

TOWN OF SULLIVAN'S ISLAND
DESIGN REVIEW BOARD

HEARING BEFORE: PAT ILDERTON, CHAIRMAN

DATE: June 15, 2016

TIME: 6:00 PM

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

REPORTED BY: LORA L. McDANIEL,
Registered Professional Reporter

A. WILLIAM ROBERTS, JR. & ASSOCIATES

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1 APPEARANCES:

2 PAT ILDERTON, CHAIRMAN

3 DUKE WRIGHT, BOARD MEMBER

4 STEVE HERLONG, BOARD MEMBER

5 RHONDA SANDERS, BOARD MEMBER

6 BEVERLY BOHAN, BOARD MEMBER

7 DONNA WEBB, BOARD MEMBER

8 BILLY CRAVER, BOARD MEMBER

9 JOE HENDERSON, ZONING ADMINISTRATOR

10 KAT KENYON, PERMIT TECHNICIAN

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(INDEX AT REAR OF TRANSCRIPT)

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1 very brief chronology of what we've decided on this,

2 since it's been six months ongoing.

3 The DRB first saw this on December 16,

4 2015. The Board granted conceptual approval with

5 modifications to the historic structure.

6 On April 20th, we reviewed the

7 presentation by the applicant to restore certain

8 components of the historic structure. And also

9 presented was additional historic photographs of the

10 historic cottage. And we will go through a little

11 bit about the options that the applicants are seeking

12 for their restoration plan.

13 Finally, on June 8th, the BZA issued a

14 conditional approval for the special exception and

15 also issued a variance to the build-to line of 62

16 feet.

17 So the staff's recommendation with this

18 request, since it's not our conventional special

19 exception request is to first issue historic

20 designation for the historic structure. And we'll go

21 through the eight standards in 21-94 D.

22 Secondly, we'll consider the applicant's

23 final plans for the restoration of the cottage.

24 And finally, the DRB is charged with

25 ensuring the height, scale, mass, and placement of

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1 THE CHAIRMAN: This is the June 15,

2 2016 meeting of the Sullivan's Island Design Review

3 Board. It is 6:00 or close enough. And members in

4 attendance are Pat Ilderton, Steve Herlong, Rhonda

5 Sanders, Beverly Bohan, Donna Webb, Billy Craver.

6 And the Freedom of Information

7 requirements have been met for this meeting.

8 The items on tonight's agenda are approval

9 of the May 18, 2016 minutes. Do I hear a motion?

10 MR. HERLONG: I move we approve.

11 MR. CRAVER: Second.

12 THE CHAIRMAN: Everybody in favor?

13 (All Board members present stated aye.)

14 2668 GOLDBUG AVENUE

15 (Ms. Webb exited the room.)

16 THE CHAIRMAN: 2668 Goldbug.

17 MR. HENDERSON: Yes, sir. Thank you.

18 Members of the Board. Agenda item C1 is an accessory

19 dwelling unit, special exception. It's a historic

20 special exception and also historic designation

21 request for 2668 Goldbug Avenue.

22 The applicant, Mr. Allen Porter, is

23 requesting this in accordance with 21-94 and 21-20

24 C.(2) of the zoning ordinance. We have seen this

25 agenda item several times, and I'll just go through a

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1 the second structure for the new construction is

2 compatible with the historic structure and the

3 surrounding neighborhood.

4 Here is the historic designation criteria.

5 I'll defer to the Board for any questions and also

6 the applicant's presentation.

7 THE CHAIRMAN: Great. Thank you. Yes,

8 ma'am.

9 MS. EUDY: I have Allen Porter, the

10 applicant on the phone, on speaker phone, so I'm

11 laying it right here just so you know, he can listen

12 in. He works in Raleigh during the week. He made it

13 for several of these meetings but couldn't get last

14 his patients moved to be here today. He was at the

15 BZA meeting last Thursday.

16 For the record, my name is Summer Eudy.

17 And as Mr. Henderson stated, we are requesting the

18 formal historic designation that we've talked about

19 at several of these meetings already and asked for

20 final approval of the plans.

21 This is the house as it sits now. It sits

22 on the back of Goldbug Avenue on the marsh. For

23 reference, this is 2668 Goldbug. This is to the

24 right, 2672 Goldbug, the Browder property. And then

25 to the left 2662, which is the McNaughton property.



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1 We may refer to those.
 2 This right here is the lot in question.
 3 As you can see, as we talked about in detail last
 4 time I was here, this lot extends out into the marsh
 5 much further than the two neighboring lots.
 6 Joe just talked a little bit about the
 7 history. We've had several meetings. Several have
 8 been continued. At the June 9th meeting of the BZA
 9 last week, the special exception designation was
 10 granted as well as a variance.
 11 The variance is a variance from the RC-2
 12 setback, which is ordinance 21-23 E. They have
 13 allowed us 62-foot encroachment from that build-to
 14 line that we've talked a lot about. And this is just
 15 a blown-up version of what you guys have. But the
 16 pink line is the build-to line. They also approved
 17 that building footprint that's on that block right
 18 there.
 19 There was a lot of opposition and a lot of
 20 discussion and the Board took that all into
 21 consideration and believed that it was appropriate to
 22 allow that building footprint.
 23 The cottage has already been noted as
 24 historic, but it's been modified. It needs to be
 25 obviously restored to be put on the historic list.

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1 evidence that we have, at least back to 1950 when
 2 Mr. Brown lived there, there was no screened porch.
 3 I think that's why you guys, based on that evidence,
 4 were willing to approve all three of these options.
 5 It's likely that the applicants are going
 6 to go with option number 3. We don't have a final on
 7 that. Again, we think that, based on the comments
 8 last time, that you were in agreement with all three
 9 of those.
 10 The things that will be changed on all of
 11 those options are the siding. It will be wood or
 12 cement plank siding. The chimney will be restored.
 13 The roof will be maintained, and the metal standing
 14 seam roof as it is now. Period appropriate windows,
 15 12-pane.
 16 The Front porch/deck will be modified to
 17 be much smaller on all of the options. And the back
 18 deck will be removed. That's fairly big and
 19 cumbersome on the back of the house on all three
 20 options.
 21 Do you guys want me to go over 21-94 for
 22 the historic designation?
 23 THE CHAIRMAN: We have that.
 24 MS. EUDY: Those are the options that you
 25 guys already have in your packet. If you have any

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1 This is a picture from 1960. I went over in detail
 2 at the last meeting the historic photos, the
 3 elements, all that was in your packet. I'm going to
 4 skip through that for time. If you have any
 5 questions about that later, we can discuss that.
 6 We've got the historic designation
 7 criteria that we can go over, but I want to flip
 8 through to the historic renovation. We have three
 9 options. I think the Board was willing to approve
 10 all three of those for the applicant to submit with
 11 their plans.
 12 At the last meeting, y'all were actually
 13 going to make a motion. Then we started talking
 14 about the placement of the house. We didn't get to
 15 that.
 16 The three options are, number one, takes
 17 into consideration removing the two front bedrooms,
 18 making it a screened porch and adding a
 19 bathroom/closet on the rear of the house.
 20 Option number two -- and all of this is in
 21 your packet -- is to rebuild the front exterior,
 22 changing the positioning of the windows, adding in
 23 faux column.
 24 Action number three is to keep it as is,
 25 other than just widening the front doorway. All the

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1 questions about those, happy to talk to you about
 2 that.
 3 Then for the design, obviously, the BZA
 4 already did their portion of 21 C.(2), which was all
 5 approved. You guys have to look at the height,
 6 scale, and mass, and placement of the second
 7 structure and make sure that it is appropriate.
 8 We've submitted two sets of plans
 9 throughout the process. We tried to revise the plans
 10 to make the house smaller so we didn't have to move
 11 it forward to the cottage. That's just not -- didn't
 12 work, which is why we asked the BZA to approve this
 13 particular footprint.
 14 If the cottage -- if the cottage option
 15 number one is taken, the porch is added and you add
 16 that little addition onto the back, the structures
 17 will be about 45 feet apart. If that's not added,
 18 they'll be -- excuse me. There will be a little less
 19 than 43 feet apart. If the addition is not added,
 20 they'll be about 45 feet apart.
 21 This is the front footprint that we're
 22 asking for you guys to approve. It is actually that
 23 last section in your packet, I think, behind
 24 the orange. It's the original house plan that we
 25 originally submitted to you guys. Everything is in

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1 compliance with the zoning ordinance, which obviously
 2 would be regulated by staff.
 3 There will be parking between the two
 4 houses. Notably there was a lot of discussion at the
 5 BZA about this. You can't have two driveways, you
 6 can't park in your front yard per the ordinance.
 7 We're putting the parking between the two houses.
 8 Again, there's only 45 to 43 feet between those two
 9 houses.
 10 We've taken a lot of care in trying to not
 11 put a big house right up on a small house. If it
 12 were up to us, we'd love to have another at least
 13 five to ten feet to work with to keep these houses
 14 further apart. We are working with what the BZA
 15 granted us. We think that we're building up to that
 16 variance that we were granted, which is where the
 17 back of the house is.
 18 We're asking for you to approve that last
 19 plan. And I've got them. If you don't have them, I
 20 can hand them out to you. This is what the house
 21 will look like.
 22 Just to recap just a little bit, what we
 23 talked about at the BZA, the opposition from the
 24 neighboring properties, the Browders, was about their
 25 view. And we have our architect and engineer here

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1 MS. EUDY: Understood. The rules of
 2 procedure for your Board allows for two minutes per
 3 person for unsworn public comment. If allowed,
 4 Dr. Porter would like to speak via speakerphone.
 5 THE CHAIRMAN: Sure, when we have
 6 comment. Public comment section open now. Would
 7 anybody like to speak -- let me see if the
 8 audience -- Dr. Browder, hold on, please.
 9 Anybody else would like to speak on this
 10 application?
 11 MR. BARR: Other than Dr. Browder?
 12 THE CHAIRMAN: Other than Dr. Browder.
 13 MS. EUDY: Are you talking about
 14 Dr. Porter?
 15 THE CHAIRMAN: Excuse me, Dr. Porter.
 16 Yes, ma'am. Ms. Geer.
 17 MS. GEER: I'm Aussie Geer. I live at
 18 2702 Goldbug Avenue. I'm here, if you all do agree
 19 to have the historic renovation done, I hope you will
 20 include and consider approval of very specific
 21 requirements to the exact placement of the new second
 22 structure.
 23 Sullivan's has a long tradition on the
 24 front beach of everybody lining up the ocean side.
 25 The back beach has had the same tradition. Everybody

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1 with a Google Earth image.
 2 He took this and moved it around in Google
 3 Earth. This is the original house that we submitted
 4 where we originally submitted it to you guys. It's
 5 20 feet forward of what we're asking for approval
 6 right now and where the variance is granted.
 7 You can see that the Browder sight line is
 8 set by this 17-inch oak right here, which is why they
 9 put their house where it is. This is the sight line,
 10 so we're not blocking their view even prior to moving
 11 the house back. But it has now been moved back from
 12 that location 20 feet.
 13 South Carolina law does not permit view
 14 easements, and the BZA discussed that a lot. Any
 15 view corridors that the BZA generally considers are
 16 straight on, if they are at all considered. And they
 17 do not consider diagonal view corridors although they
 18 did look at all of that when granting the variance.
 19 THE CHAIRMAN: Excuse me. I need to
 20 apologize. I have to call the ten-minute time on
 21 you. I think you've probably covered everything.
 22 MS. EUDY: I tried to really pare it down.
 23 THE CHAIRMAN: The size of the agenda
 24 tonight, I got to keep everybody honest here in their
 25 presentation.

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1 pretty much lines up in a straight line. I would be
 2 concerned about any possible precedence moving things
 3 forward, particularly in our neighborhood.
 4 As far as compatibility, we have my
 5 immediate neighbor, 2708 Goldbug, they had a historic
 6 structure which they had to work with. And they were
 7 very careful in their design to keep it lined up with
 8 my house, the neighbors on the other side and
 9 everyone else on the block. And they did a beautiful
 10 job doing it. It was appreciated.
 11 My house and the others on the block, we
 12 have topographical issues. I'm on top of sand dunes,
 13 I have live oaks. I would hate for whoever lives in
 14 my property after my husband and I eventually don't,
 15 to be able to use any precedent to pull a new
 16 structure on my lot in front of my other neighbors
 17 along the neighborhood.
 18 So I hope that you will please try to
 19 uphold the neighborhood's back beach line.
 20 THE CHAIRMAN: Thank you, ma'am.
 21 Anybody else besides Dr. Porter? Yes, sir.
 22 MR. CAUTHEN: Pierce Cauthen. I was in
 23 support of the cottage staying where it is. I think
 24 the BZA was pretty clear in their support of
 25 maintaining the cottage. Not specifically



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1 Dr. Porter's cottage. I think anybody willing to
 2 keep a cottage on the property ought to be rewarded
 3 for it. That's my two cents.
 4 THE CHAIRMAN: Thank you, sir.
 5 Dr. Porter, would you like to speak now?
 6 MR. PORTER: (Telephonically) Yeah, I
 7 would. Sorry I can't be there tonight. I would have
 8 loved to be at the meeting. I do apologize. A
 9 couple of them had gotten canceled at the last
 10 minute. Can you hear me?
 11 THE CHAIRMAN: Yes.
 12 MR. PORTER: (Telephonically) A couple of
 13 them got canceled at the last minute. My neighbors
 14 said that we didn't advertised the length of time
 15 that we were supposed to for the Town so we had to
 16 cancel it. I do apologize (inaudible).
 17 I think the house in all the years alluded
 18 to as apples and oranges compared to my lot. If you
 19 go look at them, you can't tell that there was a
 20 historic structure there at all until you incorporate
 21 any other houses.
 22 I can appreciate her concern, you know,
 23 for getting variances very easily. I think you have
 24 the house beside me to the right, the Browders, and
 25 to the left, I think everybody agreed they could

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1 THE CHAIRMAN: All right. Billy.
 2 MS. SANDERS: We have more comments.
 3 THE CHAIRMAN: We have more comments.
 4 Excuse me.
 5 MR. BARR: Mr. Ilderton.
 6 THE CHAIRMAN: Yes.
 7 MR. BARR: I'd like to speak on behalf of
 8 the Browders.
 9 THE CHAIRMAN: Okay. Yes, sir.
 10 MR. BARR: They are the adjacent
 11 neighbors --
 12 THE CHAIRMAN: Two minutes.
 13 MR. BARR: Two?
 14 The adjacent property owners. Quickly.
 15 First, Summer indicated that the approval of the
 16 footprint was approved at the BZA. That's not within
 17 their purview; that's within your purview. The only
 18 thing that happened at the BZA was a setback.
 19 What they did was extend the build-to line
 20 out to 62 feet from where it was before. That's the
 21 only thing that accomplished. It's your job under
 22 the placement of the historical structure to
 23 determine exactly where it was.
 24 When we were here last month, we argued
 25 over that a long time. And matter of fact, during

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1 completely build upon the front of their lot.
 2 I think the Browders got a variance -- I
 3 was there prior to them -- because of a tree. And
 4 there's lots of very livable up on the front of the
 5 property, which mine were not. I chose at the time
 6 to stay out of their business and try to do the
 7 neighborly thing and let them get on with their
 8 project.
 9 And really they come out from day one to
 10 drag this along as long as they could. We worked
 11 every way we could possible to work with the house to
 12 do what we can.
 13 The BZA could not have been more clear or
 14 more unanimous. I'm real disappointed to hear Rick
 15 Browder and his lawyer, you know, manipulate, bend
 16 the truth and really, quite frankly, probably flat
 17 out lie.
 18 I think at this point, you know, the Board
 19 of Zoning Appeals could not have been more clear.
 20 And I think it's time to put an end to this. I could
 21 drum up six other people myself. Doesn't change the
 22 facts.
 23 THE CHAIRMAN: Thank you, Doctor. I
 24 think we got it. Thank you, sir.
 25 MR. PORTER: (Telephonically) Thank you.

