

In The Matter Of:
Town of Sullivans Island

Sullivans Island Design Review Board
May 15, 2013

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SULLIVAN'S ISLAND DESIGN REVIEW BOARD

HEARING BEFORE: DESIGN REVIEW BOARD
DATE: MAY 15, 2013
TIME: 6:02 PM
LOCATION: Town of Sullivan's Island Town Hall
2050-B Middle Street
Sullivan's Island, SC
REPORTED BY: MARIA D. DEMPSEY, Registered
Professional Reporter

A. WILLIAM ROBERTS, JR., & ASSOCIATES

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APPEARANCES :

- PAT ILBERTON, CHAIRPERSON
- MARK HOWARD, BOARD MEMBER
- RHONDA SANDERS, BOARD MEMBER
- JON LANCTO, BOARD MEMBER
- BILLY CRAVER, BOARD MEMBER
- RANDY ROBINSON, ACTING ZONING ADMINISTRATOR
- KAT KENYON, PERMIT TECH

1
2 MR. ILBERTON: All right. This is the
3 May 15th, 2013 meeting of the Sullivan's Island
4 Design Review Board. It is now two minutes after
5 six. The members in attendance are Pat Ilderton;
6 Rhonda Sanders; Mark -- Mark Howard -- excuse me,
7 Mark; and Jon Lancto.

8 The Freedom of Information Permits have
9 been met for this meeting. The items on tonight's
10 agenda are approval of the minutes. Do I hear a
11 motion?

12 MS. SANDERS: Motion to approve the
13 minutes.

14 MR. HOWARD: Second.

15 MR. ILBERTON: Everybody in favor?

16 MEMBERS OF THE BOARD: Aye.

17 MR. ILBERTON: All right. 2061
18 Pettigrew.

19 MR. ROBINSON: Okay. 2061 Pettigrew is
20 before you tonight as a traditional island resource.
21 It is designated historic, but it's out of the
22 historical district. They're asking for a two-story
23 addition to the street side of the lot, and to put a
24 pool in between the two-story addition and the
25 historic structure.

1 MR. ILBERTON: Great.

2 MR. ROBINSON: And that's all I have. I
3 will save any comments for later.

4 MR. ILBERTON: All right. Applicant?

5 MR. SELVITELLI: Good evening. I'm
6 James Selvitelli. I'm a project architect with
7 Herlong & Associates, and I am here to present our
8 project for 2061 Pettigrew, which is falling over.

9 But it is for our clients, Pete and
10 Carol Budko, who are here with us, at the back row,
11 this evening.

12 Pete and Carol have this property
13 currently under contract, but their contract is
14 contingent on them getting some of the square
15 footage released, and thereby going before you
16 tonight.

17 One of the reasons, the main reason they
18 are asking for some of this relief is that they have
19 a large family. They have five children who are
20 basically young adults now, and they want to make
21 sure that they can use this home extensively for
22 vacations and holidays and family gatherings.

23 As Randy said, it is a traditional
24 island resource, and so we are utilizing the
25 50 percent exemption that we are able to through the

1 ordinance.

2 We are also seeking another 20 percent
3 increase in principle building coverage, a 7 percent
4 increase in impervious lot coverage, and a 6 percent
5 increase in principle building square footage, which
6 is what we are here before you tonight asking.

7 We're basically here at a level of
8 conceptual review, and we are working continuing on
9 the elevations as we go, but what we'd really like
10 is to put before you the reason for looking for this
11 relief, and hope that we can get some deliberations
12 on that so that Pete and Carol can go forward with
13 their purchasing the property.

14 DRB is able to grant up to 25 percent
15 increases in impervious lot coverage and principle
16 building square footage, but we're really not trying
17 to max out those categories. The reason we are
18 going to the full 20 percent that you guys can grant
19 for principle building coverage is because the
20 existing structure is entirely a one-story
21 structure. So it's not very efficient. If you
22 stack the floors, you would have a lower ratio of
23 building coverage.

24 So the addition we are doing, would say
25 a story and a half, or one story, story on the roof,

1 I'm trying to fit that second floor in under the
2 roof lines of the new addition and hold it back from
3 the beachside, and also hold it back as best we can
4 from the street.

5 Then in trying to make that principle
6 building coverage is why we went to a story and a
7 half, to be a little more efficient about how we're
8 constructing it. The design of this addition is
9 just for bedrooms, additional bedrooms for their
10 children.

11 Let's see. The proposal intends to
12 leave the house, the existing structure, in its
13 current position and really not do too, too much
14 with the structure.

15 We're asking for a gable on the south
16 that brings more light into the existing living
17 room, which is kind of hidden back behind the porch.
18 We're adding a bay in the master suite, a bay at the
19 breakfast room, which is under that existing roof
20 structure of the porch, south-facing porch.
21 Including a bay in here. And these two side bays
22 are in the lines of existing walkable open porch
23 spaces on each side.

