

# **Variance Petition No. 21-02**

**708 London Street**  
*(minimum setbacks)*

**Staff Report**  
**John Hunter**  
*Director*  
*Planning, Development & Codes*

**City of Brunswick**  
**Planning and Appeals Commission**  
**Public Hearing**  
**September 8, 2021**

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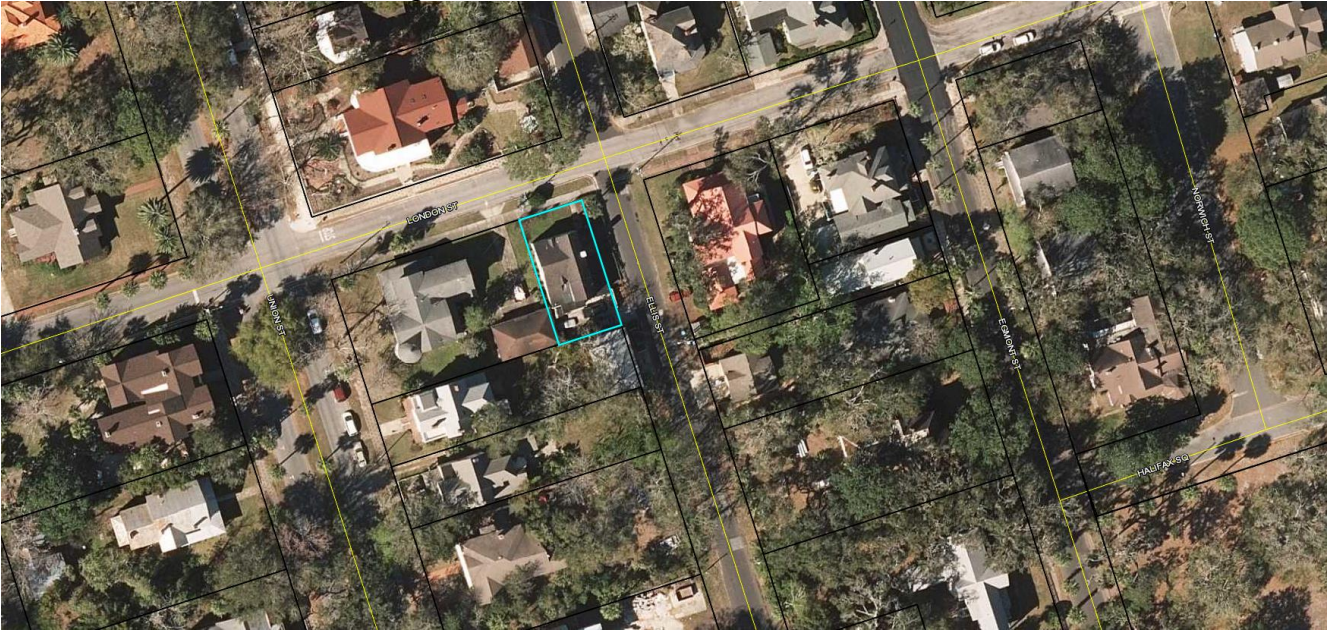
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# Variance Request

Scott Toney, owner, requests a decrease of the minimum rear setback requirement from 10 feet to 3 feet, and the side setback from 5 feet to 3 feet to allow for the construction of a garage.

# Existing Development

The subject parcel is .09 acres and is zoned General Residential (GR). It contains a 1,953 square foot residence built circa 1890. The parcel is outlined in blue on the map below:



location map

# Proposed Variance

The applicant intends to construct a garage building.

Within City of Brunswick Zoning Ordinance, GR zoning, the Minimum Side Setback is established as 5 feet (Sec. 23-6-4 (f)) and Minimum Rear Setback is established as 10 feet (Sec. 23-6-4 (g)). The variance is proposed to allow a reduction to 3 feet on the Rear and Side Setback.

## **Variance Criteria**

The City Commission may grant variances to the requirements listed in the zoning ordinance “...where, owing to special conditions, a literal enforcement of the provisions of the Ordinance will result in unnecessary hardship in the individual case (Sec. 23-26-56).” The Planning and Appeals Commission is directed to consider the following criteria (Sec. 23-26-66) in considering a variance application:

- (a) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;
- (b) The application of this Code to this particular piece of property would create an unnecessary hardship; and
- (c) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned.
- (d) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Code.
- (e) There must be a proved hardship by showing beyond a doubt the inability to make a reasonable use of the land if the zoning ordinance were applied literally.
- (f) The hardship cannot be self-created; e.g., as in a case where the lot was purchased with the knowledge of an existing restriction.

Staff believes that there are extraordinary or exceptional conditions pertaining to the subject parcel due to its size, the location of the existing home on the parcel, and the location of the adjacent accessory structures on two neighboring properties. These conditions are peculiar to the subject parcel. Staff does not believe that if relief is granted in this particular case that it would cause detriment to the public good or impair the purposes and intent of the Zoning Ordinance.

## **Staff Recommendation**

A reduction of the setback to 3 feet would provide space to achieve the desired construction and allow for the applicant to utilize the property in the same manner as neighboring properties. Staff recommends approval of the variance.



**Photograph of site from Prince Street**

## **Appendix A - variance application**



# CITY OF BRUNSWICK, GEORGIA



## VARIANCE APPLICATION

APPLICANT: READ PART A COMPLETELY, THEN ANSWER EACH ITEM IN PART B. PLEASE PRINT OR TYPE. DO NOT WRITE IN PART C. PLANNING STAFF WILL HELP YOU, IF NECESSARY. YOU MUST FILE THIS APPLICATION AND ALL REQUIRED MATERIALS WITH THE PLANNING & DEVELOPMENT AND CODES DEPARTMENT AT LEAST 20 DAYS BEFORE THE PLANNING COMMISSION MEETING AT WHICH IT WILL BE CONSIDERED. A \$200 FEE IS REQUIRED TO BE SUBMITTED FOR THE APPLICATION TO BE CONSIDERED COMPLETE.

