

Deposition of Sullivan's Island DRB

1
2 DESIGN REVIEW BOARD
3 SULLIVAN'S ISLAND, SOUTH CAROLINA
4 MEETING MINUTES FROM JUNE 20, 2012
5

6 DATE: JUNE 20, 2012

7 TIME: 6:00 PM
8

9 LOCATION: Sullivan's Island Town Hall
10 2050-B Middle Street
11 Sullivan's Island, South Carolina
12

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A P P E A R A N C E S

MR. PAT ILBERTON, Chair
MR. STEVE HERLONG, Vice Chair
MR. DUKE WRIGHT, Secretary
MS. RHONDA SANDERS, Member
MR. BILLY CRAVER, Member
MR. JOHN LANCTO, Member

ALSO PRESENT: KAT KENYON, Permit Tech/DRB Applications

P R O P E R T I E S I N D E X

1. 2404 Raven Street, addition/alteration
2. 2205 Atlantic, demo/relocation and addition/alteration
3. 1117 Middle Street, new construction
4. 806 Star of the West, New Construction

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1 MR. ILBERTON: This is the June 20th,
2 2012 meeting of the Sullivan's Island Design Review
3 Board. It is 6:00. Members in attendance are Duke
4 Wright, Pat Ilderton, Steve Herlong, John Lancto,
5 and Rhonda Sanders. The Freedom of Information
6 requirements have been met.

7 Now I'm supposed to say about the cell
8 phones. I would now ask that all cell phones be
9 turned off. The approval of the minutes?

10 MR. WRIGHT: So moved.

11 MR. ILBERTON: Everybody in favor.

12 ALL: Aye.

13 MR. ILBERTON: 2402 Raven.
14 Addition/alteration.

15 MR. ROBINSON: Okay. 2402 Raven. It's
16 not checked, but I presume they are asking for
17 final approval for this.

18 MR. MARSHALL: Yes, sir.

19 MR. ROBINSON: It's outside of the
20 historic district. It's not a historic structure.
21 They want to do an addition off to the side that
22 includes a pool and a pool house, some deck area.
23 They are asking for some front setback relief. I'm
24 sorry. There is some side setback relief asked
25 for, and I believe that's the only thing. I will

1 let the applicant present, and then I will save any
2 comments for later.

3 MR. ILDERTON: Yes, sir.

4 MR. MARSHALL: I'm Bill Marshall with
5 the architectural firm. The owners, Andrew and
6 Stacey Stec, are here, as well as the builder,
7 Donnie Smith, in case anyone has any questions for
8 them. I did bring a larger -- it's probably easier
9 for you-all to see than the small sets.

10 We are engaged by the Stecs to look at
11 creating an elevated pool and pool deck on their
12 property over here on Raven along with the pool
13 house structure that's corrected by a covered porch
14 to the house. And when I came down and met with
15 Randy and Kat, they actually suggested that this
16 board would have the opportunity to grant as much
17 as 25 percent of a setback relief in that it's --
18 particularly since it's an open deck and not
19 full -- not a full heated space house, that there
20 was some flexibility that this board had with
21 regard to that question.

22 And we also -- there is a structure --
23 an existing structure here that's -- that Randy had
24 mentioned we could actually keep and shore up
25 structurally, but we kind of looked at it and

1 looked at the issue of having a little bit of
2 excess width here for the house and pool deck and
3 found that we would actually rather, you know,
4 remove this as a part, it's visible from the bridge
5 and stuff, to help give us the ability to have a
6 normal size pool and a little bit more functional
7 deck space.

8 So we are essentially in a way asking
9 for the variance to give us a little bit more pool
10 deck space here without encumbering the trees. And
11 also we would be removing this space here that was
12 an existing structure that is there.

13 I think the rest of the site plans make
14 sense. The submittal is basically an elevated deck
15 at the same level of the house that would be
16 accessed from the screen porch here and off the
17 side porch here. Just sort of an outdoor covered
18 dining area and pool house kitchen, would not be
19 conditioned space. Just sort of an open air
20 structure and would have a little half bath up here
21 for a pool changing area, a little pool storage
22 equipment area.

23 And then the -- your smaller scale --
24 they were plotted for 11-by-17 in color, so your
25 drawings probably will read more clearly than this.

1 But our intent is to match the exterior materials
2 of the color of the house. The house is sort of --
3 we're not really doing anything to the house itself
4 other than attaching this structure to it. But our
5 goal would be to have sort of an exposed rafter
6 tail, pick up on a little of the island feel for
7 the pool house element. And then for the porch,
8 where it connects back to the house, to kind of
9 give the house a little more character as you come
10 up to it.

11 Metal roof would match existing, siding
12 would match existing, and then we're looking at
13 doing Bermuda shutters for a little more detail.

14 MR. ILBERTON: Thank you. Is there any
15 public comment to this application? I have a
16 letter to read from the next door neighbor.

