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In the Matter of:
Town of Sullivan's Island
In Re: Design Review Board

MEETING BEFORE: STEPHEN HERLONG, CHAIRMAN
DATE: October 18, 2017
TIME: 6:00 p.m.
LOCATION: Town of Sullivan's Island
2056 Middle Street
Sullivan's Island, South Carolina
REPORTED BY: Julie L. Bonomo

A. WILLIAM ROBERTS, JR., & ASSOCIATES

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1 APPEARANCES :

2 STEPHEN HERLONG, CHAIRMAN

3 RHONDA SANDERS, Board Member

4 F.C. "BUNKY" WICHMANN, Board Member

5 DUKE WRIGHT, Board Member

6 LINDA PERKIS, Board Member

7 JOE HENDERSON, Zoning Administrator

8 KAT KENYON, Permit Tech/DRB Applications

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1 THE CHAIRMAN: This is Wednesday,
2 October 18, 2017, meeting of the Sullivan's Island
3 Design Review Board. It is 6 p.m. and I understand
4 that you may want to make motion to change the
5 order.

6 MS. PERKIS: Yes, should I do it now?

7 THE CHAIRMAN: Sure.

8 MR. HENDERSON: Yes, you can.

9 MS. PERKIS: I would like to make a
10 motion to amend the agenda to tonight to allow for
11 general public comment at the beginning of the
12 meeting rather than at the end of the meeting.

13 THE CHAIRMAN: And do I hear a
14 second?

15 MS. SANDERS: Second.

16 THE CHAIRMAN: Okay. So we have a
17 motion to allow for general public comments before
18 we start. We have a list of items on the menu,
19 anybody have any thoughts?

20 MR. WICHMANN: Just that we would make
21 sure that we clearly identify whether it's general
22 and not a specific property.

23 MR. HENDERSON: Correct. And a time
24 limit? Do you want a time limit?

25 MR. WICHMANN: Sure.

1 MR. WRIGHT: Five minutes per person?

2 THE CHAIRMAN: Okay. So, all in
3 favor of that motion say aye.

4 (Ayes were stated by all board
5 members.)

6 THE CHAIRMAN: Any opposed? So okay
7 then. We will amend. And before we approve the
8 minutes, let's make kind of a cheat sheet tonight.
9 So I'm having to ad lib here. And so is there any
10 general public comment that anyone has that they
11 want to bring to the board's attention. Yes?

12 (EXH. 1, Statement, was marked for
13 identification.)

14 (EXH. 2, Architectural Drawings, were
15 marked for identification.)

16 MR. WINCHESTER: Thank you. My name is
17 John Winchester. I live at 2720 4th Street. I'll
18 try to make my comments general with the lead-in,
19 if you will. Some of you may recall last month I
20 spoke here concerning 2730 Middle Street, which is
21 on your agenda tonight.

22 I will tell you that on the way home,
23 and as I had my large Manhattan after I got home, I
24 reflected on the fact that probably there was a lot
25 of unfairness on my part suggesting that you should

1 take particular action regarding that property and
2 perhaps on your part with setting aside precedent.
3 It has been established here, I feel very
4 comfortable in setting the precedent of, in my
5 opinion, excessive use and free use of the bonuses
6 in many cases where they weren't deserved.

7 It is much more important to me tonight
8 to be a good neighbor and have a good neighbor than
9 400 square feet on somebody's property that is
10 building couple of houses down from me. That said,
11 I'd like to get into some general statements about
12 the code.

13 First of all, the criteria that I think
14 that you apply is -- for the bonuses is to enhance
15 neighborhood compatibility. And when I look at a
16 house that's being built on Brooks Street, and I
17 walk down Brooks Street, and I see virtually well
18 over half of those houses are essentially ground
19 level, two or three feet up, some of them are on a
20 slab, I think. The ones that are elevated, a
21 couple of them are elevated, and they're probably
22 not more than 2,000 square feet, in total maybe
23 2,500 square feet.

24 So every single house on Brooks Street
25 has got a yard. And then we introduce a house, a

1 property that's an architectural gem, but we
2 introduce that house with a suggestion that a bonus
3 is deserved because of neighborhood compatibility.
4 And I think you-all look at the houses in the
5 neighborhood before you pass judgment on that.

6 In any case, what I'm getting to is: I
7 think the code needs to be changed and I think one
8 of your members even suggested that a month ago
9 when I was in here. The code is too subjective.
10 It requires you to make decisions that aren't fair
11 to you. It's not fair and nor is it good for the
12 island. I personally think the bonuses are too
13 large. This notion of neighborhood compatibility
14 is too fuzzy. There is a host of problems with the
15 code. And as I mentioned a month ago, I've been
16 through your transcripts. I know that from reading
17 some of your deliberations.

18 I've written the mayor and asked that
19 the code be revised or reviewed, at least. In my
20 opinion, the baseline needs to change or the
21 bonuses need to change smaller, or we need to do
22 away with the bonuses. But we certainly need to do
23 something with the code, I believe, regarding
24 variances and bonuses on the island.

25 With that said, I know when you get to

1 2014 and 2730 Middle Street tonight, you'll do what
2 you think is best, and you'll do the right thing.
3 That said, it's your call. It is not a should.
4 It's not a must. It's a may, based on your
5 opinions.

6 I've asked the mayor to do that. I
7 don't know if the mayor is here. I don't know what
8 the mayor is thinking, but I know one thing he is
9 thinking is that he's hearing from a lot of people
10 on the island about the problems of houses that are
11 too massive in scale for the lot that they're being
12 built on. Thank you.

13 THE CHAIRMAN: Thank you. Is there
14 any other general public comment? Yes.

15 MS. MICHELIN: Sara Michelin at 2802
16 Brooks Street. One, I want to thank you all for
17 serving, it can be a thankless job. And I'm very
18 disappointed -- we have a good crowd tonight. I
19 don't know if they're all architects or neighbors,
20 because I was very disappointed last time when I
21 came that no other neighbors seem to come when the
22 sign goes up. The Design Review Board is meeting,
23 and they're just, huh, and they don't care. They
24 don't decide to come.

25 And this is much better. The old town

1 hall, you couldn't even see what you people were
2 discussing. There was an easel set up facing you
3 and the rest of us knew diddly-squat. I do think
4 the board is too willing to grant variances. I
5 think a variance should be something exceptional,
6 not kind of -- seems to be commonplace now. And I
7 feel whoever sets up the rules has worked long and
8 hard, and then to have them just, oh, well, you can
9 have this variance or you can have that variance.

10 And again, thanks for your service.

11 MR. WICHMANN: Thank you.

12 THE CHAIRMAN: Is there any other
13 general public comment. Yes, Joe?

14 MR. HENDERSON: Mr. Chairman, we do
15 have another piece of general correspondence from
16 Adele Tobin, and her comments relate to a general
17 opposition to the oversized homes as is reported
18 here. And that has been handed in for record, as
19 well.

20 THE CHAIRMAN: Okay. Now we'll get
21 back onto the written agenda. And so is there a
22 motion to approve the minutes?

23 MR. WICHMANN: I make a motion to
24 approve the minutes as submitted.

25 MR. WRIGHT: One comment regarding the

1 minutes, Mr. Chairman. I think Kat -- where are
2 you, Kat? I mentioned a couple of typos and a
3 misnomer in there that will be taken care of.
4 Nothing of substance regarding the proceedings.

5 THE CHAIRMAN: Do we hear a second?

6 MR. WRIGHT: Second.

7 THE CHAIRMAN: All in favor of
8 approving the minutes.

9 (Ayes were stated by all board
10 members.)

11 THE CHAIRMAN: Any opposed? None
12 opposed. Okay. So the first item on the agenda is
13 the Sullivan's Island Water and Sewer Department.
14 Joe, can you fill us in on this?

15 MR. HENDERSON: Sure, sure. I would be
16 glad to. If I could before jumping into that first
17 agenda item, just a few procedural notes, just give
18 the board a reminder. Typically, for agendas, we
19 have historic design reviews, and then also
20 non-historic design reviews. We handle the
21 historic ones first.

22 In front of you, you have a laminated
23 binder or three-ring binder that has the Secretary
24 of Interior Standards for preservation, and we
25 reference those when reviewing our staff report and

1 during our liberations. Typically, in addition to
2 that, we have a digital version of our -- the
3 Historic Preservation Design Guidelines that are
4 set forth by the Secretary of Interior Standards,
5 as well.

6 In addition to that, we have the
7 Standards for Neighborhood Compatibility and that
8 state the design guidelines for new construction
9 that we can also review. So if at any point you
10 have a question about those design guidelines or
11 the standards for neighborhood compatibility, we'll
12 stop the deliberation and review those related to a
13 given project.

14 With that, I'll go ahead and jump into
15 our first agenda item.

16 SULLIVAN'S ISLAND WATER & SEWER DEPARTMENT

17 MR. HENDERSON: This is Agenda Item
18 C-1. It's a Historic Property Design Review,
19 Sullivan's Island Water & Sewer Department is the
20 applicant. Mr. Greg Gress is the department head,
21 and he's presenting essentially a modification to a
22 historic structure on Sullivan's Island, a landmark
23 property. This is the old water tower property off
24 of Quarter Street. It's historic by way of the
25 Survey Card 371.

1 During our last meeting, the board made
2 several recommendations for changing what Mr. Gress
3 was presenting, which was a roll-up door with a
4 wooden veneer on it. With that, I'll turn it over
5 to you for any comment, and Greg to present the
6 revised door.

7 THE CHAIRMAN: Okay. Thank you.
8 Greg, ten minutes. Probably don't need ten minutes
9 though.

10 MR. GRESS: Did you get PDF of the cut
11 sheet of the roll-up door?

12 MS. SANDERS: Yes.

13 MR. GRESS: You did? Okay. So I
14 misrepresented the door last month, it was a metal
15 door. It is not a metal door. It is a wooden
16 door. I think the cut sheet kind of shows that.
17 So I just want to clarify that.

18 However, I did go back to our
19 contractor and ask if they could give me a price to
20 custom design that door just like it is, only
21 taller, and they said they could do that for about
22 25 percent less than what it was going to cost for
23 the roll-up door, which is hurricane proof or
24 hurricane resistant, according to the building
25 code. This door is not, but it's a little bit less

1 expensive. I've got two pictures I could show you.
2 My printer ran out of ink. So I've got two of
3 them. There's a before and after.

4 MS. SANDERS: Thank you.

5 MR. GREGG: Before and after.

6 Basically, it's a just a Photoshop of the door that
7 stretches a little taller. The only thing I will
8 note is that the taller door will probably require
9 four hinges instead of the three that you see on
10 the picture, but it will be built just like the
11 ones there now.

12 MR. HENDERSON: Okay.

13 MR. GREGG: That's my proposal to the
14 new door.

15 MS. PERKINS: Can I ask a question?
16 The new one is the higher one; is that correct?

17 MR. WICHMANN: Yeah.

18 THE CHAIRMAN: So procedurally, let
19 me find out: Is there any public comment to this
20 application? There is no public comments. So that
21 section is closed. Any other comments? Joe?

