



Case # BZA-09-25-00906

Charleston County BZA Meeting of November 3, 2025

Applicant/Property Owner: Ronald Wade Boals

Representative: Newman Jackson Smith of Nelson Mullins Riley & Scarborough

Property Location: 7722 Blue House Lane – Edisto Island

TMS#: 069-00-00-022

Zoning District: Agricultural Preservation (AG-10) Zoning District

Request:

Variance request to reduce the required 50-foot Critical Line setback by 13 feet, resulting in a 37-foot setback to allow construction of a proposed swimming pool and deck, and to accommodate existing stairs.

Requirement:

The *Charleston County Zoning and Land Development Regulations Ordinance (ZLDR)*, Chapter 4 Base Zoning Districts, Article 4.7 AG-10, Agricultural Preservation District, Sec. 4.7.3 Density/Intensity and Dimensional Standards requires a 50' Critical Line setback.



CHAPTER 4 | BASE ZONING DISTRICTS

ARTICLE 4.7 AG-10, AGRICULTURAL PRESERVATION DISTRICT

Sec. 4.7.1 Purpose and Intent

The AG-10, Agricultural Preservation Zoning District implements the Agricultural Preservation policies of the *Comprehensive Plan*.

Sec. 4.7.2 Use Regulations

Uses are allowed in the AG-10 District in accordance with the Use Regulations of Chapter 6, *Use Regulations*.

Sec. 4.7.3 Density/Intensity and Dimensional Standards

All Development in the AG-10 District shall be subject to the following Density/Intensity and Dimensional Standards:

Table 4.7.3, AG-10 Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MAXIMUM DENSITY	1 Principal Dwelling Unit per 10 acres	
MINIMUM LOT AREA	1 acre	
MINIMUM LOT WIDTH	135 feet	175 feet
MINIMUM LOT WIDTH AVERAGE	N/A	200 feet
MINIMUM SETBACKS		
Front/Street Side	50 feet	
Interior Side	15 feet	
Rear	30 feet	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVERAGE [1]	30% of Lot	
MAXIMUM IMPERVIOUS SURFACE COVERAGE [1]	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	
MAXIMUM HEIGHT	35 feet	
[1] Maximum Impervious Surface Coverage applies only to Residential Development on Parcels less than 30,000 square feet in size. When the Maximum Impervious Surface Coverage requirement applies, the Maximum Building Coverage requirement shall not apply.		

