

In the Matter Of:

Town of Sullivans Island v
In Re: Design Review Board

Sullivan's Island Design Review Board Meeting
August 19, 2015

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TOWN OF SULLIVAN'S ISLAND
DESIGN REVIEW BOARD

HEARING BEFORE: PAT ILBERTON, CHAIRPERSON
DATE: August 19, 2015
TIME: 6:00 PM
LOCATION: Town of Sullivan's Island
2050-B Middle Street
Sullivan's Island, SC
REPORTED BY: LORA L. McDANIEL,
Registered Professional Reporter

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1 APPEARANCES :

2 PAT ILDERTON, CHAIRPERSON
3 DUKE WRIGHT, BOARD MEMBER
4 DONNA WEBB, BOARD MEMBER
5 RHONDA SANDERS, BOARD MEMBER
6 KAT KENYON, PERMIT TECH
7 JOE HENDERSON, ZONING ADMINISTRATOR
8 RANDY ROBINSON, BUILDING OFFICIAL
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(INDEX AT REAR OF TRANSCRIPT)

1 THE CHAIRPERSON: This is the August 19,
2 2015 meeting of the Sullivan's Island Design Review
3 Board. It is now 6:00. Members in attendance are
4 Duke Wright, Pat Ilderton, Donna Webb, and Rhonda
5 Sanders.

6 The Freedom of Information requirements
7 have been met for this meeting. The items on
8 tonight's agenda are approval of the minutes.

9 Do I hear a motion to approve the minutes?

10 MR. WRIGHT: So moved.

11 THE CHAIRPERSON: Second?

12 MS. SANDERS: Second.

13 THE CHAIRPERSON: Everybody in favor?

14 (All board members stated aye.)

15 2118 PETTIGREW AVENUE

16 THE CHAIRPERSON: 2118 Pettigrew,
17 addition.

18 MR. HENDERSON: Thank you, Pat. C-1 is
19 our first certificate of appropriateness. It is a
20 historic property designated by survey card 169.
21 This is a traditional island resource. Ms. Heather
22 Wilson, the applicant, is requesting conceptual
23 approval for an overall historic preservation plan
24 and also relocation of the structure to the backside
25 of the lot.

1 This property is known as the Klofton
2 Boarding House or the Igo Inn. It's circa 1885. It
3 was heavily altered in 1970 and also 1991 after
4 Hurricane Hugo. This is essentially just a
5 conceptual review of whether it's appropriate to
6 relocate the historic, altered structure to a
7 different location on the lot. I'll turn it over to
8 the applicant.

9 THE CHAIRPERSON: Great. Thank you.

10 MS. WILSON: Heather Wilson. This is just
11 a big map of the property. This is currently. And
12 this is the -- Joe has it right up there, too; we can
13 look at those.

14 Few things about the lot -- I mean, about
15 the house. It is nonconforming, so it's closer.
16 It's about ten feet from that road right here. And
17 so what we would like to do is move it back and turn
18 it to the front, Atlantic, and create a new second
19 two-story addition that faces Pettigrew.

20 And the reason for that is this picture --
21 and this is a picture of the view from a cherry
22 picker that they took up on the lot. It's second
23 row. They do have amazing view of the water. I
24 think that we can do it in a way that's very
25 sensitive to the structure and accomplish their view

1 on the front as well as enhance the streetscapes that
2 are around the house.

3 Here's the big map with the 3-D model
4 placed on it. This is a historic cottage, and it's
5 been moved over to be the full 25 feet side setback,
6 which really opens up this street. And I've got some
7 perspectives to show you. And it spins around so
8 that the front porch, which originally faced this
9 way, faces Atlantic and addresses Atlantic.

10 There's a small one story hyphen that
11 connects this. We are not altering the structure at
12 all. This is the wrap-around porch, and there's a
13 small gable piece right here that is existing. And
14 this is the one story piece.

15 And then this is the two-story piece
16 that's got the view. And the porch is looking onto
17 the ocean.

18 These are the existing houses. So you can
19 see that, with this being a courtyard, in terms of
20 massing, it's really not as large as its neighbors,
21 especially here in the front and over to the side.

22 We are keeping it back off of Pettigrew so
23 that we're not impinging on the folks here that are
24 already set up. That line is fairly set up. This
25 one is a little bit further forward. There's a

1 pretty strong data line across the front of
2 Pettigrew. With that in mind, I'll show you a few
3 more pictures.

4 So this is the house as it sits now. This
5 is the water that way. And this is the same exact
6 view of what we're proposing. There's a lot of palm
7 trees here. They probably need to be relocated and
8 pushed over.

9 This is the same cottage, spun around and
10 pushed 15 feet off so that it is 25 foot side setback
11 off the street.

12 And this is approximately 55 to 60 feet
13 off this side, off the pavement line, which keeps it
14 in line with the house to its left. That's the
15 difference there.

16 This is taken from the public beach
17 access. So it's at a six-foot eye level. So you can
18 see this house is also very close to the pavement
19 line, which is right there. And we're pushing this
20 off so that we can really open up that throat, since
21 it's fairly heavy traffic by cars and pedestrians
22 down this way.

23 And this is the wrap-around porch on the
24 addition. We're doing a hip roof to keep it as low
25 as possible. This is the vista, and we do need to

1 bring everything up two feet to be compliant with the
2 flood.

3 This is the view existing to the water,
4 again, from pedestrian six-foot eye level. This is
5 what you would see as you approach Station 22 with
6 our proposal. So you still really capture that the
7 cottage as you're approaching the beach. And you get
8 this extra width here. This is that narrow road.

9 That's looking back as you leave the
10 beach, going the other direction. Then these are
11 just a few other shots. That's an aerial of the
12 proposal with a courtyard so that the pool would be
13 inside the courtyard so it's not on the front or side
14 or any of the street sides of the house. And then it
15 would be buffered with landscaping and hidden back in
16 there.

17 And, again, I know I've already said it,
18 we really are trying very hard to keep it smaller,
19 within the scale of the houses that are all around
20 it.

21 And then one other piece. This is the
22 front of the cottage that would be on Atlantic. And
23 one of the things we're doing is having this open
24 under the cottage through this courtyard. And that
25 center line lines up with the two-story new piece.

1 On Atlantic going by and the tree is just to indicate
2 you would really see through to keep some light and
3 air going through these two pieces so it doesn't
4 become too solid at any point.

5 THE CHAIRPERSON: Great. Thank you.

6 MS. WILSON: You're welcome.

7 THE CHAIRPERSON: Is there any public
8 comment to this application? Public comment section
9 is closed. Anything to add, Joe?

10 MR. HENDERSON: No, sir.

11 THE CHAIRPERSON: Rhonda, what do you
12 think?

13 MS. SANDERS: I think I'm missing some
14 pages. Maybe not. Because it's conceptual, I don't
15 have numbers. Is that why?

16 MR. HENDERSON: That's right. None of
17 this was included in the package. It was just a site
18 plan.

19 MS. SANDERS: I was just looking for
20 square footage. You did this on your analysis.

21 MR. HENDERSON: That's right. I think the
22 applicant's requesting conceptual, whether the
23 relocation of the historic structure would be
24 appropriate. And, Heather, it's going to be
25 reoriented; correct? The entrance is facing the

1 ocean. That entrance would be spun around and
2 oriented towards Atlantic?

3 MS. WILSON: Correct. We would have new
4 porch that addresses the ocean. It's compliant.
5 We're not asking for any variance in terms of square
6 footage.

7 MR. WRIGHT: It won't have to be elevated?

8 MS. WILSON: It needs to come up two feet.

9 MR. WRIGHT: Rotating 180 degrees?

10 MS. WILSON: Correct, and moving over 20
11 feet.

12 MR. HENDERSON: Currently it's elevated
13 substantially.

14 MS. SANDERS: I think it looks like a good
15 solution. I think it looks nice.

16 THE CHAIRPERSON: Great. Donna.

17 MS. WEBB: Where's the front door?

18 Where's the main entry going to face?

19 MS. WILSON: The front is all going to
20 have doors onto the porch. The entrance will
21 actually be through this courtyard. The idea is that
22 there's these strong relations that you can pass
23 through this way. They have a fence and landscaping
24 and pass-through there to come up.

25 And part of that is because we're trying

1 to keep this as small as possible; it's just one
2 living room and kitchen upstairs. And keeping stairs
3 and entries in here allows this room to stay very
4 compact and not overwhelmed is what we're working on.

5 MS. WEBB: I'm fine with it.

6 THE CHAIRPERSON: This type of solution
7 has happened up and down, especially in this area
8 really, just down on Pettigrew. Herlong drew one
9 that the house was actually rotated.

