

THE DECISIONS OF THE DESIGN REVIEW BOARD SHALL BE EFFECTIVE IMMEDIATELY UPON THE APPROVAL OF THE CERTIFICATE OF APPROPRIATENESS. THESE MINUTES WILL BE USED AS AN OFFICIAL RECORD TO THE DECISIONS MADE UPON RATIFICATION.

SIGNED, SEALED AND DELIVERED THIS DAY OF APRIL 18, 2018

CHAIRMAN, STEVE HERLONG



SECRETARY, DUKE WRIGHT

In the Matter Of:

Town of Sullivans Island In Re: Design Review Board

Meeting

March 21, 2018



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TOWN OF SULLIVAN'S ISLAND
DESIGN REVIEW BOARD

COPY

HEARING BEFORE: STEVE HERLONG, CHAIRMAN
DATE: March 21, 2018
TIME: 6:00 PM
LOCATION: Sullivan's Island Town Hall
2056 Middle Street
Sullivan's Island, SC
REPORTED BY: Priscilla Nay,
Certified Shorthand Reporter

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APPEARANCES :

- STEVE HERLONG, CHAIRMAN
- DUKE WRIGHT, BOARD MEMBER
- RON COISH, BOARD MEMBER
- BUNKY WICHMANN, BOARD MEMBER
- LINDA PERKIS, BOARD MEMBER
- BEVERLY BOHAN, BOARD MEMBER
- JOE HENDERSON, ZONING ADMINISTRATOR
- RANDY ROBINSON, BUILDING OFFICIAL
- JESSI GRESS, PERMIT TECH
- CARL McCANTS
- AARON SIEGEL
- CARL BERRY
- BILL HUEY
- KENNY CRAFT
- JOEL ADRIAN
- WELLS WHALEY
- BARBARA SPELL



1 THE CHAIRMAN: Okay. This is the
2 March 21st, 2018 meeting of the Sullivan's Island
3 Design Review Board. Hold on a minute. Let's
4 see. The members in attendance are Bunky Wichmann,
5 Linda Perkis, Duke Wright, Steve Herlong, Beverly
6 Bohan, and Ron Coish.

7 The Freedom of Information requirements
8 have been met for this meeting. Before we get
9 started I'd like to remind everybody that because
10 we record this we need to all remember to speak
11 into the microphone. So there's a microphone right
12 here for everyone and I guess there's a vertical
13 mic for the presenters.

14 MR. HENDERSON: Yes, there is.

15 THE CHAIRMAN: Okay. And the first
16 item on the agenda is the approval of the January
17 minutes.

18 MR. WICHMANN: I make a motion we
19 approve the minutes as submitted.

20 THE CHAIRMAN: Do I hear a second?

21 MS. PERKIS: Second.

22 THE CHAIRMAN: Okay. Any
23 discussion?

24 (No response.)

25 THE CHAIRMAN: All in favor?

1 (Board members stated aye.)

2 THE CHAIRMAN: Any opposed?

3 (No response.)

4 THE CHAIRMAN: None opposed. And
5 the second item on our agenda is a public input
6 session for just any general public input that you
7 might have. Does anybody have anything they would
8 like to discuss with the Board?

9 (No response.)

10 THE CHAIRMAN: So the public input
11 section is closed.

12 MS. SPELL: I have a question for this
13 proceeding.

14 THE CHAIRMAN: Yes.

15 MS. SPELL: If we have something about
16 a particular item do we speak then?

17 THE CHAIRMAN: We'll have something
18 later for you on specific items, yes.

19 2213 MIDDLE STREET

20 THE CHAIRMAN: Okay. And the first
21 item on the agenda is the Middle Street Market. I
22 don't know what the address is, but Joe will tell
23 us.

24 MR. HENDERSON: Yes, sir. Thank you.
25 I believe the address was noted wrong initially.

1 It's 2213 Middle Street. So this is a commercial
2 review project and the applicants are requesting
3 approval of their parking plan. This is required
4 by ordinance when a change of use occurs in a
5 commercial district.

6 In this case the old dentist office
7 that's currently there is changing its use to a
8 mercantile retail use with a delicatessen inside of
9 it. So zoning ordinance Section 21-143 D requires
10 that the DRB review and approve any increased
11 parking demands as a result of this change of use.

12 So this is really a three-step process.
13 The DRB is required to look at the explanation of
14 the new owners and operators of the business when
15 they explain how this business is going to
16 function. Secondly, they'll present where their
17 on-street and off-street parking is located,
18 whether there are any shared parking agreements.

19 Then thirdly we'll review a site plan
20 and identify where those parking areas are. With
21 that I'll defer to the Board for any questions and
22 the applicant's presentation.

23 THE CHAIRMAN: Thank you. We've
24 got the applicants. Applicants in general
25 have 10 minutes for their initial presentation. No

1 more than 10 minutes. Go ahead. Sure.

2 MR. SIEGEL: I do. Do I do that now?

3 THE CHAIRMAN: Now you can present
4 it to the Board, yes.

5 MR. SIEGEL: Okay. Where would you
6 like me to --

7 THE CHAIRMAN: You can step to the
8 podium, if you'd like.

9 MR. SIEGEL: Thanks for having us
10 today. My name is Aaron Siegel. I'm an operating
11 partner of the proposed Middle Street Market.

12 It is going to be at 2213 Middle
13 Street. We're going to be planning on doing a
14 market which will basically house the front
15 330 square feet of the building. The back -- the
16 back part of the building will be used by the
17 folks who work there and storage.

18 Our plan is to do packages from online,
19 local beer. We plan on doing some bulk candy or
20 confections for the kids, some prepackaged food
21 items for retail purchased from a third party
22 wholesaler, and also assorted nonalcoholic
23 beverages.

24 We plan on purveying some local goods,
25 cookbooks, things that are indigenous to the

1 Charleston area and Sullivan's Island area,
2 merchandise, things like that, and then quick
3 service food items that are produced in-house and
4 prepared to order which I believe is the reason
5 mostly why we're here. That is the use that has
6 thrown us into this situation.

7 So we plan on basically constructing
8 some really simple items in-house, some dips,
9 soups, maybe some sandwiches that people can grab
10 and go and take to the beach. We expect it to be a
11 very simple process and we -- you know, the folks
12 that are coming in to patronize our store shouldn't
13 be there longer than 10 or 15 minutes max.

14 So really we're just going to be a
15 little market next to a bunch of other things. We
16 think people that are already on the island will be
17 the folks that will be using it. They will be
18 dropping in, kids running over next door after
19 dinner or lunch to go grab some candy like they
20 would ice cream.

21 You know, we're going to have some
22 items in there that we're proud of that we think
23 people will come grab from us after -- after a meal
24 or as they're walking down the street that they can
25 take offsite.

1 The parking, I think, is the main
2 reason that we're here. We do -- you know,
3 obviously there is on-street parking and the
4 parking street space is alive on Middle Street that
5 surrounds the block. I think everybody is pretty
6 much aware of those spaces.

7 Then there's also -- we as a company
8 are also the -- part of the barbecue operator
9 there, we have an agreement with the folks right
10 behind Poe's parking lot that they rent there at
11 the house where we can park a couple of managers.
12 That's where we would expect to park, the managers
13 there.

14 We expect that the employee number in
15 that -- in that location will be -- I can't imagine
16 it being any more than three at one time unless,
17 you know, we're extremely busy with, you know,
18 maybe holiday traffic or something like that.

19 Previous use was obviously a dentist's
20 office. There were anywhere from two to three
21 people in there at a time. Working the store we
22 shouldn't -- we shouldn't be different than that.

23 So, you know, we think that the impact
24 on the commercial district shouldn't be anything
25 more really than -- than was already existing. You

1 know, we think that this will be a great addition
2 to the commercial district and -- and serve the
3 citizens of Sullivan's Island and the folks
4 that come on this island very well.

5 Other than that it's a pretty simple
6 structure. It's a 600-square-foot space again with
7 300 square feet of issued space. So...

8 THE CHAIRMAN: Thank you.

9 MR. SIEGEL: Yes, sir.

10 THE CHAIRMAN: And just so that
11 everybody understands, you're -- I'm assuming now
12 that there's no physical changes that are going to
13 be made to the -- say the front facade?

14 We're not looking at reviewing
15 architectural changes?

16 It's just about the parking?

17 MR. HENDERSON: That's correct, and
18 just some cosmetic changes that will be made:
19 Painting of the front facade, replacing the door
20 and the window with, I think, like designs going
21 back. So this is a review strictly of the parking
22 lot.

23 THE CHAIRMAN: Just about the
24 parking plan?

25 MR. HENDERSON: That's correct. And I

1 would like to add that this is a conditional use
2 under the zoning ordinance with the condition that
3 anything purchased there, food, sandwiches, retail
4 goods, is on a to-go basis. There's no inside
5 seating inside or patio seating.

6 THE CHAIRMAN: Okay. Thank you. So
7 is there any public comment to this application?

8 (No response.)

9 THE CHAIRMAN: Public comment
10 session is closed. Any final comments, Joe?

11 MR. HENDERSON: No, sir.

12 THE CHAIRMAN: So with that,
13 Beverly, do you have any thoughts?

14 MS. BOHAN: There was assigned parking
15 there to begin with in terms of one handicap and
16 two parking. Is that correct?

17 MR. SIEGEL: I am not positive about
18 that. There is a space in front of the -- the
19 former dentist's office. We have gotten kind of
20 mixed responses about whether that is actually ours
21 to use specifically.

22 It kind of falls into that whole 2213
23 block there. So -- but there is a space out front.

24 MS. BOHAN: Okay, because I was reading
25 that you're looking at occupying the 73 that are

1 existing, but I remember a sign saying that it was
2 designated dentist parking only --

3 MR. SIEGEL: Yes.

4 MS. BOHAN: -- and I think there
5 were -- I think there was one and/or two and a
6 handicap. Is that correct?

7 MR. HENDERSON: Well, for the most part
8 these spaces are not allowed to be designated by
9 any commercial establishment because they're half
10 public space and half owned private property.

11 MS. BOHAN: Okay.

12 MR. HENDERSON: So we do allow the
13 designation of ADA or handicapped spaces. I
14 believe there's one in front of Home Team if you
15 look at your screen. Aaron, correct me if I'm
16 wrong.

17 MR. SIEGEL: Yes, sir. That's right.

18 MR. HENDERSON: I think that's a
19 designated space if you see the side. Then on the
20 left-hand side where you see the lift I think
21 that's also an ADA space.

22 MS. BOHAN: Okay.

23 MR. HENDERSON: So there are actually
24 three ADA spaces with unloading aisles in pretty
25 close proximity to it, but the rest is

1 all -- is all public.

2 MS. BOHAN: Okay.

3 MR. HENDERSON: Public spaces.

4 MR. SIEGEL: And I apologize. We
5 mistakenly highlighted across the street, but of
6 course that parking is no longer public parking --

7 MR. HENDERSON: Right here.

8 MR. SIEGEL: -- on the other side of
9 that.

10 MR. HENDERSON: That's correct.

11 MS. BOHAN: Okay.

12 THE CHAIRMAN: Duke, do you have any
13 comments?

14 MR. WRIGHT: No. Given the traffic
15 situation there now I don't think this is going to
16 have any effect on traffic, parking or the flow.
17 I'm fine with it.

