

In the Matter Of:

Town of Sullivans Island In Re: Design Review Board

Design Review Board

December 20, 2017



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

MEETING BEFORE: STEPHEN HERLONG, CHAIRPERSON
DATE: December 20, 2017
TIME: 5:58 p.m.
LOCATION: Town of Sullivan's Island
2056 Middle Street
Sullivan's Island, South Carolina
REPORTED BY: Julie L. Bonomo

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1 APPEARANCES :

2 STEPHEN HERLONG, Chairperson

3 BEVERLY BOHAN, Board Member

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

5 LINDA PERKIS, Board Member

6 RON COISH, Board Member

7 JOE HENDERSON, Zoning Administrator

8 KAT KENYON, Permit Tech/DRB Applications

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1 MR. HERLONG: Okay. This is December
2 20th meeting of the Sullivan's Island Design Review
3 Board and it is 6 p.m., and the members in
4 attendance are Bucky Wichmann, Linda Perkis, Ron
5 Coish, Steve Herlong, Beverly Bohan.

6 Freedom of information requirements
7 have been met for this meeting, and the items on
8 tonight's agenda begin with the approval of the
9 November 2017 minutes. Do I hear a motion?

10 MS. PERKIS: And I think it's November
11 15th.

12 MR. COISH: November 15, 2017.

13 MR. HERLONG: Do I hear a motion?

14 MR. WICHMANN: Motion to approve the
15 minutes.

16 MS. PERKIS: Second.

17 MR. HERLONG: Okay. Any discussion?
18 All in favor?

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

21 MR. HERLONG: Any opposed? None
22 opposed.

23 2302 MIDDLE STREET

24 MR. HERLONG: Okay. The second item on
25 the agenda is 2302 Middle Street. Joe, can you

1 explain that to the board?

2 MR. HENDERSON: Yes, sir. Thank you.
3 Mr. Chairman. Agenda item C-1 is a historic
4 residential design review project at 2302 Middle
5 Street. This property is located in the
6 Atlanticville National Register Historic District
7 and also the Local Historic District. It's
8 classified as a Sullivan's Island landmark and we
9 all know it as the Graded School. We have reviewed
10 this property several times.

11 Before you this evening is a request
12 for construction of a swimming pool and several
13 other portions of a hardscape plan, including a
14 pool deck. There are three parking areas that are
15 proposed. One is new located off of Station 23 and
16 also there are four courtyards for the associated
17 dwelling units within the structure.

18 On November 15th, the DRB reviewed and
19 approved several requested -- several requests for
20 this property and I'll just go through those very
21 quickly. The first request was reorientation of
22 three of the units within the structure. That is
23 Units B, C and D. The request was to reorient
24 those three structures to Jasper Boulevard.

25 Additionally, there was a 50 percent

1 historic exemption granted for impervious surfaces
2 that would allow some modification to the site to
3 incorporate the hardscape pool surfaces.

4 And also there were the historic
5 restoration plans for the entire structure were
6 approved. That includes restoring the siding,
7 restoring the windows. Incorporating new entrances
8 and new fenestration for the structure.

9 With that, I'll turn it over to the
10 Board for any questions about the request, and I
11 can bring up the site plans so that we can review
12 the applicant's presentation.

13 MR. HERLONG: Okay. So we'll wait for
14 the applicant.

15 MR. HENDERSON: Sure. Unless you have
16 any questions about the site plan.

17 MR. HERLONG: Anybody have any
18 questions?

19 MR. HENDERSON: Just to orient you
20 here, I am sure you're aware of the site plan. It
21 has been before you several times. Middle Street
22 is on the bottom here, Jasper Boulevard up here
23 (indicating). The reorientation was granted for B,
24 C, and D. That would render this the rear yard of
25 the property and A still maintains this as the

1 front yard.

2 MR. HERLONG: Okay.

3 MR. HENDERSON: That is all I have.

4 MR. MARR: Great. Thank you. My name
5 is Pat Marr. I'm a resident at 3030 Jasper on
6 Sullivan's Island and I'm the developer for the
7 building that we're proposing. And, you know,
8 right now, when I drive by that site I just think
9 it's a wasted opportunity, and I think we have lost
10 a lot of things and we have come back several
11 times. And the one thing that we haven't told you
12 a lot of was that we have restored 26 buildings in
13 Downtown Charleston, historic properties. It's
14 what we do.

15 Now it's in our backyard. It's in my
16 backyard. I'm the only person on our team that's a
17 member and resident of Sullivan's Island. So it's
18 not only my reputation, but it's where I live.

19 What we're trying to do is we are
20 trying to design something to really bring back the
21 stature of this building. We could have kept the
22 asphalt shingles, the asbestos shingles. We've
23 come back to the original photographs from 1924
24 with the lap siding. But it's give and take. And
25 you know, when we have a historic structure, you

1 need to ask yourself what do you want this building
2 to become and what can we realistically do.

3 So when we look at the adaptive
4 reviews, you know, you have a school, you have a
5 church, and you know, in the '70s it was converted
6 to apartments. I hate to say it, but some of them
7 were illegal apartments and it was somewhat
8 bastardized. It became a little bit more transient
9 rental property. And what we're trying to do is
10 bring this back to full permanent residents to the
11 island.

12 And to do that, the island has changed
13 over the last 30 years since this school was done
14 for apartments. To do that, we need to develop a
15 certain kind of property and to put that kind of
16 money into this property. Again, you were great in
17 helping us approve the building. We didn't ask for
18 any more square footage, we didn't ask to put on a
19 second floor, we didn't ask for a lot of impervious
20 -- more impervious area. We have tried to do the
21 right things for this building to make it something
22 that is commercially feasible.

23 To be able to get residents in here and
24 have full-time residents instead of transient, to
25 bring it back nice, we need this pool. It's

1 critical. You know, we oriented the property. If
2 I could pick up the property and move it and pull
3 it back or move it to the side and put the pool
4 somewhere else, we would. But we're trying to
5 reflect the integrity of what we're trying to do
6 for this use. So what we're asking for is a little
7 bit of give and take.

8 And when you look at this, we have
9 heard don't put storage units in, we took them out.
10 Can you take parking and maybe get it a little bit
11 back. Unfortunately, we're on three sides of --
12 we're on three streets. So we tried to do
13 everything you have told us, and now what we have
14 is this pool which is 700 feet. And it's a full
15 acre on these lots of 43,000 feet. So we're
16 talking less than 2 percent.

17 What we have done is we have put in a
18 landscape budget with Kevin who has done a lot of
19 houses on Sullivan's Island to design this so that
20 you cannot see the pool. It's not elevated. It's
21 not 2 or 3 feet off the ground, if there was ever
22 any kind of flooding to damage the pool. We put it
23 in the ground and there is no other outbuildings,
24 and so we think this rendering I think Eric has put
25 up that shows from Middle Street as well as Station

1 23 that the kind of landscaping that we have come
2 up with is really going to show -- I mean, to be
3 honest with you, we heard mixed signals from
4 people.

5 We thought we had this approved in
6 conceptual. I guess we didn't. We heard we want
7 to be able to see the landscaping. Okay, we heard
8 that. We don't want to see the pool. I'm like,
9 well, how are we going to screen it, you know,
10 without being able to see anything when you want to
11 be able to see the property and the house.

12 So we're trying to come up with kind of
13 a little bit of a give and take, you know,
14 honestly. One of the things I would like to hand
15 out is, you know, I went through and looked at
16 several properties. We have a lot of historic
17 properties on the island. Okay. We have about 375
18 historic properties. And when you look at this, we
19 have, you know, we have got officers quarters. I
20 mean, 1766 I'On which was the BOQ, bachelors'
21 officers quarters. They went in, bought this,
22 converted to condos and they put a pool in.

23 And look, I lived next door for six
24 years at 7060 I'On. We never heard the pool. We
25 never saw people, you know, because it was screened

1 properly. When you go to some of the other
2 officers' quarters they have pools. These are not
3 pools that were in in the '50s. These have all
4 been added in the last 15 or 20 years. 1724, 1718
5 I'On. You go to the junior officers' residence,
6 there is a house under construction renovation
7 right now that has a pool in a historic building.
8 So there's going to be two on the junior officers'
9 quarters.

10 You have properties on Middle Street.
11 And then, you know, Vince Graham was able to put a
12 pool in, get an adaptive reuse and renovated a
13 church. I thought he did an exquisite job. He got
14 a pool in there. So what we're asking for is a
15 little bit of give and take. And I went through
16 the website, 376 properties that are historic
17 landmarks on this island. More than 50 of them
18 have pools.

19 So we don't think we're asking for
20 something that's never been granted. We're putting
21 it in the, quote, backyard as we have got it
22 oriented. But, again, we're trying to do something
23 that is going to make this place beautiful, but we
24 need a little give and take. Because if we can't
25 do it, then we can't afford to put the kind of

1 money in that we're doing this, and then it's going
2 to stay transient rentals. I just don't think that
3 that lot on this island looks that good.

4 With that, Eric, I think you wanted to
5 just go over a minute or two on just the specifics.

6 MR. MECKLEY: My name is Eric Meckley.
7 I am with the Middleton Group, the architect for
8 the project. I just wanted to go over a few of the
9 changes that we have made to the landscape plans to
10 address the concerns from the last meeting.

11 The first major change that you will
12 see is the removal of the storage and shade
13 structure that we had adjacent to the pool
14 previously. This was in response to the Board
15 thinking that it was walk-in beams of the storage
16 structure, preferring hardwoods there.

17 The second major change is that we're
18 altering the planting bed layout and the design of
19 the site, so we're being able to screen the pool by
20 using some lower plants, so that we're still able
21 to see the storage structure as it stands today,
22 and then also reorienting the parking that is
23 currently on the Station 23 side of the property.

24 We had some comments that it seemed
25 like a larger parking area. So what we're doing is

1 kind of splitting it around that existing tree,
2 working with the site and building as it is now,
3 just have something that is a little bit more -- it
4 looks a little bit nicer for all. And then we're
5 also -- we have changed the orientation of the pool
6 so now you see it's horizontal and we think this
7 works better with the new landscape plan and also
8 starts to reflect the orientation of the lawn that
9 is in front of the portico, the existing structure
10 for it.

11 But those are all the major changes.
12 I'll take any questions or comments.

13 MR. HERLONG: Thank you. Is there any
14 public comment? Yes.

15 MR. HOWARD: Mark Howard, 1820 Central.
16 I was just curious what type of fencing is being
17 put up.

18 MR. HERLONG: What type of fencing
19 material?

20 MR. HOWARD: Yes.

21 MR. MECKLEY: So we're just going to be
22 doing a living fence. Right now we have it
23 designed to be framed wood that's painted
24 Charleston green, so a nice, dark color so it
25 blends in. We're planning hedges behind it. So

1 hopefully, you won't be seeing the fence, but
2 you'll just be seeing the plantings of the design.

3 MR. HOWARD: Okay.

4 MR. HERLONG: Is there any more public
5 comments? Public comment session is closed.

6 Joe, do you have any further or final
7 comments?

8 MR. HENDERSON: Nothing further.

9 MR. HERLONG: Bunky, do you have any
10 thoughts?

11 MR. WICHMANN: Yes. Thank you,
12 Mr. Chairman. The only question or problem had
13 before was what it visually would look like from
14 the street when the project was done. You have
15 applied -- gone to a good bit of trouble to make
16 sure that that rendering has been presented to us
17 and for me I'm very satisfied. I think it's a
18 wonderful project and a big improvement for a
19 property that truly needs some help. It's not
20 exactly -- it's been a little bit of a smudge on
21 that area. I think y'all are going to brighten it
22 up a good bit. Thank you for doing this work and
23 presenting it. Thank you.

