



Case # BZA-03-24-00765

Charleston County BZA Meeting of May 6, 2024

Applicant: Jodi Crosby of Crosby Creations

Property Owners: Joseph and Gail Dunn

Property Location: 3375 Westphal Drive – Johns Island

TMS#: 202-00-00-191

Zoning District: Agricultural Residential (AGR) Zoning District

Request: Variance request to encroach a multi-stem 59” DBH Grand Live Oak Tree more than twenty-five percent (25%) of the protected root zone area for a proposed porch expansion.

Requirement:

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 9 Development Standards, Article 9.2 Tree Protection and Preservation, Sec. 9.2.4.E. Required Tree Protection states, “Limited encroachments into the area located within Tree barricades may be allowed by the Zoning and Planning Director provided that encroachments do not constitute more than 25 percent of the protected area beneath a Tree and do not occur in the area located within three times the DBH in inches from the trunk of the Tree unless otherwise approved by the BZA. Any paving, Grading, trenching, or filling of the protected area must be pre-approved by the Zoning and Planning Director or the Board of Zoning Appeals, as required by this Ordinance, and may require specific construction techniques to preserve the health of the Tree. When grading and construction within the protected area of a Tree has been approved, all damaged roots shall be severed clean.”

Sec. 9.2.4 Required Tree Protection

A. General.

1. All Grand Trees and any other Trees required to remain on a site must be protected during construction and Development of a Parcel. Tree protection must be shown on all Development plans prior to site plan approval. A site inspection of the Tree barricades must be scheduled by the Applicant with the Zoning and Planning Department for approval prior to the issuance of permits or the start of Development activities.
 2. Prior to issuance of a Zoning Permit, a pre-construction planning conference is required for on-site Tree preservation with the Zoning and Planning Director or staff representative, the Applicant(s), and any appropriate parties for determining if there is need for additional Tree protection techniques and for designating placement of Tree barricades, construction employee parking, temporary construction office, and dumpsters.
- B. Prior to the start of Land Development activities, protective Tree barricades shall be placed around all Required Trees in or near Development areas. The barricades shall be constructed of wood, metal, or plastic fencing or other materials approved by the Zoning and Planning Director; and include a top rail. Tree barricades shall be placed beneath the canopy Drip Line or one foot times the DBH of the Tree as a radius from the trunk, whichever is greater. Other protective devices or construction techniques may be used as approved by the Zoning and Planning Director. Three inches of mulch shall be installed and maintained within all Tree barricade areas. The mulch shall remain in place throughout Development activities. The area within the Tree barricade shall remain free of all Building materials, dirt, fill, and other construction debris, vehicles, and Development activities. All Required Trees are also subject to the requirements of Sec. 9.4.6, *Landscape Materials Standards*, and Article 11.3, *Enforcement Responsibility and Complaints*.
- C. In no case shall any paving, filling, grading, Building, or construction footing occur or be placed within three times the DBH in inches from the trunk of the Tree, unless otherwise approved by the Board of Zoning Appeals.
- D. Limited Clearing and Grubbing may be authorized by the Zoning and Planning Director prior to the installation of Tree barricades on sites that exhibit unusually heavy undergrowth and where access to the interior of the site and its Protected Trees is impractical. Limited Clearing shall be for the express purpose of accessing the property and Protected Trees to erect the Required Tree barricades and silt fencing. Such limited Clearing shall be done with hand tools, push or walk -behind equipment, or lightweight bush-hog type equipment designed for brush and undergrowth Clearing and which is not capable of removing vegetation greater than three inches in diameter. Under no circumstances may metal-tracked bulldozers, loaders, or similar rider/operator equipment be allowed on site until the Tree barricades are erected and a Zoning Permit is issued.
- E. Limited encroachments into the area located within Tree barricades may be allowed by the Zoning and Planning Director provided that encroachments do not constitute more than 25 percent of the protected area beneath a Tree and do not occur in the area located within three times the DBH in inches from the trunk of the Tree unless otherwise approved by the BZA. Any paving, Grading, trenching, or filling of the protected area must be pre-approved by the Zoning and Planning Director or the Board of Zoning Appeals, as required by this Ordinance, and may require specific construction techniques to preserve the health of the Tree. When grading and construction within the protected area of a Tree has been approved, all damaged roots shall be severed clean.
- F. Prior to issuance of a Zoning Permit for uses other than Single-Family Detached Residential, the following numbers of Trees with a DBH of eight inches or greater shall be preserved and protected pursuant to the requirements of this Ordinance. Preservation and protection of native Trees is to be prioritized. Properties within the Industrial (IN) District may elect to mitigate the removal of these Protected Trees, as described in Sec. 9.2.6.D, with the exception that all Grand trees and any required Buffer tree measuring eight inches (8") or greater shall be preserved. On properties in the IN District that elect to mitigate the removal of these Protected Trees and where the planting of canopy trees is required within Buffers and other landscaping, screening, and buffer areas, canopy trees shall be a minimum of four inch (4") caliper:
1. 20 Trees per acre; or
 2. Any number of Trees with a combined DBH of at least 160 inches per acre.
- G. When Lots lack a sufficient number of Trees to meet the requirement for DBH/number of Trees per acre, this requirement shall be fulfilled by existing Trees and must equal 40 inches per acre combined DBH. On Lots with less than 40 inches per acre combined DBH, additional Trees shall be planted on the Lot equaling or exceeding 40 inches per acre combined DBH. Planting schedules shall be approved by the Zoning and Planning Director. Properties within the Industrial (IN) District may elect to mitigate the removal of Protected Trees, as described in Sec. 9.2.6.D, with the exception that all Grand Trees and any required Buffer tree measuring eight inches (8") or greater shall be preserved. On properties in the IN District that elect to mitigate the removal of Protected Trees and where the planting of canopy trees is required within Buffers and other landscaping, screening and buffer areas, canopy trees shall be a minimum of four inch (4") caliper:

AG-15



CASE # BZA-03-24-00765
TMS # 202-00-00-191
ZONING MAP

SUBJECT PROPERTY

HICKORY HILL DR
PD

LANE

CC

BOHICKET
RIVER RD
PD

WILLIAM FREEMAN LN

JULIUS TAYLOR RD
WESTPHAL DR

COUNTY OF CHARLESTON

AGR

PD

LINCREST RD

BETSY KERRISON PKWY

BOHICKET ESTATES DR
KIT FREEMAN LN

AGR

Legend

- SUBJECT PROPERTY
- Parcel Boundaries
- Zoning Districts**
- AG-8; AGRICULTURAL PRESERVATION
- AG-15; AGRICULTURAL PRESERVATION
- AGR; AGRICULTURAL RESIDENTIAL
- CC; COMMUNITY COMMERCIAL
- PD; PLANNED DEVELOPMENT ZONING
- MUNICIPAL BOUNDARIES**
- CHARLESTON COUNTY
- WATER
- MARSH

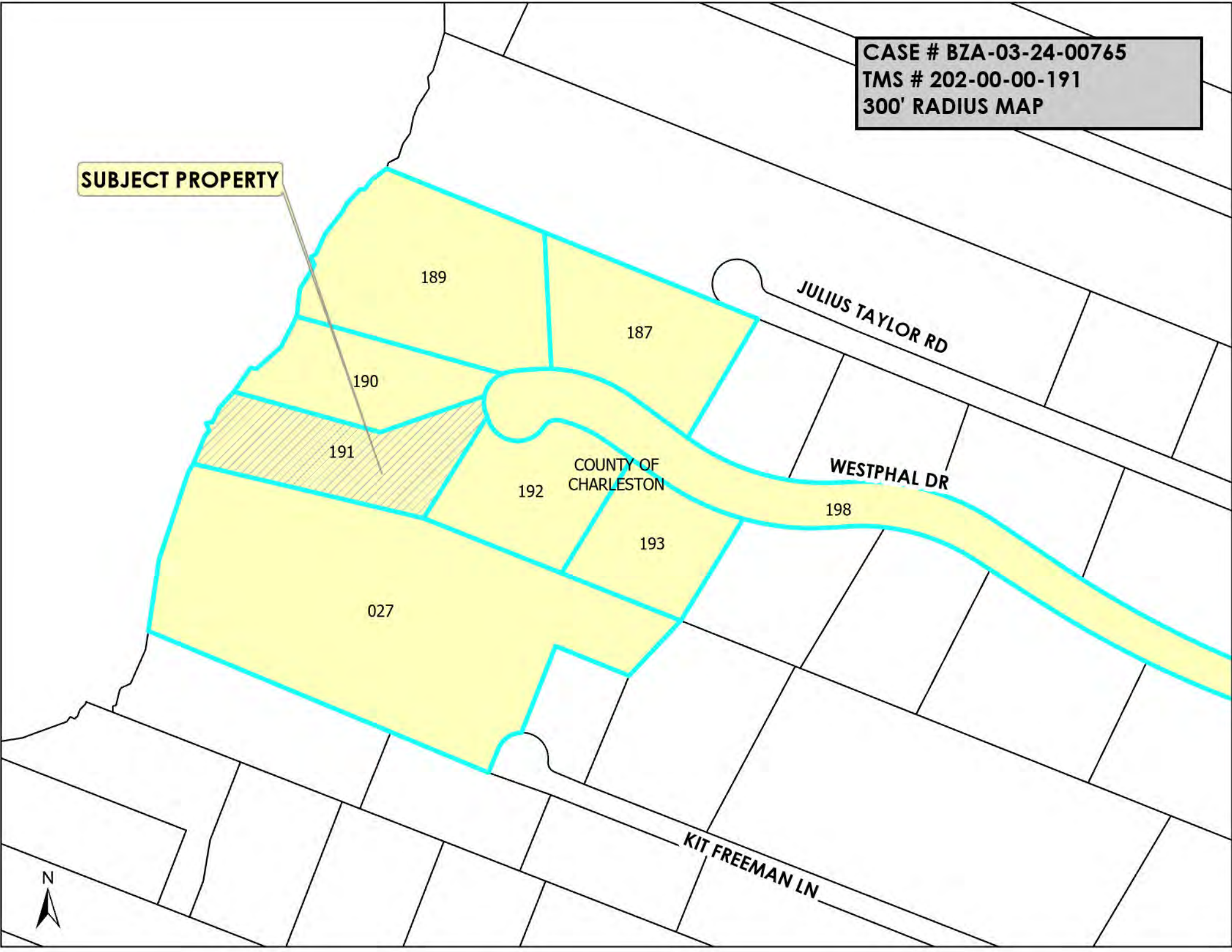
KIAWAH RIVER DR
PD

AG-8

AG-8

CASE # BZA-03-24-00765
TMS # 202-00-00-191
300' RADIUS MAP

SUBJECT PROPERTY



189

187

190

191

192

COUNTY OF
CHARLESTON

193

JULIUS TAYLOR RD

WESTPHAL DR

198

027

KIT FREEMAN LN



CASE # BZA-03-24-00765
TMS # 202-00-00-191
AERIAL VIEW



SUBJECT PROPERTY



JULIUS TAYLOR RD

WESTPHAL DR

COUNTY OF CHARLESTON



CASE # BZA-03-24-00765
TMS # 202-00-00-191
AERIAL VIEW

SUBJECT PROPERTY



COUNTY OF CHARLESTON

KIAWAH RIVER DR

SNOQUALMIE PL

BOHICKET ESTATES DR

KIT FREEMAN LN

WESTPHAL DR

JULIUS TAYLOR RD

WILLIAM FREEMAN LN

HICKORY HILL DR

Case # BZA-03-24-00765

BZA Meeting of May 6, 2024

Subject Property: 3375 Westphal Drive – Johns Island

Proposal: Variance request to encroach a multi-stem 59" DBH Grand Live Oak Tree more than 25% of the protected root zone area for a proposed porch expansion.