### PART A GENERAL INFORMATION

YOU ARE ENCOURAGED TO READ APPLICABLE SECTIONS OF THE ZONING ORDINANCE IF YOU ARE REQUESTING A VARIANCE. A VARIANCE IS A "LOOSENING" OF THE REQUIREMENTS OF THE ZONING ORDINANCE TO RELIEVE A HARDSHIP. A VARIANCE CAN ONLY BE GRANTED BECAUSE A HARDSHIP BEYOND YOUR CONTROL IS BEING CAUSED BY A DIMENSIONAL REQUIREMENT, THAT IS, ONE DEALING WITH DISTANCE, AREA, HEIGHT OR SOME OTHER DIMENSION OF YOUR LAND OR BUILDING. PLEASE NOTE THAT A VARIANCE DOES NOT ALLOW YOU TO START A NEW USE IN A ZONING DISTRICT WHERE IT IS PRESENTLY NOT PERMITTED. IN OTHER WORDS, YOU COULD NOT PUT A GROCERY STORE IN A RESIDENTIAL NEIGHBORHOOD. ONCE YOU HAVE FILED A COMPLETE APPLICATION WITH THE PLANNING DIRECTOR, YOUR REQUEST WILL BE ADVERTISED. THE PLANNING COMMISSION WILL THEN HOLD A PUBLIC HEARING. AT THE MEETING YOU WILL TELL THE PLANNING COMMISSION WHY YOU NEED THE VARIANCE AND YOUR NEIGHBORS MAY ASK QUESTIONS AND MAKE COMMENTS. THE PLANNING COMMISSION WILL THEN MAKE A DECISION ABOUT THE VARIANCE. THE VARIANCE IS VALID FOR ONE YEAR.

### PART-B APPLICANT ONLY

- THIS IS AN APPLICATION ASKING THE BRUNSWICK PLANNING, DEVELOPMENT & CODES DEPARTMENT TO GRANT A VARIANCE FROM THE REQUIREMENTS OF THE (CHECK ONE):  ZONING ORDINANCE  SUBDIVISION REGULATIONS
- NAME: Scott Toney PHONE: 912-269-0979  
ADDRESS: 708 London Street EMAIL: scott.toney54@gmail.com
- LOCATION OF PROPERTY: STREET 708 London Street  
PARCEL NO. 01-01103 LOT NO. PTN 259 O.T.
- THIS LAND IS ZONED:  R-9  R-6  GR ( GR-C  OC  LC  GC  GC-C  HC  BI  GI  
 CP  PD-G  PD-TN  MH  LM  LI  CR  US 17  OTHER: \_\_\_\_\_
- PLEASE DESCRIBE THE TYPE OF VARIANCE YOU NEED. EXAMPLE: REDUCTION OF FRONT YARD SETBACK FROM 15 FT TO 10 FT.  
Reduction of rear and side to back from 10' & 5' respectively to 3'.
- ALL THE FOLLOWING CONDITIONS MUST APPLY TO YOUR SITUATION FOR THE VARIANCE TO BE GRANTED. DESCRIBE HOW YOU MEET EACH CONDITION (ATTACH PAGES IF NEEDED):
  - SPECIAL CONDITIONS OR CIRCUMSTANCES OVER WHICH I HAVE NO CONTROL, AFFECT MY PROPERTY.  
The existing structure is noncompliant to setbacks on site given the lot size is smaller than typical lots in Old Town. Neighboring properties have structures abutting property lines.
  - BECAUSE OF THE SITUATION, I DO NOT HAVE THE SAME PROPERTY RIGHTS AS MY NEIGHBORS OR AS OTHER PROPERTY OWNERS IN THE SAME ZONING DISTRICT DO. Both neighbors to the South and West have accessory (garage) structures that bear on the property lines of the lot, along the West property line the structure is already within 3' of the existing residence.
  - THE VARIANCE WOULD NOT SIGNIFICANTLY DEFEAT THE PURPOSES OF ANY CITY PLAN, POLICY ORDINANCE  
A variance granted would not impact the city plan or fabric of the neighborhood.
  - THIS IS THE MINIMUM VARIANCE WHICH WOULD RELIEVE MY HARDSHIP. Allowing for a 3' setback as opposed to the 5' or 10' would relieve the hardship.
- ATTACH THESE TO THIS APPLICATION:
  - A SIMPLE MAP SHOWING LOCATION OF THE PROPERTY, ITS DIMENSIONS, LOCATION OF EXISTING AND PROPOSED STRUCTURES, AND THE NEAREST PUBLIC ROAD.
  - A LIST OF NAMES AND ADDRESSES OF ALL ADJACENT PROPERTY OWNERS.
- SIGNED: [Signature] DATE: 8/19/2021

### PART-C STAFF ONLY

- DATE COMPLETE APPLICATION WAS FILED: \_\_\_\_\_
- PUBLIC HEARING DATE: \_\_\_\_\_ DATE APPLICANT WAS NOTIFIED: \_\_\_\_\_
- APPROVED: \_\_\_\_\_ DENIED: \_\_\_\_\_ PAC CHAIR SIGNATURE: \_\_\_\_\_

8/20/2021

Mr. Hunter and PAC Members,

Mr. Toney is requesting a variance of the existing setbacks. The existing rear setback for the property is 10' and the existing side setback is 5'. We are asking for the consideration of a 3' setback on both the south side ("rear") of the property and the east side ("side") of the property. Mr. Toney is a contractor with a truck that is used for his business and personal means of transportation. Frequently, Mr. Toney is required to store materials, or equipment at his residence for the use of projects. Mr. Toney requests the consideration of a garage addition to his existing residence. Mr. Toney's lot faces a unique situation; both neighbors, Mr. Al Verheyne and Mr. Chris Moline have existing accessory structures that are constructed nearly on the property line.

The requested three foot setback adjustment will allow for Mr. Toney to construct his garage that will afford him space for his truck, materials and/or equipment, and workspace. Due to the impedance of the new structure on the existing setbacks we are proposing 1-hr fire rated assemblies of the new construction for additional protection. The addition we are proposing is in keeping with the context of the existing house and neighborhood.

Thank you for your consideration.

