

Deposition of Sullivan's Island Design Review Board

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MEETING OF THE SULLIVAN'S ISLAND DESIGN REVIEW BOARD

DATE: August 17, 2011

TIME: 6:00 PM

LOCATION: SULLIVAN'S ISLAND TOWN HALL
2050-B Middle Street
Sullivan's Island, SC 29482

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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
- DUKE WRIGHT - Secretary
- 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: This is the August 17th, 2011
2 meeting of the Sullivan's Island Design Review Board.
3 It is now two minutes after six, and the members in
4 attendance are Duke Wright, Pat Ilderton, Steve Herlong,
5 Billy Craver and Jon Lancto. The Freedom of Information
6 requirements have been met for this meeting.

7 The items on tonight's agenda are
8 approval of the minutes. Do I hear --

9 MR. WRIGHT: The June minutes.

10 MR. ILDERTON: The June minutes.

11 MR. WRIGHT: I was not there so I can't --

12 MR. HERLONG: I move that we approve them.

13 MR. ILDERTON: Second?

14 MR. CRAVER: I will second it.

15 MR. ILDERTON: Discussion? Everybody in
16 favor?

17 MR. WRIGHT: Aye.

18 MR. ILDERTON: Aye.

19 MR. HERLONG: Aye.

20 MR. LANCTO: Aye.

21 MR. CRAVER: Aye.

22 (Mr. Herlong recused himself.)

23 MR. ILDERTON: 3109 Marshall Boulevard,
24 alteration.

25 MR. ROBINSON: 3109 Marshall Boulevard.

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1 This is more of an interpretation thing than anything
2 else. This is a vacation rental. They are proposing to
3 move some things around inside the structure to make it
4 a little more livable.

5 They are not going to be adding to the
6 exterior size of it, but there is one section in this
7 structure that is an open section. It's kind of a foyer
8 section where you walk in the front door you look up and
9 it's open.

10 What they are intending to do is to put
11 a floor system in that, and so it would increase the
12 floor space of the structure by a little, but it would
13 not increase the bedrooms.

14 It was something that I felt we could
15 just talk about and see how the Design Review Board
16 interprets that as far as whether it meets or if this
17 section of the ordinance applies to it.

18 Under vacation rentals, 21-118-C says, a
19 certificate of zoning compliance shall not be granted,
20 even if the principal building otherwise qualifies for a
21 certificate of zoning compliance if subsequent to the
22 ratification of this ordinance that principal building
23 has been enlarged or raised or otherwise destroyed.

24 And so I guess my question to you-all is
25 what do you-all feel like the word enlarged is?

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1 According to the ordinance, the Design Review Board can
2 make interpretations.

3 Seeing as we don't have a building
4 review board, the Design Review Board has kind of acted
5 in that fashion before and has been my building review
6 board. So I am basically coming to you-all and saying
7 do you-all feel like this is an enlargement since there
8 is nothing done to the exterior portion, only a
9 remodification of the interior.

10 MR. CRAVER: So explain again exactly what
11 it is they are wanting to do.

12 MR. ROBINSON: If you look at the second
13 page of their plan --

14 MS. COCHRAN: The second floor plan.

15 MR. ROBINSON: Right, the second floor plan.
16 The first floor plan I looked at and gave them approval
17 to do the first floor plan.

18 But the second floor plan, if you look,
19 as you come in the front door it says open to entry
20 foyer below. And they are intending to put floor joists
21 across that area.

22 And the bedroom, which is on the ocean
23 side now, will now be moved back to this area which is
24 the den section of this structure. That is all from me.

25 MR. ILBERTON: Great. Are we good? Are you

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1 good, Billy?

2 MR. CRAVER: Yes.

3 MR. ILDERTON: Yes, ma'am. Go for it.

4 MS. COCHRAN: Randy basically said
5 everything I'm going to say. I don't need to go through
6 this whole thing. But what he said is --

7 MR. ILDERTON: I think we understand.

8 MS. COCHRAN: -- exactly which rooms are
9 going to get an enlargement or not. We are not
10 increasing the bedrooms. We are just trying to make it
11 more comfortable and livable for them, and we think we
12 are meeting the intent of the ordinance.

13 MR. ILDERTON: Duke?

14 MR. WRIGHT: No, I -- if you are looking for
15 an interpretation of whether or not we are adding on to
16 the property or to the house, I would say no. To me, an
17 addition is an exterior change rather than an interior
18 reconfiguration.

19 And I think there is a limit on the
20 rental property in terms of the number of people who can
21 occupy the building. I think it's, what, 12?

22 MR. ROBINSON: Right. This one is at 12.

23 MR. WRIGHT: I sure don't go around counting
24 people. I live right across the street from this house.
25 So, to me, I don't see really any issue here. I am

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1 okay.

