

October 2016 Minutes

0001

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

TOWN OF SULLIVAN'S ISLAND
DESIGN REVIEW BOARD

MEETING BEFORE: PAT ILDERTON, CHAIRPERSON
DATE: October 21, 2016
TIME: 6:00 PM
LOCATION: Town of Sullivan's Island
2050-B Middle Street
Sullivan's Island, SC

REPORTED BY: Priscilla Nay
Certified Shorthand Reporter

A. WILLIAM ROBERTS, JR., & ASSOCIATES
Fast, Accurate & Friendly

Charleston, SC (843) 722-8414	Hilton Head, SC (843) 785-3263	Myrtle Beach, SC (843) 839-3376
Columbia, SC (803) 731-5224	Greenville, SC (864) 234-7030	Charlotte, NC (704) 573-3919

0002

1
2
3
4
5
6
7
8
9
10
11
12

APPEARANCES:

PAT ILDERTON, CHAIRPERSON
DUKE WRIGHT, BOARD MEMBER
BUNKY WICHMANN, BOARD MEMBER
LINDA PERKIS, BOARD MEMBER
BEVERLY BOHAN, BOARD MEMBER
RHONDA SANDERS, BOARD MEMBER
JOE HENDERSON, ZONING ADMINISTRATOR
RANDY ROBINSON, BUILDING OFFICIAL
KAT K. KENYON, TOWN SECRETARY

ALSO PRESENT:
JAMES QUARLES
HEATHER WILSON
CHARLIE MIRAZIZ
SAMMY RHODES
DONIVAN GLASSBURN

October 2016 Minutes

BEAU CLOWNEY

13
14
15
16
17
18
19
20
21
22
23
24
25

(INDEX AT REAR OF TRANSCRIPT)

0003

1 THE CHAIRMAN: It is six o'clock and
2 this is the October 19th, 2006 meeting of the
3 Sullivan's Island Design Review Board. And members
4 in attendance are Duke Wright, Pat Ilderton, Bunky
5 Wichmann, Linda Perkis, Beverly Bohan, and Rhonda
6 Sanders. The Freedom of Information requirements
7 have been met for this meeting.

8 And do I have to say this about the
9 cell phones or not? Okay. All right. I would now
10 ask all the cell phones be turned off. Items on
11 tonight's agenda are approval of the minutes. Do I
12 hear --

13 MS. SANDERS: Approval.

14 THE CHAIRMAN: Second?

15 MS. PERKIS: Second.

16 THE CHAIRMAN: Second. And discussion?
17 Everybody in favor, aye.

18 (Board members stated aye.)

19 1738 MIDDLE STREET

20 THE CHAIRMAN: All right. 1738 Middle
21 Street. Restoration, addition.

22 MR. HENDERSON: Thank you, members of
23 the Board. Ms. Linda, Mr. Bunky, welcome. This is
24 Agenda Item C-1. The first item is a certificate
25 of appropriateness for a historic property located

0004

1 at 1738 Middle Street. This is a Sullivan's Island
2 landmark.

3 The Board has reviewed this on two
4 previous times, once on March 16th, and on June
5 15th was the final plan review for the project.
6 This is essentially a modification to an existing
7 certificate of appropriateness.

8 So they're only making several changes
9 to the approved plan. And so just to go through

October 2016 Minutes

10 those very quickly, during June 15th the Board
11 approved a rear elevation, a front facade
12 elevation, an inground pool, and also a detached
13 accessory structure, a detached garage with a
14 carport, a golf cart carport.

15 And all of the preservation work to the
16 historic structure, the junior officer's quarters
17 building, is to remain the same. It's removing the
18 vinyl, replacing the windows, keeping what windows
19 are significant to the structure.

20 I will let Jay go through those in a
21 minute. I have provided and your staff reports
22 reference the 10 Secretary of the Interior
23 standards and we believe that it is in keeping with
24 those 10 standards. The Town staff recommends the
25 change proposed which involves removing that front

0005

1 addition from the front facade and displacing that
2 square footage on the rear addition.

