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## Meeting agenda Monday June 24, 2024 6:00pm

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1. Call to order
2. Approval of minutes: 04.22.24
3. Brief statement about rules and procedures
4. Variance application #VA24-000009 Louise McKirgan is requesting a 10-foot variance to the front setback for an existing garage. TMS 286-00-01-046 with an address of 308 Knox Cove Rd. Westminster SC 29693.
5. Adjourn

### Oconee County Board of Zoning Appeals

Council Chambers  
415 South Pine Street  
Walhalla, S.C. 29691

[www.oconeesc.com](http://www.oconeesc.com)

YouTube: "YourOconee"

#### Staff contact

846-638-4218  
[planninginfo@oconeesc.com](mailto:planninginfo@oconeesc.com)

#### BOARD MEMBERS

James Henderson, District I	Bill Gilster, District III
Gwen Fowler, District II	Thomas James, District IV
John Eagar, Chairman, At-Large	Tim Mays, District V
Bill Decker, At-Large	

# OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

## Minutes

6:00 PM – April 22, 2024

### Members in Attendance

Gwen Fowler - District 2  
Will Decker – At Large  
John Eagar – At Large

Bill Gilster – District 3  
Jim Henderson – District 1  
Thomas James – District 4

### Members Absent

Tim Mays – District 5

### Staff

James Coley  
Logan Gibbons

**ITEM 1 – Call to Order** – Mr. Eagar called the meeting to order at 6:00 PM.

**ITEM 2 – Motion to approve the minutes from February 26, 2024** – Mr. Gilster made a **motion** to approve the minutes; seconded by Mr. Decker. Mr. Eagar called for a vote. The motion passed 5/0/1, Mr. James Abstained.

**ITEM 3 – Brief statement about rules and procedures** – Mr. Eagar outlined the proceedings of the meeting going forward:

- Applicant will provide a presentation to state their request (5 minutes).
- Staff will be asked to make any comments regarding the request.
- The public is allowed to voice their approval or opposition to the proposed. Please do not repeat opinions that have already been stated into the record (3-5 minutes).
- Applicant rebuttal
- Board members will discuss in detail.
- Voting

**ITEM 4. Variance application ##VA24-000008 Scott Muse is requesting a 7' front setback for an attached garage. TMS 164-01-01-008 with an address of 17012 Becknell Dr. Seneca, SC 29672.**

### Applicant Comments:

Stated Name: Scott Muse, and his wife Sharron Muse

Mr. Muse explained that he was requesting a 7' variance to the front setback of his property located in the Keowee Point Subdivision. Mr. Muse stated that his home was built in 1990 by the original owner with a 1 car garage. He further stated that the covenants and restrictions in his neighborhood require that all homes have a two car garage. Mr. Muse's house is currently the only house without at least a two car garage. Mr. Muse explained he and his wife have lived in the house for 25 years, suffering damage to their cars because of exposure to the elements. The proposed variance was approved by Keowee point architectural review board. Mr. Muse explained that his neighbors expressed support for his variance, and introduced Mark and Cindy Bennet who was in attendance.

**Staff comments:**

Mr. Coley confirmed the request for a front setback was because of the desire to build an attached garage.

**Public comment:**

1. Stated Name: Mark Bennet
  - a. Mr. Bennet explained that he was in support of the variance application. As a resident of the community he explained that the variance will in no way impede his enjoyment of the property.
2. Letter of Support: written by Robert Stromberg, read by Mr. Eagar.
  - a. The letter expressed support for the variance stating that they would be the most affected party the granting of the variance, and explained that it would not directly affect them.
3. Letter of Support: written by Jere E. duBois, read by Mr. Eagar
  - a. The letter explained that the variance request was approved by the architectural review committee for the Keowee Point subdivision.

**Applicant rebuttal:**

NA.

**Board Questions/ Discussion:**

1. Mr. Decker asked what the square footage of the garage was.
  - a. Mr. Muse answered it was 1000 square feet.
2. Mr. Decker asked if the size was a nonnegotiable and if the garage could be shrunk.
  - a. Mr. Muse explained that his intention was to build a garage at that size to house all 3 cars, and clarified that the request was for a 3 car garage.
  - b. Mr. Muse also clarified that the original 1 car garage will be converted into a room within the house.
3. Mr. Gilster questioned why the applicant had waited 25 years to make this request and protect his vehicles.

- a. Mr. Muse explained that he has just retired and as a result is spending much more time at home, which consequently in causing his cars to spend more time parked in the elements.

**Consideration of VA24-000008:**

- 1. There **are** extraordinary and exceptional conditions pertaining to the particular piece of property:

- a. Motion – Mr. Henderson made a motion in the affirmative, seconded by Mr. James. No discussion
- b. Vote

In-favor	Opposed
6	0

Mr. Eagar noted that the criterion **did pass**.

- 2. These conditions **do not** generally apply to other property in the vicinity:
  - a. Motion – Mr. Decker made a motion in the affirmative, seconded by Mr. Henderson. No Discussion
  - b. Vote

In-favor	Opposed
6	0

Mr. Eagar noted that the criterion **did pass**.

- 3. Because of these conditions, the application of this chapter to the particular piece of property **would** effectively prohibit or unreasonably restrict the utilization of the property.
  - a. Motion – Mr. Henderson made a motion in the affirmative, seconded by Mr. Decker. No discussion.
  - b. Vote

In-favor	Opposed
6	0

Mr. Eagar noted that the criterion **did pass**.

- 4. The authorization of a variance **will not** be of substantial detriment to adjacent uses or to the public good, and the character of the district will not be harmed by the granting of the variance.
  - a. Motion – Mr. James made a motion in the affirmative, seconded by Mr. Henderson. No Discussion
  - b. Vote

In-favor	Opposed
6	0

Mr. Eagar noted that the criterion **did pass**.

