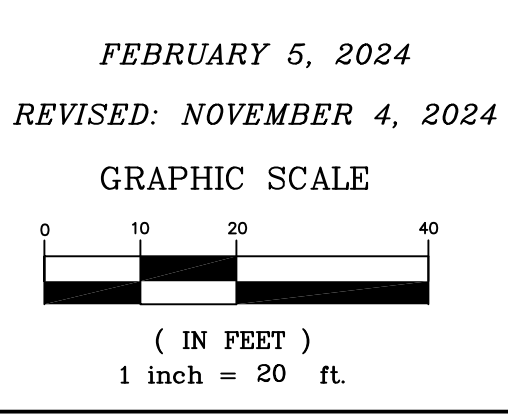
1. TMS #265-07-00-021
2. IRON PIPES FOUND AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. LOCATED IN FLOOD HAZARD ZONE AE MINIMUM ELEVATION 12' PER FIRM COMMUNITY-PANEL #455413-0810-K, PANEL #45019C0810-K, 01-29-2021, MAP REVISED 01-29-2021 (MAP #45019C0810-K).
4. DEED REFERENCE: BOOK 0344 PAGE 696.
5. PLAT REFERENCE: BOOK EA PAGE 994.
6. OWNED BY: JOHN BARON & GAIL BARON.

CRITICAL LINE STATEMENT

THE AREA SHOWN ON THIS PLAT 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.

SIGNED BY SCDES-BCM REPRESENTATIVE BRADLEY J. JAYNES ON 11/08/2024  
 SIGNATURE DATE

THE CERTIFIED LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.



GENERAL PROPERTY SURVEY  
 NOTE:  
 THIS PLAT DOES NOT CONSTITUTE AN OFFICIAL SURVEY OF THIS PROPERTY UNLESS STAMPED WITH THE EMBOSSED SEAL OF THE SURVEYOR. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH OF THIS PROPERTY AND IS BASED SOLELY ON THE REFERENCES LISTED. AREA IS DETERMINED BY COORDINATE METHOD. THIS PROPERTY MAY CONTAIN WETLANDS NOT DELINEATED HEREON UNLESS SPECIFICALLY STATED ON THE SURVEY. DECLARATION IS MADE TO THOSE PERSONS FOR WHICH THIS PLAT IS PREPARED AND IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS. THIS DRAWING/PLAT IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF ROBERT FRANK LAND SURVEYING. IT SHALL NOT BE REPRODUCED OR USED IN ANY WAY, WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF ROBERT L. FRANK, II PLS, SC REG. NO. 20463. COPYRIGHT © 2024, ROBERT L. FRANK, II

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN 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.

ROBERT L. FRANK, II PLS NO. 20463

# MEMO

Date: June 12, 2025

To: Town of Kiawah Island, Board of Zoning Appeals

From: Tyler A. Smyth Architects

Project Name: 52 Salt Cedar Ln

Project Number: 2509

## **To the Town of Kiawah Island Board of Zoning Appeals,**

This letter is submitted on behalf of John & Gail Baron, property owners of 52 Salt Cedar Lane, in support of their request for a variance. The request seeks 5 feet of side yard setback relief to allow for the construction of a guest house.

The proposed guest house is intended to provide additional space for visiting family members to sleep and work remotely. The requested variance would enable the structure to be sited in a manner that avoids impact to the existing 17-inch Live Oak located next to the entry stair. Preserving this mature tree is a priority for the homeowners, and the adjustment to the setback is critical to ensuring the tree's continued health according to an assessment by a licensed Arborist. (see attached)

We have submitted this variance request to the ARB for approval on May 8, 2025, and anticipate receiving an approval letter shortly. We believe that granting this variance will not negatively impact adjacent properties or the environment. We respectfully ask for your consideration and approval of this request in the interest of both family needs and environmental preservation.

