

In the Matter Of:

Town of Sullivans Island In Re: Design Review Board

Sullivans Island Design Review Board

October 21, 2015

A. William Roberts, Jr. and Associates

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TOWN OF SULLIVAN'S ISLAND
DESIGN REVIEW BOARD

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MEETING BEFORE: PAT ILDERTON, CHAIRPERSON
DATE: October 21, 2015
TIME: 6:00 PM
LOCATION: Town of Sullivan's Island
2050-B Middle Street
Sullivan's Island, SC 29482
REPORTED BY: LORA L. McDANIEL,
Registered Professional Reporter

A. WILLIAM ROBERTS, JR. & ASSOCIATES
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1 APPEARANCES :

2 PAT ILBERTON, CHAIRPERSON
3 DUKE WRIGHT, BOARD MEMBER
4 STEVE HERLONG, BOARD MEMBER
5 BEVERLY BOHAN, BOARD MEMBER
6 RHONDA SANDERS, BOARD MEMBER
7 DONNA WEBB, BOARD MEMBER
8 BILL CRAVER, BOARD MEMBER
9 KAT KENYON, PERMIT TECH
10 JOE HENDERSON, ZONING ADMINISTRATOR

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17 (INDEX AT REAR OF TRANSCRIPT)
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1 THE CHAIRPERSON: It is 6:00. This is the
2 October 21, 2015 Sullivan's Island Design Review
3 Board. Members in attendance are Duke Wright, Pat
4 Ilderton, Steve Herlong, Beverly Bohan, Donna Webb,
5 and Rhonda Sanders.

6 THE CHAIRPERSON: Approval of the minutes.
7 Do we like the minutes?

8 MR. WRIGHT: So moved.

9 MS. SANDERS: Second.

10 THE CHAIRPERSON: Any discussion?

11 Everybody in favor?

12 (Mr. Wright, Chairperson Ilderton, Mr.
13 Herlong, Ms. Bohan, Ms. Webb and Ms. Sanders stated
14 aye.)

15 2402 MYRTLE AVENUE

16 THE CHAIRPERSON: 2402 Myrtle.

17 MR. HENDERSON: I'll introduce your item
18 here. 2402 Myrtle is a COA request for historic
19 property identified by historic resource card 78.
20 The applicants are requesting approval of one
21 addition on the back right-hand corner of the
22 existing structure.

23 The applicants are requesting principal
24 building square footage increase of 24 percent.

25 Principal building coverage of 22 percent.

1 Side setback relief on back right-hand
2 portion of the interior property line of 25 percent,
3 reducing that to a 17-foot-2-inch distance from the
4 interior property line.

5 Staff recommends that this project comply
6 with Secretary of Interior standards, and I'll defer
7 to the applicant for their presentation.

8 THE CHAIRPERSON: Great.

9 MS. CAMPBELL: Kate Campbell with Beau
10 Clowney Architects. This is the house on the corner
11 of Myrtle and 24th, I guess. The existing house
12 fronts Myrtle, has close proximity to Myrtle and
13 Station 24 here.

14 And so what we're requesting is to do a
15 one story addition minimally connected to the
16 existing house in order to not trigger the 50 percent
17 rule on the existing house and really try and
18 maximize the width of the lot.

19 Being that the house is so adjacent to the
20 right-of-way on the left side, to try to make sure we
21 can maximize the property width and create a
22 courtyard in the back here where we're going to have
23 a new in-ground pool that is adjacent to a new little
24 outdoor pavilion out here by the pool, which would
25 also be new.

1 In terms of renovation to the existing
2 house, we are creating a new foyer entrance here at
3 the back of the house and a new deck here mainly
4 because the client is going to be parking here and
5 running under cover to get into the back. This is
6 where the existing kitchen is.

7 So that's really the -- other than there
8 is a fireplace that we're wanting to add to the
9 existing house on the right-hand side, if you're
10 looking at it from the street. Again, this would all
11 fall under the 50 percent rule of the existing house.