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1 that argument, Billy Craver, what I refer to as the
 2 Billy Craver line, Billy Craver came up with a
 3 proposed location along a line from the McNaughton's
 4 house to the Browder's house that placed the house at
 5 about 45 feet beyond the build-to line. That is the
 6 proposal that we then made to the applicants.
 7 We proposed that the new structure, the
 8 build-to line be at 45 feet instead of 62 feet. That
 9 makes a lot of difference to the Browders because,
 10 basically, what it does, it allows the Browders the
 11 same aspect or view as Mr. Porter has around the
 12 McNaughtons. We'd preferred this house in there.
 13 As Pat notes, I can speak on forever, but
 14 I'll try and keep this.
 15 THE CHAIRMAN: Yeah.
 16 MR. BARR: Summer speaks of easements of
 17 view. I think Aussie hit that one right on the head.
 18 There's an ordinance that basically gives residents
 19 of South Carolina on the front beach and the back
 20 beach an easement of view. This is that build-to
 21 line. You try to lineup the houses on a line so that
 22 each applicant can see not only out in front of them
 23 but at some sort of angle to the right and left.
 24 I had actually prepared -- Kat wouldn't
 25 let me hand it out in advance. I'll hand it out

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1 anyway now. I think it's too late to probably read
 2 any of this. But essentially it addresses a lot of
 3 the issues that I would've addressed had I been able
 4 to -- had I had more time.
 5 THE CHAIRMAN: All right, Bill.
 6 Thanks.
 7 MR. BARR: The bottom line is, he only
 8 received the variance to go to the build-to line of
 9 62 feet. Beyond that, period. You now have to agree
 10 on the placement of the structure, taking into all of
 11 the other considerations appropriate for a new
 12 property.
 13 Everything in this application is within
 14 the grasp of the applicant. He can move this house.
 15 He can increase the size of the footprint and things
 16 such as that.
 17 I also found a discrepancy in the plans
 18 because in the plans there is a footprint attached to
 19 the new plans. Design to. And the new print -- the
 20 new footprint in the plans themselves that were
 21 submitted does not agree with this sketch that was
 22 presented to you by Summer.
 23 MS. EUDY: This is not true.
 24 THE CHAIRMAN: I think we're finished
 25 right now. We're finished with these comments.

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1 MR. HENDERSON: The three options are
 2 derived from our discussion from the last meeting
 3 where historic photographs show that the front porch,
 4 what we thought was a front porch that was enclosed
 5 actually wasn't enclosed.
 6 THE CHAIRMAN: Still only 1,200 feet.
 7 MR. HENDERSON: That's right. It was
 8 constructed to be a portion of the house. It was
 9 never intended to be an open front porch. And so,
 10 based upon that, we gave the property owner the
 11 option to keep it enclosed yet modify the front deck
 12 and modify the windows, remove the siding; so those
 13 nonnegotiables that she showed.
 14 The DRB gave the property owners the
 15 option to either open up that front porch or to leave
 16 it enclosed. That's the first thing that we're
 17 charged with doing tonight.
 18 The second thing is approving the siting
 19 of the new construction. What you see here is the
 20 modified siting of the house. The first house
 21 encroached 81 feet beyond the build-to line. This
 22 site plan shows it brought back to 62 feet.
 23 And that's based upon the BZA variance
 24 that was issued last week. This site plan is
 25 different from what we've seen twice.

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1 Is there any other individual who wants to
 2 speak on this application?
 3 All right. This section is closed. Joe,
 4 do you want to --
 5 MR. HENDERSON: Nothing to add.
 6 MR. HERLONG: I have a question. I
 7 apologize. I was not at the meeting when this was
 8 discussed at the last meeting. So I'm very confused.
 9 There's a lot of --
 10 MR. CRAVER: We need to make sure that all
 11 of us know exactly what's here.
 12 MR. HENDERSON: Sure.
 13 MR. HERLONG: I'd like for you to explain
 14 to me what are we being asked to review or approve
 15 tonight.
 16 MR. HENDERSON: We're reviewing two
 17 things; essentially, the design treatment being given
 18 to the historic cottage. And there are three
 19 options. Summer went over those in a little bit of
 20 detail. We can review those.
 21 MR. HENDERSON: Question. Are we being
 22 asked to comment on one of the options or three
 23 options? Normally we -- somebody presents an option
 24 and we discuss it. Are we being asked to discuss
 25 three options?

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1 MR. HERLONG: It's different from this
 2 drawing.
 3 MR. HENDERSON: No, that is what's being
 4 proposed for approval tonight.
 5 MS. EUDY: That house fits in that block.
 6 MR. CRAVER: The first question is: Are
 7 we going to give it the historic designation?
 8 MR. HENDERSON: That's exactly right.
 9 MR. CRAVER: Then, if we say yes, then we
 10 get to the question you were proposing.
 11 MR. HENDERSON: That's exactly right.
 12 THE CHAIRMAN: If we don't agree, are
 13 we going to be at odds with the BZA? If the BZA has
 14 already given approval to build to that line, seems
 15 to me they're going to build to that line.
 16 MR. HENDERSON: That's correct. When
 17 considering number 3, number 3 corresponds --
 18 approving the presented siting of the house will
 19 correspond with the findings of the BZA.
 20 The property owners have a hardship based
 21 upon this special exception. In order to build that
 22 new house, you have to encroach beyond that build-to
 23 line. In order to accommodate the total square
 24 footage they're allowed by the ordinance, they have
 25 to encroach 62 feet past that build-to line.

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1 Why don't we go through it step-by-step.
2 Number one, we'll consider the historic designation
3 criteria, then we'll look at the restoration plans
4 for the cottage, and then we'll talk about the
5 siting. I think that's probably --
6 THE CHAIRMAN: You want three separate
7 motions?
8 MR. HENDERSON: I think we can go through
9 each one and get a consensus from the board.
10 THE CHAIRMAN: Let's just do that.
11 MR. HENDERSON: One final motion, approval
12 or not.
13 THE CHAIRMAN: Billy, what do you think
14 about historical designation?
15 MR. CRAVER: We can go through all eight
16 of them. I think we can fit it within there. If
17 they want to preserve this cottage, I'm all for
18 preserving it.
19 THE CHAIRMAN: Thank you. Beverly.
20 MS. BOHAN: I agree.
21 THE CHAIRMAN: Donna.
22 MS. SANDERS: She left the room.
23 THE CHAIRMAN: Rhonda.
24 MS. SANDERS: I guess I'm going to have to
25 defer. From what I understood it's been denied from

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1 MS. EUDY: Correct.
2 MR. HENDERSON: Under this option, you
3 would open up that front area, establish columns in
4 the front, have the entryway here.
5 Because of the loss of that square
6 footage, you would place addition on the back
7 right-hand corner to gain that back.
8 I think when we reviewed this before, the
9 Board thought that was a good treatment, if they
10 chose to do so. And the elevation would look like
11 this. It would have an open profile, open front
12 porch. And then all the other treatments would be
13 given restoration, chimney, siding.
14 MS. EUDY: That's the screened porch. You
15 have to take off a bedroom and a sitting room on the
16 front of the house to make a screen porch right
17 there.
18 MR. HENDERSON: That's option one and
19 actually was the preferred option for the Board.
20 Option two is reduction of the size of the
21 deck here, leaving that enclosure, the original
22 enclosure on the front, and replacing the windows,
23 the siding. Again, making the deck a little more to
24 scale with the size of the structure and not so
25 large.

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1 the historic designation twice. I'm not sure why.
2 THE CHAIRMAN: I don't think so.
3 MS. SANDERS: I don't have enough
4 information. I guess I defer.
5 THE CHAIRMAN: Steve.
6 MR. HERLONG: I feel like it should be
7 considered historic --
8 THE CHAIRMAN: I agree.
9 MR. HERLONG: -- based on that criteria.
10 THE CHAIRMAN: I agree also.
11 Number two.
12 MR. HENDERSON: We can --
13 MS. EUDY: If you go into my Power Point,
14 they're all right together.
15 MR. HENDERSON: So this is option one;
16 correct, Summer?
17 MS. EUDY: Correct.
18 MR. HENDERSON: Option one, this is the
19 modified front deck.
20 MR. CRAVER: Go back to the next one. I
21 think you get a good bird's eye. This is the way it
22 is on top, and option one is to take it back to this
23 and do what to it?
24 MR. HENDERSON: This is the removal of the
25 front porch, heated square footage; correct?

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1 MS. EUDY: And changing the placement of
2 the windows and the door to make it a little more
3 symmetrical, and adding the faux columns on the front
4 to kind of give it that screen porch look but not
5 technically a screened porch. There would be no
6 addition on the back because the front rooms would
7 remain.
8 MR. HENDERSON: Any questions about that?
9 Option three is just leaving the --
10 MS. EUDY: Front facade as is, but
11 replacing with appropriate windows. The door would
12 have to be slightly widened because it's not wide
13 enough to get anything in there. We actually took
14 the front windows out. They're just big front
15 windows now, to get furniture in. Other than that,
16 the placement and the windows would remain the same.
17 The front deck would be smaller. That
18 shows it bigger. On the last one I had it circled.
19 It would actually be smaller. It would be about half
20 that. And you would not add an addition onto the
21 back. That is actually probably from our research
22 the most accurate restoration.
23 Mr. Brown that lived there from the time
24 he was a boy, his parents bought it in 1951. And he
25 said it looked like that when they bought it. I have



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1 lots of pictures that are in your packet. I've got
 2 them on another Power Point if you would like to see
 3 them.
 4 THE CHAIRMAN: Great. Thank you.
 5 That hasn't been determined. That's
 6 probably the most historic?
 7 MR. HENDERSON: That's correct. That was
 8 the feeling of the Board. That's what allowed them
 9 to choose the options.
 10 THE CHAIRMAN: Billy, what do you think
 11 about the options?
 12 MR. CRAVER: I still like option one the
 13 best. It seems to have a better character of what I
 14 sort of view as sort of historic Sullivan's Island
 15 structure.
 16 MR. HERLONG: I do have a question. So
 17 the Board is telling the owner which option to go
 18 with? Is that the way this is working?
 19 MR. HENDERSON: That's correct. The
 20 Secretary of Interior Standard for Historic
 21 Preservation recommends that you try to return the
 22 historic designated structure back to its original
 23 form. That's what we're doing here.
 24 MS. EUDY: If I may, based on our
 25 conversation at the last meeting, which you guys were

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1 MR. HERLONG: I prefer option one.
 2 THE CHAIRMAN: Nothing like a porch
 3 presence, I agree. I mean, it really is. Nothing
 4 like a front porch on a street, front porch presence,
 5 even if it's historic. It's a nice thing. Just
 6 makes it very welcoming and gentle looking in my
 7 opinion. I probably prefer option one myself. We're
 8 sort of split here.
 9 MS. BOHAN: I'm good with that. I'm good
 10 with one.
 11 THE CHAIRMAN: Everybody good with
 12 that?
 13 MR. CRAVER: Yeah.
 14 THE CHAIRMAN: We vote for option one.
 15 Let's go to the house siting.
 16 MR. HENDERSON: Again, as I mentioned,
 17 this is the modified siting of the house.
 18 Previously, we reviewed the encroachment beyond the
 19 build-to setback line, which is created by the house
 20 furthest towards the marsh on the block. And so this
 21 is represented here.
 22 So previously it was 81 feet, and this is
 23 62 feet. Again, Board of Zoning Appeals granted a
 24 variance, determined that the property owners have a
 25 hardship based upon the fact that they're receiving a

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1 going to approve, you were approving any of these
 2 options as appropriate. We would ask that you
 3 approve all of them and let us choose. If you have
 4 comments on one over the other, and want us to go
 5 with one over the other, certainly, we are open to
 6 that.
 7 MR. CRAVER: I probably don't have a
 8 problem with any of the options.
 9 THE CHAIRMAN: Beverly
 10 MS. BOHAN: I think one or three. And
 11 three being, if you can go to three, if you're going
 12 to widen the door, to create that solid center
 13 portion and balance it out. I wonder if you can do
 14 more of one and three.
 15 MS. EUDY: The reason why you can't is
 16 because there's a wall right there. The only way to
 17 do kind of what you're talking about is option two.
 18 If you can flip back to option two, Joe. He moved it
 19 over to get around the interior walls.
 20 MS. BOHAN: Then I think preserving number
 21 3, as Pat said, would be ideal.
 22 THE CHAIRMAN: Thank you. Rhonda.
 23 MS. SANDERS: I think if it's historic,
 24 you bring it back to what it was.
 25 THE CHAIRMAN: Steve.

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1 special exception.
 2 The Town has determined that they
 3 anticipate this special exception, saving these
 4 historic cottages. So they feel that was
 5 justification for the variance.
 6 THE CHAIRMAN: Great. Thank you.
 7 MS. EUDY: I would just like to add they
 8 approved that buildable area.
 9 MR. BARR: I disagree with that. I even
 10 asked --
 11 THE CHAIRMAN: Steve, what do you
 12 think?
 13 MR. HERLONG: Bill, you have been at these
 14 meetings. What are your thoughts on that line?
 15 MR. CRAVER: If the BZA spent the time
 16 looking at it -- I walked the lot. What was clear to
 17 me was that there are a lot of trees in front of the
 18 bottom house. So there's a limitation of what you
 19 can see there. That probably matches up fairly well
 20 with my notion of a diagonal and being fair.
 21 You know, I don't have a problem with the
 22 62 feet. I'm good with it.
 23 THE CHAIRMAN: Thank you. Beverly.
 24 MS. BOHAN: I agree. I think the hold
 25 back the 20 feet makes the difference.



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1 THE CHAIRMAN: Rhonda.
 2 MS. SANDERS: I think that's what was
 3 originally kind of agreed to. I'm not sure of the
 4 difference in how the historic is built, whether it's
 5 added on to on the back or on the front would make
 6 any difference. That's all I got to say.
 7 THE CHAIRMAN: Steve.
 8 MR. HERLONG: I'm still just in the
 9 question phase. Are we trying to discuss a build-to
 10 line or the location of a design of a house?
 11 MR. HENDERSON: We can review
 12 specifically.
 13 MR. CRAVER: I think we need the design of
 14 the house in addition to deciding whether or not --
 15 MR. HERLONG: I would just like to see the
 16 back. Is that specific design at the 62-foot line?
 17 MR. HENDERSON: That's correct. This is
 18 at the 81-foot encroachment. This was presented to
 19 the BZA. I don't think we had it for the Design
 20 Review Board.
 21 This is the 81-foot encroachment. This
 22 will be moved back, but essentially you have the
 23 primary massing of house on the marsh side. This
 24 wing coming out, one story element.
 25 This is the Goldbug side. Summer, what's

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1 would be sitting here saying, you know what? Draw
 2 that line, and it all stays where it is. That house
 3 was moved forward.
 4 THE CHAIRMAN: Anything else? Do I
 5 hear a motion?
 6 MR. CRAVER: I make a motion that we
 7 approve it as a historic structure. That we approve
 8 design number one as the -- what we're saying to do
 9 with it. That's not very legal thing. And that we
 10 say that the line they can go to is the line that was
 11 established by the BZA, and they can site up to that
 12 line.
 13 Now, I guess, then the question is do we
 14 need -- has everybody looked at the plans?
 15 THE CHAIRMAN: Yeah, they look pretty
 16 good.
 17 MR. CRAVER: I thought they did, too. I'm
 18 good with the plans the way they are.
 19 THE CHAIRMAN: Are we granting
 20 preliminary or final approval on the plans?
 21 MR. HENDERSON: Procedurally, we've
 22 already granted the conceptual approval. Typically,
 23 the BZA issues a special exception and then it's
 24 presented here for final review and approval.
 25 MR. CRAVER: Mine is for final approval.