59" DBH Live Oak Tree

Encroach more than 25%



59" DBH Live Oak Tree

Encroach more than 25%



Staff Review:

The applicant, Jodi Crosby of Crosby Creations, and the property owners, Joseph and Gail Dunn, are requesting a variance to encroach a multi-stem 59" DBH Grand Live Oak Tree more than twenty-five percent (25%) of the protected root zone area for a proposed porch expansion at 3375 Westphal Drive (TMS # 202-00-00-191) on Johns Island in Charleston County.

The subject property and all surrounding properties are located in the Agricultural Residential (AGR) Zoning District. The 1.65-acre subject property borders Bohicket Creek along the rear property line. The Grand Live Oak Tree in question is a multi-stem/trunk Diameter Breast Height (DBH) inches: 18"/20"/21" = 59 total DBH inches.

The applicant's letter of intent explains, "Porch expansion requested to be built at 3375 Westphal Dr, Johns Island, SC. Property has a multi trunk Live Oak, with 18", 20", and 21" trunks located mid lot. Protection zone has a 59' radius. Existing structures, parking, and pathways already cover 39% of the tree protection zone. Proposed structures, parking, and pathways would cover 40% of the tree protection zone. The plan is to reorganize the walkways, install helical piers below the new porch footprint and shift the stairs to the porch to lessen any additional impact to the tree protection zone."

Applicable ZLDR requirement:

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 9 Development Standards, Article 9.2 Tree Protection and Preservation, Sec. 9.2.4.E. Required Tree Protection states, "Limited encroachments into the area located within Tree barricades may be allowed by the Zoning and Planning Director provided that encroachments do not constitute more than 25 percent of the protected area beneath a Tree and do not occur in the area located within three times the DBH in inches from the trunk of the Tree unless otherwise approved by the BZA. Any paving, Grading, trenching, or filling of the protected area must be pre-approved by the Zoning and Planning Director or the Board of Zoning Appeals, as required by this Ordinance, and may require specific construction techniques to preserve the health of the Tree. When grading and construction within the protected area of a Tree has been approved, all damaged roots shall be severed clean."

Applicable ZLDR Chapter 12 Definitions, Article 12.1 Terms and Uses Defined:

Arborist, Certified A Person certified by the International Society of Arboriculture.

Diameter Breast Height (DBH) The total diameter, in inches, of a Tree trunk or trunks

measured at a point four and one-half feet above existing Grade (at the base of the Tree). In measuring DBH, the circumference of the Tree shall be measured with a standard diameter tape, and the circumference shall be divided by 3.14.

Grand Tree Any Tree with a diameter breast height of 24 inches or greater, with the exception of Pine Tree and Sweet Gum Tree (*Liquidambar styraciflua*) species.

Staff conducted a site visit of the subject property on April 17, 2024. Please review the attachments for further details regarding this request.

Planning Director Review and Report regarding Approval Criteria of §3.10.6:

§3.10.6(1): *There are extraordinary and exceptional conditions pertaining to the particular piece of property;*

Response: There are extraordinary and exceptional conditions pertaining to the 1.65-acre subject property. **The applicant's letter of intent states, "There is a multi-trunk 59" grand live oak tree in the middle of the lot that has a combined protection zone that covers the entire buildable width of the lot. This zone includes most of the existing garage, parking area, and the front of the house, therefore we feel this meets the criterion."** Thus, the request meets this criterion.

§3.10.6(2): *These conditions do not generally apply to other property in the vicinity;*

Response: These conditions are unique to the subject property and do not generally apply to other properties in the vicinity. **The applicant's letter of intent states, "Based on the satellite images, this property seems to have a more dense tree presence than other surrounding properties, therefore we feel this meets the criterion."** Thus, the request meets this criterion.

§3.10.6(3): *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;*

Response: The application of this Ordinance, Chapter 9 Development Standards, Article 9.2 Tree Protection and Preservation, Sec. 9.2.4.E. Required Tree Protection to 3375 Westphal Drive would unreasonably restrict the utilization of the property. **The applicant's letter of intent states, "Yes, the tree zone covers the entire width of buildable area for the front of the house. The existing house and garage buildings alone, already account for almost all of the 25% allowed. This does not include any parking, pathways, or stairs. This would make proceeding with any changes to the main entry to the house impossible, therefore we feel this meets the criterion."** Thus, the

request meets this criterion.

§3.10.6(4): *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;*

Response: Authorization of this variance request may not be of substantial detriment to adjacent properties or to the public good. Therefore, the character of the Agricultural Residential (AGR) Zoning District may not be harmed. The **applicant's** letter of intent states, *"No, the additions to the front of the house are not substantial and will have no impact on neighboring properties, public good or zoning district, therefore we feel this meets the criterion."* In addition, the property owners adjacent to the subject property to the north, 3379 Westphal Drive, and the property owners adjacent to the subject property to the southeast, 3369 Westphal Drive, provided letters supporting the variance request. Therefore, the request may meet this criterion.

§3.10.6(5): *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 fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance;*

Response: The variance does not allow a use that is not permitted in this zoning district, nor does it extend physically a nonconforming use of land or change the zoning district boundaries. Therefore, the request meets this criterion.

§3.10.6(6): *The need for the variance is not the result of the applicant's own actions;*

Response: The need for the variance may be **the result of the applicant's own actions**. However, **the applicant's letter of intent** contends, *"The home was constructed in 2007 which was well before the tree ordinance that is now in effect was in existence and the trees have certainly grown considerably in the last 17 years. It was not the doing of the homeowners to place the home where it is on the lot, therefore it is not a result of the homeowners' own actions and we feel the request meets this criterion."* Therefore, the request may meet this criterion.

§3.10.6(7): *Granting of the variance does not substantially conflict with the Comprehensive Plan or the purposes of the Ordinance;*

Response: Granting of the variance may not substantially conflict with the Comprehensive Plan or the purposes of the Ordinance if the Board finds that the strict application of the provisions of the Ordinance results in an

unnecessary hardship and the Tree Preservation Plan approved by Planning Staff is implemented. Therefore, the request may meet this criterion.

Board of Zoning Appeals' Action:

According to Article 3.10 Zoning Variances, Section §3.10.6 Approval Criteria of the *Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)*, (adopted July 18, 2006), The Board of Zoning Appeals has the authority to hear and decide appeals for a Zoning Variance when strict application of the provisions of this Ordinance would result in unnecessary hardship (§3.10.6A). A Zoning Variance may be granted in an individual case of unnecessary hardship if the Board of Zoning Appeals makes and explains in writing their findings (§3.10.6B Approval Criteria).

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 or structure 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 (§3.10.6C).

The Board of Zoning Appeals may approve, approve with conditions or deny Case # BZA-03-24-00765 [Variance request to encroach a multi-stem 59" DBH Grand Live Oak Tree more than twenty-five percent (25%) of the protected root zone area for a proposed porch expansion at 3375 Westphal Drive (TMS # 202-00-00-191) on Johns Island in Charleston County] **based on the BZA's "Findings of Fact"**, unless additional information is deemed necessary to make an informed decision. In the event the BZA decides to approve the application, Staff recommends the following conditions:

1. If the Grand Tree requested for encroachment (59" **DBH Live Oak**) **dies within 3** years of the completion of the project, the applicant shall mitigate the tree by either (a) submitting a mitigation plan for review and approval indicating the installation of canopy trees no smaller than two and one-half (2.5) inches in caliper equaling inch per inch replacement, (b) by depositing funds into the Charleston County Tree Fund as described in Sec. 9.2.6 of the *ZLDR*, or (c) a combination of both (a) and (b). The allotted mitigation shall be in place prior to its removal.
2. Tree barricades constructed of chain link fencing shall be installed around all **protected trees within 40' of disturbance prior to any construction, pursuant to** Sec. 9.2.4 of the *Charleston County Zoning and Land Development Regulations*.
3. The applicant shall retain a Certified Arborist to monitor and treat all Grand Trees **within 40' of disturbance** through the duration of construction. The applicant shall provide a copy of the Tree Preservation Plan to Zoning Staff for review and approval prior to Zoning Permit approval for construction.

Charleston County Board of Zoning Appeals (BZA)

Property Information			
Subject Property Address: 3375 Westphal Dr., Johns Island, SC 29455			
Tax Map Number(s): 202-00-00-191			
Current Use of Property: Residence			
Proposed Use of Property: Residence			
Zoning Variance Description: Expanding footprint within a tree protection zone			
Applicant Information (Required)			
Applicant Name (please print): Jodi Crosby			
Name of Company (if applicable): Crosby Creations			
Mailing Address: 4770 Hwy 165, Suite D			
City: Meggett		State: SC	Zip Code: 29449
Email Address: jcrosby@crosby-creations.com		Phone #: 843-998-0505	
Applicant Signature: <i>Jodi Crosby</i>			Date: 3/15/2024
Representative Information (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)			
Print Representative Name and Name of Company:			
Mailing Address:			
City:		State:	Zip Code:
Email Address:		Phone #:	
Designation of Agent (Complete only if the Applicant listed above is not the Property Owner.)			
I hereby appoint the person named as Applicant and/or Representative as my (our) agent to represent me (us) in this application.			
Property Owner(s) Name(s) (please print): Joseph & Gail Dunn			
Name of Company (if applicable, LLC etc.):			
Property Owner(s) Mailing Address: 3375 Westphal Dr.			
City: Johns Island		State: SC	Zip Code: 29455
Phone #: 919-612-4796			
Property Owner(s) Email Address: <i>joedunnss@gmail.com GWDUNN1@me.com</i>			
Property Owner(s) Signature: <i>M. Dunn Gail W. Dunn</i>			Date: 3.15.24
FOR OFFICE USE ONLY:			
Zoning District: <i>AGR</i>	Flood Zone: <i>AE (0645K)</i>	Date Filed: <i>3-26-2024</i>	Fee Paid: <i>\$250.00 CC</i>
Application #: <i>BZA-03-24-00765</i>		TMS #: <i>202-00-00-191</i>	Staff Initials: <i>BAC</i>

Description of Request

Please describe your proposal in detail. You may attach a separate sheet if necessary. Additionally, you may provide any supporting materials that are applicable to your request (photographs, letter of support, etc.)

Porch expansion requested to be built at 3375 Westphal Dr, Johns Island, SC
Property has a multi trunk Live Oak, with 18", 20", and 21" trunks located mid lot
Protection zone has a 59' radius
Existing structures, parking, and pathways already cover 39% of the tree protection zone
Proposed structures, parking, and pathways would cover 40% of the tree protection zone
The plan is to reorganize the walkways, install helical piers below the new porch footprint and shift the stairs to the porch to lessen any additional impact to the tree protection zone.

Applicant's response to Article 3.10 Zoning Variances, §3.10.6 Approval Criteria

Zoning Variances may be approved only if the Board of Zoning Appeals finds that the proposed use meets all 7 of the approval criteria. In evaluating your request, the members of the board will review the answers below as a part of the case record. You may attach a separate sheet if necessary.

1. Are there extraordinary and exceptional conditions pertaining to the subject property? Explain:

There is a multi-trunk 59" grand live oak tree in the middle of the lot that has a combined protection zone that covers the entire buildable width of the lot. This zone includes most of the exiting garage, parking area, and the front of the house, therefore we feel this meets the criterion.

2. Do these conditions generally apply to other property in the vicinity or are they unique to the subject property? Explain:

Based on the satellite images, this property seems to have a more dense tree presence than other surrounding properties, therefore we feel this meets the criterion.

3. Because of these extraordinary and exceptional conditions, would the application of this Ordinance to the subject property effectively prohibit or unreasonably restrict the utilization of the property? Explain:

Yes, the tree zone covers the entire width of buildable area for the front of the house. The existing house and garage buildings alone, already account for almost all of the 25% allowed. This does not include any parking, pathways, or stairs. This would make proceeding with any changes to the main entry to the house impossible, therefore we feel this meets the criterion.

