

*In the Matter Of:*

Town of Sullivans Island v  
In Re: Design Review Board

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Meeting  
March 16, 2016

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TOWN OF SULLIVAN'S ISLAND  
DESIGN REVIEW BOARD

COPY

MEETING BEFORE: PAT ILDERTON, CHAIRPERSON

DATE: March 16, 2016

TIME: 6:00 PM

LOCATION: Town of Sullivan's Island  
2050-B Middle Street  
Sullivan's Island, SC

REPORTED BY: Priscilla Nay  
Certified Shorthand Reporter

A. WILLIAM ROBERTS, JR., & ASSOCIATES

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APPEARANCES :

PAT ILBERTON, CHAIRPERSON  
STEVE HERLONG, BOARD MEMBER  
BEVERLY BOHAN, BOARD MEMBER  
DONNA WEBB, BOARD MEMBER  
RHONDA SANDERS, BOARD MEMBER  
JOE HENDERSON, ZONING ADMINISTRATOR  
RANDY ROBINSON, BUILDING OFFICIAL  
KAT KENYON, TOWN SECRETARY

ALSO PRESENT :

BEAU CLOWNEY  
HEATHER WILSON  
JOSIE ABRAMS  
RON DENTON  
DONIVON GLASSBURN  
OLIVER DUNGO  
JAMES QUARLES  
RICHIE SHAFFER  
CINTRA McGAULEY  
TREY SEDALIK  
SHERYL PROCTOR

(INDEX AT REAR OF TRANSCRIPT)

1 MR. ILBERTON: This is the March 16,  
2 2016 meeting of the Sullivan's Island Design Review  
3 Board. It is now 6 o'clock. Members in attendance  
4 are Steve Herlong, Pat Ilderton, Beverly Bohan,  
5 Donna Webb, and Rhonda Sanders. That's it. Billy  
6 Craver may show up.

7 We're going to amend this meeting --  
8 this meeting for a brief discussion on the increase  
9 after we approve the minutes. We're going to  
10 approve the minutes and talk about the one-foot  
11 increase at the staff level of the height.

12 MR. HERLONG: I make a motion that we  
13 amend the agenda to include a discussion as to the  
14 last item on the agenda.

15 MS. BOHAN: I second.

16 MR. ILBERTON: Everybody in favor, say  
17 aye.

18 (All board members say aye.)

19 MR. HERLONG: Everybody in favor of  
20 approving the minutes?

21 MR. ILBERTON: We got a positive on  
22 that. All right. So at staff level we want -- we  
23 want y'all -- you're hoping we would just let y'all  
24 decide whether that one-foot increase -- which I  
25 think is most reasonable.

1 MR. HENDERSON: That's right. We  
2 recently amended the code to require a one-foot  
3 freeboard -- it's a one-foot freeboard -- for all  
4 of the development. We would like to explain that  
5 to the Board a little bit more and explain why we  
6 feel we should allow a little flexibility in  
7 granting that one-foot increase.

8 MR. ILBERTON: Okay.

9 Do you want to do it now?

10 MR. ROBINSON: Let's do it at the end  
11 of the meeting.

12 MR. ILBERTON: All right. 2668

13 Goldbug: That's been taken off?

14 MR. HENDERSON: That's right. The  
15 applicants have requested to withdraw that and  
16 defer it to the May 2016 meeting.

17 1738 MIDDLE STREET

18 MR. ILBERTON: Okay. 1738 Middle  
19 Street.

20 MR. HENDERSON: So this is Agenda Item  
21 D.1. It's a certificate of appropriate of request  
22 for a Sullivan's Island landmark. The applicants  
23 and property owners are requesting approval for two  
24 additions, one addition to the rear elevation of  
25 the house and one addition to the front right-hand

1 side of this home. They're requesting the addition  
2 of a pool and also a detached garage with a pool  
3 and pool house.

4 Relief is requested tonight for a side  
5 setback only. Just to give you a little background  
6 on this issue, this is a junior officer's quarters  
7 building. It is one of 11 along that stretch of  
8 Central Avenue in Middle Street.

9 The applicants are requesting to  
10 conduct a historic restoration of the property  
11 removing all the vinyl item siding on the porches  
12 and throughout the front, rear, and side elevation.  
13 They're restoring the windows. They're removing  
14 the vinyl windows and replacing the majority of  
15 them with aluminum-clad wood windows.

16 I also have a revised site plan. I've  
17 been working with the project managers on this and  
18 I'd like to show you that. Staff would recommend  
19 careful consideration of this property because it's  
20 such a prominent historic structure as a Sullivan's  
21 Island landmark.

22 I would have you consider the addition  
23 to the front right side elevations and pay  
24 attention to that. Typically, for these junior  
25 officers quarters buildings the additions have been

1 placed in a very low-scale manner on the side or  
2 rear elevations. Typically the additions are not  
3 permitted to be on the front elevations or  
4 projecting out towards the front facade of the  
5 house.

6 So I would like to show you some  
7 existing photographs and also the elevation for  
8 your discussion. Mr. Chairman, I'll turn it back  
9 over to you.

10 MR. ILBERTON: Thank you. Yes, sir.  
11 Beau, you want to go for it?

12 MR. CLOWNEY: I am Beau Clowney. This  
13 is a great house. We spent some time really going  
14 through and looking at all of the houses. I've  
15 done, I believe, three of the officers quarters  
16 over the years and then this one.

17 You know, the addition that we're doing  
18 to the front we feel is still -- we see as being  
19 subordinate to the house. It is not forward of the  
20 house. It is in line with the house, if not pulled  
21 back just a little bit.

22 According to the historic guidelines  
23 the -- I guess what it -- Secretary of the Interior  
24 guidelines an addition like this is fine as long as  
25 when it's removed we're not -- the integrity of the

1 existing structure is still the same. And we feel  
2 like this is a really great opportunity to do  
3 something that really speaks to the way the  
4 building should be added on to. It also speaks to  
5 the history and traditions of the island itself.

6 I think there are many situations on  
7 the island where you'll see a little pod was placed  
8 here and another pod was placed there. We elected  
9 to do this one as a pavilion-type structure and  
10 have it minimally attached to the house so in the  
11 event someone said they don't want that to there we  
12 can take it back. We're not doing anything that  
13 really harms the integrity of the historic volume.

14 All the houses vary a little bit.  
15 There are some that are hip, some that are gabled.  
16 Even the officers quarters, the porches vary as you  
17 move down the road there. They're not all exactly  
18 the same. Then there is another house probably  
19 four doors down or three doors down going sort of  
20 south that -- Swallowtail has a sign right there.

21 There's two -- I don't know whether  
22 they did this recently or not, but there are  
23 additions to the front, one that is a modest size  
24 and then there is a bay window on the front side of  
25 that volume. We feel like what we're doing is



1 something that really speaks to the charm and  
2 character of the neighborhood and also, again,  
3 speaks to the way one would properly add to a  
4 historic home.

5           Regarding the addition in the rear,  
6 again, I guess you're looking at all these -- I  
7 know y'all have these. This is the little piece  
8 that I'm talking about right here. You really have  
9 to look at that plan to understand what we're  
10 doing, too. It's not just sort of lobbed onto the  
11 conner.

12           It's really attached and then you have  
13 this sort of nice structure that's attaching it.  
14 Everything else we're doing in the back we feel  
15 like we're doing things that are respectful of the  
16 original roof lines and things that, again, speak  
17 to the character of the island basically. You  
18 really kind of need to look at the plans to sort of  
19 understand that, too. Let's see.

20           This gable piece here is being extended  
21 into the back here and then this piece down here is  
22 being enlarged. Then we are adding a wing off to  
23 the left side in the back.

24           MR. ILDERTON: Does anybody want to see  
25 that?

1 MR. HENDERSON: I would also point  
2 out that part of the presentation is to remove  
3 the historic cistern and it's noticed on the site  
4 plan on the as-built survey. This cistern is  
5 different from most of them on that stretch in that  
6 it is 80 percent demolished, I believe, so it  
7 doesn't have its full integrity.

8 I think we looked at that several  
9 months ago and decided that it's too far gone to  
10 preserve. So that would be part of the request  
11 as well.

12 MR. ILBERTON: Okay.

13 MR. HENDERSON: To move the cistern.

14 MS. BOHAN: Here is another downtown  
15 example of a favorite situation where somebody has  
16 done exactly what we're proposing to do, even  
17 though ours would feel a little bit more  
18 freestanding than even that.

19 MR. ILBERTON: All right. Thank you.  
20 Joe, is there any more to add or subtract?

21 MR. HENDERSON: I would like to point  
22 out the picture of the existing elevations to the  
23 house. Beau mentioned the project we allowed in  
24 the past allows the additions of one of these  
25 houses two doors down. Swallowtail Architecture

1 presented that. It was on the side elevations and  
2 we went through a great deal of discussion about  
3 that.

4 Secretary of the Interior standards  
5 require the addition, whatever you put on, should  
6 have distinct materials and it should be able to be  
7 removed, to return it to its historic state. So it  
8 was approximately four to five feet coming off the  
9 side of these elevations. It was almost identical  
10 to this form, but it was brought back from this  
11 facade here by about two or three inches.

12 So not only did it come out only four  
13 feet, but it was brought back off of that facade.  
14 On the other hand, I'll just mention that this will  
15 be different from all other additions that we have  
16 approved. It will have a projection of how far off  
17 the side elevation?

18 MR. CLOWNEY: Comes out about 11.

19 MS. SANDERS: There is none.

20 MR. CLOWNEY: It comes out about right  
21 at eight feet.

22 MR. HENDERSON: Eight feet and then  
23 forward and a separation modulation, I suppose,  
24 coming forward to be almost even with the porch  
25 facade.

1 MS. BOHAN: One the other thing I'd  
2 like to point out is our lot does kind of fan in  
3 that direction, too, which is another thing because  
4 it's going around that bend. It fans in that  
5 direction. You have that large tree there. So  
6 it's really kind of a perfect opportunity to do  
7 that.

8 Could you go back, Joe, to that one  
9 image you had a second ago? I wanted to point out  
10 one other thing. The other house down the road --  
11 I don't know what this is, but there's like another  
12 addition right here that's not original. I don't  
13 know if it's an elevator or what it is, but it's  
14 there as well.

15 Anything we do we feel like it's going  
16 to nestle in there. The scale of it is going to  
17 nestle in there just right. Like Joe was saying,  
18 it is the kind of thing that could be removed. I  
19 doubt it would be, but, you know, it has that  
20 opportunity.

21 MR. ILBERTON: Thank you. Is there any  
22 public comment to this application? Public comment  
23 section is closed. Steve, are you ready to  
24 started?

25 MR. HERLONG: These are such

1 interesting structures along that street. I just  
2 for historic information -- we reviewed -- the  
3 Review Board reviewed one of these early on in the  
4 Review Board process when a new board member was on  
5 the Board. The addition was basically going to be  
6 almost an equal addition to one of these.

7 It had an identical look to it and it  
8 didn't seem appropriate. It was completely  
9 overdone and overscaled, but there was a lot of  
10 comment. A lot of the comment was that these  
11 structures shouldn't be touched, especially along  
12 the back facades.

13 Those shed additions are basically  
14 original. I just really had trouble with that  
15 general conversation because they just -- as the  
16 original structure stands it is so difficult to  
17 make them livable today. It's very difficult.

18 So I do think that treating additions  
19 as you've done is exactly the appropriate way to  
20 handle it. It's very clear what the -- what is the  
21 original structure, two-story structure, and then  
22 with different roof lines.