2 MR. ILDERTON: Okay. I am okay with it.
3 Billy?

4 MR. CRAVER: Yeah, I am good with it. I
5 don't think it's enlarging it.

6 MR. LANCTO: I think the intent here was
7 that if you came and you had enlarged your house without
8 permission or did some modification. I don't think this
9 intent was here to prevent somebody from enlarging a
10 house, so I'm fine with it.

11 I think that the enlargement issue is if
12 you came to give them a certificate and you found that
13 they had enlarged the house, and everything was
14 compliant, then you could turn them down because of
15 that.

16 MR. ROBINSON: I just want to let you know
17 it has been to the Board of Zoning Appeals for enlarging
18 the houses, but it's been always outside the footprint
19 of the house, adding a porch or adding square footage to
20 the exterior of the house and they have turned it down.
21 Actually, there was one that they let them have just a
22 little bit.

23 MR. LANCTO: You know, I'm not sure if that
24 was the intent when they wrote this. I don't know who
25 wrote this, but -- Billy?

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1 MR. CRAVER: I can't remember.

2 MR. WRIGHT: You don't want to go there.

3 MR. CRAVER: Right. My memory is not that
4 good, but I will just say you are right. There you go.

5 MR. ILBERTON: Do I hear a motion?

6 MR. CRAVER: I make a motion that the -- I
7 guess this is an appeal that we overturn the decision of
8 the building administrator, or whatever it is.

9 MS. COCHRAN: We didn't really know how to
10 submit it.

11 MR. ROBINSON: It's really not an appeal as
12 much as it is a discussion with you-all.

13 MR. CRAVER: Then our decision is that the
14 requested modification to the house is not an
15 enlargement under the zoning ordinance rule.

16 MR. ILBERTON: Right.

17 MR. LANCTO: Second.

18 MR. ILBERTON: Discussion? Everybody in
19 favor?

20 MR. LANCTO: Aye.

21 MR. ILBERTON: Aye.

22 MR. CRAVER: Aye.

23 MR. WRIGHT: Aye.

24 (Mr. Herlong re-entered the room.)

25 MR. ILBERTON: 2063 Middle Street,

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1 demolition/alteration.

2 MR. ROBINSON: 2063 is Atlanticville across
3 the street. They went to the Board of Zoning Appeals
4 last week and got approval from the Board of Zoning
5 Appeals for this plan.

6 You-all are looking at it for aesthetic
7 purposes, and also you will need to approve a parking
8 plan for this business.

9 They are removing four parking places
10 across the front, and so that will -- they are removing
11 four parking places across the front, so they will have
12 to come back to you-all with a parking plan at some
13 point. And I will let the applicant speak for the
14 modification.

15 MR. ILDERTON: Yes, sir?

16 MR. GIBSON: Hello. I am Reggie Gibson, and
17 I'm representing the owner, Doug Godley. And maybe we
18 could deal with the parking issue to start with, if
19 you-all want to deal with that.

20 MR. ILDERTON: Sure.

21 MR. GIBSON: We have moved four parking
22 places and added four parking places as well. And in
23 our parking plan, what we wanted to do was to show all
24 of the available parking in the location in and around
25 Atlanticville which we still have, like you said, the 14

1 spaces.

2 And within the 600-foot radius, we just
3 tried to use the County's guidelines for parking, which
4 suggests that every 200 feet of seating area outside and
5 75 square feet inside, that is how you judge your
6 parking.

7 So we have got -- that ended up being 17
8 spaces that was required if we use the County's
9 ordinance. And then there was a caveat that said if
10 you, in an alteration, meet 75 percent of this -- of new
11 construction, it was okay. So our 14 spaces that we
12 have, in fact, do meet that.

13 And then we thought with all the
14 available parking on the street, at the post office
15 here, on the City property that -- and then
16 historically, from what we could find out from the
17 neighbors, the parking here at Atlanticville was never
18 much of a problem. You-all live here, so you-all know.
19 And --

20 MS. CARMOLA: It might also be --
21 sorry -- important to point out the four spaces in the
22 front that we are moving with our proposal are, in fact,
23 illegal because they overhang the property line.

24 COURT REPORTER: Could I have your name,
25 please?

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1 MS. CARMOLA: Sandra Carmola with Gibson
2 Guess.

3 MR. GIBSON: So that is our parking plan.

4 MS CARMOLA: This is the existing parking
5 and this is our proposed, and they are numbered.

6 MR. ILDERTON: Great.

7 MR. GIBSON: And we are, in fact, reducing
8 the number of seats from 127 seats that exist now to
9 125.

10 So when we show you what we are doing in
11 terms of the addition to the building, most of it has to
12 do with expanding the kitchen, providing accessible rest
13 rooms, providing accessible decks, and that is basically
14 where the addition is coming from.

