

HABITAT ARCHITECTURAL REVIEW BOARD

TABBY ROADS

BLUFFTON, SC

July 30, 2024

Mr. William Glover
Lot 18, 34 Tabby Shell Rd, Bluffton, South Carolina 29910

Dear Mr. Glover,

This letter shall serve as approval with conditions for the planned single family residence build on 34 Tabby Shell Rd. Please note that some of the conditions in this letter might need to be incorporated prior to final HPC submission. Plans within the following files titled are the basis for this approval:

34 Color Board.jpg, Color Plan with Site Plan.pdf , G-0208-01a.pdf , HARB Application - RevA - 34 Tabby Shell.pdf , Lot 18 (34) TR - drainage plan.pdf , Lot 18 (34) TR - Stormwater Calculations.pdf , and Trees to Save - 34 Tabby Shell.png

This approval is based upon the following items of clarification:

- At the base of the front posts, trim must be added that complements the upper trim out of the posts. The committee felt the lack of trim was out of balance to this presentation and “architectural weight” was needed down low.
- Clarification of the “vertical lines” shown on post in Fig 1 is required. From the cross section, all posts appear as simple wrapped rectangular sections with seams near the corners, so it is unclear what the solid vertical lines are representing.

ATTACHMENT 8

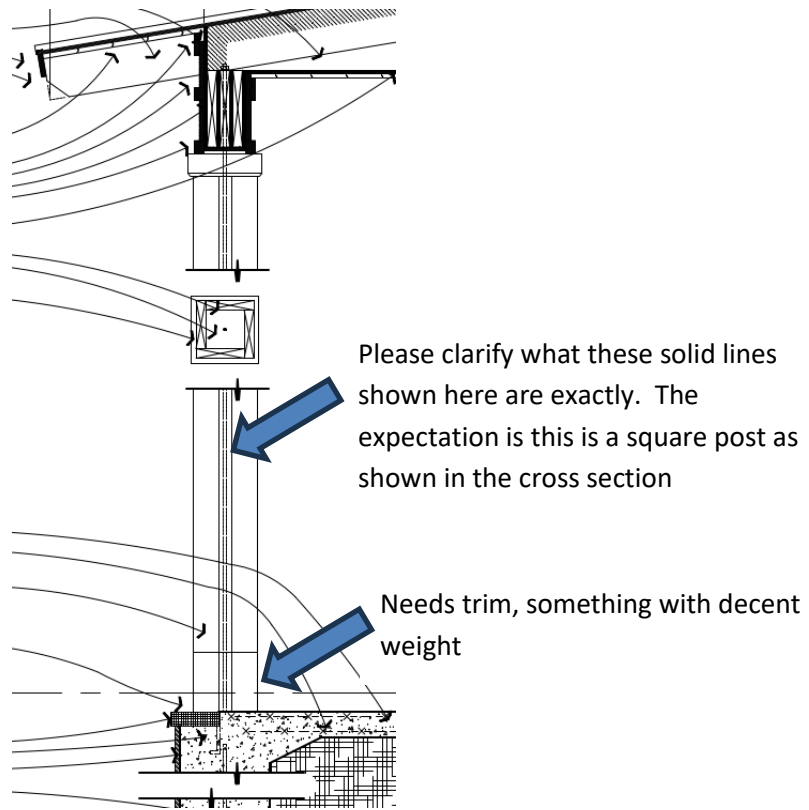


Fig 1. – Post Depiction Clarification

- Pencil Hollies are not deemed appropriate landscaping trees in Tabby Roads and need to be removed or substituted with a different plant species in a revised landscaping plan.
- The landscape plan must be modified to provide a clear path for trash can placement/replacement on trash pickup days. Storage of trash cans such that access and/or egress is needed onto another party's property is not permissible.
- At this time the home color (BM 1465, Nimbus) submitted has not been accepted by the committee. We will need a physical sample (at least 12" x 12") to make a final decision. Be aware the committee is concerned with the amount of grey home color tones on that end of the neighborhood, as such the committee would also like to be presented with 1 or 2 alternate colors schemes for review and consideration
- Service yard fencing gap shall be no greater than 0.5". Per guidelines service yards are intended to be 100% opaque.

HARB is recommending you consider the following items. Please note that these are suggestions and not hard change requirements.

- It is suggested that the bishop cap orientation be rotated 90 degrees to enhance its frontal presentation.

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- The committee would like the applicant to consider "false window" trim out or some other similar architectural detail like shown in Fig 2. to break up the large expanse of siding on both side elevations.