3 Additionally, we, the Board, reviewed
4 and approved a demolition of the remnants of a
5 cistern on this property and I can show some
6 pictures of that. I have spoken with the property
7 owner and asked if he would reconsider the removal
8 of the remnants and potentially just keep if not
9 what remains there maybe a portion of the cistern
10 in an effort to meet one of our reconstruction
11 design guidelines, which says that you should keep
12 archaeological sort of elements of the site.

13 Again, we did approve the removal of it
14 at the June 15th meeting. So with that I'll defer
15 to the Board for any questions about this project
16 and also the presentation of the applicant.

17 THE CHAIRMAN: Yes, sir.

18 MR. QUARLES: Good evening, Board. My
19 name is James Quarles. I'm with Beau Clowney
20 Architects and this is 1738 Middle Street. It's a
21 great junior officer's quarters that we are
22 preserving the street elevation of.

23 We are not adding onto the front of the
24 building. Our addition is towards the back and
25 then a garage addition to the -- to the street

0006

1 beyond with access from Thompson. It's one of 12
2 junior officers' quarters, I think. Something like
3 that.

4 This is how it is in its existing
5 condition. Pre-Hugo it was cladded with vinyl
6 siding and then post-Hugo they replaced the windows
7 with aluminum and vinyl windows.

October 2016 Minutes

8 To keep costs down we are proposing --
9 well, we're not touching -- we're renovating the
10 original building to leave the existing windows and
11 then just provide new clad aluminum windows, clad
12 wood windows, in the new additions.

13 So, as you can see, the front is
14 really -- we're just kind of restoring the front
15 facade, adding the functional shutters instead of
16 the vinyl shutters that are just kind of screwed
17 onto the front, hopefully removing the vinyl.
18 Well, removing the vinyl and hopefully restoring
19 the original wood siding that is underneath.

20 We have really got to get into it and
21 find out what's going on underneath there. But in
22 those post-Hugo pictures in the reports on file you
23 can see that the siding is there and we're hoping
24 it's in the best of condition. Just some of the
25 photos of the project and the neighbor.

0007

1 Lots of vinyl. Lots of vinyl shutters.
2 Hopefully taking all that off you can see the
3 original structure of the porch roof seems to be in
4 good condition and hopefully restoring it to -- to
5 this condition which one of the neighbors have
6 done. That's about it.

7 THE CHAIRMAN: Thank you. Any public
8 comment to this application? Public comment
9 section is closed. Joe, anything to add?

10 MR. HENDERSON: No, sir.

11 THE CHAIRMAN: Okay. Rhonda, do you
12 want to start?

13 MS. SANDERS: I'm sorry. I'm not
14 ready. Can you start somewhere else?

15 THE CHAIRMAN: Okay. Beverly.

16 MS. BOHAN: I just had a question about
17 the roof.

18 MR. QUARLES: Sure.

19 MS. BOHAN: If you would, maybe
20 post-Hugo and the plans -- and I realize that we
21 have reviewed and approved a portion of the
22 renovation already.

23 MR. QUARLES: So right now as it is, it
24 has asphalt shingles on the roof. It is in pretty
25 decent shape. We are hoping budget permitting to

0008

1 do a standing seam metal roof, most likely
2 Galvalume, and that will kind of dull to a light
3 gray over time.

4 We might just maintain that existing
5 asphalt roof until that due time when that needs to

October 2016 Minutes

6 be replaced and go to the standing seam metal roof.
7 On the new addition it will be a standing seam
8 metal roof.

9 MS. BOHAN: Could I ask Joe a question?

10 MR. HENDERSON: Uh-huh.

11 MS. BOHAN: On the historic
12 preservation of the junior officer's is asphalt
13 required on the existing portion and the new
14 portion can be the standing seam?

15 MR. HENDERSON: No. There is really
16 no hard and fast rule to what the historic
17 materials -- for what the new materials have to be.

18 MS. BOHAN: Okay.

19 MR. HENDERSON: We simply reference the
20 historic survey card -- historic survey card which
21 states that it was -- the original material was
22 slate. So...

