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SIGNED, SEALED AND DELIVERED THIS DAY OF NOVEMBER 15 2017



SECRETARY, DUKE WRIGHT



CHAIRMAN, STEVE HERLONG

*In the Matter Of:*

Town of Sullivans Island v.  
In Re: Design Review B

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Design Review Board Hearing  
January 17, 2018

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TOWN OF SULLIVAN'S ISLAND  
DESIGN REVIEW BOARD HEARING

DATE: January 17, 2018  
TIME: 6:00 p.m.  
LOCATION: Town Hall of Sullivan's Island  
2056 Middle Street  
Sullivan's Island, SC  
REPORTED BY: PATRICIA L. THOMPSON,  
Registered Professional Reporter

A. WILLIAM ROBERTS, JR., & ASSOCIATES

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DESIGN REVIEW BOARD:

STEPHEN HERLONG, Chairperson

BEVERLY BOHAN

RHONDA SANDERS

DUKE WRIGHT

STEVE HERLONG

F.C. WICHMANN, JR.

LINDA PERKIS

PAT ILBERTON

JOE HENDERSON, Zoning Administrator

KAT KENYON, Permit Tech/DRB  
Applications

JESSIE GRESS

1 MR. HERLONG: So this is the January  
2 17th, 2018 meeting of the Design Review Board.  
3 It's 6 o'clock and the members in attendance are  
4 Rhonda Sanders, Bunky Wichmann and Beverly Bohan,  
5 Ron Coish, Linda Perkis and Duke Wright.

6 I guess the first thing we want to do  
7 is --

8 MR. WRIGHT: Mr. Chairman, I move that  
9 we amend the agenda for the special night that we  
10 want to recognize Kat Kenyon as a long and faithful  
11 service to this board.

12 MR. WICHMANN: I would like to second  
13 that motion.

14 MR. HERLONG: Okay. So we have a gift  
15 for you, Kat. It's been ~~so~~ nice working with you.  
16 You've been with the board since its inception, and  
17 so we went over to the Sandpiper Gallery and gave  
18 you a nice retirement gift.

19 The second item on the agenda are the  
20 December 2017 minutes.

21 MR. WICHMANN: I make a motion that we  
22 approve the minutes.

23 MR. HERLONG: All in favor?

24 (All board members said aye.)

25 MR. HERLONG: Any opposed? None

1 opposed.

2 1712 Thompson Avenue

3 MR. HERLONG: So the first design item  
4 on the agenda is 1712 Thompson Avenue, historic  
5 restoration and site modification proposed by  
6 Landmark Structure.

7 MR. HENDERSON: Yes, sir. Thank you  
8 members of the board. As Steve mentioned, this is  
9 a historic design review for 1712 Thompson Avenue.  
10 This is a historic landmark property by way of  
11 Survey Card 262. This is the old Fort Moultrie  
12 electric shop. The property owners have owned it  
13 for many years and they are doing a historic  
14 restoration of the property, bringing it back to  
15 more original materials; removing one non-original  
16 addition in the form of a carport; demolishing a  
17 structure on the back portion of the lot. In  
18 addition to that they are also incorporating a pool  
19 and also a pool structure and removing a large  
20 amount of concrete.

21 What I would like to do is just show  
22 you the site here. We all know the site pretty  
23 well, I imagine. It's covered with concrete. I  
24 believe the survey reveals 97% of it is covered.  
25 They're going to selectively remove it; incorporate

1 some stormwater management swales on the property  
2 and have the parking around the back.

3 There are no coverage increases. This  
4 is simply a historic restoration approval request  
5 for the structure and also approval of the pool  
6 from the board.

7 With that, I will yield to you for any  
8 questions.

9 MR. HERLONG: Thank you. Are the  
10 applicants here? Do you have some time to help  
11 explain it to the board?

12 MR. HENDERSON: This is Mr. Josh Dunn.

13 MR. JOSH DUNN: I'm Josh Dunn. I'm a  
14 landscape architect. Actually my father is the  
15 contractor here, so that was how I got involved. I  
16 put together this set for the owners.

17 And Joe covered most of it. It started  
18 with the design to improve the home and, like Joe  
19 said, get it back to where it was previously with  
20 some more traditional materials. Mostly just the  
21 skin or the facade and then shutters.

22 As you can see, the drawings on Sheet  
23 A-2 shows most of those. And then further to that  
24 they want to take advantage of the property -- some  
25 of the side yard with some elbow space, a simple

1 open air pool shelter with a pool and a deck, and  
2 they did want to include some parking. So ideally  
3 what we would like to do is, if we can make the  
4 grade work, actually carve that parking out of what  
5 is there, the concrete that is there. It looks  
6 like it would work. It still needs a little bit of  
7 study, but that would be the goal. Again, in a  
8 nutshell, to improve the structure itself and then  
9 to add the outdoor space, the pool and the shelter  
10 with a deck; raising the pool just a little bit  
11 with -- the idea would be to keep it not too far  
12 from existing grade.

13 So in general that's where we are. And  
14 obviously reduce the impervious quite a bit in the  
15 process. So that's my quick overview.

16 MR. HERLONG: Okay. So is there any  
17 public comment?

18 MS. JANE ELLEN HERRON: I'm Jane Ellen  
19 Herron and I live adjacent to the property. I was  
20 wondering when the slabs are taken up, if it's  
21 allowed -- when the concrete was taken away there  
22 was considerable shaking on my property. I wonder  
23 how that would influence not only their property  
24 but mine as well when those slabs are removed.

25 I don't know if that's something you



1 can address, but it is a concern.

2 MR. HERLONG: Randy, since you happen  
3 to be here, you've probably run into this on  
4 projects before. Any suggestions? It's not the  
5 best DRB issue, but Randy may be able to give you a  
6 little insight on those issues.

7 RANDY ROBINSON: Like whenever you  
8 drive piles the same kind of problem. And Jane  
9 Ellen's house and this slab is continuous. It goes  
10 all the way from her house across this property as  
11 one huge slab that the military put in. And it's  
12 thick and it will cause probably some vibration.  
13 But that is something that we would handle from a  
14 building standpoint. Whoever is doing the  
15 demolition would need to probably hire maybe a  
16 contractor to monitor everything while that's going  
17 on and make sure she isn't adversely affected by  
18 this demolition.

19 The concrete does need to be sawn all  
20 the way through rather than just score it and break  
21 it off. But I see what is being done here.

22 MR. JOSH DUNN: Yes. I agree. In my  
23 mind that would be the next step after this  
24 meeting, and then we move forward for my father to  
25 work through some of those details. Probably a saw

1 cut. Carefully somehow make the separation and  
2 work from there.