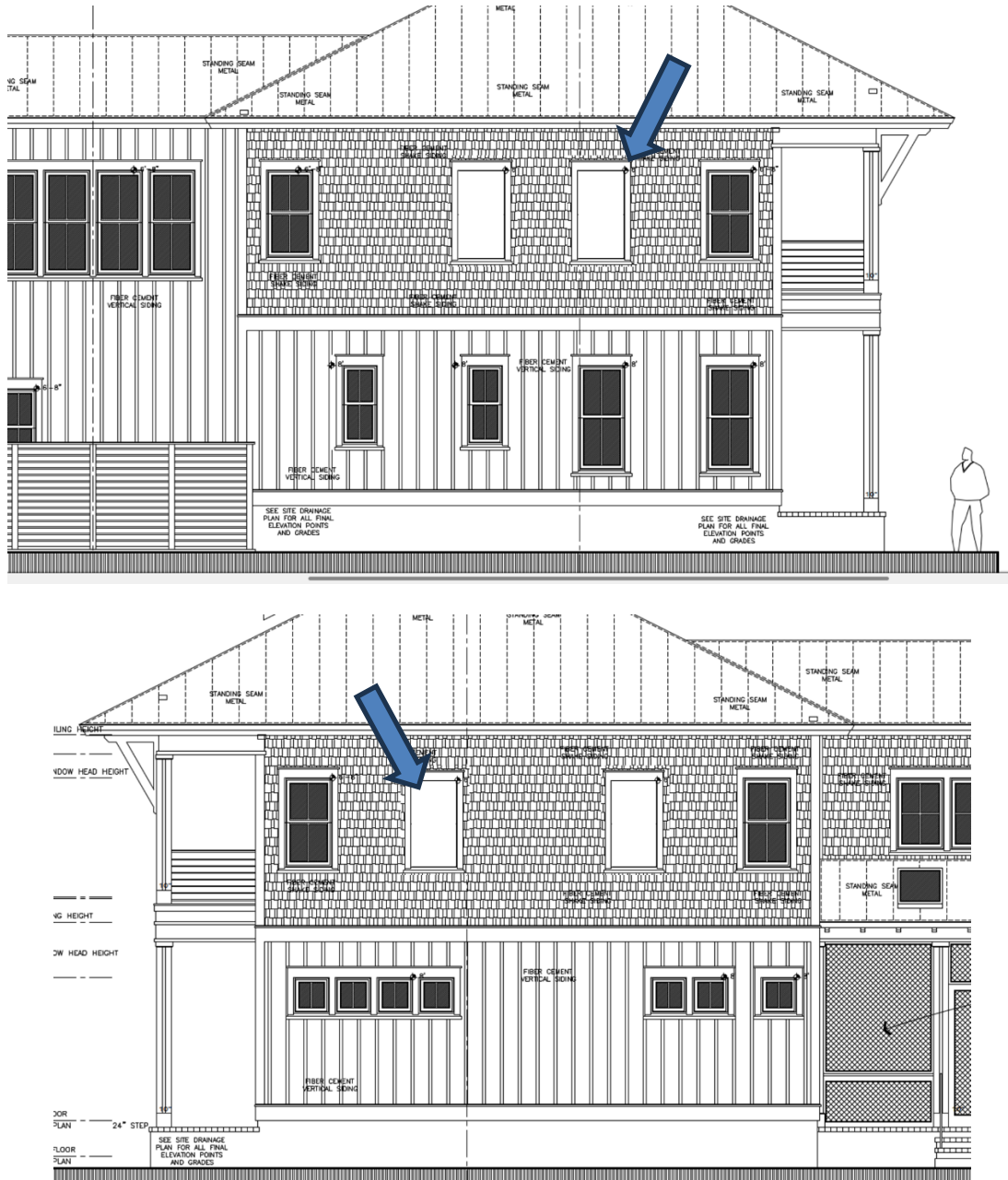


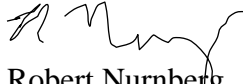
Fig 2. – False Window Suggestion

Please be aware that there are fees outlined in the Tabby Roads Construction Process Overview that will be required prior to the commencement of work on the project.

ATTACHMENT 8

I am sending a copy of this approval to the Town of Bluffton for their file. I trust this approval will be satisfactory for your needs. If you have any questions concerning any item contained herein, please contact us at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Nurnberg', with a stylized, flowing script.

Robert Nurnberg
On behalf of Tabby Roads HARB

Cc: Katie Peterson
Town of Bluffton