

Deposition of Sullivan's Island DRB

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MEETING OF THE SULLIVAN'S ISLAND DESIGN REVIEW BOARD

DATE: January 18, 2012
TIME: 6:00 p.m.
LOCATION: SULLIVAN'S ISLAND TOWN HALL
1610 Middle Street
Sullivan's Island, SC 29482

REPORTED BY: TERI L. HORIHAN
NCRA REGISTERED PROFESSIONAL REPORTER
CLARK & ASSOCIATES, INC.
P.O. Box 73129
Charleston, SC 29415
843-762-6294
WWW.CLARK-ASSOCIATES.COM
Teri@Clark-Associates.com

Deposition of Sullivan's Island DRB

A P P E A R A N C E S

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DESIGN REVIEW BOARD MEMBERS:

- PAT ILBERTON - Chairman
- STEVE HERLONG - Vice Chairman
- DUKE WRIGHT - Secretary
- KELLY MESSIER - Member
- JON LANCTO - Member
- RHONDA SANDERS - Member

ALSO PRESENT:

- Kat Kenyon - Permit Tech/DRB Applications
- Randy Robinson - Chief Building Official/
Zoning Administrator

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1 MR. ILBERTON: Okay. It is 6:05. This
2 is the January 18th meeting of the Sullivan's
3 Island Design Review Board, and members in
4 attendance are Duke Wright, Pat Ilderton, Steve
5 Herlong, Kelly Messier, and Rhonda Sanders.

6 The Freedom of Information requirements
7 have been met for this meeting. The items on
8 tonight's agenda are approval of the minutes.

9 MR. WRIGHT: I move the minutes be
10 approved as written from the December 2011 meeting.

11 MR. HERLONG: I second.

12 MR. ILBERTON: Everybody in favor?

13 ALL: Aye.

14 MR. ILBERTON: All right. 2420 I'on.

15 MS. KENYON: Mr. Chairman, an
16 application has been pulled. The application for
17 2063 Middle has deferred till next month.

18 MR. ILBERTON: Next month. All right.
19 Thank you.

20 MR. HERLONG: What about this one?
21 Okay. Never mind. That's -- okay.

22 MR. ILBERTON: All right. 2420 I'on,
23 addition, alteration.

24 MR. ROBINSON: Okay. 2420 I'on, this
25 is a historical structure. It's designated as

1 Historic Number 125. It is outside of the historic
2 district. The applicants are coming to you to
3 raise the structure up above base flood elevation
4 and also to do an addition on the back, which would
5 include two bedrooms and a bath. There's also, I
6 believe, a laundry room in the back that they want
7 to add.

8 It meets all the criteria in the
9 ordinance. You-all aren't -- they are asking for
10 no increases. The plans are in front of you. And
11 I'll let the applicant present, and then I'll -- if
12 I have anything else, I'll bring it to you
13 afterwards.

14 MR. ILBERTON: Great. Thank you. Yes,
15 sir?

16 MR. BERRY: Carl Berry, representing
17 the owners, which are here this evening. As you
18 have it in front of you, you can see that there's
19 existing site plan and then existing drawings of
20 the house. And then the proposed -- what we're
21 basically doing is raising it up and putting in a
22 new foundation.

23 And in the back area, there is an
24 existing old bedroom wing back here that's dotted
25 in like this, and we're going to slide that back

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1 and retain that, and then keep -- then add a
2 bedroom, bathroom in between those two. So that's
3 what you see there is the connection between those
4 is this addition.

5 What we're looking at doing is keeping
6 all the materials exactly as they are now. The
7 finishes, the addition will match the existing. I
8 have photos if you-all wanted to see the existing.
9 You're probably familiar with it. Do you-all need
10 to see some photos of the existing condition?

11 We are still contemplating raising it
12 up maybe an additional six inches more than what
13 I'm showing there and maybe a foot more if
14 possible. And we also are looking into -- I would
15 like to ask -- we're looking for conceptual
16 approval at this time, but if we could move to a
17 final with Randy's -- sort of him -- if we could
18 request that as well. It's pretty simple. Try to
19 keep it that way.

20 MR. ILBERTON: Great. Thank you, sir.

21 MR. BERRY: Anything else?

22 MR. ILBERTON: Randy, is there anything
23 else to --

24 MR. ROBINSON: I have nothing else to
25 add.

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1 MR. ILBERTON: Is there any public
2 comment for this application?

3 All right. Public comment section is
4 closed then.

5 MR. HERLONG: I have a question. It's
6 sort of for Randy. You mentioned possibly raising
7 it a little higher. What's allowable? We might
8 want to know how high --

9 MR. ROBINSON: Well, they're allowed to
10 go two feet above base flood elevation, but you-all
11 can give another foot, so it would be within the
12 allowable.

13 MR. WRIGHT: How high is -- will it be
14 above existing first floor elevation when you raise
15 it?

16 MR. HERLONG: Looks like 1.8 feet
17 above, according to the drawings.

18 MR. BERRY: Yeah. If you look on A-5,
19 it shows -- you know, existing is 14-2-6, and we're
20 going to go up to 16-8.

21 MR. WRIGHT: I see it. I'm sorry.

22 MR. BERRY: And like Randy said, base
23 flood is 15.

24 MR. WRIGHT: Thank you. You're not
25 coming up much at all.

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1 MR. BERRY: No, sir.

2 MR. WRIGHT: Thank you.

3 MR. ILBERTON: Duke, do you want to
4 start?

5 MR. WRIGHT: Yeah. I -- the house is
6 in terrible condition. I guess, are you -- is the
7 owner here? I hope you're going to fix it.

8 MR. WADE: That's the whole idea, sir.
9 Give it another hundred years' worth of life.

10 MR. WRIGHT: It's a beautiful little
11 cottage, in my view.

12 MR. WADE: Yes, sir.

13 MR. WRIGHT: It really is. It deserves
14 the work that you will put into it, so I have no
15 trouble with it at all.

16 MR. ILBERTON: I didn't realize the
17 house was that in terrible condition. I always
18 admired that house.

19 MR. WRIGHT: Well, you didn't look very
20 close.

21 MR. ILBERTON: It looks so good from
22 the street. But, no, it's a classic Sullivan's
23 Island home, and I have also no problem with the
24 plans, and it's going to be great that it's going
25 to be well-maintained and kept up.

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1 Steve?

2 MR. HERLONG: No, I agree. Preserving
3 the I'on facades and adding these additions to the
4 back toward Middle is very typical of the
5 neighborhood, and I have no issues with approving
6 this and probably also allowing Randy to --
7 allowing us to give it final approval with any of
8 the details going to Randy would be fine with me
9 too.

10 MR. ILBERTON: Kelly?

11 MS. MESSIER: I just had a question.
12 When you elevate the house, are you -- it doesn't
13 have any indication. Are you going to park under
14 it or utilize some of the --

15 MR. BERRY: Possibly. That's why we
16 might want to go up 6 more inches or so.

17 MS. MESSIER: Okay. Because anyway, I
18 went to the house, and there is no driveway now,
19 but you can see how there's curb cuts on both I'on
20 and Middle. So I assume if you're going to park,
21 you'd have to come in -- would it be coming in on
22 the side over here?

23 MR. BERRY: I'm not sure.

24 MS. MESSIER: I mean, it's not going to
25 come in on the front or back. This is where you'd

1 have to pull under.

2 MR. BERRY: Yes, absolutely. Right
3 there.

4 MS. MESSIER: So I guess I was just
5 asking that. And it looks like when you go to
6 elevate the house, there might be some impact to
7 some of these trees, but you'll work with Randy
8 with, you know, what the requirements are on the
9 tree ordinance.

10 MR. BERRY: Correct.

11 MS. MESSIER: The palms have to be
12 either relocated or replaced.

13 MR. BERRY: Right.

14 MS. MESSIER: And I don't know what
15 the -- what is the CY? Is that a cypress?

16 MR. BERRY: Yeah. That's the only
17 tree that -- if we raise it up and park underneath.

18 MS. MESSIER: Well, it looks like the
19 palm will get impacted when you put these steps in
20 the front. They look like they're going to be a
21 lot wider --

22 MR. BERRY: Yeah. We plan on
23 relocating that.

24 MS. MESSIER: -- than that. But, you
25 know, other than that, I think it looks great.

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1 It's a nice little house.

2 (Jon Lancto entered the meeting.)

3 MR. ILBERTON: Great. Rhonda, any
4 comments?

5 MS. SANDERS: Looks good to me.

6 MR. ILBERTON: Jon, since you weren't
7 here for this particular one --

8 MR. LANCTO: I'll pass on it.

9 MR. ILBERTON: That's great. All
10 right. Do I hear a motion?

11 MR. HERLONG: Well, I'd make a motion
12 that we approve the submittal as submitted and also
13 give it final approval with any of the final
14 details going to Randy for resolution.

15 MR. WRIGHT: Second.

16 MR. ILBERTON: Discussion?

17 Everybody in favor?

18 ALL: Aye.

19 MR. ILBERTON: Great. Thank you.

20 1743 Middle Street, new construction.

21 MR. ILBERTON: Randy?

22 MR. ROBINSON: Okay. 1743 Middle
23 Street. Michael Brewer is proposing to build a new
24 house on this lot. It's within the historical
25 district. He's asking for some increases.

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1 I didn't get these two pages till this
2 afternoon, so I was reviewing them this afternoon,
3 and the numbers are just real fuzzy here. I'm not
4 sure -- and just talking with the architect, she
5 believes that the actual principal building
6 footprint includes the porches. I'm not sure. I
7 haven't had time to review it to find out whether
8 that is.

9 There are some other things that
10 they're asking for in here that isn't on these
11 pages. They would need a -- an increase in
12 principal building square footage of 11.5 percent.
13 They would also need an increase in their principal
14 building side facade, which we allow a 30-foot side
15 facade, and they're asking for -- they have a
16 43-foot, 11-inch side facade.

17 The plans show this house close to the
18 property line. The applicants went to the Board of
19 Zoning Appeals. The Board of Zoning Appeals did
20 not allow the side yard setback variance. They did
21 allow a rear yard setback variance. The reason for
22 allowing the rear yard setback variance was the
23 right-of-way on Poe Avenue to the rear of this
24 property is a very large right-of-way, so the Board
25 of Zoning Appeals felt that that wasn't a detriment

1 to the community.

2 Let's see. When you look at building
3 foundation height, it says 2 feet, 66 percent of
4 relief requested. You-all are allowed to give a
5 1-foot increase, but the plans don't show a BFE, so
6 I don't really know where that is.

7 But you-all could approve this
8 design-wise, and then we could work out the numbers
9 later and make sure that everything fits within the
10 guidelines. But right now, a lot of these numbers
11 just don't seem to make sense to me.

12 And I'll let the applicant go ahead and
13 present.

14 MR. ILBERTON: Great. Thank you.

15 MS. MESSIER: They're asking for final
16 approval?

17 MR. ROBINSON: They are.

18 MS. MESSIER: Has this come before the
19 board before?

20 MR. ROBINSON: No, it hasn't.

21 MR. ILBERTON: Yes, ma'am.

22 MS. WILSON: Hi. This is the house as
23 seen from -- I'm sorry.

24 MS. KENYON: You need to announce who
25 you are.

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1 MS. WILSON: Oh, I'm Heather Wilson,
2 architect for the applicant, Michael Brewer. This
3 is the house. This is as seen from Middle. One of
4 the things we're requesting is that the front be on
5 Middle as opposed to facing the ocean. The house
6 that was recently completed here faces Middle
7 Street. It feels like that's -- the houses on
8 Middle Street do do that, so we thought it
9 appropriate.

10 The front has a one-story -- there is
11 attic space above, but it is just on a one-foot
12 knee wall, so it is fairly low structure. We would
13 like to keep it as low to the ground as possible,
14 which is why I've asked relief from the height.

15 It is in a base flood of 15, and right
16 now the grade is about 8 -- between 8.1 and 8.5
17 along the site. So it would be 7 -- 8 feet is what
18 we're asking for, but understand that -- this is
19 the master bedroom right here. When you walk in,
20 there's a living space and bath and closet. You
21 pass through -- this is the stair.

22 Downstairs, this is the primary living
23 area, kitchen, with bedrooms, two children's rooms
24 upstairs sharing a bathroom.

25 This model, by the way, is at 3/16,

1 which I know is a little unusual, but it helped me
2 with the roofs.

3 And then at the rear, which is where
4 they feel like they will be coming and going most
5 often, there's a one-story piece -- there's a
6 stairway going up to this porch that would be
7 hidden between the underpinnings -- hidden behind
8 the underpinnings, coming up to this rear porch
9 with an access to the back door to the kitchen.
10 And this is a study off of that back hallway.

11 And it would be wood siding, metal
12 roof, brick fireplaces, and there would be
13 underpinning, and the model does not show that, but
14 they would like to enclose that where possible.

15 I believe what I did -- or I know what
16 I did is incorporated in the building footprint the
17 porches, which is why our number was so high. So
18 anyway, I just confirmed that by measuring this,
19 which is built to scale.

20 Wood shutters, wood clad windows. Can
21 I think of anything else? I can. This porch would
22 be screened, and there would be a pool in that
23 courtyard. Exposed rafter tails also would be the
24 detail on the porches and all the roofs.

25 MR. WRIGHT: What roof is on it? Metal

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1 roof?

