Board of Zoning Appeals Meeting

Tuesday, November 03, 2026 at 6:00 PM

Theodore D. Washington Municipal Building, Henry "Emmett" McCracken Jr. Council Chambers, 20 Bridge Street, Bluffton, SC

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Board of Zoning Appeals will not hear new items after 9:30 p.m. unless authorized by a majority vote of the Board Members present. Items which have not been heard before 9:30 p.m. may be continued to the next regular meeting or a special meeting date as determined by the Board Members.

IV. ADOPTION OF MINUTES

A. September 1, 2026 Minutes

V. PUBLIC COMMENT

VI. OLD BUSINESS

VII. NEW BUSINESS

A. **Adoption of 2027 Meeting Dates:** (Staff - Dan Frazier)

B. **41 Lawrence Street - Healy Porch Enclosure (Variance):** The Applicant, James F. Wubbena of Wubbena Architects, requests a variance from the Unified Development Ordinance (UDO) Section 5.15.5.C to allow a 5.35-foot encroachment into the 10-foot setback along Dubois Lane. The property consists of approximately 0.11 acres identified by tax map number R610 039 00A 0382 0000 within the Old Town Bluffton Neighborhood General - Historic District. (ZONE-09-26-020478) (Staff - Dan Frazier)

VIII. DISCUSSION

IX. ADJOURNMENT

NEXT MEETING DATE: Tuesday, December 1, 2026

"FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. To submit a public comment online, please click here: https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60*
Public comment is limited to 3 minutes per speaker.

Board of Zoning Appeals Meeting

Theodore D. Washington Municipal Building, Henry "Emmett" McCracken Jr. Council Chambers, 20 Bridge Street, Bluffton, SC

September 01, 2026

I. CALL TO ORDER

Chairman Dolnik called the meeting to order at 6pm.

II. ROLL CALL

PRESENT
Chairman Tim Dolnik
Board Member Amy Aldana
Vice Chairman Donald Emerick
Board Member Josh Tiller

ABSENT
Board Member Gerry Workman

III. ADOPTION OF MINUTES

A. July 7, 2026 Minutes

Board Member Aldana made a motion to adopt the minutes as written.

Seconded by Board Member Tiller.
Voting Yea: Chairman Dolnik, Board Member Aldana, Vice Chairman Emerick, Board Member Tiller

All were in favor and the motion passed.

IV. PUBLIC COMMENT

V. OLD BUSINESS

VI. NEW BUSINESS

A. 36 Tabby Shell Road, Lot 19 Building Setback (Variance): The Applicant, Steven G. Stowers of Architecture 101 on behalf of property owners John Gering and Ashley Gering, requests a variance from Unified Development Ordinance (UDO) Section 5.15.5.C to allow a four-foot-six-inch encroachment into the required five-foot setback, resulting in a six-inch setback for the carriage house. The property consists of approximately 0.10 acres identified by tax map number R610 039 000 1199 0000 within the Tabby Shell Development in the Neighborhood General-Historic District (NG-HD). (ZONE-08-26-020413) (Staff - Dan Frazier)

Staff presented. The applicant was present. There were questions regarding Pluff Mud Lane, including whether there are future plans to connect the road to Burnt Church Road. The Board also requested clarification regarding the extent of the proposed building and roofline encroachment into the required setback, as well as whether the stairs, mechanical equipment enclosure, and driveway apron are permitted to encroach as shown. There was discussion regarding the irregular shapes of several lots within the same neighborhood. The Board reviewed letters of support and the staff report from a previous variance provided by the

applicant (available upon request). The Board questioned what alternative site or building configurations had been considered to avoid the setback encroachment, including whether the screen porch could be reduced. Staff clarified that the Historic Preservation Commission (HPC) would review the property's architecture, mass, and scale. Staff also clarified the distinction between the home's footprint and total square footage. There were questions about the coordination with Dominion Energy regarding relocation of the electrical pull box that is currently located in front of the driveway.

Board Member Tiller made a motion to approve the variance with the following condition:

1. The electrical pull box is moved to avoid conflict with access to the carriage house.

Seconded by Board Member Aldana.
Voting Yea: Chairman Dolnik, Board Member Aldana, Board Member Tiller
Voting Nay: Vice Chairman Emerick

The motion passed, 3 -1.

VII. DISCUSSION

VIII. ADJOURNMENT

Board Member Tiller made a motion to adjourn.

Seconded by Vice Chairman Emerick.
Voting Yea: Chairman Dolnik, Board Member Aldana, Vice Chairman Emerick, Board Member Tiller

All were in favor and the motion passed. The meeting adjourned at 6:55pm.

DRAFT

TOWN OF BLUFFTON
2027 BOARD OF ZONING APPEALS
Meeting and Application Submission Schedule

MEETING DATES	APPLICATION SUBMISSION DATES
January 5, 2027	December 8, 2026
February 2, 2027	January 5, 2027
March 2, 2027	February 2, 2027
April 6, 2027	March 9, 2027
May 4, 2027	April 6, 2027
June 1, 2027	May 4, 2027
July 6, 2027	June 8, 2027
August 3, 2027	July 6, 2027
September 7, 2027	August 10, 2027
October 5, 2027	September 7, 2027
November 2, 2027	October 5, 2027
December 7, 2027	November 9, 2027
January 4, 2028	December 7, 2027

MEETINGS WILL BE HELD THE FIRST TUESDAY OF THE MONTH - ONLY WHEN A ZONING APPEAL REQUEST HAS BEEN SUBMITTED.
MEETINGS WILL BE HELD AT **6:00 P.M.**

Please Note:

1. For submission requirements and information please consult www.townofbluffton.sc.gov or phone 843.706.4500.
2. The proper forms and filing fee (as indicated on the Master Fee Schedule) must accompany all submittals. Incomplete submittals will NOT be accepted.
3. Meetings will be held on scheduled meeting dates unless otherwise advertised with FOIA compliance.
4. All new applications, required revisions and information relative to previously submitted applications must be submitted four (4) weeks prior to the meeting date in order to be placed on the agenda.
5. Cases will be heard only if the applicant/applicant's representative is present.