22 MR. HENDERSON: No, sir.

23 THE CHAIRMAN: Okay.

24 MR. WICHMANN: Thanks for going back
25 and redoing this. I think this is a great

1 improvement. I think you listened clearly to what
2 our concerns with it were. You will -- give me, I
3 guess, how comfortable you would feel going back
4 and proposing as far as safety and security and
5 likelihood of it being damaged by a storm more than
6 any other door would be.

7 MR. GRESS: We are going to put some
8 sort of board or something across it, so in the
9 event of a hurricane approaching, we can put on
10 there to help secure it.

11 MR. WICHMANN: Very simple way to do
12 it.

13 MR. GRESS: Yes.

14 MR. WICHMANN: Great. Thank you very
15 much.

16 THE CHAIRMAN: Rhonda?

17 MS. SANDERS: I'm good.

18 MS. PERKINS: I like it.

19 MR. WRIGHT: I'm fine with it. Thank
20 you for doing what you did to come up with some
21 with something (inaudible).

22 THE COURT REPORTER: I can't hear.

23 THE CHAIRMAN: Do I hear a motion?

24 (Inaudible.)

25 MR. WICHMANN: One followup. Is there

1 any talk about the windows, about doing anything to
2 save some money?

3 MR. GRESS: Still an expensive project.

4 MR. WICHMANN: I hear you. Just again,
5 something to -- you know, it is such a visible
6 piece of property. It would be great if the Town
7 were able to put a little money one of its assets
8 and display to the public where the stations are
9 and how historic properties would be taken care of,
10 just a thought.

11 MS. SANDERS: Matching wooden shutters.

12 THE CHAIRMAN: I'm still looking for
13 a second.

14 MS. SANDERS: Second.

15 THE CHAIRMAN: Okay. Any
16 discussion? Okay. All in favor?

17 (Ayes were stated by all board
18 members.)

19 THE CHAIRMAN: Any opposed? None
20 opposed. Okay.

21 MR. GRESS: Thank you.

22 2014 MIDDLE STREET

23 THE CHAIRMAN: Third on the agenda
24 is 2014 Middle Street. So Joe?

25 MR. HENDERSON: Okay. Thank you. If I

1 could ask the board members to speak into the
2 microphone so we can pick it up on the minutes.

3 Thank you.

4 Agenda Item C-2 is a request at 2014
5 Middle Street. This is landmark property by way of
6 Survey Card 255. Ms. Heather Wilson is the
7 applicant requesting conceptual approval of what
8 amounts to a historic restoration project and
9 removal of several non-original additions, the
10 removal of non-original porch and deck on the back
11 elevations of this property.

12 Also what's proposed is the relocation
13 of an historic element of this structure. In the
14 staff report that I provided to you, staff
15 recommended careful consideration of historic
16 design guidelines related to adding additions to
17 historic structures and also removal of historic
18 features, particularly retaining and preserving the
19 standard that is before you.

20 If the project is proposed for
21 elevation, I would recommend that you consider the
22 standards noted in 2144. If you recall this, these
23 are the new standards for elevating historic
24 structures. And so I can reserve time for
25 reviewing that with you, if you have any questions.

1 And I'll defer to you for that. Thank you.

2 THE CHAIRMAN: Thank you. Okay.

3 Heather?

4 MS. WILSON: Joe, would you put up
5 the -- okay. So I'm here mostly -- it's not my
6 house, by the way. It calls me the owner on the
7 application -- or online, but I'm not. I wish I
8 was. But, mostly, I'm here to get some feedback
9 and some guidance. Some of the things that we're
10 suggesting I think were fairly obvious.

11 There's a very unusual deck and on the
12 first and second floor that we're suggesting to
13 remove. We also had pictures of them changing the
14 dormers on the back of the house, the doors out
15 onto that deck. So we're proposing to return those
16 to the dormers, as they were originally. That was
17 done about 60 years ago.

18 The one area that is in orange on that
19 site plan that is the most sort of question and
20 concern for us is we think that the card is
21 referring to it as the maid's quarters. It was
22 added and then in-filled, which the in-fill is what
23 we're toning as red. And it's -- the house is in
24 great shape. And it needs a lot of restoration,
25 but, in general, it's in really good shape and has

1 a very distinct architectural character to it.

2 The maid's quarters is not in keeping
3 with that, nor is it up to the same quality as the
4 house. It's got broken sill beams underneath the
5 house. It's sort of caving in. It's quite
6 crooked, structurally unsound. It's going to need
7 to really be rebuilt.

8 So my question or our thought is --
9 well, one last thought is that it really chokes off
10 the back of the house in terms of the elevation.
11 The house is very symmetrical and has a really nice
12 balance to it. And we think that that maid's
13 quarters gets in the way of that, so what we're
14 proposing is picking up and moving off of the house
15 that orange square.

16 And, Joe, if you flip through the
17 pictures, you can see. The red is what we're
18 proposing removing. And if you go to that, it
19 looks like a lot of red, but it's actually just the
20 sort of unusual porch with a flat roof and then the
21 deck and the red doors and the dormers that were
22 originally windows. And then the window in the
23 house below obviously is what we're proposing, with
24 the assumption that the gabled maid's quarters
25 above has been picked up and moved.

1 The in-fill could also be referring to
2 the porch, which you can see on the left of the
3 gable, that shed roof, porch roof, that was
4 originally a porch and is now open in-fill. Just
5 for reference, that gable is tiny, it's about 10
6 feet wide, so the room in and of itself is really
7 not particularly usable and then pitches off the
8 house from the backyard.

9 And you can see on the gable on the
10 right, there's -- this house is very tall, the top
11 plate is -- it's exaggerated to about 14 feet. So
12 there's a real presence to the house, but that
13 little maid's quarters, not -- I realize that's not
14 really relevant in terms of history it, but that's
15 what we're responding to in our request to preserve
16 it, rebuild it, as best we can, but to pull it off
17 of the house and kind of liberate the house to what
18 it originally was.

19 The new proposed addition, the idea was
20 to make it modern and not try and compete with the
21 existing house. That's a very conceptual concept.
22 Again, we're really here to hear your thoughts on
23 this unique property and how to handle that. The
24 project will be a pier restoration from the street,
25 for Middle Street, you can see this house from

1 Central on the back. I think that is all I have
2 got for now.

3 THE CHAIRMAN: Okay. Is there any
4 public comment? No public comment. The section is
5 closed. Joe, do you have any comments on that?

6 MR. HENDERSON: I would just like to
7 add a couple of things here. We did a site visit
8 and walkthrough of the property last week or
9 earlier this week and determined that when looking
10 at this element, if you look at your screen, this
11 is the maid's quarters. It appears as though this
12 is also a non-original appendage of that
13 construction. You can see the original siding
14 inside of this lean-to.

15 The other thing is the accessory
16 structure that's on the property directly behind
17 the house is referenced on the historic survey card
18 as historic. I believe it's the kitchen house.

19 MS. WILSON: Yes, that's right.

20 MR. HENDERSON: And I don't if you can
21 speak to that. The application wasn't clear
22 whether you're keeping that structure.

23 Ms. WILSON: Yes, we would keep and
24 that restore that. We're not changing it. So I
25 didn't bring it up at this point.

1 MR. HENDERSON: Okay. The other thing
2 is there is an historic cistern underneath the
3 front porch. It's not visible from the road
4 right-of-way. But that's all I have to add.

5 THE CHAIRMAN: Thank you. Well,
6 Duke, do you want to start this one?

7 MR. WRIGHT: Yeah. I'm having trouble
8 with moving, relocating this maid's quarters. The
9 dependencies, I guess, at one time, it was -- this
10 is an integral part of the house, and I would think
11 that if you could look at something as a connector,
12 that would enable you to keep the same concept of
13 the design on the interior, you might want to look
14 at that.

15 I spent a lot of time looking at this
16 one, and I just think that's a wonderful example of
17 historic property on Sullivan's Island. And would
18 like to see you reconsider that. Thank you.

19 THE CHAIRMAN: Linda?

20 MS. PERKINS: I agree with Duke on many
21 levels. First of all, I think just like Duke said,
22 that's an integral part of the house. Also, as I
23 drive around that street, if you drive around the
24 back of Central, and you see that house from both
25 sides. I love what you're doing on Middle. The

1 back side, I don't -- talk about neighborhood
2 compatibility, I don't see any flat roof additions.
3 I don't see any all-glass additions. That's my
4 only thing. And I know, Joe, you've tried to
5 explain to me about redoing and you can't have it
6 the same and, woo. But that's my only thing. I
7 would really like to see you just fix what you've
8 got. And I think this front is going to be
9 beautiful. I think the whole house is going to be
10 beautiful.

11 THE CHAIRMAN: Rhonda?

12 MS. SANDERS: Yeah, I think that's
13 going to be a really fun project. I agree, I do
14 not think you can relocate the original, whatever
15 that addition was. And I think our main job here
16 is to protect historic structures. And it's pretty
17 specific what we're supposed to require to follow.
18 So you can't go modern. I mean, according to what
19 we're supposed to be following.

20 And there is, I will just say, there's
21 one house on -- past Fort Moultrie that I walk by
22 on the beach every morning, and we let -- there's
23 an addition that's just all glass, and I don't know
24 who did it, and I'm sorry if I offend you, but I
25 just think it destroys the historic character.

1 That's all.

2 MR. WICHMANN: Have the -- where do you
3 want to relocate the maid's quarters? How far of a
4 move are you seeing that?

5 MS. WILSON: Well, in the proposal, we
6 put it all the way back, but as I'm listening to
7 your thoughts and comments, I guess I might ask
8 what your thoughts would be about moving it just a
9 little bit. One of the issues is that it is so
10 congested the way that it attaches to the house.

11 MR. WICHMANN: Right.

12 MS. WILSON: So if it could get pulled
13 off the house and we could do a connection in
14 between the two that's cleaner, and then from
15 essentially, you would be seeing the same
16 elevation, but it would just give the existing --
17 the original house a little more breathing room. I
18 don't want -- I'd like to discuss the existing
19 condition without being distracted by the flat
20 roof, because I'm really not alluding to that. The
21 idea was really just to show that if we did go with
22 all new, it would be different from the house,
23 which for this particular house, I feel is more
24 important than most.

25 MS. SANDERS: Okay.

1 MS. WILSON: Like I said, because of
2 the heights of the walls and the pitches of the
3 roof. But I'm not in any way pushing that, I'm
4 more curious what your thoughts are on pulling it
5 perhaps maybe it's just 4 or 5 feet off of the
6 original house. So the elevation from Central is
7 the same, but that connection can breath.

8 If you did go in, I think some of you
9 did, it's really congested. It's very difficult to
10 kind of do anything with the way that these
11 structures have been knitted together. And I don't
12 think that that connective tissue is what's
13 historic. I think it's really just that gable
14 piece that you're seeing that is the historic
15 component. So long-winded, but any amount really,
16 I would --

17 MR. WICHMANN: Yeah, I'll give you
18 that. I was thinking the same thing. Can you shed
19 a little more light on your thoughts on the back of
20 the house and what you're proposing to do, as
21 opposed to as been suggested maybe more of a
22 renovation that is in keeping with the historic
23 nature of the house.