23 As you say, these additions -- clearly  
24 you can see where they've become additions and how  
25 they could become removable to the original

1 building. So -- and also you've got these fairly  
2 identical structures that stand in the middle of  
3 these lots and they're -- personally I think adding  
4 additions like this adds the ability to have some  
5 uniqueness among the different properties. So I  
6 think this is a very suitable and appropriate  
7 solution.

8 MR. ILBERTON: I think it looks good.  
9 I think it is suitable, too, because there are so  
10 many buildings like Beau mentioned on Sullivan's  
11 Island, especially that have these outbuildings  
12 attached or maybe they're not attached, that really  
13 add to the look of it that is just interesting.

14 Whether they're originally servant's  
15 quarters or children's quarters essentially I think  
16 this makes the house look even better. Also, the  
17 house is not on that prominent side because it is  
18 on that curb. As you really go by it, you really  
19 don't -- it's not as prominent as the other houses.

20 It's further down. I think you'll  
21 notice it more but only because it will look so  
22 good. I'm for it also. Beverly.

23 MS. BOHAN: I think the puzzle you put  
24 together is very intriguing, interesting as well,  
25 how you nestled -- I think that's a great word --

1 that little part. I'm a neighbor to this house.  
2 I'm very much interested in how you're going to do  
3 that because I love the backside as much as, you  
4 know, nestling that part to it, keeping it  
5 separate, which is the guidelines. So I'm all for  
6 it, I think. Good job.

7 MS. WEBB: I think you've done a great  
8 job. I like the idea you're taking off the vinyl  
9 siding and bringing the exterior to be more in  
10 character with the structure there and the windows.

11 MS. SANDERS: Consistent with Steve's  
12 question, how many of these houses -- because, you  
13 know, officers -- they're all uniform -- have  
14 applied for changes to the front side and how many  
15 have been approved?

16 MR. HENDERSON: I would say probably  
17 half of them of the 11 have had modifications, you  
18 know, additions put on the rear.

19 MS. SANDERS: I'm just talking about  
20 the front. I don't care about the rear. Just the  
21 front, the street view.

22 MR. HENDERSON: There's only been one  
23 or two on the side from what I understand and the  
24 most recent one is the one that's presented by  
25 Swallowtail. It is the most recent addition to the

1 side, but nothing projecting towards the front  
2 elevations.

3 MS. SANDERS: So the front elevations  
4 from the street have been applied for and two have  
5 been approved?

6 MR. ILBERTON: I think there's been  
7 some porch enclosures. I think they have enclosed  
8 some porches, haven't they, Randy?

9 MR. HENDERSON: Yeah, up above.

10 MR. ILBERTON: Have they been taken  
11 off? Terrence McManus' house has been restored to  
12 a porch.

13 MR. ROBINSON: Right.

14 MR. HENDERSON: So this is an overhead  
15 view from Google and it shows they are pretty well  
16 consistent with the original form. You can see  
17 where the roof lines are pretty much the same going  
18 on down. Now, I think this may be the one that we  
19 approved with the bump-out on the side elevations  
20 here.

21 I think that's the one. Again, coming  
22 back and four feet out to the side property.

23 MR. ROBINSON: Actually, it's this one.

24 MR. HENDERSON: Is that it? Then a  
25 garage approved on the back side of that lot coming



1 off of this elevation.

2 MS. SANDERS: I guess my question is:  
3 How many have applied for front elevation changes  
4 and how many have been approved?

5 MR. HENDERSON: To my knowledge in  
6 three years only that one was requested and then --

7 MR. ILBERTON: I think that's right.

8 MS. SANDERS: But that was towards the  
9 back?

10 MR. HENDERSON: That's right. I think  
11 initially they wanted the project --

12 MS. SANDERS: Out to the front.

13 MR. HENDERSON: -- to have a larger,  
14 more prominent addition off that side elevation and  
15 come out towards the street. But then we required  
16 them to set it back off to the side elevations.

17 MS. SANDERS: I think it is a beautiful  
18 design. I'm trying to maintain consistency with  
19 our decisions so that the guy down the street  
20 doesn't say, whoa, I applied for that and I didn't  
21 get it. Right?

22 MR. ILBERTON: Yeah, but they might not  
23 have hired as good an architect.

24 MS. SANDERS: I agree.

25 MR. Ilderton: Okay. I don't care

1 about consistency. I don't care. It's fine.  
2 What's passed has passed and this is a good design.  
3 I mean --

4 MS. SANDERS: With junior officer  
5 quarters part of the historical aspect is that they  
6 are uniform just from the street. Anyway, that's  
7 my opinion. You asked for it. That's all.

8 MR. ILDERTON: Do we hear a motion?

9 MR. HERLONG: I move we approve this as  
10 a -- is it conceptual?

11 MR. ILDERTON: Great. Do we hear a  
12 second?

13 MS. BOHAN: I second.

14 MS. SANDERS: I want to point out one  
15 more thing. I'm sorry. Steve's office, which is  
16 in the commercial district, is a historic building  
17 and we declined for the same reason not to have the  
18 front elevation changed from the historic aspect.  
19 Just pointing out that. Sorry, Steve.

20 MR. ILDERTON: You're not denigrating  
21 his design or anything?

22 MS. SANDERS: No. I'm just saying  
23 consistently we didn't allow him to come out front.

24 MR. ILDERTON: Right.

25 MS. SANDERS: You know, no favoritism.

1 MR. ILBERTON: No, and I'm just  
2 kidding. Everybody in favor of that motion?  
3 Anybody opposed?

4 (No response.)

5 MS. BOHAN: The only other comment I'll  
6 make is it is subordinate to the front side and  
7 height and mass. Same thing.

8 MS. SANDERS: I think it's great, but  
9 I'm just trying to do what we're supposed to be  
10 doing.

11 2301 ION AVENUE

12 MR. ILBERTON: All right. 2301 Ion.

13 MR. HENDERSON: Agenda item B.1,  
14 certificate of appropriateness, a Sullivan's Island  
15 landmark located at 2301 Ion Avenue. Ms. Heather  
16 Wilson here and is requesting approval of a new  
17 addition, demolition of a nonoriginal addition,  
18 approval of a pool, and detached garage structure  
19 for the rear yard.

20 This is a request for a principal  
21 building, square footage of 5 percent. Your  
22 application reflects a four percent request, but I  
23 encourage her to move that up one percent. This is  
24 a structure known as the boarding house. As I  
25 mentioned before, the nonhistoric addition was put

1 on the back of the structure post-Hugo, I believe,  
2 and will be more compatible architecturally to the  
3 historic structure and also the surrounding  
4 historic district. We can show you some pictures  
5 of this property as well.

6 MR. ILDERTON: Great. Joe, anything  
7 more to add?

8 MR. HENDERSON: No, sir.

9 MS. WILSON: I'm Heather Wilson for the  
10 applicant. On this site plan I did a red line here  
11 to help you see where the existing addition is that  
12 we're removing. I think you can see it in that and  
13 I've got some pictures here, too.

14 This is a sort of a funny stair tower  
15 and it leads up to the roof deck or historic  
16 structure we're removing. We're cleaning up this  
17 original part, getting off that roof deck, taking  
18 off that piece, and pushing this addition, which is  
19 roughly the same size back off of the rear facade  
20 of this. We're just trying to give that piece a  
21 little bit more autotomy. That's an aerial.

22 One other point of note: He's decided  
23 to bag the cabana and he's going to just do the  
24 garage. So that's actually not necessary. The  
25 pool is going to come up and the garage is going to

1 be in the back corner, still the design you have.  
2 This is an aerial of the property.

3 This is where there's currently a roof  
4 deck and then there's a stair tower that I'll show  
5 you in a minute. So this is looking on the right  
6 side from the street. That's what it looks like  
7 now.

8 We are pushing this out a little bit to  
9 match the gable on the other side and that's partly  
10 to obscure some of what's going on back here. You  
11 can see -- some of these are so little, but there's  
12 a lot of stuff that's just kind of been tacked on,  
13 enclosed porches, et cetera, back off the  
14 nonhistoric addition.

15 There's also a one-story cinderblock  
16 freestanding building that we're taking out or  
17 removing. Sorry. Then this is the back. Again,  
18 these are -- you can see this has -- this colonial  
19 with this three-foot overhang on each side. That's  
20 the stair tower with the semi-circle windows that  
21 goes up and leads up to that roof terrace.

22 All of that is coming out. That was  
23 right there, so opening up the backside and pushing  
24 that addition as far over as the setbacks will  
25 allow. There you can see a little bit closer that

1 stair tower and that addition piece and more of the  
2 house that you'll see. That's it.

3 MR. ILBERTON: Great. Thank you. Joe,  
4 any more to add?

5 MR. HENDERSON: No, sir.

6 MR. ILBERTON: Rhonda, you want to  
7 start on this one?

8 MS. SANDERS: Sure. I see it as an  
9 improvement on the historic structure. I have no  
10 problem with it.

11 MR. ILBERTON: Great.

12 MS. WEBB: I think so, too. Thank you  
13 for outlining where it was. It's going to look a  
14 lot better.

15 MS. BOHAN: Agreed.

16 MR. ILBERTON: Yeah. It's definitely  
17 an improvement on what's there. So I think it  
18 would be -- I'm sure it will add to the  
19 neighborhood.

20 MR. HERLONG: Exactly. The Ion facade  
21 is just so classic, so wonderful, and then you  
22 just -- as you see what's there now it's just --  
23 you have to shake your head about how somebody came  
24 up with it. This will be a great improvement, a  
25 great way to handle that entire property.

1 MS. WILSON: One thing that came up, it  
2 is below flood. They really do not want to raise  
3 the house and we're optimistic that the maps are  
4 going to show this shift to a VE zone in which case  
5 we're willing to absorb some extra flood insurance  
6 to below but be in an AE zone. If the maps come  
7 out and they are a VE zone I'm just curious what  
8 the Board's thoughts are on this and it would have  
9 to continue up.

10 If the zone did not change it would  
11 have to be raised five feet, which is 100 percent  
12 not what the owner or I want. But I just figure  
13 while I'm here -- in case that does circle back  
14 around what your thoughts are on that.

15 MR. ILBERTON: I hate to see it raise.

16 MR. HENDERSON: So the finished floor  
17 elevation would be five feet from where it is now.

18 MS. WILSON: It would have to come up  
19 five if it stays a VE zone. That doesn't come  
20 down, yeah, which is sort of that no man's land of  
21 if it's seven feet above -- I don't know what's so  
22 great on that corner. I just would hate to see it  
23 raised and so would he.

24 MR. HENDERSON: So it's already four  
25 feet from grade?

1 MS. WILSON: It's more like four feet.  
2 So I guess it would be -- maybe it was four. It  
3 was not enough from the understructure to drive  
4 under. I was go to be maybe 7 feet to clear. So  
5 yeah, five feet plus the four.

6 MR. HERLONG: That's a difficult -- I  
7 mean that's a -- we struggle with that. I struggle  
8 with it all the time, too. What do you do? Randy  
9 seems to have some thoughts.

10 MR. ROBINSON: I just had a gentleman  
11 in my office yesterday and he's looking at a  
12 property. He wanted a pool on that property and he  
13 found out that the structure -- they thought it was  
14 above flood, but, no, it's a few inches down below  
15 flood. So he contacted a group. ATM, I believe,  
16 is the engineering group out of Mount Pleasant.

17 They were going to do a flood study on  
18 that property for \$22,000 and submit a letter of  
19 map amendment for that particular property. It  
20 might be worth your homeowner's \$22,000 to do a  
21 flood study on this piece of property.

22 MS. WILSON: And so then that would  
23 supersede the FEMA map that's then your flood  
24 designation?

25 MR. ROBINSON: Correct. Once it's done



1 it's done because FEMA has to approve it.