24 MR. HERLONG: Linda?

25 MS. PERKIS: I was the one that asked

1 for you to go out and lay the pool out so I could
2 see the size of it, which you did very nicely, but
3 I also wanted to see the deck. I just didn't want
4 to see the pool. I wanted to see the deck area,
5 the whole mass of the area. And so I was a little
6 disappointed in that, that we only could see the
7 pool. I have reservations about this. That's all
8 I can say.

9 I'm concerned that it is such an open
10 piece of land now that it won't be, and I don't
11 feel that not having a pool is a hardship. Not
12 providing a pool, I guess is the word.

13 I wanted a pool years ago and my
14 husband said we have the biggest pool in the world
15 that's out front, so I don't have a pool as a
16 result. That is all.

17 MR. HERLONG: Ron?

18 MR. COISH: Well, I have a love for
19 this property as it is. And I just feel that I
20 just can't get behind a pool. It, to me, it turns
21 that area into too much of resort-ish looking
22 situation. And I just don't -- I just can't get
23 behind the pool. I like what you're doing to the
24 building, but you really don't need a pool. That's
25 just my opinion and it's just it is such a large

1 area. It's a very uniquely located structure on
2 the island and it just -- it looks like it's going
3 to be changed so much that when I drive by I won't
4 feel like I'm living on Sullivan's Island.

5 I don't have a problem with the
6 transient rentals. I like your idea about fixing
7 the house up, and, you know, I don't think the pool
8 is a hardship for this project either, and I just
9 can't get behind a pool.

10 MR. MARR: Hey, Joe, I'm requiring
11 information. Is the hardship the -- I always
12 thought that variances really had to show hardship.
13 Is DRB, is it the same --

14 MR. HENDERSON: No.

15 MR. MARR: -- level? Because I thought
16 we were doing this within rights, so I'm just
17 curious.

18 MR. HENDERSON: No, the DRB is required
19 to grant a certificate of appropriateness. So
20 they're reviewing whether the pool and the
21 associated hardscape structures are appropriate for
22 this historic property.

23 MR. MARR: Okay.

24 MR. HENDERSON: But there are no
25 standards that have to be met like the Board of

1 Zoning Appeals.

2 MR. HERLONG: Do you have any further
3 comment?

4 MR. COISH: That is it. It's such a
5 unique, and it may be one of the most unique
6 properties on the island, where it's sitting, just
7 the land and everything, the way it is, and it's
8 just like, you know. Like I said, I like the idea
9 of renovating the building because you're really
10 upgrading it. But with the -- just with all the
11 landscaping it just seems very foreign to me and
12 that's just the way I feel.

13 MR. HERLONG: Beverly?

14 MS. BOHAN: I like the idea of what
15 you've done. I think you listened to the Board
16 well. In terms of putting the gravel parking place
17 near the entrance of each condo, I think that is
18 obviously a commonsense approach, and I think it
19 looks really nice from a plan view.

20 There is a tremendous amount of
21 landscaping cost going into this project, it seems
22 to me. Just from doing interior design and
23 architectural and seeing landscapes designed all my
24 life. This seems like quite an investment that
25 you're taking, and I appreciate what you're doing

1 to the building. I think it needs a facelift and I
2 appreciate your credentials to do that.

3 An 18-by-40 pool is not a small dipping
4 of your toe. That is the size of some homes. I
5 think it's quite large in terms of its size being
6 relative to the size of the front yard. I think
7 that's what I'm also having trouble with is it
8 seems larger than necessary. And if you take A, B,
9 C, and D and you think there is probably going to
10 be four to eight people in each unit at any given
11 time if they're a family, and you multiply that
12 into the pool size, statistically this could mean
13 that there could be 20 people out in the pool on
14 any given day.

15 I know that there has been couple of
16 people coming before this Board with issues with
17 noise and I'm struggling with the pool. I think
18 what you're doing to the rest of the project is
19 wonderful, and I commend you for that. I'm not so
20 sure the pool is necessary in terms of getting the
21 rest of the picture done for sale or for
22 development. I think that you could develop this
23 project and it isn't necessary to have the pool
24 included into that picture. So for that reason I'm
25 not behind the pool.

1 MR. HERLONG: Okay. Well, I guess it's
2 my turn. It's kind of interesting. We have got --
3 you provided a list of the single-family properties
4 here that are historic and have pools. And in
5 those cases, we're faced with a homeowner who wants
6 a pool, and they come and apply, and those pools
7 have been -- well, some of these were prior to the
8 DRB and some the DRB approved.

9 Here, it's a different situation and
10 it's making it interesting. We don't have a
11 homeowner in front of us saying I want a pool, here
12 is what we're doing. I happen to think this will,
13 eventually, when the landscaping fills out, be
14 something nobody thinks twice about. I think this
15 would be very nice. I don't see a negative to the
16 enhanced landscaping and the outdoor spaces.

17 This is a structure that has very few
18 porches. So it's -- most of the houses on the
19 island have a lot of outdoor spaces, yet because of
20 the other uses, has kind of an austere or
21 stark-looking structure. The landscaping is
22 certainly going to change the appearance, but I
23 think the fact that it has no attached porches,
24 except for the one on Unit A and some very small
25 stoops, I think this would be a way to compensate.

1 So I just don't feel personally have issues with
2 it. It's just my opinion.

3 Does any anybody have any other
4 thoughts or comments from the Board?

5 MS. PERKIS: I think there is a
6 difference when a homeowner comes and says that
7 they want a pool as opposed to a developer, and
8 that's what we're struggling with, I think. The
9 reason to give a pool is to make it easier to sell
10 the units. I love what you're doing to the
11 building. It only needs help. It only improves
12 what you're going to do there, but I think to give
13 the point to the homeowner, it's for the home, it's
14 not just for development, and make it easier to
15 sell.

16 MR. WICHMANN: Mr. Chairman, would it
17 be out of order to request an executive session
18 prior to the vote?

19 MR. HERLONG: I honestly don't know. I
20 can't think of a reason -- we never have done it
21 before.

22 MR. HENDERSON: I believe the executive
23 session has to be advertised and notice has to be
24 given of what issue you're going to take up during
25 that session.

1 MR. WICHMANN: Got you.

2 MR. HENDERSON: Typically, it's
3 reserved for legal advice, personnel issues. If
4 it's pertaining to a design review before for you,
5 it has to be handled in the public forum.

6 MR. WICHMANN: Okay. Thank you.
7 That's out of order. I withdraw.

8 MR. HERLONG: Okay. While the public
9 comment section was closed, we have someone that
10 wants to speak. So please, go ahead.

11 MS. BURKHARDT: Thank you. I'm
12 Elizabeth Burkhardt, and my mother is the one who
13 owns the property. She died last year and Pat has
14 come up with a fantastic plan. And I'm the only
15 sibling that's here. There are five of us. I'm
16 the only one here and I'm not able to maintain this
17 property and our concern is that it will
18 deteriorate further. And this is a way -- there
19 are not very many people that can purchase this
20 piece of property and renovate it and bring it back
21 up to its original beauty. And Pat is able to do
22 that with his group.

23 As far as the pool, if you-all object
24 to the pool, what is it that all the other people
25 did that allowed them to have the pool that's

1 throwing a wrench in the plans for Pat? You know,
2 I'm concerned that if he doesn't have the pool,
3 then they're not interested in the property. If
4 they're not interested in the property, then the
5 property deteriorates further.

6 It's then you go back to, you know, we
7 have emptied the building, but then you go back to
8 the transient tenants perhaps. I mean, my husband
9 has a brain injury. He is a teacher that was
10 assaulted by a student. I need to be home with
11 him. I really can't -- I mean, I have pulled away
12 from that just trying to settle my mother's estate
13 and empty the property and have it so that it could
14 be sold.

15 And I'm just concerned that it would
16 deteriorate further. And this amenity that they
17 are offering, it's not going to detract from the
18 property because if, quote, unquote, hidden it and
19 made it so that's it not objectionable to anyone
20 passing by. It won't be obvious, and the
21 likelihood of 20 people being out there at one time
22 is not really probable, I would say.

23 In this day and age, everybody has gone
24 here, there, and yonder. So it's hard even keeping
25 your kids home, you know they all have things they

1 want to be doing. So I don't know that that really
2 would be a problem.

3 So I'm just wondering, you know, what
4 would they need to do in order to try to make it
5 work? Because I'm concerned that if they are not
6 able to do it, no one else will be able to do it,
7 and it would be very rare to come across a group
8 that can renovate and bring it back to the standard
9 of beauty that was on the island at one time.

10 MR. MARR: Is there a way to make an
11 amendment? I mean, is that something -- or is that
12 just not? I mean, I'm happy to sit here and say, I
13 have a problem about keeping it, let me take off 30
14 percent of the pool. I'm not trying to make some
15 Olympic-sized pool. Okay? That's the last thing I
16 want to do.

17 You have got 10,000 feet of living
18 space here, which is two to three houses on
19 Sullivan's Island, you know, and we're asking for a
20 pool. If you think it's too big, I'm happy to --
21 let me reduce it. Does that make a difference or
22 do I have to come back for another meeting?

23 MR. HERLONG: Well, you know, the
24 interesting -- thank you for your comment. Thank
25 you so much. I don't really want this to turn into

1 a back and forth, but I think that's a perfectly
2 reasonable question to ask, and I don't know if
3 anyone thinks it's out of order to -- for us to
4 think about that. That's fine.

5 MR. WICHMANN: Mr. Chairman, if I may,
6 I would like to just ask a question of the Board so
7 I can have a little bit of a clearer understanding
8 as to what the other panel members thoughts are is
9 that if there is a concern that there is an
10 investor, a developer who wants to put a pool in.
11 He is not going to use the pool. It's going to be
12 used for residents of the property, and that's
13 different than if a resident were to come to us.
14 Yet the same result.

15 There is a concern that some panel
16 members don't want to see a pool there at all, it
17 feels like it's not proper. But I'm concerned that
18 it's only being viewed because it's an investor who
19 is going to do it, or a developer, doing what
20 developers do, which is to develop property for
21 residential use.

22 The chances are that the residents who
23 purchase these properties are going to want a pool.
24 It seems as though -- my guess is that if we deny
25 the pool and the properties will be sold and the

1 residents will come back to us in unison and say we
2 really would like a pool. We probably would say,
3 yeah, yeah, you're the property owner. That's what
4 I'm understanding the sentiment of the Board is.

5 To me, the smartest thing to do is to,
6 I feel like the developer has bent over backwards
7 to try and appease us and do everything that he can
8 to give us what we have asked for, and because he
9 is a developer, we're just -- we're deciding we
10 don't want to give it to him. And I guess that's
11 where I have got a problem. Again, I may be
12 misunderstanding the sentiments of the other panel
13 members.

14 MR. HERLONG: I think this Board is --
15 this is just a very unusual situation. We don't
16 have this type of property on Sullivan's Island.
17 This may be the only one the Board ever sees. It
18 is a difference and we have got to wrap our heads
19 around this in a different way, and I truly
20 understand that.

