

Deposition of SULLIVAN'S ISLAND DESIGN REVIEW BOARD

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DESIGN REVIEW BOARD
SULLIVAN'S ISLAND, SOUTH CAROLINA
MEETING MINUTES FROM FEBRUARY 15, 2012

DATE: FEBRUARY 15, 2012

TIME: 6:00 PM

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

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SULLIVAN'S ISLAND DESIGN REVIEW BOARD
FEBRUARY 15TH, 2012

MR. HERLONG: This is the February 15th, 2012 meeting of the Sullivan's Island Design Review Board. It is now 6:00 p.m. and the members in attendance are Duke Wright, Steve Herlong, myself, Kelly Messier, John Lancto, and Billy Craver. The freedom of information requirements have been met for this meeting.

We do have one adjustment we need to make; isn't that right, Kat?

MS. KENYON: 2063 Middle Street Atlanticville has requested that they be deferred until next month.

MR. CRAVER: So moved.

MR. HERLONG: All in favor?

ALL: Aye.

MR. HERLONG: None opposed. Okay.

So the first item on tonight's agenda is the approval of the January 2012 minutes.

MR. CRAVER: Move for approval.

MR. HERLONG: Do I hear a second?

MR. WRIGHT: Second.

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1 MR. HERLONG: Is there any comments?
2 All in favor?

3 ALL: Aye.

4 MR. HERLONG: None opposed.

5 The second item is 1743 Middle Street,
6 new construction. Randy, can you tell the board
7 what else?

8 MR. ROBINSON: 1743 Middle Street, the
9 submittal is within the historic district. It is
10 not a historic property. Of course, there isn't a
11 house on it. The applicant is in for new
12 construction. They came to you last month, and
13 there were some numbers that just didn't seem to
14 work out. And some other issues, setback issues,
15 and just things that weren't going to work. So we
16 made some recommendations, and they have come back
17 to you, they have changed those recommendations.

18 I have checked the numbers on the plan.
19 There was a little discrepancy in the numbers.
20 Part of the numbers were -- when I looked at
21 principal building coverage, actually I came out
22 with some numbers that were a little smaller than
23 their's. And when I looked at principal building
24 square footage, I ended up coming out with some
25 numbers that were a little larger. But the end

1 result is that everything fits within our ordinance
2 or within the guidelines that you-all are allowed
3 to give increases for.

4 Like my principal building square
5 footage came out to where you're given a 20 percent
6 relief versus their numbers that came out that said
7 you were -- they were asking for a 15 percent
8 relief. A lot of those numbers could be tweaked in
9 that -- one thing that -- a set of stairs would
10 only be counted once in a building, where I might
11 have counted them twice when I was doing the basic
12 numbers. So everything looks fine to me.

13 If you-all want to approve this, I
14 think it all comes down to design and neighborhood
15 compatibility. If you-all want to approve it, just
16 say that you-all approve the plan as submitted, not
17 necessarily the documentation in case there's, you
18 know, some numbers that might be 100 square feet
19 off this way or that way.

20 I do believe that the applicant is --
21 they show a pool on the site plan. They're going
22 to come back to you-all later with this pool. The
23 pool is in the required set -- outside of the
24 required setbacks. So that is shown on there, but
25 you can disregard it and just -- the plan can be

1 approved, only the house, and then come back to
2 you-all later with the actual pool site plan. And
3 I think that's it. We will let the applicant go
4 ahead and submit.

5 Do you-all have any questions on here.

6 MR. HERLONG: Okay. Thanks, Randy.

7 You have got ten minutes or so.

8 MS. WILSON: I printed a larger site
9 plan. It was confusing -- Heather Wilson,
10 architect for 1743 Middle Street. I printed the
11 site plan larger. There was confusion last time.
12 I'm sorry about that. It was regarding the garage,
13 which is now no longer a part of the plan. The two
14 cars will drive under the house. The dashed line
15 is the setback, which makes it a lot clearer. The
16 darker line is a fence, and the house is on the
17 appropriate setback on this right side.

18 And in shrinking the house a little
19 bit, about 300 square feet or so -- this was a tree
20 of concern last time, but we are now -- with this
21 circumference dimension, we're no longer
22 interfering with that. These trees here were also
23 a concern at the last meeting, these oaks and the
24 driveway, which needs to be 90 degrees of the
25 property line and Poe Avenue. There's one cedar

1 tree that we interrupt, but we felt like that was a
2 better interruption than these 24-inch oaks, these
3 larger oak clusters. So we plan to provide
4 reconsigns for that. Regarding the rear of the
5 driveway and what trees we are interrupting on the
6 back, we have put in a driveway where we will not
7 interrupt the oak trees at the rear. I am trying
8 to remember some of the issues about the drive.
9 That was an issue last time.

10 The model has been added to a little
11 bit, too, but it's largely the same with the
12 dormers. The fireplaces do cut out -- break away
13 from the rear elevation, which we felt really
14 helped with this long wall, which was something
15 that was of concern last time. So I think breaking
16 that wall with the fireplace like that helps.

17 And other than that -- this is
18 different in the back because we are -- this will
19 be the garage doors, and the intention is that they
20 are constructed like the underpinning, which is a
21 1-by-6 board with a one-inch space. So when the
22 doors are closed, it blends with the rest of the
23 underpinning of the house. The piers that are
24 visible from the -- that are exposed, are the ones
25 under the front porch and side porch. And other

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1 than that, they will be -- under the house will be
2 concealed.

3 MR. HERLONG: Okay. Is that all?

4 MS. WILSON: I think so.

5 MR. HERLONG: This is a letter that we
6 will put in the packet for that. Is there any
7 public comment on the application? So the public
8 comment section is closed.

9 Randy, any final comments?

10 MR. ROBINSON: No comments.

11 MR. HERLONG: So Duke, do you have any
12 thoughts? Questions?

13 MR. WRIGHT: No. I think I'm okay with
14 it. There was a question on the setback on this
15 side last time, and you have taken care of that?

16 MS. WILSON: We have, yes.

17 MR. WRIGHT: That was on the long -- I
18 guess that's the west elevation. And that looks
19 better, so I'm okay with it.

20 MR. HERLONG: Kelly?

21 MS. MESSIER: Did you check the
22 impervious coverage, Randy? Because when I looked
23 at this and when I figured some of these numbers --
24 I mean, they weren't coming out the same. And my
25 understanding from reading the ordinance is that we

1 can't really even grant relief for impervious
2 coverage.

3 MR. ROBINSON: You can't.

4 MS. MESSIER: So I think they actually
5 have to go to the BZA to get relief for this
6 project.

7 MR. ROBINSON: Okay.

8 MS. MESSIER: So I mean, that was one
9 concern.

10 MR. HERLONG: Now, that would be under
11 G, impervious. It doesn't appear they're asking
12 for it.

13 MS. MESSIER: Yeah. But I don't think
14 that number is right. I mean, I don't know. I
15 mean, when I did some calculations and came up with
16 some numbers, that's when I called Randy and asked
17 him to make sure he was checking all of these
18 numbers. But, you know, he --

19 MR. ROBINSON: Yeah. I come up with --
20 I came up with, Kelly, 3,614 square feet of
21 impervious coverage.

22 MS. MESSIER: Okay.

23 MR. ROBINSON: And the allowed is
24 3,675. So if you pull the pool away, they're okay.

25 MR. CRAVER: The form has that we can

1 grant 20 percent relief on that?

2 MR. ROBINSON: You cannot grant any
3 relief on that. The only relief you can grant is
4 if the surface is made of grass pavers, which are
5 pervious anyway. It really doesn't make a whole
6 lot of sense to tell you the truth.

7 MS. MESSIER: I mean, according to --
8 even though there's this formula here, we really
9 can't grant relief.

10 MR. HERLONG: Right. So what it says
11 here is there's 3,813 square feet of impervious
12 coverage on the application.

13 MS. MESSIER: Yeah. Which is above
14 the --

15 MR. HERLONG: That's about 200 more
16 than you just said.

17 MS. WILSON: That included the pool.

18 MS. MESSIER: What is the side setback
19 on the two sides? Because you had here also that
20 it was 10 and 30, and when you do the calculations
21 on this, you're only allowed an eight foot relief
22 to 32.

23 MR. ROBINSON: Yes.

24 MS. MESSIER: So I'm not sure what you
25 have on that side --

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1 MS. WILSON: This side over here
2 (indicating)?

3 MS. MESSIER: Yeah.

4 MS. WILSON: 20.

5 MS. MESSIER: See, I think you're
6 required to have 32. You could get relief, but
7 the -- per the zoning standard -- you would also be
8 asking for relief because it doesn't meet it. We
9 can grant that relief. You know, we can grant
10 relief on the principal building coverage and the
11 principle square footage if it's needed. We cannot
12 grant relief on the impervious coverage, and that
13 would include the pool and elements.

14 I mean, obviously you can do the
15 driveway and you can do the pool patio as a
16 pervious surface, but, you know, based on this
17 design here, I don't think we can approve it. It's
18 going to have to go to the BZA to get relief.

19 MR. HERLONG: For what?

20 MS. MESSIER: On impervious coverage.

21 MR. ROBINSON: My calculations come out
22 to 3,614.

23 MS. MESSIER: So you're saying -- but
24 what is the 3,813?

25 MR. HERLONG: That's with the pool.

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1 MR. BREWER: We're taking the pool out.

2 MS. MESSIER: Okay. So you're not
3 going to build the pool.

4 MR. BREWER: That's right. You're
5 approving it without the pool.

6 MS. MESSIER: So if you decide to build
7 the pool later, you're going to go to the BZA for
8 relief?

9 MR. BREWER: Yes.

10 MS. WILSON: Correct.

11 MR. ROBINSON: If it has to be. I'm
12 not sure that when they get to the point -- if they
13 go ahead and build this house and have a surveyor
14 survey it and give me something that says this is
15 actually what it is, it is possible that they might
16 end up with some more square footage.

17 MS. MESSIER: Okay. And then the other
18 issue is for us to grant all of this relief, we're
19 supposed to be looking to see if this house meets
20 the standards of neighborhood compatibility. And I
21 have concerns about this house because there's a
22 one-story house right next door to it on this long
23 tall side. So could you address how this is, you
24 know, meeting the neighborhood compatibility
25 requirements?

1 MS. WILSON: Sure. I would say that
2 that house is more anomalous at this point than
3 this house. This house is going to be actually
4 lower than the house on the other side of it.

5 MR. BREWER: The new house that is --

6 MS. WILSON: That's a new house here
7 that's actually taller, has a larger roof mass than
8 here. And on the other side are these tennis
9 courts, the houses are -- again, step up quite a
10 bit. The houses across the street, which is
11 something that we did take into consideration, you
12 have the one-story porch. This is only a one
13 story. That's attic space, a two feet knee wall.

14 I think we tried very hard to consider
15 the elevations along Middle Street and that they
16 are slightly lower over here. But there is a very
17 good mix of height, scale, and mass along this part
18 of Middle Street including, you know, the width of
19 Middle Street there, and the perspective of the
20 different houses.

21 It's a pretty broad range of styles,
22 heights. You know, in our mind, we were looking
23 not only to capture that block, but also the
24 historic nature of this area and the historic
25 district, which we tried to do with a lot of

1 porches, the roof, breaking up the mass as much as
2 possible. And while I appreciate that the house is
3 smaller to the side, it's less in keeping in a lot
4 of ways with the historic Sullivan's Island
5 cottage, which is what we were really trying to
6 honor.

7 MR. HERLONG: That's the little brick
8 ranch that sits way back?

9 MR. BREWER: Yes. And I'm Michael
10 Brewer. I did talk to the homeowner. I mentioned
11 that at the last meeting. I told her and showed
12 her the plans of what we were building next to her
13 house. And I think we kind of addressed a lot of
14 this at the last meeting in that we are working
15 with the basic design of this house, but we have
16 got to get the square footage numbers to fall
17 within your range, which we worked hard to do. We
18 shrunk every piece of that house.

19 MR. HERLONG: Any other questions?

20 MS. MESSIER: No.

21 MR. HERLONG: John?

22 MR. LANCTO: I am fine with the design.
23 I think it does a good job fitting. And I
24 understand Kelly's concern about the compatibility,
25 but I think that, like you say, the brick ranch is

1 probably at some point slated for demolition, where
2 this here is much more in character. I like the
3 design.

4 MR. HERLONG: Billy?

5 MR. CRAVER: I think that's a neat,
6 neat, design. You did a great job. I think the
7 brick ranch style house is the one that's out of
8 character for the Island. There's a ton of them
9 all over the Island, but as far as the old
10 character of the Island, I think you pretty much
11 nailed it, and it looks good. And as along as
12 Randy is happy that we're within all of the numbers
13 that we're supposed to be in and keeps an eye on
14 it, I'm good with it.

15 MR. HERLONG: As well, I think you have
16 done a great job in breaking up the mass and
17 relating it to its place on Sullivan's Island. So
18 I do think there could be still some discrepancies
19 in the numbers. And I think maybe if we vote to
20 approve it, it might be that we put in there that
21 we want Randy to confirm the numbers prior to any
22 -- which he would do any way.

23 MS. MESSIER: I think he has to before
24 he issues a permit.

25 MR. HERLONG: Do I hear a motion?

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1 MR. CRAVER: I move that we approve the
2 house as submitted without the pool, and that Randy
3 confirm the numbers and make sure that they're
4 within our guidelines.