12 The line of demarcation to the new house,
13 which would meet current flood regulations, would be
14 here, and this would all be one story with the glass
15 connection in between.

16 These are the elevations. Again, looking
17 from Station 24, the side of the existing house will
18 remain intact. This is that new foyer piece. This
19 is the existing kitchen piece here. And then our new
20 one story bedroom addition in the background here.

21 Outdoor pavilion there is next to the pool
22 as viewed from Myrtle Avenue. This, again, is quite
23 a bit further back in the distance but you can see
24 that glass connection and the new chimney for the
25 fireplace here on the old structure.

1 And then coming around the addition from
2 the, I guess that's the north side here. And then
3 from the courtyard, the pool here. We actually do
4 have a new door coming in the backside of the kitchen
5 here.

6 Again, that glass connection to the one
7 story piece on the right-hand side. Batton can talk
8 a little bit about the coverage we're requesting. I
9 think we are staying in the historic exception that
10 we're already allowed.

11 MR. KENNON: The house is 3,000 square
12 feet existing. Under the rule that's 1,500. Our
13 addition is under 1,100 square feet. So between
14 1,050 and 1,100.

15 As far as impervious, we are within the
16 limit. I believe we are. We're allowed 6,400 square
17 feet on the lot -- scratch that.

18 MR. HENDERSON: 66.

19 MR. KENNON: 6,600, and we're at 6,400.

20 THE CHAIRPERSON: Great. Thank you. Are
21 we good?

22 Joe, anything to add?

23 MR. HENDERSON: All of the requests fall
24 in the DRB purview for the historic exception.

25 THE CHAIRPERSON: Public comment? Public

1 comment section is closed.

2 Duke.

3 MR. WRIGHT: I don't have any trouble. I
4 think it's a good solution to the design issue
5 problem. It does not detract, in my judgement, from
6 the historic house very much at all, which is
7 important, if it's an addition to a historic house.
8 I'm fine with it. And it's going to have cedar
9 siding I understand? Not proposing Hardi Plank?

10 MS. CAMPBELL: Cedar siding.

11 MR. WRIGHT: It would conform. Fine with
12 it.

13 THE CHAIRPERSON: Yes, I think it's well
14 done. I'm fine with it. Steve.

15 MR. HERLONG: I think this is exactly what
16 the adjustment to the ordinance so many years ago
17 allowed. This was the way it was intended to be
18 used. I think it's a great solution.

19 THE CHAIRPERSON: Beverly.

20 MS. BAHON: I think it's beautiful the way
21 it interconnects yet they're separate. I like the
22 glass connection or interconnection. I really like
23 it. Well done.

24 THE CHAIRPERSON: Rhonda.

25 MS. SANDERS: Very nice. I approve.

1 THE CHAIRPERSON: Donna.

2 MS. WEBB: Same here. I loved reading a
3 little more history about this house. Neat property.

4 THE CHAIRPERSON: Billy.

5 MR. CRAVER: I think it looks good. Well
6 done.

7 THE CHAIRPERSON: Do I hear a motion?

8 MR. CRAVER: Move we approve as submitted
9 for final approval.

10 MR. WRIGHT: Second.

11 THE CHAIRPERSON: Discussion? Everybody
12 in favor?

13 (All board members stated aye.)

14 2114 PETTIGREW STREET

15 THE CHAIRPERSON: Anything else tonight?

16 MR. HENDERSON: We have a request from
17 Beau regarding previously issued approval on property
18 on Pettigrew. Non-historic property that received
19 some relief. What's the address again?

20 MS. CAMPBELL: 2114 Pettigrew.

21 MR. HENDERSON: The DRB approved the
22 position of the pool on the Pettigrew side, although
23 the address fronts on Pettigrew. And so they had a
24 request to modify.

25 MR. CLOWNEY: Literally just 60 seconds

1 here, not going to take your time. We have just had
2 this week discussions with the owner of the property.
3 After talking to engineer and contractor, Mike Daly,
4 we determined we have some rather crazy structural
5 issues over there. We may be taking this house down.
6 And if we replace it, we will rebuild that house
7 largely the same. Remember, it's a brand new
8 structure, built in the '90s, meaning not historic
9 structure.

