

Deposition of Design Review Board Meeting of Sullivan's Island

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MEETING OF THE SULLIVAN'S ISLAND DESIGN REVIEW BOARD

DATE: February 16, 2011
TIME: 6:00 p.m.
LOCATION: SULLIVAN'S ISLAND TOWN HALL
1610 Middle Street
Sullivan's Island, SC 29482

REPORTED BY: NANCY ENNIS TIERNEY, CSR (IL)
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A P P E A R A N C E S

DESIGN REVIEW BOARD MEMBERS:

- PAT ILBERTON - Chair
- STEPHEN HERLONG - Vice Chair
- FRED REINHARD - Member
- JON LANCTO - Member
- BILLY CRAVER - Member

ALSO PRESENT:

- Kat Kenyon - Permit Tech/DRB Applications
- Randy Robinson - Chief Building Official/
Acting Zoning Administrator

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1 MR. ILDERTON: It is 6:03, and the Design
2 Review Board of Sullivan's Island is meeting. The
3 members in attendance are Pat Ilderton, Steve Herlong,
4 Fred Reinhard, Jon Lancto and Billy Craver. The Freedom
5 of Information requirements have been met for this
6 meeting.

7 First item, approval of the minutes. Do
8 I hear any motion?

9 MR. HERLONG: I move that they be approved.

10 MR. CRAVER: Second.

11 MR. ILDERTON: Any discussion? Everybody in
12 favor?

13 MR. HERLONG: Aye.

14 MR. ILDERTON: Aye.

15 MR. REINHARD: Aye.

16 MR. LANCTO: Aye.

17 MR. CRAVER: Aye.

18 MR. ILDERTON: 1723 Middle Street,
19 alteration. Randy, what do you think?

20 MR. ROBINSON: This is a project that came
21 to you-all as new construction and was approved in the
22 district. I think you-all all know this.

23 They are requesting an increase in
24 principal building square footage of 8 percent. There
25 is a porch on the side of it, and they would like to

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1 enclose this porch. And I will let you-all take it from
2 there.

3 MR. ILDERTON: Yes, sir. Thank you.

4 Sammy, are you presenting it?

5 MR. RHODES: Yes.

6 MR. ILDERTON: You're on.

7 MR. RHODES: We would just like to enclose
8 our screen porch and make heated space out of it for an
9 office for my wife. We are not changing the roof line
10 in any way. We aren't going to move the screen porch.

11 We have a porch on the back of the house
12 that faces the pool. We want to make that into a screen
13 porch. So the house will not be altered in any way
14 except for adding additional square footage for heated
15 space. That's it.

16 MR. ILDERTON: Thank you. Anything else to
17 add?

18 MR. ROBINSON: Nothing.

19 MR. ILDERTON: Public comment? Is there any
20 public comment on this application? The public comment
21 section then is closed. Go ahead.

22 MR. HERLONG: Is what is currently shown in
23 these drawings, which is the den, that is currently your
24 screen porch, is that right? It's becoming a den? Is
25 that what --

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1 MR. ROBINSON: That's correct.

2 MR. RHODES: Yes, that is a screen porch. I
3 have a larger plan if anybody wants it.

4 MR. HERLONG: And then you are adding, back
5 on the back side, on to that deck that screen porch?

6 MR. RHODES: Yes. The columns are already
7 there. We are just putting screen up.

8 MR. HERLONG: Got you.

9 MR. ILBERTON: Billy, do you want to start?

10 MR. CRAVER: I don't have a problem with it.

11 MR. ILBERTON: Jon?

12 MR. LANCTO: Looks good to me.

13 MR. ILBERTON: Fred?

14 MR. REINHARD: Fine.

15 MR. HERLONG: I am good with it.

16 MR. ILBERTON: I am also good with it.

17 Let's hear a vote. Do I hear a motion?

18 MR. CRAVER: I move for approval as
19 submitted.

20 MR. LANCTO: Second.

21 MR. ILBERTON: Discussion? Everybody in
22 favor?

23 MR. HERLONG: Aye.

24 MR. ILBERTON: Aye.

25 MR. REINHARD: Aye.

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1 MR. LANCTO: Aye.

2 MR. CRAVER: Aye.

3 MR. RHODES: Thank you.

4 MR. ILBERTON: 1514 Middle Street,
5 demolition, alteration, and addition and accessory
6 structure.

7 MR. HERLONG: I'm recusing myself at this
8 point.

9 (Mr. Herlong recused himself.)

10 MR. ROBINSON: 1514 Middle Street. This is
11 a historical structure. It's been to you-all before for
12 some alterations previously. A new owner has purchased
13 it. They want to do some modifications to the rear,
14 some accessory structure and some other stuff to the
15 rear of it.

16 I had a little hard time getting my head
17 wrapped around this because there wasn't any existing
18 site plan to show exactly what all the new things were.

19 But I went to the property, and they are
20 expanding the dormer on the rear of the main structure,
21 adding a deck to the rear, a little kind of pergola
22 feature to the rear. They are changing around the
23 swimming pool deck, adding a fireplace and two garages
24 to the rear of it. They want to tear down the existing
25 garage and add these other two garages.

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1 I believe the reason for the two garages
2 is they were looking for a three-car garage, but our
3 ordinance only allows a footprint of 625 square feet.
4 It's impossible to get a three-car garage in 625 square
5 feet, but we do allow 750 square feet of total accessory
6 structures.

7 One of my questions -- I mean, we will
8 have to look at it. If approved, I will have to look at
9 it a little stronger for accessory structures because is
10 the tower an accessory structure and is that considered
11 a part of that number. Anyway, but we need to get it
12 through you-all first.