2 MS. WILSON: Yes, uh-huh. Standing
3 seam metal.

4 MR. WRIGHT: Wood siding?

5 MS. WILSON: I'm sorry?

6 MR. WRIGHT: Wood siding?

7 MS. WILSON: Yes, uh-huh. These two
8 pavilions would be wood shake, and that shows
9 siding in building this. We thought it would look
10 better as shake. Just these two with these hip
11 roofs.

12 MS. MESSIER: Is there a little garage
13 structure?

14 MS. WILSON: Yes.

15 MS. MESSIER: But you're not showing
16 it?

17 MS. WILSON: I didn't show it, but it
18 sits right there.

19 MS. MESSIER: Okay. It's not sitting
20 where it's shown on here?

21 MS. WILSON: It is. We were granted
22 the ability to shift it back to zero.

23 MS. MESSIER: Okay. So you're shifting
24 it up to the -- that corner, to the property line?

25 MS. WILSON: Yes.

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1 MS. MESSIER: Is that --

2 MS. WILSON: Yes. So it's pretty
3 accurate, just shifted back six feet.

4 MR. WRIGHT: Randy, you mentioned on
5 the setback, what -- you were talking about the
6 side -- the west elevation.

7 MS. WILSON: We -- oh, you want me
8 to -- we had asked for -- to move this over.

9 MR. ROBINSON: I'm confused. I mean,
10 I'm got two different plans here, Duke.

11 Which one are we going by for like the
12 garage and all? I mean, I've got this that was
13 present, and this was brought later. They show two
14 different locations.

15 MS. MESSIER: I don't have that one.

16 MS. WILSON: That is what they have,
17 which is correct.

18 MR. ROBINSON: Okay. This is correct?

19 MS. WILSON: Yes, uh-huh. Except for
20 based on the BZA, that shifts back to that.

21 MR. ROBINSON: Right. They gave you a
22 rear yard setback?

23 MS. WILSON: Yes.

24 MR. WRIGHT: But not a setback on the
25 west facade?

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1 MS. WILSON: What we had asked was to
2 shift this back over, and that was what was denied.

3 (Reporter interruption.)

4 MS. WILSON: We had asked that this
5 mass, that we be able to shift this over into the
6 side yard setback, and that was not allowed. So
7 the site plan shows it in this, but we're just
8 planning to move the whole thing -- so the plan is
9 correct, just sliding it over to the inside dashed
10 line, which is the 10-foot allowed side yard
11 setback.

12 MR. WRIGHT: Okay. Thank you.

13 MR. ILBERTON: Is there any public --
14 are you finished?

15 MS. WILSON: Uh-huh.

16 MR. ILBERTON: Great.

17 Any public comment to this application?

18 Public comment section is closed.

19 Randy, anything to --

20 MR. ROBINSON: The only other thing is
21 the garage side yard setback. That is a relief
22 that you-all would have to give because garage side
23 yard setback is 10 feet, but you-all can reduce
24 that 10 feet by 40 percent to put it 6 feet from
25 the property line. So if it's in this location,

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1 that relief would have to be given by you-all for
2 the garage.

3 MR. ILBERTON: Okay. Thank you.

4 MS. MESSIER: I'm still confused.
5 Which plan is the right one? This is old?

6 MS. KENYON: Aren't they the same?

7 MS. WILSON: It's the same. It's just
8 shifted -- see these dashed lines?

9 MS. MESSIER: Okay. But this garage
10 isn't the same. The garage is over here.

11 MS. WILSON: Oh, yes.

12 MS. MESSIER: Okay.

13 MR. HERLONG: We're all looking at this
14 one, I believe.

15 MS. MESSIER: All right. Yeah.
16 Because it was -- when I was looking at this, it
17 was confusing because it didn't even go to the
18 street. But now that I see this here --

19 MS. WILSON: This -- it's confusing
20 because it changed in the middle of the BZA
21 hearing. But this was not allowed. Randy didn't
22 want any parking -- the radius couldn't cross the
23 property line like that, so the result was no side
24 yard relief, garage over here so that the radius of
25 turning in where this --

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1 MS. MESSIER: So you're going to turn
2 in -- you're going to come straight in?

3 MS. WILSON: Yes.

4 MS. MESSIER: Okay. So is this a
5 one-car garage?

6 MS. WILSON: Yes. It's really a golf
7 cart garage and storage. It's 16 by 16.

8 MS. MESSIER: Okay. So where are the
9 cars going to park?

10 MS. WILSON: Pull in under this, and
11 then there's --

12 MS. MESSIER: Okay. So you can pull --
13 this part is up higher because I thought it wasn't
14 going to be as high, which you were saying.

15 MS. WILSON: The grade is at 8 feet,
16 and it's in a 15. So even base plus 1 is 16.
17 That's 8 feet above grade.

18 MS. MESSIER: But isn't -- is that to
19 the first floor elevation or the -- I mean, isn't
20 there generally like a foot or two of, you know --

21 MS. WILSON: Structure?

22 MS. MESSIER: Structure, mechanical.

23 MS. WILSON: Right. But it's 16 feet.
24 Even the underside of the structure would be 15
25 feet, so there would be a little better than 7 plus

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1 feet under the house.

2 That's the corner of the lot, and this
3 is at this scale, so this one car would pull under
4 here, and the garage would be here.

5 MS. MESSIER: So where does the car
6 pull under?

7 MS. WILSON: Well, I know that
8 there's --

9 MS. MESSIER: Okay. It doesn't look
10 like there's room.

11 MS. WILSON: Right. But it would
12 pull -- this would be supported so that that could
13 come out.

14 MR. WRIGHT: Now I'm confused. Where
15 is the garage? Is the garage right over here?

16 MR. ILBERTON: No.

17 MR. HERLONG: It's going to be right
18 here. We don't have it.

19 MS. WILSON: This is where it is.

20 MR. WRIGHT: Okay. All right.

21 MS. WILSON: And this corner is on the
22 property line. This is the 6-foot setback.

23 MR. WRIGHT: Okay. I see. So this
24 is -- out here is the street?

25 MS. WILSON: That's Poe.

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1 MR. WRIGHT: Pull straight into there.

2 MS. WILSON: Yes.

3 MR. WRIGHT: All right. Thank you.

4 MS. WILSON: So that's the garage. And
5 this red dashed line is the 6-foot side yard
6 setback. And this -- this house location reflects
7 honoring the 10-foot proper side yard setback.

8 (Reporter interruption.)

9 MS. WILSON: I'm sorry. This house
10 location relative to the garage reflects honoring
11 the 10-foot side yard setback over here that is
12 what --

13 MS. MESSIER: So which is this line way
14 over here? Is this the 10-foot one?

15 MS. WILSON: Yes. This house is on
16 that -- these two lines were denied.

17 MS. MESSIER: Okay. So this whole site
18 plan has shifted over?

19 MS. WILSON: Correct.

20 MS. MESSIER: Okay.

21 MR. WRIGHT: I've got it now. I was
22 still over here.

23 MR. ILBERTON: Steve, do you want to
24 start?

25 MR. HERLONG: Well, conceptually, I

1 think it's doing all the right things by breaking
2 up the massing. It's very respectful to the
3 typical styles that you'd see of historical
4 Sullivan's Island homes. So for that reason, I
5 think it's definitely on the right track.

6 I don't think we should be giving it
7 final approval, however, because of all of the
8 confusion. And so I do feel like we could give it
9 a conceptual approval and then ask for some
10 clarification when it comes back through for
11 preliminary or final approval.

12 I think it's a very good thing to try
13 to keep it as low as possible to the sort of grade
14 and using the brick piers, some two-story sections,
15 some one-story, a lot of variation to the
16 rooflines. It's just -- it looks like a house that
17 could have been -- could have been on the island
18 for any length of time with numerous renovations
19 over the years, so I think it would fit the
20 neighborhood very well.

21 MR. ILBERTON: Thanks. Kelly?

22 MS. MESSIER: Randy, you said that they
23 were asking for relief on the side facade. Is that
24 middle section, or is the entire length, or what --

25 MR. ROBINSON: It's the middle section

1 over here. I believe it's about 43 feet, 11
2 inches, almost 44 feet.

3 MS. MESSIER: It's because we're saying
4 that when it's a two-story that it can't be --

5 MR. ROBINSON: Well, no. Just the side
6 facade can only be 30 feet. One continuous side
7 facade can only be 30 feet unless you ask for
8 relief on that.

9 MS. MESSIER: Okay. And we can give
10 any amount of relief?

11 MR. ROBINSON: You can.

12 MS. MESSIER: It's not a percentage?

13 MR. ROBINSON: There's not a
14 percentage.

15 MS. MESSIER: Okay. I have a couple
16 concerns. I mean, one concern I have with that
17 whole side of the house is the house next door is a
18 very small, little at-grade house that, you know, I
19 assume the BZA looked at that when they denied that
20 relief for that setback. So, you know, trying to
21 be respectful of the house that's there.

22 Also, there's like a lot of really nice
23 grand trees in the right-of-way coming off Poe
24 Avenue, and I'm -- with this confusion with the
25 garage, I'm concerned how they're getting in and

1 out of the garage and under the house and what the
2 impact is to those trees.

3 You know, and if there's going to be
4 parking -- I guess you can park in the
5 right-of-way, but exactly how, you know, that whole
6 driveway and that paved area is going to work.
7 When this house gets shifted over, I don't know if
8 it's going to impact the 20-inch oak in the front,
9 but I think we need to really see a site plan so we
10 can clearly see how everything's interacting with
11 this site.

12 There's -- I assume there's going to be
13 some sort of paving around the pool, unless it's
14 just going to be lawn. Just lawn?

15 MS. WILSON: Yes.

16 MS. MESSIER: And is --

17 MS. WILSON: I mean, to the coping.

18 MS. MESSIER: Yeah. Okay. Are you
19 going to utilize -- you're not going to utilize any
20 of the space under the house for a shaded area
21 adjacent to the pool? Is it all going to be left
22 open like this model shows where you'll see
23 through?

24 MS. WILSON: It would have underpinning
25 under there, so it would be enclosed. But with --

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1 behind the piers, so the piers would all be proud
2 of the --

3 MS. MESSIER: All right. So you're --
4 there's not going to be like any lattice or louvers
5 or --

6 MR. BREWER: That's underpinning.

7 MS. MESSIER: Okay. That's the same
8 thing?

9 MR. BREWER: Yeah.

10 MS. MESSIER: Okay. So there will be
11 something. It's just not shown on the model.

12 MS. WILSON: On the model. It's on the
13 drawing.

14 MR. BREWER: It's on the drawing.

15 MS. MESSIER: I don't -- okay. Some of
16 the drawings -- see, the drawings just show it
17 white, so it's hard to see if there is anything.
18 You know, with the pool, you're going to have to
19 have a fence to meet the pool enclosure
20 requirements.

21 MS. WILSON: Am I allowed to speak?

22 MS. MESSIER: Uh-huh.

23 MS. WILSON: Oh. Well, a couple of
24 things. One, I do realize there's a little bit of
25 confusion, but I think that's just because of the

1 horse and the cart with the BZA. And we -- I mean,
2 I thought the meeting went really well, and we're
3 fully compliant with what they asked for. I
4 realize that.

5 I didn't update the application for
6 this, which is the confusion. But, you know, the
7 garage is where it's now -- you know, where it's
8 being shown, and I'd be happy to update that plan,
9 and I guess I should have thought to update your
10 packets, but I didn't. But that really is the only
11 thing that is the missing piece.

12 As far as the pool, I mean, I would
13 respectfully request that the landscape plan and
14 pool plan could be -- we could come apply for that
15 separately since the house is really what we've
16 been concentrating on, and we feel like it really
17 is fully developed, assuming that it meets your
18 standards.

19 So if there's any way that we can, you
20 know, separate out the landscape and pool design,
21 which would have the fencing and those items and --
22 I'd be happy to come back and address those things.

23 MR. BREWER: I just wanted to address a
24 few things you had mentioned. The trees, there are
25 some nice grand trees, but there's a clear-cut

1 opening right now where they came through to put
2 the water through. That's where our driveway is
3 going through. So there are not going to be any
4 trees affected.

5 As far as the house to the right,
6 Ms. Brown owns it. I went and spoke with Ms. Brown
7 and took her the plans to show her and told her we
8 were going to be trying for a variance and DRB.
9 And she -- I said, please call me if you have any
10 questions. I gave her my card. And I don't think
11 that she's contacted you guys at the Town at all,
12 as far as I'm aware. She knows that we are
13 building over there.

14 So -- and I did build a house -- Pat
15 may know this. I built the house at 2420 Myrtle
16 Avenue. I remodeled the old historic cottage, and
17 then added onto the rear of it. And this house is
18 essentially the exact same materials that I used
19 over at that old cottage at 2420 Myrtle with the
20 green door, if you know that one.

21 MS. MESSIER: So is this going to be
22 your home, or is this going to be --

23 MR. BREWER: Right.

24 MS. MESSIER: -- a spec home?

25 MR. BREWER: This is our home, yeah.

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1 MS. MESSIER: Okay. And, Randy, with
2 this -- when the house shifts over, are we having
3 to -- they're asking for side relief on the little
4 garage or the golf cart garage?