2 MR. ILBERTON: There are engineers that  
3 will be that. I have been involved with those guys  
4 before. They make application through the federal  
5 government and basically you can get by.

6 MR. HENDERSON: However, in summer of  
7 this year you're supposed to get the maps issued to  
8 us from FEMA so we don't have to spend that kind of  
9 money.

10 MR. ROBINSON: So if it doesn't rain  
11 and it gets prolonged maybe it's an opportunity to  
12 do it that way.

13 THE WITNESS: Great. Thank you.

14 MR. ILBERTON: I forgot to ask for  
15 public comment on this application. Any public  
16 comment? That section is closed. Is there  
17 anything more to add from anybody?

18 MR. HENDERSON: No, sir.

19 MR. ROBINSON: I do have one more thing  
20 to add. I know that y'all did pull off the cabana,  
21 but a bathroom would not be allowed if they wanted  
22 to do that cabana.

23 MS. WILSON: Okay. Got it.

24 MR. ROBINSON: Just want to put that on  
25 the record.

1 MR. ILDERTON: Motion?

2 MR. HERLONG: I move that we approve  
3 the plans that we've seen tonight.

4 MR. ILDERTON: Yes. Second?

5 MS. WEBB: Second.

6 MR. ILDERTON: Discussions? Everybody  
7 in favor?

8 (All board members said aye.)

9 1702 POE AVENUE

10 MR. ILDERTON: Okay. 1702 Poe.

11 MR. HENDERSON: Agenda Item E.1, a COA  
12 request for a nonhistoric property. 1702 is  
13 actually a nonhistoric structure, but it's located  
14 within Sullivan's Island National Register District  
15 and also a local historic district. So that's why  
16 it's before you today.

17 They are requesting no relief from the  
18 ordinance requirements. This is a pre-FIRM or  
19 before FEMA regulations applied to Sullivan's  
20 Island. It was built as a ranch-style home on  
21 grade.

22 The property owners are renovating the  
23 structure. They're refiguring the roof system,  
24 adding a standing seam roof. They're adding  
25 windows and doors that are more compatible with the

1 historic district. They're actually removing  
2 100 feet of heated space on the rear elevations  
3 and transferring that to the front elevation. So  
4 they're enclosing the front porch. I think Heather  
5 will show you some pictures of that. The staff  
6 recommends the review for the compatibility of the  
7 neighborhood.

8 MS. WILSON: Quickly, we'll look at the  
9 plan here. This is a conceptual landscape plan,  
10 but I can show you on here we've taken away a small  
11 porch off this back corner in order to fill in this  
12 corner so that we can square up these elevations.  
13 Then we are redoing the roof.

14 So we're doing a larger hip roof with a  
15 kick over the eave. And just to give it a little  
16 bit more presence, this is the side that faces the  
17 station and then this is -- I'm sorry. This is --  
18 yeah. No. This is the back. Sorry.

19 This faces Station 17 and then -- do  
20 you have -- I don't know why mine didn't print. Do  
21 you have the one on yours that faces Poe?

22 MR. HENDERSON: The elevations?

23 MS. WILSON: Yeah. Sorry.

24 MR. HENDERSON: I think so, yeah.

25 MS. WILSON: The other thing, it is a

1 little bit over on its lot coverage. So the  
2 landscape architect, REMARK landscape, has gone to  
3 a lot of trouble to do all that, some impervious,  
4 and do a lot of panels and some pervious decking in  
5 order to receive these French doors with trees  
6 planting. This is actually sand around the pool  
7 and lawn and grasses to try to make it a much  
8 greener plan. There we go.

9 That's now what currently faces Poe up  
10 top and then what will face Poe on the bottom. So  
11 three French doors with louvered shutter. Again,  
12 that's the roof. So it's all about the roof and  
13 the doors.

14 MR. HENDERSON: Okay. This is facing  
15 Station 17.

16 MS. WILSON: Yes.

17 MR. HENDERSON: So this is the front  
18 that we see here. It's currently open so the  
19 addition will come down.

20 MS. WILSON: It fills into that second  
21 column just to be able to receive that full hip so  
22 we can get that height facing Poe and give it a  
23 little more presence.

24 MR. ILBERTON: Okay. Joe, any more to  
25 add?

1 MR. HENDERSON: No, sir.

2 MR. ILBERTON: Okay. Beverly, do you  
3 want to start?

4 MS. BOHAN: I like the fact that you're  
5 adding the hip roof and giving it -- it almost  
6 looks like it missed the top to begin with.

7 MS. WILSON: Yes.

8 MS. BOHAN: So I love the presence of  
9 that and the fact that you're adding Kolbe windows  
10 and the compatibility. I think it's going to make  
11 such a big difference and the wood siding. I mean,  
12 you're definitely enhancing the neighborhood  
13 compatibility materials. I like it.

14 MR. ILBERTON: Donna.

15 MS. WEBB: This is right around the  
16 corner from my house. So I see it all the time.  
17 It is a very creative approach for a cottage and I  
18 think it will fit in on that nice little lot.

19 MR. ILBERTON: Rhonda.

20 MS. SANDERS: Yeah. I think it will be  
21 a nice improvement. Just out of curiosity, is  
22 there an issue with the grant of -- for the  
23 elevation flood?

24 MS. WILSON: It is below flood, but  
25 he's sucking it up. He just wants to live right

1 down there in the nice little courtyard. It's such  
2 a small lot that if we went up it would be a well  
3 of a yard and wouldn't be able to fill --

4 MS. SANDERS: I'm very familiar with  
5 the house. I think that is a nice improvement.

6 MR. HERLONG: This is an example of the  
7 way Sullivan's might look if we had more flexible  
8 FEMA rules, the kind of things we could see a lot  
9 more of. I think this is great.

10 MR. ILBERTON: All right. Do I hear a  
11 motion? I think it's great, too. Do I hear a  
12 motion?

13 MS. SANDERS: Motion to approve.

14 MR. HERLONG: Second?

15 MS. WEBB: Second.

16 MR. ILBERTON: Everybody in favor?

17 (All board members said aye.)

18 411 Station 13

19 MR. ILBERTON: 411 Station 13.

20 MR. HENDERSON: This is a COA request  
21 for a nonhistoric property. The applicants are  
22 requesting several modifications to the structure,  
23 primarily on the elevated second story and also the  
24 third story. They're requesting increases in  
25 principal building square footage and also an

1 increase to the permitted square footage on the  
2 third story of 15 percent. So going over the 400  
3 square feet by 15 percent allowed, this is not in a  
4 historic overlay district and it is not deemed  
5 historic individually. Okay. That's all I have.  
6 Mr. Chairman.

7 MR. ILBERTON: Yes, ma'am. Go for it.

8 MS. WILSON: Okay. Here is just to  
9 show you quickly the survey because I didn't have  
10 one at the time of submitting. This backs up to a  
11 large parking lot, Fort Moultrie.

12 So it is a sideways lot and this is the  
13 footprint which I'm not changing. One thing we  
14 plan to do is get rid of that left-hand curb cut  
15 and turn that into a small pool to get rid of some  
16 of that concrete over there and just make it a  
17 greener space. First floor plan -- there's  
18 currently a deck here.

19 This would become -- there is this  
20 funny angle on the plan. This would become a door  
21 straight out to land -- the deck will become stairs  
22 to land up to a second floor porch here, which is  
23 currently a shed.

24 Well, you can see there a low gable  
25 roof off the side. Then in your plans that showed

1 a circular stair, but we've figured out how to get  
2 a proper stair going up to the third floor attic  
3 where they can have a small lounge with a dormer on  
4 the backside overlooking the parking lot. Then on  
5 this side two dormers on either end.

6 One just has windows and one has a set  
7 of doors to a third floor deck for, you know, the  
8 views. Obviously, I don't need to tell you why  
9 they want to go up there. Roof plan.

10 The elevations you have developed a  
11 little. I did what you have quickly. So, again,  
12 two-story deck. That side does not change, just  
13 the side with the stair.

14 And then this is looking from Fort  
15 Moultrie, going to the two-story with the stair  
16 right here, and then the dormer along the back.  
17 That's the side with the French door and another  
18 small dormer that goes off to that third-story  
19 deck.

20 MR. ILBERTON: Great. Thank you. Any  
21 more to add, Joe?

22 MR. HENDERSON: I would mention the  
23 property owners are considering the addition of a  
24 pool.

25 MS. WILSON: Yes.



1 MR. HENDERSON: This is a very narrow  
2 lot. It is not deep at all and so there are some  
3 setback issues. The existing house -- I would  
4 point out the site plan here. So there is an  
5 existing encroachment. Do you have the site plan  
6 here?

7 MS. WILSON: I have it here, surveyed  
8 now.

9 MR. HENDERSON: There is an existing  
10 encroachment to the rear setback by the house so it  
11 comes within nine feet.

12 MS. WILSON: Nine.

13 MR. HENDERSON: So the requirement for  
14 an accessory restructure or a pool or recreational  
15 use is that it meet the setbacks for the house.  
16 This is an encroachment to that setback. However,  
17 the pool will meet the required 20-foot setback  
18 behind the facade of the house.

19 MS. WILSON: It's 20 feet behind the  
20 front, 10 feet behind the pool, and 12 feet from  
21 the property line.

22 MR. HENDERSON: Right.

23 MS. WILSON: From the back.

24 MR. ILBERTON: Good.

25 MR. HENDERSON: So that would be a

1 phase of their development, but I would request  
2 that that be included in the COA as well.

3 MR. ILBERTON: Okay.

4 MS. WILSON: It does get rid of --  
5 this thing is just all asphalt -- not asphalt but  
6 concrete right now. So it does allow an  
7 opportunity to get a much lush, green feel around  
8 the house.

9 MR. ILBERTON: Any public comments  
10 around this application? Public comment section is  
11 closed. Steve, you want to start?

12 MR. HERLONG: Well, a very challenging  
13 lot because it's small and the existing house --  
14 you're dealing with a house that's very vertical  
15 already and it's not any more vertical. It's not  
16 really changing the character of the house and I  
17 don't see that it -- there's any negative impact to  
18 doing this, doing these changes.

19 So I wouldn't have any issues. I just  
20 don't see that there's any negative impact in the  
21 neighborhood or even -- the adjacent property is  
22 the fort, right?

23 MS. WILSON: Yeah.

24 MR. HERLONG: So it is a parking lot  
25 right behind it, big parking lot right behind it.

1 I just don't see a negative.

2 MR. ILBERTON: I don't see a negative  
3 either. Like he said, it's not -- it is a very  
4 vertical house. If that house came before us today  
5 we probably would have a problem, but it is there.  
6 I think probably it will be better.

7 They're going to improve it and it is sort  
8 of hidden with the trees and all, too. It's not  
9 real prominent. So I think we'll be fine.

10 Beverly.

11 MS. BOHAN: I agree. I think it will  
12 be fine. Are you going to paint it?

13 MS. WILSON: I don't know if they are  
14 or not. It needs painting period because of the  
15 color.

16 MS. WEBB: I'm fine with it. I love  
17 the outdoor space.

18 MR. ILBERTON: Rhonda.

19 MS. SANDERS: I think adding the porch  
20 on the top floor and the dormers on the back breaks  
21 it up from being so vertical because there's air  
22 flow and stuff. So it looks great.