5 MR. HERLONG: Do I hear a second?

6 MR. LANCTO: Second.

7 MR. WRIGHT: Second.

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

10 ALL: Aye.

11 MR. HERLONG: No opposed.

12 MR. WRIGHT: 2708 Goldbug.

13 MR. ROBINSON: 2708 Goldbug. This
14 property, they're asking for final approval. This
15 property was to you-all last month. You-all looked
16 at the design, asked the architect to make some
17 changes. It is a designated historic structure.
18 Historic survey number 50. They intend to relocate
19 the existing cottage and then they're going to do
20 an addition on the marsh. It has an accessory
21 structure that you-all asked for them to look at.
22 You-all also asked them to look at the side
23 setbacks.

24 They're asking for relief for the
25 garage of 20 feet. It was -- when it came to

1 you-all last month, it was 21 feet.

2 MR. WRIGHT: That's height?

3 MR. ROBINSON: That's correct. And
4 they also moved it off of the setback to eight feet
5 six inches, where last meeting they had it at six
6 feet off of that property line, and they were
7 asking for full relief there. And I'll let the
8 applicant present it and be here for questions.

9 MR. HENSHAW: Just to remind
10 everybody, again, the Vogels own this property.
11 And they are the third owner who has brought this
12 property before the board. I think it has been
13 nine or ten times now over the course of four or so
14 years. And it's by far the most understated design
15 that has been presented to the board, and I think
16 it works really well for the property.

17 At the last meeting, like Randy said,
18 we were asked to look at two main things. One was
19 to study the topography of the site, mainly because
20 of the berm on the west side and to see how the
21 house was impacting that berm, which is near
22 Aussie's house. And the other thing that we were
23 asked to study is ways to get the driveway -- this
24 driveway access here to work with these two
25 structures here, the garage structure and the

1 relocated cottage on the west side.

2 So between then and now, we had the
3 property resurveyed, and you can see much more
4 clearly how those concords affect the house. And
5 we have made three main adjustments as a result of
6 that and the comments that the board had. The
7 first was that we shifted the garage, like Randy
8 said, away from the east property line. It was at
9 6 and now it's at 8.5. So we moved that 2.5 feet
10 away, but we maintained the same width. So we
11 moved this structure over the same amount.

12 So now we're asking for the same amount
13 of relief, but we're asking for 18 inches right
14 here and 18 inches right here, instead of four feet
15 on this one side. The second thing we did was we
16 moved the main house here three feet away from this
17 property line and away from the berm because of
18 what we found in that berm. I think it works a lot
19 better. And the other thing, as Randy said, we
20 lowered the height of this garage structure by a
21 foot.

22 Regarding the height of the garage, we
23 wanted to note again, the Vogels need the storage
24 because the main house and the relocated cottage
25 have been put so far down to the ground, that

1 there's no storage underneath. And the second
2 floor of the house over the main house is just a
3 couple of rooms, and it's contained within the
4 roofline. So there's no real storage up there
5 either. So that's mainly why the height of the
6 garage is what it is. We tried to minimize it as
7 much as we could, but we thought with the detailing
8 of it, it looks pretty nice and the request is
9 reasonable to have a little bit of storage space
10 above the garage. That's about it.

11 MS. MESSIER: To address this height
12 thing. I mean, could you not make the -- I am
13 trying to satisfy the Geers on the other side, so
14 that it doesn't go up to, you know, two stories
15 until it gets past that setback. You know what I
16 mean?

17 MR. HENSHAW: Right. Right. I see
18 what you're saying.

19 MR. WRIGHT: Kelly, can we hold that
20 until we get back to -- is that all you have?

21 MR. HENSHAW: Yes.

22 MR. WRIGHT: Is there any public
23 comment?

24 MS. GEER: My name is Aussie Geer. I
25 live at 2702 Goldbug, right next door. And I

1 pointed out at the last meeting my house, if you
2 haven't seen it, sits on top of the sand dune, and
3 it then slopes down into the yard at 2708 Goldbug.
4 It's a natural back island sand dune. We really,
5 really like the overall plan of this house. It's
6 by far and away the best thing that has come down
7 the pike in, what, six years. It really is
8 attractive, and we welcome it into the
9 neighborhood. However, my main concern of the
10 design still remains the possible impact of the
11 house foundations on the edges of this dune. Any
12 change that would result in some erosion of the
13 dune or being trampled by foot traffic across,
14 depending on landscaping, would likely have an
15 adverse effect on the stability of my home sitting
16 on top of it, if I start to lose any of the dune.

17 The plan that was previously approved
18 by the ARB about a year ago is very similar to this
19 one. The primary part of that house -- although,
20 larger in physical size by this one, it was located
21 within the -- a 20 foot setback on the major side
22 of the house. The design kept that structure
23 completely away from the base of the dune just with
24 that additional space.

25 With the new design, I'm still a little

1 concerned about the possibility of the erosion
2 issue because of the proximity of the foundation.
3 I would hope that maybe they would -- or you would
4 consider having the home just slightly shifted,
5 that upper portion, to give me a 20 feet setback.

6 One additional point to that request,
7 we are a neighborhood of very small houses, two
8 blocks of little houses. We realize any new
9 structure is going to be large, and this is
10 certainly done tastefully. I mean, it doesn't hit
11 us in the face by any stretch, but the 20 foot line
12 would just give us a little bit more breathing room
13 between our principal house and their principal
14 house, which would just be a total of 40. So that
15 one-and-a-half foot really -- it would mean a lot
16 to us.

17 It would seem a little more
18 neighborhood compatible to have a little more
19 breathing room between the primary structures, and
20 particularly if the structure itself runs down the
21 side of our property's setback from front -- and I
22 don't have a problem with that because that's what
23 you have to do to incorporate the cottage and make
24 it a viable attractive living space. But if you're
25 moving the cottage over a little bit into the

1 13-and-a-half foot setback as opposed to 15, I
2 really hope you can consider moving the principle
3 structure, which is right next to our house over a
4 foot-and-a-half into 20. Thank you.

5 MR. WRIGHT: Public comment? I have
6 one letter to read.

7 Dear DRB Members,

8 I live next to 2708 Goldbug and wanted
9 to comment that I am glad to be able to offer my
10 support of the set of plans submitted by the
11 Vogels. I would like to add that if the setback is
12 decreased to six feet, then make the house a
13 one-story. And if they have ten foot setbacks,
14 make the house a two story.

15 Sincerely, Jim Geer.

16 Now, that's how it's written. I'm
17 going to clarify that because I had trouble with
18 it, and I think everybody else did, too. He's
19 talking about the garage and the setback on the
20 garage. Essentially what he is saying, if the
21 garage is at six feet, he would ask that it be one
22 story. If it's at ten feet, he is okay with the
23 two-story garage as is.

24 MR. HENSHAW: And just for
25 information. It's at eight-and-a-half feet now,

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1 and the plate height is five feet. It's not a full
2 two-story height. So it's right in the middle.

3 MR. WRIGHT: Thank you. Is that clear?
4 Okay. No further public comment. Billy?

5 MR. CRAVER: I have been watching the
6 designs come and go on this lot for --

7 MS. KENYON: Six years.

8 MR. CRAVER: However many years. We're
9 in double digits now. I think the design looks
10 fine. I don't have a problem with any of it. I
11 would approve it as is.

12 MR. WRIGHT: John?

13 MR. LANCTO: Yeah. I think they have
14 made some really good compromises on the setback,
15 and it's really helpful to have these topos on
16 here. Seeing how that's going to impact, I really
17 don't see where moving it another foot-and-a-half
18 one way or another is going to make any significant
19 difference to the dune structure there.

20 So I think we have got a good
21 compromise between the property owners on both
22 sides of this, and it's a great use of that
23 existing cottage. I'm fine with it as well.

24 MR. WRIGHT: Kelly?

25 MS. MESSIER: Just to clarify.

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1 MR. WRIGHT: Redo what you were saying.

2 MS. MESSIER: Okay. There was two
3 things I was asking, and it was in response to the
4 Geers concern about the garages. I guess my point
5 was, you know, because the second floor sort of is
6 indented and stuff, could make the arrangement that
7 it doesn't become a second story until you're at
8 the ten foot setback line or that doesn't really --

9 MR. HENSHAW: Well, that's true.
10 It doesn't become full height.

11 MS. MESSIER: Well, I'm just saying
12 that we could say that we have tried to take his
13 concerns into consideration because it's not --

14 MR. HENSHAW: There's a dormer that
15 comes out that's a little bit higher, but the rest
16 of it is at a five foot plate, I think.

17 MS. MESSIER: And other thing, Aussie,
18 when you're talking about this foot-and-a-half,
19 it's not going to 20. They're asking for a 15 foot
20 side setback, not the 20. They're asking already
21 for a relief on the 40 foot overall.

22 MS. GEER: On the bottom?

23 MS. MESSIER: On the side towards your
24 house.

25 MS. AUSSIE: At the top? No. It's the

1 bottom where they want the change, right? The
2 13-and-a-half feet?

3 MR. HENSHAW: Just the cottage.

4 MS. MESSIER: But you were referencing
5 20 foot. Right now it's 18 at the top, and it's
6 13-and-a-half at the cottage.

7 MS. GEER: My concern was more at the
8 top because that's where my house is right next to.

9 MS. MESSIER: My concern on this whole
10 thing is if you look at the topo, it's not this
11 point. It's how close this is to this slope. And,
12 you know, I just did a really quick sketch. And
13 when you just look at this, I mean, you can shift
14 this whole house this way to get it further from
15 that, and you could also shift the thing forward a
16 little bit to ease it off of this. There's also
17 some trees impacted by this entryway, if that could
18 be tweaked at all.

19 I mean, I like the design of the house
20 and everything. I guess I'm just sort of making
21 the suggestion that it might be possible to
22 manipulate the footprint a little bit better to fit
23 the site to working around the trees and the
24 topography and the concerns of the neighbors. Have
25 you guys thought about that.

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1 MR. HENSHAW: We have looked at that
2 idea briefly, but we haven't had time to really
3 study how the shifts would impact the house or the
4 flow of the house or the trees or anything like
5 that.

6 MR. WRIGHT: Anything else?

7 MS. MESSIER: No. That's all I have.

8 MR. WRIGHT: Jim, the contours --
9 again, I walked over there and disturbed your dog
10 this afternoon. Of course, I had my dog with me.
11 I apologize for that. These contours, Jim, as I
12 read them, show from the highest point of that
13 little berm, the dunes, down to where we are
14 talking about grade, I think is five feet, the way
15 I read the contour. Is that the finish contour or
16 the existing contour?

17 MR. HENSHAW: The existing contour goes
18 from 20 down to, I guess, a 13 somewhere in there.
19 Or 14. There's a 19-something and a 14.

20 MS. MESSIER: These are the existing.
21 They're really dashed in, and the solid ones are
22 the proposed contours.

23 MR. WRIGHT: Yeah. But the difference
24 in elevation from the 19.6 or 8, I guess, is the
25 high point of that dune that's there.

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1 MS. MESSIER: Yes.

2 MR. WRIGHT: That remains the same.

3 The cut to get the house in as proposed is down to
4 14.5.

5 MR. HENSHAW: That's right because the
6 house is at 14.5 or thereabouts.

7 MR. WRIGHT: Which is about a five foot
8 difference, which -- I guess what I'm getting at is
9 how much are you going to have to cut out of the
10 existing dune at the point where the house goes in?

11 MR. HENSHAW: Not a whole lot. Just
12 cut it back around that edge.

13 MR. WRIGHT: That's the way I see it.
14 I didn't -- do you understand that, Aussie, your
15 concern about that?

16 MS. MESSIER: But I think that's what
17 the dune actually looks like in relation to the
18 house because you're not showing the cottage in the
19 back. And when you bring that point that's very
20 close to the house around, it's like this. And so
21 this is where you would be concerned about the
22 construction of the house impacting this that -- I
23 mean, I think you're going to have to either build
24 a retaining wall here or you can take the grade in
25 and use the house itself as a structural wall at

1 that point. But it is extremely close in that one
2 little corner in particular.

3 MR. HENSHAW: And we would look to do
4 something like that if we needed to.

5 MR. WRIGHT: Kelly, couldn't that be
6 accommodated with some kind of landscape treatment
7 or possibly a setback step retaining wall?

8 MS. MESSIER: Yeah. You could put a
9 retaining wall there.

10 MR. WRIGHT: And I see that. And I am
11 trying to -- I think we have gotten to where we
12 want to be on this design. After laboring with it
13 for four-and-a-half years, I think. So given that,
14 I am okay. I have one question. Is the new
15 survey -- you have a difference in the 30 foot
16 setback?

17 MR. HENSHAW: Right.

18 MR. WRIGHT: Is that just a better
19 survey that we have now?

20 MR. HENSHAW: I think so. The 30 foot
21 rear setback is accurate now.

22 MR. WRIGHT: And you had to take the
23 stairs off the cottage in the parking area?

24 MR. HENSHAW: That's correct.

25 MR. WRIGHT: And I don't see a problem

1 with that. I am okay with this. I don't see a
2 problem with that, frankly, myself.

3 MR. CRAVER: I would make a motion to
4 give final approval to the plans -- these plans as
5 submitted. Is that what we're looking at here?