13 I did notice a little error on the plan
14 where there was -- on the last page of the plan, on the
15 elevations, they show a dormer on the street side that
16 is a shed dormer on both sides, and that is not correct.
17 They are gabled dormers on the front of the structure.

18 MR. REINHARD: Of the historic structure?

19 MR. ROBINSON: That's correct. Those gabled
20 dormers were approved by you-all in the first
21 application. I don't know -- I'm not sure if the
22 foundation treatments is anything different, but I will
23 let the applicant speak to that. And that's it. That
24 is all I have got.

25 MR. ILBERTON: Great. So they are not

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1 having to go before the BZA?

2 MR. ROBINSON: I'm not sure. I will have to
3 do that -- you know, sitting down and looking at some of
4 the square footage of accessory and what has been
5 approved as accessory before. Generally, these
6 architects do their homework, so probably it's okay.

7 MR. ILDERTON: All right. Is the -- yes,
8 ma'am?

9 MS. COCHRAN: Before I get started, this is
10 a landscape plan that is not in here. It's just kind of
11 for your reference. It's not to be approved or
12 anything, but I will review it.

13 I am Sabrina Cochran, and I'm with
14 Herlong & Associates, representing Kevin and Caroline
15 Pennington who own this property next door, as Randy
16 mentioned, at 1514 Middle.

17 Kevin and Caroline have family that live
18 on Sullivan's Island. They spend a lot of time visiting
19 and being in the area. So they recently purchased this
20 house next door, and they just want to do a few
21 renovations to make it comfortable for their family.

22 As Randy mentioned, you have seen it
23 come before the board before. They added the dormers in
24 front. They are not shed dormers, he's right, that's a
25 mistake, and there is a dormer on the back, this kitchen

1 addition and this tower addition. This was all
2 previously approved by the board.

3 As this is next door, many of you might
4 be familiar with the property, or you might have seen it
5 in the magazine after the renovation was done. It's a
6 nice house. But the rear of the property, it kind of
7 feels like it was never really finished.

8 There is a large spanse of concrete here
9 that, I believe, was to be removed previously and it
10 wasn't. And we will be completely removing all of it,
11 nicely landscaping the back, and really just trying to
12 soften up the rear of the home, especially from Thompson
13 Avenue.

14 And so that is kind of -- the
15 Penningtons bought the house, they loved it, but they
16 just felt like the parking, the entry, all of that area
17 really needed some more thought to it.

18 So the reason we are before you is
19 because we are in a historic district, this is historic
20 property. We are asking for demolition of the existing
21 garage, which is stashed in here, and it encroaches a
22 tiny bit over the property line, but it is there, minor
23 interior alterations and the addition of the two
24 accessory structures. We are requesting some minimal
25 relief. I will go over it as we move on.

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1 Regarding the main house, they are doing
2 some miscellaneous second floor renovations. It's shown
3 in your packet what they are doing. The goal is just to
4 make an upstairs nice master suite on the second floor
5 space within the roof lines.

6 The only impact it has on the elevations
7 is that they are extending the dormer in order to get
8 some more head height and just usable space to make it
9 function. In doing that, we are having to ask for 85
10 foot of relief for the principal building square
11 footage, which is 2 percent of the allowable, 2 percent
12 of the 25 percent you are allowed to ask for.

13 Like I said, there is that existing
14 garage we are asking to be demolished. It's not very
15 well built or a really nice structure. And, like I
16 said, it encroaches over the property line where it
17 stands now.

18 Also, as you see in the elevations,
19 there is no room for parking beneath the existing
20 structure. And because the second floor usable space is
21 all within the roof line, very low roof lines, there is
22 no storage either. So they are trying to get these
23 accessory structures in order to accommodate their
24 parking and their storage needs.

25 Another important goal was for the

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1 Penningtons to gain some nice access from the garage
2 into the house. Currently there is no cover from when
3 you park to when you come in your home. You park in the
4 driveway, and it's not a very well-defined entry, and
5 there is no covering.

6 So we are trying to create a nice
7 covered entry from the garage into the house to provide
8 them some coverage in inclement weather.

9 As we are doing this we are also --
10 there is a shallow porch here that connects over to the
11 tower, but we are trying to add a little bit deeper,
12 nicer porch, create some usable space and also help
13 create that covered entry.

14 They are also, like you see on that
15 plan, doing some significant landscaping. They are
16 really trying to enhance the yard, kind of using this
17 side of this garage as a backdrop, and really kind of
18 creating a little courtyard and a nice entryway into the
19 house for guests.

20 The relief we are requesting on the
21 accessory structures include setback relief and some
22 height relief as shown in the drawings. In order for
23 these structures to work on the property, and to flow
24 well and feel nice and incorporate that landscape plan,
25 we do need this one corner of this garage to encroach

1 over the setback a little bit.

2 You are allowed to have up to -- you are
3 allowed to ask for relief to be as close as six feet to
4 the property line. We, at that point, would be 6 feet 8
5 inches, and it's just that little bit right there.

6 One other thing I may have forgot to
7 leave off there, as Randy was saying, as I thought about
8 it, you are allowed to ask -- this is 625 square feet.
9 You are allowed to get 20 percent relief on the
10 accessory structures.

11 And Randy, we will have to get together.
12 I think we need to ask for some relief. I think these
13 square footages together included asking for relief on
14 that. Unfortunately, I don't have the exact number
15 right now.

16 MR. ROBINSON: We will work on that.

17 MS. COCHRAN: But I think we need a little
18 bit. I think we needed the full 20 percent relief to
19 get these two structures. So I need to add that in as
20 well. That's it.

21 MR. ILBERTON: Great. Thank you. Is there
22 any public comment to this application? Public comment
23 section is closed.

24 Randy, anything?

25 MR. ROBINSON: The only thing I would add is

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1 that if you-all approve it, that you-all approve it with
2 the increases for the square footage of the accessory
3 structures if you-all feel that that is appropriate.

