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5 TOWN OF SULLIVAN'S ISLAND
6 SULLIVAN'S ISLAND DESIGN REVIEW BOARD
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10 HEARING BEFORE: CHAIRPERSON PAT ILBERTON

11 DATE: December 21, 2016

12 TIME: 6:00 PM

13 LOCATION: Sullivan's Island Town Hall
14 2056 Middle Street
15 Sullivan's Island, SC

16 REPORTED BY: Priscilla Nay,
17 Certified Shorthand Reporter

18 A. WILLIAM ROBERTS, JR., & ASSOCIATES

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1 APPEARANCES :

2 PAT ILBERTON, CHAIRPERSON
3 STEVE HERLONG, BOARD MEMBER
4 DUKE WRIGHT, BOARD MEMBER
5 LINDA PERKINS, BOARD MEMBER
6 BEVERLY BOHAN, BOARD MEMBER
7 RHONDA SANDERS, BOARD MEMBER
8 JOE HENDERSON, ZONING ADMINISTRATOR
9 RANDY ROBINSON, BUILDING OFFICIAL

10 ALSO PRESENT :

11 MARK HOWARD
12 JOEL TRANTHAM
13 TAL ASKINS
14 RODD HEINLEN
15 BEAU CLOWNEY
16 KATE CAMPBELL
17 DR. JEAN ROBESON
18 FATHER LAWRENCE MCINERNY
19 JULIA MARTIN
20 CHRIS LOVE

1 THE CHAIRPERSON: It is six o'clock.
2 This is the Sullivan's Island Design Review Board.
3 It is December 21st. It's not 2013 as it says on
4 this paper but it's 2016.

5 And members in attendance are Duke
6 Wright, Linda Perkis, Pat Ilderton, Steve Herlong,
7 Beverly Bohan, and Rhonda Sanders. The Freedom of
8 Information requirements have been met. Items on
9 tonight's agenda are the approval of the November
10 minutes.

11 MR. HERLONG: I make a motion that we
12 approve the minutes.

13 MS. PERKIS: I second.

14 THE CHAIRPERSON: Any discussion?
15 Everybody in favor? Aye.

16 (Board members stated aye.)

17 THE CHAIRPERSON: All right. Great.
18 1102 or 1112?

19 MR. HENDERSON: 1112.

20 THE CHAIRPERSON: 1112.

21 1112 OSCEOLA AVENUE

22 MR. HENDERSON: Yes, sir. Thank you,
23 Members of the Board. This is Agenda Item C-1.
24 It is a COA, certificate of appropriateness
25 request, for a historic property at 1112 Osceola

1 Avenue. This is a Sullivan's Island landmark by
2 way of Survey Card 306. The applicants are
3 requesting what amounts to a bedroom addition, a
4 two-story bedroom addition, and they are requesting
5 historic exemptions as noted under 2143-B.

6 Just to give you a little reminder, on
7 this section of the ordinance it's an incentive
8 given to historic property owners to be able to
9 exempt 50 percent of the existing coverages for the
10 structure. So this pertains to principal building
11 square footage, principal building coverage, and
12 impervious surfaces.

13 It allows historic property owners to
14 add and make modifications to their structure. So
15 the request before you is 19 percent relief in
16 principal building coverage, 27 percent relief in
17 principal building square footage. Both fall under
18 your purview for granting relief.

19 If I could, before turning it over to
20 the Board for questions and the applicant, I would
21 like to show you very briefly on the -- do you have
22 your screens up and working?

23 THE CHAIRPERSON: Yep.

24 MR. HENDERSON: What you'll see here
25 are two separate renderings, two different versions

1 rather, of the proposed construction. One is a
2 construction to the current FEMA maps. So it would
3 be a higher elevation today than a year from now
4 when the FEMA maps change.

5 So what the applicants are requesting
6 is consideration not only of the construction for
7 today's FEMA elevations but quite possibly a
8 conceptual approval or conditional approval for
9 when those maps change and it will be become an
10 AE10 which is what you're looking at.

11 THE CHAIRPERSON: Great, because right
12 now down there -- is that a V Zone down there?

13 MR. HENDERSON: That's right. It's a
14 VE15 now.

15 THE CHAIRPERSON: All right. Great.
16 Thank you. Yes, sir.

17 MR. TRANTHAM: You want me to go over
18 there?

19 THE CHAIRPERSON: Anywhere. Right
20 here. You can go there if you would --

21 MR. TRANTHAM: I'm not going to do
22 that. I just don't want to speak into this.

23 THE CHAIRPERSON: That's fine. That's
24 fine.

25 MR. TRANTHAM: Okay. Good evening,

1 Mr. Chairman and other members of the Town staff.

2 My name is Joel Trantham. I'm with EE Fava
3 Architects.

4 I'm with EE Fava Architects
5 representing Monsignor Father McInerny, Pastor
6 obviously to Stella Maris Catholic Church,
7 regarding improvements to this residence. A little
8 bit of history about the site. The structure at
9 Osceola 1112 is listed, as Joe said, as a
10 Sullivan's Island landmark on the historic
11 resources map.

12 We believe the original structure was
13 built somewhere around the 1870s. It was acquired
14 by the church in 2007 as a residence for pastors at
15 Stella Maris and since the construction of the
16 historic house there have been some awkward
17 additions to the rear of the house at the ground
18 level and the ground level has also been enclosed.

19 When Father McInerny approached us it
20 was his goal was to remove the ground floor
21 condition space to make it more compliant with
22 current development standards. As we were just
23 talking about, it has flooded three times in the
24 last year. And so what he is trying to do is
25 relocate some of that space and construct a small

1 addition at the rear of the existing house that
2 would make up for the space to be removed.

3 Father's family has a long history and
4 deep roots on the island and it is very important
5 to him as it is to us that the addition be
6 appropriate to the scale and character of the
7 island and I would hope that this approval does
8 that.

9 Moving forward, I guess, to what we are
10 proposing, it was important to us that the addition
11 was of modest size and it fits within all of its
12 zoning regulations except for, as Joe mentioned,
13 the only minimal relief in building coverage and
14 square footage.

15 I think based on the square footage
16 that we're removing from the bottom portion we're
17 actually asking for only 200 more square feet to be
18 added to the rear and that's on both -- 200 feet
19 over both levels. On the plans, I don't know if we
20 can go to those. The first floor -- well, I guess
21 I can just --

22 MR. HENDERSON: Is that it?

23 MR. TRANTHAM: I guess on the plan.

24 Well --

25 MR. HENDERSON: The site plan?

1 MR. TRANTHAM: Well, yeah. Just the
2 first floor plan. Well, I can just talk about it.
3 That's fine.

4 MR. HENDERSON: Oh.

5 MR. TRANTHAM: The proposed addition,
6 it's just a modest living quarters on the first
7 floor and a guest room on the second floor. And I
8 would also want to point out that the house would
9 remain a single family residence with only one
10 kitchen.

11 The elevations show a little bit of the
12 mass and character that we're trying to embody,
13 especially at the side elevation where you can see
14 kind of the primary historic house mass which is
15 the most significant.

16 And then there is the additions to the
17 rear which we are maintaining a little hyphen and
18 then the secondary mass which is our addition and
19 then a kind of a one-story element to the rear to
20 kind of drop the mass down and to be respectful to
21 the neighbors at the rear.

22 We reviewed both with Randy and Joe and
23 are thankful for their comments, especially related
24 to the finished floor heights. But we would like
25 to try to keep the this structure lower so that it

1 can maintain an appropriate height in regards to
2 the historic main house.

3 And I guess with that for materials
4 we're basically proposing historic materials such
5 as wood siding and a metal roof. We're choosing to
6 continue with the skirt board which is found at the
7 porch around our addition to differentiate it
8 subtly from the main house. And I believe what we
9 would be looking at in the main house is we're
10 removing that space. It's not drawn in because
11 we're not exactly sure where the structure is as
12 it's all built out under there.

13 But we would be maintaining a
14 traditional detail without a skirt board and then
15 just wood louvered panels in between the existing
16 structural posts that would be there and following
17 if we find any details of how that was built in a
18 different way we would kind of restore it back to
19 what the original historic house would have had.

20 And then I'd also I guess in conclusion
21 like to point out that Father has met with his
22 neighbors, Mr. Kobrovsky to the rear, Mr. and Mrs.
23 Del Toro across Osceola, and Mr. Shill next door.
24 And they had no objections. We've talked a little
25 bit and changed the house so that they are all fine

1 with it. I think the only comment, too, was about
2 drainage which is a priority for Father as well.
3 If you have any comments, Father, that you would
4 like to make at this time...

5 FATHER MCINERNEY: No. I'm just, you
6 know, pleading the hardship. I've been in there.
7 I had rainwater once.

8 I got four inches of tide in that big
9 tide November a year ago. Then, of course, with
10 Matthew there was a foot of saltwater. I was
11 living down there, right below it, so I've moved
12 out after the four inches of saltwater and that big
13 tide a year ago.

14 I tried to live there and I just -- you
15 know, it's just not worth it. The house -- I have
16 photos of the church from the 1920s showing the
17 house in the background. It was built on stilts.
18 Somebody had the idea to enclose it.

19 When Seabreeze Lane was paved that
20 street grate is higher than the floor -- floor of
21 the ground of -- of the quarters. I mean,
22 everybody recognized it needs to be demoed. It is
23 nonconforming and nobody is really not happy to.

24 THE CHAIRPERSON: Okay. Thank you. Is
25 there any public comment to this application?

1 (No response.)

2 THE CHAIRPERSON: Public comment
3 section is closed. Rhonda.

4 MS. SANDERS: It looks great.

5 THE CHAIRPERSON: Beverly.

6 MS. BOHAN: I think it has the
7 integrity of the historic application and if you
8 could lower or bring it down I think that would
9 possibly make the massing just a little bit on that
10 backside. But otherwise I honestly think you've
11 done a great job connecting the two with the hyphen
12 space.

13 THE CHAIRPERSON: All right. Steve.

14 MR. HERLONG: I agree and I think it is
15 an excellent submittal.

16 THE CHAIRPERSON: Yep. I think it is
17 great myself. Linda.

18 MS. PERKIS: I think it is wonderful,
19 but I have just two questions.

20 MR. TRANTHAM: Yes, ma'am.

21 MS. PERKIS: I understand that you're
22 going to get rid of the below grade first floor
23 that keeps flooding, but right now you have windows
24 and everything in there.

25 Are you going to remove those?

1 MR. TRANTHAM: Yes, ma'am. I think we
2 would remove the --

3 MS. PERKIS: That depends on what you
4 find?

5 MR. TRANTHAM: Yeah. It kind of
6 depends on what we find. It's embedded within the
7 wall right now.

8 As you can see in the drawing, there's
9 a wood post on the front corner of the house and
10 the photos show that. So we think there's an
11 integral wood structure that comes up underneath
12 the house. There's a mixture of some new piers and
13 some other pieces in the open areas.