5. Mr. Eagar asked – Based on the evidence presented to the Board, do I hear a motion that the proposed variance be **Approved**.
  - a. Motion – Mr. Decker made a motion; seconded by Mr. Henderson. No Discussion.
  - b. Vote

In-favor	Opposed
6	0

Mr. Eagar noted that variance request was **approved**

**ITEM 8- Adjourn** – Mr. James made a motion to adjourn, seconded by Mr. Henderson. Mr. Eagar called for a vote. Motion passed unanimously 6/0.

# VA24-000009

Louise McKirgan is requesting a 10-foot variance to the front setback. TMS 286-00-01-046 with an address of 308 Knox Cove Rd. Westminster SC 29693.

GIS:



# Freedom of Information Act - Variance

## Application

### Permitting Information

Code section from which a variance is requested

Application is

**Upload Supporting Documentation Here**



Application is not

Restricted

#### APPLICANT RESPONSES TO SECTION 38-7.1

Describe the extraordinary and exceptional condition (such as size, shape, and topography) that pertains to the subject property that does not generally apply to other land or structures in the vicinity.:

15' from the road because of the size of the lot.

Are the circumstances affecting the subject property the result of actions by the applicant/owner? Explain.

No.

Describe the ways in which application of the requirement(s) of the ordinance effectively prohibit or unreasonably restrict the utilization of the subject property.:

If we do not it will go over the lot line.

Will the proposed variance result in an activity that will not be of substantial detriment to adjacent uses or to the public good, and the character of the district will not be harmed by the granting of the variance. Explain.:

No.

#### **General Contractor**

ICC 113.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code of the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code.

Comments

OCONEE COUNTYS APPROVAL, PERMITTING, AND/OR INSPECTION(S) OF THIS PROJECT DOES NOT MEAN THAT THE PROJECT IS IN COMPLIANCE WITH ALL APPLICABLE SUBDIVISION AND/OR HOMEOWNERS ASSOCIATION, OR SIMILAR ENTITYS, BUILDING AND LAND USE REQUIREMENTS OR RESTRICTIONS, BY SIGNING BELOW YOU ACKNOWLEDGE THAT COMPLIANCE WITH ANY SUCH STANDARDS IS YOUR RESPONSIBILITY.

### Workflow Reviews Information



## Oconee County Planning

LAND-USE

SITE-PLAN REVIEW

CODE ENFORCEMENT

### NOTICE OF VIOLATION

March 18<sup>th</sup> 2024

Mr. Charles McKirgan  
308 Knox Cove Road  
Westminster, S.C. 29693

Ref: Set Back Requirements / Parcel #286-00-01-046

Mr. McKirgan,

Oconee County Code Enforcement received a complaint concerning the construction of a metal garage located at 308 Knox Cove Road. County records do not show that any permits were applied for. The structure appears to have been built recently and is in violation of the setback ordinance.

**Section 38-10.2** (Control Free District) requires that any structure placed on the property to be located twenty-five (25) feet or more away from the edge of the right-of-way. This would be thirty five (35) feet from the center line of Knox Cove Road.

A building permit and a variance will need to be obtained to bring the property into compliance.

If you have any questions or concerns about this matter please feel free to contact me during normal business hours. This office's goal is voluntary compliance with the adopted codes. However, failure to remedy the violation (s) mentioned above within 30 days of receipt of this notice may result in the issuance of a Uniform Ordinance Summons, which will give the magistrate court jurisdiction to hear and dispose of the charge for which the ordinance summons is issued, resulting in possible fines. Additionally, the County may pursue civil litigation in the Court of Common Pleas in order to effect compliance.

Jim Wright

Oconee County Code Enforcement Officer

864-364-5115 (Office)

864-723-7288 (Mobile)

[jwright@oconeesc.com](mailto:jwright@oconeesc.com)





(Pag 2) Continued

**PURCHASE ORDER V3**

510 Riverside Drive, Suite 100  
Mount Airy, NC 27030

1 (877) 552-7020  
orders@custombuilt-structures.com

**CUSTOMER INFORMATION**

**ORDER DATE:**

**AUTHORIZED DEALER**

NAME: Louise McKirgan  
INSTALL ADDRESS: 308 Knox Cove Rd  
CITY: STATE: ZIP CODE: 29693  
EMAIL: COUNTY: Oconee  
CELL: 614 501-1620 PHONE: 614-403-7125

DEALER NAME: Anissa's Buildings Care  
PHONE NUMBER: 804-280-6812  
EMAIL ADDRESS: abc.westminster@yahoo.com

BUILDING TYPE: Baen  
WIDTH: 42 LENGTH: 26 HEIGHT: 12/9  
COLORS: Body: P. Gray Sides & Ends: white  
Is your surface level?  YES  NO Ready for installation?  YES  NO

ROOF STYLE: Vertical  
FRAME GAUGE:  14 Gauge  12 Gauge  
Trim: Black Color Screws:  E  V  
 YES  NO Caulking under base rail?  YES  NO

Light Lean

DESCRIPTION	QTY	PRICE
Front end enclosed	1	700.00
Back End enclosed	1	700.00
Walk in door	1	330.00
24x36 windows	2	360.00
2" Fiberglass insulation (Roof)	1	819.00
connection Fee		140.00

Electricity Available?  YES  NO  
LOT MUST BE LEVEL, NO MORE THAN 3" OFF LEVEL AND CLEAR OF OBSTACLES OR UNIT MAY NOT BE INSTALLED  
Installation Surface? concrete  
NOTE: FRAME IS 1 FT. SHORTER THAN ROOF LENGTH

**TOTAL COST INFORMATION**

SUBTOTAL 17,569.00  
W/Sale SURCHARGE: 5% - 878.45 = 1666.95  
TAX: 6% + 1001.43  
TOTAL PRICE: \$ 17,691.98  
50% down - 8845.99 ck # 604

\* Waiting on concrete \*

LABOR FEES: —  
EQUIP/ PERMIT FEE: —  
BALANCE DUE: \$ 8845.99

**PURCHASE AGREEMENT (See reverse for terms and conditions)**

Customer shall be responsible for the foundation and floor preparation. The customer shall be responsible for the removal of any existing foundation and floor preparation. The customer shall be responsible for the removal of any existing foundation and floor preparation. The customer shall be responsible for the removal of any existing foundation and floor preparation. 50% required on orders \$15,000 and up before time of schedule.

