

**In The Matter Of:**  
*Sullivan's Island*  
*Design Review Board Meeting*

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*Sullivan's Island Design Review Board Meeting*  
*October 17, 2012*

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Min-U-Script® with Word Index

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
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SULLIVAN'S ISLAND DESIGN REVIEW BOARD

HEARING BEFORE: PAT ILDERTON, CHAIRPERSON

DATE: October 17, 2012

TIME: 6:00 PM

LOCATION: Town of Sullivan's Island Town Hall  
2050-B Middle Street  
Sullivan's Island, SC

REPORTED BY: LORA L. McDANIEL,  
Registered Professional Reporter

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A. WILLIAM ROBERTS, JR. & ASSOCIATES

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1 APPEARANCES :

- 2 PAT ILBERTON, CHAIRPERSON
- 3 DUKE WRIGHT, BOARD MEMBER
- 4 STEVE HERLONG, BOARD MEMBER
- 5 MARK HOWARD, BOARD MEMBER
- 6 RHONDA SANDERS, BOARD MEMBER
- 7 BILLY CRAVER, BOARD MEMBER
- 8 RANDY ROBINSON
- 9 KAT KENYON
- 10 CHRIS YOUNG
- 11 OLIVER DUNGA
- 12 JACK BURTON
- 13 CATHY BURTON

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**Sullivan's Island Design Review Board Meeting - October 17, 2012**

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1 THE CHAIRPERSON: This is the October 17,  
2 2012 meeting of the Sullivan's Island Design Review  
3 Board. It is now 6:00. Members in attendance are  
4 Duke Wright, Pat Ilderton, Steve Herlong, Mark  
5 Howard, Rhonda Sanders, and Bobby Craver -- Billy  
6 Craver. Billy, you weren't here last time, I forgot.

7 MR. CRAVER: Miss one meeting and written  
8 off completely.

9 THE CHAIRPERSON: The requirements have  
10 been met for this meeting. The items on tonight's  
11 agenda are approval of the minutes of September. Do  
12 we have a motion?

13 MR. HOWARD: Approve them.

14 THE CHAIRPERSON: Second?

15 MR. HERLONG: Second.

16 THE CHAIRPERSON: Everybody in favor?

17 (Ayes stated by all.)

18 THE CHAIRPERSON: We like the minutes.

19 923 Osceola.

20 MR. ROBINSON: This is going to be  
21 probably pretty quick. 923 Osceola is coming to you  
22 for -- they're asking for an increase in principal  
23 building square footage.

24 Just to let y'all know, it doesn't make a  
25 whole lot of sense but, really, all they're asking

1 for is 470-square-foot additional to the allowed  
2 principal building. That's a 12 percent increase.  
3 You're allowed to give 25 percent, which is 976  
4 square feet.

5 There is also a situation with the pool on  
6 the front of this house. Generally our ordinance  
7 does not allow pools on the front of a house. In  
8 this situation, it's kind of a question as to: Is  
9 this house on the marsh?

10 There is a street between the house and  
11 the marsh, but it is technically on the marsh. So  
12 they would have to go to the Board of Zoning Appeals  
13 to either appeal my decision or get a variance to  
14 have that pool on the oceanside.

15 THE CHAIRPERSON: Basically, we're not  
16 going to comment on the pool because it's sort of in  
17 limbo.

18 MR. ROBINSON: Y'all are welcome to  
19 comment on design, how it looks. Y'all do see a new  
20 plan in front of you. They tweaked it some from the  
21 original plan that y'all had been looking at. Square  
22 footage isn't changed much. Y'all could comment on  
23 the design of the pool if y'all seem to feel like  
24 it's okay. That would reflect well at the Board of  
25 Zoning Appeal, I'm sure.

1 MR. HERLONG: I have a question about a  
2 pool being on the front of the house. It's connected  
3 to a structure here. Would a pool, even with the  
4 front of a house, be on the front or the side if it's  
5 over on the corner not projected? What makes it be  
6 in the front versus on the side?

7 MR. ROBINSON: The orientation of the  
8 principal building. The ordinance says that a pool  
9 has to be 20 feet rearward of the front facade of the  
10 structure.

11 But as it's come up before, there is no  
12 front or rear if the structure is bordering the RC-1  
13 or the RC-2; RC-1 being the ocean, RC-2 being the  
14 marsh.

15 MR. HERLONG: This block of structure do  
16 not -- they're not in that district because of the  
17 street?

18 MR. ROBINSON: Well, the street. The  
19 street is between them and RC-2. You know, it's kind  
20 of a question in my mind. It's not really adjacent  
21 to the RC-2 as the ordinance says because of the  
22 street. If the street wasn't there, it would be  
23 adjacent to the RC-2 and no houses can be built over  
24 there.

25 If they go to the Board of Zoning Appeals,

1 if you look at aerial photo, you'll see that two  
2 houses in that same block have pools on this side.  
3 Those houses have street-to-street lots that run all  
4 the way from Middle Street to Osceola.

5 MS. SANDERS: These are completely new  
6 plans. These plans don't look alike, but the square  
7 footage is similar. Should we not have a new  
8 application of the square footages?

9 MR. ROBINSON: The square footages are  
10 basically the same. We're talking one to two square  
11 feet.

12 MS. SANDERS: On the porch, all that good  
13 stuff.

14 MR. HOWARD: Total is 400 increase.

15 MR. ROBINSON: That's right. They're  
16 asking 400.

17 MS. SANDERS: This application has nothing  
18 to do with this plan, the new plan. It's not the  
19 same plan.

20 MR. ROBINSON: No, it's not the same plan.

21 MS. SANDERS: If I were to go back and  
22 re-measure -- I'm sure you're right. This  
23 application does not apply to this plan?

24 MR. ROBINSON: There's going to be  
25 difference. And this application is kind of --

1 MR. DUNGA: The video footprint is the  
2 same.

3 MS. SANDERS: I get that. I'm a numbers  
4 person. I crunch numbers on this plan. And they  
5 match or don't match this application. And this  
6 application wasn't really complete anyway, so I would  
7 have to re-crunch them again. Sorry, I'm a numbers  
8 person.

9 MR. ROBINSON: Before we get into asking  
10 the applicant questions, we probably ought to let  
11 them present their.

12 MR. HERLONG: Is this conceptual,  
13 preliminary or final?

14 MR. ROBINSON: They would like final  
15 approval. Whatever you feel like they ought to get.

16 THE CHAIRPERSON: Go ahead and give it  
17 your best shot.

18 MR. CHUNGA: This plan sort of developed  
19 as from the last time that we submitted. We met with  
20 the neighbors and took their input and kind of  
21 tweaked the house, mostly considering the surrounding  
22 neighborhood. That's how we came up with this new  
23 set of plans.

24 On the first one, we didn't have a chance  
25 to talk to the neighbors at that time because of the



1 timing of closing and owning the property at that  
2 time. Just trying to get on the board, the agenda.

3 MR. HERLONG: Is this the first time we've  
4 seen this?

5 MR. CHUNGA: This is the first time.

6 MR. YOUNG: The plans we submitted 30 days  
7 ago, we got to Randy. And then we went and met with  
8 the neighbors, getting to know them over the next 30  
9 days. We made some changes, working on appeasing  
10 their views and then appeasing some shrubbery.

11 We shifted the house a little bit just to  
12 kind of meet everyone's needs. We made some slight  
13 changes. After meeting with Randy, we made some  
14 slight changes to the roof, to make it not look so  
15 towering.

16 The footprint stayed the same. The square  
17 footage on the interior changed by a couple square  
18 feet. All in all, I think it ended up being a little  
19 bit less than what we put before.

20 We just made slight changes over the past  
21 three days after meeting everyone and trying to meet  
22 everyone's specific needs or requests. At that  
23 point, I think we made everyone in my mind happy.  
24 That's just kind of how we tweaked it.

25 Again, I had to take ownership of it when

1 you knock on someone's door and ask them to go over  
2 my plans with me before I actually owned a piece of  
3 property.

4 THE CHAIRPERSON: I think procedurally we  
5 need to ask ourselves not whether we believe this is  
6 a good plan or not. Can we do this? Can we, at the  
7 last moment, be given essentially a different set of  
8 plans, maybe better. At first glance it looks like  
9 it might be better from my initial impressions of the  
10 original plans.

11 Can we do this? And what kind of  
12 precedent does this set up? Can anybody in the  
13 future submit a plan at the last minute that wasn't  
14 the plan? And where do we draw the line?

15 It's a problem that we need to ask  
16 ourselves. Can we do this without having, as Rhonda  
17 pointed out -- whether you're going to crunch the  
18 numbers or whether you're going to consider it  
19 architectural and mull over it, drive by the  
20 property, look at it, which is what we all do. Can  
21 we do in this way?

22 It's one thing, maybe if you move a few  
23 windows around, something like that, whatever else.  
24 Even though it's same square footage, we need to ask  
25 ourselves, can we do this? I mean, if we do this,

1 does it mean we were opening a Pandora's box here for  
2 other applicants? Almost anybody can come in here at  
3 the last minute and submit something because this was  
4 done this way.

5 I think we do have some leeway, maybe.  
6 You put in an application, maybe few days later you  
7 go in and tweak it. Can change it a little bit, not  
8 too much. At the last minute, what are we doing  
9 here?

10 MR. YOUNG: Just to give you a heads up,  
11 we had it ready a little while ago.

12 THE CHAIRPERSON: I don't have a problem  
13 with that. I'm just talking about procedurally.  
14 What maybe do we have to allow in the future for this  
15 board with other plans.

