

TOWN OF SULLIVAN'S ISLAND DESIGN REVIEW BOARD

REGULAR MEETING MINUTES Wednesday, December 19, 2018

A regular meeting of the Town of Sullivan's Island Design Review Board was held on the above date at 6:00 p.m. at Town Hall, 2056 Middle Street. All the requirements of the Freedom of Information Act were verified to have been satisfied. Present were Board members Beverly Bohan, Bunky Wichmann, Duke Wright, Linda Perkis, Rhonda Sanders, Ron Coish, and Steve Herlong.

Town Council members present: Mark Howard

Staff members present: Joe Henderson, Director of Planning/Zoning Administrator, Randy Robinson, Building Official, Jessica Gress, License and Permit Technician, and Max Wurthmann, Building Department Inspector Trainee.

Members of the public present: John Jefferies-1615 Poe Avenue, Sarah Schweitzer-1612 Poe Avenue, Cynthia Holmes-1611 Poe Avenue, Jim Walsh-1607 Poe Avenue, Chris Kronzer-1611 Middle Street.

- I. **CALL TO ORDER:** Steve Herlong called the meeting to order and stated that the press and public were duly notified pursuant to State Law and a quorum of Board Members were present. There were no known members of media present.

- II. **APPROVAL OF MINUTES:** Mr. Wichmann made a motion to approve the November 19, 2018 Design Review Board Meeting Minutes. Mr. Wright seconded the motion. All were in favor. None opposed. Motion passed unanimously.

- III. **PUBLIC INPUT:** No public input was made.

IV. HISTORIC PROPERTY DESIGN REVIEW

2220 l'On Avenue: Laura Warrell, applicant, requested preliminary approval to rehabilitate a Traditional Island Resource by removing nonoriginal additions and adding a new addition and deck. Modifications were requested to the design standards for side façade articulation. (TMS# 529-09-00-028)

Mr. Henderson stated that the applicant requested that this application be deferred to a subsequent meeting.

924 Middle Street: Julie O'Connor, applicant, requested conceptual approval to alter a Traditional Island Resource by removing nonoriginal elements, adding a new addition and elevating the home. Modifications are requested for front setbacks and principal building side façade. (TMS# 523-06-00-016)

Mr. Henderson stated that the property is identified as a Traditional Island Resource by survey card #356 and located within the Moultrieville Local Historic District. Presented in the application are bulleted below:

- The original house to be elevated 7' from its current position.
- Non-original dormers are to be removed, siding windows and roofing; all non-original.
- House to be elevated 7' to meet FEMA regulations FFE 10'-12' from grade.

No public comment was made.

The Board stated that for the next meeting the applicant should consider presenting a 3D version on the plans to show the proposed changes. The Board expressed concerns regarding the height of this structure and the front façade of the historic structure. Ms. O'Conner stated that the structure is being raised to meet FEMA regulations. Ms. Perkis stated that she believes the applicant has made too many changes to this Traditional Island Resource. Ms. Perkis raised concern as to how anyone will know this is a historic property with the changes that were presented to the Board. Ms. Bohan stated that the applicant should closely consider Section 21-97 of the Secretary of Interior Standards subsection B. "Maintaining and preserving the historical character of the property," and C. "Avoiding the removal of distinctive materials," and D. "Avoiding changing the features that create a false sense and retaining and preserving those changes." Ms. Bohan believes that if they give approval to add the extension of the porch then the single windows should stay to keep the historical features of this property. The Board also expressed interest in both options for the front porch addition.

Mr. Wichmann made a motion to approve this application for conceptual approval with the recommendation that the applicant resubmit a new application to reflect the front dormers, two side sheds and the wrap around porch that was suggested by the Board. Mr. Wright seconded this motion. All were in favor. Motion passed unanimously.