23 MR. ILBERTON: Do I hear a motion? I  
24 move we approve it.

25 MR. HERLONG: Second.

1 MS. BOHAN: Second.

2 MR. ILBERTON: Everybody in favor?

3 MS. WEBB: Aye.

4 1726 ATLANTIC AVENUE

5 MR. ILBERTON: 1726 Atlantic.

6 MR. HENDERSON: This is Agenda Item  
7 E.3, another COA for a nonhistoric property. The  
8 applicants and property owners are requesting the  
9 addition of a bedroom on the rear elevations and  
10 also a pool at grade. They're requesting increases  
11 in principal building square footage and principal  
12 building coverage.

13 Just to give you a little background on  
14 this item, it's a nonhistoric structure. It's  
15 nonconforming with regard to FEMA regulations. It  
16 has a space on grade.

17 During the August 2015 meeting the  
18 property owners presented a design for a new  
19 addition off the side elevations. I'll show you a  
20 picture of that here in a minute. The DRB approved  
21 that addition.

22 However, after doing an engineer's  
23 assessment of building that addition onto the house  
24 they received information that it would be such a  
25 substantial increase. So many modifications

1 structurally would need to be made to the house  
2 that it would require the elevating -- exceeding  
3 the 50 percent rule essentially and requiring the  
4 elevation or even demolition of the entire house.

5 So they presented this during the BZA  
6 meeting on March 10th and the BZA found that they  
7 made a case for the hardship and were granted a  
8 variance to the rear setback. So they granted a  
9 nine-foot four-inch or 37 percent variance be given  
10 to the rear setback.

11 So in addition to that variance they  
12 are requesting increases in principal building  
13 coverage and principal building square footage. So  
14 with that I'll let Ms. Josie take over and I'll  
15 show you some of these elevations. You can refer  
16 back to that original plan if you'd like as well.

17 MS. ABRAMS: Thanks. I'm Josie Abrams  
18 and I'm the architect for the Proctors. Oh, good.  
19 So you'll have those up.

20 MR. HENDERSON: Yep.

21 MS. ABRAMS: So this is the existing  
22 site, existing footprint, a 1,200 square foot site  
23 right in the center of the lot. As Joe was saying,  
24 we found one of the challenges -- the goal of the  
25 project is to add a bedroom and a storage room and

1 a pool and maintain one covered parking space.  
2 Right now they have a covered carport on the side.  
3 So we had come to the summer with a side addition  
4 and then some new porches and with extending the  
5 roof kind of across the front and to the side.

6 The trouble we found in changing sort  
7 of the load path on the roof was so much reframing  
8 of the existing walls and underpinning and opening  
9 up this wall that connect -- open up this wall with  
10 the existing shallow foundation with the old.  
11 That's where we were pushing up into so many  
12 modifications.

13 If we can look at the proposed plan in  
14 working with our engineer and some guidance we  
15 looked at doing more of a pod-like addition that  
16 would have the one-car parking garage and then a  
17 small connector or a small hyphen per se that would  
18 touch the existing house at a smaller area.

19 Do you mind going to the next line that  
20 zooms into the -- do I have an enlarged --

21 MR. HENDERSON: I think they're toward  
22 the back where you're kind of bubbling in.

23 MS. ABRAMS: That's okay. That's okay.  
24 We can go back to the site plan. So -- okay. So  
25 at ground level we're altering the path of the

1 driveway, which right now pulls straight in and so  
2 we're -- the curb will also pull up some of the  
3 loss of its impervious material.

4 So we'll go into parking down below and  
5 then right here in the connector is where you'll  
6 come in and go upstairs and connect with, you know,  
7 just a small little hyphen and a spiral floor plan.  
8 Then at this floor level -- it should be in your  
9 plans -- there will also a bedroom and just kind of  
10 an unfinished storage space for them. So if we  
11 want to go to the elevations -- okay. Yeah.

12 So the new addition off the rear will  
13 come right here and just be, you know, just a gable  
14 roof projecting across the -- from the back of the  
15 house and then balanced with a small addition off  
16 the side that increases the master closet and adds  
17 a shower to the master bathroom.

18 So you're kind of balanced off two  
19 little pods without doing a lot of modifications to  
20 the existing exterior walls and roof. There won't  
21 be a lot of modifications visible from the front  
22 and then in the rear you'll have a bit more of an  
23 island aesthetic with wood siding and lattice  
24 streaming at grade and kind of coming across the  
25 existing rear elevation.

1 MR. ILBERTON: Great.

2 MS. ABRAMS: That's kind of a side  
3 view. So as you drive in that will be the parking  
4 and the bedroom above. This will be the new porch  
5 off the rear. That's the little hyphen with front  
6 doors. So it will be, you know, very airy and then  
7 windows on the other. So you'll have the hyphen  
8 and then the existing and the new.

9 MR. ILBERTON: Thank you. Joe, any  
10 more to add?

11 MR. HENDERSON: Just that the current  
12 request is 19 or 20 percent for principal building  
13 coverage --

14 MS. ABRAMS: Yes.

15 MR. HENDERSON: -- and 15.5 percent of  
16 the principal building square footage.

17 MS. ABRAMS: Correct.

18 MR. ILBERTON: All right. Any public  
19 comment to this application? Public comment  
20 section is closed. Rhonda, you want to start?

21 MS. SANDERS: Sure. The west elevation  
22 right there that -- I'm trying -- I'm sorry. I'm  
23 having a hard time figuring out which street --

24 MS. ABRAMS: Sure.

25 MS. SANDERS: Okay. That wall just



1 looks very odd like it needs a window or a big  
2 painting or something.

3 MS. ABRAMS: Yes. We certainly --  
4 this is a closet and master bath suite. So we  
5 certainly could introduce some high windows to  
6 enhance that elevation.

7 MS. SANDERS: Because that's what?  
8 It's 16 or 20 feet?

9 MS. ABRAMS: Correct, because we're  
10 about eight feet up.

11 MS. SANDERS: That's just a very long  
12 wall.

13 MS. ABRAMS: Sure.

14 MS. SANDERS: What side does that face?

15 MS. ABRAMS: Just to show you -- let me  
16 grab these photographs. This one. I just need  
17 this one right here just to illustrate with some  
18 photographs --

19 MS. SANDERS: Is that on the side of  
20 where the road is?

21 MS. ABRAMS: No. There's no road on  
22 either of the sides. So this is the house. This  
23 is the adjacent house. So that's where that  
24 addition would go.

25 MS. SANDERS: Okay.

1 MS. ABRAMS: It would go right here  
2 where this carport is and this is their neighbor.

3 MS. SANDERS: So it's next to the other  
4 brick house then.

5 MS. ABRAMS: And this is next to the  
6 him.

7 MS. SANDERS: Okay.

8 MS. ABRAMS: That just kind of gives  
9 you also a feel of the mass and scale of their  
10 adjacent neighbor that's right up on the side and  
11 then there's a large hedge on that side as well.  
12 So...

13 MR. ILBERTON: You need more, Rhonda?

14 MS. SANDERS: I was going to encourage  
15 some light in the closet so that the outside  
16 doesn't look like a 20-foot blank wall.

17 MR. ILBERTON: Donna.

18 MS. WEBB: There's windows on each end  
19 this way?

20 MS. ABRAMS: Yeah, the side way.

21 MS. WEBB: I wish there was a little  
22 better way to incorporate the front with what's  
23 going on around. I feel like it's a little noisy  
24 or busy from the street.

25 MS. ABRAMS: From the eye view?

1 MS. WEBB: Yeah. That's my opinion,  
2 but I just -- I feel like it's getting that look of  
3 things being added on at different times.

4 MS. ABRAMS: Right. Again, you know,  
5 trying to just meet the challenge of not changing  
6 the load path or reconfiguring that existing roof,  
7 but I hear you. This will be pretty far back from  
8 your view if you look from the beach side. It will  
9 be, you know, pretty far recessed. I know it looks  
10 very flat in this elevation.

11 MR. ILBERTON: Beverly.

12 MS. BOHAN: My question is: Would you  
13 consider incorporating the brick with maybe the  
14 paint to match the siding?

15 MS. ABRAMS: Right. Painting the brick  
16 possibly. I think that's something we've talked  
17 about --

18 MS. BOHAN: Okay.

19 MS. ABRAMS: -- so everything would  
20 start to come together in a color scheme.

21 MS. BOHAN: Okay.

22 MS. ABRAMS: We haven't gotten that  
23 far, but I think we talked about that, painting the  
24 foundation and potentially the brick and just some  
25 other things to start since they are different

1 materials, trying to bring them together.

2 MS. BOHAN: Okay.

3 MS. ABRAMS: So that's the view and  
4 that's the larger addition that would be, you know,  
5 tucked back behind here.

6 MS. BOHAN: Possibly -- I don't know if  
7 you can do it, but, you know, if you're going to  
8 paint the brick and do the siding a light color  
9 possibly looking at tabbing that fireplace shaft  
10 as well. You know, just the whole chimney, like  
11 also kind of --

12 MS. ABRAMS: Right --

13 MS. BOHAN: You know, so it's not brown  
14 and everything else is white. It's sort of a  
15 thought.

16 MR. ILDERTON: The neighborhood is sort  
17 of hard to define because there's so many different  
18 styles. All these houses were built in the 50s and  
19 60s, I guess --

20 MS. ABRAMS: Correct.

21 MS. ILDERTON: -- and right in front of  
22 the officers quarters. It's a whole neighborhood  
23 that's sort of like that, sort of a hodgepodge of  
24 architectural design. So I don't think it would  
25 jump out as being a real disruption to the general

1 design of the neighborhood. So I guess I'm fine  
2 with maybe some of the good comments that have  
3 already been made.

4 Ms. Abrams: Sure.

5 MS. ILDERTON: I think those were good  
6 comments other board members have made --

7 MS. ABRAMS: I agree.

8 MR. ILDERTON: -- along with that.  
9 Steve.

10 MR. HERLONG: Well, I appreciate that  
11 you've got that need to try to create additional  
12 space and to try do it linked to the existing  
13 structure. Just to make it a simpler type of  
14 renovation, that's a big problem. I think it is a  
15 very successful site plan.

16 It is great that you got the variance.  
17 That's great. You know, you look at the elevation  
18 and I kind of look at it and I kind of smile. I  
19 think, well, that's interesting. I like it.

20 It is one-story spaces. That's always  
21 good as opposed to a taller two-story house. It's  
22 a little quirky, but that's okay. It doesn't have  
23 to be matching roof lines all the time. I don't  
24 think it necessarily needs -- I think you've put in  
25 some and I think you've put in some extra

1 horizontal design pieces.

2 MS. ABRAMS: I might be able to play  
3 with it some more.

4 MR. HERLONG: I'm fine with it. It's a  
5 little quirky, but I like it. I think that's nice.  
6 Everybody doesn't have to be all stylistic and  
7 beautiful on the island.

8 MR. ELLIOTT: Do we want to make a  
9 motion with some of the comments that have been  
10 expressed by the Board members?

11 MS. SANDERS: Can I make one more  
12 suggestion? Sorry.

13 MR. ILBERTON: Sure.

14 MS. SANDERS: That porch faces the  
15 ocean?

16 MS. ABRAMS: That's existing.

17 MS. SANDERS: That needs to cover the  
18 whole front of the house. I'm sorry.

19 MS. ABRAMS: Well, if you give us some  
20 more impervious coverage...

21 MR. HENDERSON: Are there any proposed  
22 changes to that staircase that's out there?

23 MS. ABRAMS: No.

24 MR. HENDERSON: So it's existing and  
25 they're intending --

1 MS. PROCTOR: We wanted it bigger one  
2 time, but we couldn't.

3 MS. ABRAMS: Right.

4 MR. HENDERSON: So the 25-foot required  
5 front setback runs --

6 MS. ABRAMS: Right.

7 MR. HENDERSON: -- through here so they  
8 might be dealing with that.

9 MS. ABRAMS: It runs through the  
10 stairs. You know, I think a couple of years ago --  
11 what Sheryl was talking about, we did some interior  
12 renovations in there. At that time we were pushing  
13 limits of impervious coverage.