16 What do you think, Steve? I don't want to  
17 not hear it.

18 MR. HERLONG: I agree. I think several of  
19 us -- I'm a little confused as well. As you said, I  
20 think what you may be submitting now is, I think it  
21 was a good idea to meet the neighbors. I'm a  
22 little -- I'm trying to catch up to what's going on.

23 Yeah, in the past, we've done this. And  
24 maybe we don't vote. We might just provide comments  
25 to come back next time and give them our thoughts.

1 THE CHAIRPERSON: I think in that context  
2 we might have to consider this as the first stage of,  
3 first hearing. And we maybe make our comments on it.  
4 It's not -- I don't that know we can give a final  
5 because of the nature of this.

6 MR. HOWARD: Preliminarily.

7 MS. SANDERS: Do y'all have a new  
8 application with the change? Even if they're minimal  
9 change numbers, approximation, things like that.  
10 Whatever.

11 THE CHAIRPERSON: I don't mind trying to  
12 work on conceptual discussion or whether we approve  
13 it or not. I don't know that we can do a final on  
14 something that was put before us.

15 MS. SANDERS: I have to do my homework.  
16 I'm sorry.

17 THE CHAIRPERSON: I'm not talking about  
18 the quality of this structure of the design.

19 MS. SANDERS: I like the new one better;  
20 absolutely.

21 THE CHAIRPERSON: I do, too. First  
22 glance, I definitely like the new one better than the  
23 old one. Your conversation with the people next door  
24 and around must have predicated that.

25 I guess we can work on the possibility --

1 we haven't voted. We haven't heard everything -- the  
2 possibility this could be approved or not under a  
3 conceptual level as opposed to final.

4 I think it would be tough to do final on  
5 something that's just given to us. Again, we're not  
6 big here on lot of rules and stuff. This is one of  
7 the easy-going boards on the island. I don't want to  
8 create a problem for us later on when we done  
9 something like this. I don't know.

10 Does anybody else want to comment to that?

11 MR. HERLONG: I think you said what needs  
12 to be said. Maybe they need to proceed.

13 THE CHAIRPERSON: Would you like to give  
14 us a little bit more, flesh your ideas out on the  
15 architecture of this.

16 MR. CHUNGA: Again, it's a developer's  
17 design. With this one we feel much better with this  
18 one. It gave us more space, and it gave us -- you  
19 can look through this. At every side you have --  
20 it's a complete, more architectural facade instead of  
21 four sides.

22 MR. WRIGHT: This must be the west  
23 elevation.

24 MR. HOWARD: What sort of -- it's very  
25 nice of you to talk to the neighbors. Did a neighbor

1 complain? Did you talk to all the neighbors?

2 MR. YOUNG: Two things we were requesting.  
3 We were requesting to slide the house to the left  
4 slightly.

5 MR. HOWARD: Not in this application. Not  
6 within the first drawing?

7 MR. YOUNG: First drawing, yes, sir. On  
8 this drawing we moved the house placement to the left  
9 so not to mess up the corridor view. For example, if  
10 you see this, this is the neighbors behind us who so  
11 nicely came as well. This is their view as of now.  
12 And this is our neighbor on the left.

13 Obviously Mr. Watts didn't care if we  
14 moved over because we're just moving into a pile of  
15 shrubbery that he wants to maintain. We thought it  
16 best to move the house over a little bit. It doesn't  
17 affect this area of overflow and still maintain that  
18 corridor so they still have a nice view. It wasn't  
19 too much movement. It did need to get approved;  
20 slight movement to the left?

21 MR. ROBINSON: It does. It's 11'9" to  
22 that property line. That's what I was trying to look  
23 at was the distance across the property to see  
24 exactly what that setback was.

25 I just don't see a distance across the

1 property. You're going to need some kind of relief  
2 on that side. I just can't tell you how much less.

3 MR. YOUNG: That is what we got from the  
4 neighbors. Over the past 30 days, we met with Randy,  
5 obviously numerous times, coming in and asking  
6 questions.

7 We worked on just changing the roof lines  
8 to come more into the look of what it needed to be.  
9 That's what the -- obviously y'all are much better at  
10 this than me. That was the major changes we made;  
11 just make a roof line more appealing, not to look so  
12 towering. Change some of the lattice up so it looked  
13 a little more parallel versus vertical.

14 MR. WRIGHT: Two obvious questions; one,  
15 this is not a historic structure that is there now?

16 MR. YOUNG: No, sir. We brought a  
17 picture.

18 MR. WRIGHT: Not in the historic district.

19 THE CHAIRPERSON: Fairly new structure.

20 MR. WRIGHT: Fairly new?

21 THE CHAIRMAN: In the last 20 years.

22 MR. WRIGHT: Who is Burton? Is that you?

23 MR. BURTON: Yes.

24 THE CHAIRPERSON: Are you finished? Not  
25 that you can't have a discussion. We're not going to

1 limit the discussion. Have you finished your  
2 presentation?

3 MR. YOUNG: I don't know if you saw this.  
4 This was the roof line of the new one. We have it  
5 imposed behind the trees so the roof lines are very  
6 similar to what else is out there. We thought that  
7 would give you a good idea with the water as well. I  
8 think that's a good one to give you a good view of  
9 what everything else looks like.

10 MR. HOWARD: The chimney is brand new?

11 MR. YOUNG: Yes.

12 THE CHAIRMAN: Is there a public comment  
13 to this application?

14 MR. BURTON: We think it's fine. We  
15 appreciate what they had done to save our view.

16 THE CHAIRMAN: Thank you. Any more public  
17 comment to this?

18 MR. BURTON: I would just contribute very  
19 appreciative. My name is Jack Burton. We live at  
20 920 Middle Street, which is the house behind. We  
21 face Middle Street. And our backyard views through  
22 this corridor. And we wanted to express our  
23 appreciation for the fact they did consult us. Came  
24 over and observed what we can see, our views and our  
25 breeze and so forth and so on. Took that into



1 consideration in this design.

2 Also in respect to the pool on the front  
3 of the house towards Osceola, if the pool in the  
4 backyard, obviously, it's going to back up to our  
5 backyard, into our pool. There's just going to be a  
6 confluence of noise there that I think the neighbors  
7 would -- all the neighbor's including ourselves would  
8 be best served if that pool could be on the front of  
9 the house towards Osceola and towards the marsh.

10 MR. YOUNG: After meeting everyone,  
11 everyone seems to be a little bit older than me as  
12 well. We have a newborn, another one coming. I grew  
13 up with a pool in Columbia. Lived there for 18  
14 years. I can only imagine all the retired folks in  
15 that backyard would probably catch a substantial  
16 amount of noise for the next 18 years. I don't think  
17 that's how they probably saw retirement coming with  
18 that.

19 That was another way we met with Jack as  
20 well, to look at the pool in the front.

21 THE CHAIRPERSON: Jack, you might go with  
22 him to the PTA. We're easy compared to them.

23 MR. YOUNG: Just wanted to throw that in  
24 there.

25 THE CHAIRPERSON: Public comment section

1 is closed. Randy, any more comments?

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

3 THE CHAIRPERSON: Duke, you want to start  
4 the roll.

5 MR. WRIGHT: Two things. One, I think, do  
6 we decide tonight that this is on the marsh, and the  
7 street is not going to be relevant to our decision?

8 THE CHAIRPERSON: I don't know. Is that  
9 our purview?

10 MR. CRAVER: The street is there. It's a  
11 street. We can't decide it's not there.

12 THE CHAIRPERSON: I don't know if that is  
13 in our jurisdiction whether we say it is or not.

14 MR. WRIGHT: Right off the bat --

15 THE CHAIRPERSON: The BZA might.

16 MR. WRIGHT: We have to discount this?  
17 We're not going to talk about the pool?

18 THE CHAIRPERSON: Just the visual. Does  
19 it look okay?

20 MR. CRAVER: We can also make a  
21 recommendation that would cause the other pools in  
22 the neighborhood are oriented the same way, and the  
23 homeowner behind this lot would prefer to have it on  
24 the other side. And that it doesn't appear that it  
25 would interfere with anybody on the Osceola side.

1 There's nobody on the Osceola side to interfere with.  
2 We don't have a problem with. We think it fits with  
3 neighborhood.

4 MR. WRIGHT: We cannot make that decision.

5 MR. CRAVER: We can say what I just say.

6 THE CHAIRPERSON: Recommend.

7 MR. CRAVER: We can recommend it. We  
8 can't authorize them to build a pool. We can make a  
9 recommendation.

10 MR. WRIGHT: We can say what we think.

11 MS. SANDERS: Is that BZA or us is the  
12 question?

13 MR. ROBINSON: The final approval comes  
14 from BZA.

15 MS. SANDERS: On the pool?

16 MR. ROBINSON: Correct.

17 MR. WRIGHT: Our recommendation that we  
18 either like or dislike will go to the BZA?

19 MR. CRAVER: If we all believe that it  
20 fits within all of the purviews of this board even  
21 though it doesn't comply with the zoning ordinance, I  
22 think we can tell them that.

23 MR. WRIGHT: I assume that this RC-2  
24 across the street is totally unbuildable. Will never  
25 be built.

1 MR. YOUNG: Correct.

2 THE CHAIRPERSON: I would assume that.

3 MR. WRIGHT: I think that's relatively a  
4 safe assumption.

5 I'm now going to talk a little bit about  
6 neighborhood buildings in terms of size compared to  
7 the houses in the area. I think it's, even though I  
8 like this elevation, and that helps me, this house is  
9 much larger than the neighbors in terms of square  
10 footage. But the design could mitigate that size a  
11 little bit.