15 MR. ILDERTON: So the parking spaces are a
16 wash? I mean, you found some space on the property for
17 the other four?

18 MR. GIBSON: Yes. What we did was, where
19 there were four across the front, we have eliminated
20 these three, we have kept this one, and then the way
21 that we are sort of reducing square footage on the
22 existing building, we have put parking underneath the
23 building, two spaces there.

24 So we felt with the reduction in the
25 seating from 127 to 125, and it is a wash, so there is

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1 14 spaces there. But we are still trying to cover it
2 within the guidelines of the County, the numbers that
3 they use as well.

4 If you have any questions about parking,
5 I will be glad to answer them.

6 MR. ILDERTON: Do you want to present the
7 rest of the proposal?

8 MR. GIBSON: And then in terms of the
9 building as it exists now, I guess I will go through
10 just a series of these to show you. Can you-all see
11 okay?

12 MR. ILDERTON: Yes.

13 MR. GIBSON: This is the existing building
14 and all its appurtenances and what we are proposing to
15 do.

16 There is a section in the front here
17 that is probably the -- it's a tweener, for lack of a
18 better word. It's heated, it's cooled, but it has
19 plastic roll-down windows and it has a canvas roof.
20 It's used regularly for dining. So conceptually it's a
21 porch, but it's heated and cooled.

22 And our proposal is to clean that whole
23 thing up in such a way that it reflects historically
24 what has happened on Sullivan's Island when porch
25 infills have been allowed.

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1 So we have used the railing height as a
2 guide. For the inclusion of windows, we have used our
3 interpretation of what a colonnade would have been, or
4 column spacing in the front would be, and we have sort
5 of eliminated down below what historically has been an
6 infill down below, a vegetable stand, a sushi bar.
7 There is a whole bunch of incarnations this thing has
8 had.

9 And then this addition that was done on
10 the side where these exterior rails, stairs and canvas
11 on them were, we have just included that and cleaned
12 that up.

13 We have given -- we have raised, in an
14 effort to heat the sort of building level not 12 feet up
15 in the air, which it's sort of required to be done by
16 flood, we have brought that level down. So our entrance
17 occurs right here at the flood level.

18 We have brought in a handicap ramp here
19 to make that whole entry sequence a lot more gracious,
20 versus climbing these stairs and coming up to the second
21 level here.

22 We have tried to interpret all of
23 Sullivan's Island's regulations in terms of their roof
24 pitches, materials, just to understand how you-all build
25 out here to keep this building in line.

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1 So on the front, the changes you can see
2 is the canvas has been removed with a matching 5V roof.
3 The fenestration has been done in a way that it gives
4 deference to the scale and size of the windows that you
5 can see here.

6 The stairs and the front door are
7 brought down to a scale that makes it somewhat humane
8 and not being right up in the air like this.

9 This rest room addition that projects
10 out the side here, we just simply matched what was
11 happening on the other side over there.

12 And is there a color drawing that is
13 here? We have used colors that are here, just simply
14 Benjamin Moore White and Charleston Blue.

15 Some of the drawings that I am showing
16 you might be a little bit different than what you have
17 in your packet. We have simplified those quite a bit.
18 And on the side elevations we have tried to clean up,
19 since it's a restaurant. Those sides can generally be
20 fairly messy, so what we have tried to do here is just
21 clean all of this up, add shutters, add louvers, hide
22 the exhaust hoods.

23 We have done one thing, after thoroughly
24 reviewing the code and having it pointed out to us by
25 one of the members of the Zoning Board, that we have

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1 used stucco here. And we thought stucco was appropriate
2 in that the building adjacent to it was stucco, to try
3 to link -- or not to link, but to use a material that
4 was in the vicinity.

5 We have another drawing that is in the
6 packet there that shows this done in a similar fashion
7 to the wood frame underneath. So the stucco may or may
8 not be something that you-all want to have an opinion
9 about. I think that's all.

10 MR. ILDERTON: Great. Thank you. Randy, do
11 you want to add anything to this application?

12 MR. ROBINSON: Well, I do want to add a
13 little bit about this parking. You know, the 34 parking
14 places that they show over -- which is right out here, I
15 mean, if you-all walk out there right now, there is not
16 34 available spaces.

17 Now, I know Atlanticville is open, but
18 they are not -- if they were filling that place to
19 capacity like this tenant hopes to do, there isn't going
20 to be any parking out there.

21 I mean, it's used by, now, Town Hall.
22 It's used by the fire department. Some of those spaces
23 are reserved for the fire department. So that takes
24 away some parking there.

25 And then when you go over to the post

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1 office, that is already being used by Sullivan's at
2 night, and generally that thing is pretty full already.

3 You know, the eight parking spaces
4 across the street on the street, that is pretty
5 legitimate. I feel like that is pretty good.