10 We're going to tweak it just a little bit
11 here and there kind of thing. It's something we're
12 hoping to be able to work with Randy and Joe on. If
13 anything, it's going to get better looking. We're
14 not going to be asking for any --

15 MS. CAMPBELL: Basically what it is, once
16 the house is gone, you have to meet current zoning.
17 The way the house is currently, it exceeds the
18 zoning.

19 If we take off -- there's a deck along the
20 side. If we take the deck off, we would meet what
21 DRB can grant as maximum. We've already been before
22 the DRB for renovation to the existing house. We
23 were hoping to not have to come back to get that
24 relief since the Board has already seen it and it
25 would be going back in the same width as the one

1 already seen.

2 MR. CLOWNEY: Going to get better looking.

3 MR. HENDERSON: You won't be -- you'll be
4 keeping within the existing footprint so it's
5 essentially -- in that meeting, we approved COA for
6 the house as it is, as it's designed today. And what
7 you put back will be within that footprint?

8 MR. CLOWNEY: Right.

9 MS. CAMPBELL: Largely within that
10 footprint because we're losing side deck and stairs.
11 We may have to pull the stairs.

12 MR. CLOWNEY: It's going to be smaller.

13 MR. HENDERSON: If you go above and beyond
14 the regulations, then you'll have to come back and
15 request relief. With regard to say the 30-foot
16 articulation, any design change, if you exceed the
17 ordinance requirements.

18 MR. HERLONG: I think every likelihood
19 it's going to be fine to the DRB. I think we have to
20 be careful saying we will grant relief on something
21 we haven't seen; setting a pretty bad precedent to do
22 that. That's only concern.

23 MR. CRAVER: I think we can be criticized
24 by town council people and everybody else if we
25 didn't --

1 MR. CLOWNEY: Just see it.

2 MR. CRAVER: I don't anticipate an issue.

3 THE CHAIRPERSON: I can't imagine any
4 difficulty. I know owners are hoping it doesn't slow
5 down the process, able to get in the house whenever.
6 I can't imagine it would slow down. You don't have
7 to design a new house and go through all that and
8 everything else.

9 MR. CLOWNEY: We have sketches.

10 MR. CRAVER: Can you get it on November?

11 MR. CLOWNEY: Sketches of how we're
12 tweaking based on what we're going to do and what
13 we're proposing. Outline those.

14 THE CHAIRPERSON: I think we would work
15 with you on that.

16 MR. CLOWNEY: Again, it is just going to
17 be an improvement on what it was. It's like 1990
18 spec house, basically.

19 THE CHAIRPERSON: I remember when that
20 thing went out. I remember looking at it going up.
21 I don't know who the owner was. It wasn't going up
22 that well.

23 THE CHAIRPERSON: Anything else, Joe?

24 MR. HENDERSON: That's all I have.

25 THE CHAIRPERSON: Do I hear a motion?

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MR. CRAVER: So moved.

THE CHAIRPERSON: Second?

MR. WRIGHT: Second.

THE CHAIRPERSON: We are adjourned. 12
minutes.

(The meeting was concluded at 6:12 p.m.)

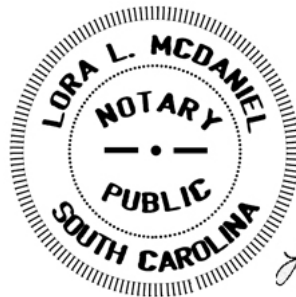
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CERTIFICATE OF REPORTER

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

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

Witness my hand, I have hereunto affixed my official seal this 26th day of October, 2015 at Charleston, Charleston County, South Carolina.