### VARIANCE APPROVAL CRITERIA

- a) There are extraordinary and exceptional conditions pertaining to the particular piece of property;*  
-This property has exceptional conditions due to a pinched front corner where the front and side setbacks converge, leaving a limited and irregular buildable area. Additionally, a 17-inch Live Oak in the front of the house further restricts placement options. Finally, there is a 20' wide property between 52 & 42 Salt Cedar Ln under ownership by KICA for access to a community dock. This property is seldom used by observation, and provides a buffer between 52 & 42 Salt Cedar. These unique site conditions, particularly the tree, make it difficult to design a normally shaped guest house without the requested encroachment. A 5-foot side setback variance would allow for a functional layout while preserving the existing live oak tree.
- b) These conditions do not generally apply to other property in the vicinity;*  
- These conditions do not generally apply to other properties in the vicinity. Unlike neighboring lots, this property has side property lines that are not parallel, creating an irregular and narrowing

## MEMO

buildable area—particularly in the front corner where the setbacks converge. This geometry, combined with the presence of the Live Oak in a key location, presents unique constraints not commonly found on surrounding parcels. Also, the KICA owned property along the affected sideline, providing a buffer to the nearest residence, is unique in the neighborhood.

*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;*

-Strict application of the setback ordinance would unreasonably restrict the use of the property by preventing the construction of a functional guest house. The irregular lot shape, non-parallel side property lines, and the location of the 17-inch Live Oak significantly limit the buildable area in a way that would not accommodate a regularly shaped structure. Without the requested variance, any attempt to build in this area would result in an impractical design, effectively prohibiting reasonable use of the property for its intended residential purpose.

*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 detrimentally affect adjacent properties or the public good. The 5-foot adjustment is modest and is buffered by a dock access easement between the subject property and the neighboring lot, minimizing its impact. The guest house will remain consistent with the residential character of the area. Maintaining the healthy Live Oak will help integrate the home into the landscape, aligning with the neighborhood's character. The variance will not harm the zoning district's integrity while addressing the property's unique constraints.

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

-The requested variance will not have the effect of allowing a use not otherwise permitted in the zoning district, nor will it extend or modify any nonconforming use of the land. The proposed guest house remains a permitted residential use within the zoning district. The variance is solely for the purpose of accommodating the unique site constraints, ensuring the property can be utilized in a manner consistent with the existing zoning regulations.

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

-The request for a variance is not based on the potential for increased profitability or financial gain. The sole purpose of the variance is to accommodate the unique site conditions, including the irregular lot shape and the need to preserve the mature Live Oak, while allowing for a functional guest house that meets the needs of the property owners and maintains the character of the surrounding area. The owners do not rent the household and have no intention of doing so.

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

## MEMO

*-The need for this variance is not the result of the applicant's own actions. The unique site conditions, including the irregular lot shape, non-parallel side property lines, and the location of the mature Live Oak, are inherent to the property. The homeowners have never added onto the footprint of the property in the front in the time that they have owned it. The homeowners are seeking this variance solely to accommodate these pre-existing constraints while preserving the tree and maintaining a functional design for the guest house.*

*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;*

*-Granting the variance will not be contrary to the public or neighborhood interest. The 5-foot adjustment is minimal and will not adversely affect neighboring properties or the character of the area. The proposed guest house will blend with the surrounding residential homes and will be designed in a manner that preserves the integrity of the neighborhood. Additionally, maintaining the Live Oak will enhance the property's landscape and contribute positively to the area's aesthetic, ensuring the intent and spirit of the zoning regulations are upheld.*

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

*-Granting the requested variance does not substantially conflict with the Comprehensive Plan or the purposes of this Ordinance.*



June 12, 2025

Gail and John Baron  
52 Salt Cedar lane  
Kiawah Island, SC 29455

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

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

Re: **MAJOR IMPROVEMENT REVIEW**  
Address: 52 Salt Cedar lane  
ARB Action: Approved