3 MR. HERLONG: I would guess -- I'm  
4 assuming this is a conceptual presentation, and so  
5 once this gets through to the review board then  
6 they still have to go to the town for permits.  
7 They would work with the neighbors on those type of  
8 issues.

9 MR. HENDERSON: That's correct. We can  
10 handle this at permitting.

11 MR. HERLONG: Is there any other public  
12 comment? So the public comment session is closed.

13 Joe, do you have any final comments?

14 MR. HENDERSON: No, sir, I do not.

15 MR. HERLONG: So there must be --  
16 anybody have any questions for Josh? Duke, do you  
17 have any questions?

18 MR. WRIGHT: Well, no. I see you're  
19 going to leave the existing windows. They appear  
20 to be very old. Are those original windows and are  
21 they functional? I would hope they are.

22 MR. JOSH DUNN: They are functional.  
23 And I believe if you take a look at them -- they're  
24 in good shape. I don't know if they're the  
25 original windows.

1 MR. WRIGHT: They look old to me. They  
2 look good.

3 MR. HENDERSON: Several years ago I  
4 worked with Josh's father, who is the contractor on  
5 the job, and we took a look at the windows. They  
6 are likely not the original windows; however, they  
7 are old. And the owners wanted to attempt to  
8 restore those and give some treatment to them, and  
9 that's why we want to maintain what is there  
10 currently.

11 However, the siding, I believe, is  
12 vinyl. That's coming off. We want to do  
13 restoration under there but likely put back the  
14 wood lap siding. From the survey card it looks  
15 like the original siding ~~is~~ is in pretty bad shape.  
16 And the roof, I believe, is asphalt shingle, and  
17 that's going to be standing seam metal.

18 MR. JOSH DUNN: Yes.

19 MR. WRIGHT: I think it's a good  
20 solution to the problem. It's been there for many  
21 years.

22 MR. HERLONG: Linda?

23 MS. PERKIS: I have some questions,  
24 maybe of Joe. I see the pool shelter looks rather  
25 large. Do we have any rules or recommendations on

1 how large the pool shelter can be?

2 MR. HENDERSON: The maximum size for an  
3 accessory structure is 750 square feet.

4 MS. PERKIS: Also, you say the pool is  
5 going to be raised and that whole area is going to  
6 be raised. How much is it going to be raised?

7 MR. JOSH DUNN: Well, right now I'm  
8 showing it at 7.5. That existing grid there is, I  
9 believe, around 5.5. So it's only about two feet.  
10 So it's not -- it's 7.5. I wanted to at least try  
11 to get it up to around seven just to get it up --  
12 it's a little bit above. Seven is not very high in  
13 my opinion. That whole site is at 5.5 right now.

14 But to answer your question, about two  
15 feet.

16 MS. PERKIS: Yeah. We don't have a  
17 drawing on that.

18 MR. HENDERSON: On the accessory  
19 structure?

20 MS. PERKIS: Yeah. You just have it  
21 broken down, the pool and shelter.

22 MR. HENDERSON: The height is not  
23 identified, Josh?

24 MR. JOSH DUNN: I'm sorry. I didn't do  
25 a section or anything with that. That was just a

1 standalone with how that would look. But I could  
2 do that. In fact, I would do that.

3 MS. SANDERS: This is conceptual;  
4 correct?

5 MR. JOSH DUNN: Yes.

6 MS. PERKIS: I personally would like to  
7 see one. Not so much the house, but what you're  
8 going to do in that area about the pool, the pool  
9 shelter, the decking.

10 I'm also concerned because I feel that  
11 neighbors are an important part of this, about Jane  
12 Ellen; that water runoff. And I know you're going  
13 to build ditches or dig ditches; however, I have  
14 seen Jane Ellen's house and her property. I have  
15 concerns about that. -----

16 MR. JOSH DUNN: Right. Well, the idea  
17 would be we would be improving that.

18 MS. PERKIS: I understand. Hopefully  
19 you will. You have a neighbor directly next door  
20 to you who is going to be impacted in many ways:  
21 Flooding, water drainage. Also construction noise  
22 in digging up that concrete, which because it was  
23 done by the government was probably -- I don't know  
24 how high that concrete is. Two feet?

25 MR. HENDERSON: It's very thick. But

1 the zoning ordinance does encourage the removal of  
2 impervious surfaces to pervious surfaces, and I  
3 think that we --

4 MS. PERKIS: However, we don't know  
5 that that is historical.

6 MR. HENDERSON: It's not identified on  
7 the survey card. The concrete is. Just the  
8 structure.

9 And so from a town staff perspective  
10 and having walked through the process of stormwater  
11 requirements for residential properties, staff is  
12 certainly in favor of the saw cutting and removing  
13 of all the concrete. It's going to be a huge  
14 effort for the contractors to get truckload after  
15 truckload of this material out of there.

16 And so as I mentioned to not one but  
17 two neighbors, this is going to benefit the  
18 stormwater problems over there. It may not be very  
19 much, but it will help a little bit. So that the  
20 landscaping and the swales along the property line  
21 surely will help a little bit.

22 As far as for resubmittal, do you have  
23 any recommendations for what we would present to  
24 you as far as elevations for this --

25 MS. PERKIS: Well, he hasn't told us

1 how high the pool shelter is going to be.

2 Conceptual approval, yes, but not final.

3 MR. WRIGHT: Joe, I think probably to  
4 satisfy the concerns -- and I have the same  
5 question. Maybe a cross-section through the site  
6 showing the elevation of the pool and the shelter  
7 and the height of the shelter.

8 MR. HENDERSON: Thank you.

9 MR. HERLONG: Ron, do you have any  
10 questions?

11 MR. COISH: I would conceptually ask  
12 that -- I would like to see a cut-away for the  
13 elevation of the height of the pool in relationship  
14 to the house. Other than that it looks good.

15 MR. JOSH DUNN: May I add one thing?  
16 I'm happy to do that; and in fact, I had it on the  
17 list and just didn't get it for this submittal.

18 But to give you a reference to the  
19 height of the pool, if you look at the existing  
20 pictures of the house, the house is around nine or  
21 9.1 elevation, that finished board of the house.  
22 We're proposing the pool to be at 7.5.

23 So just for your reference, if you look  
24 at the section of the pool shelter where the shadow  
25 figures meet, that would be the finished floor of

1 the pool area, and that's about 18 inches, if I'm  
2 doing my math right, below the finished board of  
3 the existing home.

4 Does that make any sense? I can still  
5 do a section. I'm happy to do that. I just  
6 thought that would be worth mentioning for your  
7 reference.