24 We are doing a small additional on the
25 front. Asking for a bathroom. Little porch here.

1 And creating the little entry foyer to get into the
2 house. But the main addition is via connector here.
3 Doing this length addition space connection. It's a
4 one-story. Trying to do a real low roof, and kind
5 of pulling a little bit further away from the
6 street.

7 The house is visible on Pettigrew. It's
8 the last house on Pettigrew. This would be the
9 school lot. So really, the view into this, if you
10 were approaching, is really looking this way. So by
11 holding the addition to the west, we're able to
12 preserve some views of what the existing structure
13 was.

14 Per zoning, we can have a 25-foot
15 setback from the street. We're about 46 feet here
16 to the porch and another 6 feet, so 52 feet from the
17 street to the face of the structure. So we're
18 trying to hold it back.

19 We obviously also want to build along
20 the west side because they get some great views.
21 It's kind of a unique lot, that they have those
22 views on the west side instead of just on the south.
23 They're also trying to maintain their distance from
24 their neighbors on the east, their only residential
25 neighbor, nextdoor neighbor, that is.

1 So we're preserving the ability to leave
2 the driveway exactly as it is. Remember, no changes
3 to the curb cut coming down the driveway to
4 maintain -- there's an existing garage space under
5 the northeast corner of the house. And then trying
6 to get a couple more garage spaces under the new
7 addition.

8 Let's see. I'd like to go through some
9 exterior elevations, if I could. And I apologize,
10 because of the time constraints that Pete and Carol
11 have on sort of moving this contract forward with
12 their real estate agreement, we have still been
13 working on some of the elevations.

14 On the bigger changes, I'll show you on
15 the next series of elevations, is how we're treating
16 the addition.

17 This would be the south elevation, the
18 beachside of the house. You can see that's the
19 breakfast room. It falls under this existing roof
20 line. This is the new gable dormer we're trying to
21 put in to get some light into that living space,
22 which is -- at the porch, there's about 12 feet
23 deep, so it's further in more.

24 And you know, it's fairly low slung.
25 We're following the same kind of roof lines and

1 shallow roof pitch as the existing main gable of the
2 house and the windows. The maximum could be
3 about -- I think, that's the ceiling in that
4 interior space is about 12 feet. So we're really,
5 you know, the top of those windows has to fall
6 within that structure. We're not trying to add some
7 second floor space into this house. It's to get
8 some light into the center.

9 Let's see. This is the east elevation.
10 Again, we're doing a small bay here. If you've seen
11 or when I showed the west elevation, there are a
12 number of little bays with shed roofs on it, which
13 just project out a couple of feet, so we're not
14 falling suddenly from the existing vocabulary of the
15 house.

16 And this is the connection to the
17 addition, so it's set back. Obviously, we're
18 looking from the east, so this is much further
19 forward than the connection than this house. This
20 would be the garage, and this is where we have
21 stairs going up to the second floor area.

22 What we tried to do, we're following a
23 wraparound porch at the new addition, picking up on
24 some of the wrapping porch, the vocabulary of the
25 guardrail, handrails on the porch above, similar

1 square post for this simple detailing. Not trying
2 to make anything, you know, not too assuming.

3 We are still looking at the roof lines
4 of the house. In the other elevations we'll show
5 you, we've been going to a straight roof, rather
6 than doing this curved form, and that's something I
7 think Pete and Carol are looking for us to do more.
8 And see where that goes in the next...

9 So here, these are the northwest
10 elevations, north being the street side. This is
11 the addition in here. That's part of the existing
12 structure that's set considerably further back. So
13 again, as you're approaching, you'd look in, you'll
14 be able to see into this sort of courtyard, if you
15 will, feeling. The wraparound porch, the real
16 structure of -- it's on the site plan -- back in
17 here is about 24 feet wide. So this roof line is
18 falling, you know, just a nice, long, shallow gabled
19 roof, and that's the form you're seeing here, is
20 this. Trying to make that look like a dormer built
21 into the roof line of the house.

22 So trying to keep it scaled down, keep
23 it scaled down from the street so that roof, what
24 you're seeing is the dominant roof form, is making
25 its way back to a ridge. So it starts out well with

1 the one-story porch level and continues back.

2 It also, you know, the gable is going
3 the same way as the main gable of the house beyond
4 it, and we are -- by going -- as opposed to that
5 previous drawing I had of the side elevation, by
6 going to the shallower pitch next to the pitch of
7 the main gable of the existing house, we bring that
8 roof flap down a little bit, and it also sort of
9 falls in line with the roof line, more or less, of
10 the existing house. So we're trying to really keep
11 the scale of this down.