18 MR. COISH: I'm fine with it.

19 THE CHAIRMAN: Beverly.

20 MS. PERKIS: I do think it's going to
21 have an issue with parking. With the dentist
22 office as you say people went in, Heaven help them,
23 either for a half an hour or an hour. They didn't
24 have a turnover. I think this is going to create a
25 lot because people are going to have to -- first of

1 all, parking down there is doozy to begin with. I
2 think people are going to have to circle and
3 circle. I'm hoping the best for you.

4 I don't see it with the parking
5 situation down there right now. I think in the
6 summer it's even going to be amplified. In the
7 winter you can settle or park down the center of
8 the street. In the summer it's parked all the time
9 with the restaurants, the tennis courts, the park
10 across the street.

11 It's a busy place, a very busy place.
12 So I do think that the parking is going to be -- if
13 you're going to be successful then I think this
14 will be an issue.

15 THE CHAIRMAN: Bunky.

16 MR. WICHMANN: Be careful not to be
17 successful.

18 MS. PERKIS: Yes. That's what I'm
19 saying. Be careful not to be successful.

20 MR. WICHMANN: Do you have any other
21 traffic flow sort of problems? The question with
22 traffic flow at the dentist's office, do you have
23 any idea of what it was on a daily basis?

24 MR. SIEGEL: I don't specifically. You
25 all I can tell you is, you know, just from us being

1 on the island for the last nine years, you know, we
2 have seen the dentist in there himself and either
3 one or two technicians and sometimes as many as two
4 patients at a time.

5 MR. WICHMANN: Yeah.

6 MR. SIEGEL: I guess the biggest thing
7 about that was is they were usually there for --
8 like you said for no longer than 30 minutes. So
9 it's not taking up spaces longer than our customers
10 would be.

11 MR. WICHMANN: Right.

12 MR. SIEGEL: Like I said, we
13 really feel like most of our customers won't
14 specifically be coming down there for us. There
15 will be a few of those folks, I think, but a lot of
16 them will be passersby and folks that are just
17 already down in the commercial district for other
18 reasons. That's what we're expecting.

19 MR. WICHMANN: I'm looking forward to
20 it. Thank you. That's it. I have nothing
21 further, Mr. Chairman.

22 THE CHAIRMAN: So do I -- are there
23 any other questions any Board member has?

24 (No response.)

25 THE CHAIRMAN: So does anyone

1 want to make a motion regarding the parking
2 plan? Approval?

3 MR. WRIGHT: I move it be approved as
4 submitted.

5 MR. WICHMANN: I second.

6 THE CHAIRMAN: Any comments? Any
7 discussion?

8 MS. PERKIS: I have a question to Joe.
9 Are we the only Board this has to come before?

10 MR. HENDERSON: Yes, it is.

11 MS. PERKIS: It doesn't go before
12 zoning? It doesn't --

13 MR. HENDERSON: No. The Board of
14 Zoning Appeals would only review special exceptions
15 to the ordinance, but this only pertains to changes
16 of use in a commercial district.

17 MR. WICHMANN: And there's not a
18 conflict of having another -- is this considered an
19 eating establishment or not? I'm supposing not.

20 MR. HENDERSON: It is defined in our
21 ordinance as a to-go only establishment. So it's
22 not an eating establishment.

23 MR. WICHMANN: Okay.

24 MS. PERKIS: So it will never have
25 tables? I can never get my sandwich and eat

1 it there?

2 MR. HENDERSON: No. We have allowed
3 to-go establishments to put a bench for someone
4 who's waiting for food or if -- you know, for
5 children and other folks but nothing with a table
6 or a bench or something like that.

7 MR. SIEGEL: We wouldn't have room for
8 it even if we wanted it. I mean, the amount of
9 space in there is just not conducive. That's not
10 really what we want either. That's not what we're
11 after.

12 THE CHAIRMAN: So did we get a
13 second on the motion? Okay. So no more -- any
14 other discussion?

15 (No response.)

16 THE CHAIRMAN: All in favor, aye.

17 (Board members stated aye.)

18 THE CHAIRMAN: Any opposed?

19 (No response.)

20 THE CHAIRMAN: None opposed. Okay.
21 So moving on to the nonhistoric property group...

22 MR. SIEGEL: Thank you.

23 816 CONQUEST AVENUE

24 THE CHAIRMAN: The first one is
25 816 Conquest Avenue. Joe.

1 MR. HENDERSON: Okay.

2 THE CHAIRMAN: Explain this.

3 MR. HENDERSON: This was previously by
4 5 Conquest for a change in address. This is the
5 911 address, 816 Conquest. The applicants are
6 requesting to demolish -- actually, they're
7 proposing to demolish the existing structure there
8 and are building a new construction.

9 They are also proposing to keep the
10 existing pool, swimming pool in the rear yard on
11 the marsh side. Mr. Huey is the applicant. He is
12 proposing conceptual approval and modification of
13 the zoning standards on multiple levels.

14 I'll just go through those very quickly
15 for you. Principal building square footage is
16 being requested at a 24 percent increase and
17 that's 854 square feet. Modification of principal
18 building coverage of 1.3 percent or 331 square
19 feet.

20 There's also modification to the side
21 -- second story side setbacks on two different
22 facades, one at one-hundredths percent and the other
23 at 16 percent and also for approximately five
24 inches on the foundation height. So with that I'll
25 yield to you for any questions on this and I'll

1 show you the plans if you'd like to see this.

2 THE CHAIRMAN: Thank you, Bill.

3 MR. HUEY: Good evening. Thank you. I
4 apologize for the address issue.

5 Our survey and the property is noted by
6 our client with 5 Conquest as the address. Joe has
7 verified the address that you have because that's
8 what the fire department needs to use. So that is
9 what we're going to be using in the drawings as our
10 firm has been contracted by Mr. and Mrs. Whaley to
11 design a house for their family.

12 They do have children and they do have
13 an extended family, parents who come and visit
14 quite a bit. They have asked us to design a home
15 for them to facilitate that.

16 One thing that we're trying to do as
17 Joe mentioned regarding the existing house is we
18 are proposing to take down the existing house
19 that's circa early 1990s as near as we can tell.
20 All the code issues of the house are circa 1990 or
21 older. It's probably three -- three-generation-old
22 building codes. The building is quite lacking and
23 deficient.

24 THE CHAIRMAN: Bill, can you pull
25 the mic up a little closer.

1 MR. HUEY: Sure. I can just lean
2 until -- the building is lacking structurally.
3 There's a lot of structural deficiencies to it not
4 being to code and older construction.

5 What we're looking to do from the site
6 plan standpoint is we are looking to actually
7 reduce a couple of areas of nonconformity that
8 mainly is concerning the rear area of the house.

9 There is a swimming pool that we're
10 proposing to reduce the size of and also a larger
11 deck to the back of that. Our goal is basically
12 pull the pool and smaller deck that we're proposing
13 within that footprint of the existing deck. We'll
14 pull those back more applicably within the rear
15 setback line.

16 The house itself, we are asking for
17 some relief for the items that Joe had mentioned.
18 Yes. Joe is showing the diagram right there.

19 In the blue rectangle there is the
20 existing pool and then the green area that you're
21 seeing there is the existing deck system. It is
22 surrounding that pool right now. As you can see
23 it's a good bit further over closer to the neighbor
24 than we're proposing and also a good bit closer to
25 the water.

1 I would assume maybe potentially that
2 rear setback line has changed over time. So we're
3 proposing basically to use some of that footprint
4 or reduce a good bit of it, especially as it
5 impacts the neighbor to the side.

6 Regarding the house itself, we are
7 proposing a house that really is only about --
8 as the house -- the existing house was marketed
9 to my client it was marketed to my client at
10 4,028 square feet.

11 So we what we're asking for is an
12 additional 377 square feet, that number. So it's
13 basically a nine percent increase of the existing
14 condition. So I did want to point that out.

15 What we tried to do -- I guess if you
16 look at the elevations conceptually what we tried
17 to do with the house is we tried to break down the
18 massing of the -- you know, in the past here that's
19 been an encouragement by the Board to try to do
20 that. We're trying to get away from a big box and
21 big box appearance.

22 So one thing inherently with these sort
23 of broken mass houses is they do tend to ramble.
24 So some of the square footage that we're having to
25 ask for relief for is in hallways and things that

1 have sort of a rambling appearing plan. The sides
2 where Joe had mentioned, we do have a couple of
3 lengths that are past your requirement.

4 Joe, that would be next. That would be
5 this elevation at the bottom which you see here.
6 The length of that front mass element and then the
7 one just directly behind it are the two lengths in
8 question.

9 But we do have, we think, a fairly
10 compact architectural rhythm within that and a
11 fairly consolidated grouping of fenestration on the
12 other elements. So we're hoping that you could see
13 a way to grant us relief for that.

14 Within the material pallet we're hoping
15 to use for that front element or we're proposing to
16 use actual stucco-on-masonry construction so we
17 don't have to have the control joints and all of
18 the issues with that.

19 We're proposing to use some board and
20 batten type of material and also some shingle
21 material, low maintenance shingle material,
22 probably Lucite or shingle and then a metal roof.
23 We've talked about that and right now about copper
24 and that we're -- we're leaning toward. I have no
25 specific comments, but I'll be glad to answer any

1 questions you have.

2 THE CHAIRMAN: Thank you. Is there
3 any public comment?

4 (No response.)

5 THE CHAIRMAN: Public comment
6 session is closed. Joe, do you have any final
7 comments?

8 MR. HENDERSON: Yeah. I would just ask
9 Bill to point out the attached addition.

10 MR. HUEY: I'm sorry, Joe.

11 MR. HENDERSON: I believe there's an
12 attached addition as part of this request.

13 MR. HUEY: Yes. You're referring to
14 the --

15 MR. HENDERSON: So that's the addition
16 that's attached not by way of heated and cooling
17 space.

18 MR. HUEY: Yeah. It's basically --
19 and if you want to pull up the floor plan, Joe.
20 It is that front element there at the ground floor
21 with -- one more. It's -- it's -- hopefully we're
22 back with the -- on the ground floor of that front
23 building and --

24 MR. HENDERSON: Is this -- this is it?

25 MR. HUEY: Yes. It is reached really

1 from the porch area, but the front door of that
2 or entry door of that room is actually less than
3 20 feet from the main front door of the house which
4 for some reason that criteria has been established.
5 So we don't have some long rambling walkway to
6 another structure.

7 THE CHAIRMAN: Okay. Thank you.
8 That's all we have, Joe?

9 MR. HENDERSON: Yes, sir. That's it.

10 THE CHAIRMAN: Well, I do have one
11 question before -- before the Board just as sort of
12 a clarification. Explain the 30-foot rear setback.
13 You've -- you're reducing some of the impact but a
14 portion of the decks and pool are within that
15 setback or am I missing something?

16 MR. HENDERSON: So the ordinance
17 requires that you maintain a 30-foot setback from
18 the OCRM critical line. So if you look at the site
19 plan here this is the toe of the rock revetment, I
20 believe.

21 MR. HUEY: Yes.

22 THE COURT: And so the OCRM critical
23 line falls about midway between that and the top of
24 the revetment. There is required a 30-foot setback
25 approximately here. So the zoning ordinance allows

1 you to reduce a -- to use a nonconformity provided
2 you don't intensify that use.

3 So what they're doing is they're
4 reducing the deck. They're reducing the size of
5 the pool although it still encroaches. They're
6 reducing it and continue to use that nonconforming
7 use.

8 THE CHAIRMAN: Thank you. Okay.
9 Bunky, you want to start in?

10 MR. WICHMANN: Thank you, Mr. Chairman.
11 Thank you, Mr. Huey. Just to clarify for me, I
12 appreciate -- this is the Genteel former residence?