8 MR. HERLONG: Okay. I have a couple of  
9 questions. So when I look at the site plan you  
10 submitted -- Joe, can you pull up the site plan?

11 So currently virtually the entire site  
12 is covered in concrete, but on that site plan  
13 you're going to remove it where I see the wall  
14 area. I assume where I see the wood decking that  
15 surrounds the pool and, ~~of~~ of course, at the pool and  
16 really around the house -- everything that's not  
17 part of the parking would become impervious on  
18 purpose.

19 You're significantly increasing the  
20 pervious coverage, which is a great benefit to the  
21 neighborhood.

22 MR. JOSH DUNN: That's correct. The  
23 only concrete that would remain based on these  
24 plans would be the driveway and the parking and  
25 then a small walk in the front. But the percentage



1 that I came up with is about 52. -- it went down.  
2 It is significant reduction.

3 MR. HERLONG: I agree with you that  
4 raising the pool above the ground level -- that  
5 ground is so low back there extreme tides will  
6 interact with the pool water.

7 MR. JOSH DUNN: Yeah. My background is  
8 landscape architecture. The lawn and the landscape  
9 of the pool all work together. You don't need  
10 rails. You just need minimal steps. But raise it  
11 enough to help with what we just said.

12 MS. BOHAN: I think it's going to be an  
13 improvement to the neighborhood. It sounds like --  
14 I have looked at every annotation, and it looks  
15 like that you are keeping ~~it~~ as much as possible,  
16 maintaining the historic integrity of the house.  
17 That's commendable.

18 I do have some thoughts, as other board  
19 members, about the pool and just making sure it's  
20 compatible and to mass and scale, but other than  
21 that I'm good with it conceptually.

22 MR. WICHMANN: I agree completely with  
23 Beverly. The only change I really would have would  
24 be just what you've heard, just with the dimensions  
25 on the pool house is all I need.

1 I understand that you've got to raise  
2 the pool. And again, I really commend you on what  
3 you're doing there. I'm excited to see this  
4 project come together. Well done.

5 MR. HERLONG: Rhonda?

6 MS. SANDERS: No. I think it's a great  
7 project and conceptually I think exactly what  
8 you're talking about. A complete application with  
9 all the details I'm sure is fine with the board.  
10 I'm good.

11 MR. HERLONG: Thank you. Anyone want  
12 to try to make a motion?

13 MR. WICHMANN: Make a motion that we  
14 approve it conceptually.

15 MR. COISH: ~~Second~~.

16 MR. HERLONG: So we have the motion to  
17 approve this conceptual submittal. All in favor?

18 (All board members said aye.)

19 MR. HERLONG: Any opposed? None  
20 opposed.

21 MR. WRIGHT: Mr. Chairman, I think  
22 Linda asked a very good point. On your next  
23 submission showing where you are actually leaving  
24 concrete as opposed to what may be left for  
25 planting other than what you show on the lawn. For

1 example, along the west side of the pool house and  
2 the area between the driveway I assume is going to  
3 be existing concrete, and you're going to cut that.  
4 Am I right?

5 MR. JOSH DUNN: That's correct. Yes.

6 MR. WRIGHT: And just to make it more  
7 clear, where you have impervious surfaces.

8 MR. JOSH DUNN: Okay. I can do that.

9 If you look at Sheet 3 -- I can label  
10 it better, but essentially what is shaded on this  
11 sheet is impervious. Some of that is existing.  
12 The house is existing, but the pool shelter and the  
13 pool and the concrete wall -- and I even included a  
14 stepping stone. I'm not sure that would be a  
15 solution there through ~~the~~ lawn, but this would be  
16 the best sheet to reference the question. I can  
17 add some more notes.

18 MR. WRIGHT: Just make that clear.

19 Thank you.

20 2303 MIDDLE STREET

21 MR. HERLONG: Thank you. The next item  
22 is 2302 Middle Street, pool plans.

23 MR. HENDERSON: This is Agenda Item  
24 C-2. 2302 Middle Street, of course, is a  
25 Sullivan's Island landmark structure known as the

1 greater school property. It's the third time we  
2 have reviewed this.

3 Just to give you a sequence of review  
4 and approval for this project, on December 20th,  
5 our last meeting, the applicants proposed a revised  
6 pool location. They withdrew that request to  
7 modify the plan.

8 On November 15, however, the board  
9 approved all of the hardscape proposed, and there  
10 was parking areas, patio areas and walkways;  
11 however, did not approve the pool.

12 Additionally, the applicants received  
13 approval from the board for all of the historic  
14 restoration plans. With that we have another  
15 design for a pool, and I'll let the applicant  
16 present their reading on it.

17 PATRICK MARR: Patrick Marr. I live at  
18 3030 Jasper on Sullivan's Island. I appreciate the  
19 opportunity to come back in front of you. I know  
20 that there are people on the board that were not  
21 here last time.

22 Just to kind of refresh a little bit,  
23 we've taken all structures except for the main  
24 building off the plan. So we had no cabanas or  
25 golf cart storage or special buildings. And that

1 was really the last one -- we made the pool  
2 smaller. We have come back and not only done that  
3 this time, but we have made the pool even smaller  
4 and hardscape significantly smaller. In fact, I  
5 instructed the team -- we have seen pictures of  
6 grass coming right up to the pool. Beautiful.  
7 DHEC will not let us do that. We have to leave a  
8 four-foot border around because it is -- they deem  
9 it a commercial project. So there is all kinds of  
10 DHEC things that we have to do.

11 So what we have done is we have gone in  
12 four feet and we have actually mapped it out on the  
13 site. I don't know if you saw it. We started  
14 demolition of the interior of the building. But  
15 again, we appreciate what you let us do to the  
16 building. We think we're doing something that is  
17 beneficial, as somebody that is a resident on the  
18 island, and we're hoping that -- I am thrilled to  
19 see that there is other pools getting approved on  
20 the historic structures on the island, and we're  
21 looking for something that can help us regain some  
22 of the value that we're putting into this building.

23 So what we have done -- this is what it  
24 was. We have about 1,800 feet of hardscape. We  
25 had a pool of about 760 square feet. We have now

1 reduced that. The pool hardscape was really just  
2 four-foot wide, which is the minimal that we can  
3 do. I would like to have a little more hardscape  
4 so we could maybe put a couple chairs there that  
5 aren't making indentations into the grass. And the  
6 pool we reduced by about 30%. So the overall size  
7 has been reduced by a total of 60% between the  
8 hardscape and the pool. So it's really just become  
9 a dipping pool.

