

In the Matter Of:

Town of Sullivans Island In Re: Design Review Board

Hearing

August 17, 2016

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TOWN OF SULLIVAN'S ISLAND
DESIGN REVIEW BOARD

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HEARING BEFORE: PAT ILBERTON, CHAIRMAN
DATE: August 17, 2016
TIME: 6:01 PM
LOCATION: Sullivan's Island Town Hall
2050-B Middle Street
Sullivan's Island, SC 29482
REPORTED BY: LORA L. McDANIEL,
Registered Professional Reporter

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1 APPEARANCES :

2 PAT ILDERTON, CHAIRMAN
3 BEVERLY BOHAN, BOARD MEMBER
4 DONNA WEBB, BOARD MEMBER
5 RHONDA SANDERS, BOARD MEMBER
6 BILLY CRAVER, BOARD MEMBER
7 JOE HENDERSON, ZONING ADMINISTRATOR
8 KAT KENYON, PERMIT TECHNICIAN
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1 THE CHAIRMAN: It is 6:00. And it's
2 August 17, 2016 meeting of the Sullivan's Island
3 Design Review Board. And members in attendance are
4 Beverly Bohan, Pat Ilderton, Donna Webb, Rhonda
5 Sanders. And that's it. Right now. Billy Craver's
6 supposed to be showing up here.

7 Approval of minutes. How about a motion?

8 MS. SANDERS: Motion to approve.

9 THE CHAIRMAN: Second?

10 MS. BOHAN: Second.

11 THE CHAIRMAN: Discussion? Everybody in
12 favor?

13 (All present Board members stated aye.)

14 2502 JASPER BOULEVARD

15 THE CHAIRMAN: 2502 Jasper Boulevard.

16 MR. HENDERSON: This is agenda item C1.

17 It's a COA request for a property located within the
18 Atlanticville Historic District. The address is 2502
19 Jasper. The applicant, Heather Wilson Architects,
20 are requesting enclosure of front porch addition --
21 I'm sorry -- enclosure of front porch and also a new
22 pool located in the rear property.

23 In your packets, there was no request for
24 relief. However, after reviewing the plans, the
25 applicants are needing to request relief on the side

1 setback to allow for a ten-foot side setback on that
2 end.

3 Here before you is the site plan. If you
4 notice, Jasper Boulevard is here. Pool is on the
5 back. And there's the ten-foot side setback.

6 THE CHAIRMAN: Great. All right. Yes.

7 MS. THOMAS: My name is Amber Thomas. I
8 work for Heather Wilson. Do you have any questions?

9 THE CHAIRMAN: Nice and short. I love
10 that.

11 MS. THOMAS: This is my first
12 presentation.

13 THE CHAIRMAN: Anything to add, Joe?

14 MR. HENDERSON: No, sir. I would add that
15 this is not a historic designated property. The
16 historic structure was relocated or moved in 2008,
17 but it is within the district. Only modification and
18 side setback.

19 THE CHAIRMAN: Is there any public comment
20 to this application?

21 Public comment section is closed.

22 Donna, what do you think?

23 MS. WEBB: I think it's fine. I mean, I
24 think that lot has so much coverage of greenery from
25 the front. And the way the house sits back, there's

1 plenty of space to do what you want. And I love what
2 you did with the interior of the plan. Very
3 creative.

4 MS. SANDERS: I'm good with it, too. I
5 was confused about the historic thing, but I think
6 it's fine.

7 THE CHAIRMAN: I knew the house that was
8 on there previously. It was an interesting little
9 house. A sign painter Tommy -- what was his last
10 name? Anyway, sign painter on Sullivan's Island used
11 to live in that house. That house was moved there,
12 which was an old house, which was sort of nice. I'm
13 fine with the application also. Beverly.