10 Then just two houses over on Atlantic,
11 there was one that Beau Clowney did. Same thing,
12 rotated and cottage was kept. It was a good
13 solution.

14 Still, I think you kept some scale,
15 especially as you approach the house from the middle
16 of the island. I think it's a good solution. I'm
17 for it.

18 MR. WRIGHT: Yeah, we have seen many
19 attempts to preserve the original cottages and
20 configurations. Sometimes they have been good and
21 sometimes they have not been so good. I think this
22 is a very good solution to retaining the character of
23 the original structure. And this is a concept.
24 We'll see.

25 MS. WILSON: Yes.

1 THE CHAIRPERSON: Do I hear a motion?

2 MS. SANDERS: Motion to approve as
3 conceptual.

4 MS. WEBB: Second.

5 THE CHAIRPERSON: Everybody in favor?
6 (All board members stated aye.)

7 THE CHAIRPERSON: Thank you, ma'am.

8 1726 MIDDLE STREET

9 THE CHAIRPERSON: 1726 Middle.

10 MR. HENDERSON: This is agenda item C-2.
11 This is a COA request for a historic property. 1726
12 is a Junior Officer's Quarter structure. The
13 applicants are requesting final approval of a
14 proposed detached garage.

15 This property is a Sullivan's Island
16 landmark as designated by survey card 255. The DRB
17 originally reviewed this property in October 2014.
18 As part of that original addition proposal to the
19 historic structure, the garage was part of it. It
20 was removed at the last minute.

21 They modified the design slightly so
22 they're just coming back and requesting the final
23 approval to the garage.

24 THE CHAIRPERSON: Great.

25 MR. HENDERSON: I would add two things.

1 The garage's material should complement the existing
2 structure and the addition that was made.

3 Also, there's a driveway proposed at the
4 back. And it would need to be modified from your
5 site plan that you have in your packet to comply with
6 the ordinance requirements.

7 THE CHAIRPERSON: Great. Thanks.
8 Applicant is here.

9 MR. NARAMORE: Yes, sir. I'm Chip
10 Naramore, Morris Custom Homes. I'm representing
11 Ms. Booth.

12 THE CHAIRPERSON: Great.

13 MR. NARAMORE: Like I said, this was
14 approved originally, but it was not really flushed
15 out in essence. Has been some details added to it
16 and footprint actually slightly smaller than what was
17 originally indicated on the original plan. I'm happy
18 to answer any questions.

19 THE CHAIRPERSON: Any public comment to
20 this application? Public comment section is closed.

21 Nothing more to add?

22 MR. HENDERSON: (Moves head from side to
23 side.)

24 THE CHAIRPERSON: Duke.

25 MR. WRIGHT: I'm fine. I think it's good.

1 THE CHAIRPERSON: I think it's fine.

2 MS. WEBB: I'm good with it.

3 THE CHAIRPERSON: Rhonda.

4 MS. SANDERS: I'm just referring to your
5 comment, Joe, about the materials on the garage. Do
6 they need to be not vinyl, fiberglass? Do they need
7 to be comparable to the house?

8 MR. HENDERSON: Chip, I believe, isn't the
9 addition -- the addition was wood? Is that correct?

10 MR. NARAMORE: No, the addition -- the
11 siding was hardy. Hardy on here. The doors were
12 Anderson, vinyl clad Anderson windows, and Anderson
13 doors.

14 On here, in order to try to keep the costs
15 down, one door. It's a fiberglass door and windows
16 would be vinyl.

17 MS. SANDERS: Doesn't matter to me. I was
18 just making sure we're addressing your concerns.

19 MR. HENDERSON: Your lap siding is the
20 same --

21 MR. NARAMORE: Identical.

22 MR. HENDERSON: -- as the house?

23 MR. NARAMORE: Yes.

24 THE CHAIRPERSON: All right. Good.

25 MS. SANDERS: Yeah, I'm good.

1 THE CHAIRPERSON: Do I hear a motion?

2 MR. WRIGHT: I move we approve it as
3 submitted.

4 THE CHAIRPERSON: Second?

5 MS. WEBB: Second.

6 THE CHAIRPERSON: Everybody in favor?
7 (All board members stated aye.)

8 1918 CENTRAL AVENUE

9 THE CHAIRPERSON: 1918 Central.

10 MR. HENDERSON: This is actually a
11 certificate of appropriateness for nonhistoric
12 property. Made a mistake in your agenda.

13 Mr. Steve Mays, the applicant, is
14 requesting an approval of partial front porch
15 enclosure. He is requesting 1.2 percent relief from
16 the ordinance requirement for an increase of 48
17 square feet. So this is a minimal request. And
18 principal building square footage.

19 THE CHAIRPERSON: All right. Yes, sir.
20 Is the applicant here?

21 MR. MAYS: Yes.

22 THE CHAIRPERSON: Sir.

23 MR. MAYS: As you can see, we're just
24 trying to enclose a portion of the front right corner
25 of the porch, stopping at a pier line and column line

1 of the existing porch. It also makes sense that
2 break for the roof shape, as you look at the side
3 elevation, completes the profile. Trying to infill a
4 portion of that porch and make it match the side. It
5 meets the requirements of the side elevations before
6 you have recesses of those porches.

7 The front meets the requirement for
8 setback on the front porch.

9 And front elevation, there are two windows
10 at the back. Currently there's a window forward in
11 the same location and another window added to the
12 side elevation; presumably the two that are already
13 on that side.

14 THE CHAIRPERSON: Great. Thank you, sir.
15 Is there any public comment to this application?
16 Public comment section is closed.

17 Anything to add?

18 MR. HENDERSON: This is a visual from
19 Central. If you look at the right side of the house,
20 it's obscured by trees and also shrubs. So you won't
21 get that offset symmetry by the enclosure of the
22 porch.

23 THE CHAIRPERSON: Donna, you want to start
24 this one?

25 MS. WEBB: Sure. From what I can tell, it

1 looks like a nice way to add some square footage
2 without changing the print of the house. I'm okay
3 with it.

4 MS. SANDERS: I'm good.

5 THE CHAIRPERSON: I'm fine with it also.
6 Duke.

7 MR. WRIGHT: Joe, did you say this was not
8 historic?

9 MR. HENDERSON: This is a nonhistoric
10 property. So it's a COA for nonhistoric property.

11 MR. WRIGHT: I'm fine.

12 THE CHAIRPERSON: Do I hear a motion?

13 MS. SANDERS: Motion to approve.

14 THE CHAIRPERSON: Second?

15 MR. WRIGHT: Second.

16 THE CHAIRPERSON: Everybody in favor?

17 (All board members stated aye.)

18 3019 I'ON AVENUE

19 THE CHAIRPERSON: 3019 I'on.

20 MR. HENDERSON: This is a historic
21 property. This is Michael Curd, is here requesting
22 preliminary approval for a new construction to a
23 property designated as a Sullivan's Island landmark.
24 This would be Battery Marshall property.

25 We reviewed this during our July 15th

1 meeting. Mr. Curd proposed an addition to the
2 historic Battery that was coming out from the Bayonne
3 Street frontage, was connected.

4 What he's done is he's detached the
5 structure for, I think, aesthetic and also FEMA
6 regulatory reasons. I think Mr. Curd has a
7 three-dimensional rendering that we can take a look
8 at. And I can also show some street views. And also
9 we can compare the elevations to adjacent properties
10 as well to review neighborhood compatibility.

11 THE CHAIRPERSON: Great. Thank you. Yes,
12 sir.

13 MR. CURD: As Joe mentioned, I did work
14 for a couple months trying to figure out how to
15 attach an island-style house, vacation house
16 connected to the original fort. And then after that
17 was approved, I was told that's not such a good idea
18 because of FEMA. There's nothing we can do to the
19 fort to really bring it up to meet FEMA requirements.

20 The one that I see, the most impossible is
21 the -- if and when the fort does get flooded, it
22 would take weeks for it to empty out.

23 At any rate, after that, we've turned
24 around and said, we've decided to take a different
25 approach; separating the fort, relegating the

1 original structure now to an accessory structure,
2 which I think has historic precedence on one end of
3 the building.

4 This would be the Brownell Avenue
5 elevation, which is my attempt at a very modest scale
6 structure that brings in a number of elements of what
7 I would call island style. The porch that extends
8 beyond the front pew -- I mean front elevation, front
9 width. It's only 18 feet deep on the top floor.

10 It's an open plan.

11 Kitchen, dining, living room and couple
12 bedrooms downstairs, which have access onto the porch
13 -- decks in the front. This is shown and envisioned
14 as a screen porch. It's most likely going to be
15 sliding windows so you have storm protection.