4 And they are asking for a 2 percent
5 increase in principal building square footage, but I
6 don't believe you really need it. I think you get the
7 exemption on a historical structure.

8 MS. COCHRAN: Oh.

9 MR. ROBINSON: You know, a 50 percent
10 exemption on the historical structure, so they really
11 don't need to ask for that.

12 MS. COCHRAN: Okay.

13 MR. ROBINSON: It's almost pretty automatic.
14 So if you-all approve it, we will make sure it happens.

15 MR. ILBERTON: Thank you. Fred, do you want
16 to start her off?

17 MR. REINHARD: Sure. The lot is certainly
18 adequate to accommodate these, what I consider,
19 modestly-sized accessory structures that are basically
20 behind the historic house. So it doesn't, in my
21 opinion, those nor the dormer on the back side of the
22 house, compromises the facade of the historic house,
23 which is the thing that I'm most concerned about.

24 And I'm a little disappointed that you
25 didn't give us an elevation that would show us that you

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1 can't see them, essentially. You would have had to have
2 shown that tower, which I don't like to see, but that is
3 not up for discussion. That is all I have.

4 MR. ILBERTON: Jon?

5 MR. LANCTO: What is the total square
6 footage of the two additional accessory structures?

7 MS. COCHRAN: I don't want to tell you the
8 wrong number. Let me see if I have it. I'm really not
9 positive, and I don't want to tell you the wrong thing.
10 Can I see this?

11 MR. CRAVER: Sure. I'll share.

12 MS. COCHRAN: I did these calculations so
13 many times. I think it's probably, plus or minus, 800
14 square feet. This is 625. This one, I think, is 3 --
15 no. I am really not sure. 250 maybe.

16 MR. LANCTO: It's more than half of the
17 other one, isn't it?

18 MS. COCHRAN: Yes.

19 MR. ILBERTON: It looks like a little more
20 than that.

21 MS. COCHRAN: I believe we had it at 900,
22 but I may be incorrect. I know I needed the relief and
23 we had -- we were just under the square footage.

24 MR. LANCTO: So if you took the tower and
25 added it to the two accessory structures, the three

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1 total would be less than 750 plus 20 percent?

2 MS. COCHRAN: Well, because the tower was
3 connected I don't think we were counting -- Randy, I
4 don't think we were counting that as an accessory
5 structure. Randy, do you have thoughts on that?

6 MR. LANCTO: Randy brought that up.

7 MR. ROBINSON: I know we met on it and we
8 talked about it, or we talked about the square footage
9 on these structures, but I'm not exactly sure.

10 MR. CRAVER: Is the tower included?

11 MR. ROBINSON: Well, it must not be
12 considered accessory. It's too tall to be accessory.
13 It has to be a portion of the house.

14 MS. COCHRAN: It's attached.

15 MR. ROBINSON: Because if it was accessory
16 it wouldn't be able to be up above 21 feet and wouldn't
17 have been approved to start with.

18 MR. ILBERTON: It wouldn't have been.

19 MR. ROBINSON: So we must have considered it
20 a part of the house when it was actually built; and,
21 hence, the attachment, the walkway from the second floor
22 to that.

23 MS. COCHRAN: And I know now that these are
24 900 square feet together. Because it's 750 plus the
25 20 percent relief, that is 150, which was 900.

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1 MR. LANCTO: All right. Then I'm fine with
2 that. I just wanted to make sure that we are including
3 that in our approval.

4 MR. ILBERTON: Billy, do you have anything?

5 MR. CRAVER: I'm good with it. I think it
6 improves the heck out of that piece of property, and
7 particularly getting rid of the big slab and do some
8 landscaping.

9 MR. ILBERTON: Yeah, removing that slab I
10 think is going to be a real plus. Moving the garage
11 will give a little bit of buffer because it is really
12 exposed on the back.

13 MS. COCHRAN: And we are hoping it kind of
14 gives some grounding to that tower.

15 MR. ILBERTON; Yeah. The original house was
16 done with such integrity. I mean, they really did a
17 good job keeping -- restoring that structure, that
18 historical structure. It's nice to see that it's moving
19 on through its unoccupancy stage, so I am good with it,
20 also.

21 Do I hear a motion?

22 MR. CRAVER: I move we approve the
23 application as submitted, with the addition of allowing
24 the additional 20 percent relief on the accessory
25 structure.

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1 MR. ROBINSON: And I'm sorry. I hate to
2 point something out at the last minute, but there is
3 relief they are asking for for one of these garages.
4 There is a setback relief.

5 MS. COCHRAN: Yes, which is in that
6 submittal.

7 MR. CRAVER: It's in the submittal.

8 MR. ROBINSON: It is.

9 MR. CRAVER: So as submitted, plus the
10 20 percent relief on the accessory structure.

11 MR. LANCTO: Actually, the -- Randy is
12 right. The setback is not --

13 MS. COCHRAN: That is something we
14 questioned, how to put it in that form, because that
15 form is more for the principal structure, so we just
16 kind of wrote it in the front, not sure.

17 That was my problem with the square
18 footage, too. There is no accessory -- we need a form
19 that basically has accessory structure requirements that
20 you can fill out, because those requirements are all
21 based on the principal building.

22 MR. CRAVER: So my motion is for approval as
23 submitted, with the 20 percent relief on the accessory
24 structure and with the relief on the setback of the
25 one-car garage accessory structure from the

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1 right-of-way.