12 MR. YOUNG: One thing we forgot to bring,  
13 we can bring it next time. Or Randy can help print  
14 it up. A lot of the neighbors, their house runs all  
15 the way from Osceola to Middle. Their houses are all  
16 very long because they have lots running all the way  
17 through. Ours happens to be a fat and chunkier lot  
18 when everybody else's is long and narrow.

19 MR. WRIGHT: I have the square footage  
20 from neighboring houses. It varies from 1,600. Size  
21 of this one is 4657.

22 MR. YOUNG: 4,100.

23 MR. DUNGA: 42.

24 MR. YOUNG: 4,176.

25 MR. WRIGHT: None of the numbers add up in

1 this matrix. That's probably one of the things  
2 that's confusing all of us. How do we make these  
3 numbers work?

4 Conceptually, I'm okay with the design. I  
5 think we need to talk about the scale a little bit.  
6 I think from a Sullivan's Island house, I think it is  
7 beginning to approach what I would like to see more  
8 of rather than very large, boxy houses that we are as  
9 guilty as anybody else of approving. Conceptually  
10 I'm okay with the design.

11 THE CHAIRPERSON: I'll go next. How high  
12 off the ground is it?

13 MR. CHUNGA: It's four inches lower than  
14 38.

15 THE CHAIRPERSON: What's the first floor?  
16 How far is it? Ten feet? Nine feet? 12 feet?

17 MR. CHUNGA: From BFV, 17 feet.

18 THE CHAIRPERSON: That's BFV. What's your  
19 ground level? Seven?

20 MR. CHUNGA: 6.7.

21 THE CHAIRPERSON: 10-and-a-half feet off  
22 the ground, first floor level?

23 You have two feet of structure underneath  
24 it to support before you get to the finished floor.

25 Is this A zone or B zone?

1 MR. CHUNGA: B zone.

2 THE CHAIRPERSON: My initial reaction to  
3 the plans were not favorable; it was just too looming  
4 and tall. I do think the new plans are definite  
5 improvement, with you moving it over for the  
6 neighbor's and back and all. I essentially don't  
7 have a problem conceptually with the plan nor the  
8 pool either. That's where I am. Steve.

9 MR. HERLONG: When I first looked at this,  
10 although this house is -- it's a very -- the original  
11 one is very refined. It just -- something struck me  
12 about it not fitting the neighborhood. And I had  
13 some concerns about its size and its massiveness.

14 However, as I look at this, you're  
15 definitely headed in a better direction with this  
16 (indicating). I think you've brought the eave  
17 heights down significantly. And that helps quite a  
18 bit.

19 We've had some extremely high wall heights  
20 in the previous design. Almost looks like a really  
21 nice home that might be a rental home on the Isle of  
22 Palms. And I just think it was too vertical, and  
23 there wasn't enough room. And all of those things  
24 you've solved, which is great.

25 It does look like you may have brought the

1 first floor down. I guess you're flush framing it to  
2 try to get flood zone and all.

3 MR. CHUNGA: Right.

4 MR. HERLONG: I think you're trying to  
5 address the pool being projected out forward of the  
6 front facade of the house by disguising it.

7 MR. CHUNGA: Exactly.

8 MR. HERLONG: I think that's a great idea.  
9 I can just recall some pools that have been on the  
10 street side, and they were not very well done. And  
11 that's the kind of reaction people are getting. They  
12 remember some that have been around.

13 MR. YOUNG: Right.

14 MR. HERLONG: They have gone away.

15 MR. YOUNG: Nobody wants to see a bunch of  
16 people in the front yard.

17 MR. HERLONG: It was imposing to have the  
18 structure out so far. I think the way you're  
19 handling that is going to work. I really do.

20 So there is a lot of confusion about  
21 square footages. It looks to me like it's about  
22 4,276. It's square footage, principal building  
23 square footage. I think you'll be able to get that  
24 figured out so everybody gets it next time.

25 I probably would give this a favorable

1 review with all of these changes.

2 THE CHAIRPERSON: Mark.

3 MR. HOWARD: Compared to the old plan,  
4 this definitely heading in a better direction. The  
5 other one looked like a very comfortable house to  
6 live in but a bit commercial. I think you're heading  
7 in a better direction.

8 I guess I would like to encourage -- there  
9 seems to be a little bit of difference between, say,  
10 this and the drawing in front of me in the sense that  
11 it looks like a rounded column up on the second floor  
12 whereas this looks like just --

13 MR. CHUNGA: It's square.

14 MR. HOWARD: I would like to lead in the  
15 other direction. I like the work on the chimney  
16 versus flat. I think it adds a lot to the house. We  
17 have some arching on the first elevation. And the  
18 foundation work. And I kind of -- I think it gives  
19 it a little more homey appeal, which is something you  
20 might want to consider.

21 And I guess along the same lines, the  
22 front staircase balusters don't line up with the  
23 front door. I assume that's some sort of planter.  
24 Why is that not happening?

25 MR. YOUNG: We can move it over. We just



1 have like a little pool overflow that would go off  
2 that way.

3 MR. HOWARD: It doesn't have to be that  
4 big?

5 MR. YOUNG: That's the same thing that  
6 bothers me. I agree, I think it should be straight  
7 on. It will probably be straight on once we get it  
8 figured out. Plenty of room to move it over. I  
9 noticed that as well.

10 MR. HERLONG: It was a waterfall as you  
11 walk up the stairs.

12 MR. CHUNGA: Exactly; a little water  
13 feature as you walk up.

14 MR. HOWARD: It doesn't have to be that  
15 wide. I think it could be lined up better; look more  
16 residential.

17 MR. YOUNG: I agree.

18 MR. HOWARD: Other than that, I like the  
19 direction you're heading in..

20 I did have a question for Randy. The  
21 reason I say this house looks so comfortable, sort of  
22 every room has a view or a porch. There's no problem  
23 with the number of porches, square footages?

24 MR. ROBINSON: You have so much you can  
25 cover a lot. 15 percent is for the principal

1 building square footage.

2 You get another 15 percent for porches,  
3 decks, pools, driveways impervious, all that kind of  
4 stuff, to equal 30 percent.

5 Your principal building footprint plus  
6 your porches, deck, pools has to be under 30 percent.

7 MR. HOWARD: As designed, this is covering  
8 that?

9 MR. ROBINSON: Yes.

10 MR. HOWARD: Other than that, I think we  
11 are heading in a great direction. I would certainly  
12 approve at least the conceptual design.

13 THE CHAIRPERSON: Rhonda.

14 MS. SANDERS: I think it's a very nice  
15 plan. I looked at the original plans. I looked at  
16 the numbers. I did not feel like the application was  
17 complete. I couldn't even make a judgment on the  
18 original.

19 I certainly cannot make a judgment on this  
20 plan with an application that does not apply to it  
21 because maybe the square footage is similar. I'm  
22 CPA; similar is not a number thing.

23 The setbacks are not anywhere near the  
24 thing. I think we need a complete application that  
25 goes with the complete plans. I like the plan.

1 Other than that, like I said, I think we  
2 all do our homework for the citizens. And we do our  
3 homework. It's hard to do your homework when you get  
4 a new plan and application that wasn't exactly  
5 complete and does not apply to the plans anyway.

6 I do like it conceptually. Maybe next  
7 month.

8 THE CHAIRPERSON: Bill.

9 MR. CRAVER: Subject to the numbers all  
10 adding up so that it's clear y'all aren't asking for  
11 any kind of relief on any of the ordinance  
12 requirements. If you're within the ordinance, you're  
13 not asking for any relief. Square footages are  
14 within the ordinance.

15 It might not be my taste. My taste  
16 doesn't matter. It's your taste. If you want steps  
17 on the side not in the middle, however the heck you  
18 want them.

19 MS. SANDERS: I love the water feature.

20 MR. CRAVER: I do, too. I kind of like  
21 that. Our comments -- you'll get a lot of comments  
22 from us that are our opinions that aren't necessarily  
23 us speaking as a group from a legal standpoint.

24 I think it's okay. Conceptually the  
25 second plan does look better than the first plan. I

1 give conceptual approval.

2 I would also add some extra stuff about  
3 the pool to support what the neighbors, Jack and the  
4 other neighbors have done with theirs. We can help  
5 y'all along, if we can, not that it would have any  
6 legal impact.

7 THE CHAIRPERSON: I just want to make one  
8 more comment looking at the plan a little bit closer  
9 about the pool structure that surrounds the pools and  
10 the deck. Looks like to me you have a lot of deck  
11 that surrounds that, really pushes the pool out  
12 beyond even the first step of the front entrance.  
13 And I think it could be a bit overbearing.

14 I mean, I really do think it can take away  
15 from the house. That considerable structure coming  
16 so far out when it doesn't necessarily have to. If  
17 the pool is going to be shaped to that size, I think,  
18 again, this is conceptual approval, we can still talk  
19 this way. That you might want to consider shifting  
20 the pool and the structure back a few feet to give  
21 your entrance a little bit more definition and  
22 relief. And without that structure being so strong  
23 right in your face there, both for your friends as  
24 well just people passing by.

25 It looks like to me you have a lot of

1 footage between the pool and into the street as well  
2 as behind the pool as well as the deck to the side.  
3 You have generous amount of deck. You might be able  
4 to afford to pull the pool back some so it just  
5 doesn't -- not so overbearing to your entrance of the  
6 house and maybe look better.