16 But to the point of it is extending
17 towards Brownell Avenue will give us views up and
18 down coast, so to speak. This house being two rows
19 and three rows of houses back from the beach, kind of
20 peeking in between houses to get glimpses of the
21 water. You see a lot of rooftop.

22 Can you show this one.

23 MR. HENDERSON: I think I have that saved.
24 I don't think I have that in my file.

25 MR. CURD: Does the board have this view?

1 MR. WRIGHT: I saw it. You sent it.

2 MR. HENDERSON: I sent it via e-mail, but
3 I don't have it in my file right now.

4 MR. CURD: The exciting thing for me and
5 for the family to share this, we're able to, under
6 the limits afforded by the Brownell elevation, we're
7 able to -- and by squeezing the top floor to 18 foot
8 width, I'm able to raise that top floor to a point
9 where the floor is actually level with the concrete
10 of the original structure of the fort.

11 The reason I say that's exciting to the
12 family, that was the place that everybody wanted to
13 go. Was to visit the fort and, of course, have
14 dinners and family activity within the fort but the
15 exciting thing was to go up on the roof and look out
16 to the ocean.

17 THE CHAIRPERSON: Great. Thank you.

18 MR. CURD: I'm done. Ready for comment.

19 THE CHAIRPERSON: Is there any public
20 comment to this application? Public comment section
21 is closed.

22 Joe, anything to add?

23 MR. HENDERSON: No, sir.

24 THE CHAIRPERSON: Duke, you want to start?

25 MR. WRIGHT: Is this a final?

1 MR. HENDERSON: This is preliminary.

2 MR. WRIGHT: This is still prelim. I
3 like. I think it's great. I'm very familiar with
4 that site. What do you intend to do with the skirt?
5 What type of --

6 THE CHAIRPERSON: Lattice.

7 MR. WRIGHT: Lattice or something, three
8 or four feet, where you're at.

9 MR. CURD: What I'm showing are block
10 walls supporting the primary structure which means,
11 of course, the pilings are cut off below grade. And
12 I was keeping it open, in my mind, open for flow in
13 between. I'm open to suggestion, and I still want to
14 work on it.

15 Joe suggested what I needed to do for you
16 and in the development of the property of the design
17 is to figure out the site, the site plan, meaning
18 patios, pools. There's not going to be a pool.
19 Patios and approaches from the ocean. Certainly
20 there would be foot traffic from the ocean to getting
21 to the property.

22 The actual stairwell, stair tower shown is
23 on the opposite side, on the fort side. I'm saying
24 all that to suggest I think an archway --
25 intentionally this floor will be high enough to walk

1 under. I have in my vision an archway underneath.

2 MR. WRIGHT: We can look at that at the
3 next submission. Okay, that's good right now.

4 THE CHAIRPERSON: Like you said, I think
5 it's better that it's removed from the bunker. I
6 think y'all are going to like it better and it's
7 going to look better. The bunker is still going to
8 have its integrity. I'm all for it. I'm fine with
9 the conceptual at this point.

10 Donna.

11 MS. WEBB: In terms of the porches or the
12 columns, are they going to stay round like they're
13 shown in the 3-D drawing or --

14 MR. CURD: No.

15 MS. WEBB: -- just what works.

16 MR. CURD: It's going to be more
17 traditional platform construction. The pilings would
18 be cut off below grade or below the depth. My next
19 step is to work with structural engineers, and we
20 find that design. I have to apologize, my
21 conceptual, the artist who created three-dimensional
22 view, wasn't aware of that.

23 MR. HENDERSON: Thanks for reminding me.
24 Here's your 3-D rendering.

25 MR. CURD: Thank you. There you go.

1 That's -- this is just my own personal plan. This
2 floor is level with the actual original top of the
3 fort. This height shows the top of the fort plus a
4 retaining wall, which holds three feet of sand up
5 there.

6 Another quick apology from my artist.
7 These are little bit under scale. These are
8 actually -- these are showing about five or six feet
9 high. It's really a few feet high. What I'm trying
10 to get to, you'll be able to walk from here
11 underneath this building. And visually from back
12 there you'll be able to see underneath the building.
13 I don't want to enclose it very much. And I see
14 free -- I see the free flow of foot traffic. I don't
15 anticipate any vehicle traffic coming up from
16 Brownell Avenue up to this building. Like to keep it
17 open.

18 THE CHAIRPERSON: Rhonda.

19 Are you done?

20 MS. WEBB: Yeah, I think more measurements
21 and things so we understand the height of the main
22 floor and then the height of the upper floor would be
23 helpful, and materials just little more.

24 THE CHAIRPERSON: This is preliminary.

25 MS. WEBB: Thank you.

1 MS. SANDERS: I would be comfortable
2 suggesting it as conceptual but not preliminary
3 because I don't think there's enough information here
4 to even say preliminary. There's not a site plan or
5 measurements. I wouldn't be comfortable going with
6 preliminary. I would think this would be second
7 conceptual maybe.

8 MR. HENDERSON: You can deal with it any
9 way you want.

10 THE CHAIRPERSON: It doesn't prevent him
11 from coming back and asking for final approval once
12 he has more information. That's happened before.

13 MS. SANDERS: Right.

14 THE CHAIRPERSON: Or even coming back and
15 asking for this stage and us just saying let's give
16 him final approval so he does have to come back.

17 MR. HENDERSON: I also mention the fact
18 kind of developing the entire site. This is a highly
19 significant historic property. Any modifications to
20 it, any driveways or curb cuts that are added off of
21 this frontage would need to be reviewed by the DRB.

22 I would ask you to consider that. If it's
23 going to be used as your family summer home, are your
24 family members going to park on that frontage, if
25 there is no driveway, and walk up.

1 For your final presentation, I would just
2 consider all those changes to the site.

3 MR. CURD: Sure.

4 THE CHAIRPERSON: Just so you don't have
5 to come back again. It would be nice to get this
6 thing approved so you can move on with your
7 construction.

8 MR. CURD: Thank you.

9 THE CHAIRPERSON: Do you want to make a
10 motion to that effect, Rhonda?

11 MS. SANDERS: I'm not really comfortable.
12 Not complete enough application for me to be
13 comfortable with it. Somebody else can.

14 THE CHAIRPERSON: You want to make a
15 motion?

16 MR. WRIGHT: The motion is we approve the
17 concept and move to preliminary design as the next
18 round. I think we need to see a lot more.

19 THE CHAIRPERSON: At that time, we have
20 the discretion to allow you to go ahead and have full
21 approval and not have to come back.

22 MS. SANDERS: Just need a lot more
23 information.

24 THE CHAIRPERSON: Do I hear a second?

25 MS. SANDERS: I second that.

1 THE CHAIRPERSON: Everybody in favor?

2 (All board members stated aye.)

3 MR. WRIGHT: Was that a decent motion
4 there?

5 2650 JASPER BOULEVARD

6 THE CHAIRPERSON: 2650 Jasper.

7 MR. HENDERSON: 2650 Jasper has withdrawn
8 their application for this meeting.

9 1509 MIDDLE STREET

10 THE CHAIRPERSON: 1509 Middle Street.

11 MR. HENDERSON: 1509 Middle Street is a
12 Sullivan's Island landmark by way of survey card 271.
13 So this is a historic Sullivan's Island landmark.
14 It's known as Fort Moultrie Barracks.

15 Carl Jacobson, the property owner and
16 applicant, is requesting design and site plan
17 approval for an existing carport construction and a
18 fence. It's currently located on this property.

19 The applicants are requesting modification
20 of the zoning standards for building orientation and
21 also side setback for the accessory structure.

22 What I'd like to do, Mr. Chairman, is give
23 you a little background on this item.

24 THE CHAIRPERSON: Great.

25 MR. HENDERSON: November 4th of 2014, we

1 identified these structures and carports and also the
2 fence being built or were built without building
3 permits. We required the property owner to have an
4 as-built survey done of the property where we defined
5 that the structure, the carport structure, was built
6 in the setback, within the required setback for
7 accessory structures and also in violation of the
8 zoning ordinance because accessory structures are not
9 permitted in front yards as identified by the
10 ordinance.

11 We issued a zoning violation notification
12 to the property owner, and they appealed the staff's
13 decision to the Board of Zoning Appeals.

14 During their meeting on July 9th, they
15 required that the property owners exhaust their
16 administrative remedy by seeking approval from the
17 Design Review Board to modify the property, the
18 structure's orientation to the Station 16 frontage.