6 MR. ROBINSON: Uh-huh.

7 MR. HENSHAW: Yeah.

8 MR. ROBINSON: Let me just do mention
9 right here that it's not allowed to take part of
10 that dune away. I mean, that's not allowed in our
11 ordinance. It says under -- in section 23.13,
12 increase or decrease in elevation. And then it
13 says, any decrease in a lot's existing ground
14 elevation is strictly prohibited. So there won't
15 be any material coming out of this lot. I mean,
16 they would have to be protected when they -- when
17 it goes in to do any foundation or whatever work.

18 MS. MESSIER: You mean the corner of
19 this house right here is at 14-and-a-half. And the
20 first floor elevation is at 14'3. So I don't know.
21 I mean, if that's what you're saying, you are going
22 to have to build this section as a slab on grade,
23 if you're not going to, you know, take anything
24 away because there's not going to be any room to do
25 any crawl space. I mean, I don't know if you guys

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1 have looked at --

2 MR. ROBINSON: The way I'm looking at
3 the contours is there's a 13 foot line running
4 right through here.

5 MS. MESSIER: Yeah. But there's also a
6 14 right here, and you can see that 14.7 spot. So
7 this grade in here is like at 14-and-a-half. So
8 it's --

9 MR. ROBINSON: There may have to be
10 some kind of alteration in there.

11 MS. MESSIER: I don't know. I think
12 everyone is fine with the house itself. I mean, I
13 had actually done a little sketch looking at
14 shifting this, and had showed it to Steve. And I
15 mean, I think, you know -- I don't know if there's
16 any way we can approve the design and have him look
17 at seeing if there's a better way to fit this on
18 site. But, I guess, you want to get it clarified
19 tonight so, you know, it's all final.

20 MR. CRAVER: We can give final
21 approval. They can come back later and ask for an
22 adjustment, but they still have their final
23 approval.

24 MR. ROBINSON: Correct.

25 MR. CRAVER: So I am ready for this one

1 to be done. My motion is final approval.

2 MR. WRIGHT: Before you make a motion,
3 Billy, I think we have got to be clear on what we
4 are doing here. We don't want to make a motion and
5 have some riders that are contingent upon something
6 else.

7 MR. CRAVER: They can't violate the
8 ordinance, and that's up to him to --

9 MR. ROBINSON: It may require a
10 variance from the Board of Zoning Appeals. I mean,
11 if it did, then they would have to go to the Board
12 of Zoning Appeals and say we need to remove a foot
13 of sand in this location. That's going to be
14 another day.

15 MR. LANCTO: Could you raise the whole
16 structure height to five foot?

17 MR. HENSHAW: I think you could.

18 MR. WRIGHT: But one of the big issues
19 was trying to get this profile as low as we could
20 in the neighborhood as well.

21 MR. LANCTO: I'm not saying raise the
22 garage. I'm saying raise the rest of this because
23 the garage is acting kind of independently of the
24 rest of it.

25 MS. MESSIER: What I was suggesting is

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1 just shifting that like this and then shifting that
2 part forward and that brings the whole house off of
3 the dune. And you know -- I mean, the garage and
4 that thing stays where it is.

5 MR. HENSHAW: And I think some of those
6 small things can be studied as we develop the
7 design, but whether it's slightly getting the
8 finish floor up or moving the house a little bit
9 away from that dune to make it work, as long as it
10 all meets the ordinance.

11 MR. ROBINSON: I'm okay with that.

12 MR. CRAVER: Well, I am going to change
13 my motion slightly.

14 MR. WRIGHT: Can you craft a new
15 motion, please?

16 MR. CRAVER: Yeah. I am going to make
17 a motion that we give final approval to the plans
18 as submitted subject to your making -- helping them
19 make minor adjustments to -- I would say giving
20 them up or down a foot in elevation to fit within
21 the contour of that dune subject to your approval.

22 MS. MESSIER: Can we also make the
23 motion to include that the house could be slightly
24 shifted to alleviate its impact on the dune.

25 MR. CRAVER: I don't have a problem

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1 with that. I accept that amendment. Let him make
2 that -- Randy can make that decision working with
3 the architect. Is that okay?

4 MS. MESSIER: Second.

5 MR. WRIGHT: Did you get that? Any
6 discussion? All in favor?

7 ALL: Aye.

8 MR. WRIGHT: None opposed.

9 MR. HERLONG: The next item on the
10 agenda is 1902 Central. It's an addition and
11 alteration and relocation. So Randy, can you
12 present this to the board?

13 MR. ROBINSON: I can. If you can give
14 me just a second. I have reviewed -- that is 1902
15 Central. They are asking for conceptual approval.
16 In my review on this property, I found several
17 errors to the application. Number one, on the
18 basic application form A. It is within a historic
19 district. They had that it was outside the
20 historic district. It is a designated historic
21 resource. It's a landmark structure number 233. I
22 believe you-all have the historic survey form.

23 MS. KENYON: Yeah. I gave it to them.

24 MR. ROBINSON: In running the numbers
25 on this, a lot of it didn't make sense. And this

1 particular property is very confusing. There are
2 kind of two aspects to this property. Number one,
3 you have a historical structure. And that
4 historical structure needs to be dealt with as one
5 structure. The other aspect from a zoning
6 perspective is that there are -- this particular
7 lot is one lot. And we have two structures on this
8 lot. So when you look at lot coverage requirements
9 and setbacks and ownership, it's one property. We
10 don't look at this as two properties. Things that
11 I noticed was the front steps on the Central Avenue
12 side as drawn in the plans. They don't meet the
13 setbacks.

14 So with all of those numbers being
15 confused and everything, it's going to be really
16 hard to give approval for this plan, but I think
17 that -- let me back up. Also looking at the
18 garage, the accessory structure as drawn on these
19 plans, I don't believe that that structure meets
20 our ordinance for accessory structures. But I
21 think if you're going to look at the plan and talk
22 about it, and I think that that would be good for
23 the applicant, I think the one thing you need to
24 look at is design, you know, and do you-all feel
25 that this is a good addition to a historical

1 structure.

2 And then like I say, when they come
3 back, we will have to work on these numbers because
4 they were real confusing to me. I just couldn't
5 make heads or tails out of them.

6 MR. HERLONG: Thanks, Randy. Is the
7 applicant present?

8 MR. FRAMPTON: I'm Wyman Frampton.
9 This is my wife, Pauleen. We are the owners. We
10 bought the house in September. And we wanted to do
11 several things. First of all, we bought the house
12 because we fell in love with how the house looks.
13 It is certainly our intention to try to preserve it
14 as much as we possibly can. The house is an old
15 house. It has lots of problems as it is. I mean,
16 it needs any where from a new roof to a new
17 foundation and pretty much everything in between.
18 The sashes off the windows don't meet -- it's like
19 a wind sill, so we have a lot of work to do on the
20 house.

21 We have three aspects. We need to put
22 a new foundation on the house, we need to make the
23 house livable by some sort of addition, and then I
24 did want to build an accessory structure so I
25 wouldn't have to elevate the house too much, so we

1 can have some storage area. I left some pictures
2 with Kat about the foundation. Literally the
3 foundation is -- it's sitting on blocks, posts,
4 nothing is tied down. There are pieces of wood
5 wedged, you know. It's truly a house built on
6 sand, and why it didn't wash away with Hugo, I
7 can't imagine. But at any rate -- so I really need
8 to put a new foundation under it even as it is even
9 unmodified.

10 So I was asking also to elevate the
11 house. The house is at 10.8 feet. It's a 14-foot
12 flood zone. And what I would like to do is elevate
13 it up -- well, so there's about 74 inches between
14 the sill and the ground. This would put it up, I
15 think, about a foot five inches higher than the 14
16 foot flood requirement. So that's basically the
17 foundation.

18 I think all of the houses around it are
19 elevated. When I'm talking this elevation, I'm
20 really just talking about the ground to the sill.
21 I think one is 64 inches, one is I think -- the
22 other condo house is 84 inches. They're pretty
23 high. So this house would not be -- would be
24 really lower than some of the houses in the
25 neighborhood. So I would like to get approval to

1 be able to at least put a new foundation and to
2 elevate the house.

3 I worked with a designer to try to come
4 up with a design that would have minimal impact on
5 the historical structure. I was not aware, Randy,
6 that it was in the historical -- I thought with our
7 discussion that we decided it was a historical
8 house, but it was not in the historical area, so I
9 made a mistake on that.

10 MR. ROBINSON: It is not in the
11 National Register Historic District, but it is
12 within the Sullivan's Island Historic District.

13 MR. FRAMPTON: Well, basically this
14 design is a second-story addition in which the roof
15 is no higher than the original structure. Let me
16 -- I have given two sets of plans. One is just a
17 picture --

18 MS. KENYON: One didn't go out. The
19 first one that came in went out, because you had
20 brought extra ones in later.

21 MR. FRAMPTON: The original ones I
22 left -- one is just a drawing of the house as it is
23 with an elevated foundation. That's all that is.

24 MS. MESSIER: This one?

25 MR. FRAMPTON: That's all that is.

1 That's just how the house would look with that bit
2 of room under it. Then there's a design plan from
3 our designer.

4 MR. COSTE: What's on the website?
5 Just the elevated house on --

6 MS. KENYON: I scan them, and they go
7 on the website.

8 MR. COSTE: So which one is on the
9 website?

10 MS. KENYON: That's what he first
11 submitted. He came back later. Those didn't go
12 out.

13 MR. COSTE: The house as is just
14 elevated?

15 MR. FRAMPTON: I submitted --

16 MR. WRIGHT: I'm confused.

17 MR. FRAMPTON: I'm confused too. What
18 I did was I submitted all of that at one time.

19 MS. KENYON: Right. Then you came
20 back.

21 MR. FRAMPTON: Then I had the survey --
22 just a survey I thought would be helpful of the
23 property to be added to the packet. That's all.

24 MS. KENYON: It didn't get added
25 because some people had already picked their stuff

1 up.

2 MR. FRAMPTON: Well, what I have
3 submitted is just a picture of the house as is with
4 a higher foundation, which I drew myself. And then
5 the other is a picture of the new design that we
6 want to move towards in the next year or two.

7 MR. WRIGHT: It would seem to me as
8 though it would be a lot easier for the board if we
9 discarded one of these sets of plans.

10 MS. MESSIER: I think what he is
11 saying --

12 MR. WRIGHT: I understand what he's
13 saying.

14 MS. MESSIER: This is the existing
15 house and that's the proposed.

16 MR. HERLONG: This is existing raised.

17 MR. FRAMPTON: That's existing raised.

18 MR. WRIGHT: So is everybody okay with
19 two sets to rustle with here?

20 MR. LANCTO: Yeah.

21 MS. MESSIER: Well, it does, when you
22 look at the side elevation, show you the difference
23 between what was --

24 MR. WRIGHT: It's clear to me, but I
25 just want to be sure.

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1 MR. FRAMPTON: What I'm really asking
2 for -- what I really would like to go away with is
3 an approval to redo my foundation and raise the
4 house and stabilize this house as is. And then I
5 would like to work towards a design of enlarging
6 the house, which I'm sure is going to be a process.

7 MR. WRIGHT: You're only asking for a
8 concept?

9 MR. FRAMPTON: I'm asking for a concept
10 of a design because I'm sure it's going to need
11 tweaking. And then the accessory structure --

12 MR. WRIGHT: That's up to Randy.

13 MR. FRAMPTON: I'm not sure why that is
14 not meeting the ordinance.

15 MR. HERLONG: Well, okay. Is there
16 anything else you would like to add? There may be
17 questions later.

18 MR. FRAMPTON: I don't think so. Thank
19 you.

20 MR. HERLONG: Thank you. Is there any
21 public comment? I have got a letter -- first off,
22 I will read this letter. Mr. Patrick Ilderton,
23 chair of Sullivan's Island Design Review Board, and
24 copied to the members, in regards to 1902 Central
25 Avenue.

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1 Dear Chairman and Board Members,
2 1902 Central Avenue is one of the few
3 remaining significantly historic houses remaining
4 on Sullivan's Island today. It is the
5 quintessential Sullivan's Island beach cottage. It
6 radiates undeniable charm. I am the shared owner
7 of lot 211 containing building A, 1902 Central
8 Avenue, and building B, 322 Station 19. I have
9 seen the design plans or changes to be made to this
10 property, and I ask that these plans be denied
11 because of the dramatic change that will result if
12 they are approved. I wholeheartedly support the
13 new owners efforts to revitalize and renovate 1902,
14 but only under the greatest of care for its
15 historic value, and in accordance with our historic
16 ordinances. Your watchful eye will hopefully serve
17 as a guide to renovating this house into a
18 beautiful home. Plans as they are now will
19 transform this historic cottage into one of the
20 large modern houses that we see built on the Island
21 today. It has been said that tasteful architecture
22 should blend in not overpower surroundings.

23 If 1902 Central is to be raised because
24 of the 50 percent rule, I ask that it be to the
25 minimal base flood elevation without regard to

1 headroom below. The plan as proposed appears to be
2 a three-story structure compared to the existing
3 one-and-a-half story cottage style house. An
4 example of this minimalist style is the O'Shanassy
5 house, my neighbor to the north.

6 Please note these plans call for the
7 removal of a historic outbuilding on the property.
8 It will be replaced by a two-story modern garage
9 with an upper bonus room. I ask that you deny the
10 removal of this structure. Additionally, it may be
11 of importance to note that these two houses have
12 been condominimized. Each unit is owned
13 individually, but the lot itself is shared. The
14 previous owners were in a condominium regime, which
15 is required for the shared understanding of how our
16 lives will cohabitate independently.