24 Q. So the back two rooms have really been
25 chewed up. There's a fireplace that's not at all

1 historic. And they removed the walls. It was
2 really a central hall cottage, where you walk into
3 the center of the room -- two rooms, and then you
4 walk into another two rooms. So we're trying to
5 kind of go a little bit back to that, restore some
6 of those porches on the sides, which have been used
7 for accessory use, enclosed. So we're trying to
8 simplify and go back to very simple six part plan.

9 And then the other piece is just to get
10 a little bit more visibility and opening to the
11 yards. It's a beautiful deep yard though it's
12 underutilized right now and overgrown. They would
13 like to be able to be in -- they're going to live
14 in the house, which is what I really like about
15 this project, because the -- these historic houses
16 being added onto really shows the addition. They
17 really want to make the original house very
18 livable. And that would be the idea with the
19 French doors on the back, the glass doors with the
20 mezzanine door. That -- the piece on the bottom
21 right will be the dining room, and then there would
22 be a living room.

23 We have decided we're going to take out
24 the non-historic fireplace. So that would be going
25 and that's in that drawing, but that would

1 disappear so that that the roof line would go back
2 to what it was originally on the main body of the
3 house.

4 MR. HENDERSON: Heather, are you
5 referring to the one in the center here, this
6 chimney?

7 MS. WILSON: Yes.

8 MR. WRIGHT: Heather, how do you feel
9 about this lean-to as you described right there on
10 that original servant's quarters?

11 MS. WILSON: I think the piece right
12 here on the back was added more recently. There's
13 a portion of it that's closer to the original house
14 that's actually a porch or was a porch. So if we
15 do decide to -- if we are going to keep it, I would
16 propose bringing it back to the porch. And the
17 part, if we did need to keep it enclosed, again,
18 that room is about 10 feet wide. So if we needed
19 to keep that space detailing it more as a porch the
20 way it originally was. So kind of recapturing that
21 classic gabled inside porch look.

22 MR. WRIGHT: Thank you.

23 THE CHAIRMAN: Okay. Again, well,
24 I'll give you my thoughts. I would be a little
25 uncomfortable moving that maid's quarters, if

1 that's what we're going to call it, moving it out
2 of that vicinity. Maybe I could be talked into
3 moving it slightly. And really I think that's -- I
4 don't mind a contemporary addition to a historic
5 home, but because that addition would be in place
6 of a historic portion, that's where it probably
7 goes wrong for me.

8 But, in general, I think you're
9 cleaning up that unorganized back facade of the
10 house. And so I guess you can just take these
11 comments.

12 Does anyone want to make a motion?

13 MR. WICHMANN: Make a motion that we
14 accept with modifications suggested and ask for a
15 --

16 MR. WRIGHT: Is this a concept?

17 MS. WILSON: Just concept.

18 MR. WRIGHT: So we've got plenty of
19 room to work on it.

20 MS. PERKINS: What are we approving,
21 Joe?

22 MR. HENDERSON: This is before the
23 board as a conceptual review.

24 MS. PERKINS: Conceptual what?

25 MR. HENDERSON: It's a conceptual

1 review.

2 MR. WICHMANN: So I think as we stand
3 here, we've got an acceptance of just the submittal
4 with the requesting changes per our comments at our
5 next meeting.

6 THE CHAIRMAN: Did you get that?

7 COURT REPORTER: I didn't get the last
8 word.

9 MR. WICHMANN: Conceptual modifications
10 suggested for re-presenting at our at our next
11 meeting.

12 THE CHAIRMAN: Do I hear a second?

13 MS. SANDERS: Second.

14 THE CHAIRMAN: Okay. Any discussion
15 about this. No. Okay. All in favor?

16 (Ayes were stated by all board
17 members.)

18 THE CHAIRMAN: Any opposed? None
19 opposed.

20 MS. WILSON: Thank you, very much.

21 MR. WRIGHT: Looks like you've got a
22 good property.

23 THE CHAIRMAN: Okay. Just stand
24 right there. The next item is 2650 Jasper
25 Boulevard, Joe.

1 2650 JASPER BOULEVARD

2 MR. HENDERSON: Okay, Steve. This is
3 Agenda Item C-3 2650 Jasper Boulevard, reviewed
4 during our last meeting on September 18th. The
5 request before you is essentially to preserve the
6 traditional Island resource structure and to
7 construct a new -- new home construction. The
8 applicant is requesting a principal building square
9 footage increase and principal building coverage
10 increase of 17 percent for both of them.

11 During our last meeting, the board made
12 several comments relating to presenting this
13 project for preliminary approval and illustrate
14 that the size and placement of the new construction
15 will not overwhelm the historic structure. I do
16 have the plans and I'd be glad to review those with
17 you. I'll defer to you for any comments or
18 questions.

19 THE CHAIRMAN: Okay. Heather?

20 MS. WILSON: Joe, is going to pull up a
21 rendering. I did shrink it as much as I could and
22 I feel the need to defend the size now. But it's a
23 one-story house, which I think is really important
24 for the cottage, which is tiny, 400 square feet.
25 So what we tried to do is push it as far off of the

1 cottage as possible. And the idea here is that the
2 cottage would be a classic white and that we would
3 use a natural cedar for the new house and push it
4 back off the site. That's an existing live oak
5 trees. There's one, you can kind of see the level
6 the other side of the cottage.

7 So we did reduce it as much as we
8 could. The nature of it being one story does
9 stretch out to fit. Because there's 400 square
10 feet in the cottage and 400 square feet really in
11 circulation to keep the living -- the living that's
12 there and the central portion and the master
13 bedroom and the guest rooms in the front of the
14 house in shape with Jasper. I think everyone was
15 here last time. So you know that the basic story
16 is that we would like to keep the cottage exactly
17 where it is and so we really have to work around
18 that. There's also a lot of trees on the site that
19 we're also working around. We're not taking any
20 trees down.

21 And that's really driven the design.
22 The live oak that's on the side of cottage is going
23 to form that courtyard that you see right there.
24 I'll answer any questions.

25 THE CHAIRMAN: Okay. Is there any

1 public commented on this application? So the
2 public comment section is closed. Joe, do you have
3 any further comment.

4 MR. HENDERSON: No, sir.

5 THE CHAIRMAN: You said no, I'm
6 sorry?

7 MR. HENDERSON: No.

8 THE CHAIRMAN: Okay. Well, Glenda,
9 what do you have to say?

10 MS. PERKINS: I have a question. Are
11 you going to raise that little cottage up.

12 MS. WILSON: We're not doing raise it
13 as much as the house, but we're just going to raise
14 it up about 18 inches, but we're going to keep
15 it -- it will be --

16 MS. PERKINS: Okay. Then how much are
17 you going to raise the new house, how high is that?

18 MS. WILSON: That's the code, that's
19 the absolute minimum that we can do. So it's about
20 48 -- 42 and 48 inches above grade. We're trying
21 to keep the whole thing as low as possible.

22 MS. PERKINS: I think it's nice. I
23 like it. I like the way the little cottage, you're
24 not going to move that, you're just going to --
25 right, it's the way I see it?

1 MS. WILSON: It's exactly where it
2 would be.

3 MS. PERKINS: Exactly where it is out
4 there. It is where it is?

5 MS. WILSON: Yes.

6 MS. PERKINS: I happen to like it. I
7 wish it was smaller, your new house.

8 MS. WILSON: Uh-huh.

9 MS. PERKINS: It's a big house. It's a
10 big house.

11 MS. WILSON: I know, and I agree. It's
12 actually not as big as it looks. I mean, it's
13 about 3,200 square feet of living space. It's a
14 3-bedroom house. It's just when you put it behind
15 that teeny little cottage, it doesn't help.

16 THE CHAIRMAN: Duke?

17 MR. WRIGHT: I think 3,200 square feet
18 is a good-sized house, and I certainly think you've
19 got a great solution here. It's certainly an
20 improvement for that neighborhood. So I'm fine
21 with it.

22 MR. WICHMANN: You're going to clean up
23 and pull out some of the back areas and open it up?

24 MS. WILSON: Well, I was talking to Joe
25 about that. That's actually a Grand Hackberry if

1 there is such a thing. It's 32 inches, so I have
2 to go to the tree commission about that.

3 MR. WICHMANN: Right.

4 MS. WILSON: It's mean. It's
5 really impressive.

6 MR. WICHMANN: I just want to thank
7 you, because you've done a wonderful job.

8 MS. SANDERS: I think it looks great.

9 MS. WILSON: Thank you.

10 THE CHAIRMAN: I'm a little
11 confused, I'm sorry. So the application, if I'm
12 reading this correctly, you're asking to have 4,800
13 square feet?

14 MS. WILSON: Yeah, I'm sorry. I meant
15 to say the house is 32 actual living space, because
16 the hallway is approximately 500, and then the
17 cottage counts in that number, too, which is 400.
18 Sorry about that.

19 THE CHAIRMAN: Well, it's probably
20 like we've heard in some general comments.

21 MS. WILSON: Sure.

22 THE CHAIRMAN: It would be good for
23 applicants to explain why they need the extra
24 square footage.

25 MS. WILSON: Sure.

1 THE CHAIRMAN: I think that would be
2 really good to try to justify what you're asking
3 for.

4 MS. WILSON: I agree.

5 THE CHAIRMAN: Just so we can
6 understand where we're going with this.

7 MS. WILSON: So the reason in this case
8 is that my idea was that there are basically three
9 pods, right, or three pavilions that are in the new
10 house. And I tried really hard -- none of -- not
11 any individual pod would overwhelm the cottage.

12 So, for example, the one on the right
13 that has the bay window, that's 16 feet wide, as is
14 the one with the kitchen on the back, as is the one
15 that you see parallel to the road. So it's
16 creating these three gables that are trying not to
17 overwhelm that cottage.

18 And in a design like that, what happens
19 is you just end up with this sort of connective
20 stuff that adds to square footage. It gets bigger.
21 If I took the living space of that house and put it
22 one rectangle where I had the living and the
23 kitchen all on the first floor and all of the
24 bedrooms on the second floor, I could do it in a
25 much smaller footprint and have a full two-story

1 house that is significantly smaller on the site
2 plan, but I feel strongly that if we did something
3 like that, which was actually the previous owner's
4 plan, the cottage would disappear and it loses it's
5 value on the street. It's why likewise I decided
6 not to move it to Jasper and just let it disappear.
7 So the goal really is to keep everything on the
8 site in keeping with the scale of the cottage.

9 MS. PERKINS: I have a question.

10 You're not going to enter from Jasper anymore?

11 MS. WILSON: There's a porch there. So
12 there is a small entry. So we are addressing
13 Jasper as the front door.

14 MS. PERKINS: But it looks like your
15 front door is going to be right here on this side
16 street? Is that --

17 MS. WILSON: There's two doors --
18 actually three doors. There's a porch on the back
19 for a back door. And then there's one on the front
20 on Jasper. And then it's right there in the
21 courtyard. You would go through the courtyard to
22 the side door.