10 Again, these are going to be condos  
11 primarily for folks that are not going to be having  
12 lots of kids. The idea to have a pool is they  
13 might have some grand kids that come and use the  
14 pool.

15 The other ~~thing~~ you'll notice is that  
16 this pool is at grade. You're not going to even  
17 see this pool. With the kind of vegetation -- and  
18 we've hired Heather Estee. Unfortunately she's not  
19 here. She's in Florida for the winter. But the  
20 plan that she's done is so intricate you're not  
21 even going to see -- the whole focus is we have to  
22 try to hide the pool but allow the ability to see  
23 the building and the historic structure.

24 We think that by coming back that we  
25 have finally developed something that we think

1 works. And so we appreciate your consideration.  
2 By making it considerably smaller that we hope will  
3 allow you to have a pool and allow us to have a  
4 pool on this property. Thank you.

5 MR. HERLONG: Thank you. Is there any  
6 public comment? The public comment session is  
7 closed. Joe, do you have final comment?

8 MR. HENDERSON: No, sir.

9 MR. HERLONG: Duke, I haven't heard  
10 from you.

11 MR. WRIGHT: I missed the last two  
12 hearings; but I have read the minutes, and they're  
13 interesting of the submission and comments of the  
14 board members. And I visited the site and looked  
15 at it. I think the blue ~~tape~~ tape on the ground --  
16 there is two sets of tape on the ground there.  
17 That's the larger pool, I think.

18 MR. HENDERSON: I believe the blue is  
19 the new --

20 PATRICK MARR: One is the hardscape.

21 MR. WRIGHT: That's the hardscape  
22 around the smaller pool.

23 PATRICK MARR: It's four feet of  
24 hardscape.

25 MR. WRIGHT: I assume that that pool

1 cannot be moved a little bit east to save that one  
2 tree that you take out. And I don't have a big  
3 problem with that. It was just a thought.

4 PATRICK MARR: We have looked at where  
5 we could try to place it. We have retained every  
6 other live oak on the property. That's the only  
7 one we have asked for.

8 MR. WRIGHT: The plan that you show  
9 here on the west side and along the Middle Street  
10 side, it would essentially hide the pool. I don't  
11 have any trouble with this pool going where it is.  
12 I think that's all we're talking about tonight is  
13 the swimming pool; correct?

14 MR. HENDERSON: Yes, sir.

15 MR. WRIGHT: ~~---I~~ I'm okay with it.

16 MR. HENDERSON: And I would respond to  
17 your comment about the live oak. It is a 17-inch  
18 live oak, and so the tree commission will have to  
19 review and approve the removal of it. It is  
20 possible in their deliberations they may ask if the  
21 pool can be pushed --

22 MR. WRIGHT: Push it east along Middle  
23 Street?

24 PATRICK MARR: We were trying to  
25 conserve the great lawn in front of the lot.



1 MR. WRIGHT: I see that and I agree  
2 with that, but that won't stop my -- okay.

3 MR. HERLONG: Thank you. Linda?

4 MS. PERKIS: I had a question. I have  
5 your plans from the last meeting and you now have  
6 -- down near Middle Street you have a concrete area  
7 right here which you didn't have on the original.

8 PATRICK MARR: That's a mistake. There  
9 is no concrete area. I'm sorry. There is no  
10 concrete area. That's right under the tree.

11 By the way, the one thing I forgot to  
12 mention is that we have an accessory building out  
13 here for the pool pump. We have come up with  
14 another plan. We're going to be putting in a  
15 vault, so the pool system will be below ground.  
16 And we'll be doing that kind of at the corner of  
17 the house so you wouldn't see any of the pool  
18 equipment.

19 MS. PERKIS: The pool is not going to  
20 be raised?

21 PATRICK MARR: Right.

22 MS. PERKIS: All right.

23 MR. HERLONG: Ron?

24 MR. COISH: I appreciate what you're  
25 doing. I think you're doing a good job. I really

1 appreciate the landscaping. It looks a little more  
2 natural, but I just think that it's such a unique  
3 structure that I just -- everything else that you  
4 have done is beautiful and the landscaping will --  
5 what is happening here is taking the building up,  
6 which is just my opinion you need to do that.  
7 Someone needs to do that. But it's such a historic  
8 and unique property, and the way it is right now  
9 with all the landscaping -- and I understand you're  
10 separating it with condos. And I feel like we're  
11 losing a unique situation on the island. It's not  
12 like it's a house down on the back side of the  
13 island. It's right there front and center, and I  
14 just don't think the pool belongs there.

15 PATRICK MARR: You've got it on the  
16 record. Thank you.

17 MR. COISH: That's all I have to say.

18 MR. HERLONG: Well, I do think this  
19 shows the pool smaller. There is more green lawn  
20 than there was in the previous set. Less patio  
21 space. And I thought it was appropriate  
22 previously. I think it's appropriate now.

23 MS. BOHAN: I appreciate your tenacity  
24 and thank you for allowing the board to have  
25 varying opinions of the property. Because we're so

1 passionate about different historical properties on  
2 the island, we each have our thoughts on what we  
3 deem as appropriate.

4 I do appreciate listening to the board  
5 to reduce it by 75%. The hardscape around the  
6 pool, I think is as significant as reducing the  
7 pool by ten feet. I'm not sure that I still can  
8 see beyond the pool and why you're wanting to put  
9 it there. I think for compatibility -- I've read  
10 all the regulations, and I'm not sure that it's  
11 compatible. But I understand that there are many  
12 pools on historic properties. I rode around  
13 probably about a dozen over the weekend last  
14 weekend. So I understand your desire for that and  
15 appreciate that.

16 MR. WICHMANN: I think what you're  
17 wanting to do is make some changes to the piece of  
18 property. Changes can be viewed as painful  
19 sometimes, and it's sometimes difficult to get a  
20 true concept of what it's going to be like. I  
21 think many of us struggle with that.

22 The answer to that, you've gone through  
23 an awful lot of trouble and expense to provide the  
24 board what was requested each and every time. I,  
25 too, don't have a problem with the pool. I think

1 the pool in the way it was presented at the last  
2 meeting was good. I appreciate the fact that you  
3 took the board's concerns and addressed them and  
4 reduced it even further.

5 I think that as Beverly pointed out  
6 there are several properties or many properties on  
7 the island -- do we know how many properties have  
8 pools?

9 MR. HENDERSON: No.

10 MR. WICHMANN: But when it rains it's a  
11 lot more. It's something that I think that will  
12 enhance the property, I think, the way the  
13 landscape has been proposed. I think putting just  
14 a chainlink fence up has helped people visually get  
15 a feel for how the property ~~is~~ is going to be more  
16 private than it's been before, which will maybe  
17 hide or cloak the pool a little bit.