21 MR. COISH: Can I say something?

22 MR. HERLONG: Sure. Absolutely.

23 MR. COISH: In response to your
24 statement, I'm not saying I don't want the pool
25 because it's a developer. If someone came in and

1 bought this whole thing and lived in it, the whole
2 thing just one person, I still wouldn't want the
3 pool in there. So it has nothing to do with the
4 developer or single-family. It's just a feeling
5 deep down inside that I have of being a long-term,
6 long-time island resident and really I love this
7 property. And I just feel that if I didn't go with
8 my gut reaction, that I shouldn't be on the Board.
9 And I just feel that the pool insults the integrity
10 of the property. And it doesn't matter whether
11 it's a developer or a single person.

12 I like everything about it except the
13 pool. I just think for some reason, in the back of
14 my mind, in my gut, in my heart, and I'm just one
15 person, I just don't like the pool. I just feel
16 that if I said yes, then I shouldn't be on the
17 Board.

18 MR. MARR: So I should leave the 1955
19 asbestos shingles and not take it off and put, you
20 know, beautiful lapped siding on it then?

21 MR. COISH: I like that. I like all of
22 that.

23 MR. MARR: Okay.

24 MR. COISH: Yeah, I like everything
25 that the whole building.

1 MR. MARR: You just don't agree with
2 it.

3 MR. COISH: I just don't. I just don't
4 like the pool.

5 MR. HERLONG: Well, any other Board
6 member have any thoughts or comments? So I guess.

7 MR. MARR: Joe, again, if the sentiment
8 of the Board is that I can't amend it.

9 MR. HERLONG: I don't mind you
10 speaking, but please raise your hand.

11 MR. MARR: I'm sorry.

12 MR. HERLONG: We will try to have some
13 decorum. But you have another comment or thought,
14 please do go ahead because you have been to the
15 board, this is a third time I think you have been
16 here.

17 MR. MARR: Fourth. No, I was just
18 saying, again, I'm happy to make an amendment. If
19 there is no amendment, it sounds like the majority
20 of the Board is against the proposal that we put in
21 front of it. I would probably pull it, but I don't
22 know how close. But if we can reduce the pool by
23 210 feet, if the 700 feet is too much and we reduce
24 it, does that change the position? I know with
25 Ron, it doesn't. I understand that. I guess, you

1 know, Ms. Perkis and Ms. Bohan, does that change it
2 for you? I believe you specifically state that it
3 was too big, but if I can't amend it we'll come
4 back in another month, I guess.

5 MR. HERLONG: Yeah, I think that is the
6 thought. I think everybody has given their thought
7 and ideas. So I guess we're at the point where we
8 need motion.

9 MR. HENDERSON: Mr. Chairman, if I
10 could just respond to the request.

11 MR. HERLONG: Yes, please.

12 MR. HENDERSON: So I think the question
13 was, what are their options. The Board has, as I
14 see it, three options. You could allow the
15 withdrawal of the applicant's application. You
16 could approve of a continuance of the application,
17 meaning, they would modify what they're presenting
18 and resubmit during the next meeting. Or the Board
19 could opt to approve certain elements of the plan
20 in front of you. So there are several elements,
21 not just the pool and the pool deck.

22 So we have the pool, pool deck, we have
23 the parking areas that are proposed, the courtyard
24 areas, and also the sidewalks. So all of the
25 hardscape is included in that as well. So those

1 are your three options. Continuance and withdraw
2 is pretty much the same thing.

3 MR. HERLONG: Okay.

4 MR. HENDERSON: That is all I have.

5 MR. HERLONG: Okay.

6 MS. PERKIS: Can I say something
7 positive?

8 MR. HERLONG: Certainly.

9 MS. PERKIS: I love that you removed
10 the sheds. I love that.

11 MR. MARR: Thank you.

12 MS. PERKIS: And you have worked with
13 us. I mean, it is a give and take. You have
14 removed the sheds, it was -- I don't know what,
15 garages, I don't know. I love that. I love the
16 landscaping, extensive as it is, it's going to be
17 beautiful. Maybe if you shrank the pool, I don't
18 know. Maybe -- well, no.

19 How come -- can I just ask a question?
20 We have all those walkways? We have the pool over
21 here to the left, but then we have a big clump of
22 grass, a big green space, but we have two smaller
23 ones. How come it is just not all one? Is it
24 because we had to --

25 MR. MARR: I think it was more come up

1 with by the landscape architect for access for
2 gates.

3 MS. PERKIS: To go into the --

4 MR. MARR: On Exhibit A there is going
5 to be parking to the right.

6 MS. PERKIS: I understand. Okay.

7 MR. MARR: And then there is the formal
8 address on Middle Street there was a little gate.
9 I mean, the reality is, is that people are going to
10 drive into the parking area and they're going to
11 walk in. If they have visitors, I guess they're
12 going to park on the street and walk through the
13 gate. I think it was more just instead of wearing
14 down the grass and have paths.

15 MS. PERKIS: I see.

16 MR. MARR: I think that's why they did
17 it.

18 MS. BOHAN: I have a question. What --
19 what is -- I know that in design and in
20 architecture you have ratios where you determine
21 the size of a pool based on the capacity, the
22 people, you know, we do that in buildings and such.
23 How did you come up with an 18-by-40 sized pool?

24 MR. MECKLEY: I can't speak with full
25 details on the part of the architecture team and

1 landscaper, but I mean, she based it off of four
2 units and based off of other projects that she has
3 worked on she said this is a pretty medium to
4 small-sized pool for the potential of these.

5 So actually we just wanted to be
6 respectful of the property and not put in something
7 that we thought was large, but I mean, if you go to
8 the site, we have it taped out and in my humble
9 opinion it doesn't really overpower the yard that
10 is existing.

11 MR. MARR: Ms. Bohan, I think that what
12 she told me one time was that most buildings on
13 Sullivan's Island have two or three floors.
14 They're all vertical. We're not adding to the
15 floors, we're not tearing off the roof. So you
16 have 10,000 feet, and I think it was done on a
17 proportion. They like to try to stay anywhere
18 between 8 to 10 percent, you know, of what that --
19 what the size of the floor footprint of the
20 building is. So I think that's how they came up
21 with it.

22 Personally, I don't think there is
23 going to be a lot of people affording these kind of
24 condominiums that are going to be like having a
25 bunch of kids and families living in these. These

1 are going to be units that are going to be people
2 actually on the island in my belief that are
3 downsizing. They want 2,400 feet. They don't want
4 stairs. They want one level. I think it's
5 actually instead of people having to move to The
6 Tides or Toller Cove or something like that, I
7 think this is actually going to be a product that's
8 very interesting.

9 So do I think we're going to see like
10 people swimming laps? No. Are we going to see
11 people like having fraternity parties? These are
12 not rentals. If someone rents it, they can only
13 rent it for 30 days and they're not going to be
14 \$2,000 to rent. Okay? So that's why I say, if you
15 want to shrink it down and I just kind of used the
16 30 percent.

17 I have a pool in my yard and, you know,
18 it's more of a dipping pool, just to kind of jump
19 in and cool off, and really we're kind of hanging
20 out on the side. So I'm happy to reduce the size
21 of the pool. It's just more of just an amenity for
22 the property.

23 When you're asking people -- the people
24 buying these are funding the adaptive reuse of this
25 building. So when you say, I love the landscape

1 and I love what you're doing with the building.
2 This is one the aspect that if this is something we
3 can do smaller that you're comfortable with, let's
4 do it. Let's do it and move on.

5 I can tell you, I'm new to being a
6 developer, but first and foremost I'm a resident.
7 And I like the architecture and I'm going to make
8 sure this is going to come out good. We're not
9 going cheap on this. People will see it. The
10 people who are going to buy it are going to sell
11 their house for two and a half million dollars and
12 buy a condo.

13 So if we can, if it's 40-by-18, I don't
14 care. Make it 30-by-12. I would like to have a
15 percentage just so I can instruct the team and say
16 here is how many square feet we can do with a pool,
17 come up with something that works.

18 MS. BOHAN: Can I ask you a question
19 before you step aside?

20 MR. MARR: Yes.

21 MS. BOHAN: So you made a comment
22 earlier that this was critical to your developing
23 of this property; is that correct? I mean, if
24 we --

25 MR. MARR: It's critical because of

1 what we can get, okay, for the value. And to
2 restore the property to what we need to do we have
3 to add the bells and whistles. It is not
4 inexpensive to retain what we're doing here. And
5 again, it's all new systems, you know so, we're
6 keeping historic, we're putting ship lap on.

7 MS. BOHAN: Right.

8 MR. MARR: We're doing some nice
9 things. So what it does is it just means that the
10 value of what we're going to get for each condo is
11 going to be a little bit lower, you know.
12 Unfortunately, that then affects what I can do with
13 the land. I mean, we have the cost.

14 MS. BOHAN: But you don't think that
15 you could do what you're doing to this property
16 with all your bells and whistles on the inside?
17 Because the interior is just as important as, you
18 know, the living space as, you know, the outside
19 with all of our, you know, running space on this
20 island --

21 MR. MARR: We're thinking of homes --

22 MS. BOHAN: Do you feel like that you
23 can create this without the pool and still sell
24 this property?

25 MR. MARR: I think we can sell it for a

1 certain amount, but I don't think we can get out of
2 it what we can. I think we have got to have
3 something there as an amenity. What I'm looking
4 for is the people buying this are not 25-year-olds.
5 There are people living there that are going to
6 have their grandkids come and they want to be able
7 to have a pool and have the kids go swimming. It
8 doesn't need to be huge, but I do think it would
9 make an impact.

10 MR. HERLONG: Any other comments Board
11 members have? Any comments or thoughts? Anyone
12 want to try to make a motion? Okay. Well --

13 MR. WICHMANN: Mr. Chairman, if we need
14 a motion, I'll make the motion and we can work on
15 it.

16 MR. HERLONG: Okay. Give it a try.

17 MR. WICHMANN: Okay. I make a motion
18 that we approve as submitted the request for the
19 parking variance, the -- I'm sorry, Joe, the other?

20 MR. HENDERSON: So you have parking,
21 courtyards.

22 MR. WICHMANN: Courtyards.

23 MR. HENDERSON: Walkways.

24 MR. WICHMANN: Right.

25 MR. HENDERSON: And then pool and pool

1 deck.

2 MR. WICHMANN: And then pool and pool
3 deck. That is correct, too, inclusive of our
4 request.

5 MR. HERLONG: Have that? Okay. Do I
6 hear a motion to approve as is?

7 MR. WICHMANN: Correct.

8 MR. HERLONG: So that is a motion to
9 basically approve all of the site amenities, less
10 this particular approval that you see here. Isn't
11 that basically what you're stating?

12 MR. WICHMANN: No, sir. It's
13 inclusive.

14 MR. HERLONG: It was?

15 MR. WICHMANN: So we can work on that
16 from there.

17 MR. HERLONG: So we will be looking for
18 a second or we're looking for someone to modify.

19 MR. WICHMANN: Or some discussion to
20 modify.

21 MS. BOHAN: I would like to modify that
22 to state we approve everything as submitted with
23 the exception of the pool and the pool deck.

24 MR. COISH: I second that.

25 MR. HERLONG: So I think we have a

1 motion.

2 MR. MARR: I would like to pull it.

3 MR. HERLONG: Okay.

4 MR. MARR: Joe, I would like to pull
5 it.

6 MR. HENDERSON: You can request of the
7 Chairman to continue the application.

8 MR. MARR: If we can continue it, that
9 would be great. (Inaudible.)

10 MR. HERLONG: I think we could, okay.

11 MR. WICHMANN: I'll withdraw my motion.

12 MR. HERLONG: Okay. So the motion has
13 been withdrawn and we will continue the application
14 until sometime in the future.