7 Just consider that for your next  
8 submittal. And that's just my observation. It  
9 doesn't mean we will go one way or the other.

10 MS. SANDERS: Can I ask one more question?  
11 Randy, on the impervious coverage, when I add up the  
12 numbers, which is not included in the total, and  
13 divide it by square footage of the lot, I come up  
14 with 36 percent, not 30.

15 MR. ROBINSON: We went over this prior.

16 MS. SANDERS: It's a different plan.

17 MR. ROBINSON: Did you add the driveway?

18 MS. SANDERS: I added whatever numbers  
19 they had on this impervious coverage.

20 MR. ROBINSON: I wouldn't go by those  
21 numbers at all.

22 MS. SANDERS: We need an application.

23 MR. ROBINSON: I talked with them about  
24 that. Next time we come up, they come in, that  
25 numbers will be right on.

1           One thing I would like to say while I have  
2 the floor, I just looked at the side yard setback.  
3 And you can reduce the side yard setback for  
4 one-third of a foot for every foot that is less than  
5 105 feet measured at the building line.

6           The building line on this lot appears to  
7 be 94 feet. So that gives you a reduction of about  
8 three feet. They don't really need any relief on  
9 that side yard setback. It can be at 11'9".

10           THE CHAIRPERSON: Steve, did you want to  
11 say something?

12           MR. HERLONG: Just some advice on the  
13 pool. I think it's going to be difficult from the  
14 BZA perspective, they're going to be talking about  
15 setting a precedent, I have a feeling, too. However,  
16 I looked at the pool. You have deck extending six  
17 feet, maybe eight feet out towards the street. The  
18 actual pool isn't that far out.

19           MR. YOUNG: We could cut that deck off.

20           MR. HERLONG: I'm thinking, if you put the  
21 pool in line with the front of the house, it's not  
22 forward; at least it's not forward of the house. And  
23 maybe then your deck, which I think is a good idea to  
24 have some deck structure that buffers the fact that  
25 it's a pool.

1 THE CHAIRPERSON: You might be able to use  
2 that as an argument.

3 MR. HERLONG: Maybe it's an argument you  
4 can say you made a compromise. That might help you  
5 with BZA.

6 MS. SANDERS: Or have your endless pool in  
7 the front.

8 MR. HERLONG: Take your plan, you've  
9 already shifted some. Shift some more to get that  
10 pool back in line with the screen porch on the  
11 opposite side.

12 THE CHAIRPERSON: I think it's an  
13 improvement, quite frankly, how the house looks from  
14 the street. How you see it also, not just anybody  
15 can add value to the house, and it's going to look  
16 better.

17 Any more comments? Do I hear a motion?

18 MR. CRAVER: Move for conceptual approval,  
19 and would add that the approval includes just a  
20 comment that we don't have a problem with the pool  
21 being on this side of the house; that it appears to  
22 be compatible with other pools in the block in this  
23 neighborhood. It's consistent with the wishes of  
24 neighbors to the immediate rear.

25 THE CHAIRPERSON: Do I have a second?

1 MR. HERLONG: Second.

2 THE CHAIRPERSON: Discussion?

3 MS. SANDERS: I cannot vote on an  
4 application that does not apply to a plan.

5 THE CHAIRPERSON: Anything else?

6 MR. WRIGHT: No.

7 THE CHAIRPERSON: Everybody in favor?

8 (Five members raised their hands.)

9 THE CHAIRPERSON: Anybody oppose?

10 MS. SANDERS: Opposed.

11 THE CHAIRPERSON: We have one more thing;  
12 discussion of the schedule to review properties being  
13 considered for historic designation. What's going on  
14 with that.

15 MS. KENYON: That shouldn't be there.

16 THE CHAIRPERSON: We are adjourned.

17 (The hearing was concluded at 6:39 p.m.)

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CERTIFICATE OF REPORTER

I, Lora McDaniel, Registered Professional Reporter and Notary Public for the State of South Carolina at Large, do hereby certify that the foregoing transcript is a true, accurate, and complete record.

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

Witness my hand, I have hereunto affixed my official seal this 29th day of October, 2012 at Charleston, Charleston County, South Carolina.

\_\_\_\_\_  
Lora L. McDaniel,  
Registered Professional Reporter  
My Commission expires:  
September 18, 2016

<p><b>A</b></p>	<p><b>appeal (3)</b> 4:13,25;23:19 <b>appealing (1)</b> 14:11 <b>Appeals (2)</b> 4:12;5:25 <b>appear (1)</b> 17:24 <b>appears (2)</b> 29:6;30:21 <b>appeasing (2)</b> 8:9,10 <b>applicant (1)</b> 7:10 <b>applicants (1)</b> 10:2 <b>application (16)</b> 6:8,17,23,25;7:5,6; 10:6;11:8;13:5; 15:13;25:16,20,24; 26:4;28:22;31:4 <b>apply (4)</b> 6:23;25:20;26:5; 31:4 <b>appreciate (1)</b> 15:15 <b>appreciation (1)</b> 15:23 <b>appreciative (1)</b> 15:19 <b>approach (1)</b> 20:7 <b>approval (7)</b> 3:11;7:15;18:13; 27:1,18;30:18,19 <b>Approve (3)</b> 3:13;11:12;25:12 <b>approved (2)</b> 12:2;13:19 <b>approving (1)</b> 20:9 <b>approximation (1)</b> 11:9 <b>arching (1)</b> 23:17 <b>architectural (2)</b> 9:19;12:20 <b>architecture (1)</b> 12:15 <b>area (2)</b> 13:17;19:7 <b>argument (2)</b> 30:2,3 <b>around (3)</b> 9:23;11:24;22:12 <b>assume (3)</b> 18:23;19:2;23:23 <b>assumption (1)</b> 19:4 <b>attendance (1)</b> 3:3 <b>authorize (1)</b> 18:8</p>	<p><b>away (2)</b> 22:14;27:14 <b>Ayes (1)</b> 3:17</p>	<p><b>boxy (1)</b> 20:8 <b>brand (1)</b> 15:10 <b>breeze (1)</b> 15:25 <b>bring (2)</b> 19:12,13 <b>brought (3)</b> 14:16;21:16,25 <b>buffers (1)</b> 29:24 <b>build (1)</b> 18:8 <b>building (8)</b> 3:23;4:2;5:8; 22:22;25:1,5;29:5,6 <b>buildings (1)</b> 19:6 <b>built (2)</b> 5:23;18:25 <b>bunch (1)</b> 22:15 <b>Burton (5)</b> 14:22,23;15:14,18, 19 <b>BZA (6)</b> 17:15;18:11,14,18; 29:14;30:5</p>	<p>9,11,16 <b>chance (1)</b> 7:24 <b>change (4)</b> 10:7;11:8,9;14:12 <b>changed (2)</b> 4:22;8:17 <b>changes (6)</b> 8:9,13,14,20; 14:10;23:1 <b>changing (1)</b> 14:7 <b>chimney (2)</b> 15:10;23:15 <b>CHUNGA (11)</b> 7:18;8:5;12:16; 20:13,17,20;21:1; 22:3,7;23:13;24:12 <b>chunkier (1)</b> 19:17 <b>citizens (1)</b> 26:2 <b>clear (1)</b> 26:10 <b>closed (1)</b> 17:1 <b>closer (1)</b> 27:8 <b>closing (1)</b> 8:1 <b>Columbia (1)</b> 16:13 <b>column (1)</b> 23:11 <b>comfortable (2)</b> 23:5;24:21 <b>coming (5)</b> 3:21;14:5;16:12, 17:27;15 <b>comment (9)</b> 4:16,19,22;12:10; 15:12,17;16:25;27:8; 30:20 <b>comments (6)</b> 10:24;11:3;17:1; 26:21,21;30:17 <b>commercial (1)</b> 23:6 <b>compared (3)</b> 16:22;19:6;23:3 <b>compatible (1)</b> 30:22 <b>complain (1)</b> 13:1 <b>complete (6)</b> 7:6;12:20;25:17, 24,25;26:5 <b>completely (2)</b> 3:8;6:5 <b>comply (1)</b> 18:21 <b>compromise (1)</b> 30:4</p>
		<p><b>B</b></p> <p><b>back (7)</b> 6:21;10:25;16:4; 21:6;27:20;28:4; 30:10 <b>backyard (4)</b> 15:21;16:4,5,15 <b>balusters (1)</b> 23:22 <b>Basically (2)</b> 4:15;6:10 <b>bat (1)</b> 17:14 <b>beginning (1)</b> 20:7 <b>behind (5)</b> 13:10;15:5,20; 17:23;28:2 <b>best (3)</b> 7:17;13:16;16:8 <b>better (13)</b> 9:8,9;11:19,22; 12:17;14:9;21:15; 23:4,7;24:15;26:25; 28:6;30:16 <b>beyond (1)</b> 27:12 <b>BFV (2)</b> 20:17,18 <b>big (2)</b> 12:6;24:4 <b>Bill (1)</b> 26:8 <b>Billy (2)</b> 3:5,6 <b>bit (15)</b> 8:11,19;10:7; 12:14;13:16;16:11; 19:5,11;20:5;21:18; 23:6,9;27:8,13,21 <b>block (3)</b> 5:15;6:2;30:22 <b>Board (7)</b> 3:3;4:12,24;5:25; 8:2;10:15;18:20 <b>boards (1)</b> 12:7 <b>Bobby (1)</b> 3:5 <b>bordering (1)</b> 5:12 <b>both (1)</b> 27:23 <b>bothers (1)</b> 24:6 <b>box (1)</b> 10:1</p>	<p><b>C</b></p> <p><b>came (3)</b> 7:22;13:11;15:23 <b>can (36)</b> 5:23;9:6,6,11,12, 16,20,25;10:2,7;11:4, 13,25;12:19;15:24; 16:14;17:20;18:5,7,8, 10,22;19:13,13;22:9; 23:25;24:24;27:4,5, 14,18;28:10;29:3,9; 30:4,15 <b>care (1)</b> 13:13 <b>catch (2)</b> 10:22;16:15 <b>cause (1)</b> 17:21 <b>certainly (2)</b> 25:11,19 <b>CHAIRMAN (3)</b> 14:21;15:12,16 <b>CHAIRPERSON (44)</b> 3:1,9,14,16,18; 4:15;7:16;9:4;10:12; 11:1,11,17,21;12:13; 14:19,24;16:21,25; 17:3,8,12,15,18;18:6; 19:2;20:11,15,18,21; 21:2;23:2,25:13; 26:8;27:7;29:10; 30:1,12,25;31:2,5,7,</p>	
<p><b>able (3)</b> 22:23;28:3;30:1 <b>absolutely (1)</b> 11:20 <b>across (3)</b> 13:23,25;18:24 <b>actual (1)</b> 29:18 <b>actually (1)</b> 9:2 <b>add (6)</b> 19:25;27:2;28:11, 17;30:15,19 <b>added (1)</b> 28:18 <b>adding (1)</b> 26:10 <b>additional (1)</b> 4:1 <b>address (1)</b> 22:5 <b>adds (1)</b> 23:16 <b>adjacent (2)</b> 5:20,23 <b>adjourned (1)</b> 31:16 <b>advice (1)</b> 29:12 <b>aerial (1)</b> 6:1 <b>affect (1)</b> 13:17 <b>afford (1)</b> 28:4 <b>again (5)</b> 7:7;8:25;12:5,16; 27:18 <b>agenda (2)</b> 3:11;8:2 <b>ago (2)</b> 8:7;10:11 <b>agree (3)</b> 10:18;24:6,17 <b>ahead (1)</b> 7:16 <b>alike (1)</b> 6:6 <b>allow (2)</b> 4:7;10:14 <b>allowed (2)</b> 4:1,3 <b>Almost (2)</b> 10:2;21:20 <b>along (2)</b> 23:21;27:5 <b>although (1)</b> 21:10 <b>amount (2)</b> 16:16;28:3</p>				