By signing this agreement, customer understands and agrees with all terms and conditions found on both front and back of this document. Price is only good for 90 days.

CUSTOMER SIGNATURE: Louise McKirgan DATE: 1-9-23

**PAYMENT INFORMATION**

CARD BALANCE DUE

CHECK/CASH  
CASHIER/CHECK OTHER

With customer present at time of installation, customer will sign below to signify acceptance of unit as installed.

CUSTOMER SIGNATURE: \_\_\_\_\_ INSTALLER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_



## PURCHASE AGREEMENT

### Prices, Payment and Risk of Loss

a.) Prices contained in Seller's published price lists, if any, are subject to change without notice. Prices in individual written quotations or proposals are firm only for a period of (30) days from the date of the quotation after which Buyer should inquire of Seller as to their validity and request a written confirmation or revision. Prices do not include taxes. Buyer agrees to pay all applicable sales or other taxes levied with respect to Goods (and replacements) in the Agreement, unless exempt therefrom. All prices are in United States dollars. Buyer shall pay all government fees levied on the installation and inspection of the Goods. Buyer shall pay upon receipt of all invoices rendered by Seller for any such items Seller may pay and for the Goods

b.) Custom Built Structures, Inc. reserves the right to update or change any pricing discrepancies made by dealer.

c.) Seller may unilaterally increase prices to cover increased costs (plus reasonable overhead and profit) of design, materials, and manufacturing required by changes requested by Buyer after the date of any quotation. An additional labor charge will be added to orders for buildings being installed over RVs, Campers, Large Obstacles, Retaining Walls, Docks, Decks, Over Fences, etc.

d.) Customer expressly agrees that the carport/garage/barn/etc., shall remain property of Custom Built Structures, Inc. until payment is made in full.

e.) Custom Built Structures, Inc. hereby retains a purchase money security interest in said building as set forth in Section 9 of the Uniform Commercial Code as enacted in the state where building is being installed. Failure to pay will result in repossession of unit. This does not relieve the customer from liability for specific performance of the contract including legal fees and court costs, at the sellers expense.

f.) Balance due to be paid in FULL at time of completion of building, to Custom Built Structures, Inc. by Cashiers-check, Money Order, Visa, Master Card, American Express, or Discover Card. NO PERSONAL CHECKS OR COMPANY CHECKS will be accepted.

g.) Custom Built Structures Inc., holds the right to make any exceptions to the above clause. If payment is made in check and the check is returned NSF, Buyer will be responsible for additional expenses incurred by Seller as a result of the returned check. Seller reserves the right to charge additional fees as allowed by law for checks returned NSF. These fees include a \$35 service charge.

h.) Custom Built Structures, Inc. will not be responsible for down payment refunds. The independent dealer will have this responsibility if a refund is legally due.

i.) Custom Built Structures, Inc. reserves the right to cancel any order at anytime.

j.) A restock fee of 5% or \$150 will be added for customer cancellations within 72 hours of installation date. Restock fees will also be applicable to unprepared and unlevel sites.

### Delivery.

Shipping and installation dates are estimated based on Seller's present engineering and manufacturing capacity and scheduling, and may be revised by Seller upon receipt or scheduling of Buyer's order. All shipping dates are approximate and shall be computed from the date of entry of the order on Seller's books. All shipping orders or acceptance, letter of credit, down payment, and other conditions as specified in the Agreement, and of all drawings, information and approvals necessary to provide the Goods and to grant any credit proposed in the Agreement. Delivery dates may be rescheduled due to bad weather conditions, installer running behind, accidents, etc. Buyer agrees to give Seller up to 3 installation attempts to deliver said product.

### Workmanship Warranty.

All buildings have a 90 day workmanship warranty effective upon day of installation (manufactured panels are warranted for 20 years assuming regular care and maintenance, - installation workmanship is warranted for 90 days - After 90 days a labor fee plus trip fee will be charged to inspect a building in need or repair a long with additional materials needed for repair). Any installation concern must be reported within 30 days beginning the date of installation. Custom Built Structures, Inc. is not liable for any damages as a result of any inclement weather. Unlevel lots, and customer modifications will void said warranty. a.) Custom Built Structures, Inc. strongly recommends buildings with frame lengths longer than 30 foot to be vertical roofs to avoid possible leaks and or rust in between seams. Buildings purchased with a frame length of 31 foot or longer that do not have vertical roofs will forfeit the 20 year limited warranty on paneling except in states that allow delivery of seamless 36 foot paneling. b.) Base Price reflects only roof & framing; sides, ends, etc., are optional features. Frames on all buildings are 1 foot shorter than roof length. Roofs have 6" overhang on front and back. Frame lengths are as follows: 21'=20' Frame, 26'=25' Frame, and so on. Cement pad to match frame length.

Pricing Table (For Internal Use): - Default Region

### Customer Responsible for Locating Underground Utilities.

Purchaser Agreement It is the responsibility of the customer to provide the factory approved independent contractor installers with the location of any underground cables, gas lines, or other utilities. This may include contacting the utility company to request that the locations of the underground utilities be marked. Custom Built Structures, Inc. is not responsible for any damage caused to underground utilities. Customer agrees to indemnify and hold harmless Custom Built Structures, Inc. from any liability and costs, including attorney fees, for such damages. Customer is responsible for obtaining building permits as needed for installation.

### Warranty Disclaimer.

There are no warranties which extend beyond the description on the face hereof. The warranties in this agreement are in lieu of all other warranties express or implied, including without limitation, any warranties of merchantability or fitness for a particular purpose, which are expressly disclaimed. Buyer must have original copy of this document at time of claim.

### Limitation on Liability.

In no event will seller be liable to buyer and/ or any third parties for any incidental damages, consequential damages, special damages, exemplary damages or labor charges, including without limitation lost revenues and profits, even if it has been advised of the possibility of such damages. Buyer must have original copy of this document at time of claim.