12 From the beachside, again, you know,
13 beach being way up here, you're looking up, probably
14 won't see as much of that house from the beach. So
15 we think it's really important that we're trying to
16 keep this. And the Budkos really wanted us to sort
17 of keep that historic structure on the beach, that
18 nice, low slung porch, and try to keep the size of
19 it, and scale it down.

20 From what you had in your packets, we
21 had been showing on the west side, full porch across
22 the back, open porch on all three of these bays, and
23 reduced that by changing the roof form, just having
24 this one walkout porch on the second floor. So
25 we're trying to scale that back down, and again,

1 make this from the street more symmetrical.

2 Sorry, you can't --

3 You'd probably seen, not sure, in some
4 drawings, but that was in here, and that west
5 elevation used to be porch all the way across here.
6 And we just reduced it by taking the roof down all
7 the way outside of the porch instead. It's down
8 there. So that's where we're going with the
9 elevating.

10 Again, this connection, the pool would
11 fall in here. It's a raised pool. This structure,
12 that would be behind -- that would look like the
13 typical poured concrete here with wood slats, but
14 the pool would be up here on this deck. And the low
15 connecting piece is what we're trying to sort of
16 differentiate in some way of what is the new
17 addition and what was the existing structure, so
18 that still holds its form.

19 We are lowering the floor level of the
20 addition. You can see here this is sort of the
21 existing deck level of the existing house. We're
22 dropping about a foot down, and so this garage is
23 about nine feet, so we're not up as high. And
24 again, trying to just keep that scale down. So
25 we're trying to do a number of things to keep this

1 from getting too high and not looking like a
2 full-blown two-story structure.

3 In doing the design, we have been
4 looking through the ordinances' list of standards of
5 neighborhood compatibility, and I'd just like to run
6 through those items now.

7 Some photos of the lot. That will just
8 give you what these are. This is from the ocean,
9 that's 2061 Pettigrew. From that corner, the
10 McCarthy residence right there. I'm not sure if
11 that's the Lewis house. All of the other structures
12 along the beach on Pettigrew are either one and a
13 half or two-story structures at this point. This
14 one has actually had further work on it, and has
15 more prominent porch lines on it. We're trying to
16 keep, again, that low slung look from the beach.

17 Here's the aerial photos. Here's what
18 we're doing in here. This is the site for the
19 school. McCarthy's house. What we found, the
20 compatibility, neighborhood compatibility standards
21 that I guess the Board is supposed to be reviewing
22 when talking about this relief.

23 Asked about the setbacks. Again, what
24 you're seeing along the street is a lot of the main
25 structures are about 40 feet back or so from the

1 street where there might be some smaller ancillary
2 structures closer to the street.

3 Again, we could be at 25 feet by the
4 zoning setbacks, but we're trying to hold that
5 structure back in here and along that side, so we're
6 not up on top of the street and not going further
7 back so encroaching it further on views from people
8 coming down the street.

9 Next item on that is massing and
10 orientation. I've been through that. We're really
11 trying to keep the mass down, again, not making a
12 real massive house up close to the beach. Our
13 office in the past moved the house that was existing
14 and turned it towards the back of this side and then
15 built a slightly larger structure up front. There's
16 other projects like that going on right now. We
17 know it's possible, but again, Peter and Carol
18 really want to say, let's keep the historic house as
19 much as we can, do some alterations and work on --
20 and some work on it, really, to keep that scale
21 down, and then try to do an addition towards the
22 back or some more -- not really the center of the
23 lot, but not right up to the beach and not right up
24 to the street.

25 It also talks about penetration and

1 doorway placement. It's fairly consistent with a
2 lot of the houses on the island. We're using double
3 hung windows and pairs of French doors, and just
4 taking as much of the views as we can across the
5 south elevation. And this lot, a lot of views
6 coming across the west that will be afforded because
7 of their view across the school. So we're keeping
8 there.

9 Talks about placement and use of the
10 porches. Again, we have what's really a wrapping
11 porch on the back half of the building here. We're
12 trying to set up some of that same vocabulary
13 towards the street and some smaller porches along
14 the way. A series of these lower bays that can be
15 seen in the existing elevations that look like sort
16 of small additions over time, which is what would
17 seem to have been done along this house.

18 I've already talked about placement,
19 alignment of driveways. We're not changing the
20 driveway. It will still be exactly as it comes in
21 now, just kind of turn off and gain a little bit
22 more of that driveway to get into the garage of the
23 existing house. We're not trying really to mess
24 with how it is on the street.

25 Roofs and roof pitches, again, we're

1 really trying to stick with some of those low slung
2 roofs. Work with simple detailing. A lot of it is
3 just one by wood and, you know, simple trim along
4 the columns that are square post, but, so a little
5 bit of trim. They're not trying to make this
6 ostentatious house on the beach. And we think we're
7 falling within a lot of the architectural styles
8 that work within the neighborhood. And again, that
9 sort of says other factors. I would say, you know,
10 for us, a lot of it is just maintaining that house
11 feel on the beach. And that's my presentation.