6 The 14 parking spaces -- I mean the two
7 that are underneath the building were supposed to be
8 there. I don't know why they are not there. But they
9 were always, since that building was opened at first,
10 there were supposed to be two parking spaces under that
11 building for employees. And there were also, according
12 to this parking plan here, 14 other spaces on there, so
13 we are losing some there.

14 The park, you can reduce that by a good
15 many because also Poe's and some of the other
16 restaurants are supposed to be parking in this parking
17 lot out there.

18 Once you reduce that, take away the post
19 office, I mean, my calculations are coming up where you
20 need about 35 spaces for this business if it's doing
21 well, and they sure hope to do well. I just don't see
22 35 spaces.

23 MR. GIBSON: I guess my question would be
24 where do you get 35 from, from what ordinance or --

25 MR. ROBINSON: I am using one parking place

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1 for every four seats.

2 MR. GIBSON: And that is based on what code?

3 MR. ROBINSON: That is based on our old
4 code. We don't have one right now as far as our zoning
5 ordinance goes.

6 It says that a professional parking
7 consultant is supposed to bring a parking plan to the
8 Design Review Board for approval.

9 MR. GIBSON: Well, I am a professional. So
10 my question is is we have 127 patrons now that are at
11 Atlanticville, and they are full at times, and we are
12 reducing that by two. We are providing the same number
13 of parking spaces. And the owner would be glad to valet
14 park if it felt that he became so successful that it was
15 an issue.

16 So that is my question, in light of --
17 we thought by using the County's regulations of new
18 buildings that were built in Charleston County, we met
19 those regulations.

20 MR. ROBINSON: And what are those
21 regulations?

22 MR. GIBSON: Those regulations are one per
23 75 square feet of dining use and one per 200 square feet
24 of deck use. That puts us at a total of 17 spaces.

25 There is a caveat in the code that says

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1 if it's an alteration or if there have been spaces
2 grandfathered in the past, that if you meet or exceed
3 75 percent of the new ordinance, which would be 17,
4 which 14 does, that satisfies that code.

5 So that is what we had to base that on.
6 Plus, the fact that we felt like if we are reducing the
7 number of seats, and there doesn't seem to be a problem
8 with the existing restaurant, we didn't see a parking
9 problem.

10 MR. ILBERTON: Well, like you said, right
11 now we are talking about codes that don't exist on
12 Sullivan's Island. So we have various points that are
13 in various municipalities that are well taken, but they
14 are not our zoning rules because we don't have any on
15 parking. Town Council hasn't seen fit to actually
16 implement a parking ordinance. And that is why they
17 gave it to us, to make this board to make a call on
18 these instances, so that is what we can address on the
19 parking.

20 Is there any public comment to this
21 application?

22 MR. BARR: Not public comment. But I
23 represent Mr. Godley, and I was at the BZA with him the
24 other night, and we would just like to point out sort of
25 a little bit of the evolution, because this building was

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1 conforming up to 2005, and then in 2005 it basically had
2 relegated up to a nonconforming use.

3 But right now, the way the code reads,
4 it says a parking plan is required at the time of
5 initial construction, when there is a structural or
6 alteration of the principal building.

7 Now, there is sort of a technicality
8 here, because the area out front that we are enclosing
9 is not part of the principal building. Yes, we are
10 increasing the principal building, but that is an area
11 that has historically been used for seating.

12 And the real enlargement to the building
13 is 600 square feet for bathrooms and kitchens. So we
14 are not increasing floor space or seating capacity any
15 greater than it is today.

16 So the last section in here, it says, if
17 there is a change in use that increases the demand for
18 parking. So I think what I would like you to do is sort
19 of read that whole statute in context with all three
20 provisions and take into consideration there is no
21 increase in the capacity here, and the use has remained
22 the same and actually reduced a little bit.

23 MR. ILBERTON: Great. Thank you.

24 Any other comment? The public comment
25 section is closed. After deliberation, Steve, what do

1 you think?

2 MR. HERLONG: Well, I think certainly from a
3 design point of view or renovation point of view this
4 looks very successful and very appropriate. It would
5 definitely add to the streetscape along the commercial
6 district.

7 And this parking issue that we always
8 struggle with is -- there is never a good answer. There
9 never will be a good answer, it doesn't seem, because we
10 really don't have an ordinance to work with. It has
11 been thrown to the DRB.

12 And I would just say that there has been
13 a good amount of research into parking. It doesn't seem
14 that we are necessarily reducing parking or increasing
15 the volume of people. So I don't see that by approving
16 this that we are creating a problem that isn't already a
17 problem. It's just sort of a wash.