15 MR. HENDERSON: I think we could take a
16 vote from the Board members on whether or not to
17 continue it.

18 MR. HERLONG: Okay.

19 MR. WICHMANN: We would like to make a
20 motion to continue this to a later session.

21 MR. HERLONG: That is a good idea.

22 MR. WICHMANN: Yes. To make a motion
23 to continue this to a later session to be
24 determined by the applicant.

25 MS. BOHAN: I second that.

1 MR. HERLONG: All in favor?

2 (Ayes were stated by all board
3 members.)

4 MR. HERLONG: None opposed. Okay.

5 1908 FLAGG STREET

6 MR. HERLONG: So Joe, next we have 1908
7 Flagg Street.

8 MR. HENDERSON: Yes, sir. Thank you.
9 This is agenda item C2. This property is located
10 in the Sullivan's Island Local Historic District,
11 identified by survey card 195. It is a Sullivan's
12 Island landmark structure. The applicants are
13 essentially requesting tonight to modify a
14 previously approved certificate of appropriate and
15 it's been reviewed and approved the project before
16 you on July 19th.

17 It involved the removal of several
18 nonoriginal additions, relocating the historic
19 structure or the historic cottage, and then adding
20 additions on. I know Jay is prepared to show the
21 various phasing of this project and how the
22 additions were put on.

23 Just a little bit about what is being
24 requested. The previous request involved a side
25 setback with a relief of 25 percent. The Board

1 granted that and also 5.6 percent of principal
2 building square footage. I believe they are,
3 quote, "Do not need the increase in principal
4 building coverage or the footprint increase," is
5 that correct?

6 MR. QUARLES: Correct.

7 MR. HENDERSON: In what you're saying
8 tonight, and they are also modifying how far they
9 are relocating the historic structure, so they are
10 not moving it as far. I will be glad to answer any
11 of your questions and I will defer to the
12 applicant's presentation on this.

13 MR. HERLONG: Any questions for Joe?
14 So let's have the applicant give us a presentation.

15 MR. QUARLES: Good evening, Members of
16 the Board. My name is James Quarles. I'm with
17 Beau Clowney and Kate Campbell of Beau Clowney
18 Architects. This is a previously approved to a
19 final approval, a project that was for a one-story
20 addition to a historic cottage at 1908 Flagg
21 Street. You can see on our monitor it is the
22 location of 1908 Flagg Street.

23 It was a one-story addition, and
24 through some cost analysis and as we were working
25 on a flooding problem -- it has really got a huge

1 flooding problem -- it is going to be more
2 beneficial for us to create some efficiency by
3 stacking the bedrooms on top of a very low
4 one-story connector piece.

5 And so here today, we're here to
6 request approval for these changes. I just want to
7 go over with kind of what we're doing and how it's
8 changing, and then we'll end it with some blocked
9 out very rough 3D views of the project.

10 As you can see in that first slide, the
11 first slide this is the existing house. It has
12 been added onto throughout the years up until
13 post-Hugo, post-landmark status, without any kind
14 of DRB input or architect possibly involved. It
15 was a great family home for many years. Our
16 clients are looking to resolve the flooding issue
17 that takes place every time it rains.

18 They're looking to save the historic
19 cottage, historic sea island cottage. And to do
20 that, we need to raise the building to be above
21 flood, create an engineering system to mitigate
22 water, and we're going to, due to the value of the
23 land and the property, we are building an addition
24 to the back of the cottage to allow us to -- to
25 allow our clients to host their family on the beach

1 here.

2 This slide right here is kind of our
3 site plan. Previously, we were approved to have a
4 pool in a landmark status in -- and the orange and
5 the light orange were the previous extents of the
6 footprint. As you can see, with the gray and the
7 light gray, overall our building is getting
8 smaller. Our historic cabin is moving closer to
9 its original position, further back into the lot,
10 and it's slightly more into the center of the lot.

11 Floor plan wise there was not
12 significant changes other than compression of the
13 building footprint, and then the addition of a 550
14 square foot second floor between the kind of new
15 living spaces and the historic cabin. We have been
16 able to, even though we might have tall ceilings in
17 the living spaces towards the rear of the property
18 and in the historic cabin, we have compressed our
19 bedroom ceiling heights and our little link ceiling
20 heights to just about the minimum of 7 feet and 8
21 feet to really minimize the impact of height with
22 this two-story addition.

23 Then these are just our plans. The
24 green bar kind of representing where the historic
25 cabin is and the blue bar representing kind of

1 where the changes are taking place. These slides I
2 have in front of you now shows what we have been
3 previously approved for, the final approval, and
4 what we're coming to you today for approval for on
5 these revisions. You see in the bottom half is
6 what we're proposing, the small second-story
7 addition replacing the large single-story hipped
8 addition just peaking above the ridge of the
9 historic cabin.

10 This is kind of a -- this is kind of a
11 primary facade as the building runs down the lot.
12 As you can see, we're maintaining without much
13 change or any change to the historic cabin other
14 than moving it back further into the lot, creating
15 a more distinct hyphen or link between the historic
16 cabin and the new additions, kind of a glass link
17 here, single-story link abutted up to this very
18 low, very small two-story structure and moving into
19 an unchanged living quarters and master suite.

20 And then, moving to the backside, this
21 side is going to really screened by the woods at
22 the edge of the school, not very visible from any
23 public area, and so it doesn't have a formality or
24 formalness of our other elevations.

25 However, we do our best to illustrate

1 and organize and maintain the historic character of
2 the sea cabin, creating that link and popping up to
3 our second-story addition continuing with
4 previously-approved additions.

5 And then, finally, the rear addition,
6 really, just no change to the rear addition other
7 than the two-story link you can see in the
8 background.

9 In other parts of the island there is
10 some great precedence out there. This is a
11 wonderful precedent of a historic landmark status
12 cabin, four-square cabin that is single story and
13 then a two-story addition was added onto it. This
14 is in a much more predominant area. A lot of
15 public input, but not able to be hid or screened,
16 our project won't be, as it's kind of tucked back
17 on Flagg Street.

18 Another great example is the Brewer
19 House where it's a historic two-story structure
20 that is linked and added with multiple volumes
21 between two story and one story, creating this kind
22 of -- kind of a harking back to those old days of
23 Sullivan's Island buildings of multiple volumes
24 coming together being added onto.

25 Kind of speaking to the neighborhood

1 compatibility, you know, drawings are sometimes
2 difficult to read, 3D views are always difficult to
3 read, in the computer especially. This is kind of
4 the language that we are striving to for this
5 house. In our execution of detailing we are
6 inspired by the rustic, yet its simple, clean
7 nature of the sea island cabins out here and we
8 strive to match that detail.

9 These are just some great examples of
10 historic structures on Sullivan's Island that
11 showed this dynamic relationship between
12 single-story cabins, two-story additions right next
13 to each other, just kind of speaking to that we
14 have a precedent for having this two-story
15 addition.

16 Other examples of these wonderful
17 volumes just kind of colliding with each other,
18 one-story, two-story hipped, gabled, broken hipped.
19 And even in our Sullivan's Island resource books
20 you can see great historic examples of how these
21 people, how they just kind of told a story of how
22 their family grew by adding onto these buildings.

23 Just to end tonight, these were
24 quickly, quickly done, so please forgive us on the
25 lack of detail, but it's really about the massing

1 and the (inaudible) showing how that second story
2 -- I'll submit that to you, I guess, Joe. How the
3 roof line of the second story is from a ground
4 perspective as you approach the site is really
5 hidden or hidden by the historic cabin. And
6 really, the historic cabin is even more primarily
7 in the front in view, set further in front of
8 everything else. So I'll end it with that and I
9 will be happy to answer any questions.

10 MR. HENDERSON: If I could,
11 Mr. Chairman, add one thing?

12 MR. HERLONG: Yes. I failed to mention
13 the request before you tonight, the change of
14 architectural relief. If you could go to the back
15 element, the back elevations toward where the two
16 -- so the request is for 100 percent relief in the
17 second-story side setback because this exceeds 10
18 linear feet on the second story.

19 MR. QUARLES: Yes.

20 MR. HENDERSON: The ordinance requires
21 they be set back 2 feet.

22 MS. PERKIS: Are they going to be
23 flush?

24 MR. HENDERSON: That's right. And it's
25 only -- it's over by a foot and a half, I believe.

1 MR. QUARLES: Yes. This is about 12
2 foot 4 and this is 11 foot 8, and it speaks to that
3 simple, simple structures of these volumes that are
4 kind of everywhere on the island, stacking
5 two-story on --

6 MS. PERKIS: Where is the pool on it?

7 MR. QUARLES: Due to our flooding, we
8 aren't --

9 MS. PERKIS: You have a natural pool.

10 MR. CLOWNEY: Let's hope not. The pool
11 is on hold.

12 MR. HENDERSON: We are working with
13 project engineers with regard to the stormwater.
14 So this is the only request that's being added to
15 the COA from July.

16 MR. QUARLES: Yes.

17 MR. HENDERSON: As well as the design
18 review itself.

19 MR. QUARLES: And some small setbacks
20 relief so we can have the space on the lowest part
21 of the property to mitigate this flooding. So
22 we're talking we're at 5. High tide is at 5, it's
23 --

24 MR. HENDERSON: So that is 12.5 percent
25 setback?

1 MR. QUARLES: Uh-huh.

2 MR. HENDERSON: When previously they
3 were granted 25 percent.

4 MR. QUARLES: That's correct.

5 MR. HERLONG: Okay. Is there any
6 public comment? Public comment session is closed.
7 Joe, those were your added final comments?

8 MR. HENDERSON: Yes, sir.

9 MR. HERLONG: And so, Beverly, what are
10 your thoughts? Before you speak, one thing I think
11 we have at least one board member who is not seen
12 the previous application so there may be some
13 additional questions.

14 MR. QUARLES: Sure.

15 MS. BOHAN: So what I understand is
16 that the only thing, Joe, that is being added is
17 the second story?

18 MR. HENDERSON: That's right. Well --

19 MS. BOHAN: 100 percent is backside
20 setback.

21 MR. HENDERSON: As far as modifications
22 being requested from you guys?

23 MS. BOHAN: Yes.

24 MR. HENDERSON: But this is a historic
25 property, and so all of these changes would need to

1 be incorporated into a COA. Incorporating of that
2 second structure, adding a second story.

3 MS. BOHAN: (Inaudible.)

4 MR. HERLONG: Well, Bunky, would you
5 want to?

6 MR. WICHMANN: Sure. I just, the plan
7 that you just had up showed the request, you were a
8 foot and a half off from not needing relief; is
9 that correct?

10 MR. QUARLES: Yes. That's correct.

11 MR. WICHMANN: To mitigate that out,
12 you have broken that line up?

13 MR. QUARLES: We do have it with a
14 stair volume that comes out. However, to get that
15 down to less than 10 feet, kind of makes the
16 bedrooms just small.

17 MR. WICHMANN: Right. Small bedrooms.
18 Yeah. It only makes sense, but from a visual
19 exterior standpoint you have broken the run up.

20 MR. QUARLES: Yes.

21 MR. WICHMANN: Well, I think most of us
22 we have been over it before. Ron, may have more
23 questions since he hasn't seen it, but I'm good
24 with what you're proposing.