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1 the specific distance between the two?
 2 MS. EUDY: If you add the addition, which
 3 sounds like the preferred option of the Board, it
 4 would 42 feet and some inches between the marsh-ward
 5 side of the cottage to the front of that house.
 6 That tree that you see in there will have
 7 to go, obviously. We had originally sited it right
 8 behind the tree and put the steps off to the side for
 9 that reason. That will have to go.
 10 And I know you-all are looking at some of
 11 the stuff in your notebook. This plan is the last
 12 plan. It's the last. Before the Power Point at the
 13 end, it's last section.
 14 MR. HENDERSON: We can look at those
 15 elevations, if you would like.
 16 MR. CRAVER: I'm going to say one thing,
 17 too. And that's sort of to address what Aussie
 18 raised. I'm very -- I like to really take into
 19 account that sort of line. Once the house on the
 20 left got the variance and moved up, and if you look
 21 at those trees and everything it changed the facts.
 22 It doesn't create a precedent for other people
 23 necessarily. It changed the facts of what's going on
 24 with this property right here. Okay.
 25 If that house hadn't been moved forward, I

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1 THE CHAIRMAN: Do I hear a second?
 2 MS. BOHAN: Second.
 3 THE CHAIRMAN: Discussion. Everybody
 4 in favor?
 5 (All present Board members stated aye.)
 6 (Ms. Webb entered the room.)
 7 THE CHAIRMAN: Thank you. We're done
 8 with that.
 9 MS. EUDY: Thank you.
 10 MR. BARR: I just want to make sure --
 11 THE CHAIRMAN: 2850 Jasper Boulevard.
 12 MR. BARR: -- my memorandum got put into
 13 the record, please.
 14 MR. HENDERSON: Thank you, Bill.
 15 Agenda item C2 is another accessory
 16 dwelling unit special exception. The applicants --
 17 THE CHAIRMAN: Yes, sir.
 18 Hold it down. Hey, be quiet.
 19 Go forward.
 20 2850 JASPER BOULEVARD
 21 MR. HENDERSON: The same request that we
 22 previously reviewed, an accessory dwelling unit
 23 special exception at 2850 Jasper Boulevard. This
 24 property is a traditional island resource and is
 25 allowed under 21-20 C.(2). That's the section of the



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1 ordinance that pertains to this request. Historic
 2 survey card identifies it as number 54.
 3 And we have the same criteria that we
 4 reviewed previously. Has to be a historic property.
 5 The structure -- the historic structure has to be
 6 1,200 square feet or less. There are legal ordinance
 7 requirements the Town staff enforces upon the
 8 granting of this special exception. No discretionary
 9 increases are allowed by the DRB.
 10 Just review, your charge is to ensure the
 11 height, scale, mass and placement of the new
 12 structure. It is appropriate for the historic
 13 structure and the surrounding neighborhood. And also
 14 the DRB must ensure that no suggested changes to the
 15 historic structure significantly impair the historic
 16 architectural character of the structure.
 17 I put in this additional provision because
 18 the applicants are requesting to change the location
 19 of the historic cottage and also elevate it slightly.
 20 This is an uncommon request when dealing
 21 with the historic special exception. I'll defer to
 22 the Board for any comments.
 23 THE CHAIRMAN: Thank you.
 24 MR. HENDERSON: And also the presentation.
 25 THE CHAIRMAN: Yes, sir.

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1 property line. That makes it a nonconforming
 2 setback.
 3 It's also right underneath some very large
 4 oak canopy trees that are growing into the roof of
 5 the historic house.
 6 Also, we're proposing to move it 12 feet
 7 over, which is about the dimension of the existing
 8 shed on the property that we will be removing and
 9 slightly elevating it to get the structure out of
 10 flood so we can put the money into this project that
 11 it needs instead of complying with the 50 percent
 12 rule.
 13 50 percent rule on this structure would be
 14 quite low. By elevating six-and-a-half to eight,
 15 possibly nine inches, that gets it out of flood. And
 16 we would be able to really work on this cottage.
 17 Third thing, in the future, the client
 18 would like to have the ability to build a small home
 19 on the backside of the lot. You can see in this
 20 footprint here, it's just a very conceptual diagram
 21 of the size of the house and where it would be
 22 located.
 23 By shifting the house, the existing
 24 cottage up 12 feet, it allows us to get away from
 25 some oaks that are in the middle of the lot. And it

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1 MR. QUARLES: Good evening, everyone. My
 2 name is James Quarles. I'm with Beau Clowney
 3 Architects. Joined here today with Kate Campbell.
 4 We're very excited to be presenting this house to you
 5 as a request for approval for historic renovation
 6 with the relocation and some slight elevation.
 7 This house is almost too far gone. We are
 8 going to save it. It is an old island cottage,
 9 probably from early 20th century or late 19th
 10 century.
 11 Currently, with enclosed porches on the
 12 back, it is 1,136 square feet. We are proposing to
 13 renovate this structure and restore it to a more
 14 island cottage feel.
 15 Restore the porch on the front and replace
 16 the siding and tear off some of the nonhistoric
 17 accessories such as some of the awnings, CMU.
 18 Our proposal does not take -- any
 19 additions will not go outside the current existing
 20 footprint of the house. We're staying under the roof
 21 lines that we have.
 22 And let me just talk to you about the
 23 relocation part of this. We are proposing to
 24 relocate this house approximately 12 feet over to the
 25 north. Currently we're about seven feet off the

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1 also allows us to stagger the proposed future house
 2 and the historic cottage so they do not appear as one
 3 large building; it appears two buildings.
 4 (Mr. Wright entered the room.)
 5 MR. QUARLES: As you can see in this small
 6 diagram here, the house to the north is the furthest
 7 house out. The neighbor across from the unopened
 8 street is slightly closer. We're proposing that it
 9 does not exceed or extend past neither one of those
 10 due to the rear setback of the property. I probably
 11 missed something.
 12 THE CHAIRMAN: How high did you say
 13 you're going to have to raise it?
 14 MR. QUARLES: Six-and-a-half to eight
 15 inches to get it --
 16 THE CHAIRMAN: From where it is now.
 17 MR. QUARLES: From where it is now.
 18 MR. HENDERSON: That was not reflected in
 19 your plans there. And I don't think that we
 20 determined that until the other day exactly how high
 21 you needed to elevate it. Again, that provision of
 22 the special exception gives the Board the option to
 23 determine whether that affects the historic character
 24 of the structure.
 25 THE CHAIRMAN: That's not due to flood



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1 laws or anything, the raising it. Or is it?
 2 Are you just above the flood?
 3 MR. QUARLES: To get it out of flood.
 4 THE CHAIRMAN: You're less than a foot.
 5 MR. QUARLES: Yes.
 6 MS. CAMPBELL: To get flood plus one.
 7 That range is because the structure underneath may
 8 have to be stabilized and deepened in places. Until
 9 we get into it, we won't know exactly how much. It's
 10 going to be less than a foot.
 11 THE CHAIRMAN: Thank you. Is there any
 12 public comment to this application? Public comment
 13 section is closed.
 14 Anything to add, Joe?
 15 MR. HENDERSON: I would just mention that
 16 the build-to line, since we've discussed it so much
 17 already, refers to the house furthest on the block.
 18 We have -- this is the block called.
 19 There's is a house here which creates the build-to
 20 line. This is an open, unimproved right-of-way and
 21 there's a house here. Either way, the new
 22 construction would be on the roadside of the marsh.
 23 MS. CAMPBELL: Subject to the RC-2
 24 setback, which is --
 25 MR. HENDERSON: That's right, which is 30

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1 Any other public comment?
 2 Public comment section is closed.
 3 MR. HERLONG: Well, you know, this house
 4 came before the Board years ago. Whatever reason,
 5 nothing ever happened. I'm excited to see that it's
 6 going to be saved. This historic home will be saved.
 7 And I think that we absolutely should
 8 allow them to go upwards of elevating it a foot.
 9 That's not going to change the character of this
 10 house, but it is going to change the flood
 11 circumstances with this property. I'm in approval.
 12 THE CHAIRMAN: Rhonda.
 13 MS. SANDERS: I'm in favor. It's one of
 14 my favorite houses on the island.
 15 THE CHAIRMAN: Beverly.
 16 MS. BOHAN: I agree. I approve.
 17 THE CHAIRMAN: Donna.
 18 MS. WEBB: Love it.
 19 THE CHAIRMAN: Billy.
 20 MR. CRAVER: I'm good with it.
 21 THE CHAIRMAN: Yeah, Doctor -- actually
 22 Judge Cosgrove used to own that. My father, when he
 23 was a child, spent time there visiting them. Spent
 24 several nights there when he was a child long time
 25 ago. In the '30s. So it is a historical house to

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1 feet from that, which brings it back.
 2 MS. CAMPBELL: Build-to line is beyond
 3 that.
 4 MR. HENDERSON: Nothing more to add.
 5 THE CHAIRMAN: Steve.
 6 MR. HERLONG: Public comment.
 7 THE CHAIRMAN: I asked for public
 8 comment. We'll have public comment open again. Yes,
 9 sir.
 10 MR. RICHARDSON: I'm Billy Richardson. We
 11 own the lot next door to it. They refer to that
 12 piece of property between this house and the present
 13 house that he owns to the west of it, that is a
 14 40-foot public street. They have tried to take it
 15 over, flatten bushes and stuff in there. Flower pots
 16 in there and everything. It's been brought up to the
 17 city employees. They have done nothing with it. It
 18 needs to be reopened.
 19 Furthermore, on that drawing that they
 20 have there, the land behind the house you're talking
 21 about, and the house next is city property. It does
 22 not belong to them. That has not been labeled as
 23 that. And there's been extensive tree cutting and
 24 stuff on that property.
 25 THE CHAIRMAN: Great. Thank you, sir.

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1 me, too. I'm glad it's going to be saved and
 2 positioned so it's going to be a complement to the
 3 island. I'm in favor of it.
 4 Do I hear a motion?
 5 MR. CRAVER: I move we approve it as
 6 requested. Does it need to be final approval? It's
 7 just an approval.
 8 MR. HENDERSON: Step number two is
 9 presentation to Board of Zoning Appeals to formally
 10 grant the special exception. Then it will come back
 11 here for final approval.
 12 THE CHAIRMAN: You made a motion. Do I
 13 hear a second?
 14 MR. HERLONG: And I second.
 15 THE CHAIRMAN: Discussion? Everybody
 16 in favor?
 17 (All Board members stated aye.)
 18 2662 JASPER BOULEVARD
 19 MR. HENDERSON: Agenda item C3 is an
 20 accessory dwelling unit, special exception at 2662
 21 Jasper Boulevard. The applicant, Mr. Tal Askins, is
 22 requesting approval of the special exception in
 23 accordance with zoning ordinance section 21-20 C.
 24 The same criteria to review.
 25 Our first step is to ensure that the



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1 property is historic. Indeed it is considered a
 2 Sullivan's Island landmark by way of survey card
 3 number 40.
 4 The property, the structure as it
 5 currently sits is over 1,200 square feet. However,
 6 as part of this request, some heated square footage
 7 on grade that's noncompliant to FEMA regulations will
 8 be removed and bring it down to 1,200 square feet.
 9 Legal requirements need to be met, and we
 10 need to take a look at conceptually where the new
 11 construction will be built. Again, because changes
 12 are being made to the structure, we have to ensure
 13 that this doesn't significantly impair the historic
 14 character of the house.
 15 With that, I will pull up the
 16 architectural renderings and yield to the Board for
 17 any comments.
 18 THE CHAIRMAN: Great. Thank you.
 19 Who's here?
 20 MR. ADRIAN: Joel Adrian and Tal Askins.
 21 He has some photos that you can look at that show the
 22 existing --
 23 MR. ASKINS: I'll pass them around.
 24 This is the existing house. This is what
 25 we propose. Pictures of 2830. Very similar, old

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1 to the proposed elevations.
 2 What we're going to do is in-fill with
 3 some horizontal lattice, with this section right here
 4 is going to remain as is. It will have the siding
 5 and that door, which was a pair of windows put
 6 together back in early 1900s.
 7 THE CHAIRMAN: Great. Thank you. Is
 8 there any public comment to this application?
 9 Public comment section is closed.
 10 Joe, anything to add?
 11 MR. HENDERSON: No, sir. I sort of made
 12 the suggestion to the applicants, from what
 13 information we have, it looks as though this space on
 14 grade was original to the construction of the house.
 15 Tal, I don't know if you can confirm that.
 16 MR. ASKINS: I'm sorry?
 17 MR. HENDERSON: I don't know if you
 18 confirmed whether that was original to the
 19 construction of the house.
 20 MR. ASKINS: No, we couldn't find a
 21 picture, Joe, that was built in the '30s or '40s.
 22 MR. HENDERSON: It was not original?
 23 MR. ASKINS: Yeah, exactly.
 24 MR. HENDERSON: That's all I have.
 25 THE CHAIRMAN: Thank you.

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1 historic house. Built in the back. Again, we're
 2 just trying to get idea, make sure we can do
 3 something like that in the future.
 4 What we're trying to do is take the bottom
 5 out here that's completely ruined by multiple floods.
 6 Just completely -- originally this was -- the top
 7 portion was original anyway. This was done later in
 8 the '30s and '40s.
 9 Again, none of these have the floors.
 10 These are all the pictures of the inside of the
 11 house. Now over 50 percent of the floors are already
 12 out. It's literally dirt. Completely gone from Hugo
 13 and last flooding October. Most of the siding couple
 14 feet up is ruined. It's going to take a lot of just
 15 getting it back to normal.
 16 MR. ADRIAN: If you look at the drawings.
 17 Second page in there shows the existing floor plan.
 18 It has a little hatch pattern. And the area, the
 19 ground floor, it doesn't have any floor system, no
 20 floor joists. There's nothing. Just dirt.
 21 And so the proposal is to just go ahead
 22 and remove that ground floor. There was a door on
 23 the very front on the ground floor that we're going
 24 to leave in place. You can't see it. It's behind
 25 the staircase on the front of the house, if you get

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1 MR. HERLONG: I have a question for Joe.
 2 THE CHAIRMAN: Yes, sir.
 3 MR. HERLONG: You said first approval or
 4 discussion about the historic structure and second
 5 proposed location. All we have is a site plan with a
 6 diagram of a proposed structure at the opposite end
 7 of the property.
 8 MR. HENDERSON: That's correct.
 9 MR. ADRIAN: I think what it was, we just
 10 wanted to present to you what the ultimate goal was
 11 for the property. First to restore the existing
 12 historic structure and then ultimately to build a
 13 single-family dwelling on the backside.
 14 MR. ASKINS: I just want to make sure we
 15 can do something like that in the future, not now by
 16 any means.
 17 MR. HENDERSON: What we could do is just
 18 look contextually at the neighborhood behind Jasper
 19 Boulevard on Goldbug to get an idea of whether the
 20 Board would be okay with the construction of a larger
 21 house on that side of the property.
 22 Again, this is a -- the special exception
 23 request, the next step will be presentation to the
 24 Board of Zoning Appeals. They are requesting final
 25 approval for the historic restoration of the historic



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1 structure.