18 MR. ILBERTON: Great. Thanks. Billy?

19 MR. CRAVER: I think the word that comes to
20 me is I don't see a material change in the parking
21 requirements. And given that we don't have a standard,
22 given that there is not a material change, I probably
23 would err in favor of the landowner as opposed to -- and
24 say yes as opposed to saying -- no, I like the plan. I
25 think it will look a lot better than it looks now. I

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1 applaud the owner for spending the money to do the work,
2 so I am good with it.

3 MR. ILDERTON: Jon?

4 MR. LANCTO: I think it's a big improvement
5 and I like the design. It's very nice. And I agree
6 with Steve on the parking issue. I think that the
7 change isn't going to significantly impact the number of
8 cars that are going in and out visiting this restaurant,
9 so I'm good with it.

10 MR. ILDERTON: Great. I am also good with
11 it. I don't think the parking is going to be
12 effectively different. And, really, if there is a
13 parking difficulty on the island, it's in that first
14 block. It's tight up there at times.

15 But it seems the intensity seems to
16 lessen when you get down to Atlanticville, or what the
17 restaurant is called now, Atlanticville. So I think
18 after -- hopefully after 5:00 in the evening these
19 parking places become more available over here. I know
20 the Town has offered to all the restaurants to use them.

21 I know there are some employees that use
22 them for some of the restaurants park down here and walk
23 down to the other restaurants. So this parking area is
24 used. And does Sullivan's rent from --

25 MR. ROBINSON: No. They have permission.

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1 MR. ILDERTON: So it's first-come,
2 first-served, I guess. So Atlanticville patrons could
3 use, I guess, the parking lot over there, too, as long
4 as there is no --

5 MR. WRIGHT: Which parking lot are you
6 talking about?

7 MR. ILDERTON: The post office. I mean, I
8 guess anybody that pulls in there can use it. I suppose
9 that is the way they are operating it, I don't know,
10 because it is private property even though it's the U.S.
11 Post Office. Anyway, I don't have a problem with it.

12 Duke.

13 MR. WRIGHT: No, I don't either, and I agree
14 with what has been said.

15 One observation regarding parking. The
16 rear parking lot to the post office, I believe there is
17 a sign in there that says no parking ever. I hope
18 people park there at night. My God, you could probably
19 put --

20 MR. ILDERTON: I think it's because they
21 bring in mail trucks in the evening.

22 MR. WRIGHT: The trucks come in at night?

23 MR. ILDERTON: I think they do.

24 MR. WRIGHT: There still appears to be
25 plenty of parking. And I agree with what has been said

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1 regarding the load down this direction. It just doesn't
2 seem near as intense as up around this end of the
3 street, so I don't have any trouble with the parking.

4 And I think the design is very
5 interesting and will certainly add to the frontage of
6 the building. The stucco is interesting. There was
7 something about bottles in the stucco? Did I --

8 MR. GIBSON: You did look at the drawings
9 correctly. There are.

10 MR. WRIGHT: What does that mean?

11 MR. GIBSON: We have done that in the past
12 and it lets light through the wall, and it's just -- it
13 actually was something I saw down in Mexico.

14 MR. WRIGHT: It sounds pretty interesting.

15 MR. GIBSON: It's kind of fun.

16 MR. WRIGHT: I'm fine. Thank you.

17 MR. ILBERTON: Do I hear a motion?

18 MR. LANCTO: I move we approve this as
19 submitted, including the parking.

20 MR. ILBERTON: Do I hear a second?

21 MR. HERLONG: Second.

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

24 MR. WRIGHT: Aye.

25 MR. ILBERTON: Aye.

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1 MR. HERLONG: Aye.

2 MR. LANCTO: Aye.

3 MR. CRAVER: Aye.

4 MR. ILBERTON: Thank you, sir.

5 MR. GIBSON: Thank you-all.

6 MR. ILBERTON: 2424 Jasper, new
7 construction.

8 MR. ROBINSON: This is coming to you for
9 preliminary approval. It has been to you before. I
10 believe you-all didn't have a problem with the design so
11 much, but the placement on the lot was of some concern.

12 And they have come back to you, I
13 believe moving it forward on the lot some, and with your
14 other concerns addressed. And I will let the applicant
15 take it from here.

16 MS. KING: Hi. I am Anita King with Ink
17 Architecture presenting 2424 Jasper. We got conceptual
18 approval, but we had several comments on the location of
19 the house and comments on the side elevations, so we are
20 coming back to present this for preliminary.

21 We met with the neighbors, including Mr.
22 Fava, who is here, and looked at his concerns with the
23 house location, and also met with the neighbors on both
24 sides, Sandra and Lenny Branch and Paul and Elizabeth
25 Kitchen, and they like the location and the elevations.

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1 Mr. Fava was concerned about the
2 location of the house on the site, so let's talk about
3 the site plan first.