18 What you're proposing -- the structure  
19 we have already approved. It is commendable and  
20 we're all very excited about it. I will be excited  
21 to see this proposal that you presented to us today  
22 approved and have it acted upon soon.

23 MR. HERLONG: Rhonda?

24 MS. SANDERS: And I like the changes  
25 and improvements. I wasn't here last time. It

1 looks much more to scale. I still don't think it  
2 should be -- I think that should be the front yard.  
3 I don't think there should be a pool there. I'm a  
4 tree hugger, so I can't support it. Sorry.

5 MR. HERLONG: Any other comments?

6 MR. WICHMANN: I make a motion that we  
7 approve it as submitted.

8 MR. HERLONG: You just made a motion.  
9 Do we want to hear a second?

10 MR. WRIGHT: I second that.

11 MR. HERLONG: So do we have a motion on  
12 the table to approve it as submitted? Any comments  
13 on that? Discussion on the motion before we take a  
14 break?

15 MS. SANDERS: I do have one suggestion.  
16 I understand water features. I think this property  
17 is really incredible and what you're going to do is  
18 amazing. And I think pools are a little bit  
19 overrated. I think a really nice ground pineapple  
20 fountain -- I know it's not the same, but a really  
21 nice water feature maybe on both sides would ...

22 MR. WRIGHT: Mr. Chairman, I had one  
23 thought that I'm sure has been considered. I  
24 wasn't at the last meeting, but what we're seeing  
25 is preservation of a structure that has to me a lot

1 more meaning than a small swimming pool. In a way  
2 it's maybe a tradeoff. To proceed with this house,  
3 this building, preserved and put into the condition  
4 that they're talking about putting it in really has  
5 a bearing on our decision to go with the pool.

6 MR. HERLONG: Anybody else have any  
7 comments before we vote on the motion? So the  
8 motion is to approve the pool as submitted. All in  
9 favor?

10 (Board members said aye.)

11 MR. HERLONG: All opposed? Two board  
12 members opposed.

13 MS. PERKIS: I haven't made a decision.  
14 I like what you're doing with the building. I like  
15 what you're doing with ~~the~~ landscaping. I like  
16 everything. And I'll tell you that fence that is  
17 going up, to me it shrunk the property because now  
18 I see a boundary. Before it was wide open and you  
19 didn't see walls. You didn't see a fence. It's a  
20 construction fence.

21 PATRICK MARR: It's not going to be  
22 that height.

23 MS. PERKIS: I know, but I now see it.  
24 I just have mixed emotions also about losing that  
25 tree.

1 PATRICK MARR: Well, I think that's why  
2 we're going to work with the commission.

3 MS. PERKIS: To me it's a parklike  
4 setting. It's just wide open and parklike and  
5 green. But that's my opinion.

6 PATRICK MARR: Well, I was looking for  
7 a little bit of help. I'm trying to go back and  
8 review some --

9 MS. PERKIS: I know.

10 MR. HERLONG: Well, what we have  
11 currently is a tie vote. What does that mean, Joe?

12 MR. HENDERSON: That means there is a  
13 motion in favor.

14 MS. SANDERS: Is there a way to -- I'm  
15 not a fan of the pool at all, but is there a way to  
16 do it and save the tree?

17 MS. PERKIS: Can we turn it sideways?

18 MR. PATRICK MARR: I personally do not  
19 care about -- it's more of we're trying to do an  
20 amenity. The problem with a tree is you have these  
21 roots that go on, and they're not just five feet.  
22 They're long and having leaves come down. We're  
23 going to be trimming the live oaks. And we need to  
24 talk with the tree commission in even moving that  
25 tree.

1                   We're not here to be tree killers.  
2           That's not what we're trying to do. It's actually  
3           hard to see the building now with the trees the way  
4           they are. We are proposing to get rid of some  
5           other trees that are not significant. And actually  
6           that one with the pool, that kind of blocks a lot  
7           of the building. We think the lighting is going to  
8           help as well. And we'll make it even more open to  
9           see the building without that tree there and have  
10          the trees which are more in front along Middle  
11          Street and along the curb.

12                   MR. HENDERSON: Pat, would you be  
13          willing to amend your request to modify the  
14          location of the pool to save the tree? That would  
15          help.

16                   MR. PATRICK MARR: We can look at  
17          possibly saving the tree or possibly relocating it,  
18          if it makes sense.

19                   MS. PERKIS: Move it to the other side.  
20          Like divide the property almost in half, probably  
21          where the columns are, where the porch is.

22                   MEMBER OF THE AUDIENCE: The issue is  
23          the orientation of the lot; correct?

24                   MR. PATRICK MARR: See, right now we  
25          cannot have a pool in the front yard.



1 MS. PERKIS: That's right.

2 MR. PATRICK MARR: This is the front  
3 yard over here. In having it here -- this is the  
4 front yard. But I don't know if that's a variance  
5 or a DRB issue, Joe.

6 MS. BOHAN: Could you move the tree to  
7 the -- now where it shows? Could you move it to  
8 this area here?

9 MR. PATRICK MARR: To be underneath the  
10 tree, the existing tree?

11 MS. BOHAN: Can you move the tree  
12 toward Middle Street?

13 MR. PATRICK MARR: Right now there is a  
14 tree right here. Move it toward that tree?

15 MS. BOHAN: ~~Can~~ Can you move it --

16 MEMBER OF THE AUDIENCE: Just real  
17 quick. You've got a grand oak here, you have a  
18 grand oak here, and you have another oak here.

19 One of the things that we have  
20 discussed is if this tree goes away, there is a  
21 possibility of relocating it over to this area.  
22 But the other thing we were looking at, if you've  
23 seen the property between the other structure on  
24 the other side is somewhat barren, so the idea was  
25 with mitigation -- if the tree commission allows --

1 we're talking 17 inches, I think, on that tree.

2 MR. HENDERSON: Yeah.

3 MEMBER OF THE AUDIENCE: What we would  
4 do is come back and plant live oaks -- probably  
5 three to equal 20 inches or so along here for an  
6 additional buffer barrier, but at the same time --  
7 because the focus always has been for people to say  
8 -- to be able to come down Middle Street and look  
9 over to your left and see this gorgeous building.

10 So with doing that -- if you've seen  
11 these oaks, they haven't been trimmed back in  
12 years. We had the arborist over there. They said  
13 once we move these up it really -- it's going to  
14 fork all these trees.