23 THE CHAIRMAN: Do you have
24 questions, comments? Again, I think this solution
25 where the house is sitting on a high crawl space,

1 very unusual to see that on the island. And it's
2 in the ordinance that we can build them this low.
3 And I think for that reason alone, I would allow
4 this to be given the extra square footage, because
5 it adds so much to the compatibility of the older
6 neighborhoods where the flood zones are not as
7 restricted. Do I hear a motion?

8 MS. PERKINS: I make a motion that
9 we -- do you want final?

10 MS. WILSON: Yes.

11 MS. PERKINS: That's what they're
12 asking for.

13 THE CHAIRMAN: Is it? This is
14 before you as the final review for approval.

15 MS. PERKINS: I make a motion we give
16 final approve for this project.

17 MR. WRIGHT: Second.

18 THE CHAIRMAN: Any discussion? All
19 in favor.

20 (Ayes were stated by all board
21 members.)

22 THE CHAIRMAN: Any opposed? None.
23 Okay. Stay right there, Heather. We're doing
24 something right. The next item on the agenda is
25 2656 Jasper Boulevard.

1 Joe, can you explain it?

2 2656 JASPER BOULEVARD

3 MR. HENDERSON: Okay. This is our
4 first non-historic design review, Agenda Item D-1,
5 2656 Jasper Boulevard. It is requesting what
6 amounts to an addition and an attached addition.
7 Modification of the zoning standards are requested
8 for the side setback. They are making a full 25
9 percent request for the modification, and that's a
10 total of 10 feet on the eastern property line.

11 This is in part due to several large
12 live oaks that are in the center of the lot. So in
13 order to avoid removing those or damaging those
14 trees, they're pushing it to the eastern side of
15 the property. The attached addition is coming out
16 towards the Jasper Boulevard side of the property.
17 According to 21-20 B(6) this element is required to
18 be: D, restricted and also reviewed by the DRB for
19 compatibility with the rest of the structure. With
20 that, I'll turn it over to you for any comments.

21 MS. WILSON: It is a small cottage
22 that's currently 1,250 square feet. It's not
23 historic. It's just sited in a sort of unfortunate
24 spot. The two oaks that are right there in the
25 center, sort of in the courtyard are really lovely,

1 and they're right up against the house. And
2 there's really not very much to do about it. We've
3 looked at actually picking up the house and moving
4 it, but as you can see, there are oaks on the
5 right, and there actually some that fall on the
6 property line between 2656 and 2650. So we're just
7 really trying to thread these trees.

8 Those are two one-story additions
9 connected by a screen porch. The whole house, when
10 finished, will be about 3,200 square feet, all one
11 story. It is raised. It's raised quite high.
12 We're looking at bringing it down a little bit, if
13 we can, but it's really all about the trees. Joe,
14 on that stick is an aerial that shows where those
15 pansies are and then a few pictures of the house.

16 The house currently doesn't really have
17 much of a front. It certainly doesn't have one
18 that you can see from Jasper, nor does it have
19 anything that addresses it. That's the side of the
20 house. That is still the side. There we go.

21 So you can see that's the -- those are
22 just the porches that face the yard. You can see
23 the trees -- yeah, there you go. Those are the
24 trees right there. So we're trying to basically --
25 that fence is not their property line. That's a

1 dog run that the previous owners put in. So the
2 house would be to the right of those trees that you
3 see right there. And the reason I handed out
4 elevation -- I'm sorry -- reprints is because I
5 made it shorter. So it's actually smaller than
6 that addition -- that length of the -- the overall
7 length of the addition is 5 feet shorter than these
8 packets.

9 THE CHAIRMAN: Anything else,
10 Heather?

11 MS. WILSON: No.

12 THE CHAIRMAN: Is there any public
13 comment? Okay. Public comment section is closed.
14 Joe, do you have any final comments?

15 MR. HENDERSON: Nothing further.

16 THE CHAIRMAN: Okay. Bunky, you
17 want to start?

18 MR. WICHMANN: Sure. Heather, your
19 principal coverage is 3,300 feet, has that now that
20 been shortened, you said?

21 MS. WILSON: It does say 33, but I took
22 100 square feet, 150 square feet out of it.

23 MR. WICHMANN: Just so to sum it up: I
24 think what you're asking for that is leeway on this
25 due to the fact that we have a couple of trees that

1 can't be moved. If it's not granted, the property
2 devalues because of the trees that are there.

3 MS. WILSON: A third of the property,
4 as per the tree commission, and they're actual
5 first preference was that I take out those trees.
6 So I'm hoping that we don't have to. That would be
7 their next request for me to do. And it's
8 really -- I guess then the third would be to try
9 and move the house, which would be difficult and
10 costly.

11 MR. WICHMANN: Okay.

12 THE CHAIRMAN: Just to clarify.

13 MS. WILSON: Yes.

14 THE CHAIRMAN: The only reason this
15 application is before us is the setback, site
16 setback, isn't it?

17 MS. WILSON: Yes, the house totally
18 just on the inside coverage. Everything else is
19 just the side yard setback relief.

20 MR. WICHMANN: Right. Well, that was
21 part of the big picture. So it is -- you know it's
22 a fairly reasonably-sized house, even less now than
23 what it was before, is my point.

24 MS. WILSON: Correct.

25 MR. WICHMANN: To try to accommodate

1 and minimize the impact, as well as trying to work
2 around these trees.

3 MS. WILSON: Correct.

4 MR. WICHMANN: That is the only
5 question I've got so far.

6 THE CHAIRMAN: Rhonda?

7 MS. SANDERS: I'm all for saving trees.
8 If the neighbors are fine with it, whatever the
9 plan is. I mean if they have any -- yeah, I think
10 it's okay. It's a great job with that house.

11 MS. PERKINS: Have you contacted the
12 neighbors that are going to be directly affected by
13 this?

14 MS. WILSON: On both sides, yes, ma'am.

15 MS. PERKINS: And they're okay?

16 MS. WILSON: They are.

17 MS. PERKINS: I don't have anything
18 else.

19 MR. WRIGHT: I'm fine with it.

20 THE CHAIRMAN: Okay. Do I hear a
21 motion?

22 MR. WICHMANN: Motion that we approve
23 it as submitted.

24 THE CHAIRMAN: Do I hear a second?

25 MS. SANDERS: Do we want her to -- does

1 she need to come back? Is there a reason for her
2 to come back?

3 MS. PERKINS: Is this just conceptual?

4 MR. HENDERSON: It's before you as
5 conceptual, but we reserve the right to grant final
6 approval, if there are no recommended changes in
7 design.

8 MS. SANDERS: I recommend we approve
9 the final.

10 MR. HENDERSON: We have the motion.

11 MR. WICHMANN: With the exception that
12 the tree commission. I'm just a little unclear of
13 where you're going with the tree commission. Will
14 you be seeing the tree commission at any point?

15 MS. WILSON: Not if this is approved.

16 MR. WICHMANN: Okay. I just wanted to
17 make sure.

18 THE CHAIRMAN: So we're still
19 looking for a second.

20 MR. WRIGHT: Second.

21 THE CHAIRMAN: Any discussion about
22 the motion? All in favor?

23 (Ayes were stated by all board
24 members.)

25 THE CHAIRMAN: Any opposed? None

1 opposed.

2 MS. WILSON: Thank you.

3 THE CHAIRMAN: Okay. 2928 Jasper.

4 2928 JASPER BOULEVARD

5 MR. HENDERSON: Okay. That is Agenda
6 Item ask D-3, 2928 Jasper Boulevard. It's being
7 represented by Beau Clowney Architects, the
8 applicants. They're requesting conceptual design
9 for a new-home construction. This is located on a
10 vacant lot, and the request before you is
11 modification of the zoning standards for
12 second-story side facade setbacks. This is a
13 provision of the ordinance that requires a 2-foot
14 inset where the length of the second story wall
15 goes beyond 10 feet.

16 So there are three sections being
17 affected by this provision and the applicants are
18 requesting 100 percent relief so they don't have to
19 comply with that.

20 Just a little background on this
21 property: The property actually received two
22 variances, one in 2010 and one in 2017. A variance
23 to a section of the ordinance, a section of the
24 ordinance that limits the construction of a home
25 beyond the build-to line. In order to render this

1 property as buildable, the BZA granted that
2 variance on both of those occasions. The
3 applicants during this presentation are opting to
4 go with the 2010 variance, which allows the entire
5 buildable footprint to be used for this new home
6 construction.

7 With that, I'll just recommend that the
8 board use the standards for neighborhood
9 compatibility when reviewing this, and I'll yield
10 to you for any questions.

11 THE CHAIRMAN: Thank you. Kate?

12 MS. CAMPBELL: I'm Kate Campbell with
13 the Beau Clowney Architects. What I just passed
14 out to everybody -- and there are copies for
15 audience, if you'd like to have them -- is the
16 comparison study for what we're requesting tonight.
17 Joe also has it up on the screen so that everybody
18 can see it. Really, just comparing basically a
19 conforming plan to a plan that's requesting the
20 side facade second floor setback of two feet.

21 First of all, it's very rare that this
22 board recently heard about houses under 2,900
23 square feet. This house is 2,800 -- or 2,846. The
24 property is allowed to be built with no -- and the
25 DRB is 3,945. So it's well under what the overall

1 principal building square footage of the property
2 is. That is a difficult lot. I'm sure most of you
3 are familiar with it. There was a house here in
4 Hugo. The building sat here and is -- right
5 adjacent to it is where that house stood.

6 We started out this project with a
7 design that was much wider at the rear and didn't
8 come out too far on the tips of the land, and that
9 required some variance from the board of zoning
10 appeals. We did go to the board of zoning appeals
11 requesting the variance and message received from
12 the neighbors and also the board was that we needed
13 to stay within the critical-line setback. There's
14 a critical-line setback on this property. The dark
15 line is the property line, and the critical
16 area is -- the critical line is the dotted line we
17 see inside that. And so that 30-foot critical-line
18 setback is really what forms the buildable area on
19 the lot.

20 So we went back to the drawing board
21 and just heard some feedback from the neighborhood
22 and basically designed the house that would fit
23 within the regulations of the property. And what
24 we're coming to you tonight with is just a minor
25 modification to the plans that would otherwise be

1 conforming other than that second floor setback.

2 So let me walk you through how this
3 works. Due to the thinness at the front, we were
4 unable to incorporate a porch. We actually had a
5 porch on our original design, but now you come in
6 from below on the front here. The front elevation
7 is here (indicating). And so you can see there is
8 glass entranceway underneath this column here.

9 What's indicated in orange is the area of the
10 2-foot setback that we're requesting this evening.
11 The packet that I handed out indicates the setback
12 as would be designed if conformed to the 2-foot
13 setback. And so you'll kind of see that generally
14 throughout the presentation.