Lora McDaniel

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

I N D E X

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22
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24
25

Page

WITNESS/EXAMINATION

2402 MYRTLE AVENUE

3

2114 PETTIGREW

8

CERTIFICATE OF REPORTER

13

REQUESTED INFORMATION INDEX

(No Information Requested)

E X H I B I T S

(No Exhibits Proffered)

(29482 1:15	9	aye 3:14 8:13	10:9
(704) 1:24	3	90s 9:8	B	card 3:19
(843) 1:21	3 14:4	A	back 3:21 4:1,22 5:3,5, 23 9:23,25 10:7,14	careful 10:20
(864) 1:24	3,000 6:11	accurate 1:19 13:6	background 5:20	Carolina 13:5,13
1	30-foot 10:15	add 5:8 6:22	backside 6:4	cedar 7:8,10
1,050 6:14	5	addition 3:21 4:15 5:20 6:1, 13 7:7	bad 10:21	CERTIFICATE 13:1 14:6
1,100 6:13,14	50 4:16 5:11	address 8:19,23	BAHON 7:20	certify 13:5,8
1,500 6:12	573-3919 1:24	adjacent 4:19,23	based 11:12	Chairperson 1:11 2:2 3:1,6,10, 12,16 4:8 6:20,25 7:13,19,24 8:1,4,7, 11,15 11:3,14,19, 23,25 12:2,4
12 12:4	6	adjourned 12:4	basically 9:15 11:18	change 10:16
13 14:6	6,400 6:16,19	adjustment 7:16	Batton 6:7	Charleston 1:21 13:13
17-foot-2-inch 4:3	6,600 6:19	ADMINISTRATO R 2:6	Beach 1:21	Charlotte 1:23
18 13:22	60 8:25	affixed 13:11	Beau 4:9 8:17	chimney 5:24
1990 11:17	66 6:18	allowed 6:10,16 7:17	beautiful 7:20	client 5:4
2	6:00 1:13 3:1	anticipate 11:2	bedroom 5:20	close 4:12
2015 1:12 3:2 13:12	6:12 12:6	APPEARANCES 2:1	Beverly 2:3 3:4 7:19	closed 7:1
2016 13:22	7	applicant 4:7	BILL 2:5	Clowney 4:10 8:25 10:2,8, 12 11:1,9,11,16
21 1:12 3:2	78 3:19	applicants 3:20,23	Billy 8:4	COA 3:18 10:5
2114 8:14,20 14:5	785-3263 1:21	approval 3:6,20 8:9,17	bit 5:23 6:8 9:10	Columbia 1:23
22 3:25	8	approve 7:25 8:8	board 1:2 2:2,3,4,5 3:3 8:13 9:24	comment 6:25 7:1
234-7030 1:24	8 14:5	approved 8:21 10:5	Bohan 2:3 3:4,13	Commission 13:21
24 3:24 4:13 5:17	803 731-5224 1:24	Architects 4:10	brand 9:7	complete 13:7
2402 3:15,16,18 14:4	839-3376 1:21	articulation 10:16	building 3:24,25	comply 4:5
24th 4:11	843 722-8414 1:21	ASSOCIATES 1:18	built 9:8	concern 10:22
25 4:2		attendance 3:3	C	concluded 12:6
26th 13:12		Avenue 3:15 5:22 14:4	Campbell 4:9 7:10 8:20 9:15	conform