14 What we would restore is the existing
15 structure that's there, potentially put wood
16 louvers in between those, something that might
17 provide some screening but that would be a
18 breakaway panel, not a conditioned space, nothing
19 underneath there. All of that would go away.

20 MS. PERKIS: Okay. One other thing.
21 You have a cute cottage and a little storage thing
22 in the back. That's going?

23 FATHER MCINERNY: We've tried. On our
24 first version we tried to save it and we were
25 closer to Seabreeze and the neighbor to the rear

1 felt like it was a tunnel effect. He made some
2 good suggestions. So we're giving up that building
3 in order to get it away from the street and away
4 from his property.

5 MS. PERKIS: I like that little
6 building.

7 FATHER MCINERNY: I do, too. Yeah.

8 MS. PERKIS: That's cute. Maybe you
9 can move it to my yard.

10 FATHER MCINERNY: I'll put you on the
11 list. There's two people ahead of you.

12 MS. PERKIS: And there's also a tree
13 there. That's going to go, too?

14 FATHER MCINERNY: The willow tree is
15 actually dying, if that's the one you're talking
16 about. So I'm not sure.

17 THE CHAIRPERSON: Duke.

18 MR. WRIGHT: I'm fine with it. Clarify
19 for me how we deal with this FEMA issue.

20 MR. HENDERSON: I was about to
21 interject that. What we have are two versions. So
22 what the Board would do in granting the approval is
23 grant the higher -- the elevated construction
24 that's required to be higher per current flood maps
25 but conditional approval of any future approved

1 FEMA maps. So you would be approving both
2 versions, the elevated and the lower.

3 THE CHAIRPERSON: Right. Right.
4 Great.

5 MR. HERLONG: Another question. Is
6 this for conceptual or final then?

7 MR. HENDERSON: It's up to the Board.

8 MR. HERLONG: Okay. So we could
9 approve it as a final?

10 MR. HENDERSON: Yes.

11 THE CHAIRPERSON: Okay. Do I hear a
12 motion?

13 MR. WRIGHT: I move we approve it as a
14 final.

15 THE CHAIRPERSON: Do I hear a second?

16 MS. PERKIS: Second.

17 THE CHAIRPERSON: Everybody in favor?

18 (Board members stated aye.)

19 THE CHAIRPERSON: All right. Thank
20 you, sir.

21 MR. TRANTHAM: Thank you very much.

22 THE CHAIRPERSON: All right. 2662
23 Jasper Boulevard.

24 2662 JASPER BOULEVARD

25 MR. HENDERSON: Okay. This is listed

1 under Agenda Item C-2. This is a -- thank you.
2 This is a Sullivan's Island landmark listed --
3 located at 2662 Jasper Boulevard. The applicant
4 Tal Askins is requesting final approval for what
5 amounts to an attached addition and alterations to
6 the historic structure.

7 Modifications are being requested for
8 principal building square footage, principal
9 building coverage, and required side setbacks. We
10 reviewed this presentation previously in November
11 where the DRB requested additional information for
12 how the new construction is going to be attached to
13 the historic structure.

14 We have additional renderings and also
15 some 3D renderings that show where the attachment
16 is being made and how the massing relates to the
17 historic structure. So the request before you is
18 a 9.5 percent reduction in the side setbacks,
19 17.5 percent in principal building coverage, and
20 also 19.5 percent in principal building square
21 footage.

22 Well within your rights to grant that
23 increase. I'll yield to the Board for any
24 questions.

25 THE CHAIRPERSON: Great. Thank you.

1 Applicant. Yes, sir.

2 MR. ASKINS: Yes, sir. I'm not the
3 architect. He's -- Chris is on a holiday. So I'll
4 represent myself.

5 MR. HENDERSON: So I also failed to
6 mention that the applicants have reduced their
7 request in principal building square footage from
8 near 25 percent to 19.2 percent. And I do have
9 the three-dimensional --

10 THE CHAIRPERSON: And so the plans have
11 changed since they appeared before us a month ago,
12 right?

13 MR. ASKINS: Not -- we reduced the
14 square footage a good bit and also the main thing
15 we -- we were trying to show you the massing.

16 THE CHAIRPERSON: Right.

17 MR. ASKINS: It's all related.

18 THE CHAIRPERSON: Right. Great. Thank
19 you. You're good with this and we're just going to
20 ask some questions. Is there any public comment to
21 this application?

22 (No response.)

23 THE CHAIRPERSON: Public comment
24 section is closed. Nothing more to add, Joe?

25 MR. HENDERSON: No, sir.

1 THE CHAIRPERSON: All right. Steve, do
2 you want to start on this?

3 MR. HERLONG: Okay. Let me -- okay.
4 Is the speaker on now? Thank you. Well, I
5 think -- you know, it was confusing last month
6 because we could not see the existing guest house
7 or the historic structure which is a historic
8 structure in the -- in the drawings.

9 And so now I see the structure and I
10 also see that there are three versions in front of
11 us. Is that right?

12 MR. ASKINS: That's correct. Yes, sir.

13 MR. HERLONG: There is one version
14 where there is six feet of a link -- a linked --

15 MR. ASKINS: Yes, sir.

16 MR. HERLONG: -- breezeway.

17 MR. ASKINS: Yes, sir.

18 MR. HERLONG: One at 12 feet and one
19 at 18 feet.

20 MR. ASKINS: That was for options.
21 We -- personally we prefer the 12, but it doesn't
22 matter to us. We can't exceed -- if Joe --

23 MR. HENDERSON: 20 feet.

24 MR. ASKINS: -- 20 feet. That's set by
25 the zoning. So we were going to 18. If we go

1 to -- if we had to, but we're trying to get the
2 option.

3 We had the rendering to push the
4 addition forward, but, again, our option would be
5 12 feet. But it doesn't really matter to us. It
6 seemed to actually -- when we were doing it to give
7 us options we were actually doing a little better.
8 I actually kind of liked pushing it back.

9 MR. HERLONG: Okay.

10 MR. ASKINS: It really doesn't matter.
11 It's just options.

12 THE CHAIRPERSON: Right. Got you.

13 MR. HERLONG: Okay. Well, when I look
14 at this elevation that's on the screen --

15 MR. ASKINS: Yes, sir.

16 MR. HERLONG: -- I see the historic
17 cottage, existing structure over there to the right
18 linked to this house, and I do feel like there's
19 a -- and this is difficult. There's an imbalance.
20 There's a lot of large wall masses on the proposed
21 structure. But on the other hand they're all --
22 the eve heights are low.

23 So it's not massive or extremely tall.
24 So it's -- I'm struggling with it still. I think
25 that's where I am. I mean, I look at the little

1 structure and I see smaller widths of wall and I
2 just -- and I see that there's been an attempt to
3 break up some of these facades. But I see -- I see
4 a really large house attached to this historic
5 structure.

6 MR. ASKINS: If you'd like to, we can
7 look at the renderings.

8 MR. HERLONG: Okay.

9 MR. ASKINS: I took so many pictures.
10 The trees break up the mass so much you won't --
11 from Jasper you won't even see the house.

12 The renderings don't give it justice.
13 The cover -- the actual photos existing where we're
14 keeping oak trees, fur trees. You really won't
15 even see it unless you walk in the yard and look
16 up.

17 MS. PERKIS: Those trees are there
18 already?

19 MR. ASKINS: Yes, ma'am. Joe, if you
20 would like to show the actual photos. Again, these
21 give some justice but nothing like those here.

22 THE CHAIRPERSON: Well, the 12 feet,
23 like you say, pushes it back a little bit farther
24 which it's probably a little bit better option
25 because it moves it away. And then we're looking

1 up from the street, I mean, as far as what you're
2 going to see it's going to look better as opposed
3 to the six feet.

4 MR. ASKINS: Yes.

5 THE CHAIRPERSON: So it is going to
6 remove the height as well as the highest part of
7 the -- the new house is even further back. That is
8 the -- than -- than -- there's a front part that is
9 lower and then the higher part is even further back
10 than that.

11 MR. ASKINS: Mr. Pat, actually the
12 architect before you left gave me some notes that I
13 could present to y'all. But from the original
14 ridge of the old historic structure to the second
15 ridge of the master, that's -- let's see -- 51 foot
16 and 4 inches.

17 So it's further than what's -- just to
18 give you a perspective from the -- from the main
19 ridge of the house of the addition on the back it's
20 actually 81 feet 8 inches. So it's further than
21 you think. So it is real, you know, spread out.
22 That's on the 12-foot addition.

23 THE CHAIRPERSON: Right. Joe, on the
24 front are those trees protected at all or not?
25 Those big --

1 MR. HENDERSON: I was trying to get
2 a --

3 THE CHAIRPERSON: Whatever they are.

4 MR. HENDERSON: What you have --

5 MR. ASKINS: You can see --

6 MR. HENDERSON: Are those are live oaks
7 or --

8 MR. HENDERSON: Two eastern red cedars,
9 but they could be removed upon the request of the
10 owner.

11 MR. ASKINS: I'll have to get
12 permission.

13 THE CHAIRPERSON: That's what I'm
14 saying. But they sort of protect the house. I'm
15 just saying if -- if they stayed it would even be
16 better. I mean --

17 MR. ASKINS: And we plan on doing that.

18 MR. HENDERSON: Right.

19 THE CHAIRPERSON: But as long as that
20 could go on the record, that they plan on keeping
21 those, you know, that would even be easier to --
22 easier on the eye, you know, and --

23 MR. ASKINS: Absolutely.

24 THE CHAIRPERSON: -- and all and
25 it would give a little bit more protection to

1 both structures.

2 MR. HENDERSON: So I think there's a
3 large live oak back here and --

4 MR. ASKINS: There is.

5 MR. HENDERSON: Is that right?

6 MR. ASKINS: That's correct. And
7 there's a pecan tree that you see that's sprouting
8 right in front of it, Joe. Those are two trees
9 there.

10 MR. HENDERSON: So these are all
11 specimen trees. They are protected.

12 MR. ASKINS: Also, directly behind on
13 the left there's another pecan tree leaning on the
14 house. Of course, now it's dead and it's shedding
15 its leaves, but in the summertime it's completely
16 full.

17 THE CHAIRPERSON: Okay. Let's get back
18 on track on here. Let's get back on track here.

19 MR. ASKINS: Yes, sir.

20 THE CHAIRPERSON: Go ahead.

21 MR. HERLONG: I've got more of a
22 cynical question, Joe. Here in this application
23 they've been requesting square footage relief but
24 there also has been the possibility for a historic
25 exemption --

1 MR. HENDERSON: That's right.

2 MR. HERLONG: -- which would have
3 lessened their request for relief. I mean, I look
4 at the relief request and, well, that's a quite a
5 lot of relief requested for a property in that
6 general area.