<b>conceptual (7)</b> 7:12;11:12;12:3; 25:12;27:1,18;30:18	<b>cut (1)</b> 29:19	9:1;11:23;23:23	13:24;22:7;24:12; 26:4	21:12
<b>Conceptually (5)</b> 20:4,9;21:7;26:6, 24	<b>D</b>	<b>down (2)</b> 21:17;22:1	<b>example (1)</b> 13:9	<b>Five (1)</b> 31:8
<b>concerns (1)</b> 21:13	<b>days (5)</b> 8:6,9,21;10:6;14:4	<b>draw (1)</b> 9:14	<b>express (1)</b> 15:22	<b>flat (1)</b> 23:16
<b>concluded (1)</b> 31:17	<b>decide (2)</b> 17:6,11	<b>drawing (4)</b> 13:6,7,8;23:10	<b>extending (1)</b> 29:16	<b>flesh (1)</b> 12:14
<b>confluence (1)</b> 16:6	<b>decision (3)</b> 4:13;17:7;18:4	<b>drive (1)</b> 9:19	<b>extra (1)</b> 27:2	<b>flood (1)</b> 22:2
<b>confused (1)</b> 10:19	<b>deck (9)</b> 25:6;27:10,10; 28:2,3;29:16,19,23, 24	<b>driveway (1)</b> 28:17	<b>extremely (1)</b> 21:19	<b>floor (6)</b> 20:15,22,24;22:1; 23:11;29:2
<b>confusing (1)</b> 20:2	<b>decks (1)</b> 25:3	<b>driveways (1)</b> 25:3	<b>F</b>	<b>flush (1)</b> 22:1
<b>confusion (1)</b> 22:20	<b>definite (1)</b> 21:4	<b>Duke (2)</b> 3:4;17:3	<b>facade (3)</b> 5:9;12:20;22:6	<b>folks (1)</b> 16:14
<b>connected (1)</b> 5:2	<b>definitely (3)</b> 11:22;21:15;23:4	<b>DUNGA (2)</b> 7:1;19:23	<b>face (2)</b> 15:21;27:23	<b>foot (2)</b> 29:4,4
<b>consider (5)</b> 9:18;11:2;23:20; 27:19;28:7	<b>definition (1)</b> 27:21	<b>E</b>	<b>fact (2)</b> 15:23;29:24	<b>footage (13)</b> 3:23;4:22;6:7; 8:17;9:24;19:10,19; 22:22,23;25:1,21; 28:1,13
<b>considerable (1)</b> 27:15	<b>Design (11)</b> 3:2;4:19,23;11:18; 12:17;16:1;19:10; 20:4,10;21:20;25:12	<b>easy (1)</b> 16:22	<b>Fairly (2)</b> 14:19,20	<b>footages (5)</b> 6:8,9;22:21;24:23; 26:13
<b>consideration (1)</b> 16:1	<b>designation (1)</b> 31:13	<b>eave (1)</b> 21:16	<b>far (4)</b> 20:16;22:18;27:16; 29:18	<b>footprint (3)</b> 7:1;8:16;25:5
<b>considered (1)</b> 31:13	<b>designed (1)</b> 25:7	<b>eight (1)</b> 29:17	<b>fat (1)</b> 19:17	<b>forgot (2)</b> 3:6;19:12
<b>considering (1)</b> 7:21	<b>developed (1)</b> 7:18	<b>either (3)</b> 4:13;18:18;21:8	<b>favor (2)</b> 3:16;31:7	<b>forth (1)</b> 15:25
<b>consistent (1)</b> 30:23	<b>developer's (1)</b> 12:16	<b>elevation (3)</b> 12:23;19:8;23:17	<b>favorable (2)</b> 21:3;22:25	<b>forward (3)</b> 22:5;29:22,22
<b>consult (1)</b> 15:23	<b>difference (2)</b> 6:25;23:9	<b>else (6)</b> 9:23;12:10;15:6,9; 20:9;31:5	<b>feature (2)</b> 24:13;26:19	<b>foundation (1)</b> 23:18
<b>context (1)</b> 11:1	<b>different (2)</b> 9:7;28:16	<b>else's (1)</b> 19:18	<b>feel (4)</b> 4:23;7:15;12:17; 25:16	<b>four (2)</b> 12:21;20:13
<b>contribute (1)</b> 15:18	<b>difficult (1)</b> 29:13	<b>encourage (1)</b> 23:8	<b>feeling (1)</b> 29:15	<b>framing (1)</b> 22:1
<b>conversation (1)</b> 11:23	<b>direction (6)</b> 21:15;23:4,7,15; 24:19;25:11	<b>ended (1)</b> 8:18	<b>feet (16)</b> 4:4;5:9;6:11;8:18; 20:16,16,16,17,21, 23;27:20;29:5,7,8,17, 17	<b>frankly (1)</b> 30:13
<b>corner (1)</b> 5:5	<b>discount (1)</b> 17:16	<b>endless (1)</b> 30:6	<b>few (3)</b> 9:22;10:6;27:20	<b>friends (1)</b> 27:23
<b>corridor (3)</b> 13:9,18;15:22	<b>discussion (5)</b> 11:12;14:25;15:1; 31:2,12	<b>enough (1)</b> 21:23	<b>figured (2)</b> 22:24;24:8	<b>front (20)</b> 4:6,7,20;5:2,4,4,6, 9,12;16:2,8,20;22:6, 16;23:10,22,23; 27:12;29:21;30:7
<b>couple (1)</b> 8:17	<b>disguising (1)</b> 22:6	<b>entrance (3)</b> 27:12,21;28:5	<b>final (7)</b> 7:13,14;11:4,13; 12:3,4;18:13	<b>future (2)</b> 9:13;10:14
<b>cover (1)</b> 24:25	<b>dislike (1)</b> 18:18	<b>equal (1)</b> 25:4	<b>fine (1)</b> 15:14	<b>G</b>
<b>coverage (2)</b> 28:11,19	<b>distance (2)</b> 13:23,25	<b>essentially (2)</b> 9:7;21:6	<b>finished (3)</b> 14:24;15:1;20:24	<b>gave (2)</b> 12:18,18
<b>covering (1)</b> 25:7	<b>district (2)</b> 5:16;14:18	<b>even (7)</b> 5:3;9:24;11:8; 18:20;19:7;25:17; 27:12	<b>first (16)</b> 7:24;8:3,5;9:8; 11:2,3,21;13:6,7; 20:15,22;21:9;22:1; 23:17;26:25;27:12	<b>Generally (1)</b> 4:6
<b>CPA (1)</b> 25:22	<b>divide (1)</b> 28:13	<b>Everybody (4)</b> 3:16;19:18;22:24; 31:7	<b>fits (2)</b> 18:2,20	<b>generous (1)</b> 28:3
<b>Craver (11)</b> 3:5,6,7;17:10,20; 18:5,7,19;26:9,20; 30:18	<b>done (6)</b> 10:4,23;12:8; 15:15;22:10;27:4	<b>everyone (4)</b> 8:21,23;16:10,11	<b>fitting (1)</b>	<b>gets (1)</b> 22:24
<b>create (1)</b> 12:8	<b>door (3)</b>	<b>everyone's (2)</b> 8:12,22		<b>given (2)</b>
<b>crunch (2)</b> 7:4,9:17		<b>exactly (4)</b>		

