

## VOLUMETRIC EQUIVALENTS FOR VARIANCES

A method to calculate volume equivalence has been devised by the Kiawah Island Architectural Review Board to best evaluate mass impact in conjunction with square footage reduction where existing encroachment proposed for removal is massed differently than proposed new encroachment.

Where the existing volume is an open, raised deck and the requested volume is a roofed, one story space above a raised foundation, the equivalence factor has been determined to be 1:2.5 - this means that existing encroachment square footage is divided by 2.5 to calculate the maximum square footage of the new encroachment.

By using a factor to calculate equivalent mass of varying types of structure, the ARB can be most consistent when evaluating variance requests due to reduction of existing encroachment.