

ATTACHMENT 3

HABITAT ARCHITECTURAL REVIEW BOARD

TABBY ROADS

BLUFFTON, SC

March 3, 2022

Ray and Deb Bruen
Lot 3, 2 Tabby Shell Rd., Bluffton, South Carolina 29910

Dear Mr. & Mrs. Bruen,

This letter shall serve as approval with conditions for the home and a single-story garage as part of the planned single-family residence build on 2 Tabby Shell Road. Plans within the following file are the basis for this approval: Bruen Garage Proposed Changes.pdf

This approval is based upon the following items of clarification:

- It was noticed during review of this revision that the service court detail #8 utilized 1 1/4" x 1 1/4" PT pickets with 1" gaps. Per the Architectural guidelines, service yards are to be nearly 100% opaque. The amount of gap space in this detail currently does not meet this requirement. The service yard on the main house and on the north side of the revised garage need to be modified as to provide better screening for the utilities and trash can storage. It is permissible to HARB to do this change in the field as to not slow down the permitting process if you so choose. An acceptable example of a service yard design is shown in Figure 1.

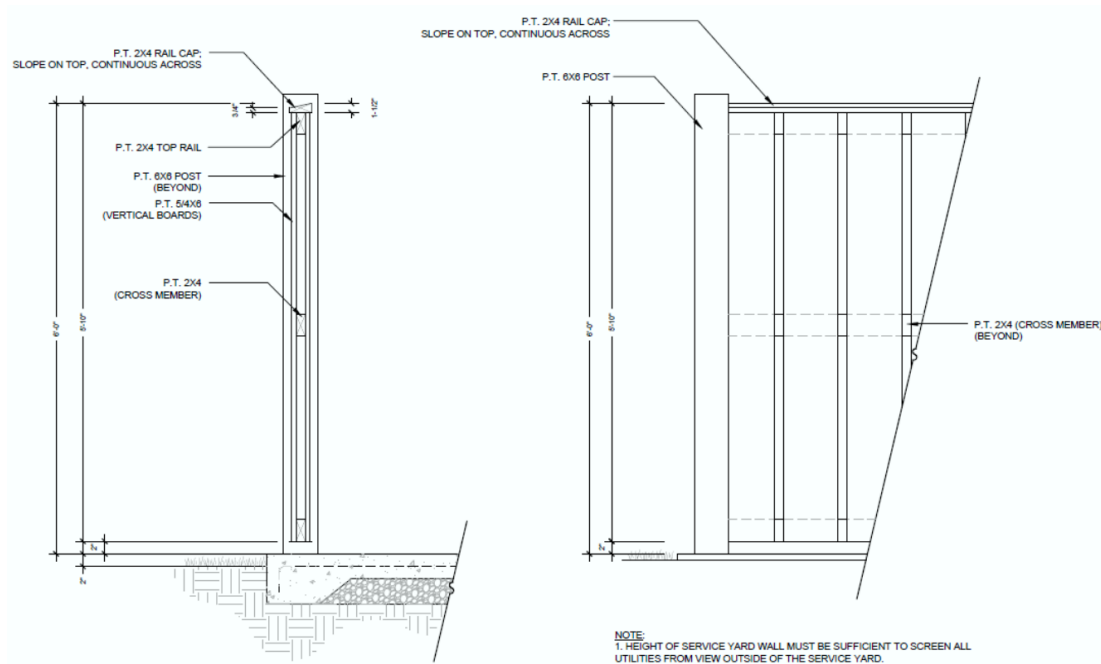
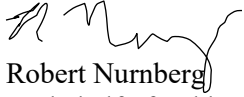


Figure 1. Service Yard Design Suggestion

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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 'Robert Nurnberg', with a stylized, wavy line extending from the end.

Robert Nurnberg

On behalf of Tabby Roads HARB

Cc: Katie Peterson, Town of Bluffton