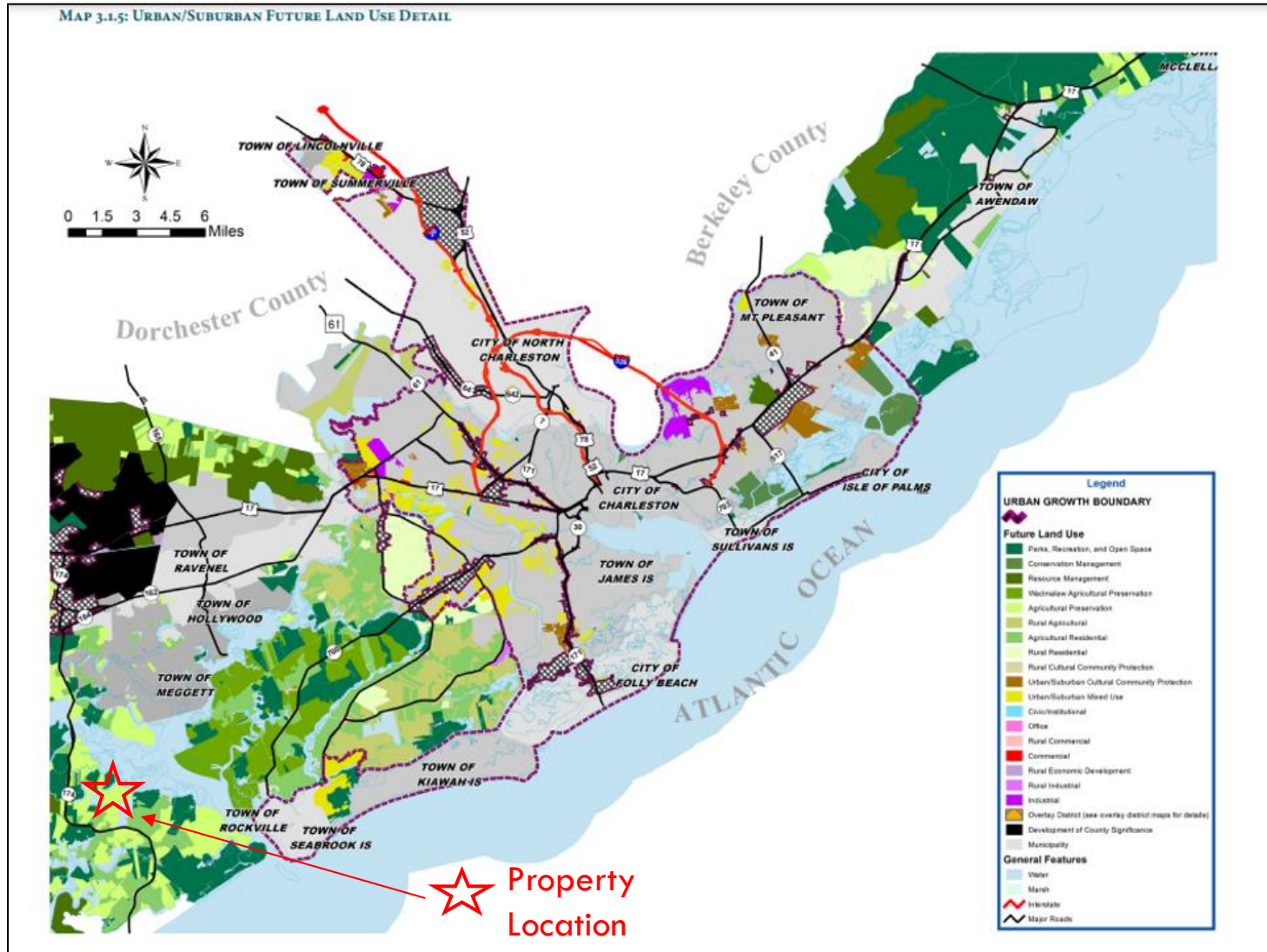
Effective on: 9/10/2017, as amended

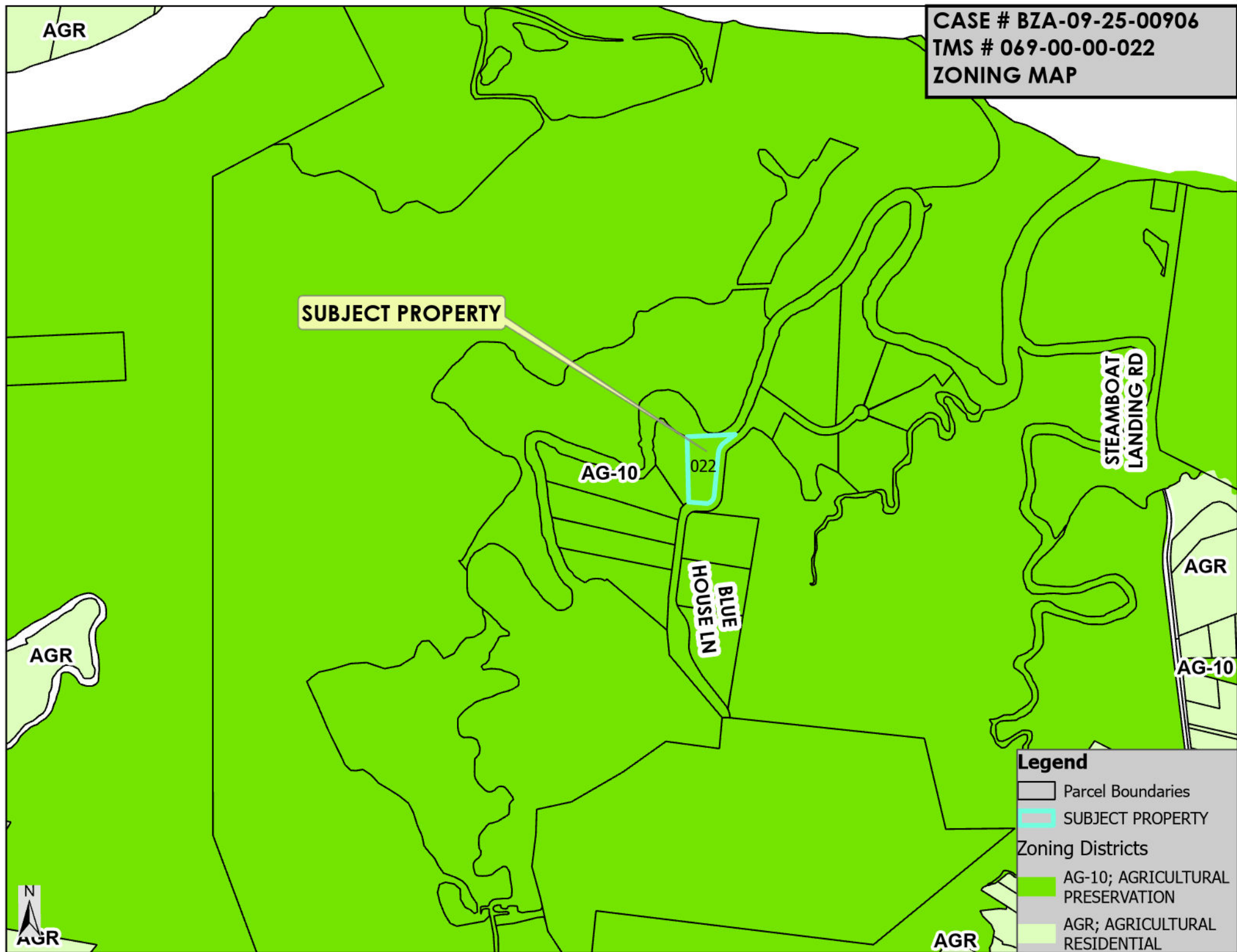
Sec. 4.7.4 Other Regulations

Development in the AG-10 District shall comply with all other applicable regulations of this Ordinance, including the development standards of [CHAPTER 9, Development Standards](#).