<p>9:7;12:5 <b>gives (2)</b> 23:18;29:7 <b>glance (2)</b> 9:8;11:22 <b>goes (1)</b> 25:25 <b>good (7)</b> 6:12;9:6;10:21; 15:7,8,8;29:23 <b>great (3)</b> 21:24;22:8;25:11 <b>grew (1)</b> 16:12 <b>ground (3)</b> 20:12,19,22 <b>group (1)</b> 26:23 <b>guess (4)</b> 11:25;22:1;23:8,21 <b>guilty (1)</b> 20:9</p>	<p><b>high (2)</b> 20:11;21:19 <b>historic (3)</b> 14:15,18;31:13 <b>home (2)</b> 21:21,21 <b>homeowner (1)</b> 17:23 <b>homework (4)</b> 11:15;26:2,3,3 <b>homey (1)</b> 23:19 <b>house (29)</b> 4:6,7,9,10;5:2,4; 7:21;8:11;13:3,8,16; 15:20;16:3,9;19:8, 14;20:6;21:10;22:6; 23:5,16;24:21;27:15; 28:6;29:21,22;30:13, 15,21 <b>houses (7)</b> 5:23;6:2,3;19:7,15, 20;20:8 <b>Howard (14)</b> 3:5,13;6:14;11:6; 12:24;13:5;15:10; 23:3,14;24:3,14,18; 25:7,10</p>	<p>3:22;4:2;6:14 <b>indicating (1)</b> 21:16 <b>initial (2)</b> 9:9;21:2 <b>input (1)</b> 7:20 <b>instead (1)</b> 12:20 <b>interfere (2)</b> 17:25;18:1 <b>interior (1)</b> 8:17 <b>into (6)</b> 7:9;13:14;14:8; 15:25;16:5;28:1 <b>Island (3)</b> 3:2;12:7;20:6 <b>Isle (1)</b> 21:21 <b>items (1)</b> 3:10</p>	<p>10:5 <b>left (4)</b> 13:3,8,12,20 <b>legal (2)</b> 26:23;27:6 <b>less (3)</b> 8:19;14:2;29:4 <b>level (3)</b> 12:3;20:19,22 <b>limbo (1)</b> 4:17 <b>limit (1)</b> 15:1 <b>line (9)</b> 9:14;13:22;14:11; 15:4;23:22;29:5,6, 21;30:10 <b>lined (1)</b> 24:15 <b>lines (3)</b> 14:7;15:5;23:21 <b>little (19)</b> 8:11,18;10:7,11,19, 22;12:14;13:16; 14:13;16:11;19:5,11; 20:5;23:9,19;24:1, 12;27:8,21 <b>live (2)</b> 15:19;23:6 <b>Lived (1)</b> 16:13 <b>long (2)</b> 19:16,18 <b>look (16)</b> 6:1,6;8:14;9:20; 12:19;13:22;14:8,11; 16:20;17:19;21:14, 25;24:15;26:25;28:6; 30:15 <b>looked (7)</b> 14:12;21:9;23:5; 25:15,15;29:2,16 <b>looking (2)</b> 4:21;27:8 <b>looks (11)</b> 4:19;9:8;15:9; 21:20;22:21;23:11, 12;24:21;27:10,25; 30:13 <b>looming (1)</b> 21:3 <b>lot (13)</b> 3:25;12:6;17:23; 19:14,17;22:20; 23:16;24:25;26:21; 27:10,25;28:13;29:6 <b>lots (2)</b> 6:3;19:16 <b>love (1)</b> 26:19 <b>lower (1)</b> 20:13</p>	<p><b>M</b> <b>maintain (2)</b> 13:15,17 <b>major (1)</b> 14:10 <b>makes (1)</b> 5:5 <b>Mark (2)</b> 3:4;23:2 <b>marsh (6)</b> 4:9,11,11;5:14; 16:9;17:6 <b>massiveness (1)</b> 21:13 <b>match (2)</b> 7:5,5 <b>matrix (1)</b> 20:1 <b>matter (1)</b> 26:16 <b>may (2)</b> 10:20;21:25 <b>maybe (14)</b> 9:8,22;10:5,6,14, 24;11:3;12:12;25:21; 26:6;28:6;29:17,23; 30:3 <b>mean (4)</b> 9:25;10:1;27:14; 28:9 <b>measured (1)</b> 29:5 <b>meet (3)</b> 8:12,21;10:21 <b>meeting (6)</b> 3:2,7,10;8:13,21; 16:10 <b>Members (2)</b> 3:3;31:8 <b>mess (1)</b> 13:9 <b>met (5)</b> 3:10;7:19;8:7; 14:4;16:19 <b>Middle (5)</b> 6:4;15:20,21; 19:15;26:17 <b>might (12)</b> 9:9;10:24;11:2; 16:21;17:15;21:21; 23:20;26:15;27:19; 28:3;30:1,4 <b>mind (3)</b> 5:20;8:23;11:11 <b>minimal (1)</b> 11:8 <b>minute (3)</b> 9:13;10:3,8 <b>minutes (2)</b> 3:11,18 <b>Miss (1)</b></p>
<p><b>H</b></p>	<p><b>I</b></p>	<p><b>J</b></p>	<p><b>K</b></p>	<p><b>L</b></p>
<p><b>handling (1)</b> 22:19 <b>hands (1)</b> 31:8 <b>happening (1)</b> 23:24 <b>happens (1)</b> 19:17 <b>happy (1)</b> 8:23 <b>hard (1)</b> 26:3 <b>headed (1)</b> 21:15 <b>heading (4)</b> 23:4,6;24:19;25:11 <b>heads (1)</b> 10:10 <b>hear (2)</b> 10:17;30:17 <b>heard (1)</b> 12:1 <b>hearing (2)</b> 11:3;31:17 <b>heck (1)</b> 26:17 <b>heights (2)</b> 21:17,19 <b>help (3)</b> 19:13;27:4;30:4 <b>helps (2)</b> 19:8;21:17 <b>Herlong (19)</b> 3:4,15;5:1,15;7:12; 8:3;10:18;12:11; 21:9;22:4,8,14,17; 24:10;29:12,20;30:3, 8;31:1</p>	<p><b>idea (4)</b> 10:21;15:7;22:8; 29:23 <b>ideas (1)</b> 12:14 <b>Ilderton (1)</b> 3:4 <b>imagine (1)</b> 16:14 <b>immediate (1)</b> 30:24 <b>impact (1)</b> 27:6 <b>impervious (3)</b> 25:3;28:11,19 <b>imposed (1)</b> 15:5 <b>imposing (1)</b> 22:17 <b>impressions (1)</b> 9:9 <b>improvement (2)</b> 21:5;30:13 <b>inches (1)</b> 20:13 <b>included (1)</b> 28:12 <b>includes (1)</b> 30:19 <b>including (1)</b> 16:7 <b>increase (3)</b></p>	<p><b>Jack (4)</b> 15:19;16:19,21; 27:3 <b>judgment (2)</b> 25:17,19 <b>jurisdiction (1)</b> 17:13</p>	<p><b>KENYON (1)</b> 31:15 <b>kind (13)</b> 4:8;5:19;6:25; 7:20;8:12,24;9:11; 14:1;22:11;23:18; 25:3;26:11,20 <b>knock (1)</b> 9:1</p>	<p><b>large (1)</b> 20:8 <b>larger (1)</b> 19:9 <b>last (7)</b> 3:6;7:19;9:7,13; 10:3,8;14:21 <b>later (2)</b> 10:6;12:8 <b>lattice (1)</b> 14:12 <b>lead (1)</b> 23:14 <b>least (2)</b> 25:12;29:22 <b>leeway (1)</b></p>