15 So the idea ~~is~~ is to have that view  
16 corridor from car sight if you're looking over and  
17 seeing that building and when you're walking down  
18 the street. So Pat is right. This tree -- if you  
19 look at it symmetrically on the lot, it was put in  
20 by somebody in the family way back when. It's  
21 almost kind of at a place that doesn't really fit,  
22 where you've got the beautiful trees up against the  
23 building.

24 So the idea is if we do it, could we  
25 look at moving it over in here somewhere possibly,

1 or the other idea is to try to build a better  
2 buffer on the side. Because the intent is not just  
3 to take the tree out and not pay the money to  
4 re-landscape --

5 MR. PATRICK MARR: We might be able to  
6 take it and move it kind of over here. So you have  
7 these here or something. I think we could -- we're  
8 not opposed to moving it, if possible. It's not  
9 inconsequential how much it costs to move a tree  
10 that size, but we're happy to meet the  
11 accommodation because it is a big issue for us,  
12 this pool to amenitize it.

13 MEMBER OF THE AUDIENCE: And one of the  
14 other issues with moving it -- and Joe, you can say  
15 this. Because we do have ~~have~~ a center line property  
16 line and we do have setbacks for accessory  
17 structures, which the pool is off the side. So  
18 shifting it over is a concern, too, correct, Joe,  
19 because of the setback off the property line?

20 MR. HENDERSON: Yeah. The physical  
21 setback for the buildable area of the house is 15  
22 feet.

23 MR. PATRICK MARR: I think it's a lot  
24 easier to move the tree or plant new trees, whether  
25 it's here or here. I think you want to try to keep

1 as much of this to see the house, the structure.  
2 You know, we're taking off the asphalt shingles,  
3 the asbestos shingles, and putting lap siding.  
4 It's going to be beautiful. And I think you'll  
5 want to see it. You can't even see it that well  
6 right now, and taking this tree out will help --  
7 will fully foster growth here for this tree. But I  
8 can see moving it, and that's not something that we  
9 can -- we can come back next month and talk to the  
10 arborist. We can certainly do that and come back.

11 MR. WICHMANN: I have a procedural  
12 question. Is it in our power to approve or deny  
13 based on location of trees? Is that something that  
14 -- just a clarification for me, that our panel -- I  
15 always thought that the ~~tree~~ tree commission dealt with  
16 that. My question is that if we approve this as  
17 is, the tree commission can come in and say:  
18 Sorry, pal. You don't get to move that tree.

19 I think our concerns about the tree --  
20 it's not completely about the tree, but I think  
21 it's partially about the tree. And I'm not sure if  
22 that is the purview of what we are to address or  
23 not. It's just a question, Joe, for you to help me  
24 understand that.

25 MR. HENDERSON: I mean, I think that

1 the tree and the location of an existing tree is a  
2 site characteristic that could factor into your  
3 decision.

4 MR. HERLONG: Ron?

5 MR. COISH: Because the property line  
6 goes through the middle of the building do you  
7 still have to maintain the same setbacks on  
8 everything as you would if it was two individual  
9 lots? Even though it's two individual lots with  
10 one structure and the property line goes right  
11 through C unit, is that property line from the  
12 middle of C unit to each street? Does that go away  
13 or is that official property line that requires the  
14 setbacks?

15 MR. HENDERSON: Well, historically we  
16 have considered accessory structures as completely  
17 separate structures in having to meet the setbacks  
18 prescribed by the zoning ordinance. Even if you  
19 have a non-conforming structure like this that  
20 doesn't meet the setbacks, we still apply the  
21 required setbacks for the pool or the garage or  
22 whatever structure you're going to build.

23 So I think in this case you have a new  
24 construction going in. It would need to meet the  
25 minimum setback 15 feet from the property line.

1 MR. COISH: That answered my question.

2 MR. HERLONG: So Joe, my question would  
3 be: We have a three-to-three vote, which does not  
4 pass submittal. We can wait a month and see what  
5 is resubmitted, or can a proposed adjustment to  
6 move the tree be reintroduced as a motion tonight?

7 MR. HENDERSON: Yes.

8 MR. HERLONG: The applicant can likely  
9 request that we let -- can we let them request that  
10 as an option?

11 MR. HENDERSON: Yes. So Bunky's motion  
12 would fail because it's a tie vote. Then you would  
13 open it up for another motion.

14 MS. SANDERS: Don't we have seven  
15 people here? -----

16 MR. HERLONG: Yes, but we only have six  
17 to vote.

18 MS. SANDERS: So one abstains?

19 MR. HERLONG: So that is an option for  
20 us to try to form a motion that either relocates or  
21 saves the tree. We can take a vote on that.

22 MR. WICHMANN: Do we have --

23 MR. PATRICK MARR: We would like to  
24 make that request.

25 MR. WICHMANN: Try again. Make a

1 motion that we approve as submitted with the  
2 exception of either the replacement of the tree  
3 that is a 17-inch oak where the pool is planned to  
4 go, proposed to go at this point, or mitigation of  
5 -- is it buffering trees buffering those?

6 MR. PATRICK MARR: Buffering those.

7 MR. WICHMANN: That would meet the tree  
8 committee's approval?

9 MR. PATRICK MARR: Yeah; tree  
10 commission approval.

11 MR. HERLONG: Just to clarify, you  
12 might explain how the mitigation works. Because we  
13 know it's a 17-inch tree, the potential is there to  
14 replace with three --

15 MR. HENDERSON: To replace those 17  
16 inches on site or to pay into the tree fund, is  
17 their other option. And those mitigation options  
18 are afforded to the applicant by the tree  
19 commission; however, I thought that the two options  
20 would be to either transplant the tree or redesign  
21 the pool to save the tree.

22 MS. SANDERS: You're an arborist;  
23 right?

24 MR. HENDERSON: Yes.

25 MS. SANDERS: Can you transplant a

1 17-inch oak?

2 MR. HENDERSON: You can do it if you  
3 have a big enough spade, but it can be done.

4 MR. HERLONG: I guess the question: Do  
5 we have a motion and no second? Does anyone want  
6 to maybe suggest a change to that motion?

7 MR. PATRICK MARR: Just one last thing.  
8 I think the idea on mitigation with paying for it  
9 is not something we want to do. What we would like  
10 to do is explore the option to relocate the tree on  
11 the lot or potentially add three six-inch live oaks  
12 and only live oaks to the property.