7 MR. HENDERSON: Right.

8 MR. HERLONG: On the other hand --
9 because you've got the historic exemption that
10 would also basically do the same thing.

11 MR. HENDERSON: Well, we -- the Board
12 considered special exception requests in June of
13 this year, but the applicants -- because you cannot
14 grant square footage increases to the new
15 construction you're capped off and limited by what
16 the lot square footage will allow.

17 The applicants decided to move forward
18 with an addition. So this is considered an
19 attached addition and essentially it's bound by the
20 requirement, the deed restrictions, that say that
21 you can't rent out the attached addition and you
22 can't have a kitchen in the attached addition.

23 So what Tal is requesting here is
24 essentially a reverse attached addition. He wants
25 to construct a large new construction to the

1 historic structure, remove the kitchen from the
2 cottage, and essentially have the cottage be the
3 attached addition if that makes sense.

4 So because he couldn't get the square
5 footage he wanted through the special exception
6 he's decided to just connect these two.

7 MR. ASKINS: We don't plan on renting
8 it anyway as a guest cottage. So you won't have a
9 problem with that.

10 THE CHAIRPERSON: All right.

11 MR. HERLONG: I don't have any other
12 questions.

13 THE CHAIRPERSON: Thank you. Linda.

14 MS. PERKIS: I just have a question
15 about the materials. This has nothing to do with
16 the additional materials that you're using for
17 your what I call skirting or your lattice,
18 whatever.

19 I thought the building had to be
20 historical and if I look at back at the old
21 pictures of the building there was like -- there
22 was like housing under there.

23 MR. ASKINS: Yes, ma'am. That's
24 correct.

25 MS. PERKIS: And you removed all that?

1 MR. ASKINS: Yes, ma'am.

2 MS. PERKIS: But I just don't feel this
3 -- the boards --

4 THE CHAIRPERSON: Horizontal.

5 MS. PERKIS: Yeah -- are in keeping
6 with the house. I mean --

7 MR. ASKINS: That was approved at the
8 June meeting.

9 MS. PERKIS: Okay.

10 MR. ASKINS: I'm just saying we --

11 MS. PERKIS: Okay.

12 MR. ASKINS: We're going to continue
13 that same thing.

14 MS. PERKIS: Around the whole house?

15 MR. ASKINS: Yes, ma'am.

16 MS. PERKIS: I can see that. It takes
17 my breath away, I've got to be honest, when I drive
18 by.

19 MR. ASKINS: That's how the original
20 house was constructed and --

21 MS. PERKIS: Like the automatic or --

22 MR. ASKINS: The same exact process.
23 The whole bottom was rotted out. We couldn't
24 salvage it.

25 MS. PERKIS: Right.

1 MR. ASKINS: We're keeping the same
2 chimney style. This is an old house.

3 MS. PERKIS: I think it is a lot of
4 house and a lot of mass.

5 THE CHAIRPERSON: Okay. Duke.

6 MR. WRIGHT: The deal with the issue
7 that Steve brought up, the massing versus the
8 smaller house, why not take it back 18 feet? I
9 mean, we're at 12. I mean, another six feet
10 would possibly even mitigate the concern with
11 overwhelming the cottage.

12 If you're going to keep it at the
13 square footage, I agree with Linda. I believe this
14 is probably larger than it needs to be, but I would
15 prefer to see it go back to 18 feet.

16 THE CHAIRPERSON: Okay. Great.
17 Rhonda.

18 MS. SANDERS: I apologize. I missed
19 you guys in November. All right. This was here.
20 I think what you're asking for is within our
21 purview.

22 It is low profile, which is what we're
23 always looking for. It's historical, which we're
24 always looking for. I don't see any issue. I just
25 have one question. So prior -- so if it were not

1 connected they would have a historic exemption and
2 so the square footage would actually be more?

3 MR. ASKINS: It would be less.

4 MR. HENDERSON: No. It would less.
5 Yeah.

6 MS. SANDERS: It would be less than the
7 main house?

8 MR. HENDERSON: That's right.

9 MS. SANDERS: Okay. So connecting it
10 would solve your issue?

11 MR. ASKINS: Well, plus going back and
12 forth in the rain.

13 MS. SANDERS: What is the difference
14 between what they could not get done and what
15 they're asking for now?

16 MR. HENDERSON: About 789 square feet.
17 So they are able to ask for that increase if it is
18 part and parcel of the existing home. So --

19 MS. SANDERS: And so you're doing
20 everything within the ordinance --

21 MR. ASKINS: Yes.

22 MS. SANDERS: -- and it's low profile
23 and it's in very good taste.

24 MR. ASKINS: Yes, ma'am.

25 MS. SANDERS: That's awesome.

1 THE CHAIRPERSON: Thank you. Beverly.

2 MS. BOHAN: I agree with Duke. If you
3 could move it back it might hide some of the
4 massing. It is a lot of house when you look at the
5 perspective of the proposed structure.

6 MR. ASKINS: It will break it up. The
7 rendering doesn't -- the rendering doesn't give it
8 justice at all. I'm going to take pictures and
9 send it to Joe so he can clarify it.

10 THE CHAIRPERSON: Okay. I'm generally
11 okay with it. I'm not sure if I would prefer the
12 12 or the 18. If I was living next to it I might
13 want the 12 because it might not look so strange.
14 If you're looking straight from the street and
15 you're just driving by maybe the 18 would be
16 better. So --

17 MR. ASKINS: You can only see --

18 THE CHAIRPERSON: You know, I don't
19 know if it's going to make a vast difference to the
20 eye from the street if it's back 18 or 12.

21 And 12 as far as just practicality
22 might be nicer for use as well as if you're looking
23 at it from the side -- I mean if you're looking at
24 it from the street and -- I mean the -- of the
25 house side. But I could go either way on that. So

1 I'm generally okay with it.

2 MR. ASKINS: Again, if I --

3 THE CHAIRPERSON: So --

4 MR. HERLONG: I have a question.

5 MR. ASKINS: Yes, sir.

6 THE CHAIRPERSON: Go ahead.

7 MR. HERLONG: One question, Joe, on
8 the side setbacks. I'm looking at the site plan
9 and I see that a portion of the addition is just
10 over 11 feet from the side lot line. So refresh my
11 memory on the side setback.

12 MR. HENDERSON: So the Board can
13 grant up to 25 percent relief in the setback
14 requirement. So if you subtract the 3 feet
15 8 inches or 9.5 percent relief then you get an
16 aggregate of 36.5.

17 And so with that you have 25 on one
18 side and then 11 and 4 inches on the other. And so
19 that's where you get -- that's where you get the
20 side setback relief request.

21 MR. HERLONG: And as long as no side
22 setback can be closer than 10 feet? Or was it 15?

23 MR. HENDERSON: You can encroach to
24 within 10 feet. So you can't go closer than
25 10 feet.

1 MR. HERLONG: You can go no closer
2 than 10?

3 MR. HENDERSON: No closer than 10 feet.

4 THE CHAIRPERSON: Okay. Do I hear a
5 motion?

6 MR. WRIGHT: I move that we approve it,
7 but I would prefer to see it at 18 if it's a guest
8 house. Isn't it? So it's not going to be used
9 every day.

10 THE CHAIRPERSON: Right.

11 MR. ASKINS: Yes.

12 MR. WRIGHT: I really believe that
13 setting it back six feet isn't a whole lot. But I
14 think it would make a difference. So I move that
15 we approve it as submitted at 18 feet.

16 THE CHAIRPERSON: All right. Do I hear
17 a second?

18 MS. BOHAN: I second.

19 THE CHAIRPERSON: All right.
20 Discussion.

21 MS. SANDERS: I think the difference
22 between 12 and 18 is really lifestyle. I really
23 don't know if I want to really see --

24 MR. ASKINS: I would personally like
25 12. I'm not opposed to 18. If I had to choose I

1 would personally, but that's just --

2 MR. WRIGHT: You're not going to
3 have --

4 MS. BOHAN: Can you tell us why?

5 MS. SANDERS: I think the difference
6 between 12 and 18 is --

7 MS. PERKIS: It is height. That's the
8 difference we're talking about.

9 MS. SANDERS: You know, is it more like
10 a boardwalk or -- help me, Pat.

11 THE CHAIRPERSON: Right. More like a
12 breezeway or a --

13 MS. SANDERS: Right. Or a --

14 THE CHAIRPERSON: Right. More like,
15 you know, something strange as opposed to something
16 more believable and usable and all.

17 MS. SANDERS: Anyway...

18 THE CHAIRPERSON: I'm not pushing
19 either way. But, you know, Steve, you're the
20 architect.

21 MR. HERLONG: Well, I --

22 THE CHAIRPERSON: Throw it on them.

23 MS. PERKIS: Well, I have a question.
24 If you move it back six feet are you going to be
25 within the back setback?

1 THE CHAIRPERSON: Yeah. I think --

2 MR. ASKINS: We're good. We're good
3 either way. It doesn't matter.

4 THE CHAIRPERSON: I think they're fine
5 with that. I mean, what do you think as far as the
6 12 and the 18?

7 MR. HERLONG: Well, I think this link
8 is only useful to make it become one structure.
9 We're saying it would look better as two separate
10 structures by saying to push them away from each
11 other.

12 THE CHAIRPERSON: Yeah.

13 MR. HERLONG: And I think it would
14 look -- it's probably more respectful of the little
15 historical structure --

16 THE CHAIRPERSON: To be farther back.

17 MR. HERLONG: -- if it sat further away
18 from the main house.

19 THE CHAIRPERSON: Okay. All right.
20 Well, I can live with that. So we have a motion on
21 the floor at 18 feet and we've discussed it. Do I
22 hear any more discussion?

23 MS. PERKIS: Can I say that it's just
24 going to be an awful lot of this? I mean, wow. Do
25 you now agree?

1 THE CHAIRPERSON: Yeah. I mean, that
2 could be done by not latticing the actual 18-foot.
3 You know, you would leave that open. You would
4 take off the lattice of the 18 feet and I think
5 that would make -- would be sort of the nice and
6 light. It would be like a light breezeway. You
7 wouldn't lattice underneath that. I think that
8 would be help and be even more distinct. The old
9 structure would be more distinct and live on its
10 own.

11 MR. ASKINS: Pat, I'd probably have to
12 do some latticing up -- up in there because you
13 could see the bottom of the foundation. It would
14 be unsightly. You understand what I'm saying?