2 MR. ILDERTON: Great. Do I hear a second?

3 MR. LANCTO: Second.

4 MR. ILDERTON: Discussion? Everybody in
5 favor?

6 MR. REINHARD: Aye.

7 MR. ILDERTON: Aye.

8 MR. LANCTO: Aye.

9 MR. CRAVER: Aye.

10 MR. ILDERTON: All right, 3318 Jasper. We
11 are going to keep Steve out of here.

12 MR. ROBINSON: Okay, 3318 Jasper Boulevard.
13 Obviously, this one scares me, and I will tell you why
14 it scares me.

15 Our ordinance -- and I put some
16 ordinance sections in front of you. Our ordinance --
17 golly, it's hard to tell you, but Page 10 of the
18 ordinance. It's the sixth --

19 MS. NELSON: Excuse me. Could I have a copy
20 of that?

21 MR. ROBINSON: Yes.

22 MS. NELSON: Thank you.

23 MR. ROBINSON: Under 6 it says, attached
24 additions that do not share heated space with the
25 principal building are allowed provided they have no

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1 kitchen facilities, no kitchen facilities are allowed,
2 and deed restrictions are placed on the property
3 prohibiting rental as a separate dwelling.

4 My fear here is attached in our
5 ordinance is not defined. This section of the ordinance
6 was prior to 2005, and we put it in there to allow
7 additions to properties that maybe they just couldn't
8 work it out where there was heated space between the new
9 addition and the house.

10 And up until this point we have allowed
11 small screened porches, or there have been a couple of
12 instances where they were small open porches that made
13 that attachment.

14 But our rule of thumb that we went by in
15 the office was always if that porch was 10 feet long, it
16 was at least 5 feet wide. So it was kind of a 1:2
17 ratio. And it wasn't written in the ordinance. It's
18 just something that Kent and I came up with probably
19 back in 2002 or 2003. This is a rather long attachment.
20 It just doesn't seem to fit into what we have approved
21 as of yet.

22 And getting to my fear, my fear is once
23 we approve this, being such a long way, that it might
24 open the door to allowing different, you know, long
25 hallways to an attachment on another piece of property.

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1 MR. CRAVER: And this is bad because?

2 MR. ROBINSON: Because of having secondary
3 dwellings on -- second houses on --

4 MR. CRAVER: But if you can't have kitchen
5 facilities -- I mean, we have got -- we beat this to
6 death when we were going -- I mean, I wanted to be able
7 to have secondary dwellings, but that was one of those
8 106 to 1 votes that was taken. But, I mean, this was
9 intentional, and so I don't have that fear, because you
10 can't have a kitchen.

11 MR. ROBINSON: Right. I understand. I
12 understand.

13 MR. CRAVER: So it won't be a secondary
14 dwelling.

15 MR. ROBINSON: But that's my fear, and
16 that's --

17 MR. CRAVER: I hear you, but I just wanted
18 to give you some history here.

19 MR. ILBERTON: Let's bring it back to what
20 this board is about. We are really about approving good
21 design. And if it doesn't -- if you make a call on it
22 saying it's not going to work because of other reasons,
23 that is going to trigger them, perhaps, having to go to
24 BZA.

25 MR. ROBINSON: That's correct.

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1 MR. ILBERTON: But what we are worried about
2 is how is it going to look, how is it going to feel with
3 the neighborhood, dah, dah, dah, the stuff we normally
4 worry about.

5 So, I mean, if you make that call,
6 that's your call. And they may have to do that, they
7 may not. I don't know. If that's correct -- I mean, I
8 think I'm correct.

9 MR. ROBINSON: That is correct. I just
10 wanted to put that out there.

11 MR. ILBERTON: Great.

12 MR. ROBINSON: And so what they are asking
13 for is they are asking for an accessory structure. They
14 are asking for 100 percent increase in square footage
15 over the allowed amount for neighborhood compatibility.

16 And I have to have a problem with that
17 because this structure doesn't really fit in with the
18 neighborhood. It's 20 feet forward of any other
19 structure on that block.

20 MS. NELSON: Are you sure?

21 MR. ROBINSON: Yes.

22 MS. NELSON: It's well within its front
23 setback.

24 MR. ROBINSON: It's within the setback.

25 MS. NELSON: A good 15 feet within the

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1 setback.

2 MR. ROBINSON: I am talking neighborhood
3 compatibility.

4 MS. NELSON: Which we will discuss.

5 MR. ROBINSON: To me, it just doesn't seem
6 to --

7 MS. NELSON: I am not sure how far apart we
8 are here. I'm not sure how far apart we are.

9 MR. CRAVER: This is the same thing right
10 here. I mean, I hear what you are saying, Randy.

11 MR. ROBINSON: But if you look -- well,
12 you-all probably don't have that information. But when
13 I look at it I see Mr. Baker is 57 feet 8 inches, or
14 57.8 feet from the property line.

15 MS. NELSON: From the property line?

16 MR. ROBINSON: From the property line.
17 Yours is -- I'm sorry. I had it right here. I don't
18 know what happened to it. One of my problems was there
19 was really no scale on this.

20 MS. NELSON: This is 25. So if this was
21 another, just eyeballing it, another 15, maybe we are 40
22 feet from the property line.

23 MR. ROBINSON: There is about a 20-foot
24 difference between Baker and this one.

25 MS. NELSON: Okay.

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1 MR. ROBINSON: And I just felt like if you
2 are asking for neighborhood compatibility, you have to
3 look at the setbacks of the other properties in the
4 neighborhood. You know, that is one of the standards
5 for neighborhood compatibility, are setbacks. So other
6 than that, I will leave it up to you-all.

7 MR. ILBERTON: Great. Thank you. Yes,
8 ma'am?

9 MS. NELSON: I am Layne Nelson with Herlong
10 & Associates here on behalf of Bill and Rosemary
11 Connelly who purchased this property that we have been
12 discussing.

13 I will kind of cut to the chase and
14 address some of your concerns. We have had these
15 conversations prior to this meeting and have all been
16 kind of scrambling to find out what the code does or
17 does not allow.