13 So those are our two options on really  
14 the things we can work with. And again, it may all  
15 be for review on the next landscape submittal,  
16 whether you think it's appropriate to move it or  
17 put new trees in there. We are not willing to  
18 mitigate through a financial --

19 MR. WICHMANN: I think that the motion  
20 did not have that in mind. It was more the  
21 replanting mitigation.

22 MR. WRIGHT: I'm still not clear on the  
23 motion on what you intend.

24 MR. WICHMANN: I am happy to restate  
25 it, that we approve the plan as submitted with the



1 exception of moving -- either, A, moving the  
2 17-inch live oak that is placed on the property  
3 that the tree commission would approve or mitigate  
4 and approve replacement of, for example, three  
5 six-inch live oaks on the property.

6 MR. WRIGHT: I second that motion.

7 MR. HERLONG: Does anybody have any  
8 comments, thoughts, questions about the motion?

9 MR. COISH: To move the tree to another  
10 part of the lot?

11 MR. WICHMANN: A or B. Correct. A is  
12 to move the tree; B is to mitigate through planting  
13 three six-inch thickness live oaks.

14 MR. HERLONG: Anybody else have any  
15 questions about the motion? So let's take a vote  
16 on the motion. All in favor of the motion?

17 MR. WICHMANN: Aye.

18 MR. HERLONG: So five in favor. All  
19 not in favor of the motion? Two. Well, this  
20 motion passed. Very good.

21 MR. HENDERSON: The chairman is  
22 recusing. Duke, I think you're assuming the role.  
23 I'm sorry. Beverly.

24 2219 MYRTLE BOULEVARD

25 MS. BOHAN: The next item on the agenda

1 is 2219 Myrtle Avenue, historic restoration. Can  
2 you put forth your information.

3 MR. HENDERSON: Yes. This is a  
4 conditional island resource. It's located at 2392  
5 Jasper Boulevard. It's identified by Survey Card  
6 219.

7 This is essentially a request to  
8 conduct a restoration of the existing structure.  
9 It's been modified over the years. These changes  
10 involve first removing the non-original awning  
11 that's on the front facade facing Myrtle Avenue;  
12 installing in its place a new replacement awning  
13 that's going to go over the front porch; replacing  
14 all of the non-original vinyl windows; keeping the  
15 design six-over-six light windows and filling in  
16 the foundation with wood lattice material.

17 There are no increases requested in  
18 this presentation. So it's just a historic design  
19 review. I have the elevations in front of you. I  
20 can also show you the review as well. I yield to  
21 you for any questions.

22 MS. BOHAN: The applicant?

23 MR. JOHN ROMANO: John Romano.

24 MS. BOHAN: The applicant's  
25 presentation?

1 MR. JOHN ROMANO: John Romano with  
2 Herlog & Associates. We're the property architects  
3 for 2919 Myrtle.

4 I think Joe gave a pretty good  
5 introduction. I guess I'll just go over a couple  
6 of quick things from the historic survey card. The  
7 construction of the property is around the 1900s.  
8 There have been some alterations of the property.  
9 From the survey card I think the original structure  
10 was moved to the lot it's on. It wasn't shown on  
11 the 1917 plan, and then it shows up in 1920. And  
12 the north addition is just an additional rear of  
13 the property that is T1-11 siding added around  
14 1955.

15 So like Joe ~~said~~, typical lap siding,  
16 metal roof. There is lattice at the crawl space,  
17 which is really all sort of deteriorated away.  
18 There are some areas that are remaining.

19 The best sheet to look at is probably  
20 1800 of the existing renovations. I will just kind  
21 of talk about what we're doing. On Elevation No.  
22 1, the existing rear elevation, this is the side  
23 opposite of Myrtle Avenue. This is the addition in  
24 1955. We are removing all of the vinyl windows,  
25 which were probably put in after Hugo. We are

1 removing all of those and recladding that side with  
2 lap siding to match the existing house to the  
3 original house.

4 On the Station 22-1/2 side at Elevation  
5 No. 2 on the existing building, that's really  
6 saying essentially the same, to remove one of the  
7 doors that leads up to the back door porch, moving  
8 it to the right side of the house. So it wouldn't  
9 enter the addition; it would enter the original  
10 structure.

11 Elevation No. 3 is the south side. The  
12 only modification we are making there is to remove  
13 one of the gable ends. Replacement windows.  
14 Removing the vinyl windows. And the biggest  
15 modification we are making is to Elevation No. 4,  
16 the side of the structure that faces Myrtle Avenue.

17 There is, like Joe said, an awning  
18 that's not original to the structure that we're  
19 going to be removing and then extending an awning  
20 -- well, actually the shed roof that is existing to  
21 the original structure, extending that across that  
22 main porch.

23 There is an existing HVAC stand on the  
24 front of the house facing Myrtle. We would be  
25 moving that around to the interior side of the lot.

1 So all of that would be cleaned up. And in that  
2 gable end where there is a single window being  
3 shown we would be adding -- removing that window  
4 and keeping the opening where it is as a single  
5 door with just an awning window and to that side of  
6 the house.

7 I think that's pretty much everything  
8 we're doing. I do have some photos of the existing  
9 structure. It shows the state it's in right now.  
10 It shows pretty clearly the addition.

11 MS. BOHAN: Is there any public  
12 comment? Public comment is closed. Joe, do you  
13 have any further comments?

14 MR. HENDERSON: Nothing further.

15 MS. BOHAN: ~~Board~~? Duke, would you  
16 like to start?

17 MR. WRIGHT: Yes. First, I did not see  
18 the historic survey sheets on this property. Do  
19 you have them, Joe?

20 MR. HENDERSON: Yes. This project, the  
21 address actually wasn't noted on the original  
22 survey. It had a description: Southwest corner  
23 Station 22-1/2 Myrtle Avenue. So that was --

24 MR. WRIGHT: That was in the assessment  
25 inventory?

1 MR. HENDERSON: Yes, but it wasn't in  
2 your packet.

3 MR. WRIGHT: So essentially the house  
4 that we're looking at was original except for that  
5 addition on the south side?

6 MR. HENDERSON: That's correct. And  
7 also this element here in the front.

8 MR. WRIGHT: Yeah. Well, I think what  
9 you're doing is a significant improvement over what  
10 is there for certain. So I'm okay with it.

11 MS. PERKIS: I have one question. I  
12 like what you're doing. Are you going to get rid  
13 of that garage, too?

14 MR. JOHN ROMANO: Yes. We actually  
15 might keep it. It is ~~going~~ to stay.

16 MS. PERKIS: So we hope it's going to  
17 be fixed up.

18 MR. JOHN ROMANO: It would.

19 MS. PERKIS: I'm fine.

20 MR. COISH: Looks good to me. It looks  
21 beautiful. I am very anxious to see you start and  
22 finish and move in.

23 MS. BOHAN: Bunky?

24 MR. WICHMANN: I am confused a little  
25 bit, so bear with me and help walk me through this,

1 if you would.