13 MR. HUEY: I'm sorry?

14 MR. WICHMANN: The Genteel?

15 MR. HUEY: Yes.

16 MR. WICHMANN: Yes. I can really
17 appreciate the -- has there been any discussion
18 with the neighbors on either side --

19 MR. HUEY: Actually --

20 MR. WICHMANN: -- now they've gotten
21 the opportunity to review it?

22 MR. HUEY: My client is here. He can
23 speak to --

24 MR. WHALEY: I'm Wells -- they can hear
25 me? I'm as tall as you. I'm Wells Whaley and, you

1 know, I've contracted Bill and his team to work on
2 this. I have met with the neighbors.

3 I've met with the Coles first, talked
4 to them a couple of weeks ago. I showed them the
5 plans, everything that you're seeing here. They
6 like the house. Of course, they're empty nesters.
7 So their house is probably perfect or maybe too big
8 at this time when their daughter was getting
9 married soon.

10 Then I went up to the McRays. I saw
11 them within the past week. Since you're familiar
12 with that, you know, the McRays have a large fence
13 around their yard and a bunch of kids in there. So
14 there's no walk-in gate. I had to time it where I
15 could holler at him on the porch and get him to
16 come around.

17 I met him and his wife and all the
18 children. We looked at the plans and they were
19 fine with it as well. So both of them were fine
20 with the plans, happy to see something being built
21 there.

22 MR. WICHMANN: That's great. That's
23 great. Mr. Huey, can you describe for us a little
24 bit about the lot size in relationship to the other
25 lot sizes in this particular area and how it also

1 relates to the surrounding neighborhood house size,
2 residence size as well? If I'm not clear, let me
3 know how --

4 MR. HUEY: Sure. I'm sorry. I'll make
5 reference to a sheet in here. Hopefully you have
6 it in your packet. WA004 are some aerial
7 photographs of the area.

8 MR. WICHMANN: Right.

9 MR. HUEY: What you'll see in there,
10 except for the undulations of the waterline the
11 lots are of similar size. The comparable width,
12 you see very little with the waterline but all and
13 all comparable widths. As far as the adjacent
14 structure do we have that information about the
15 square footage?

16 MR. WICHMANN: That would be helpful.

17 MR. HUEY: It might take a second.

18 MR. WICHMANN: As far as a setback is
19 concerned that's the other one in relation to the
20 adjoining houses is how this property you're
21 proposing to build, this new property in
22 relationship to these other ones that I'm -- I
23 think that -- the panel and the Board would
24 appreciate your position on that.

25 MR. HUEY: Okay. One thing you'll see

1 is if you look at our drawing that's Presentation
2 Drawing A002 it actually is an illustration of the
3 existing footprint of the structure with the
4 decking and porches and goes to over with the
5 footprint of what we're proposing to do.

6 So what you'll see there is that there
7 are areas of this house that are actually going to
8 be even a little closer to the water than we're
9 proposing to do. We're actually putting a fair bit
10 more of our square footage upfront especially in
11 that little ancillary area upfront. We're nowhere
12 near the front setback line but more towards the
13 yard.

14 MR. WICHMANN: The front meaning
15 street?

16 MR. HUEY: I'm sorry.

17 MR. WICHMANN: I wanted to make sure
18 we're on the same page.

19 MR. HUEY: That's correct, towards the
20 street. So what we've done is in figuring out the
21 side setbacks as you know there's a minimum and
22 then there's a median we could use.

23 We're sort of using a median number
24 there but we're definitely pulling everything into
25 conformance, actually off the setback lines to

1 the sides. Again, we're getting rid of a lot of
2 nonconforming overage on the setback, especially
3 on the left side of the property.

4 MR. WICHMANN: Thank you. I personally
5 like the plan a lot. I appreciate what you've
6 presented and the detail that's gone into it.

7 Get those other notes at some point. I
8 think the main point is that it's in keeping with
9 the size of the houses in the neighborhood.

10 MR. HUEY: Yes.

11 MR. WICHMANN: We're not exorbitantly
12 one way or another. There's --

13 MR. HUEY: No. Again, we're only nine
14 percent bigger than the house we're replacing as a
15 point of fact. I believe the house next door is
16 even bigger.

17 MR. WICHMANN: Thank you.

18 MR. HUEY: I'm sorry. We'll continue.

19 MR. WICHMANN: Thank you, Mr. Chairman.
20 Nothing further.

21 MS. PERKIS: I have a question. You're
22 asking for an additional foundation height. You
23 want to raise the house up.

24 You're not in a flood zone. So I
25 wondered why you wanted to do that. How is it

1 going to affect the neighbors all of a sudden to
2 have a higher home?

3 MR. HUEY: Well, you know, the slab
4 height is going to be basically what it is now as
5 far as the starting point. Because we are
6 proposing to use part of that decking system on
7 the back we are still raising our house to that
8 existing deck level.

9 So our house basically is comparable in
10 height with the starting point to were the existing
11 house is. It's really not much taller than the
12 existing structure, is it? I'm looking at --
13 looking at it technically here, but yes.

14 MS. PERKINS: And also -- and I don't
15 know if I didn't follow this. You said the square
16 footage now of the house you were giving was
17 incorrect and that you're not asking what you --

18 MR. HUEY: No, ma'am. No, ma'am. I'm
19 sorry. The address that we're giving for the house
20 was incorrect.

21 MS. PERKIS: I heard that, but I
22 thought there was something about the square
23 footage.

24 MR. HUEY: The square footage of the
25 house when my client bought the house --

1 MS. PERKIS: Yes.

2 MR. HUEY: -- the house was marketed at
3 4,028 square feet.

4 MS. PERKIS: The existing house?

5 MR. HUEY: The existing house, yes,
6 ma'am.

7 MS. PERKIS: 4,028?

8 MR. HUEY: That's the way it was
9 marketed to my client and that's what we paid for.
10 He's hoping to get what he paid for.

11 MS. PERKIS: And so you want to make it
12 an additional 405 square feet? Is that --

13 MR. HUEY: Yes, ma'am. An additional
14 370 square feet.

15 MS. PERKIS: So it's not 854 square
16 feet.

17 MR. HUEY: Well, the difference from
18 your ordinance amount is more. I'm just relating
19 what the existing house is to what we're trying to
20 do. It's not so much the difference, but the
21 ordinance restriction.

22 MS. PERKIS: So what is the ordinance
23 restriction, Joe?

24 MR. HENDERSON: 3,551.

25 MS. PERKIS: They could have --

1 MR. HENDERSON: Under --

2 MS. PERKIS: Without --

3 MR. HENDERSON: That's correct.

4 MS. PERKIS: You want to go to 4,405?

5 MR. HUEY: Yes, ma'am.

6 MS. PERKIS: Okay. Also, I'm concerned
7 about that accessory structure. Is it just one
8 level?

9 MR. HUEY: Ma'am, it's two levels.
10 Actually, the second level is connected to the
11 heated section of the house. It's actually one of
12 their son's bedrooms. So it's an odd
13 configuration.

14 Downstairs it's not. That's for the
15 adult guests so they don't feel like they're living
16 in the house with this --

17 MS. PERKIS: With this kid.

18 MR. HUEY: But the upstairs is
19 connected and heated.

20 MS. PERKIS: Okay.

21 MR. HUEY: Yes.

22 MS. PERKIS: That's all I have.

23 THE CHAIRMAN: Thank you. Ron.

24 MR. COISH: Well, I can remember when
25 that was a vacant lot. Some of this in this room

1 can. We saw the evolution of the house. Then Tony
2 and Anna bought it and they built that.

3 I think that your design is very nice
4 and I think that it will fit on that property and
5 actually look smaller than the house that's there.
6 I think it fits with the neighborhood compatibility
7 issue and I like it.

8 THE CHAIRMAN: Thank you. Duke.

9 MR. WRIGHT: I like the design very
10 much. I find that the initial number that jumped
11 out at me was the square footage increase of
12 24 percent, which I'm beginning to take a very
13 close look at increasing the square footage under
14 the ordinance.

15 But given the fact that you've
16 described the house in the various -- the 4,028 and
17 we're only talking about a nine percent increase
18 over what's there and given the design I think I
19 can go along with that. I like it.

20 THE CHAIRMAN: Thank you. Beverly.

21 MS. BOHAN: I was going to repeat what
22 Duke just said. So I like the house. I like the
23 design. I think it's going to fit appropriately.
24 Nine percent I think is not -- 24 I think is a
25 great -- I think that's asking a lot for the Board

1 right now, but I think the nine percent is -- I'm
2 good with it. It looks good.

3 THE CHAIRMAN: Again, as you're
4 hearing, the Board is becoming more and more aware
5 of the additional increases and probably asking
6 more and more questions when those increases are
7 in front of us. In this case it's a very well-
8 articulated design.

9 Because of the high level of design I
10 have no issue with granting their increases. So do
11 I hear a motion?

12 MR. WICHMANN: I make a motion to
13 accept as presented for preliminary.

14 MS. BOHAN: I second.

15 THE CHAIRMAN: So is there any
16 discussion on the motion?

17 MR. WRIGHT: Yes. Why preliminary?
18 Can we approve it as final? Is it okay to already
19 do that?

20 MR. WICHMANN: I'd be happy to amend it
21 as final.

22 THE CHAIRMAN: Do I hear a second on
23 that?

24 MS. BOHAN: I second.

25 THE CHAIRMAN: Okay. Is there any

1 more discussion?

2 (No response.)

3 THE CHAIRMAN: All in favor?

4 (Board members stated aye.)

5 THE CHAIRMAN: Any opposed?

6 (No response.)

7 MR. HUEY: Thank you very much.

8 2602 MIDDLE STREET

9 THE CHAIRMAN: The next item on the
10 agenda is 2602 Middle Street.

11 THE CHAIRMAN: This is Agenda
12 Item E2. 2602 Middle Street is a nonhistoric
13 property outside of the historic district. The
14 applicant is represented by Mr. Carl Barry.

15 They are requesting conceptual review
16 and approval of an attached addition for this
17 property. In doing so they're requesting several
18 increases. I'll just go through those very briefly
19 for the Board.

20 So principal building square footage,
21 there's a request for 22.7 percent. That's 1,012
22 square feet to bring the total heated square
23 footage for the house to 5,474 square feet. They
24 are also requesting second story side setback
25 relief on two facades.

1 Actually, both of the facades are at
2 80 percent relief. So the second story length
3 would be at 18 linear feet. Additionally, they're
4 requesting an additional foot for the building
5 foundation height.

6 I'll yield to the Board for any
7 questions. I have the plans if you want to look at
8 them.

9 THE CHAIRMAN: Can you just for the
10 Board's understanding explain an attached addition.

11 MR. HENDERSON: Okay. So --

12 THE CHAIRMAN: The --

13 MR. HENDERSON: The attached addition
14 is a modulation or an addition that's connected to
15 the existing house by nonheated space. So this
16 could be an open air connection or it could be a
17 porch that does not share heated space with the
18 main house.

19 So if you look at the site plan before
20 you you'll see the original home. Actually, let
21 me orient you. This is Middle Street on the right-
22 hand side and then Station 26 with the access here.

23 This is the existing house. There
24 is an existing tower here and this is the new
25 construction. Also proposed is a swimming pool

1 in between these two elements. So as a condition
2 of the ordinance this is the space that's required
3 to be deed-restricted. It cannot have a condition
4 and it cannot be rented or used as a rental space.