Location Map

Blue House Road – Edisto Island





CASE # BZA-09-25-00906
TMS # 069-00-00-022
300' RADIUS MAP

SUBJECT PROPERTY

007

023

022

016

024

025

026

030

014

003

BLUE HOUSE LN

STEAMBOAT LANDING RD

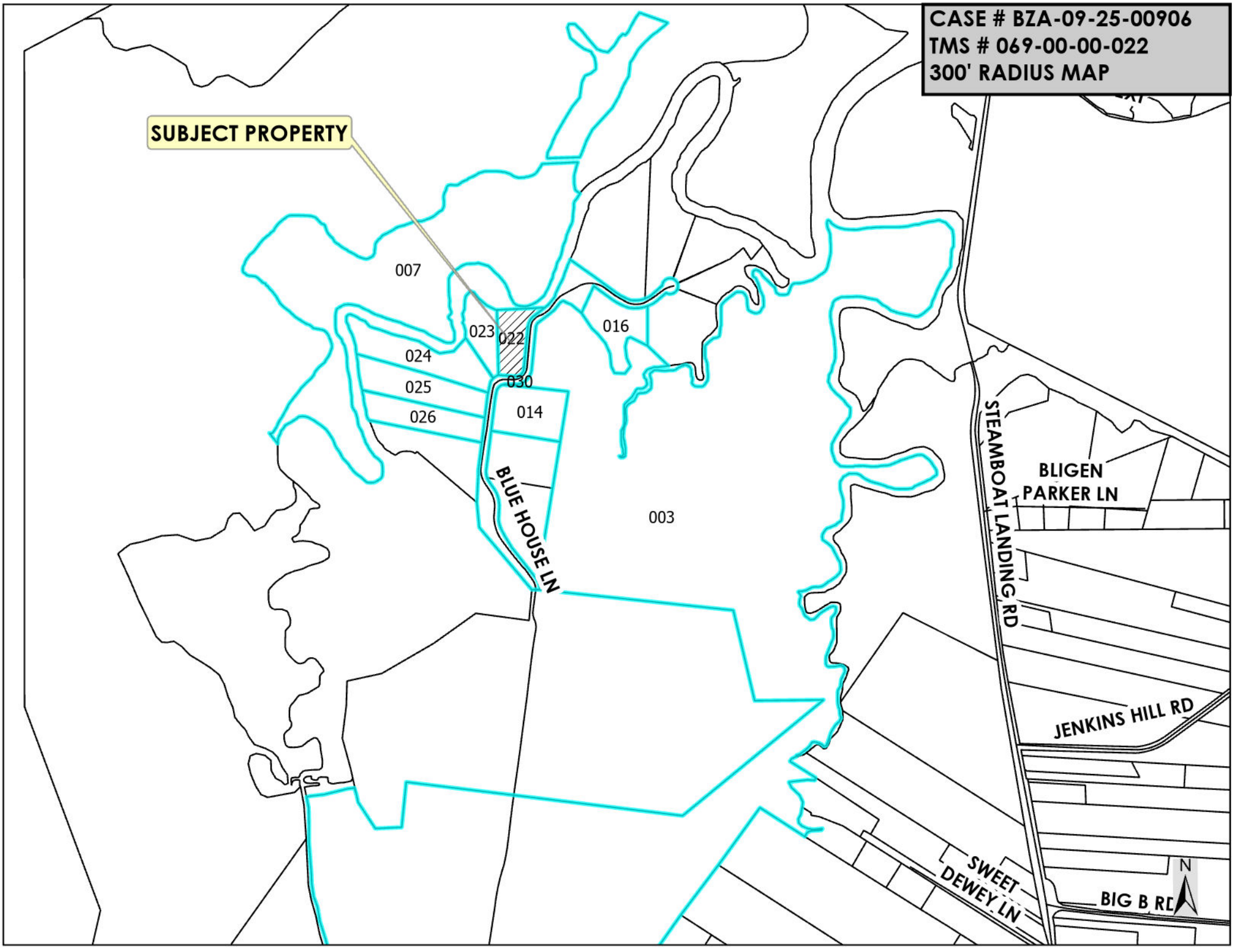
BLIGEN
PARKER LN

JENKINS HILL RD

SWEET
DEWEY LN

BIG B RD

N



CASE # BZA-09-25-00906
TMS # 069-00-00-022
AERIAL MAP

SUBJECT PROPERTY

022

BLUE HOUSE LN



CASE # BZA-09-25-00906
TMS # 069-00-00-022
AERIAL MAP

SUBJECT PROPERTY

022

BLUE HOUSE LN



Case # BZA-09-25-00906

BZA Meeting of November 3, 2025

Subject Property: 7722 Blue House Lane – Edisto Island

Proposal: Variance request to reduce the required 50' Critical Line setback by 13 feet, resulting in a 37-foot setback to allow construction of a proposed swimming pool and deck, and to accommodate existing stairs.



Subject Property



Subject Property



Blue House Lane



Staff Review:

The applicant and property owner, Ronald Wade Boals, represented by Newman Jackson Smith of Nelson Mullins Riley & Scarborough, requests a Variance to reduce the required 50-foot Critical Line setback by 13 feet, resulting in a 37-foot setback to allow construction of a proposed swimming pool and deck, and to accommodate existing stairs at 7722 Blue House Lane (TMS # 069-00-00-022) on Edisto Island in Charleston County.

The subject property and adjacent parcels are located within the Agricultural Preservation (AG-10) Zoning District, in the Islands at Blue House Plantation subdivision, which was platted in 1985. Charleston County adopted Critical Line setback and buffer requirements in 2001.