23 MS. BOHAN: Okay.

24 MR. HENDERSON: You know, so
25 historically either it was slate or a metal roof.

0009

1 MS. BOHAN: Okay.

2 MR. HENDERSON: Asphalt shingles didn't
3 come along until much later. So typically if you
4 are replacing the asphalt then the metal roof is
5 what you -- what you would --

6 MS. BOHAN: It would be more
7 appropriate.

8 MR. HENDERSON: Historic cottages on
9 Sullivan's Island wore metal roofs.

10 MS. BOHAN: Okay. I'm thrilled with
11 the changes and thank you both for the -- I believe
12 what's preserving the integrity of the facade of
13 the front Middle Street side. So thank you.

14 THE CHAIRMAN: Okay. Linda.

15 MS. PERKIS: I have no comment. I'm
16 kind of late to this process.

17 THE CHAIRMAN: Okay. Okay.

18 MS. PERKIS: It's already approved.

19 THE CHAIRMAN: That's fine. Bunky.

20 MR. WICHMANN: Thank you. I agree. I
21 think it is great what y'all are doing in
22 preserving the historical structures, really
23 important to the integrity of the island. The
24 roof, you say you're going to do a standing seam
25 and not a 5V. Is that right?

0010

1 MS. QUARLES: Right now we're proposing
2 a standing seam.

3 MR. WICHMANN: Okay. Great. And --

October 2016 Minutes

4 MR. QUARLES: 5V would be a little bit
5 more lowcountry than officer quarters.
6 MR. WICHMANN: Right. I just wanted to
7 make sure we're clear on that. That's great. And
8 the desire -- you said the hope is to return it to
9 the former architectural design and to be rid -- is
10 the goal to be rid of all the vinyl siding?
11 MR. QUARLES: That's the ultimate goal.
12 MR. WICHMANN: The ultimate goal.
13 Okay.
14 MR. QUARLES: And replace -- where we
15 have to replace the original wood siding it would
16 be wood siding.
17 MR. WICHMANN: Okay. But there will be
18 a clear definitive line obviously with the addition
19 but also anywhere with the siding where it's
20 removed?
21 MR. QUARLES: Well, I think where it's
22 on the existing building, on the existing
23 structure, it's a much tighter lap. It's like a
24 four-inch lap siding.
25 MR. WICHMANN: Right.

0011

1 MR. QUARLES: I think, you know, if we
2 had to replace a patch of it here we would match
3 the existing siding. We wouldn't go in with a
4 six-inch lap siding.
5 Now, on the new addition we could
6 transition to a six-inch lap to show a difference,
7 but right now we are proposing to maintain that
8 four-inch lap on the new addition.
9 MR. WICHMANN: Great. Thank you.
10 THE CHAIRMAN: Yeah. I like it. I
11 think if you're going to -- if you can't -- if the
12 owners can't afford to do everything right away I
13 know it's probably going to progress better and
14 better as they live in it longer, but it looks --
15 the addition looks great and it is nice you're
16 preserving the original facade. Duke.
17 MR. WRIGHT: I'm fine with it. I think
18 it is a much better design than we looked at the
19 last time even though I did approve the last one,
20 but I think you've done a real good job of
21 modifying that to a better situation; so I'm all
22 for it.
23 THE CHAIRMAN: Rhonda.
24 MS. SANDERS: I'm sorry. I don't -- I
25 mean, I love it. I don't remember -- I remember --

0012

1 I don't remember why -- I don't remember approving

October 2016 Minutes

2 this. Maybe I was not here. You said June? July.
3 I was not here in July.

4 MR. QUARLES: We -- the conceptual was
5 in March and we had the discussion about the --

6 MS. SANDERS: I guess my question is --
7 I'm sorry -- what is the -- why we are we reviewing
8 it again?

9 MR. QUARLES: It's a change in design.
10 It is a pretty significant change in design.

11 MS. SANDERS: Oh, okay.

12 MR. HENDERSON: Previously, the --

13 MS. SANDERS: Okay. That makes more
14 sense because I remember there being something we
15 wanted set back, right?

16 MR. QUARLES: Right.

17 MS. SANDERS: Okay.

18 MR. QUARLES: There was a --

19 MS. SANDERS: And it looks like you did
20 that. So...

21 MR. CHAIRMAN: Yes. It's gone
22 basically.

23 MS. SANDERS: Okay.

24 MR. QUARLES: Yes.

25 MS. SANDERS: Looks good then.

0013

1 THE CHAIRMAN: All right. Do I hear a
2 motion?

3 MR. WICHMANN: Motion to approve.

4 THE CHAIRMAN: Yes. Second.

5 Discussion? Everybody in favor, aye.

6 (Board members stated aye.)