5 MR. ROBINSON: They are asking for side
6 relief.

7 MS. MESSIER: All right. But we can do
8 that, but the BZA couldn't or didn't?

9 MR. ROBINSON: The BZA wouldn't give
10 relief that you-all could give. In other words, if
11 there was relief beyond what you-all could give,
12 the BZA may look at that. But if there's a setback
13 requirement where you-all are allowed to give
14 relief, they're going to defer to you-all. So they
15 gave the rear yard setbacks but not the sides.

16 MS. MESSIER: And you're saying this
17 little thing is just for the golf cart and storage?

18 MS. WILSON: Storage, pool equipment,
19 et cetera. And --

20 MS. MESSIER: I mean, couldn't some of
21 that go under the house? Because, I mean, a golf
22 cart is not as -- I don't know -- tall as --

23 MR. BREWER: Well, it's another way of
24 trying to mitigate the height that we have to be up
25 in this house as 8 feet tall. So even like when

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1 we're talking about the underpinnings, we're going
2 to try to run them horizontal and try to bring this
3 whole house down to a human level, so we're trying
4 for a small little outdoor accessory building just
5 to try to bring the whole thing down.

6 MS. MESSIER: Uh-huh.

7 MS. WILSON: It also creates more of a
8 courtyard feeling and makes the pool more private,
9 so it's not on Poe and for neighbors' sake as well
10 as theirs.

11 MR. ILBERTON: Jon?

12 MR. LANCTO: Let me just get this
13 straight on the building foundation height. It's 3
14 feet above base flood elevation to finished first
15 floor. So what is the flood elevation height?

16 MS. WILSON: 15.

17 MR. LANCTO: 15?

18 MS. WILSON: Uh-huh.

19 MR. LANCTO: So you could be at 18 plus
20 a 1-foot variance, right?

21 MS. WILSON: Correct. We would -- yes.
22 15 plus 3 minus the 1. Is that what you're saying?

23 MR. LANCTO: Yeah.

24 MS. WILSON: Uh-huh. And the grade
25 there is at about 8.1, 8.2.

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1 MR. LANCTO: It seems to me like
2 everybody that puts their houses down as low as
3 possible always has trouble getting their vehicles
4 underneath them because of the mechanical aspects
5 underneath these houses.

6 MR. BREWER: I'm actually -- I'm not
7 running any mechanicals underneath the house.
8 Everything's going to be between floors, so I'm not
9 going to have anything -- I had this same situation
10 on Myrtle Avenue where I -- in that situation, I
11 could build the house as low to the ground as
12 possible as long as I used treated lumber and kept
13 the finished floor above flood.

14 So I ran all my mechanicals up, even
15 wiring, throughout the walls above that floodplain.
16 And that's kind of what I plan to do here too. I
17 mean, I'd love to be down at 7 feet. I'm renting a
18 house right now that's 7 feet, and you can drive an
19 SUV underneath it.

20 MR. LANCTO: Okay. I like the overall
21 design. I think it fits really well in the
22 neighborhood, and the materials are great. I don't
23 have any problem with that aspect of it, so --

24 MR. ILBERTON: Okay. Rhonda?

25 MS. SANDERS: I think it's a nice

1 design. I, quite frankly, couldn't make sense of
2 all the numbers and feel like it's not a complete
3 application. We're putting pieces of the puzzle
4 together to figure out exactly what it is we're
5 approving. So final -- I agree. I don't think
6 it's ready for final.

7 MR. ILBERTON: Okay. Great. Duke?

8 MR. WRIGHT: I like the design, but I
9 agree with Rhonda and I think someone else. I
10 think we need to see a complete plan before we give
11 a final. I'm okay with a preliminary, but I would
12 like to see one more site plan.

13 MS. WILSON: Can I have one more plea?
14 It's really just the one number, and I'd hate for
15 him to be penalized because I included the porch on
16 the principal building square footage.

17 MS. MESSIER: It's not that. It's --
18 this site plan -- this isn't where the building is
19 sitting. It's not where the garage is sitting.
20 And, you know, everyone else has to get all these
21 plans in like 30 days in advance.

22 MS. WILSON: I did. That was part of
23 the problem is I put them in 30 days in advance,
24 and then the BZA has happened since then.

25 MS. SANDERS: Well, I just got this

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1 today, and I have not had a chance to calculate
2 everything. And, quite frankly, I don't think it's
3 completely filled out.

4 MS. MESSIER: I mean, Randy said he
5 couldn't even make sense of it.

6 MS. SANDERS: Impervious coverage. I
7 mean, there's just a lot of things in here that are
8 not complete.

9 MR. HERLONG: It's not unusual. Most
10 of the time over the history of the DRB, a new home
11 on a lot takes two approvals, maybe more. So it's
12 really not unusual to get a conceptual or
13 preliminary and then listen to the comments and
14 come back with a final. I don't see anything
15 unusual about that.

16 MR. WRIGHT: I don't either.

17 MS. WILSON: Can you address whether
18 there are any concerns you have with the house or
19 if it's just literally the site calculations --

20 MR. BREWER: Just getting all the
21 calculations?

22 MS. SANDERS: I think the house is
23 nice.

24 MS. MESSIER: Yeah.

25 MR. ILBERTON: Yeah. I think we've had

1 positive comments. I believe the house is a good
2 looking house, great looking house. And I don't
3 think you'll have any problem moving forward.

4 But it sounds like to me the consensus
5 of the board is we probably need one more visit,
6 but just -- I don't think the design needs to
7 change. It's a good looking house. Just some --
8 just some -- perhaps just some numbers.

9 But I have a question, Randy. What --
10 in the ordinance that was fashioned to create this
11 board -- and we are here for design -- does it say
12 or not say -- does it address landscaping and -- I
13 mean, are we -- is that in our purview or not, or
14 does it -- does it just not address it, and it may
15 or may not be?

16 MR. ROBINSON: Well, yeah, landscaping
17 isn't. But features, accessory structures, those
18 kind of things.

19 MR. ILBERTON: Basically, structures is
20 what we're supposed to be looking at and not so
21 much landscaping. And there is a tree ordinance,
22 right, so trees have to be -- that is, the sizable
23 trees have to be protected, and we already have
24 that in place underneath -- I mean, it's not
25 underneath, again, our purview, but there is an

1 ordinance.

2 So I just -- to protect what's on there
3 and all, I just wanted to clarify what may or may
4 not be what we see as a difficulty with any project
5 as far as landscaping and shrubbery or whatever.
6 And so there is protection there for grand trees
7 and stuff, but that's under a different, more
8 specific ordinance. And under your call there,
9 right?

10 MR. ROBINSON: That's correct. You-all
11 would be looking at any -- not just structures, but
12 hardscapes, driveways, you know, pools, anything --

13 MR. ILBERTON: Structures.

14 MR. ROBINSON: Structures. Anything
15 that has a permanent location on the ground,
16 anything that's built.

17 MS. MESSIER: And a fence is considered
18 a structure.

19 MR. ROBINSON: A fence is considered a
20 structure.

21 MS. MESSIER: And the driveway, walks,
22 if there's --

23 MR. ILBERTON: Right. Okay. Well, I
24 think it looks good, but I think we have a
25 consensus on the --

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1 MR. ROBINSON: Let me do mention one
2 thing that I missed until all the discussion was
3 there is a -- we do have a second floor facade
4 setback that you-all will also be having to give
5 relief from, 100 percent relief on that second
6 floor.

7 MR. HERLONG: That would be this wall
8 right here?

9 MS. MESSIER: Yeah, that's what I
10 thought.

11 MR. ROBINSON: That's correct. If any
12 wall is over 10 feet in length on the second floor,
13 it is required to set back 2 feet.

14 MR. WRIGHT: You got that?

15 MS. WILSON: I do understand that. Is
16 that something you can comment on now before we --

17 MS. MESSIER: So what is it supposed to
18 be? I mean, if -- how much relief would we have to
19 be giving them?

20 MR. ROBINSON: You would be giving them
21 100 percent.

22 MS. MESSIER: Okay. Because it's not
23 offset?

24 MR. ROBINSON: That's correct. Because
25 the second floor doesn't set back in 2 feet.

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1 MS. MESSIER: What does the ordinance
2 say how much it should be offset? Just says it
3 should be offset or by 2 feet or --

4 MR. ROBINSON: Two feet, yes.

5 MS. MESSIER: Okay. Two feet.

6 MR. HERLONG: What I -- typically on
7 the board, more often than not -- much more often
8 than not, that relief has been granted. And
9 usually, people will note that they've addressed it
10 because that second floor plate height is not a
11 full height wall. You've got dormers in the wall.
12 You've got a lower plate height on that second
13 floor so that that reduces the impact, I would say,
14 of the issue.

15 That relief was designed for people
16 building a tall, full-height wall. You could put
17 40 feet of wall on that 10-foot setback as a
18 worst-case scenario. And this is -- my opinion,
19 this is far from that. This is where -- an example
20 of where you would --

21 MR. ILBERTON: We can grant it.
22 Because, again, it's a good looking structure.
23 It's a good looking structure overall. And that's
24 why we have that latitude, to grant something like,
25 in my opinion.

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1 But is there anybody else who wants to
2 comment?

3 Do I hear a motion?

4 MR. LANCTO: Can I ask a couple of
5 questions here? And we've not had a public
6 discussion on this among the board.

7 But would you start this house earlier
8 if this board were to give you final approval?

9 MR. BREWER: Yeah. I have guys that
10 have to start, yeah.

11 MR. LANCTO: So what we're talking
12 about here as a board is that we're not going to
13 give him final approval because we don't have the
14 numbers -- this comes down to the math and relying
15 upon Randy to make sure that they meet the numbers
16 here that get them in compliance, that the maximum
17 amount of relief that we can give is not exceeded
18 on these categories? Did I understand that
19 correctly?

20 MR. ILBERTON: Yep, yep, yep.

21 MR. LANCTO: So we're going to hold
22 this gentleman up for another 30 days because we
23 don't trust Randy to look at those numbers and
24 determine that we've not exceeded the maximum
25 amount of relief?

1 Would we give him the maximum amount of
2 relief based upon this design that we're looking at
3 right now? And I haven't heard anybody say that
4 they don't like this design or they find anything
5 wrong with it.

6 MR. ILDERTON: Yeah, that's a good
7 point.

8 MR. LANCTO: And he's ready to go.
9 We're going to stand in his way by not making the
10 decision on this. I don't think it's a prudent
11 thing to do at this point.

12 MR. ILDERTON: Well, is there any more
13 other than the numbers on this that we are -- that
14 we feel like we don't have?

15 MR. HERLONG: I'm curious what Randy is
16 comfortable with. Because I'm hearing you say you
17 were uncomfortable with a lot of the numbers and
18 some of the issues, and I think that's the lead I'm
19 taking. I'm not sure Randy is completely
20 comfortable.

21 MS. MESSIER: You know, and when this
22 house shifts, it's going to be closer to this, and,
23 you know, I'm not exactly sure how much relief
24 we're asking for. I don't think it's -- you know,
25 for 30 days, you know, to see a complete site plan.

1 And I would assume if the house looks the same and
2 everything's, you know, ready, you'll be ready to
3 go then.

4 MR. LANCTO: Would you give the maximum
5 amount of relief if they came back with the revised
6 site plan?

7 MS. MESSIER: Well, the relief they're
8 asking for now is the side facade, correct?

9 MR. ROBINSON: Correct.

10 MR. MESSIER: And the second floor
11 thing, I think we've sort of discussed that that's
12 okay. What was the 11-and-a-half percent increase?
13 That was the building coverage?

14 MR. ROBINSON: That was the principal
15 building square footage, so you're looking at --

16 MS. MESSIER: Is that where you're
17 thinking you have it wrong because it's the
18 porches?

19 MS. WILSON: Correct. I --

20 MS. MESSIER: I mean, it just seems to
21 me there's like -- that they need to get this
22 straightened out, and we need to have all the
23 information straightforward. And that information
24 should have been given to us 30 days ago.

25 MS. WILSON: Well, I agree. And,

1 again, I should have updated packages after the
2 BZA, and I just --

3 MR. BREWER: We just had BZA just last
4 week.

5 MS. MESSIER: Yeah, I understand.

6 MR. BREWER: I think we got a little --
7 I mean, we got a little bit overzealous, I guess,
8 with the model to show exactly what we want to do.
9 I mean, I -- that's what we want to build. We
10 don't want to build anything different.

11 It's just a matter of, do the numbers
12 actually work out mathematically. And if they
13 don't work out mathematically, then I know you
14 won't give me a permit at all. But, I mean, and
15 I've worked with Randy enough on my other project
16 that I could do that. I mean, I appreciate that
17 because it does put us off another whole month,
18 more probably, because you never know beyond that
19 what other people's schedules are.

20 MS. WILSON: I think we could take off
21 the garage as well and driveway and all and
22 landscaping until you saw the site plan updated, if
23 that would help, and just get the house --

24 MR. BREWER: I mean, I just feel
25 like -- I mean, I could show all the numbers and --

1 because he -- you know, I've worked with Randy
2 closely with landscaping and Sheila Wertimer and
3 stuff. So I mean, I could get all that. But we
4 can't -- what I was saying, if the numbers don't
5 add up, then we can't build that structure. If the
6 numbers add up and everything falls within --

7 MR. LANCTO: That's exactly my point,
8 that what we're looking at here is whether or not
9 the numbers are going to fall within our available
10 maximum amount of relief, and I think that looking
11 at the structure and understanding what -- Randy's
12 point in the process, it's not going to get by
13 Randy. And all we're doing by putting this off and
14 not giving final approval is costing somebody 30
15 days.