Dear Mr. and Mrs. Baron,

Thank you for your submittal to the Kiawah Island Architectural Review Board for review of Improvements to your home at 52 Salt Cedar lane. The design of your guest house is approved to continue to the permit submittal with the following comments and conditions in keeping with the guidelines:

- L1. The final landscape should fully buffer views from neighboring properties, the trail and street in compliance with guideline requirements. Please review the landscape requirements of the Design Guidelines which include canopy, foundation and understory plantings as well as natural buffers along lot edges. 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.
- L2. Please note that apart from the diseased tree noted on the site plan, no trees have been approved for removal. If you propose tree removals or major impact to trees, this should be submitted for approval to the ARB.
- L3. Due to the proposed change in footprint, please be reminded that an as-built survey will be required for the final inspection at the conclusion of construction.
  
- A1. Please note that floodlights are discouraged on homes at Kiawah Island. Please limit the use of flood lights to no more than two fixtures, located in areas of pedestrian traffic. Alternate exterior lighting may be more appropriate at some existing floodlight locations.
- A2. Please note that exterior light fixtures other than flood lights are required to screen any direct view of light bulbs. Fixtures designed to display light bulbs are required to use obscure glass. All new and existing exterior fixtures at your property should conform to this requirement. Please submit cut sheets for proposed new and replacement fixtures.
- A3. All exterior materials, colors, and other finishes should match those of the existing house. If different materials or colors are proposed, please submit a material and color palette for approval. Prior to commencement of work, please submit an Onsite Color Review Form and provide accessible color samples of proposed materials and finishes onsite for field review. Please refer to the Design Guidelines, *Designing with Nature*, when making color selections. The design guidelines can be downloaded at [KiawahARB.com](http://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](mailto: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.

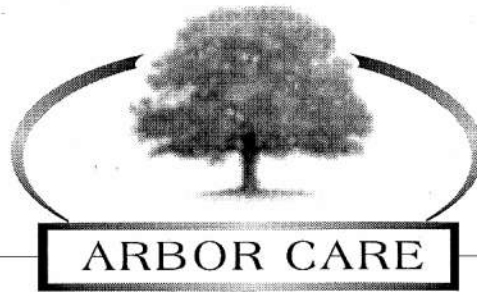
Thank you again for your submittal to the Kiawah Island Architectural Review Board. Please contact the ARB office if we can be of any assistance during the Permit Process for your home improvements.

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



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:** 52 Salt Cedar Ln, Kiawah Island, SC 29455

5-15-25

**Regarding:** Live oaks (2) left side of front entry to home.

**Assessment/Evaluation:** At the above location there are two live oaks that are at the front of the home. The picture below shows these two oaks in relation to the home and proposed addition.



The oak on the left side of the above picture has a large defect at the base of the tree. This oak is in poor shape structurally, as it has decay that is spreading internally. Due to the large area of decay the structure has been compromised, therefore, I feel this tree should be removed as it poses a threat to the home and landscape. The picture below shows this large scar.




The oak on the right side of the two is healthy, and should be preserved. There are plans for an addition at the front of the home, near this oak tree. I have recommended that the foundation not come within 9 feet of the base of the tree. I also feel that the tree should be fertilized, to help build up the root system to help the tree to account for root loss, or stress that could be put on this tree during the construction process.



Proper care during the construction process should be taken. Tree protection fencing should be installed as a preservation of the root system and to keep machinery from damaging the trunk of the tree. It is my opinion that this tree should survive and flourish with the proper care and precaution during the construction process.

Sammy Milleman  
Arbor Care  
I.S.A. Certified Arborist # S. O. 5720A

[www.TheArborCare.com](http://www.TheArborCare.com)

ARBOR CARE  "Serving The Islands For More Than 20 Years"

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P.O. Box 1510, Johns Island, SC 29457  843.768.7229 office  843.768.0960 fax