The subject property contains 1.57 acres of highland. According to Charleston County records, the single-family residence was constructed in 1986. The applicant's letter of intent states, *"The applicant seeks a variance from 50' OCRM Critical Line Setback to allow construction of a pool and legalization of an existing stairway in the rear yard of the residential property located at 7722 Blue House Lane, Edisto Island, South Carolina 29438, which is currently zoned AG-10."*

Applicable ZLDR requirement:

The Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), Chapter 4 Base Zoning Districts, Article 4.7 AG-10, Agricultural Preservation District, Sec. 4.7.3 Density/Intensity and Dimensional Standards requires a 50' Critical Line setback.

A site visit was conducted by staff on October 14, 2025. Additional information pertaining to this request is provided in the attached materials.

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 may be extraordinary and exceptional conditions pertaining to the 1.57-acre subject property because the existing residence, constructed in 1986, predates the County's adoption of Critical Line setback and buffer requirements in 2001. The applicant's letter of intent states, *"The subject property is encumbered by extraordinary and exceptional conditions that are not of the Applicant's making. The existing primary residence is positioned extremely close to the critical line buffer at the rear of the property. Other waterfront properties in the area and throughout Charleston County typically enjoy greater buildable area between the home and the critical line. The subject lot's as-built configuration significantly constrains the available space for accessory structures,***

such as a swimming pool, that are otherwise commonly permitted in residential districts behind the home. The conditions here are inherent in the property's physical layout and result from the placement of the home by a prior owner. This property is uniquely constrained in its usable area because the buffer consumes nearly the entire area between the primary residence and the water, leaving the owners deprived of what is a typical and reasonable accessory use for similarly situated residential lots." Therefore, the request may meet this criterion.

§3.10.6(2): *These conditions do not generally apply to other property in the vicinity;*
Response: **These conditions may be unique to the subject property and do not generally apply to other properties in the vicinity due to the positioning of the existing residence, which was constructed in 1986, prior to adoption of the County's Critical Line setback requirements. The applicant's letter of intent states, "The hardship posed on the subject property does not generally apply to other property in the vicinity. For many comparable lots and subdivisions in the area, the principal dwellings are positioned in such a way that adequate area remains between the home and the critical line buffer to accommodate typical residential amenities without triggering the need for a variance. By contrast, the subject property's configuration places the home so far toward the rear of the lot that the required buffer absorbs nearly all of the backyard space. The effect is that the buffer consumes a far larger share of the lot's functional area than is ordinarily the case for other residential lots of this type." Therefore, the request may meet 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 the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), specifically Article 4.7, AG-10 Agricultural Preservation District, Section 4.7.3 Density/Intensity and Dimensional Standards, to 7722 Blue House Lane does not unreasonably restrict the utilization of the property. The property is already developed with a single-family residence and sufficient area for typical residential use consistent with the AG-10 district. A swimming pool is considered an accessory use, not a required or principal component of residential utilization. Therefore, strict application of the setback standards does not prevent reasonable use of the property. Therefore, the request does not meet this criterion. However, the applicant's letter of intent contends, "Strict application of the critical line buffer requirement would unreasonably restrict the utilization of the property for ordinary residential purposes. A swimming pool is a customary and expected accessory feature in residential neighborhoods of this character, contributing to the enjoyment and functional use of one's home. Placement**

of the pool in the side yard is undesirable both for the Applicant and for adjoining property owners, as it would generate greater noise and visibility impacts in closer proximity to neighboring homes. The rear-yard location between the house and the water represents the most practical and reasonable place for the pool, particularly for safe supervised use by all ages. Without relief, the Applicant would be denied benefits that are broadly available to other property owners."

§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, and the character of the Agricultural Preservation (AG-10) Zoning District may not be harmed by the granting of this variance. The applicant's letter of intent states, "Granting this variance will not result in any substantial detriment to adjoining properties, the broader public, or the character of the district. To the contrary, placement of the pool in the rear yard enhances neighborhood compatibility by minimizing visual and auditory impacts. A pool located at the side of the home would introduce greater intrusion upon neighbors' views and outdoor enjoyment, whereas the proposed location maintains privacy for both the Applicant and surrounding residents. The overall character of the zoning district, which anticipates and permits residential accessory uses such as pools, remains intact and unimpaired by the requested relief." 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. The applicant's letter of intent states, "The requested variance does not seek to introduce a prohibited use, extend a nonconforming use, or alter district boundaries. The proposed swimming pool is a permitted residential accessory structure expressly contemplated by the ZLDR. The Applicant requests only dimensional relief of twelve (12) feet from the fifty (50) foot critical line buffer to permit construction of the proposed pool." 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 because the proposed pool and deck are new accessory improvements, not required for reasonable residential use of the property. The existing conditions do not prevent continued use of the site as a single-family residence consistent with the AG-10 Zoning District. Therefore, the request may not meet this criterion. Therefore, the request may not meet this criterion. However, the applicant's letter of intent contends "*The hardship necessitating this variance does not result from any voluntary action by the Applicant but rather from the as-built conditions of the property inherited at purchase. The Applicant did not design or construct the home in its current location against the buffer. The unique site constraints are entirely the product of prior development decisions beyond the Applicant's control.*"**