### Warranty Limited to Original Purchaser.

This warranty extends only to the original purchaser of the product warranted by this document. Buyer must have original copy of this document at time of claim. Said warranty does not extend to transferee owners of the product.

### Exclusions and Limitations.

Custom Built Structures, Inc. does not warrant any products not installed and anchored by a factory-approved installer utilizing a factory approved anchoring system. Installation by anyone other than a factory approved installer utilizing a factory approved system will VOID your warranty. Damages from improper anchoring, strong winds, snow or ice are not considered defects. Custom Built Structures, Inc. does not warrant or guarantee any product in snow or ice to prevent collapse. Custom Built Structures, Inc. does not warrant any temporary anchoring systems (e.g. rebar) utilized by the customer, nor shall Custom Built Structures, Inc. be in any way responsible for damage caused by the use of such temporary anchoring systems. Additionally, Custom Built Structures, Inc. does not warrant any damages caused to product resulting from or area movement of the structure from the original installation point.

### Modification of Structure Voids Warranty.

Any modification, addition, deletion, substitution, etc. to the structure without express written design approval by Custom Built Structures, Inc. will VOID all warranties. Our products are designed and specifically engineered to provide superior performance as manufactured. Any changes to the design by the Buyer could compromise the structural integrity of the unit

### Claims Procedure.

a.) Custom Built Structures, Inc. must have a reasonable opportunity to inspect the claim and not begin any repairs prior to said inspection or the terms of the warranty could be voided. Custom Built Structures holds the right to require proof (e.g. photos), if needed, via e-mail or mail before writing up any repairs and/or claim. b.) Any claims beyond this document involving litigation or arbitration will be disputed in the Surry County District Court.

I have read and completely understand the above terms and give my approval of installation of the unit as described on the front page of this document. ALL TERMS ABOVE ARE AGREED TO BY CUSTOMER.

CUSTOMER SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

Complete Purchase

Description	Quantity	Amount
<b>Style: Horse Barn</b>		
Base Price: 18'x26'	1	\$3,195.00
Installation Surface: Concrete	1	-
Roof: Pewter Gray	1	-
Trim Colors: Black	1	-
Gable End Siding: White	1	-
Side Wall Siding: White	1	-
Gable Ends Wainscot: Black	1	-
Side Walls Wainscot: Black	1	-
Frame Spacing: 5' On Center	1	-
Roof Style: A-Frame Vertical	1	-
Roof Pitch: 3/12	1	-
Roof Overhang: 6" Overhang	1	-
Trusses: Standard	1	-
Gauge: 14-Gauge Framing	1	-
Brace: Standard Brace	1	-
Leg Height: 12'	1	\$600.00
Left Side: Fully Enclosed - Siding: Horizontal	1	\$655.00
Front End: Fully Enclosed - Siding: Horizontal	1	\$1,185.00
Back End: Fully Enclosed - Siding: Horizontal	1	\$1,185.00
24W x 36H Window	2	\$360.00
Custom Size (6' - 12' Wide) (10'x8')	1	\$270.00
10x8 Roll Up Door	1	\$690.00
2" Fiberglass Insulation: Roof	1	\$1,170.00
<b>Left Lean</b>		
Base Price: 12'x26'	1	\$1,897.50
Side Walls Wainscot: Black	1	-
Type: Lean only	1	-
Roof Pitch: 3/12	1	-
Gauge: 14-Gauge Framing	1	-
Brace: Standard Brace	1	-
Leg Height: 9'	1	\$150.00
Left Side: Fully Enclosed - Siding: Horizontal	1	\$487.50
Connection Fee (Side)	1	\$140.00
<b>Right Lean</b>		
Base Price: 12'x26'	1	\$1,897.50
Gable Ends Wainscot: Black	1	-
Side Walls Wainscot: Black	1	-
Type: Lean only	1	-
Roof Pitch: 3/12	1	-
Gauge: 14-Gauge Framing	1	-
Brace: Standard Brace	1	-
Leg Height: 9'	1	\$150.00
Right Side: Fully Enclosed - Siding: Horizontal	1	\$487.50
Front End: Fully Enclosed - Siding: Horizontal	1	\$700.00
Back End: Fully Enclosed - Siding: Horizontal	1	\$700.00
Walk-In Door (36x80)	1	\$330.00
24W x 36H Window	2	\$360.00
2" Fiberglass Insulation: Roof	1	\$819.00
Connection Fee (Side)	1	\$140.00
<b>Building Estimate:</b>		\$17,569.00
<b>Manufacturer Material Surcharge:</b>		\$439.23
<b>Subtotal:</b>		\$18,008.23
<b>Sales Tax:</b>		-
<b>Total Order Amount:</b>		\$18,008.23
<b>Deposit Required to Order:</b>		\$2,811.04
<b>Final Balance Due at Installation:</b>		\$15,197.19

Signatures	
Customer Signature:	
Date:	
Desired Delivery Date:	
Delivery Notes:	

Dealer or Manufacturer Signature: \_\_\_\_\_

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### Limitation on Liability.

In no event will seller be liable to buyer and/ or any third parties for any incidental damages. Consequential damages, special damages, exemplary damages or labor charges, including without limitation lost revenues and profits, even if it has been advised of the possibility of such damages. Buyer must have original copy of this document at time of claim.

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Custom Built Structures, Inc. does not warrant any products not installed and anchored by a factory-approved installer utilizing a factory approved anchoring system. Installation by anyone other than a factory approved installer utilizing a factory approved system will VOID your warranty. Damages from improper anchoring, strong winds, snow or ice are not considered defects. Custom Built Structures, Inc. does not warrant or guarantee any product in snow or ice to prevent collapse. Custom Built Structures, Inc. does not warrant any temporary anchoring systems (e.g. rebar) utilized by the customer, nor shall Custom Built Structures, Inc. be in any way responsible for damage caused by the use of such temporary anchoring systems. Additionally, Custom Built Structures, Inc. does not warrant any damages caused to product resulting from or area movement of the structure from the original installation point.