3:7 <b>mitigate (1)</b> 19:10 <b>moment (1)</b> 9:7 <b>month (1)</b> 26:7 <b>more (17)</b> 12:14,18,20;14:8, 11,13;15:16;17:1; 20:7;23:19;24:15; 27:8,21;28:10;30:9, 17;31:11 <b>mostly (1)</b> 7:21 <b>motion (2)</b> 3:12;30:17 <b>move (5)</b> 9:22;13:16;23:25; 24:8;30:18 <b>moved (2)</b> 13:8,14 <b>movement (2)</b> 13:19,20 <b>moving (2)</b> 13:14;21:5 <b>much (8)</b> 4:22;10:8;12:17; 13:19;14:2,9;19:9; 24:24 <b>mull (1)</b> 9:19 <b>must (2)</b> 11:24;12:22	7:20,25;8:8;10:21; 12:25;13:1,10;14:4; 16:6;19:9,14;27:3,4; 30:24 <b>neighbor's (2)</b> 16:7;21:6 <b>new (14)</b> 4:19;6:5,7,18;7:22; 11:7,19,22;14:19,20; 15:4,10;21:4;26:4 <b>newborn (1)</b> 16:12 <b>next (10)</b> 8:8;10:25;11:23; 16:16;19:13;20:11; 22:24;26:6;28:7,24 <b>nice (4)</b> 12:25;13:18;21:21; 25:14 <b>nicely (1)</b> 13:11 <b>Nine (1)</b> 20:16 <b>nobody (2)</b> 18:1;22:15 <b>noise (2)</b> 16:6,16 <b>None (1)</b> 19:25 <b>nor (1)</b> 21:7 <b>noticed (1)</b> 24:9 <b>number (2)</b> 24:23;25:22 <b>numbers (13)</b> 7:3,4,7;9:18;11:9; 19:25;20:3;25:16; 26:9;28:12,18,21,25 <b>numerous (1)</b> 14:5	<b>older (1)</b> 16:11 <b>once (1)</b> 24:7 <b>one (25)</b> 3:7;6:10;7:24; 9:22;11:19,22,23; 12:6,17,18;14:14; 15:4,8;16:12;17:5; 19:12,21;20:1;21:11; 23:5;27:7;28:9,10; 29:1;31:11 <b>one-third (1)</b> 29:4 <b>only (1)</b> 16:14 <b>opening (1)</b> 10:1 <b>opinions (1)</b> 26:22 <b>oppose (1)</b> 31:9 <b>opposed (2)</b> 12:3;31:10 <b>opposite (1)</b> 30:11 <b>ordinance (7)</b> 4:6;5:8,21;18:21; 26:11,12,14 <b>orientation (1)</b> 5:7 <b>oriented (1)</b> 17:22 <b>original (5)</b> 4:21;9:10;21:10; 25:15,18 <b>Osceloa (2)</b> 3:21;6:4 <b>Osceola (6)</b> 3:19;16:3,9;17:25; 18:1;19:15 <b>ought (2)</b> 7:10,15 <b>Ours (1)</b> 19:17 <b>ourselves (4)</b> 9:5,16,25;16:7 <b>out (11)</b> 9:17;12:14;15:6; 22:5,18,24;24:8; 27:11,16;29:17,18 <b>over (14)</b> 5:5,23;8:8,20;9:1, 19;13:14,16;14:4; 15:24;21:5;23:25; 24:8;28:15 <b>overbearing (2)</b> 27:13;28:5 <b>overflow (2)</b> 13:17;24:1 <b>owned (1)</b> 9:2 <b>ownership (1)</b>	8:25 <b>owning (1)</b> 8:1	17:17;18:8,15;21:8; 22:5;24:1;27:3,9,11, 17,20;28:1,2,4;29:13, 16,18,21,25;30:6,10, 20 <b>pools (8)</b> 4:7;6:2;17:21; 22:9;25:3,6;27:9; 30:22 <b>porch (3)</b> 6:12;24:22;30:10 <b>porches (3)</b> 24:23;25:2,6 <b>possibility (2)</b> 11:25;12:2 <b>precedent (2)</b> 9:12;29:15 <b>predicated (1)</b> 11:24 <b>prefer (1)</b> 17:23 <b>Preliminarily (1)</b> 11:6 <b>preliminary (1)</b> 7:13 <b>present (1)</b> 7:11 <b>presentation (1)</b> 15:2 <b>pretty (1)</b> 3:21 <b>previous (1)</b> 21:20 <b>principal (6)</b> 3:22;4:2;5:8; 22:22;24:25;25:5 <b>print (1)</b> 19:13 <b>prior (1)</b> 28:15 <b>probably (7)</b> 3:21;7:10;16:15, 17;20:1;22:25;24:7 <b>problem (7)</b> 9:15;10:12;12:8; 18:2;21:7;24:22; 30:20 <b>procedurally (2)</b> 9:4;10:13 <b>proceed (1)</b> 12:12 <b>projected (2)</b> 5:5;22:5 <b>properties (1)</b> 31:12 <b>property (6)</b> 8:1;9:3,20;13:22, 23;14:1 <b>provide (1)</b> 10:24 <b>PTA (1)</b> 16:22 <b>public (3)</b>
<b>N</b>			<b>P</b>	
<b>name (1)</b> 15:19 <b>narrow (1)</b> 19:18 <b>nature (1)</b> 11:5 <b>near (1)</b> 25:23 <b>necessarily (2)</b> 26:22;27:16 <b>need (10)</b> 9:5,15,24;12:12; 13:19;14:1;20:5; 25:24;28:22;29:8 <b>needed (1)</b> 14:8 <b>needs (3)</b> 8:12,22;12:11 <b>neighbor (2)</b> 12:25;13:12 <b>neighborhood (6)</b> 7:22;17:22;18:3; 19:6;21:12;30:23 <b>neighboring (1)</b> 19:20 <b>neighbors (14)</b>			<b>Palms (1)</b> 21:22 <b>Pandora's (1)</b> 10:1 <b>parallel (1)</b> 14:13 <b>passing (1)</b> 27:24 <b>past (3)</b> 8:20;10:23;14:4 <b>Pat (1)</b> 3:4 <b>people (4)</b> 11:23;22:11,16; 27:24 <b>percent (7)</b> 4:2,3;24:25;25:2,4, 6;28:14 <b>person (2)</b> 7:4,8 <b>perspective (1)</b> 29:14 <b>photo (1)</b> 6:1 <b>picture (1)</b> 14:17 <b>piece (1)</b> 9:2 <b>pile (1)</b> 13:14 <b>placement (1)</b> 13:8 <b>plan (24)</b> 4:20,21;6:18,18,19, 20,23;7:4,18;9:6,13, 14;21:7;23:3;25:15, 20,25;26:4,25,25; 27:8;28:16;30:8;31:4 <b>plans (13)</b> 6:6,6;7:23;8:6,9;2, 8,10;10:15;21:3,4; 25:15,25;26:5 <b>planter (1)</b> 23:23 <b>Plenty (1)</b> 24:8 <b>plus (1)</b> 25:5 <b>pm (1)</b> 31:17 <b>point (1)</b> 8:23 <b>pointed (1)</b> 9:17 <b>pool (35)</b> 4:5,14,16,23;5:2,3, 8;16:2,3,5,8,13,20;	
	<b>O</b>			
	<b>observation (1)</b> 28:8 <b>observed (1)</b> 15:24 <b>obvious (1)</b> 14:14 <b>Obviously (4)</b> 13:13;14:5,9;16:4 <b>ocean (1)</b> 5:13 <b>oceanside (1)</b> 4:14 <b>October (1)</b> 3:1 <b>off (6)</b> 3:8;17:14;20:12, 21;24:1;29:19 <b>old (2)</b> 11:23;23:3			