14 MS. BOHAN: Agree. I think everything has
15 been said.

16 THE CHAIRMAN: Do I hear a motion?

17 MS. SANDERS: Motion to approve, finalize
18 it.

19 THE CHAIRMAN: Second?

20 MS. WEBB: Second.

21 THE CHAIRMAN: Everybody in favor?

22 (All present Board members stated aye.)

23 THE CHAIRMAN: Thank you, ma'am.

24 1730 MIDDLE STREET

25 THE CHAIRMAN: 1730 Middle Street.

1 MR. HENDERSON: This is agenda item C2.
2 It's a COA request for a historic property. This is
3 located at 1730 Middle Street. The applicant,
4 Mr. George Malanos, is requesting approval of rear
5 addition, minor alterations to the front and side
6 facades, and modification of the zoning standard for
7 principal building coverage and side setbacks.

8 This is one of the 11 junior officers
9 quarters buildings, and it's designated by way of
10 survey card 252. And it is a Sullivan's Island
11 landmark.

12 I would ask the Board to pay particular
13 attention to the Secretary of Interior Standards F,
14 I, and J when approving any additions to a designated
15 structure. And I'll yield to the Board for any
16 questions and elaborate on the staff recommendation
17 if you wish me to do so.

18 THE CHAIRMAN: Great. Thank you. Yes.
19 George.

20 MR. MALANOS: I'm George Malanos. I live
21 at 2603 Bayonne on Sullivan's Island. I'm here
22 actually on behalf of my son also, who is Arcadia
23 Construction. And his birthday was two days ago. He
24 forgot to tell his wife that he had this meeting
25 tonight. She scheduled a surprise dinner party for

1 him. Anyway I'm here on his behalf.

2 Heather Wilson designed it for us. As we
3 found, Heather is out of town. Amber is here, if I
4 need some help.

5 Basically, we're trying on the front to do
6 very little except improve it. And the two
7 improvements I point out to you, removing the spiral
8 stairway that was put in sometime and reestablishing
9 the porch as it should be without that hole in it.

10 And also, it doesn't show much in that
11 picture, there's a giant gazebo screened room I guess
12 you call it. We want to remove that all together and
13 get back to the side line of the original house. And
14 that would take it off -- it's almost on the property
15 line. It's about one foot from the property line.

16 And so, in the back, we're trying to
17 maintain, you know, as Joe said, this idea of the
18 integrity of the main historic structure. So we've
19 looked at some of these guidelines.

20 One of the things that you can see on the
21 plan is there's a hyphen now between the main
22 structure and the addition. And that hyphen sets in.
23 It's about two feet wide. It gives you this initial
24 idea of a separation from the original house to the
25 addition.

1 And then the next part is really an
2 existing prior addition, mainly the kitchen, and has
3 a laundry room in it and so forth. Taking that, it
4 had a very low pitched roof. You couldn't do
5 otherwise. There's no way to add the screen porch to
6 it.

7 Heather came up with a very nice idea,
8 which is also I think in y'all's guidelines, if the
9 roof is kind of flat, to create a parapet around it.
10 That provides sort of next sort of separation. Now
11 you can see the main house with this kind of hyphen,
12 as well as a design feature that separates.

13 The rest of it is very -- it's one room
14 wide essentially. It's the master bedroom suite.
15 It's very typical of Sullivan's Island with small
16 adjacent building, long time go ago gets attached.
17 In this case, it's all together. It's all interior
18 space, and wrap-around porch. Basically that's it.

19 Joe mentioned a couple things. One was
20 we're adding about 995 square feet to the 2,200 that
21 exists. We need about, I think, 55 square feet
22 relief in terms of the historic guideline.

23 (Mr. Craver entered the room.)

24 MR. HENDERSON: That's right.

25 MR. MALANOS: Is that right? 55 feet.

1 Other than that, you can see also -- it's hard in
2 these pictures. The existing house has that gazebo.
3 It has a deck. It has a hot tub. It's just -- it's
4 a bad look back there. All that's coming off. And
5 staying within the line.

