

ARCHITECTURAL REVIEW BOARD

TABBY ROADS

BLUFFTON, SC

July 2, 2026

VARIANCE APPROVAL

John and Ashley Gering
Lot 19, 36 Tabby Shell Road, Bluffton, South Carolina 29910

Dear Mr. and Mrs. Gering,

This letter shall serve as approval for a variance by the Tabby Roads Architectural Review Board as outlined in Tabby Roads CC&Rs Article IV 4.5 for the following:

- Applicant is permitted to encroach on the rear setback (as shown in the Site Development Plan Rev4 Aug 2015) for Lot 19 with an ancillary structure provided said structure remains within the property boundaries and is fully approved by the Tabby Roads ARB.
- Applicant is permitted a heated square footage footprint up to but not to exceed 40% of the square footage of Lot 19. This deviation from the Site Development Plan (Rev4 Aug 2015) and the Covenants as shown in the current plans (COFA 10-25-019985) is granted as a variance as outlined in the Tabby Roads CC&Rs Article XX 20.3. The heated square footage footprint is calculated based on the first floor heated square footage of all structures built upon the lot. Heated square footage above an unconditioned garage space does not count towards this requirement.

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

Thank you for your understanding.

Best regards,

James Ogden, AIA, NCARB
Chairman of the Tabby Roads ARB