5 THE CHAIRMAN: Thank you. Ten
6 minutes.

7 MR. BERRY: I brought some additional
8 information that might help. We're challenged to
9 put the longer drawings on an 11-by-17 sheet at an
10 eight-foot scale. So I have some handouts for you
11 guys if that's okay. Can I approach the bench,
12 please.

13 This shows the whole house, the
14 existing house, and the addition. So I think it
15 better delineates for what you have -- I also have
16 several copies of those. I also have some copies
17 of the area that I'll let you pass down that --

18 THE CHAIRMAN: That would be
19 helpful.

20 MR. BERRY: I have several copies of
21 those and one of that. As Joe mentioned, this is
22 an existing house. The owners want to build an
23 addition. Part of the equation to that addition is
24 to have a pool with a U shape around the pool which
25 I think has been done numerous times on Sullivan's

1 Island. What we wanted to do is make that link
2 between the two.

3 The existing house was built right
4 after Hugo. The original house on that property
5 was destroyed by Hugo. So they built this house
6 right afterwards.

7 The existing house is I'll say a little
8 bit squatty with no offense to the owners. It was
9 a challenge to try to take the elements of that
10 existing house that's there now and do an addition
11 that takes the elements of the existing house and
12 then try to is tweak that up a little bit and not
13 make it so squatty and massive.

14 So that's the part of the reason why we
15 have a link between the two additions and then the
16 two-story addition is only 18 feet wide. So the
17 two stories -- so we took the existing house
18 elements and incorporated it into the addition.

19 So what we ended up doing is we have
20 a -- there's an existing deck behind the house and
21 an elevator and that's what -- Joe mentioned there
22 was a tower. So what we're doing is covering the
23 existing deck and then we're having a little
24 enclosed all-purpose room. Then we're having an
25 opening there for a screened porch.

1 Then you see where we have the
2 two-story addition. We're going to reuse the same
3 type of materials. We're going to introduce a
4 little bit of board and batten on the one-story
5 portion of the addition.

6 All of the materials and trim will
7 match the existing house. The height matches the
8 existing house. The two color photos I gave you
9 show the overall sight and it shows how the same
10 homes in that area are -- some of those homes are
11 spread out like you just talked about in the
12 previous presentation.

13 Some of them are spread out a good bit.
14 The house immediately across the street is a two-
15 story house. It's a long two stories down 26th
16 Street which you can see in those photos that I
17 dropped off for you. So what we've done is try to
18 break up the elements versus having full two
19 stories there.

20 So we are requesting an increase of
21 23.7 percent for principal building area. The
22 height we're asking -- we want to finish for the
23 mass with the existing house.

24 We'll raise it 10 feet now. So 19.3 is
25 the existing elevation. So that's why we're asking

1 for -- to be able to match the existing house and
2 then we leave this is -- this on -- just on the 18
3 feet for the side elevations. Any questions?

4 THE CHAIRMAN: Let's go through the
5 process of seeing there's any public comment. No
6 public comment. Public comment section is closed.
7 Joe, do you have any final comments?

8 MR. HENDERSON: No, sir.

9 THE CHAIRMAN: Duke, do you want to
10 started on this one?

11 MR. WRIGHT: Yes. I think it's big.
12 I think it's large and I think it's too large for
13 my satisfaction. I wish you could scale it down
14 some to make it a little bit more compatible.

15 I understand the house across 26. I go
16 down and up that street a lot. But I just think if
17 you can look at bringing it down some it would make
18 me happy. Thank you.

19 THE CHAIRMAN: Okay. Ron.

20 MR. COISH: I agree. It's a little
21 big. If you could bring it down a little bit
22 it's just the -- when you make that corner
23 there realizing the size of the house across the
24 street -- did you check with your neighbor there
25 on the other side?

1 MR. BERRY: The big house or the little
2 house?

3 MR. COISH: The little one.

4 MR. BERRY: They spoke to them and they
5 know what's going to be built there or proposed to
6 be built.

7 MR. COISH: I would intend to suggest
8 downsizing on that one. It's a little big.

9 MR. WRIGHT: Do both of those lots go
10 through to Jasper from Middle?

11 MR. BERRY: Yes.

12 MR. WRIGHT: All of those lots along
13 down Middle --

14 MR. BERRY: So 250 feet --

15 MR. WRIGHT: Do --

16 MR. BERRY: 250 feet is the whole
17 length.

18 MR. WRIGHT: Yeah.

19 MR. BERRY: That's why we're trying to
20 take advantage of the length of it instead of going
21 wider. We're not even coming close to the side
22 setbacks. So we needed to try to take advantage of
23 that direction.

24 The next door they neighbor, they're
25 actually probably nonconforming because it's so

1 close to the Middle Street. It's a small house
2 which is the very center of what was there
3 originally on this piece of property.

4 So you can anticipate at some point in
5 time it's going to be -- have the property you
6 would think -- so if I can ask you guys -- the two
7 gentlemen that say too big at this point when you
8 say too big is it too tall or spread out or --

9 MR. WRIGHT: All of the above. It just
10 strikes -- if you're asking me --

11 MR. BERRY: It is a one-story
12 connection between the two but all this just --

13 MR. WRIGHT: This appears to me -- and
14 I know that lot very well. I ride by there a lot
15 going down to the little street down at the marsh.
16 I just think that it would not enhance the
17 neighborhood. Let's put it that way.

18 THE CHAIRMAN: Ron, do you have
19 anything else?

20 MR. COISH: Well, it's just -- you
21 know, 5,474 square feet, that's a big house. I
22 think the mood of the Board is to stress downsizing
23 on certain areas and/or in general whenever we can.
24 I know it's a big lot and I know the lot well
25 myself.

1 I drive down there every morning and
2 it's just -- it just seems to be too big. It would
3 be too -- too big of a house right there if you
4 could somehow downsize it, make it look a little
5 more compatible with everything else around it
6 excluding the house across the street.

7 THE CHAIRMAN: Linda.

8 MS. PERKIS: Yes. It's way too big.
9 It screams two houses on one lot.

10 We are a single family residential
11 community. We now have two homes. We also don't
12 allow kitchens in a proposed attached addition.

13 We are allowing -- and you've seen them
14 all over where we have historic cottages and then
15 we are allowing to have an additional addition
16 built on. This is not a historic cottage by any
17 stretch. It's a second home on the property and
18 it and it's 5,400 square feet.

19 I would like it -- I don't know what
20 I'd like, but not that. Not that.

21 MR. BERRY: There won't be a kitchen in
22 this addition.

23 MS. PERKIS: Is there going to be an
24 outside kitchen? Is there going to be a kitchen
25 on --

1 MR. BERRY: They possibly will have a
2 cooking -- a grill that's a charcoal grill type of
3 space on the screened porch. I don't know what
4 they will do. That's their plans.

5 MS. PERKIS: To have --

6 MR. BERRY: It's an outdoor grill.

7 MS. PERKIS: A Weber or are we talking
8 a big unit?

9 MR. BERRY: A Weber-type.

10 MS. PERKIS: I still think it's -- and
11 it's a nonhistoric home that we're allowing this
12 huge thing to be built onto.

13 We're hearing a great deal from the
14 community that our houses are too big and we also
15 have -- and I'll say we have a drainage and flood
16 issue on the island now. A lot of people think
17 it's related to the infrastructure and a lot of
18 people think it's also because of the huge homes we
19 have allowed and the land we have allowed to be
20 used.

21 Every home that comes before us has a
22 pool which is also taking up our land. You also
23 have a pool. That's our concern and that's why
24 we're asking for you to shrink it down. That's
25 the background. That's all I have to say.

1 THE CHAIRMAN: Thank you, Linda.
2 Bunky.

3 MR. WICHMANN: I'm going to diverge a
4 little bit from the other Board members. I don't
5 have a big problem with the square footage so much.
6 The biggest problem I have is the post-Hugo modern
7 architecture.

8 With all due respect, it's an
9 uninspiring architecture with which you're trying
10 to work with and I think you stay compatible. I
11 would think an a divergence would probably be a
12 positive thing. That's just my opinion and nobody
13 may agree with me.

14 But I see a continuation of the same
15 thing and it's just -- it terribly uninspiring. I
16 think that the owners deserve better. I think the
17 island deserves better. As far as your other
18 requests -- and again, the square footage to me is
19 negligible if it's a design that we can kind of get
20 our arms wrapped around. That's my two cents.

21 MR. BERRY: So you wouldn't have a
22 concern with a different design that doesn't have
23 somewhat match the existing -- you're saying that
24 would be okay?

25 MR. WICHMANN: I would -- I would try

1 for something different instead of trying to do the
2 same thing and make it look like it's going to be
3 better by doing the same thing.

4 MR. BERRY: Okay. That was part of the
5 challenge.

6 MR. WICHMANN: I can imagine. I can
7 imagine. Mr. Chairman.

8 THE CHAIRMAN: Thank you.

9 MS. BOHAN: What year was this house
10 built?

11 MR. BERRY: In '90, I think. Right
12 after Hugo.

13 MS. BOHAN: Okay.

14 MR. BERRY: Is that right? 1990.

15 MS. BOHAN: My feelings are similar to
16 Bunky's. The first thing that kind of took me back
17 was that the back doesn't really fit the front. In
18 terms of trying to piecemeal the house together it
19 just seems like a puzzle that isn't working for me.

20 There seems to be long lengths of
21 structure that is just a mess that doesn't have
22 interest. So I think to attack first the facade of
23 the front of the house to make it more updated and
24 to look at making the house more compatible with
25 the square footages that we're as a Board trying to

1 stay within I think would go a long way. Rather
2 than trying to built something from the past, build
3 from the present to something that is more
4 classical. That's all.

5 THE CHAIRMAN: Thank you. Well,
6 I -- I very much agree with Bunky. To me it is not
7 the square footage.

8 However, the fact that this is one of
9 the -- this may be the largest or one of the larger
10 homes we've ever had presented to us the lot will
11 allow it with the increases, but I think when you
12 take the house that's there and add that to the
13 back I'm not sure that you can get there.

14 I think you may need -- because, you
15 know, as you said everybody is kind of trying to be
16 nice about the house upfront. It's not -- as you
17 say, it's not a '90s design, a narrow design. You
18 know, I look at it. It doesn't have full two-story
19 wall heights. They come lower. But it's squatty.

20 There's something about it that just --
21 it already looks large on the corner there, but
22 maybe there are some things that can be done,
23 altered to enhance what's there, so that additions
24 to that make it appear not too overwhelming. It's
25 just an overwhelming amount of house when I look at

1 this -- these elevations right here. I think
2 that's what the Board's reacting to or -- and, for,
3 instance to get -- you know, what is the Board
4 going to want to say see in order to approve a
5 5,400 or 5,500 square-foot house?

6 It's going to have to be a pretty
7 extraordinary design to get there, I think. I
8 think that's what you're going to see as opposed to
9 is this a practical design and the chimney
10 one-story link looks like it will be maybe siding,
11 a hardiplank siding chimney. Well, it needs to
12 be -- the whole -- the architecture needs to look
13 more -- much better design.

14 It needs to be -- and to the entire
15 architecture from street to street in order to get
16 there. I'm not saying you can't get there. I
17 would say it because the ordinance says you can get
18 there but the Board has to be able to approve what
19 they see or the windows.