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

Response: **The AG-10 Zoning District implements the Agricultural Preservation policies of the Comprehensive Plan. Specifically, LU1. states: "*Protect and enhance the environmental quality of natural resources and continue to require restrictive development standards along the Critical Line to protect water quality, wildlife habitat, and scenic vistas.*" Granting the variance may not substantially conflict with the Comprehensive Plan or the purposes of the Ordinance if stormwater mitigation measures, such as silt fencing, rain barrels, and/or rain gardens, are implemented to reduce runoff into the marsh. In addition, the applicant's letter of intent states, "*The Comprehensive Plan and zoning ordinance collectively seek to balance the goals of environmental protection and reasonable use of private property. The buffer requirement exists to safeguard water quality and natural resources. The Applicant's proposal advances these goals with a thoughtful site plan designed to minimize stormwater runoff effects. The Comprehensive Plan recognizes the importance of protecting the viability and livability of residential neighborhoods. Allowing the Applicant to construct a pool in a private rear-yard location promotes the enjoyment and functionality of the property in a manner consistent with neighborhood character. The proposed variance harmonizes the Plan's objectives of conservation, compatibility, and fairness.*" 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-09-25-00906 [Variance to reduce the required 50-foot Critical Line setback by 13 feet, resulting in a 37-foot setback to allow construction of a proposed swimming pool and deck, and to accommodate existing stairs at 7722 Blue House Lane (TMS # 069-00-00-022) on Edisto 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 Board decides to approve the application, the Board should consider the following conditions recommended by Staff:

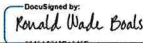
- 1. Prior to commencing construction, silt fencing shall be installed along the Critical Line and maintained for the duration of the construction.**
- 2. The applicant shall use stormwater mitigation measures, such as rain barrels and/or rain gardens, to reduce the flow of stormwater into the marsh.**
- 3. The required 35-foot Critical line buffer shall be maintained in accordance with Charleston County ZLDR Section 4.24.7.**
- 4. Any encroachments shall be limited to the footprint areas shown on the submitted site plan.**

Staff Recommendation:

Based on the analysis of §3.10.6 criteria, staff finds that the request meets some, but not all, standards. The variance may satisfy criteria regarding extraordinary conditions (criterion 1 and 2), impacts to adjacent properties and public good (criterion 4), and consistency with the Comprehensive Plan (criterion 7). However, it does not fully satisfy criteria regarding unreasonable restriction of property use (criterion 3) and may partially fail the criterion concerning the applicant's own actions (criterion 6).

Therefore, staff recommends that if the Board chooses to approve the variance, it should do so with the conditions outlined above to minimize environmental impacts, preserve the Critical Line buffer, and ensure encroachments are limited to the approved footprint.

ZONING VARIANCE APPLICATION
Charleston County Board of Zoning Appeals (BZA)

Property Information			
Subject Property Address: 7722 Blue House Lane, Edisto Island, South Carolina 29438			
Tax Map Number(s): 069-00-00-022			
Current Use of Property: Residential			
Proposed Use of Property: Residential			
Zoning Variance Description: Variance from 50' OCRM Critical Line Setback to allow a pool in the rear yard.			
Applicant Information (Required)			
Applicant Name (please print): [REDACTED]			
Name of Company (if applicable): N/A			
Mailing Address: [REDACTED]			
City: [REDACTED]	State: [REDACTED]	Zip Code: [REDACTED]	
Email Address: [REDACTED]		Phone #: [REDACTED]	
Applicant Signature: 			Date: 9/10/2025
Representative Information (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)			
Print Representative Name and Name of Company: Newman Jackson Smith, Nelson Mullins Riley & Scarborough			
Mailing Address: [REDACTED]			
City: [REDACTED]	State: [REDACTED]	Zip Code: [REDACTED]	
Email Address: [REDACTED]		Phone #: [REDACTED]	
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):			
Name of Company (if applicable, LLC etc.):			
Property Owner(s) Mailing Address:			
City:	State:	Zip Code:	Phone #:
Property Owner(s) Email Address:			
Property Owner(s) Signature:			Date:
FOR OFFICE USE ONLY:			
Zoning District: AG-10	Flood Zone: AE-1 (760K)	Date Filed: 9/29/25	Fee Paid: \$250
Application #: BZA-09-25-00906	TMS #: 069-00-00-022	Staff Initials: jiw	

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.)

The applicant seeks a variance from 50' OCRM Critical Line Setback to allow construction of a pool and legalization of an existing stairway in the rear yard of the residential property located at 7722 Blue House Lane, Edisto Island, South Carolina 29438, which is currently zoned AG-10.

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:

See Attachment A

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

See Attachment A

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:

See Attachment A

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:

See Attachment A

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?

See Attachment A

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

See Attachment A

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

See Attachment A

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.

ATTACHMENT A

To Ronald Wade Boals Variance Request

1. There are extraordinary and exceptional conditions pertaining to the subject property.

The subject property is encumbered by extraordinary and exceptional conditions that are not of the Applicant's making. The existing primary residence is positioned extremely close to the critical line buffer at the rear of the property. Other waterfront properties in the area and throughout Charleston County typically enjoy greater buildable area between the home and the critical line. The subject lot's as-built configuration significantly constrains the available space for accessory structures, such as a swimming pool, that are otherwise commonly permitted in residential districts behind the home. The conditions here are inherent in the property's physical layout and result from the placement of the home by a prior owner. This property is uniquely constrained in its usable area because the buffer consumes nearly the entire area between the primary residence and the water, leaving the owners deprived of what is a typical and reasonable accessory use for similarly situated residential lots.