19 Let me show you a site plan here. By
20 receiving the re-orientation from the DRB, they can
21 technically receive approval. Staff's interpretation
22 is this structure is oriented towards Middle Street.
23 By receiving approval to re-orient the structure to
24 Station 16, they can have the accessory structure in
25 the side yard. They can further have a fence along

1 their rear property line at five feet in height.
2 Currently the fence is at six feet in height, and it
3 doesn't meet our standards for 25 percent open across
4 the plane of the fence.

5 What they're requesting tonight is
6 approval to have a fence along the property line and
7 be reduced to five feet in height. And to be
8 modified to that 25 percent open provision. That's
9 the first request.

10 The second request is that they receive a
11 COA for the carport that's currently built. And also
12 that carport would need to receive a 40 percent
13 relief for the setback to bring it a maximum of six
14 feet off of the property line. Currently it sits
15 within one foot of the property line.

16 Lot is going on here. I'll answer any
17 questions you might have.

18 THE CHAIRPERSON: Who's going to go up
19 here?

20 MR. BARR: Me first.

21 THE CHAIRPERSON: Who are you?

22 MR. BARR: I'm Bill Barr. I was just
23 noticing 2118 Pettigrew is my old house. Might've
24 seen me with hammer and nail on the house from 1980
25 to 1999 when it was torn down by the storm.

1 First, I would like to address -- I
2 represent Chuck Jacobson, fellow lawyer, from down
3 the street. Chuck came to me after he got in
4 trouble.

5 Randy found he had built a carport in the
6 side yard. He had hired a contractor and the
7 contractor turned out not to be licensed. And the
8 contractor didn't bother to get a permit; otherwise,
9 we wouldn't even be here.

10 After this happened, what we then did is
11 we discussed with Joe and with Randy, we asked:
12 What's the best way to resolve this issue? As Joe
13 just stated, the Town considers that portion of the
14 property on Middle Street as being the front of the
15 property.

16 I don't know if this was included in
17 anybody's packet. That's a picture of the front of
18 the, quote unquote, front of the house from Middle
19 Street. You can see there's a dense thicket of
20 bamboo there that completely covers it. There's no
21 curb cut or anything where you can get into the
22 property from Middle Street.

23 After we discussed this, we thought, well,
24 if we could orient the house so that Station 16 is
25 the front, that would then make Middle Street the

1 side and the other side also the side yard and, of
2 course, the back. As you can see it's sort of a
3 T-shape configuration.

4 Randy called me down on this the other day
5 when we were before the BZA. What we did at the BZA
6 level, we asked if we could come to you, see if we
7 can re-orient the property so we do away with that
8 front yard-backyard issue by letting it be the side
9 yard.

10 We also asked them let us comply with the
11 fence. And then let us reconstruct the carport with
12 as minimal of setbacks or requests as we could.
13 That's what we've come up with.

14 The re-orientation issue is, I think,
15 something that I know this board has dealt with
16 before. I know Pat and Duke has because, in 2006, I
17 represented a fellow over on Jasper Boulevard, and we
18 re-oriented the house from Jasper frontage to Station
19 28 frontage so that he could construct a pool on the
20 side yard instead of his front yard. That was
21 allowed.

22 Randy tells me several years later he
23 asked me for it to be re-oriented the other way for
24 some other reason. It was something that was done to
25 accomplish what we were basically trying to do now,

1 that is, have the side facing Middle Street be a side
2 yard because it's really the only logical place to
3 put a carport.

4 The house is entered -- this is a stoop.
5 This is the stoop in the back of the house. You can
6 see that from there. Ms. Webb, you have it there.
7 You can see the stoop in the back. That particular
8 stoop enters the kitchen.

9 As far as Mr. Jacobson is concerned,
10 that's really the back of the house. And it's the
11 only logical place, given the configuration of the
12 interior, where you should be able to put a carport.
13 And that's why he planned to put the carport where it
14 is.

15 That's the preliminary part. The big
16 part, I think, of this entire case is to allow us to
17 re-orient the house so we have a frontage or an
18 address on Station 16. If we're allowed to do that
19 on Station 16, then the rest of it we intend to
20 comply with the zoning ordinances with as little
21 relief as necessary from you and the BZA, if
22 necessary, to have a carport constructed on that side
23 of the home.

24 THE CHAIRPERSON: All right. Great.

25 MR. BARR: Roger, get up. Because Roger

1 is the artist here.

2 MR. HEINLEN: Stole my thunder here. What
3 Joe and Bill said.

4 The only thing I would add is it is the
5 logical place to put this carport because the
6 orientation of the driveway -- and it's tucked back
7 in here. This is the carport as it stands now. Our
8 carport would be a few feet in either direction. And
9 what we intended to do was to add a more appropriate
10 beam and a rafter detail to complement the house
11 rather than hurt it.

12 THE CHAIRPERSON: Great. Thanks. Is
13 there any public comment to this application? Public
14 comment section is closed. Anything to add, Joe?

15 MR. HENDERSON: I would say, in order for
16 the DRB to re-orient the house, they would need to
17 deem that the primary front facade is facing Station
18 16.

19 Under Orientation of the Principal
20 Building, Section 2130, the first criteria is that
21 the principal building's primary front facade or
22 front door shall be oriented towards a public street.

23 So if we are to call that facade facing
24 Station 16 the front primary front facade, not where
25 the structure currently sits, we would need to, I

1 think, state that on the record that this is -- that
2 would be just my only guidance to you.

3 THE CHAIRPERSON: Thank you.

4 MR. HENDERSON: We would have to deem that
5 as the primary front facade.

6 THE CHAIRPERSON: Is the only entrance to
7 this property through that door that you were showing
8 us?

9 MR. BARR: No, sir. This is what they
10 refer to as their front door. And the front door,
11 another shot of it. As you go up, there's landscaped
12 bamboo in the front. As you go down, he's got this
13 landscaped bamboo here. This is the walkway.
14 Anybody coming to the home parks in this area or
15 behind the house and enters the house over this
16 walkway. And then they enter into the living room of
17 the home. If you come in the other side, you're
18 entering into the kitchen.

19 This is a shot that Chuck took that shows
20 this is from the interior of the house, shot from the
21 back door to the front door all the way through.

22 And this is a shot in the opposite
23 direction from the living room area back into the
24 kitchen area.

25 This is another different shot of that

1 same thing showing how you enter the house in the
2 front. The other one is really just a stoop.

3 Again, this is one of those buildings that
4 was on the island that was not a residence ever. I
5 think it was -- I think y'all found out it was a
6 kitchen, a mess hall. I think it was a mess hall
7 during the '40s.

8 MR. HENDERSON: Barracks.

9 MR. BARR: It was used in that fashion.
10 The orientation we were requesting allows us to pass
11 into the rear of the home.

12 MR. WRIGHT: Is this what you're talking?
13 This is the entrance that they use most of the time
14 from the driveway, from the carport area?

15 MR. BARR: That's correct. They come from
16 the back door into the kitchen.

17 MR. WRIGHT: This is the ocean side?

18 MR. BARR: Kitchen is back here.

19 MR. WRIGHT: I'm sorry. I had it over
20 here.

21 MR. BARR: No, sir.

22 MR. WRIGHT: This is essentially the front
23 door?

24 MR. BARR: That's correct.

25 MR. WRIGHT And this is the kitchen?

1 MR. BARR: Yes, sir.

2 MR. WRIGHT: That's the entrance that the
3 owner uses more?

4 MR. BARR: The family comes in, they park
5 in the backyard, they come into the kitchen. When
6 guests come to the house, they park on Station 22,
7 enter into this walkway into the living room.

8 MR. WRIGHT: It's hard to see what that
9 facade looks like.

10 MR. BARR: It's very difficult.

11 MR. WRIGHT: I walked around there today.
12 Now I got it.

13 MR. BARR: It has no traditional facade at
14 all.

15 THE CHAIRPERSON: Duke, you want to start
16 this one?

17 MR. WRIGHT: Given the circumstances and
18 the landscaping, the bamboo coverage, you can hardly
19 see the house from Middle Street. I think that what
20 they're trying to do makes a lot of sense to me, so
21 I'm okay. You're going to redesign the carport?

22 MR. HEINLEN: Yes, sir.

23 MR. WRIGHT: It certainly would make it a
24 lot better and be more compatible with that house.

25 MR. HEINLEN: More like this.

1 MR. WRIGHT: That's not a historic
2 structure.

3 MS. SANDERS: It is a historic structure.

4 MR. HEINLEN: Nonconforming historic
5 structure.

6 MR. WRIGHT: I missed that. I'm still
7 okay with it, Pat.

8 THE CHAIRPERSON: I'll have my say here.
9 The staff is trying to properly enforce the
10 ordinances the way they're written. And I'll go on
11 my soap box here a little bit. I found the
12 ordinances, so many of them, levels of them are over
13 over-efficient and over-detailed. And this is an
14 instance or it could be an instance of that where we
15 don't necessarily need that kind of description in
16 the ordinance that was drawn up ten years ago,
17 whenever that over-blown ordinance was done. I mean,
18 the whole thing.