25 MR. HERLONG: Linda?

1 MS. PERKIS: I cannot, and I'll tell
2 you why, and it has nothing to do with this. But
3 originally when we did, I'll call it a field trip,
4 we were told that only two rooms in the home were
5 historical. And I want to go over that sometime
6 with you, Joe. Let's say if the house was built in
7 1900 two rooms, 1905 we add another two rooms, in
8 1910 we add another room. The whole property is
9 deemed historical, not just the front two rooms
10 which were the original.

11 However, we went with just the front
12 two rooms. I thought the Board was very lenient
13 with you, because when you first proposed it, it
14 was going to be one story and we were all very
15 happy that you were just going to keep this as a
16 traditional island resource, it's one story here,
17 it's going to be one story for the new home.

18 I will be calm. When I opened the
19 packet and saw two stories, I wasn't a happy
20 camper. Okay? And that's why I say still I'm not
21 a happy camper, when now we have added this second
22 story. I like the -- I really did like -- not
23 really, but I did like the first one story as
24 opposed to now we're adding more mass upstairs, and
25 now it's not such an island, traditional island

1 home.

2 And I still have trouble finding the
3 original historic part. I'm going to have a plaque
4 put outside, this is the original. So that's my
5 opinion.

6 MR. HERLONG: Okay.

7 MS. PERKIS: And also, the materials I
8 read that you can't get the historic materials for
9 this home. Is that true?

10 MR. QUARLES: Which historic materials?

11 MS. PERKIS: Well, since it is
12 historic.

13 MR. QUARLES: There are no historic
14 materials and that was what we had presented
15 previously.

16 MS. PERKIS: So you took that --

17 MR. QUARLES: Everything was --

18 MS. PERKIS: Was rotted?

19 MR. CLOWNEY: Everything was from the
20 1990s down to --

21 MS. PERKIS: Because they carpeted --

22 MR. CLOWNEY: Windows --

23 MS. PERKIS: The porch.

24 MR. CLOWNEY: The front porch. There
25 is no --

1 MS. PERKIS: There is nothing.

2 MR. CLOWNEY: Only on the inside. And
3 we are going to be using all historic material on
4 the inside.

5 MS. PERKIS: I thought the floor was
6 the hardwood on the inside.

7 MR. CLOWNEY: Yes. Absolutely, inside.

8 MR. HENDERSON: I would attest to that.
9 When we walked the property, we identified that
10 many of the windows, the siding on the exterior and
11 all the additions that were being removed held no
12 historical significance. And so, you know, what
13 you're talking about on the site of the example of
14 having multiple additions that were added but are
15 still historically significant, that would be a
16 preservation of all of those additions.

17 However, if you're going to restore the
18 original massing, then, you know, that would be
19 more of a restoration. And our ordinance allows
20 for the original massing to be restored and then a
21 large addition or an addition to be placed on it.
22 So I think that's more along the lines of what
23 we're doing is your typical restoration, removing
24 of all of those additions that aren't historically
25 significant and even materials that are

1 historically significant and rebuilding that form,
2 renovating that form.

3 MS. PERKIS: I still stand with my
4 original statement.

5 MR. HENDERSON: And I think that what
6 they're going for is the hyphen, the glass hyphen
7 is really intended to create more of an annexation
8 between the old and the new, right?

9 MR. QUARLES: Right.

10 MR. HENDERSON: Which is kind of rooted
11 in the Secretary of Interior Standards Guidelines
12 that we review that are included in your packet.
13 So I think that hyphen will make a difference.

14 MS. PERKIS: I like the top of the plan
15 better than the bottom. That was just me. The
16 original plan that was approved.

17 MR. HERLONG: Ron?

18 MR. COISH: Well, having not been on
19 the Board when this was originally presented, so
20 it's going up 8 feet?

21 MR. QUARLES: It's not being, you know,
22 we're going to put, but we're not elevating it any
23 further.

24 MS. CAMPBELL: Any further.

25 MR. QUARLES: Right now it's like 4

1 feet off the ground.

2 MR. COISH: So it's going to stay at
3 that end?

4 MS. CAMPBELL: You can't legally -- the
5 VE17 I think, VE16.

6 MR. QUARLES: Yes.

7 MS. CAMPBELL: So we have to all the
8 structural.

9 MR. COISH: How high off the ground?

10 MR. QUARLES: It will be a story off
11 the ground. Currently right now it's about 4 and a
12 half feet off the ground.

13 MS. PERKIS: But you're going to raise
14 it how high? Won't you be 16 feet up off the
15 ground?

16 MR. CLOWNEY: No. This dimension right
17 here is somewhere between 7 and 8 feet in order to
18 get the house out of flood.

19 MR. COISH: So you have to move it from
20 3 or 4 feet.

21 MR. QUARLES: We would move it from
22 where it is now to about 4 feet, which is moving it
23 an additional 3 to 4 feet.

24 MS. PERKIS: Right.

25 MR. CLOWNEY: Roughly.

1 MR. HENDERSON: About 7 feet from
2 grade.

3 MS. PERKIS: Can I ask a question? How
4 come you're not going up higher? I'm just asking.

5 MS. CAMPBELL: You can't, right?

6 MR. CLOWNEY: Right.

7 MS. CAMPBELL: We're basically right at
8 flood plus.

9 MR. QUARLES: We don't want to make it
10 any higher right now.

11 MS. CAMPBELL: Right.

12 MR. QUARLES: We want to keep it as low
13 as possible and conform to all the FEMA standards.

14 MR. CLOWNEY: That's right there, what
15 you're looking at is exactly what we're trying to
16 do.

17 MS. PERKIS: Okay.

18 MR. CLOWNEY: Yeah.

19 MS. PERKIS: So that's how high it will
20 be approximately?

21 MR. CLOWNEY: Right, yeah. There is a
22 lot of things about that. In fact, that front
23 cottage --

24 MS. PERKIS: Uh-huh.

25 MR. CLOWNEY: -- if you go to that gate

1 to the garden elevation, that front part of the
2 cottage on the far right side pulls forward towards
3 the street. So really what you're going to see
4 when you look down the driveway is this corner
5 cottage.

6 MS. PERKIS: You can have a plaque.

7 MR. CLOWNEY: The little two-story
8 piece, and the reason why we created this hyphen is
9 because we really feel that the two-story piece
10 that sits back there, that is a traditional island
11 development pattern as well. Very much so. And so
12 the scale of this, still is very intimate scale on
13 the backside of the property.

14 If there is anything where this plan to
15 develop this project, it's not going to be visible
16 from the street. It's going to be absolutely
17 gorgeous with what our clients are planning to do.
18 Everything they're planning to do is in the spirit
19 of Sullivan's Island. Everything. Inside,
20 outside, the whole thing massively. Just having
21 that cottage build pulled forward it's going to be
22 great. It really was an exercise in terms of a
23 decision to go the with the second story was how to
24 make the property feel more compact and get the
25 historic cottage a little bit back to where it was

1 which was a side effect from that. But the economy
2 had a lot to do with it, too. It makes more sense.

3 MS. PERKIS: At one point you were
4 bringing it much further to the front of the
5 property.

6 MR. CLOWNEY: We were. Originally we
7 were -- the historic height was more up here, okay,
8 so we inched our way.

9 MS. PERKIS: There you go.

10 MR. CLOWNEY: We have inched our way
11 back. It was more up here.

12 MS. PERKIS: Okay.

13 MR. CLOWNEY: We have inched our way
14 back to almost exactly where this is sitting at.
15 So you know, again, we have got the perfect client
16 who is going to do exactly what we're doing with
17 this home. The perfect client who is going back
18 to, even right there, doing things that just sing
19 Sullivan's Island, and that's what we're doing.

20 MR. HERLONG: Okay. Ron, you were?

21 MR. COISH: Yes. So it's going to be
22 going up about 8 feet and I really -- could you
23 bring the one story back?

24 MR. CLOWNEY: Yes. This is the one
25 story from the garden side and the entrance side

1 versus -- this is the one story versus -- let's
2 just remember that this pulls forward. So it's
3 kind of like a courtyard. It's pulling forward and
4 creating an L shape. This is on the back --

5 MR. QUARLES: This is the side
6 elevation.

7 MR. CLOWNEY: Right.

8 MR. QUARLES: The front elevation is --
9 this is much further out than all of this back
10 here.

11 MS. CAMPBELL: You can see it in the
12 plan right here. That is the end of the existing
13 sea cabin porch, which currently has an enclosure
14 we're removing, and this is coming out. The
15 two-story piece actually stacks back here. So it's
16 over halfway back behind the face of the porch on
17 the sea cabin, and there is a roof in the front of
18 it, so you don't even see like an old two-story
19 wall.

20 MR. CLOWNEY: That's right.

21 MR. COISH: Yeah. The one story really
22 looks nice, but I can see what you did with the
23 second story and it does blend in with many other
24 designs on the island. It's big, but --

25 MR. QUARLES: It's actually, it's 3,500

1 which is.

2 MR. CLOWNEY: This house, yes.

3 MR. QUARLES: It's pulled apart to
4 create that -- to set that cabin off. And when we
5 start pulling house apart, it creates a lot of
6 circulation square footage. 3,500 square feet, I
7 would argue that's more of a size of a typical
8 family house these days. Anything going up in Park
9 West is probably bigger with a few more bedrooms.

10 MS. PERKIS: We're not Park West.
11 We're not in Park West.

12 MR. QUARLES: I'm just talking average
13 American home.

14 MR. CLOWNEY: The scale of the
15 two-story piece is probably like the really good
16 examples on the island, it's still the scale of an
17 old cottage. It's not this big, fat thing. And
18 regarding the little thing we're asking for and the
19 backside, I think Steve probably could attest to
20 the fact that we have asked for that on every
21 single project we have ever built on this island.
22 We have just always asked for that relief.

23 MR. COISH: Just so in my two cents, I
24 like it.

25 MR. QUARLES: Okay. Thank you.

1 MR. COISH: It looks good. It's a nice
2 incorporation of many oddball designs over the
3 island of second story situations which really
4 defined some of the traditional island recourses.
5 I can appreciate the concerns of some of the other
6 members.

7 MR. QUARLES: Sure.

8 MR. COISH: But when I look at it, I
9 like it.

10 MR. HERLONG: Beverly?

11 MS. BOHAN: Well, I mean, it is the
12 perfect example for this Board to consider
13 approving because it creates -- it's a hardship.
14 It's a hardship for two reasons, as I see it,
15 economically because it is more -- I was just
16 explaining this today. It's more costly to build
17 in layers and expansion than it is to stack on top.
18 I mean, that's why, you know, the early American
19 homes were stacked for that very purpose.

20 So I think number one it's a hardship
21 or if you have discovered that, and that's why we
22 as a Board created the historical aspects with
23 benefits so that the homeowner could be allowed to
24 have these benefits to maintain that historical
25 structure.

1 I think you have done that. I think
2 it's been proven, and I don't have a problem moving
3 forward especially with the flooding aspects of it,
4 and I think that is even more of a hardship. So I
5 think it's really nice.

6 MR. HERLONG: I like the fact that the
7 cottage is pulled back so it's more into the center
8 of property, not off to the edge of the property.
9 And the fact, too, that you have created a bit more
10 hyphen right there between that structure and the
11 rest of the heap of that structure. I think it's
12 great. So are there any other comments from the
13 Board? Any questions?