6 With the historic, we get to move ten
7 feet. We're at ten-feet-11-inches or
8 ten-feet-ten-inches from that one side. That's only
9 for the one portion, the bedroom portion.

10 Let me see if I can point here. It's only
11 for this portion right here. The rest of it is back
12 in. And so I think you need a total of 31 feet.

13 MR. HENDERSON: That's right.
14 31-and-some-change, 32 feet. So the requested side
15 setback is four feet here. And there will be a
16 slight visibility of this addition coming off the
17 side from Middle Street.

18 And the other request is 55 square feet
19 for principal building coverage.

20 MR. MALANOS: Which is what? 1 percent or
21 something.

22 MR. HENDERSON: 2.5 percent.

23 MR. MALANOS: This portion, the numbers
24 need to be 31 and they're 28, I guess or 29. 'Cause
25 the house is fixed.

1 On this side it's 18 feet with the porch.
2 It's well off the line.

3 On this side, being in the historic, it
4 allows it to go to 10. There's that total issue.

5 And that point of the house where -- this is a
6 bedroom really -- is 121 feet from the street on the
7 front and 56 on the back. So those are the two.

8 The other thing that I guess maybe you'll
9 mention. I don't know. The impervious area was over
10 5,000 square feet as it exists. Had over 2,000
11 square feet of concrete. That's all coming out. We
12 got down below the impervious number by about, I
13 think 600. I did some math. I forget. 600.

14 And then also for the total -- what's that
15 other category? Total.

16 MR. HENDERSON: Principal building square
17 footage?

18 MR. MALANOS: Right, principal building
19 square footage. We're 121 square feet under that,
20 for what's allowed for just a nonhistoric structure
21 without the allowed variances.

22 MR. HENDERSON: That's right.

23 MR. MALANOS: And also everything that's
24 been added is a one story scale to let the primary
25 house sort of stand as a primary house. We think

1 it's very sensitive in not adding a whole lot.
2 There's more you could add to this lot within the
3 thing. We're just trying to minimize that.

4 And really you don't appreciate it here.
5 A lot of this part will be the kitchen and fireplace
6 room, a lot of that is already there. It doesn't
7 show here because it's an addition that was made.

8 There's a shed back there. There's a
9 laundry room back there. All that is being
10 incorporated into the efficiency.

11 THE CHAIRMAN: Great. Thank you.

12 Joe, anything to add or anything?

13 MR. HENDERSON: I would just elaborate on
14 what Mr. Malanos said. Historic structures get 50
15 percent historic exemption if they chose to do so.
16 That allows them to exempt 50 percent of the existing
17 coverage and square footage for the house. There's
18 no need to request that.

19 THE CHAIRMAN: No need for that. They're
20 improving that.

21 All right. Is there any public comment to
22 this application?

23 Public comment section is closed.

24 Billy, you want to start?

25 MR. CRAVER: I really like it. I think

1 you're taking something that's been significantly
2 modified and taking it back, giving the whole thing
3 the character, the older character of the island.

4 And what you're doing in the back, putting
5 the pool and the garage, you're not going to see that
6 from the street anyway. I think you did a great job.
7 I applaud you for that.

8 THE CHAIRMAN: Donna.

9 MS. WEBB: I think so, too. And love the
10 idea that octagonal gazebo is going to be removed. I
11 think it will be a great improvement to the property.

12 THE CHAIRMAN: Rhonda.

13 MS. SANDERS: I think it's great. I'm not
14 crazy about the hyphen. It looks -- I'm not crazy
15 about the hyphen. It doesn't quite bring it
16 together. If it were like a breezeway or something.
17 I don't know. Not crazy about it.

18 I prefer not to see it from the street.
19 Not me personally. That's the historic guideline
20 thing, the front facade be. You can see that. It's
21 out two feet or something?