14 Now, with this more intensive  
15 renovation we'll be pulling up driveways and pulling  
16 up pavement and doing some other things to  
17 counterbalance, but I think we're right at our  
18 limits again.

19 MS. SANDERS: I think enhancing the  
20 front porch might be worth maybe considering.

21 MS. ABRAMS: Talking to this?

22 MR. ILBERTON: Do I hear a motion?

23 MS. SANDERS: Motion to defer  
24 conceptual drawing as is.

25 MR. ILBERTON: Do I hear a second?

1 MS. BOHAN: I second.

2 MR. ILDERTON: Everybody in favor?

3 (All board members say aye.)

4 MS. ABRAMS: Thank you very much. We  
5 will take those comments and go back work. Thank  
6 you.

7 MR. HENDERSON: Thank you.

8 MS. ABRAMS: Thank you.

9 1908 Central Avenue

10 MR. ILDERTON: 1908 Central.

11 MR. HENDERSON: Okay. Agenda Item E.4,  
12 COA of a nonhistoric property. This is a  
13 conceptual -- this is a conceptual review for a new  
14 home construction, demolition of an existing  
15 structure on the property.

16 Reconstruction relief is requested from  
17 principal building square footage requirement, side  
18 setbacks, and building foundation height. Also  
19 different from your applications that were provided  
20 to you we are now requesting an increase of  
21 principal building square footage of 25 percent.

22 I had a chance to meet with Mr. Ron  
23 Denton who's presenting to you tonight. There are  
24 some discrepancies between what you have presented  
25 in your application and also what's presented here



1 in the elevations. So we'll just go through each  
2 one of those changes, I guess, Ron.

3 I'll follow up with some contextual pictures  
4 of the streetscape to show some adjacent houses as  
5 well for you. So if I could just very briefly  
6 orient you guys to the structure here. So if you  
7 look at this rendering of this -- this is a  
8 streetscape of the property it is located -- it is  
9 located right here on Central Avenue.

10 So currently on this property there are  
11 two dwelling units. They were constructed from  
12 what I understand in the mid 1940s, one house up  
13 front. There is a second dwelling that was  
14 constructed for a family member. They're actually  
15 two COs.

16 We have -- the property owners  
17 justified that this structure was always existing  
18 and used as a different dwelling unit. Neither one  
19 were considered historic so the property owners are  
20 demolishing the house upfront. They're going to  
21 keep the nonconforming second dwelling on the  
22 property and build a new home on the property here.

23 This is the streetscape or the street  
24 view I should say. This is the house that's being  
25 demolished. Just behind that is the second

1 nonconforming dwelling.

2 MR. DENTON: Thank you. My name is Ron  
3 Denton. I'm representing the Mathisons who will be  
4 moving here eventually when the house is designed  
5 and built. The existing accessory structure,  
6 residence, is about 1,400 square feet.

7 The main residence is about 1,800  
8 square feet that we'll be tearing down. The  
9 Mathisons would like to build a four-bedroom house  
10 with a study area for their grand piano, a music  
11 room if you will. Of course, the master bedroom  
12 is on the ground floor, kitchen and living spaces  
13 and all.

14 Their goal was for a home of about  
15 3,600 square feet and we designed a way -- and  
16 that's why we're here today. We've been designing  
17 a way and came up with a house plan that is around  
18 4,000 square feet. The problem is we can't have a  
19 house of 4,000 square feet.

20 That's the discrepancy that Joe is  
21 referring to. So these elevations are depicting  
22 perhaps a home which is going to be more massive  
23 than what we'll finally present to you. We're  
24 about 500 square feet more than we're allowed in  
25 physical square footage.

1                   Now, with your feet back from today  
2 night's meeting we can determine where that square  
3 footage is going to come from. Do we take some out  
4 of the existing cottage if you will? Do we reduce  
5 the volume of the main structure by taking the main  
6 square footage out? That's part of our quest of  
7 information today.

8                   One of the other requests in the  
9 variance -- in our presentation is for a setback.  
10 Of course, in a lot of this width you would  
11 generally have 40 feet of setback. We're asking  
12 for 10 feet of relief of the full 25 percent so  
13 that we could have 30 feet of setback, 15 feet  
14 on each side again, the motion being for the  
15 Mathisons -- they wanted their main structure in  
16 front.

17                   We have developed so many different  
18 schemes as we were working with them in a format  
19 and methodology that would work best for them.  
20 They wanted the main house to be forward of the  
21 secondary structure, which they will keep for  
22 themselves for guests that come because they're  
23 only building a four bedroom house with three kids.

24                   But also they requested a pool. We  
25 provided them with as well with a pool, a cabana

1 area if you will, a series of rear screen porches.  
2 So hence the house kind of grew in width to  
3 maximize the setbacks.

4 All of these drawings that we're  
5 presenting to you are perspectives and renderings.  
6 We don't have two-dimensional elevation. Hopefully  
7 that doesn't bother you too much. We're trying to  
8 get the flavor and character of the home.

9 To us it feels very Sullivan's Island,  
10 very in keeping with the ordinance and what y'all  
11 are looking for in those terms. I'm getting nailed  
12 by freeboard requirements now. We have to ask for  
13 the extra foot of foundation height primarily.

14 I don't know if I heard this before.  
15 For those who haven't, the county is requiring or  
16 somebody required us if your design flood is, say  
17 14, feet we have to add another foot that we have  
18 to be clear and above. If you're running  
19 mechanicals all of that has to be above flood.

20 So it really has been tripping me up as  
21 of late in accommodating that. We have asked for  
22 that extra foot of foundation height. Then, of  
23 course, as I started off with we're looking for the  
24 fully allowable roughly 5,028 square feet of  
25 principal building square footage somehow divided

1 between the 14-foot dependency and ideally the  
2 3,600 square foot main residence.

3           You know, the lot is rather large.  
4 We're nowhere close with impervious, although I did  
5 put pervious driveways in our -- in our  
6 presentation and in our application. So this is  
7 our home. It is a very straightforward  
8 Sullivan's-Island-kind of structure.

9           The Mathisons are excited and that's  
10 why we decided it's time to get your feedback  
11 before we really go much further.

12           MR. ILBERTON: All right. Is there any  
13 public comment to this application? Joe, is there  
14 anything more to add?

15           MR. HENDERSON: I would just recap  
16 what they're requesting: A full 25 percent on  
17 side setbacks, 16 percent on principal building  
18 square footage, the full 25 percent on principal  
19 building -- I'm sorry. 25 percent on principal  
20 building square footage, 16 percent on principal  
21 building coverage, and then the one foot for  
22 building foundation height.

23           So those are your -- I do have some  
24 pictures or views of the adjacent houses as well.  
25 Both of them are on grade.

1 MR. ILDERTON: Right.

2 MR. HENDERSON: You can take a look at  
3 that if you'd like. So this is to the east. This  
4 is going -- moving towards the west. This is the  
5 subject property here. This is a Sullivan's Island  
6 landmark just to the west of it on the corner.

7 So this is the historic home, subject  
8 property, and then another home. Across the  
9 street, Central Avenue, there are some larger homes  
10 directly across the street. These are two special  
11 exceptions.

12 MR. ILDERTON: Okay. Great. Thanks.

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

14 MR. ILDERTON: Public comment section  
15 is closed. Steve, do you want to start?

16 MR. HERLONG: Well, so what -- I think  
17 you need to again one more time explain. There are  
18 currently two houses on the lot. This one -- the  
19 one that's closest to Central is the principal  
20 dwelling?

21 MR. HENDERSON: Uh-huh. That's right.

22 MR. HERLONG: It would be demolished,  
23 but in this case they can ask for square footage  
24 relief whereas if this is a different thing that  
25 then --

1 MR. HENDERSON: That's right.

2 MR. HERLONG: -- that small historic --

3 MR. HENDERSON: That's right. This is  
4 not a special exception. This is one of our few  
5 properties where you have two existing dwellings on  
6 the lot. So one of them -- in this case one of  
7 them is conforming, a larger structure. One of  
8 them is nonconforming. So because they are vested  
9 in this they can demolish if it's not a historic --

10 MR. HERLONG: The fact that it is  
11 conforming?

12 MR. HENDERSON: That's right, and they  
13 can rebuild it. We saw a similar property like  
14 this on Jasper Boulevard, 2650. They have proposed  
15 a demolition of the nonhistoric conforming  
16 structure to rebuild it. It is a unique situation  
17 for us, but --

18 MR. HERLONG: And the nonconforming is  
19 nonhistoric here?

20 MR. HENDERSON: That's right.

21 MR. HERLONG: Well, it's in -- this  
22 looks like the kind of house that might be front  
23 beach house, but it's in a neighborhood where  
24 you're next to the some smaller structures.  
25 However, across Central in this neighborhood in

1 general there are -- it is not unusual to have two  
2 structures on a lot in that area.

3 MR. HENDERSON: That's right.

4 MR. HERLONG: That whole area of the  
5 island had a lot of that going on. So that's not  
6 that unusual right in there. It's just that this  
7 looks like it belongs on its own lot and it is just  
8 so -- it's quite large.

9 I think you're asking for extra with  
10 for this house, but the little -- you may not --  
11 the little nonconforming structure already sits on  
12 the lot line. So it's like you're asking -- like  
13 you're getting extra -- you're asking for even  
14 extra because you're already using the properties  
15 encroaching on the other -- the adjacent property,  
16 Lot 213, because it's on the lot line.

17 I think -- I would suggest it will be a  
18 bit -- it's just asking for a lot of relief. The  
19 fact that the last thing you said is the two houses  
20 on either side are lower -- what is the house on  
21 213? I'm trying to remember the other side.

22 MR. HENDERSON: Which one? Are you  
23 across Central?

24 MR. HERLONG: No. Adjacent to this on  
25 the east side.



1 MS. SANDERS: Other way.

2 MR. HENDERSON: It's Mr. Hires.

3 MR. HERLONG: Is it historic?

4 MR. HENDERSON: It is not on the list,  
5 but it is a small --

6 MS. BOHAN: That was the old Devereux  
7 property.

8 MR. HENDERSON: It is listed as  
9 altered, but it was constructed in the 1920s or  
10 around that era. It could have very easily been  
11 listed as historic. So this is better.

12 MR. HERLONG: I mean, your second  
13 floor -- I can see you're struggling with the roof  
14 line because you've got a flat roof area up there.

15 MR. DENTON: We were trying to keep it  
16 at a story and a half.

17 MR. HERLONG: It sure seems like this  
18 calls for a story-and-a-half solution to me right  
19 in that area along Central.

20 MR. ILBERTON: I think this design --  
21 it is either this design or the other house has --  
22 500 square feet have to come out of this design, I  
23 believe, this elevation, which is what I would --  
24 what I would like to see if that 500 square feet  
25 was taken out of this house.

1                   It's going to be less dominant, you  
2 know, and all. But --

3                   MR. HENDERSON: Just on the conner --  
4 this is a story and a half and if we look at the  
5 overview it is this home on the corner, is what we  
6 see here.

7                   MR. HERLONG: I feel like a  
8 story-and-a-half solution here seems to fit that  
9 general neighborhood along that side of Central.

10                  MR. DENTON: It truly is mostly a story  
11 and a half. We do have all these old negative  
12 dormers for lack of a better -- or central mass  
13 where our staircase is in -- elevators from here.  
14 But, I mean, certainly we can take that as noted  
15 and --

16                  MR. HERLONG: Well, I think it looks  
17 like much than a story and a half. I mean, I know  
18 you've got -- like on the -- the part coming off  
19 towards Central you lowered the plate heights. So  
20 I appreciate that, but it's not a story and a half,  
21 especially the big box where it's got a flat roof.