18 But, outside of that, there are
19 neighborhood compatibility reasons why we have done this
20 the way we have, and I will explain those to you.

21 Basically, the Connelys have lived here
22 for seven years. They wanted to live in the house, find
23 out what they did or didn't like about it and what they
24 might need for an addition in the future.

25 They approached us with the idea to have

1 some family space, a pool, some recreational living
2 space that was well connected to the pool. When we
3 first looked at it, said, great, we will look at it.
4 You know, of course we looked at the rear at all of
5 these other pools and thought that would be great,
6 except that this house is placed so far back on the lot
7 that the back deck that exists actually encroaches into
8 the OCRM setback line as it is as a preexisting
9 condition. So, clearly, we weren't able to do anything
10 at the rear of the house.

11 Luckily, we are in a RC-2 district, and
12 so we are allowed to bring the pool to the front of the
13 house. So we decided that we would look at that and how
14 we might connect some living space for their family that
15 would be a direct link to this space.

16 The existing house, all of the living
17 spaces are oriented to the rear of the property to this
18 deck into the Waterway, which is beautiful, it wasn't
19 intentional, but it isn't giving us anything but entry.
20 There is no living space connected to this new pool
21 area.

22 And so we realized that we had three
23 goals in mind. We needed to create an addition that
24 gave them some recreational living space. We wanted to
25 give them the pool. And very important to the pool, we

1 wanted to be able to create a sense of privacy for them.

2 I know you know and are familiar with
3 the lot, and you can certainly see here that this is
4 probably one of the most exposed lots on Sullivan's
5 Island.

6 Everybody on this new higher bridge has
7 a great view directly into this yard. And so we thought
8 that if we began to pull the addition forward, we could
9 completely encompass the pool and pool deck with sort of
10 a wraparound porch and heated space, and afford them
11 some privacy to do so.

12 As we were looking at it, and where it
13 might go, we looked at the neighbors and looked at what
14 their view would be. If we were to pull this too close
15 we would end up with a large, bulky mass.

16 So we looked at what we do do on
17 Sullivan's Island on many occasions, pull the addition
18 away from the main house and link back to it. We are
19 pulling farther probably than any has been approved, but
20 the concept has absolutely been approved.

21 As we were looking at it, pulling it
22 forward, knowing that this house was so far back, we
23 still had plenty of room within the front setback and
24 stayed well off of the front setback in doing so.

25 But what we did, besides create the

1 necessary space for a pool, which, if you will notice,
2 is a good bit smaller than the pools in the
3 neighborhood, we created a one-story porch link. This
4 is usable space, outdoor living, it's wonderful, but
5 it's one story.

6 If you look at the house next door,
7 where we are pulling this structure now, if anything,
8 might clip their view of the bridge from the front
9 spaces of their home.

10 On the first floor of this house the
11 landscape is built up so much that there really isn't a
12 tremendous view there. But there is, and I have a
13 picture of it, there is a second floor window that is
14 housed under this portion of roof right here.

15 By keeping this link open and creating
16 this transparency and keeping this one story, we are not
17 impeding their view at all from that second-story space.

18 We felt that the privacy concerns that
19 we were addressing for them here, the transparency we
20 were creating and the pulling apart of the massing, we
21 felt was very much in keeping with the neighborhood.
22 And so that is where we got to this layout of spaces
23 here, and we did consider the neighbors and feel this
24 was a good design for them.

25 Where we got to the square footage was

1 this desire to completely surround the pool here. We
2 wanted to make sure that we created a pleasing
3 streetfront presence. We did not want to have a pool,
4 an elevated pool and deck out here at our streetfront.

5 So bringing that addition around allowed
6 us to bring a smaller structure to the front of the lot,
7 which made a nicer streetfront presence. Keeping it off
8 to the side allowed you a clear view of the main entry
9 of the existing home from the drive coming into the
10 property, and didn't manage to, in our opinion, block
11 anybody's view.

12 So creating the streetfront presence,
13 creating the privacy that we wanted to here, allowed us
14 to completely break up the masses and integrate this
15 pool into the design.

16 To do that, this structure ends up being
17 30 feet wide because we want to capture that whole deck.
18 We created it at 30x15, which we felt was a pleasing
19 proportion for the structure that was going to be out
20 front. Once we did that, we decided to look at the
21 square footages and see where we were, because we knew
22 we were probably approaching or exceeding the allowable
23 square footage, which we were.

24 In looking at whether or not we had a
25 reasonable request to come to the board and ask for

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1 relief in this regard, we looked at the lots in this
2 entire block. There are nine lots in this block.

3 The first four that you see here are all
4 designated as half-acre lots. The five beyond that are
5 all greater than a half an acre, up to .61 acres.

6 If you look at the four lots that are
7 actually designated as half-acre lots, you will see that
8 the Connellys' lot, because of the marsh land and the
9 encroachment here, has less high land than any of the
10 other three half-acre lots.

11 Because, for calculation purposes, we
12 are only allowed to use the high land of the lot, we are
13 actually restricting the Connellys to the smallest, most
14 restrictive square footage of any home in the entire
15 neighborhood, including the three other lots that are
16 technically half-acre lots as well.

17 We felt that that was a reasonable
18 reason to come and ask you guys for the relief that we
19 needed on the square footage.

20 I did want to say very quickly that we
21 have come to the board for guidance and advice on this.
22 We do recognize that this is something that hasn't been
23 done before. We do believe that we are within, well
24 within anything that the ordinance currently states.

25 We are within our setbacks. We are

1 within every zoning ordinance except the principal
2 building square footage.

3 We have shown you elevations simply so
4 that you can see the massing here. We have not gone to
5 the point of going to architectural detail. We didn't
6 think that it was in the Connelleys' best interest to go
7 to that level before we knew whether the board would
8 entertain this or not.