17 "This is in reference to the variance
18 requested for 2402 Raven Street. I own the
19 adjoining property to the right. I have no problem
20 with the pool or pool house addition. But I want
21 the DRB to be aware that their pool and my pool
22 abut each other, both being in the side yard, my
23 pool is in the ground while they're pool is raised
24 above the AE 14 flood line. I am asking if the DRB
25 would consider the railing detail that separates us

1 to be more of a privacy railing as they have on the
2 front of their pool house. I realize a railing to
3 the rear needs to be open so they can enjoy the
4 marsh view. The railing on the side property would
5 give us both privacy. Thank you for your
6 consideration and concern in this matter.

7 Sincerely, Michael F. Daly.

8 Public comment section is closed.

9 Randy, anything?

10 MR. ROBINSON: The only thing I'm
11 concerned about is, you know, the accessory
12 structure. I mean, we allow additions to
13 structures if it's not connected by heated space
14 provided they don't have a kitchen and you put a
15 deed restriction on it, which seems kind of strange
16 because this is a kitchen. It's not like a bedroom
17 with a kitchen kind of space. You know, what I
18 mean? I don't know if it's even addressed in the
19 ordinance.

20 MR. HERLONG: It's like a grill area.

21 MR. ILBERTON: Or if it was, would it
22 be a matter for this board to consider. We're
23 essentially design. If you felt like it was an
24 issue, they may have to go before another board,
25 but it may not be in our purview anyway.

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1 MR. ROBINSON: That's correct.

2 MR. HERLONG: So even if it's
3 outdoor -- it's nonheated, nonconditioned space I'm
4 assuming.

5 MR. MARSHALL: And there's no bedroom
6 or -- it's not rental property.

7 MR. HERLONG: You are just worried that
8 the wording puts this in a category of a second
9 kitchen even though clearly it's not intended to be
10 another living quarters with a kitchen. I think
11 that was the intent. This is intended to be
12 outdoor living space with an outdoor kitchen.

13 MS. SANDERS: I have the same concern.
14 And I don't have any problem with this either, but
15 my question is what -- for this in future cases,
16 what constitutes a kitchen? Is it because it's
17 heated or is it because it has certain appliances
18 or sizes of appliances or what? I mean --

19 MR. ILBERTON: Again, it may not be an
20 item for this board to consider. That may not
21 be --

22 MR. CRAVER: Where is this in the --

23 MR. ROBINSON: Well, that's what I was
24 just looking for.

25 MS. SANDERS: Is it defined?

1 MR. LANCTO: It says the types of
2 accessory structures and it says cabana. I mean,
3 this looks like a cabana to me.

4 MR. ROBINSON: I would think if -- what
5 I'm concerned with here is the windows in it being
6 enclosed and being a bathroom in there. Is that
7 enclosed space? I mean, it's just something I will
8 have to look at.

9 MR. ILBERTON: It's pretty small to
10 consider somebody making another domicile out of
11 it.

12 MR. HERLONG: Is it open permanently
13 toward the pool?

14 MR. MARSHALL: Yes.

15 MR. ROBINSON: So I will just have to
16 make a determination on it.

17 MR. WRIGHT: I would just change the
18 language from kitchen to cabana.

19 MR. ROBINSON: Well, we will look at
20 that. Billy, what do you think?

21 MR. CRAVER: I don't have a problem
22 with it, and I don't see this as being a kitchen in
23 the sense of a kitchen in a house. I mean, I think
24 of this as being an outdoor recreational cabana
25 facility. I mean, you know, even with a bathroom,

1 I don't have a problem with it. I don't think this
2 is what the ordinance was aimed at.

3 MR. ILDERTON: Rhonda?

4 MR. CRAVER: So I would approve it as
5 submitted.

6 MS. SANDERS: I agree. I don't have
7 any problem with this. What I would like some
8 elaboration on is the ordinance. I mean, what
9 constitutes a kitchen. Because I went through and
10 I could not find any -- you know, this looks
11 like -- yes, it's open. So is it just because it's
12 not heated, just for future situations.

13 MR. ROBINSON: I mean, it's a kitchen
14 for all intents and purposes. I mean, it has a
15 sink, it has a stove. It's a kitchen.

16 MS. SANDERS: So according to the
17 ordinance, it's not allowed.

18 MR. CRAVER: Where does it say in the
19 ordinance the kitchen thing?

20 MS. SANDERS: I mean, I have been doing
21 some research on building plans and this is -- I
22 would like it to be --

23 MR. ILDERTON: Again, it's not an issue
24 for our board. This is not something we can like
25 or dislike. This is not our issue.

1 MR. CRAVER: But that's the other
2 point. Let's look at the ordinance and see whether
3 it is an issue. And if it is an issue and it's not
4 for us, then let's ask for guidance or whatever.
5 But if it's in our purview, let's make a decision.

6 MR. ROBINSON: I mean, if that's a
7 cabana, you can only have it 21 feet tall. This is
8 37 feet tall.

9 MR. HERLONG: But it's attached.

10 MS. SANDERS: The ordinance does not
11 allow it, period.

12 MR. CRAVER: But where does it talk
13 about kitchens in the ordinance?

14 MS. SANDERS: Under accessory
15 structures. I think it should be allowed, but the
16 ordinance does not allow it the way it's written.
17 What I'm trying to --

18 MR. ROBINSON: I think Pat's correct.
19 I mean, you-all just are looking at it from a
20 design perspective. 21-26, attached additions that
21 do not share heated space with the principal
22 dwelling provided it is an allowed use -- attached
23 additions that do not share heated space with the
24 principal dwelling provided no kitchen facilities
25 are allowed and deed restrictions are placed on the

1 property looking at rental as a separate dwelling.