2 THE CHAIRMAN: Not of the new

3 structure.

4 MR. HENDERSON: Not of the new one. That

5 will have to come back for final approval.

6 THE CHAIRMAN: You want to start,

7 Steve?

8 MR. HERLONG: No, I think that this is the

9 right direction to take to restore this historic

10 structure. Get that ground floor space out of there.

11 I would definitely approve that. And as well I think

12 the best treatment, as our ordinance says, because of

13 its size and the fact that it's going to stay in its

14 location, absolutely. I think we should allow the

15 ability to have that second residence. I would

16 certainly be in favor of that.

17 THE CHAIRMAN: Rhonda.

18 MS. SANDERS: Yes, I agree. I just want

19 to point out, so this historic residence is more than

20 1,200 square feet, so it would have to be attached to

21 the other down the road.

22 MR. ASKINS: If you take the bottom out,

23 it won't be. It will actually be 1,000 square feet.

24 MR. HENDERSON: It would bring it back to

25 its original square footage.

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1 about seven feet off grade.

2 MR. ASKINS: Yeah, about seven feet up so

3 it's perfect.

4 THE CHAIRMAN: Billy.

5 MR. CRAVER: I'm good.

6 THE CHAIRMAN: My reservation with it,

7 that enclosed area I think was the last time I

8 delivered a check to your father. I brought it in.

9 He had something -- y'all were frying something up in

10 the back. It smelled good. Now it's in that lower

11 section. He was living in that lower section.

12 Anyway. It was a grand memory of your family and

13 your father especially. I approve. I think it's a

14 good move.

15 MR. WRIGHT: I'm here now.

16 THE CHAIRMAN: Excuse me.

17 MR. WRIGHT: I like it. Looks good.

18 THE CHAIRMAN: Let me hear a motion.

19 MR. CRAVER: I move we approve as

20 requested.

21 THE CHAIRMAN: Second?

22 MS. SANDERS: Second.

23 THE CHAIRMAN: Everybody in favor?

24 (All Board members stated aye.)

25 1738 MIDDLE STREET

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1 Before we move on, I would also like to

2 point out they're proposing -- these are detached

3 accessory-type structures. It says porch or is that

4 a deck?

5 MR. ADRIAN: The idea was that would be

6 like a little outdoor kitchen area that services the

7 pool and a deck connecting back to the house.

8 MR. HENDERSON: Would it have a roof on

9 it?

10 MR. ADRIAN: Those two would have a roof.

11 MR. CRAVER: We're not approving that now.

12 MR. HENDERSON: A little direction so that

13 when he represents this for final review and

14 approval, the Board is aware of that.

15 THE CHAIRMAN: Beverly.

16 MS. BOHAN: I approve the renovation for

17 the historic home as presented.

18 THE CHAIRMAN: Donna.

19 MS. WEBB: Question: Is it going to be

20 elevated at all?

21 MR. ASKINS: It's already up. We're not

22 touching that 'cause there's some issues with the

23 supports. We're not adjusting the height at all.

24 MS. WEBB: I think that's a great idea.

25 MR. ADRIAN: Bottom of floor joists are

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1 THE CHAIRMAN: 1738 Middle Street.

2 MR. HENDERSON: This is agenda item D1,

3 certificate of appropriateness request for a historic

4 property. The applicants are requesting final

5 approval of a historic restoration to a junior

6 officer's quarters building and two additions. One

7 on the back, one on the front left-hand side,

8 right-hand side.

9 Also, a pool and accessory structure, a

10 detached garage is requested. This is a historic

11 landmark structure, and identified by survey card

12 252.

13 The Board has reviewed this before on

14 March 2016. And also the tree commission required

15 review for removal of large 34-inch pecan tree that's

16 in decline. Sad to see that go. They issued

17 approval. Now we're back for final review of this

18 project.

19 And I will yield to the Board for any

20 questions. I have the plans here in front of you.

21 THE CHAIRMAN: Great. Thank you. Yes,

22 sir.

23 MR. QUARLES: Good evening again. James

24 Quarles, Beau Clowney Architects. Here requesting

25 final approval for the renovation in addition to



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1 junior officer's quarters at 1738 Middle Street.
 2 Few things have changed since the last
 3 meeting. We were able to soften the addition a
 4 little bit in the back by lowering the roof, as you
 5 see in this elevation here. That's bringing the
 6 house down a little bit more.
 7 Other than that, it's about the same as we
 8 discussed in the first meeting.
 9 THE CHAIRMAN: Great. Thank you.
 10 Is there any public comment to this
 11 application? Public comment section is closed. Joe,
 12 anything?
 13 MR. HENDERSON: I would add there's still
 14 a 25 percent request for setback relief. That is
 15 eight feet. That hasn't changed; correct?
 16 MR. QUARLES: No.
 17 MR. HENDERSON: That's all.
 18 THE CHAIRMAN: Thank you. Billy.
 19 MR. CRAVER: I'm good with this one.
 20 THE CHAIRMAN: Donna.
 21 MS. WEBB: I'm fine.
 22 THE CHAIRMAN: Beverly.
 23 MS. BOHAN: Yes.
 24 MS. SANDERS: I'm fine with it.
 25 THE CHAIRMAN: Steve.

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1 Ms. Curtis experienced some damage to the ground
 2 floor space at her home. This is the second dwelling
 3 unit to this property. And she recently made a
 4 request to the Board of Zoning Appeals to remove that
 5 heated square footage that's part and parcel of this
 6 dwelling unit and place it on the backside of this
 7 historic structure.
 8 The zoning ordinance permits this under
 9 21-150 B. and 151 C. This was presented to the BZA
 10 as an appeal to staff decision. And they granted the
 11 appeal and essentially allowed the relocation of this
 12 dwelling unit because of the flooding or because it
 13 was an act of God.
 14 The charge to the Design Review Board is
 15 to ensure this meets the standards of historic
 16 preservation for the addition. I can bring those
 17 plans up for you.
 18 This is the site plan. I'on Avenue.
 19 Currently the dwelling unit is on-grade on the raised
 20 one story. And the property owners received some
 21 funding to remove that space from FEMA -- received
 22 money from FEMA to pay for the relocation of the
 23 space.
 24 I also have elevations as well.
 25 THE CHAIRMAN: Great. Thank you.

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1 MR. HERLONG: I think it's a great
 2 addition.
 3 THE CHAIRMAN: I also think it's very
 4 nice.
 5 MR. WRIGHT: I was for it the first time
 6 around. I think this addition to those quarters does
 7 not detract from the historic value of the house.
 8 I'm comfortable.
 9 THE CHAIRMAN: Do I hear a motion?
 10 MR. CRAVER: I move we give approval.
 11 Final approval.
 12 MR. WRIGHT: Second.
 13 THE CHAIRMAN: Everybody in favor?
 14 (All Board members stated aye.)
 15 THE CHAIRMAN: Thank you, sir.
 16 MR. QUARLES: Thank you, everyone.
 17 2824 I'ON AVENUE
 18 THE CHAIRMAN: 2824 I'on.
 19 MR. HENDERSON: This is another COA
 20 request for a historic property at 2824 I'on Avenue.
 21 Cathy Curtis, the applicant, is requesting approval
 22 to add an addition onto the back left-hand portion of
 23 this home. This is not located within a historic
 24 district. It's identified by 252, historic landmark.
 25 Just a little background on this property.

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1 Yes, sir.
 2 MR. COISH: My name is Ron Coish. I
 3 represent Cathy Curtis. I live at 2808 I'on. And
 4 that's a figment of my thought process right there.
 5 And what we're doing is we had 577 square
 6 feet of rentable space that was below flood. Because
 7 it was deemed a natural disaster from Governor Haley,
 8 it allows us to actually move the structure.
 9 We want to take and actually use 560
 10 square feet of that, and put it upon an elevated form
 11 situation which would be the addition on the house.
 12 The addition would be set back -- Joe, do
 13 you have that site plan? The addition would be set
 14 back, but there would be a staircase going up to a
 15 deck on the front of the house. It would be
 16 connected to the noncompliant house.
 17 My question to the Board is: Does that
 18 satisfy your interpretation of maintaining the
 19 historic integrity of the home?
 20 THE CHAIRMAN: Great. Thank you. Is
 21 there any public comment to this application?
 22 Public comment section is closed. Joe,
 23 anything more to add?
 24 MR. HENDERSON: No, sir.
 25 THE CHAIRMAN: Billy.



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1 MR. CRAVER: I'm actually good with it.
 2 Right down the street from me.
 3 THE CHAIRMAN: In your neighborhood?
 4 MR. CRAVER: Yep. I'm good with it.
 5 THE CHAIRMAN: Great.
 6 MS. WEBB: The drawings were a little
 7 challenging for me. I had to put the site plan
 8 to really see what was going on before I could
 9 understand. Thank you for explaining it a little
 10 further.
 11 MR. COISH: I'm a little confused when I
 12 look at my own drawings, too.
 13 MS. WEBB: Thank you. I'm okay with it.
 14 THE CHAIRMAN: Beverly.
 15 MS. BOHAN: I'm good with it. The
 16 materials are going to be --
 17 MR. COISH: Concrete, wood, metal roof.
 18 THE CHAIRMAN: Rhonda.
 19 MS. BOHAN: I'm good with it.
 20 MS. SANDERS: I'm good with it, too. I
 21 just have a question for my clarification. Does it
 22 have to be attached by heated space? Help with that.
 23 Do you know what I'm talking about, Joe?
 24 MR. HENDERSON: It does not because the
 25 Board of Zoning Appeals -- that's a good question --

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1 MS. SANDERS: I don't think so.
 2 MR. COISH: I can get rid of that
 3 staircase from the main house?
 4 THE CHAIRMAN: I don't know. Question
 5 for Joe.
 6 MS. SANDERS: Are there deed restrictions?
 7 MR. HENDERSON: We had the town attorney
 8 review this design. He didn't consider that, the
 9 detached structure.
 10 THE CHAIRMAN: That's for y'all to find
 11 out.
 12 MR. HENDERSON: If it's a detached
 13 structure, I think we spoke about this, it would be
 14 considered a second principal building. I think
 15 we're talking about two different things here.
 16 MR. COISH: I move to leave it the way it
 17 is.
 18 MR. CRAVER: I make a motion we approve it
 19 as requested, and it's final approval.
 20 THE CHAIRMAN: Do I hear a second?
 21 MS. SANDERS: Second.
 22 THE CHAIRMAN: Everybody in favor?
 23 (All Board members stated aye.)
 24 MR. COISH: Thank you, everyone.
 25 2650 JASPER BOULEVARD

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1 they authorized the relocation of a nonconforming
 2 dwelling unit. This can be a completely separate
 3 unit.
 4 Again, because we on Sullivan's Island
 5 have this provision in the zoning ordinance that
 6 allows following a catastrophic event for you to
 7 rebuild a nonconforming use and nonconforming
 8 structure. This is one of those situations.
 9 MS. SANDERS: It doesn't have to be
 10 attached. If it weren't for that act of God, then it
 11 would have to be attached?
 12 MR. HENDERSON: If it weren't for the act
 13 of God, they couldn't do it.
 14 THE CHAIRMAN: Steve.
 15 MR. HERLONG: Especially because of the
 16 small scale and nature. I'm good with it.
 17 THE CHAIRMAN: I'm good with it also.
 18 Duke.
 19 MR. WRIGHT: I'm fine with it. Certainly
 20 doesn't detract from the historic character of the
 21 existing house.
 22 THE CHAIRMAN: Do we hear a motion?
 23 MR. COISH: I have a question.
 24 THE CHAIRMAN: Yes, sir.
 25 MR. COISH: Does it have to be attached?

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1 THE CHAIRMAN: 2650 Jasper.
 2 MR. HENDERSON: This is D3, another COA
 3 request for a historic property. 2650 Jasper
 4 Boulevard is being presented by Mr. James Wiley.
 5 He's requesting approval to restore and elevate an
 6 existing traditional island resource. This is
 7 identified by a separate designation by the DRB in
 8 2007.
 9 In addition, he is presenting -- proposing
 10 the demolition of a nonhistoric second dwelling on
 11 this property and reconstruction of a second
 12 principal building.
 13 Let me just give you a little background
 14 on this. We have reviewed this before. Let me just
 15 get to the site plan here before I turn it over to
 16 you, James.
 17 This property currently has two legally
 18 authorized dwelling units, principal building here.
 19 It's nonhistoric and can be demolished.
 20 This is the second structure, principal
 21 building, or second principal building. It was
 22 deemed historic by the DRB in 2007. So it allows
 23 this property owner to demolish the nonconforming
 24 structure, provided one is rebuilt in its place.
 25 It's staff's interpretation of the



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1 historic structure can be relocated, but it remains
 2 the nonconforming. If a new structure is built, it
 3 will be the nonconforming structure on the property
 4 and no additions can be put on to it. There can be
 5 no additions. It's a lot of zoning speak.
 6 But we've had one other issue like this
 7 since the inception of the DRB down on Station 18.
 8 This is a situation where no special exception is
 9 being granted. Under the ordinance, he can demolish
 10 this and build a new house. That's being presented.
 11 The request before you is 14.5 percent
 12 increase in principal building square footage for the
 13 new construction.
 14 MR. CRAVER: Since this is not a special
 15 exception --
 16 MR. HENDERSON: You can grant
 17 discretionary increases under the zoning requirement.
 18 THE CHAIRMAN: Great. Thank you.
 19 Yes, sir.
 20 MR. WILEY: Forgive me, first time through
 21 with any of this. My wife is generally better at
 22 this, but she is in the hospital, getting ready to
 23 deliver our babies. Joe helped me out quite a bit,
 24 trying to get this ready. Here's some extras. This
 25 is the historic structure. Some diagrams of that as

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1 bring it up to FEMA base elevation of -- is it four
 2 feet?
 3 MR. WILEY: It's like five.
 4 MR. HENDERSON: We can go through those
 5 options for the historic structure, if you would
 6 like.
 7 MR. WILEY: I'd just like to say I think
 8 the elevated structure seems to be more in conformity
 9 with everything else that we've seen for small
 10 cottage types. Obviously, from a flood protection
 11 aspect, it would be great to know that we are covered
 12 there as well.
 13 THE CHAIRMAN: Great. Thank you. Is
 14 there any public comment to this application?
 15 Public comment section is closed. Joe,
 16 anything more to add?
 17 MR. HENDERSON: No, sir.
 18 THE CHAIRMAN: Steve, you want to start
 19 this one.
 20 MR. HERLONG: This has been before the
 21 Board at least once, maybe twice. And it is
 22 confusing. I think in a previous version there were
 23 issues with the driveway being forward of Jasper. I
 24 think you've got the driveway --
 25 MR. WILEY: It's exactly where it is now.