2. The conditions do not generally apply to other property in the vicinity.

The hardship posed on the subject property does not generally apply to other property in the vicinity. For many comparable lots and subdivisions in the area, the principal dwellings are positioned in such a way that adequate area remains between the home and the critical line buffer to accommodate typical residential amenities without triggering the need for a variance. By contrast, the subject property's configuration places the home so far toward the rear of the lot that the required buffer absorbs nearly all of the backyard space. The effect is that the buffer consumes a far larger share of the lot's functional area than is ordinarily the case for other residential lots of this type.

3. Application of the Ordinance would unreasonably restrict utilization of the property.

Strict application of the critical line buffer requirement would unreasonably restrict the utilization of the property for ordinary residential purposes. A swimming pool is a customary and expected accessory feature in residential neighborhoods of this character, contributing to the enjoyment and functional use of one's home. Placement of the pool in the side yard is undesirable both for the Applicant and for adjoining property owners, as it would generate greater noise and visibility impacts in closer proximity to neighboring homes. The rear-yard location between the house and the water represents the most practical and reasonable place for the pool, particularly for safe supervised use by all ages. Without relief, the Applicant would be denied benefits that are broadly available to other property owners.

4. 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.

Granting this variance will not result in any substantial detriment to adjoining properties, the broader public, or the character of the district. To the contrary, placement of the pool in the rear yard enhances neighborhood compatibility by minimizing visual and auditory impacts. A pool located at the side of the home would introduce greater intrusion upon neighbors' views and outdoor enjoyment, whereas the proposed location maintains privacy for both the Applicant and surrounding residents. The overall character of the zoning district, which anticipates and permits residential accessory uses such as pools, remains intact and unimpaired by the requested relief.

5. The variance will not establish a prohibited use or alter zoning boundaries.

The requested variance does not seek to introduce a prohibited use, extend a nonconforming use, or alter district boundaries. The proposed swimming pool is a permitted residential accessory structure expressly contemplated by the ZLDR. The Applicant requests only dimensional relief of twelve (12) feet from the fifty (50) foot critical line buffer to permit construction of the proposed pool.

6. The need for the variance is not the result of the Applicant's own actions.

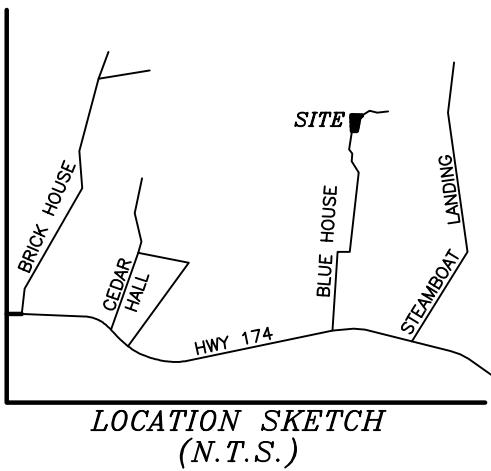
The hardship necessitating this variance does not result from any voluntary action by the Applicant but rather from the as-built conditions of the property inherited at purchase. The Applicant did not design or construct the home in its current location against the buffer. The unique site constraints are entirely the product of prior development decisions beyond the Applicant's control.

7. Granting of the variance does not substantially conflict with the Comprehensive Plan or the purposes of the ZLDR.

The Comprehensive Plan and zoning ordinance collectively seek to balance the goals of environmental protection and reasonable use of private property. The buffer requirement exists to safeguard water quality and natural resources. The Applicant's proposal advances these goals with a thoughtful site plan designed to minimize stormwater runoff effects. The Comprehensive Plan recognizes the importance of protecting the viability and livability of residential neighborhoods. Allowing the Applicant to construct a pool in a private rear-yard location promotes the enjoyment and functionality of the property in a manner consistent with neighborhood character. The proposed variance harmonizes the Plan's objectives of conservation, compatibility, and fairness.

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E-mail robertfranklandsurveying@comcast.net

CURVE TABLE						
CURVE	BEARING	CHORD	RADIUS	DELTA	TANGENT	LENGTH
C1	S22°51'32"W	60.86	292.20	11°57'20"	30.60	60.97
C2	N48°20'08"E	37.89	50.00	44°32'01"	20.47	38.86
C3	S80°47'48"W	30.41	93.89	18°38'28"	15.41	30.55
C4	S59°01'44"W	40.48	93.89	24°53'40"	20.72	40.80



AG-10 ZONING DISTRICT
SETBACK LINES ARE TYPICAL:
50' ROAD
15' SIDE
50' CRITICAL LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°08'12"E	2.11
L2	S64°15'29"E	22.50
L3	S88°42'14"E	10.90
L4	S87°45'17"E	9.10
L5	S34°07'52"E	14.74
L6	S66°38'34"E	53.28
L7	S85°48'56"E	44.22
L8	N87°37'55"E	37.71
L9	N80°24'32"E	25.07
L10	N72°45'11"E	17.09

LOT 5A
TMS #069-00-00-023

LOT 6A
1.5766 ACRES
ABOVE THE
CRITICAL LINE

SURVEY NOTES:

THE REFERENCE PLAT MISSES CLOSURE BY APPROXIMATELY 28'. THE BOUNDARY WAS SURVEYED TO MONUMENTATION FOUND. ALL IRON PIPES FOUND APPEAR TO BE THOSE SET BY THE ORIGINAL SURVEYOR. THE REFERENCE SURVEY DOES NOT PROVIDE ADEQUATE CURVE DATA; THEREFORE, THE RADII ARE SCALED FROM THE REFERENCE PLAT AND CALCULATED FROM FIELD LOCATIONS.