22 MR. MALANOS: It's 121 feet back from the
23 street.

24 MS. SANDERS: I'm just saying it's not
25 pretty. That's me.

1 THE CHAIRMAN: I don't think it's going to
2 be real dominant sticking out like that. For me, the
3 hyphen is because it is flat. It separates the new
4 part from the old part, which I think is nice. The
5 old part can live in itself.

6 The historic nature of the old house can
7 be more independent. So that's why I do like that,
8 the hyphen like that.

9 MS. SANDERS: I think the fact that the
10 hyphen sticks out from the house, makes it less of a
11 hyphen. Hyphens normally are inside. That's my
12 opinion. That's all.

13 THE CHAIRMAN: Anyway, I like it. I think
14 it's a good design. I think it's a complement to
15 have.

16 Do I hear a motion?

17 MR. CRAVER: I move we approve as
18 requested and give final approval to it.

19 THE CHAIRMAN: Do I hear a second?

20 MS. BOHAN: I second.

21 THE CHAIRMAN: Sorry, Beverly. I didn't
22 ask you. Are you okay?

23 MS. BOHAN: I was okay with it.

24 MS. SANDERS: You're in the wrong seat.

25 THE CHAIRMAN: You're right.

1 MS. BOHAN: I'm good with it.

2 THE CHAIRMAN: We have a second. Do we
3 have discussion? Any discussion? Everybody in
4 favor?

5 (All present Board members stated aye.)

6 2008 CENTRAL AVENUE

7 THE CHAIRMAN: 2008 Central.

8 MR. HENDERSON: This is agenda item D-1.
9 This is a nonhistoric property, COA request.
10 Swallowtail Architecture are the applicants
11 requesting new construction of a home. They're
12 requesting modification in the requirements for a
13 setback and also an increase in the building
14 foundation height. DRB is not required to grant that
15 approval anymore.

16 The side setback request is the only thing
17 being made, and it's a three-foot encroachment on the
18 east side setback, I believe.

19 MR. FOWLER: It's one foot 11 inch
20 encroachment we're requesting. So that would be on
21 this side of the property here. We're requesting a
22 foot 11 for this wing of the house, which is not the
23 primary mass of the structure. So we're requesting a
24 foot 11 there. You're allowed to grant up to ten
25 feet. We're asking for 19.2 percent of the allowed.

1 Our second request is on the building
2 foundation height. We're requesting
3 ten-and-three-quarter inches of relief where you are
4 able to grant up to a foot. We're asking for about
5 96 percent of what we're allowed to ask there.

6 When we looked at our site plan, this
7 being the side, we were requesting a foot 11 of
8 relief. We have a large oak tree. And so we slid
9 the footprint over as close as we feel is comfortable
10 and what's going to be healthy for that tree. So
11 that's the primary reason that we're requesting a
12 foot 11 here.

13 Second request is being made because they
14 have a boat and they want to park under the house.
15 And the neighbor on the right house is eight feet.
16 So what we're asking for is, roughly, nine from the
17 finished foundation to the first floor. It's about
18 11 inches higher than what the neighbor on one side
19 has.

20 The neighbor on this side house is on
21 grade. It's not a very good house to grade compare
22 to. It's noncompliant to begin with.

23 Those are the two things we're asking for.

24 MR. HENDERSON: Jason, I was just looking
25 at the site plan here where it has three foot

1 encroachment in the side setback. And I'm looking at
2 that? I know the application said one foot.

3 MR. FOWLER: It's actually one 11.
4 There's a change made to shift the driveway down
5 another foot to help with the turning radius. It's
6 actually a foot 11. That number didn't get up there.