22                               It is a full two-story and it just  
23 looks like it's a stretch. It's just one of those  
24 things I feel like I'd hear -- if I was walking  
25 down the neighborhood somebody would say, hey, did

1 y'all approve that or not? What -- try to tone it  
2 down some. It could be simpler. It doesn't have  
3 to be so articulated either.

4 MR. ILBERTON: I think it is a bit  
5 overarticulated myself. Those projections over the  
6 double windows up in the upper dormers is just more  
7 than it needs.

8 MR. DENTON: Some of that we do in  
9 keeping with the ordinance, breaking up the second  
10 floor. We're hoping adding that little dormer  
11 protrusion satisfies that. Certainly we've got  
12 rafter tails and there is some density of detail  
13 that I think would tone down --

14 MR. HERLONG: Can you show other sides?

15 MR. DENTON: Certainly. This is the  
16 side facing that adjacent structure more or less  
17 from the street. So, you know, you could see --  
18 appreciate that story and a half which occurs on  
19 the back end, too.

20 It's just that center pod area that has  
21 the flat roof. That certainly, I think, would be  
22 studied in terms of mass. We have an abundance of  
23 elevations.

24 MR. HERLONG: It looks like on the  
25 right-hand side you've got an elevation which is

1 kind of existing.

2 MR. DENTON: We could do something with  
3 the roof.

4 MR. HERLONG: That's nice, yeah.

5 MR. DENTON: I know that it brings the  
6 roof.

7 MR. DENTON: This is giving me fits  
8 this afternoon. The back end reads where it finds  
9 more of a screen porch element and a porch element  
10 off the master. But, you know, I even certainly  
11 understand what you're having to say if that  
12 carried on through it might be more successful.

13 MR. ILBERTON: In decreasing the square  
14 footage it has to be done to this particular  
15 elevation or the elevations --

16 MR. DENTON: Certainly.

17 MR. ILBERTON: You might be able to  
18 make it more of a story-and-a-half-kind-of look.

19 MR. HENDERSON: Ron, are these  
20 elevations the ones that you submitted?

21 MR. DENTON: Yes, they are.

22 MR. HENDERSON: That might help Steve  
23 a little bit.

24 MR. HERLONG: That's the little house  
25 right here?

1 MR. DENTON: Right. We, you know,  
2 hadn't really gotten into it so far. We looked at  
3 maybe a new roof and residing it. It's vinyl clad.  
4 So, you know, what's underneath that.

5 You know, moving forward I think --  
6 does all 500 feet come out of this house? That  
7 little cottage had been added onto and added onto.  
8 It has a real peculiar front porch.

9 It's kind of always been solid or been  
10 solid for a while. Maybe once that introduced an  
11 open porch and past a hundred feet that's a hundred  
12 feet less there and --

13 MR. HERLONG: Is this a little cottage?  
14 That's nonconforming, the little one?

15 MR. HENDERSON: The second dwelling,  
16 yes.

17 MR. HERLONG: It can't be altered?

18 MR. HENDERSON: It can be altered, but  
19 it must be decreased. It's nonconforming.

20 MR. HERLONG: Not increased?

21 MR. HENDERSON: The portion that's  
22 sitting on the property line can be decreased if  
23 you wanted to remove 200 square feet of that side  
24 and add on 100, I think. I think we could allow  
25 that.

1                   Again, the ordinance says that as long  
2 as you don't increase the degree of the  
3 nonconformity.

4                   MR. ILDERTON: Beverly, what do you  
5 think?

6                   MS. BOHAN: It is a lot of movement, a  
7 lot of the complicated roof lines a little bit. I  
8 agree with Steve, if we could see less of the flat  
9 roof and a little more simplicity. I lived down  
10 the street for two years. I'm really familiar with  
11 this lot and I think it is a lot of presence for  
12 that neighborhood.

13                   I think if you could just simplify the  
14 roof lines, decrease the square footage. I think  
15 there's aspects of this that's really attractive.  
16 So maybe you just simplify.

17                   MR. DENTON: Thank you.

18                   MR. ILDERTON: Donna.

19                   MS. WEBB: I agree with what they said  
20 already. Also, with that historic house I would  
21 say pay attention to the landscaping on that side  
22 because it is a little barren. The other house has  
23 a lot more protection already.

24                   MR. ILDERTON: True. Rhonda.

25                   MS. SANDERS: I agree. I have a

1 question because I'm not clear on this, but you  
2 have a nonconforming second structure, your total  
3 primary residence. So it's nonconforming. I  
4 understood if you took away -- so you take away or  
5 demolish the first house.

6 You can't increase nonconformity by  
7 adding another house. I mean, once you change the  
8 nonconformity of the whole property?

9 MR. HENDERSON: The issue here is they  
10 are requesting to demolish the conforming structure  
11 on the property and so --

12 MS. SANDERS: Right. I understand  
13 that, but --

14 MR. HENDERSON: So if they --

15 MS. SANDERS: It's just like if they --  
16 I understand that, but then you're looking at a  
17 nonconforming property and you're adding to it.

18 MR. HENDERSON: So you're just  
19 replacing the conforming structure.

20 MS. SANDERS: Where is Billy when we  
21 need him?

22 MR. DENTON: Basically, the  
23 nonconformity is you have two dwellings on the  
24 same property.

25 MS. SANDERS: Exactly.

1 MR. DENTON: You're not increasing that  
2 nonconformity by tearing one house down and  
3 replacing it. If we were to try devilishly to  
4 add two houses then you'd be increasing the  
5 nonconformity similar to setback nonconformities  
6 or other aspects.

7 MS. SANDERS: I mean, if this were a  
8 historic house the nonconforming would have to be  
9 brought down to 1,200 square feet and then the  
10 relief would be available. If it's not historic --

11 MR. HENDERSON: They're still vested in  
12 their right to maintain the two dwelling units.

13 MS. SANDERS: Right.

14 MR. HENDERSON: So legally they could  
15 continue using these two nonconforming structures.  
16 The ordinance -- Sullivan's Island's ordinance is  
17 unique in that you deem one a conforming structure,  
18 the one with the greatest square footage, and the  
19 other doesn't matter if it's historic or not.

20 MS. SANDERS: Right.

21 MR. HENDERSON: You deem it as the  
22 nonconforming structure. So we have set precedent  
23 in allowing the principal dwelling to be demolished  
24 and rebuilt. We've done this over the years.

25 MR. SULLIVAN: We have had another



1 nonconforming nonhistoric?

2 MR. HENDERSON: Uh-huh.

3 MS. SANDERS: Okay. I don't know.

4 Regardless, I question that. I think if you got  
5 rid of the nonconforming -- I mean -- and move the  
6 house back a little bit and did what everybody else  
7 said it wouldn't be so overwhelming on the street  
8 front and streetscape with all the other historic  
9 houses, et cetera.

10 MR. ILDERTON: With the comments that  
11 have been made by the Board the architect will take  
12 those with advisory. Should our motion be that  
13 we're sort of okay with -- we can't even approve  
14 this because it's not even the right design.

15 MR. HENDERSON: That's right.

16 MR. HERLONG: We can defer it. The  
17 motion might to be to defer it.

18 MR. HENDERSON: The design we're  
19 looking at right now is not compliant. It's not  
20 commensurate with the application that was  
21 submitted.

22 MR. HERLONG: Right.

23 MR. HENDERSON: So the first thing that  
24 needs to be done is this will need to be redesigned  
25 to reflect what's allowed. That maximum square

1 footage for this lot is 5,028 square feet. What  
2 they're showing now is 5,500. So during their  
3 preliminary presentation I think we'll see  
4 something that's compliant.

5 MR. ILDERTON: Okay. So the about  
6 applicant --

7 MR. HERLONG: I would make a motion  
8 that we defer this application and ask the  
9 applicant to take into account all the Board's  
10 comments.

11 MR. ILDERTON: Okay. Great. Second?

12 MS. BOHAN: Second.

13 MR. ILDERTON: Everybody in favor?

14 (All board members say aye.)

15 MR. DENTON: Thank you.

16 MR. ILDERTON: All right.

17 209 STATION 17

18 MR. HENDERSON: All right. This is a  
19 request we've seen before during our last meeting.  
20 This is a request of demolition and new home  
21 construction. This application has been modified  
22 from what you have in your packets as well.

23 MR. DENTON: But I didn't get a change  
24 to change them.

25 MR. HENDERSON: What's that?

1 MR. DENTON: I didn't get a chance to  
2 reprint them.

3 MR. HENDERSON: Let me go through the  
4 request for this property. During our last meeting  
5 town staff requested that some modifications be  
6 made to the second story side setback requiring the  
7 articulation in those side elevations.

8 The pool that was previously elevated  
9 now is on grade, surrounded by a fence. So those  
10 are the changes. Let me just go through the  
11 requests for relief here. So side setback, the  
12 applicant needs to request the full 25 percent, the  
13 side setback relief.

14 Second story side setback: One of the  
15 elevations that we're going to look at still  
16 requires 100 percent relief. The principal  
17 building coverage, 1.5 percent, is needed and  
18 principal building square footage, 21.7 percent is  
19 requested. Ron, I think it might be best just to  
20 go through each one of those.

21 MR. ILBERTON: So do we have accurate  
22 drawings for what's being asked?

23 MR. DENTON: We do.

24 MR. HENDERSON: Yes, sir.

25 MR. ILBERTON: And these are accurate?

1 MR. HENDERSON: Yes, sir.

2 MR. ILBERTON: Great. For some reason  
3 I thought you said they weren't, but okay.

4 MR. HENDERSON: We were reviewing them  
5 until recently. So I think what we should do is  
6 begin with the setbacks. We'll talk about that.

7 MR. ILBERTON: Great. Go for it.

8 MR. DENTON: Well, in our meeting this  
9 afternoon we finally realized that we were  
10 compliant with our setbacks. We had proceeded with  
11 our preliminary design with a 10-foot setback on  
12 the adjacent side and the 15-foot setback as  
13 allowable for corner lots.

14 Joe made it clear this still had to be  
15 15 feet and there is the big ocean four months  
16 later; hence the relief on side yard setbacks which  
17 would make this conform because it would take us  
18 pretty much right to the portion -- it would --  
19 we'd gain or we'd have to move the setbacks about a  
20 foot and a half to be conforming.

21 We can move the house a foot and a half  
22 without essentially redrawing the house or  
23 anything. That was something -- you know, these  
24 are tricky lots and a lot of ordinances. We all  
25 missed it.

1                   So we're asking for the full relief on  
2 setbacks again bearing in mind the structure of the  
3 house is this pod a here. The rest is decks.

4                   This is a raised deck. This is a deck  
5 on the first floor with actually a room on the  
6 second floor. Then what we see here is a grade  
7 level pool with a pervious surround. So, you know,  
8 the plane of that is a little different. I want to  
9 get to that, get to the perspective.

10                   I printed one. It's better than a  
11 perspective. Here's a rendering. This is a  
12 rendering of that side elevation just to give you  
13 an idea of that mass of the house, this being the  
14 street side.

15                   So while in paper it looks like it's  
16 really taking up a whole lot of the buildable lot  
17 area it's not all house, not an all two-story  
18 house. Single story deck, grade level pool and, of  
19 course, the cabana area as well. So we're asking  
20 for relief on the setback.

21                   Joe had also mentioned area coverages  
22 and things, which this house has been reviewed  
23 before with positive feedback. It really has only  
24 changed to bring in tighter -- to get impervious  
25 surface areas in conformance with the ordinance.