15 So as you're aware, this ordinance is
16 meant to break up that side facade along with the
17 other 30-foot linear requirement, which we meet.
18 And so we are requesting relief from this
19 ordinance, which is a common request not only from
20 our offices but other offices in past builds. It
21 structurally makes limited sense to set it back 2
22 feet and sometimes can create not as pleasing
23 aesthetic. So we feel like having the 2-foot can
24 be more aesthetically pleasing, as well. So that's
25 that.

1 Anyway, I'd be happy to answer any
2 questions. It is a very complex project. So I'm
3 happy to run through it in a little more detail if
4 you'd like.

5 THE CHAIRMAN: Thank you. Is there
6 any public comment? Yes.

7 MR. BULL: My name's David Bull (ph).
8 I live at 2819 Morrison (ph) Boulevard, and I'm
9 trustee for a family trust that owns the lot to the
10 north. Your charge, I understand, is to protect
11 the aesthetics of the island and to keep the ugly
12 buildings, for lack of a better term, from being
13 built.

14 The fact that this lot sticks out is
15 going to disturb the aesthetics of the entire area.
16 I'm not opposed to a house there, but it seems to
17 me that the rules and regulations that have been
18 painstakingly crafted by the town over a period of
19 time, money, expense, energy -- excuse me, time and
20 expensive energy, no relief should be granted on
21 this project. Thanks.

22 THE CHAIRMAN: Thank you. Is there
23 any other public comment? Yes.

24 MR. SCHUTTE: I'm Del Schutte. We live
25 adjacent to the property at 2926. The whole thing

1 puts us really -- puts me in quite an uncomfortable
2 position of having to oppose things that are
3 petitioned by people that we are potentially living
4 next to. Just for the record, this process has
5 evolved. The first process was the board of zoning
6 appeals without the same kind of discussions that I
7 heard presented in the earlier presentations with
8 neighbors on each side and with some attempt to
9 come to a common satisfactory and negotiate
10 attractive options. It's not -- it's at least
11 destructive.

12 I have a collection of e-mails. There
13 have been several meetings with the neighbors up
14 and down some. The neighbors on each side
15 generally they all asked me to speak for them
16 tonight. And it's really a difficult thing. I
17 agree with David that the rules are there for
18 reason. The wedding cake, quote, covenant -- or
19 concept, I think is valid, but you can pick out the
20 places where it's been ignored and they stand out
21 years after the fact.

22 The variance that we requested when we
23 built years ago was far less impactful than any of
24 these areas that have been requested for this lot,
25 and was denied by the owners of the property

1 because it would significantly devalue their
2 property, which is fine, and there are no hard
3 feelings.

4 The variance that was granted by the
5 board of zoning appeals will -- creates us --
6 allows a structure to be built which will have a
7 tremendously negative effect on the properties up
8 and down. The docks essentially become unusable
9 unless you want to sit out on your dock underneath
10 someone's bedroom window. And so it's a little bit
11 hard for me to understand why, when you've already
12 gotten such a grand exception, that then there's a
13 chance to maximize the impact even further.

14 You know, I think that we would prefer
15 and hope to have a much more congenial, positive
16 situation moving forward, but the process to date
17 has been not that. And I -- I mean we're -- as --
18 Joe will go back to the lot and we're -- most of us
19 there have followed the rules in terms of height,
20 setback, and all that kind of stuff. And, you
21 know, the deal going in. I don't understand the
22 rationale for exceptions, and I'm not comfortable
23 that this is the last one that will be asked.

24 Thank you.

25 THE CHAIRMAN: Thank you. Is there

1 any other public comment? The public comment
2 section is closed. Joe, do you have any final
3 comments.

4 MR. HENDERSON: Nothing further to add,
5 unless you have any questions about the two
6 renderings in front of you. The one with the
7 relief requested is the orange, and then the one
8 above it is permissible at the staff level. I just
9 want to make sure that you-all are clear about
10 that.

11 THE CHAIRMAN: Explain that again.

12 MR. HENDERSON: So the request before
13 you is the relief for the second-story side setback
14 is noted and highlighted in orange. The one above
15 it complies with the regulations.

16 THE CHAIRMAN: All right.

17 MR. HENDERSON: So they can submit the
18 permit approval at the level. Randy and I would
19 review that plan and issue permits without any need
20 for DRB review or any other administrative action.

21 THE CHAIRMAN: That's very
22 interesting that you say that. I had forgotten
23 that that would be the case. So that the upper
24 elevation, and they can come in and get a permit to
25 build that without even coming -- they didn't need

1 to be here for the upper one. They're asking for
2 the relief shown in orange.

3 MR. HENDERSON: That's correct.

4 THE CHAIRMAN: And that's why
5 they're here.

6 MR. HENDERSON: And the one above meets
7 all the standards with regard to heating, square
8 footage, coverage, architectural standards, FEMA
9 regulations. So we could issue permits on that.

10 FROM THE FLOOR: Steve, may I ask a
11 question?

12 THE CHAIRMAN: Yes, one question.

13 FROM THE FLOOR: I'm actually surprised
14 that to be the case what Joe just stated, the above
15 rendering has been approved. Y'all don't make
16 judgements on what things like look like?

17 THE CHAIRMAN: Well, the way this
18 works, the upper version meets all of the standards
19 in the zoning ordinance. So once it's ready to be
20 permitted, they can go to the Town, and the Town
21 will review it and can permit it. It doesn't have
22 to come before the DRB.

23 MR. HENDERSON: And we've just done a
24 cursory review of what's been submitted. We
25 haven't had a formal plan review by Town staff.

1 FROM THE FLOOR: Okay. That's just an
2 oddly-shaped home, and I don't have a home back
3 there, but I -- we've owned the house for 100
4 years, we're going to own it for another 100. So
5 one of my kids is going to build a house back there
6 one day, and presumably sell it at some point. And
7 if a home looking like that is next door, that
8 could impact property values I would think. And
9 I'm certain that the neighbors back there right now
10 are concerned about that, as well.

11 My big issue is: If you're going to
12 have rules and regulations, you ought to enforce
13 them, unless there's some major hardship, and
14 having 2,500-square-foot home pushed back on the
15 lot rather than 2,800-square-foot home staggered to
16 get to the front is not a hardship.

17 THE CHAIRMAN: Okay. Bunky, do you
18 have any comments or questions?

19 MR. WICHMANN: I think it's -- I
20 appreciate J.P. clarifying and pointing that out
21 and Joe helping with the presentation as well. I
22 think that one thing that's important to understand
23 and based on public perception is that not every
24 house that's built on the island comes before the
25 DRB. It's only if they need an exception or

1 variance on it. So that's -- some people think
2 that every house that's built was approved and we
3 have to give a yea or a nay on every single house
4 that's built.

5 FROM THE FLOOR: I didn't think that.

6 MR. WICHMANN: I know that's a little
7 bit off subject. No, that's all I saying.

8 THE CHAIRMAN: Rhonda? (Inaudible.)

9 MS. SANDERS: Yeah, thank you for that.
10 Personally, yeah, I like the one above much better.
11 I think it looks a whole lot better, and I would
12 prefer that we don't have to approve something that
13 neighbors don't care for, and just do it. We don't
14 have to come talk to -- in essence, I get how
15 whoever is on either side, you're going to be
16 sticking out right in front of them, right next to
17 them. I guess maybe I would suggest seeing what
18 you can do with the neighbors. I don't know.

19 Personally, if it were me next door, I
20 would think that top second story sticking out
21 there in front all the way out towards -- might be
22 somewhere else to put that. I don't know. I mean,
23 I understand you're --

24 MS. CAMPBELL: I'm trying to --

25 MS. SANDERS: Trying to feel out the

1 neighbors.

2 MS. CAMPBELL: Yes.

3 MS. SANDERS: And respect their
4 concerns. And I think without that part
5 second-story sticking out, maybe it's more of a
6 box, I don't know, but I think that's a little bit
7 more distracting. Those are just my thoughts.
8 That's all.

9 THE CHAIRMAN: Linda?

10 MS. PERKINS: Well, I've said this
11 before, I don't think we can dismiss what our
12 residents say and what the people that are going to
13 be affected by this. So I guess we have to go with
14 the first one and not grant them the variance.
15 That would be my recommendation.

16 THE CHAIRMAN: Duke?

17 MR. WRIGHT: Is there any way that the
18 second floor can be softened in terms of some of
19 the other designs that we've looked at, would maybe
20 mitigate some of the massive or perceived mass of
21 the house (inaudible).

22 THE COURT REPORTER: I'm having trouble
23 hearing, again.

24 MS. CAMPBELL: That's the view from the
25 street, you know, and again it's a long linear lot.

1 MR. WRIGHT: Yeah.

2 MS. CAMPBELL: So it's --

3 MR. WRIGHT: I mean, it takes away a
4 lot from the square footage of your house, I
5 understand.

6 MS. CAMPBELL: Well, not -- I mean not
7 just that we already we've already got 9 1/2-foot
8 ceilings, 9 foot ceilings, and the upper ceilings
9 are at 8, 4. So we're really trying to pull those
10 massings down. We're doing a hip roof so it's not
11 a large gabled roof running along the length of the
12 property. We have a flood envelope that we're
13 working with. Most of the roof lines are well
14 below 38 feet. I think that's the roof on my
15 other -- the upper roof line is at 37, 8. So
16 that's the highest peak, which actually is going to
17 be even less visible because of the hip roof going
18 back.

19 And that actually doesn't change
20 from -- the relief -- the plan that we're asking
21 for relief to the, you know, non-DRB plan is really
22 just the volume in the back, which is already well
23 under that tight restriction, so.

24 The footprint of the building actually
25 wouldn't change at all. Again, it's all happening

1 in these upper areas. This wall basically slides
2 out to meet this wall here. And so it doesn't
3 change the massings as viewed from the side. Same
4 thing here, you're still going to have a wall 2
5 feet back, just that that wall is 2 feet forward.
6 So the -- we're also well under what the base
7 zoning allowed without any increase in, so.

8 MR. WRIGHT: Well, thank you. So
9 Linda's point I think that we're between a rock and
10 a hard place here. In terms of approval -- can you
11 hear me, I'm sorry?

12 COURT REPORTER: I'm having trouble.

13 MR. WRIGHT: Okay.

14 THE COURT REPORTER: Thank you.

15 MR. WRIGHT: That's why the minutes are
16 all screwed up sometimes, problems with the
17 microphones. But I think that I would have to go
18 along with the submission.

19 THE CHAIRMAN: I'm sorry, I was
20 unclear on what --

21 MR. WRIGHT: I'm okay with this.

22 THE CHAIRMAN: The upper one or the
23 lower one?

24 MR. WRIGHT: Well, either one, frankly.
25 There's not that much difference when you finish

1 the final analysis, in my view.

2 THE CHAIRMAN: Yeah, I think there's
3 confusion. And hopefully, we were able to clear up
4 some of that for the audience, that the image on
5 top, we don't have to -- that has nothing do with
6 the DRB. They'll be able to come in and build the
7 house as per the image on top.