7 THE CHAIRMAN: Great. Thank you, sir.

8 2850 JASPER BOULEVARD

9 THE CHAIRMAN: 2850 Jasper.

10 MR. HENDERSON: All right. This is
11 Agenda Item D-1. It is noted as a special
12 exception request at 2850 Jasper Boulevard.
13 However, the request for this final approval for
14 the special exception has been deferred for
15 tonight. What is proposed is just simply an
16 architectural change in the plans.

17 It is a lean-to being added to this
18 structure and our applicants have just left.

19 THE CHAIRMAN: Okay.

20 MR. HENDERSON: We've deferred it.

21 THE CHAIRMAN: So it's not on the
22 agenda?

23 MR. HENDERSON: It's not on the agenda,
24 but I did want to point out just a slight
25 modification to the historic preservation plan. I

October 2016 Minutes

0014

1 mentioned that we could approve this more than
2 likely at the staff level. So this is the front
3 facade of the historic structure. They are putting
4 a small lean-to, bump-out here, which would be a
5 new construction. The idea here is to keep this
6 structure here under 1,200 square feet so that you
7 can build a new house elsewhere on the lot.

8 So with this addition they're still
9 keeping it under the 1,200 square feet and I think
10 that we can approve this at the staff level, issue
11 the permits, and get them working on the
12 restoration.

13 THE CHAIRMAN: Yeah. I think as much
14 as y'all can approve it at the staff level --

15 MS. SANDERS: Absolutely.

16 THE CHAIRMAN: -- and you feel
17 comfortable doing that I think you should do that.

18 MR. HENDERSON: Okay. Again, they're
19 refining their final elevations for the new
20 construction which will be presented to you when
21 requesting the final approval for the special
22 exceptions for the new house.

23 THE CHAIRMAN: Great.

24 MR. WRIGHT: Even though we're not
25 reviewing this, Joe, what happened to the chimney?

0015

1 MR. HENDERSON: The chimney was
2 reviewed during the -- the removal of the chimney
3 was reviewed during the last meeting for conceptual
4 approval of this and it was not -- it was not an
5 original piece, original to the house. I believe
6 that's what Mr. Clowney's office explained.

7 MR. WRIGHT: Well, they'll be back. I
8 just happened to notice looking at it today there
9 is a chimney there now that may or may not be
10 historic.

11 MS. HENDERSON: I'm trying to remember
12 what the discussion was.

13 MS. SANDERS: I think it was in bad
14 disrepair and had been repaired on the bottom and
15 top and most of it was not left. I'm with you. I
16 love chimneys, but I don't think that was the
17 issue.

18 MR. HENDERSON: I don't think it was a
19 chimney. I think it was some kind of a --

20 MS. SANDERS: They pulled --

21 MR. WICHMANN: Is that it?

22 MR. HENDERSON: That's right. If you
23 could show that to Duke, it wasn't actually --

24 THE CHAIRMAN: It's just blocks.

October 2016 Minutes

25 THE WITNESS: It's not much of a --

0016

1 MR. WRIGHT: It's not a real --

2 THE CHAIRMAN: It may be a chimney, but
3 it's not very attractive.

4 MR. HENDERSON: And I don't think the
5 floor plan indicated there ever was a fireplace on
6 that side of a wall.

7 MS. SANDERS: I think they're looking
8 at a different one.

9 MR. HENDERSON: You know, if it's
10 different from that I'll send you all kind of a
11 digital review if it's different from what we're
12 talking about.

13 MR. WRIGHT: Well, I'll tell you that I
14 think repairing and upgrading and bringing that
15 cottage back to its original state is a tremendous
16 plus.