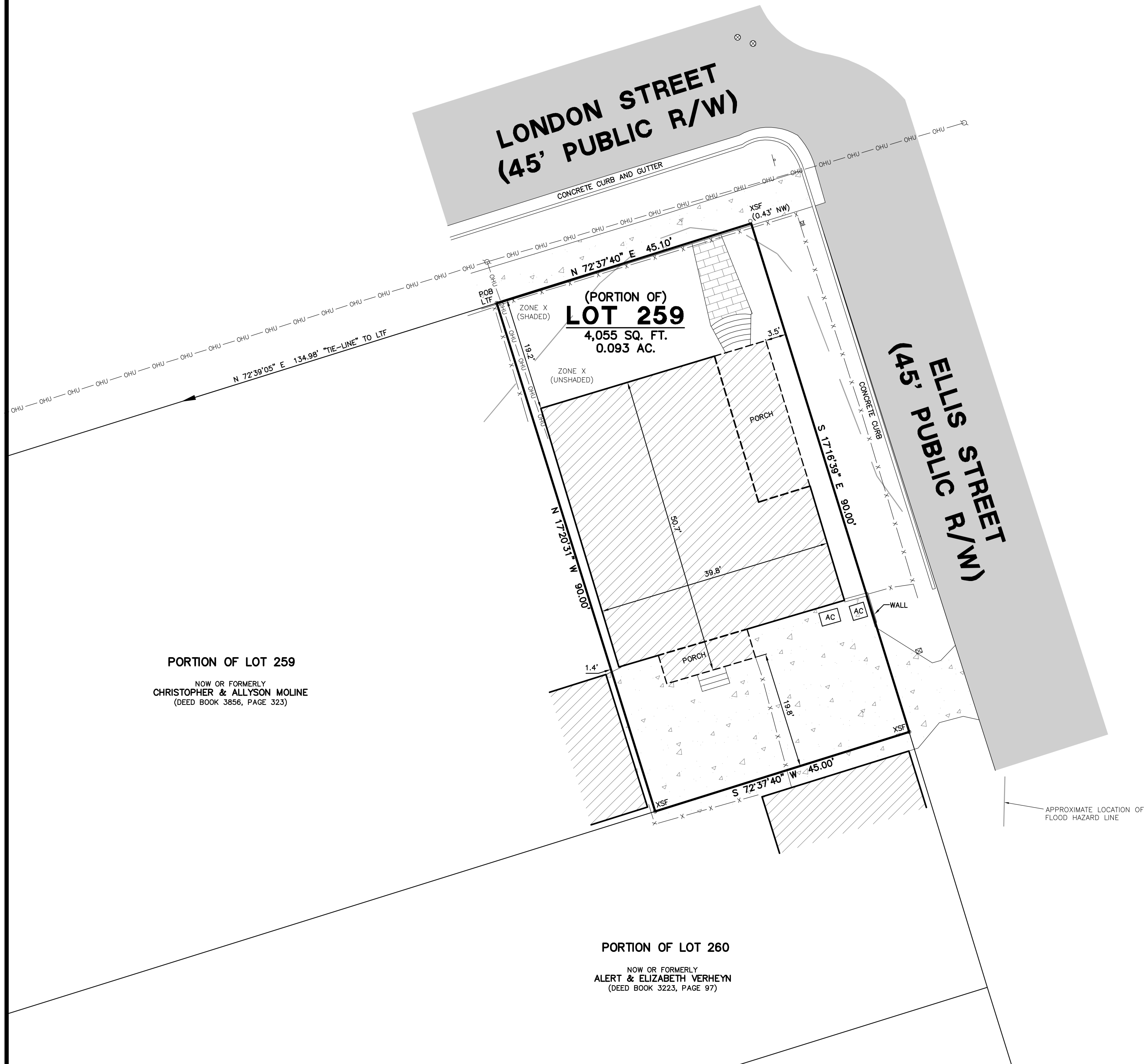
Best Regards,

A handwritten signature in black ink that reads "Charles Day". The signature is written in a cursive, flowing style.

8/20/21  
CHARLES DAY



RESERVED FOR CLERK'S FILING INFORMATION



REFERENCES:

1. BRUNSWICK CITY PLATE No. 3
2. DEED BOOK 4371, PAGE 182
3. SURVEY OF THE WESTERN 135' OF OLD TOWN LOT 259 PREPARED BY SHUPE SURVEYING COMPANY, P.C., DATED 08-10-1992.
4. SURVEY OF THE WESTERN 135' OF OLD TOWN LOT 259 PREPARED BY SHUPE SURVEYING COMPANY, P.C., DATED 10-23-1996
5. SURVEY OF A PORTION OF OLD TOWN LOT 280 PREPARED BY SHUPE SURVEYING COMPANY, P.C., DATED 08-28-2013.
6. DEED BOOK 3223, PAGE 97
7. DEED BOOK 3856, PAGE 323

NOTES:

1. BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE SOUTHERN RIGHT-OF-WAY LINE OF LONDON STREET HAVING A BEARING OF N 72°37'40" EAST.
2. FIELD EQUIPMENT USED FOR THIS SURVEY: LEICA TS 12
3. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A RELATIVE POSITIONAL TOLERANCE OF 0.06 FEET AT THE 95% ACCURACY CONFIDENCE LEVEL AND WAS ADJUSTED USING LEAST SQUARES.
4. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 218,885 FEET.
5. THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 04/27/2021 (UNLESS OTHERWISE NOTED). SHUPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO SITE CONDITIONS AFTER THIS DATE.
6. THE ADJOINING PROPERTY INFORMATION AND CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WERE TAKEN FROM THE GLYN COUNTY GIS WEBSITE (WWW.GLYNNCOUNTY.ORG) AND COURTHOUSE RESEARCH. THE CURRENT OWNER ARE SCOTT AND ELIZABETH TONEY (DEED BOOK 4371, PAGE 182).
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION.
8. THE LOCATION OF THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND, READILY VISIBLE STRUCTURES (MANHOLES, VALVES, POLES, ETC.). THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN HEREON COMPRISE ALL UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UTILITIES NOT OBSERVED OR LOCATED MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
9. ACCORDING TO F.I.R.M. MAP NO. 13127C, PANEL 0238H, EFFECTIVE DATE 01/05/18, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. THE LOCATION OF THE FLOOD HAZARD LINE SHOWN HEREON WAS SCALED FROM SAID F.I.R.M. AND IS APPROXIMATE ONLY.
  - ZONE X (SHADED) - AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARDS AND AREAS OF 1% ANNUAL CHANCE FLOOD HAZARDS WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.
  - ZONE X (UNSHADED) - AREAS OF MINIMAL FLOOD HAZARD.
10. FRESHWATER WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATIONS AND APPROVAL. FRESHWATER WETLANDS WERE NOT SURVEYED AS PART OF THIS PROJECT.
11. THE TERM "CERTIFICATION" AS USED IN BOARD RULE 180-6-.09(2) AND (3) AND RELATING TO PROFESSIONAL SURVEYING SERVICES AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11) SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
12. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN, IF ANY, COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

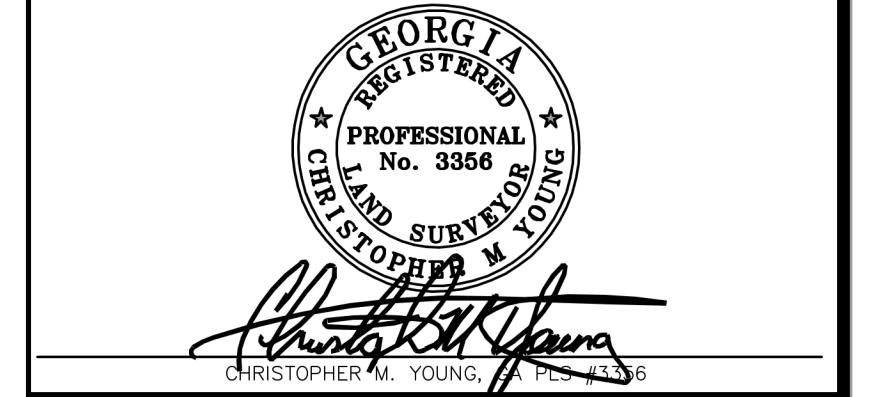
THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF SHUPE SURVEYING COMPANY, P.C. REPRODUCTION OF THIS DOCUMENT IS NOT PERMITTED WITHOUT WRITTEN CONSENT OF SHUPE SURVEYING COMPANY, P.C. UNLESS THIS DOCUMENT BECOMES A MATTER OF PUBLIC RECORD. ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.