4 We have located the house within the
5 setbacks that we are allowed to. It is located behind
6 the existing house that you can see dotted in here.
7 Currently, the owners live in the existing house, and
8 would like to remain in the house until the new house is
9 under construction and remove the house before asking
10 for a certificate of occupancy.

11 I would like to show you -- DIG is their
12 landscape designer, and they have provided some drawings
13 to show the location of the house and why we have
14 selected here.

15 In addition to the existing house being
16 there, we have several existing trees on the site, and I
17 will point those out to you. As you can see in the
18 drawing, they have made provisions for the existing
19 cistern, as well as a 24-inch cedar cluster, a 13-inch
20 oak tree and another 21-inch cedar.

21 So those are -- and, as you can see,
22 they are across from the water tower, and these trees
23 are a great buffer. Being right there on Jasper, we
24 would like to maintain that existing tree line of the
25 natural buffer and the cistern that is existing there

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1 and locate this house directly behind there.

2 We have measured the neighboring house,
3 the Branchs'. Their front door is about 53 feet from
4 the sidewalk and we are about 29 feet behind them. So
5 we are a little bit further back, but we think we are
6 still up close enough and that we are buffering the
7 house with the existing landscape and the trees.

8 The driveway would be existing and would
9 be maintained where it's currently located.

10 In terms of elevations -- I will
11 actually pull out the old ones. And what we have done
12 is I have put the old ones against the new ones here.
13 There were some concerns previously on the side
14 elevations, in particular, about how wide it was and how
15 massive.

16 We have actually reduced the overall
17 square footage of the house and lowered the trim band.
18 We have also broken up the mass of the house on both
19 sides. We have taken this component, that you will see
20 in your floor plan, and pushed it back, as well as on
21 the other side, moved that little mud room in and juttred
22 it out so it's not one consistent plane.

23 We have also lowered the trim band, and
24 we have added two steps on to the porch elevation so it
25 appears lower. We did get final height from the

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1 surveyor on the site and would like to ask for a one
2 foot variance, though.

3 It would stay as shown on the drawings
4 that you previously saw. And here the -- but in order
5 to get overhead doors, we would like to have a little
6 bit more room to make sure we can successfully fit that
7 in.

8 And then I will just show you the other
9 elevations that we have been working on. The front
10 elevation, some minor changes. The rear elevation,
11 again, we moved this element in so that it broke up that
12 side mass and it wasn't sitting right on the side.

13 And we have added this porch element to
14 this side to break up that mass, and then we have inset
15 this side on the side with the garage doors so that this
16 element is in a different plane than this one. And that
17 is what we have.

18 And I also have some 3-D drawings to
19 give you. This is the front and this is the back.

20 MR. ILDERTON: Thank you, ma'am. Is there
21 any public comment to this application? Yes, sir?

22 MR. FAVA: Eddie Fava. I live at 2424
23 Myrtle. I want to thank the Hopkins because they did
24 invite us to look at their plans and specifications.

25 One quick question. Is what was

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1 submitted -- or what you are asking approval for any
2 different from what was on the other one you submitted?

3 MS. KING: No.

4 MR. FAVA: Okay. The pool location and all
5 of that stuff is the same?

6 MS. KING: Correct.

7 MR. FAVA: Okay. That is all I had to go
8 by. That looks great.

9 I think I just had three points, if I
10 may. First of all, just for the record, I do hate to
11 see the loss of the building in the front, and we
12 discussed this. This wasn't anything different than
13 what we have talked about.

14 I think the concern is that buildings of
15 the same age are in much worse shape and uninhabitable,
16 and there is one on Goldbug right now that is just a
17 possum's nest, for lack of a better word, completely
18 vacant, but it's being required to be kept.

19 And I think that so much of that
20 character is going to be lost if we are not trying to
21 save and reuse these, and this one is in much better
22 shape. I know that may be water under the bridge, but
23 just for the record.

24 I appreciate their efforts to pull the
25 building forward, and anything that can be done to

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1 accommodate that.

2 And I will just point this out. I think
3 all we are trying to avoid, and we discussed this with
4 Anita and the Hopkins, is green space we simply don't
5 have along that street. I mean, there is a hedge that
6 defines green space and whatnot.

7 But there is one on Myrtle that is right
8 smack dab in the middle of the block, and I think it
9 just kind of sets a real bad precedence for that area,
10 which is still a historic district. So as much as can
11 be done to kind of respect that existing pattern and
12 maintain that would be appreciated.

13 MR. ILDERTON: Anything else, Eddie?

14 MR. FAVA: No, sir. Thank you.

15 MR. ILDERTON: The public comment section
16 then is closed. Randy, do you have anything to add?

17 MR. ROBINSON: No, I don't.

18 MR. ILDERTON: All right. Jon?

19 MR. LANCTO: How far did you move the house
20 on the lot since the last meeting?

21 MS. KING: We moved it up about 12 feet. We
22 eliminated -- we had a landing here, and we just had it
23 pushed back a little bit further, and also had a full
24 front porch before. As you can see, we have kind of
25 built in. We have captured some of that space. So the

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1 actual building line has been moved forward.