8 Personally, I think the house probably
9 looks better without that long wide orange area
10 that would be recessed as the image in the top
11 shows. I think it will look more organized
12 possibly. I don't see how granting that relief
13 negatively impacts the house, at all. It's just
14 the way I look at this.

15 So I would vote to approve it, or is
16 there a possibility that some of those areas in
17 orange -- or is there some compromise to the
18 three -- I think there are three areas maybe that
19 you need that second-story relief.

20 MR. HENDERSON: That's correct.

21 THE CHAIRMAN: Broken up, right.

22 MR. HENDERSON: That's correct.

23 MS. CAMPBELL: This here is the long
24 side there. And then over the left-hand volume,
25 where the stairs are, where that bedroom is here.

1 And then there's another piece here. You know,
2 setting any volume higher than 10 feet has to be
3 set back 2 feet from the floor below.

4 THE CHAIRMAN: It's a situation
5 where the neighbors are going to either live with
6 it -- the way it's being presented to us, they
7 either live with the version on top, or we can
8 approve the version on the bottom, which is almost
9 identical. It's the same footprint.

10 MS. PERKINS: This is only conceptual
11 approval. This isn't final.

12 THE CHAIRMAN: True.

13 MS. PERKINS: Right, Joe?

14 MR. HENDERSON: That's correct. And I
15 think that these are just two options that you've
16 come up with. So, yeah, these three areas are the
17 only ones being modified.

18 THE CHAIRMAN: And I think the board
19 is really not aware of anything that's happened
20 previously to what we're looking. I don't recall
21 anyway whether we've seen other submittals on other
22 setback versions. I'm just --

23 MR. HENDERSON: Where you have a varied
24 issue for the building line; is that what you're
25 referring to?

1 THE CHAIRMAN: Correct. Did we ever
2 see previous versions?

3 MS. CAMPBELL: Of this property?

4 THE CHAIRMAN: Correct.

5 MS. CAMPBELL: No.

6 MR. HENDERSON: No, not for this
7 property. It's --

8 THE CHAIRMAN: We're unaware of
9 anything that's gone on.

10 MR. WRIGHT: Correct.

11 THE CHAIRMAN: As to variances or
12 anything like that, so. All right. Anybody want
13 to make a motion?

14 MR. WRIGHT: I'll try. Given the
15 points that have been made in the discussion and
16 obvious solution that if we do not approve the
17 request, the house can be built on the property
18 anyway, I see no alternative but to approve the --
19 in my view approve the project as submitted.

20 THE CHAIRMAN: Okay. Is there a
21 second to that motion? Do I hear a second?

22 MR. WICHMANN: Could I ask for a
23 modification? Kate, is there a way to break up --
24 the one concern that I think that I do have is the
25 long run. Is there a way to mitigate that long

1 run, and I assuming you're using wood siding and
2 not cementitious boarding?

3 MS. CAMPBELL: Uh-huh.

4 MR. WICHMANN: Let me ask you this: Is
5 that a concern of yours, that long blank run with
6 nothing breaking that up?

7 MS. CAMPBELL: I guess it's -- you're
8 talking about this elevation here?

9 MR. WICHMANN: That's correct.

10 MS. CAMPBELL: I think what's difficult
11 to read in a true elevations is you're never seeing
12 it this way. So what you're seeing from the ground
13 is actually -- there's a first-floor articulation
14 of a fairly wide porch underneath that's going to
15 help to make that visually open on the bottom. And
16 so therefore, it's not going to feel as wide or as
17 long of a run, because you have not only wired this
18 in but glass also that's fairly deep double-bay
19 porch underneath the volume up above. So we've
20 done this before on another project, too, where
21 it's a room over top of the screened porch. So it
22 helps to break up that long linear nature of the
23 house.

24 MR. WICHMANN: It's more just a run
25 between that wide section between windows the first

1 set of windows.

2 MS. CAMPBELL: Right here (indicating)?

3 MR. WICHMANN: And this, right?

4 MS. CAMPBELL: Yeah, I mean that --
5 that -- actually, we could provide some penetration
6 in there. So that would also help break up that
7 length of siding, you know.

8 MR. WICHMANN: I think then we could
9 see it.

10 MS. CAMPBELL: Right in here,
11 absolutely.

12 MR. WICHMANN: I see.

13 MS. CAMPBELL: It could be -- yeah.

14 THE CHAIRMAN: So --

15 MR. WICHMANN: You have --

16 THE CHAIRMAN: This is a conceptual
17 submittal, right?

18 MS. CAMPBELL: Uh-huh.

19 MR. WRIGHT: Yes.

20 THE CHAIRMAN: So you could ask to
21 see some alteration.

22 MR. WICHMANN: Yes, I would second
23 Duke's motion to the modifications that -- a
24 re-submittal of modification of at least that run
25 be submitted at the next meeting.

1 THE CHAIRMAN: So that's a second.
2 Any discussion about that?

3 MS. SANDERS: I do have a question,
4 since there's so many neighbors that have come
5 forward. Have y'all spoken with them or worked
6 with them?

7 MS. CAMPBELL: We were able to reach
8 out to the representatives prior to meeting. So
9 they have the same information and plan that you
10 saw tonight. They were able to review that before
11 the meeting, yes. We had spoken to some of them
12 before the meeting, as well, so.

13 FROM THE FLOOR: And the zoning.

14 MS. CAMPBELL: And the zoning office,
15 as well.

16 THE CHAIRMAN: Any questions? All
17 in favor of the motion?

18 (Ayes were stated by all board members
19 excepting Ms. Perkins.)

20 THE CHAIRMAN: Any opposed.

21 MS. PERKINS: I am.

22 THE CHAIRMAN: One opposed. Two
23 opposed or one opposed. You're an aye?

24 MS. SANDERS: Aye, yes.

25 MS. PERKINS: Well, what's the motion,

1 that they're going to come back and redo; is that
2 the gist? Okay. I'm for that. You're not giving
3 them approval of this?

4 THE CHAIRMAN: It's not final. It's
5 coming back.

6 MR. HENDERSON: Four in favor.

7 MS. SANDERS: I would just like to say
8 something. I mean, if there's no major difference,
9 why even go through the point of coming to the
10 board and making us bad. That's all.

11 MS. PERKINS: I mean just do it, is
12 that what you mean?

13 MS. SANDERS: No, I'm just saying if
14 there's so little difference in the two concepts,
15 why even go through all the to come here to start
16 with. If you save a little bit of money or
17 something, I'm not sure, but, personally, I
18 wouldn't -- obviously, the Town, the community is
19 getting fed up with a lot of designs, and they
20 think that we're approving everything. So if you
21 don't have to come, why would you want to. That's
22 all.

23 THE CHAIRMAN: So let's clarify: We
24 had a -- was it the three to one vote or four to
25 one?

1 MR. HENDERSON: I think it was four in
2 approval of the motion. And then, Rhonda, are you
3 abstaining from voting?

4 MS. SANDERS: Yes, I guess at this
5 point then.

6 THE CHAIRMAN: So it's 4 to -- 4 in
7 favor.

8 MR. HENDERSON: Yes.

9 MR. WRIGHT: One objection.

10 THE CHAIRMAN: And one abstaining.
11 Very good.

12 MS. PERKINS: Can I just ask for
13 clarification: If they go back to the drawing
14 board, the architect can say, we're go to dump this
15 whole thing, and we're just going to do like the
16 Town requires, we will never see this protect
17 again?

18 MR. HENDERSON: That's correct. They
19 reserve the option to permit it according to the
20 rendering on top.

21 MS. PERKINS: Okay.

22 THE CHAIRMAN: Okay. We're good.

23 MR. HENDERSON: Thank you.

24 THE CHAIRMAN: Okay. The next item
25 on the agenda is 2679 Bayonne.

1 2679 BAYONNE STREET

2 MR. HENDERSON: Yes, sir, it's Agenda
3 Item D-3 with Beau Clowney Architecture requesting
4 approval for modification of the zoning standards
5 for the side setbacks. This is for a relatively
6 small addition on the eastern side -- I'm sorry,
7 the western side of the property. The addition is
8 142 square feet, and again, this is not a historic
9 property. We do have plans. I can put those up
10 and answer any questions you might have.

11 THE CHAIRMAN: Thank you.

12 MR. CLOWNEY: All right, good evening,
13 Members of the Board. This is 2679 Bayonne. And
14 we are conforming to all ascriptive square footage
15 requirements, all ascriptive square footage, block
16 coverage. We are asking for about 5 feet of
17 setback relief on the western side. And we are
18 doing that just because currently the house, the
19 existing house, is nonconforming to the setbacks by
20 a few inches, and we're just trying to create a --
21 put articulation on one of the elevations, and
22 we're going to about 15 feet off the property line
23 versus 19 feet and some change.

24 This is an existing house here. It is
25 a great non-historic beach house. It's just a

1 perfect beach house. And we're looking to add onto
2 it and renovate the attic. It's a full light
3 attic, we're going to renovate that. So we can
4 have little second-floor bedroom vaulted bedroom.
5 We're going to enclose the screen porch, build a
6 new screen porch out with a new deck. All of this
7 conforms. It's -- we're simply requesting at --
8 simply requesting setback relief for this small
9 volume right here, which is a small sitting room
10 for two of the guest bedrooms. Kind of offers us a
11 little bit of a quarter view to the horizon and
12 just kind of helps us get into the corner and
13 strength, clean up part of that elevation. Happy
14 to answer any questions.

15 THE CHAIRMAN: Okay. Is there any
16 public comment? Public comment section is closed.
17 Joe, any final comments?

18 MR. HENDERSON: No, sir.

19 THE CHAIRMAN: Okay. Linda, if you
20 would like to comment or ask questions.

21 MS. PERKINS: I personally like what
22 you're doing. I think that that first area where
23 that car is parked, that's kind of a blank wall, I
24 think way you're going to improve that is nice.
25 I'm very familiar with this house. I walk my dog

1 past it quite often. I think it's good what you
2 have done. I'm for it.

3 THE CHAIRMAN: Duke?

4 MR. WRIGHT: I agree. I think it's a
5 good solution. I have no trouble with it.

6 THE CHAIRMAN: Bunky?

7 MR. WICHMANN: Ditto.

8 THE CHAIRMAN: Rhonda?

9 MS. SANDERS: Looks like an
10 improvement.

11 THE CHAIRMAN: Do I hear a motion?

12 MR. WICHMANN: Conceptual?

13 MR. CLOWNEY: This is our first time
14 before you. I think once we approve for final then
15 I submit it.

16 MR. WRIGHT: Second.

17 THE CHAIRMAN: Okay. Any
18 discussion. All in favor?

19 (Ayes were stated by all board
20 members.)

21 THE CHAIRMAN: Any opposed? None
22 opposed. So now we're on 405 Station 22 1/2.

23 405 STATION 22 1/2

24 MR. HENDERSON: Okay. This is Agenda
25 Item D-4. Mr. Sam Moore, the applicant, is

1 requesting approval for the accessory structure
2 side setback this is a modification of 40 percent.
3 DRB reserves the right to modify the setbacks for
4 accessory structures by section 21-138(5), and it
5 allows an accessory structure to go within 6 feet
6 of a property line. And typically, they're
7 required to make a 10-foot side setback. This is a
8 very small lot. As you'll see, I have the
9 renderings that I can show you and answer any
10 questions that you might have.