### Modification of Structure Voids Warranty.

Any modification, addition, deletion, substitution, etc. to the structure without express written design approval by Custom Built Structures, Inc. will VOID all warranties. Our products are designed and specifically engineered to provide superior performance as manufactured. Any changes to the design by the Buyer could compromise the structural integrity of the unit

### Claims Procedure.

a.) Custom Built Structures, Inc. must have a reasonable opportunity to inspect the claim and not begin any repairs prior to said inspection or the terms of the warranty could be voided. Custom Built Structures holds the right to require proof (e.g. photos), if needed, via e-mail or mail before writing up any repairs and/or claim. b.) Any claims beyond this document involving litigation or arbitration will be disputed in the Surry County District Court.

I have read and completely understand the above terms and give my approval of installation of the unit as described on the front page of this document. ALL TERMS ABOVE ARE AGREED TO BY CUSTOMER.

CUSTOMER SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

This estimate is provided by Custom Built Structures, Inc. Use of this estimate with any other company violates the terms and conditions of Custom Built Structures, Inc. and will be subject to legal action.

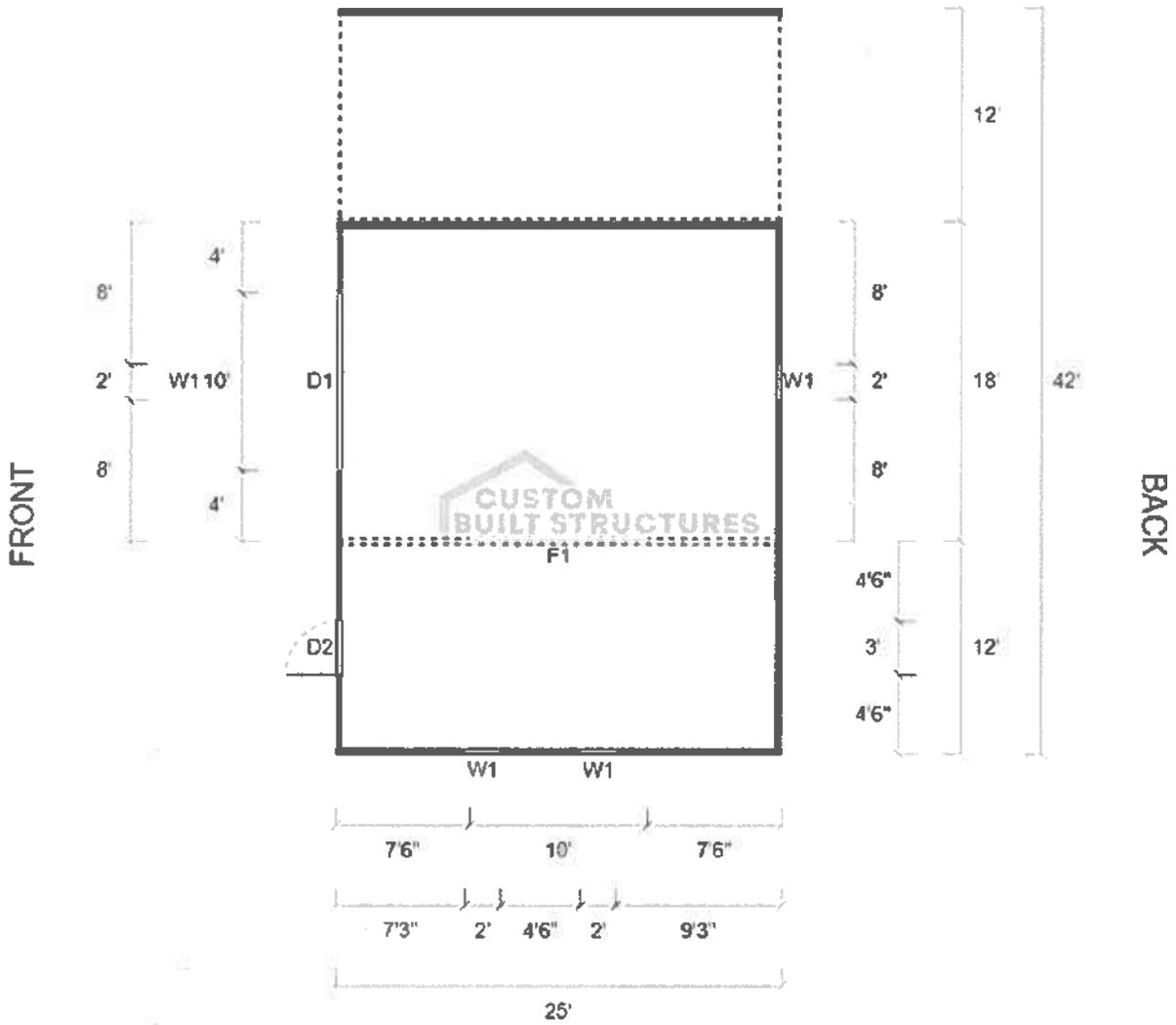


Anissa's Buildings & Carports  
Westminster, SC, 29693  
854-260-6812  
abc.westminster@yahoo.com

# FLOOR PLAN



LEFT SIDE



RIGHT SIDE

SYMBOL LEGEND



BUILDINGS & CARPORTS

**864-280-6812**

865 W OAK HWY

WESTMINSTER, SC 29693



510 Riverside Drive, Suite 100  
Mount Airy, NC 27030

1 (877) 552-7020  
orders@custombuilt-structures.com

Tues 3/21  
after 12pm

PURCHASE ORDER v3

**Approved 1/12/2023**

**CUSTOMER INFORMATION**

ORDER DATE: 1/9/23

AUTHORIZED DEALER **PAGE 1 OF 2**

NAME: LOUISE MCKIRGAN

DEALER NAME: ANISSA'S BLDGS & CARPORTS

INSTALL ADDRESS: 308 KNOX COVE ROAD

PHONE NUMBER: 864-280-6812

CITY: WESTMINISTER STATE: SC ZIP CODE: 29693

EMAIL ADDRESS:

EMAIL: lmckirgan@aol.com COUNTY: OCONEE

CELL: 614-507-1620 PHONE: 614-403-7125

site pic

BUILDING TYPE **CUSTOM BARN - CONT ROOF**

ROOF STYLE **VERTICAL**

WIDTH 12/18/12 LENGTH 26 HEIGHT 9/12/9

FRAME GAUGE  14 Gauge  12 Gauge

COLORS Roof **PEWTER GRAY** Sides & End **WHITE/BLACK** Trim **BLACK**

Color Screws  YES  NO

Is your surface level?  YES  NO Ready for installation?  YES  NO

Caulking under base rail?  YES  NO

**DESCRIPTION**

**QTY**

**PRICE**

Electricity Available?  YES  NO

18' X 26' VERTICAL ROOF - BASE RAIL 25FT

1

\$ 3,195.00

12FT LEGS

1

\$ 600.00

LEFT SIDE ENCLOSED

1

\$ 655.00

ENDS ENCLOSED

2

\$ 2,370.00

24" X 36" WINDOWS

2

\$ 360.00

SIDE FRAME OUT

1

\$ 270.00

10X8 ROLL UP DOOR (END)

1

\$ 690.00

2" FIBERGLASS ROOF INSULATION

1

\$ 1,170.00

12' X 26' VERTICAL ROOF LEAN TOO - BASE RAIL 25FT - LEFT SIDE

1

\$ 1,897.50

9FT LEGS

1

\$ 150.00

SIDE ENCLOSED

1

\$ 487.50

CONNECTION

1

\$ 140.00

12' X 26' VERTICAL ROOF LEAN TOO - BASE RAIL 25FT - RIGHT SIDE

1

\$ 1,897.50

9FT LEGS

1

\$ 150.00

SIDE ENCLOSED

1

\$ 487.50

ENDS ENCLOSED

2

\$ 1,400.00

CONT. ON PAGE 2

**LOT MUST BE LEVEL, NO MORE THAN 3" OFF LEVEL AND CLEAR OF OBSTACLES OR UNIT MAY NOT BE INSTALLED**

Installation Surface: **concrete**

**NOTE: FRAME IS 1 FT. SHORTER THAN ROOF LENGTH**

**TOTAL COST INFORMATION**

**SUBTOTAL**

**SURCHARGE**

**TAX %**

**TOTAL PRICE**

**DEALER DISCOUNT**

**DOWN PAYMENT**

**LABOR FEES**

**EQUIP./ PERMIT FEE**

**BALANCE DUE**

**PAYMENT I**

**CARD BALANCE DUE**

**OFFICE USE**

CREDIT CARD

MONEY ORDER

CASHIER'S CHECK

OTHER

**PURCHASE AGREEMENT (See reverse for terms and conditions)**

Custom Built Structures, Inc. is not responsible for delays underwritten by Custom Built Structures, Inc. reserves the right to correct any manufacturing errors. Custom Built Structures, Inc. takes the right to repossess any building not paid for before installation. A labor charge will be added for any additional labor such as fitting posts to lean supports, building over objects such as boxes and moving materials to remote locations. Customer is responsible for pulling any permits. Customer understands that all building frames are 1' shorter than roof length. **50% required on orders \$15,000 and up before time of schedule.**

By signing this agreement, customer understands and agrees with all terms and conditions found on both front and back of this document. Price is only good for 30 days.

CUSTOMER SIGNATURE

DATE:

With customer present at time of installation, customer will sign below to signify acceptance of unit as installed.

CUSTOMER SIGNATURE:

INSTALLER SIGNATURE:

DATE:

*cust built structures 3/10 @ 9:23am*



510 Riverside Drive, Suite 100  
Mount Airy, NC 27030

1 (877) 552-7020  
orders@custombuilt-structures.com

**Approved 1/12/2023**

PAGE 2 OF 2

**CUSTOMER INFORMATION**

ORDER DATE: 1/9/23

**AUTHORIZED DEALER**

NAME: LOUISE MCKIRGAN

DEALER NAME: ANISSA'S BLDGS & CARPORTS

INSTALL ADDRESS: 308 KNOX COVE ROAD

PHONE NUMBER: 864-280-6812

CITY: WESTMINISTER

STATE: SC

ZIP CODE: 29693

EMAIL ADDRESS:

EMAIL: lmckirgan@aol.com

COUNTY: OCONEE

CELL: 614-507-1620

PHONE: 614-403-7125

BUILDING TYPE CUSTOM BARN - CONT ROOF

ROOF STYLE

VERTICAL

WIDTH 12/18/12 LENGTH 26 HEIGHT 9/12/9

FRAME GAUGE

✓ 14 Gauge

12 Gauge

COLORS Rnd PEWTER GRAY

Sides & End

WHITE/BLACK

Trim

BLACK

Color Screws

YES

✓

Is your surface level? ✓

NO

Ready for installation?

YES ✓

NO

Caulking under base rail?

YES

✓

**DESCRIPTION**

QTY

PRICE

window

STANDARD WALK IN DOOR

1

\$ 330.00

24" X 36" WINDOWS

2

\$ 360.00

2" FIBERGLASS ROOF INSULATION

1

\$ 819.00

CONNECTION

1

\$ 140.00

BLACK WAINSCOTTING - FREE

WAITING ON CONCRETE TO BE POURED

BALANCE FROM PG 1

1

\$ 15,920.00

CBS DISCOUNT

1

-\$ 878.45

Electricity Available?

✓ YES

NO

**LOT MUST BE LEVEL, NO MORE THAN 3" OFF LEVEL AND CLEAR OF OBSTACLES OR UNIT MAY NOT BE INSTALED**

Installation Surface?