9 So we aren't necessarily coming for
10 feedback from you on the architectural style. That we
11 will bring back to you. We are really looking for your
12 feedback on the design as it is laid out.

13 Now, Randy -- we had a conversation with
14 him, and Randy brought these points up to us and these
15 concerns, and I really did scour the ordinance in an
16 attempt to find a definition of attachment.

17 There is not even -- only in the one
18 section of the ordinance that Randy cited that says an
19 attached addition is allowed that does not have -- does
20 not share heated space with the principal dwelling.

21 So that statement or that term is there,
22 but there is no definition. There is a definition for
23 an accessory structure, which I think in the beginning
24 you said we were asking for an accessory structure,
25 which we believe we are asking for an addition. Those

1 two definitions do exist in the ordinance, and I have
2 them here if you will bear with me while I read them.

3 The definition of an accessory structure
4 is a use or structure subordinate to the principal
5 building on a lot and used for purposes customarily
6 incidental to the main or principal use of the building
7 and located on the same lot.

8 Examples of accessory structures are
9 deck, patio, fence, garage, gazebo, cabana, historic
10 structure we know, kennel, home occupation, clearly
11 things that imply that they are detached, rarely are
12 they conditioned space.

13 If you look at the definition of an
14 addition, an addition is construction to existing
15 structures intended to provide additional square
16 footage, storage or porch areas, whether or not
17 completely enclosed.

18 In the definition there it doesn't say
19 that it needs to be attached, nor is there any guideline
20 anywhere that tells us how to attach it. In the past,
21 with every link that we have done, the requirement that
22 we have used is that the foundation and the roof line
23 must be completely attached to both structures.

24 In this instance, the foundation is
25 completely seamless from the existing structure to the

1 new porch and the new heated space, and the roof is
2 completely attached to the second story deck as well as
3 the new roof to the addition.

4 So I'm having a hard time guiding our
5 clients, and just basically need your input on where we
6 can or cannot go with this within the zoning ordinance
7 and what we need to tell them.

8 In light of that, we are looking for
9 guidance, but we are also asking for the relief in the
10 principal building square footage in that we are not
11 covering any more of a footprint than we are allowed to
12 cover here. We are within that footprint.

13 And we are -- we have been given numbers
14 and limits here that are more restrictive than any other
15 lot in the neighborhood, including lots that are
16 technically of the same size.

17 MR. ILBERTON: Great. Thank you. Public
18 comment on this application? All right. Public comment
19 section is closed.

20 Randy, anything more to add?

21 MR. ROBINSON: Yes. If I referred to it as
22 an accessory structure I was in error, because it
23 couldn't be an accessory structure. It's way too tall
24 to be an accessory structure. And I don't have anything
25 else.

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1 MR. ILDERTON: Thanks. I will start off. I
2 don't know what the -- how you would label this
3 neighborhood as far as compatibility because it's so
4 different. I mean, all the houses are relatively new.
5 They are all pretty sizeable.

6 And so I'm not so sure how I could
7 relate this design to be a plus or a minus to
8 neighborhood compatibility, but I think it might
9 soften -- I think it might actually be doing a favor to
10 its neighbors, being that it's going to soften the
11 approach as you come across the bridge there.

12 The other structures might not seem as
13 vulnerable and exposed with this structure there. As
14 well as the design on the pool house or pool structure
15 is sort of cottagey, and maybe might almost signal the
16 idea of what we once had or once was so common on
17 Sullivan's Island, the cottages that we don't have as
18 many of anymore. So, anyway, I think it sort of works.

19 Is the roofing of the original structure
20 going to be, or part of it, is it going to be metal,
21 also, or not necessarily?

22 MS. NELSON: Yes.

23 MR. ILDERTON: Because right now it's not,
24 is it?

25 MS. NELSON: The existing structure has a

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1 metal roof on it.

2 MR. ILDERTON: Oh, it does? Okay. Excuse
3 me. Anyway, I'm okay with it.

4 MR. REINHARD: You should have been a
5 lawyer. Beautiful presentation. Riveting.

6 MS. NELSON: Thank you.

7 MR. REINHARD: I agree with everything that
8 you have said. Have I ever agreed with everything you
9 have said?

10 MR. ILDERTON: No. I want this on the tape.

11 MR. REINHARD: I particularly like the word
12 softening and cottage. You are right, it changes that
13 particular -- it kind of coaxes that part of the island
14 more towards more historic parts of the island.

15 Very, very difficult lot with all of
16 that ruffraff. The driveway and parking lot pervious
17 material, that is actually larger than the pool and the
18 little structure that you are adding on, I think it
19 can't do anything but help that property look better,
20 which is what we are concerned about. And I commend you
21 on a good solution.

22 MS. NELSON: Thank you.

23 MR. ILDERTON: Jon?

24 MR. LANCTO: Yeah, I don't have any problem
25 with the compatibility issue, and I think having the

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1 smaller scale forward on the lot is going to improve
2 that, so I'm good with the overall concept here.

3 I think that the details are going to
4 make a lot of difference in how it appears. But I
5 think, with some work there, I think it's fine.

6 MR. ILDERTON: Billy?

7 MR. CRAVER: I'm good with it. I like it
8 for all the reasons everybody has said.

9 MR. ILDERTON: All right. Do I hear a
10 motion?

11 MR. REINHARD: I move for approval.

12 MR. CRAVER: Second.

13 MR. ILDERTON: Discussion? Everybody in
14 favor?

15 MR. LANCTO: What are they asking for,
16 conceptual?

17 MS. NELSON: The 25 percent relief on the --
18 conceptual, with the 25 percent relief on the principal
19 building square footage.