19 I don't see a problem with this. And the
20 house looks great. It's going to look great. The
21 carport is going to look fine. It's not going to
22 offend anybody. I don't see anybody being -- any
23 neighbor being adversely impacted. The Town is not
24 going to be hurt by a decision to grant them the side
25 street front designation. I'm fine with the

1 application.

2 MS. WEBB: I'm fine with re-orient the
3 house to 16, especially since that front area faces
4 the ocean. That's ideal. And just need a little
5 clarity in terms of what we're saying yes to in terms
6 of the setback. Was it 40 percent?

7 MR. HENDERSON: That's the maximum relief
8 that could be afforded to this accessory structure.
9 That would bring it from one foot off of the property
10 line to six feet.

11 MR. HEINLEN: Right.

12 MR. HENDERSON: And also you're approving
13 the fence height to be reduced from six feet to five
14 feet and also modify to that 25 percent minimum.

15 THE CHAIRPERSON: Right.

16 MR. HEINLEN: The reason we're trying to
17 get this to the 40 percent relief on both sides is
18 because we're so close to the stoop back here to be
19 able to park the car and get out and get the golf
20 cart over here. We're just getting it too close.
21 And so it's going to be six feet off the Middle
22 Street and six feet off the back, which is 40
23 percent.

24 MS. WEBB: I'm okay with that. That would
25 be moved to six?

1 MR. HEINLEN: Right.

2 THE CHAIRPERSON: Rhonda.

3 MS. SANDERS: In a nutshell, basically all
4 this work was done, landscaping included without
5 permits. So this is why we're trying to re-orient
6 the house.

7 I had to wait three years to get my fence
8 because it wasn't approved, blah, blah. I'm not
9 trying to be cumbersome, but I don't think you reward
10 the behavior either.

11 And I think -- I just have a suggestion to
12 consider. Because we have all these houses coming
13 before us, we want to change orientation because we
14 didn't do something right or we didn't like this, we
15 didn't want that. You could consider maybe even
16 attaching, since you have to move it, rebuild it
17 anyway, attaching it; you wouldn't have to re-orient.
18 Do you see what I'm saying. Even the walkway; am I
19 correct? So there are other alternatives.

20 Otherwise, whatever. I'll go with
21 majority.

22 THE CHAIRPERSON: Thank you. Do I hear a
23 motion?

24 MR. WRIGHT: I move we approve it as
25 submitted.

1 THE CHAIRPERSON: Second?

2 MR. WRIGHT: And we scold the lawyers on
3 what they did.

4 MR. BARR: We did that. Told him not to
5 be here.

6 THE CHAIRPERSON: Is there a second?

7 MS. WEBB: I second.

8 THE CHAIRPERSON: Everybody in favor?

9 (All board members stated aye.)

10 1220 COVE AVENUE

11 THE CHAIRPERSON: 1220 Cove.

12 MR. HENDERSON: This is a Certificate of
13 Appropriateness for a nonhistoric property. The
14 applicants, Cobb Architects, are requesting
15 preliminary approval for new construction. They're
16 requesting modification for the zoning standard for
17 principal building square footage, principal building
18 coverage, building foundation height, side setbacks
19 and second story side setbacks.

20 This is a very narrow lot up against the
21 marsh, and there is a lot reduction per the lot
22 frontage here. That's the reason they're requesting
23 so much. Let me just run through those really
24 quickly.

25 The request for relief, principal building

1 square footage is requested at 16 percent, allowable.

2 Principal building coverage at 19.1
3 percent.

4 Building foundation height, maximizing
5 that one foot in height from the BFE.

6 9 percent on the side setback. That gives
7 them a combined ten feet on either side. That's the
8 minimum allowed.

9 And also the second story side setback,
10 100 percent relief on that requirement.

11 Mr. Chairman.

12 THE CHAIRPERSON: Great. Thank you. Yes,
13 sir.

14 MR. FLEMING: I'm Brent Fleming with Cobb
15 Architects. When we made the conceptual approval,
16 really the main issue that we have with the design is
17 that we were eight inches too high. Our first floor
18 was eight inches too high above base flood.

19 What we've done since then is we've
20 adjusted that, lowered the house, obviously, eight
21 inches and really just kind of developed the design.
22 Not much has changed in terms of, you know, square
23 footage, anything like that.

24 The footprint of the house, we're very
25 restricted by the site. It's about a 7,500 square

1 foot site. We have a park on one side and an
2 easement on the other side, which kind of gives --
3 makes the site feel a little bigger than it actually
4 is.

5 We feel like we've, you know, designed a
6 house that's very appropriate for the property. You
7 know, gotten the homeowners, you know, what they want
8 on the property, knowing it was going to be a little
9 bit of challenge going into it.

10 You know, just to talk a little bit about
11 the design, you know, very traditional, lot of
12 details that are common to the island. Those are
13 rafter tails, cedar siding, horizontal siding,
14 standing seam metal roof. Foundation screening is
15 going to be vertical one by six with one inch gap in
16 between. CME piers stucco.

17 Not much else to really say. I'll be
18 happy to answer any specific questions.

19 THE CHAIRPERSON: Great. Thank you.

20 Any public comment to this application?

21 Comment section is closed. Anything to add, Joe?

22 MR. HENDERSON: No, sir.

23 THE CHAIRPERSON: Donna.

24 MS. WEBB: I'm perfectly fine with this.

25 I think this is an exceptional plan for that lot.

1 What a great view.

2 THE CHAIRPERSON: Thank you. Rhonda.

3 MS. SANDERS: I agree. Looks nice.

4 THE CHAIRPERSON: I think it's a good
5 looking house. I am fine with it. Duke.

6 MR. WRIGHT: I'm okay.

7 THE CHAIRPERSON: All right. Let's hear a
8 motion.

9 MS. SANDERS: Motion to approve as final.

10 MR. FLEMING: I was going to say, we're
11 down for preliminary. We would like to get final
12 approval.

13 MS. SANDERS: It says final. Motion to
14 approve final.

15 THE CHAIRPERSON: That was a motion,
16 right?

17 MS. SANDERS: Yes, motion to approve
18 final.

19 THE CHAIRPERSON: Do I hear a second?

20 MS. WEBB: Second.

21 THE CHAIRPERSON: Everybody in favor?

22 (All board members stated aye.)

23 1726 ATLANTIC AVENUE

24 THE CHAIRPERSON: 1726 Atlantic.

25 MR. HENDERSON: This is another request

1 for a COA for a nonhistoric property. Ms. Josie
2 Abrams, the applicant, is requesting approval for a
3 home renovation. She's adding several rooms,
4 in-ground pool, and she's requesting modification of
5 the zoning standard for principal building square
6 footage, principal building coverage, and principal
7 building side facade.

8 Principal building square footage, 4
9 percent, when you're allowed 25.

10 Principal building coverage, .7 percent;
11 is that correct?

12 MS. ABRAMS: Yes.

13 THE CHAIRPERSON: Principal building side
14 facade, 35 percent only. 11 feet in length.

15 Again, you have to provide an articulation
16 every 30 linear feet. They're requesting one at 41
17 linear feet. Mr. Chairman.

18 THE CHAIRPERSON: Great. Thank you. Yes.

19 MS. ABRAMS: I'm Josie Abrams.

20 Do you have the drawings?

21 MR. HENDERSON: Yes.

22 MS. ABRAMS: If you wouldn't mind going to
23 the next page, following page, site plan.

24 Looking from I'on to Atlantic with this
25 being the front, rear, sides, the existing house is,

1 you know, just -- it's one story but it does have
2 solid walls at ground level. It's 1950s circa home.

3 And it currently has a driveway that
4 enters with a covered carport that extends right to
5 the legal side setbacks.

6 Covered porches on front and back. The
7 stairs that you see currently on the front are
8 existing. We wouldn't be changing anything there.

9 Do you mind changing the page.

10 So the proposed addition at the ground
11 level would basically be in the footprint of where
12 the covered carport is already. And then extend
13 another 11 feet outward beyond the existing house.

14 And then currently there's a deck here
15 that we would take down and sort of rework and
16 reassemble and reroute the driveway so that their
17 parking, instead of to the side, would be under the
18 new porch. And then it would be covered across the
19 front. So they will now have a porch all the way
20 across the rear covered.