16 MR. ILBERTON: Well, we could possibly
17 give approval except for the garage until that's --
18 and that could be -- like you said, they could
19 actually be permitted for the house, which I don't
20 think we've had any serious objections to the
21 house.

22 I guess the biggest question is -- and
23 the -- again, as long as the numbers work. And
24 there's maybe some reservations on where the garage
25 sits on the property.

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1 MS. MESSIER: And we don't know exactly
2 what the garage is going to look like either. Is
3 there a drawing of the garage in here?

4 MS. WILSON: Should be.

5 MR. HERLONG: But we could hold the
6 garage and have it submitted and approved at a
7 later date.

8 MR. ILBERTON: Right, right. And they
9 could pull the permit on the house itself.

10 MS. MESSIER: Yeah. Because I don't
11 see when looking at the site plan, this garage
12 you're going to enter here; is that correct?

13 MS. WILSON: Correct. You're right.
14 Because it's rotated, this --

15 MS. MESSIER: And then this, you're
16 trying to park under this part here? See, I mean,
17 a lot of this whole driveway and all of that's
18 going to be in the right-of-way and --

19 MS. WILSON: It can't be, and Randy's
20 clarified that.

21 MR. BREWER: Yeah. The driveway can't
22 be at all -- I can't go over that line, period.

23 MS. MESSIER: Okay. So I mean, I just
24 think there's some site plan issues that really
25 haven't been worked out until you update the site

1 plan.

2 MS. WILSON: I agree. I definitely
3 agree. But the location of the house because it's
4 on the setback on the left side and because it's on
5 our setback on the front, it can't move because
6 we're trying to, you know, work around the trees.
7 The house, no matter what we do with the landscape,
8 there's no plan to shift the house. There's
9 actually no place to shift the house.

10 MR. BREWER: And even if we didn't have
11 the garage, we'd still have space underneath. And
12 the driveway can go straight in and park underneath
13 that one bay, unless there's a requirement for so
14 many cars off-street parking, yeah.

15 MR. WRIGHT: Well, in all my years on
16 the board, we have bent over backwards to
17 accommodate applicants with whatever issues that
18 come up, and this is a good example of, I think,
19 the board bending its rules, unwritten, a little
20 bit to allow you to proceed.

21 And maybe in that vein, there's a way
22 we can do that and leave the site plan for next
23 month. I'm still confused on where the garage is,
24 as Kelly says, and where the setback is on Poe.
25 But I think our philosophy is to accommodate

1 applicants as much as we can within the zoning
2 ordinance.

3 MR. ILBERTON: Uh-huh, yeah, I agree.

4 MR. WRIGHT: And the rules of the
5 ordinance. So is there a way that we can do that
6 and accommodate every board member as well as the
7 applicant?

8 MR. HERLONG: It would be possible to
9 say that we will approve the attached portions of
10 the house and then state what the setbacks are, or
11 we could give that approval to Randy. He's heard
12 the discussion. He knows where the setbacks will
13 need to be minimally on the front and side. It's
14 kind of holding the front and side setback, and
15 then the other sides are further away from the
16 setbacks, and I guess it could be approved --

17 MR. ROBINSON: Can I say something a
18 second?

19 MR. HERLONG: Sure, please. Help us
20 out here.

21 MR. ROBINSON: You know, as much as I
22 like Michael and as nice a job as he did on that
23 other house, this property is a National Registered
24 Historic District. This is in -- you know, any
25 structure in that district is important. I feel

1 it's important.

2 I've got an application here that I
3 have differences, two plans that are different.
4 I've got an application where I don't have the
5 numbers right. How can you look at a structure --
6 I know you can look at a model, but how can you
7 make an informed decision without the numbers?

8 MS. SANDERS: I agree. I'm sorry.

9 MR. ROBINSON: You know, we're looking
10 at a property here that -- the other houses in this
11 block are a thousand square feet smaller, you know.
12 I mean, they're all smaller. This is a large
13 structure. So in order to give a hundred percent
14 relief in all these different areas, you need to
15 really look at it well, and I don't feel like you
16 can do that in 15, 20 minutes.

17 I mean, and that's just my opinion.
18 You know, maybe a conceptual would be fine, but I'm
19 not comfortable with all the aspects of what needs
20 to go into this house that we're not sure of at
21 this time. I'm not -- I'm just not comfortable
22 making all those decisions.

23 MS. MESSIER: Okay.

24 MR. ILBERTON: All right. Do I hear a
25 motion?

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1 MR. WRIGHT: Randy has persuaded me.

2 MR. ILBERTON: Yeah. Okay. Do I hear
3 a motion?

4 MR. HERLONG: I make a motion that we
5 approve the submittal for conceptual only and that
6 the applicant come back with accurate numbers and
7 accurate information on the accessory structures as
8 well.

9 MR. ILBERTON: Second?

10 MS. MESSIER: Second.

11 MR. ILBERTON: Discussion?

12 MS. SANDERS: I agree. You know, to
13 me, I think it's -- you have to know what we are
14 approving, and it's just very vague.

15 MR. ILBERTON: Yes.

16 ALL: Aye.

17 MR. ILBERTON: Approved. We approved
18 preliminary approval.

19 MR. HERLONG: Conceptual.

20 MR. ILBERTON: Conceptual, excuse me.
21 And I need to recuse myself, right?

22 MR. HERLONG: Randy, you ready to keep
23 going?

24 MR. ROBINSON: I'm ready.

25 MR. HERLONG: Okay. So the next item

1 on the agenda is 2201 Middle Street. It's a
2 commercial addition. Randy?

3 MR. ROBINSON: Okay. 2201 Middle
4 Street. It's an addition to a commercial
5 structure. Again, there's -- the application on
6 this is very vague. There's no numbers. I
7 couldn't do a review on this to tell whether this
8 would be an allowed addition to this historical
9 structure because I don't know how big the
10 historical structure is.

11 We have requirements in our commercial
12 district, just like residential district, that
13 you're only allowed so many square feet. I don't
14 have the numbers to figure all that out. The site
15 plan here shows an enclosed area, and then a porch,
16 a covered walk over top of it, it looks like, but
17 I'm not exactly sure what it is. I'll let the
18 applicant explain that.

19 But, again, on this one, I just don't
20 have the information I need. There is a question
21 whether an enclosed space below the structure is
22 allowed in addition to the structure. It is in a
23 flood zone. It was built after our flood
24 requirements were in effect.

25 MR. WRIGHT: Randy, how does it get

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1 this far if you don't know all that stuff? I mean,
2 why should it be here?

3 MR. ROBINSON: Well, they made
4 application to the board. I mean, I just --

5 MR. WRIGHT: I don't understand why
6 it's here if you don't -- if you haven't had a
7 chance to look at it.

8 MR. ROBINSON: Well, no. I mean, I've
9 got what they submitted. It just -- I don't have
10 enough information to tell me whether this is
11 allowed. Now, you-all can look at it and say from
12 a design aspect you-all feel like it's okay or it's
13 not okay, but I don't know if it can be built
14 because I don't have the information I need to do a
15 proper review on it.

16 MR. WRIGHT: I think we're in the same
17 creek we were just in.

18 MR. HERLONG: You know, we had this
19 issue back when the board was very busy some years
20 back when we'd get so many submittals, and we might
21 find a few that were pretty light on the
22 information, it was a problem. And I think over
23 the years when we've been having one or two
24 submittals a month, it hasn't been a big problem,
25 but now we have six tonight, and two of them are --

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1 they're just inaccuracies or not information, so
2 interesting dilemma.

3 MR. ROBINSON: It's my feeling that the
4 board should look at an application first -- if
5 there is a problem with the application, first have
6 a vote on whether -- if there's a question, have a
7 vote whether you're going to hear the application
8 tonight.

9 MR. HERLONG: Well, do we -- I guess
10 what we could do is proceed, have the applicant
11 speak to us, go through that process, and then the
12 board can decide how to move forward, I guess is
13 probably the best way to move it forward.
14 Everybody in general agreement with that?

15 MR. WRIGHT: Yeah.

16 MR. HERLONG: Do you have anything else
17 right now?

18 MR. ROBINSON: I don't have anything
19 else.

20 MS. MESSIER: I just have a question --
21 is this -- on this site plan, is this whole area
22 the building that includes Station 22, or is it
23 just -- you don't know either?

24 MR. ROBINSON: That's a question I've
25 got also. I mean, when you have two lots and they

1 intersect a building -- how do you deal with what
2 is the building?

3 MS. MESSIER: And are these under the
4 same ownership or --

5 MR. ROBINSON: They are. They are all
6 under the same ownership. It's my feeling that we
7 would probably take wherever the property line is,
8 and then whatever is on that particular property
9 would be one building.

10 MS. MESSIER: Okay. Because this
11 doesn't reflect the addition that went on the front
12 of Station 22 either. Okay.

13 MR. HERLONG: Okay. So is the
14 applicant present?

15 MR. SMITH: The applicant is present.
16 I'm Doug Smith. We are proposing to -- have
17 somebody interested in some commercial space, and
18 I'm proposing to add on to the front of the main
19 two-story section to the south and west of Station
20 22.

21 There is a void in the concrete that is
22 approximately 10-and-a-half feet deep, the width of
23 the building, that is infilled now with a wood
24 deck. And we propose to bring the building out one
25 story to that distance but keep the roof going

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1 another 8 feet to create a covered walkway that
2 extends the covered walkway that has been created
3 by Station 22's porch. We thought that that was a
4 good thing and wanted to continue that.

5 There will be a little bit of a void
6 between that roof and where Station 22 starts, but
7 it kind of creates this walkway along there. The
8 materials will be the same as the building, wood
9 windows with divided lights, metal roof, wood
10 doors. Eave details are the same.

11 MR. HERLONG: I have one question. Do
12 you meet the lot coverage requirements?

13 MR. SMITH: Yes.

14 MR. HERLONG: It would have been good
15 to see that information.

16 MR. SMITH: Okay.

17 MR. HERLONG: So you've done some
18 calculations, in other words, and you-all feel
19 confident that you can meet them?

20 MR. SMITH: Yes.

21 MS. MESSIER: Because no numbers were
22 put on the form.

23 MR. SMITH: Yes, that's correct.

24 MS. MESSIER: Okay.

25 MR. LANCTO: What is the lot coverage

1 number that we need to be looking at?

2 MR. ROBINSON: Give me a few minutes.
3 I'll figure that out.

4 MR. HERLONG: I'm sorry, Doug. You
5 keep going. I interrupted you.

6 MR. SMITH: That's all right. One
7 possible alternative that we've looked at is
8 instead of this gable roof, a hip roof would be an
9 alternative. The -- I do have it drawn with the
10 gable roof extending beyond the corners of the
11 building. And looking at that a day or two ago, I
12 thought possibly shrinking that building so that
13 the overhang doesn't extend beyond the existing
14 building.

15 And possibly conceptual or preliminary
16 approval might be the way to go here as well, if --
17 I apologize. I submitted what I was thinking I
18 needed to submit.

19 MR. HERLONG: Okay.

20 MS. MESSIER: How much of the existing
21 area that I guess you guys use as a workshop is
22 going to become retail?

23 MR. SMITH: We're not sure of that
24 exactly yet. Maybe 8 feet.

25 MS. MESSIER: And are there any parking

1 requirements as a result of this, Randy? Or is
2 this grandfathered in? I mean, but the -- since
3 there was no retail there before, wouldn't new
4 business need to provide parking?

5 MR. ROBINSON: That's correct. They
6 would need to hire a parking consultant and come to
7 you-all with a parking plan on how they propose to
8 service this extra square footage.

9 MS. MESSIER: Is it appropriate to ask
10 what kind of retail you're interested in or
11 someone's expressed interest in?

12 MR. SMITH: Well, I don't know. I was
13 asked --

14 MS. MESSIER: Okay. That's fine.

15 MR. SMITH: Yeah. Their design and
16 their plans are not definitive yet. It's -- it is
17 retail. It's not a deli or a bar or a restaurant.
18 It's strictly retail.

19 MS. MESSIER: But it's something where
20 there would be customers coming in to shop and --

21 MR. SMITH: Yeah.

22 MS. MESSIER: Okay.

23 MR. LANCTO: You've got on here to
24 relocate the arch-top door that's there.

25 MR. SMITH: Yes.

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1 MR. LANCTO: Where would that door go?

2 MR. SMITH: To the right, toward
3 beachward.

4 MR. LANCTO: How far?

5 MR. SMITH: Maybe 10 feet. Because
6 there's a double window right next to it that we'd
7 probably take those windows out and put the doors
8 in its place.

9 MR. HERLONG: Before we get into too
10 many specifics, do you have anything else as your
11 presentation?

12 MR. SMITH: No, that would -- I don't
13 have anything else.

14 MR. HERLONG: Is there any public
15 comment to this application?

16 The public comment section is closed.

17 Randy, do you have any final comments?

18 MR. ROBINSON: No more comment.

19 MR. HERLONG: So I'm curious what the
20 board thinks. And I guess sort of a question of,
21 is there enough information to even say there's
22 conceptual -- there's a conceptual idea here that's
23 worth voting on or putting a motion up for
24 discussion on?