17 To date, this document with its by-laws
18 and articles of incorporation has not been revised
19 by the new council of co-owners. I feel that this
20 is a necessary first step in establishing
21 guidelines that will benefit both families. My
22 wife and I are delighted with our new neighbors.
23 They will bring much life and love to their house.
24 And we welcome them warmly.

25 Sincerely, Hal Costa, 322 Station 19.

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1 Is there any other public comment?

2 MR. ZUCKS: Yes. I'm Steve Zucks. I
3 live across the street and also welcome the
4 Framptons to the neighborhood. But just in
5 interest of reminding everybody the context of what
6 we're dealing with. This is the existing house.

7 This little area of homes has probably
8 a greater concentration than many others of the
9 sort of modest small scale cottages that we find on
10 the Island, which are very difficult to preserve
11 because they were cheaply built and badly
12 maintained and all of those other problems. But
13 this and a couple of others on this little block
14 are really quite a nice collection of these kind of
15 homes with a little more sparkle than usual.

16 Namely this house at Station 20 and
17 Middle. This house at 20 and 1902 Central, the
18 hidden carriage house mid block between 19 and 20
19 on Middle. It's hidden by the trees and
20 landscaping. And, you know, a reasonably nice
21 collection of smaller home. This is further down
22 Central. This is across the street on Central.
23 This is mid block on 19. I think that's -- I'm
24 sorry. I got confused. I have two of the same one
25 across the street.

1 Interestingly, the homes of this
2 collection that are elevated were in fact elevated
3 before they were redone. They were elevated in
4 olden times. And in addressing what's here, which
5 is a two phase thing. I'm confused by the second
6 phase, so I can't comment on whether it's good,
7 bad, or indifferent, but it really is, I think,
8 excessive to pull quite so much height to fix the
9 foundation. That's a pretty small home, and it's
10 going to look like, you know, the Tower of Watts or
11 something sticking up on stilts. So I hope that we
12 can find a way to smush it down lower.

13 I understand the need to increase the
14 height of the foundation in order to do the work.
15 But if you look at the houses that are in this
16 little block and imagine what those owners are
17 going to ask for when the time comes, I think that
18 you will see you will be setting kind of a poor
19 precedent if this one is allowed to be elevated at
20 least significantly.

21 MR. HERLONG: Thank you.

22 MR. REESE: I'm Tim Reese. I live in a
23 brick ranch in that same neighborhood, and I really
24 like it. But the one thing, too, and I know
25 council -- or the board would ask the building

1 inspector, too, I think there's been some precedent
2 set when it concerns these lower level
3 nonconforming homes of a historic nature where the
4 foundations can be repaired and still not go up to
5 code.

6 I know the house on Station 22 back --
7 the Browns, and then also 2420, Mr. Brewer's old
8 house, the same thing on the foundation, those
9 houses were not elevated. 2420 may be at code.
10 I'm not sure, but I know the other one was not.
11 You-all made an exception for that because she did
12 have foundation issues. So there may be a way in
13 talking with the building inspector. I don't know.
14 I don't know if you can get around having to raise
15 it to FEMA code, but still, because it's historic,
16 allow them to fix the foundation. Just a
17 suggestion. Thank you.

18 MR. HERLONG: Thank you. Yes?

19 MS. COSTE: I'm Karen Coste, 322
20 Station 19. And I just want to reiterate that last
21 paragraph about being in a condominiumization. We
22 have got to set those guidelines and have that set
23 up between both families. And I think that should
24 occur before any changes are made so that we have a
25 clear understanding of what each family needs and

1 what we can do within that document.

2 And to date, that document has not been
3 addressed. So I ask that -- for you to be aware
4 that that needs to be a first step in beginning to
5 make changes to 1902.

6 MR. HERLONG: Anybody else?

7 MR. FRAMPTON: I can respond.

8 MR. HERLONG: We will let you talk
9 certainly, but I just want to get through the
10 public comment, anybody else, and then we can just
11 talk -- you can talk back to the board with some
12 ideas.

13 MR. FRAMPTON: That's what I meant.

14 MR. HERLONG: Is there any other public
15 comment? Public comment section is closed.

16 Randy, do you have any final comments?

17 MR. ROBINSON: The only final comment I
18 have is about the elevation. The existing house is
19 -- the first floor elevation is 10.8. The flood
20 zone is 14 feet. So in order to meet flood, it
21 would have to go out 3.2. The proposed elevation
22 is more like six feet. I just don't know where we
23 have allowed a historic structure to be elevated.
24 The board has allowed many structures to be
25 elevated, but basically it's always been to the

1 minimum base flood elevation.

2 MR. HERLONG: I have a question kind of
3 about the elevations. Is this property in a
4 historic district that would allow a variance by
5 the state due to its historic designation to get
6 the variance to do work and not have to meet the 50
7 percent rule?

8 MR. ROBINSON: I know what you're
9 talking about. No, it isn't. It's not in the
10 national registry. You have to be in a national
11 registered historic district in order to get that
12 variance.

13 MR. HERLONG: One other question that I
14 think will help clarify some things about lot
15 coverage issues. This is two lots condominimized.
16 When you look at -- this is one lot with two owners
17 on one lot with two houses --

18 MR. CRAVER: It's not subdivided. It's
19 condoed.

20 MR. HERLONG: -- with various
21 structures. So how are you going to determine lot
22 coverage issues? By the entire lot or -- that's
23 all you can do I'm assuming.

24 MR. ROBINSON: That's all I can do.

25 MR. HERLONG: It's all one lot. So

1 anything -- that's the difficulty in condominiums.
2 What one person does limits what the next person
3 can do in the future. That's an interesting
4 dilemma.

5 MS. COSTE: And I think that's why the
6 document for the regime could help.

7 MR. HERLONG: Well, okay. Any other
8 comments, Randy?

9 MR. ROBINSON: And the only other
10 comment I can make is I know that they talked about
11 the document and all of that, we can't be concerned
12 with that. We are looking at one property. That's
13 totally between them. We have to look at this
14 whole property as one owner and that -- these two
15 owners as one.

16 MR. HERLONG: Right.

17 MR. ROBINSON: That's it.

18 MR. HERLONG: Do you have any more
19 comments for the board? And then we will probably
20 ask more questions as we go.

21 MR. FRAMPTON: I knew this elevation
22 was going to be a dilemma. And I guess in my
23 unsophisticated way, I just sort of looked around
24 the neighborhood -- I mean, this is the Coste
25 house, and it's right behind me. And it's

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1 84 inches up, and it's got a workshop. And, you
2 know, I asked how -- I told him I was thinking
3 about this, and he said, I wish I had put my house
4 up higher. I mean, I lived through Hugo. It was
5 unbelievable. And I just can't see not elevating a
6 house up on the beach. I think the Island is -- my
7 wife and I moved around. We looked through that
8 old book on Sullivan's Island, picked up the old
9 houses and which ones were low -- and, of course,
10 many of them are elevated. Maybe not by this
11 board, but, you know, such great houses as the Ark,
12 which was once quite close to the ground
13 apparently. My secretary says she remembers
14 because she played in it.

15 And I mean, the house has got -- I
16 mean, the Island has many, many houses that have
17 been elevated that are historical. This house -- I
18 was talking to one of my patients, and she said,
19 well, this house -- our house washed off its
20 foundation during Hugo. And we had put it back on
21 and elevate it back up. And that's just not
22 something I want to have to worry about when we
23 have a storm off the coast.

24 So I mean, that's the dilemma I'm in.
25 And, you know, we really do want to preserve the

1 house the best we can. This -- the problem with
2 the condo -- I mean, there are a lot of problems.
3 And I just hope the board will work with me a
4 little bit on it. It's a lovely piece of property,
5 and I'm not sure how to get past some of these --
6 how much variances and all we can get on this piece
7 of property. I find that we can only have one
8 driveway per lot, yet my condo mate has two
9 driveways. So, you know, it's just a lot of
10 dilemmas here. And I really want to do a good job
11 on this.

12 MR. HERLONG: Thank you. So let's
13 maybe start over on this side. Billy, would you
14 like to start?

15 MR. CRAVER: I want to clear something
16 up before I comment. The current elevation of this
17 house is ten feet?

18 MR. ROBINSON: 10.8.

19 MR. CRAVER: 10.8 feet to finish floor.
20 What's the distance between the finished floor and
21 grade?

22 MR. FRAMPTON: 18 inches.

23 MR. CRAVER: So it's 18 inches.

24 MR. FRAMPTON: About.

25 MR. CRAVER: So if you went up to the

1 14-foot elevation, you're only going up another
2 3.8 feet. So you're --

3 MR. ROBINSON: 3.2.

4 MR. CRAVER: Higher mathematics. So
5 you will end up five feet high as opposed to
6 wanting to be six feet.

7 MR. FRAMPTON: That's all I really was
8 asking was just like one more foot to get just a
9 little more headroom under there.

10 MR. CRAVER: We can give one foot of
11 relief from the 14-foot elevation. Well, no. I
12 guess it says you can go three foot above base
13 flood elevation to the finished first floor, and
14 that's where the code allows him -- the zoning
15 ordinance allows him to be?

16 MR. ROBINSON: Correct.

17 MR. CRAVER: Which would allow him to
18 go to 17 feet. Is that --

19 MR. ROBINSON: Sure. It would allow
20 that.

21 MR. CRAVER: I am trying to understand.
22 I want to make sure I understand the rules before I
23 start talking about rules that I'm not real clear
24 on.

25 MR. LANCTO: We actually can go four

1 feet because we have a one foot --

2 MR. CRAVER: And the one foot --

3 MR. ROBINSON: Yeah.

4 MR. CRAVER: So he could go to 18 feet?

5 Is that my -- am I doing the math right, John?

6 MR. LANCTO: I don't know, but --

7 MR. ROBINSON: That's what it appears.

8 MR. CRAVER: If he wanted six feet of
9 clearance, if we would let him do it, he could do
10 that.

11 MR. ROBINSON: Yes.

12 MR. CRAVER: It's within our ability to
13 grant that kind of relief if we decided we wanted
14 to do it?

15 MR. ROBINSON: Correct.

16 MR. CRAVER: I am just -- I'm asking.

17 MR. ROBINSON: Matter of fact, if it
18 was a new house and it wasn't historic, they
19 wouldn't have to ask for any relief.

20 MR. CRAVER: Right. I got that.

21 MR. ROBINSON: It would be given.

22 MR. CRAVER: I got that. So I think
23 while -- I don't think we want to get into the
24 regime issues. I have always thought about whether
25 or not -- how that would work, and every time I

1 have thought about it, I have concluded that I
2 couldn't draft the document well enough to make it
3 work. So my -- you-all have my sympathy.

4 I think that in looking at any plans or
5 any -- he's not asking for any impervious coverage
6 changes or any of that kind of stuff because --

7 MS. MESSIER: He will have to.

8 MR. CRAVER: Well, if what he's really
9 asking for right now is, can I elevate my house and
10 fix the foundation, because I heard -- I thought I
11 heard him modify whatever his request was to, can I
12 fix the foundation and elevate the house. Is
13 that -- I just want to make sure that everything
14 else you have asked for is off the table right now.
15 That's for another day, another fight, think about
16 your neighbors, figure out what you want to do.
17 You want to fix your foundation and elevate your
18 house?

19 MR. FRAMPTON: Can you rule on more
20 than one item at this meeting? I would like a sort
21 of conceptual approval of --

22 MR. CRAVER: I understand that.

23 MR. FRAMPTON: -- the design.

24 MR. CRAVER: I understand that. But as
25 an initial matter, you would like to fix your

1 foundation and elevate your house?

2 MR. FRAMPTON: Yes, sir.

3 MR. CRAVER: Okay. Just thought I
4 would ask. So if we dealt with that and we didn't
5 deal with anything else, you would walk out of here
6 sort of a happy, but not a totally satisfied
7 person?

8 MR. FRAMPTON: Well, I would like some
9 ideas on where to go with the design. If the
10 design is not approved, I would like to know why.

11 MR. CRAVER: And while I am not sure I
12 got -- I'm not sure I see enough here to be able to
13 give you input on that because I really don't -- I
14 don't think we want to look at regime documents,
15 but if you do anything that effects the balance of
16 allowances on this whole piece of property, then
17 you put us in a position where we make a decision
18 that impacts somebody that you have a contract
19 with, and I don't think we want to be in a position
20 where we're interfering with his contract rights.

21 So I will vote no to do anything where
22 -- unless you have something in writing signed by
23 him that is clear that he's giving up some of that
24 balance. And a balance would be -- just to give
25 you an idea, there's a certain amount of impervious

1 lot coverage that can go on this lot. If you take
2 another foot of that impervious lot coverage, then
3 I would want to make sure that you have the right
4 within your agreement with the other -- within your
5 regime that you have the right to take that
6 additional foot of impervious coverage.

7 There are other -- they're not really
8 allowances, but we will call them allowances, under
9 the ordinance that if you own the whole thing, it
10 wouldn't matter because you could take whatever we
11 would give you. But you have got another condo
12 owner on this -- in this regime. And if we give
13 you something and it takes it away from the other
14 -- they're called apartments unfortunately. The
15 other apartment owner in a condominium regime, then
16 I'm concerned that we're getting into something
17 that goes beyond what we should be doing, if we
18 don't have a clear document that says your other
19 co-owner has agreed that you get that.