2 You're not going to rent this as a
3 separate dwelling.

4 MR. HERLONG: But in that it says do
5 not share heated space. There's no heated space
6 that's even being shared. I don't know that this
7 really even fits that category really. This is not
8 a conditioned unattached space.

9 MR. ROBINSON: It's an attached
10 addition that does not share heated space.

11 MR. ILBERTON: But there's no -- I
12 think that makes the assumption that this addition
13 would have heated space. And they don't -- they
14 don't share it. They're separate.

15 MR. ROBINSON: That maybe the
16 determination that I make.

17 MR. ILBERTON: Well, nonetheless you
18 will make that determination?

19 MR. ROBINSON: That's correct.

20 MR. ILBERTON: Do we want to go on with
21 this or do we want to rewrite the ordinance?

22 MR. LANCTO: As far as the comment on
23 the railing, I don't -- I see what his point is.
24 But I don't think whether that railing is solid or
25 has -- I don't think I makes that much difference.

1 I can't see that being a big issue for privacy in
2 either case.

3 MR. ILDERTON: Steve?

4 MR. HERLONG: I think it's a very
5 appropriate addition. And, again, I was going to
6 kind of ask about that privacy issue with the
7 neighbor and suggest that maybe adding some
8 privacy. And then as I heard that I thought, well,
9 landscaping can also be the way to create privacy
10 and kind of get that edge over a little closer to
11 the property line -- visual edge. We don't
12 prescribe or do landscaping. So I am curious how,
13 you know -- I think we want to address the
14 neighbor's concern. They're down low. This is up
15 high. The privacy issue is that there's a view
16 down into their yard. They wouldn't -- it's not a
17 problem this way, but it's that way. And the
18 railing could help, but I think landscaping is the
19 best way.

20 MR. MARSHALL: May I sort of address
21 that comment? I think our intention all along has
22 been to have a louver where the deck and the
23 kitchen is.

24 MR. ILDERTON: Yeah. I was going to
25 say that --

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1 MR. MARSHALL: Where the handrail is in
2 the pool --

3 MR. ILDERTON: You can't get over there
4 anyway.

5 MR. MARSHALL: Your head height is down
6 at water level, so --

7 MR. ILDERTON: It's just that little
8 bit. Like you say, it could be a privacy or even
9 lattice on that side up to that point, like you
10 say. Because you can't really hang out on -- I
11 mean, there's no surface to walk on.

12 MR. MARSHALL: If there was a stoop to
13 sit on or walk on --

14 MR. ILDERTON: Right. Right. There's
15 no surface to walk on. But you can agree that that
16 little section sort of being latticed off --

17 MR. MARSHALL: Sure. It's louvered.
18 That's what we're showing now. We try to think
19 that through.

20 MR, ILDERTON: As long as there is like
21 you say, that would be nice.

22 MR. HERLONG: And I do think
23 landscaping is the best solution, if there is,
24 after it's all constructed.

25 MR. ILDERTON: I think both parties are

1 going to want to have their own privacy. There are
2 three live oak trees there that are -- kind of have
3 a pretty decent canopy there. And I think we can
4 look at seeing what's there.

5 MR. HERLONG: I'm fine with it.

6 MR. ILBERTON: Well, I'm fine with it.
7 Also it's a good looking addition. It's not a
8 problem, and I would just like to see, like you
9 say, that -- the privacy issue kept in everybody's
10 mind. And, you know, everybody's friendly,
11 everybody wants to keep it on a positive basis.
12 And this owner is for it. I mean, the next door
13 neighbor essentially said he's for the project, but
14 that privacy issue could be kept in mind in the
15 execution of it. That would be correct.

16 MR. MARSHALL: Sure. Be happy to do
17 that.

18 MR. WRIGHT: I agree with all that has
19 been said.

20 MR. ILBERTON: Do I hear a motion?

21 MR. CRAVER: Move we approve it as
22 submitted.

23 MR. WRIGHT: Second.

24 MR. ILBERTON: Discussion?

25 MR. ROBINSON: Final approval?

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1 MR. ILBERTON: Final approval, yes.

2 All in favor?

3 ALL: Aye.

4 MR. ILBERTON: 2205 Atlantic.

5 MR. ROBINSON: 2205 Atlantic, this is a
6 historical structure. It's not in a historical
7 district. They are asking for conceptual approval.
8 We will let the applicant explain most of it
9 because there's a lot going on here, what they are
10 going to demo and what they are going to do with
11 the house, and I'll just save my comments for
12 afterwards.

13 MR. ILBERTON: Yes, sir.

14 MR. CLOWNEY: I'm Beau Clowney and this
15 is Justin Ferrick. We have a family that bought
16 this to create a wonderful beach house for two
17 extended families. They actually grew up in
18 Charleston, and one of them in particular on
19 Sullivan's Island. So we have a whole lot of
20 things to show you to kind of map out our
21 decision-making process. And Justin is going to
22 walk you through that right now.