20 The window -- you know, I know there
21 are grid patterns in the window that matches what's
22 there. But as Bunky said maybe it doesn't need to
23 match what's there. I'm just thinking of ideas,
24 solutions that could be out there to get you where
25 you want to be. I just think it's going to take

1 more ideas to not make it look overwhelmingly large
2 in particular. I hope that helps.

3 MR. BERRY: Steve wanted me to ask you
4 and Beverly mentioned the same thing about maybe
5 doing something to the existing house but if that's
6 not in the equation we leave the existing house
7 pretty much as is and I -- I'll have to discuss all
8 of this with the owners obviously.

9 If we leave that as it is then we're
10 still coming up with a kind of an independent
11 addition that doesn't really match the existing.
12 Is that still -- would that still -- would you be
13 open that to that?

14 THE CHAIRMAN: That's a hard
15 question to answer. Until I see it I wouldn't
16 know, but I think it's a real uphill battle to get
17 to 5,400 square feet of house without some kind of
18 alteration to the starting point over here on that
19 house, I think.

20 I'll tell you something like that, I'm
21 just one. I'm not speaking for the Board. That's
22 just my thoughts about what the Board members are
23 going to -- the reaction.

24 MR. BERRY: There's certainly something
25 about the existing house that obviously needed to

1 stay and I think part of that is the big dormer
2 enclosed room on the front porch. I'm sure that's
3 something that they would not want to give up. So
4 those type of things will probably have to stay and
5 we'll just have to figure out where we go.

6 MS. PERKIS: May I say something --

7 THE CHAIRMAN: Speak.

8 MS. PERKIS: -- to the owners? I know
9 we've kind of trashed your house. I personally
10 like your house. I think it looks very comfy. I
11 think it looks substantial. I think it looks like
12 it would make it through a hurricane.

13 I like it. I go outside all the time.
14 I look at your flower garden. I look at your rose
15 garden. I know your house well. I think it looks
16 like a very warm, welcoming, and cozy kind of home.
17 Don't let them all trash your house.

18 THE CHAIRMAN: No. I'm thinking in
19 order to get to a 54 -- the whole idea of in order
20 to get to 5,400 square feet on the property I just
21 feel like something's got to -- the entire house
22 has to be studied further to make it appear less
23 massive.

24 One thing I look at when I look at the
25 left side elevation, the existing house, it appears

1 there's a porch where there's actually heated
2 space. Is that -- am I seeing something
3 incorrectly? Oh, it's on this drawing. It's not
4 up there. Like that looks like porch.

5 MR. BERRY: That's a porch.

6 THE CHAIRMAN: What --

7 MR. BERRY: Yeah. Upstairs.

8 THE CHAIRMAN: But it's a room OM
9 the middle, is it not?

10 MR. BERRY: Joe, if you go to the front
11 elevation, the front elevation at the top -- you
12 had it, Joe. You already had it previous. You see
13 the top.

14 THE CHAIRMAN: Yes.

15 MR. BERRY: That is --

16 THE CHAIRMAN: It's like a sun room?

17 MR. BERRY: Yes. That's a sun room.

18 THE CHAIRMAN: Okay. But not an
19 open porch?

20 MR. BERRY: No. It's just on the
21 corners it is. In the middle it is enclosed.
22 Yeah, it's enclosed. You're probably correct. I
23 should have shown the windows there.

24 MR. WRIGHT: That is an open porch, I
25 think.

1 MR. BERRY: Downstairs is open all the
2 way through. Upstairs is just enclosed. The top
3 with -- with decks and dormers or doors.

4 THE CHAIRMAN: Well, are there any
5 other comments or suggestions or --

6 MR. WRIGHT: May I?

7 THE CHAIRMAN: Sure. Duke.

8 MR. WRIGHT: I agree with Linda. I
9 don't think we're trying to trash the house. I
10 think we're trying to help you come up with some
11 design that is not necessarily going to be a
12 replication of the existing house, something that's
13 a little bit more interesting and creative that
14 would enable it to appear smaller if not smaller.

15 Maybe you can take some square footage
16 out of it but, something that would not make it
17 appear so massive.

18 THE CHAIRMAN: DO any other Board
19 members have any comments?

20 MR. WRIGHT: We like to give you some
21 kind of guidance when we do this and I hope we
22 have.

23 THE CHAIRMAN: Do I hear a motion?

24 MR. WICHMANN: Could we make a motion
25 at the table? I'm sorry about the procedural.

1 MR. HENDERSON: I think you could
2 grant conceptual approval with the condition that
3 all additional comments be considered for the
4 redesign.

5 THE CHAIRMAN: Duke, you had some
6 thoughts about the potential with --

7 MR. WRIGHT: Well --

8 THE CHAIRMAN: You want to
9 discuss -- make a motion --

10 MR. WRIGHT: The motion -- I'll make a
11 stab at a draft motion. Don't hold me to it.

12 The consensus of the Board appears to
13 be that the addition as submitted appears to be
14 large and maybe the architect and the owner should
15 consider some innovative and creative ways to make
16 the addition appear smaller if not to some degree
17 smaller and come back with that concept, that idea.
18 That's the motion.

19 THE CHAIRMAN: Okay. We have a
20 motion and you said it was a draft. Does anyone
21 want to second that?

22 MR. WICHMANN: I'll second it. Second.

23 THE CHAIRMAN: Okay. So we have a
24 motion that we should discuss. Any thoughts about
25 that motion? Does that describe to the owners

1 everything with the Board --

2 MR. WICHMANN: I would ask -- I'm
3 sorry, Beverly. Go ahead.

4 MS. BOHAN: Can we add to that motion
5 or amend the motion to be that the facade of the
6 front elevation also be studied and to make the two
7 parts cohesive? The addition and the existing.

8 MR. WRIGHT: I'm not sure I understood
9 that.

10 MR. WICHMANN: You lost me.

11 MS. BOHAN: Okay. Well, I just want to
12 make sure that we don't have another rendition of
13 the back smaller and we haven't addressed the
14 existing home that I think needs some small, minor
15 facade elevations to make it more in keeping with
16 the new addition.

17 MR. WRIGHT: I understand that.

18 THE CHAIRMAN: And I agree. I think
19 the motion that as it was stated speaks to the
20 addition only --

21 MS. BOHAN: Yes.

22 THE CHAIRMAN: -- yet there has been
23 discussion about -- to keep the front house is
24 something to study potentially as well.

25 MS. BOHAN: Okay.

1 MR. BERRY: Can I interject at this
2 point?

3 THE CHAIRMAN: Sure. Please, see if
4 you can help.

5 MR. BERRY: I'm not sure I can help.
6 Two points I would like to make, that obviously the
7 lot is so long. It is 250 feet long. We're not
8 even coming close to that obviously.

9 So that's part of the challenge as well
10 that you aren't looking at the house itself in that
11 element whether the lot is 150 feet or 250 feet.
12 So I assume that's the issue you're having.

13 I would rather not have you put a
14 stipulation that we have to do something to the
15 existing house that -- we will definitely study
16 that and discuss that with the owners. But that --
17 I think that would be a challenge at this point at
18 as well.

19 So, I mean, we've met all the
20 guidelines as y'all have established. It's just
21 the -- that's what we've tried to do. So --

22 THE CHAIRMAN: Okay. Thank you,
23 Karl. So we have -- that basically speaks to your
24 motion.

25 MR. WRIGHT: Yes.

1 THE CHAIRMAN: That has been
2 seconded. Any other comments? Does anybody have
3 any questions? So shall we vote on the motion?
4 All in favor of the motion, say aye.

5 (Board members stated aye.)

6 THE CHAIRMAN: All opposed?

7 (No response.)

8 THE CHAIRMAN: So five in favor and
9 none opposed, is that where we are?

10 MR. WICHMANN: Correct.

11 MS. PERKIS: And this is just
12 conceptual approval, right? I'm just clarifying.

13 THE CHAIRMAN: Correct. Your vote
14 was for or --

15 MS. PERKIS: For. I'm raising my hand.

16 THE CHAIRMAN: That makes it six to
17 zero for the motion.

18 MS. PERKIS: I raised my hand.

19 THE CHAIRMAN: For the motion.

20 MR. BERRY: Thank you.

21 MS. PERKIS: Joe, can I ask a question?
22 It's just about that previous --

23 MR. HENDERSON: Sure.

24 MS. PERKIS: You said the homeowners --
25 they built a second home or anybody and then they

1 have to sign a letter saying that they will never
2 rent it out, right? What happens if they go to
3 sell the home and new homeowners come in? Is that
4 letter is still in effect forever?

5 MR. HENDERSON: So the zoning ordinance
6 requires a deed restriction be placed on the
7 property that carries through from owner to owner.
8 So every time an attorney does a title search for
9 the property that deed restriction will be there.
10 Okay, Mr. Chairman.

11 1408 THOMPSON AVENUE

12 THE CHAIRMAN: Let's move on to 1408
13 Thompson Avenue.

14 MR. HENDERSON: Okay. So Agenda Item
15 E-3, 1408 Thompson Avenue. The applicant, Mr.
16 Kenny Craft, is requesting conceptual approval to
17 his plans that amount to basically a home
18 renovation.

19 This includes several small heated
20 square footage additions and also porch additions
21 to this existing house on Thompson. In addition to
22 that they're proposing a pool on the marsh side of
23 this property.

24 In making this request they're
25 requesting requests of the modifications of the

1 zoning ordinance standards for principal building
2 square footage. And I'll just go through some of
3 these very quickly for you. Much of what's noted
4 in this the application is not necessary in my
5 mind.

6 So some changes were required on this
7 application. So principal building square footage
8 is required -- is requested of 13 percent. That's
9 420 square feet bringing it to 3,600 square feet
10 total heated.

11 They're also requesting a front setback
12 modification of 15 percent or 3.75 feet. There are
13 several requests here that I don't think are
14 required. That's principal building front facade
15 modification and principal building side facade.

16 The reason for those is this is an
17 existing nonconformity because it's an existing
18 house. But I'll defer to the applicant's
19 presentation and maybe we can clarify some of
20 these things.

21 THE CHAIRMAN: Thank you. How are
22 you doing?

23 MR. CRAFT: I'm Kenny Craft. I'm a
24 relative newcomer and an architect working the
25 area. I decided to be involved. I asked for the

1 clients to take a look at this existing house and
2 it's a bit of a transformation for the clients.

3 You know, we spent some time trying to
4 look at some of the good -- some kind of precedents
5 in there and particularly I'On Avenue. You know,
6 a good, simple, classic house with porches. Of
7 course, we were kind of extra raised up in with
8 the flood zone.

9 We already had the condition of the
10 building house raised with the foundation as is.
11 So more or less we're working within the footprint
12 while also kind of doing quite a bit of overhaul
13 and style and character change of the place.

14 You know, you'll notice on the existing
15 structure that the garage to the right, that front
16 face of that building is 21-and-a-quarter feet back
17 from the front. So that's kind of where that front
18 setback -- it now is requiring 25 percent or 20
19 with that -- the existing structure is already at
20 21 feet.

21 So we're basically just trying to
22 use -- we're basically working with the existing
23 front face which happens to be just some feet in
24 from the 25 feet. You know one, thing -- this
25 particular house is currently -- kind of goes up

1 and then it tapers back into a half-story
2 condition.

3 You know, what we're trying to do was a
4 really simplified elevation concept. You know,
5 again, we're after the I'On Avenue grand houses
6 with the sort of double porches. That's one of the
7 areas here and then I guess officially a variance,
8 you know, to have kind of a facade that continues
9 up rather than taper in the back as this one did.