<p>7:11 connected 4:15 connection 5:15,24 6:6 7:22 contractor 9:3 corner 3:21 4:10 council 10:24 counsel 13:9 County 13:13 courtyard 4:22 6:3 cover 5:5 coverage 3:25 6:8 CRAVER 2:5 8:5,8 10:23 11:2,10 12:1 crazy 9:4 create 4:21 creating 5:2 criticized 10:23 current 5:13 9:16 <hr/>D<hr/> Daly 9:3 DATE 1:12 day 13:12 deck 5:3 9:19,20 10:10 defer 4:6 demarcation 5:12 design 1:2 3:2 7:4 10:16 11:7 designed</p>	<p>10:6 determined 9:4 detract 7:5 difficulty 11:4 discussion 3:10 8:11 discussions 9:2 distance 4:3 5:23 Donna 2:4 3:4 8:1 door 6:4 DRB 6:24 8:21 9:21,22 10:19 Duke 2:2 3:3 7:2 <hr/>E<hr/> elevations 5:16 engineer 9:3 entrance 5:2 essentially 10:5 events 13:10 exceed 10:16 exceeds 9:17 exception 6:9,24 Exhibits 14:16 existing 3:22 4:11,16,17 5:1,6,9,11,17,19 6:12 9:22 10:4 expires 13:21 <hr/>F<hr/> fall 5:11 6:23</p>	<p>Fast 1:19 favor 3:11 8:12 feet 6:12,13,17 final 8:9 fine 7:8,11,14 10:19 fireplace 5:8,25 flood 5:13 footage 3:24 footprint 10:4,7,10 foregoing 13:6 foyer 5:2,18 Friendly 1:19 fronts 4:12 8:23 <hr/>G<hr/> glass 5:14,24 6:6 7:22 good 6:21 7:4 8:5 grant 9:21 10:20 great 4:8 6:20 7:18 Greenville 1:23 guess 4:11 6:2 <hr/>H<hr/> hand 13:11 Hardi 7:9 Head 1:21 hear 8:7 11:25 HENDERSON</p>	<p>2:6 3:17 6:18,23 8:16,21 10:3,13 11:24 hereunto 13:11 Herlong 2:3 3:4,13 7:15 10:18 Hilton 1:21 historic 3:18,19 6:9,24 7:6, 7 9:8 history 8:3 hoping 9:12,23 11:4 house 4:10,11,16,17,19 5:2,3,9,11,12,17 6:11 7:6,7 8:3 9:5, 6,16,17,22 10:6 11:5,7,18 <hr/>I<hr/> identified 3:19 Ilderton 1:11 2:2 3:4,12 imagine 11:3,6 impervious 6:15 important 7:7 improvement 11:17 in-ground 4:23 increase 3:24 INDEX 2:17 14:8 Information 14:8,10 intact 5:18 intended 7:17 interconnection 7:22 interconnects 7:21</p>	<p>interested 13:10 interior 4:2,4,6 introduce 3:17 Island 1:1,14,15 3:2 issue 7:4 11:2 issued 8:17 issues 9:5 item 3:17 <hr/>J<hr/> Joe 2:6 6:22 9:12 11:23 JR 1:18 judgement 7:5 <hr/>K<hr/> KAT 2:5 Kate 4:9 keeping 10:4 KENNON 6:11,19 KENYON 2:5 kind 9:11 kitchen 5:6,19 6:4 <hr/>L<hr/> Large 13:5 largely 9:7 10:9 left 4:20 likelihood 10:18</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