15 THE CHAIRPERSON: Yes.

16 MR. ASKINS: Or -- if you want to do it
17 underneath then that's fine or --

18 THE CHAIRPERSON: You could recess or
19 do a different pattern.

20 MR. ASKINS: Exactly.

21 THE CHAIRPERSON: Vertical instead of
22 horizontal or something. A different color even.
23 There's ways you could do that. So...

24 MR. HERLONG: Question. This is again
25 for conceptual?

1 MS. BOHAN: Final.

2 MR. HENDERSON: We granted conditional
3 during the last meeting for the addition. So this
4 would be up for preliminary or final.

5 THE CHAIRPERSON: All right. We've got
6 a motion on the floor. We've got -- does anybody
7 need anything to add or --

8 MS. SANDERS: Yeah. I think six feet
9 doesn't make a whole lot of difference to the rest
10 of the world, but to the people living there it
11 might.

12 MS. PERKIS: People that --

13 MS. SANDERS: Not if -- if you have to
14 lattice it anyway you're still going to have, you
15 know, mass of some sort. I think six feet doesn't
16 make a real big difference to the rest of the
17 world, but to the people living there it might. I
18 don't know. I'm not comfortable.

19 MR. ASKINS: I don't know. I can't
20 answer that question.

21 MR. HERLONG: Well, from a procedural
22 point of view the motion is for 18 feet right now
23 and --

24 THE CHAIRPERSON: Right. The motion is
25 18 feet.

1 MR. HERLONG: You could ask us to amend
2 it or --

3 MS. BOHAN: Can I ask you a question?

4 MR. ASKINS: Yes, ma'am.

5 MS. BOHAN: Can you tell me why you
6 prefer the 12 over the 18?

7 MR. ASKINS: I don't know. I remember
8 thinking kind of what she's saying. It really does
9 not -- at first I was opposed to the 12 or 18 to be
10 honest. I wanted to do the six and when Joel drew
11 this option I really fell in love with the 12. We
12 just wanted to get options to try to get passed to
13 be honest.

14 MR. HERLONG: Well, my gut feeling
15 tells me -- as I said, we would be more respectful
16 of the historic structure. Moving it away from it
17 more is more helpful.

18 THE CHAIRPERSON: Yeah. Well, I mean,
19 like I -- I see your point. So I could go with 18.
20 All right. Let's call for a vote. Everybody in
21 favor of the motion, aye? Say aye.

22 (Board members stated aye.)

23 THE CHAIRPERSON: Everybody opposed?

24 (No response.)

25 THE CHAIRPERSON: Thank you. Great.

1 MR. ASKINS: Thank you, so much.

2 2620 I'ON AVENUE

3 THE CHAIRPERSON: All right. 2620

4 I'on.

5 MR. HENDERSON: The applicants have
6 requested a continuance of this.

7 THE CHAIRPERSON: Good.

8 MS. PERKIS: So this is --

9 THE CHAIRPERSON: Moving right on.
10 1601 Atlantic.

11 1601 ATLANTIC AVENUE

12 MR. HENDERSON: Okay. This is a
13 nonhistoric property design review of 1601 Atlantic
14 Avenue. It has been before you all before on April
15 of 2015.

16 During this meeting the DRB granted
17 modification to the ordinance standards for side
18 setbacks, for second story side setbacks, and for
19 the principal building side facade articulation.

20 The request before you is simply a
21 change to the principal building coverage and
22 principal building square footage. Is that
23 correct?

24 MS. CAMPBELL: Yes.

25 MR. HENDERSON: So there may have been

1 some design changes from what I understand.

2 MS. CAMPBELL: Yes.

3 MR. HENDERSON: I'll let the architect
4 go through that. Just to review what's before you,
5 so the principal building square footage in 2015
6 was 20 percent. That is being increased to
7 24 percent or around 200 square feet. Correct?

8 MS. CAMPBELL: It's 156.

9 MR. HENDERSON: 156 and then it was
10 previously 13 percent increasing to 19 percent.
11 146 square feet. So, again, we're just tweaking
12 the previously issued certificate of
13 appropriateness in 2015.

14 THE CHAIRPERSON: Thank you. Yes.

15 MS. CAMPBELL: I'm Kate Campbell for
16 Clowney Architects. Do I need to speak in the
17 microphone?

18 MR. HENDERSON: Yeah, if you'd like.

19 MS. CAMPBELL: Are you recording it?

20 MR. HENDERSON: Yes.

21 MS. CAMPBELL: Oh, okay.

22 MR. HENDERSON: You probably should.

23 MS. CAMPBELL: This is always awkward.

24 I'm Kate Campbell with Beau Clowney Architects.

25 You might remember this property from 2015. We

1 came before and got final approval on it for
2 actually a previous owner and since then they have
3 sold the property to a new owner and the current
4 owner wanted something a little bit more modern.

5 So we do have the previous model we can show
6 you. But basically the diagram is the same. If
7 you look at the plans -- and the site plan is in
8 your packet -- actually, Joe can you flip to the
9 site plan. Right there. Okay.

10 Diagrammatically it's very much the
11 same. You enter the property on the left-hand
12 side, is the street. You come in and it's
13 basically kind of a U-shaped or a T, kind of a
14 modified T-shaped project running along the -- I
15 guess the east side -- west -- east side of the
16 property with a link to another structure kind of
17 on the lower left or right side.

18 Here I'm going back and forth between
19 the TV and -- so the modifications that we made
20 were really taking it in a little bit more modern
21 direction. The previous design was a little bit
22 more cottage-like, but we've taken that same
23 diagram of the previous one and just taking it in a
24 more modern direction.

25 The overages we're requesting are very

1 slight. And if you go to the neighborhood plan,
2 the next slide down, we are still -- you know,
3 still smaller than the house next door and we back
4 up -- on the left side of the site plan is an open
5 space, maritime forest, and a beach access down the
6 left-hand side of the property.

7 So there are neighbors to the left. So
8 I'm happy to answer any questions.

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

11 (No response.)

12 THE CHAIRPERSON: Public comment
13 section is closed. Is there anything to add, Joe?

14 MR. HENDERSON: No, sir.

15 THE CHAIRPERSON: Great. Beverly, do
16 you want to start?

17 MS. BOHAN: I like the changes. I like
18 the large windows. I think it is great contrast
19 and kind of almost a little contemporary with a
20 touch of -- I don't know.

21 It feels like an island not from here.
22 Maybe -- I forget where you used to live, but it
23 feels like the house there, a little bit -- I love
24 the windows. I love the -- I love the improvement.
25 I like it.

1 THE CHAIRPERSON: Great. Thank you.
2 Rhonda.

3 MS. SANDERS: I personally like it.
4 However, this west elevation, that's a 35-foot flat
5 wall. Lots of nice windows, but it's a 35-foot
6 flat wall. Am I right? With no indentation or
7 whatever between the first and second floor.

8 MR. HENDERSON: That's correct.

9 MS. SANDERS: That's steep. I have an
10 issue past --

11 MS. CAMPBELL: I think we did that on
12 the previous design. We might need a little bit
13 more massing because it's stucco and it is not
14 siding, you know, with that material going through
15 there. But we've done it three times with the
16 project.

17 THE CHAIRPERSON: Okay. Steve.

18 MS. SANDERS: I'm sorry. I'm not
19 finished.

20 THE CHAIRPERSON: Excuse me. I'm
21 sorry. I'm sorry, Rhonda.

22 MS. SANDERS: Yeah. I'm sorry. I
23 am --

24 MS. PERKIS: I have a question. Is
25 there an issue on --

1 MS. SANDERS: So on both the east and
2 the west elevations I think that --

3 MS. CAMPBELL: We're asking for that
4 variance or that relief, Joe. Right?

5 MR. HENDERSON: That's right.
6 100 percent relief was granted previously.

7 MR. CLOWNEY: That is -- I'm Beau
8 Clowney. That is a variance that we ask for,
9 I think, on almost every application we come
10 here for.

11 MS. SANDERS: Well, don't tell anybody
12 that.

13 MR. CLOWNEY: Yeah. There is -- I
14 understand what the reason for that was, but at the
15 same time it's kind of hard to say.

16 It is -- it's the whole wedding cake
17 thing that can be a -- can really end up with a lot
18 of unnecessary roof lines. This house is broken up
19 into several different volumes as it is anyway and
20 so that's just one area that we feel like --

21 MS. SANDERS: I understand.

22 MR. CLOWNEY: Sure.

23 MS. SANDERS: I'm trying to avoid
24 people that say we couldn't do that.

25 MR. CLOWNEY: I hear you.

1 MS. SANDERS: I really think that that
2 wall, that west side wall, does face the beach
3 path. Correct?

4 MS. CAMPBELL: It does.

5 MR. CLOWNEY: It will be on that side,
6 correct. It will have landscaping and --

7 MS. CAMPBELL: And that volume, if you
8 look at the ocean elevation there is the width --
9 kind of take your cursor to the right or your
10 pointer. I can show you. That's the width, that
11 volume. So it may appear long on that true
12 elevation, but in actuality you're going to be
13 seeing it kind of from the corners.

14 MS. SANDERS: Right. I walk that path
15 every day. No. I love all of y'all's designs. I
16 am not nitpicking at all.

17 MR. CLOWNEY: We're good. We hear you.
18 Thank you.

19 MS. SANDERS: Totally. You always ask
20 for the maximum relief on everything. It's a big,
21 flat wall and I don't want any neighbors saying --

22 MR. CLOWNEY: Understood.

23 MS. SANDERS: Right. Okay. So I've
24 said what I said.

25 THE CHAIRPERSON: Thank you. Steve.

1 MR. HERLONG: Well, I think Rhonda
2 makes a really interesting point. I personally
3 feel like that section is -- if not creating better
4 architecture. But we always give -- more often
5 than not -- it's rare that that relief would never
6 be given.

7 I can remember one time that that
8 relief was not given. But that is a large facade.
9 I just think we need to all be careful and aware.

10 MS. BOHAN: If it's privacy --

11 MR. HERLONG: This side is not
12 facing -- the side we're looking at, the west
13 elevation, does not face a neighbor.

14 MR. CLOWNEY: That's correct.

15 MR. HERLONG: So it's facing a maritime
16 forest.

17 MR. CLOWNEY: Correct.

18 MR. HERLONG: So it's not going to be
19 seen like this. So for that reason I think I'm --
20 I could -- I'm okay with it, but I think we do need
21 to pay attention. You're right.

22 MS. CAMPBELL: Can I say something,
23 too, just to clarify?

24 MR. HERLONG: Sure.

25 MS. CAMPBELL: I think if we're arguing

1 the case, you know, the diagram of this house,
2 too -- we're trying to do something that is, you
3 know, thin on two sides and then has a right turn
4 and then it kind of lends itself to having that
5 length required for that having that -- those
6 sides.