2 You would want to -- the addition with  
3 the T1-11 siding, you're going to take the windows  
4 and remove all the windows and replace with just  
5 siding; is that correct?

6 MR. JOHN ROMANO: Correct.

7 MR. WICHMANN: There would be no  
8 windows on that wall at all?

9 MR. JOHN ROMANO: Right. That side  
10 faces the rear of the property.

11 MR. WICHMANN: And in Rendering No. 3  
12 on the south elevation you again will remove the  
13 window there and not have a replacement window  
14 there; is that correct?

15 MR. JOHN ROMANO: Correct.

16 MR. WICHMANN: That building goes up  
17 against a fence line of the property on the corner  
18 -- is that Central?

19 MR. JOHN ROMANO: That side is on  
20 Myrtle. The neighbor's house is up against that  
21 elevation.

22 MR. WRIGHT: Bunky, I think -- looking  
23 at this drawing that's up there now, that elevation  
24 on the top left is really the west elevation.

25 MR. WICHMANN: That is the west

1 elevation. Right. That's why I was a little  
2 confused.

3 MR. WRIGHT: The one on the top right I  
4 think is the east elevation and the one on the  
5 bottom right is the north elevation, and the top  
6 left is the south elevation.

7 MR. WICHMANN: That's my confusion. I  
8 get my directions confused. So that helps me some.

9 The other question I've got for you is  
10 the west elevation, No. 4. You're going to remove  
11 the existing awning that's over that little portion  
12 now and -- you are going to extend that and add a  
13 shed roof which is going to completely cover that  
14 entire porch; is that correct?

15 MR. JOHN ROMANO: That's correct.  
16 These elevations are all laid out on the next page,  
17 8201, which shows that tying into that --

18 MR. WICHMANN: Yeah. Trying to compare  
19 both of them to each other. Okay. Yeah.

20 Again, I think it's a great and very  
21 worthy project. I'm very excited to see some big  
22 improvements. And if you ever wanted an opinion on  
23 whether or not to remove that building, that shed,  
24 I would approve removing of that shed. I believe  
25 it's ultimately a T1-11 site; correct?



1                   That's all I have. Thank you.

2                   MS. BOHAN: Rhonda?

3                   MS. SANDERS: I'm good. I think it's a  
4 great project.

5                   MS. BOHAN: I also think what you're  
6 doing is great. I think extending the roof line  
7 and removing the windows -- but of course putting  
8 back as close to historically correct as possible.  
9 I think it's great. I also agree.

10                   Any other comments from the board? Do  
11 I hear a motion?

12                   MS. SANDERS: Motion to approve is  
13 fine.

14                   MR. COISH: Second.

15                   MS. BOHAN: ~~Can~~ we call for a vote?  
16 All agree? Opposed? Approved as presented.

17                   2629 GOLDBURG AVENUE

18                   MR. HERLONG: So the last item on the  
19 agenda is 2629 Goldbug Avenue, accessory structure.

20                   MR. HENDERSON: This is a non-historic  
21 design review. It's a 2629 Goldbug Avenue. On our  
22 agenda Item D-1.

23                   Myles Trudeau, the applicant, requesting  
24 approval for an elevated deck with a pool and that  
25 deck and also an open air accessory structure.

1 This is going to be a pool cabana. There is one  
2 request from the board being made, and that is an  
3 increase of 13% or two feet in height for the  
4 accessory structure.

5 If you have an accessory structure  
6 elevated on the deck, it's still limited on the  
7 height limitations of the zoning ordinance, and  
8 that is 18 feet. So the DRB can grant an increase  
9 in that maximum height above to 20%, 3.7 feet.

10 So all he's requesting is 13%, which is  
11 allowable; however, I don't see our applicant here  
12 tonight. So it's up to the board whether or not to  
13 hear his --

14 MR. HERLONG: Has he tried to contact  
15 anybody?

16 MR. HENDERSON: I have not heard from  
17 him.

18 MR. HERLONG: Well, how would we go  
19 about that other than just talking amongst  
20 ourselves and -- do we have enough information? I  
21 see a site plan with an existing house; is that  
22 correct?

23 MR. HENDERSON: Yes.

24 MR. HERLONG: We are dealing with a  
25 pool and outbuilding; is that correct?

1 MR. WICHMANN: Just the outbuildings.

2 MR. HENDERSON: That's correct. Let me  
3 pull this up for you to get you oriented to the  
4 lot.

5 So this is a unique property on this  
6 street in that the front facade of the house  
7 actually faces Goldbug instead of Myrtle.

8 MR. HERLONG: That's a large live oak  
9 we have on that intersection.

10 MR. HENDERSON: So typically the houses  
11 face the ocean or to the south. This one is  
12 oriented towards Goldbug. The elevated deck and  
13 the pool are coming off of this portion on the  
14 other side of the live oak here. So if we go to  
15 the street view --

16 MR. WRIGHT: Mr. Chairman, I recommend  
17 we defer this until --

18 MS. SANDERS: I agree.

19 MR. WRIGHT: -- until the owner and the  
20 architect come to present it.

21 MR. HENDERSON: The board has that  
22 option.

23 MR. HERLONG: It is a unique situation.  
24 I think I see where they're going with the lot. So  
25 we should -- since the applicant did not make it to

1 the meeting should we just continue it until next  
2 month?

3 MR. HENDERSON: We can just continue  
4 it. Sure.

5 MR. HERLONG: Will that require a  
6 motion?

7 MR. HENDERSON: It does not. Typically  
8 we just have it placed on the agenda for next  
9 month's agenda.

10 MR. HERLONG: So do I hear a motion?  
11 Is there anything else on the agenda?

12 MR. HENDERSON: No, there isn't.

13 MR. HERLONG: Do I hear a motion to  
14 close the meeting?

15 MR. WICHMANN: I think a motion to  
16 adjourn.

17 MR. HERLONG: All in favor?

18 (All board members said aye.)

19 MR. HERLONG: Thank you.

20 (Hearing adjourned at 7:15 p.m.)  
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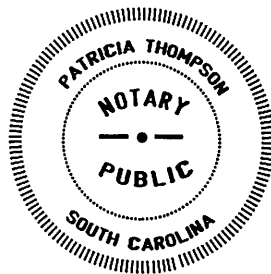
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CERTIFICATE OF REPORTER

I, Patricia L. Thompson, 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 by official seal this 22nd day of January 2018 at Charleston, Charleston County, South Carolina.



*Patricia L. Thompson*

Patricia L. Thompson  
Registered Professional Reporter  
My Commission Expires  
October 15, 2025

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