21 So upper level, this is the I'on
22 elevation. And so parking shifts over to here. And
23 then now where you have an uncovered deck, it would
24 be covered porches connecting the new wing, which
25 that's a bedroom and a bath room and a master closet.

1 We are, for the most part, we're within
2 the setbacks. We just have a minor request like .7
3 percent on the principal building --

4 MR. HENDERSON: Coverage.

5 MS. ABRAMS: -- coverage. That would
6 allow for a pool. And then the 4 percent really just
7 comes because there's already space at the ground
8 level. The footprint is only 1,300 square feet.

9 THE CHAIRPERSON: Great. Thank you. Any
10 public comment to this application? Public comment
11 section is closed.

12 Anything to add, Joe?

13 MR. HENDERSON: No, sir.

14 THE CHAIRPERSON: All right. Rhonda.

15 MS. SANDERS: I see no problem with it. I
16 see nice improvement on that older home.

17 THE CHAIRPERSON: Donna.

18 MS. WEBB: I feel the same way. Kind of
19 gives it a little facelift, too, in the process.

20 THE CHAIRPERSON: It's a tough, like you
21 said, tough house, you know. Like you said, it's
22 going to definitely improve it somewhat. I'm fine
23 with it. Duke.

24 MR. WRIGHT: I'm fine. I'm okay.

25 THE CHAIRPERSON: Do I hear a motion?

1 MS. SANDERS: Motion to approve.

2 THE CHAIRPERSON: Second?

3 MS. WEBB: Second.

4 THE CHAIRPERSON: Everybody in favor?

5 (All board members stated aye.)

6 1711 ATLANTIC AVENUE

7 THE CHAIRPERSON: 1711.

8 MR. HENDERSON: This is another COA
9 request. Nonhistoric property.

10 The applicants are requesting approval to
11 demolish the home and construct a new home. They're
12 requesting modification from the zoning standard for
13 principal building square footage, principal building
14 side facade, second story side setback relief.

15 And we have a couple of questions about
16 the foundation height for this construction. What I
17 can do is bring up the plans here. Principal
18 building square footage, they're requesting 15
19 percent.

20 Articulation, principal building side
21 facade relief of 100 percent.

22 Second story side setback of 100 percent.
23 Mr. Chairman, what I can do is go through some of
24 these elevations during the presentation.

25 THE CHAIRPERSON: Great. Yes, sir.

1 Anybody here to present?

2 MR. BIRD: The whole design was for the
3 client and four children. A lot of it was based on,
4 when we were drawing this house, was their certain
5 religion that they had and the architecture that we
6 were trying to follow. Orientation of the house on
7 the property was one.

8 The second one was the setback of the
9 second floor did not work out. And they do have a
10 little slide show that he actually sent Joe. Just
11 e-mailed it to you. That he could bring up and kind
12 of go over where some of the architecture that he was
13 believing in for us to be able to design the house.
14 This is how it ended up.

15 MR. HENDERSON: You just sent it to me?

16 MR. BIRD: Yes.

17 MR. HENDERSON: I don't have access to my
18 Outlook account.

19 MR. BIRD: We do have a little pamphlet we
20 can also hand out. Darshan, the owner, can actually
21 talk to you about that.

22 MR. HENDERSON: I can go to my e-mail and
23 save it in the file. Randy, if you want to field any
24 questions while I do that.

25 MR. BIRD: What we've done, we're also not

1 meeting the 30-foot rule where we have an
2 articulation on every 30 foot.

3 On the second elevation, when you're
4 looking down the side, we did the eyebrow roof to
5 kind of come down and just give it a little more
6 detail coming down both sides of the home.

7 THE CHAIRPERSON: Great. Thank you. Is
8 there any public comment to this application?

9 I have something to read here. Besides
10 not anybody here to speak.

11 This is I think primarily concerned about
12 drainage. Let's see what he says here. This is from
13 Dave Peterseim, I think the next door neighbor.

14 There's no active water drainage of the
15 asphalt street along Atlantic Avenue in front of lots
16 32 and 33. All run-off water drains to the lowest
17 site, which is centered under the existing structure
18 on lot 32 and also on lot 33. Each major rain causes
19 run-off water to collect primarily under the existing
20 structure on lot 32 and also on the corner lot of lot
21 33's yard.

22 There are no existing plans to create
23 active drainage of the asphalt street. We all have
24 to figure out how to prevent water collecting under
25 our homes and in our yards during heavy rain.

1 Concern: Raising the height of the ground
2 to eight feet at the foundation and adding concrete
3 driveway without adequate drainage would worsen the
4 amount of runoff water collection in the yard of lot
5 33.

6 The comment on the submitted drawing shows
7 the word drain but no further description is
8 provided.

9 Request: Have owner and town confirm
10 through appropriate professional sources that
11 sufficient drainage is created under the concrete
12 driveway to prevent worsening of the runoff water
13 collection of lot 33. If no feasible drainage is
14 possible, according to these professional sources,
15 then do not allow concrete driveway. Gravel driveway
16 or other water pervious driveway would better allow
17 dissipation of water during heavy rains.

18 Respectfully, David and Mae Millicent
19 Peterseim, 1707 Atlantic.

20 Joe, anything to add on your part?

21 MR. HENDERSON: I would add, if we look
22 at -- these elevations here, there's no indication of
23 where the grade is here. There's no indication where
24 the base flood elevation is.

25 Conveyed that to the architect. And also

1 I think the finish floor elevation is here. The
2 maximum height, is that indicated?

3 MR. BIRD: Yes, that is on the plans.
4 We're currently at 36 feet seven inches.

5 MR. HENDERSON: The maximum height allowed
6 is 38 feet. In order to confirm that, we would need
7 to verify the grade, the actual grade of the site.

8 And I don't think it was indicated on your
9 site plan. We do have some topo data on that
10 property as provided from some of the -- I think it
11 was in our file. We can get that to you.

12 MR. BIRD: I already did.

13 THE CHAIRPERSON: Great. Thank you.
14 Duke, you want to start.

15 MR. WRIGHT: Yeah, I'm a little bit
16 confused about what you just read. Do you have a
17 site, a view of the overview of the site including
18 all of the lots there?

19 MR. HENDERSON: Help me out, Randy. Where
20 are we?

21 MR. ROBINSON: Right here. This is the
22 property we're talking about.

23 MR. WRIGHT: Where was the owner who
24 wrote -- lot 33 is there?

25 MR. ROBINSON: Right there. There is a

1 significant drainage problem on this property.

2 Always has been. But the owner's builders, they have
3 been made aware of that.

4 MR. WRIGHT: And where is the road that
5 comes into house towards the ocean? That house.
6 There's a road there. That floods apparently during
7 a rain, is that what the concern is? And the runoff
8 from lot 32 is going do contribute to that?

9 MR. ROBINSON: That's correct.

10 THE CHAIRPERSON: Y'all watch that as a
11 matter of course in your approval and site inspection
12 of the property?

13 MR. ROBINSON: We will. I believe the
14 owners are, you know, cognizant of that. And I
15 believe that will be taken care of. I do not think
16 that's an issue. They just want to be aware they
17 were aware of it.

18 MR. WRIGHT: I'm interested in the
19 religious aspect of this application and something
20 jumped up on the screen there a minute ago. What
21 does this have to do with the design?

22 MR. AYANDRA: I can talk to it. It's
23 Vastu Shastra. It's Hindu. It's an architecture
24 system used by us. It's basically -- the science
25 behind it is according to magnetic fields and stuff

1 like that. It's a rare subject. I have books. I
2 have made a small presentation here.

3 And one of the big things is ultra shapes
4 about energy flows. There has to be no restrictions.
5 Once light or wind gets in, has to have a way of
6 getting out, if you want the science. We follow it,
7 and it's according to Vastu. There are a lot of
8 elements to it.

9 MR. WRIGHT: What you're saying is that
10 your design is non -- does not conform to the
11 standards for articulation of the length of the
12 house; am I right?

13 MR. AYANDRA: Correct.

14 MR. WRIGHT: To mitigate that, you put in
15 an eyebrow design?

16 MR. AYANDRA: Right.

17 MR. WRIGHT: I walked the site today in a
18 thunderstorm, but I'm okay with that, frankly,
19 myself. Because the house is pretty much hidden in
20 its siting. So I'm okay with what they have done. I
21 think the effort to mitigate it with the eyebrow goes
22 a long way.

23 THE CHAIRPERSON: All right. I see a
24 couple of problems with the design myself. The six
25 foot -- actually five foot front porch, that is

1 street side porch is hardly even useable.