25 MR. LANCTO: As a very vague concept, I

1 think that it's -- it looks like it's, you know,
2 possibly going to improve the aesthetics of a very
3 barren front here.

4 I do really -- driving down the road, I
5 really like this arch-top door in its location.
6 It's the one element of this whole building that
7 kind of like I relate to when I drive down. I
8 go -- you know, it just kind of feels good to me.
9 Moving that, I don't know if it's going to -- I
10 really don't like that. So the concept in that
11 regard I have a hard time with.

12 MR. WRIGHT: Is this building a defined
13 historic building as many of the other properties
14 are on the island with a number, and is it a part
15 of the survey done several years ago?

16 MR. ROBINSON: No, it wasn't.

17 MR. WRIGHT: It's not a defined
18 historic structure?

19 MR. ROBINSON: No. This building was
20 built in, I believe, 1987. Might have been prior
21 to that. '82, I think.

22 MS. KENYON: Yeah.

23 MR. WRIGHT: So historic preservation
24 is not an issue or an addition to a historic
25 structure is not an issue?

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1 MR. ROBINSON: Huh-uh.

2 MR. HERLONG: Okay. So I'm just
3 curious how you want to proceed.

4 MR. WRIGHT: I think, conceptually, I
5 think personally that it doesn't destroy the
6 aesthetics of the building, certainly. It pretty
7 much conforms with other parts of this same
8 building, that is Station 22, with the covered walk
9 out front. Conceptually, I don't have a problem
10 with the idea, but I think we need more information
11 prior to making an approval.

12 MR. HERLONG: I tend to think exactly
13 what I've heard twice was that it's a great idea.
14 It may not yet even be a concept for approving. I
15 just -- I'm curious to know how we should proceed.
16 Does anybody feel comfortable that there is a
17 conceptual submittal that's approvable?

18 MS. MESSIER: I don't. I don't think
19 we even know if they have the square footage on
20 site to add a building, you know, and what the
21 parking requirements are going to be, or if that's
22 required, if they have to get a variance for that
23 or if we can provide that. I mean, I think we all
24 agree that it, you know, looks okay on the
25 building, but there's all these other issues.

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1 You know, my concern too is how close
2 this comes to the edge of the parking. I mean,
3 Station 22 did the same thing, but, you know, I
4 wasn't on the board then. I'm not so sure that
5 that was a good idea how, you know, these
6 restaurants now are building right up to the curb.

7 So I would move that, you know, we get
8 more information and have them reapply at the next
9 meeting.

10 MR. SMITH: Okay.

11 MR. WRIGHT: From -- another question.
12 I don't think we are concerned with the internal
13 portion of this submission in terms of the size of
14 the shop or how much space is going to be taken out
15 of the existing workshop. Is that a concern of
16 ours?

17 MS. MESSIER: Well, it would have an
18 impact on the parking.

19 MR. HERLONG: As long as the square
20 footage -- I think as long as this page is filled
21 out accurately and it works out with the Town, what
22 it is or how it's configured is not necessarily a
23 DRB issue.

24 MS. MESSIER: But generally, isn't the
25 parking a function of the -- how many square feet

1 of retail space you have?

2 MR. ROBINSON: Yeah. No matter what,
3 they'd have to come back with a parking plan
4 showing the square feet of retail space and how
5 they're going to accommodate the parking.

6 MS. MESSIER: And I assume that if they
7 build here at ground level, it's going to have to
8 be similar to the construction like at Marsh Winds
9 where it meets all the FEMA requirements.

10 MR. ROBINSON: Yes. It will have to
11 meet FEMA requirements. That's one of my
12 questions.

13 MR. HERLONG: Kelly, just as a -- to
14 get it clear, did you make a motion --

15 MS. MESSIER: I will.

16 MR. HERLONG: -- or were you talking
17 about the possibility of making a motion?

18 MS. MESSIER: I will make a motion if
19 you want me to. Or I mean, do we -- if we're not
20 voting, do we have to -- I'm making a motion that
21 we don't have enough information to grant
22 conceptual approval.

23 MR. SMITH: I'll pull the application
24 until next meeting, if that helps.

25 MS. MESSIER: I don't know if it makes

1 a difference.

2 MR. HERLONG: Well, keep going.

3 MS. MESSIER: I think in general we
4 like the -- we aesthetically think it's an
5 improvement to the building, but you need to find
6 out if this complies with all the zoning
7 regulations, parking requirements, lot coverage,
8 fill out the sheet completely.

9 MR. SMITH: All right.

10 MR. LANCTO: I think the -- what we're
11 doing is you're turning down on that -- right?
12 Turning down the conceptual approval when you do
13 that, right? Or are we better off --

14 MR. HERLONG: Did you not just make a
15 motion that you think it's not enough information
16 to even vote on?

17 MS. MESSIER: To vote on. That's --

18 MR. HERLONG: And so --

19 MS. SANDERS: Second.

20 MR. HERLONG: Okay. So what do we
21 think about that motion?

22 MR. WRIGHT: I'm okay with that.

23 MR. LANCTO: As long as it's not
24 penalizing them.

25 MR. ROBINSON: They'd have to come back

1 with a parking plan anyway.

2 MR. LANCTO: Okay. I'm fine with that.

3 MR. HERLONG: All in favor of that
4 motion.

5 ALL: Aye.

6 MR. ILBERTON: 2708 Goldbug,
7 relocation, addition, alteration.

8 MR. ROBINSON: Okay. This particular
9 property, some of you-all have seen this quite a
10 few times come before us. I think this is probably
11 about the fourth or fifth plan for this piece of
12 property. It is a historic property. It is not in
13 an historical district. It is Historic Survey
14 Number 50.

15 What they're asking for is to relocate
16 the original historic cottage, and then they're
17 asking to -- for some side yard setbacks on the
18 proposed garage and at height for the proposed
19 garage.

20 You know, in my -- in my first blush
21 at -- or my look at this property, I was kind of
22 confused why they needed a height variance for a
23 garage, you know. Other than that, I don't see a
24 problem with it. It looks like a good plan. It's
25 definitely an improvement over what we've seen so

1 far.

2 MR. ILBERTON: Great. Thank you. Yes,
3 sir?

4 MR. HENSHAW: At least four or five.
5 I'm Jim Henshaw with Herlong & Associates. And
6 Steve and Lynne Vogel are the owners of this
7 property. They're here as well.

8 And just to give those of you who
9 weren't on the board when this came through -- up
10 to four or five years ago, I think it's been, come
11 through the board -- one owner had a larger plan
12 approved on the lot -- actually two plans approved.
13 The most recent approval was a couple of years ago,
14 and it was a smaller plan by a prospective owner of
15 the lot, and it has a lot of the same concepts that
16 are going on in this plan.

17 The Vogels have lived on Sullivan's for
18 about 28 years, and so they're familiar with the
19 island, and they came to us with a wish list that
20 was -- they wanted a casual home. They didn't want
21 anything formal. They wanted it low to the ground.
22 They wanted some nice island architecture. And
23 they wanted the massing to be random so it would
24 look like it had been added onto over time.

25 And if you know the history of this

1 property and you know the property itself, you know
2 that it -- this -- the property fits perfect with
3 what they wanted. Because it is relatively high.
4 It's got a nice berm in the back where the existing
5 cottage sits. The neighborhood is somewhat casual
6 and eclectic, and the neighbors I'm sure would want
7 something low and unassuming.

8 So the first question that we always
9 get into when -- have always gotten into with the
10 design of a structure on this property is, what do
11 you do with that cottage, which now in your package
12 in your site plan, you see the dashed line is where
13 it sits now.

14 Many configurations have been proposed
15 for that cottage. The most recent one brought it
16 closer to Goldbug, which we've always thought that
17 that was the best solution to bring that cottage
18 towards the street, restore it, lower it to the
19 ground a little bit, and let it be appreciated a
20 little bit more.

21 So the previous approval, again,
22 brought that cottage closer to the street. But the
23 difference in the previous approval was that the
24 function of that cottage wasn't the same as the
25 function of the main house, and it was on a

1 different level. So you had to go down steps to
2 get into the cottage, and it didn't really serve
3 the same function.

4 If you see this plan, it's -- the
5 majority of the design is on this one level.
6 There's a small area over the main structure that's
7 two story, both contained in the roofline, that has
8 a guest bath, guest bedroom, and bunk area.

9 And the second issue was always where
10 to park on the lot. Since we lowered the house to
11 the ground so much, and you can see that in your
12 elevations, especially on the back side where the
13 berm is, there's no room to park underneath. So we
14 created this garage on this side of the property, a
15 detached garage that's connected by this breezeway
16 to the main house, opposite of the relocated
17 existing cottage.

18 The issue in doing that is that we need
19 a little bit of distance between those two
20 structures to be able to pull into the garage and
21 back out, so we thought it was appropriate to move
22 that structure with the DRB's allowed relief closer
23 to that property line, six feet away from that
24 property line.

25 Now, if you recall the other submittal

1 or the last submittal and approval, we had this
2 structure, the cottage, again moved towards
3 Goldbug, but we had it closer to the -- to this
4 property line here by 5 feet. So it was 10 feet
5 off the property line, I believe, and now it's 15.
6 But we thought that a smaller structure in this
7 garage would be more appropriate to move towards
8 the property line than a larger structure down
9 here.

10 So we're also asking for height relief
11 on that structure here on the elevation at 21 feet.
12 And I believe that we're allowed 18 -- 18 feet for
13 that structure.

14 MR. ROBINSON: If the pitch is 7:12 or
15 more.

16 MR. HENSHAW: Right.

17 MR. ROBINSON: And I believe it looks
18 like it is.

19 MR. HENSHAW: The pitch is more than 7
20 in 12. So we're asking for three feet of relief
21 there. And I believe a number of garages have come
22 before the board recently that have been 21 feet.
23 With a well-designed structure, it seems like it's
24 an appropriate request.

25 So, again, the DRB's ability to grant

1 relief on situations like this, it was set up for
2 situations like this, where we take into account
3 the owner's program and the neighborhood
4 compatibility of the structure, and the resulting
5 design just needs a little bit of help to make it
6 work out right.

7 So we'd like your approval on the
8 design and the requested relief, and knowing that
9 the proposed home and structures are smaller or
10 lower and they're more appropriate than anything
11 that we've submitted to the board so far.

12 MR. ILDERTON: Great. Thank you, sir.
13 Is there public comment to this application?

14 MS. GEER: My name is Aussie Geer. I
15 live next door. I'm at 2702 Goldbug. First of
16 all, I want to say the neighborhood really
17 appreciates, the Vogels have come to us and shared
18 the plans, and we really welcome them to our
19 neighborhood. We are very happy that they're going
20 to be building there.

21 We like the concept of the plan
22 totally. It is by far the nicest plan the
23 neighbors feel as far as fitting in with what we
24 have in our neighborhood. And they did a good job
25 in honoring the cottage and incorporating it as

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1 part of the living house, not just, you know,
2 trying to figure out -- we've got really nothing to
3 do with it, but we can't tear it down. So we're
4 very happy with all of that.

5 I have one major concern as the
6 neighbor -- if you face the marsh, I'm the one on
7 the left. That stretch of land on Goldbug that's
8 along the marsh is very high sand dunes. The
9 neighbor next to me didn't even get water into his
10 home during Hugo. We're that high. It's a natural
11 dune that's been there, and we have all very old
12 live oak trees back there.

13 Our house sits on top of our dune
14 because that dune goes the entire length of the
15 back of the property. And this dune that we're
16 sitting on then goes down into -- slightly into
17 2708's property.

18 With the side setback of only 15 feet
19 on our side, the previously-approved plans had 20
20 feet, so it wasn't an issue, but with the 15 foot
21 instead of the 20 feet, the edge of their primary
22 house will slightly encroach into the base of the
23 dune. That's not even counting if there's any
24 landscaping or an area so people can walk on that
25 side of that house. Then it does move in even more

1 into the base of the dune.

2 My concern, even retaining walls or
3 whatever, once you start cutting into that natural
4 dune, what will be the result as far as the
5 stability of the dune? Our house is very small,
6 and it's not very fine. We love it. But it's --
7 the base of it is right on the dune. We're maybe
8 four cinder blocks up at the most on that edge by
9 the dune.

10 So if that dune starts moving, we don't
11 have a whole lot of structure to hold it. We would
12 hope that maybe that house could be shifted just 5
13 feet, so that there's 20 feet setback on each side
14 of the house. That would completely remove it from
15 encroachment on the dune, and, you know, move the
16 whole thing over just 5 feet, but that would still
17 leave room for people to walk by their home and
18 everything without having to do alterations to the
19 dune.

20 Again, we love the concept, and we're
21 thrilled that they're coming into the neighborhood.

22 MR. ILDERTON: Great. Is there any
23 other public comment to this application?

24 I've got one letter to read from the
25 neighbor on the other side. Chairman Ilderton and

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1 DRB members, I live next door to 2708 Goldbug and
2 wanted to comment that I'm glad to be able to offer
3 my support of the set of plans submitted by the
4 Vogels, but would ask that the DRB consider that
5 this is almost a full half-acre lot and that you
6 maintain the 10-foot setback and 18-foot height
7 limits on the garage.