limit 6:16	4:11,12 5:22 14:4	percent 3:24,25 4:2,16 5:11	6:24	6:23
Literally 8:25	N	PERMIT 2:5	put 10:7	requirements 10:17
LOCATION 1:14	NC 1:23	Pettigrew 8:14,18,20,22,23 14:5	R	resource 3:19
Lora 1:16 13:3,20	Neat 8:3	piece 5:18,19 6:7	Randy 9:12	Review 1:2 3:2
losing 10:10	nice 7:25	Plank 7:9	reading 8:2	Rhonda 2:4 3:5 7:24
lot 4:18 6:17	Non-historic 8:18	PM 1:13	REAR 2:17	right-hand 3:21 4:1 5:9 6:7
loved 8:2	north 6:2	pool 4:23,24 5:21 6:3 8:22	rebuild 9:6	right-of-way 4:20
M	Notary 13:4	portion 4:2	received 8:18	ROBERTS 1:18
make 4:20	November 11:10	position 8:22	recommends 4:5	rule 4:17 5:11 6:12
maximize 4:18,21	O	precedent 10:21	record 13:7	running 5:5
maximum 9:21	October 1:12 3:2 13:12	presentation 4:7	reducing 4:3	S
Mcdaniel 1:16 13:3,20	official 13:12	pretty 10:21	regard 10:15	Sanders 2:4 3:5,9,13 7:25
meaning 9:8	order 4:16	previously 8:17	Registered 1:17 13:3,21	SC 1:15,21,23
meet 5:13 9:16,20	ordinance 7:16 10:17	principal 3:23,25	regulations 5:13 10:14	scratch 6:17
meeting 1:11 10:5 12:6	outdoor 4:24 5:21	problem 7:5	related 13:8	seal 13:12
MEMBER 2:2,3,4,5	Outline 11:13	process 11:5	relief 4:1 8:19 9:24 10:15,20	seconds 8:25
members 3:3 8:13	owner 9:2 11:21	Professional 1:17 13:3,21	remain 5:18	Secretary 4:6
Middle 1:14	owners 11:4	Proffered 14:16	remember 9:7 11:19,20	section 7:1
Mike 9:3	P	project 4:5	renovation 5:1 9:22	separate 7:21
minimally 4:15	p.m. 12:6	property 3:19 4:2,4,21 8:3, 17,18 9:2	replace 9:6	September 13:22
minutes 3:6,7 12:5	parking 5:4	proposing 7:9 11:13	REPORTED 1:16	setback 4:1
modify 8:24	party 13:9	proximity 4:12	Reporter 1:17 13:1,4,21 14:6	setting 10:21
motion 8:7 11:25	Pat 1:11 2:2 3:3	Public 6:25 13:4	request 3:18 8:16,24 10:15	side 4:1,20 5:9,17 6:2,7 8:22 9:20 10:10
Move 8:8	pavilion 4:24 5:21	pull 10:11	Requested 14:8,10	siding 7:9,10
moved 3:8 12:1	pending 13:9	purview	requesting 3:20,23 4:14 6:8	sketches 11:9,11
Myrtle 1:21 3:15,16,18	people 10:24		requests	slow 11:4,6

<p>smaller 10:12</p> <p>solution 7:4,18</p> <p>South 13:4,13</p> <p>spec 11:18</p> <p>square 3:24 6:11,13,16</p> <p>Staff 4:5</p> <p>stairs 10:10,11</p> <p>standards 4:6</p> <p>State 13:4</p> <p>stated 3:13 8:13</p> <p>Station 4:13 5:17</p> <p>staying 6:9</p> <p>Steve 2:3 3:4 7:14</p> <p>story 4:15 5:14,20 6:7</p> <p>street 1:14 5:10 8:14</p> <p>structural 9:4</p> <p>structure 3:22 5:25 9:8,9</p> <p>submitted 8:8</p> <p>Sullivan's 1:1,14,15 3:2</p> <hr/> <p style="text-align: center;">T</p> <hr/> <p>taking 9:5</p> <p>talk 6:7</p> <p>talking 9:3</p> <p>TECH 2:5</p> <p>terms 5:1</p> <p>thereof 13:10</p>	<p>thing 9:11 11:20</p> <p>time 1:13 9:1</p> <p>today 10:6</p> <p>tonight 8:15</p> <p>town 1:1,14 10:24</p> <p>transcript 2:17 13:6</p> <p>trigger 4:16</p> <p>trouble 7:3</p> <p>true 13:6</p> <p>tweak 9:10</p> <p>tweaking 11:12</p> <hr/> <p style="text-align: center;">U</p> <hr/> <p>understand 7:9</p> <hr/> <p style="text-align: center;">V</p> <hr/> <p>viewed 5:22</p> <hr/> <p style="text-align: center;">W</p> <hr/> <p>wanting 5:8</p> <p>Webb 2:4 3:4,13 8:2</p> <p>week 9:2</p> <p>width 4:18,21 9:25</p> <p>WILLIAM 1:18</p> <p>WITNESS/ EXAMINATION 14:3</p> <p>work 9:12 11:14</p> <p>Wright 2:2 3:3,8,12 7:3,11 8:10 12:3</p>	<hr/> <p style="text-align: center;">Y</p> <hr/> <p>years 7:16</p> <hr/> <p style="text-align: center;">Z</p> <hr/> <p>zoning 2:6 9:16,18</p>	
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--