14 MR. COISH: It seems like there is a
15 lot of moving parts in the design, but somehow you
16 have managed to put it together in a somewhat
17 desirable shape and function. Good job.

18 MR. CLOWNEY: Thank you.

19 MR. HERLONG: Do I hear a motion?

20 MS. BOHAN: I make a motion to approve
21 submittal as submitted.

22 MR. WICHMANN: This would be for final?

23 MS. BOHAN: Final, yes.

24 MR. WICHMANN: I second it.

25 MR. COISH: Third.

1 MR. HERLONG: Is there any discussion?

2 MS. PERKIS: Yeah, if we give them
3 final which we have given them before, you can
4 still come back and say oops we want to change this
5 again? I'm just asking.

6 MR. HERLONG: Yes.

7 MS. PERKIS: They can do that again?

8 MR. HENDERSON: Yes.

9 MR. COISH: Will you do that?

10 MR. CLOWNEY: No. They are ready.

11 They're very ready.

12 MR. COISH: You'll have to answer to
13 her.

14 MR. HERLONG: All in the favor of the
15 motion.

16 (Ayes were stated by some of the board
17 members.)

18 MR. HERLONG: Any opposed?

19 MS. PERKIS: Me, just in principal.
20 Sorry.

21 MR. CLOWNEY: Thank you.

22 MS. CAMPBELL: Thank you.

23 MR. HERLONG: I'm recusing myself from
24 this submittal.

25 MR. HENDERSON: Okay. Thank you.

1 (Mr. Herlong leaves the room.)

2 2216 JASPER BOULEVARD

3 MS. BOHAN: Item No. 3 on the agenda is
4 2216 Jasper Boulevard.

5 MR. HENDERSON: Yes. Okay. This is
6 agenda item C3. The applicants are requesting
7 approval to add an elevated addition to a
8 traditional island resource. This is located
9 outside of the historic district, but it's
10 designated nonetheless. The applicants are
11 requesting this proposal approval of the special --
12 the historic exemption, excuse me. They are
13 requesting a full 50 percent of principal build
14 building square footage, impervious surfaces, and
15 the principal building coverage. If I can go
16 through over all request.

17 Just to touch on a few of the side
18 characteristics here the applicants are essentially
19 proposing to add an elevated addition. The
20 property is very small. It's 6,879 square feet
21 with an existing encroachment. So if we're looking
22 at the site plan, just to orient you, this is
23 Jasper Boulevard at the top of your screen. The
24 existing cottage is here, and here is the property
25 line.

1 So the ordinance allows where you have
2 an existing encroachment of a wall in the setbacks
3 that you can utilize that encroachment with the
4 extension of a wall or another portion of the
5 house. So that's what you're looking at.

6 Additionally, they're requesting relief in the side
7 setbacks. So if you look at the western, the
8 opposite side, they're going to 10 feet from the
9 western property line.

10 So those are your requests. You have a
11 historic exemption being requested full 50 percent
12 for all of your coverages and also side setbacks
13 relief to allow that encroachment with 10 feet of
14 the side property. Than I'll defer to you for any
15 questions about it.

16 MR. HEINLIN: Rodd Heinlin with Steve
17 Herlong's office. This, I don't think you have the
18 birdseye view, but the property is located here
19 sort of kitty-corner to the gas station two houses
20 off the main street here. It's about 15 feet from
21 the road and it's maybe 1 foot off that side
22 setback on the taller house side. June Fischer has
23 owned this house since 1970. Lived there
24 permanently since 1990. Raised five kids there,
25 her kids and grandkids now enjoy it during the

1 summer. She is soon to remarry to an old childhood
2 schoolmate. So they have reunited. She is in her
3 late 70s and she has come to us and asked us to
4 give her something that is more user friendly for
5 her, more accessible. So we have come up with this
6 addition, one story in back. You won't be able to
7 see the addition from the street except the view
8 right down the driveway on the left hand side.

9 So we have include things like an
10 elevator, wider door openings, curved the shower,
11 space under the counters for a potential
12 wheelchair. User-friendly door hardware, pocket
13 doors. Those things that are just going to make
14 her life easier and a way for her to stay on the
15 island.

16 The existing cottage here, as you can
17 see, it's 1,000 square feet. Not very friendly to
18 live in, especially for her. And so what we have
19 done is we have created this one-story raised
20 addition and it's linked by a smaller stair tower
21 and then the link back into the kitchen of the
22 cottage. We're going to be using the similar
23 materials, the German novelty siding, tin roof, the
24 same sort of handrail detail over the cross pieces.

25 Let's see, so we're asking for the 50

1 percent historic exemption, along with the DRB
2 relief for the principal building coverage. I
3 thought the side setback of 10 feet was within that
4 calculation, but that may not be correct.

5 MR. HENDERSON: We're still -- I think
6 we still need to work through some of the details
7 on the calculation, but I do know that the 50
8 percent exemption I believe more than enough covers
9 enough of what you were looking to do on the
10 property.

11 MR. HEINLIN: Okay.

12 MR. HENDERSON: So I don't think you
13 need this separate request for principal building
14 coverage. To allow that 10 foot side setback I
15 think the 25 percent would cover it.

16 MR. HEINLIN: Okay, okay.

17 MR. HENDERSON: So.

18 MR. HEINLIN: We're sort of boxed in
19 here. We're adding 1,000 square feet the old
20 cottage is 1,000. So I think the total build-out I
21 think is about 21. But as Joe said, the lot is
22 only a third of the size of a typical half acre
23 lot, but we cannot get any relief on the rear
24 setback. That is same as a half acre lot. So
25 that's where we're squeezed in.

1 So we feel we, you know, we stayed
2 within the island character. We tried to create as
3 low a profile as we possibly could and we just feel
4 it would be compatible with the neighborhood and a
5 way for June to stay on an island.

6 MS. BOHAN: Thank you.

7 MR. HEINLIN: Sure.

8 MS. BOHAN: Is there any public
9 comments? Public comment session has been closed.
10 Joe, are there any other final comments?

11 MR. HENDERSON: No further comments. I
12 would just again reiterate that all of the requests
13 as far as the square footage and coverage would be
14 covered under the historic exemption 50 percent.

15 MS. BOHAN: Bucky, would you like to
16 start?

17 MR. WICHMANN: Sure. Thank you, thank
18 you. Has there been any input from any of the
19 neighbors? Do the neighbors have any -- it's a
20 little tight in there.

21 MR. HEINLIN: Yeah. We asked June if
22 it was possible for her to get a letter or two.
23 She said what surrounds her are all rentals and she
24 said she knew one lady down the street, but hardly
25 ever sees her and tried to catch her. So we don't

1 have any letters.

2 MS. PERKIS: What about the house that
3 is directly next door that's really going to be
4 impacted, the two-story house on the corner. Is
5 that a rental.

6 MR. HEINLIN: Yeah, I think so, yeah.
7 So.

8 MR. WICHMANN: You know, I like what
9 you're doing. It's a good idea. I think it's good
10 that it certainly accommodates Ms. Fischer allowing
11 her to stay on the island. I think it's a great
12 thing, and if there is not opposition from the
13 immediate neighbors I don't see any problems with
14 it. Thank you.

15 MS. BOHAN: Linda?

16 MS. PERKIS: I do. I have a suggestion
17 for June. She can move into one of the new condos
18 that's going in. I have a concern there is going
19 to be two kitchens on one property.

20 MR. HEINLIN: Well, we're working
21 through this with Joe and Randy. The link, two
22 kitchens are allowed if it's one dwelling.

23 MS. PERKIS: Two kitchens for one
24 dwelling.

25 MR. HEINLIN: But the link may have to

1 be a nonconditioned space because we're raising the
2 other one. We would like to keep the two kitchens
3 because her kids and grandkids will be using the
4 old cottage mostly, but that's more of a code issue
5 that we're trying to work through now. If we have
6 to remove the kitchen from the cottage, that's what
7 we're going to have to do.

8 MS. PERKIS: Remove the kitchen from
9 the original cottage from the existing.

10 MR. HEINLIN: Yes, yes.

11 MR. HENDERSON: Which would be
12 permitted. The ordinance allows what is called an
13 attached addition. In that attached addition you
14 can connect it by nonheated space provided you
15 don't have a kitchen. But what we have allowed in
16 the past was for the addition to become the primary
17 living area and then the connected historic piece
18 to not have a kitchen. So it's almost a reversal.

19 MS. PERKIS: So you're changing the
20 house.

21 MR. HENDERSON: You're achieving the
22 same goal, though, and that is that you have one
23 single-family dwelling with one kitchen area, a
24 primary --

25 MS. PERKIS: It doesn't matter if it's

1 in the new part or the old part, it's just one.

2 MR. HENDERSON: Exactly. I think
3 that's been the position of the Board in the past.

4 MS. PERKIS: I am concerned whether
5 this is rental or not the impact that this new
6 addition is going to have. 10 feet is two of me.
7 If we're stacked 10 feet is nothing. I mean, it's
8 close now, but that is the way it was and that was
9 the way it was designed. In the old days, they
10 didn't have that.

11 MR. HEINLIN: I'm not sure what you're
12 saying.

13 MS. PERKIS: It's going to be 10 feet.

14 MR. HEINLIN: From the side setback?

15 MS. PERKIS: From the side setback.

16 MR. WICHMANN: Same as the existing
17 structure.

18 MS. PERKIS: In the old days, when the
19 original structure was built, they didn't really
20 pay attention to that kind of stuff back how far
21 off the property line you were. Personally, and
22 this is what I have to go through with my gut a
23 lot, I wouldn't want it next to me at 10 feet.
24 Even if it's the most tasteful thing in the world,
25 I'm going to be 10 feet from that side.

1 MR. HEINLIN: Right. This house here.

2 MS. PERKIS: Yeah. That doesn't seem
3 to be an issue because that seems to be further
4 away.

5 MR. HEINLIN: No that's within 10 feet
6 of the property line.

7 MS. PERKIS: Of their property line?

8 MR. HEINLIN: Yes.

9 MS. PERKIS: But then there is a space.

10 MR. HEINLIN: Here?

11 MS. PERKIS: Right, exactly.

12 MR. HEINLIN: Our property line is
13 right here.

14 MS. PERKIS: Uh-huh.

15 MR. HEINLIN: So we're going to come
16 within 10 feet of the property line. They're
17 within 10 feet of the property line.

18 MS. PERKIS: So on both sides you're
19 going to be within 10 feet of the property line.

20 MR. HEINLIN: Yeah. We will be 20 feet
21 away from that home.

22 MS. PERKIS: Okay. I see. Okay.

23 MR. HEINLIN: And 2 feet away from this
24 home.

25 MR. COISH: How far away from the other

1 one.

2 MS. PERKIS: 2 feet?

3 MR. HEINLIN: This one is maybe 3 or 4
4 feet. This one is almost right on the property
5 line. Ours is within a foot or two, and this one
6 of course is like this three-story monster.

7 MS. PERKIS: Uh-huh.

8 MR. HEINLIN: We're not coming anywhere
9 close to that.

10 MS. PERKIS: Oh, I hope not.

11 MR. HEINLIN: You know, again I feel
12 like we're boxed in.

13 MS. PERKIS: Right. You are boxed in.

14 MR. HEINLIN: The side and back we're
15 only doing 1,000 square feet and we're raising it
16 to what we need to.

17 MS. PERKIS: Joe, can you go back to
18 the other picture? Not the house on the right
19 side, the house on the left side, yeah. So you're
20 going to be 10 feet off that fence?