20 MR. LANCTO: Okay. That is all I needed to
21 know.

22 MR. ILDERTON: Everybody in favor?

23 MR. REINHARD: Aye.

24 MR. ILDERTON: Aye.

25 MR. REINHARD: Aye.

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1 MR. CRAVER: Aye.

2 MR. ILBERTON: Great. Thank you, ma'am.

3 2213 Atlantic Avenue, new construction.

4 Steve can re-enter.

5 (Steve Herlong re-entered the room.)

6 MR. ILBERTON: Randy, what do you think?

7 MR. ROBINSON: 2213 Atlantic Avenue. This
8 is an empty lot.

9 MR. CRAVER: Is this Miles Barkley's?

10 MR. ROBINSON: It is. The applicant is
11 coming to you for preliminary approval.

12 As I said, it's for a new structure on
13 this property. He's asking for some relief in different
14 ways, an 8.3 percent side setback relief. Second floor
15 side setback is 100 percent. Building square footage,
16 he has asked for 10 percent relief on that to increase
17 the square footage by 392 square feet, and principal
18 building side facade relief.

19 I have looked the plan over. I think he
20 has done a great job. You know, I don't know what else
21 to say. It's --

22 MR. ILBERTON: This is a 70-foot wide lot?

23 MR. ROBINSON: It is a 70-foot wide lot. It
24 was a challenge. He's met with the neighbors. I have
25 heard from the neighbors. They are really okay with it.

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1 He has pulled the house back a little further than it
2 really had to be, so I don't have any problem with it.

3 MR. ILBERTON: Thank you. Yes, sir?

4 MR. CLOWNEY: Beau Clowney here representing
5 Jessica and Todd Herring (phonetic), a young family who
6 actually have a lot of extended family members, and this
7 is going to be their family beachhouse.

8 And the way we have designed this,
9 conceptually, is -- and I kind of want you to look at --
10 maybe this drawing right here is probably a good one to
11 start with.

12 We really strongly wanted this -- first
13 of all, they love the architecture of Sullivan's Island.
14 They love the details of the historic buildings and the
15 roof lines, and so they wanted to do something that
16 really reflected that.

17 And so our idea was to do something
18 that, because of what they wanted in a program, do
19 something that had something that was a little bit more
20 on the scale of the street, a little bit more of
21 diminutive and, also, reflecting the scale of a smaller,
22 thin historic house.

23 And then the same with the back
24 dwelling, which has its own roof line, and that really
25 speaks to its neighbors and how it addresses the ocean

1 side.

2 So they are basically -- this is the
3 street side, and this would be the side of the street
4 side, and then you have this link between this volume
5 and this volume, and a lot of it has to do with the way
6 we wanted these roofs to look.

7 So, in particular, back here we really
8 wanted this to be a really nice, pure, broken hipped
9 roof form. And the link between is really of no
10 consequence and is subordinate to this dwelling.

11 And then this one, we wanted it to have
12 a gabled with volume, with the pavilion out front and
13 the small porch out front using nice little columns, and
14 then the kind of dog-eared gabled heads.

15 So, as you look at this, please keep
16 referring back to the plan, is all I would ask, and then
17 Justin has a lot of other things he can tell you about
18 as well.

19 MR. FERRICK: Justin Ferrick. I wanted to
20 talk a little bit about the strategy on the site, as
21 well as our request for the overages.

22 We are asking for the 10.3 percent
23 increase in the principal building square footage. And
24 one of the things to notice first about this lot is that
25 it's a massive lot, okay? It's over 70,000 square feet.

1 And it occurs at a unique place on the island, which I'm
2 sure everybody is familiar with, but the RC-1 line was
3 fairly arbitrarily drawn diagonal between here and here.

4 Even though all the lots along here are
5 quite large, so it definitely puts a lot to this end of
6 that section at a distinct disadvantage.

7 So we are asking for the additional
8 392 square feet, but it's reflected in the sense that
9 you have to obey the RC-1 line, which we feel is fairly
10 arbitrary.

11 Secondly, the house directly to the east
12 here is -- I think it's 4,900 square feet, essentially,
13 so it's quite a large house, and there are other large
14 houses on that block. So we feel, considering the fact
15 that we have broken the massing of the volume up quite
16 substantially, which takes a little bit of additional
17 square footage to make that work appropriately, we feel
18 like the request for a little increase in the square
19 footage is warranted.

20 Additionally, we are asking for a
21 combined 2 feet 4 inches on the side setbacks for
22 relief. And, again, we feel like this is minimal when
23 you consider the floor plan, which here you can see
24 that, largely, that setback line is dictated by a deck
25 on the first living level here and this little bay that

1 protrudes out here.

2 Other than that, the main massing of
3 this building from this property line is, in fact, over
4 22 feet from the property line, which we think is quite
5 substantial for front beach property.

6 And then, additionally, this volume here
7 is over 17 feet from the property line. And then this
8 side here has a consistent, more or less, 12 foot from
9 the property line, which abuts the more solid house on
10 this side.

11 So we feel like because of the way the
12 masses are broken up, and the way they step back from
13 the property line, that although we are asking for some
14 increases in the side setbacks, we feel like overall
15 it's going to be less of an impact on the neighbors
16 because of the way the plan works. And I will leave it
17 at that.

18 MR. ILBERTON: Great. Public comment?
19 Public comment section then is closed.

20 And, Jon, do you want to start this off?

21 MR. LANCTO: I think it's a great design and
22 I think it's compatible with the neighborhood. I don't
23 have any problems with the requested relief, so I'm good
24 with it.

25 MR. ILBERTON: Billy?

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1 MR. CRAVER: I'm good with it. I think it
2 looks great. It's a good example of the kind of
3 structure that the guidelines allow us to give that
4 relief. It's broken up. It's not a box. It looks
5 good.