DHEC-OCRM CRITICAL LINE STATEMENT

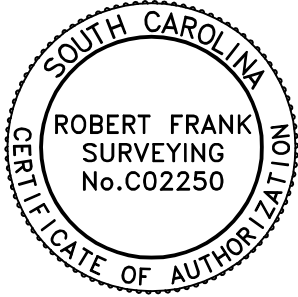
THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT (SCDHEC-OCRM) PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF SCDHEC-OCRM, SCDHEC-OCRM IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

Signature
SIGNATURE DATE

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

NOTES:

1. TMS #069-00-00-022
2. IRON PIPES FOUND AT ALL CORNERS UNLESS OTHERWISE SHOWN.
3. LOCATED IN FLOOD HAZARD ZONE AE MINIMUM ELEVATION 11' PER FIRM COMMUNITY-PANEL #455413-0760-K, PANEL INDEX DATED 01-29-2021, MAP REVISED 01-29-2021 (MAP #45019C0760-K). THIS PROPERTY LIES IN AN AREA OF MODERATE WAVE ACTION.
4. DEED REFERENCE: BOOK 0898 PAGE 234.
5. PLAT REFERENCE: BOOK BE PAGE 145.
6. OWNED BY: REBECCA NICOLE GUTHRIE & DUSTIN JAMES GUTHRIE.



GENERAL PROPERTY SURVEY

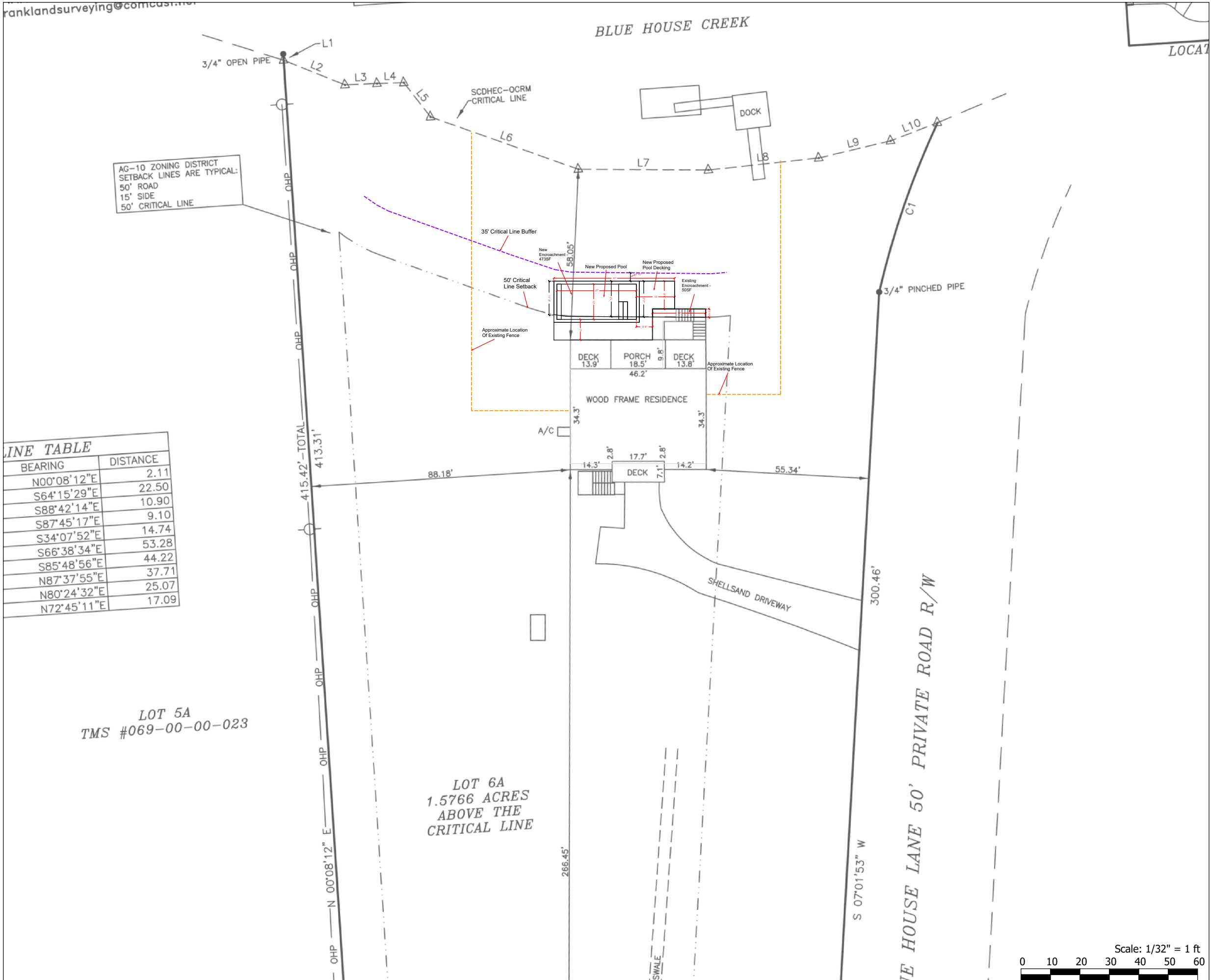
NOTE:
THIS PLAT DOES NOT CONSTITUTE AN OFFICIAL SURVEY OF THIS PROPERTY UNLESS STAMPED WITH THE EMBOSSED SEAL OF THE SURVEYOR. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH OF THIS PROPERTY AND IS BASED SOLELY ON THE REFERENCES LISTED. AREA IS DETERMINED BY COORDINATE METHOD. THIS PROPERTY MAY CONTAIN 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, PLS, SC REG. NO. 4177. COPYRIGHT © 2021, ROBERT L. FRANK