4. Will the authorization of a variance be a substantial detriment to adjacent property or to the public good? Will the character of the zoning district be harmed if this variance is granted? Explain:

No, the additions to the front of the house are not substantial and will have no impact on neighboring properties, public good or zoning district, therefore we feel this meets the criterion.

5. The BZA 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 fact that property may be utilized more profitably if a Zoning Variance is granted shall not be considered grounds for granting a Zoning Variance. Does the variance request meet this criterion?

The subject property will not change in its zoned usage, therefore we feel this meets the criterion.

6. Is the need for the variance the result of your own actions? Explain:

The home was constructed in 2007 which was well before the tree ordinance that is now in effect was in existence and the trees have certainly grown considerably in the last 17 years. It was not the doing of the homeowners to place the home where it is on the lot, therefore it is not a result of the homeowners own actions and we feel the request meets this criterion.

7. Does the variance substantially conflict with the Charleston County Comprehensive Plan or the purposes of the Ordinance? Explain

To our knowledge there are no conflicts within this request that would be in contradiction to the Charleston County Comprehensive Plan, therefore we feel this meets the criterion.

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 or structure 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.

Variance Application for
3375 Westphal Dr. Johns Island, SC

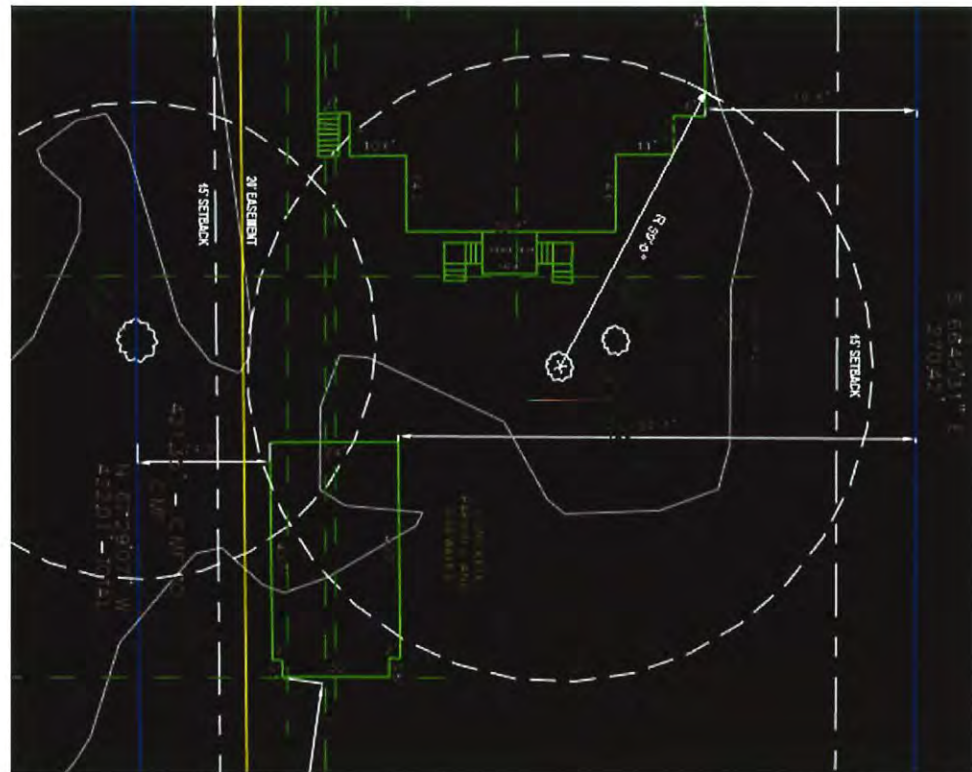
Summary

- Request for a variance from Section 9.2.4 (E) to allow an addition within the tree protection zone. The proposed addition would exceed the 25% allowance.
- Section 9.2.4 (E) states: Limited encroachment into the area located within tree barricades may be allowed by the Zoning and Planning Director provided that encroachments do not constitute more than 25 percent of the protected area beneath a tree and do not occur in the area located within three times the DBH in inches from the trunk of the tree unless otherwise approved by the BZA. Any paving, grading, trenching or filling of the protected area must be pre-approved by the Zoning and Planning Director or the Board of Zoning Appeals, as required by this ordinance, and may require specific construction techniques to preserve the health of the tree. When grading and construction within the protected area of a tree has been approved, all damaged roots shall be severed clean.
- Porch expansion requested to be built at 3375 Westphal Dr, Johns Island, SC
- Property has a multi trunk Live Oak, with 18", 20", and 21" trunks located mid lot. Protection zone has a 59' radius
- Existing house and garage are already within the large tree protection zone.
- The plan is to reorganize the walkways, install helical piers below the new porch footprint and shift the stairs to the porch to lessen any additional impact to the tree protection zone.
- Existing structures, parking, and pathways already cover 39% (4,263 SQ FT) of the tree protection zone
- Proposed structures, parking, and pathways would cover 40% (4,438 SQ FT) of the tree protection zone

Variance Test Question:

Are there extraordinary and exceptional conditions pertaining to the subject property? Explain

- There is a multi-trunk 59" grand live oak tree in the middle of the lot that has a combined protection zone that covers the entire buildable width of the lot. This zone includes most of the exiting garage, parking area, and the front of the house, therefore we feel this meets the criterion.



Variance Test Question:

Do these conditions generally apply to other property in the vicinity or are they unique to the subject property? Explain:



Based on the satellite images, this property seems to have a more dense tree presence than other surrounding properties, therefore we feel this meets the criterion.



Variance Test Question:

Because of these extraordinary and exceptional conditions, would the application of this Ordinance to the subject property effectively prohibit or unreasonably restrict the utilization of the property?

- Yes, the tree zone covers the entire width of buildable area for the front of the house. The existing house and garage buildings alone, already account for almost all of the 25% allowed. This does not include any parking, pathways, or stairs. This would make proceeding with any changes to the main entry to the house impossible, therefore we feel this meets the criterion.

Will the authorization of a variance be a substantial detriment to adjacent property or to the public good? Will the character of the zoning district be harmed if this variance is granted?

- No, the additions to the front of the house are not substantial and will have no impact on neighboring properties, public good or zoning district, therefore we feel this meets the criterion.

Existing and Proposed Site Plan

Tree Protection Zone: 10,936 SQ FT

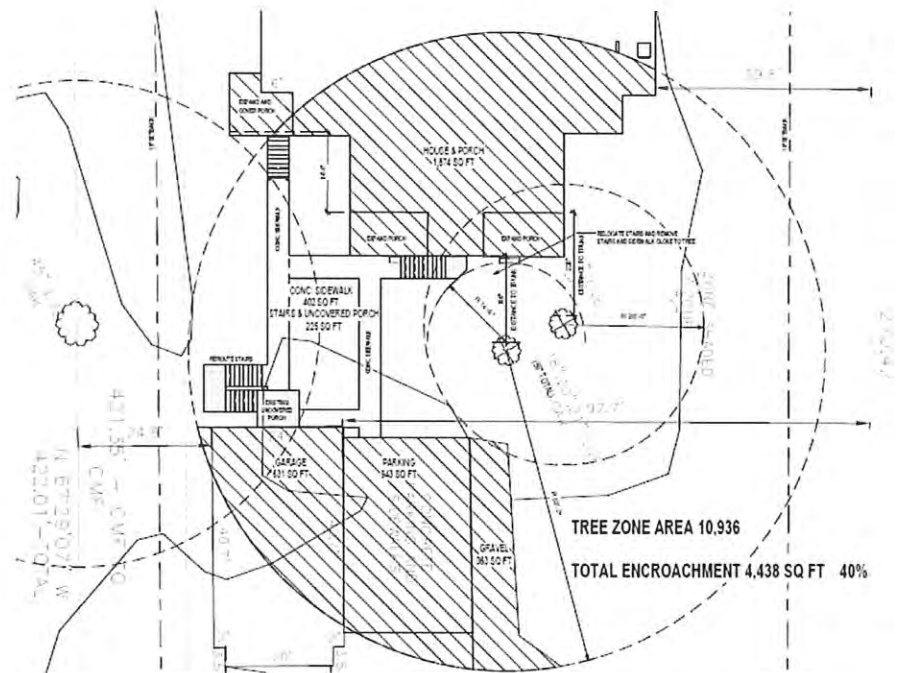
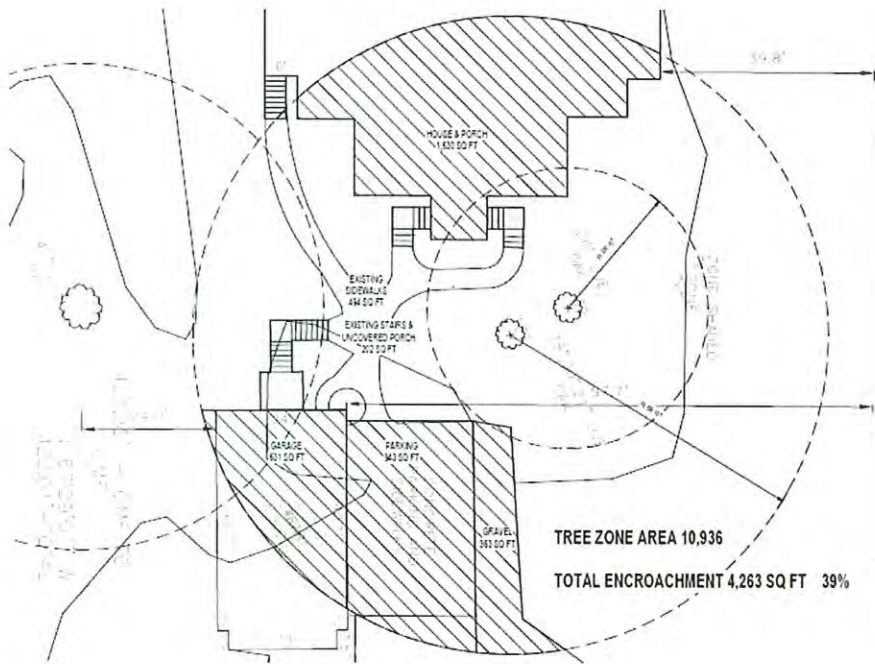
Existing Encroachment Breakdown:

Existing House & Porch	1,630 SQ FT
Existing Garage	631 SQ FT
Existing Parking	943 SQ FT
Existing Gravel	363 SQ FT
Existing Stairs & Uncovered Porch	202 SQ FT
Existing Concrete Pathways	494 SQ FT
Total	4,263 SQ FT
	39%

Proposed Encroachment Breakdown:

Proposed House & Porch	1,874 SQ FT
Existing Garage	631 SQ FT
Existing Parking	943 SQ FT
Existing Gravel	363 SQ FT
Proposed Stairs & Uncovered Porch	225 SQ FT
Proposed Concrete Pathways	402 SQ FT
Total	4,438 SQ FT
	40%

Total Difference is only 175 SQ FT, about 1%



Variance Test Question:

The BZA 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 fact that property may be utilized more profitably if a Zoning Variance is granted shall not be considered grounds for granting a Zoning Variance. Does the variance request meet this criterion?