6 MR. ILBERTON: Fred?

7 MR. REINHARD: It's a Beau Clowney design,
8 what can I say? I have a question, though. I do like
9 it. Could you put that board back up on the easel,
10 please?

11 MR. FERRICK: This one?

12 MR. REINHARD: Yes. The image of the house
13 on that lot is the previous house?

14 MR. FERRICK: That's correct, yes.

15 MR. REINHARD: But I didn't see anything on
16 your documents that shows the alignment of the front of
17 the new proposed house lining up with the houses on each
18 side. Is that what you plan to do?

19 MR. FERRICK: Yes. The house is generally
20 in line with -- right here. It essentially fills the
21 same volume.

22 MR. REINHARD: I mean the front of it.

23 MR. CLOWNEY: The front?

24 MR. ILBERTON: How far out it projects.

25 MR. REINHARD: Does it line up with the

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1 adjacent houses, or is it behind or --

2 MR. HERLONG: On the side or the street
3 side?

4 MR. REINHARD: The street side.

5 MR. FERRICK: This kind of gives you an idea
6 of the placement on the lot relative --

7 MR. REINHARD: That's it. Why didn't you
8 give us that in the first place?

9 MR. CLOWNEY: The reason we didn't give you
10 that, actually, is because it's still an ongoing
11 discussion. But, I mean, it's largely within a few feet
12 here and there. That is where it's going to go.

13 MR. REINHARD: So the front --

14 MR. FERRICK: Porch is essentially in line
15 with these porches, and then the pavilion pokes out a
16 little bit.

17 MR. REINHARD: The pavilion is the word I
18 was looking for, the pavilion with the garage
19 underneath.

20 MR. CLOWNEY: That is going to be just a
21 little --

22 MR. REINHARD: It comes out not quite even
23 to the steps of the house to the east.

24 MR. CLOWNEY: It will be in this area, a
25 little bit in here, maybe just a little bit back.

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1 MR. REINHARD: But it's significantly closer
2 to the street than the house to the west, according to
3 this.

4 MR. FERRICK: Right, but remember that this
5 right here is a porch and this right here is heated
6 square footage. So the heated square footage --

7 MR. REINHARD: I know, but the pavilion
8 is --

9 MR. CLOWNEY: Yes, that's correct.

10 MR. REINHARD: The pavilion is significantly
11 farther.

12 MR. FERRICK: That's correct, yes.

13 MR. REINHARD: And is that blended by the
14 rear build line? Why did you not scoot it back so
15 it's --

16 MR. CLOWNEY: Well, that is because of the
17 fact that where that house sits along that back edge
18 there, we have had some conversations with the owner and
19 some conversations with the neighbor here, and right now
20 what you are looking at is pretty much where we think
21 it's going to go.

22 The owner is still a little bit on the
23 fence about whether it would go back farther towards the
24 ocean. It could go all the way back here. But we also
25 feel like that that is not the most appropriate thing to

1 do to the neighbors.

2 MR. REINHARD: I'm thinking the neighbors
3 would be more concerned about the back of the house
4 being lined up with their adjacent houses than the front
5 of the house.

6 MR. CLOWNEY: Yeah, they are, definitely.

7 MR. ILBERTON: They are more concerned about
8 the ocean side.

9 MR. CRAVER: All day long.

10 MR. REINHARD: That answers my question.

11 That answers my question. I am good with it.

12 MR. CLOWNEY: I mean, again, this is only
13 floating a few feet here and there, but it's really kind
14 of we are waiting for the client to get here so he can
15 see certain things.

16 MR. ILBERTON: Steve?

17 MR. HERLONG: Oh, I think it's a great
18 solution. That is a very difficult group of properties
19 to work on with that narrow width. That is a wonderful
20 solution.

21 And I think bringing it a little bit
22 closer to the street for that one-story section works
23 fine. A little variation, at least on that street side,
24 is nice. And I do understand -- I believe that may have
25 been a consideration on other homes there trying to line

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1 up on the ocean side. That is sort of that -- it's a
2 neighborly thing to at least discuss it with your
3 adjacent neighbors.

4 MR. ILDERTON: Great. I am also fine with
5 it. Good-looking house. Do I hear a motion?

6 MR. CRAVER: Move we approve as submitted.

7 MR. LANCTO: Second.

8 MR. ILDERTON: Discussion? Everybody in
9 favor?

10 MR. HERLONG: Aye.

11 MR. ILDERTON: Aye.

12 MR. LANCTO: Aye.

13 MR. REINHARD: Aye.

14 MR. CRAVER: Aye.

15 MR. ILDERTON: We are adjourned.

16 (The hearing was concluded at 7:00 p.m.)

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1 STATE OF SOUTH CAROLINA)
2)
3 COUNTY OF CHARLESTON)

4 I, Nancy Ennis Tierney, Certified Shorthand Reporter
5 and Notary Public for the State of South Carolina at
6 Large, do hereby certify that the foregoing hearing was
7 taken at the time and location therein stated; that the
8 hearing was recorded stenographically by me and was
9 thereafter transcribed by computer-aided transcription;
10 and that the foregoing is a full, complete and true
11 record of the hearing.

12 I certify that I am neither related to nor counsel
13 for any party to the cause pending or interested in the
14 events thereof.

15 Witness my hand, I have hereunto affixed my official
16 seal this 25th day of February, 2011, at Charleston,
17 Charleston County, South Carolina.

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Nancy Ennis Tierney
CSR (IL)
My Commission expires
April 6, 2014

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 overall (2)
 owner (3)

< P >
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 Penningtons (2)
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 Permit (1)

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Todd (1)
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transparency (2)
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< V >
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< Y >
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Yeah (4)
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young (1)

< Z >
Zoning (3)