7 So I'm just making the argument for
8 this particular project that because of the diagram
9 that we're doing it -- it requests that relief.

10 MR. CLOWNEY: And there is a lot of
11 movement in the design.

12 MR. HERLONG: Exactly. There is a lot
13 of movement. It is not a formal setup or facade.
14 So it is a lot of -- it's very interesting facades.
15 So I think it's great.

16 THE CHAIRPERSON: Yeah. I think it --
17 it's going to work fine. Like you said, I think
18 what's facing that as well as the -- even foliage
19 from the path. We -- even if they didn't do any
20 landscaping which they will the path isn't -- I
21 don't think it's going to be overly intrusive. I'm
22 fine with it. Linda.

23 MS. PERKIS: Let me just get this
24 straight. You're asking for four modifications?

25 MR. CLOWNEY: I'm sorry.

1 MS. PERKIS: You're asking for four
2 modifications for this proposal? The thing is --

3 MR. CLOWNEY: There are four
4 modifications to --

5 MS. PERKIS: Have you spoken to the
6 neighbors? And I know on one side there are no
7 neighbors, but I think if you're asking for four
8 it's going to impact the neighborhood.

9 MR. CLOWNEY: Right.

10 MS. PERKIS: And I know there are big
11 houses on that side of the street, on the ocean
12 side. However, on the other side, on the street
13 side, there are no big houses.

14 MR. CLOWNEY: Right.

15 MS. PERKIS: I don't know if you've
16 spoken to them.

17 MR. CAMPBELL: I think they've
18 commented on the last design when we had it
19 approved. We were worried about the side setback
20 on their side --

21 MS. PERKIS: Yeah.

22 MS. CAMPBELL: -- and they -- you
23 know...

24 THE CHAIRPERSON: Yeah. I think I do
25 remember them showing up for that meeting.

1 MR. CLOWNEY: They came to me and we
2 worked with them on it.

3 MS. PERKIS: And you haven't changed
4 that?

5 MR. CAMPBELL: We're not asking for
6 four modifications. We're asking for the same
7 setback and side relief. We're just asking for
8 modifications with the square footages from the
9 last --

10 MS. PERKIS: So you're making it bigger
11 than it was before, right?

12 MR. CAMPBELL: Slightly, yeah. But
13 we're still within what's allowed.

14 MS. PERKIS: I know.

15 THE CHAIRPERSON: Great. Duke.

16 MR. WRIGHT: I'm okay with it. I think
17 the reason, stated, one, was that the west facade
18 is against the tree line along the path through the
19 forest and I -- I believe those large boulders that
20 I think are going to remain there are going to
21 mitigate a lot of that mass --

22 MR. CLOWNEY: Right.

23 MR. WRIGHT: -- because that's kind of
24 the first thing you see when you come around that
25 corner approaching that house.

1 MR. WRIGHT: I'm okay with it.

2 MR. CAMPBELL: Yes. The lot is
3 elevated. I mean, it's naturally elevated and so
4 we're building as low as we can for current flood
5 requirements.

6 THE CHAIRPERSON: Great. Thank you.
7 Do I hear a motion?

8 MS. SANDERS: Can I say one more thing?

9 THE CHAIRPERSON: Sure.

10 MS. SANDERS: Given that that lot is
11 really high I would suggest considering taking that
12 35-foot wall with the two-story -- which it is
13 three-story because with that lot being really high
14 it's going to look like the side of my house.

15 THE CHAIRPERSON: Great. Do I hear a
16 motion?

17 MR. WRIGHT: Do we have a motion?

18 MS. SANDERS: No.

19 THE CHAIRPERSON: That was a comment.
20 Waiting for a motion.

21 MR. WRIGHT: I move that we approve the
22 project as submitted.

23 THE CHAIRPERSON: Do I hear a second?

24 MR. HERLONG: I second.

25 THE CHAIRPERSON: Discussion?

1 MR. PERKINS: Let me ask. Are you
2 approving it for conceptual or final?

3 MR. WRIGHT: Final.

4 MS. PERKIS: Oh.

5 MR. WRIGHT: The conceptual is --

6 MS. PERKIS: Is this conceptual now?

7 MR. CAMPBELL: Yes.

8 MR. HENDERSON: It is up to the
9 discretion of the Board.

10 MR. WRIGHT: I move that we grant final
11 approval.

12 THE CHAIRPERSON: The motion is for
13 final approval. Do we have a second on that?

14 MR. HERLONG: I second that.

15 THE CHAIRPERSON: Everybody in favor?
16 (Board members stated aye.)

17 THE CHAIRPERSON: Thank you, ma'am,
18 sir.

19 MS. CAMPBELL: Thank you.

20 MR. CLOWNEY: Thank you.

21 THE CHAIRPERSON: 3115 I'on.

22 3115 I'ON AVENUE

23 MR. HENDERSON: Okay. Thank you. This
24 is Agenda Item D-3, another nonhistoric design
25 review. Ms. Julia Martin is here requesting

1 conceptual approval. This is a new home
2 construction on a vacant lot. The request before
3 you is a modification to the zoning standard for
4 principal building square footage and second-story
5 side facade setback.

6 I'm sorry. The principal building
7 square footage request is 18 percent or 658 square
8 feet and for the second story side setbacks they
9 are multiple. I'll let Julia point those out.

10 This is a more contemporary design.

11 Additionally, the Board should be aware
12 that this is another attached addition construction
13 and so Zoning Ordinance Section 2020-B -- requires
14 any attached addition be architecturally compatible
15 with the new construction. So I can point that out
16 as well in elevations.

17 THE CHAIRPERSON: Great.

18 MR. HENDERSON: I will defer to you for
19 any questions.

20 THE CHAIRPERSON: Great. Thank you.
21 Yes, ma'am.

22 MS. MARTIN: I am Julia Martin. I'm
23 the architect of this project. I don't know which
24 screen you want to leave it on.

25 MR. HENDERSON: It is up to you.

1 THE CHAIRPERSON: You might need the
2 microphone. Big old room we've got here.

3 MR. HENDERSON: Let me know where you
4 want to start. The site plan?

5 MS. MARTIN: Okay. All right. I'll
6 just give you a real quick synopsis of this design
7 and how it evolved. We have included some context
8 photographs and information in the submittal.

9 You're probably well aware that that
10 end of the island is mostly new -- relatively new
11 construction and pretty eclectic in terms of
12 design. So this was an empty lot.

13 As far as we know there was never a
14 house on it. My client's priorities starting out
15 were that we develop something that is worthy of
16 this lot, that is unique and contemporary, that has
17 the living and master at the rear of the lot and up
18 high in order to enjoy some of the views from that
19 point and that there be a generous outdoor living
20 area and pool adjacent to that at that upper level.
21 So that's kind of what we were given as a
22 directive.

23 So the site layout started to evolve
24 and the larger mass is -- is pushed to the -- to
25 the back of the lot over on the left and then

1 there's the smaller -- as Joe referenced the
2 attached addition that's closer to the street and
3 we were able to -- even though the main part of the
4 house is toward the back and there is an entry
5 that's pretty far back on the lot we were able to
6 work with that attached addition and the street
7 front facade and to make some efforts to have a
8 clear connection to the street, the public
9 right-of-way, and to have, you know, a friendly
10 face toward the -- toward the street.

11 We were able to maintain. There's a
12 few mature trees at the front of the lot which
13 we're keeping. We're working with Sheila Wertimer
14 and Cindy Cline on the landscaping and hardscaping.

15 The material palette that we have
16 chosen is a fairly traditional coastal palette,
17 primarily cedar shakes and some horizontal siding
18 and some of the minor elements and a standing seam
19 metal roof.

20 But we're taking those materials
21 and the form of the structure in a somewhat
22 contemporary direction which, you know, we feel
23 like works well in the context and speaks to the
24 site and also to the spirit of our clients who are
25 really excited to live here.

1 They have had to go out of town this
2 afternoon, but I spoke to them and they have --
3 they have met with all the adjacent neighbors that
4 they were able to reach. They have tried every
5 door and have been well-received to the best of my
6 knowledge. So that's it.

7 THE CHAIRPERSON: Great.

8 MS. MARTIN: So if you have any
9 questions so --

10 THE CHAIRPERSON: Thank you.

11 MR. HENDERSON: I would just add there
12 was some public input. There were two letters of
13 support or electronic correspondence from two
14 individuals, island residents.

15 THE CHAIRPERSON: All right. Is there
16 any public comment section? Yes, ma'am.

17 DR. ROBESON: Hi. My name is Dr. Jane
18 Robeson and I live at 310 Sullivan's Island. I'm
19 objecting, one, because of the oak trees that are
20 there. That's one issue and I don't think they
21 should be removed at all. They have been there and
22 have been deserted.

23 The other thing is the habitat for many
24 of the birds that live in our area over there. The
25 third thing is I think the house is not fit -- does

1 not fit the structure of the other houses on that
2 lot.

3 THE CHAIRPERSON: Great. Thank you
4 ma'am. Is there any other public comment to this
5 application? Yes, sir.

6 MR. LOVE: I have a question. My name
7 is Chris Love. I live at 3121 I'on Avenue. What
8 kind of considerations were made to the historic
9 structure, the foundation that's still there?

10 So I heard what the architect said,
11 that there was never a house there. That's
12 Marshall Reservation and there were old Army
13 structures there.

14 Has anybody looked into the historical
15 significance of it? Has there been any research on
16 that?

17 THE CHAIRPERSON: Joe.

18 MR. HENDERSON: You know, as stated in
19 the Secretary of Interior standards, we should
20 consider archaeological structures on the site. So
21 I would just ask you, Julia. Have you looked into
22 those? I know there are some slabs out there and
23 some other structures.

24 MS. MARTIN: There is a big slab. It
25 was my understanding that you guys and Luke had

1 sort of discussed that early on.

2 THE COURT REPORTER: I can barely hear
3 what she said.

4 MS. MARTIN: I have not personally done
5 any research on the slab that's there. I know
6 there had been some barracks, I think is what was
7 discussed. My understanding was that Luke and
8 staff had discussed that and the decision was made
9 that the slab would be removed.

10 There's a tree growing up through it.
11 Do you recall that?

12 MR. HENDERSON: To my knowledge there's
13 nothing stated on the historic survey -- historic
14 survey card, but I would need to confirm that. I
15 don't have it at my fingertips.

16 THE CHAIRPERSON: Okay.

17 MR. HENDERSON: I may have looked it up
18 at some point.

19 MS. PERKIS: I thought -- because
20 I live there at that end. I thought it was a
21 prisoner-of-war camp -- I did -- during World
22 War II. Do you know anything about that, Randy?