23 MR. FERRICK: Okay. So as Randy said,
24 the property is a historic structure. It's 1930s
25 construction with some later additions primarily on

1 the street side. So in thinking about the property
2 from the beginning, our first question is what
3 about the existing structure is -- has the
4 character and historic value. So we fairly quickly
5 assessed that the -- in fact the ocean side with
6 the traditional porch and low-slung hipped roof is
7 really where the value in the structure lies. The
8 street side as you can tell has sort of been kind
9 of bastardized through the years with additions.

10 So on the site plan here you can see
11 the portions we propose to remove in the existing
12 structure, which are this lower deck here and this
13 large addition here, and then this wraparound
14 porch, which is the center of the traditional beach
15 cottage is really the volume of the existing house
16 that we propose to retain.

17 The next question is in thinking about
18 a large lot like this located on the front beach,
19 how best to add on to a structure like this. And
20 there's -- there's some challenges with this in
21 regard to the fact that we don't want to disturb
22 the traditional rooflines of the house. We feel
23 that's an inappropriate way to do it, and I am not
24 sure the board would grant that regardless.

25 So our strategy was to in fact take the

1 house, rotate it 180 degrees, and place it on the
2 street side so that the character of the old
3 cottage would be in the street present for the town
4 to enjoy adding to the character of the
5 neighborhood, and then that allows us to build up
6 eventually to a two-story addition on the ocean
7 side.

8 From a site strategy, that seems to
9 make the most sense. You take advantage of the
10 lot. And in doing so, we're able to sort of clean
11 off and remove those quirkier additions that were
12 on the front.

13 In thinking about the house on the
14 site, this is the sort of street scape of existing
15 homes right now. Starting with 2201, the property
16 in question, 2209, and then 2213 here. And so this
17 is sort of the run of houses that we looked at.
18 And we studied them both in scale. And as a street
19 scape, the large house to the right here is really
20 a full two-story house with the double piazza on
21 the front. And you can see how our elevation we're
22 keeping this historic structure, which is a
23 one-story piece in the front, stepping back to the
24 additions in the back. And that keeps in scale
25 with these lower portions of the neighboring house

1 and the house down the way, which is actually a
2 two-story house with a one-story porch in the
3 front.

4 So the site strategy, there's a couple
5 peculiarities of the lot. One is that the existing
6 side setbacks are such that on one side of the
7 house there is a 7 feet 8 inch setback to the
8 property line. And on the other side, there's a
9 14-foot setback and that's with the existing house.

10 So what we proposed -- and there's
11 nothing we can do to reduce the width of the
12 existing house to fall more within the current
13 zoning. So what we propose to do as we rotate it
14 is to pull it off of the property line a minimum
15 ten feet. So one side will end up with a ten-foot
16 setback, the other side would be 11 foot 8 setback.
17 So in no case would we have less than the minimum
18 allowed.

19 Because of the historic character of
20 the house and us wanting to do a sensitive addition
21 where we're not ramming into the back of it, we are
22 using a portion of the historic exemption that is
23 allowed for this property, 642 square feet.

24 Something else about this house, the
25 current configuration of the home including all of

1 the square footage sort of enclosed on the ground
2 level, some of it is heated and some which is not
3 heated space, but that total square footage is
4 2,746 square feet. And obviously the square
5 footage underneath the house is coming out with
6 this addition since we're exceeding 50 percent.
7 And if you were to remove that square footage all
8 together, the heated square footage above is a
9 little over 2,000. We're actually reducing that
10 down by taking some of those additions off, pure
11 volume. So we end up with 1,444 square feet that
12 then we add back onto. And we feel like this is
13 the cleanest way to do this.

14 As far as the other relief that we're
15 asking from the board, I mentioned the six-foot --
16 the side setbacks, which we have starred on our
17 sheet, it actually doesn't meet the standard, but
18 it's existing. So there's a little bit of a
19 disjunction the way that the form was filled out
20 here. But in fact if we keep the structure as is,
21 we're actually asking for 6.6 feet of relief on the
22 side setback. But, again, it's existing.

23 We're also asking for the side
24 setback -- second floor setback, which is not
25 unusual for this sort of skinny lot. We are well

1 within the -- let me move on to another plan here.
2 Okay. So when examine this structure on the site,
3 there's a couple of things. One is we're well past
4 the 25 foot front setback. As far as the rear
5 line, the forward most line from the ocean, our
6 strategy is to place the deck, which would be above
7 flood, out of that forward most part.

8 So the one-story porch would be setback
9 about 12 feet from that line and then the heated
10 square footage would be an additional 12 feet back
11 behind that point. The second story of the project
12 does have a -- does have a smaller porch on the
13 ocean side as you can see here in this elevation,
14 but it's not the full width of the property. So we
15 feel like we're mitigating some of the closing in
16 of the neighboring property by using that deck on
17 the ocean side setback.

18 Again, this is a little bit of an
19 unusual lot because this property is so boxy in a
20 sense. And it's a very large home. The average --
21 if we look at the neighboring properties -- let me
22 go back to this diagram for a moment. From a
23 square footage standpoint, this house here is over
24 7,000 square feet. This 2209 is 2,847 square feet,
25 2213 is 4,162 square feet. The one just down from

1 that is 4,899 square feet. If you take an average
2 of those, the most four adjacent homes, you come up
3 with an average of about 4,760 square feet.