20 So there's some real -- there is some
21 balancing that you-all need to -- and, again, I
22 think we would want to just see the document that
23 says there's an agreement on what you-all are doing
24 as opposed to us getting involved in trying to
25 figure out what your documents say. Okay.

1 So as an initial issue -- to answer
2 your question, do I have a comment on this, I don't
3 have a problem with it if he asks to raise it so
4 that it's -- so that the bottom of his house is
5 72 inches above grade, and we have a lot more
6 inches we can go within the ordinance. He's still
7 not going to be up to -- would he be up to flood --
8 yeah, he would be up to flood. He would be beyond
9 flood, but he would be within our ability to do it.
10 I would do that. I would allow him to fix the
11 foundation, and then I would say go figure out how
12 to deal with all of that other stuff and get some
13 good professional help. Like I would suggest a
14 lawyer and good architect and all of that kind of
15 stuff and figure it out.

16 Is John Frampton related to you? John
17 would know how to help you figure that out. He's a
18 good man. Knows zoning and all of that stuff, too.
19 So yes, I would go for up to six feet, fix the
20 foundation, and that's as far as I can go based on
21 what I see here. The rest of it sort of scares me.

22 MR. HERLONG: John?

23 MR. LANCTO: Well, it scares me, too.
24 I think it's -- in this situation, it should be the
25 condo association that is submitting the

1 application.

2 MR. CRAVER: That's a thought. I don't
3 know that -- that's a good question.

4 MR. LANCTO: That's my first thing.
5 But I would be reluctant to say anything other
6 than, yeah, you should be able to fix your
7 foundation. And I'm reluctant to say that I would
8 even give the one foot relief because it is a
9 historic structure, and we want to keep it down as
10 low as we possibly can and get that work down.
11 Just to keep the integrity of that historic
12 structure.

13 So as a conceptual approval, I would
14 say that I would only be willing to say raise it as
15 little as you possibly can to get the foundation
16 fixed. And that's as far as we're going to go with
17 this. Just because there's too many other
18 questions.

19 MS. MESSIER: You don't think they
20 should raise it to FEMA?

21 MR. LANCTO: If he has to raise it,
22 he's probably going to exceed the 50 percent rule
23 just on expense, right? Do I understand that
24 right, that he has got --

25 MR. ROBINSON: Would be -- might be

1 close. You know, if you raise one and then you
2 start -- there are other things that you have to do
3 along with it when you raise it. You're going to
4 be at the 50 percent rule probably.

5 MR. LANCTO: So I would say just to get
6 it to FEMA regulations would be as high as -- I
7 would be comfortable saying to go -- because, you
8 know, he's talking about windows need replacing,
9 other stuff that needs to be done there. So I
10 can't see how he could possibly even make it
11 livable and safe for the eventual storm that's
12 going to hit without going to that height with
13 expenses involved.

14 MS. MESSIER: I just have a question
15 about the FEMA at 14. I mean, that's the first
16 floor elevation. Do the boards below and that
17 stuff have to be above that to meet the FEMA code
18 or just --

19 MR. ROBINSON: They do not. Just the
20 finished first floor has to be at 14 foot
21 elevation.

22 MS. MESSIER: Well, I did a bunch of
23 number crunching, this week as you can see from the
24 other things, so when I looked at the principal
25 building coverage and the impervious coverage for

1 this lot, when you put the two properties together
2 with the swimming pool and the concrete and all of
3 this other stuff, it exceeds it.

4 And you do get some credits being a
5 historic property, but just looking at the
6 impervious coverage alone, you're allowed
7 6,454 square feet. And what is shown on this
8 drawing with the new house, the garage, and what is
9 existing on the other lot is 7,937 square feet. So
10 you're over it by close to 1,500 square feet.

11 If you got rid of the garage, and I
12 think you can get some bonus for the historic
13 exemption, you can probably come up with a design
14 that would work within this framework. And, you
15 know, one suggestion that, I guess, I might have --
16 this is just me, is, you know, I think we're seeing
17 a lot of people saying if we can keep the historic
18 structure as low as we can, you know, to do that,
19 and then maybe if you're doing the addition on the
20 back side of it, that it could be at a higher
21 elevation possibly even high enough to park under,
22 and that would get rid of the need for the detached
23 garage, and you might even be able to design the
24 new addition, you know, even with some sort of like
25 little breezeway the connect to the old thing. So

1 you sort of have that sort of contrast between the
2 old and the new, and it might be a win-win for
3 everybody, but --

4 MR. FRAMPTON: I think what I
5 understood was there was a 50 percent -- Randy, a
6 50 percent credit for impervious for historical?

7 MR. ROBINSON: You are.

8 MR. FRAMPTON: Then I had 1,300 square
9 feet to work with. I mean, I came in here thinking
10 that's what I had was 1,300. And I think the
11 addition, as it is at least designed there, was
12 about 500. And then the garage was going to be
13 another 600. So we were going to be under the
14 1,300 impervious requirement.

15 MS. MESSIER: Were you counting all of
16 the impervious stuff on the other lot?

17 MR. FRAMPTON: I took in all off Mr.
18 Seabrook's survey.

19 MS. MESSIER: Now, see what I don't see
20 on this survey here -- because you put the new
21 thing on, but I'm assuming that that was the
22 footprint for the old --

23 MR. FRAMPTON: Yeah, I'm sorry. That
24 is what I brought. That's what I brought on the
25 end, and what didn't get in the packet was Mr.

1 Seabrook's survey with the impervious numbers
2 there. Okay.

3 MS. MESSIER: And I don't know how you
4 were figuring your 50 percent thing. Were you
5 figuring that -- I don't think you would get the
6 50 percent bonus for the whole lot. You would only
7 get it for the historic structure because we're not
8 going to consider the Coste home historic.

9 MR. FRAMPTON: I think this house is
10 1,700 square feet. 1,700 and something.

11 MS. MESSIER: Well, I figured the
12 exception would be 898. So that's almost 900. So
13 that's 1,800. But there was really nothing else
14 other than the shed on the lot that would count as
15 impervious. There was no driveway or anything.

16 MR. FRAMPTON: There was nothing else,
17 right.

18 MS. MESSIER: But I don't know. I
19 mean, I just sort of shared my thoughts, and
20 hopefully you can -- I think it's a nice house, and
21 I'm okay with raising it to FEMA and working on the
22 structure. And, you know, hope you can come up
23 with a good solution for the rear. And I mean, if
24 it makes it work by parking under the new thing,
25 that might make it easier or -- I don't know.

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1 MR. FRAMPTON: Thank you.

2 MR. HERLONG: Duke?

3 MR. WRIGHT: I don't know where we are.
4 I'm serious. I don't know where we are. I'm okay
5 with the concept of elevating -- this is one of the
6 classic cottages at the Island. I am okay with
7 raising it as proposed. I would probably like to
8 see it lower, but I can go along with that. And I
9 think that we have done this before with additions
10 to the rear of historic houses that don't destroy
11 the house -- the cottage and historic value of the
12 existing house.

13 So I suppose what I'm saying is I would
14 go with something that says we are okay with the
15 existing cottage, raising it. We're okay with the
16 concept of something to be added to the rear, but
17 that's yet to be seen until the details -- I don't
18 know if we can avoid getting into the issue of the
19 condominium. That really blows my mind. We have
20 got to start dealing with that as Randy says. Can
21 we stay away from there -- there's our lawyer right
22 here. Can you --

23 MR. CRAVER: I'm not playing lawyer in
24 this deal. I'm just a board member here.

25 MR. WRIGHT: Can we stay away from that

1 issue?

2 MR. CRAVER: We can --

3 MR. WRIGHT: How soon do you suppose
4 that's going to be resolved?

5 MS. COSTE: We have asked.

6 MS. FRAMPTON: You have asked for what?

7 MS. COSTE: For us to get together
8 about the regime.

9 MS. FRAMPTON: Very casually. But you
10 have never formally said, let's get together.

11 MS. COSTE: Right. No. But I think we
12 probably need to do that to help you-all.

13 MR. WRIGHT: I will probably muddy the
14 water here a little bit. Bottom line with me, I'm
15 okay with the concept of an addition to the
16 historic cottage. I'm okay with raising the
17 historic cottage to meet FEMA base flood elevation
18 requirements.

19 MR. HERLONG: I have a question about
20 that. Is it a slippery slope that we're going to
21 allow any historic structure to be able to be
22 raised above flood? I think that's what we're kind
23 of saying here. I think we have to be very
24 careful. It may be appropriate some places and not
25 others.

1 As you go toward the front of the
2 Island, you're going to have a home that just is
3 wrong if you raise it totally above flood. That's
4 a real problem.

5 MR. WRIGHT: Do you remember one of the
6 very early first few meetings we had -- I guess you
7 and I are the only ones that -- down near the boat
8 landing where we allowed a historic house to be
9 elevated 8, 10, 12 feet and a new addition put on
10 the rear. Why did we allow that? I don't
11 remember. Was that an issue of getting it above
12 the base flood elevation?

13 MR. HERLONG: Yes.

14 MR. WRIGHT: But it went high and --

15 MR. HERLONG: It looks awkward.

16 MR. WRIGHT: It's too high. And I
17 would hate -- I don't want to see that done here.
18 That was five years ago. Do you remember which one
19 I'm talking about? Station 10.

20 MR. HERLONG: It's just -- I think we
21 have to be very, very, very careful and study this
22 extremely carefully. I would want to see more than
23 just a sketch like this to say this is appropriate.

24 MR. FRAMPTON: For a concept?

25 MR. HERLONG: For a concept.

1 MS. MESSIER: Did you know that these
2 were in there, too?

3 MR. HERLONG: I don't even want to go
4 there. Right now I'm thinking we're just talking
5 about just the idea of elevating the home. I
6 understand the dilemma of the 50 percent rule. And
7 I would just want to be sure that -- working with
8 Randy and any one -- any consultant that could come
9 in and help, whether it's a historic consultant, to
10 determine how you can work around the 50 percent
11 rule or get a variance from the State to allow this
12 home to be raised a minimal amount.

13 I think it's been tried. I think we
14 have kind of -- you know the answer because it's
15 not there -- this is a property that's in a --
16 quite honestly, a bit of a hardship. It's not in a
17 national registered historic district. It's in a
18 Sullivan's Island historic district. They don't
19 have the advantages of that. And in a lot of ways,
20 that's a hardship. And the board can solve it by
21 letting you raise it a minimal amount I would say.
22 Possibly.

23 How high would the house be off the
24 ground if the floor of the house was above flood?
25 Flood is 14.

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1 MR. ROBINSON: Base flood elevation is
2 14. The existing house is at 10.8. The grade at
3 the front corner of the house is 8.1. So it would
4 be six feet to the finished floor from grade.

5 MS. MESSIER: For what they're asking
6 for?

7 MR. ROBINSON: Right. Well, no.
8 That's --

9 MR. CRAVER: That's just to get it to
10 flood.

11 MR. ROBINSON: To be above base flood
12 elevation, that's what it has got to be. Six feet
13 to the finished floor above grade.

14 MR. HERLONG: That would get it out of
15 the 50 percent rule dilemma.

16 MR. ROBINSON: That's correct. But the
17 plans are kind of conflicting. I mean, this says
18 74 inches. But this plan is just different. This
19 shows six feet -- six foot six to a porch on the
20 back, which is not the floor system.

21 MR. FRAMPTON: I don't mean to confuse
22 you, but what I was asking for was 74 inches from
23 grade to headroom, not first floor elevation.

24 MR. HERLONG: I'm aware.

25 MR. FRAMPTON: Simple as that.

1 MR. ROBINSON: And the notes on the
2 plans say two feet six inches above grade. So if
3 you're at six feet and then 2.6, that would mean
4 the finish floor would be at 8.6 -- or 8.5, excuse
5 me.

6 To try to answer your question
7 about their options.

8 MR. HERLONG: Right.

9 MR. ROBINSON: One of their options is
10 to go to the archives in history and see if it can
11 be individually listed. If it can be individually
12 listed, we are within our rights to give a variance
13 from raising the house.

14 MR. HERLONG: I think this building is
15 important enough to ask them to go through that
16 process because that might be an avenue. That
17 would be a great avenue for you to follow. It
18 would take the research to do it. You might have
19 to find a historic consultant to help you see if
20 that's possible. I think it's a possibility.

21 MR. FRAMPTON: What you're saying is I
22 research it so I get a variance so I do not have to
23 raise it to flood level?

24 MS. MESSIER: Yes.

25 MR. FRAMPTON: But that's not what I

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1 want to do. I want the ocean to go under my house
2 when it comes across Sullivan's Island again.

3 MR. HERLONG: I understand.

4 MR. FRAMPTON: Not through my lying
5 room.

6 MR. HERLONG: But what we're charged
7 with is making sure that whatever happens to this
8 important historic property is appropriate and
9 appropriate within the neighborhood. That's what
10 we're charged with doing. That's why we're sitting
11 here. So what an individual wants, you know,
12 that's the dilemma we have.

13 Sometimes it's appropriate and great,
14 and sometimes it may not be appropriate for the
15 structure. We are here to help make sure the
16 structure is handled appropriately.