LEGEND:

○	POB	POINT OF BEGINNING
○	LTF	LEAD AND TACK FOUND
○	XSF	"X" SCRIBE FOUND
⊗		WATER METER
⊙		WATER VALVE
⊖		UTILITY POLE
—		SIGN
⊞		MAIL BOX
—		FENCE
—		OVERHEAD UTILITIES
□		CONCRETE
▨		BUILDING
▩		BRICK
■		ASPHALT

SURVEYORS RECORDING CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES, TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



NO.	REVISION	BY	DATE

A BOUNDARY RETRACEMENT SURVEY OF:

A PORTION OF LOT 259 OLD TOWN SUBDIVISION

26TH G.M.D. CITY OF BRUNSWICK GLYNN COUNTY, GEORGIA

PREPARED FOR: SCOTT TONEY ELIZABETH TONEY



SHUPE SURVEYING COMPANY, P.C. 3837 DARIEN HIGHWAY BRUNSWICK, GA 31525 912-265-0562 CERTIFICATE OF AUTHORIZATION: LSF317

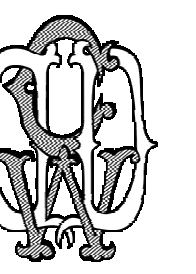


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DRAWING	21199	CREW CHIEF	RG

SHEET 1 OF 1

V001

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**Charles W. Day**  
DESIGN

708 RICHMOND STREET  
BRUNSWICK, GA 31520  
WWW.CHARLESWDAY.COM  
931-265-3287

21-004  
**TONEY GARAGE ADDITION**  
708 London Street  
Brunswick, Ga 31520

RECORD PLANS

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21-004  
08/19/21  
CWD

**R101**

R201  
3

R201  
3

R201  
2

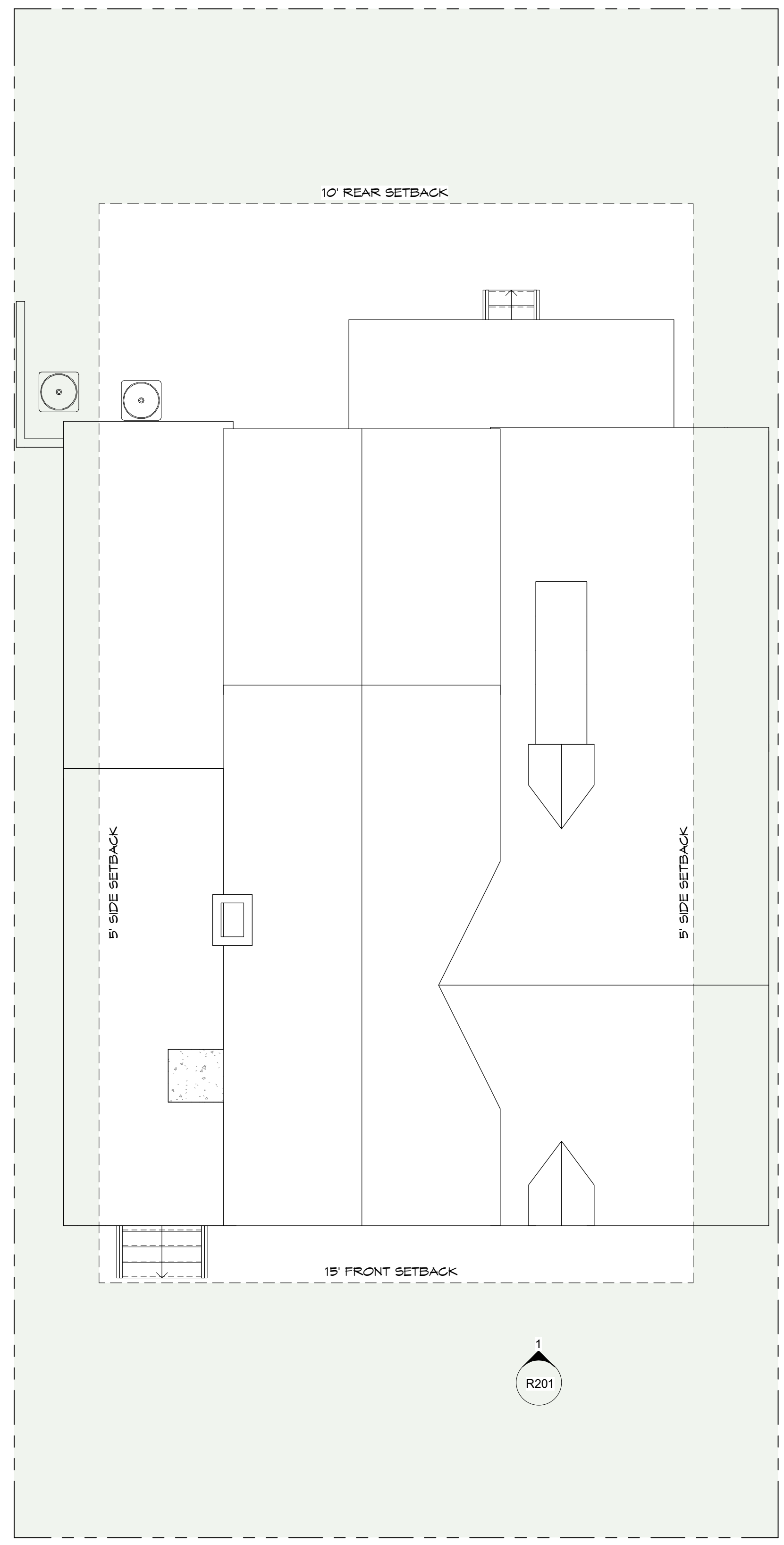
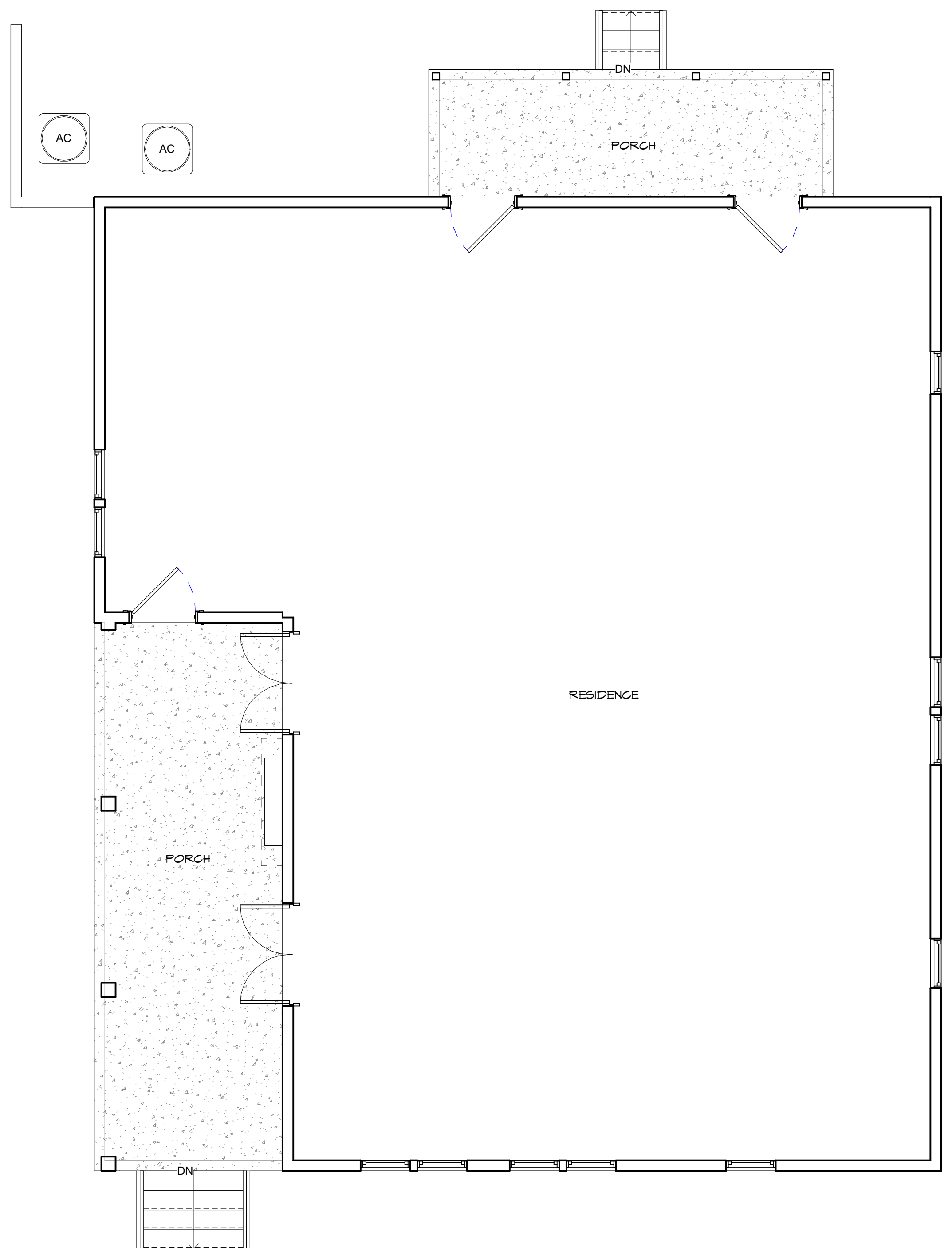
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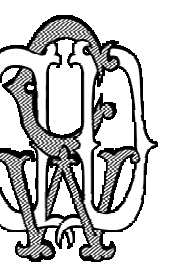
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R201  
1