4 The total square footage for this
5 project that we're looking at is 4,667 square feet.
6 So we feel like we're right in line with the
7 average on that block as far as the home size. So
8 we prepared some perspectives that give an idea of
9 how this would appear from the street, and we were
10 really concerned about not only how the home would
11 sit on the site relative to the adjacent homes,
12 neither of which on either side are protected or
13 historic property, but still considering the
14 neighboring context. And you can see here that by
15 the way we were able to step the volumes back in
16 the distance, that really the -- when you look at
17 the house straight on, you just catch a glimpse of
18 the rooflines as they disappear in the distance
19 behind.

20 This view here gives you a glimpse of
21 the second story volume on the ocean side. But,
22 again, that's a view that couldn't even be seen
23 because you would be looking through the side of
24 the neighboring house, but it gives you an idea of
25 the massing. One of the things I would like to

1 point out is in the way we have stepped -- one of
2 the ways we have stepped the massing of the house
3 back from a one-story historic beach cottage to a
4 story-and-a-half really with the section in the
5 middle, and then, again, stepped it up slightly to
6 this volume. In no case are we doing a full blown
7 second story.

8 All of the neighboring properties on
9 that street have full two stories. So we're trying
10 to be as sensitive as we can to the -- not only to
11 the existing house, but also the neighboring
12 properties because we realize that this design by
13 its very nature becomes a long piece. And, again,
14 that's a by-product of trying to be sensitive to
15 the existing portion of the house that we're
16 keeping.

17 And in fact the eave lines for this
18 house are lower than either structure on either
19 side. If we consider this house in relationship to
20 the property at 2209, the massing of the house is
21 such that -- the massing is such that this
22 one-and-a-half story volume here, which has the
23 greatest proximity to this neighboring house is
24 really the lowest portion of the two-story volume
25 that we have added.

1 And then you can see their house jogs
2 back here and this is a higher portion. But,
3 again, it's still not a full blown two-story
4 volume.

5 MR. CLOWNEY: I think that just in
6 summary, what we're really trying to do is create
7 three structures of a small sort of intimate scale
8 that are laced together.

9 MR. ILBERTON: All right. Thank you.

10 MR. FERRICK: If you have any
11 questions, I will be happy to answer them.

12 MR. ILBERTON: Is there any public
13 comment to this application? I have a letter --
14 actually e-mail -- copy of an e-mail to read.

15 "I understand the meeting is tonight to
16 address this issue, and I would like to register
17 that I'm against granting this request. They are
18 retaining the current historical house and building
19 another house attached to it by a hallway, for all
20 intents and purposes, and making a huge, long, out
21 of scale wall of about 35 feet less than eight feet
22 from my sideline. This in itself is going to be
23 awful. Beau Clowney stated to me how bad it would
24 be with the house he is building on the other side
25 of me and how lucky I was that the open side of the

1 house was facing me and not the solid side. The
2 idea that they want to make it even bigger than the
3 code allows is really too much.

4 I think the new house will look
5 charming from the street and will look perfectly
6 lovely from the beach. It will not be very
7 daunting with the openness of the C shape next to
8 the big ugly brown house. However, from our
9 vantage on the east side, it will be a monster,
10 especially since it is at arm's reach away and will
11 go out front more than our porch and deck, two
12 covered stories tall, and then this plus a porch
13 and a deck and extend way towards the street too.

14 I ask that you go by your own
15 regulations and not grant a variance to make this
16 house any larger and more imposing than it is
17 currently allowed.

18 Thank you, Louisa Robb, 2209 Atlantic
19 Avenue.

20 If there's no other public comment,
21 this public comment section is closed.

22 Randy?

23 MR. ROBINSON: No other comment. I'm
24 fine.

25 MR. ILBERTON: All right. Do you want

1 to address the --

2 MR. CLOWNEY: The only rebuttal I would
3 make is that we have gone to great lengths to
4 really try to make that side -- every property is
5 going to have a side that is not -- a nonactive
6 side. And so granted I did say that to her on the
7 other project with the other house, but we can't
8 have everything oriented against the sun.

9 Unfortunately we're doing a project on
10 the other side of her now. But we have really gone
11 to great efforts to really make these rooflines
12 feel comfortable. And there's a lot of play along
13 that piece there. And the other thing is that the
14 one story -- the old house is a one-story piece.
15 It's up close to the street. But that whole side
16 is going to be completely planted out. She's not even
17 going to see that. So, you know, I do have two
18 diagrams that I show you other properties that we
19 have done very similar to this on Sullivan's
20 Island.

21 MR. ILBERTON: Thank you. All right.
22 Steve, you want to start this one?

23 MR. HERLONG: Well, I think there's
24 definitely a precedent to take the old house and
25 turn it 180 degrees and move it toward the street

1 because we did that on Pettigru, and it was -- I
2 think it was for the same reason, you're taking the
3 best side of the house, which otherwise wouldn't be
4 seen, would have been swallowed up by the addition,
5 and facing it toward the public street.