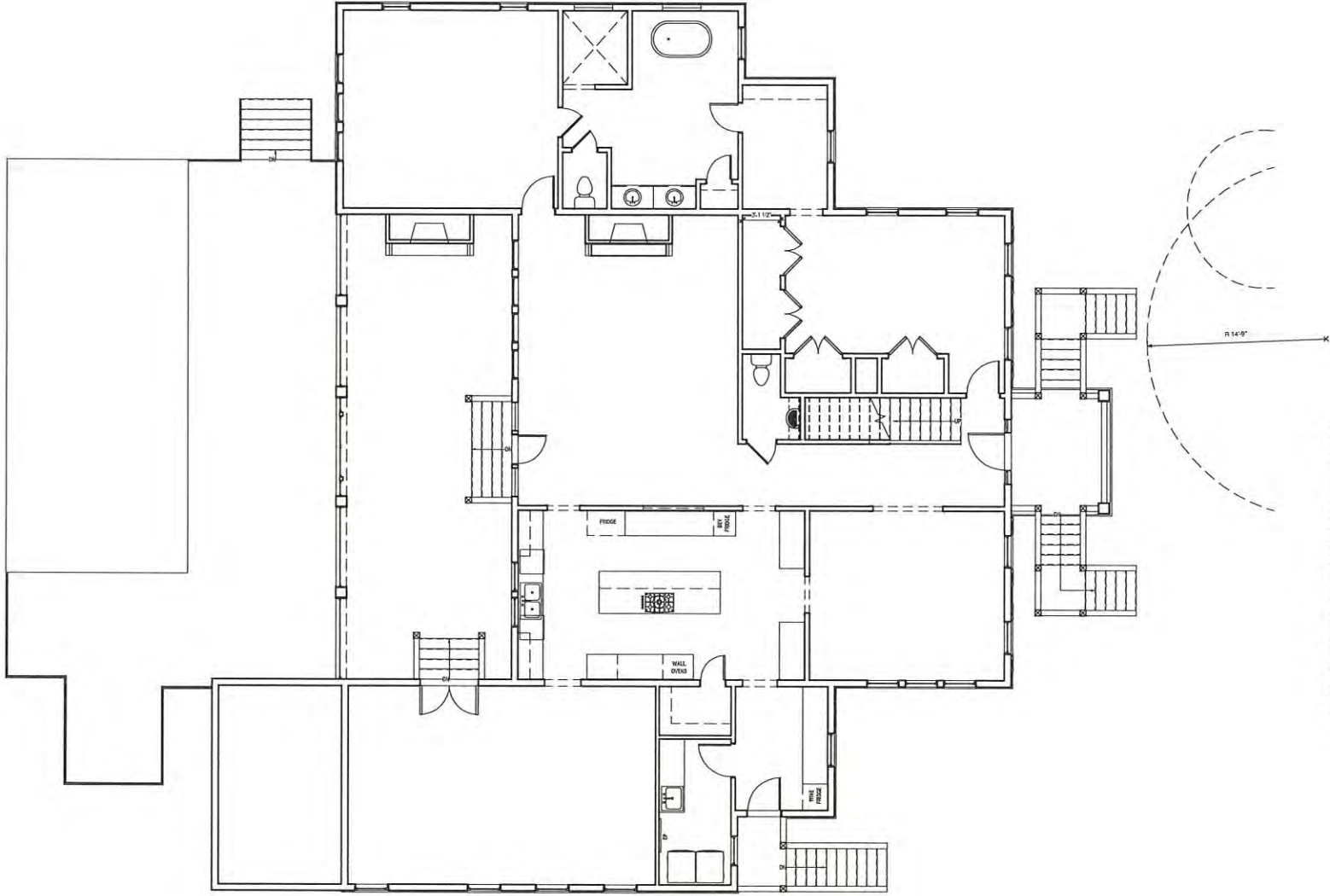
- The subject property will not change in its zoned usage, therefore we feel this meets the criterion.

Is the need for the variance the result of your own actions? Explain:

- The home was constructed in 2007 which was well before the tree ordinance that is now in effect was in existence and the trees have certainly grown considerably in the last 17 years. It was not the doing of the homeowners to place the home where it is on the lot, therefore it is not a result of the homeowners own actions and we feel the request meets this criterion.

Does the variance substantially conflict with the Charleston County Comprehensive Plan or the purposes of the Ordinance? Explain

- To our knowledge there are no conflicts within this request that would be in contradiction to the Charleston County Comprehensive Plan, therefore we feel this meets the criterion



① Existing 1st Floor
1/8" = 1'-0"

NOT FOR CONSTRUCTION

Copyright: Crosby Creations Drafting & Design Services, LLC
Designed By:

**Crosby Creations
Drafting & Design Services, LLC**

Jodi Crosby 843.514.7354
4770 Hwy 165 Suite D Murrett, SC 29449
www.crosby-creations.com / jody@crosby-creations.com

Designed Exclusively for:

Dunn

Sheet Name

Existing First Floor

Project Name & Address

Dunn
3375 Westphal Dr
Johns Island, SC

Project #

CC2368

Date

8/8/23

Scale

24x18 - 1/8" = 1'-0"

24x36 - 1/4" = 1'-0"

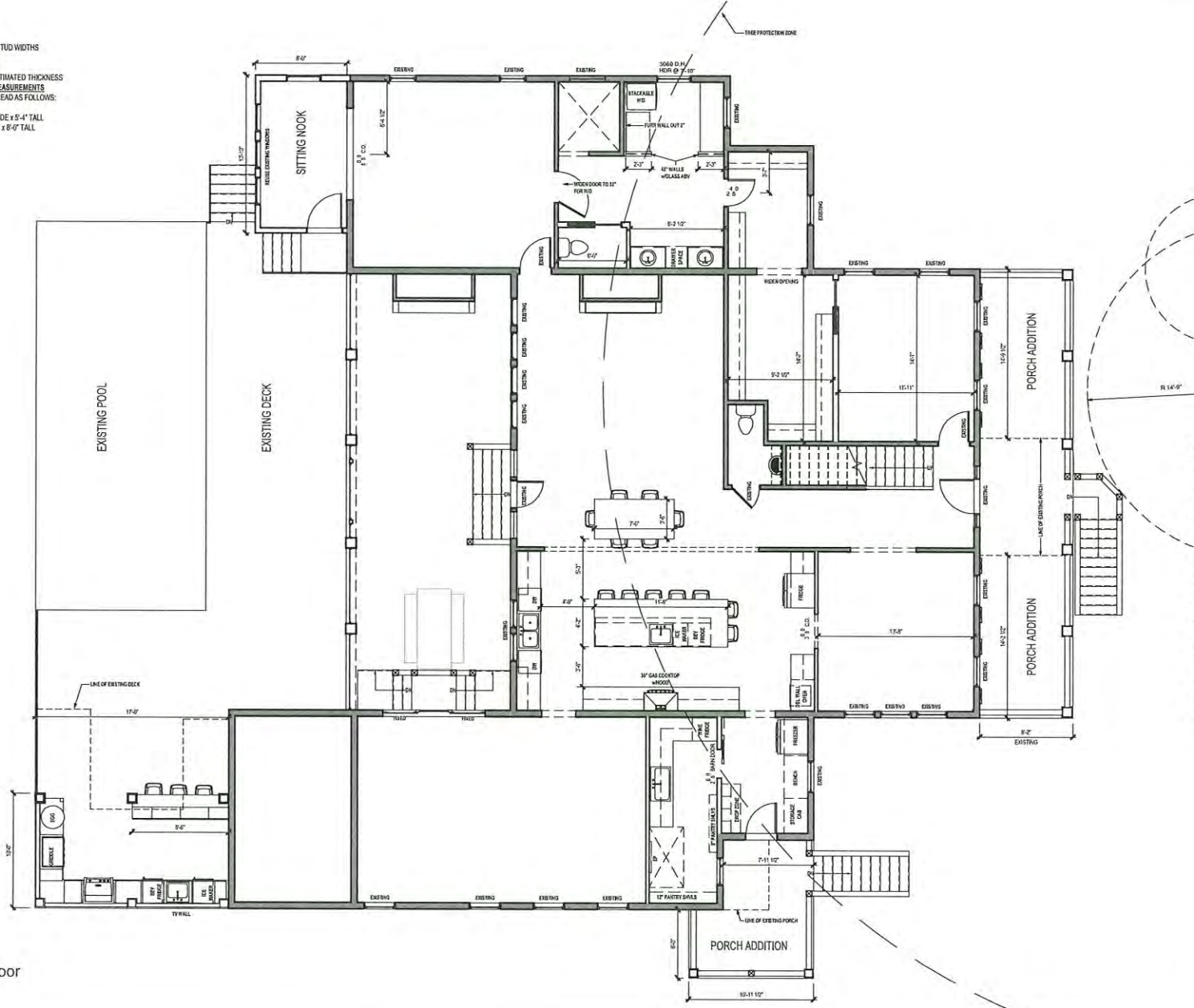
Sheet

1.11

JODI CROSBY
843.514.7354
4770 HWY 165, SUITE D
MURRETT, SC 29449
jody@crosby-creations.com
CROSBY-CREATIONS.COM



FLOOR PLAN NOTES:
 NEW WALLS ARE DRAWN AT NOMINAL STUD WIDTHS
 2x4 WALLS ARE DRAWN AT 3-1/2" THICK
 2x6 WALLS ARE DRAWN AT 5-1/2" THICK
 EXISTING WALLS ARE DRAWN AT AN ESTIMATED THICKNESS
 CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS
 WINDOW/DOOR CALLOUTS ARE TO BE READ AS FOLLOWS:
 EXAMPLE:
 WINDOW SIZE SHOWN AS 2854 = 2'-8" WIDE x 5'-4" TALL
 DOOR SIZE SHOWN AS 2880 = 2'-8" WIDE x 6'-0" TALL



1 Proposed 1st Floor
 1/8" = 1'-0"

NOT FOR CONSTRUCTION

Copyright: Crosby Creations Drafting & Design Services, LLC
 Designed By:
Crosby Creations
 Drafting & Design Services, LLC
 Jodi Crosby 843.514.7354
 4770 Hwy 165 Suite D Murrellsville, SC 29448
 www.crosby-creations.com j.crosby@crosby-creations.com
 Designed Exclusively for:
 DUNN

Sheet Name
 Proposed First Floor

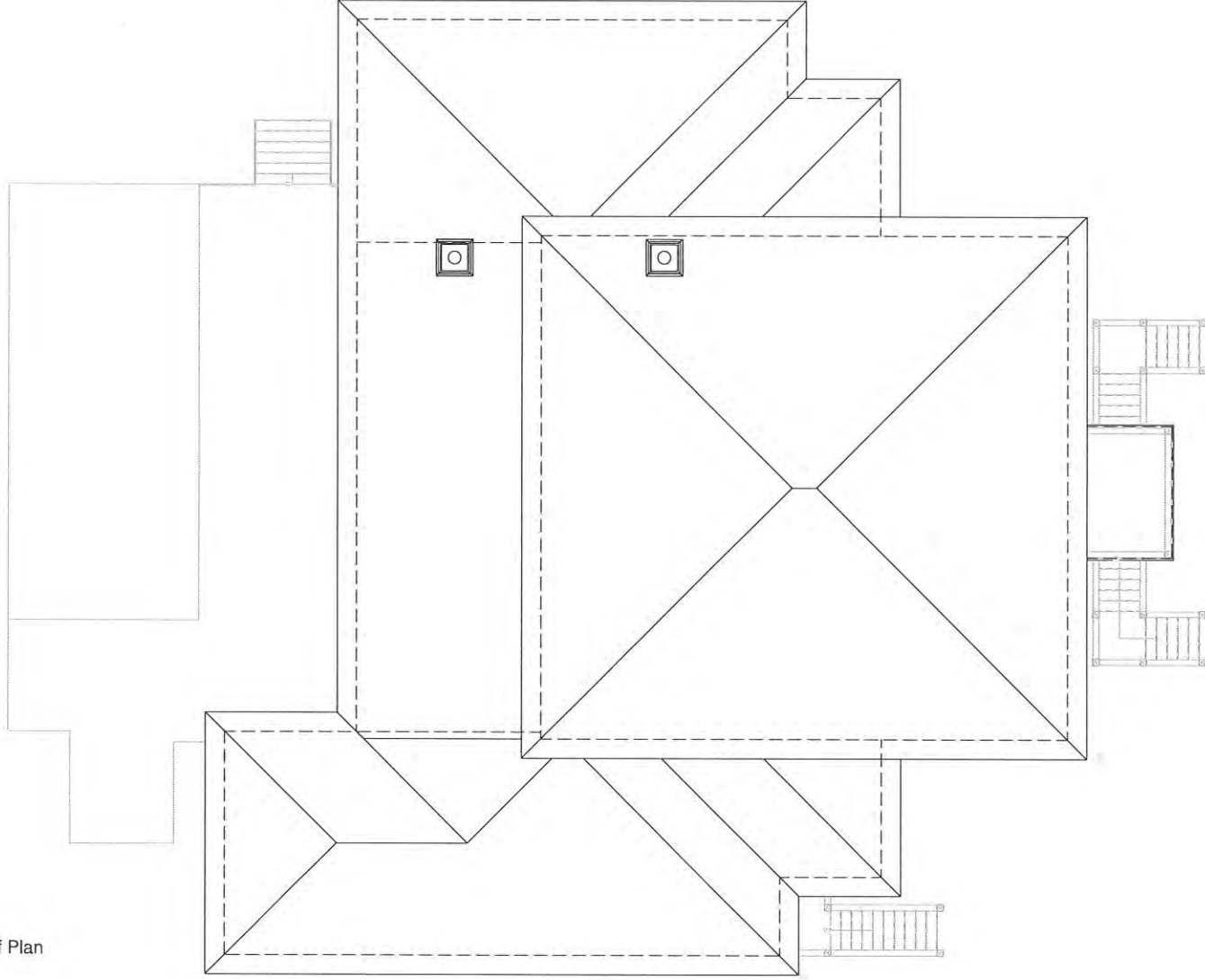
Project Name & Address
 Dunn
 3375 Westphal Dr
 Johns Island, SC