V. SPECIAL EXCEPTION: HISTORIC ACCESSORY DWELLING UNIT

2524 Myrtle Avenue: Will Wingfield, applicant, requested consideration of historic designation for an existing cottage in accordance with Z.O. 21-94, and conceptual approval for the historic accessory dwelling unit (A.D.U) special exception in accordance with Z.O. 21-20 C. (TMS# 529-06-00-054)

Mr. Henderson stated that the applicant requested approval of the historic A.D.U special exception, which will legally render the small cottage a legal dwelling unit and allow the larger home to remain the conforming home on the property. Currently, it is considered a nonconforming second principal building and cannot be expanded in any way. The first step is

to designate the cottage as historic. The Board must determine that the property (cottage) holds one or more of the historic designation criteria while considering the merits of the restoration work proposed. Secondly, the Board must make the findings in accordance with 21-20 C. (2), Conditions for Receiving the Historic Accessory Dwelling Unit. More specifically, the Design Review Board must find that the height, scale, mass and placement of the addition will not adversely affect the character of the historic structure and surrounding neighborhood. In order to achieve greater neighborhood compatibility, the Board may impose stricter limits on the construction than those of the zoning standards.

Henderson reported the Town's approval procedure, which requires a conceptual approval to be granted by the Design Review Board, followed by the Board of Zoning Appeals officially granting the special exception in accordance with the Zoning Ordinance Section 21-178. The Design Review Board must then hold a final design review to authorize the work proposed under the special exception. The project architect must demonstrate the project meets all the noted criteria during the presentation while considering the supporting historic documentation plans and photographs.

No public comment was made.

Mr. Wright stated that he believes Section 21-94 items five and seven which state: Individually or as a collection of resources, embodies distinguishing characteristics of a type, style, period, or specimen in architecture or engineering and represents an established and familiar visual feature of a neighborhood or the Town makes this property historic. Ms. Bohan asked if making this house historic would change anything with their taxes? Mr. Henderson stated that no it would not because they are already renting out this home. Ms. Sanders stated that she believes the Board/Town should gather more information on this property that can prove it should actually be listed as historic. Ms. Perkis was curious as to why the home owners would want to make this property historic. Mr. Wingfield stated that the homeowners are wanting to add an addition to this property. In order to do so they will need to make it historic.

Mr. Wichmann made a motion to approve the consideration of historic designation for conceptual approval. Mr. Wright seconded the motion. All were in favor. None opposed motion passed unanimously.

Mr. Henderson stated the applicant is also requesting approval for an addition of principal building square footage to the cottage.

Mr. Coish stated that the design of the addition looks good however had concerns regarding the pitch of the roof. Mr. Coish recommended that the applicant make a change to the roof pitch for the historic cottage to resemble what is existing, which appears to be closer to a 5:12 pitch. It was also recommended that the addition should assume a lower roof pitch to keep it similar to the existing historic structure. Mr. Coish stated that the pitch of the roof defines the house and making this change will be more acceptable with the structure of the existing house. The Board agreed with Mr. Coish that the applicant should make the change to the roof. The

Board requested that a visit to the property be scheduled and facilitated by Town staff prior to the next review of the project. Henderson acknowledged the request and mentioned this inspection would need to be done while ensuring no Board quorum is convened onsite. The Board agreed.

Ms. Perkis made a motion to approve the application for the addition for conceptual approval with the condition that the applicant come back to the Design Review Board with the changes to the roof pitch and the scheduling of the property inspection. All were in favor. None opposed. Motion passed unanimously.

VI. NON-HISTORIC PROPERTY DESIGN REVIEW

2857 Marshall Boulevard: Carl McCants, applicant, requested preliminary approval of a new home construction and modification of zoning standards for principal building square footage and second story side setback. (TMS# 529-11-00-078)

Mr. Henderson stated that during the November 19th 2018 Design Review Board meeting the Board granted conceptual approval with several recommendations:

- Consider the orientation of the home on the property.
- Show a revised site plan illustrating the “build-to” line and the location of the adjacent homes on the block from Station 28 ½ Street to Station 29th Street.
- Show a revised overview of surrounding properties and the existing heated square footage for contextual comparison during the meeting. The applicant reduced the request for modification from 17.4% (673’) to 20% (795’). This would bring the total square footage heated to 4540. The second story side setback describes the design proposed a lower plate height and dormer articulation to break-up the massing. The house is also a story and a half instead of a full two stories with the livable space located in the dormers, which also reduces the massing.