6 So I think that's a great way to save
7 that portion of the house and let the public see
8 it. And as Beau said that -- can you -- can you
9 put the sort of block plan -- I think you did one
10 back in there somewhere that shows the houses as
11 they relate to each other.

12 MR. CRAVER: It's behind the one that's
13 on the chair.

14 MR. HERLONG: No. There was another
15 one.

16 MR. CLOWNEY: This one?

17 MR. HERLONG: Yes. That one right
18 there. Again, you see the one-story structure
19 extends towards the street, but it's just the one
20 story structure. So it's not --

21 MR. CLOWNEY: With a very swallow hip
22 roof.

23 MR. HERLONG: It's much closer than the
24 large brown house, but not at all as imposing as
25 that house. But can you tell me -- I see like an

1 oceanfront line right there, dashed line. What is
2 that?

3 MR. FERRICK: That's the forward line
4 created by this house of how far you're allowed to
5 build out in the block.

6 MR. ILBERTON: In the block?

7 MR. FERRICK: Yeah.

8 MR. HERLONG: So that's that distance
9 from the street?

10 MR. CRAVER: So you-all aren't beyond
11 that line?

12 MR. FERRICK: No. In fact, the deck --
13 the deck, which is elevated obviously, but the
14 railing, which is the three feet, you know, that
15 12-foot deck is there. So actually any time you
16 get anything vertical above that point, which would
17 be the porch, 12 feet back from there, and then the
18 heated square footage is an additional 12 feet back
19 from there.

20 MR. HERLONG: I kind of see the dilemma
21 that if you push that house -- pull the house
22 toward the street further with the pull out toward
23 the ocean, that large house on the corner, the
24 brown house, would block a lot of south views and
25 breeze. It's a big dilemma because of that large

1 brown house.

2 So I think this is a very good solution
3 to a difficult problem. And I just think they have
4 gone to -- they have studied ways to minimize the
5 effect on that adjacent property and it appears
6 that the eaves of this house are similar in height
7 to the eaves of that adjacent house.

8 MR. CLOWNEY: Lower.

9 MR. HERLONG: I think this is a great
10 way to breakdown the scale of the structures. It
11 is larger than the two adjacent homes, I guess, but
12 not as large as the two other homes at least on the
13 block. So it's in scale with the neighborhood. I
14 think it's a good direction to take.

15 MR. ILBERTON: All right. I know this
16 board was created almost as a direct result of that
17 big brown house. They saw that in its completion
18 and said we need some design guidelines on this
19 island. So I think this certainly has been a
20 complement, and I think the amount of landscaping
21 that will probably be done in this structure will
22 probably abutt with the Robbs house and not
23 probably be too much of a problem for them because
24 of the way it's going to be landscaped and all.

25 Although, again, like Steve said

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1 earlier, we don't have that control, but I think
2 probably the homeowners --

3 MR. CLOWNEY: Yes.

4 MR. ILBERTON: Considering where it is
5 and all they will be doing that. So I don't have a
6 problem with that.

7 MR. WRIGHT: I have no problem at all.
8 I think it's a good solution, and it will fit in I
9 think with the neighborhood compatibility fine.
10 I'm good with it. I think it's a very good
11 solution.

12 MR. ILBERTON: John?

13 MR. LANCTO: I'm fine with it.

14 MR. ILBERTON: Rhonda?

15 MS. SANDERS: I like it a lot.

16 MR. ILBERTON: Billy?

17 MR. CRAVER: You know, Pat, you can
18 almost take this one with the one next to it and
19 tell anybody if they want to study how you comply
20 with the ordinance that was put in place because of
21 the big block house on Sullivan's Island, it would
22 be those two houses. And that was that house that
23 you and Everett sat at that damn council meeting to
24 form the ad hoc committee and then the planning
25 commission and all of that stuff. So I think it's

1 great. I think you have done a good job of
2 preserving the old, creating the new. And while
3 Ms. Robb might be a little unhappy about it, you
4 know, this all fits with everything that's in the
5 ordinance.

6 MR. ILDERTON: All right. Do I here a
7 motion?

8 MR. ROBINSON: Can I inform you-all of
9 one thing? You're not granting a variance of any
10 kind or any DRB relief on this structure. This is
11 a historical exception that they're granted because
12 they are saving the historical house. I mean, all
13 you are granting them is some second floor side
14 yard setback relief. And the principal building
15 side facade setback relief, a short area there.
16 But other than that, it meets the ordinance.

17 MR. ILDERTON: Great. Thank you. Do I
18 here a motion?

19 MR. CRAVER: I move we give
20 conceptual -- I know you would love to have final.
21 What were you asking for?

22 MR. CLOWNEY: We're asking for
23 conceptual.

24 MR. CRAVER: Conceptual approval.

25 MR. ILDERTON: Do I here a second?

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1 MS. SANDERS: Second.

2 MR. ILBERTON: Everybody in favor?

3 ALL: Aye.

4 MR. ILBERTON: This is where I step
5 off.

6 MR. HERLONG: The next item on the
7 agenda is 1117 Middle. Randy?

8 MR. ROBINSON: 1117 Middle. It is
9 within the historical district. There's no
10 structure on this lot, so it's not replacing any
11 historical structure. It's an empty lot. I don't
12 believe they are asking for anything. This is -- I
13 mean, all they are looking for is design approval.
14 It is well under the square footage allowed.