Project #	CC2368	Sheet	1.12
Date	8/8/23		
Scale	1/8" = 1'-0" 1/4" = 1'-0"		



JODI CROSBY
 843.514.7354
 4770 HWY 165, SUITE D
 MURRELLSVILLE, SC 29449
 j.crosby@crosby-creations.com
 CROSBY-CREATIONS.COM

① Existing Roof Plan
 1/8" = 1'-0"



NOT FOR CONSTRUCTION

Copyright: Crosby Creations Drafting & Design Services, LLC
 Designed By:

**Crosby Creations
 Drafting & Design Services, LLC**

Jodi Crosby 843.514.7354
 4770 Hwy 165 Suite D Meggett, SC 29449
 www.crosby-creations.com j.crosby@crosby-creations.com

Designed Exclusively for:

Dunn

Sheet Name

Existing Roof Plan

Project Name & Address
 Dunn
 3375 Westphal Dr
 Johns Island, SC

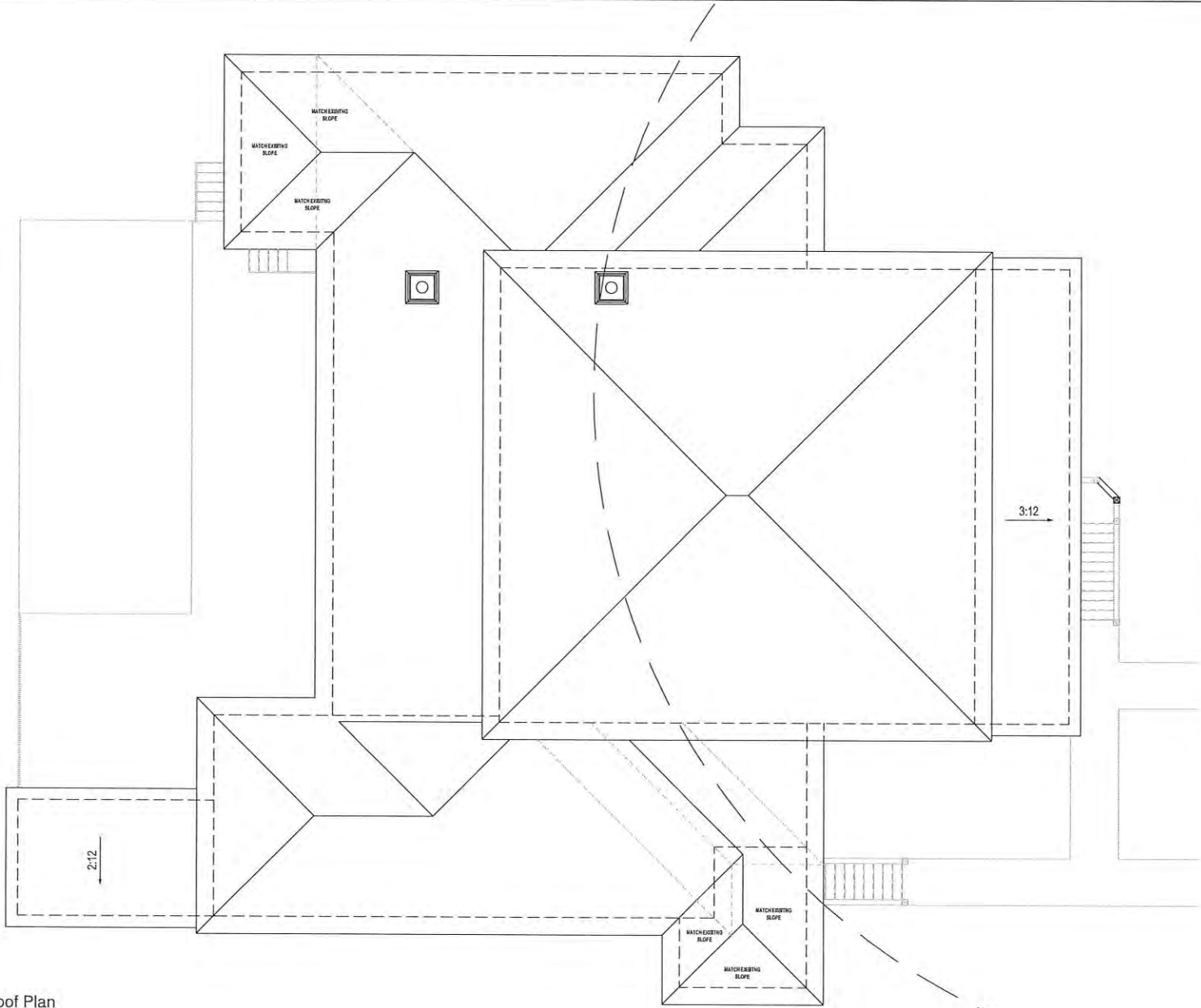
Project #
 CC2368
 Date
 8/8/23
 Scale
 1/8" = 1'-0"
 1/4" = 1'-0"

Sheet

3.10



JODI CROSBY
 843.514.7354
 4770 HWY 165, SUITE D
 MEGGETT, SC 29449
 j.crosby@crosby-creations.com
 CROSBY-CREATIONS.COM



① Proposed Roof Plan
1/8" = 1'-0"

NOT FOR CONSTRUCTION

 CROSBY CREATIONS <i>visualize.design.realize</i>		<small>JODI CROSBY 843.514.7354 4770 HWY 165, SUITE D MCGGETT, SC 29449 jcroby@crosby-creations.com CROSBY-CREATIONS.COM</small>	
<small>Copyright: Crosby Creations Drafting & Design Services, LLC</small> Crosby Creations Drafting & Design Services, LLC <small>Jodi Crosby 843.514.7354 4770 Hwy 165 Suite D Mcgett, SC 29449 www.crosby-creations.com jcroby@crosbycreations.com</small> <small>Designed Exclusively For:</small>		Dunn	
<small>Sheet Name</small> Proposed Roof Plan			
<small>Project Name & Address</small> Dunn 3375 Westphal Dr Johns Island, SC			
<small>Project #</small>	CC2368	<small>Sheet</small>	3.11
<small>Date</small>	8/8/23	<small>Scales</small>	1/8" = 1' - 0" 1/4" = 1' - 0"



① Existing Front Elevation
1/8" = 1'-0"



② Existing Rear Elevation
1/8" = 1'-0"

NOT FOR CONSTRUCTION

JODI CROSBY
 843.514.7354
 4770 HWY 165 SUITE D
 MEGGETT, SC 29449
 jcroby@crosby-creations.com
 CROSBY-CREATIONS.COM

**CROSBY
CREATIONS**
visualize.design.realize

Copyright: Crosby Creations Drafting & Design Services, LLC

Crosby Creations
Drafting & Design Services, LLC
 Jodi Crosby 843.514.7354
 4770 Hwy 165 Suite D Meggett, SC 29449
 www.crosby-creations.com jcroby@crosby-creations.com
 Designed Exclusively for:

Dunn

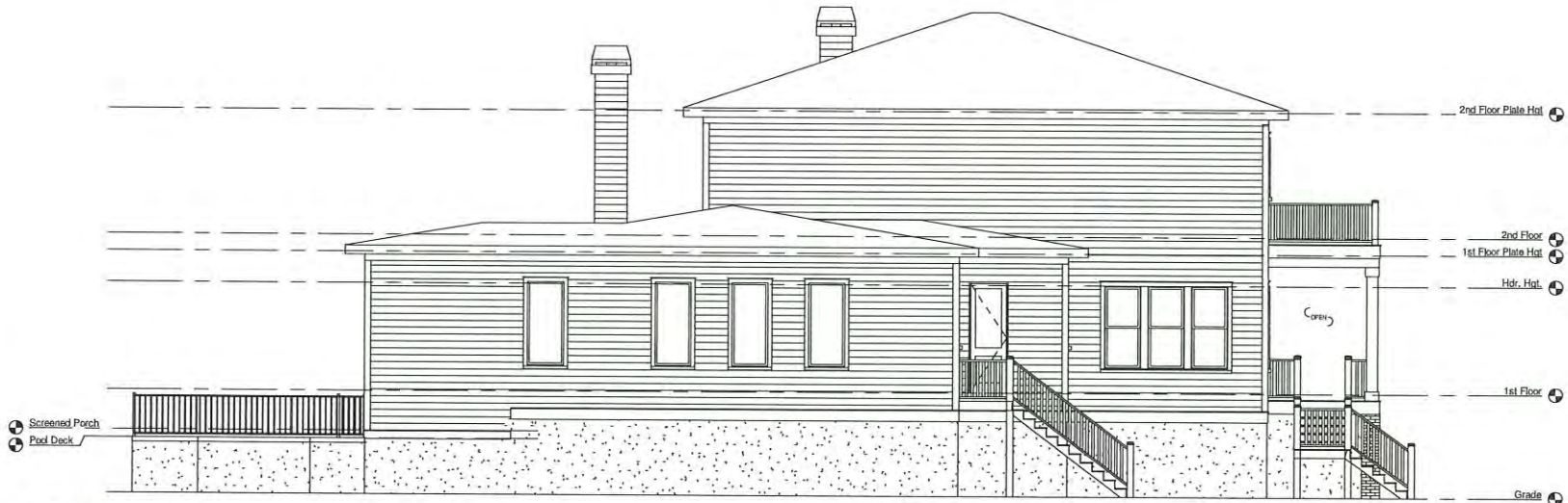
Sheet Name

Existing Front & Rear Elevations

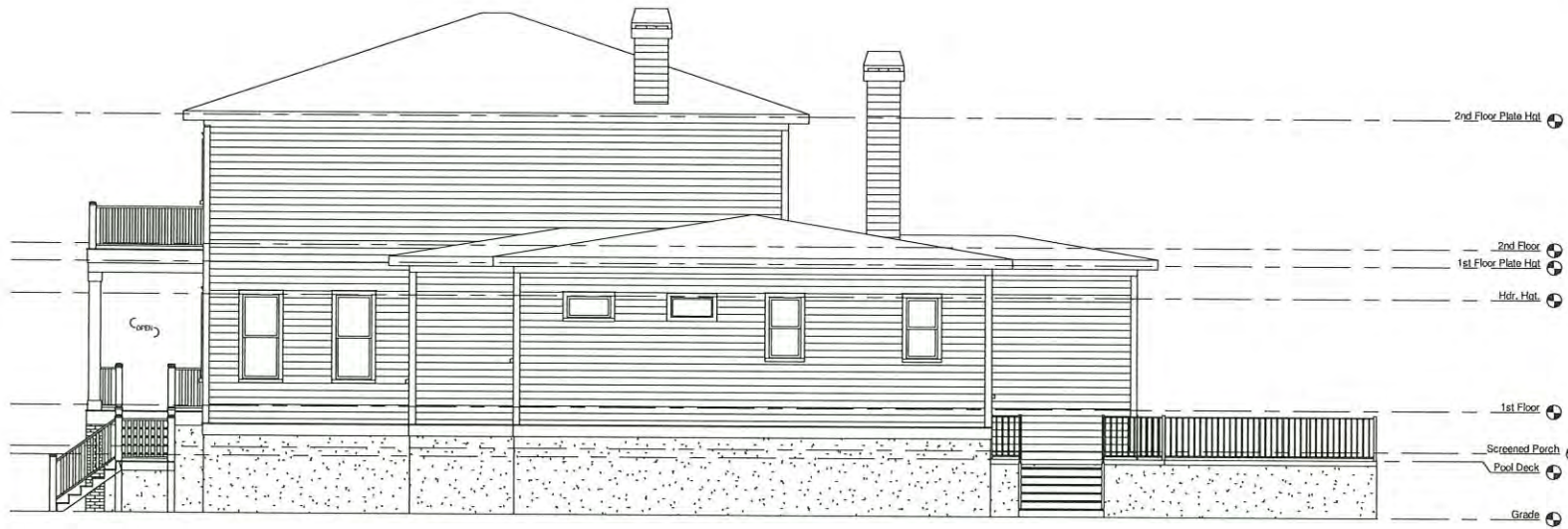
Project Name & Address

Dunn
 3375 Westphal Dr
 Johns Island, SC

Project #	Sheet
CC2368	4.10
Date	
8/8/23	
Scale	
<small> 1/8" = 1' - 0" 1/4" = 1' - 0" 3/16" = 1' - 0" </small>	



① Existing Left Elevation
1/8" = 1'-0"



② Existing Right Elevation
1/8" = 1'-0"

NOT FOR CONSTRUCTION

Copyright: Crosby Creations Drafting & Design Services, LLC
 Designed By:
Crosby Creations
 Drafting & Design Services, LLC
 Jodi Crosby 843.514.7354
 4770 Hwy 165 Suite D
 Mcclellan, SC 29449
 www.crosby-creations.com | j.crosby@crosby-creations.com
 Designed Exclusively for:
 Dunn

JODI CROSBY
843.514.7354
4770 HWY 165 SUITE D
MCCLELLAN, SC 29449
j.crosby@crosby-creations.com
CROSBY-CREATIONS.COM

**CROSBY
CREATIONS**
visualize.design.realize

Sheet Name
 Existing Left & Right
 Elevations

Project Name & Address
 Dunn
 3375 Westphal Dr
 Johns Island, SC

Project # CC2368	Sheet
Date 8/8/23	4.11
Scale 1/8" = 1'-0" 1/4" = 1'-0"	



① Proposed Front Elevation
1/8" = 1'-0"



② Proposed Rear Elevation
1/8" = 1'-0"

NOT FOR CONSTRUCTION

Copyright: Crosby Creations Drafting & Design Services, LLC
Designed By:

**Crosby Creations
Drafting & Design Services, LLC**

Jodi Crosby 843.514.7354
4770 Hwy 165 Suite D Mcclellan, SC 29449
www.crosby-creations.com | jody@crosby-creations.com

Designed Exclusively For:

Dunn

Sheet Name

Proposed Front &
Rear Elevations

Project Name & Address

Dunn
3375 Westphal Dr
Johns Island, SC

Project #

CC2368

Sheet

Date

8/8/23

Scale:

12x18 - 1/8" = 1'-0"

24x36 - 1/4" = 1'-0"

4.12

JODI CROSBY
843.514.7354
4770 HWY 165, SUITE D
MCCLELLAN, SC 29449
jody@crosby-creations.com
CROSBY-CREATIONS.COM

**CROSBY
CREATIONS**
visualize.design.realize





① Proposed Left Elevation
1/8" = 1'-0"



② Proposed Right Elevation
1/8" = 1'-0"

NOT FOR CONSTRUCTION

Copyright: Crosby Creations Drafting & Design Services, LLC
Designed By:

Crosby Creations
Drafting & Design Services, LLC

Jodi Crosby 843.514.7354
4770 Hwy 166 Suite D Meggett, SC 29449
www.crosby-creations.com j.crosby@crosby-creations.com

Designed Exclusively for:

Dunn

Sheet Name

Proposed Left & Right Elevations

Project Name & Address

Dunn
3375 Westphal Dr
Johns Island, SC

Project #

CC2368

Sheet

Date

8/8/23

Scale

1/8" = 1' - 0"

2/6" = 1/4" - 1' - 0"

4.13

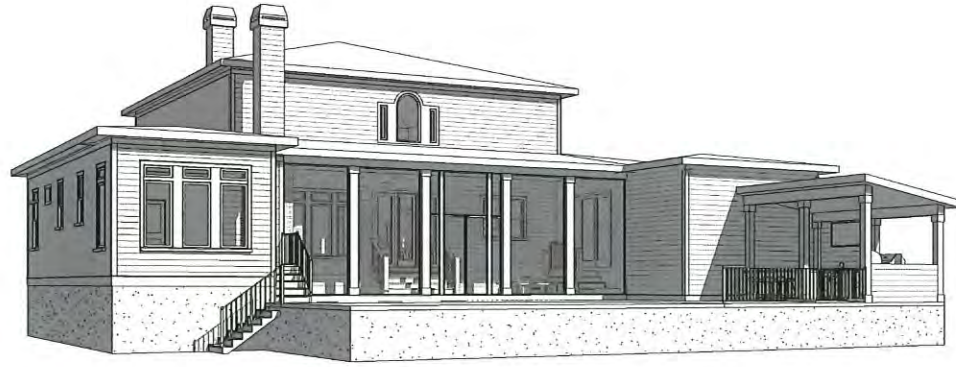
JODI CROSBY
843.514.7354
4770 HWY 166, SUITE D
MEGGETT, SC 29449
j.crosby@crosby-creations.com
CROSBY-CREATIONS.COM

**CROSBY
CREATIONS**
visualize.design.realize





① Porch Entry



② 3D View 1



③ 3D View 2

NOT FOR CONSTRUCTION

Copyright: Crosby Creations Drafting & Design Services LLC
Designed By:

**Crosby Creations
Drafting & Design Services, LLC**

Jodi Crosby 843.514.7354
4177 Hwy 165 Suite D Maggett, SC 29449
www.crosby-creations.com | jodisc@croby-creations.com

Designed Exclusively For:

Dunn

Sheet Name

3D Views

Project Name & Address

Dunn
3375 Westphal Dr
Johns Island, SC

Project #

CC2368

Sheet

Date

8/8/23

Scale:

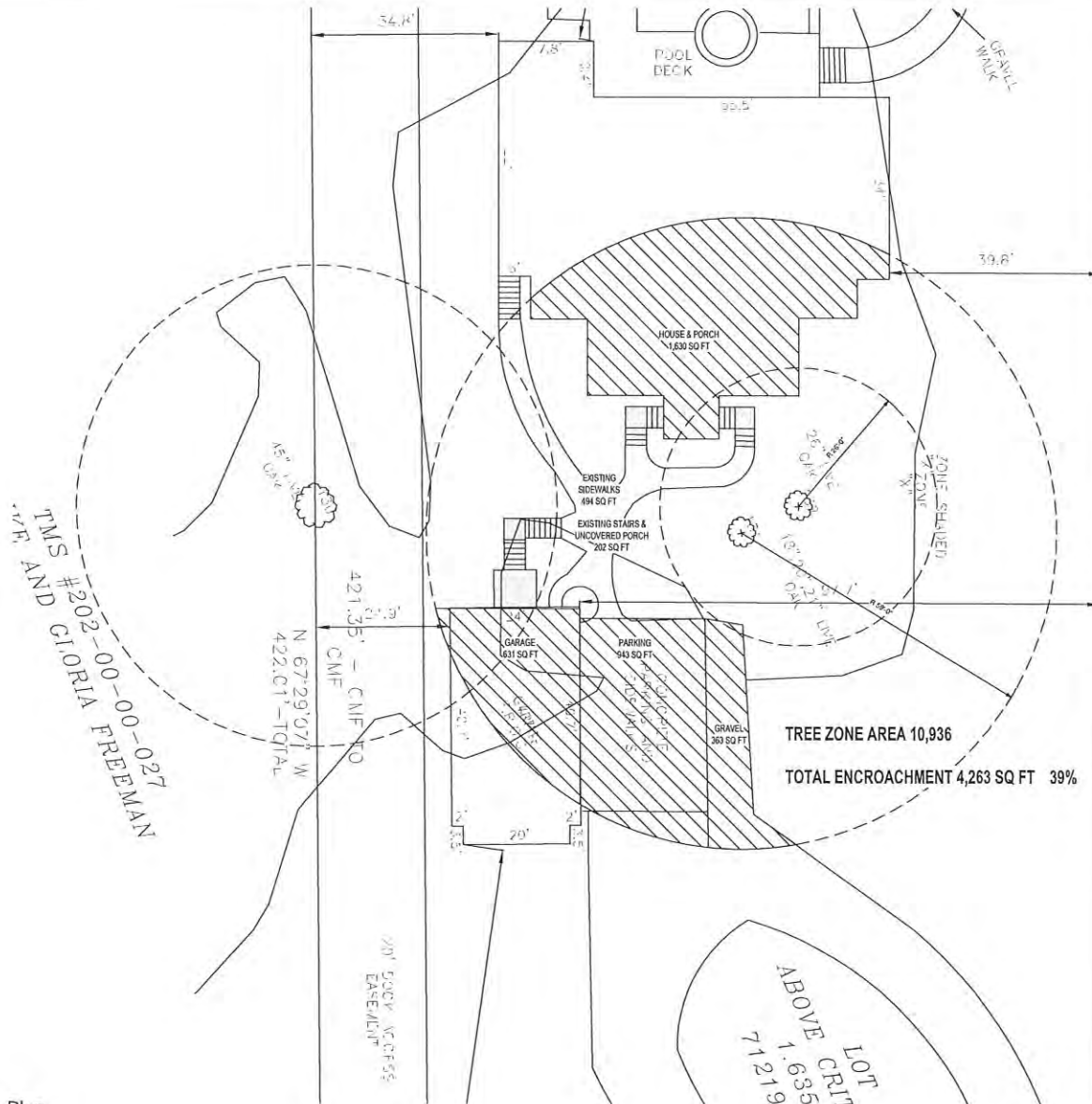
2x18 - 1/8" = 1'-0"

2x06 - 1/4" = 1'-0"

4.14

JODI CROSBY
843.514.7354
4177 HWY 165, SUITE D
MAGGETT, SC 29449
jodisc@croby-creations.com
CROSBY-CREATIONS.COM





① Existing Site Plan
1" = 20'-0"

WHEN PRINTED ON 12x18

GRAPHIC SCALE



NOT FOR CONSTRUCTION

Copyright: Crosby Creations Drafting & Design Services, LLC
 Designed By: **Crosby Creations Drafting & Design Services, LLC**
 Jodi Crosby 843.514.7354
 4170 Hwy 165 Suite D Murrells, SC 29549
 www.crosby-creations.com | jodisby@crosby-creations.com
 Designed Exclusively for: **Dunn**