1 FIRST LEVEL - EXISTING  
1/4" = 1'-0"

2 SITE - EXISTING  
3/16" = 1'-0"



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FLOOR PLANS

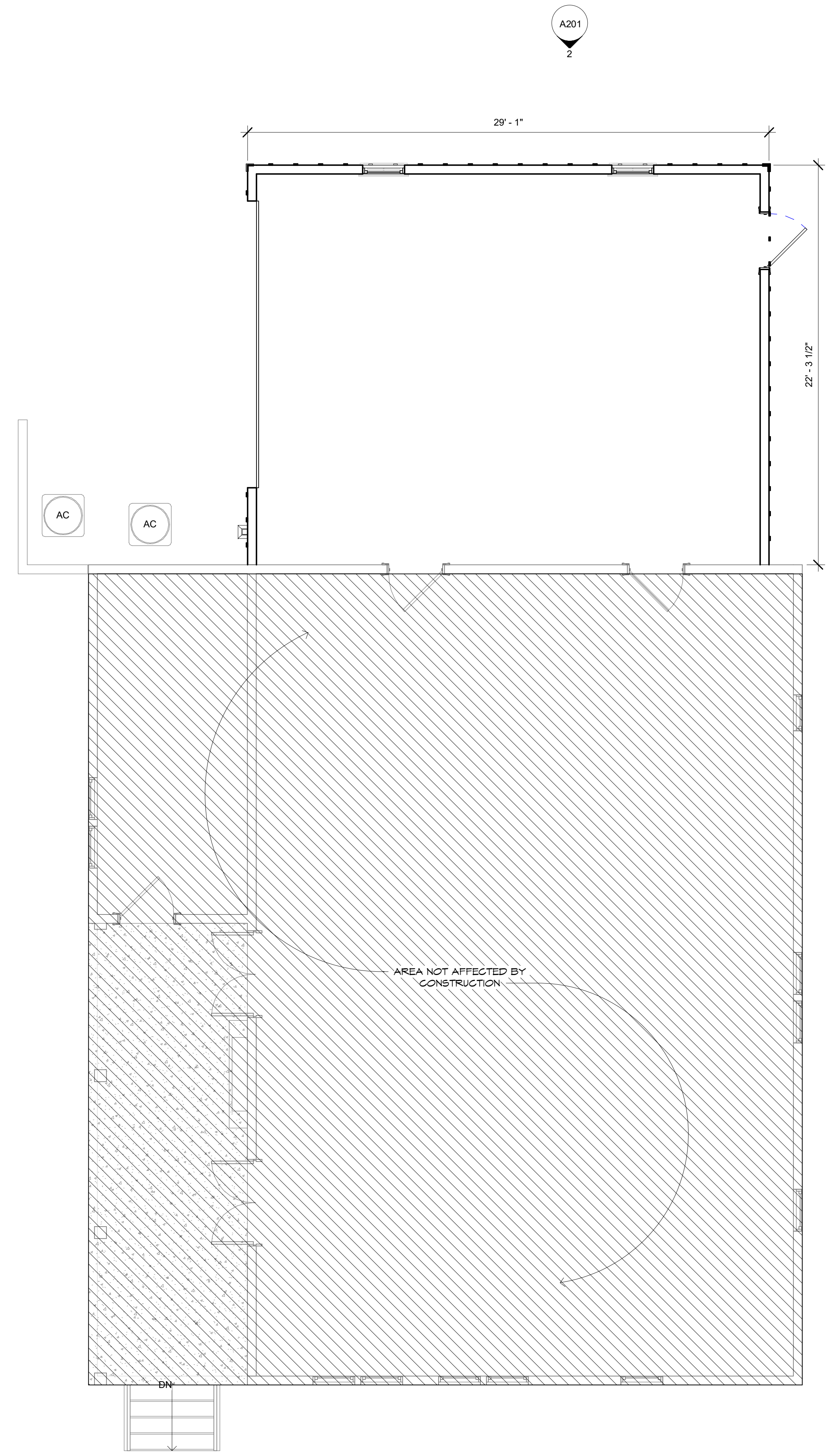
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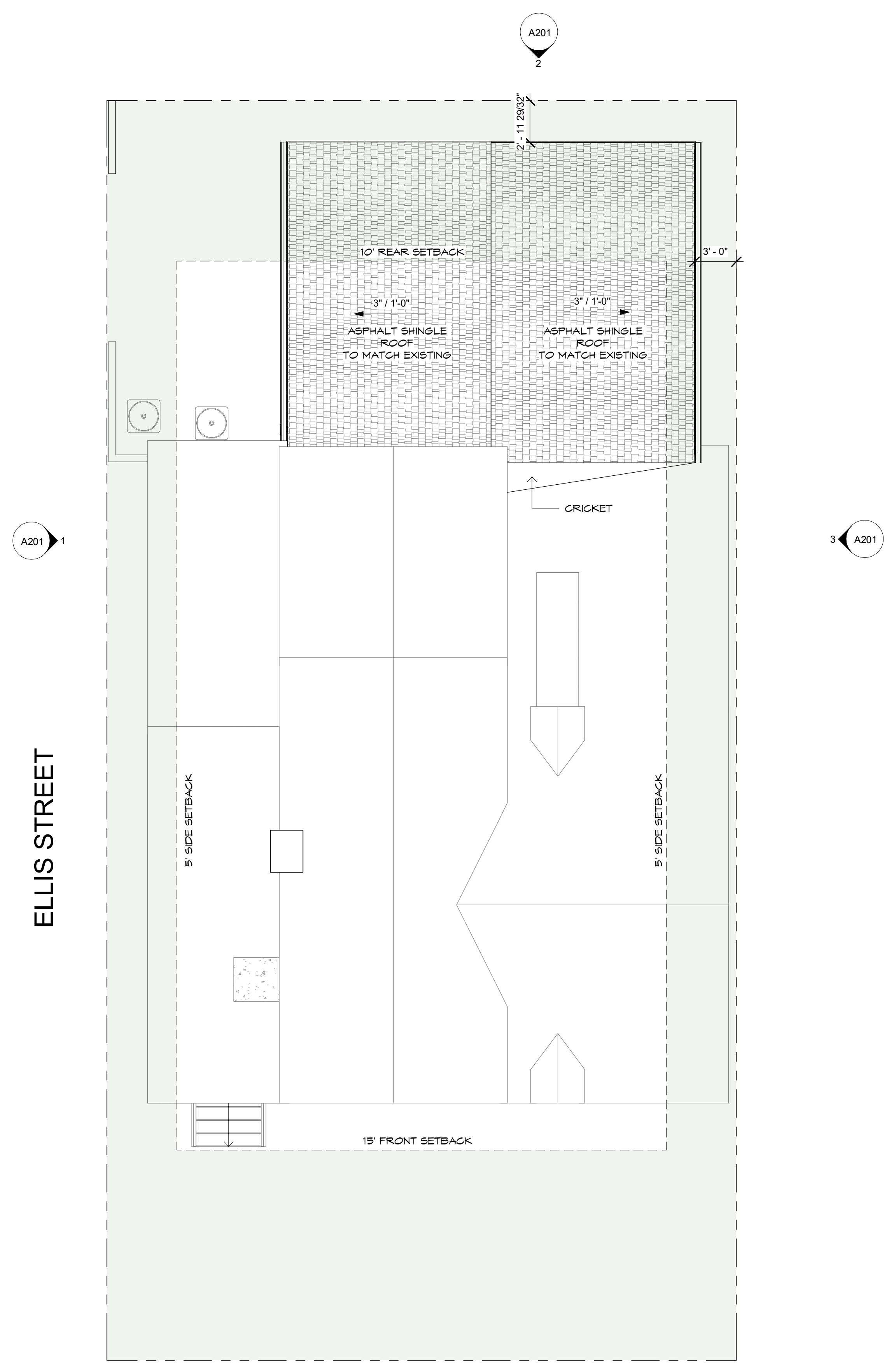
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CWD

A101



1 FIRST LEVEL - PROPOSED  
1/4" = 1'-0"



2 SITE - PROPOSED  
3/16" = 1'-0"

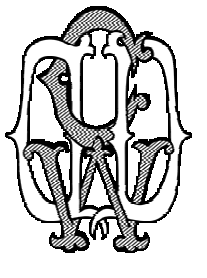
LONDON STREET

ELLIS STREET



1 Ellis Street Perspective

PROJECT DATA				
PROJECT DESCRIPTION	GARAGE ADDITION			
PROPERTY ADDRESS	708 LONDON STREET, BRUNSWICK, GA 31520			
PROPERTY I.D. #	01-01103			
ZONING DISTRICT	GR - General Residential			
FEMA ZONE	X- FLOOD ZONE	BASE FLOOD ELEVATION	GARAGE @ GRADE	
SQUARE FOOTAGE DATA	GROSS PROJ. AREA	CONDITIONED	NON-CONDITIONED	TOTAL
	N/A	1,953 S.F. (EXISTING)	640 S.F.	2,593 S.F.