2 And despite it's design for religious
3 orientation or I'm not sure exactly what it means,
4 and I really can't speak to that, I don't know. It's
5 nice to have a defined front entrance, I think. It
6 just sets off the tone of the house.

7 And the front entrance is sort of hidden
8 as well as the five feet porch just swallows it up.
9 Entrance comes up under the porch, takes a good
10 portion of the porch, which is practically unusable.
11 It's just put on there, I guess, some sort of minor
12 show.

13 And it being a big elongated box, I'm not
14 sure again how the flow, speaking from a religious
15 standpoint, works. You know, it is just a big
16 rectangle is what I'm looking at here. It has very
17 little interest in a traditional sense of
18 architecture that we're used to.

19 You know, I don't want to say it has to
20 look like a blown-up cottage either. That kind of
21 stuff we have in here all the time. It is good, I
22 guess, going to be so hidden that you won't -- I
23 guess it won't impact anybody as far as looking less
24 interesting than other homes that are being built on
25 the island or have been built near there. That is a

1 consideration.

2 I will speak to the value of the home.
3 Good architecture, which in my opinion this is not,
4 good architecture enhances the value, will put money
5 in your pocket in ten years when this house is sold
6 or whenever it's sold. It makes a difference in the
7 value of homes.

8 So I'm not totally convinced this
9 particular drawing couldn't be improved with just
10 some interesting -- some interest in the facade of
11 both of the street orientation. I really don't have
12 problem with the water orientation towards the ocean.

13 Some of the sides, the entrance, you might
14 enjoy just a different way of presenting the front
15 porch, the front entrance, as well as just the
16 breadth of the house, but I'm not sure how that
17 impacts your -- the Hindu application of
18 architecture, 'cause I don't know about that.

19 MR. AYANDRA: One of the aspects is the
20 perimeter. There's a lot of calculations that goes
21 with the perimeter, footprint of the house, we have
22 to follow according to our principals. And I can do
23 it, but then wider than the setback. To keep it
24 within setbacks, also to keep with all the
25 calculations -- I can send you the spreadsheet. You

1 can look at it.

2 THE CHAIRPERSON: Does that mean there's
3 no consideration on the setbacks, Joe, allowed?
4 There's no way to make this house a little bit more
5 interesting that we could allow, or is it just
6 because that would have to go before the BZA before
7 any kind of setbacks?

8 MR. HENDERSON: The variance given for a
9 setback by the BZA would have to be based on size,
10 shape, topography of the actual lot.

11 THE CHAIRPERSON: We don't have any
12 latitude here the way it's written into the zoning
13 code?

14 MR. HENDERSON: You can give up to 25
15 percent relief on the setback. There is some
16 latitude there. I just wasn't clear how you would
17 need to encroach into the setback. Was that on the
18 front elevation?

19 MR. AYANDRA: Yeah, front elevation.
20 Initially ten foot porch on front to get it back to
21 the setback.

22 THE CHAIRPERSON: And we can't allow that?

23 MR. HENDERSON: How much of an
24 encroachment was it?

25 MR. AYANDRA: It was about five feet. So

1 we brought it back five feet.

2 THE CHAIRPERSON: Do they have to go to
3 the BZA for that?

4 MR. HENDERSON: The DRB can give a 15
5 percent relief, which is 3.75 feet to encroach on the
6 setback. I think I explained to you that --

7 MR. AYANDRA: That would make it eight,
8 close to nine. Would be much better.

9 THE CHAIRPERSON: It would be a useable
10 porch then. I mean, essentially you're adding value.
11 Let me tell you, as a builder, I know building that
12 as opposed to eight or nine-foot porch is not going
13 to cost you any more money; it's going to actually
14 add value to the house. You'll actually enjoy it, if
15 there's a way to do something like that. And it's
16 going to look better. Again, add value to the house,
17 you're going to enjoy it more as long as it doesn't
18 violate any kind of religious principal that I don't
19 know about.

20 MR. AYANDRA: It did not. It's just the
21 footprint of the house -- it doesn't. The porch
22 don't -- it's just foundation footprint. We had it,
23 both porches at ten foot. We had to cut back for the
24 encroachment purposes.

25 THE CHAIRPERSON: What do you think, Joe?

1 MR. HENDERSON: In order to -- gives the
2 DRB a right to give 15 percent modification based
3 upon neighborhood compatibility.

4 THE CHAIRPERSON: Could have eight feet or
5 something in that range.

6 MR. AYANDRA: Nine foot.

7 THE CHAIRPERSON: That would improve the
8 house a lot, for sure. I still think you ought to
9 think about your defined entrance. To me, it's nice
10 to know where your front door is. For anybody, for
11 you using it, also just friends coming to visit you,
12 that's the front door. We welcome you to come in the
13 house this way. That's just an observation.

14 I find houses that you don't even know how
15 to get in. They really don't want anybody in there.
16 I see that. Just an observation.

17 MR. BIRD: One aspect of that, we are
18 going to keep this front louver open here. So when
19 people are out front, when they pull in the driveway,
20 they will see the stairs.

21 THE CHAIRPERSON: If you do the eight or
22 nine-foot porch, the stairs could turn. The stairs
23 could really face.

24 MR. BIRD: I have it like that.

25 THE CHAIRPERSON: So you can turn.

1 MR. BIRD: We need about nine feet to do
2 that so I can four foot on each side.

3 THE CHAIRPERSON: You can get nine feet.
4 Donna.

5 MS. WEBB: I agree with what you said in
6 terms of trying to add some visual interest to the
7 plan without taking away from what you're trying to
8 accomplish. I'm not sure exactly what to recommend
9 but whether it be the windows, some sort of shutters
10 or, you know, materials that make it a little more
11 compatible with the island.

12 MR. BIRD: That's what we're trying to do
13 with board and batting. We're trying to do a board
14 and batting. We did casement windows around the
15 whole house that are actually Anderson A series; one
16 of the highest windows they have with Anderson.
17 We're doing casement windows around the whole house.

18 Also doing metal roof standing, seam metal
19 roof. We're trying to add a little bit different
20 elements to the house.

21 THE CHAIRPERSON: This is conceptual.

22 MS. WEBB: The casement windows, is it the
23 roll out?

24 MR. BIRD: Yes, roll out.

25 MS. WEBB: One over one or all one panel?

1 MR. BIRD: Yes, one over one.

2 MS. WEBB: Rhonda.

3 THE CHAIRPERSON: Rhonda.

4 MS. SANDERS: I'm not sure if an eyebrow
5 is enough to break up that very long wall on each
6 side. Joe, the breaking up of that is that -- I
7 thought it was like 35 feet.

8 MR. HENDERSON: That's right, the
9 ordinance requires an articulation at every 30 linear
10 feet along the wall. Typically there's a recess or
11 some other type of architecture.

12 MS. SANDERS: Or pop-out or something.
13 That's why we see those everywhere. Window seats,
14 pop it out so it doesn't look like a railroad car.

15 MR. HENDERSON: That's right. This
16 project on both elevations, the west and east
17 elevations, are requesting 100 percent along the
18 entire elevation for that requirement.

19 Also, you're required to have a second
20 story side setback relief so that's, at your second
21 story, you would have to inset the wall.

22 MS. SANDERS: They're using the eyebrow to
23 mitigate that.

24 MR. HENDERSON: Right.

25 MS. SANDERS: Is that something we have to

1 approve?

2 MR. HENDERSON: You can give -- I think
3 the DRB has the latitude to apply -- recommend
4 different elements in lieu of that requirement. It's
5 a fairly common request that you give 100 percent
6 relief of this second story side setback provision
7 and also the 30-foot articulation. However,
8 typically it's limited to a smaller distance along a
9 given elevation before you see a second story porch
10 to mitigate that recess or perhaps you see --

11 MS. SANDERS: Dolphin ear.

12 MR. HENDERSON: Or for 30-foot
13 articulation, you will see a chimney, something like
14 that to break it up a little bit, a vertical break.
15 This is just more.

16 THE CHAIRPERSON: On a practical matter,
17 the eyebrow does protect the windows on a sheer wall
18 like that. I mean, from moisture. Protect it
19 somewhat.

20 MS. SANDERS: I pretty much agree with
21 what Pat said. I would maybe just look at --
22 five-foot porch, you're going to wish you never done
23 that. You're going to want ten. You can't put a
24 chair or hammock.

25 THE CHAIRPERSON: Y'all think about that

1 before you come back. Thank you for your
2 application.

3 MS. SANDERS: I would look at a couple of
4 your windows, even from inside. Lots of big long
5 walls, lots of real big art. Anyway. Breaking up
6 sides and windows.