21 MR. HEINLIN: You can see it here
22 better.

23 MS. PERKIS: I have to change glasses
24 on.

25 MR. HEINLIN: See they're within about

1 10 feet approximately and then we're going to be
2 just slightly more than that. So it's going to be
3 10 and then 10.

4 MS. PERKIS: Okay.

5 MR. HEINLIN: This is a pretty large
6 structure here. I mean, it takes up the whole lot.

7 MS. PERKIS: Uh-huh. And you're going
8 to be 2 feet from the right side?

9 MR. HEINLIN: We already are.

10 MS. PERKIS: You already are, but
11 you're going to continue with the new addition.

12 MR. HEINLIN: Right.

13 MS. PERKIS: So it is going to be the
14 same line.

15 MR. HEINLIN: Right.

16 MS. PERKIS: You're not going to come
17 over.

18 MR. HEINLIN: I think we're coming over
19 a foot or so. I think on the site plan you can see
20 that, Joe.

21 MR. COISH: Oh, yeah it does look like
22 a foot.

23 MR. HEINLIN: We're just following that
24 line.

25 MS. PERKIS: Right.

1 MR. HENDERSON: So we're coming in
2 slightly here.

3 MR. HEINLIN: Right. So we've tried to
4 squeeze it as small as we could. We're right at
5 1,000 square feet and to try to get two little
6 bedrooms and the living and a washer dry in there
7 it's tough.

8 MS. PERKIS: Then you're going to have
9 to 10 foot setback in the backyard?

10 MR. HEINLIN: 25.

11 MS. PERKIS: Oh.

12 MR. HEINLIN: And that's the one we
13 can't get the --

14 MS. PERKIS: It does say 10 percent.
15 Doesn't it.

16 MR. HENDERSON: I think that's
17 referring to the side setback, but the application
18 is back 25 foot.

19 MS. BOHAN: 25 in the back.

20 MR. HEINLIN: We have the yard in the
21 back, right.

22 MS. PERKIS: You can't go into that?

23 MR. HEINLIN: No.

24 MS. BOHAN: 25 would be relief.

25 MR. HEINLIN: No. There is no relief.

1 There is no relief.

2 MS. PERKIS: Yes, I'm done. Sorry.

3 MS. BOHAN: Ron?

4 MR. COISH: So there will be two
5 kitchens or you're going to take the one kitchen
6 out.

7 MR. HEINLIN: We would like to keep the
8 two kitchens, but Joe, Randy, and I all have to
9 agree on that.

10 MR. COISH: So you would to get deed
11 restriction if there were the two kitchens, so you
12 wouldn't rent that even though we know who it is
13 and all of that.

14 MS. PERKIS: June is not going to rent.

15 MR. COISH: Right. But I'm just saying
16 it could happen at any time.

17 MR. HEINLIN: Right.

18 MR. HENDERSON: If it's determined to
19 be an attached addition, we can be restrictive.
20 Which means one of the kitchens has to come out.

21 MR. COISH: So what we're actually,
22 you're asking us to approve the design as is, and
23 you don't know whether you have to take the kitchen
24 out or not?

25 MR. HENDERSON: We'll make sure. That

1 is a code -- zoning code issue. And also there is
2 some building codes that we need to comply with and
3 also some FEMA regulations that apply. So we're
4 still working through that. I don't think that it
5 would affect the form from the exterior.

6 MR. COISH: Uh-huh.

7 MR. HENDERSON: So if we determine that
8 it's an attached addition, one of the kitchens
9 would come out and we would move forward with the
10 permitting, but it wouldn't affect the exterior
11 appearance, what falls within your purview.

12 MR. WICHMANN: I just want to make
13 sure. I hope you can answer this, the question
14 about the kitchen is really not before us.

15 MR. HENDERSON: Right.

16 MR. WICHMANN: Okay.

17 MS. BOHAN: Right.

18 MR. COISH: If there is no complaint
19 from the neighbors, I like it, too.

20 MR. HEINLIN: Good. Thanks.

21 MR. COISH: Looking good. I can see
22 that there -- it's a nice deal. It looks good.

23 MR. HEINLIN: Thank you.

24 MS. BOHAN: I agree. If there is no
25 complaints from the neighbors, I think you are

1 boxed in with the square footage and I think you
2 complied well with the setbacks and what you have
3 to work with. So there you are.

4 MS. PERKIS: How tall is the addition
5 of the new house?

6 MR. HEINLIN: Well, we have kept it as
7 low --

8 MS. PERKIS: This is very low.

9 MR. HEINLIN: Right. We kept it as low
10 as we possibly could. It's going to be only 7 foot
11 in the garage, 1 foot for structure, 9 foot plate
12 height on the house, but we've used a hip roof to
13 try to keep it lower and it's a 6 and 12 pitch. So
14 again, from the street it will not be visible
15 except right up the driveway.

16 MS. PERKIS: So if we're standing on
17 Jasper looking, we're not going to see it.

18 MR. HEINLIN: No.

19 MS. PERKIS: Thank you.

20 MS. BOHAN: Sure. Any further
21 deliberations from the Board? Any further
22 comments, Joe?

23 MR. HENDERSON: I would just mention
24 the request before you is conceptual, but if there
25 are no recommendations for change it can be final

1 if it's the will of the Board.

2 MS. PERKIS: I would like to make sure
3 the neighbors have been notified if we could
4 perhaps send letters because this is going to
5 impact them.

6 MR. HENDERSON: The lawn has been
7 posted. We have advertised, but, again, that's.

8 MS. PERKIS: If it's a rental, it's a
9 long-term rental on either side the homeowner
10 wouldn't know unless -- I mean, if they're from
11 afar.

12 MR. HENDERSON: I mean, how would you
13 suggest town staff verify that the applicants have
14 contacted?

15 MS. PERKIS: I think this house is
16 going to adversely affect the home, especially the
17 big home on the corner, being so close to it, the
18 new addition. Could we not write the homeowner,
19 not the renter, the homeowner and/or maybe just
20 notify them. If it was my home, I wouldn't want it
21 next to me. Does that make sense?

22 MR. HENDERSON: I would be reluctant to
23 volunteer the staff if it could actually achieve
24 contacting the right person and delivering the
25 right message about a given project. I would be

1 afraid we would do something wrong and that action
2 would hinge on your --

3 MS. PERKIS: Interpretation.

4 MR. HENDERSON: -- or your motion to
5 approve would hinge on my action to be able to do
6 that. And I don't think the staff is equipped to
7 do that type of thing. I don't think we can be
8 charged with reaching out to one neighbor or
9 multiple neighbors on different sides of a property
10 and I would hate to go down that road.

11 And that's why we have kind of a stated
12 public advertising procedure where we post the
13 property at least 15 days ahead of time. We
14 advertise in the newspaper. With rezoning
15 requests, state law requires us to send a letter at
16 a given distance. Usually it's 200 linear feet
17 around the rezoning.

18 So I know I'm not answering your
19 concern, but we have a stated public notification
20 requirement and we meet it. I will just leave it
21 at that.

22 MS. BOHAN: Any further deliberation?
23 Comments?

24 MR. COISH: So in other words you have
25 satisfied your responsibility of the application.

1 MR. HENDERSON: Yes.

2 MR. WICHMANN: It's not within the
3 purview to personally contact the anybody.

4 MS. BOHAN: Do I hear a motion?

5 MR. WICHMANN: Madam Chairman, I make a
6 motion to approve as submitted for final.

7 MS. BOHAN: Do I hear a second?

8 MR. COISH: Second.

9 MS. BOHAN: Do I have a vote? Call a
10 vote. All in favor?

11 (Ayes were stated by all board
12 members.)

13 2907 I'ON AVENUE

14 MS. BOHAN: The next property that they
15 we have was 2907 I'On Avenue. It's a nonhistoric
16 property.

17 MR. HENDERSON: Okay. Yeah. As you
18 mentioned, this is a nonhistoric residential design
19 review request. This is the first time you have
20 seen this application. The property owners are
21 simply requesting to add several additions to an
22 existing Sullivan's Island residence. The
23 modifications are being requested here for
24 principal building coverage of 11 percent, which
25 amounts to 242 square feet of building footprint.

1 And also 25 percent for side setback relief that.
2 Amounts to 9.59 feet, and just like our previous
3 application, there is an existing nonconforming
4 encroachment. So this property also encroaches
5 into the side setback. So what you have here on
6 the top is the existing structure. You have what
7 is proposed here. You have an addition on the
8 front facade here with the elevator on the right
9 side and on the rear elevations.

10 Just to orient you here, so this is
11 looking from -- this is from I'On Avenue, and on
12 the left-hand side you see the existing house that
13 encroaches within 9.8 feet. The new addition will
14 maintain 18 and a couple of inches, I believe.

15 MS. LURKIN: Close to 19.

16 MR. HENDERSON: 19. Okay. And so with
17 that I'll defer to you for any questions.

18 MS. LURKIN: I'm Bronwyn Lurkin with
19 Sandlapper Design Group and Herlong and Associates.
20 This is on I'On Avenue and is a pretty modest home.
21 The homeowners Dr. Brener and Dr. Lloyd came to us
22 wanting to give the house a little bit of a
23 facelift and have it really work more functionally
24 inside. There is a staircase in the interior space
25 that cuts the two-story home in half. So they

1 really needed a master suite addition.

2 The home sits back about 70 feet from
3 I'On, so it doesn't really address the street very
4 well. They have a pretty narrow backyard because
5 the house sits so far back from the road. So what
6 you'll see on the floor plan is, I can walk you
7 through where we are doing those additions. So on
8 the right side of the existing house we have a
9 master suite addition that will come towards I'On
10 Avenue, providing some of that street frontage
11 and --

12 MR. WICHMANN: I'm sorry. What page?

13 MS. LURKIN: On the first floor plan.

14 Sorry. A101. Sure.

15 MR. WICHMANN: Okay.

16 MS. LURKIN: So you'll see where the
17 walls that are hatched, those are the new addition
18 areas. So what we're trying to do is create a
19 master suite addition that can come closer to the
20 street on I'On to really bring the house forward to
21 the street. Because it is set very, very far back.
22 Most of the homes on that street are a little
23 closer to the street and address the street
24 condition. We also have a stair tower to the right
25 of the entry door that we have added and we have

1 added some small areas on the back of the home
2 where there were some existing screen porch. So
3 we're just doing a little bit of a porch fill in
4 and an enlarged deck so that they can enjoy their
5 backyard and have a little bit more outdoor living
6 space because they are so close to their rear
7 setback.

8 If you turn to page A200, you can see
9 on the screen on your page how we tried to maintain
10 the existing structure and the existing volume, but
11 really starting to add some detail so that the home
12 has final detail and sort of a little bit more
13 island, Sullivan's Island character, with adding --
14 articulating the windows better. It looks like it
15 has had a renovation in the '80s. Add some
16 shutters and add a little more glass to that front
17 facade. As you see on the existing front addition
18 there were not a lot of windows on the right side
19 or anything really to address the street. And so
20 those are the front elevations.

21 Then, Joe, if you just want to kind of
22 skip through the next two, you can see that would
23 be the master suite addition. We did articulate
24 that that is the wing that will come closer to I'On
25 Avenue. This home is surrounded on three sides by

1 other homes, so it really only has I'On Avenue as
2 its street frontage.