APPLICABLE CODES	2018 INTERNATIONAL BUILDING CODE - I.B.C. incl. GA STATE AMENDMENTS		2017 NATIONAL ELECTRICAL CODE - N.E.C.	
	2018 INTERNATIONAL RESIDENTIAL BUILDING CODE - I.R.C. incl. GA STATE AMENDMENTS		2015 INT. ENERGY CONSERVATION CODE - I.E.C.C. incl. GA STATE AMENDMENTS	
2018 INTERNATIONAL FIRE CODE - I.F.C. incl. 2014 GA STATE AMENDMENTS		2018 INT. SWIMMING POOL & SPA CODE incl. GA STATE AMENDMENTS		2018 NFPA 101 LIFE SAFETY CODE - L.S.C.
2018 INTERNATIONAL PLUMBING CODE - I.P.C. incl. GA STATE AMENDMENTS		2018 GA FIRE MARSHALL AMENDMENTS		2010 I.O.J. ADA STANDARDS FOR ACCESSIBLE DESIGN
2018 INTERNATIONAL MECHANICAL CODE - I.M.C. incl. GA STATE AMENDMENTS		2015 GA ACCESSIBILITY CODE...		
PROJECT DATA - END				
DRAWING LEGEND				
SHEET	TITLE			REVISION DATE
G001	GENERAL			
V001	SURVEY			
S101	STRUCTURAL PLANS			
A101	FLOOR PLANS			
A201	ELEVATIONS			
R101	RECORD PLANS			
R201	RECORD ELEVATIONS			
TOTAL SHEETS: 7				