NOTE: FRAME IS 1 FT. SHORTER THAN ROOF LENGTH

**TOTAL COST INFORMATION**

SUBTOTAL

\$ 16,690.55

SURCHARGE

TAX 6 %

1,001.43

TOTAL PRICE

\$ 17,691.98

DEALER DISCOUNT

DOWN PAYMENT

\$ 8,845.99

LABOR FEES

EQUIP./ PERMIT FEE

BALANCE DUE

\$ 8,845.99

**PAYMENT INFORMATION**

CARD BALANCE DUE

\$ 221.15

OFFICE USE

CREDIT CARD

MONEY ORDER

CASHIER'S CHECK

OTHER

Permit - NO.  
Lines - NO.  
2-3' WS - YES  
Truck space - YES

-original signed

**PURCHASE AGREEMENT (See reverse for terms and conditions)**

Custom Built Structures, Inc. is not responsible for fees imposed by General Custom Built Structures, Inc. reserves the right to correct any discrepancies. Custom Built Structures, Inc. holds the right to repossess any building not paid for at time of installation. A labor charge will be added for any additional labor such as cutting posts to lean supports, building lower obstructions such as 42" x 60" post mounting materials to reinforce posts, etc. Customer is responsible for pulling any permit. Customer understands that a building frame is 1' shorter than roof length. **50% required on orders \$15,000 and up before time of schedule.**

By signing this agreement, customer understands and agrees with all terms and conditions found on both front and back of this document. Price is only good for 90 days.

CUSTOMER SIGNATURE

DATE:

With customer present at time of installation, customer will sign below to signify acceptance of unit as installed.

CUSTOMER SIGNATURE:

INSTALLER SIGNATURE:

DATE:

Here's your price quote for a metal structure built by Custom Built Structures Inc. You may open your quote and make modifications anytime to receive a new instant price quote or find an authorized dealer by calling us at 877-552-7020. Order your structure today and we'll guarantee you are satisfied with your custom-built structure!

\*\*\* Our Design Tool is an estimate only and may vary from actual pricing due to price changes or special configuration rules while engineering your structure. Contact our office at 877-552-7020 or find an authorized dealer for an official price quote.



Quote

01/09/23

Custom Built Structures, Inc.  
510 Riverside Drive #100  
Mt. Airy, NC 27030  
877-552-7020  
cbs@custombuiltstructures.com

Customer Order - Jan 9, 2023

Ship To			Dealer		
Name	JOE HERRON	Order #	Anissa's Buildings & Carpents		
Billing Address	1234		Westminster, SC 29693		
City		State	Zip Code	Phone: 864-280-6812	
Install Address	WESTMINSTER			<a href="mailto:abc-westminster@yahoo.com">abc-westminster@yahoo.com</a>	
City	WESTMINSTER	State	SC	Zip Code	29693
Email	JNHERRON@GMAIL.COM	Phone #	864-985-2860	Mobile #	

Building Info		Size	Color		Anchoring & Site Preparation
Style:	Horse Barn		Roof	Pewter Gray <input type="checkbox"/>	Installation Surface:
Roof Overhang:	6' Overhang		Trim	Black <input checked="" type="checkbox"/>	Concrete
Roof Style:	A-Frame Vertical	42' x 26' x 12'9"	Siding:	White <input type="checkbox"/>	
Gauge:	14-Gauge Framing	Width x Length x Leg Height	Wainscot	Black <input checked="" type="checkbox"/>	
Leg Style:	Single Legs				
Brace:	Standard Brace				

Design Link & Notes

Contact Me I'm simply exploring building options right now.

Building Images



Perspective View



Front



Left Side



Right Side



Back

PAD Size  
42x25  
W x L

4-6 weeks out

Description	Quantity	Amount
<b>Style: Horse Barn</b>		
Base Price: 18'x26'	1	\$3,195.00
Installation Surface: Concrete	1	-
Roof: Pewter Gray	1	-
Trim Colors: Black	1	-
Gable End Siding: White	1	-
Side Wall Siding: White	1	-
Gable Ends Wainscot: Black	1	-
Side Walls Wainscot: Black	1	-
Frame Spacing: 5' On Center	1	-
Roof Style: A-Frame Vertical	1	-
Roof Pitch: 3/12	1	-
Roof Overhang: 6' Overhang	1	-
Trusses: Standard	1	-
Gauge: 14-Gauge Framing	1	-
Brace: Standard Brace	1	-
Leg Height: 12'	1	\$600.00
Left Side: Fully Enclosed - Siding: Horizontal	1	\$655.00
Front End: Fully Enclosed - Siding: Horizontal	1	\$1,185.00
Back End: Fully Enclosed - Siding: Horizontal	1	\$1,185.00
24W x 36H Window	2	\$360.00
Custom Size (6 - 12' Wide) (10'x8')	1	\$270.00
8x8 Roll Up Door <b>10X8</b>	1	\$600.00
2" Fiberglass Insulation: Roof	1	\$1,170.00
<b>Left Lean</b>		
Base Price: 12'x26'	1	\$1,897.50
Side Walls Wainscot: Black	1	-
Type: Lean only	1	-
Roof Pitch: 3/12	1	-
Gauge: 14-Gauge Framing	1	-
Brace: Standard Brace	1	-
Leg Height: 9'	1	\$150.00
Left Side: Fully Enclosed - Siding: Horizontal	1	\$487.50
Connection Fee (Side)	1	\$140.00
<b>Right Lean</b>		
Base Price: 12'x26'	1	\$1,897.50
Gable Ends Wainscot: Black	1	-
Side Walls Wainscot: Black	1	-
Type: Lean only	1	-
Roof Pitch: 3/12	1	-
Gauge: 14-Gauge Framing	1	-
Brace: Standard Brace	1	-
Leg Height: 9'	1	\$150.00
Right Side: Fully Enclosed - Siding: Horizontal	1	\$487.50
Front End: Fully Enclosed - Siding: Horizontal	1	\$700.00
Back End: Fully Enclosed - Siding: Horizontal	1	\$700.00
Walk-in Door (36x80)	1	\$330.00
24W x 36H Window	2	\$360.00
2" Fiberglass Insulation: Roof	1	\$819.00
Connection Fee (Side)	1	\$140.00
<b>Building Estimate:</b>		\$17,479.00
<b>Manufacturer Material Surcharge:</b>		\$436.98
<b>Subtotal:</b>		\$17,915.98
<b>Sales Tax:</b>		-
<b>Total Order Amount:</b>		\$17,915.98
<b>Deposit Required to Order:</b>		\$2,796.64
<b>Final Balance Due at Installation:</b>		\$15,119.34