No public comment was made.

The Board agreed that Mr. McCants did a very good job of meeting all requests made by the Board from the November 19, 2018 meeting. They believe Mr. McCants did a good job with this application.

Ms. Sanders made a motion to approve the application as submitted for final approval. Mr. Wichmann seconded the motion. All were in favor. None opposed. Motion passed unanimously.

1612 Atlantic Avenue: Joel Adrian, applicant, requested conceptual approval of a home renovation and second story addition with modifications of zoning standards for principal building square footage, principal building coverage, and additional front yard setback. (TMS# 523-12-00-054)

Mr. Henderson stated that the property contains an existing non-historic home with noncompliant living space below FEMA BFE. The objective is to reconstruct the home in the existing footprint and render the structure compliant. The applicant will be removing the space below BFE, modifying the foundation, and adding an elevated second floor with a swimming pool and deck area. The second story will be a half

story space within the roof area with much of the square footage in dormers. Maximum height is 35'2". The current house exceeds the ZO coverage limitations thus the request is being made for principal building coverage to render the footprint compliant. Both right and left side elevations require second story side façade setback relief.

John Jefferies at 1615 Poe Avenue stated that he and his neighbors have major concerns as to the drainage system in this area and if a new major addition goes in, would the elevated lot effect his property as well as his neighbors.

Cynthia Holmes at 1611 Poe Avenue stated that she requests that the specifications and the Zoning Ordinance be respected and that the historical drainage pattern be maintained.

Jim Walsh at 1607 Poe Avenue stated that he likes the house and the plans being presented but if you put a pool in the backyard, it will be underwater due to flooding.

The Board agreed that they liked the design of the application being presented but do have some concerns regarding the stormwater plan. Henderson reiterated that any development exceeding 625 square feet or adding of fill to 20% of the existing lot area requires a stormwater management plan. These plans are required at the time of Building Permit submittal and are not within the DRB's purview for conducting design reviews.

Mr. Coish made a motion to approve this application for conceptual approval with the recommendation of submitting a stormwater management plan by a landscape architect or an engineer and to break up the 58ft wall. Ms. Sanders seconded the motion. All were in favor. Motion passed unanimously.

1616 Poe Avenue: Branko Damjanovic, applicant, requested conceptual approval of a new home construction with modifications to the zoning standards for principal building square footage, principal building coverage, side setbacks, second story side façade setbacks, and building foundation height. (TMS# 523-08-00-011)

Mr. Henderson stated that the existing non-historic home is to be demolished. A new home is to be constructed with a contemporary/modernist design. The proposed home does not meet many of the design standards and guidelines due to its nonvernacular design.

John Jefferies at 1615 Poe Avenue stated that this design does not fit with the neighborhood on Poe Avenue. He also stated that he has concerns as to the drainage plan.

Sarah Schweitzer at 1612 Poe Avenue stated that she has concerns about the drainage problem.

Cynthia Holmes at 1611 Poe Avenue Stated that she also has concerns about the drainage issue on Poe Avenue.

Jim Walsh at 1607 Poe Avenue stated that the design is not compatible with the neighborhood on Poe Avenue.

Chris Kronzer at 1611 Middle Street stated that he has concerns as to the size of the structure and the drainage issue on Poe Avenue.

Mr. Herlong suggested submitting a 3D version of the plans being presented. Mr. Wright stated that he believes this application does not meet neighborhood compatibility. Ms. Bohan stated that she believes the structure being presented is massive for this area and a 3D presentation might be a good idea. Ms. Bohan also stated that the application violates several points from Section 21-111 Standards of Neighborhood Compatibility. Mr. Coish, Ms. Perkis and Mr. Wichmann agreed that this is the wrong structure for this neighborhood.