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GENERAL

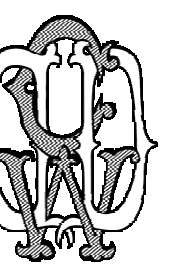
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ELEVATIONS

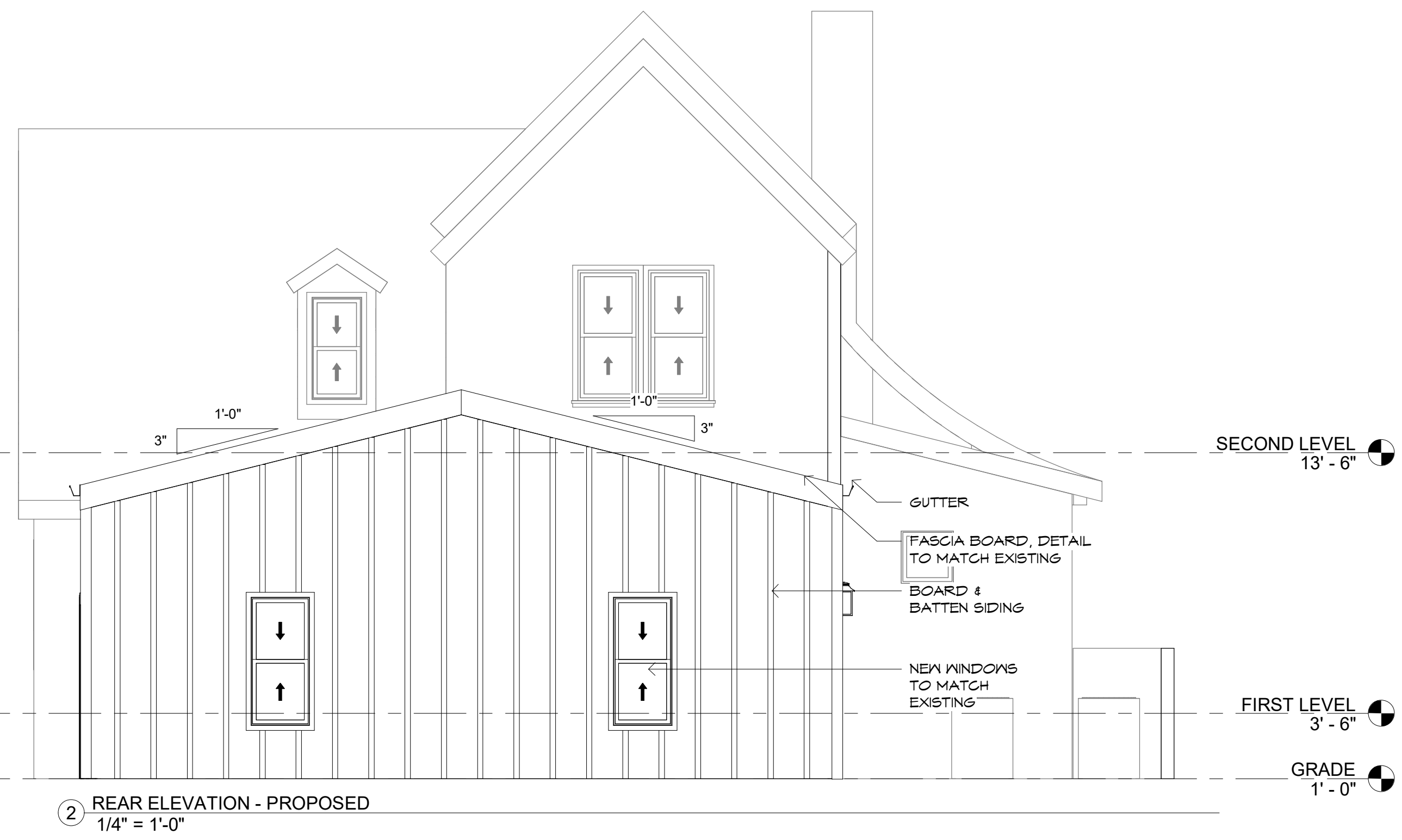
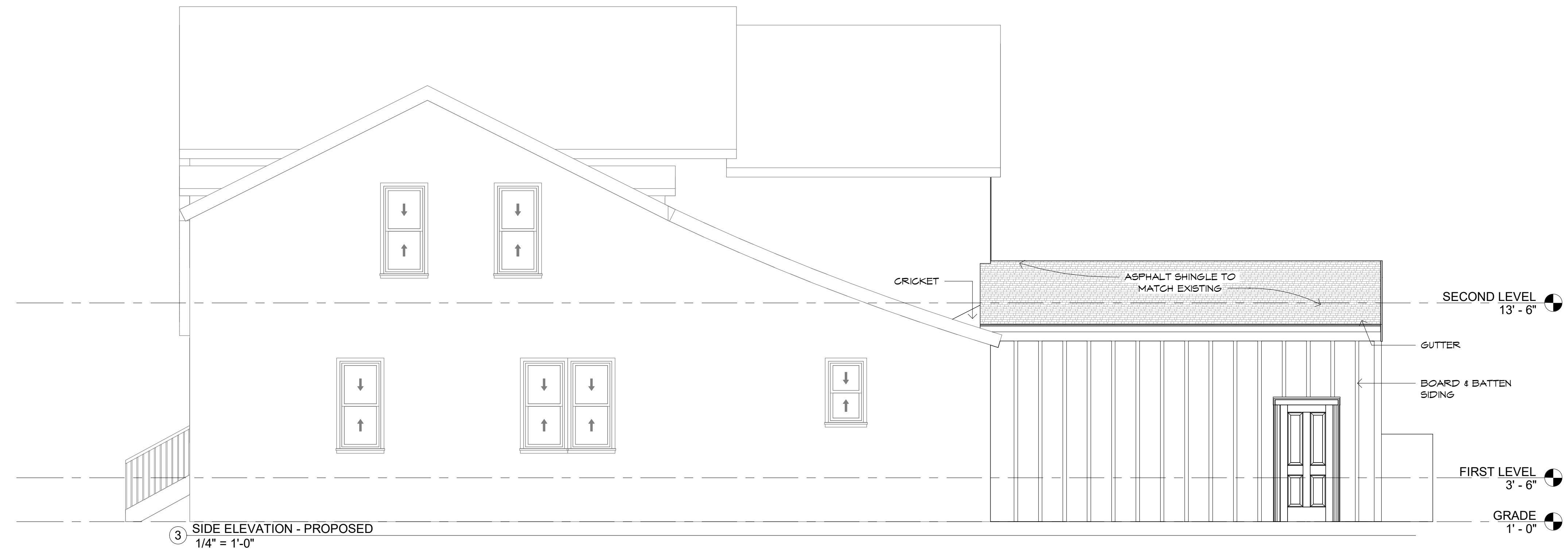
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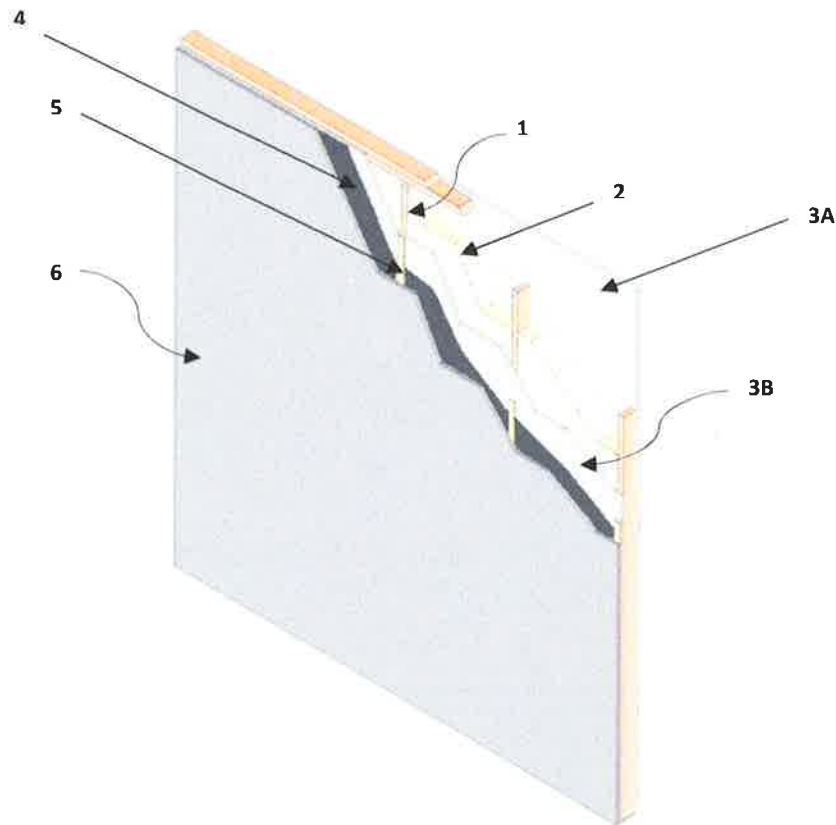
A201