Signatures	
Customer Signature:	
Date:	
Desired Delivery Date:	
Delivery Notes:	
Dealer or Manufacturer Signature:	

Winter Sale
   
 \$17,479.00
   
 \$16,605.05 + TAX

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\*\*\* Our Design Tool is an estimate only and may vary from actual pricing due to price changes or special configuration rules while engineering your structure. Contact our office at 877-552-7020 or find an authorized dealer for an official price quote.



(864) 280-6812

Custom Built Structures, Inc.  
 510 Riverside Drive #100  
 Mt. Airy, NC 27030  
 877-552-7020  
[cbs@custombuiltstructures.com](mailto:cbs@custombuiltstructures.com)

Customer Order - Jan 9, 2023

Ship To		Dealer	
Name	JOE HERRON	Order #	
Billing Address	1234	Anissa's Buildings & Carports	
City		Westminster, SC 29693	
		State	Zip Code
Install Address	WESTMINSTER	Phone: 864-280-6812	
City	WESTMINSTER	<a href="mailto:abc.westminster@yahoo.com">abc.westminster@yahoo.com</a>	
		State	Zip Code
Email	JNHERRON@GMAIL.COM	Phone #	864-985-2860
		Mobile #	

Building Info	Size	Color	anchoring & Site Preparation
Style:	Horse Barn	Roof	Pewter Gray <input type="checkbox"/>
Roof Overhang:	6' Overhang	Trim:	Black <input checked="" type="checkbox"/>
Roof Style:	A-Frame Vertical	Siding:	White <input type="checkbox"/>
Gauge:	14-Gauge Framing	Wainscot	Black <input checked="" type="checkbox"/>
Leg Style:	Single Legs		
Brace:	Standard Brace		
	42' x 26' x 12'9"		
	Width x Length x Leg Height		
			Installation Surface: Concrete

Design Link & Notes

Contact Me I'm simply exploring building options right now.

Building Images



Perspective View



Front



Left Side



Right Side



Back

Description	Quantity	Amount
Style: Horse Barn		
Base Price: 18'x26'	1	\$3,195.00
Installation Surface: Concrete	1	-
Roof: Pewter Gray	1	-
Trim Colors: Black	1	-
Gable End Siding: White	1	-
Side Wall Siding: White	1	-
Gable Ends Wainscot: Black	1	-
Side Walls Wainscot: Black	1	-
Frame Spacing: 5' On Center	1	-
Roof Style: A-Frame Vertical	1	-
Roof Pitch: 3/12	1	-
Roof Overhang: 6" Overhang	1	-
Trusses: Standard	1	-
Gauge: 14-Gauge Framing	1	-
Brace: Standard Brace	1	-
Leg Height: 12'	1	\$600.00
Left Side: Fully Enclosed - Siding: Horizontal	1	\$655.00
Front End: Fully Enclosed - Siding: Horizontal	1	\$1,185.00
Back End: Fully Enclosed - Siding: Horizontal	1	\$1,185.00
24W x 36H Window	2	\$360.00
8x8 Roll Up Door	1	\$600.00
2" Fiberglass Insulation: Roof, Front Wall, Back Wall, Left Sidewall	1	\$3,006.00
<b>Left Lean</b>		
Base Price: 12'x26'	1	\$1,897.50
Side Walls Wainscot: Black	1	-
Type: Lean only	1	-
Roof Pitch: 3/12	1	-
Gauge: 14-Gauge Framing	1	-
Brace: Standard Brace	1	-
Leg Height: 9'	1	\$150.00
Left Side: Fully Enclosed - Siding: Horizontal	1	\$487.50
Connection Fee (Side)	1	\$140.00
<b>Right Lean</b>		
Base Price: 12'x26'	1	\$1,897.50
Gable Ends Wainscot: Black	1	-
Side Walls Wainscot: Black	1	-
Type: Lean only	1	-
Roof Pitch: 3/12	1	-
Gauge: 14-Gauge Framing	1	-
Brace: Standard Brace	1	-
Leg Height: 9'	1	\$150.00
Right Side: Fully Enclosed - Siding: Horizontal	1	\$487.50
Front End: Fully Enclosed - Siding: Horizontal	1	\$700.00
Back End: Fully Enclosed - Siding: Horizontal	1	\$700.00
Walk-in Door (36x80)	1	\$330.00
24W x 36H Window	2	\$360.00
2" Fiberglass Insulation: Roof, Right Sidewall, Back Wall, Front Wall	1	\$1,939.50
Connection Fee (Side)	1	\$140.00
	<b>Building Estimate:</b>	<b>\$20,165.50</b>
	<b>Manufacturer Material Surcharge:</b>	<b>\$504.14</b>
	<b>Subtotal:</b>	<b>\$20,669.64</b>
	<b>Sales Tax:</b>	<b>-</b>
	<b>Total Order Amount:</b>	<b>\$20,669.64</b>
	<b>Deposit Required to Order:</b>	<b>\$3,226.48</b>
	<b>Final Balance Due at Installation:</b>	<b>\$17,443.16</b>

*Fully Insulated*

*Winter Sale*

*\$ 20,165.50*

*\$ 18,148.95 + TAX*

Signatures

Customer Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Desired Delivery Date: \_\_\_\_\_

Delivery Notes: \_\_\_\_\_

Dealer or Manufacturer Signature: \_\_\_\_\_

Date: \_\_\_\_\_







F-150

4x4

DISCOVERER A/T3  
COOPER