10 Otherwise, you know, we're mostly
11 reusing the same footprint of the existing house.
12 If you look at the aerial photo you notice kind of
13 down the street there seems to be kind of a
14 variation in setbacks. Some are closer and some
15 are farther in terms of massing. There's some more
16 massing houses kind of along the same streets.

17 We've technically added a little --
18 this is a kind of a push and pull to our photos.
19 We subtracted in some places and added some places.
20 It's push and pull a little bit.

21 Part of the problem at the present
22 time is doing a double wrapping of the front in
23 bringing -- so sort of the upper frontage a little
24 bit closer and effectively expand the square
25 footage a little bit.

1 We're trying to go for just a real
2 classic, simple -- you know, really close to I'On
3 Avenue style and trying to not get too busy with it
4 and not get too complicated with the massing.
5 We're bringing in some nice local character.
6 That's it.

7 THE CHAIRMAN: That's it? Okay.
8 Great. Is there any public comment on this
9 application? The public comment session is closed.
10 Joe, do you have any final comments?

11 MR. HENDERSON: Well, I do have one
12 question for Kenny. So just for clarification,
13 this is the front elevation. Is that correct? So
14 the side with the shudders, that's the previous
15 encroachment?

16 MR. CRAFT: Yes.

17 MR. HENDERSON: The 21 feet, you're not
18 coming -- proposing to come any further towards --

19 MR. CRAFT: No. Essentially --

20 MR. HENDERSON: -- and bringing that
21 across?

22 MR. CRAFT: The stucco foundation would
23 be the wall that's already there.

24 MR. HENDERSON: So there's no
25 additional encroachment needed?

1 MR. CRAFT: Than what's already there,
2 no.

3 MR. HENDERSON: So on the application
4 where it says that a 15 percent relief or 3.75 feet
5 encroachment is granted that's no longer needed.

6 So I believe that the only thing that
7 you're requesting in this application is principal
8 building square footage of 13 percent to add heated
9 and cooled space. Is that right?

10 MR. CRAFT: Right.

11 MR. HENDERSON: Where is that heated
12 and cooled space? That's just across the front?

13 MR. CRAFT: If you look at the floor
14 plan there is a computer dash, a dotted line that
15 actually shows the footprint versus, you know, the
16 hand drawn floor plan. So you can actually see
17 where it pushed and pulled.

18 MR. WICHMANN: Where --

19 MR. HENDERSON: Which --

20 MR. CRAFT: The floor plans once you
21 get the site plan say --

22 MR. HENDERSON: Is this it?

23 MR. CRAFT: Yes. Maybe one or two
24 pages back. This plan if you look at -- not -- one
25 more forward. This -- no.

1 MR. WICHMANN: Two back.

2 MR. CRAFT: Right here. If you look at
3 this you can see there's a dot where -- there's
4 dashed lines that are computer drawn dashed lines.

5 There used to be a bay kind of in the
6 upper middle zone. To the left or the front there
7 was another bay where we're actually pulling it
8 back. So -- and then on the back part sort of -- a
9 triangular bay sticking out the back so that we've
10 also clipped back, simplified.

11 So, again, it's sort of a pushing
12 and a pull. You can actually see here we've got
13 less square footage on this level than it was
14 previously.

15 On the upper floor, two more pages
16 forward, you can see on the back where it had a
17 pointed rear bay. We've had added a little bit
18 more so there's a shower or balcony right here.

19 MR. HENDERSON: Oh. So here?

20 MR. CRAFT: Yes.

21 MR. WICHMANN: And the back part you're
22 referring to towards the water?

23 MR. CRAFT: We've used the same --

24 MR. HENDERSON: That's right.

25 MR. CRAFT: The line is consistent. It

1 had a rear balcony on that upper level. So we've
2 just kind of a made a shallow or more normal
3 balcony and then on the front in the current house
4 it just has a really long, tapering roof.

5 It's like a half story. So you can
6 see because we've gone with more of a -- sort
7 of double-stacked that one bay effectively and
8 added -- you know, push and pull in various places
9 on the square footage.

10 MR. HENDERSON: I'm clear. Thank you.

11 THE CHAIRMAN: Thank you. Okay.

12 Beverly, would you like to start?

13 MS. BOHAN: I think the improvements
14 are very nice. I think you've captured it. Taking
15 the '90s look away I think improves it greatly. I
16 don't see a problem with it. I approve it.

17 THE CHAIRMAN: Duke.

18 MR. WRIGHT: It strikes me -- does this
19 house have a short-term rental license?

20 MR. HENDERSON: No, sir.

21 MR. WRIGHT: It doesn't? It strikes me
22 as a hotel, but I guess that's not a business. But
23 I'm okay with the design. I think the design is
24 fine.

25 THE CHAIRMAN: Okay. Ron.

1 MR. COISH: By looking at the drawing
2 it looks so big, but when you really think about
3 what you're doing it really isn't. You know, I
4 know the house.

5 It's a nice spot and I think that. You
6 know, there are a lot of dead woods there. There's
7 no rental there. So it's going to be a residence
8 for someone and their family.

9 I know other people would probably have
10 questions, but I do like the design. I think it
11 seems a lot bigger on paper than it's going to be
12 in real life. I think if you take the existing,
13 come out like you're going to, then I think it will
14 be good.

15 THE CHAIRMAN: Linda.

16 MS. PERKIS: Okay. Nine bedrooms? Are
17 we reading it right? Nine bedrooms?

18 MR. CRAFT: There are -- there are nine
19 bedrooms. I guess to some degree it was a
20 relatively decent size footprint to work with. I
21 don't know.

22 MS. PERKIS: I also have another
23 question. You have an accessory structure out in
24 the back?

25 MR. CRAFT: Yes. There's --

1 MS. PERKIS: How come that square
2 footage isn't being considered and what is the
3 accessory structure?

4 MR. CRAFT: There is an existing
5 building there that we're just essentially
6 reskinning it to make it look better than what it
7 is now. It's sort of a -- you know, there's a
8 billiard table sitting in there now.

9 Now it's kind of like a little maybe
10 pool storage room-kind-of-thing. I'm not sure
11 relative to the main structure that that should be
12 added to our --

13 MS. PERKIS: Does that come into play,
14 Joe? The accessory structure.

15 MR. HENDERSON: We haven't performed a
16 formal plan review and review for FEMA compliance.
17 We're not sure if this is existing heated square
18 footage. Is this existing?

19 MR. CRAFT: I don't think it's even
20 heated.

21 MR. HENDERSON: So it is below base
22 flood elevation which poses a problem. You
23 couldn't convert nonheated and cooled space to
24 heated space on a residential property. It
25 wouldn't be permitted.

1 So we would want to take a little bit
2 more time to review what you're proposing on the
3 interior of the shed.

4 MR. CRAFT: Right. I think, you know,
5 if you look at the picture currently it just sort
6 of slopes to here and we kind of refer to it -- so
7 we're sort of just trying to --

8 MS. PERKIS: I would look love to hear
9 that it's going to be bulldozed.

10 MR. HENDERSON: So I think for the
11 purposes of we're doing tonight we're just
12 reviewing aesthetically the changes that will be
13 made to this accessory structure. Any questions of
14 use we would handle during the permitting.

15 MS. PERKIS: I have another question.
16 There is a large tree to the left?

17 MR. CRAFT: In the front, yes.

18 MS. PERKIS: In the front?

19 MR. CRAFT: It's very important we keep
20 that.

21 MS. PERKIS: That's not going to be
22 affected?

23 MR. CRAFT: No. It actually -- I've
24 got some photos where at a closer angle you can see
25 those branches. You know, to me the double porch

1 is going to be so great because that tree is like
2 right there in your face and almost comes into the
3 porch.

4 MS. PERKIS: One other question. Have
5 the neighbors on the left side been notified?
6 Those are the people that are going to be affected.

7 MR. CRAFT: We did reach out to
8 neighbors on the -- on the one side you've got
9 Tim --

10 MS. PERKIS: There is some on the other
11 side.

12 MR. CRAFT: Tim said, quote, nice
13 transformation. That was his response. Ms. Lauren
14 we also talked to and they -- you know, they had a
15 couple of questions, said that they knew what was
16 going on. They suggested maybe doing a wall along
17 the back.

18 So there was more previously between
19 backyards. Otherwise they didn't have any concern
20 besides just curiosity.

21 THE CHAIRMAN: Anything else, Linda?

22 MS. PERKIS: No. That's it. Thank
23 you.

24 THE CHAIRMAN: Bunky.

25 MR. WICHMANN: Thank you, Mr. Chairman.

1 How much of a percentage of the existing house are
2 you going to utilize?

3 MR. CRAFT: That's a good question.
4 Really the foundation -- the whole foundation and
5 all the peers would be -- would be intact and some
6 of the primary structure on the walls.

7 I mean, we're not even proposing -- the
8 ridge remains the ridge that we're using. So, you
9 know, it's already at the height allowed and so the
10 ridge stays and keeps the height.

11 MR. WICHMANN: Right.

12 MR. CRAFT: The floor structures we
13 would keep and that gives us the ceiling heights
14 we're working with. So a lot of walls are coming
15 and going but the floors -- the primary ridge of
16 the roof and the foundation --

17 MR. WICHMANN: When it's done will you
18 be able to see -- anyone be able to go and say,
19 hey, I'd be able to see the old house in there?

20 MR. CRAFT: I'll tell you the one thing
21 I'm determined to keep that's kind of endearing to
22 me is the 45-degree shift of the fireplace if
23 you'll notice.

24 MR. WICHMANN: Right.

25 MR. CRAFT: It's kind of a fun

1 fireplace detail that I wanted to keep as a vestige
2 to the original.

3 MR. WICHMANN: Sure. I think -- excuse
4 me. The point is -- as well as she said -- you've
5 done a great job with doing something of the house
6 with a '90s era and it really has become something
7 special. I think others could take note from that.
8 Nothing further, Mr. Chairman.

9 THE CHAIRMAN: Thank you. Again,
10 challenging lot and a challenging house. I think
11 this is a very creative and excellent architectural
12 renovation. So --

13 MS. PERKIS: It is amazing to me that
14 for only 435 square feet --

15 THE CHAIRMAN: It is a strong
16 transformation.

17 MS. PERKINS: Yeah. It's amazing.
18 Yeah.

19 MR. COISH: Good job.

20 MR. CRAFT: Thank you.

21 THE CHAIRMAN: So do I hear a
22 motion?

23 MR. WICHMANN: I make a motion to
24 approval as submitted for final.

25 MS. BOHAN: I second.

1 MS. PERKIS: I'm personally concerned
2 about that accessory structure. I'd like to hear a
3 little bit more about what we're going to do with
4 that.

5 MR. HENDERSON: As far as we're
6 concerned, it's just a nonheated and cooled shed
7 for storage.

8 MS. PERKIS: Okay. And it has nothing
9 to do with the square footage that's allowed in the
10 home?

11 MR. HENDERSON: That's correct.

12 THE CHAIRMAN: So we have a motion.

13 MS. BOHAN: I second.

14 THE CHAIRMAN: Okay. So is there
15 any comment on the motion?

16 (No response.)

17 THE CHAIRMAN: Okay. All in favor
18 of the motion, aye.

19 (Board members stated aye.)

20 THE CHAIRMAN: Any opposed?

21 (No response.)