23 MR. LOVE: There's a lot of --

24 THE CHAIRPERSON: I've never heard that
25 story.

1 MS. PERKIS: It makes for a good story.

2 MR. LOVE: I grew up there, thinking
3 that was supposed to be an infirmary. Regardless
4 of what its use was we do know that it has an
5 historical aspect to it. I think further research
6 needs to be done to know exactly what it is and if
7 it's just going to be destroyed I think that needs
8 to be considered. There is a large tree there.

9 DR. ROBESON: More than one.

10 MR. LOVE: This lady has talked
11 about -- I don't know if that meets the current
12 restrictions. It's a live oak. I don't know if
13 it's large enough that it would have to be
14 maintained. My greatest concern is about the
15 actual structure that's there. I'm kind of old
16 school Sullivan's Island.

17 I think people should be able to build
18 what they would like. That's one of the reasons
19 why people move to Sullivan's Island, but the -- I
20 would also like to -- a little clarification on --
21 so they're asking for a certain increase in size?

22 MR. HENDERSON: Yes. That's correct.

23 MR. LOVE: Now, the size, is that in
24 relation to the size of the property? Is that how
25 the size of the home is done?

1 MR. HENDERSON: That's correct. Yep.

2 MR. LOVE: I'm a little more in favor
3 of the larger size for them to enjoy their
4 property, but the historic structure I think needs
5 to be investigated to find out what it is and does
6 it have any historical significance. There's
7 actually a road that goes through there. I don't
8 know. Was that brought up?

9 MR. HENDERSON: It is actually a
10 platted lot and it is listed down at the -- there
11 is some feedback here. So it is a platted lot and
12 a parcel arrangement allows for the development a
13 single family home for its owner.

14 So let's just address those two issues
15 separately. So the first -- the first one is a
16 tree. Let's take a look at the survey here.
17 You'll notice that there is a ten-inch live oak on
18 the back portion and this is the slab, correct?

19 MS. MARTIN: Uh-huh.

20 MR. HENDERSON: And then on the front
21 here is a 13 and a 10-inch. Julia, are those being
22 preserved or --

23 MR. WRIGHT: Joe, can you remove the
24 static, please?

25 MR. HENDERSON: I honestly don't know

1 where that's coming from.

2 THE CHAIRPERSON: Could we turn
3 everything off and then we could just talk? How is
4 that?

5 MR. HOWARD: In a big room, that may
6 not work.

7 MR. HENDERSON: Test. All right. So
8 the first issue are the oaks. Is that --

9 MS. SANDERS: Well, I can hear you
10 better now.

11 THE CHAIRPERSON: We'll just all speak
12 up.

13 MR. LOVE: Okay.

14 MR. HENDERSON: Okay. So a 10-inch
15 live oak within the building footprint. This is
16 outside of the building footprint. Are either one
17 of these being removed?

18 MR. MARTIN: Well, if that was where
19 the slab was those trees would not make it in
20 there. They're not as mature as the ones that
21 are -- we're keeping all of the ones that are not
22 in the slab. You can look at the landscape and
23 architecture. So we are keeping the large --

24 MR. HENDERSON: So when the -- when the
25 slab is removed --

1 MR. LOVE: It's going to kill the
2 trees.

3 MR. HENDERSON: In order to develop the
4 lot. So the second issue is the historic status of
5 the slab or any other structures on the property.

6 This is a list of all of the properties
7 surveyed and the Town's historic survey that was
8 done in 2003 and then revised in 2005, I believe,
9 and it's -- this property isn't listed.

10 MR. LOVE: Somebody missed it.

11 MR. HENDERSON: So probably -- I'm
12 sorry?

13 MR. LOVE: Somebody missed it.

14 MR. HENDERSON: Okay. But the
15 designation of the property is based on a survey.

16 MR. LOVE: Somebody missed it.

17 MR. HENDERSON: So that's what the
18 Board is charged is with looking at the properties
19 that are designated and making a decision based on
20 that.

21 MR. LOVE: So I'm saying --

22 MR. HENDERSON: That's been the
23 charge --

24 THE CHAIRPERSON: Well, what I'm --

25 MR. LOVE: How --

1 THE CHAIRPERSON: Our Board that's
2 meeting here tonight will consider this, but we
3 cannot consider its historical designation because
4 we don't know anything about it. The Town
5 officials don't know anything about it. There is
6 nothing on the list.

7 And unless there wants to be some
8 pursuit by somebody else out there about the
9 historical status of this property then it's not
10 under our purview tonight to have to consider it
11 because we don't know. Now, if it comes up --
12 there's still a lot that has to happen for this
13 property owner to get a building permit. Maybe if
14 something happens between now and this Board's
15 decision, whatever it is, and the time they get the
16 building permit then it becomes a difficulty
17 because of the historical designation or not then
18 that could happen.

19 But it does not have anything to do
20 with us deliberating tonight. Is that correct?

21 MR. HENDERSON: Yes, sir.

22 THE CHAIRPERSON: We're essentially
23 deliberating on the appropriateness of the
24 architecture and the layout and any kind of
25 additions that we want to allow there.

1 MR. HENDERSON: That's correct. And --

2 THE CHAIRPERSON: That's what we can
3 consider tonight. The other aspects of this can
4 either come up at the tree commission or with other
5 permitting issues, whether historical or not, and
6 of the whole permitting process. But it's not for
7 us to decide that.

8 We cannot decide if there's anything
9 historical about that lot tonight. It is not of
10 anybody's knowledge here tonight, none of the Town
11 officials who are here.

12 MR. HENDERSON: That's correct.

13 THE CHAIRPERSON: So what we are
14 considering here is the structure's appropriateness
15 and how it's going to fit with the other properties
16 or not.

17 MR. LOVE: But with all due respect,
18 Mr. Ilderton, the structure -- if the proposed
19 structure is going to be built on a historical
20 structure then I think that it would be very
21 important to at least take time to find out if it
22 is historical.

23 THE CHAIRPERSON: Yeah. But it's
24 not -- but we don't know that it is historical. We
25 have you saying it is historical. Joe is saying

1 it's not historical.

2 MR. LOVE: Joe is saying it's
3 historical.

4 THE CHAIRPERSON: With all due respect
5 to you, one individual is saying this property is
6 historical. I don't know what it is. Unless the
7 Town --

8 MR. LOVE: Why don't we pause to find
9 out?

10 THE CHAIRPERSON: They're not getting a
11 building permit tonight. They're not getting a
12 permit to go out and build the structure tonight.

13 All they're getting the design approval
14 or nonapproval of the house itself, how to build
15 the property. The building permit process is not
16 over and in if in the process the Town wants to do
17 the investigation or individuals want to bring to
18 the Town further evidence that this is historical
19 then all of that can be done. The Town I would bet
20 is going to say, okay, maybe we don't issue this
21 permit right now until we have a definitive answer
22 to this problem.

23 MR. HENDERSON: That's correct. That's
24 exactly right.

25 THE CHAIRPERSON: I'm just trying to

1 clear the air and --

2 MR. HENDERSON: Just to elaborate on
3 that, we use the best available data that we have
4 and this is what we use in order to determine
5 whether a project can take the next step, which is
6 after staff review it then comes before the Design
7 Review Board.

8 MR. LOVE: Well, my only point is I
9 mean -- and this is anecdotal. I don't have any
10 data, but it is an historical structure. Now,
11 because it didn't make it to the list obviously
12 that was an oversight.

13 So my point is before you approve
14 anything I think there needs to be some type of
15 research because I'm bringing it to you to review
16 this issue and it seems kind of premature to even
17 contemplate going forward with a design when you
18 may or may not even be able to build on that
19 property.

20 MR. HENDERSON: And this -- this is the
21 slab? The slab is historical?

22 MR. LOVE: Well, I mean, we've
23 designated other pieces of concrete on this island
24 and that's historical.

25 THE CHAIRPERSON: Again, we're not

1 giving building permits out tonight. We are giving
2 design approval and that's all we're giving.

3 The Town has yet to give them a
4 building permit and if there's -- if enough people
5 to come before them to say that this is historical
6 the Town will probably do some research and talk to
7 the Town Council and talk to themselves and others
8 and everything else. Again, it's beyond us to
9 decide because we have no documentation. If we go
10 back and --

11 MR. LOVE: I don't particularly like
12 that.

13 MR. HOWARD: I just wanted to add, if I
14 may --

15 MR. HENDERSON: Could you state your
16 name.

17 MR. HOWARD: Mark Howard. 1820
18 Central.

19 MR. HENDERSON: Thank you.

20 MR. HOWARD: I was curious. With the
21 trees that are marked to be removed are they a
22 large enough caliber that they would require a
23 review?

24 MR. HENDERSON: No, it wouldn't. The
25 tree commission's purview of trees, the removal of

1 trees, is 16 inches and over. So it would be a
2 staff level issuance of a tree removal request and
3 it falls in their -- the property owner's rights to
4 remove those trees at the staff level.

5 THE CHAIRPERSON: Yes, ma'am.

6 DR. ROBESON: I do feel the structure
7 is too large for the Town's -- that's on that lot.
8 It doesn't fit in there in terms of -- is that 20
9 feet from the street?

10 MR. HENDERSON: So this is the 25-foot
11 setback. It is actually 25 feet required.

12 MR. MARTIN: And also a 50-foot.

13 MR. HENDERSON: The setback -- let me
14 get to the site plan here. So the proposal is to
15 have the deck come up to the 25-foot setback here.
16 So it looks as though the live oak or the oak -- is
17 it a live oak -- would not need to be removed here.

18 DR. ROBESON: Those are oak trees.

19 MS. MARTIN: That's an elevation and
20 there's a 50-foot easement at the street that
21 pushes that house that much further back.

22 MR. HENDERSON: Oh. That's an
23 elevation marker. Oh, I see. Okay. So the
24 right-of-way comes way into the property here. So
25 the edge of pavement is here.

1 MS. PERKIS: How many feet is that? Do
2 you know?

3 MR. MARTIN: It's 50 plus 25.

4 MR. HENDERSON: So if we look -- okay.
5 There's the lot. So there's a 10-inch oak here and
6 a 13. So that's a codominant. So a 13-inch and
7 10-inch that need to be removed.

8 MS. PERKIS: Who measured these trees?

9 MR. HENDERSON: It is from a tree
10 survey.

11 MS. PERKIS: Okay.

12 MR. HENDERSON: So a surveyor went out
13 and did the measurements.

14 MS. WRIGHT: Joe, do you have a site
15 plan or a sketch showing the slab with respect to
16 the proposed design as opposed to the lot?

17 MR. HENDERSON: Do you have an overlay
18 of the footprint with respect to the slab?

19 MR. MARTIN: Not now.

20 MR. HENDERSON: But we do know that it
21 is proposed to come up to the 25-foot setback. So
22 if you look at my cursor it will -- Julia, correct
23 me if I'm wrong -- come out to here and come up.