8 Sincerely, Jim Hiers.

9 Randy, do you have anything to add?

10 MR. ROBINSON: The only thing I have to
11 add is -- well, a couple of things. If you look on
12 your site plan, you'll see that dune. I mean, it
13 shows a 19.33 height elevation on the side of the
14 structure.

15 MR. ILBERTON: Uh-huh.

16 MR. ROBINSON: The other thing is,
17 again, the garage. I mean, the relief on the
18 garage, you are allowed to give 40 percent, but it
19 is for neighborhood compatibility. There isn't
20 another garage, you know, anywhere in that block
21 that is -- there isn't another garage. So it's
22 kind of hard to say that other garages in that area
23 are 20 feet tall.

24 There is one garage two doors down from
25 this that's a nonconforming structure that was

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1 built many years ago that is actually a living
2 space over the garage. Other than that, there just
3 aren't any other garages on this block, so I would
4 ask you to look at the neighborhood compatibility
5 situation with that. Other than that, that's all I
6 have.

7 MR. ILBERTON: Okay. Thank you.

8 MR. HENSHAW: Yeah. I just wanted to
9 point out about the garage being a 21 feet as
10 relief offered DRB. If you consider the main house
11 ridge is 7 feet below the maximum height, and
12 the -- if you look at your elevations, the house
13 was brought down intentionally that much, and the
14 majority of the structures on that property are a
15 good bit less than that.

16 So the garage structure fits in well
17 with the overall concept of the house and massing
18 of the house. It's not like we're doing this big
19 garage, and there's also a big house with it. All
20 of the structures are low to the ground.

21 MR. ILBERTON: Thank you, sir.

22 MS. MESSIER: Is there a room over the
23 garage or something? Is that why it's --

24 MR. HENSHAW: There could be some
25 storage space up above that parking area. And

1 there's some windows up there to add some detail to
2 it as well.

3 MR. ILBERTON: Rhonda, do you want to
4 start?

5 MS. SANDERS: No.

6 MR. ILBERTON: All right. Jon, you can
7 start.

8 MR. LANCTO: Yeah. You know, this is
9 very similar to what we've looked at before. I do
10 like the elevations, and I agree that the scale of
11 the garage is appropriate with the scale of the
12 heights of the rest of the structure.

13 And I don't think that from the street
14 that you're going to read this as a separate
15 accessory structure. I think it's going to look as
16 if it's part of the house. So from my perspective,
17 I think that that variance on that garage -- I'm
18 not so sure about the setback, but -- there is a
19 neighbor that's concerned with that, so that's
20 important to me.

21 But I don't think that the three foot
22 on the height is something that we should hold up
23 things for, but that's my comments.

24 MR. ILBERTON: Okay. Thank you.
25 Kelly?

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1 MS. MESSIER: I walked around the site,
2 and it's a beautiful spot. And that ridge of dune
3 that runs out there really has got to be the high
4 point on the island. I think it would be real
5 helpful if the site plan showed the topography. I
6 mean, there are some spot grades, but it would sort
7 of show how that ridge system is moving through
8 here.

9 And what Aussie was bringing up is --
10 you know, I looked at -- when I was looking at
11 these elevations is, you know, if this part of the
12 house here is at elevation 14 and the existing
13 grade over here is 19, are you going to just bring
14 the dirt up to the side of the house, or is there
15 going to be a retaining wall built there?

16 I mean, I wasn't exactly sure how you
17 were going to transition to either side of the
18 house when the existing grade's higher than the
19 first floor elevation. So I think we need to sort
20 of see how that's going to be handled, and that
21 might, you know, take care of some of these
22 concerns.

23 And as far as the -- you know, the
24 neighbors on both sides, I mean, I think the
25 drawings look great, but the neighbors on both

1 sides are concerned in that maybe if we could
2 either see on the site plan where the neighbors'
3 houses are or have this sort of staked out on site
4 so we could see in the field how this related to
5 the neighbors and to that dune line, you know, it
6 would help address those issues. You know, again,
7 the driveway wasn't really shown on here, but I
8 understand why you need to push it to get the
9 distance to be able to turn around.

10 And it also -- if you're going to get
11 the surveyor to go back out there, there's a lot
12 more trees on here that were not surveyed. On this
13 whole corner here, there's a big cluster of oaks.
14 And on this whole ridge here -- now, I don't
15 know -- some of them were -- maybe are on the
16 property line or something. But there's just --
17 there are some gorgeous trees on this lot that I
18 know everybody wants to protect.

19 MR. ILBERTON: Great. Thank you.

20 Randy, is this conceptual, or what
21 stage is the request?

22 MR. ROBINSON: I believe they're asking
23 for --

24 MS. MESSIER: Preliminary.

25 MR. ROBINSON: -- preliminary.

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1 MR. ILBERTON: Preliminary; is that
2 correct?

3 MR. WRIGHT: Uh-huh.

4 MR. ROBINSON: Correct.

5 MR. ILBERTON: So they'll come back
6 with more details. Well, we've got two property
7 owners concerned about the closeness of the
8 structure for one reason or another, and maybe
9 there could be just some possible mediation in
10 adjusting the footprint of the house just a bit and
11 the garage just a bit, and everybody would be
12 happy.

13 I think it's a good looking house. I
14 mean, I think the neighbors are very fortunate in
15 that it's not a looming, tall house, as tall as it
16 could be. And that's where you need a garage. I
17 mean, you need a garage if you're not going to
18 build your house up so you can drive underneath it.

19 And I think, strictly speaking, that
20 could have been done another time, but thank
21 goodness that it's going to be low to the ground
22 and not be built too high.

23 So nice looking structure, but perhaps
24 there could be some adjustments to the side yard
25 setbacks and not -- basically, not hurt the design

1 of the structure of the house at all.

2 And I don't really have a problem with
3 the height of the garage. It's only an extra three
4 feet, and I think historically we've done that
5 before. And it's a good looking sort of -- it's a
6 good looking design. If it's too flat looking, it
7 doesn't -- it can look dinky.

8 But I think it's a nice looking
9 structure, so -- but perhaps in the second
10 iteration or perhaps when it comes back for a final
11 approval, there can be some -- a little bit of
12 adjustment with the setbacks and address more
13 specifically the dune and the protection of the
14 dune to the side of Geers' house.

15 Duke?

16 MR. WRIGHT: I think the design of the
17 house and the garage and the relocated historic
18 structure is fine. It's a great design. We've
19 seen a lot of iterations here, as everyone has
20 said. I too think we need to look at the
21 topography of these dunes.

22 I'm -- I walked it today, in fact, but
23 I'm having trouble relating the high point to where
24 the house is proposed to go, and it would be very
25 helpful to see in a topo kind of a fashion what

1 goes on over here on this northwest corner. Other
2 than that, I think the house is very good, and I
3 would certainly vote for a preliminary approval.

4 MR. ILBERTON: Do you want to chime in
5 anything, Rhonda?

6 MS. SANDERS: I don't know -- this
7 probably would not work at all, but trying to
8 accommodate both neighbors on either side, if you
9 did away with the garage, I don't know if there is
10 a possibility of raising the cottage and have
11 parking under there. Then you wouldn't have that
12 whole -- I don't know. I don't even know if that
13 would look right or if you could make that work,
14 but -- do you know what I'm saying?

15 MR. HENSHAW: Yeah, I do. I think the
16 idea was to bring it down -- as you bring it to the
17 street, let it be this little gem of a structure on
18 the street --

19 MS. SANDERS: Right.

20 MR. HENSHAW: -- and not have a large
21 structure.

22 MS. SANDERS: I don't know if that
23 could possibly -- just a thought.

24 MR. ILBERTON: All right. Well, thank
25 you.

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1 Do I hear a motion?

2 MR. ROBINSON: Can I make one more
3 comment at the end of this?

4 MR. ILBERTON: Yes, sir.

5 MR. ROBINSON: I was just running some
6 numbers on it, on the proposed garage. And when it
7 does come back, we really need to see what's above
8 the garage. You're only allowed 950 square feet
9 total, because you're allowed 25 percent of the
10 principal building in garage area. That's square
11 footage. That includes what's down below and
12 what's up above.

13 And it looks like the plate heights in
14 this garage are down low, which that gives a lot of
15 area up above. That's included in the square
16 footage calculations.

17 MR. ILBERTON: So in the garages that
18 have been approved previously that were 21 feet,
19 those perhaps didn't have that; is that correct?
20 Is that what you're saying?

21 MR. ROBINSON: Correct.

22 MR. ILBERTON: I mean, I don't know. I
23 can't recall off the top of my head which
24 structures those -- and I guess they've already
25 been built somewhere, but they didn't have -- they

1 didn't have that room up there. They might have
2 had the height, but they didn't -- but they didn't
3 have the square -- or they may have not had the
4 square footage.

5 MR. ROBINSON: That's correct. I mean,
6 if it's not like space that could be livable or
7 readily usable as living space, whether it's got
8 bathroom facilities or whatever. If it's area that
9 could be used for some kind of space, that's square
10 footage. So, I mean, we need to see on the next
11 plan when it comes back what's up there.

12 MR. LANCTO: I'm sure clarification
13 would be good, but the plans say specifically that
14 it's 618 square feet.

15 MS. MESSIER: That's the first --
16 ground floor.

17 MR. HENSHAW: Right. The footprint --
18 the footprint can be under 625. And we were -- we
19 know that 25 percent of the principal building
20 square footage is the limit on that accessory
21 structure square footage.

22 MR. LANCTO: Okay.

23 MR. ILBERTON: Do I hear a motion?

24 MR. LANCTO: I would make a motion that
25 we approve for preliminary purposes, and that

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1 the -- at the next -- before final approval, we
2 need to have some possible adjustments made to the
3 setbacks consideration.

4 MR. ILBERTON: Great. Do I hear a
5 second?

6 MR. WRIGHT: And topo.

7 MS. MESSIER: And see how this works
8 into the dune on both sides of the structure.

9 MR. LANCTO: Can I modify my motion
10 then?

11 MR. ILBERTON: Please.

12 MR. LANCTO: I move that we grant
13 preliminary approval with adjustments made to the
14 setback, inclusion of topographical maps on the
15 next submission, and -- the last one? Besides the
16 topo, the square footage on the garage be included.

17 MR. ILBERTON: All right. Do I hear a
18 second?

19 MR. WRIGHT: Second.

20 MR. ILBERTON: All right.

21 Everybody in favor?

22 ALL: Aye.

23 MR. ILBERTON: Thank you, sir.

24 2063 Middle Street, renovation.

25 MR. ROBINSON: That one's been

1 withdrawn.

2 MR. ILDERTON: Oh, yeah. That's right.
3 1001 Middle Street.

4 MR. ROBINSON: 1001 Middle Street.

5 This came before you-all before. They got
6 conceptual approval. They're coming back to
7 you-all tonight for preliminary approval. From
8 what I've reviewed, they have made a few changes
9 that you-all asked them to make to this plan, and
10 they're back at you for approval.

11 MR. ILDERTON: All right. Is the
12 applicant -- yes, sir.

13 MR. MEADORS: Mr. Chairman and members
14 of the board, my name is James Meadors, and thank
15 you for hearing us as we continue this application
16 with you on behalf of the Garfinkels. Ms. Becky
17 Fenno and Ms. Laura Altman, are also here with me
18 to help make this presentation.

19 We did a lot of historical presentation
20 last month, and I know that you did not hear that,
21 but is that something that you would like for me to
22 review again, or is that not necessary?

23 MR. ILDERTON: I don't think we need
24 it, but I mean --

25 MS. SANDERS: No.

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1 MR. ILBERTON: I think we're good.

2 MR. MEADORS: Okay. Mr. Chairman, I'm
3 going to speak about three points. A conversation
4 came up that was not relevant to the design, but it
5 was relevant to Station 10, and I was at --
6 Mr. Williams had brought up some questions
7 concerning Station 10 and how Station 10 is used in
8 terms of the parking and beach access which we
9 weren't prepared, nor do we know anything about.

10 But we have become acquainted with that
11 since our last meeting so I'm going to speak about
12 that for a minute. And then the pool and gazebo
13 and the heights of the building.

14 And then I'm going to turn it over to
15 Becky, and she is going to address the points that
16 you asked us to specifically address.

17 The first item is Station 10. This is
18 the aerial view of -- this is an aerial view of
19 Station 10 coming off of Middle Street, and I can
20 certainly understand now after looking at it
21 carefully why there can be misunderstandings about
22 where you can park and not park.

23 We have retained a copy of the
24 Sullivan's Island 1992 Local Comprehensive Beach
25 Management Plan, and within that Beach Management

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1 Plan, Section 2.8 says, there are 28 public access
2 points at street ends along the four-mile ocean
3 shoreline. For off-street parking areas provide
4 approximately 145 public parking spaces; and over
5 2,000 other public parking spaces exist along road
6 rights-of-way between Middle Street and the beach
7 access points. So between Middle Street and the
8 beach access points.

9 The Town will erect signs to access
10 points directing the public to appropriate parking
11 spaces nearby. When you turn off of Middle Street
12 onto Station 10, there's a sign, and this is it.
13 And this sign reads, no parking this side of
14 street. That's the sign that exists today. As you
15 continue down -- and this, to me, means no parking
16 this side of the street. So this side of the
17 street is okay to park. That may or may not be
18 right, but rationally thinking, that's how I'm
19 looking at it.