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**James Hardie Building Products**  
**Design No. JH/FCS 60-03**  
**James Hardie Fiber Cement Siding**  
**Non-Symmetrical, Load-Bearing Wall Assembly – Full Design Load**  
**ASTM E119, CAN/ULC S101**  
**Fire Resistance Rating – 1 Hour (Rating applies to both sides)**

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- 1. WOOD STUDS:** Nominal 2 in. × 4 in. solid sawn wood studs located 24 in. on center (oc), with two top plates and a single bottom plate.
- 2. CAVITY INSULATION (Required):** Glass fiber batt insulation, conforming to CSA A101; Glass fiber insulation min. 0.6 kg/m<sup>3</sup>.
- 3. GYPSUM WALLBOARD, SIDE A:** 5/8 in. Type X gypsum wallboard, oriented vertically and fastened with 1-3/4 in. cup-head gypsum nails, spaced 7 in. oc at board edges and in field areas, or 1-1/2 in. Type S drywall screws,

spaced 8 in. oc at board edges and in field areas of boards.

**GYPSUM SHEATHING, SIDE B:** 5/8 in. Type X gypsum sheathing fastened with 1-3/4 in. long roofing nails spaced 7 in. oc. Sheathing edge joints shall be staggered from those on opposite side of the wall.

- 4. ADDITIONAL LAYER(S) (Optional):** Any one or two of the following components can be used in any order outward of the gypsum sheathing (Item 3B):



**COMPONENT 1 – EXTERIOR INSULATION:** The exterior insulation may be installed up to the max. thickness and density recognized in the certification document.

- ICC-ES AC308 certified open cell, spray-applied polyurethane insulation
- ASTM C578 certified extruded polystyrene (XPS) insulation
- ASTM C1289 certified polyiso insulation
- Mineral wool batt insulation

**COMPONENT 2 – WOOD STRUCTURAL PANEL SHEATHING:**

- Code prescribed wood structural panel sheathing

One layer of the wood structural panel sheathing may also be installed on the interior of Item 3B.

**5. FURRING (Optional):**

- Min. 1-1/2 in. wide × 3/8 in. thick furring (Wood: Min. 0.42 s.g.; Metal: Corrosion Resistant min. 20 GA 33 ksi metal hat channel, z-girt or u-bar), or
- Min. 4.574 in. wide × 3/4 in. thick James Hardie Horizontal Steel Furring installed per manufacturer's installation instructions (min. 18 GA 33 ksi metal)

**6. CERTIFIED MANUFACTURER:** James Hardie Building Products Inc.

**CERTIFIED PRODUCT:** HardiePlank® smooth and textured Lap Siding (HZ5 and HZ10), CemPlank® Lap Siding, Prevail® Lap Siding, HardieShingle® smooth and textured (HZ5 and HZ10), Artisan® Shingle, HardiePanel® Vertical Siding smooth and textured (HZ5 and HZ10), CemPanel® Vertical Siding, Prevail™ Panel Siding, Artisan® Lap Siding, Artisan® V-Groove Siding, Artisan® Bevel Channel, Artisan® Square Channel, Artisan® Shiplap Lap Siding, Reveal®, and Pressed Reveal® sidings.

**FIBRE-CEMENT EXTERIOR SIDING:**

HardiePlank® smooth and textured Lap Siding (HZ5 and HZ10), CemPlank® Lap Siding, Prevail® Lap Siding, HardieShingle® smooth and textured (HZ5 and HZ10), Artisan® Shingle, HardiePanel® Vertical Siding smooth and textured (HZ5 and HZ10), CemPanel® Vertical Siding, Prevail™ Panel Siding, Artisan® Lap Siding, Artisan® V-Groove Siding, Artisan® Bevel Channel, Artisan® Square Channel, Artisan® Shiplap Lap Siding, Reveal®, or Pressed Reveal® sidings installed in accordance with manufacturer's installation instructions.

## **Appendix B - correspondence from the public**