24 MR. WRIGHT: That's okay.

25 THE CHAIRPERSON: All right. I've got

1 two letters to read as part of the public comment.

2 These are written e-mails to Joe.

3 Hello, Joe. I hope the meeting with
4 Cynthia went well. I was in Beirut and can't use
5 cell service there for security reasons. I am
6 writing in support of the proposal being put forth
7 for 3114 I'on Avenue and I believe to be considered
8 on December 21st.

9 I have reviewed the plans by the owners
10 and they look to be another amazing addition to
11 Sullivan's Island. Since our buying on the island
12 14 months ago, we have seen a tremendous amount of
13 positive changes and I think this will be another
14 home that will add to the aesthetics of the
15 community.

16 Their meticulous planning is evident
17 in their detailed planning, consideration of
18 the neighborhood and the island as a whole.
19 Luke and Kate, as you might know, are great
20 community-spirited people very involved in the
21 island and make Sullivan's an ever improving -- not
22 that it is not great now -- island. Many thanks
23 for taking time to review my not -- review my note
24 in support of their proposed construction. Which
25 I'm not sure is correct. Anyway, all the best,

1 Jim --

2 MR. HENDERSON: Courtovich.

3 THE CHAIRPERSON: -- Courtovich.

4 MR. HENDERSON: Yes, sir.

5 THE CHAIRPERSON: The --

6 MS. PERKIS: Wait a minute. Where does
7 he live? Does he live on the island?

8 MR. HENDERSON: He lives on Station 20.
9 Middle Street between Station 28 and --

10 MS. PERKIS: He is not impacted by this
11 house?

12 MR. HENDERSON: No.

13 THE CHAIRPERSON: He is not a neighbor.

14 MR. HENDERSON: He is not a direct
15 neighbor. No.

16 THE CHAIRPERSON: He is a Sullivan's
17 Island resident. This guy is not a neighbor.

18 Joe, I'm e-mailing to voice my support
19 for the application of Kait McGoldrick and Luke
20 Morrison for their home at 3115 I'on. Although I'm
21 not infinitely familiar with their plans, I do like
22 them. I also trust the judgment of staff and the
23 BAR will ensure a beautiful result. Any questions,
24 please contact me. Thanks. Rusty.

25 Those are two letters that were also

1 entered. All right. Going forward. Rhonda, what
2 do you think?

3 MS. SANDERS: I think it has a lot of
4 long, straight walls as well. That's all.

5 THE CHAIRPERSON: Great. Beverly.

6 MS. BOHAN: The color of the shingles,
7 are they going to be the brown as predicted with
8 the imagery?

9 MR. MARTIN: They will be natural.

10 MS. BOHAN: Natural? It seems like the
11 structure might have been -- the similarities might
12 have been derived before the Design Review Board
13 was implemented and I think that it could possibly
14 use brighter colors and maybe less severity in some
15 of the design. I think it feels a little more
16 urban, city, rather than Sullivan's.

17 MR. HERLONG: Thank you. Steve

18 MR. HERLONG: Thank you. Here's the
19 way I'm looking at this. It is broken into two
20 different structures which I think is a -- very
21 much a positive. That lowers the overall massing
22 so you see a smaller structure closer to the street
23 and then the larger structure to the rear, which I
24 think that is a positive.

25 I have a question. Are there two

1 pools? There is one on the second floor and one at
2 ground level. Very interesting and unusual design
3 features going on in the house.

4 My only concern here is that what we
5 have here is a wall, wall that goes up to 38 feet
6 that I think can become a negative when people see
7 it beginning to go up. So 38 feet is the maximum
8 height of the original roof. We have the wall
9 because it's a shed roof.

10 I don't think -- when the new ordinance
11 was formed people didn't -- didn't really think
12 through that ordinance to set -- well, they did
13 set eve heights. There are eve heights in the
14 ordinance that are suggested eve heights. They're
15 not required.

16 We can approve this. I just think
17 everybody need to be aware that it goes up to --

18 MS. SANDERS: The second floor?

19 MR. HERLONG: That is also something
20 they're requesting

21 MS. SANDERS: There's nothing --

22 MR. HERLONG: That's a good point. I
23 understand your concern that it looks different or
24 more contemporary, which isn't necessarily what
25 you'd say see in the neighborhood, but there's

1 really nothing in the ordinance that speaks to the
2 style of the home. It speaks to -- is it -- I
3 think it does say is this home compatible within
4 the neighborhood. That's a very fair question.
5 Well, it's an interesting neighborhood with a lot
6 of different architectural styles.

7 Some are more traditional and then
8 you've got a round lighthouse-type structure that's
9 not that far away. So there are a lot of different
10 styles in the neighborhood. So I personally -- I'm
11 not at all concerned about the style of the home.
12 I'm concerned about the overall height of some of
13 the walls that I think could impact neighbors.

14 We had a submittal last month where we
15 had a wall height that went up to I would guess
16 maybe 30 -- maybe 28 to 30 feet next to a
17 neighboring property and there was concern about
18 that. Well, we asked the applicant to go maybe
19 prestudy that wall height to see if they could do
20 something about it.

21 And so here I think that would be a
22 very similar concern with regard to the exterior of
23 the wall height, a wall height within 30 feet,
24 within maybe 18 feet of the property line. I think
25 maybe we say to see if you can reduce some of that

1 impact. That's kind of where my head is.

2 THE CHAIRPERSON: Great. Thank you.
3 Well, I'm generally for it myself. I think that it
4 is a very eclectic neighborhood which what it was
5 historically was a bombing range practically.

6 When I first moved to Sullivan's Island
7 there was virtually no trees down there and they
8 have come up to add to the area, a lot nicer. The
9 live oaks are down there. I think there's going to
10 be enough, say, on there for the birds and the
11 protection of the house itself.

12 We have passed some similar projects
13 that are very contemporary down the interstate
14 being built now. You know, a very traditional
15 neighborhood that is -- a very tight, traditional
16 neighborhood and it's going up now. This house is
17 not going to leak.

18 That house, I don't know. That house,
19 I don't know even though it's a roof with overhangs
20 which I think is a good thing with houses as a
21 builder. I think the shingles -- doing the
22 shingles on a fairly severe, contemporary but
23 interesting design is going to soften it up quite a
24 bit. So I'm essentially in favor of it. Linda.

25 MS. PERKIS: Let me tell you my -- when

1 I first looked at this, I liked it. I like it
2 because it's different. That's my own thing.

3 However, I write down things as I study
4 the plans and things that I like because it's
5 different. But we need to encourage neighborhood
6 compatibility and we have guidelines here.

7 One of them is no front yard decks and
8 you have a front yard deck right by the steps.
9 It's right here in our suggested -- it is 21-37.
10 You can have no front yard decks. The front
11 steps -- the front steps, I'll be honest, kind of
12 go nowhere. They go up, they go to the deck.

13 I'm not so sure how -- you're supposed
14 to have a welcoming front door, a welcoming area in
15 Sullivan's Island houses when --

16 MR. HENDERSON: That's right. And
17 Linda is referring to the design guidelines that
18 are -- that are in front. They're laminated on
19 that little ring binder.

20 MS. PERKIS: Yes. Joe made me read
21 these and refer to them. So I am well aware of
22 these guidelines.

23 MR. HENDERSON: They're in your staff
24 reports as well.

25 MS. PERKIS: So we have to encourage

1 them for achieving greater neighborhood
2 compatibility. Both of you spoke about
3 neighborhood compatibility. Well, we don't allow
4 no front yard decks, porch and deck. That's 31-27.
5 The front steps go to nowhere. They just go to a
6 plank.

7 Also, the landscaping -- I'll be
8 honest. Architects draw beautiful plans, beautiful
9 pictures. I love looking at them. I'm a little
10 concerned that we'll be able to see through your
11 landscaping. You see, that is 21-41.

12 In one of your pictures you have really
13 thick landscaping. I don't have any problem with
14 the color of the shingles. Sullivan's Island is
15 not going to look like Kiawah where we're all
16 beige. I'm okay with the color. I like it because
17 it's a little different.

18 THE CHAIRPERSON: Duke.

19 MR. WRIGHT: Linda's point, I think, is
20 well taken. Is the deck functional or --

21 MR. HENDERSON: He asked -- Duke asked
22 if the deck was functional? Is that --

23 MR. WRIGHT: Is it functional or just
24 decorative? Where is the main entrance to the
25 house.

1 MR. MARTIN: You can get to the main
2 entrance from that stair. You just walk around
3 the --

4 MS. PERKIS: Walk to --

5 MR. WRIGHT: I perceived reviewing the
6 plans that the main entrance is interior behind --

7 MS. PERKIS: Behind this thing.

8 MR. WRIGHT: Yes. Behind where the --

9 THE CHAIRPERSON: You guys have to --

10 MR. WRIGHT: I think that's a very
11 valid point that you need to take into
12 consideration. This is a conceptual submission.
13 Is that right?

14 MR. HENDERSON: They all began with
15 conceptual. Yes.

16 MR. WRIGHT: That's one point. The
17 second one is -- Joe, go back to the picture you
18 were showing of the large house to the north. I'm
19 sorry. Yeah. No. The house on the corner.

20 MR. HENDERSON: On the corner? Okay.

21 MS. PERKIS: This one?

22 MR. WRIGHT: This house. I know
23 that's -- what do you suppose the ridge height of
24 that house is?

25 MR. HENDERSON: Randy?

1 MR. ROBINSON: 36 or 38 feet.

2 MR. HENDERSON: 36, 38, maybe 40.

3 MR. WRIGHT: There's a difference here
4 which I think would make a lot of difference with
5 the 38. If this is 36 then 38 behind it is going
6 to stick out considerably. I think you need to
7 take a look at that and see if that is indeed 38
8 versus 36. If it's 36 I think we should consider
9 taking that shed down two feet.

10 MS. PERKIS: Do you have a picture of
11 that lot, the virtual part of the lot, so we can
12 see the trees at all?

13 Do you know if we had a picture of the
14 corner house?

15 MR. HENDERSON: I can pull that up on
16 Google Earth if you give me one second here.

17 MR. WRIGHT: I am not opposed to the
18 design. I think it is very nice, but I think we
19 need to look at those two items.

20 THE CHAIRPERSON: Great. Thank you.
21 All right. Here's where we go from here. Do I
22 hear any kind of motion or suggestion? Which way?

23 Up or down or even with a motion that
24 may include some suggestions for the owners and
25 architect. Does anybody want to venture?

1 MS. SANDERS: I like contemporary. I
2 think it would be helpful to the neighbors and the
3 Board for it to be a little bit more -- look more
4 like a house and less like a -- I'm not sure -- I'm
5 not sure what it is. Where do you come in? I
6 think that's what I'm hearing here.