17 MR. CRAVER: We don't have to -- I
18 mean, you know, it gets back to that whole issue of
19 what are we trying to accomplish from a historic
20 standpoint, and I guess I have always been at one
21 end of that spectrum and everybody else has been --
22 everybody else has been sprinkled along the rest of
23 the spectrum. My feeling has been that what we are
24 trying to do is preserve the character. And that
25 raising this house to get it to base flood

1 elevation isn't going to destroy the historical
2 character of that house, and it gets it above the
3 flood elevation, which impacts their ability to get
4 insurance over and above the federal flood
5 insurance. If they get a loan on their house and
6 they want to -- and they want to finance doing what
7 they're doing, if they can only get the federal
8 flood insurance, it impacts their ability to get
9 excess coverage. I think I have five different
10 policies on my house. If you're not in compliance,
11 you can't get that excess coverage.

12 And now with the lenders being wrenched
13 around the way they are, that's a big issue. So I
14 mean, I think we need to be real careful in making
15 a decision that somehow not allowing this thing to
16 be elevated to the FEMA standard is somehow going
17 to really be detrimental to the historical
18 character of this house and to this island. I
19 don't see it. But that's just my feeling.

20 I mean, it's a neat little cottage, but
21 I mean, Frank Lloyd Wright didn't design it, Robert
22 E. Lee didn't sign the declaration of independence
23 in it. I don't get having to jump through hoops to
24 preserve every little aspect of this house that we
25 can. I like the idea of preserving the character.

1 I love the idea of allowing them to come back with
2 plans to add onto it that will all make it look
3 like it was always part of the house as opposed
4 to -- you can see that this is the historical
5 portion and this is the addition.

6 So I mean, I would rather be flexible
7 and end up with something that looks really good
8 and in character with Sullivan's Island and
9 complements the historical part than be so tied to
10 the notion of historic that we end up with
11 something that looks odd. So I mean, I would let
12 him go at least to the FEMA standard. And I mean,
13 I would let him go to where they had six feet under
14 the house if it's within our purview.

15 I lived in that neighborhood for about
16 three years. And there's all kinds of stuff
17 happening around -- I mean, a block down there are
18 two new houses. A new house that was built -- I
19 mean, that whole block has got new houses all over
20 it. And so I mean, you know, we can point to any
21 houses in the neighborhood and say, well, this is
22 the historical character of it. There are new
23 houses all over that neighborhood that are fully
24 elevated. And so, you know, I'm concerned that
25 we're being too stringent on the historic issue and

1 not focusing on sort of balancing the whole thing.
2 I would balance it a little more.

3 MR. HERLONG: I think we have to be
4 very careful as a board that that's not setting a
5 precedent that anybody with a historic home can
6 come in and get it elevated to just above flood. I
7 think it's appropriate sometimes in some houses,
8 and there are times it's not going to be
9 necessarily appropriate. There's a house up on
10 about Station 11 where it's right on the street and
11 on the corner that -- I think it came before the
12 board, a little blue house. And it sits about two
13 feet off the ground or less. It would be totally
14 inappropriate for that house to be elevated above
15 flood. It's property by property, house by house.

16 Luckily this house on the Central
17 Avenue side has enough width to handle the
18 proportion, not as much on the Station side --
19 whatever Station that is.

20 MR. WRIGHT: 19.

21 MR. HERLONG: Well, I guess the
22 question, too, is we're deliberating about doing
23 what? Are we going to make an agreement to try to
24 give him an answer to do -- are we talking about
25 providing conceptual approval to raise the house a

1 certain amount and please revisit the details? I'm
2 not sure.

3 MR. LANCTO: I would say that what
4 we're deciding is are we going to give them
5 conceptual approval just on raising the house. I
6 think there is way too many other things going on
7 here to even -- we're wasting our time even talking
8 about it.

9 MR. CRAVER: At this point, I agree
10 with you.

11 MR. LANCTO: As I said, I think it's
12 probably the condo association that needs to come
13 to us for any final approval on any changes to do
14 with this whole property.

15 MR. CRAVER: Although, if he owns --
16 depends on what his unit is. If his unit is this
17 lot, I mean, this half of the lot, then he has the
18 right to do it. If his unit is something other
19 than the dirt and the improvements on the dirt,
20 then you might be right. I think they have got to
21 -- they have got to satisfy all of those
22 requirements. Again, I'm not sure I want to get
23 involved in that.

24 MR. LANCTO: In that case I think
25 that -- in this situation because ultimately we

1 want to see the historic structure survive and be
2 livable, we can assume that they're going to go
3 over 50 percent in their expenditures. So going to
4 base flood elevation at, you know, an absolute
5 maximum, I don't think we're impacting the design
6 of this house enough that that out weighs the
7 long-term benefit to the Island of keeping the
8 structure and having it as a habitable structure.

9 MR. HERLONG: Now, Randy just mentioned
10 a potential option that could be explored. Getting
11 this property designated on the National Register
12 of Historic Properties so that it can get a
13 variance on the 50 percent rule. That is an
14 option.

15 MR. COSTE: Can I interject how you do
16 that because I actually tried this. You have to go
17 through the State.

18 MR. HERLONG: Exactly. It has been
19 done on the Island as well.

20 MR. CRAVER: I guess we're at a point
21 where maybe I will throw a motion on the table and
22 see if it gets legs. If it doesn't, then we can go
23 elsewhere. I would move that we give conceptual
24 approval to them elevating the house so that it has
25 six feet of clearance from grade. And that's

1 within -- I think we have got that authority within
2 the numbers that you said.

3 MR. HERLONG: You might want to be more
4 specific. Clearance with what specifically? To
5 the floor?

6 MR. CRAVER: To the bottom of the floor
7 joists. That would be walking room under the
8 house. That's within the -- we have 18 -- they can
9 go to 18 feet based on our numbers. Three feet
10 plus one foot. That's 14 feet. We're not even
11 going to get close to that. If they had six feet
12 of clearance under the house, what would their
13 elevation be at?

14 MR. ROBINSON: Probably be -- probably
15 about 15 feet.

16 MR. CRAVER: So they would be a foot
17 above the base flood. So I'm going to give them a
18 foot above the base flood is what Randy said to do
19 that. I would hate to give them base flood so that
20 he has five feet of walking room, so he can walk
21 around with his head down and not go to six feet.

22 MR. FRAMPTON: If I may interject, it
23 would have to be a foot from five inches.

24 MR. HERLONG: The board is now
25 deliberating. We are trying to figure out what to

1 do, and it's confusing enough. You have just made
2 a motion.

3 MR. CRAVER: The motion is to -- so
4 that there would be six feet of clearance under the
5 house. And Randy says that that would put it at
6 about 15 feet.

7 MR. ROBINSON: Base flood elevation.

8 MR. CRAVER: Base flood elevation. So
9 it's about a foot over what the base flood would
10 be.

11 MR. HERLONG: Do I hear a second?

12 MR. WRIGHT: Are we just talking
13 about -- back to John's point I guess, conceptual
14 on raising the house.

15 MR. CRAVER: Just raising it and fixing
16 the foundation.

17 MR. WRIGHT: We're not talking about
18 anything to do with the addition?

19 MR. CRAVER: No. My motion is to allow
20 them to raise the house and fix the foundation.

21 MR. WRIGHT: Then what's next?

22 MR. CRAVER: Well, I think they need to
23 come back with some plans that deal with the
24 elevation that we say we are willing to give them.
25 I think that the elevation will affect what those

1 plans are.

2 MR. WRIGHT: You're talking about plans
3 of the addition?

4 MR. CRAVER: Of the addition, yes. I
5 don't have a problem with an addition, but I don't
6 think we can -- until we know what their
7 elevation's going to be -- or until they do, I
8 don't know that they can really give us a set of
9 plans.

10 MS. MESSIER: I would be comfortable
11 giving them to the 14 for the finished floor
12 conceptual approval, and that is only going to give
13 them about four-and-a-half feet crawlspace under
14 the house, but if they could bring back plans at a
15 later date that showed the addition and how this
16 integrates, at that time we could then give them
17 further permission to go higher. But at this
18 point I don't see why we would make them go through
19 all of these hoops with the national registry, but
20 I'm comfortable with 14 and sort of the difference
21 in what it would look like. It would look like
22 that versus that, which I think keeps the historic
23 character, you know, instead of looking like it's
24 on stilts.

25 I mean, just conceptual approval. So

1 if you can come up with a design that convinces us
2 that it will still look historic when it's taller,
3 we would be open to that. But I think right now
4 we're charged with keeping it as low to the ground
5 as possible.

6 MR. HERLONG: So currently there's a
7 motion on the table that wasn't seconded. So you
8 want to make a motion?

9 MS. MESSIER: I make a motion that we
10 do conceptual approval to elevate the first floor
11 elevation of the house to the base flood level
12 elevation of 14 -- the finished floor elevation to
13 elevation 14 to meet the FEMA requirements.

14 MR. HERLONG: So do I hear a second?

15 MR. LANCTO: I will second that.

16 MR. HERLONG: So any comments?

17 MR. LANCTO: Just a question though.

18 At 14 feet, is that exactly at FEMA levels or does
19 that give them any --

20 MR. ROBINSON: It really doesn't. But
21 I think the way Kelly was describing it, you are
22 giving them 14 feet, you know. You are saying
23 that's what we're willing to give. When you come
24 in with some final plans, if that was 14.2, you
25 know, we're talking -- I mean, you know --

Deposition of SULLIVAN'S ISLAND DESIGN REVIEW BOARD

1 MR. WRIGHT: Just to comment. You're
2 not implying that we go from concept to final here?
3 We have to go a long way before we get the final
4 plans.

5 MR. ROBINSON: That's correct. This is
6 conceptual only.

7 MR. LANCTO: Then I'm fine going --

8 MR. HERLONG: So any other comments
9 about the motion to take it to 14? Conceptual
10 approval to go to 14 meaning there are a lot of
11 things to discuss. For instance, current railings
12 suddenly have to meet code. So there's going to be
13 design issues way beyond just raising the house.

14 MR. ROBINSON: That's a different
15 issue.

16 MR. HERLONG: There's a lot of little
17 issues that have to come into play eventually in
18 raising the house.

19 MR. HERLONG: So --

20 MR. WRIGHT: Do we have a motion?

21 MR. HERLONG: We have a motion. We
22 have a second. Any more discussion? All in favor?
23 Aye.

24 MR. WRIGHT: Aye.

25 MS. MESSIER: Aye.

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1 MR. LANCTO: Aye.

2 MR. CRAVER: No.

3 MR. ROBINSON: Before you close this
4 case all together, for the applicant, is there any
5 comments on the actual design of the additions?

6 MR. HERLONG: The second portion of
7 this?

8 MR. ROBINSON: I mean, he may want some
9 clarification on the design of the structure or
10 what's going on behind the structure. Just some
11 comments.

12 MR. HERLONG: So perhaps very brief
13 comments from each person about this submittal that
14 shows the additions -- some proposed or suggested
15 additions.

16 MR. FRAMPTON: Thank you.

17 MR. HERLONG: Duke?

18 MR. WRIGHT: That's where I was going
19 an hour ago I think. Looking now at this set of
20 plans, elevations, I have no problem with these
21 concepts. If you look at the elevation -- the
22 south elevation of Central Avenue, you clearly see
23 the third cottage in this elevation. A-3. We are
24 now talking about differences in the level of the
25 elevation. I'm okay with the concepts of the

1 addition to the house.

2 MR. HERLONG: Okay. Kelly?

3 MS. MESSIER: I guess when I look at
4 this picture and then look at this elevation, this
5 looks like a new house that they built today. And
6 as Steve was mentioning, I would like to see some
7 of the traditional elements like the handrails try
8 to remain, and there's ways you can put cable or
9 whatever sort of -- I would like to see some of
10 those historic characters incorporated. And I
11 guess what I had mentioned before, possibly, you
12 know, the back -- or we can look at making the
13 whole thing higher and park under, but you need to
14 really look at all of that whole impervious
15 coverage and how that will work.

16 MR. HERLONG: John?

17 MR. LANCTO: I don't think that the
18 historic character has been very well preserved in
19 the new variation here. I would say that that
20 needs a lot more detailing for us to consider, and
21 also, as I said before, until the lot situation is
22 cleared up, I'm not going to be able to give it any
23 serious consideration.

24 MR. HERLONG: Billy?

25 MR. CRAVER: So if I'm looking at this

1 correctly, the only thing that's being done is
2 you're adding onto the -- whatever side of that --
3 the house that is.

4 MR. FRAMPTON: The back.

5 MR. CRAVER: The back. And then you're
6 going up to the second floor, and you're adding on
7 to the second floor. So I'm trying to figure out,
8 is most of what we're looking at on these
9 elevations what is there now?

10 MR. FRAMPTON: Yes.

11 MR. CRAVER: So I'm trying to figure
12 out --

13 MR. FRAMPTON: Maybe that has not been
14 drawn properly.

15 MR. CRAVER: I am trying to figure out
16 what -- if from here over, if that's -- is it from
17 here? I don't know. Anyway, it all looks like it
18 has the same character to me, and so if -- I am
19 trying to figure out what it is about the old and
20 the new that don't match up because it all looks
21 like it all matches up to me.

22 MS. MESSIER: If you look at these side
23 by side, like these windows are longer, and it's
24 the six-over-six glass. And I mean --

25 MR. FRAMPTON: It's the same. It's

1 unchanged. It will be unchanged.