20 This point at the end where the road
21 meets the actual beach access, so the width
22 converts down, it says this, Sullivan's beach
23 access path. Prohibited on beach or path:
24 Alcoholic beverages, fireworks, vehicles, parties
25 without permit from Sullivan's Island, and fires

1 without permit.

2 Then this is the sign which is located
3 at the beach, the intersection of the path and the
4 beach. And it just gives you the directions of
5 what you can do and can't do in that path. Now, it
6 goes on to say, public access points are defined by
7 the distance on either side of the access point
8 which will be considered as having full or complete
9 access, and it says 1/8 mile.

10 And we interpreted that to mean on
11 Middle Street, it's 1/8 of a mile either way. And
12 distance on either side of point access, 1/8 of a
13 mile. Minimum facilities would be trash
14 receptacle, walkover/improved surface access,
15 signage, on-street parking for six vehicles. So
16 within 1/8 of a mile, you've got at least six
17 parking spaces.

18 Now, we never prepared for this because
19 we had no idea that this would be part of our
20 presentation until we got here last month. The
21 Garfinkels when they bought this house anticipated
22 that they would be able to use Station 10 as their
23 driveway to park under their house as has been
24 for -- since I guess Hugo.

25 And my knowledge of that is not what

1 yours is, certainly, and not certainly what Randy's
2 is. But we've talked to folks, and this is the
3 driveway. This is how they get to the parking at
4 the house. They anticipated that they would have
5 that right. The ability for people to park on
6 Station 10 on the left side, my clients think that
7 the public has a right to park there.

8 I mean, they think the signs indicate
9 that people will be able to park here, and that's
10 the way that they interpreted it when they bought
11 it. They did not do any research on it. They
12 didn't clarify it. But they know that the public
13 has a right to park there. So that's my Station 10
14 comments.

15 Number two, the pool and gazebo.
16 The -- Becky, I'm missing that pool and gazebo.
17 Oh. Well, there was a question about the pool and
18 the gazebo. The gazebo is nine feet tall. We
19 designed this so that it would be the least
20 obtrusive figure that we could anticipate.

21 It is a trellis roof with a piece of
22 Lexan on the top. It is almost flat. It's got an
23 1/8 in 12 pitch. I mean, there's almost -- there's
24 four posts that are holding it up. The dimensions
25 are 11 feet by 12 feet, and it's 9 feet tall. I

1 don't know how much more clear we can make -- and
2 we're within the setbacks on all sides on that, so
3 there's no variance request that we're making for
4 that at all.

5 And the number three thing I'm
6 addressing which came up was height. And I just
7 wanted to be clear. While the height is an issue
8 just as part of the overall design process, we are
9 at 38 feet allowable. Our tallest structure is 4
10 feet, 7 inches below that -- so 4 feet, 7 inches
11 below what we're allowed. The next lowest point is
12 6 feet, 8 below. So, I mean, we're 4 feet, 7, and
13 6 feet, 8, below the allowable limit for all of our
14 structures.

15 And Becky is -- as she talks about
16 things you asked us to review, what I'd like to ask
17 you to remember is that this structure is elevated
18 to the level it has to be elevated to to meet FEMA
19 requirements. That it's. No higher. And this
20 structure is elevated to a point where we can
21 maintain a first floor connectivity between here
22 and here without having any stairs between the
23 first floors.

24 You cannot get from the second floor
25 here to the second floor here. So there's an

1 independent stair system and independent stair
2 system here so we can minimize the connection
3 between the original house, leaving all four
4 corners defined, and this house.

5 And when you go up to the second floor,
6 if you stand on the second floor in master bedroom
7 and you reach your arms out, I think I'm about 7
8 inches short of touching the walls on both sides.
9 So, I mean, this is a very narrow structure. Thank
10 you. Becky?

11 MS. FENNO: I wanted to proceed with
12 responding to the board's comments from our
13 discussion last month, and the first and probably
14 primary part of the discussion last month was about
15 the end part of the addition as it comes to Middle
16 Street, which is right here.

17 And it -- originally, we had this piece
18 shifted over further in more of an L formation, and
19 the recommendation was to look at whether it could
20 be a T in plan and how that affected the design.
21 We looked at that. We shifted the structure over
22 so that the edge of this structure aligns with the
23 western edge of the existing building.

24 And we actually looked at the floor
25 plan and tried to tighten it up a little bit to

1 make it a little bit more compact and have a
2 smaller profile. And we kept the porch or
3 one-story piece wrapping Middle Street and kind of
4 turning around to engage the courtyard and the
5 existing building.

6 We -- you know, we actually really
7 liked some things that it did. If you look at the
8 perspective that was in your packet, as you look
9 from the street -- and that's actually why we put
10 the model so high was more that you're at the
11 pedestrian level.

12 So we liked that when you looked from
13 the street at eye level that the porch really
14 framed the view of the courtyard and framed the
15 view as you looked toward the existing house, which
16 really is the most important part of the project to
17 the client is really the restoration and the focus
18 on the existing structure. So that was our study
19 in response to the T-shaped comment.

20 We'd also looked at this piece here,
21 which is kind of a glass circulation hyphen, as we
22 called it last week. We, again, tightened up the
23 profile. We can't really lower the roof any more
24 on this as we're kind of at a minimum on the stair
25 heights and head heights. So we really did try to

1 bring it down as low as we could.

2 We actually shifted the elevator to the
3 center so that we could get rid of -- there was a
4 shed dormer on the beach access side that we could
5 eliminate, so it gives it a little bit cleaner
6 appearance from the beach access. And also, the
7 shifting of the cottage really gave a little bit
8 more definition and play of the facades on the
9 beach access.

10 The third thing we looked at was the
11 water side. We actually did a little collage that
12 I'll give you so that we could look at the views of
13 the addition and the existing structure from the
14 water.

15 So we were responding to the comment
16 about the water side end of the addition. Our goal
17 has always been, again, that the prominence would
18 be the existing structure. I will say we -- again,
19 we've tried to keep this piece as low a profile as
20 we can and set it back as far as we could.

21 We did want it to have a simplicity in
22 the design to not compete with the vocabulary of
23 the existing house. I will say it is the one end
24 of the addition that faces the water, so we did
25 make it all glass with a reference to screened

1 porch framing to really try to open up those spaces
2 on the interior in lieu of really having pulled the
3 addition more toward the water side.

4 So we tried to give the client kind of
5 an openness and a connection to the water without
6 moving the addition proud of the existing
7 structure.

8 Another comment last week which we've
9 actually just responded to in some sketches, but we
10 did just want to make sure that we were responding
11 to things that were said -- actually, on the Middle
12 Street elevation and -- on the Middle Street
13 elevation, we lowered the porch probably six
14 inches. We tried to bring it down a little bit.

15 There was a comment that the basement
16 level looked a little tall or the continuous
17 lattice could be broken up a little bit to give
18 that basement level a little bit more proportion.
19 So we looked at lowering that porch a little bit
20 and lowering the band board at the bottom of the
21 addition a little bit.

22 And then we have -- we just wanted the
23 board to know that we had been just looking at
24 different patterns for the basement level, just
25 some potential for different textures or patterns

1 that might bring scale to that level of the
2 addition as you walk around it at the pedestrian
3 level.

4 The last comment was whether we could
5 have done the addition on the east side of the
6 property. And I just wanted to respond to that,
7 that overall, in terms of the neighborhood, we had
8 kind of looked at the patterns originally of
9 accessory buildings being on that west side of
10 properties, so that was our initial instinct,
11 especially since the old kitchen house had also
12 been in that location on the west side of the
13 property.

14 So we did not -- we studied it early
15 on, and then did not proceed with it. This -- the
16 dimension over here is actually 10 feet more
17 narrow, so it was a little bit more constrictive to
18 do it over here. It would have been immediately
19 adjacent to Mrs. Engle's accessory structure and
20 also had less view through this little sliver of
21 the site.

22 So I just wanted to bring that up, that
23 we had studied that, but thought it was a little
24 bit more sympathetic maybe to the existing
25 building. We would have actually -- to get any

1 width to the addition, we would have had to shift
2 in front of the existing building, which we didn't
3 really want to do.

4 Oh, yes. I'm sorry. Also, in terms of
5 the floor plan, the existing house has the bedroom
6 on this side, so we would have had the loss of that
7 room as we passed through to get to the addition on
8 that side. I think that was all.

9 We had some section drawings just to
10 show that we have tried to keep the massing really
11 at a minimum for the second floor to be in keeping
12 with the style of the existing house.

13 MR. ILBERTON: Great. Thank you. Is
14 there any public comment to this application?

15 MS. BARKOWITZ: I would. My name is
16 Roslyn Barkowitz, and I've lived on the island for
17 40 years, and this is young cousins of mine that
18 could live any place in the world, and they have
19 chosen Sullivan's Island. Neil wants to bring his
20 family here to grow up like he did on the island.

21 And he has been renting on Sullivan's
22 Island for 15 years, and they have been looking and
23 looking for property. And when this historic
24 property came up, they went there, and they fell in
25 love with it.

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1 And these girls and you have worked
2 very hard to follow the rules and regulations of
3 our island, and I hope you-all will approve their
4 plans, and they'll be able to come this summer and
5 at least put sleeping bags in their house. Thank
6 you.

7 MR. ILDERTON: Any other comment? Yes,
8 ma'am.

9 MS. SKINNER: My name is Margaret
10 Skinner, and I just wanted to point out that I
11 particularly liked the shifting of the house to
12 make the T, the addition to make the T rather than
13 the L, and also, the changing of this roofline over
14 here. It looked almost like, approaching from
15 Middle Street from the most western end of the
16 island, like that was a continuous wall. And now
17 with the roofline changed, I think it's a very --
18 it breaks it up very nicely.

19 MR. ILDERTON: Thank you, ma'am. Is
20 there any other public comment? Yes, sir.

21 MR. KREKEL: My name is Tig Krekel, and
22 I'm here with my wife Rosanna. I just -- we didn't
23 have the benefit of being here at the last meeting,
24 and did our letter to you, Randy, did that get
25 shared with the board and entered into the minutes?

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1 MR. ROBINSON: Uh-huh.

2 MR. KREKEL: So it sounds like, first
3 of all, by the -- what I've heard so far that you
4 considered a lot of the things that we had
5 questions and concerns about. This does obliterate
6 the view of myself and my neighbors of the harbor.
7 And I was wondering whether you considered that and
8 what was the response to that. And then I have a
9 couple other questions.

10 MR. ILBERTON: Well, as far as
11 answering, I think we did -- it was discussed. I
12 don't know that it was particularly -- any points
13 were made on the view easements or not, but it was
14 recognized. I think it was discussed on the board.
15 I don't know if anybody has any particular
16 recollections of --

17 MS. MESSIER: Is that where you live?
18 Okay. That was the Park, Planter Park old house?

19 MR. KREKEL: Yes.

20 MR. ILBERTON: But I think it was
21 discussed. Are there any other questions you have?

22 MR. KREKEL: Well, that was -- the
23 other element was the fact that this is coming up
24 all the way right up to the edge of the easement,
25 it looks from the drawings. I don't think that's

1 changed in this latest -- has this changed in the
2 latest version, or is it still right up against the
3 easement on the Middle Street side?

4 MS. FENNO: The rear setback is 25,
5 which we are at that setback.

6 MR. KREKEL: So it's right to the -- so
7 that will be -- just a humble, former retired
8 mechanical engineer, that is going to be a very
9 imposing structure on Middle Street, that size,
10 that height, and that proportion.

11 And so my question again -- apologies
12 for not being here, but we received very short
13 public notice before the last meeting that this
14 project was being considered -- is was it
15 considered coming backward in this direction to the
16 rear section where there's plenty of land, plenty
17 of mass, actually could provide some more beautiful
18 views, provide retention of the beautiful historic
19 front facade element, which is considerably altered
20 by this forward structure, especially if you're
21 driving south or southeast on Middle Street.

22 MR. ILBERTON: Thank you, sir.

23 Is there any other public comment?

24 Yes, sir.

25 MR. WILLIAMS: B.K. Williams, 956

1 Middle Street. I am diagonally across the street
2 from the subject property. I appreciate the time
3 from the architect this afternoon, and,
4 Mr. Meadors, I appreciate you looking into that
5 matter.

6 I've pretty well resigned myself that
7 whatever -- however this project develops, I'm
8 losing the glimpses of the harbor that I've enjoyed
9 for approximately 25 years, and particularly, with
10 Mr. Long on the adjacent property when that
11 property is built, I've got no opportunities really
12 for views. So I've resigned that I'm going to lose
13 that.

14 I do appreciate you looking into
15 Station 10 because that has been an issue. The
16 enforcement of it hasn't been consistent, and it's
17 changed over the years. So if that is the case to
18 where the Town will use that for parking, then it
19 stands to reason to be able to use it for access
20 underneath.

21 And I know this may not be the venue
22 for this, and I know we discussed it in detail.
23 But if the Town's going to continue with allowing
24 it as being just beach access, then I would go back
25 to my earlier comment that I think it contradicts

1 being able to use it as a driveway as well.

2 But I appreciate the research, and I
3 agree with you. I would like to see the parking
4 continue there, because particularly with the
5 parking study that they're doing, if that's going
6 to move people down to Station 10, it stands to
7 reason that we need to have some parking.