2 MR. LANCTO: On your front elevation, is
3 that drawn with the additional foot that you requested?

4 MS. KING: It is, and it is in your packet
5 as well. It should probably have a little note. It's
6 kind of hard to see, but there is a little note that
7 says one foot variance on the drawing.

8 MR. LANCTO: So just for clarification, they
9 are going to live in the older house, or the existing
10 house, until this house is constructed and then they are
11 going to demolish?

12 MS. KING: Correct.

13 MR. LANCTO: Prior to getting the CO on the
14 other one?

15 MS. KING: Correct.

16 MR. LANCTO: Okay.

17 MR. ILBERTON: Billy?

18 MR. CRAVER: I'm good with it, all of it.

19 MR. ILBERTON: Steve?

20 MR. HERLONG: This is -- I think it's been
21 helpful to see and talk about the site issues, these
22 trees. And it is kind of interesting that they will
23 help, when that house is not there, buffer the view of
24 that tower across the way.

25 And it just seems all of these

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1 adjustments are -- they make the house more unique in
2 some way. I think that there are helpful adjustments
3 that have been made, so I think it's fine.

4 I think that is a good -- I think the
5 landscape plan, which I know we are not really ruling
6 on, is additionally helpful to see how you can develop
7 the entire site as opposed to just seeing this house set
8 in the middle of these longer lots. So I think it's
9 very successful.

10 MR. ILDERTON: Well, I am fine with it. I
11 think it is, like Eddie pointed out, it's a shame that
12 these old structures are being lost, but this one was --
13 that is water under the bridge. And this is a
14 particularly dilapidated structure.

15 But when these were built, of course
16 Jasper wasn't so busy. Now it's a fairly busy street,
17 and I probably would want to be pulled back if I could
18 be. But it was just a quiet beach street when this
19 house was built so many years ago, and it has changed
20 now.

21 So the landscape plan will, I think,
22 help things out, as well as the design. The adjustments
23 on the design have been good, I think, so I don't have a
24 problem with it. Duke?

25 MR. WRIGHT: I really respect Mr. Fava's

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1 comments. But having looked at that house, and I went
2 back over there again today to look at it, it does not
3 turn me on like a lot of the old cottages that we try to
4 preserve around here, and I'm sure that most people who
5 have been there would see that. And I think, given
6 that, I am okay with the demolishing of it.

7 MR. ILDERTON: Do I hear a motion?

8 MR. CRAVER: I move we approve this as
9 submitted.

10 MR. WRIGHT: Second.

11 MR. ILDERTON: Discussion?

12 MR. LANCTO: Do you need to note --

13 MR. CRAVER: Including the one-foot
14 variance.

15 MR. ILDERTON: Discussion? We have a second
16 by Duke. All right. Everybody in favor?

17 MR. WRIGHT: Aye.

18 MR. ILDERTON: Aye.

19 MR. HERLONG: Aye.

20 MR. LANCTO: Aye.

21 MR. CRAVER: Aye.

22 MR. ILDERTON: Thank you.

23 MS. KING: Thank you.

24 MR. ILDERTON: 2202 Ion, addition. Randy?

25 MR. ROBINSON: This property has been to

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1 you-all before. They are here for -- they are asking
2 for final approval with this submittal.

3 The first time it came to you, if
4 you-all remember, it was a second floor addition. They
5 are intending to put an addition to the rear section of
6 this structure now, which I feel is a much better
7 situation than the second floor addition was.

8 It does say on this that it is within
9 the historic district, but it's not in the historical
10 district. It's just a historical structure.

11 MS. O'CONNOR: I'm sorry.

12 MR. ROBINSON: They are asking for a nine
13 percent increase in principal building coverage. And,
14 let's see, that is all they are really asking for.
15 The impervious coverage? They have written something
16 down here, 988 square feet.

17 MS. O'CONNOR: Is that the increase?

18 MR. ROBINSON: Is that what that is?

19 MS. O'CONNOR: I had myself all confused
20 about this. Yeah, the -- right.

21 MR. ROBINSON: You can't get an impervious
22 increase. Where is that form? It has to be grass
23 pavers.

24 MS. O'CONNOR: Oh, no. That is to do -- we
25 are not making any change to sidewalk or driveway. I

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1 guess I was thinking you were talking about in here,
2 also.

3 Is that also referring to building or is
4 that just referring to --

5 MR. ROBINSON: Anyway, we will work all of
6 that out. We will work all of that out as far as the
7 impervious coverage.