2 MS. MESSIER: Well, that is not what is
3 drawn here. See, this is more elongated. So I
4 think we just want to try and see even if --

5 MR. FRAMPTON: Essentially the only
6 thing that would be done to this house is the back
7 two-story addition as low as the roof is, no
8 elevation of the house. Both ends are exactly the
9 same. Front is exactly the same.

10 MR. HERLONG: Billy, do you have any
11 more comments?

12 MR. CRAVER: No. I don't have a
13 problem with the addition if it all matches up.

14 MR. WRIGHT: We're talking concepts
15 here now. We're talking mass scale more than
16 details. And Kelly, you're exactly right. There's
17 a tremendous amount of detail which I think should
18 come in the next submission. We're talking -- at
19 least I'm thinking mass and scale.

20 MR. HERLONG: Right. So I will give
21 you a few comments as well. I think the front --
22 or Central Avenue facade you have left relatively
23 unchanged. However, once you go towards back --
24 and, again, the side facade on Station 19, changes
25 dramatically. You begin to lose focus of where the

1 original house is and the additions begin. And I
2 think there may be a better solution where you link
3 an addition to the new house -- to the existing
4 house, and I think it would be more successful if
5 you try something that doesn't overwhelm the back
6 of the house. And that may even give you a chance
7 to take the new addition and have some steps up to
8 get it above the flood zone even further. But it
9 just looks like it's sitting on the back of the old
10 structure, and it's overwhelming to a degree.

11 MR. WRIGHT: You know, we have been
12 spoiled lately. We have had a couple of good
13 models that really gave us an idea of the scale we
14 were talking about and the mass. And that might be
15 something that would be very useful here.

16 MR. HERLONG: Is there anything else to
17 deal with on the submittal? Any more discussion?

18 MR. FRAMPTON: There was the accessory
19 building, but that might be mixed up in the
20 impervious problem.

21 MR. HERLONG: Probably.

22 MS. MESSIER: Yeah. And I guess
23 just -- my comment earlier was if you build the new
24 thing up and park under, maybe you don't need the
25 accessory building. But, you know -- I mean, you

1 guys can -- I think we're open to whatever you
2 would like to propose.

3 MR. FRAMPTON: Thank you.

4 MS. MESSIER: That was just a
5 suggestion.

6 MR. ROBINSON: And, you know, to
7 clarify my comments to start with. We only allow a
8 750 square foot accessory structure maximum,
9 downstairs, upstairs. This one appears to be more
10 like 1,000 square feet, so it's larger than what is
11 allowed. And the only -- and the highest it's
12 allowed also is 21 feet. And this is 23. So I
13 mean, those two things need to be taken into
14 consideration.

15 MS. COSTE: Is it significant that it's
16 historic, the building that is there now?

17 MR. ROBINSON: That's for them to
18 determine.

19 MR. HERLONG: So let's move onto item
20 five on the agenda, 1850 Flag Street.

21 MR. ROBINSON: Okay.

22 MR. HERLONG: Randy?

23 MR. ROBINSON: 1850 Flag Street.
24 They're asking for conceptual approval. It's
25 outside of the historic district. This is an

1 existing house. You may all be familiar with it.
2 The proposal is to add a porch to the side of the
3 structure. They're also going to do a little bit
4 more work to it. The structure at the present time
5 is over a lot of the principal building's square
6 footages and all of that kind of stuff. I mean,
7 there isn't a whole lot we can do about that. What
8 it is, is what it is. But this is an accessory
9 structure. I mean -- it's not an accessory
10 structure, but it is not principal building square
11 footage. The porch is not.

12 So they propose adding the porch and a
13 set of stairs off the side of it. They will still
14 have to go to BZA after they deal with you-all to
15 get some more relief for this. But as far as staff
16 goes, I think it's a great improvement to this
17 piece of property. It's a shame they have to go
18 through the whole process.

19 MR. HERLONG: Okay.

20 MS. CAMPBELL: I'm Kate Campbell, and I
21 think there are three items kind of with this
22 project. The first being obviously the Station 18
23 1/2 side porch that we're proposing. And like
24 Randy said, we're really here -- for that portion
25 of the project, we're here for you-all's blessing

1 for BZA upon Randy's suggestion. We will need BZA
2 approval to do the porch.

3 And part of the foundation for the
4 porch design is the client's have a real concern
5 with the existing stairs. Currently it's not on
6 our board or in your packet, but there's an
7 existing set of stairs that come up from Flag
8 Street here to an unsecured pool courtyard, and
9 that's the main entrance to the house. And the
10 clients are extremely concerned about making it
11 more secure from the outside and also creating a
12 more private pool courtyard. So that's the
13 emphasize of the side porch and creating a new kind
14 of entry to an appropriately scaled depth of a
15 porch that also provides a new face to Station 18
16 1/2, it softens that side of the house.

17 This building was built in 1990 in part
18 of the existing zoning code and part of the DRB.
19 You will notice on the site plan that it has a more
20 modern design obviously, but it has an askewed
21 nature on the lot, particularly against the Station
22 19 1/2 property line. And an addition of a porch
23 actually minimizes the encroachment and the setback
24 as it proceeds down Station 18 1/2 towards I'On
25 Avenue.

1 And just for clarification, your
2 packets show a 14.9 setback from the property line.
3 We have since revised that. And for Board of
4 Zoning Appeals, we're applying for a 15 foot
5 setback off the property line, which is actually
6 what you would be allowed if this was an empty lot.
7 As a corner lot, you would be allowed 15 feet to
8 build a two-story wall of the house, or
9 one-and-a-half story wall of a house. So that is a
10 revision from this submittal to the Board of Zoning
11 Appeals submittal.

12 The other thing to point out, too, this
13 is 1850 Flag Street. The adjacent properties on
14 either side, 1851 I'On, which was I think built in
15 the last six years, has a 15-and-a-half foot
16 setback. This property, 1850 Flag has a
17 seven-and-a-half foot setback based on the flats
18 that are required with the Town. So we are within
19 a lot of the adjacent neighborhood properties.

20 And also the property across the street
21 is the lighthouse, and it's owned by the Federal
22 Government, and I don't see them building houses on
23 it any time soon. So I mean, it's definitely a
24 different kind of property for that size. The
25 second item on our application is the addition of a

1 new porch along the pool courtyard. You can see
2 from this picture here sort of there's -- there's a
3 better picture in your packet. There's an existing
4 deck that's uncovered, and they want to put -- just
5 put a cover on there being -- creating a more
6 private courtyard and a place to hang out.

7 And then the third item is a new
8 bedroom on the second floor. If you look in your
9 packets, the existing second floor has a roof deck
10 that you see right here along -- it's in the pool
11 courtyard area, but it's on the second floor on the
12 back corner back here. And we're proposing to
13 enclose that into a bedroom. This is a family with
14 two kids, and they are wanting to change it into
15 more of a family house.

16 Currently it is more of a bachelor pad
17 kind of place. So that's the main reason for doing
18 that, and we are building on to the front of the
19 existing roof deck. So that's the third item.

20 MR. CLOWNEY: I'm Beau Clowney. I just
21 wanted to talk just about the aesthetics of why we
22 have made certain decisions. As Kate alluded to,
23 this pool court yard right now is really kind of
24 the primary entrance to the house. And we really
25 feel like that -- especially if you look at these

1 elevations over here, it's just so flat and so
2 stark, and it's a pretty nice corner.

3 And so we really feel like the addition
4 to this porch -- in particular if you look at this
5 elevation, you will see how having this little
6 one-story piece on this side -- the more public
7 side of the property and even on this side, how it
8 really kind of softens it in a way. It does a
9 couple of things. It acts as a real natural
10 shading device for the house. Right now this is
11 all just completely facing the sun all of the time.
12 So we feel like the house is turning its back to
13 the public nature of the corner and also to the
14 openness across the property. And you will see
15 also, in addition to that, we have added some other
16 awnings and some other little sort of eyebrow
17 features that are really what we feel are going to
18 help aesthetically going to soften that edge.

19 I would also say that this little piece
20 in the back here really will act like a nice sort
21 of piece that complements the existing sort of
22 vocabulary of this design. This design was -- it
23 was designed in the late '80s, built around 1990, I
24 believe. That sort of thing. So it was before
25 there were any rules for anything. So really what

1 we're trying to figure out is how to take this and
2 give it something that makes it evoke more of a
3 spirit of the Island and do it in a real sort of
4 sensitive way and not do a whole lot.

5 I mean, we're really not asking for a
6 whole lot. We feel like we're asking for these
7 small little things, but, you know, it's kind of a
8 number's game. Kate has been crunching numbers
9 forever. So that's all I have to say.

10 MS. CAMPBELL: And I will add one
11 other thing. Like Randy said, a lot of the --
12 we're currently over on some of our -- you know,
13 three of the magic numbers. One thing that the
14 owners are actually wanting to do is the driveway
15 here, reduce it to lessen the impervious coverage
16 on the property. So they are actually taking it
17 out and putting a pervious surface in it so it's
18 not all concrete.

19 And also this decking here currently
20 has a space of about half an inch with sand
21 underneath it, so they're not planning to change
22 that into any kind of, you know, impervious
23 surface. So keeping that kind of existing, but
24 really the driveway, lessening its impact on the
25 lot.

1 MR. CLOWNEY: And also I forgot to
2 mention that Amy and Andy McMarlin are here. And,
3 again, they are trying to turn this into a family
4 property.

5 MR. HERLONG: Okay. Is there any
6 public comment? Public comment section is closed.

7 Randy, any final comments?

8 MR. ROBINSON: Yeah, I do. If you look
9 at the orientation of principal buildings, it says
10 principal buildings where streets oriented front
11 and/or contributing to the sense of the
12 neighborhood of the Island. Having a consistent
13 front yard orientation reduces the possibility of
14 accessory structures being located inconsistent
15 with the pattern of the development.

16 The way this property is located -- I
17 don't -- I mean, the way this house is located on
18 the lot, I don't see where an accessory structure
19 could even go on the piece of property. And if you
20 go down under the design standards it says corner
21 lots, the principal building's primary front facade
22 shall be oriented toward the ocean or marsh unless
23 the principal building is replacing one oriented
24 otherwise. Now it says that. But then in the next
25 sentence it says, in determining orientation of the

1 principal building, the Design Review Board may
2 modify this design standard to achieve greater
3 neighborhood compatibility as described in Article
4 12.

5 If you-all felt inclined, you-all could
6 call the Station 18 1/2 Street the front of this
7 house thereby he would have a 15-foot setback. He
8 would not have to go to the Board of Zoning Appeals
9 provided it met the 15 foot setback. Do you agree
10 with that, Beau?

11 MS. MESSIER: So you need the front --
12 you would need the front setback to be 25 feet,
13 wouldn't you?

14 MR. ROBINSON: The front on a corner
15 lot? The front setback can be reduced to 15 feet.

16 MS. MESSIER: But on the side that runs
17 parallel or perpendicular?

18 MR. ROBINSON: The front side would be
19 15, but now the front was also 15.

20 MS. CAMPBELL: Are you sure?

21 MR. ROBINSON: Well, I just read it.
22 And let me go back to corner lots.

23 MS. MESSIER: What page are you on?

24 MR. ROBINSON: Page 12. Minimum front
25 yard setback. And then in two it says, corner lot.

1 The required front yard setback for a corner lot
2 should be 15 feet from that portion of the lot
3 running parallel to the side of the principal
4 building. So if Flag Street were the side and
5 Station 18 1/2 were the front, you wouldn't need to
6 go to BZA.

7 MR. LANCTO: Except they're looking for
8 14.8.

9 MR. ROBINSON: It would probably be
10 reduced by --

11 MS. CAMPBELL: Since we made an
12 application to BZA, we have since revised it so it
13 would be 15 feet, but this application we put in a
14 month ago. So that's why it didn't --

15 MR. ROBINSON: So if they determine
16 that they feel -- for neighborhood compatibility,
17 that the front of this house could be 18 1/2, they
18 don't need to go to BZA. It will be up to you-all,
19 if you-all want to determine that.

20 MR. HERLONG: Everything is okay then
21 on the new side setback? Everything is basically
22 existing.

23 MR. ROBINSON: Yeah. I mean, the
24 existing setback of 12 feet on the rear would be a
25 nonconformity. Which it would -- it's a

1 nonconformity anyway.

2 MS. MESSIER: We're saying the front --
3 you're suggesting the front is Flag Street, and it
4 meets --

5 MR. HERLONG: Station 18 1/2.

6 MR. ROBINSON: Station 18 1/2 would be
7 the front.

8 MS. MESSIER: Why doesn't this work if
9 you make Flag Street the front?

10 MR. ROBINSON: Well, because then you
11 have a 40-foot overall setback no closer than
12 15 feet to one side, and they're already over it on
13 one side, so they have to take it from the other.

14 MS. MESSIER: I see what you're doing.

15 MR. ROBINSON: I know the house next
16 door is pretty close to that setback and also has a
17 porch running along it.

18 MS. CAMPBELL: Yeah. That's this house
19 right here.

20 MR. ROBINSON: So it may be compatible
21 now that there's a porch going along the side
22 rather than that nice vertical wall.

23 MR. HERLONG: It would be good not to
24 go to the BZA.

25 MS. MESSIER: But you're going to have

1 to go to the BZA anyway, right, for other issues?