DRAFT

BOARD OF ZONING APPEALS

STAFF REPORT
DEPARTMENT OF GROWTH MANAGEMENT

MEETING DATE:	November 3, 2026
PROJECT:	41 Lawrence Street Healy Porch Enclosure Variance Request
APPLICANT:	James F. Wubbena, Wubbena Architects
PROJECT NUMBER:	ZONE-09-26-020478
PROJECT MANAGER:	Dan Frazier, AICP Planning Manager Department of Growth Management

REQUEST: The Applicant, James F. Wubbena of Wubbena Architects, requests a variance from the Unified Development Ordinance (UDO) Section 5.15.5.C to allow a 5.35-foot encroachment into the 10-foot setback along Dubois Lane for the enclosure of the existing screened-in porch (Attachment 1).

INTRODUCTION: The subject property consists of approximately 0.11 acres identified by tax map number R610 039 00A 0382 0000 within the Old Town Bluffton Neighborhood General - Historic District (Attachment 2). The Board of Zoning Appeals (BZA) hearing was advertised in The Island Packet on October 18, 2026 (Attachment 3). The property was posted, and adjacent property owners were notified by certified mail in accordance with Unified Development Ordinance (UDO) public notice requirements.

BACKGROUND: The subject property is located within the Neighborhood General-Historic District (NG-HD) and is subject to the standards set forth in the Unified Development Order (UDO) Section 5.15, Old Town Bluffton Historic District. Per UDO Section 5.15.5.C, building setbacks in the NG-HD zoning district are determined by the applicable building type.

The structure was originally reviewed and approved by the Historic Preservation Commission as an Additional Building Type (COFA-05-18-012034), which requires a side setback of 10 feet, per UDO Section 5.15.5.C (Attachment 4). Certain building elements and appurtenances, including porches, are permitted within a required setback, per UDO Section 9.3.D.4 (Attachment 5).

The Applicant proposes to enclose this existing covered porch to create interior office space for the property owner, who has a documented medical need for first-

floor accessible space (Attachment 6). The porch enclosure will not expand the existing footprint of the structure; the existing roof and floor will remain as-is.

Additional submittal items provided by the Applicant include a property survey, proposed encroachment exhibit, and elevations of the existing residence (Attachment 7).

BOARD OF ZONING APPEALS ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.D.2 of the Unified Development Ordinance, the Board of Zoning Appeals has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the Applicant.

REVIEW CRITERIA & ANALYSIS: In assessing an application for a Variance, the Board of Zoning Appeals is required to consider the criteria set forth in Section 3.7.3 of the UDO. The seven criteria are provided below followed by a Staff Finding for each criterion. As expressed in Section 3.7.3.B.1., a variance may be granted as applicable, and the application must comply with the following:

Unnecessary Hardship. A Variance from a dimensional or design standard may be granted by the Board of Zoning Appeals in an individual case of unnecessary hardship upon a finding that all the following standards are met:

1. **Section 3.7.3.B.1.a.** There are extraordinary and exceptional conditions pertaining to the particular piece of property;

   The Applicant states, "There is because of the medical issues that require the owner to be on the first floor. Letter included in the package."

   Finding. The property is a corner lot with frontage on Lawrence Street and Dubois Lane, and the proposed enclosure includes portions of an existing porch located within the required setbacks. The submittal does not demonstrate how these physical conditions constitute extraordinary and exceptional circumstances requiring the enclosure. The owner's medical documentation supports the need for first-floor office space but does not establish an exceptional condition pertaining to the particular piece of property. Staff finds that this criterion has not been demonstrated.

2. **Section 3.7.3.B.1.b.** These conditions do not generally apply to other property in the vicinity, particularly those in the same zoning district;

   The Applicant did not respond to this criterion.

Finding. The application identifies the owner's medical needs as the basis for the request but does not establish that the property's physical constraints differ from those generally applicable to other properties in the vicinity or zoning district. The corner lot configuration and existing porch location, without further supporting information, do not demonstrate that distinction. Staff finds that this criterion has not been demonstrated.

3. Section 3.7.3.B.1.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 in a manner consistent with others in the zoning district;

   The Applicant states, "Currently the owner is medically unable to climb stairs and needs the office space downstairs. Therefore, yes, the current layout is restricting the utilization of the property."

   Finding. The property is developed with an existing residence, and the setback requirements do not prevent its continued residential use. The submittal does not demonstrate that physical conditions of the property prohibit or unreasonably restrict its utilization consistent with other properties in the district. The application also does not establish whether other first-floor configurations or compliant alternatives were evaluated. Staff finds that this criterion has not been demonstrated.

4. Section 3.7.3.B.1.d. The need for the Variance is not a result of the Applicant's own actions;

   The Applicant states, "There has been no actions taken prior to this application."

   Finding. The request concerns enclosure of an existing covered porch rather than an expansion of its footprint. It is the Applicant's stated need for a first-floor office that is the basis for the variance request. As previously stated, the application does not establish whether other first-floor configurations or compliant alternatives were evaluated. Staff finds that this criterion has not been demonstrated.

5. Section 3.7.3.B.1.e. The authorization of a Variance does not substantially conflict with the *Comprehensive Plan* and the purposes of this Ordinance;

   The Applicant states, "There is no additional footprint being added to the property. This encloses an existing raised covered porch."