11 MR. WICHMANN: Do you have any of them?

12 MR. HENDERSON: So this is site plan
13 here, Station 22 1/2 is here, and coming into the
14 driveway, you'll see at the very back, the back
15 property line is where the structure will be
16 placed. And this is actually exempt from
17 impervious surface requirements of the lot, in part
18 because the house is below 6 feet. It's not an
19 elevated structure. And so the idea is to allow a
20 garage or a storage area.

21 THE CHAIRMAN: Okay. Sam?

22 MR. MOORE: Yeah, I think Joe pretty
23 much summed it up. So acquired the house over the
24 summer. We're looking to move in there soon. The
25 goal is to have some additional storage space.

1 It's a very small home, just over a 1,000 square
2 feet. There's no kind of really showing -- so
3 there's really no room to put anything underneath
4 the house. Don't have the ability to elevate it.
5 And due to -- this is quite a while back before I
6 became the owner, there was eminent domain through
7 part of that lot, which has is obstruct that lot.
8 You see across the drive there for Station 22 1/2.
9 That's kind of minimized size on that lot. And so
10 I think just due to kind of the size of lot, the
11 house, the lack of elevation, just, you know,
12 requesting that variance from a 10-foot setback to
13 a 6-foot setback to build that storage area there.

14 THE CHAIRMAN: Thank you.

15 MR. MOORE: Yeah.

16 THE CHAIRMAN: Is there any public
17 comment? So public comment section is closed.

18 Joe, any other comments?

19 MR. HENDERSON: No, sir, nothing that I
20 have.

21 THE CHAIRMAN: Thank you. Duke?

22 MR. WRIGHT: No, I have no comment.

23 MS. PERKINS: I have a question. Have
24 the neighbors that are going to be directly
25 affected been notified? Because quite frankly, I

1 wouldn't want that that close to my property if I
2 was adjacent to you. And that's all the questions.

3 MR. MOORE: Sure. Want me to respond
4 to that?

5 MS. PERKINS: Yeah, have they been
6 notified or have they said anything to you?

7 MR. MOORE: Yeah, I've got two things
8 here. One, there has been signs posted there would
9 be a hearing today.

10 MS. PERKINS: Yes.

11 MR. MOORE: And number two, I have
12 tried to reach out to every neighbor. I do have
13 signed letters to the neighbors, and they're fine
14 with the design plan good to go. I had verbal
15 conversations with one of the other neighbors, they
16 said they were fine with it, no issues. The
17 neighbor directly to the south, that is just to the
18 left there on the screen, that's a short-term
19 tenant. I've been unable to get in touch with the
20 owner.

21 MS. PERKINS: So it's a rental?

22 MR. MOORE: Yes, ma'am.

23 MR. WICHMANN: And there's a fence in
24 the back, as well, to buffer and protect.

25 MR. MOORE: There is. There's a fence

1 that will buffer that pretty nicely.

2 MR. WICHMANN: Great. Thank you, Sam.

3 I'm good.

4 THE CHAIRMAN: Rhonda?

5 MS. SANDERS: I'm good with it.

6 THE CHAIRMAN: Any motion?

7 MR. WICHMANN: Motion to approve as

8 submitted.

9 THE CHAIRMAN: Is it for final?

10 MR. WICHMANN: Final.

11 MS. SANDERS: Final.

12 THE CHAIRMAN: Any second?

13 MS. PERKINS: I second.

14 THE CHAIRMAN: Any discussion? All

15 in favor?

16 (Ayes were stated by all board

17 members.)

18 THE CHAIRMAN: Any opposed? Okay.

19 MR. MOORE: Thank y'all very much.

20 THE CHAIRMAN: Okay. 401 Station

21 20.

22 401 STATION 20

23 MR. HENDERSON: Agenda Item D-5, it is

24 a non-historical design review. The request is

25 before you, presented by Mr. Joel Adrian. He is

1 requesting a approval of several modifications to
2 the rear elevation of this home. He's requesting
3 modification of zoning standards for principal
4 building square footage, an increase of 7.2 percent
5 or 293 square feet. And also, which was not
6 included in your application, a request is needed
7 for an increase for excessive structures.

8 Joel can get into this a little bit
9 more, but he's increasing the height of a structure
10 located on an elevated deck, found staff as an
11 interpretation that deems any structure or pool
12 house/cabana that's elevated on a deck as an
13 excessive structure, and therefore has to meet the
14 height limitations for excessive structures. Those
15 limitations are 18 feet from the grade. And the
16 DRB reserves the right to allow 20 percent increase
17 in that height to bring it up to 21 feet, 6 inches.

18 So I think the request before you
19 tonight is the principal building square footage
20 increase and the increase in height, correct?

21 MR. ADRIAN: Yes, the increase in
22 height is approximately 99.6 percent of the --

23 COURT REPORTER: I'm having trouble
24 hearing.

25 MR. ADRIAN: I'll stand up.

1 COURT REPORTER: Thank you.

2 MR. ADRIAN: I tried that last time.

3 Can you hear me better?

4 COURT REPORTER: Yes, sir.

5 MR. ADRIAN: I'm Joel Adrian.

6 MR. HENDERSON: Go ahead, Joel, with
7 the entire presentation.

8 MR. ADRIAN: Okay. These drawings are
9 prepared to be a portion of the housing plan, y'all
10 can look at it, but pretty simply, we've got a
11 house that's almost like got it's own little
12 island. I mean, when you get to it, there's a
13 neighbor to the right, there's no neighbor to the
14 left, there's nothing behind. And the existing
15 house, the rear of it was designed with an L shaped
16 porch.

17 And if you're looking at the back of
18 the house, to left-hand side of it, there's a
19 sitting room, kitchen, small breakfast area, and
20 then there's this fence, of course, that runs. And
21 my client is requesting to enclose that portion of
22 the porch and just add that 293 square feet of
23 heated space that they can have more room for
24 family gatherings.

25 In addition to that, where that small

1 structure, and if you look at that elevation on the
2 screen, to the left, that's the -- there's a porch
3 roof that we're adding. Currently, there's a hot
4 tub in that location. We're going to remove the
5 hot tub and they just want to put the channel piece
6 up there and we're going to connect that structure
7 back to the house with a trellis, and the trellis
8 rafters over detail on the house.

9 So the height of that bridge of that
10 porch is 21 feet, 5 inches over grade. So if you
11 took 3 feet off of that, then it would set that
12 plate height at about 5 feet above deck. But I
13 think that's -- that the drawing should be pretty
14 clear. I think it's pretty simply, but I'll be
15 glad to answer any questions.

16 THE CHAIRMAN: Okay. Is there any
17 public comment? Public comment section is closed.
18 Joe, any further comment?

19 MR. HENDERSON: Nothing more to add,
20 sir.

21 THE CHAIRMAN: I have -- before we
22 go down the line, I think I've got a question.
23 It's a combination of doing a porch, open porch
24 over in the upper left?

25 MR. ADRIAN: Correct.

1 THE CHAIRMAN: Connected by a
2 trellis. And then there is or was a covered
3 enclosed --

4 MR. ADRIAN: There's an L-shaped
5 enclosed -- or L-shaped covered porch. I would
6 like to enclose a portion of that L-shaped porch.
7 So if you look at the plan, you'll see that there's
8 a porch off of the sitting area in the kitchen.
9 And there's also a porch off of the kitchen great
10 room. And we're going to keep the porch off the
11 great room, the one that ones parallel with the
12 rear of house. The one that's perpendicular to the
13 house, we're going to enclose with a large
14 gathering area for the family. If you want to
15 bring the planner up, I'll show you. So the
16 existing house has this L-shaped porch. We're just
17 going to enclose this portion of it, leave that.
18 That's where the hot tub is, we're just going to
19 add that little roof. So we've got small sitting
20 area (inaudible).

21 COURT REPORTER: If you want this on
22 the record, I need to be able to hear.

23 THE CHAIRMAN: You just need to
24 speak up.

25 MR. ADRIAN: Okay. I was just

1 clarifying and showing the porch to the board. The
2 L-shaped porch and the porch in that rear
3 enclosure.

4 THE CHAIRMAN: Yes, and that's the
5 extent of the work. I think even we were a little
6 confused.

7 MR. WICHMANN: Right.

8 THE CHAIRMAN: Because the elevation
9 shows the entire house which parts are being added
10 to.

11 MR. WICHMANN: Yes, that helps.

12 THE CHAIRMAN: Okay. Bunky, do you
13 want some?

14 MR. WICHMANN: Yeah. Thank you for
15 clarifying that. So what you're really looking to
16 do is just to put a roof over this hot tub and make
17 it the increase in square footage.

18 MR. ADRIAN: Correct.

19 MR. WICHMANN: I'm sorry, the
20 percentage you need?

21 MR. HENDERSON: 20 percent increase in
22 height for the excessive structure.

23 MR. ADRIAN: And again, we didn't ask
24 for any height for the excessive structure. We put
25 the beam -- we can work the rafters in about 5

1 feet above the deck.

2 MR. WICHMANN: And we're in compliance.
3 On that? We're within that?

4 MR. HENDERSON: Yes, they're proposing
5 a design that's one inch below the maximum, right?

6 MR. ADRIAN: Correct.

7 MR. WICHMANN: Okay.

8 MR. HENDERSON: 21 and 5 inches.

9 MR. WICHMANN: Okay. Very good. How
10 you stretch the tape measure.

11 MR. HENDERSON: Yes.

12 MR. WICHMANN: That's good. Thank you.

13 MS. SANDERS: I'm fine. I guess y'all
14 have talked neighbors, whatever. It would be
15 helpful to see pictures of this.

16 MR. ADRIAN: From the street and the
17 neighbor's house, they have no idea that any of
18 this was done.

19 MS. SANDERS: Okay.

20 MR. ADRIAN: The neighbors can't see
21 it.

22 MS. SANDERS: And you talked to them?

23 MR. ADRIAN: I did -- I didn't, but the
24 owner did.

25 MS. SANDERS: Okay. I'm good.

1 MS. PERKINS: I have a question. It's
2 not just a roof over the hot tub. It's going to be
3 a room?

4 MR. ADRIAN: Yeah, it's just a porch.

5 MS. PERKINS: It's just a porch?

6 MR. ADRIAN: The hot tub is going.
7 It's just a porch.

8 MS. PERKINS: Oh, so we're not going to
9 have a hot tub anymore, it's just going to be
10 screens.

11 MR. ADRIAN: No screens, just a porch,
12 an open porch.

13 MS. PERKINS: Okay.

14 MR. ADRIAN: You can see right there,
15 right there.

16 (Discussion off the record.)

17 THE CHAIRMAN: So again, the
18 increase in the square footage you're asking for is
19 because you're converting an existing porch into
20 some heated space?