Ms. Sanders made a motion to deny this application. Ms. Perkis seconded this motion. All were in favor. None opposed. Motion passed unanimously.

1405 Middle Street: Rachel Burton of Swallowtail Architecture, applicant, requested conceptual approval of a new home construction with modifications to the zoning standards for principal building square footage, principal building coverage, side setbacks, second story side façade setbacks, and building foundation height. (TMS# 523-07-00-118)

Ms. Burton submitted a new set of plans for the record. (Exhibit A.)

Mr. Henderson stated that the existing non-historic home is to be demolished. The property is directly adjacent to the historic Fort Moultrie Episcopal Church, now known as "Mugdock Castle." The property is outside of the historic district. New construction is to be oriented toward Poe Avenue or the ocean and is located on a very narrow parcel with a width of 58' at Poe Avenue and 64' at Middle Street. The roof top deck appears to be hidden within the parapet wall of the roof. The shown attached addition currently does not comply with all conditions of 21-20 B., specifically the requirement of design and dimension ratios. The connection width must be a minimum of width of 4', and the length of the non-heated connection, as measured from door of the main house to the door of the attached addition, may not exceed a linear distance of 20'. It appears that the two bedrooms have their own entrance that exceed this standard.

Mr. Wichmann stated that he likes the design being presented. The Board believes that the applicant should not rotate the house to face Poe Avenue but to leave it facing Middle Street. The Board also believes that this is the wrong house for this specific lot. If the applicant were to get approval, they would have to remove healthy trees that the Board feels as though should be kept on this property. Henderson noted the live oak tree exceeding 16" in dbh must receive Tree Commission approval to authorize its removal. Mr. Herlong and Ms. Bohan believes that the applicant needs to resubmit with more information provided in the application.

Ms. Perkis made a motion to deny this application. Mr. Coish seconded the motion. All were in favor. None opposed. Motion passed unanimously.

2723 Bayonne Street: Ryan Smith of Beau Clowney Architects, requested conceptual approval of a new home construction with modifications to the zoning standards for principal building square footage, principal building coverage, side setbacks, second story side façade setbacks, and principal building side façade. (TMS# 529-11-00-080)

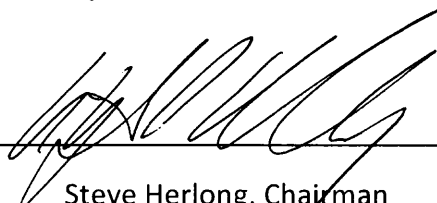
Mr. Henderson stated that this property contains an existing non-historic home bounded by Bayonne Avenue and the Town owned protected land. In August of 2018 the Design Review Board approved a renovation which included an attached addition. The owners now wish to demolish the entire home for a new construction. The new construction will be in approximately the same location as the existing home.

No public comment was made.

Mr. Wright stated that he likes the design of this application but asked the applicant if they could resubmit this application with a change in the square footage of this property. The Board all agreed that the application being presented would be a joy to look at and is a great design.

Ms. Sanders made a motion to approve this application for final approval. Mr. Wichmann seconded the motion. Six were in favor. Mr. Wright opposed. Motion passed six to one.

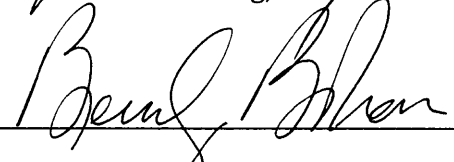
VII. ADJOURN: Ms. Bohan made a motion to adjourn the meeting at 9:36 p.m. Ms. Sanders seconded the motion. All were in favor. None opposed. Motion passed unanimously.



Steve Herlong, Chairman



Date



Beverly Bohan, Vice-Chairman



Date