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1 it is.
 2 What we've done is we've given you like
 3 three options, I think. From what we've seen, I know
 4 2668, the one we talked about at the beginning of the
 5 discussion seemed to be a little bit more contentious
 6 than I was hoping. All these historic cottages seem
 7 to be.
 8 I think we are proposing that we get that
 9 up to base elevation, if at all possible. And then
 10 relocate that historic structure to the front on
 11 Jasper, kind of where the nonhistoric block house is
 12 currently.
 13 You guys are probably looking at me like I
 14 should tell you more and have a bunch of pictures and
 15 I don't. I'm sorry.
 16 MR. HENDERSON: So this is a view from the
 17 side street from Station 26-and-a-half, see the
 18 nonhistoric structure here. Hidden behind the cedar
 19 is the historic house on grade. Applicants are
 20 presenting three different options for the historic
 21 structure when relocated to Jasper Boulevard. One is
 22 to leave it on grade, first option.
 23 Option two is to elevate it how much?
 24 MR. WILEY: Three feet.
 25 MR. HENDERSON: And then the final one is

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1 MR. HERLONG: There are two? Am I looking
 2 at two driveways?
 3 MR. WILEY: There's a guy wire. It's a
 4 gravel driveway. There's like a telephone pole and a
 5 guy wire that's right in the middle of it. We're not
 6 proposing to change that.
 7 MR. HERLONG: The idea is to take the
 8 small cottage from where it sits back here and turn
 9 it 90 degrees, bring it out and face Jasper?
 10 MR. WILEY: Correct.
 11 MR. HERLONG: Which would improve Jasper
 12 significantly.
 13 MR. CRAVER: Great idea.
 14 MR. HERLONG: The drive is behind it. You
 15 see the front right-hand side would now be the
 16 presence on Jasper, which would be nice. I think
 17 that's great idea.
 18 Then the question is, interestingly, when
 19 I look at these drawings, maybe it's at this scale.
 20 The one that gets it to flood seems fine. I'm
 21 surprised. The next one up -- that one right there.
 22 I think that's the question here.
 23 MR. HENDERSON: This would face Jasper.
 24 MR. HERLONG: Such a low structure that I
 25 just don't see that seems -- it seems to almost



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1 improve the character from being very low. Almost
 2 the low one feels too low. Like where it is now.
 3 Very low. Makes it very insignificant. This would
 4 give it like a proper presence almost.
 5 THE CHAIRMAN: Thank you.
 6 MR. HERLONG: That's my thoughts.
 7 THE CHAIRMAN: Rhonda.
 8 MS. SANDERS: I agree. There's so many
 9 trees right there on the front on Jasper, I would
 10 definitely raise it.
 11 THE CHAIRMAN: Beverly.
 12 MS. BOHAN: I think raising it gives it
 13 more presence, and it doesn't affect the position or
 14 the importance of. I like it, the third option, to
 15 raise it.
 16 THE CHAIRMAN: Donna.
 17 MS. WEBB: I agree with her. Corner lot.
 18 This whole plan will greatly improve that lot.
 19 THE CHAIRMAN: Billy.
 20 MR. CRAVER: Joe, I'll even go the next
 21 step of saying, based on the committee's work, this
 22 would fit within what we've talked about as far as
 23 the perspective.
 24 MR. HENDERSON: From the right-of-way.
 25 MR. CRAVER: The elevation is five feet;

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1 MR. HERLONG: I second.
 2 THE CHAIRMAN: Discussion.
 3 Everybody in favor?
 4 (All Board members stated aye.)
 5 THE CHAIRMAN: Yes, sir, thank you.
 6 SHADES OF CHARLESTON
 7 (Mr. Ilderton exited the room.)
 8 THE VICE CHAIR: We're starting commercial
 9 design review, item one.
 10 MR. HENDERSON: The Chairman is recusing.
 11 Agenda Item E1 is a commercial design
 12 review. This is a request for 2205 Middle Street.
 13 Zoning district is CC.
 14 Mr. Steve Cordina, the applicant, is
 15 requesting several modifications to a storefront and
 16 multi-tenant building. Essentially, Steve is
 17 proposing to remove the existing window, which is a
 18 four-divided light window, remove the mullions in the
 19 existing front door and replace that window with a
 20 more commercial looking storefront window; correct?
 21 MR. CORDINA: Correct.
 22 MR. HENDERSON: We reviewed one of these
 23 modifications with the Goldbug jewelry store that
 24 recently put one of these in. I can show you a
 25 street view of that, if you would like. I'll defer

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1 it's not ten feet. Ten feet, if it were being raised
 2 that much, it would change the character. This
 3 doesn't change the character at all. I think Steve
 4 is right.
 5 THE CHAIRMAN: Right.
 6 MR. CRAVER: It does it justice so I'm for
 7 it.
 8 THE CHAIRMAN: Duke.
 9 MR. WRIGHT: I agree. Let me make sure I
 10 understand. Which elevation, Joe? Go back to those.
 11 MR. CRAVER: Five foot.
 12 MR. WRIGHT: I like the increase in height
 13 five feet. The lower left faces Jasper.
 14 MR. HENDERSON: This one.
 15 MR. WRIGHT: Lower right. Which
 16 faces Jasper?
 17 MR. HENDERSON: Lower right would be
 18 facing Jasper; correct?
 19 MR. WILEY: That's correct.
 20 MR. WRIGHT: When you rotate the house.
 21 I'm fine.
 22 THE CHAIRMAN: Thank you. Do I hear a
 23 motion?
 24 MR. CRAVER: Move to approve as requested.
 25 THE CHAIRMAN: Second?

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1 to you for your questions.
 2 THE VICE CHAIR: Okay.
 3 MR. CORDINA: I'll introduce myself. I'm
 4 Steve Cordina, owner of Shades of Charleston. We
 5 have a location in Mount Pleasant and soon to be in
 6 Sullivan's Island; excited about it. This unit is a
 7 unique unit to us. It's going to be underneath the
 8 new Mex 1 location. That area down there is proposed
 9 by them as a holding area for wait, to be served.
 10 Goldbug is there. We'll be there. And
 11 then the furniture place will be on the left of us,
 12 towards the multi-duplex.
 13 What I'm proposing is take that window and
 14 opening it up a little bit to match the Goldbug, as
 15 you'll see in some of the photographs I have there.
 16 And then take the grid out of that door. And the
 17 left of that, just putting our signage up there.
 18 It's pretty simple deal.
 19 We've done extensive remodeling in that
 20 unit. Taken it down to the bare, completely redid
 21 the whole thing. Pretty cool looking. I think it's
 22 going to be a good addition to the island. Like to
 23 have the consideration of doing this. Finish the
 24 product.
 25 THE VICE CHAIR: Thank you.



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1 Is there any public comment?
 2 MR. REESE: Will you keep the prices the
 3 same as Mount Pleasant?
 4 MR. CORDINA: Yes, we will.
 5 MR. REESE: How are you?
 6 MR. CORDINA: Good, thank you.
 7 THE VICE CHAIR: Public comment section is
 8 closed. Joe, any final comments?
 9 MR. HENDERSON: No, sir.
 10 THE VICE CHAIR: Duke.
 11 MR. WRIGHT: No, I have no trouble with it
 12 at all. I think it's fine, the location where it is.
 13 MS. SANDERS: I'm good.
 14 MS. BOHAN: I've walked it. I think it
 15 would be a nice addition.
 16 MS. WEBB: Brightens it up underneath that
 17 dark area.
 18 MR. CRAVER: I'm good with it.
 19 MR. CORDINA: Thank you all very much.
 20 THE VICE CHAIR: Do I hear a motion?
 21 MR. CRAVER: Make a motion to approve as
 22 requested, final approval.
 23 MR. WRIGHT: Second.
 24 THE VICE CHAIR: Any discussion? All in
 25 favor?

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1 regulations, the DRB authorized relocation of this
 2 curb cut from where it currently is to get it away
 3 from the property line. Commercial properties are
 4 allowed two curb cuts. You have one on Middle Street
 5 and one coming out on Station 21.
 6 We have currently a light pole here and
 7 here. And the landscaping wraps around Middle
 8 Street. I'll yield to the Board for any questions.
 9 THE CHAIRMAN: Great. Thank you.
 10 Yes, sir.
 11 MR. COOK: Joe covered everything very
 12 well. Tim Cook for Station 14. There are actually
 13 three yard lights in the parking lot. We applied or
 14 included in our application 20-foot tall light poles
 15 with a shoebox on top. Applicant or owner,
 16 Mr. Graham, would like to change it to 15 feet.
 17 We've attached photo metrics plan.
 18 Sheet number four, which shows the
 19 intensity of light in the parking lot and at the
 20 periphery of the property. Typically when you get to
 21 the right-of-way, you want to have less than .5
 22 candles. It complies with the commercial standards
 23 of the industry.
 24 The front parking area, which is accessed
 25 from Middle is 24 feet wide, which is your standard

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1 (All Board members stated aye.)
 2 THE VICE CHAIR: Any opposed? None.
 3 Thank you.
 4 MR. CORDINA: Thank you, y'all.
 5 (Mr. Ilderton entered the room.)
 6 COMMERCIAL DISTRICT PARKING
 7 THE CHAIRMAN: Next thing is commercial
 8 district parking lot.
 9 MR. HENDERSON: This is agenda item E2,
 10 commercial design review. The property is 2101
 11 Middle Street. Mr. Rick Graham, the applicant, is
 12 requesting DRB approval for special exception that
 13 was approved by the Board of Zoning Appeals. This
 14 was done on May 12th, and it's to allow short-term
 15 auto parking lot. This is under 21-178 of the zoning
 16 ordinance. And 21-50 C.(4) establishes the
 17 conditions for operating this parking lot.
 18 The charge of the Board tonight is to
 19 review the site design layout, landscaping, lighting
 20 and also the design of the fence for this use.
 21 Before you is the design and layout. And
 22 I can walk you through that along with the applicant,
 23 Mr. Tim Cook, who is the project manager.
 24 Just point out a couple of modifications
 25 to the special exception. According to the

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1 two-way commercial access. And then the side street
 2 on Station 21 is 16 feet, which would be one way.
 3 The landscaping is street frontage trees
 4 placed every 30 feet. And shrubs and ground cover as
 5 in-fill.
 6 The existing structure is to remain on the
 7 property. So we designed the lot to accommodate this
 8 location. At some point in the future it might be
 9 implemented into this commercial portion of the
 10 property.
 11 Love to answer any questions.
 12 THE CHAIRMAN: Great. Thank you. Any
 13 public comment to this application?
 14 Public comment section is closed.
 15 Anything more to add, Joe?
 16 MR. HENDERSON: No, sir.
 17 THE CHAIRMAN: Billy.
 18 MR. CRAVER: I think this is great. The
 19 design is terrific. I think it's great use of a
 20 piece of commercial property. Everything is good
 21 about it. Going down to 15 feet on light poles is
 22 good.
 23 THE CHAIRMAN: Donna.
 24 MS. WEBB: I'm fine with it. We need more
 25 parking.



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1 THE CHAIRMAN: Beverly.
 2 MS. BOHAN: We do need it. What is in the
 3 existing structure?
 4 MR. COOK: It's a residence. It's
 5 elevated. Accessory structure.
 6 MR. WRIGHT: Is that historic structure?
 7 MR. HENDERSON: It is not. It's a legal
 8 nonconforming -- actually the parking lot is
 9 permitted. It's a condition allowed by special
 10 exception. And the existing residence is
 11 nonconforming. They can continue using that. Once
 12 removed, cannot be reestablished.
 13 THE CHAIRMAN: Great.
 14 MS. BOHAN: I think it's good.
 15 THE CHAIRMAN: Rhonda.
 16 MS. SANDERS: Pervious?
 17 MR. COOK: Pervious.
 18 MR. HENDERSON: Parking lot required to be
 19 pervious on Sullivan's Island.
 20 THE CHAIRMAN: Steve.
 21 MR. HERLONG: I think it's great. I do
 22 have one question. It's regarding the planting
 23 around the perimeter. I think we want to be --
 24 Obstinate Daughter has done a very good job of
 25 creating a planting perimeter, I think. I'm not sure

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1 MR. COOK: Interior perimeter.
 2 MR. HENDERSON: Wherever you have the
 3 required landscape border, you have to install
 4 shrubs.
 5 MR. COOK: I think that was oversight on
 6 my part.
 7 MR. HENDERSON: There will need to be
 8 shrubs, hardy type.
 9 MR. COOK: On interior.
 10 MR. HENDERSON: No, in the required
 11 parking landscape buffer. We asked the applicant if
 12 they would voluntarily place shrubs in the landscaped
 13 area, not adjacent to the right-of-way. They decided
 14 to just install a fence. There's no ordinance
 15 requirement that required them to put landscaping.
 16 MR. COOK: Mainly Mr. Graham concerned
 17 about people walking through the neighbor's yard is
 18 why the fence was put in. And lights. Headlights.
 19 MR. HERLONG: The Board could defer to the
 20 Town, make sure you get the right plan and plant
 21 material.
 22 MR. HENDERSON: That should've been --
 23 should've been shrubs instead of grass.
 24 MR. COOK: Okay, we can change that.
 25 Hopefully a needed item on the island.

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1 that the particular plant material you have is going
 2 to work as well. I'm just curious why you choose
 3 fountain grass over whatever, carpus, whatever it
 4 might be.
 5 MR. COOK: Podocarpus hard to maintain and
 6 grow. Slow growing. I just like fountain grass.
 7 We're not set in stone.
 8 MR. HERLONG: I think we want to maintain
 9 a nice privacy edge so that we maintain the view from
 10 the street. And I do have a question. When you ride
 11 or walk along l'on, you see it open back in there.
 12 All those properties you would see. I just wonder if
 13 you want some planting along -- the neighbors
 14 wouldn't appreciate some planting.
 15 MR. COOK: We have a fence on that side.
 16 Ordinance didn't require any planting. It required
 17 the fence. Or is that owner's option?
 18 MR. HENDERSON: The zoning ordinance only
 19 refers to perimeter parking requirement adjacent to
 20 right-of-way.
 21 MR. COOK: It doesn't specifically call
 22 out the perimeter not adjacent to a right-of-way.
 23 However, it does require that shrubs be placed along
 24 that perimeter.
 25 MR. HERLONG: There is grass.