   Finding. The property's Future Land Use designation is Town Center, and the Old Town Master Plan designation is Old Town. The proposed enclosure does not alter the footprint, massing, or roofline of the existing structure. The NG-HD district is "residential in scale and includes a mixture of residential, non-residential, and civic uses within

the Old Town Bluffton Historic District." Converting an existing covered porch to interior office space for the owner's personal use is consistent with the residential character of the district and does not introduce a new use or expand the building envelope. Staff finds that this criterion appears supportable.

6. Section 3.7.3.B.1.f. The authorization of this Variance will not result in a substantial detriment to adjacent property or the public good, and the character of the District will not be harmed by the granting of the Variance;

   The Applicant states, "There is no adjacent properties along the two sides of the house where this existing porch is located. Lawrence Street and Dubois Lane will not be effected."

   Finding. The enclosure would occupy the existing porch footprint and retain the roof, with new windows and materials proposed to match the residence. These features may limit potential impacts on surrounding properties and district character. Nevertheless, enclosing the porch would change its appearance along both street frontages and remains subject to applicable Historic District design review. The absence of a footprint expansion alone does not establish that there would be no adverse impact.

7. Section 3.7.3.B.1.g. The reason for the Variance is more than simply for convenience or to allow the property to be utilized more profitably.

   The Applicant states, "There is no profit gain from this modification. The reason is necessity and not convenience for the current owner."

   Finding. The physician's letter supports a health-related reason for relocating the office to the first floor, and the application does not propose an income-generating use. The stated purpose therefore extends beyond ordinary convenience or increased profitability. However, that purpose does not independently establish a hardship associated with the property or satisfy the remaining variance criteria. The application also does not establish whether other first-floor configurations or compliant alternatives were evaluated.

CONCLUSION: In considering the variance request, Board members should base their decision on the evidence presented in the record and evaluate the application against each of the seven variance criteria established in UDO Section 3.7.3.B.1. The Board's decision should be supported by Findings of Fact, identifying the facts and evidence relied upon, and Conclusions of Law, explaining how those findings satisfy or fail to satisfy each applicable criterion. All seven criteria must be met in order for the Board to approve the variance request.

ATTACHMENTS:

1. Application and Narrative
2. Vicinity Map

3. Public Advertisement
4. Unified Development Ordinance (UDO) Section 5.15, Old Town Bluffton Historic District
5. Unified Development Ordinance (UDO) Section 9.3, Interpretation of Dimensional Standards
6. Medical Note from Applicant, REDACTED
7. Additional Submittal Items
    a. Property Survey 06 18 2018
    b. Proposed Encroachment Exhibit
    c. Elevations of Existing Property

TOWN OF BLUFFTON
BOARD OF ZONING APPEALS APPLICATION

Growth Management Custon
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov

Applicant		Property Owner	
Name:	James F Wubbena - Wubbena Architects	Name:	Carol B. Healy
Phone:	912 660 5438	Phone:	843 230 2802
Mailing Address:	10 Westbury Park Way, Suite C-2 Bluffton SC 29910	Mailing Address:	41 Lawrence Street Bluffton SC 29910
E-mail:	jim@wubbenapc.com	E-mail:	healycb@gmail.com

Town Business License # (if applicable):

Project Information

Project Name: Healy Porch Enclosure	☒ Variance	☐ Special Exception
Project Location: 41 Lawrence Street	☐ Administrative Appeal	
Zoning District: Neignborhood Gen- Historic Dist	Acreage: 0.1140	

Tax Map Number(s): R610-039-00A-0382-0000

Project Description: The project is in the Historic District. SThe project includes the enclosure of an existing covered porch attached to the main entrance. The portion of the porch faces part of Lawrence Street and Dubois Lane .The existnig porch extends into the setback 5.35 feet into the setback. along Dubois Lane at the most and 3.37 feet on Dubois and Lawrence Street.

Request:

To enclose the existing covered porch attached to the main entrance... No additional footprint added.

Minimum Requirements for Submittal

- ☒ 1. Two (2) paper copies and digital files of applicable plans and/or documents depicting the subject property.
- ☒ 2. Recorded deed and plat showing proof of property ownership.
- ☒ 3. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.
- ☒ 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.

Note: **A Pre-Application Meeting is required prior to Application submittal.**

Disclaimer: **The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.**

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.

Property Owner Signature: Carol B Healy Date: 9-8-26

Applicant Signature: Date: 9-8-26

For Office Use

Application Number:	*Date Received:*
Received By:	*Date Approved:*

Wubbena Architects and Designers

Healy Residence
Re- Narrative to Enclose Existing Covered Porch
@ 4 Lawrence Street

To Whom It May Concern,

Carol Healy, owner of 4 Lawrence Street, is requesting a variance to enclose the existing covered side porch that faces Dubois Lane and Lawrence Street. The Attached Drawing shows the portion of the wrap around porch where she wishes to enclose.
Materials will match the existing in type, size and color. The existing roof will remain as is.
The added windows will match the existing windows on the residence.
This extra enclosed is to be used for Mrs. Healy's office space. Medically, she is in need of that space to be located on the first floor. Please see the letter from her physician for further explanations. The footprint of the porch will not expand or change.

Per the Ordinance **3.7.3 Application Review Criteria** The following is our response to the requirements.

a.
There are extraordinary and exceptional conditions pertaining to the particular piece of property;
There is because of the medical issues that require the owner to be on the first floor ….Letter included in the package.

b.
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 in a manner consistent with others in the zoning district;
Currently the owner is medically unable to climb stairs and needs the office space downstairs. Therefore, yes, the current layout is restricting the utilization of the property.

c.
The need for the Variance is not the result of the Applicant's own actions;
There has been no actions taken prior to this application.

d.
The authorization of a Variance does not substantially conflict with the *Comprehensive Plan* and the purposes of this Ordinance;
There is no additional footprint being added to the property. This encloses and existing raised covered porch.