17 MR. WICHMANN: I was excited about
18 that. Yeah.

19 MR. WRIGHT: That's a great house.

20 2830 HARVEY STREET

21 THE CHAIRMAN: 2830 Harvey Street.

22 MR. HENDERSON: Okay. This is Agenda
23 Item E-1. It's a nonhistoric design review. This
24 property is not designated as historic. Heather
25 Wilson Architects are the applicants here

0017

1 requesting conceptual approval for what amounts to
2 a new construction of a home. There is a portion
3 of the existing home remaining. It is a two-story
4 unit.

5 It would be considered a nonconforming
6 unit, but the new house is going to be attached
7 to this. And requested tonight is a 10 percent
8 increase in principal building coverage or
9 292 square feet and 17 percent in principal
10 building square footage or 676 square feet for an
11 increase in the heated area.

12 With that, I'll turn it over the Board
13 for any questions. Thank you.

14 THE CHAIRMAN: Great. Heather.

15 MS. WILSON: Heather Wilson. We have
16 the owners who are here. The residents are there.
17 So this is a streetscape. It's pretty small. I'm
18 sure you're familiar, but it's on the corner of
19 28th and Harvey.

20 It's a little bit of a hodgepodge right
21 now. This is -- you can see there is an old
22 cottage under there, which is the part of the house

October 2016 Minutes

23 that they do like, but it's been covered up with so
24 many additions and porches enclosed that it's -- we
25 decided it really wasn't recoverable.

0018

1 So that's the genesis for the design
2 that you have in front of you is to get back to
3 that one-story Sullivan's Island cottage. We tried
4 to use as many elements as we could, the front
5 porch and side porches. There's also an elevated
6 pool on this property inside -- on the other side
7 of this -- and inside the property.

8 They want to put that in the ground.
9 This is the piece that Joe referred to that we're
10 keeping. They're going to take off the roof and
11 put a hip on it. It's currently a two-story guest
12 room that they'd like to keep because we tried to
13 kind of keep it tucked.

14 You can see it back there tucked back
15 in and bring the one-story portions to both
16 streets, to Harvey and to Station Street, so that
17 we can see more porches and conceal the pool, get
18 that back behind the front line of the house.

19 The biggest reason for the request is,
20 again, is it's primarily a one-story residence.
21 You know how that just sort of grows and finishes
22 out on the principal building number. That's it.

23 THE CHAIRMAN: Great. Are there any
24 public comment to this application? Public comment
25 section is closed then. Joe.

0019

1 MR. HENDERSON: I would just point out
2 the elevations here. So this is the street facade,
3 right?

4 MS. WILSON: Correct.

5 MR. HENDERSON: Facing Station 28. If
6 you notice this portion of the facade you'll be on
7 Station 28 facing this street frontage. Currently
8 the facade of the existing house is much closer,
9 right? It is nonconforming. It encroaches right
10 on the property line essentially.

11 MS. WILSON: That's right.

12 MR. HENDERSON: So the massing of the
13 new home will be set back. And we talked about
14 this a little bit earlier with one of the board
15 members, that it is going to be off a little bit.
16 Is this going to be relocated at all or is it going
17 to stay in --

18 MS. WILSON: It's further back as well.
19 So the whole thing is shifting toward that back
20 corner?

October 2016 Minutes

21 MR. HENDERSON: The property line.
22 MS. WILSON: Yeah. I think the site
23 plan has the dashed red of the existing location of
24 the cottage.
25 MR. HENDERSON: And that's all I have

0020

1 to add.
2 THE CHAIRMAN: Great. Thanks. Duke,
3 do you want to start?
4 MR. WRIGHT: No. I'm fine.
5 THE CHAIRMAN: I think it is a good-
6 looking addition of a house or a brand new house
7 really. It is good-looking. I like it. It's got
8 a good feel. Bunky.
9 MR. WICHMANN: Yeah. I think to be
10 consistent with my question to the -- and the
11 previous one, it's -- there's not going to be any
12 vinyl siding or any of that?
13 MS. WILSON: No.
14 MR. WICHMANN: No. I think it is
15 lovely.
16 MS. WILSON: Thank you.
17 THE CHAIRMAN: Linda.
18 MS. PERKIS: Well, I do have an
19 objection to it because Brownell links right into
20 it. All you're going to see when you come down
21 Brownell is a wall in front of you. I think we
22 have personally too many walls on Sullivan's
23 Island.
24 I was hoping -- and if you would notice
25 many houses that are built on a corner like this