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1 THE CHAIRMAN: I'm fine with it also.
 2 MR. WRIGHT: We certainly need the
 3 parking. I'm for it.
 4 THE CHAIRMAN: Is there a motion?
 5 MR. CRAVER: We approve it as it's
 6 submitted with the exception of changing the 20-foot
 7 light pole to 15-foot light pole and making sure that
 8 staff deals with whatever plantings are supposed to
 9 be there. And have final approval.
 10 THE CHAIRMAN: Great. Thank you.
 11 MR. HERLONG: I second.
 12 THE CHAIRMAN: Everybody in favor?
 13 (All Board members stated aye.)
 14 OBSTINATE DAUGHTER
 15 THE CHAIRMAN: Thank you. Obstinate
 16 Daughter parking.
 17 MR. HENDERSON: This is agenda item E3.
 18 Applicant is requesting parking plan approval to
 19 accommodate increased demand in seating at the
 20 restaurant. This is in accordance with zoning
 21 ordinance 21-143 D. of the ordinance.
 22 The Obstinate Daughter is being allowed to
 23 add 20 seats total. They're adding 20 seats to the
 24 front patio. This is legal nonconforming use.
 25 However, they're being allowed to add, as



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1 part of settlement agreement between Town and
 2 property owners. I'll yield to the Board for any
 3 questions.
 4 THE CHAIRMAN: Yes, ma'am.
 5 MS. REED: I'm Alicia Reed with Gibson
 6 Architects. Just as Joe said, the city council has
 7 granted us 520 square feet of seating area, limited
 8 to twenty seats in that area. We're not making any
 9 changes to the site. The Town did ask us for a
 10 detailed parking analysis, which we included in our
 11 submission. But really since the parking plan has
 12 been previously approved for the restaurant as a
 13 whole, we referred to the Charleston County parking
 14 standards. And we're really just talking about three
 15 spaces that are needed, which are more adequately
 16 supplied in the public park and shared parking within
 17 600 feet of the restaurant.
 18 THE CHAIRMAN: Great. Thank you,
 19 ma'am.
 20 Is there any public comment to this
 21 application? Public comment section is closed.
 22 Joe, anything to add?
 23 MR. HENDERSON: No.
 24 THE CHAIRMAN: All right. Duke.
 25 MR. WRIGHT: I guess I'm okay. This

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1 develop that parking study. I guess some
 2 measurements weren't verified. And so we still have
 3 those recommendations, Duke, and we still have that
 4 plan on a shelf, but it really hasn't.
 5 MR. WRIGHT: I knew that. I figured that
 6 was the answer. Yet we're still going to have to
 7 deal with bits and pieces of parking as we go
 8 forward.
 9 UNIDENTIFIED SPEAKER: How many spots will
 10 the new town hall have in the back?
 11 MR. WRIGHT: That was my next point.
 12 Quite a few.
 13 MR. HENDERSON: I think there will be 40
 14 to 50 spaces. As of now, they're public parking
 15 spaces. However, I don't think Town council has made
 16 any determination whether to restrict it in any way.
 17 MR. WRIGHT: I'm fine with it.
 18 THE CHAIRMAN: I'm fine with it also.
 19 Steve.
 20 MR. HERLONG: Like I was telling Pat, all
 21 the great places in the world that you want to go to
 22 have outdoor dining. I'm completely in favor of the
 23 outdoor dining. I'm fine with it.
 24 MS. SANDERS: I'm fine with it.
 25 MS. BOHAN: I agree. I'm fine with it.

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1 raises a question in my mind about parking in general
 2 here. I don't want to take up a whole lot of time.
 3 Joe, whatever happened to the plan that
 4 was being developed a year or two ago regarding
 5 parking and traffic flow on Middle Street in the
 6 business area? Does anybody remember that study that
 7 was going on? DOT was involved.
 8 MR. HENDERSON: Are you referring to the
 9 commercial district study that was done?
 10 MR. WRIGHT: Yes.
 11 MR. HENDERSON: I believe that was in
 12 2008. Does that sound right?
 13 MR. WRIGHT: It may have been. Time goes
 14 fast. For one, I don't understand why we're involved
 15 in parking to begin with. Is that ongoing or is it
 16 dead? Did it die on the vine? Remember that
 17 business?
 18 MR. HENDERSON: There were several
 19 designs. One specifically was to remove all of the
 20 90-degree perpendicular parking that we currently
 21 have in the commercial district and replace it with
 22 reverse angle parking where you would pull in and
 23 back into these spaces. And there's essentially not
 24 enough right-of-way to construct that.
 25 Dot would not allow the Town to actually

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1 MS. WEBB: I'm fine with it, too.
 2 MR. CRAVER: Lovely. Absolutely lovely.
 3 THE CHAIRMAN: I'd like to give them
 4 another 20 seats. I guess the Town council in their
 5 wisdom decided not to do that. Let's vote on this.
 6 Do I hear a motion?
 7 MR. CRAVER: Move to approve as requested.
 8 MR. WRIGHT: Second.
 9 THE CHAIRMAN: Everybody in favor?
 10 (All Board members stated aye.)
 11 3003 BROWNELL AVENUE
 12 THE CHAIRMAN: 3003 Brownell Avenue.
 13 MR. HENDERSON: This is a nonhistoric
 14 property design review. Level Properties are the
 15 applicants, requesting final approval for new home
 16 construction. Requesting modification to the zoning
 17 standards and principal building square footage and
 18 principal building coverage.
 19 We reviewed this in May 2016. During both
 20 of those reviews, modifications were made to massing
 21 and various architectural elements for this
 22 structure.
 23 THE CHAIRMAN: Yes, sir.
 24 MR. CLARKE: I'm Phil Clarke with Clarke
 25 Design Group. The last month when we met, we had



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1 previously received --

2 MR. HENDERSON: We do have two pieces of

3 correspondence.

4 THE CHAIRMAN: Right. Got this.

5 MR. CLARKE: Two months ago we received

6 conceptual or preliminary approval. Last month Steve

7 and Pat were not here. Last month we reviewed some

8 public concern about the size of the house as well as

9 some concern on the Board about the massing. It just

10 felt too big.

11 We went back and redesigned it. And we

12 have taken away parts of a two-story section and

13 lowered it down to one story section. We've

14 actually, since the set you have there, we've

15 actually cleaned up the elevation a little bit. Took

16 away some more additional trim to try to simplify.

17 I do have copies I can give you if you

18 would like.

19 MS. SANDERS: Disregard the other one?

20 MR. CLARKE: Disregard the other one.

21 I'll explain that one story. Two things.

22 On two-story section, we had trim band

23 under the second floor window, which we removed and

24 let the side beams continue up and continue on the

25 one story section.

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1 square feet in our neighborhood. This isn't all

2 there is; this is all we had room to put on there.

3 What's in red is our property. The one in

4 black show houses over 4,000 square feet in our area.

5 So we feel that we've dropped the square footage

6 down.

7 We've shown there are other houses of this

8 size within the few block radius. We feel like we

9 have to drop the massing and improve upon that to

10 make it not feel quite such a large structure.

11 THE CHAIRMAN: Thank you, sir.

12 Is there any public comment? Other than

13 the letters. Yes, ma'am.

14 MS. WASHINGTON: I'm Camille Washington,

15 3009 Brownell, immediately north of this building.

16 My living room and dining room look on to this solid

17 wall, which is slight improvement from previously.

18 Still going to block most of our cross breezes, going

19 to impact our view to the beach and also beach

20 access.

21 I think our house 2,000 square feet is

22 more centrally located. And the house was torn down

23 on 3003 Brownell. We feel that if this house was

24 replaced, it should also be more centrally located.

25 It's my understanding, because the lot is

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1 We did change the shingles to have it feel

2 as a separate structure and lower it down.

3 Some difference from last month is

4 certainly the size. We dropped that one story

5 section down, which is along Station 30. And then we

6 have actually pushed the house further off the ground

7 by six feet. Off Brownell six feet.

8 Two months ago we were nearly at 4,250;

9 maximum variance allowed. We are now down to 4,060.

10 So we're down about 190 square feet.

11 And we feel that it's appropriate for the

12 drop, the massing as y'all wanted. If it helps.

13 It's a little bit small. Here's last month and this

14 month side-by-side, just to get a feel for where we

15 are, where we are going. And, of course, here's a

16 larger version of what you have there in front of

17 you.

18 The second item that was of concern was

19 the size. And that, you know, by going over 4,000

20 square feet, we are asking for allowance overage that

21 you guys can grant.

22 What we have done, I had very wonderful

23 conversations with neighbors, spoke with Mr. Pearlman

24 as well as Mr. Thompson. We went through a

25 three-block radius to see how many homes over 4,000

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1 about two-thirds the size of the regular lot, they're

2 granted setback variances. And the square feet

3 variance. The way the house is constructed,

4 significantly impacts our house. It makes up a sheer

5 wall from both the ground of our first floor and

6 second floor.

7 I would just like the Board to reconsider

8 our living quality with the construction of this

9 property, including the variance for the setback.

10 THE CHAIRMAN: Great. Thank you,

11 ma'am. Yes, sir.

12 MR. THOMPSON: Bobby Thompson, 2917 I'on.

13 Maybe you did receive my letter. I sent it 10:00

14 last night.

15 THE CHAIRMAN: Blanche and Mark Wine.

16 And I have Beverly Diamond. And Peter Greim. Not

17 yours.

18 MR. HENDERSON: I apologize. I think I

19 did get it.

20 MR. THOMPSON: It got lost in the

21 committee.

22 MR. HENDERSON: I apologize for that.

23 MR. THOMPSON: Do you have a copy?

24 MR. HENDERSON: In my e-mail.

25 MR. THOMPSON: I just want to make sure



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1 you received Peter Greim with Beverly Diamond. Who's
 2 the other? We're one.
 3 THE CHAIRMAN: Blanche and Mark Wine.
 4 MR. THOMPSON: And also Lisa Crow. You
 5 have that one? My main point, the idea of allowance
 6 is for increased compatibility. That's the way it is
 7 written in the law. That you're allowed extra square
 8 feet and coverage. Extra square feet inside the
 9 house.
 10 If that increases the compatibility and
 11 that's exactly backwards of what we have here. This
 12 is a spec home. It's been pushed to every possible
 13 dimension to try to conform with the allowances that
 14 were generous. And I don't think -- I built -- I had
 15 a good friend of mine build a 1,200 square foot house
 16 in 1980. We had enough money after Hugo to enlarge
 17 it to 2,000. It's a block away.
 18 The six closest houses as noted in Peter's
 19 letter, six closest houses are averaging 2,300 square
 20 feet, comparing this to 4,100 square feet.
 21 I'm a little bit confused about the
 22 changes from last month when I wasn't here. The
 23 document from May 27th, which I have, which Joe gave
 24 me and more documents I see tonight, I'm a little bit
 25 confused about. Those you'll have to judge.

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1 Brownell. I'm really torn on this. I know they're
 2 trying to build a house, and I appreciate that. They
 3 have reduced the mass. I do have concerns about the
 4 size and scale. When I first saw the plans that you
 5 just got tonight, I questioned why they had the rear
 6 elevations front and then I realized that was the
 7 front elevation.
 8 I feel like it's not particularly
 9 welcoming. I just have some real concerns about the
 10 size and all the large houses that they are referring
 11 to. I think probably eight-tenths of them are spec
 12 homes just as this is. I do have concerns about
 13 that.
 14 THE CHAIRMAN: Thank you, ma'am. Any
 15 other comment?
 16 MR. PEARLMAN: I'm David Pearlman. I also
 17 live at 2924 Brownell. Am I allowed to ask a
 18 question? What is the criteria to allow this
 19 allowance? That is what has baffled us.
 20 MR. HERLONG: Joe, you can explain that.
 21 MR. HENDERSON: There are several
 22 standards for neighborhood compatibility. So in
 23 order to grant the increase in the zoning standard,
 24 the Board should reference the standard for
 25 neighborhood compatibility, ensure that the design is

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1 I do not see the -- it's out of size and
 2 out of scale. It does not respect the breeze and
 3 view of the neighbors and those items; size, scale,
 4 breeze, and view.
 5 Billy remembers those were big items from
 6 the planning commission 10 or 12 years ago.
 7 THE CHAIRMAN: Thank you, sir. Any
 8 other comment?
 9 MR. BOYD: Benjamin Boyd, one of the
 10 partners. Of those 26 houses that you looked at on
 11 the sheet that were penned, six of them are on the
 12 same block with three on the same side of the street
 13 within two doors down. The largest one on the same
 14 block is 5,190 square feet. And the largest house in
 15 that plan that you have is 6,600 square feet.
 16 Seven of them are over 5,000 square
 17 feet -- within three blocks. And 13 of them are over
 18 4,500 square feet.
 19 THE CHAIRMAN: Thank you, sir.
 20 MR. COLE: I feel anytime you build
 21 two-story, no doubt you're going to block a breeze
 22 and view. That's what we're doing.
 23 THE CHAIRMAN: Any other public
 24 comment?
 25 MS. PEARLMAN: Janet Pearlman, 2924

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1 compatible with adjacent structures and conceptually
 2 appropriate. Those standards are in front of you, as
 3 you well know, in the binder clip there.
 4 THE CHAIRMAN: Great.
 5 MR. HENDERSON: I would like, after public
 6 comment, I would like to comment.
 7 MR. PEARLMAN: I appreciate the
 8 explanation. Is design allowance to get a bigger
 9 size or the size itself? That's where our confusion
 10 has been in the neighborhood.
 11 We appreciate the efforts that Phil has
 12 made to make the house more presentable and somewhat
 13 pushed back from the street. It still is
 14 significantly larger than all the immediate houses in
 15 the area.
 16 And it concerns the neighbors that the
 17 Board seems to have the reputation of giving the
 18 allowance no matter what. And so that's what has
 19 concerned us. We'll leave it up to the Board. We
 20 appreciate the work that y'all are doing. That is
 21 our concern as neighborhood compatibility.
 22 THE CHAIRMAN: Any other comments?
 23 MR. NETTLES: I live about 300 feet from
 24 this house. And they have torn down --
 25 THE CHAIRMAN: Identify yourself.



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1 MR. NETTLES: I'm Aaron Nettles. I live
2 at 3009 Marshall Boulevard. Since they have torn the
3 house down, the parking has increased dramatically.
4 And there's also -- I guess the Town of Sullivan's
5 Island has these parking cones. And they don't allow
6 people to park there. Now they all park double near
7 our house.
8 With a house on this lot, I think it would
9 limit the parking. So I would be in favor of this
10 structure being built.
11 THE CHAIRMAN: Great. Thank you, sir.
12 All right. I've got two letters, as far as the
13 public comment section, to read.
14 Dear DRB members. We are writing in
15 opposition to the requested variance for 3003
16 Brownell's proposed new home. We first learned of
17 this in early May and appeared in opposition at the
18 May DRB meeting.
19 The applicants seek a 430 square feet, 16
20 percent, increase in principal building coverage, and
21 642 square feet increase in building square footage.
22 We appreciate the attention the DRB has
23 provided to this review. Remarkably, the applicant
24 presents no special circumstances at all for why it
25 should be permitted to build a massive 400,000 --

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1 The subject lot and the intersection of
2 Brownell and Station 30 routinely flood in heavy
3 rains. This was true with the house now demolished,
4 having a small footprint and will be worsened by
5 granting the variance. The application does not
6 address flooding problems at all.
7 Finally, the very large driveway on
8 Brownell adds to the visual overload of the massive
9 house. Thank you for considering our concerns.
10 Signed, sincerely, Blanche and Mark Wine.
11 To the Design Review Board, proposed
12 construction at 3003. We support the letters by
13 Blanche and Mark Wine and by Bobby Thompson
14 concerning the planned development at 3003 Brownell
15 Avenue. According to the application and plans on
16 the DRB Web site this morning, the proposed principal
17 building square footage of 4,042 square feet is still
18 19 percent above the permitted size, whereas all the
19 buildings in the immediate neighborhood are under the
20 permitted value, 38 percent on the average, not
21 counting vacant lots, of course. The largest
22 existing building has under 3,400 square feet. The
23 average is 2,330 square foot. Compare this to 4,042
24 square feet.
25 The principal building square coverage is

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1 4,250 square foot house in an immediate neighborhood
2 where the surrounding properties are less than 3,000
3 square feet.
4 The application does not attempt to
5 justify the size except by a general description of a
6 much larger area. The proposal is plainly
7 inconsistent with the size and scale of the immediate
8 neighborhood.
9 For example, our house, which is directly
10 across from the lot is 2,776 square feet, making the
11 proposed house 50 percent larger than its front
12 neighbor.
13 3004 Marshall, the house to the immediate
14 rear, is 1,805 square feet, only 42 percent of the
15 proposed size. In addition, the applicant makes no
16 statement of special circumstances that justify the
17 variance.
18 The lot is standard for the area and not
19 encumbered by any special problems such as trees or
20 unusual topography. To grant this variance sets a
21 precedence that will lead to similarly large houses
22 along Station 30 from Brownell to Marshall. New
23 owners of several older homes will likely be replaced
24 in coming years, and a vacant lot will rely on the
25 DRB precedent.