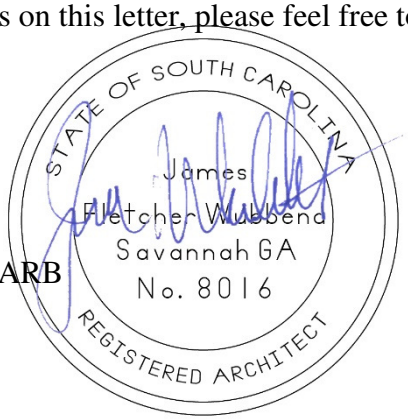
e

The authorization of a Variance will not result in a substantial detriment to adjacent property or the public good, and the character of the District will not be harmed by the granting of the Variance;
There is no adjacent properties along the two sides of the house where this existing porch is located. Lawrence Street and Dubois Lane will not be effected.

F.
The reason for the Variance is more than simply for convenience or to allow the property to be utilized more profitably.
There is no profit gain from this modification. The reason is necessity and not convenience for the current owner.

If there are specific questions on this letter, please feel free to contact my office directly.

Sincerely,



James F. Wubbena, RA, NCARB
Principal Architect

VICINITY MAP

HEALY PORCH ENCLOSURE

VARIANCE



Town of Bluffton Public Hearing
NOTICE IS HEREBY GIVEN that the Town of Bluffton Board of Zoning Appeals (BZA) will hold a Public Hearing at 6:00PM, on Tuesday, November 3, 2026, at the Theodore D. Washington Municipal Building, 20 Bridge Street, Bluffton, SC for the following:

ZONE-09-26-020478- The Applicant, James F. Wubbena of Wubbena Architects, requests a variance from the Unified Development Ordinance (UDO) Section 5.15.5.C to allow a 5.35-foot encroachment into the 10-foot setback along Dubois Lane. The property consists of approximately 0.11 acres identified by tax map number R610 039 00A 0382 0000 within the Old Town Bluffton Neighborhood General - Historic District.

Documents related to the above are available for public inspection and copying in the Town of Bluffton Department of Growth Management, located at 20 Bridge Street, during business hours. Persons with comments or questions should contact the Town of Bluffton Growth Management Department at (843) 706-4500. Persons requiring special services to attend the meeting should call to make arrangements.

Public Comments may be submitted electronically via the Town's website at (https://bit.ly/3wg7A08). Comments will be accepted up to 2 hours prior to the scheduled meeting start time. The meeting will be open to the public.
IPL0381104
Oct 18 2026

Post Date: 10/18 12:00 AM

Refcode: #IPL0381104

Print

ATTACHMENT 4

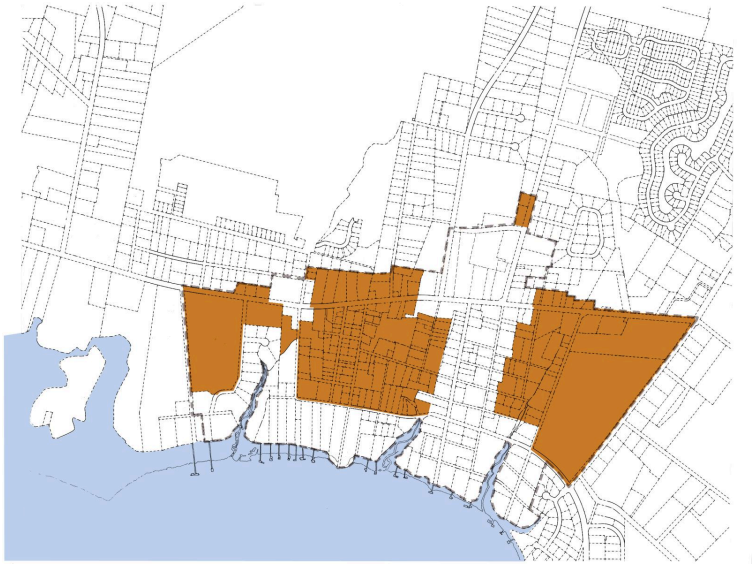
C. Neighborhood General Historic District (NG-HD)

Within the NG-HD district, building form and scale shall be primarily residential to maintain the predominantly residential character component of this district. The UDO Administrator may waive the mandatory residential component for properties with frontage on SC Highway 46 and Bruin Road; buildings on these properties may be constructed with retail shopfronts, awnings, marquees, colonnades, or arcades in accordance with this UDO but must be residential in form and scale.





NG-HD Precedent Imagery



NG-HD Regulating Plan

Neighborhood General Building Type Requirements:	Front Build-to Zone	Lot Width	Frontage Requirement	Setback *(from rear property line)*	Side Setback *(from side property lines)*	Height *(in stories)*	Maximum Lot Coverage
Carriage House	See Sec. 5.15.8.F. for placement and other requirements.			5’	5’	1-2	
Live-Work Sideyard	10’-20’	50’-100’	N/A	25’	10’	1-2.5	60%
Commercial Cottage	10’-20	50’-100’	N/A	25’	10’	1-1.5	60%
Bungalow Court	10’-20’ (for foremost bungalow)	60’-100’	N/A	25’	15’	1-1.5	65%
Cottage	10’-20’	50’-60’	N/A	25’	10’	1-1.5	60%
Medium House	10'-20'	50'-60'	N/A	25'	10'	1-2	60%
Village House	10’-20’	50’-65’	N/A	30’	15’	2-2.5	60%
Sideyard House	10’-15’	50’-65’	N/A	30’	5’	2	60%
Vernacular House	10’-20’	60’-100’	N/A	30’	15’	1.5	60%
Center Hall House	15’-25’	70’-100’	N/A	30’	15’	2-2.5	60%

ATTACHMENT 4

Neighborhood General Building Type Requirements:	Front Build-to Zone	Lot Width	Frontage Requirement	Setback *(from rear property line)*	Side Setback *(from side property lines)*	He *(in stories)*	Lot Coverage
Civic Building	10’-35’	N/A	N/A	N/A	10’	2	80%
Additional Building Types							
As approved by the UDO Administrator or Board/ Commission with approval authority in accordance with *Article 2* of this Ordinance, additional building types may be allowed in the Neighborhood General-HD zoning district. Building types not specifically listed shall be regulated by the following general requirements:	10’-20’	50’-100’	N/A	25’	10’	1 - 2.5	70%

(Ord. 2024-02, April 9, 2024; Ord. 2026-01, January 13, 2026)

Effective on: 1/13/2026

9.3 Interpretation of Dimensional Standards

Dimensional standards in these regulations shall be interpreted according to the following rules and guidance:

A. **Build-to Line.** The line specified as a distance from the right-of-way line, easement, or other public or private access way if the context so indicates, at which a building shall be located.