0021

1 have flipped the house so that the extension -- and
2 I really don't know what that's called. This long
3 part -- is on the inside of the lot.
4 If this lot was in the middle of the --
5 of a row of houses you wouldn't have any objection,
6 but if you ride down into Brownell you're going to
7 hit the -- you're not going to hit the house, I
8 hope, but the house is going to be right there. A
9 lot of houses with this kind of configuration have
10 flipped it so the pool is on the side of the street
11 which gives it a much more open feeling than a
12 wall.
13 Do you know what I'm saying? I have
14 looked at so many houses as I've driven through
15 Sullivan's Island and the extension -- I'll call it
16 an L. I don't know what you want to call it -- is
17 flipped so it's on the inside of the lot, which
18 gives you a feeling of space.

October 2016 Minutes

19 Do you understand what I'm saying?
20 THE CHAIRMAN: Yeah. I imagine there's
21 going to be a fair amount of planting on that edge
22 as well as possibly -- and a fence with that pool
23 there. I don't know. There's going to be other
24 things beside the house before --
25 MS. PERKIS: Well, right across the

0022

1 street they've done the same thing. This house
2 right here, which we can't see right here, the
3 white one -- yes. That house had a red roof. It's
4 done. It's a metal roof.
5 It had the same thing. It had a long
6 extension and instead of putting it on the street
7 side they backed it up onto the other side of the
8 house where they could have gone along the street
9 and had more of a wall feel and then protected
10 their pool if that's what you want, the privacy of
11 the pool, but they didn't.
12 They opted to put -- so you have space.
13 So you see the pool and it gives you a feel of
14 openness rather than --
15 THE CHAIRMAN: Great.
16 MS. PERKIS: That's my concern.
17 THE CHAIRMAN: All right. Thank you,
18 ma'am. Beverly.
19 MS. BOHAN: I don't have an objection
20 to it because I don't think you're -- you're within
21 a 30-foot running length, which is compliable. I
22 don't have an objection. I think it is well-
23 designed.
24 MR. HENDERSON: It's actually they're
25 required to have 15-foot side setback off of the

0023

1 property line which --
2 MS. BOHAN: But the running length of
3 that wall is only 32 feet.
4 MR. HENDERSON: Oh, this length?
5 MS. BOHAN: Yeah. The running length
6 of that is only 32.
7 MR. HENDERSON: That's right.
8 Ms. BOHAN: So that's basically the
9 size of a typical living room which is what you're
10 doing.
11 MS. PERKIS: Well, I've also noticed
12 here -- and this is encouraged for greater
13 neighborhood compatibility. Thank you, Mr.
14 Henderson, for pointing all of these things out to
15 make me and making sure I read them all.
16 There are no front stairs which we

October 2016 Minutes

17 have tried to incorporate in many of our houses
18 on Sullivan's Island for a more welcoming effect.
19 The front stairs would be facing on Harvey, I would
20 assume.

21 MR. HENDERSON: That's right. And the
22 front porch is on the --

23 MS. PERKIS: There are no front stairs,
24 which is a minor thing. But if that's what you're
25 trying to do with neighborhood compatibility...

0024

1 MR. HENDERSON: Would there be stairs
2 coming out the front --

3 MS. WILSON: There is a gracious front
4 porch and there's french doors across it so that it
5 has a front presence, but for privacy they would
6 rather have that landscaped and it is set back off
7 of the street.

8 MS. PERKIS: Well, just where am I
9 going to go to have my glass of wine with Jennifer?
10 Just how am I going to come into the
11 house?

12 MS. SANDERS: You might have to be
13 invited.

14 MS. PERKIS: Well, she's invited me. I
15 want to know where I'm going to come for my glass
16 of wine. I just want to know.

17 MS. BOHAN: I'm with you.

18 MS. PERKIS: How do I get in?

19 MS. WINSTON: The plan for the
20 landscape plan for this is actually sort of in
21 keeping with what you're talking about. If you go
22 to the elevation of this side -- sorry.