21 MR. ADRIAN: Right, correct. Yeah,
22 we're not changing.

23 THE CHAIRMAN: So it's not --

24 MR. ADRIAN: Yeah, we're not changing
25 the footprint.

1 THE CHAIRMAN: Right. So for that,
2 I'm okay with it, too. Maybe we ought to wait for
3 Bunky to step back in before we ask for a motion.
4 Take a little short recess.

5 (A short recess was taken.)

6 THE CHAIRMAN: Do you want to tell
7 us more about the house? Okay. Good. Do I hear a
8 motion?

9 MS. SANDERS: Motion to approve.

10 MR. WRIGHT: Second.

11 THE CHAIRMAN: Okay. Any discussion
12 on the motion. No discussion. All in favor aye.

13 (Ayes were stated by all board
14 members.)

15 THE CHAIRMAN: Any opposed? Okay.

16 MR. ADRIAN: Thank you.

17 THE CHAIRMAN: And we are at 2730
18 Middle Street.

19 2730 MIDDLE STREET

20 MR. HENDERSON: Okay. The final design
21 review for the night is that D-6 on our agenda,
22 2730 Middle Street. Mr. Carl McCants is the
23 applicant. He's requesting preliminary approval
24 for a new home construction. This is currently a
25 vacant lot -- or, no, there's still a house on it,

1 I believe. The request before you is for principal
2 building square footage and principal building
3 coverage. This application has changed since the
4 last time we reviewed it in September. The request
5 before the board during the September meeting was
6 for principal building coverage of 7 percent which
7 was changed to 3 percent, and principal building
8 square footage of 13 percent, that's come down to
9 10 percent.

10 In addition to those requests for
11 modification of coverages, they're also requesting
12 design review approval for an attached addition.
13 This is an element that's connected to the house
14 not by heated square footage. The rendering is in
15 front of you.

16 As you can see to the right, the
17 attached addition changed from the last application
18 was that that was modified and the square footage
19 was brought down a little bit. It was decreased.
20 I'll let the applicant get into that a little bit
21 more. Staff recommends that you consider these
22 requests and reference the standards for
23 neighborhood compatibility that are in front of
24 you. I'll entertain any questions if you have any.

25 THE CHAIRMAN: Okay. The applicant

1 has 10 minutes.

2 MR. McDEARIS: My name is Kevin
3 McDearis and my wife, Tracy McDearis and I moved
4 from Atlanta to Charleston three years ago. We've
5 been living in Mount Pleasant since that time. We
6 are, as you just heard, asking for some relief on
7 square footage, as well as on coverage. We want to
8 respect the earlier conversations on the fact that
9 it would be good to have a good excuse for why we
10 want to request that exception. We have a large
11 family. So there's a picture of us with our kids.
12 Three of them are adult children, two of them are
13 college age. The adult children visit quite
14 frequently, and actually in the last month, we
15 found out we're about to be grandparents. So our
16 family is about to be growing.

17 We also have aging parents, both my
18 wife and I. And several times in the last couple
19 of years, we found ourselves in the situation while
20 they were recovering from health issues having them
21 live with us for a couple of months to three
22 months. So having that room is pretty important
23 given the size of our family. And so those are our
24 reasons for requesting the space.

25 Just to give you a little background on

1 us. As I said, we lived in the area for three
2 years. We really love Sullivan's Island. We have
3 friends and coworkers who live here on the island.
4 I work on Daniel Island. I moved here for a job.
5 I work for a software company that's headquartered
6 on Daniel Island. And I also serve on the board of
7 directors for the USS Yorktown Foundation. Tracy
8 runs a smaller finishing business for furniture and
9 design work.

10 So we've been in the community for
11 quite some time, actively involved in volunteering
12 for charitable organization and just feel like the
13 island is a great fit for us, and we think that we
14 would be a great fit for the island. And we hope
15 you'll find good reason for why we're asking for
16 variance. Carl's got some architectural
17 considerations. I'll let him speak about that.

18 MR. McCANTS: Thank you, Kevin. All
19 right. So we took off in March the last time, and
20 we've worked pretty hard to bring square footage
21 down and still be able to meet the needs of the
22 McDearises. I have -- and we can go over here, I
23 need to be over here, sorry. One illustration
24 here, there was a house at 2002 Ion that kept
25 getting brought up with this one here about

1 structure and all. So you can see the difference
2 between the two of them, just to give y'all a scale
3 factor of them.

4 What's incorrect about it, it doesn't
5 mirror 2002, because of the way they sit on the
6 different blocks, it would show the annex on that
7 side. So this right here is going to give scale
8 factor of it. So what we've done since y'all's
9 comments is we've taken the annex and we've lowered
10 it. We removed the dormers off of it and further
11 reduced a little bit of the square footage in here.
12 If you see, this is what is on 2002 I on currently
13 and y'all were worried about the massing of that.
14 So you can see the brick has been reduced here.
15 Any questions about that?

16 THE CHAIRMAN: (Indicating a
17 negative response.)

18 MR. McCANTS: Okay, sorry. Kevin might
19 jump in and help me with these charts.

20 MR. McDEARIS: Sure.

21 MR. McCANTS: So this chart right here.

22 MR. McDEARIS: It would be easier --
23 I'm pretty loud so I probably won't be hard being
24 heard. So I spent a little time with the tax
25 records, a lot of time actually with the tax

1 records. And we did a compared -- did a comparison
2 of 75 homes, two blocks south, two blocks north,
3 two blocks east, two blocks west. And if you look
4 at all the homes in that zone that have been either
5 approved for a variance or grandfathered in, where
6 there are -- 40 percent of them are smaller than
7 what we're asking for. 60 percent are larger than
8 what we're asking for. So we're not exactly in the
9 middle, but we're not the largest request for a
10 variance, and we're not the smallest request for a
11 variance. So that was the first one.

12 And then I also did some analysis on --
13 kind of giving you a fit or a feel for the scale of
14 comparisons around the neighborhood. So we're
15 asking for 414 square feet or 10 percent. If you
16 look at those 75 homes and compare them to
17 permitted and max, this is what under the ordinance
18 you can give us relief for, which is 1027. The
19 average in that 75 home area is 595 or 14.7. The
20 median, which is the middle number if you go from
21 biggest to smaller is 463 or 11.4. And the
22 smallest is 1.3. So we're, once again, not the
23 smallest, but definitely not the biggest, which is
24 actually 41.1 percent variance, which is down the
25 street.

1 So hopefully, that helps you kind of
2 get a better feel for neighborhood fit.

3 MR. McCANTS: Also, I would like to
4 add, if you take a look at the screen, this is a
5 Google sketch-up. We did the best we could to
6 illustrate exactly what the tree sizes are. So you
7 can see from these Google sketch-ups that it's all
8 the right-of-ways of the road are pretty much
9 covering the house anyway. So it's not only
10 sitting on an empty lot, which is going to make the
11 house look larger, that coupled with the landscape
12 architecture we're adding to it, which is on this
13 illustration here, we're going to be heavily
14 planting, as well, to give a nice buffer away from
15 the street.

16 I know there's a lot of visuals here.
17 I don't know really need to go through all of them,
18 unless there's something that I need to articulate
19 or explain with the architecture, I think we've
20 probably run out of time at this point. So I'll
21 open it up to y'all.

22 THE CHAIRMAN: Okay. Is there any
23 public comment? Okay. No public comment. Public
24 comment section is closed. Joe, do you have any
25 comment.

1 MR. HENDERSON: Nothing more to add.

2 THE CHAIRMAN: All right. Bunky, do
3 you want to start?

4 MR. WICHMANN: First off, I have to
5 say, everybody's on this time card, so you're fine.

6 I appreciate the fact that you took
7 into consideration what was requested earlier. I
8 think it's a lovely house. You've got us a good
9 comparison to make a good argument. I don't
10 personally have a problem with what you presented.
11 So thank you very much.

12 THE CHAIRMAN: Rhonda?

13 MS. SANDERS: I think you did whatever
14 everybody on the board asked and brought it down.
15 And I think with extra square footage, you probably
16 need, because you've lowered it so much. So I'm
17 good with it.

18 THE CHAIRMAN: Linda?

19 MS. PERKINS: I wish it was smaller,
20 and I wish you didn't have that -- what are we
21 going to call that, addition? That separate room,
22 but that's on my call. That's just not yours.

23 MR. McCANTS: Right.

24 Ms. PERKINS: It's my call that I
25 appreciate not having that. That said, you're only

1 asking for how many square feet, about 400?

2 MR. McCANTS: 411, which equates to 10
3 percent.

4 MS. PERKINS: I have no problem with
5 that.

6 THE CHAIRMAN: Duke?

7 MR. WRIGHT: I think we covered all the
8 neighbors and we take that seriously but I think
9 your presentation and your case, and the fact that
10 you've done what we asked for as far as you could or
11 wanted to, I'm okay with it.

12 THE CHAIRMAN: I think it's been
13 helpful to get data, to have that data to know what
14 size.

15 MR. WICHMANN: Yeah.

16 THE CHAIRMAN: Other homes in the
17 area are. Otherwise it's just subjective thinking
18 by every member of the board, and I think that's
19 the kind of information the board is going to need
20 to see moving forward in order to make these cases
21 to add increases. But this does seem to be below
22 the average.

23 MR. WICHMANN: Below the mean.

24 THE CHAIRMAN: It is below the mean.

25 MR. McDEARIS: It's not the smallest,

1 just below the mean.

2 THE CHAIRMAN: So okay, do we -- so
3 therefore, I'm okay with it. Do you have a motion?

4 MR. McCANTS: I know that we checked on
5 the preliminary. And I like to -- we weren't sure
6 how this was going to go, if it's possible to ask
7 for final.

8 MR. WICHMANN: I was going to make a
9 motion to approve for final.

10 THE CHAIRMAN: What do we do now?

11 MR. WICHMANN: I was going to ask that.
12 Do you have any more pie? Make a motion to approve
13 for final, as submitted.

14 MS. SANDERS: Second.

15 THE CHAIRMAN: Okay. Any discussion
16 on the motion?

17 MS. PERKINS: I wish you didn't have to
18 become an expert on variance. Then we wouldn't
19 even have this discussion.

20 THE CHAIRMAN: So all in favor?

21 (Ayes were stated by all board
22 members.)

23 THE CHAIRMAN: Any opposed? None
24 opposed.

25 MR. McCANTS: Thank you.

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THE CHAIRMAN: Thank you.

MR. WICHMANN: I make a motion to
adjourn.

THE CHAIRMAN: Second. All in
favor?

(Ayes were stated by all board
members.)

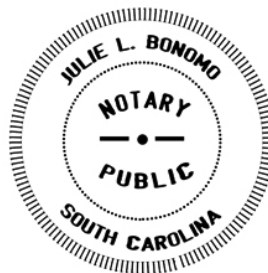
(The meeting adjourned at 7:45 p.m.)

CERTIFICATE OF REPORTER

I, Julie L. Bonomo, Court 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 6th day of November,
2017, at Charleston, Charleston County, South
Carolina.



Julie L. Bonomo

Julie L. Bonomo
Court Reporter
My Commission expires
July 28, 2027

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