Sheet Name
Existing Site Plan

Project Name & Address
Dunn
3375 Westphal Dr
Johns Island, SC

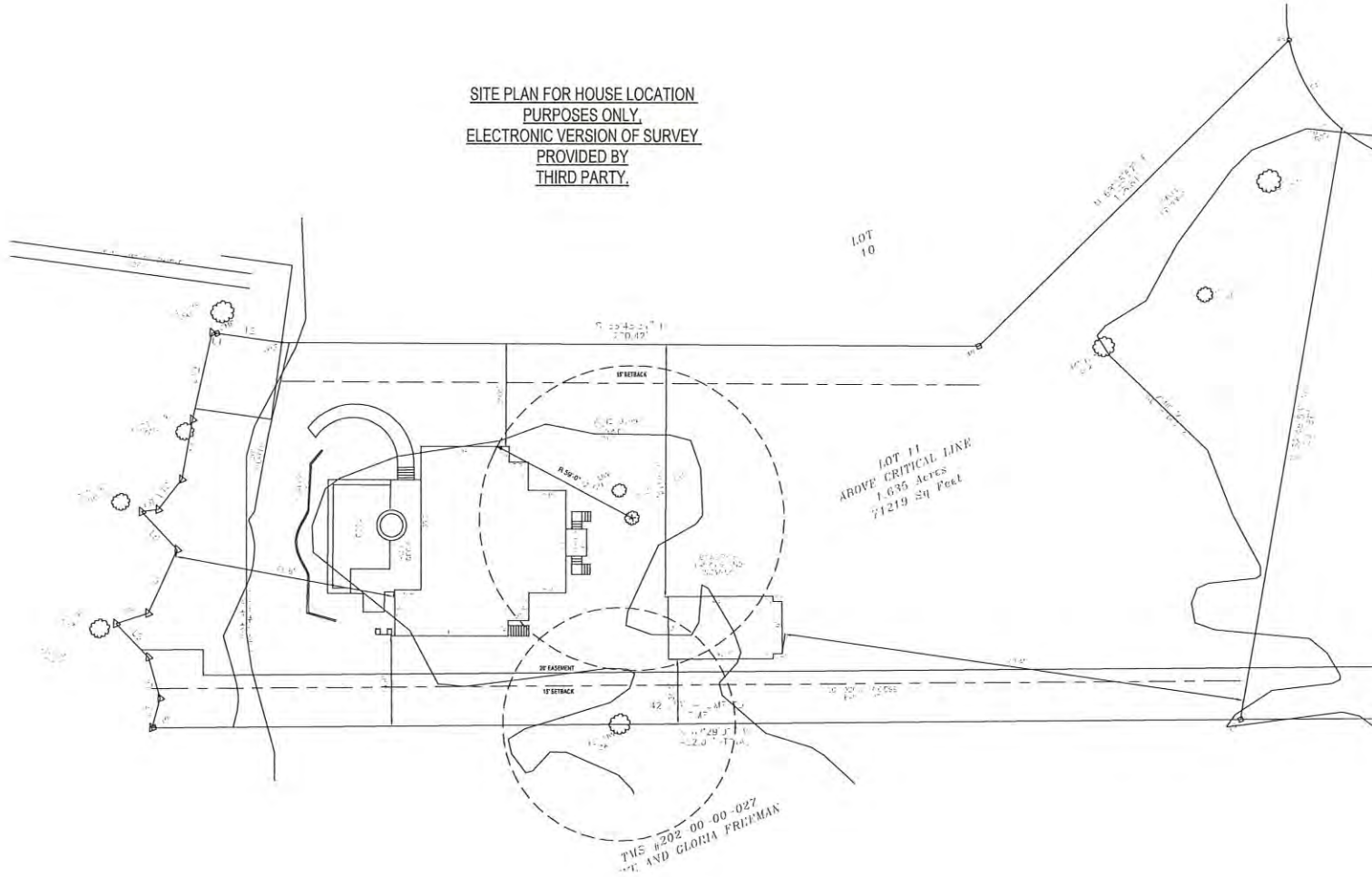
Project # CC2368	Sheet 6.10
Date 8/8/23	
Scale REFER TO GRAPHIC SCALE	

Revision Date
3/15/2024 8:01:18 AM

JODI CROSBY
843.514.7354
4170 HWY 165, SUITE D
MURRELLS, SC 29549
jodisby@crosby-creations.com
CROSBY-CREATIONS.COM



SITE PLAN FOR HOUSE LOCATION
PURPOSES ONLY,
ELECTRONIC VERSION OF SURVEY
PROVIDED BY
THIRD PARTY.



① Full Site Plan
1" = 40'-0"
WHEN PRINTED ON 12x18



NOT FOR CONSTRUCTION

Copyright: Crosby Creations Drafting & Design Services, LLC
Designed By:

**Crosby Creations
Drafting & Design Services, LLC**

Jodi Crosby 843.514.7354
4770 Hwy 165 Suite D Murrett, SC 29449
www.crosby-creations.com j.crosby@crosby-creations.com

Designed Exclusively for:

Dunn

Sheet Name

Full Site Plan

Project Name & Address
Dunn
3375 Westphal Dr
Johns Island, SC

Project #
CC2368
Date
8/8/23
Scale
REFER TO
GRAPHIC SCALE

Sheet

6.12

Revision Date
3/15/2024 8:01:18 AM



JODI CROSBY
843.514.7354
4770 HWY 165, SUITE D
MURRETT, SC 29449
j.crosby@crosby-creations.com
CROSBY-CREATIONS.COM

Z35976415

NUMBER	DELTA	ANGLE	CHORD	DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH	NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
C1	82°18'38"	N 24°19'57" E	33.24	30.00	48.34	43.37	41.1	15.818181° E	0146	L38	N 89°54'30" W	22.42	L37	N 89°54'30" W
C2	82°18'38"	N 82°45'07" E	30.41	30.00	47.24	45.72	1.5	S 29°22'21" E	124.64	L39	N 89°54'30" W	44.41	L38	N 89°54'30" W
C3	111°18'38"	N 84°30'38" W	50.50	510.00	100.87	109.51	1.3	S 44°36'24" W	19.69	L38	N 89°54'30" W	12.58	L37	N 89°54'30" W
C4	111°18'38"	N 82°15'01" E	50.50	510.00	100.87	109.51	1.4	N 89°21'26" W	8.27	L39	N 89°54'30" W	32.88	L38	N 89°54'30" W
C5	111°18'38"	N 43°12'01" W	50.50	510.00	100.87	109.51	1.5	N 88°29'29" E	33.89	L40	N 89°54'30" W	39.49	L39	N 89°54'30" W
C6	111°18'38"	N 54°30'38" W	50.50	510.00	100.87	109.51	1.6	N 79°19'18" E	31.81	L41	N 89°54'30" W	24.89	L40	N 89°54'30" W
C7	128°25'00"	N 82°45'07" E	139.83	1200.00	2400.00	274.07	1.7	N 87°42'17" E	11.61	L50	N 89°54'30" W	44.13	L49	N 89°54'30" W
C8	158°35'30"	N 51°52'35" W	81.07	1170.00	1122.03	121.87	1.8	N 38°53'47" W	35.40	L43	N 89°54'30" W	20.02	L42	N 89°54'30" W
C9	158°35'30"	N 89°54'30" W	85.99	1170.00	1121.80	121.44	1.9	N 76°28'21" W	10.60	L44	N 89°54'30" W	17.55	L43	N 89°54'30" W
C10	158°35'30"	N 89°54'30" W	85.99	1170.00	1121.80	121.44	2.0	N 84°44'37" E	47.46	L45	N 89°54'30" W	31.17	L44	N 89°54'30" W
C11	209°11'41"	N 89°54'30" E	88.09	1970.00	1172.05	171.99	2.1	N 39°39'57" W	50.28	L46	N 89°54'30" W	71.74	L45	N 89°54'30" W
C12	172°58'30"	N 82°45'07" E	188.02	1200.00	2353.55	335.00	2.2	N 89°54'30" W	11.61	L47	N 89°54'30" W	71.92	L46	N 89°54'30" W
C13	102°20'30"	N 53°03'58" E	178.32	1970.00	335.48	355.00	2.3	N 53°03'58" E	62.92	L48	N 89°54'30" W	61.93	L47	N 89°54'30" W
C14	102°20'30"	N 49°50'20" E	121.35	2030.00	242.40	242.26	2.4	N 59°31'44" W	58.92	L49	N 89°54'30" W	61.91	L48	N 89°54'30" W
C15	152°52'30"	N 82°45'07" E	105.44	1460.00	207.72	205.96	2.5	N 84°42'17" E	11.61	L50	N 89°54'30" W	44.13	L49	N 89°54'30" W
C16	37°31'04"	N 89°54'30" W	135.85	400.00	261.92	257.37	2.6	N 44°28'23" E	32.94	L51	N 89°54'30" W	44.77	L50	N 89°54'30" W
C17	128°25'00"	N 82°45'07" E	139.83	1200.00	2400.00	274.07	2.7	N 87°42'17" E	11.61	L50	N 89°54'30" W	44.13	L49	N 89°54'30" W
C18	117°58'38"	N 78°08'48" W	49.31	460.00	49.84	63.33	2.8	N 54°23'08" E	49.36	L53	N 89°54'30" W	61.72	L52	N 89°54'30" W
C19	43°24'54"	N 81°27'12" E	22.11	510.00	44.18	44.18	2.9	N 34°59'58" E	89.28	L54	N 89°54'30" W	22.06	L53	N 89°54'30" W
C20	124°45'24"	N 61°38'13" E	192.81	1200.00	208.18	304.97	3.0	N 87°08'28" E	11.61	L55	N 89°54'30" W	13.99	L54	N 89°54'30" W
C21	39°41'39"	N 84°09'10" E	183.45	450.00	311.85	350.60	3.1	N 19°58'29" W	15.94	L56	N 89°54'30" W	7.38	L55	N 89°54'30" W
C22	123°47'11"	N 81°08'01" W	165.28	250.00	168.19	153.68	3.2	N 39°23'28" E	11.47	L57	N 89°54'30" W	22.43	L56	N 89°54'30" W
C23	28°18'28"	N 58°22'24" W	58.57	220.00	111.19	109.91	3.3	N 89°54'30" W	11.61	L58	N 89°54'30" W	26.07	L57	N 89°54'30" W
C24	80°09'25"	N 97°05'09" W	26.23	30.00	41.88	38.82	3.4	N 85°31'38" E	88.73	L59	N 89°54'30" W	32.80	L58	N 89°54'30" W
C25	134°23'54"	N 82°45'07" E	143.31	600.00	149.83	110.19	3.5	N 89°54'30" W	11.61	L59	N 89°54'30" W	38.01	L58	N 89°54'30" W
C26	39°41'39"	N 84°09'10" E	183.45	450.00	311.85	350.60	3.6	N 19°58'29" W	15.94	L56	N 89°54'30" W	7.38	L55	N 89°54'30" W
C27	123°47'11"	N 81°08'01" W	165.28	250.00	168.19	153.68	3.7	N 39°23'28" E	11.47	L57	N 89°54'30" W	22.43	L56	N 89°54'30" W
C28	117°58'38"	N 78°08'48" W	49.31	460.00	49.84	63.33	3.8	N 54°23'08" E	49.36	L53	N 89°54'30" W	61.72	L52	N 89°54'30" W
C29	72°28'44"	N 81°40'45" W	166.67	285.00	37.29	37.28	3.9	N 48°29'05" E	168.85	L60	N 89°54'30" W	117.63	L59	N 89°54'30" W
C30	128°25'00"	N 82°45'07" E	139.83	1200.00	2400.00	274.07	4.0	N 87°42'17" E	11.61	L50	N 89°54'30" W	44.13	L49	N 89°54'30" W
C31	0°52'24"	N 47°37'17" W	15.02	1970.00	320.61	300.33	4.1	N 48°51'19" W	83.35	L61	N 89°54'30" W	69.58	L60	N 89°54'30" W
C32	128°25'00"	N 82°45'07" E	139.83	1200.00	2400.00	274.07	4.2	N 87°42'17" E	11.61	L50	N 89°54'30" W	44.13	L49	N 89°54'30" W
C33	128°25'00"	N 82°45'07" E	139.83	1200.00	2400.00	274.07	4.3	N 87°42'17" E	11.61	L50	N 89°54'30" W	44.13	L49	N 89°54'30" W
C34	128°25'00"	N 82°45'07" E	139.83	1200.00	2400.00	274.07	4.4	N 87°42'17" E	11.61	L50	N 89°54'30" W	44.13	L49	N 89°54'30" W
C35	128°25'00"	N 82°45'07" E	139.83	1200.00	2400.00	274.07	4.5	N 87°42'17" E	11.61	L50	N 89°54'30" W	44.13	L49	N 89°54'30" W
C36	128°25'00"	N 82°45'07" E	139.83	1200.00	2400.00	274.07	4.6	N 87°42'17" E	11.61	L50	N 89°54'30" W	44.13	L49	N 89°54'30" W
C37	128°25'00"	N 82°45'07" E	139.83	1200.00	2400.00	274.07	4.7	N 87°42'17" E	11.61	L50	N 89°54'30" W	44.13	L49	N 89°54'30" W
C38	128°25'00"	N 82°45'07" E	139.83	1200.00	2400.00	274.07	4.8	N 87°42'17" E	11.61	L50	N 89°54'30" W	44.13	L49	N 89°54'30" W
C39	128°25'00"	N 82°45'07" E	139.83	1200.00	2400.00	274.07	4.9	N 87°42'17" E	11.61	L50	N 89°54'30" W	44.13	L49	N 89°54'30" W
C40	128°25'00"	N 82°45'07" E	139.83	1200.00	2400.00	274.07	5.0	N 87°42'17" E	11.61	L50	N 89°54'30" W	44.13	L49	N 89°54'30" W