2 MS. CAMPBELL: That was the only issue
3 we would have to go to the BZA for.

4 MS. MESSIER: Well, I don't think this
5 exceeds the lot coverage.

6 MS. CAMPBELL: It does not exceed the
7 lot -- it currently exceeds the principal building
8 coverage, but we're not changing that because the
9 heated footprint is not changing.

10 MS. MESSIER: I don't think you were
11 counting the pool deck into the impervious
12 coverage.

13 MR. ROBINSON: That's correct.

14 MS. CAMPBELL: We didn't because it's
15 pervious.

16 MS. MESSIER: I thought if it was
17 elevated and looks like it's part of the structure,
18 it's counted as part of the structure.

19 MR. ROBINSON: If it's elevated, it's
20 impervious.

21 MS. MESSIER: Well, isn't this
22 elevated?

23 MR. CRAVER: It's impervious?

24 MR. LANCTO: How close is the sand?

25 MS. CAMPBELL: It's probably -- is it

1 three feet off?

2 MR. CLOWNEY: Something like that,
3 yeah. We have always been working under the idea
4 that it was pervious.

5 MS. CAMPBELL: Because of the spacing
6 between the decking and such. Either way it's
7 there.

8 MR. CLOWNEY: There's sand underneath
9 it.

10 MS. MESSIER: I thought -- I'm talking
11 about the pool deck because --

12 MR. ROBINSON: If it's above grade,
13 generally I call them impervious. I mean,
14 generally I do call them impervious.

15 MS. MESSIER: Yeah. Because I know on
16 other things that I have worked on that we have --
17 I have always had to count that as impervious
18 because -- I mean, basically when you look at this
19 elevation, that all reads as part of the structure.

20 MS. CAMPBELL: Either way it's there.
21 And also -- I mean, even if you count this as
22 impervious, we're building the deck -- the porch
23 over an existing impervious surface. And actually,
24 we're taking this all out and actually reducing --

25 MS. MESSIER: All I'm looking at is if

1 you look at the survey here, it says right now that
2 you already have 6,286 square feet of impervious
3 surface. Okay. And I think what you are allowed
4 is 4,601.

5 MR. CRAVER: But there are preexisting
6 nonconforming use. They're not changing that
7 nonconformity -- or they're going to reduce the
8 nonconformity.

9 MR. CLOWNEY: We're reducing it by
10 taking it out.

11 MR. ROBINSON: They're reducing the
12 nonconformity.

13 MR. CRAVER: They're not doing
14 50 percent.

15 MR. ROBINSON: Let's go to
16 nonconformities.

17 MS. MESSIER: Well, anyway, I'm not
18 sure how this works when you're altering -- because
19 I thought when you sort of did an addition and
20 stuff -- and I think the porch and all on the front
21 looks great. But I am just trying to understand
22 how we do this.

23 MR. CRAVER: It's the 50 percent rule.

24 MS. MESSIER: What?

25 MR. CRAVER: If you alter the structure

1 50 percent or more, you have to bring it into
2 compliance with current zoning.

3 MS. MESSIER: Well, I also thought that
4 there was something that any sort of addition
5 should try to, you know, make everything come
6 closer to conformity.

7 MR. CRAVER: It's the 50 percent rule.
8 So if you do something that is only 5 percent of
9 the value, or 10 percent of the value change, you
10 don't have to bring the whole structure into
11 conformity. It's not any change if you do
12 50 percent. I think that's still it.

13 MS. MESSIER: Where is that?

14 MR. HERLONG: Or if you change the use
15 or something else like that.

16 MR. ROBINSON: Let me read what it
17 says.

18 MS. MESSIER: It's under nonconforming
19 structure?

20 MR. ROBINSON: Yeah. Nonconforming
21 use. It's page 68, 21.150, under nonconforming
22 use. The nonconforming use is the land use that
23 was legally established, but is no longer allowed
24 by the use regulations of the zoning district.
25 That's a use. Let's look at structures.

1 Nonconforming structures.

2 Nonconforming structure is any building or
3 structure that was legally established, but no
4 longer complies with the density, lot coverage,
5 floor area height, dimensional standards of this
6 zoning ordinance. Nonconforming structures may
7 remain subject to the regulations of this article.
8 Structural alterations including enlargements are
9 permitted if the structural alteration does not
10 increase the extent of the nonconformity.

11 MR. CRAVER: Isn't that us?

12 MR. ROBINSON: I think that pretty much
13 puts us where we are. We have an impervious
14 surface that's a driveway. We are going to put a
15 porch on top of it, which is classified as an
16 impervious surface. And they're going to remove
17 the impervious surface down below it. So they are
18 reducing that nonconformity.

19 MR. LANCTO: Aren't we also allowed to
20 make an interpretation of impervious coverage?

21 MR. ROBINSON: You are. When it goes
22 down to the pervious surfaces, you-all have the
23 right to make that interpretation.

24 MR. LANCTO: So we could make a -- you
25 know, a reasonable assumption that if there's big

1 gaps in the pool deck and there's sand below it,
2 common sense would say that that's got a pretty
3 good rate of water absorption and --

4 MS. MESSIER: That's just -- I'm just
5 telling you, that's a slippery slope that Randy
6 does not allow, so you don't want to go there at
7 all.

8 MR. LANCTO: It might be a nonissue
9 here.

10 MR. ROBINSON: I would really you
11 rather not go there. If it's a nonconformity
12 though, and they're reducing the nonconformity, I
13 think that's okay. It says a nonconformity
14 structure may be moved in whole or in part in
15 another location only if the movement or relocation
16 decreases or eliminates the nonconformity. So this
17 would be decreasing it. Decreasing that big
18 impervious surface and making it all pervious. One
19 of the issues I have with that big impervious
20 surface area is the number -- the width of those
21 driveways, and the elimination of parking on that
22 side of the road. It's close to my heart, you
23 know. I mean -- but anyway.

24 MS. MESSIER: I mean, can we make -- as
25 a condition of this, that it come into compliance

1 with the -- I mean, you know, there's five garage
2 spaces there. I don't know if those are all
3 actually used for vehicles or --

4 MR. CLOWNEY: One of them is not able
5 to be used because there's a fireplace in the
6 middle of it. There are five garage doors. There
7 are five garage doors, you're right. One of them
8 is going away actually. So there will be remaining
9 three.

10 MS. MESSIER: Well, I mean, that would
11 be an improvement, but also if when you're
12 eliminating some of this, if we could also
13 eliminate that pavement and look at a way to try to
14 make this accessible with the one curb cut that --
15 like everybody else has to do.

16 MR. CLOWNEY: Can I make a comment on
17 that? One of the great things about the way they
18 have it -- and I don't even know if I want to give
19 the previous owner credit for this, is that they
20 don't have the parking running all the way along
21 there. So it's one of those things that I think
22 obviously a little bit here and there for
23 landscaping and that sort of thing would be fine,
24 but they do like to have -- to be able to drive in
25 and drive out and around. So, you know, I don't

1 know.

2 Obviously, we would need to really sit
3 down and design something -- you know, know exactly
4 what the driveway would be like, but, you know, it
5 is something that they like the way it is now.
6 They like it a lot.

7 MR. HERLONG: This is a conceptual
8 approval you're asking for?

9 MR. CLOWNEY: Right.

10 MS. MESSIER: There's a lot of people
11 who like that, and we don't let them. And people
12 end up driving across the grass to get to the
13 garage door. I know it looks silly, but it was the
14 way they wrote it.

15 MR. CLOWNEY: I think it's a
16 landscaping challenge, and I do agree that we will
17 probably look at making it less -- feel like it's
18 less concrete there, but at the same time, I'm not
19 so sure that they're wanting to give up the curb
20 cuts. So that's just something right now that I
21 will throw out there, but obviously it's
22 conceptual.

23 MR. HERLONG: You might look at
24 reducing the one line, though, so you still can get
25 access.

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1 MR. CLOWNEY: Yes. Exactly. I mean, I
2 think obviously they want to do the right thing for
3 the property.

4 MR. HERLONG: Okay. Well, right now
5 we're in the -- still have Randy discussing his
6 final comments. Are there any other final comments
7 that you have?

8 MR. ROBINSON: No.

9 MR. HERLONG: Good. So let's go
10 one-by-one. Billy, do you have any comments or
11 questions?

12 MR. CRAVER: No. I like the idea of
13 switching the front yard to avoid BZA. I don't
14 have a problem with doing any of this. It looks
15 good. This house needs it. And I'm not sure that
16 this house was built in -- this wasn't destroyed by
17 Hugo was it?

18 MS. CAMPBELL: It was built in 1990.

19 MR. CRAVER: Because I had a client
20 that actually owned this house when I moved back to
21 Charleston in 1984 or '85.

22 MS. CAMPBELL: The plans are dated
23 1990. Permit was pulled in 1990. It was right
24 after Hugo.

25 MR. CRAVER: So the house that was on

1 this lot was destroyed.

2 MR. CLOWNEY: It was a totally
3 brand-new design built in 1990. So I guess
4 whatever --

5 MR. CRAVER: So the house that my
6 client had must have been destroyed by Hugo.

7 MR. LANCTO: I'm fine with it, and I
8 like the idea of switching the front so you don't
9 have to go to the BZA for that. This should be
10 something that we should be able to make a decision
11 on. And, you know, I would be willing to even bump
12 it to preliminary approval based on that.

13 MS. MESSIER: Yeah. I think it's all
14 an improvement, and I would just like to see you
15 reduce the -- besides changing the driveway to
16 impervious, trying to reduce the amount of driveway
17 and curb cuts out there.

18 MR. WRIGHT: I think the design is a
19 tremendous improvement, and I agree with everything
20 that has been said.

21 MR. HERLONG: So do I. Okay. Is there
22 a motion?

23 MR. CRAVER: I move we give preliminary
24 approval to the plans as submitted, and that we
25 designate the 18 1/2 side of the structure as the

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1 front of the structure; is that right?

2 MR. ROBINSON: Uh-huh.

3 MR. CRAVER: That's it. I don't think
4 there's anything else, is there?

5 MR. WRIGHT: Is that a motion?

6 MR. CRAVER: That's my motion.

7 MR. WRIGHT: Second.

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

10 ALL: Aye.

11 MR. HERLONG: Any opposed?

12 Okay, Randy. Item number six is 2201
13 Middle Street, additions and alterations.

14 MR. ROBINSON: Yeah. This came before
15 you-all last month, and we had some questions on
16 the numbers and whether the numbers would work or
17 whatever. Doug and I worked it out, looked at it,
18 and I don't think the numbers were going to work
19 out. So what they have decided to do is place that
20 new retail space within the commercial space that's
21 existing, and they're going to add a little portico
22 on the front to give them the entrance feature,
23 change some of windows on the building. So it's
24 basically to you-all for design approval.

25 MR. HERLONG: Doug?

1 MR. SMITH: We're proposing this
2 entrance roof on the front of the building to
3 provide an entrance for this new retail space. We
4 took John's suggestion from last month to leave
5 that arched -- the ID of the after there as we move
6 the shop doors seaward along that elevation. But
7 probably leave -- maybe make them shingles like
8 they're drawn and leave them dark to leave the
9 semblance of the arch.

10 With regard to lot coverage, we're not
11 changing it. We're covering the existing
12 impervious materials. And with regard to parking,
13 this is a 9 to 5 business, and Station 20 will be
14 using Station 22's parking, which is a five to nine
15 business. So I guess that is it.

16 MR. HERLONG: Okay. Is there any
17 public comment? I think the public comment section
18 is closed. Randy, any final comments?

19 MR. ROBINSON: No other comments.

20 MR. HERLONG: Duke, would you like to
21 start?

22 MR. WRIGHT: I'm fine with this.

23 MS. MESSIER: I'm fine.

24 MR. HERLONG: John?

25 MR. LANCTO: I might want to see just a

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1 little more pitch on the roof, if you think you
2 could get away with that. Other than that, I'm
3 fine with it.

4 MR. CRAVER: I'm good with it.

5 MR. HERLONG: I'm fine with it as well.
6 Do I hear a motion?

7 MR. CRAVER: Move for approval, final.

8 MR. WRIGHT: Second.

9 MR. HERLONG: Any discussion? All in
10 favor.

11 ALL: Aye.

12 MR. HERLONG: The meeting is adjourned.

13 (The meeting was adjourned at
14 8:25 p.m.)

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REPORTER'S CERTIFICATE

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

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

14 Witness my hand, I have hereunto affixed my
15 official seal this 25th day of February, 2012, at
16 Charleston, Charleston County, South Carolina.

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

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ready (1)	reminding (1)	room. (1)	sentence (1)
real (9)	removal (2)	rooms (1)	September (1)
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shown (2)	something. (1)	strictly (1)	take (14)
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silly (1)	spoiled (1)	subject (3)	ten (6)
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Simple (1)	sprinkled (1)	submittal (4)	testimony (1)
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tied (2)	two-story (5)	visible (1)	while (1)
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topography (2)	unit (4)	watchful (1)	won't (1)
topos (1)	unless (1)	watching (1)	wood (1)
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totally (5)	unsecured (1)	Watts (1)	work. (3)
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transform (1)	us (2)	website. (1)	wouldn't (4)
treatment (1)	us. (1)	wedged (1)	wrenched (1)
tree (2)	use (10)	week (1)	WRIGHT (60)
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tremendous (2)	using (1)		writing (1)
tried (6)			written (1)

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wrote (1)
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Wyman (1)

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Yeah. (4)
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