When expressed as a single point (i.e. 5 feet) the building shall be located within an accuracy of one foot of that point. When expressed as a range (i.e. 0 to 10 feet) the building shall be located at any point in that range. When setbacks are expressed as a range (i.e. 15 to 25 foot setback) that shall be interpreted as a build-to range.

B. **Building Height.** Where building height is expressed in feet, the interpretation of this Section shall apply (See "Story" in this Section where building height is expressed in stories). The vertical distance measured from the average elevation of the finished lot grade at the front building line to:

1. The highest point of the roof deck in the case of a flat roof;
2. The deck line of a mansard roof;
3. The average height between the plate and ridge of a gable, hip, or gambrel roof.
4. The height limitations generally shall not apply to church spires, belfries, cupolas, domes, chimneys, smokestacks, flagpoles, water towers, or other minor common building accessories not intended for human occupancy, unless specifically indicated in this Ordinance.

Figure 9-1. Building Height.

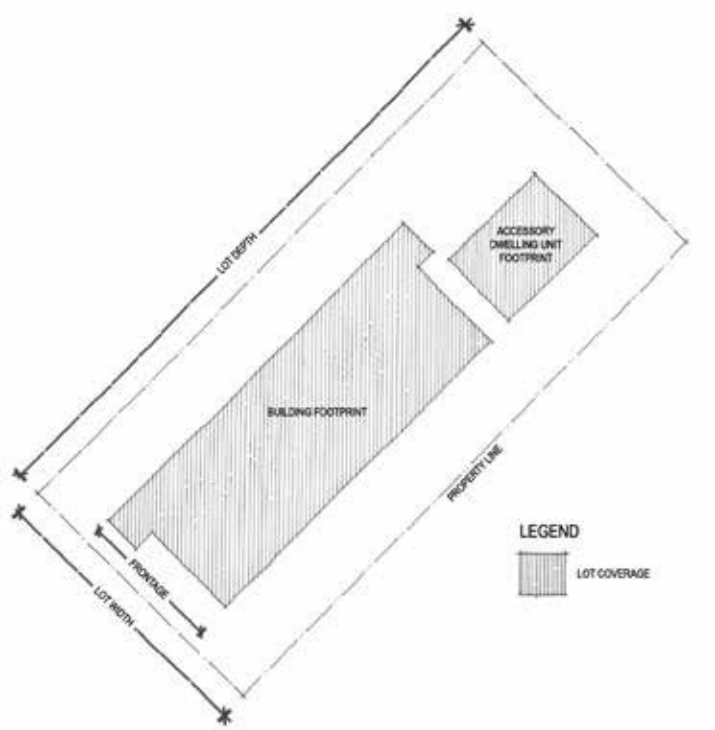


C. **Fractions**. When calculations result in fractions, the results shall have two significant figures and any fractional result shall be rounded up to the next consecutive whole number.

D. **Lot**. The following shall be used in interpreting lot dimensional standards:

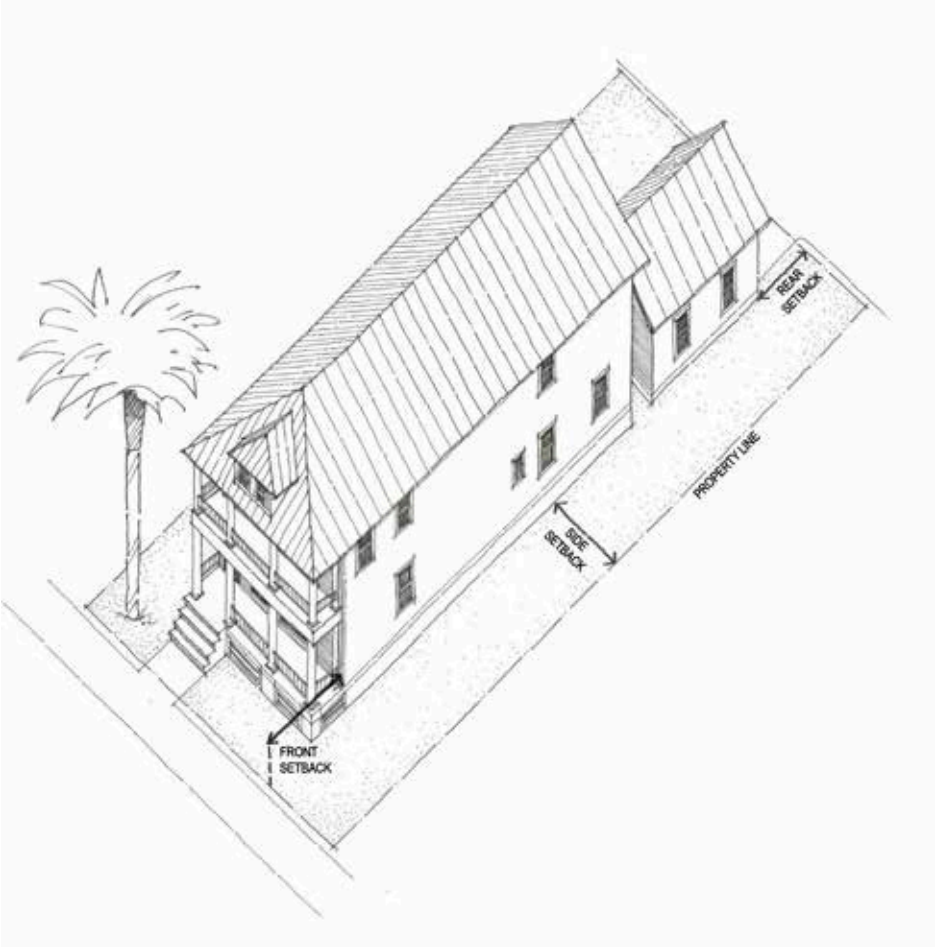
1. Frontage. The area between a building façade and the vehicular lanes, inclusive of its built and planted components.
2. **Lot coverage**. The portion of the lot covered by any structure or constructed element that impedes infiltration of stormwater into the ground or disrupts vegetated surfaces. For purposes of lot coverage standards, structures or constructed elements that allow some infiltration, such as decks, patios and driveways, porous pavers or concrete, or other elements that disturb ground cover shall be counted towards the total surface coverage unless they demonstrate they are a functional and integral part of a stormwater system and best management practice in *Article 5, Design Standards*.

