



Memo

To: All Homeowners, Real Estate Brokers, Architects, General Contractors
From: Sandestin Owners Association Architectural Review Board
Date: August 23, 2018
Re: Construction Variances

The Sandestin Owners Association Architectural Review Board (ARB) has seen an increase in submittals for modifications and new construction that are requiring or requesting variances to the building envelope. The ARB Guidelines are very specific about variance submittals, and the ARB has the authority to deny the request for a variance.

When these variances are requested after plans have been submitted for review, it sometimes creates a very contentious atmosphere between the ARB, the landowner, the neighborhood and the neighbors.

For clarity, a variance is required for any component of a project that is outside the designated set back or building envelope. This includes but is not limited to the structures foundation, mechanical equipment, generators, pool equipment, walls, hardscape driveways, walkways and golf cart paths. This does not include landscape (planting) materials.

All variance requests are considered by the ARB on a case by case basis and multiple variances are discouraged. If you, or your client, have any concerns about the need for a variance, or there are multiple elements that will require a variance, we encourage you to submit a conceptual plan for review prior to designing your final construction plans.

Thank you for your attention to these details. This Memorandum is subject to change upon decisions of the Board of Directors. Please be sure to contact the ARB prior to commencement of any modification or new construction project for the most current Guidelines and directives.