7 MR. HENDERSON: During permitting, it will
8 be a foot and 11 inches.

9 MR. FOWLER: Yes.

10 MR. HENDERSON: That's fine. It's well
11 under what the DRB is authorized to grant.

12 THE CHAIRMAN: Thank you. Nothing more to
13 add, Joe?

14 MR. HENDERSON: No, sir.

15 THE CHAIRMAN: Is there any public comment
16 to this application?

17 Public comment section is closed.

18 Beverly, you want to start?

19 MS. BOHAN: Have you approached the
20 neighbors about the differences? Are they okay with
21 it?

22 MR. FOWLER: Yes, we talked to Lynn
23 Rutledge and Ms. Blanchard, and both of them are
24 aware of what we're requesting. We actually looked
25 at this and showed them where it's going to be sited.

1 We actually staked out the footprint on the lot so
2 that it's visible for all. Everybody likes what
3 we're doing.

4 MS. BOHAN: You said it's three feet on
5 the application, but one foot on the variance?

6 MR. HENDERSON: Other way around. It's
7 one and 11 inches on the application. On the site
8 plan, it showed encroachment of three feet.

9 MR. FOWLER: We shifted it down a foot.

10 THE CHAIRMAN: Is the only thing they're
11 asking for is encroachment of one foot?

12 MR. HENDERSON: 11 inches, yep.

13 THE CHAIRMAN: Other than that, they don't
14 even have to be here; is that correct?

15 MS. BOHAN: I'm good.

16 THE CHAIRMAN: For me, it's a little heavy
17 where it sits. I'm just shooting my mouth off 'cause
18 I can. Especially for where it sits next to the
19 Blanchard house and everything else. It's very
20 strong and busy.

21 Again, just for my two cents' worth, I
22 don't particularly care for that quarter round or
23 whatever the heck it is above the front door and
24 stuff. It looks like it belongs on Daniel Island.

25 It's only a foot, foot-and-a-half

1 difference, I couldn't -- as far as the architecture,
2 that's all I'm complaining about a little bit.

3 Because it's traditional and metal roof and
4 everything else. I think it's a little suburban.

5 But I can probably live with it just
6 because it's only a foot and few inches difference
7 and the neighbors don't have a problem with it. I
8 think it's a bit strong. Anyway that's my comments.

9 Rhonda.

10 MS. SANDERS: Can you skip me, please.

11 Come back to me, please.

12 MS. WEBB: My feedback would be similar to
13 Pat's in terms of it being suburban. Is that the
14 word you used? I feel like a house of that size
15 needs more porches. That's one of the things we
16 encourage. I feel like that little porch on the
17 front and little porch on the back is just --
18 everything is just inside. And I don't know. It
19 feels warmer and more welcoming and more -- just fits
20 in better with the other homes around the
21 neighborhood if it had a little more -- I think
22 porches would warm it up.

23 THE CHAIRMAN: Actually, that's a good
24 point. The porch will always soften the outside.

25 Billy, what's your deal -- comment?

1 MR. CRAVER: My comment is, as a member of
2 the Design Review Board, I don't see any reason not
3 to give one foot 11 inch relief, which is the only
4 thing we really have any authority to speak on.

5 THE CHAIRMAN: That's exactly right.

6 MR. CRAVER: If you want my opinion on the
7 design, we can go drink a beer afterwards and I'll
8 tell you I'm not in love with the design, okay. As
9 far as the one foot 11 inches, I'm okay with that.

10 THE CHAIRMAN: Well, do I hear a motion?

11 MS. SANDERS: I'm ready.

12 THE CHAIRMAN: Excuse me, I'm sorry,
13 Rhonda.

14 MS. SANDERS: So the square footage is
15 only 3,600 square feet?

16 MR. FOWLER: It's 3,688.

17 MS. SANDERS: It just looks bigger. I
18 think it's the porches. That's all. That's why I
19 was like -- I had to go back and look at the
20 dimensions because 3,600 is not enormous. I think
21 it's just the lack of porches and the fact -- again,
22 we can certainly approve it. You can knock it down
23 11 inches and be fine.

24 From a resale perspective, honestly, I
25 would certainly try to figure out out how to put some

1 porches on there.