Figure 9-2. Lot Coverage.



3. Lot width. The horizontal distance between the side lot lines, measured at right angles to the lot depth and measured parallel to the front lot line. Where a minimum lot width is specified, it shall be applied at all points in the building envelope of a lot.
4. Setback line. The distance from the property line to the nearest part of the applicable building, structure, or sign, measured perpendicularly to the property line. In cases where setback lines are listed as a range indicating a minimum and a maximum setback, the range shall be interpreted as a build-to range at or within such distance a building line must be established. Building appurtenances (steps, porches/stoops, eaves, bays) attached and projecting from the foundation or building are not restricted by the setback requirement, except in no case will these appurtenances extend within 3 feet of adjacent properties, or into easements or rights-of-way unless specifically provided in this Ordinance.

Figure 9-3. Setbacks.



E. **Story.** Where building height is expressed as a "story(ies)," the interpretation in this Section shall apply, unless otherwise required by this Ordinance. Please see Figure 9-1, Building Height. "Story" shall be interpreted as follows:

1. A story is the portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling next above it.
2. Stories shall begin at the first floor level that is between three feet above finished grade and four feet below grade.
3. The minimum story shall be 8.5 feet and the maximum story shall be 14 feet, except that the height of the first story may be as high as 20 feet for all non- residential buildings that are 2 stories or more.
4. Exception: Where ground floor manufacturing uses, or warehouse merchandise is allowed in the zoning district, buildings for those uses shall have no limit on the first story and the maximum building height expressed in feet shall control.
5. Half-story. A space under a sloping roof that has the line of intersection of the roof and the exterior wall supporting the roof not more than 3 feet above the floor level, and in which space the possible floor area with head room of 5 feet or more occupies between 30 and 70 percent of the total floor area of the story directly beneath.

[redacted]

Beaufort Memorial PHYSICIAN PARTNERS

Recipient:

Phone: , Fax:

Fax

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Date: 07/06/2026
RE: Carol Healy, [redacted]

To whom it may concern,

I am the primary care provider for Carol Healy. [redacted]

Because of these medical conditions, frequent use of stairs poses a substantial safety concern. She currently must travel between the 1st and 2nd floors of her home multiple times each day to access her home office.

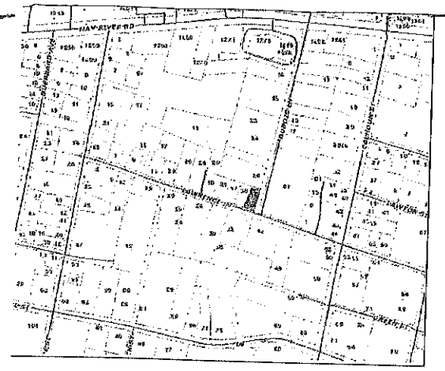
From medical standpoint, it is reasonable and advisable for her to relocate her home office to the first floor. Enclosing her existing first-floor porch to create an accessible office space would allow her to perform her daily activities while significantly reducing the need to navigate stairs. This modification is expected to decrease her fall risk, improve her functional independence, and allow her to safely remain in her home.

In my medical opinion, this home modification is medically necessary as a reasonable accommodation for her mobility limitations and balance impairment.