7 THE CHAIRPERSON: All right. Do I hear a
8 motion?

9 MR. WRIGHT: I agree. Pat, your
10 experience and your comments are right on. We worked
11 together ten years on this board. I certainly
12 respect his experience as a builder. He is exactly
13 right. I think his advice to you is very, very good.
14 You should take it.

15 I move that we approve it as this is
16 concept.

17 MR. HENDERSON: Yes, sir.

18 MR. WRIGHT: You seriously consider
19 Mr. Ilderton, the chairman's suggestions.

20 THE CHAIRPERSON: Great. Do I hear a
21 second?

22 MS. SANDERS: Second.

23 THE CHAIRPERSON: Everybody in favor?

24 (All board members stated aye.)

25 1311 COVE AVENUE

1 THE CHAIRPERSON: 1311 Cove.

2 MR. HENDERSON: This is our final COA
3 request. Mr. Jay Brown, Carl McCants, requesting
4 conceptual approval for new home construction.
5 They're requesting modification to the zoning
6 standards for principal building square footage,
7 principal building coverage, additional front yard
8 setback, side setback and building foundation height.
9 Again, this is a smaller lot, a substandard lot.

10 I'll go through those requests very
11 briefly; principal building square footage is being
12 requested at 23.6 percent.

13 Building coverage at 2.9 percent.

14 Foundation height being requested at full
15 one foot allowed. So that's four feet total over the
16 BFE.

17 Additional front setback of 100 percent.
18 This would be three feet higher than what's required
19 before you hit the 45-degree angle front setback. I
20 think that's being revised.

21 MR. WRIGHT: Joe, I'm sorry. I'm still on
22 the last submission. Would you please repeat what
23 you just said.

24 MR. HENDERSON: Let me clean this up a
25 little bit.

1 MR. WRIGHT: Fire hose here tonight.

2 MR. HENDERSON: This is currently a vacant
3 lot. This is requested new construction. The
4 applicants are requesting principal building coverage
5 relief of 2.9 percent.

6 Principal building square footage increase
7 of 23.6 percent.

8 Building foundation height increase of one
9 foot.

10 Side setback for the second floor, 100
11 percent.

12 And additional front yard setback of 15
13 percent of three feet, maximizing that.

14 I think the architect for the project,
15 Carl McCants, he's revised the renderings that you
16 have in front of you, and so I'll be glad to flip
17 through that. Carl, you can walk us through these
18 changes, if you like.

19 MR. McCANTS: Sure.

20 Hello. Let's see here. I'm going to start
21 with these pages that -- did you give them copies
22 yet, Joe?

23 MR. HENDERSON: Not yet. These are the
24 revised.

25 MR. McCANTS: This is to illustrate the

1 additional front yard setback relief that we're
2 asking for. What you see here with these lines that
3 are dashed on there, it's same sheet of 11 in the set
4 that you have. But I actually pulled one of the
5 items out of there I didn't really need.

6 What you see with the dashed lines here is
7 this is what's required per ordinance. This is what
8 I'm asking for to get us around additional front yard
9 setback there. It eclipses the roof line. From what
10 I understand from speaking with Joe and Randy, that's
11 okay to eclipse the roof line, just not the massing
12 of the house. It's only this element right here
13 which is 14 feet wide. That would be item -- the
14 first item we discussed, front setback.

15 MR. HENDERSON: Carl, that would go up the
16 full three feet?

17 MR. McCANTS: That's correct.

18 MR. HENDERSON: That would be 15 feet or
19 full three foot increase in order to miss the massing
20 of the house. I'm sorry.

21 MR. McCANTS: That's okay. Any questions
22 on that?

23 MR. WRIGHT: I understand.

24 THE CHAIRPERSON: No.

25 MR. McCANTS: Okay. Secondly, the site

1 plan that was given to y'all, when it was printed, a
2 layer was turned off that had the dimensions on it.
3 I think this will help to illustrate a little better
4 how it sits on the lot. Dimensions always help,
5 which I don't think there was anything we were asking
6 for with that.

7 Let's see here. Principal building
8 coverage. What we're asking for, 2.9 percent on
9 that.

10 Then square footage. That's the biggie.
11 That's the main reason that we're here. Bump the
12 square footage up.

13 And then additional one foot for the
14 height off the ground.

15 THE CHAIRPERSON: Good. Thank you.

16 Anybody want to speak on this? Public
17 comment section is closed.

18 Joe, anything to add?

19 MR. HENDERSON: No, sir.

20 THE CHAIRPERSON: Rhonda.

21 MS. SANDERS: I like it. I think it's
22 very reasonable. I don't see anything that -- I
23 don't see anything that we cannot approve within our
24 purview.

25 THE CHAIRPERSON: Okay.

1 MS. WEBB: I agree. I thank you for the
2 visual description. Pictures say a thousand words.

3 MR. McCANTS: I have all the other
4 elevations, if you would like to see those. I think
5 Joe said conceptual. We are asking for final.

6 MS. WEBB: I think it's marked final.

7 THE CHAIRPERSON: No, it's conceptual for
8 this one.

9 MR. HENDERSON: For all new construction,
10 we start out with conceptual, then they have the
11 option.

12 MR. McCANTS: Okay.

13 THE CHAIRPERSON: As much as the last
14 applicant was vanilla, I'd say this is pistachio or
15 something. You got a lot going on here, Carl. It's
16 impressive, there's a lot to look at. It will be
17 fun. Fun to build. Hopefully, fun to live in. I'm
18 fine with it.

19 MR. WRIGHT: Yeah, I'm okay with it. It's
20 a very narrow lot. But you're within the setbacks.
21 And I don't think it overwhelms any other home in
22 that street.

23 MR. McCANTS: The one next door is three
24 stories above garage. Lot of large massing around
25 there, which this isn't as near as massing.

1 MR. WRIGHT: You have a house to the left.
2 That's what the owner tells me. I know the owner.
3 He's not complaining.

4 THE CHAIRPERSON: Do I hear a motion to
5 approve as final?

6 MS. SANDERS: Motion to approve as final.

7 THE CHAIRPERSON: Second?

8 MR. WRIGHT: Second.

9 THE CHAIRPERSON: Everybody in favor?

10 (All board members stated aye.)

11 THE CHAIRPERSON: We are adjourned

12 MR. HENDERSON: Can I mention one thing.
13 It wasn't on the agenda. I just wanted to mention
14 some of the things we discussed in the LUNR committee
15 that you and Steve attended.

16 THE CHAIRPERSON: I was out of town or
17 something.

18 MR. HENDERSON: Land Use Natural Resources
19 Committee. Council committee discussed the
20 possibility of revisiting the historical guidelines.
21 They recommended that we, as the DRB, explore some
22 ways that we can work in some additional design
23 guidelines for historical properties, for historic
24 structures either by way of modifying the existing
25 zoning ordinance and the design guidelines we

1 currently have in the ordinance or possibly
2 considering amending or revising the David Snyder
3 document that was crafted, I think, back in 2004.

4 And so I think at our next DRB meeting
5 where we don't have 10 to 15 agenda items, we can
6 kind of take a look at this. What I can do is
7 project the design guideline document and talk about
8 some ways that we can take a crack at this and
9 address some of the concerns that council has.

10 THE CHAIRPERSON: Good deal.

11 MS. SANDERS: Good.

12 MR. HENDERSON: I'll try to schedule that
13 when we're not so busy.

14 MR. WRIGHT: Do you need us to help you
15 outside the board meeting, put this together? We
16 talked a little bit about that.

17 THE CHAIRPERSON: You volunteering?

18 MR. WRIGHT: I can do that. I don't have
19 a job. We are out of session now.

20 MS. KENYON: No, we aren't.

21 THE CHAIRPERSON: But I closed.

22 MR. WRIGHT: Yeah, I thought you closed.

23 THE CHAIRPERSON: Speaking
24 extemporaneously.

25 MR. HENDERSON: I think we adjourned.

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MR. WRIGHT: I thought the meeting was over. Seriously, this discussion was after the board meeting; correct? You adjourned.

THE CHAIRPERSON: I adjourned by law. We can still talk; right?

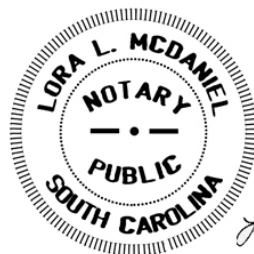
(The meeting was concluded at 7:27 p.m.)

CERTIFICATE OF REPORTER

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

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

Witness my hand, I have hereunto affixed my official seal this 31st day of August, 2015 at Charleston, Charleston County, South Carolina.



Lora McDaniel

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

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