2 THE CHAIRMAN: The front porch could be
3 deeper as well as wider. It's practically unusable
4 now. Again, like a lot of front porches put on the
5 house, sort of a suggestion of a porch but not really
6 a porch. And in my experience, it really does make a
7 difference to have a nice porch present especially
8 from the front of the house, welcoming presence.

9 And the owners and architects and
10 designers might want to consider that just as a
11 comment, for the health of the house. And for the
12 value for that matter. For not spending a whole lot
13 more money for a little bit more square footage on
14 the porch, I think it would significantly increase
15 the value and the attractiveness of the house.

16 The owners can take that comment.

17 MS. SANDERS: FYI, there's a really nice
18 house on the market for two years and the problem
19 with the house, it does not have porches. Does not
20 have the outdoor space. Guy said, I don't live
21 outdoors. That's why it's sitting there.

22 Otherwise, I think we have to approve it.
23 It's within the venue.

24 THE CHAIRMAN: It's nominal footage
25 encroachment.

1 MS. BOHAN: And the neighbors do not
2 object. It's a little massive.

3 THE CHAIRMAN: It's a little strong.

4 MR. CRAVER: I make a motion we approve
5 the request and give final approval to it.

6 THE CHAIRMAN: Do I hear a second?

7 MS. SANDERS: Second.

8 THE CHAIRMAN: Discussion?

9 Everybody in favor?

10 (All present Board members stated aye.)

11 THE CHAIRMAN: Thank you, sir.

12 MR. FOWLER: Thank you.

13 2414 JASPER BOULEVARD

14 THE CHAIRMAN: 2414 Jasper Boulevard.

15 MR. HENDERSON: This is agenda item D2.

16 Mr. Joel Adrian, the applicant, is requesting final
17 approval. It's a single-family home. The lot is
18 currently vacant. It once contained a historic
19 structure.

20 They're requesting modification for
21 principal building square footage, second story side
22 setbacks.

23 And new in this request is relief and the
24 standards for the accessory structure proposed.

25 This was reviewed during our last meeting,

1 July 20th. The DRB made several recommendations.
2 First of all, that they provide some
3 three-dimensional scale drawings of the home to
4 reflect the reduction and the size of the foundation.
5 And we also have those here for you to review.

6 In addition to that, it was recommended
7 that the dormers on the front facade be spaced out a
8 little bit more.

9 And the request tonight is for principal
10 building square footage, 9.2 percent.

11 100 percent on the second story side
12 setback.

13 And for the detached garage, they're
14 requesting full relief on the dormers, size of the
15 dormers on the pitched roof.

16 And also an increase in the height on the
17 accessory structure.

18 I can show you the renderings of that as
19 well. I'll yield to the Board for any comments.

20 THE CHAIRMAN: Yes, sir.

21 MR. ADRIAN: I'll say in the first meeting
22 when Steve was here, I think the Board, everybody
23 kind of targeted the question of what is this roof
24 going to look like as it continues to slope past the
25 main two story mass. And that's what kind of

1 generated can we get this in 3-D and see.

2 So I hope that, as you look at this, maybe
3 this will describe pretty well what the house would
4 look like.

5 And then the dormers, we had to -- didn't
6 have a whole lot of turn-around time to get your
7 application back in. We didn't change the dormers on
8 the front of the house initially with this packet
9 that we just provided to you. Shows the dormers
10 spread out. It looks 100 percent better. The Board
11 really nailed that. It helped. I want to say thank
12 you for that.

13 And then the garage -- put this up. The
14 little garage that we're looking at building on the
15 site. The overall height is -- the line here of what
16 we're allowed and that would be the increase.
17 Overall height is 21-and-a-half feet to that main
18 gable bridge. And the dormer width. We're asking
19 for full relief by the width of that one dormer,
20 which is -- the dormer faces the pool, the interior
21 of the lot. We don't see it from the road behind.
22 You won't see it from Jasper either.