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 PLS NO. 4177

Signature

ranklandsurveying@comcast.net



Pools

Envelope: 27' x 12'

Perimeter: 78'

Area: 324 ft^2

Int Surface Area: 644.06 ft²

Depth: 3' 6" to 4' 6" to 5' 6"

Height: 12"

Volume: 7,785 gallons

Coping Area: 82 ft²

Steps/Benches: 4

Step Linear Ft: 39'

Hardscapes

Area: 330 ft^2



Project Info

Project Name: Boals Residence

Client Name: Wade Boals

Client Email: rwboals@hotmail.com

Client Phone: (843) 345-0838

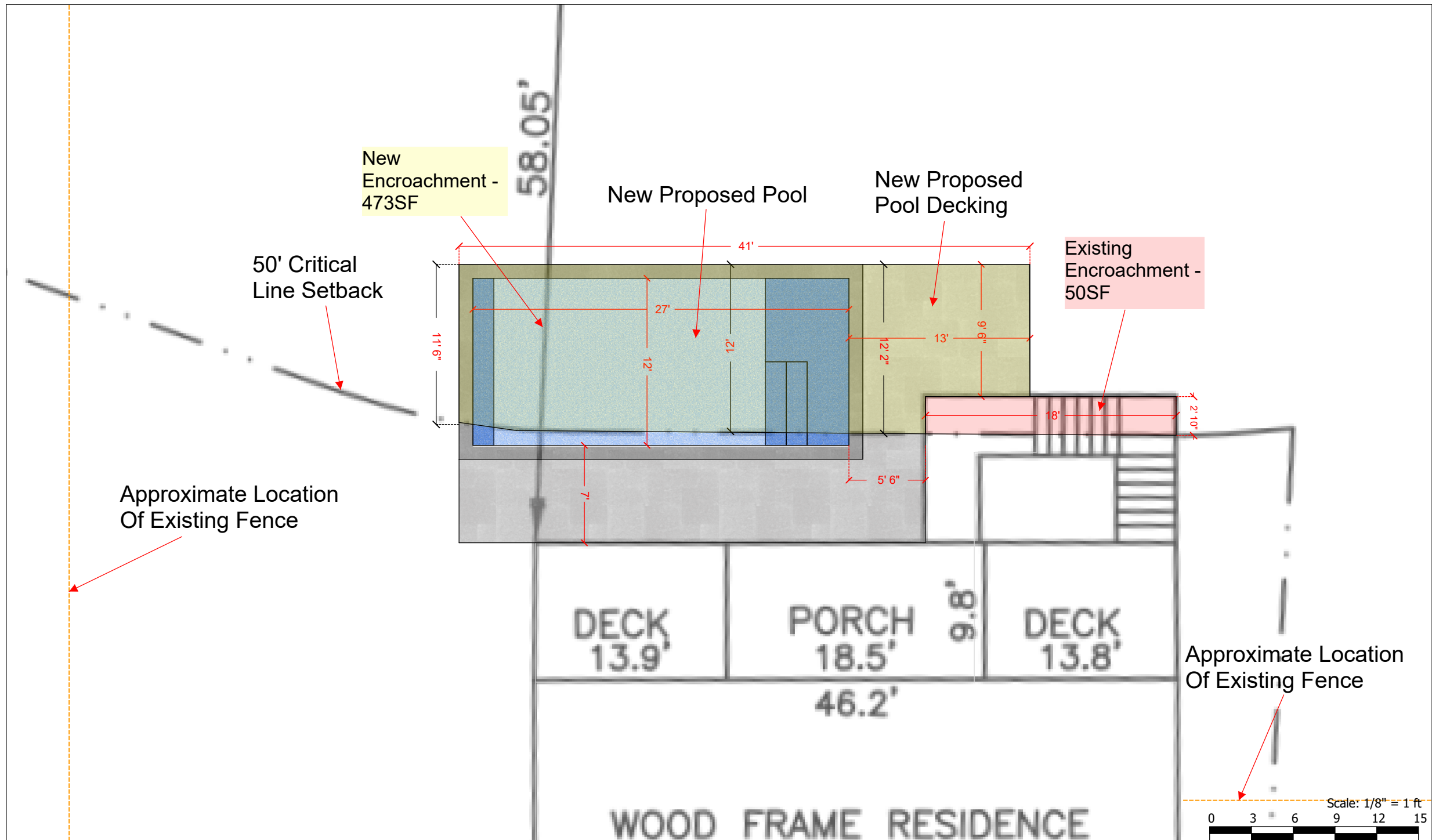
Address: 7722 Blue House Lane

City: Edisto Island

State/Province: SC

Zip/Postal Code: 29438

Designer Name: Keith Gaier



Pools

Envelope: 27' x 12'
Perimeter: 78'
Area: 324 ft²
Int Surface Area: 644.06 ft²
Depth: 3' 6" to 4' 6" to 5' 6"
Height: 12"
Volume: 7,785 gallons
Coping Area: 82 ft²
Steps/Benches: 4
Step Linear Ft: 39'

Hardscapes

Area: 330 ft²

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Pool Depth Profile