15 MR. HERLONG: So they are asking for
16 some kind of relief or else they wouldn't be here.

17 MR. CRAVER: They are in National
18 Historic District.

19 MR. ROBINSON: They are in the National
20 Registered Historic District.

21 MR. CRAVER: So they are asking
22 25 percent relief on the side setback?

23 MR. ROBINSON: Correct.

24 MR. CRAVER: So that's what they're
25 asking for?

1 MR. HERLONG: Okay.

2 MR. ROBINSON: Other than that, I mean,
3 it's a good looking design. I will just let the
4 applicant present.

5 MR. DIXON: I'm Stan Dixon. I'm the
6 architect representing Marianna McLean, who is
7 hopefully building this house on Middle Street.
8 Just a brief description of our thought-process.
9 You know, as Randy just explained there's not a
10 structure on the lot, but it's our goal to design
11 and build a house that looks like it may have
12 always been there along with some of the other
13 historical raised cottages along that row at the
14 beach.

15 And in doing that, the design
16 principals that we really took into strong
17 consideration were the scale of the house. And as
18 you can see, we are well within the square footages
19 of the fingerprint and overall square footages that
20 are allowed for the site as well as the impervious
21 surfaces allowed. So we feel like the scale is
22 very modest.

23 We also are taking a lot of attention
24 to the finer details of the house. The eaves, the
25 cornices, the corner boards, the operable shutters,

1 the clapboard siding, to really give it that sense
2 of scale and character that it needs to be.

3 In designing the house, we are asking
4 for the 25 percent additional side yard setback to
5 take it from 40 total side yard setbacks to 30 feet
6 side yard setbacks giving 15 feet on each side of
7 the property. And in doing that, it's not like the
8 house is a continuous facade all the way across.
9 Both on the ocean side of the house and also on the
10 street facade of the house is very much broken down
11 into smaller segments to create that more
12 interesting scale and interesting proportion.

13 On the ocean side of the house, which
14 is on the more symmetrical giving -- the sweeping
15 porches and the center dormer, the symmetrical
16 chimneys on the house, giving it a little bit more
17 formality to the water. And then we purposefully
18 broke down the design of the house towards the
19 street facade to have projecting wings coming
20 forward with shed roofs off to one side creating
21 porches and an interesting spot on the side of the
22 house.

23 We also were very aware of some of the
24 landscaping -- the large trees that are on the
25 property, the large oak tree in the front yard that

1 we really wanted to not only preserve, but to
2 highlight as well as some of the trees on the ocean
3 side of the house as well. There are brick walls
4 that do exist around the property, which we plan to
5 maintain both along the side yards as well as along
6 the street.

7 In fact we are using the same curb cut
8 that currently exists so that we can maintain that
9 brick wall and a small pedestrian gate as well that
10 we hope to maintain. And we are -- the building
11 materials, there's clapboard siding with a painted
12 metal roof, operable wood shutters, double-hung
13 very traditional windows and doors, wood porches.
14 And that's all I have to say.

15 MR. HERLONG: Okay. Is there any
16 public comment? Well, the public comment section
17 is closed.

18 Randy, do you have any final comments?

19 MR. ROBINSON: Nothing else.

20 MR. HERLONG: Okay. Well, Duke, you
21 want to start?

22 MR. WRIGHT: I think it's a great
23 design. The only casualty is some of the pine
24 trees right in the middle of the lot, but that's
25 the way it is. And I think -- are you proposing

1 Hardie panel siding or wood siding?

2 MR. DIXON: We had not finally
3 determined that.

4 MR. WRIGHT: You know, I raised this
5 question the last time, and I don't have a problem
6 with it, but in a historic district we have to be
7 sure we are okay with that. HardiePlank is good
8 looking these days. And if had to rebuild my
9 house, I would use HardiePlank. I'm fine with it.

10 MR. HERLONG: John?

11 MR. LANCTO: Very nice design. I think
12 it's going to fit really well. I think it's in
13 character with the wall, the existing brick that's
14 there. I think it's very nice.

15 MS. SANDERS: I think it's a great
16 design. I did not realize that lot was so big.
17 Lucky lady.

18 MR. CRAVER: I'm good with it. Rock
19 and roll.

20 MR. HERLONG: Well, you are asking for
21 relief from the side setbacks, but what extends out
22 to the side is one-story space. So, again, it's
23 not really encroaching on any neighbor. I don't
24 see any reason that that would be a problem at all.
25 And I think it's -- this is going to be a house

1 that will look like it could have always been
2 there, which is a real complement. It really is.

3 MR. CRAVER: I move we approval it
4 final -- is this final approval? Final approval.

5 MS. SANDERS: Second.

6 MR. WRIGHT: Second.

7 MR. HERLONG: Any discussion? All in
8 favor?

9 ALL: Aye.

10 MR. HERLONG: This is 806 Star of the
11 West. A new structure, Randy?

12 MR. ROBINSON: Okay. There are -- is
13 everybody familiar with the Star of the West
14 properties? I mean, there hasn't been a house
15 built there yet. This is the first one to go in.
16 Matter of fact, the existing house is probably
17 going to be torn down in the near future. So you
18 will probably see, you know, five or six houses on
19 that lot -- just on that piece of property. Just
20 to fill you-all in.