23 THE CHAIRMAN: Great. Thank you.

24 MR. ADRIAN: Glad to answer questions.

25 THE CHAIRMAN: Anything to add, Joe?

1 MR. HENDERSON: I would just elaborate on
2 that. The requirement of the ordinance says the
3 dormers can't exceed 20 percent of the overall roof
4 area here. They're requesting to have that expanded
5 by 100 percent, I think.

6 MR. ADRIAN: Correct, full 20 percent.

7 MR. HENDERSON: Also the height of the
8 accessory structure.

9 MR. ADRIAN: The height is 100 percent.
10 That little bubble will tell us that. I don't think
11 the dormer was full 100 percent unless I calculated
12 wrong.

13 MR. HENDERSON: 9.7 percent.

14 MR. ADRIAN: My understanding of the
15 dormer, it was area. I took the area of the main
16 gable roof. It comes out to 924 square feet. Then I
17 took the area of the dormer roof, it was 203 square
18 feet. We ended up needing to request relief for an
19 additional 18 square feet of roof area.

20 MR. HENDERSON: It falls within that 20
21 percent.

22 MR. ADRIAN: We hit 100 percent in height.

23 MR. HENDERSON: The height is limited to
24 18 feet. And that allows an increase by the DRB to
25 21 and seven inches.

1 MR. ADRIAN: We gave ourselves an inch to
2 play with.

3 MR. HENDERSON: It complies with your
4 authority to grant the relief.

5 THE CHAIRMAN: Is there any public comment
6 to this application?

7 Public comment section is closed. Donna,
8 you want to start on this?

9 MS. WEBB: Me? Sorry. Being in the
10 middle, I wasn't expecting first.

11 THE CHAIRMAN: You get thrown around
12 somewhere.

13 MS. WEBB: I like the changes. I was
14 holding them side-by-side. And the overall visual
15 still feels like it's a little bit tight on the front
16 porch, but the 3-D helps, looking at it from the
17 side.

18 I think it's just that direct view on the
19 front that makes it feel crunched up. When you see
20 it from the sides, I think it looks a lot better.
21 I'm fine with it.

22 THE CHAIRMAN: Billy.

23 MR. CRAVER: I'm probably okay with this.
24 Yeah, I'm okay with it.

25 THE CHAIRMAN: Rhonda.

1 MS. SANDERS: I'm fine. I'm sorry. I
2 wasn't here last month. What does accessory building
3 exempt mean.

4 MR. WELLS: We tried to make it elevated
5 house. We actually had submitted it as elevated
6 house to begin with. Once we realized to get the
7 slab height above the street height and then do the
8 math of how much we have. We have like six-foot-ten
9 drive under there. It wasn't going to work. We
10 asked for relief on that.

11 MS. SANDERS: Thank you. Sorry, I wasn't
12 here.

13 MR. HENDERSON: Where the house can
14 accommodate parking underneath, that exempts the
15 garage from the coverage requirement.

16 MS. SANDERS: I was not aware of that.
17 Learn something every day. Thank you. I'm good.

18 THE CHAIRMAN: Beverly.

19 MS. BOHAN: I think the spreading of the
20 dormers makes a huge difference on the face of the
21 house. I'm good with it.

22 THE CHAIRMAN: I think it's working. Nice
23 changes and adjustments were made. It was a good
24 change.

25 Do I hear a motion?

1 MR. CRAVER: I move we give final approval
2 as submitted and requested.

3 THE CHAIRMAN: Do I hear a second?

4 MS. SANDERS: Second.

5 THE CHAIRMAN: Everybody in favor?

6 (All present Board members stated aye.)

7 THE CHAIRMAN: Anything else tonight, Joe.

8 MR. HENDERSON: No, sir.

9 THE CHAIRMAN: All right. We're
10 adjourned.

11 (The hearing was concluded at 6:28 p.m.)

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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 22nd day of August, 2016 at Charleston, Charleston County, South Carolina.



Lora McDaniel

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

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(No Exhibits Proffered)

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