3 And then, Joe, if you want to flip to
4 the back elevation, you'll see that the existing
5 structure really remains pretty much the same. We
6 have articulated with windows and window grid
7 patterns and you can see the master addition off on
8 the left with a small connector, we tried to leave
9 somewhat with some glass and a revised deck area.
10 The screen porch is in the same location and just
11 stairs down to the ground.

12 Our intent is also to raise this slab,
13 the existing slab a foot. They also went through
14 some flooding problems and were looking to just
15 elevating that garage slab a foot so they can
16 create more positive drainage away from the home.
17 Any questions?

18 MS. PERKIS: I have some questions.

19 MS. LURKIN: Uh-huh.

20 MS. PERKIS: I like the plan. I live
21 close by. I know this house very well. There are
22 a number of trees that are going to be involved.
23 Now I know we're not the tree commission, so how
24 does that work, Joe?

25 MR. HENDERSON: Any tree that's over 16

1 inches.

2 MS. PERKIS: Has to go.

3 MR. HENDERSON: I think there are two
4 of them on the site.

5 MS. LURKIN: There is a pine and an oak
6 I think are the larger ones and potentially an oak
7 at the back.

8 MR. HENDERSON: Right. We saw that one
9 as well. It will require tree commission review
10 and approval.

11 MS. PERKIS: Let's just go to
12 logistics. We can say yes we love the house and we
13 all vote and say yes. Then it goes to the tree
14 commission, then the tree commission said no we're
15 not going to allow you to take down those trees.
16 Is that how it works? I'm asking. And then you
17 come back to us?

18 MR. HENDERSON: They could. And then
19 typically what they do is they evaluate the amount
20 of tree canopy on the site. They also factor in
21 the options for the property owner. So if you have
22 a half acre lot, it's wide open except you have a
23 stand of trees and you propose your addition when
24 you could put it somewhere else, they'll factor
25 that in.

1 MS. LURKIN: So to address that, I
2 think there is also an oak on the left side and
3 this is one of the reasons we tried to put the
4 addition on the right side. There was also another
5 addition on the front I think at a later
6 timeframe --

7 MS. PERKIS: It's close on the one side
8 anyway so you can't really.

9 MS. LURKIN: Right. I think that it
10 would have been too close. I think they viewed
11 that oak more important than the pine.

12 MS. PERKIS: Okay. I see.

13 MS. LURKIN: On the front of the
14 property.

15 MS. PERKIS: Uh-huh.

16 MS. BOHAN: Any other questions of the
17 applicant? Thank you. Is there any public
18 comment? Public comment is closed. Joe, any final
19 comments?

20 MR. HENDERSON: Nothing further.

21 MS. BOHAN: Okay. Ron would you like
22 to start?

23 MR. COISH: I'll start by saying that I
24 like it and the design that I'm looking at is so
25 much more exciting than what is there now and I

1 think you're --

2 MS. LURKIN: Thank you.

3 MR. COISH: -- mixing it up.

4 MS. PERKIS: Dressing it up.

5 MR. COISH: Very nice. And raising the
6 slab, but not the house.

7 MS. LURKIN: Correct.

8 MR. COISH: Just the slab.

9 MS. LURKIN: Correct.

10 MR. COISH: Very nice job. I like it.

11 MS. BOHAN: Linda?

12 MS. PERKIS: I like it, too.

13 MS. BOHAN: Bucky?

14 MR. WICHMANN: Yes. My only question
15 is just taking into account clean mitigation for
16 the water consideration for the water, which I'm
17 sure engineers will take care of. I agree with the
18 fellow panel members. Well done.

19 MS. PERKIS: This is just an addition.
20 This is not the new house. I know with new house
21 construction they have to submit water runoff
22 plans. With an addition, do they have to submit
23 water runoff plans, too.

24 MR. HENDERSON: Yes. If you seek 625
25 feet in impervious surface, that triggers the water

1 plan and also if you add fill or regrade a lot,
2 over 20 percent of the high land, then that
3 triggers the requirement also. So if you put in a
4 pool or a deck, it's -- or you know raise the
5 level, the grade of your property, and it's over 20
6 percent of your lot, then that would trigger it.

7 MS. BOHAN: Well, I, as well, think
8 it's such an improvement. Definitely has taken the
9 box look away and I think it's well-designed.

10 MS. LURKIN: Thank you.

11 MS. PERKIS: Can I ask what color
12 you're going to paint it?

13 MS. LURKIN: Haven't gotten there yet.
14 Do you have a preference?

15 MR. WICHMANN: Good answer.

16 MS. LURKIN: Anything that's not there
17 now. I'm sure it will be gorgeous. The trend is
18 white and gray right now, so we'll see.

19 MS. PERKIS: I don't know about that,
20 but we'll see.

21 MS. BOHAN: Any other comments?

22 MS. PERKIS: I make a motion to -- do
23 you want to do final? Final approval.

24 MS. BOHAN: Is there a second.

25 MR. COISH: Second.

1 MS. BOHAN: Any other questions? Call
2 for vote. All in favor?

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

5 MS. BOHAN: Any opposed? Approved.
6 (Mr. Herlong re-enters the room.)

7 MR. HERLONG: Okay. Well, there is an
8 item for information so you might want to tell us
9 about 2018.

10 MR. HENDERSON: Sure. Last item for
11 business is to consider the 2018 DRB calendar. You
12 know, we have only two dates that are questionable
13 because of holidays or religious holidays,
14 September 19th and November 21st. Because we
15 haven't officially published all of the meeting
16 dates for the Board of Zoning Appeals and the
17 Planning Commission, what I would suggest is if you
18 are not okay with the day before Thanksgiving or
19 Yom Kippur, then we would just select the most
20 appropriate dates around that, whether it be a
21 Thursday or Monday or Tuesday.

22 MS. BOHAN: Uh-huh.

23 MR. HENDERSON: To hold the meeting and
24 then we could forward the calendar out to you and
25 get a little feedback from you.

1 MR. WICHMANN: The trouble with
2 September 19th, what was that?

3 MR. COISH: Yom Kippur.

4 MR. WICHMANN: Yom Kippur.

5 MR. HENDERSON: Yes.

6 MR. HERLONG: On Item F, I have got a
7 question. The last weekend we had some people
8 waiting to provide some public input and that was
9 helpful. I thought that was good for the board and
10 for the public. But is that something we are going
11 to continually put as an item at the end of the
12 meeting?

13 MR. HENDERSON: I think that, you know,
14 for most of the boards and commissions, whether
15 that be the planning commission or the board of
16 zoning appeals or even the tree commission, once we
17 consider an item, an agenda item, we have the staff
18 board deliberations, and then we open that up to --
19 well, we have the applicant. So board, staff, and
20 then the applicant and then responding to that item
21 we ask the public if they want to --

22 MR. HERLONG: Right.

23 MR. HENDERSON: -- give any public
24 input. We have always felt that it's good to have
25 a general public input area at the end of each

1 meeting to address items that aren't involving the
2 agenda, the agenda at issue.

3 MR. HERLONG: At least we know it will
4 always be there and we can let anybody know if they
5 have a question to come to the meeting.

6 MR. WICHMANN: On that vein, is it --
7 I'm sorry -- just to make sure I understand the
8 structure of it. It's a comment session or is it a
9 discussion session, question and answer. I mean
10 because some panels, some commissions will allow
11 input but not encourage an exchange.

12 MR. HERLONG: Not back and forth.

13 MR. HENDERSON: For the rest of the
14 boards and commissions, there are folks that can
15 ask questions of the board. Now the town council
16 has a comment session.

17 MR. WICHMANN: Right.

18 MR. HENDERSON: Where it is not a Q and
19 A.

20 MS. PERKIS: That is at the beginning
21 of the meeting, though.

22 MR. HERLONG: Right.

23 MS. PERKIS: I would like to make the
24 motion to have that more in the beginning of the
25 meeting rather than have that public comment

1 session at the end of the meeting. I don't know
2 how to do that. That is my --

3 MR. HENDERSON: It is the, you know, it
4 falls within the purview of the board the determine
5 how the agenda is arranged.

6 MR. WICHMANN: I think we should have a
7 workshop to discuss it.

8 MR. HERLONG: That is something we
9 could add this discussion to workshop on that. I
10 think if we did that each meeting we would have to
11 explain that that would be open for general
12 questions and comments.

13 MR. HENDERSON: Right.

14 MR. HERLONG: Not specific to something
15 they came in for, which could become a little
16 confusing.

17 MR. WICHMANN: Right.

18 MR. HENDERSON: Right. And I do know
19 specifically with the planning commission where
20 we're considering and studying issues, the public
21 the general public input session is valuable at the
22 end of that meeting because they get a chance to
23 hear from the board, from the staff, and all the
24 people in opposition, and then give their comments
25 and then ask their questions.

1 MR. HERLONG: Right.

2 MR. HENDERSON: Whereas, if you have
3 the public comment session before publication, then
4 they're less informed about why they came here. So
5 but then that -- the other side of that is they
6 have to wait until all of this is --

7 MR. HERLONG: The entire thing.

8 MS. BOHAN: Uh-huh.

9 MR. HERLONG: Is there any -- does
10 anyone have some public comment?

11 FROM THE FLOOR: Well, I would say in a
12 general public comment I would like to have that
13 first at the start of the meeting because otherwise
14 you're making somebody stay through entire meeting.
15 And I would like to say that as an observer, I
16 actually would like the public comment on the
17 proposed project be after the presentation by the
18 architect because until then I don't know what the
19 project is.

20 MR. HERLONG: Which is the way it
21 works. This is the way it's set up.

22 MS. PERKIS: Well good.

23 MR. HERLONG: Well, the item G on the
24 agenda is to adjourn.

25 MS. PERKIS: Wait a minute. Do we have

1 to do something with the calendar?

2 MR. HENDERSON: Yes. I think we could
3 take a motion on approval of the calendar.

4 MR. HERLONG: Very good.

5 MS. PERKIS: I would like to nix
6 November 21st.

7 MS. BOHAN: Find another day that's
8 earlier that week.

9 MR. COISH: Definitely. Tuesday?

10 MS. BOHAN: Monday or Tuesday.

11 MS. PERKIS: Do we have other meetings
12 on that Monday?

13 MR. HENDERSON: We'll select the
14 appropriate day.

15 MR. HERLONG: Okay. Shall we hear a
16 motion?

17 MR. COISH: A motion that we adjourn?

18 MR. HERLONG: Well, a motion on the
19 schedule to approve the calendar.

20 MR. WICHMANN: With the exception of
21 November 21st; is that right?

22 MR. HERLONG: Did you just make that
23 motion?

24 MR. WICHMANN: I think I did, yes.

25 MS. PERKIS: I second it.

1 MR. HERLONG: Any discussion? All any
2 favor?

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

5 MR. HERLONG: Any opposed? None
6 opposed. So now do we hear a motion to adjourn?

7 MS. BOHAN: I motion to adjourn.

8 MR. HERLONG: Second. Do I hear a
9 second?

10 MS. PERKIS: Second.

11 MR. HERLONG: All in favor.

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

14 MR. HERLONG: None opposed.

15 (The meeting concluded at 7:55 p.m.)
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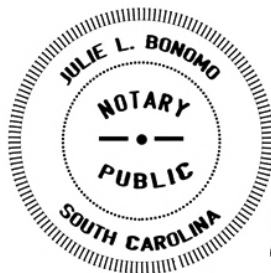
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CERTIFICATE OF REPORTER

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 7th day of January, 2018, at Charleston, Charleston County, South Carolina.



Julie L. Bonomo

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

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