7 I think the house that y'all were
8 referring to and Duke was referring to is a story
9 and a half. So that's probably a 34-foot pitch at
10 the most. If you have 36 higher on a shed roof
11 then it's a lot of wall. It's going to swallow it
12 up. I think it's too much wall.

13 It's 34 feet long and 38 feet up. It
14 looks more like an apartment from not knowing where
15 you go in and you have several front entrances.

16 THE CHAIRPERSON: Do I hear a motion
17 not to approve with suggestions or do I hear a
18 motion to approve with suggestions? I think -- or
19 it could be the other -- is there a third option,
20 Joe, to --

21 MR. HENDERSON: I would just request
22 that we list those suggestions a little more
23 succinctly so that we can -- so I can communicate
24 that to the applicant.

25 THE CHAIRPERSON: So the architects

1 know where they're going with this.

2 MR. HENDERSON: Right. Yes, sir.

3 THE CHAIRPERSON: Okay. Does anybody
4 want to venture?

5 MS. SANDERS: So there is two pools and
6 two kitchens?

7 MR. MARTIN: One kitchen.

8 MS. SANDERS: Okay.

9 MR. HERLONG: I would say that --

10 MR. PERKIS: I have a question. Is
11 there a rule about two pools?

12 MR. HENDERSON: Well, I have to admit I
13 missed the pool in the front yard with --

14 MS. MARTIN: It's a landscape --

15 MR. HENDERSON: It is landscape feature
16 and not a pool, correct? Okay.

17 MR. HERLONG: There is a ground floor
18 pool in the back yard. There's a second pool in
19 the back yard, right?

20 MR. HENDERSON: So the pool in the back
21 yard was the only swimming pool that I was aware
22 of. If it's a landscape feature we'd have to
23 consider that differently to make sure the zoning
24 would allow for it. You can't have recreational
25 spaces more than 20 feet past -- in front of the

1 facade, within 20 feet of the facade. The front
2 facade rather. So we'd have to look at that to
3 ensure that component is allowed by the --

4 THE CHAIRPERSON: But that's zoning.

5 MR. HENDERSON: That's zoning. Right.
6 So we'll look at that in a little more detail.

7 THE CHAIRPERSON: All right. Steve,
8 take a shot.

9 MR. HERLONG: I'm going to try this.
10 So I would suggest that we approve it at the
11 conceptual level and request that the applicant in
12 general study ways to make this more compatible in
13 the neighborhood, which would include possibly some
14 overall wall height reductions and perhaps restudy
15 some of the entry sequence to meet -- to meet more
16 of the design guidelines that are within the
17 ordinance

18 THE CHAIRPERSON: Great. I think
19 that's a pretty good job there. Thank you. Do I
20 hear a second?

21 MR. WRIGHT: I'll second that.

22 THE CHAIRPERSON: All right.
23 Discussion? Everybody in favor? Everybody in
24 favor? Aye?

25 MS. BOHAN: Yes. Aye.

1 THE CHAIRPERSON: No?

2 MS. SANDERS: No.

3 MS. PERKIS: No. Three.

4 THE CHAIRPERSON: Three to two. Or --

5 MR. WRIGHT: No. I'm for it.

6 THE CHAIRPERSON: Four to two. Thank
7 you, for what it's worth. 3001 Marshall. Let's
8 get this over with. Let's rubber-stamp this thing.

9 3001 MARSHALL BOULEVARD

10 MR. HENDERSON: All right. Thank you,
11 Board Members. This is Agenda Item D4, nonhistoric
12 property design review located at 3001 Marshall
13 Boulevard. Herlong & Associates are requesting new
14 construction. This is a vacant lot.

15 The requests before you are modification,
16 principal building square footage, side setback,
17 second story side setback, and principal building
18 side facade articulation. I'll yield to the Board
19 for any questions.

20 THE CHAIRPERSON: Great. Go ahead,
21 Rodd.

22 MR. HEINLEN: Rodd Heinlen with Steve
23 Herlong's office. We're representing Mike and
24 Katherine Carter, 3001 Marshall. This is going to
25 be a primary house for them.

1 They live in Old Village now. They
2 have a family of five. The proposed home --
3 thanks. The proposed home is just under 3,400
4 square feet.

5 It's -- as you know, it's down near
6 Breach Inlet on some of the narrow lots. It is a
7 story and three quarters, a four-bedroom house.
8 We're using an island vernacular with the metal
9 roof, the open tail rafters, dormers, a mix of lap
10 siding and board and batten and shingles.

11 It is a difficult site because it's --
12 even though it is close to a half-acre only -- just
13 over 9,800 square feet or less than a quarter-acre
14 is high ground. So we're asking for several
15 things. But keep in mind that the house is 3,300
16 plus square feet.

17 So the items that we're asking for
18 relief on, the principal building coverage area or
19 the footprint of the building, we're asking for the
20 full 20 percent of that to bring that up to 2,071.
21 We're also asking for some relief on the impervious
22 coverage. Although this is a fairly strict
23 guideline we're about 25 square feet over that
24 number that we need and so we're -- so we're
25 asking -- so we're asking the Board to look at the

1 possibility of granting us a 50 percent on the --
2 on the stairs that are going to be an open Ipe type
3 of stair, that we'd have gravel and drainage
4 underneath. That would bring us up -- well, the
5 numbers are important. We just need that kind of
6 relief. On the condition space, the principal
7 building square footage, we're asking for 18
8 percent of the 25 percent of that the Board can
9 allow to bring us up to the 3,389 square feet.

10 We're also asking for eight foot four
11 inches on the side yard setback. That would get us
12 to a total of a 30-foot setback on both sides.

13 MS. PERKIS: Wait a minute. Can I
14 ask --

15 MR. HEINLEN: Sure.

16 MS. PERKIS: How much is the setback
17 going to be on the left side? On one side you have
18 nothing, on the side next to the house.

19 MR. HEINLEN: Yeah. I think we're -- I
20 think we're going to end up with 15 feet on both
21 sides. By formula we only need, I think, 38 plus
22 combined. So we're asking for that eight feet.

23 MR. HENDERSON: That's correct.

24 MR. HEINLEN: A couple of the other
25 things that we're asking for is relief on the -- on

1 the east side, the 30-foot rung. That would be
2 this elevation here, which I think is 35 feet.

3 So it's go to be five foot over but we
4 felt like since it's a one-story structure on that
5 side that the impact would be minimal. Finally, on
6 the west side that would be this elevation, we're
7 asking for relief from the ten-foot -- or the
8 two-foot setback on the second floor. We feel like
9 we've done enough with that elevation to warrant
10 that.

11 THE CHAIRPERSON: Great. Public
12 comment of this section?

13 (No response.)

14 THE CHAIRPERSON: No public comment.
15 Joe.

16 MR. HENDERSON: I would like to add one
17 other thing and that is this property received a
18 variance in June of 2008. These folks were vested
19 to use the variance. So that was a 20-foot
20 variance to the required 25-foot front setback.

21 Most of the properties on Marshall
22 Boulevard have been granted a variance by the BZA.

23 THE CHAIRPERSON: Great.

24 MS. PERKIS: So they can build closer
25 to the street?

1 MR. HENDERSON: They can built within
2 five feet of the property's line and that's what
3 they're showing with this rendering.

4 MR. HEINLEN: That's what this is here.

5 MR. HENDERSON: So they are vested with
6 that variance.

7 MR. WRIGHT: Do the blue flags on the
8 site -- is that the setback line? I walked the
9 site today and there's a series of little flags
10 around.

11 MR. HEINLEN: You know, I'm not --

12 MR. WRIGHT: What I'm getting at is I
13 would like to see the setback equivalent to the row
14 of houses on the other side of that house going
15 east on Washington.

16 MR. HENDERSON: If you look at this
17 rendering, Duke, I think I know what you're getting
18 at. This is -- this is just a side view of how far
19 the road right-of-way goes up to these houses.

20 If you'll look at the house in the
21 foreground there, that is actually -- was granted a
22 variance to go within five feet of the property
23 line.

24 So the property actually comes way into
25 what is perceived to be the property. And that's

1 really the biggest issue with these lots. In order
2 to make them buildable you have to grant the
3 variance and in order to have a modestly-sized home
4 typically they require increases.

5 MR. WRIGHT: I'm confused. Is the
6 house going to be closer to Marshall Boulevard than
7 the row of houses along Marshall Boulevard?

8 MR. HENDERSON: No. No. It is going
9 to be on a build-to line with that house with the
10 red roof. Do you see the one with the red roof?
11 It will be built almost parallel to that structure.

12 MS. SANDERS: So that is further back.

13 MR. HENDERSON: Let me get to --

14 MR. HERLONG: I'm fine with it.

15 MS. PERKIS: I'm good.

16 THE CHAIRPERSON: I'm good with it
17 also.

18 MS. BOHAN: I'm fine.

19 MS. SANDERS: Sure.

20 THE CHAIRPERSON: All right. Let's
21 hear a motion.

22 MS. PERKIS: I make a motion we pass
23 it.

24 THE CHAIRPERSON: Passed. Do I hear a
25 second?

1 MS. BOHAN: Second.

2 THE CHAIRPERSON: Second. Okay.

3 Everybody in favor? Aye?

4 (Board members stated aye.)

5 THE CHAIRPERSON: Everybody in favor.

6 Can we go out of here, Joe?

7 MR. HENDERSON: Two more things. Two
8 quick things.

9 MS. PERKIS: I make a motion we approve
10 it.

11 MR. HENDERSON: 2007 dates.

12 THE CHAIRPERSON: Do I hear a second?
13 Everybody in favor?

14 (Board members stated aye.)

15 THE CHAIRPERSON: We approve it. We
16 are adjourned. I've got family waiting for me at
17 home.

18 MR. WRIGHT: Is that for a final, Pat?

19 THE CHAIRPERSON: That is for final.

20 (EXH. 1, 12/16/16 e-mail from Rusty
21 Bennett to Joe Henderson, was marked for
22 identification.)

23 (EXH. 2, 12/14/16 e-mail from Joe
24 Courtovich to Joe Henderson, was marked for
25 identification.)

1 (EXH. 3, 12/21/16 Recusal Statement,
2 was marked for identification.)

3 (The deposition was concluded at 7:35
4 PM.)
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CERTIFICATE OF REPORTER

I, Priscilla Nay, Court Reporter and
Notary Public for the State of South Carolina, 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 12th day of January,
2017 at Charleston, Charleston County, South
Carolina.



A handwritten signature of Priscilla Nay in cursive script.

Priscilla Nay,
Court Reporter
My Commission expires
December 2, 2021

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