8 But if it can continue along that way
9 with parking there, then my concerns with the
10 parking there, I appreciate.

11 MR. MEADORS: Yes, sir.

12 MR. WILLIAMS: Thank you.

13 MR. ILBERTON: Great. Thank you, sir.

14 Any other public comment for this
15 application?

16 All right. Public comment section is
17 closed.

18 Randy, do you have anything to add?

19 MR. ROBINSON: I don't have anything
20 else to add.

21 MR. ILBERTON: All right. Duke, what
22 do you think?

23 MR. WRIGHT: I think we gave it a good
24 scrub last month. I think they have done some
25 adjustments that we suggested, and I think

1 they've -- the adjustments, in my view, have
2 improved the design, particularly in opening up the
3 front facade of the historic house on Middle
4 Street. So I'm fine with it.

5 MR. ILBERTON: Uh-huh. Well, I mean,
6 it's -- it does look better than the last
7 go-around. There's more exposure to the historical
8 structure on Middle Street. And the -- I guess
9 it's going to be up to the Town whether they decide
10 to enforce or not enforce or allow parking or
11 access, vehicular.

12 I don't think it's in our jurisdiction
13 or purview to either grant that or not. If they do
14 say that you can actually drive on that, it may
15 prevent -- because they're going to -- the folks
16 are going to have to have access to their house, so
17 it may prevent too much parking on there, except
18 maybe when they throw a party or something like
19 that.

20 But as far as what's done on that piece
21 of property on that public right-of-way, it's -- I
22 don't think it's under our jurisdiction to say
23 that's good or bad or whatever. The Town will do
24 what the Town will do on that.

25 But it's a -- I think the design is a

1 good design overall, and I'm -- I have no problem
2 with it.

3 MR. MEADORS: Thank you.

4 MR. ILBERTON: Steve?

5 MR. HERLONG: No. I -- yeah, I
6 appreciate your careful attention to the comments
7 that were made last time and giving us that
8 information. And I think you all listened very
9 well to the board's thoughts and concerns, and I
10 think it is a very good solution.

11 And I would -- I'll just tell you that
12 for the last meeting, anybody that wasn't here,
13 there was a lot of discussion about how and where
14 an addition should be placed to an important
15 historic home, and I think the general consensus
16 overwhelmingly was that this was absolutely the
17 right place to put this to respect the structure.

18 It's a large lot, and the owners have a
19 right to build within their setbacks. So we kind
20 of discussed all of that, and so we really did
21 look. We saw that along that area, you really do
22 have a series of homes that are set back and some
23 that come in and set back. And I think that
24 irregularity, to me, is what makes that area of the
25 island very unique.

1 It will clearly be different. There's
2 going to be something there that never was there,
3 but over time, I think it's going to fit in very
4 well. But as to the submittal today, I'm
5 definitely okay with it.

6 MR. ILBERTON: Kelly?

7 MS. MESSIER: I think it looks great
8 that they incorporated all the concerns that we
9 addressed. I just had a couple comments when I was
10 looking at the site plan that it looks like you
11 sort of reflected it on the model where the
12 existing trees were.

13 And I guess I was confused when I look
14 at this rear corner where you have -- are they --
15 is their fence over the property line, or is this
16 red line drawn wrong? See, how that's their --

17 MR. MEADORS: That's Mrs. Engle's, yes.

18 MS. MESSIER: Okay. But I -- I
19 understand that's her fence, but, you know, this is
20 sort of indicating that this -- is this drawn in
21 the -- is this -- should the property line be out
22 here?

23 MR. MEADORS: The property line marker
24 is within the bushes that are right here on this
25 corner.

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1 MS. MESSIER: All right. And so this
2 theoretically was built outside the property, I
3 mean, or who knows what.

4 MR. MEADORS: I don't know.

5 MS. MESSIER: Okay. No, because I was
6 just --

7 MS. FENNO: But you're right. It does
8 project past --

9 MS. MESSIER: When I was out there, I
10 was trying to look at where the pool and the little
11 gazebo was going to be because it was a concern of
12 the Engles, and I couldn't figure out where the
13 corner was.

14 MR. MEADORS: It appears to us that
15 that fence extends beyond the property line on her
16 side.

17 MS. MESSIER: Okay.

18 MR. ROBINSON: A comment I will make is
19 some of these properties in this area go down
20 closer to the ocean than others. And when you look
21 on the Charleston County tax map, it does not
22 reflect the actual property lines. They -- for
23 maybe ease of when they did it, this line runs
24 straight down, but it's been my experience over the
25 years that some of these properties actually go

1 down to the high water mark.

2 So it could be -- and I'm not saying it
3 is, but it could be Ms. Engle's property actually
4 goes out here on the beach somewhere. Some of
5 these -- like I said --

6 MS. MESSIER: Sometimes the property
7 goes to the high tide line.

8 MR. ROBINSON: Correct.

9 MS. MESSIER: Yeah. But I was just
10 looking at it trying to figure out how the cabana
11 related. And anyway, left confused, so --

12 MS. FENNO: The aerial does show --

13 MS. MESSIER: I saw that, yeah. So
14 you're pretty certain that's where it'll be?

15 MS. FENNO: And we could stake that if
16 there's any interest.

17 MS. MESSIER: I think, you know, where
18 you're showing everything, I think we sort of
19 agreed that that was okay. Although I did want to
20 point out, you know, if there is -- I don't know if
21 you're just going to have a pool there with coping
22 around it or if there is going to be any paved
23 area. All of that has to sort of fall within the
24 setbacks.

25 And I'm not exactly sure that I

1 followed what your logic was when you were
2 explaining the parking. I mean, is there parking
3 allowed on that beach access path, Randy? I don't
4 think there is.

5 MR. ROBINSON: I'm not really sure. I
6 mean, some people say there is. Some people say
7 there isn't. I went down there to go fishing a
8 couple months ago, and I felt -- I did not feel
9 comfortable parking on the access path with the
10 signage out there, so I didn't.

11 MS. MESSIER: Because I think the one
12 that says no parking on this side, I don't think
13 that's necessarily referring to the beach access
14 path. But as Pat said, that's really not -- I
15 mean, if you want to use that, you're going to have
16 to get permission from the Town. And if you don't
17 get permission, you're going to have to find a
18 different way to get --

19 MR. MEADORS: Understood.

20 MS. MESSIER: -- cars stored under the
21 house.

22 MS. FENNO: Can I just make a comment
23 on that?

24 MS. MESSIER: Uh-huh.

25 MS. FENNO: I thought it was

1 fascinating because when we put up the silt fence,
2 it became evident that there was a place to park
3 and then a place to drive. It could be that
4 without any fencing, it's a little -- it looks like
5 the person's lawn -- like you only have the drive
6 and maybe people were confused and didn't think
7 there was parking. I'm not sure.

8 MS. MESSIER: I guess I'm just saying,
9 I don't think there's a single beach access path
10 that we allow parking anywhere.

11 MS. SANDERS: I don't think so either.

12 MS. MESSIER: Not that I'm aware of at
13 all.

14 MR. KREKEL: You'll see cars and pickup
15 trucks, you know, kind of backed up that path all
16 the way to where the sand trail is every two weeks.
17 You'll see --

18 MS. MESSIER: They don't patrol down
19 that far.

20 MR. WRIGHT: Well, let me add to the
21 discussion, when I was down there looking at the
22 property, I parked, and I looked in my rearview
23 mirror, and there was a police car behind me, so
24 there's -- it was a nice policeman. I don't
25 remember his name.

Deposition of Sullivan's Island DRB

1 MR. ILBERTON: I was going to say,
2 there's only one.

3 MR. WRIGHT: And I said, am I parked
4 illegally, and he said I don't know.

5 MR. WILLIAMS: And you know what? I
6 appreciate that discussion because there's
7 confusion from enforcement, and there's confusion
8 at the Town.

9 And I believe there may be another
10 beach access -- I can't tell you where -- where
11 parking is allowed. But that's where my concern is
12 because the confusion comes on my door because they
13 see my police car, and they want an answer why
14 they're getting a ticket.

15 And the signage is confusing, and it's
16 been allowed there for years. And if it continues,
17 that's fantastic, but I just -- for the benefit of
18 the design process, I think it's important that
19 that be resolved.

20 MR. WRIGHT: I thought that that was
21 relevant to our issue here, but even the policeman
22 didn't --

23 MS. MESSIER: I mean, won't you guys
24 still have a view between these two houses even
25 though it may not be as large?

Deposition of Sullivan's Island DRB

1 MR. KREKEL: No. It's completely gone
2 for both Charles Rittenberg and myself.

3 MR. ILBERTON: Jon, you got anything to
4 add or subtract?

5 MR. LANCTO: No. I think everything's
6 been covered. I'm fine with it.

7 MS. SANDERS: I think it looks nice.
8 My biggest thing is I didn't know that you could
9 park on a beach access path. I'm not real clear
10 about that, but I'm sure you-all have covered it
11 all.

12 MR. ILBERTON: Do I hear a motion?

13 MR. MEADORS: Given the comments of the
14 board, is it possible to get a final approval with
15 details to Randy?

16 MR. HERLONG: So this is a preliminary
17 that you checked.

18 MR. MEADORS: I didn't realize that,
19 but apparently. And that was a --

20 MS. FENNO: We're just wondering if we
21 can go ahead --

22 MR. ILBERTON: I was already assuming
23 that it was final, but if it's not, then we have to
24 make it -- we have to put that in the motion if
25 anybody is to make a motion for approval.

Deposition of Sullivan's Island DRB

1 MR. HERLONG: Well, I make a motion
2 that we approve the submittal as submitted and we
3 also make it a final approval.

4 MR. ILBERTON: Do I hear a second?

5 MS. MESSIER: Second.

6 MR. ILBERTON: Discussion?

7 Everybody in favor.

8 ALL: Aye.

9 MR. ILBERTON: All right.

10 MR. MEADORS: Thank you.

11 MR. ILBERTON: We are adjourned.

12 (The meeting was concluded at 8:11
13 p.m.)

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REPORTER'S CERTIFICATE

I, TERI L. HORIHAN, Registered Professional Reporter and Notary Public in and for the State of South Carolina at Large, do hereby certify that I correctly reported the within-entitled matter and that the foregoing is a full, true and correct transcription of my shorthand notes of the testimony and/or other oral proceedings had in the said matter.

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 25th day of January, 2012, at Charleston, Charleston County, South Carolina.

Teri L. Horihan
Registered Professional Reporter
My commission expires
January 17, 2017

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1.8 (1)	22's (1)	82 (1)	advance. (1)
10 (17)	2420 (5)	843-762-6294 (1)	aerial (3)
100 (2)	25 (3)	< 9 >	aesthetically (1)
1001 (2)	25, (1)	9 (1)	aesthetics (2)
10-and-a-half (1)	25th (1)	950 (1)	affected. (1)
10-foot (6)	2702 (1)	956 (1)	affixed (1)
11 (2)	2708 (2)	< A >	afternoon (2)
11.5 (1)	2708's (1)	a (62)	afternoon, (1)
11-and-a-half (1)	28 (2)	A-5, (1)	afterwards. (1)
11-inch (1)	29415 (1)	ability (3)	again (2)
12 (3)	29482 (1)	able (9)	again, (3)
125 (1)	< 3 >	about (10)	agenda (2)
14 (1)	3 (3)	about. (1)	ago (5)
14-2-6 (1)	30 (8)	above (3)	ago, (1)
145 (1)	30-foot (1)	above. (1)	ago. (1)
15 (9)	38 (1)	absolutely (2)	agree (11)
15. (3)	< 4 >	access (24)	agree. (1)
16 (2)	4 (3)	access, (1)	agreed (1)
16, (1)	40 (4)	access. (1)	agreement (1)
16. (2)	43 (1)	accessory (7)	ahead (2)
1610 (1)	43-foot (1)	accommodate (5)	Alcoholic (1)
16-8. (1)	44 (1)	account (1)	aligns (1)
17 (1)	< 5 >	accurate (3)	all (9)
1743 (2)	5 (3)	accurately (1)	all, (1)
18 (4)	50. (1)	acquainted (1)	all. (7)
18-foot (1)	< 6 >	actual (3)	allow (6)
18th (1)	6 (4)	actually (5)	allowable (3)
19 (1)	6:00 (1)	add (11)	allowable. (1)
19.33 (1)	6:05 (1)	add. (3)	allowed (20)
1987 (1)	618 (1)	added (2)	allowing (4)
1992 (1)	625 (1)	adding (1)	along (2)
1-foot (2)	66 (1)	addition (23)	already (1)
< 2 >	6-foot (2)	addition. (1)	ALSO (5)
2 (4)	< 7 >	additional (1)	alteration. (2)
2,000 (1)	7 (10)	additions (1)	alterations (1)
2.8 (1)	7:12 (1)	address (8)	altered (1)
20 (5)	73129 (1)	address. (1)	alternative (2)
2011 (1)	< 8 >	addressed (2)	Altman (1)
2012 (2)	8 (14)	addressing (1)	always (2)
2017 (1)	8.1 (2)	adjacent (3)	amount (6)
2063 (2)	8.2. (1)	adjourned. (1)	an (13)
20-inch (1)		adjusting (1)	and (81)
21 (4)		adjustment (1)	and, (3)
22 (5)		adjustments (5)	announce (1)
		Administrator (1)	another (3)
			answer (1)
			answering (1)

anticipate. (1)
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