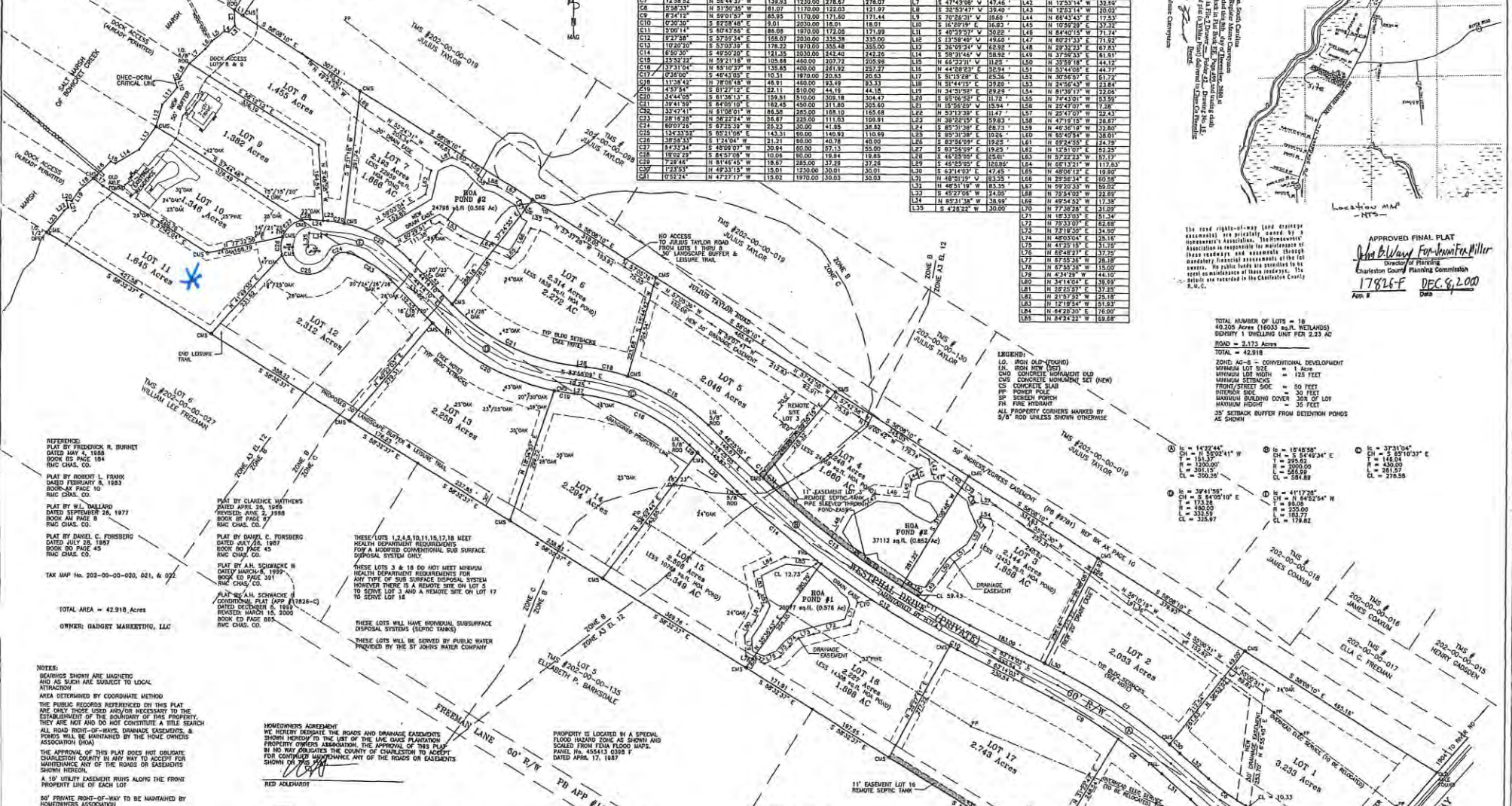


APPROVED FINAL PLAT
Ann B. Wiley For *Walter Miller*
 Director of Planning
 Charleston County Planning Commission
 17826-F DEC 8, 2000
 Date

TOTAL NUMBER OF LOTS = 18
 40,200 ACRES (1000 ACRES WELLS)
 DESIRED 1 DWELLING UNIT PER 2.3 AC
 TOTAL = 42,918
 ROAD = 2,175 ACRES
 TOTAL = 42,918
 ZONED AG-8 - CONVENTIONAL DEVELOPMENT
 MINIMUM LOT SIZE = 1 ACRE
 MINIMUM LOT WIDTH = 100 FEET
 MINIMUM SETBACKS:
 FRONT STREET SIDE = 50 FEET
 INTERIOR SIDE = 30 FEET
 MAXIMUM BUILDING COVER = 30% OF LOT
 MAXIMUM HEIGHT = 35 FEET
 5' BUFFER BUFFER FROM DETENTION PONDS
 AS SHOWN

LEGEND:
 LO - IRON OLD (FOOTING)
 IN - IRON NEW (TEST)
 CO - CONCRETE FOUNDATION OLD
 CS - CONCRETE FOUNDATION SET (NEW)
 CM - CONCRETE SLAB
 PP - POWER POLE
 SC - SCREEN PORCH
 FN - FIRE HAZARD
 ALL PROPERTY CORNERS MARKED BY 5/8" ROD UNLESS SHOWN OTHERWISE

1 = 142°24' CH = 5 5024'1" W
 2 = 120°00' CH = 2000.00 N
 3 = 300°00' CH = 600.00 CL = 584.89
 4 = 32°41'35" CH = 173.18 N
 5 = 109°10' E CH = 430.00 N
 6 = 311.57 CH = 183.77 CL = 178.82
 7 = 142°24' CH = 5 5449'34" E
 8 = 120°00' CH = 2000.00 N
 9 = 300°00' CH = 600.00 CL = 584.89
 10 = 41°17'38" CH = 88.00 N
 11 = 112°29'4" CH = 183.77 CL = 178.82



REFERENCES:
 PLAT BY FREDERICK R. BURNETT DATED MAY 6, 1988 BOOK 85 PAGE 184 RMC CHAS. CO.
 PLAT BY ROBERT L. FRANK DATED FEBRUARY 8, 1983 BOOK 84 PAGE 10 RMC CHAS. CO.
 PLAT BY W.L. DALLARD DATED SEPTEMBER 26, 1977 BOOK 81 PAGE 9 RMC CHAS. CO.
 PLAT BY DANIEL C. FORSBERG DATED JULY 26, 1997 BOOK 80 PAGE 45 RMC CHAS. CO.
 PLAT BY DANIEL C. FORSBERG DATED APRIL 29, 1995 BOOK 85 PAGE 184 RMC CHAS. CO.
 PLAT BY CLAUDE MATTHEWS DATED APRIL 29, 1995 REVISED, APRIL 2, 1998 BOOK 85 PAGE 10 RMC CHAS. CO.
 PLAT BY A.H. SCHWACKE & ASSOCIATES, INC. DATED MARCH 15, 2000 REVISED MARCH 15, 2000 RMC CHAS. CO.

NOTES:
 CORNERS SHOWN ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ANOMALY.
 AREA DETERMINED BY COORDINATE METHOD.
 THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
 ALL ROAD RIGHT-OF-WAYS, DRAINAGE EASEMENTS, & PONDS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
 THE APPROVAL OF THIS PLAT DOES NOT OBLIGATE CHARLESTON COUNTY IN ANY WAY TO ACCEPT FOR MAINTENANCE ANY OF THE ROADS OR EASEMENTS SHOWN HEREON.
 A 10' UTILITY EASEMENT POISS ALONG THE FRONT PROPERTY LINE OF EACH LOT.
 50' PRIVATE RIGHT-OF-WAY TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
 LIVE OAKS PLANTATION PROPERTY OWNERS ASSOCIATION

SURVEYOR'S CERTIFICATION
 I hereby certify that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and made or records for requirements for a Class A Survey specified therein. Also there are no visible encroachments or projections other than shown.

APPROVED AND AUTHORIZED:
 A.H. SCHWACKE & ASSOCIATES, INC.
 No. 000004
 STATE OF SOUTH CAROLINA
 SURVEYOR

THE AREA SHOWN ON THIS PLAT IS GENERAL REPRESENTATION OF DEED-DESCRIBED PROPERTY AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE CHANGED AND SUBJECT TO CHANGE OVER TIME. BY GENERALLY DELINEATING THE PERMIT PROPERTY OF THE DEED-CRITICAL AREAS, THE OFFICE OF CONS IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

SIGNED AUGUST 10, 2000 (RECORDED BOOK ED PAGE 391)
 DATE: OCTOBER 2, 2000
 REVISED: NOVEMBER 21, 2000
 REVISED: DECEMBER 21, 2000 (REMOTE SITES)

FINAL PLAT
 LIVE OAKS PLANTATION
 LOTS 1 THRU 18
 LOCATED ON
 BETSY KERRISON PARKWAY
 JORNS ISLAND
 CHARLESTON COUNTY SOUTH CAROLINA

SCALE: 1" = 100'
 DATE: OCTOBER 2, 2000
 REVISED: NOVEMBER 21, 2000
 REVISED: DECEMBER 21, 2000 (REMOTE SITES)

Case # 7
New Business
BZA-03-24-00765
Public Comments in
Support
Received by
noon on 4/26

To: Charleston County
Board of Zoning Appeals

Date: March 13, 2024

Dear Board of Zoning Appeals,

This letter is to express my support for a variance request at 3375 Westphal Dr. to allow additional encroachment into the tree protection zone per the application.

This variance will not negatively impact my home or property.

Sincerely,



Printed Name:

PAOLO INCAMPO

Address:

3379 WESTPHAL DR

Phone Number:

9790 907 3304

To: Charleston County
Board of Zoning Appeals

Date: March 13, 2024

Dear Board of Zoning Appeals,

This letter is to express my support for a variance request at 3375 Westphal Dr. to allow additional encroachment into the tree protection zone per the application.

This variance will not negatively impact my home or property.

Sincerely,



Printed Name: Claire and David Louder

Address: 3369 Westphal Drive, Johns Island, SC 29455

Phone Number: 410-271-8503