23 I should know what that is. That's
24 probably where you're going to have your wine is on
25 the side of the pool. But if you're coming to have

0025

1 your wine would -- this is the street. The idea of
2 this is that this would actually be open so that
3 you would have a view through there. The idea is
4 that there would be a pedestrian path through to
5 the inner courtyard.

6 MS. PERKIS: Oh, that's good.

7 MS. WILSON: Then there is also this
8 step that's more immediate from the parking so you
9 can get up and actually walk into a more day-to-day
10 functional front door. But there is a concept that
11 they're working on with their landscape.

12 You know, that transparency is really
13 important so that you're in that courtyard but you
14 are connected back to the outside. So that center

October 2016 Minutes

15 line, you know, is strong and important and you
16 will reap that.

17 THE CHAIRMAN: Great. Thanks. Rhonda.

18 MS. SANDERS: I think it is beautiful.
19 I understand where you're coming from. Most of
20 those houses we object to are usually two-story and
21 flat, a big wall. I'm sure all of this with the
22 landscape is going to -- plus it's one-story.

23 You give them extra credit for that.
24 It's awesome. Beautiful.

25 THE CHAIRMAN: Do I hear a motion?

0026

1 MS. SANDERS: Motion to approve final.

2 THE CHAIRMAN: Second?

3 MS. BOHAN: Second.

4 THE CHAIRMAN: Discussion? Everybody
5 in favor?

6 (Board members stated aye.)

7 THE CHAIRMAN: Anybody opposed?

8 MS. PERKIS: Not opposed. Not opposed.

9 MR. HENDERSON: Thank you, Heather.

10 2112 ATLANTIC AVENUE

11 THE CHAIRMAN: All right. 2112

12 Atlantic Avenue.

13 MR. HENDERSON: This is another
14 nonhistoric design review. Herlong & Associates
15 is requesting what essentially amounts to the
16 conversion of an attic space in this home to heated
17 square footage or increase in principal building
18 square footage.

19 In order for these folks to expand into
20 the attic we have to go through the formality of
21 granting relief --

22 THE CHAIRMAN: Really?

23 MR. HENDERSON: -- to the principal
24 building square footage. There are no changes
25 being made to the exterior.

0027

1 THE CHAIRMAN: This ought to be fast.

2 MS. PERKIS: We'll never see it? I

3 mean --

4 MR. MIRAZIZ: No.

5 MR. HENDERSON: The second modification
6 to the ordinance is that the third story is limited
7 to 400 square feet. The DRB has to grant an
8 increase in the square footage allowed on third
9 stories. They're requesting 15 percent of 60
10 square feet, another formality. Not changing.

11 THE CHAIRMAN: Right. Good. Thank
12 you. Yes, sir.

October 2016 Minutes

13 MR. MIRAZIZ: Good evening, everybody.
14 Charlie Miraziz with Herlong & Associates. I think
15 Joe covered pretty much all of it. I'm here
16 representing Art Brown. Like he said, it's just
17 finishing out a portion of that.
18 THE CHAIRMAN: Thank you. Any public
19 comment? Public comment section is closed. Joe,
20 anything more to add?
21 MR. HENDERSON: No, sir.
22 THE CHAIRMAN: Duke.
23 MR. WRIGHT: It is fine.
24 THE CHAIRMAN: Yep.
25 MR. WRIGHT: There's no change.

0028

1 THE CHAIRMAN: I'm for it. Okay.
2 MS. PERKIS: I make a motion.
3 THE CHAIRMAN: Motion.
4 MS. SANDERS: Final.
5 MR. WICHMANN: Aye.
6 THE CHAIRMAN: Second? I'll be -- aye.
7 Okay.
8 (Board members stated aye.)
9 THE CHAIRMAN: It's all good. Okay.
10 The next thing.
11 MR. MIRAZIZ: Thank you, everybody.
12 3020 I'ON AVENUE
13 MR. HENDERSON: All right. Agenda Item
14 D-3 is another nonhistoric design at 3020 I'On
15 Avenue. Mr. Sammy Rhodes is requesting the exact
16 same thing, expansion or conversion of the attic
17 space into heated square footage.
18 So he needs an increase in what's
19 allowed for the Zoning Ordinance standard. He is
20 asking for 11 percent or 365 square feet. No
21 external changes are being made.
22 THE CHAIRMAN: Okay. All right. Thank
23 you. Sammy, does that cover it?
24 MR. RHODES: That's it. Yes, sir.
25 THE CHAIRMAN: Okay. I thought it