1 It has actually gotten a little less dense. I  
2 can't say it's smaller.

3 The square footage is essentially  
4 the same. We realized today going over the  
5 elevation -- last month we had a conversation about  
6 second-floor relief. We have this recess here that  
7 last month was single plane or planer.

8 What we've done is brought this first  
9 floor out a foot and the second floor recessed in a  
10 foot. So it has our two feet of recess. Again, it  
11 has a roof covering over it to help articulate it.

12 Then Randy pointed out, what about this  
13 one? We said, damn. This is a complicated house.  
14 You know, it looks good because of that, I think,  
15 but this is 18 feet and so hence the second -- the  
16 new request today for the 100 percent of the second  
17 floor building setback area.

18 So by and large, you know, the same  
19 house set that we've always been working with.  
20 It kind of met with positive review last month. We  
21 just had a snafu and everybody was kind of confused  
22 as to what was being presented. This is really it.

23 MR. ILBERTON: Great. Thank you.

24 MR. HENDERSON: So just to recap, if I  
25 could see that, Donna -- so what we weren't sure of

1 is where he talked about the side setbacks but the  
2 100 percent second floor setback would apply to  
3 this. It is an enclosure on top of the porch, but  
4 the requirement of the ordinance requires that it  
5 be set back two feet from the facade.

6 You can mitigate that by providing a  
7 porch on the second floor. So I've never seen  
8 it -- seeing this design given to it so I just said  
9 to err on the side of caution that we the 100  
10 percent and let the Board decide whether that is  
11 appropriate. You can see it on these elevations  
12 here.

13 MR. DENTON: There is a side  
14 perspective that kind of articulates it a little  
15 bit better.

16 MR. HENDERSON: The intent of that  
17 regulation is that you don't have a large,  
18 all-expansive wall, right? It's that you have some  
19 relief given to the wall coming up to the second  
20 story, the elevated second story.

21 So I think this is an appropriate place  
22 to apply that 100 percent relief even though it's  
23 an open porch on the first floor.

24 MR. DENTON: Kind of got it backwards.

25 MR. HERLONG: I'm still confused on the

1 corner lot or setback issue. This is a corner lot.

2 MR. HENDERSON: Right.

3 MR. HERLONG: So how does a corner lot  
4 set back? What is it?

5 MR. HENDERSON: So you can apply a  
6 15-foot setback off of the front, the secondary  
7 frontage. So Ron shows that. However --

8 MR. HERLONG: So that is the 15, but --

9 MR. HENDERSON: Yeah, but you still  
10 need to maintain the minimum setback for that  
11 expanse. On this lot it's 90 linear feet. So  
12 you've got a five-foot reduction from the setback  
13 requirement of 40 feet.

14 So that brings you down to 35 feet.  
15 You guys can grant 25 percent from that 35-foot  
16 setback. That's 8 feet .75 and so that brings you  
17 down to a total required side setback of 26.5 feet.  
18 You need a foot and 25, a foot and a quarter, to  
19 meet setback.

20 Again, it's a tight lot, a lot of  
21 house. We're just trying to figure out how to  
22 apply the regulations on it.

23 MR. HERLONG: How many square feet is  
24 the house?

25 MR. DENTON: Off the top of my head,



1 it's 3,600.

2 MR. HENDERSON: 3,678 and that's with  
3 the granting of the heated square footage,  
4 principal building square footage.

5 MR. DENTON: A portion of which may  
6 have already been approved at a meeting in  
7 November.

8 MR. HERLONG: Right. If this came  
9 through then what were our suggestions to the  
10 applicant in November? Do you recall the basics of  
11 our suggestions?

12 MR. HENDERSON: Yes. So the first time  
13 we saw it the question was that particular  
14 attention be paid to that side Station 17 and I do  
15 have a street shot of that if you want to take a  
16 look at the adjacent structures and also meet the  
17 regulations.

18 You know, where it requires that a  
19 two-foot relief on the second story, try to meet  
20 that. I think that he has addressed for the most  
21 part --

22 MR. DENTON: We talked about --

23 MR. HENDERSON: The issues about that.

24 MR. DENTON: Yeah, and so basically  
25 what we've got again -- across the street in the

1 officers quarters there's a large deck area  
2 opposite. So we wanted to reflect again a decked  
3 porch, portico. In their case it is a historic  
4 porch with a metal sloped roof here.

5 We're talking a little bit more of a  
6 modern or contemporary approach where not  
7 everything is -- you've got a variety of activity,  
8 covered screen porch, open deck, and then their  
9 covered porch with the house structure above it.  
10 You know, we do have stairs leading to grades. We  
11 have some ground level activity.

12 We've indicated a fence for that pool.  
13 Of course, we've not gotten into a landscape plan,  
14 which may also help to soft impacts between  
15 neighbors.

16 MR. ILBERTON: Thank you. Any public  
17 comment to this application? The public comment  
18 section is closed then.

19 Rhonda, do you want to start?

20 MS. SANDERS: I'm having trouble with  
21 numbers that are on here on this plat and on the  
22 numbers that are on here. I'm not coming close to  
23 them.

24 MR. DENTON: Two different people and  
25 they're two different things. I'm the architect of

1 record. I created the form --

2 MS. SANDERS: This?

3 MR. DENTON: The application. I have  
4 recalculated my sides from Oliver who helped with  
5 the drawing, actually designed it, and --

6 MS. SANDERS: Well, it says: Proposed  
7 frame house, 2,273 square feet.

8 MR. DENTON: That's not accurate.

9 MS. SANDERS: Okay. Well, if you go  
10 back to the drawing that has the actual  
11 measurements I still don't come up -- the numbers  
12 don't match. So I -- you know...

13 MR. DENTON: I certify that what I have  
14 done was -- not to bore with you that, but we have  
15 differing AutoCAD systems. I use AutoCAD. He uses  
16 ARCAT.

17 I do 3-D things that -- I'm kind of an  
18 old geezer who uses -- so what I did is took his  
19 plan and created a net line from everything from  
20 the exterior face of stud to create the area  
21 calculations, which is more accurate and what more  
22 what I believe to be true.

23 MS. SANDERS: Okay. Well, I mean,  
24 anyway, I guess I would suggest an addition to  
25 whatever y'all change make sure these numbers

1 match because --

2 MR. DENTON: It would have to match the  
3 forms. The form to me is the more legal binding  
4 document.

5 MS. SANDERS: They do not much is what  
6 I'm saying and if we're asking for the maximum  
7 relief these numbers ought to be accurate.

8 MR. DENTON: Correct.

9 MS. SANDERS: That's all.

10 MR. ILBERTON: Donna.

11 MS. WEBB: I like what you did with the  
12 porch, the setback, and dropping the pool down.  
13 That was overpowering for this section of the  
14 island.

15 It is a rather large house for -- you  
16 know, not necessarily the house on the corner  
17 there, you know, officer's row, but what's directly  
18 across the street from it. I think the landscaping  
19 plan here will be key as well along the front and  
20 along the side. I like the changes that you've  
21 made this time as long as the numbers match up.

22 MS. BOHAN: I agree, as long as -- I  
23 think it's been a very good improvement from the  
24 last presentation so I think the numbers and what  
25 Donna said I agree with that.

1 MR. ILDERTON: Steve, what do you  
2 think?

3 MR. HERLONG: You mentioned landscape  
4 plan. This may be one where we want to see the  
5 landscape plan. With that tall pool I'm seeing a  
6 tall fence 15 feet from the property line adjacent  
7 to possibly the most significant area with officers  
8 quarters right there on the corner.

9 I look at this size and it -- something  
10 about that is concerning me a little bit. I think  
11 you did break up the general facades and I just do  
12 feel like a little more -- it could use a little  
13 more refinement, I guess, and I don't really know  
14 specifically what that is.

15 I just feel like it's close, but it's  
16 not quite as -- it could be better. I think you  
17 could do better and that location is so important.  
18 I think the -- see, I look at these elevations and  
19 there's no siding shown. You know, at first I  
20 didn't know whether it was a stucco house. Then I  
21 saw these and these help me a lot.

22 I can begin to see what it 's going to  
23 become compared to these -- these elevations, but  
24 that is helpful When I look at these railings, all  
25 of those horizontal railings, it just -- it's just

1 not -- there's a lot of railings in this particular  
2 photograph. A lot of railing.

3 MS. BOHAN: It is interesting.

4 MS. SANDERS: It almost feels like the  
5 pool is in the front yard.

6 MR. HERLONG: Yes, and that's more like  
7 the dog run area as opposed to the pool. That's  
8 where you let the dog out and --

9 MR. ILBERTON: I guess heavy planting  
10 there is going to take away that, I guess.

11 MR. HERLONG: Yes. With the right  
12 landscape -- a good landscape will solve all of the  
13 architect's problems.

14 MR. ILBERTON: I would think the owners  
15 would want that, too, just because they would want  
16 protection from that street. Would we want to make  
17 a motion with the landscape plan being -- you know,  
18 that would be part of our suggestions?

19 MR. HERLONG: It's been done before by  
20 the Board. It's been a request before.

21 MR. HENDERSON: It does fall in the  
22 board's purview to make recommendations for the  
23 incorporation of landscaping under certain  
24 scenarios.

25 MR. ILBERTON: Yeah. We could make a

1 recommendation for landscaping along that side  
2 essentially blocking the fence and giving them  
3 privacy. It is only going to add to the value and  
4 the living quality of that particular house and  
5 then they could still proceed as long as that  
6 landscape plan was submitted to y'all or even us.  
7 That could be a motion possibly.

8 Does anybody want to give it a shot and  
9 make a motion along those lines?

10 MS. BOHAN: I make a motion to approve  
11 with stipulations of a landscape plan for final  
12 approval.

13 MR. ILBERTON: Okay. Do I hear a  
14 second?

15 MR. DENTON: With the landscape plans  
16 final approval?

17 MS. BOHAN: For the final approval.

18 MS. SANDERS: This is final?

19 MR. DENTON: This is a final request.

20 MR. ILBERTON: Before permitting --

21 MS. BOHAN: Before permitting. Okay.

22 MR. ILBERTON: Before permitting of the  
23 landscape plan, right.

24 MS. BOHAN: Landscape approval prior to  
25 permit.

1 MR. ILBERTON: Do I hear a second?  
2 Does anybody want to modify that?

3 MS. BOHAN: Maybe.

4 MR. ILBERTON: I don't know. There's  
5 no second on it.

6 MS. SANDERS: This is final. Okay. I  
7 think with modification of accurate numbers -- I'm  
8 sure Joe is going to check all of those. It's --  
9 it's a very big house with a pool where the front  
10 yard used to be for that house and these numbers  
11 are really tight.

12 I mean, you're asking for maximum  
13 allowance and I'm coming up with a lot larger  
14 numbers than are on your application compared to  
15 the drawings.

16 MR. DENTON: Would be allowed to do  
17 more than what we -- than what's on an approved  
18 document like that.

19 MR. HERLONG: Are you saying from what  
20 you see there's -- the documents and the drawings  
21 don't necessarily agree?

22 MS. SANDERS: They definitely do not  
23 agree.

24 MR. HERLONG: I would hate to give it  
25 final approval if that's a problem unless we want



1 to defer to -- defer it to the town to study and  
2 research.

3 MR. HENDERSON: So the requests for  
4 relief, I think, comply with your authority to  
5 grant the relief. I think if you wanted to we  
6 could make it as part of the permitting  
7 requirement.