8 MS. O'CONNOR: I'm sorry. I had myself
9 confused by those calculations.

10 MR. ROBINSON: Principal building square
11 footage, is that asking for a 695 square foot addition
12 to the actual allowed?

13 MS. O'CONNOR: Yeah, right, I guess what you
14 would call the historic exception, the exemption.

15 MR. ROBINSON: That's the historical
16 exemption. Okay. Now I'm good.

17 Anyway, I will let the applicant
18 present. I have no problem with the design.

19 MR. ILDEBERTON: Yes, ma'am?

20 MS. O'CONNOR: My name is Julie O'Connor,
21 and I am the designer on the project.

22 And I believe back in November the
23 builder, Gray Tiller, came before you with just a very
24 sketchy kind of proposal to get your initial thoughts on
25 adding a second floor to the house.

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1 And basically I think everyone on the
2 board was kind of okay with it given certain parameters,
3 but really I think most everyone was saying it would be
4 better to not mess with the form of the old house.

5 So what we decided to do is sort of take
6 a different approach and leave the existing house as is,
7 and then add an addition to the back section of the
8 house.

9 And the front of the addition is 46 feet
10 back from the front of the house. So that will just
11 give you a perspective. It's hard in 2-D to get that,
12 but give you perspective of how far back the addition
13 is.

14 On your drawings you will see some
15 dotted lines, I hope they are in red, of what the
16 existing deck is and all of that that we would be
17 removing. And then we are asking for a new deck, you
18 know, sort of up front in front of the addition.

19 So what we want to do is enclose a
20 portion of the -- sort of behind the screen porch area,
21 and then do this addition back in the back to allow for
22 a couple of additional bedrooms and just more family
23 space.

24 The owner of this house has grown
25 children, and they all have children and they come to

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1 enjoy the property together.

2 And then this is just a drawing. As you
3 can see, we are not going to affect the form of the
4 existing house at all and just want to add this section
5 to the back area to increase that living space.

6 MR. ILDERTON: Great. Thank you. Public
7 comment? Randy, anything to add?

8 MR. ROBINSON: No, I have nothing to add.

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

10 MR. CRAVER: I'm good with it. No problem.

11 MR. ILDERTON: Steve?

12 MR. HERLONG: I think it's a lot more
13 successful to keep the house as it is and do an addition
14 as it's designed.

15 And taking into account just the
16 difficulty with the commercial district behind it, that
17 seems to be the best place for it, so it's a very good
18 solution.

19 MR. ILDERTON: Yeah. I really like the idea
20 that they are keeping the house pretty much as it is,
21 and it is going to be nice to keep it like that. It
22 will be good, so I don't have a problem with it.

23 MR. WRIGHT: It's a much improved solution,
24 design, so I'm fine with it.

25 MR. ILDERTON: Jon?

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1 MR. LANCTO: I think it's a much better
2 solution, but I just have a little problem with the roof
3 height in relation to the structure on the east
4 elevation.

5 I'm not sure how much of that you are
6 going to be able to see from the street, but I don't
7 like seeing that section of roof above the existing
8 house.

9 MS. O'CONNOR: This or that?

10 MR. LANCTO: That right there.

11 MS. O'CONNOR: Oh, right. I think -- and,
12 now, that is very far behind. If the face of this is
13 46 feet from the front of the house, the face of this is
14 something like 60 feet.

15 MR. LANCTO: So you probably wouldn't be
16 able to see --

17 MS. O'CONNOR: I don't think you would get
18 that perspective from the street.

19 MR. CRAVER: I don't think you could see it.

20 MR. HERLONG: When you look at this side,
21 the south side, it would be that roof you are looking
22 at.

23 MR. CRAVER: From over here.

24 MR. LANCTO: Yeah. Okay.

25 MR. HERLONG: So from the road here --

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1 MR. LANCTO: Then I'm fine with it.

2 MR. HERLONG: You would never get that
3 perspective.

4 MR LANCTO: Yeah. Okay.

5 MR. ILDERTON: Do I hear a motion?

6 MR. CRAVER: I move we approve it as
7 submitted.

8 MR. LANCTO: Second.

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

11 MR. WRIGHT: Aye.

12 MR. ILDERTON: Aye.

13 MR. HERLONG: Aye.

14 MR. LANCTO: Aye.

15 MR. CRAVER: Aye.

16 MS. O'CONNOR: Thank you-all.

17 MR. ILDERTON: We are adjourned.

18 (The hearing was concluded at 6:57 p.m.)

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Deposition of Sullivan's Island Design Review Board

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 said hearing was taken at
7 the time and location therein stated; that the hearing
8 was recorded stenographically by me and was thereafter
9 transcribed by computer-aided transcription; and that
10 the foregoing is a full, complete and true record of the
11 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 27th day of August, 2011, at Charleston,
17 Charleston County, South Carolina.

18

19

20

21

22

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24

25

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

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