15:12,16;16:25 <b>pull (1)</b> 28:4 <b>purview (1)</b> 17:9 <b>purviews (1)</b> 18:20 <b>pushes (1)</b> 27:11 <b>put (4)</b> 8:19;10:6;11:14; 29:20	21:11 <b>reflect (1)</b> 4:24 <b>relatively (1)</b> 19:3 <b>relevant (1)</b> 17:7 <b>relief (5)</b> 14:1;26:11,13; 27:22;29:8 <b>re-measure (1)</b> 6:22 <b>remember (1)</b> 22:12 <b>rental (1)</b> 21:21 <b>requesting (2)</b> 13:2,3 <b>requests (1)</b> 8:22 <b>requirements (2)</b> 3:9;26:12 <b>residential (1)</b> 24:16 <b>respect (1)</b> 16:2 <b>retired (1)</b> 16:14 <b>retirement (1)</b> 16:17 <b>Review (3)</b> 3:2;23:1;31:12 <b>Rhonda (3)</b> 3:5;9:16;25:13 <b>right (7)</b> 6:15,22;17:14; 22:3,13;27:23;28:25 <b>ROBINSON (20)</b> 3:20;4:18;5:7,18; 6:9,15,20,24;7:9,14; 13:21;17:2;18:13,16; 24:24;25:9;28:15,17, 20,23 <b>roll (1)</b> 17:4 <b>roof (5)</b> 8:14;14:7,11;15:4, 5 <b>room (3)</b> 21:23;24:8,22 <b>rounded (1)</b> 23:11 <b>rules (1)</b> 12:6 <b>run (1)</b> 6:3 <b>running (1)</b> 19:16 <b>runs (1)</b> 19:14	<b>safe (1)</b> 19:4 <b>same (10)</b> 6:2,10,19,20;7:2; 8:16;9:24;17:22; 23:21;24:5 <b>Sanders (20)</b> 3:5;6:5,12,17,21; 7:3;11:7,15,19;18:11, 15;25:14;26:19; 28:10,16,18,22;30:6; 31:3,10 <b>save (1)</b> 15:15 <b>saw (2)</b> 15:3;16:17 <b>scale (1)</b> 20:5 <b>schedule (1)</b> 31:12 <b>screen (1)</b> 30:10 <b>Second (6)</b> 3:14,15;23:11; 26:25;30:25;31:1 <b>section (1)</b> 16:25 <b>seem (1)</b> 4:23 <b>seems (2)</b> 16:11;23:9 <b>sense (2)</b> 3:25;23:10 <b>September (1)</b> 3:11 <b>served (1)</b> 16:8 <b>set (3)</b> 7:23;9:7,12 <b>setback (4)</b> 13:24;29:2,3,9 <b>setbacks (1)</b> 25:23 <b>setting (1)</b> 29:15 <b>Seven (1)</b> 20:19 <b>several (1)</b> 10:18 <b>shaped (1)</b> 27:17 <b>Shift (1)</b> 30:9 <b>shifted (2)</b> 8:11;30:9 <b>shifting (1)</b> 27:19 <b>shot (1)</b> 7:17 <b>shrubbery (2)</b> 8:10;13:15 <b>side (16)</b> 5:4,6;6:2;12:19;	14:2;17:24,25;18:1; 22:10;26:17;28:2; 29:2,3,9;30:11,21 <b>sides (1)</b> 12:21 <b>significantly (1)</b> 21:17 <b>similar (4)</b> 6:7;15:6;25:21,22 <b>situation (2)</b> 4:5,8 <b>six (1)</b> 29:16 <b>size (5)</b> 19:6,10,20;21:13; 27:17 <b>slide (1)</b> 13:3 <b>slight (4)</b> 8:12,14,20;13:20 <b>slightly (1)</b> 13:4 <b>solved (1)</b> 21:24 <b>someone's (1)</b> 9:1 <b>Sorry (2)</b> 7:7;11:16 <b>sort (5)</b> 4:16;7:18;12:24; 23:23;24:21 <b>space (1)</b> 12:18 <b>speaking (1)</b> 26:23 <b>specific (1)</b> 8:22 <b>square (21)</b> 3:23;4:4,21;6:6,8, 9,10;8:16,17;9:24; 19:9,19;22:21,22,23; 23:13;24:23;25:1,21; 26:13;28:13 <b>stage (1)</b> 11:2 <b>staircase (1)</b> 23:22 <b>stairs (1)</b> 24:11 <b>standpoint (1)</b> 26:23 <b>start (1)</b> 17:3 <b>stated (1)</b> 3:17 <b>stayed (1)</b> 8:16 <b>step (1)</b> 27:12 <b>steps (1)</b> 26:16 <b>Steve (4)</b> 3:4;10:16;21:8;	29:10 <b>still (3)</b> 13:17,18;27:18 <b>straight (2)</b> 24:6,7 <b>street (17)</b> 4:10;5:17,18,19,22, 22;6:4;15:20,21; 17:7,10,11;18:24; 22:10;28:1;29:17; 30:14 <b>street-to-street (1)</b> 6:3 <b>strong (1)</b> 27:22 <b>struck (1)</b> 21:11 <b>structure (14)</b> 5:3,10,12,15; 11:18;14:15,19; 20:23;22:18;27:9,15, 20,22;29:24 <b>stuff (4)</b> 6:13;12:6;25:4; 27:2 <b>Subject (1)</b> 26:9 <b>submit (2)</b> 9:13;10:3 <b>submittal (1)</b> 28:8 <b>submitted (2)</b> 7:19;8:6 <b>submitting (1)</b> 10:20 <b>substantial (1)</b> 16:15 <b>Sullivan's (2)</b> 3:2;20:6 <b>support (2)</b> 20:24;27:3 <b>sure (2)</b> 4:25;6:22 <b>surrounding (1)</b> 7:21 <b>surrounds (2)</b> 27:9,11
<b>Q</b>				
<b>quality (1)</b> 11:18 <b>quick (1)</b> 3:21 <b>quite (2)</b> 21:17;30:13				
<b>R</b>				
<b>raised (1)</b> 31:8 <b>Randy (7)</b> 8:7,13;14:4;17:1; 19:13;24:20;28:11 <b>rather (1)</b> 20:8 <b>RC-1 (2)</b> 5:12,13 <b>RC-2 (6)</b> 5:13,13,19,21,23; 18:23 <b>reaction (2)</b> 21:2;22:11 <b>ready (1)</b> 10:11 <b>really (8)</b> 3:25;5:20;7:6; 21:20;22:19;27:11, 14;29:8 <b>rear (2)</b> 5:12;30:24 <b>rearward (1)</b> 5:9 <b>reason (1)</b> 24:21 <b>recall (1)</b> 22:9 <b>Recommend (2)</b> 18:6,7 <b>recommendation (3)</b> 17:21;18:9,17 <b>re-crunch (1)</b> 7:7 <b>reduce (1)</b> 29:3 <b>reduction (1)</b> 29:7 <b>refined (1)</b>				
	<b>S</b>			
			<b>T</b>	
			<b>talk (7)</b> 7:25;12:25;13:1; 17:17;19:5;20:5; 27:18 <b>talked (1)</b> 28:23 <b>talking (4)</b> 6:10;10:13;11:17; 29:14 <b>tall (1)</b> 21:4 <b>taste (3)</b> 26:15,15,16	

<p><b>technically (1)</b> 4:11 <b>Ten (1)</b> 20:16 <b>terms (2)</b> 19:6,9 <b>theirs (1)</b> 27:4 <b>thinking (1)</b> 29:20 <b>though (3)</b> 9:24;18:21;19:7 <b>thought (2)</b> 13:15;15:6 <b>thoughts (1)</b> 10:25 <b>three (2)</b> 8:21;29:8 <b>throw (1)</b> 16:23 <b>times (1)</b> 14:5 <b>timing (1)</b> 8:1 <b>tonight (1)</b> 17:6 <b>tonight's (1)</b> 3:10 <b>took (2)</b> 7:20;15:25 <b>Total (2)</b> 6:14;28:12 <b>totally (1)</b> 18:24 <b>tough (1)</b> 12:4 <b>towards (4)</b> 16:3,9,9;29:17 <b>towering (2)</b> 8:15;14:12 <b>trees (1)</b> 15:5 <b>try (1)</b> 22:2 <b>trying (6)</b> 8:2,21;10:22; 11:11;13:22;22:4 <b>tweak (1)</b> 10:7 <b>tweaked (3)</b> 4:20;7:21;8:24 <b>two (6)</b> 6:1,10;13:2;14:14; 17:5;20:23</p>	<p><b>up (21)</b> 5:11;7:22;8:18; 9:12;10:10,22;13:9; 14:12;16:4,13;19:14, 25;23:11,22;24:11, 13,15;26:10;28:11, 13,24 <b>use (1)</b> 30:1</p>	<p>31:13 <b>whereas (1)</b> 23:12 <b>whole (1)</b> 3:25 <b>wide (1)</b> 24:15 <b>windows (1)</b> 9:23 <b>wishes (1)</b> 30:23 <b>within (4)</b> 13:6;18:20;26:12, 14 <b>without (2)</b> 9:16;27:22 <b>work (6)</b> 11:12,25;20:3; 22:19;23:15,18 <b>worked (1)</b> 14:7 <b>working (1)</b> 8:9 <b>Wright (17)</b> 3:4;12:22;14:14, 18,20,22;17:5,14,16; 18:4,10,17,23;19:3, 19,25;31:6 <b>written (1)</b> 3:7</p>	<p><b>11'9 (2)</b> 13:21;29:9 <b>12 (2)</b> 4:2;20:16 <b>15 (2)</b> 24:25;25:2 <b>17 (2)</b> 3:1;20:17 <b>18 (2)</b> 16:13,16</p>	<p>29:7 <b>976 (1)</b> 4:3</p>
	<b>V</b>		<b>2</b>	
	<p><b>value (1)</b> 30:15 <b>variance (1)</b> 4:13 <b>varies (1)</b> 19:20 <b>versus (3)</b> 5:6;14:13;23:16 <b>vertical (2)</b> 14:13;21:22 <b>video (1)</b> 7:1 <b>view (6)</b> 13:9,11,18;15:8, 15;24:22 <b>views (3)</b> 8:10;15:21,24 <b>visual (1)</b> 17:18 <b>vote (2)</b> 10:24;31:3 <b>voted (1)</b> 12:1</p>		<b>3</b>	
	<b>W</b>		<b>4</b>	
	<p><b>walk (2)</b> 24:11,13 <b>wall (1)</b> 21:19 <b>wants (2)</b> 13:15;22:15 <b>water (3)</b> 15:7;24:12;26:19 <b>waterfall (1)</b> 24:10 <b>Watts (1)</b> 13:13 <b>way (11)</b> 6:4;9:21;10:4; 16:19;17:22;19:15, 16;22:18;24:2;27:19; 28:9 <b>welcome (1)</b> 4:18 <b>weren't (1)</b> 3:6 <b>west (1)</b> 12:22 <b>what's (4)</b> 10:22;20:15,18;</p>	<p style="text-align: center;"><b>Y</b></p> <p><b>y'all (10)</b> 3:24;4:18,19,21,22, 23;11:7;14:9;26:10; 27:5 <b>yard (4)</b> 22:16;29:2,3,9 <b>years (3)</b> 14:21;16:14,16 <b>YOUNG (20)</b> 8:6;10:10;13:2,7; 14:3,16;15:3,11; 16:10,23;19:1,12,22, 24;22:13,15;23:25; 24:5,17;29:19</p>	<b>5</b>	<p><b>4,100 (1)</b> 19:22 <b>4,176 (1)</b> 19:24 <b>4,276 (1)</b> 22:22 <b>400 (2)</b> 6:14,16 <b>42 (1)</b> 19:23 <b>4657 (1)</b> 19:21 <b>470-square-foot (1)</b> 4:1</p>
		<b>Z</b>	<b>6</b>	
		<p><b>zone (4)</b> 20:25,25;21:1;22:2 <b>Zoning (4)</b> 4:12,25;5:25;18:21</p>	<b>7</b>	
		<b>1</b>	<b>9</b>	
<b>U</b>		<p><b>1,600 (1)</b> 19:20 <b>105 (1)</b> 29:5 <b>10-and-a-half (1)</b> 20:21</p>	<p><b>6.7 (1)</b> 20:20 <b>6:00 (1)</b> 3:3 <b>6:39 (1)</b> 31:17</p>	
<p><b>unbuildable (1)</b> 18:24 <b>under (2)</b> 12:2;25:6 <b>underneath (1)</b> 20:23</p>			<p><b>920 (1)</b> 15:20 <b>923 (2)</b> 3:19,21 <b>94 (1)</b></p>	