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1 proposed to exceed the permitted value by 16 percent.
2 This, too, will contribute to the overall impression
3 of the massiveness of the project. It is not
4 mitigated by design compatibility with the immediate
5 neighborhood. The northeast facade is particularly
6 bland. The rest is outsized.
7 Based on our experience with recent
8 construction on l'on, which caused flooding problems
9 in the neighborhood in spite of supposed compliance
10 with the impervious coverage limits, we are
11 particular wary of large footprint.
12 We thank the Design Review Board for
13 giving serious consideration to the neighborhood
14 compatibility. While we see that excessive building
15 after Hugo has ruined the former island character in
16 some parts of Sullivan's Island beyond repair, we
17 hope that the oversight of the DRB will protect the
18 remaining areas. Beverly Diamond and Peter Greim.
19 That satisfies the public comment section
20 of this phase. Joe.
21 MR. HENDERSON: This letter was addressed
22 to Mayor Pat O'Neal. In the title it said copy Town
23 staff. Again, I apologize.
24 THE CHAIRMAN: Do I need to read this,
25 Bobby?



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1 MR. THOMPSON: Little more humor.
 2 THE CHAIRMAN: Than the other one.
 3 MR. THOMPSON: I thought I said to Kat and
 4 Joe and Randy to distribute it. I don't recall
 5 expecting Pat O'Neal to be here.
 6 MR. HENDERSON: It was forwarded to me by
 7 the Mayor.
 8 MR. THOMPSON: We're all busy. I sent it
 9 in 10:00 last night.
 10 THE CHAIRMAN: Shall I read this?
 11 I appreciate and strongly urge your expert
 12 action in restricting overbuilding in our residential
 13 Marshall Reservation neighborhood, specifically by
 14 denying current plans for 3003 Brownell.
 15 In my 18 years on planning commission, we
 16 crafted and recrafted many of our current zoning
 17 ordinances, including generous extra allowance for
 18 neighborhood compatibility, poorly justified in this
 19 instance. It was perhaps my own sardonic humor to
 20 claim once a year that our difficult task was to draw
 21 the fine line between free enterprise, which we all
 22 grew up to honor, and licentious enterprise, which we
 23 should not condone.
 24 As proposed, this is not a family beach
 25 home honoring island principals of size, scale,

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1 and the 15 percent in principal building square
 2 footage?
 3 MR. CLARKE: Talking about F.
 4 MR. HENDERSON: Form C.
 5 MR. CLARKE: Which line item?
 6 MR. HENDERSON: I'm asking about principal
 7 building coverage.
 8 MR. CLARKE: 19 percent principal building
 9 coverage is the main floor.
 10 MR. HENDERSON: I understand. Is there a
 11 revised application from what you submitted?
 12 MR. CLARKE: It's the same size as what we
 13 submitted for this meeting.
 14 MR. HENDERSON: Has the application
 15 changed?
 16 MR. CLARKE: No, I don't believe so. I
 17 just updated a new set to represent the change in
 18 material on the outside. What we've turned in, if it
 19 reads differently, I apologize.
 20 UNIDENTIFIED SPEAKER: The numbers are not
 21 changed.
 22 MR. CLARKE: It did not change. We just
 23 changed the material on the outside trim.
 24 THE CHAIRMAN: Anything else?
 25 MS. WEBB: The one tonight, it's not

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1 breeze and view and neighborly compatibility. The
 2 owner speculator and Clarke Design Group has worked
 3 hard to squeeze in every possible direction,
 4 proposing a bulky, rectilinear dormitory more than a
 5 family home.
 6 To belabor the point of neighborhood
 7 incompatibility, even the revised plans submitted May
 8 27th appear to ask for some 20 percent plus square
 9 footage above guidelines. In contrast, the six
 10 existing closest neighbors were built well below the
 11 square footage now allowed, averaging 38 percent less
 12 than allowed, even without extra permission from DRB.
 13 Thus, apart from taste, the current proposal should
 14 not be granted those DRB allowances for modification
 15 to achieve greater neighborhood compatibility.
 16 In light of ongoing revisions, which I
 17 have not seen, it is difficult to be more specific
 18 tonight, but I remain concerned about overbuilding on
 19 a small lot, in a velocity water zone, in an area
 20 already poorly drained. Sincerely, Robert Thompson.
 21 Joe, anything to add?
 22 MR. HENDERSON: My questions are to the
 23 applicants, relating to the request before the Board
 24 tonight. I have the application you submitted to us.
 25 Have the requests been changed from the 16 percent

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1 dramatically different? Like the principal building
 2 coverage went from 430 in our packets to 448. And
 3 then this principal building went from 642 to 660.
 4 Those are just --
 5 MR. CLARKE: We did redo it this morning
 6 just to double check all the numbers. I didn't
 7 believe it changed. It was within a couple, in
 8 pulling it together. I apologize for that slight
 9 difference.
 10 THE CHAIRMAN: Are you good?
 11 MR. HENDERSON: I'm looking at an
 12 application that was submitted on 5-27. This one.
 13 MR. CLARKE: Yes.
 14 MR. HENDERSON: Have the figures changed
 15 in what you're requesting?
 16 MR. CLARKE: On Form C?
 17 MR. CRAVER: The answer is yes.
 18 MR. CLARKE: I think Donna mentioned 18.
 19 434, 480, 640 to 660. 18 square feet. I apologize.
 20 Matter of snapping as we were pulling it on the CAD
 21 file.
 22 MR. HENDERSON: Are you requesting any
 23 other modification?
 24 MR. CLARKE: Just 18, clarification of
 25 CAD. We are not requesting any other changes. The



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1 only other difference between this set and that
 2 change on the one story, the shingle and removal of
 3 the bottom second floor windows. If that helps.
 4 MR. HENDERSON: The application the Town
 5 staff received on the deadline that we advertised on
 6 the town Web site and posted for the public to review
 7 is different.
 8 MR. CLARKE: 18 square feet. Yes, sir.
 9 On our final submittal, we will go back 18
 10 square feet, if I find out where that difference is.
 11 When you're measuring the house, you snap it.
 12 MR. HENDERSON: Are the designs different
 13 for the elevations?
 14 MR. CLARKE: No, just the difference in
 15 the material. The material of that one story section
 16 went from lap siding to shingled.
 17 MR. HENDERSON: Does the public understand
 18 the square footage change and also the architectural
 19 changes that are being presented to the Board?
 20 MR. THOMPSON: Are you saying square
 21 footage exterior?
 22 MR. CLARKE: I think the square footage
 23 changed. We were redoing it. We wanted to make
 24 change to the material. We redid it to give a whole
 25 new packet on autoCAD. I believe we snapped to wrong

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1 section, I don't see neighborhood compatibility in
 2 that one story component.
 3 I look at that front facade and I see
 4 straight, lined up windows left to right. One over
 5 the other. There is nothing about this that felt
 6 like it is compatible with Sullivan's Island. I
 7 don't know how else to really put it.
 8 I mentioned last month maybe take that
 9 second floor and put the second floor square foot and
 10 within the roof line. That would significantly
 11 create the visual appearance of lowering the house.
 12 You choose not to do that.
 13 I know it's more difficult to build a
 14 house with a one-and-a-half story style home. I
 15 don't see that you made the attempt to make this more
 16 compatible within the neighborhood. I have no
 17 problem granting additional square feet. That is not
 18 a problem.
 19 In this case, the house just doesn't --
 20 the design of the house has not incorporated enough
 21 stylistic cues or proper articulation that resembles
 22 a home that's compatible on this island.
 23 THE CHAIRMAN: Thank you.
 24 MR. CLARKE: Can I make a comment?
 25 MR. HERLONG: Sure.

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1 side of lap line.
 2 MR. THOMPSON: Snap to exterior.
 3 MR. HENDERSON: I apologize.
 4 THE CHAIRMAN: Great. Steve, why don't
 5 you start this one.
 6 MR. HERLONG: Guys, just to kind of recap.
 7 You can go build a house of how many square feet
 8 without coming to the review board on this lot.
 9 What's the square footage?
 10 MR. CLARKE: 3,400 square feet.
 11 MR. HERLONG: The reason you're here is
 12 because you're asking relief to build a larger house
 13 and cover more square footage on the ground. And to
 14 do that, to be sitting here asking for that, I think
 15 everybody here is saying: This house needs to be a
 16 higher quality design. Something that reflects
 17 better the neighborhood compatibility that you see
 18 along that block, along that corner or anywhere on
 19 this.
 20 Drive around the island and look for the
 21 design patterns that you see on the island. If those
 22 were incorporated into this -- as I said last month,
 23 this house is extremely tall. It's a tall box. It's
 24 now only the left side is the tall box because the
 25 right side is one story. Even that one story

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1 MR. CLARKE: Me and my client had that
 2 exact discussion. If you guys all discuss and you
 3 get to the point where this is not -- I have an
 4 alternate I would like to show you, if that's
 5 possible.
 6 THE CHAIRMAN: We can't roll with that
 7 now.
 8 MR. CHANAL: Just to see if it's something
 9 you're interested in.
 10 MR. HERLONG: It's getting harder and
 11 harder to design a nice home on this island. The
 12 flood zone is going up. The height, everybody wants
 13 the height to come down. It's very difficult to do.
 14 Granted, I get that. That's why I'm suggesting the
 15 way to get this approved might be one-and-a-half
 16 story design. That was not something you chose to
 17 try to do this time.
 18 THE CHAIRMAN: I don't think we can
 19 allow new designs interjected.
 20 MR. CHANAL: It's just that one,
 21 one-and-a-half story.
 22 THE CHAIRMAN: That's not what was
 23 submitted. That's not what all the other people have
 24 looked at and was part of the original application.
 25 We can't change it. We can't change like this. That



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1 would set a precedent, be a precedent for our Board
 2 and everybody if we let people change in the middle
 3 of discussion.
 4 MR. CLARKE: Sorry.
 5 THE CHAIRMAN: Rhonda.
 6 MS. SANDERS: I don't think the square
 7 footage -- that's what everybody's saying. I don't
 8 think that's the issue. It's 80-foot side that's
 9 very, very long. And, I mean, I understand where
 10 people don't want to look at that long wall. It does
 11 block a lot of wind.
 12 Mr. Pearlman had asked what are the
 13 requirements, massing ratio. This is what it says.
 14 5-3 aspect ratio, width to lent. 30 feet porch and
 15 deck, 30 percent. Front porch, eight feet. These
 16 are very specific encouragements to what would make
 17 the house more compatible. Anyway, sorry.
 18 MS. BOHAN: I agree with Rhonda. I think
 19 there's been a lot of improvement but the side and
 20 the length of the side is not broken up. It needs
 21 more tweaking. I think it needs dormers. It needs
 22 something that grabs your attention and makes you
 23 want to keep looking at it. It needs relief. Some
 24 sort of contrast rather than the same.
 25 THE CHAIRMAN: Thank you. Donna.

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1 have really been a lot more diligent about looking at
 2 getting those elements in order to get that -- we
 3 call it relief. It's really an allowance. It's not
 4 relief. It's like a privilege. If you complete
 5 these design criteria, you get the privilege of
 6 having additional square feet.
 7 Right around I'on, I can't remember which
 8 house it was, we denied somebody three or four years
 9 ago, five years ago, who was building a spec house
 10 going up, because it just wasn't compatible with the
 11 neighborhood. You know, 3,400 square feet will
 12 actually be big given the immediate neighbors right
 13 there.
 14 I have a hard time -- I would have a hard
 15 time saying, wow, 3,400 square feet is not enough
 16 until you brought a plan in that sort of wows us with
 17 the design that made it really not look that big.
 18 And that's not a technical term. It's just the way I
 19 see it.
 20 THE CHAIRMAN: Duke.
 21 MR. WRIGHT: I think everything has been
 22 said. I agree with the aesthetics of the issue here,
 23 really what I think Steve is getting to. And you
 24 can't get square footage with the design in that
 25 arena. I think you need to take another look at it.

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1 MS. WEBB: I agree with Rhonda about the
 2 square footage. And, Steve, granting square footage
 3 is something that is common for the DRB. And a lot
 4 of the houses in that area were built before the DRB
 5 and the reason why the DRB was established. You ride
 6 around, this kind of fits in since there are other
 7 houses that were built 15 years ago.
 8 But that's what the island is trying to
 9 avoid, have more of that in that area.
 10 THE CHAIRMAN: Great. Thank you.
 11 MR. CRAVER: You know, it is the square
 12 footage. The elements that y'all are talking about
 13 on a lot that size, in order to get the character and
 14 the elements, the square footage has to come down.
 15 That's really what you're getting at with making it a
 16 one-and-a-half story. To make it look better, you
 17 end up with --
 18 MR. HERLONG: I don't agree.
 19 One-and-a-half story still counts. Styled as a
 20 second floor with X number of square feet. It just
 21 lacks the volume. It's the volume issue more than
 22 square feet issue.
 23 MR. CRAVER: I agree with that. We have
 24 granted a lot of people additional square footage,
 25 but in the last two years or last year for sure, we

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1 THE CHAIRMAN: I want to reiterate what
 2 Steve was driving at. I would rather see a good
 3 design at 4,000 than a piece of crap at 3,400 square
 4 feet, which they could do. Okay. I mean, I'd rather
 5 see 4,000 square foot house on there with a better
 6 design than a 3,400 square foot that they can do
 7 without even coming to us, you know. And it can be
 8 as ordinary as a shoe.
 9 That's a point well taken. Good design.
 10 You just cannot say enough for good design. That's
 11 my comment.
 12 MS. SANDERS: We have also denied a
 13 similar design that was a primary resident of a
 14 family of four. I also want to take that spec house
 15 negativity off the table.
 16 THE CHAIRMAN: Do I hear a motion?
 17 MR. CRAVER: I guess move that we not
 18 approve it. As submitted.
 19 THE CHAIRMAN: Do I hear a second?
 20 MR. WRIGHT: Second.
 21 THE CHAIRMAN: Discussion. Everybody
 22 in favor?
 23 (All Board members stated aye.)
 24 THE CHAIRMAN: Thank you, sir.
 25 2002 I'ON AVENUE



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1 THE CHAIRMAN: 2002 I'on, new
 2 construction.
 3 MR. HENDERSON: Agenda item F2, another
 4 nonhistoric property request. Sam Rhodes, applicant,
 5 requesting an approval of the single-family home and
 6 relief of zoning standards for principal building
 7 square footage, principal building coverage, and also
 8 design review of what's considered an attached
 9 addition to this single-family home. It's an
 10 addition. It's added to the actual structure but
 11 with nonheated space. It's connected by way of roof
 12 line.
 13 The Town has specific standards for that
 14 and Design Review Board needs to ensure that it is
 15 architecturally compatible. The request for relief
 16 of principal building square footage is 8.5 percent;
 17 principal building coverage is 19.5 percent. That's
 18 a request before you. I can answer any questions.
 19 THE CHAIRMAN: Great. Thank you.
 20 Yes, sir.
 21 MR. RHODES: I wrote down a bunch of
 22 things I want to read out. I'm here today to
 23 represent construction of 2002 I'on. The home will
 24 be my primary residence, and it's designed to fit the
 25 lifestyle of my family.