8 Before issuing permits we could  
9 actually remit the correct drawings with the  
10 correct measurements on a site plan with a  
11 landscape plan to the Board digitally. If you're  
12 satisfied then you could respond to me and say I'm  
13 satisfied, ready for permitting. If not then we  
14 could require the applicant to resubmit.

15 Would you be comfortable with that kind  
16 of arrangement?

17 MR. ILBERTON: Yes. That would be all  
18 right. Randy, do you want to say something?

19 MR. ROBINSON: Well, you know, I hate  
20 to say anything because it's actually the public  
21 comment section that is open, but looking at this  
22 house I think I need to make this comment because I  
23 see hesitation up here in y'all's eyes.

24 To me it feels like this house is  
25 bigger on the top floor than it is on the bottom

1 floor amongst a bunch of houses that are smaller on  
2 the bottom floor -- I mean bigger on the bottom  
3 floor and then smaller on the top floor.

4 It just came to me when I started  
5 looking at some of these numbers. I was just like,  
6 whoa. There's 1,900 square feet of principal  
7 building coverage and yet you've got this  
8 cantilever of the second floor coming out over a  
9 deck that's over 200 square feet.

10 So that means the second floor of this  
11 house is bigger than the first floor. Maybe that's  
12 part of the hesitation with this plan is it's  
13 top-heavy. But I just felt like, well, I saw it on  
14 the plan the 1,900. Then the total square footage  
15 and -- am I correct in that?

16 MS. SANDERS: I think the numbers on  
17 the application are confusing. They don't agree  
18 with the plans.

19 MR. ROBINSON: Anyway, I thought I  
20 would make that comment. Somebody made the comment  
21 of the pool fence being really tall. It won't be  
22 allowed to be this tall. It will have to be a  
23 shorter fence.

24 MR. HERLONG: But that fence -- pool  
25 fence looks like it's within the building setback.

1 MR. ROBINSON: It still has to be no  
2 more than a five-foot fence.

3 MR. HERLONG: Really?

4 MR. ROBINSON: Yeah. We don't allow  
5 fences over five feet in height.

6 MR. HERLONG: Even when it's within the  
7 building setback?

8 MR. ROBINSON: Yes, sir.

9 MR. HERLONG: Can we call it something  
10 else other than a fence?

11 MR. ROBINSON: It's a fence.

12 MR. ILBERTON: All right. Where are we  
13 going with this?

14 MR. HERLONG: Where are with it  
15 currently? There's a motion --

16 MR. ILBERTON: A motion that --

17 MR. HERLONG: -- that hasn't been  
18 seconded.

19 MR. HENDERSON: That motion is  
20 essentially dead, I think.

21 MS. BOHAN: Yes.

22 MR. HERLONG: I have a question. Is  
23 this -- was the previous review consensual and is  
24 this final or is this --

25 MR. ILBERTON: This is final. This

1 will be -- they asked for final.

2 MR. HERLONG: So it's gone through  
3 consensual, preliminary, and final?

4 MR. HENDERSON: This is our third  
5 review of this project. The first one was for a  
6 request for reorientation towards Poe Avenue and  
7 that would allow the pool to be placed on this side  
8 of the house, the secondary frontage, because then  
9 all you have to do is push it 20 feet behind the  
10 front of the side of the house.

11 That was the first request. The second  
12 time was, I guess, a preliminary review and there  
13 were some -- some requests made from the Board and  
14 also staff, clarification needed. So this could be  
15 final.

16 Again, you all determine when it's  
17 final. If you require the applicant to come back  
18 to the next meeting -- and this is a preliminary  
19 approval. I think you can grant a preliminary  
20 approval based upon the concepts that you talked  
21 about.

22 MR. ILBERTON: They're asking for final  
23 approval.

24 MR. HENDERSON: Okay. If you guys are  
25 comfortable giving final approval.

1 Will you give it?

2 MR. HERLONG: But it has previously  
3 been preliminary approval advisory comments.

4 MR. HENDERSON: You can require  
5 modifications be made as many times as you need to.

6 MS. SANDERS: I make a motion for  
7 preliminary approval with accurate detail and  
8 accurate application.

9 MR. DENTON: They are accurate.

10 MR. ILBERTON: All right. We have a  
11 motion on the floor. Is there a second?

12 MR. HERLONG: I would almost second it.  
13 I just feel like with the way it's currently  
14 detailed it still feels a little too large. That  
15 second story setback issue is concerning me. I  
16 look at this. This would be the pope Poe Avenue  
17 side, I guess.

18 The areas over to the right-hand side,  
19 there is just an awful lot of full height two-story  
20 or actually three-story walls, which is the big  
21 issue that people tend to have with the boxiness of  
22 a house.

23 I see that in that everything over to  
24 the right of entry there's just no -- you know,  
25 we've been focusing on this side, the Station 17

1 side, but that side is just -- I'm just having  
2 trouble with the lack of -- I'm not sure there's --  
3 that the Board or applicant has addressed that  
4 second-story setback as successfully as it could  
5 be.

6 That's my concern, along with the fact  
7 that the numbers may be a little inconsistent.

8 MR. ILDERTON: So there's no second to  
9 the motion. Is there a second to the motion? Does  
10 anybody want to make another motion?

11 MR. HERLONG: Okay. I'll try this one  
12 then. I make a motion that we give it preliminary  
13 approval and we request that the applicant please  
14 restudy the second-story setback portion of the  
15 design and please come back with accurate numbers  
16 that show us the square footage and the relief  
17 that's been requested.

18 MR. ILDERTON: All right. Do we hear a  
19 second?

20 MS. WEBB: I second.

21 MR. ILDERTON: Discussion? Everybody  
22 in favor?

23 MS. BOHAN: Aye.

24 MR. ILDERTON: Aye. Great. All right.

25 MR. DENTON: Could I ask the Board

1 procedurally if it's okay to change from previous  
2 approval? This was approved and the things that  
3 you're asking for to be changed are not things that  
4 were necessarily addressed. Is that semantics?  
5 It's something for us to all think about.

6 MR. HENDERSON: This design is  
7 different from the last meeting's design.

8 MR. DENTON: By location of the pool?

9 MR. HENDERSON: And by several of the  
10 elevations.

11 MR. DENTON: Slightly. I mean, if  
12 that's enough, that's enough.

13 MR. HENDERSON: So this is a new design  
14 and they conducted a design review based upon this  
15 and have given you further direction. So off of  
16 this new design. So I think come in tomorrow  
17 before you resubmit. We'll go through a check list  
18 of items that I think we need to see during our  
19 meeting for tomorrow --

20 MR. DENTON: Very well.

21 MR. HENDERSON: -- or resubmittal on  
22 Friday, I believe, of our next meeting. Thank you.

23 MR. DENTON: Thank you.

24 MR. ILBERTON: All right. Quick  
25 discussion on one-foot variance that --

1 MR. HENDERSON: One other item for your  
2 consideration. On the agenda, if you flip it over,  
3 Agenda Item A-1 is an item for consideration.  
4 It's just essentially a discussion about  
5 reconvening our group to talk about changing the  
6 regulations for elevating structures or considering  
7 design guidelines.

8 If you recall, we had a little study  
9 group, Beverly, Steve, and I think Billy. We all  
10 met and talked about this. This is some direction  
11 that was given from Town Council. They want staff  
12 to get together with the DRB and come up some  
13 recommendations on what to do.

14 The question again is the elevation  
15 historic homes and where to go with that. So when  
16 would you like to meet and talk about this again?

17 MR. HERLONG: Late next week.

18 MR. HENDERSON: Would you prefer a  
19 Friday afternoon or some other day?

20 MR. HERLONG: I prefer it not be a  
21 Friday afternoon.

22 MR. HENDERSON: Thursday afternoon at  
23 two o'clock?

24 MR. HERLONG: That could work for me.  
25 The question is going to be -- did we seem to have



1 a meeting date a month ago and we never set a date?

2 MR. HENDERSON: No. I sent an e-mail  
3 out with two or three dates and I didn't get much  
4 response. So I'd like to get a look at this again  
5 and at least develop a recommendation to send back  
6 to Town Council on this.

7 So why don't I send another set of  
8 dates and then we'll pick one? I know it is hard  
9 to pick a specific date without your calendar in  
10 front of you.

11 MR. ILBERTON: All right. We want to  
12 give y'all the one foot. Y'all can decide, right?  
13 We just want to -- do we need to make a motion?

14 MR. HERLONG: Why don't you go over  
15 what we discussed? You know, basically what's your  
16 reasoning for wanting --

17 MR. ROBINSON: Okay. The reasoning is  
18 the ordinance allows y'all to give an extra foot to  
19 the foundation height. We only allow three feet  
20 above base flood elevation to the finished first  
21 floor. Y'all can allow one more foot to four feet.

22 In 2012 the International Code was  
23 adopted by the State of South Carolina. In that  
24 code it required to everybody to go to a design  
25 height now. The design height was one foot above

1 base flood elevation. So now what you're telling  
2 everybody is they have to fit in this little  
3 two-foot window from the design height to the  
4 finished first floor.

5 There have been some projects along the  
6 way that didn't need to come to y'all except for  
7 that one foot. We have some getting ready to be  
8 done here on the island. They're wanting to go up  
9 that extra foot. That's the only thing they need  
10 to ask of y'all.

11 We would like to be able to go ahead  
12 and give them that one foot provided the space from  
13 the slab to the bottom of the house is only eight  
14 feet. If somebody wanted to go at it like nine  
15 feet or ten feet underneath their house we'd say  
16 you need to go to the Board with that.

17 To go to that minimum eight feet of  
18 height underneath the house so they can get their  
19 car underneath there, we would like to give that  
20 extra foot if that's the case.

21 MR. ILBERTON: Sure. Makes sense. Do  
22 we need a motion to allow that? Do we need to make  
23 a motion?

24 MS. SANDERS: Do we have to change a  
25 code for that?

1 MR. ILDERTON: Not for a staff level.  
2 I mean, they would approve as at a staff level.

3 MR. ROBINSON: Just giving us  
4 permission. Y'all gave us permission to allow  
5 accessory structures. Before that were in the back  
6 yard and not visible from the street and different  
7 thing like that.

8 MR. ILDERTON: Let's make a motion.

9 MR. HERLONG: Do you want us to give  
10 you a motion to give you approval?

11 MR. ROBINSON: Yes, sir.

12 MR. HERLONG: What's the ordinance?

13 MR. HENDERSON: Section 2131,  
14 foundation height.

15 MR. HERLONG: So I make a motion we  
16 allow staff approval for Section 2131, foundation  
17 height--

18 MR. HENDERSON: A one-foot increase.

19 MR. HERLONG: -- which allows the  
20 one-foot increase. We want -- the Board wants to  
21 allow staff to be able to approve that without it  
22 coming to a full meeting.

23 MR. ILDERTON: Do I hear a second?

24 MS. WEBB: Second.

25 MR. ILDERTON: Everybody in favor?

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MR. DENTON: Unanimous.

MR. ILDERTON: What else have we got?

MR. HENDERSON: That's it.

MR. ILDERTON: Adjourned.

(The deposition was concluded at 7:55  
PM.)

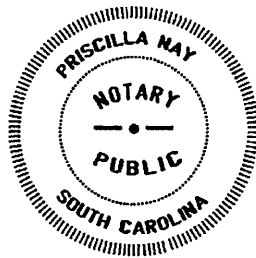
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CERTIFICATE OF REPORTER

I, Priscilla Nay, Court Reporter and  
Notary Public for the State of South Carolina, do  
hereby certify that the foregoing transcript is a  
true, accurate, and complete record.

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

Witness my hand, I have hereunto  
affixed my official seal this 28th day of March,  
2016 at Charleston, Charleston County, South  
Carolina.



*Priscilla Nay*

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

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