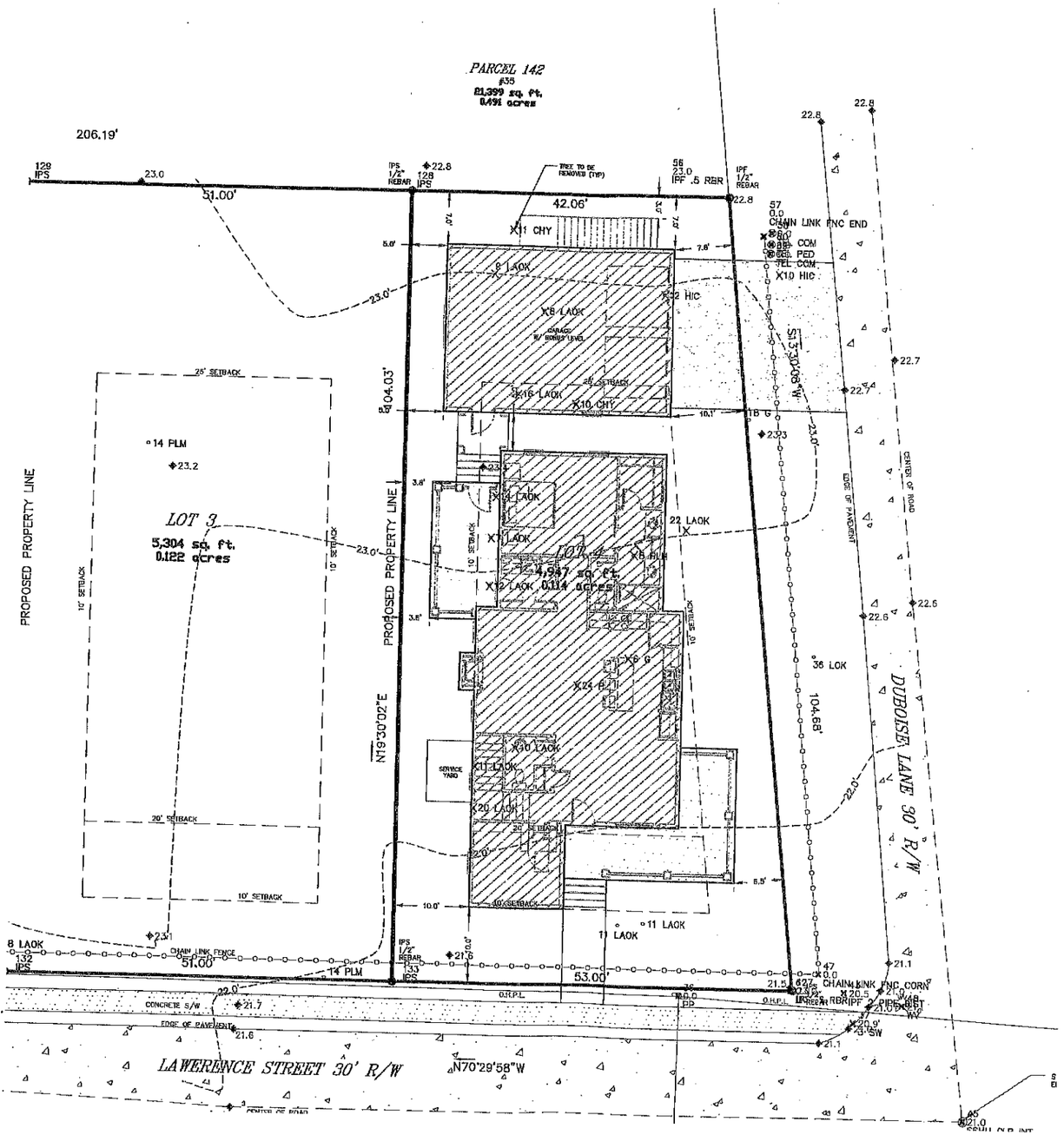
Please feel free to contact my office with any questions.

Sincerely,

Electronically Signed by:



LOCATION MAP NOT TO SCALE



THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

SOUTHERN COASTAL HOMES

A TREE & TOPOGRAPHIC SURVEY & PROPOSED SUBDIVISION OF PARCEL 142 LAWERENCE STREET, DISTRICT 610, TAX MAP 39A, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST 614., MAP 37, PARCEL 358

Notes:

1. According To FEMA Flood Insurance Rate Map # 450251 0001 A This Lot Appears To Lie In A Federal Flood Plain Zone C. Minimum Required Elevation N/A Ft. NGVD29
2. This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search
3. This Survey Was Performed Without The Benefit Of A Wetland Delineation.
4. All Building Setback Requirements Should Be Verified With The Proper Authorities Prior To Design And Construction.

Reference Plat(s):
PLAT BOOK 74 AT PAGE 153

LEGEND

- CMS – CONCRETE MONUMENT SET
- CMF – CONCRETE MONUMENT FOUND
- IPS – IRON PIN SET
- IPF – IRON PIN FOUND
- # – INDICATES STREET ADDRESS
- TBM – TEMPORARY BENCH MARK
- BSL – BUILDING SETBACK LINE
- TELEPHONE PEDESTAL/ COMMUNICATOR
- SEWER LATERAL
- SANITARY SEWER MANHOLE
- ELECTRIC BOX
- SPOT ELEVATION SHOTS
- 12' – CONTOUR LINES
- XFMER – TRANSFORMER
- WL – WATER LATERAL
- WM – WATER METER
- ICV – IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- GRATE INLET
- POWER POLE
- O.H.P.L. – OVER HEAD POWER LINE
- GUY LINE
- LIGHT POLE
- STORM DRAIN MANHOLE
- FIBEROPTICS MANHOLE

TREE LEGEND

WHIOK – WHITE OAK
LAOK – LAUREL OAK
LOK – LIVE OAK
WOK – WATER OAK
ROK – RED OAK
PCAN – PECAN
MAG – MAGNOLIA
HIC – HICKORY
MPL – MAPLE
PLM – PALMETTO
CHY – CHERRY
HLY – HOLLY
CDR – CEDAR
RDB – RED BUD
SAS – SASSAFRAS
DOG – DOGWOOD
SB – SUGARBERRY
P – PINE
G – GUM
B – BAY

SURVEY PROVIDED BY:

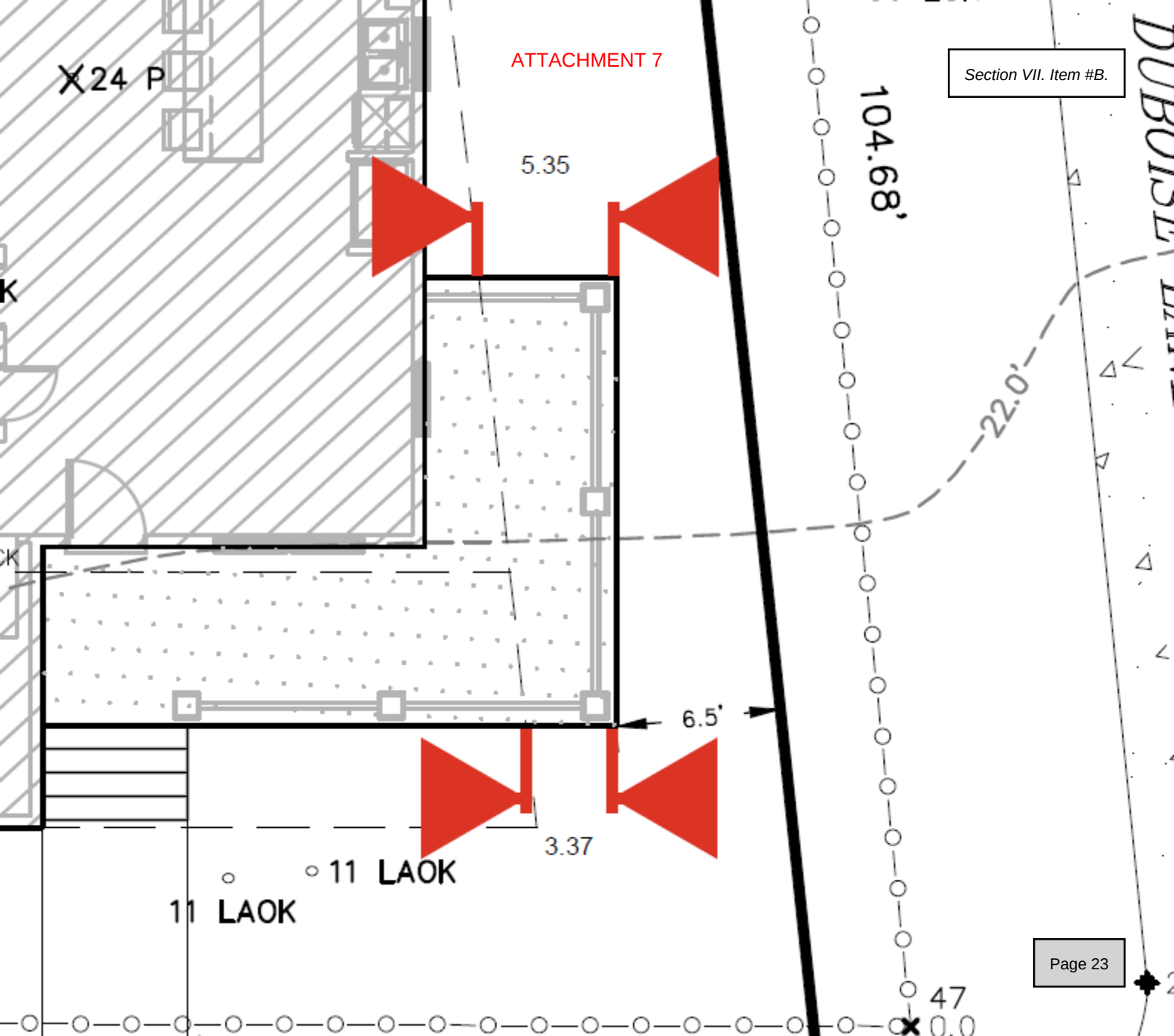
T SQUARE SURVEYING
PROFESSIONAL LAND SURVEYORS
P.O. Drawer 330
139 Burnt Church Road
Bluffton, S.C. 29910
tsquare@hargray.com
Phone 843-757-2650 Fax 843-757-5758

PRELIMINARY PLANS - NOT RELEASED FOR CONSTRUCTION (FOR REVIEW ONLY)

REVISIONS:

SOUTHERN COASTAL HOMES
41 LAWRENCE STREET LOT 4

TE: 2018-06-07
IGNED BY: KBJ
AWN BY: KBJ
CKED BY: KBJ
BY: KBJ


X24 P
5.35
104.68'
22.0'
6.5'
3.37
11 LAOK
11 LAOK
47



FRONT ELEVATION

SCALE: ¼"=1'-0"



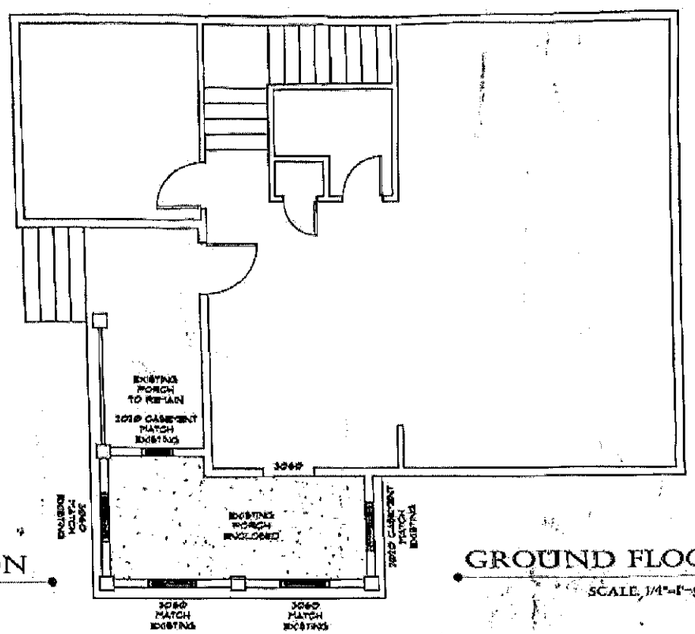
RIGHT ELEVATION

SCALE: ¼"=1'-0"



REAR ELEVATION

SCALE: ¼"=1'-0"



GROUND FLOOR PLAN

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

PROJECT:

HEALY RESIDENCE
4 LAWRENCE SREET
BLUFFTON,
SOUTH CAROLINA

REVISIONS:

DATE: 8/13/26

SCALE: NOTED

DRAWN BY: JGC

CHECKED BY:

DRAWING TITLE:

PORCH
ENCLOSURE

DRAWING NUMBER:

A100