21 The applicant is asking for -- it says
22 conceptual, but I know they would like to have a
23 final and get started on this project. They are
24 asking for relief in principal building square
25 footage of 780 square feet. You-all are able to

1 grant 1,039 square feet. And I'll let the
2 applicant present and save any comments for later.

3 MR. HERLONG: Okay.

4 MR. MCCANTS: I'm Carl McCants. We're
5 not asking for a whole lot here, and I would like
6 the add we're also asking for the side setback for
7 a second floor, that would be item D. We don't
8 have articulation on that second floor. It is less
9 than ten feet. If you look at sheet eight -- you
10 may have a different set of plans. Sorry. If we
11 look at sheet six, the grade elevation, this is the
12 space in here that we're asking for the extra
13 relief at. The way the ordinance reads is we need
14 to have articulation three feet rather than the
15 walls that are 10 feet in length at the second
16 floor. So those are the two items that we're
17 asking for with this. We feel that we meet the
18 neighborhood compatibility because there's nothing
19 in the neighborhood to compare it to. So if
20 you-all have any other questions, that's really all
21 I have to offer at this point.

22 MR. HERLONG: On this right elevation,
23 this is siding that is intended to look like the
24 fenestration would look like a porch, but it's
25 applied to the wall?

1 MR. MCCANTS: If you look at the rear
2 elevation, you will see that we have like a shed
3 roof that wraps around that side of the structure,
4 so it appears that the portion is filled. Sheet
5 seven. If you look beyond the gazebo, this element
6 right here -- so the main massing of the roof in
7 the structure stands from here to here as though
8 this was the main body of the house with porches
9 that flank and wraparound the side. And it appears
10 that we have filled that section with porch.

11 MR. HERLONG: Okay. Is there any
12 public comment? So the public comment section is
13 closed.

14 Randy, any final comments?

15 MR. ROBINSON: No, sir.

16 MR. ILBERTON: Billy, you want to
17 start?

18 MR. CRAVER: Yes. I don't have a
19 problem with it at all. Looks good to me.

20 MR. HERLONG: Rhonda?

21 MS. SANDERS: I agree. I think some
22 people will be sad. The fishermen will be sad.

23 MR. HERLONG: John?

24 MR. LANCTO: What's going on with this
25 front elevation with this church like gothic window

1 and gothic opening over there?

2 MR. MCCANTS: Yeah. That's an inset.
3 It doesn't project out. I was trying to break up
4 the massing and get relief there. And rather than
5 hanging the porch off of the balcony, I pushed it
6 in.

7 MR. LANCTO: Not sure if I -- matter of
8 taste, not sure if I really like that detail as
9 much as I have seen other details that I think that
10 do something better than that in that regard, but
11 the overall design I think is good.

12 MR. HERLONG: Duke?

13 MR. WRIGHT: Even though it's not a
14 neighborhood compatibility issue, this I think sets
15 the standard for the neighborhood down there on
16 those very valuable lots. So I think that's
17 something we could think about as we approve this.
18 If I were investing as much money in those lots as
19 some people are doing, I think they should be
20 allowed to build what they want to build within
21 reason.

22 MR. CRAVER: First guy there gets to
23 set the standard, doesn't he?

24 MR. WRIGHT: So I'm okay with it.

25 MR. HERLONG: And, again, I think what

1 you have done is put the parking -- side loaded
2 parking, so there's not front loaded parking. I
3 think that's going to enhance the neighborhood.
4 And it is not a large mass of a home. It's broken
5 up. You have got an entry court where it's
6 setback. And it's just a large L-shaped home with
7 a lot of nice porches.

8 So from that perspective, it's probably
9 what we want to see, the type of designs that we
10 want to see. So I am fine with it as well.

11 Anybody want to make a motion?

12 MR. CRAVER: I move we approve it as
13 submitted.

14 MR. HERLONG: Is this final?

15 MR. CRAVER: Final.

16 MS. SANDERS: Second.

17 MR. HERLONG: Is there any discussion?
18 So all in favor?

19 ALL: Aye.

20 MR. HERLONG: And I guess we're
21 adjointed.

22 (The deposition was concluded at
23 6:56 p.m.)

24

25

REPORTER'S CERTIFICATE

1
2
3 I, DARAH L. NEKOLA, Registered Professional
4 Reporter and Notary Public in and for the State of
5 South Carolina at Large, do hereby certify that I
6 correctly reported the within-entitled matter and
7 that the foregoing is a full, true and correct
8 transcription of my shorthand notes of the
9 testimony and/or other oral proceedings had in the
10 said matter.

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

14 Witness my hand, I have hereunto affixed my
15 official seal this 30th day of June, 2012, at
16 Charleston, Charleston County, South Carolina.

17
18
19
20 Darah L. Nekola
21 Registered Professional Reporter
22 My commission expires
23 January 7, 2018
24
25

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 Donnie (1)
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HardiePlank (2)
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