22 THE CHAIRMAN: None opposed.

23 MR. CRAFT: Thank you.

24 THE CHAIRMAN: Very good.

25 1710 ATLANTIC AVENUE

1 THE CHAIRMAN: Okay. So we're at
2 1710 Atlantic.

3 MR. HENDERSON: Yes, sir. This is
4 Agenda Item 4. Joel Adrian is the applicant and
5 he's requesting --

6 THE CHAIRMAN: Pardon me, Joe.

7 MR. HENDERSON: Yes, sir.

8 THE CHAIRMAN: There's too much
9 conversation. Okay. Joe is presenting 1710
10 Atlantic Avenue to the Board.

11 MR. HENDERSON: So this is an existing
12 single family home. The applicants are requesting
13 renovation of the home as it is and proposing
14 additions within the building footprint.

15 In doing this they're be requesting
16 modifications for principal building square footage
17 of 22.3 percent. That's 674 square feet, a third
18 story increase of 15 percent or 60 square feet, and
19 also second story side setback of 100 percent to
20 extend it 25 feet on the third story.

21 I'll let the architect show exactly
22 where that's taking place. Additionally, I'd just
23 like to point out that this is a pre-FIRM
24 structure. It has nonconforming space below the
25 base flood elevation.

1 So it's an unusual structure in that
2 the first story is below base flood. The second
3 story is where the first story would normally be
4 and then you have the third story element that's an
5 addition. So with that I'll walk you through the
6 plans and refer to you for any questions.

7 THE CHAIRMAN: Okay, Joe. Ten
8 minutes maximum.

9 MR. ADRIAN: Thank you. Joel Adrian.
10 I'm the designer for -- that's probably a great
11 slide -- sorry --- structure.

12 THE CHAIRMAN: Excuse me.

13 MR. COISH: Excuse me. Speak into the
14 microphone, please.

15 MR. ADRIAN: I'll get a little closer.
16 That's the existing house. It is a concrete block
17 house with a roof on it. The owner is not proud of
18 its existing condition.

19 It has a very modern bent towards
20 design which is why you'll see what we have come
21 up with, but currently it's -- it's a duplex.
22 There is a kitchen and everything on the ground
23 floor and he rents that out. There's a kitchen on
24 the second floor and he rents that out. His desire
25 is to remove the first floor kitchen and leave the

1 bedrooms that are there. He's taking the left side
2 of the house and actually making a garage out of
3 it, the ground floor, a heated pool currently and
4 bring it back into zoning conformance with it being
5 a single family residence and moving into it.

6 So the -- if you go to -- I guess if we
7 go to the floor plan sheet -- go backwards, Joe.
8 Let's see the floor plans. So there's a lot --
9 well, we can -- we can talk -- just stop there.

10 As you're standing on Atlantic looking
11 at the house the right-hand side is where we're
12 looking for the second story side relief. That
13 actually is not that side. It -- there you go. If
14 you get the upper -- the upper elevation should be
15 the right-hand side there.

16 The top part would be his office.
17 Below it is the master bedroom. Below that is the
18 two existing bedrooms that are currently in the
19 house. The front is completely transforming the
20 front and adding the first floor porch and then a
21 rooftop deck. Then a rooftop porch piece, that's
22 up there.

23 So design-wise I think if you're
24 looking at the ground floor that you see about
25 50 percent of -- yet the full first floor which,

1 you know, design -- there's 14-and-a half-foot tall
2 ceilings on that first floor. Then you've got the
3 roof deck over that part of the house.

4 The right-hand side has that third
5 story which is the office. The client just wanted
6 it all a square box, flat, low ceiling, low pitch.
7 So I'll leave it to y'all for questions.

8 THE CHAIRMAN: Okay. So we're
9 asking for any public comment.

10 MS. SPELL: I have a question. My
11 name is Barbara Spell. We live right next door on
12 the --

13 MS. GRESS: Ma'am, you need you to come
14 up to the microphone.

15 MS. SPELL: My name is Barbara Spell.
16 We live at 1702 Atlantic which is -- when you're
17 saying the right side you're talking about facing
18 the house from --

19 MR. ADRIAN: From Atlantic.

20 MS. SPELL: We are on the left side.
21 My question had to do with the deck on the top and
22 the flat roof and how that fits in with the
23 guidelines.

24 THE CHAIRMAN: Okay.

25 MR. HENDERSON: I can speak to that.

1 Sure. In front of you is well known and we have
2 a list of the standards for neighborhood
3 compatibility. Steve, I believe in front of you
4 is the laminated section.

5 We also have a copy of the voluntary
6 design guidelines which are to be used by the Board
7 when considering new construction projects and
8 additions.

9 What Ms. Spell is referring to is
10 Section 12-39, roofs, roof deck, and roof gazebos.
11 This design guideline refers to roof decks and
12 gazebos as something of an incompatible design
13 feature of constructions on Sullivan's Island.

14 If they are to be used -- and I'll just
15 quote here verbatim from the ordinance: Roof decks
16 and roof gazebos should be designed to be integral,
17 to be an integral part of the roof structure in
18 order to diminish their effect, visual impact on
19 the overall structure.

20 So because this is a contemporary
21 design doesn't have a roof structure at all. It's
22 just a flat roof. When we typically see roof decks
23 and gazebos it's hidden within the structure of the
24 roof so that folks can walk around on the rooftop
25 but not necessarily see the deck.

1 Did you sign find that design
2 guideline? Point it out.

3 THE CHAIRMAN: Yes, sir.

4 MS. PERKIS: And this way they will see
5 the deck.

6 MR. ADRIAN: Yes.

7 THE CHAIRMAN: Okay.

8 MS. SPELL: Maybe -- could -- I'm just
9 wondering if noise would be an issue.

10 MR. ADRIAN: I think his intent --

11 THE CHAIRMAN: Well, you know, state
12 your thoughts and we can pick up that on -- as a
13 Board.

14 MS. SPELL: I think it's a very nice
15 looking design. It's just that's sort of an
16 unusual element that I haven't seen in that
17 neighborhood. So I was just curious about it and
18 wondered how -- what the Board thought about that
19 and with we should be concerned. Maybe we don't
20 need to be. So...

21 THE CHAIRMAN: Thank you. Is there
22 any other public comment?

23 (No response.)

24 THE CHAIRMAN: Okay. So the public
25 comment section is closed. Joe, do you have any

1 final comments?

2 MR. HENDERSON: Nothing further.

3 THE CHAIRMAN: Well, Bunky, do you
4 have any thoughts?

5 MR. WICHMANN: Thank you, Mr. Chairman.
6 I'm struggling just a little bit to get my arms
7 around what this is going to look like as a
8 finished product. I'm just -- that's the biggest
9 challenge I'm having with it. I think -- excuse
10 me.

11 The other question I have is, how much
12 of the existing structure is going to be retained
13 and how is it going to be -- if it's going to be
14 retained how is it going to be treated visually for
15 exterior appearance?

16 MR. ADRIAN: The intent here is for the
17 entire project to look like it was basically new
18 construction. There's nothing about that that
19 looks like what's there. As far as what's to be
20 retained on the first floor, all of those walls,
21 remain as is.

22 MR. WICHMANN: Okay.

23 MR. ADRIAN: The right-hand side,
24 the -- which you see in the -- if you look at the
25 lower elevation, the right-hand side of that lower

1 elevation, that first floor piece is there. The
2 front wall, existing front wall in Atlantic, the
3 majority of that will come down because we're going
4 to be extending but other than that the interior
5 walls pretty much -- got all the interior walls and
6 we're redoing it. But the actual shape is not
7 going outside the existing footprint.

8 MR. WICHMANN: The footprint, right.
9 But the finish on the exterior --

10 MR. ADRIAN: Exterior.

11 MR. WICHMANN: You've got concrete
12 block right now.

13 MR. ADRIAN: Stucco and we're proposing
14 siding. Vinyl siding. So --

15 MR. WICHMANN: Those are my -- well,
16 thank you. You have answered the second question.
17 I don't think you can answer without maybe giving
18 me some better visually because I -- and maybe it's
19 just me. But I'm having a real problem.

20 MR. ADRIAN: I think that we would
21 be -- so -- I -- first let me say I've struggled
22 with the design to some degree. I'm presenting to
23 you what my client wants and what his desire is.

24 We're wanting to get feedback from
25 y'all as to can we proceed forward with this line

1 of thought. If we do we'll certainly provide some
2 3D renderings at the next meeting so that you can
3 start to see what this looks like from a quarter
4 here and more over towards there with --

5 MR. WICHMANN: More is better. Thank
6 you. That's all I have, Mr. Chairman.

7 THE CHAIRMAN: Thank you. Linda.

8 MS. PERKIS: I have a question. This
9 is meant for Joe. You're going to keep your first
10 floor?

11 MR. ADRIAN: Correct.

12 MS. PERKIS: You're going to have
13 living space on the first floor. Is that allowed
14 with the flood?

15 MR. HENDERSON: We were just discussing
16 how this project would have to play out. So if
17 that space is going to be maintained where it is,
18 nonconforming with FEMA regulations, he would have
19 to meet the 50 percent rule and produce the
20 paperwork. Joel, you had that option.

21 MR. ADRIAN: He had an appraisal done I
22 guess probably about four months ago. I think the
23 appraiser gave him -- I want to say it was
24 \$850,000. That was his appraisal for the structure
25 of the land.

1 MR. HENDERSON: But you do feel you can
2 meet the 50 percent rule?

3 MR. ADRIAN: Yes. Otherwise, I'm
4 wasting a lot of time.

5 MR. HENDERSON: So we would have them
6 demonstrate this at the time of the permitting.
7 Otherwise, they wouldn't get permits.

8 MS. PERKIS: I have another question
9 and I know this is just conceptual. On your
10 rooftop you have -- I see off to one side is going
11 to be his office and then you have a storage room.

12 MR. ADRIAN: Correct.

13 MS. PERKIS: And what is going to be
14 there? I mean --

15 MR. ADRIAN: So his plan for that
16 storage area is that if -- he had some patio
17 furniture up there. We were getting a storm that
18 we had to get it off, have to take it all inside.

19 MS. PERKIS: I can see your hands are
20 tied. I understand that. It is not a very
21 attractive home to start with now. I don't know
22 about neighborhood compatibility although I'm
23 looking at the existing home.

24 That's not neighborhood compatible
25 really either. Those are just my thoughts. It's

1 different and it's different for the neighborhood.
2 I mean, you've got the Officers Quarters right
3 across the street. I want to hear what the rest of
4 the Board has to say.

5 THE CHAIRMAN: Thank you. Ron.

6 MR. COISH: Well, my main concern is
7 the neighbor since she's living there. I could see
8 that that flat roof could reflect noise down to the
9 ground. I really don't have, you know, a problem
10 with it.

11 It's a very contemporary design and I
12 like -- as you say, you do have your hands tied.
13 I guess if you could -- it looks like a bigger job
14 than the 50 percent rule would allow.

15 So I would say that if you could get
16 the neighbor onboard with the design and if you
17 could get the 50 percent rule shown to us with some
18 more 3D photos, I'd like to see a few more pictures
19 of the house, too. I think if you come back with
20 that it could be a step in the right direction.

21 THE CHAIRMAN: Thank you. Duke.

22 MR. WRIGHT: No. I agree with Ron.
23 I'd like to see more. I'm still having trouble
24 visualizing what this is going to look like. So
25 it's a concept and let's see what we can come up

1 with to give us a better feel for the design.