0029

1 might. All right.
2 MS. PERKIS: The max you can have is
3 400? Anybody?
4 MR. HENDERSON: This is not a third
5 story. This is expansion of attic space on the
6 second story.
7 MR. RHODES: Yes, second story.
8 THE CHAIRMAN: Public comment? No
9 public comment. Nothing to add. Joe?
10 MR. HENDERSON: No, sir.

October 2016 Minutes

11 THE CHAIRMAN: Rhonda.
12 MS. SANDERS: To answer your question,
13 I think what you're asking is if the request is for
14 additional square footage. Right?
15 MR. HENDERSON: That's exactly right.
16 MS. SANDERS: All right. And in the
17 same -- all right. I'm good.
18 THE CHAIRMAN: Yes.
19 MS. PERKIS: I'm good. I'm fine.
20 THE CHAIRMAN: All right. Motion?
21 MR. WRIGHT: I move it be approved.
22 MR. WICHMANN: Second.
23 THE CHAIRMAN: Everybody in favor?
24 (Board members stated aye.)
25 MR. HENDERSON: Thank you.

0030

1 THE CHAIRMAN: All right. I've got to
2 get home to my grandchildren. Can I adjourn? All
3 right. We're adjourned.
4 MR. HENDERSON: No. Wait. We have
5 talk about design guidelines.
6 (The proceedings were interrupted.)
7 MR. HENDERSON: Just one quick
8 question: How do you guys feel about digital
9 reviews for it? I know we have always approved
10 these increases in square footages for expansion
11 into the attic.
12 THE CHAIRMAN: Yes.
13 MR. HENDERSON: It's not making any
14 changes to the exterior. Can't we review for
15 neighborhood compatibility? Have we ever done a
16 digital review for increases or that's always been
17 hard and fast where you have to do it in a public
18 forum, to post the lot?
19 MS. SANDERS: I have one thing to say.
20 I have no issue with that. I do want to point out
21 that this is a common reoccurrence from certain
22 builders.
23 I don't care about who or what, but
24 they come and they get their approval for this set
25 of plans and then they come back to get approval to

0031

1 increase the square footage in addition to because
2 it's attic space. So --
3 MR. HENDERSON: At staff level.
4 MS. SANDERS: Well, what I'm saying is
5 when they originally come for the application
6 they're not asking for that addition. They wait
7 until after they -- before they get CO or whatever.
8 MR. HENDERSON: They've built it. Yes.

October 2016 Minutes

9 MS. SANDERS: So if they're asking for
10 something later they -- I'm just pointing it out.
11 That's all.

12 MR. HENDERSON: That's true. I just
13 wanted to get your thoughts on that.

14 THE CHAIRMAN: Your point is well
15 taken. I'm out of here.

16 MR. HENDERSON: Thank you.
17 (The hearing was adjourned at 6:29.)
18
19
20
21
22
23
24
25

0032

1 CERTIFICATE OF REPORTER
2

3 I, Priscilla Nay, Court Reporter and
4 Notary Public for the State of South Carolina, do
5 hereby certify that the foregoing transcript is a
6 true, accurate, and complete record.

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

10 Witness my hand, I have hereunto
11 affixed my official seal this 31st day of October,
12 2016 at Charleston, Charleston County, South
13 Carolina.
14
15
16
17
18
19
20
21

22 _____
Priscilla Nay,
Court Reporter
My Commission expires
23 December 2, 2021
24
25

0033

1 I N D E X
2

3
4 1738 MIDDLE STREET

Page
3

October 2016 Minutes

5	2850 JASPER BOULEVARD	13
6	2830 HARVEY STREET	16
7	2112 ATLANTIC AVENUE	26
8	3020 I'ON AVENUE	28
9	CERTIFICATE OF REPORTER	29

10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

E X H I B I T S
(No Exhibits Proffered)