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1 Secondly, I want to give another handout
 2 of an aerial of two more properties. This shows 2008
 3 Middle Street. That property is almost directly
 4 across, and 4,800 square feet, main house. Heated
 5 main house dwelling. House in the back,
 6 approximately 500 square feet. Like I said, almost
 7 directly across the street from 2002 I'on.
 8 Also, I would like it to be known that
 9 2018 Middle Street is currently being marketed as a
 10 house for sale with a chance to build another house
 11 behind it. I think whoever buys that house may want
 12 a home behind it.
 13 And thirdly, this is the last. There is
 14 two more properties in the neighborhood. The last
 15 two handouts are 1908 I'on and 226 Station 19.
 16 1908 is a new house that's being built.
 17 It has a guest home. I wasn't able to find the
 18 square footage. I'm not sure.
 19 And as far as 226, Station 226, I don't
 20 know how much property is there. It seems we have
 21 three or four structures on that lot, too.
 22 All these properties I have shown are a
 23 stone's throw away from our lot at 2002 I'on. I
 24 think this proves homes with attached or detached
 25 guest homes are the norm in this area. And that the

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1 The primary building square footage is
 2 around 4,012 square foot. The attached bedroom is
 3 968 square foot.
 4 We designed the home with attached bedroom
 5 to accommodate my sister who works at my restaurant,
 6 lives in Summerville. Gives her a place to go.
 7 That's why we did this.
 8 We're asking for relief of 19 percent of
 9 allowable heated square feet. 25 percent is
 10 permissible.
 11 Also asking for 3 percent relief of
 12 allowable footprint. We believe the neighborhood
 13 compatibility is more than norm and less the
 14 exception.
 15 First off, I want to give you an aerial
 16 view of three homes in the neighborhood. These three
 17 homes, 922 Middle Street, 908 Middle Street and 1914
 18 Middle Street. These properties sit side-by-side,
 19 located across from 2002 I'on. All of these
 20 properties have main houses. They are all 4,000
 21 square foot, heated space, and they all have guest
 22 homes, some as big as 1,200 square feet.
 23 All of these lots are the same size as our
 24 lot, 2002 I'on, a half acre, little bit more than
 25 half acre.

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1 square footage we are asking for relief is the norm.
 2 I would also like to mention that 2002
 3 I'on and 1908 Middle Street are the same house plan
 4 with just slight variations. They both have a guest
 5 house.
 6 Lastly, we feel attached bedroom feels
 7 like a guest cottage and looks great directly from
 8 2002 Middle Street, also known as the gingerbread
 9 house.
 10 We all love the gingerbread house. Our
 11 little guest house will face it. It looks very nice.
 12 We think this home is beautiful, and it's typical
 13 island architecture. We feel it's a great addition
 14 to the neighborhood.
 15 This is in Z zone. It has double built
 16 up. It is one-and-a-half stories.
 17 THE CHAIRMAN: Great. Thank you.
 18 Is there any public comment to this
 19 application?
 20 MR. HOWARD: Mark Howard, 1820 Central. I
 21 know that this is a nonhistoric property, and it's an
 22 empty lot at this point. I'd like to speak to the
 23 Board mainly in the abstract. I'd like to talk to
 24 you about point of view and reference framing of
 25 mind, which is the location of this lot.



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1 It has been mentioned directly across the
 2 street from what has been referred to as the
 3 gingerbread house and faces Battery Gadsden from the
 4 front yard. It is at the very end of the commercial
 5 district.
 6 So it is, depending on point of view, the
 7 beginning of the commercial district or the end where
 8 we are entering the residential area.
 9 So, just those things, matter of fact, the
 10 location is important and needs to be considered, not
 11 just the historic structure, which is not there, but
 12 the historic location.
 13 And I thank the Board.
 14 THE CHAIRMAN: Any other public
 15 comment.
 16 MR. REESE: I wasn't going to. I'm Tim
 17 Reese. I live diagonal to this property, 305 Station
 18 20. I live in a brick ranch, low to the ground.
 19 Truthfully, I mean, Sammy is a dear friend of mine.
 20 I know the architecture of this thing.
 21 There's no doubt, I think, if you saw the
 22 houses that he's done that are similar in design with
 23 the one-and-a-half story, it has that Sullivan's
 24 Island feel to it, from the porch -- even the one on
 25 Brownell that's similar to this. And Steven Zoukis

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1 place.
 2 The proposed 900 square foot attached
 3 studio accessory structure would be nearly as large
 4 as my primary residence.
 5 Sincerely, Vincent Musi and Callie Shell.
 6 Thank you.
 7 Any other comment? Joe, anything to add?
 8 Subtract?
 9 MR. HENDERSON: I would just note that the
 10 attached addition portion of this is required to be
 11 deed restricted. It cannot be used as a separate
 12 dwelling unit. Whoever stays in the portion of the
 13 home has to be -- as defined under the definition --
 14 family. Can't rent it. Can't have kitchen facility
 15 either. There are certain provisions that prevent
 16 the rental or this portion of the structure becoming
 17 a dwelling unit. That's all I would add.
 18 THE CHAIRMAN: Duke, you want to start.
 19 MR. WRIGHT: I think it's big. That's my
 20 first reaction. And I like the design. But I think
 21 it's too large for that location. I don't know what
 22 we can do about that, to bring it down some. I think
 23 that would be worth taking a hard look at.
 24 THE CHAIRMAN: Thank you. Steve.
 25 MR. HERLONG: Well, I think as a contrast

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1 at 1908. I think intellectually there's a lot of
 2 front porch on it. From Battery Logan, you will see
 3 it on the backside.
 4 His sister works, runs Sullivan's
 5 restaurant for him. That I understand is why he's
 6 doing it. I don't have a problem. It actually looks
 7 pretty good from the street. I'm just a neighbor. I
 8 don't have a problem with it.
 9 THE CHAIRMAN: Any other public
 10 comment?
 11 I have two letters or two e-mails to read.
 12 If nobody else has a comment.
 13 Kay Park, I have owned my home 34 years.
 14 I am sadden to see the changes on the island. I
 15 believe the restrictions on building should be on
 16 hold with exception only for hardship. Please deny
 17 the request to build larger than the law allows at
 18 Station 20. Kay Parker.
 19 And this is from Vincent Musi and Callie
 20 Shell. I believe they own the gingerbread house.
 21 MS. SANDERS: Yes, they do.
 22 THE CHAIRMAN: I am concerned about the
 23 relief for new construction at 2002 l'on. As new
 24 construction on a simple lot, it would seem fairly
 25 easy to be in compliance with the zoning ordinance in

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1 to what we just saw on the previous application, this
 2 is one-and-a-half story design. And I think that
 3 this shows clearly how effective that can be to
 4 change the scale of a house.
 5 MR. CRAVER: I agree.
 6 MR. HERLONG: I like the fact that there
 7 is a separate connected structure. That addition
 8 only reduces the overall massing of any one house. I
 9 think that should be encouraged. It is a lot of
 10 additional square feet probably few houses in that
 11 neighborhood have.
 12 I tend to think you need to look at
 13 reducing the requested relief. And I just feel
 14 like -- I was looking at it. I was enjoying looking
 15 at the elevations. It's a very interesting house.
 16 Unique. Interesting facade and roof line.
 17 Unfortunately, the only negative is that
 18 the Station 20 family said, looks like the back of a
 19 house, which is one of the most important.
 20 That said, there are three public facades
 21 on the street, and Station 20's facade feels like
 22 that's the back of the house. It should be almost
 23 like it's flipped so it impresses the street. That's
 24 the street facade, which you think is the back of the
 25 house.



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1 Again, this shows -- I think if you look
 2 at these, you would say that's 5,000 square feet of
 3 square footage. It's spread out on the lot. That's
 4 good. I'm a bit torn as to whether that square
 5 footage is too much. I think it probably is too much
 6 for that particular.
 7 THE CHAIRMAN: Rhonda.
 8 MS. SANDERS: I always like your designs
 9 in all your primary residences. I think that side is
 10 a little bit too much of one wall, even though you
 11 have broken it up with the roof. I think with a lot
 12 that's 4,900 square foot compared to the other
 13 houses -- and with having the comment from the
 14 neighbors. That's all I've got. I like the design.
 15 Always do.
 16 THE CHAIRMAN: Beverly.
 17 MS. BOHAN: I think the design is
 18 interesting. It's great. Contrast to the last
 19 submittal. I don't have a problem with the design.
 20 I think if you could possibly shrink from the square
 21 footage to accommodate and appease, maybe pull it out
 22 of the cottage or I'm not sure. I think that would
 23 go a long way. Lovely design.
 24 MS. WEBB: I agree with what she said. It
 25 might just reduce the overall impact of the house.

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1 attached. It's a smaller, different structure. I'm
 2 sorry you were here after we dealt with the prior
 3 house. I think it sort of set the mood of -- I'd
 4 approve this as submitted. I think design is good.
 5 MR. RHODES: Can I say one more thing. I
 6 understand what Steve was saying about the facade on
 7 Station 19.
 8 MR. HERLONG: 20.
 9 MR. RHODES: This house has a living area
 10 on the backside and a pool area and all. We really
 11 couldn't flip it because we would like -- I don't
 12 know if you know the house on the other side, they
 13 lay out by the pool. We ride by. This kind of
 14 blocks the living area.
 15 And I want y'all to think about this. If
 16 we don't get permission, we're probably going to
 17 build that house without the guest cottage. I think
 18 the guest cottage really makes this. I think without
 19 the guest cottage, it's not going to look as good as
 20 it does facing the gingerbread house.
 21 MR. HERLONG: Another comment. You might
 22 want to look at pushing it off of Station 20. It's
 23 just like it's 15 feet or so or at least the HVAC is
 24 15 feet from the street side. It just feels like,
 25 between that facade and how close it is, just looks

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1 Just a little bit. And I think, too, maybe adding
 2 some thoughts about landscaping on both Middle Street
 3 and on Station 20. Because this is a -- it is a
 4 very -- like Mark was saying, Battery Gadsden. Since
 5 it's just a really important piece, way better than
 6 what was there before that I looked at for the last
 7 ten years driving my kids to school.
 8 We are very happy there is not a house
 9 with a hole in the roof that's going to be there.
 10 It's a lovely design. It will be beautiful right
 11 there.
 12 THE CHAIRMAN: Billy.
 13 MR. CRAVER: You know, to me this is the
 14 other side of the coin from that one we were looking
 15 at down on Brownell. The one on Brownell was a box.
 16 And this one is a well-designed house.
 17 And, you know, you get the relief or you
 18 get the allowances for a well-designed house. And,
 19 you know, I don't want to sound inconsistent, but I
 20 think the design is there. And, you know, he didn't
 21 go up to 5,200 square feet. He's asking for 4,980
 22 with 900 of it being in the detached. He could build
 23 4,000 square foot house there without getting any
 24 kind of relief.
 25 And we have a separate structure. It's

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1 like it's uncomfortably close to Station 20.
 2 MR. RHODES: V-16 zone.
 3 MR. HERLONG: That raises the question.
 4 The front stairs cross the VE line. Does that mean
 5 the whole house is in V zone?
 6 MR. RHODES: Yes.
 7 MR. HERLONG: If you didn't have the
 8 stairs, you would be in A zone?
 9 MR. RHODES: I don't think so.
 10 MR. HERLONG: I think so. You might want
 11 to look at that.
 12 MR. WRIGHT: I have personal experience
 13 with that. You're right. House designed before
 14 Hurricane Hugo. And the part of my porch was in the
 15 then V zone. Other part is not. I'm stuck with the
 16 higher rate because of that.
 17 MR. RHODES: Because part of your porch is
 18 in there.
 19 MR. REESE: Steve, you designed 1908,
 20 Zoukis. Half of that was V-16.
 21 MR. HERLONG: I have it at the next door
 22 house.
 23 MR. RHODES: Kind of right through there.
 24 THE CHAIRMAN: I would like to see it a
 25 little bit smaller and maybe more attention to



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1 Station 20 side also. It does speak to the fact we
 2 talked to the last applicant. It does address
 3 everything we talked about in there. I'd like to see
 4 it just a little bit less dominant. I don't know
 5 what that means. If it means not building the
 6 cottage, then it means that. It's going to be a
 7 strong statement on that lot. I think neighbors'
 8 concerns are worth noting.
 9 MR. RHODES: Y'all understand all these
 10 houses are real compatible to this, and they're all
 11 right there.
 12 MR. CRAVER: May I make a motion, see if
 13 it goes anywhere? I move we approve as submitted,
 14 final approval.
 15 THE CHAIRMAN: Do I hear a second?
 16 MR. WRIGHT: Try again.
 17 THE CHAIRMAN: Does anybody else want
 18 to make a motion?
 19 MR. HERLONG: I move that we ask the
 20 applicant to restudy the Station 20 facade and the
 21 general positioning along Station 20 and attempt to
 22 take some square footage out of the house.
 23 THE CHAIRMAN: Do I --
 24 MR. CRAVER: Motion for deferral really,
 25 isn't it?

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1 two-and-a-half hours.
 2 THE CHAIRMAN: That can be in the
 3 minutes.
 4 MR. HENDERSON: Really, can I have --
 5 MR. CRAVER: Move to defer consideration
 6 of that item to the next meeting.
 7 THE CHAIRMAN: Second? Everybody in
 8 favor?
 9 (All Board members stated aye.)
 10 THE CHAIRMAN: Adjourn.
 11 Sorry, Joe.
 12 (The meeting was concluded at 8:28 p.m.)
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1 MR. HERLONG: That would be a deferral
 2 with those requests before it comes back.
 3 THE CHAIRMAN: Do I hear a second?
 4 MS. SANDERS: Second.
 5 THE CHAIRMAN: Do we have discussion on
 6 that?
 7 Everybody in favor?
 8 (All Board members stated aye.)
 9 THE CHAIRMAN: Anybody opposed?
 10 We are adjourned.
 11 MR. HENDERSON: Oh, oh.
 12 THE CHAIRMAN: What now? It's not on
 13 the agenda.
 14 MR. HENDERSON: Under items for
 15 consideration.
 16 MS. SANDERS: That's just for people on
 17 the committee.
 18 MR. HENDERSON: It's for the whole board.
 19 We can grapple with this now, we can grapple with it
 20 later.
 21 THE CHAIRMAN: Later.
 22 MR. CRAVER: I think we can do it next
 23 meeting.
 24 THE CHAIRMAN: I'm not --
 25 MS. SANDERS: Although that may be

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 3 I, Lora McDaniel, Registered Professional
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 8 I further certify that I am neither related
 9 to, nor counsel for, any party to the cause pending
 10 or interested in the events thereof.
 11 Witness my hand, I have hereunto affixed my
 12 official seal this 30th day of June, 2016 at
 13 Charleston, Charleston County, South Carolina.
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Lora McDaniel

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



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