2 THE CHAIRMAN: Thank you, Duke.
3 Refresh my memory. Didn't this property come
4 before the Board many years ago? It was --

5 MR. HENDERSON: It did. Yes, sir.

6 THE CHAIRMAN: It was maybe a larger
7 version of -- it was even larger as I recall at
8 that time.

9 MR. HENDERSON: Right, and I believe
10 the request was similar in that they proposed a
11 third story. But it was a full third story and I
12 think it exceeded the square footage limitation of
13 400 square feet for the third story.

14 I believe there was some input from the
15 neighborhood and ultimately denied by the Board.
16 Is that what you remember?

17 MR. ROBINSON: I don't know exactly.

18 MS. BOHAN: I agree with Ron. I think
19 I need to see 3D more visuals. I know you said the
20 homeowner -- I'll quote you -- wants a box.

21 That's something that I need to look at
22 because that word is -- I love the idea of the
23 contemporary, but I'm just not wrapping my head
24 around it as well, as what Duke said.

25 MR. ADRIAN: Okay.

1 MS. BOHAN: So for that reason I would
2 like to more.

3 THE CHAIRMAN: And I think my
4 thoughts were the same when I was looking at it.
5 It's hard to visually see what's in front or what's
6 behind. It's a difficult house to review in 2D.
7 So I think we need -- to really even give you any
8 input we need to see some 3D.

9 Also, I think you probably need to meet
10 with Randy to really discuss how the 50 percent
11 rule is going to work. That just looks like that
12 is a big challenge.

13 MS. BOHAN: If I could say one other
14 thing. What would help is to see what's existing
15 and then how you overlay that, you know, with the
16 guidelines, visual photography.

17 You need something that would help us
18 see what is existing, what you're using, how much
19 of it is going to be overlaid. Do that in color so
20 that we can see the differential.

21 MR. ADRIAN: Okay.

22 MS. BOHAN: That would be great. Thank
23 you.

24 THE CHAIRMAN: So do I hear a
25 motion?

1 MR. COISH: I make a motion to come
2 back with all those suggestions that we've just
3 suggested, 3D, neighborhood compatibility, neighbor
4 approval.

5 THE CHAIRMAN: I have a question
6 before we ask for anything else. Was that to pass
7 it or table it or just a request that he come back?
8 I guess --

9 MR. COISH: I would request.

10 THE CHAIRMAN: So is there a second
11 to that motion?

12 MR. WRIGHT: I second it.

13 THE CHAIRMAN: All right. Any
14 discussion?

15 MR. WRIGHT: Have we given you
16 something to work with?

17 MR. ADRIAN: I believe you have. I'm
18 pleased that y'all didn't just give an immediate
19 thumbs down. So we will put something more
20 detailed together and come back for round two.

21 MR. COISH: I don't think it's an
22 immediate thumbs down. I think you're close. I
23 think, you know, if you smooth out the edges a
24 little bit you're closer than you think.

25 MR. ADRIAN: Thank you.

1 THE CHAIRMAN: Okay. So all in
2 favor of the motion?

3 (Board members stated aye.)

4 THE CHAIRMAN: Any opposed?

5 (No response.)

6 MR. ADRIAN: Thank you.

7 1501 THOMPSON AVENUE

8 THE CHAIRMAN: So 1501 Thompson.

9 MR. HENDERSON: Yes, sir. This is
10 Agenda Item E5. This is the second time we
11 reviewed 1501 Thompson. Mr. Carl McCants is here
12 who is presenting for final plan approval, review
13 and approval of the attached addition.

14 He's requesting modifications to the
15 zoning standard; however, it's greatly reduced.
16 I'll just go through those very quickly. Principal
17 building square footage is now at 10 percent or
18 371 square feet.

19 This is reduced from the last time.
20 We would start from 21 percent, the 21 to 10.
21 Principal building square footage is requested at
22 13 percent. That's down from 17 percent.

23 He's also removed his request from an
24 additional front yard setback and removed a request
25 for a second story side setback on two facades. So

1 remove that completely. He's still requesting a
2 building foundation height of one foot. The
3 revised renderings are here before you.

4 MR. McCANTS: Okay. Thank you. Thank
5 you for seeing us again. So my client wasn't able
6 to make it here today. I'm not sure what happened.
7 I haven't heard back from him.

8 We took to heart what you said last
9 time about what you said about reducing the square
10 footage of the house and reduced the height and
11 (inaudible). So as you Joe said, we've gotten rid
12 of two of those items. Two of those items we
13 reduced drastically.

14 The only one we didn't do anything with
15 was the additional one-foot elevation foundation.
16 We really need that for parking underneath the
17 house. It's not about trying to capture a view.
18 It's just about being able to access the -- to be
19 able to have a place to put their cars.

20 You know, there's not a lot of space on
21 the lot to put a detached garage as well as the
22 cost of that and then further eating up what we do
23 with the space. So it just seems more efficient to
24 have that parking underneath the house. A couple
25 of things I'd like to illustrate.

1 Let me put this board up here. This
2 is the same board I had last time. What I didn't
3 have on here that I've added this time is
4 percentages.

5 These percentages are in relation to
6 the lot size compared to the heated square footage
7 of the house. You can see what we're asking for is
8 if 23 percent of the lot size.

9 Now, this doesn't actually fit into the
10 exact elevation that y'all have, but this hopefully
11 will illustrate this house with the size of the
12 house with the adjacent houses. You see we're at
13 23 percent.

14 Across the street this house is here is
15 taking up 46 percent of its lot with heated square
16 footage. Here it's 30 percent, 41 percent, 39
17 percent. Come down to here and we're at 27
18 percent. The house behind it is as at 42 percent.
19 This structure is at 21 percent.

20 So this structure here although it has
21 an immense amount of outdoor living space that's
22 not heated it is the only one that has less square
23 footage per the square footage of the lot.

24 So I was hoping that would help to kind
25 over sway y'all to understand that we don't feel

1 like we're asking for a lot of square footage with
2 this house.

3 Again, we've also gotten this house
4 down to less than 4,000 square feet. With that and
5 the lot coverage you can see -- also if you look at
6 this one -- how the massing of the structure next
7 door doesn't mean much green space.

8 We have a lot of green space left over
9 with this one. Compared to green space to the
10 other ones I believe you'll find the percentage is
11 a lot less.

12 I wasn't able to find that information
13 to be able to illustrate it or articulate it, but
14 that -- I guess really concludes our presentation.
15 I'm open for questions.

16 THE CHAIRMAN: Thank you. Is there
17 any public comment?

18 (No response.)

19 THE CHAIRMAN: Public comment
20 section is closed. Any final comments?

21 MR. HENDERSON: I do have a copy of the
22 previous elevations if you want to thumb through
23 that while we look through what's being presented.

24 THE CHAIRMAN: Maybe place it here
25 when we need it. Okay. Would you like to start?

1 MS. BOHAN: Carl, thank you for
2 listening to the Board. What you have done even in
3 this presentation has helped me visually see the
4 neighborhood compatibility that you're well within
5 and I think that that helps --

6 MR. McCANTS: Sorry.

7 MS. BOHAN: I just realized that the
8 percentages of the homes are occupying more than
9 what you're asking for. So I appreciate you
10 downsizing the house, listening to the Board, and
11 making those concessions. Thank you for doing
12 that.

13 I think what you're asking for for the
14 one-foot elevation to park is within reason; for
15 that I approve what you've done. Thank you.

16 THE CHAIRMAN: Duke.

17 MR. WRIGHT: No. I agree. I think
18 he's done exactly what we asked and has come back
19 with a design that is good. I have no trouble with
20 it. I'm ready to go with it.

21 THE CHAIRMAN: Ron.

22 MR. COISH: I agree. Nice job.

23 MR. MCLENNAN: Thank you.

24 MR. COISH: I appreciate that. I liked
25 it before. I like it even better now.

1 THE CHAIRMAN: Linda.

2 MS. PERKIS: I agree. Thank you for
3 listening to us. I think it's a nice plan.

4 I have one question. I hope your
5 answer is no. On 1502 Thompson which is your top
6 middle picture -- I believe it's the house directly
7 across the across the street.

8 MR. McCANTS: Yes, ma'am.

9 MS. PERKIS: Is that going to be the
10 same size as the one you're going to build?

11 MR. MCLENNAN: No, ma'am.

12 MS. PERKIS: Thank you. That's all I
13 need to know. All good.

14 THE CHAIRMAN: Bunky.

15 MR. WICHMANN: Thank you. Mr. McCants,
16 you did a great job. Thank you for listening to
17 us. That's it, sir.

18 THE CHAIRMAN: Do I hear a motion?

19 MR. WICHMANN: I make a motion to
20 approve as submitted for final.

21 MS. PERKIS: I second.

22 THE CHAIRMAN: Any discussion?

23 (No response.)

24 THE CHAIRMAN: All in favor?

25 (Board members stated aye.)

1 THE CHAIRMAN: Any opposed?

2 (No response.)

3 THE CHAIRMAN: So do I hear -- Joe,
4 is there anything else for the Board to discuss?

5 MR. HENDERSON: No, sir.

6 MS. PERKIS: I have a question for Joe.
7 2650 Jasper, the little cottage that was demolished
8 because of termite damage -- am I correct --
9 what's going to be rebuilt there?

10 MR. HENDERSON: I hate to use demolish.
11 It's being reconstituted.

12 MS. PERKIS: Excuse me. I missed that
13 word.

14 MR. HENDERSON: Reconstituted. So
15 essentially what they do is they pull as much of
16 the siding that they can to salvage or -- pull
17 those out to restore the windows, some of the
18 interior beams they salvaged.

19 So basically they took the entire thing
20 apart. They're restoring those elements to rebuild
21 it or reconstitute it with new studs, new flooring
22 system. So it will look exactly the same form that
23 it was before they took it down.

24 MR. WICHMANN: Did you see it? There
25 were about four pieces.

1 MR. WRIGHT: I happened to be driving
2 by there on a golf cart and it was a mess.

3 MS. PERKIS: However, let's be real.
4 They're buying a very old home, probably over 100
5 years old. It hasn't been lived in or maintained
6 for a number of years. What do you think it's
7 going to be? A lot of animals and termites.

8 MR. HENDERSON: I mean, if you look
9 across the street here just beside the fire
10 department, you know, once they open up and remove
11 the siding and start opening those up those walls
12 from the inside you discover dry rot, termite
13 damage.

14 To be code-complaint you can't reuse
15 some of those materials. You have to take it.

16 MS. PERKIS: Keep taking?

17 MR. HENDERSON: Basically deconstruct
18 it and rebuild it to look exactly the way that
19 structure looked when we reviewed it here.

20 MR. WICHMANN: Never spent so much to
21 say so little.

22 MR. HENDERSON: Yes. On a barrier
23 island with salt air for 100 years that's going
24 to -- but it will look exactly the way they present
25 it to you.

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MS. PERKIS: Thank you.

MR. HENDERSON: We'll make sure.

MR. WICHMANN: I make a motion we
adjourn.

MS. BOHAN: I second.

THE CHAIRMAN: All in favor?

(Board members stated aye.)

THE CHAIRMAN: We're adjourned.

(The hearing was adjourned at 7:55 PM.)

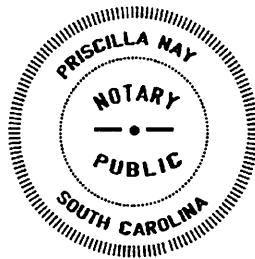
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CERTIFICATE OF REPORTER

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 4th day of April, 2018 at Charleston, Charleston County, South Carolina.



Priscilla Nay

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

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E X H I B I T S
(No exhibits marked)