12 MR. ILDERTON: Thank you.

13 MR. SELVITELLI: Thank you.

14 MR. ILDERTON: Is there any public
15 comment to this application? Yes, ma'am?

16 MS. WEBB: My name is Mary Webb, and we
17 own 2062 Pettigrew, which is behind this structure.
18 This is Barbara Foote, another one of the owners.
19 And we wanted to come today because it is right in
20 front of us, and our house is also one of the
21 historic houses, which is very probably one of the
22 few left on the island that hasn't really been
23 changed at all. And we want to be good neighbors.
24 You know, we know that these will be great neighbors
25 to have. But our concern is especially with looking

1 at the plans, I'll just be honest, it's about
2 25 feet of how far it's going to come back is to the
3 pool area? And we just -- this is really hard
4 because we've had that house for 55 years, and we
5 don't want to take a position that makes them not
6 buy this house. They seem like good residents of
7 the island, but this is a major -- it would be a
8 major difference from the street.

9 And I am reassured by the fact that they
10 said they have a large family because we were
11 worried about the parking. This is a dead end.
12 This is a dead end in that area in front of the
13 school. So with the number of bedrooms that were
14 planned for this particular house, we were concerned
15 with how would there ever be any parking because of
16 the outside parking would be slight with the
17 coverage of the lot that this house would have.

18 I just didn't know if there was any
19 possible way not to run the entire line. I mean,
20 this house is going to run the line a good bit. Is
21 there any leeway with that 25 feet that's going to
22 be the pool area, for that to be shifted? Or I mean
23 not, you know, for the pool to be shifted to a
24 different location so that that house wouldn't run
25 the entire line and come so close back onto us,

1 because we have a very simple little structure, you
2 know, just one story. The Markses are behind us,
3 not directly behind us, but one over. Their house
4 is almost like a mirror of ours. The Hazeltons,
5 which was next to us, was destroyed in Hugo, and Bob
6 Prenter has done a good job of rebuilding that.

7 But it's difficult. It's difficult
8 because we're the ones that are going to be affected
9 by the school, which we did not object to. We've
10 never come in here objecting to the school, and we
11 also don't want to object to the point of somebody
12 losing the sale of their property. But I'm just
13 wondering if there's any leeway in either height or
14 in running that entire line back down the property,
15 that 25 feet where the pool is between the main
16 house, the old house, and the new house. That's
17 pushing that structure back onto us.

18 Does that make sense?

19 MR. ILBERTON: Right, right.

20 MS. WEBB: It's not -- it's going to put
21 it further towards the street than we are, or the
22 Prenters are next to us, or even the house in front.
23 I mean, I would love to see the addition switched to
24 the other side because, I mean, frankly, I think
25 this is one of the best pieces of real estate on the

1 Eastern Seaboard. This is a phenomenal piece of
2 real estate. You have 180 degrees. Nobody else on
3 the island has that. And in a perfect world, that
4 addition would be switched to the other side, and
5 you could still see. I don't think I'm going to --
6 I mean, I'm smart enough to know that we're not
7 going to get that, but is there any work that can be
8 done to push that addition a little bit, I mean,
9 back off the street so it didn't run so close up,
10 because it's --

11 MR. ILDERTON: We're 40 feet now from
12 the lot line?

13 MR. SELVITELLI: Forty-six from the
14 porch --

15 MR. ILDERTON: Forty-six feet from the
16 back of the house to the street side of the lot?

17 MR. SELVITELLI: Yes.

18 MS. WEBB: I think it's about 63 feet.

19 MS. FOOTE: In addition to 63 feet.

20 MS. WEBB: When you include the pool
21 area.

22 MR. ILDERTON: Right, but it's 46 from
23 the lot line. And then so -- I mean, I'm just
24 wondering, I'm just asking, the back of the house,
25 as designed, is 40 feet from the lot line; is that

1 correct?

2 MR. SELVITELLI: Forty-six, yes, from
3 the lot line to the columns of the porch. There's a
4 wraparound porch, and then steps back another 6 feet
5 to the actual first floor walls and what you see up
6 above this border.

7 MS. WEBB: But we're not even, I mean,
8 I'm just saying that we're not going to see the
9 wraparound. What we -- the bulk of the living areas
10 is in front of us, because the wraparounds go to the
11 pool and they go to the water side. So the bulk of
12 the living area is actually, you know, we're not
13 looking at porches. We can probably see a little
14 bit of the side of the porch.

15 MR. SELVITELLI: No, it's --

16 MS. WEBB: Unless you changed it.

17 MR. SELVITELLI: No, this is what we
18 submitted. This is all porch right here. This is
19 you're across the street --

20 MS. WEBB: Right. But on the top floor
21 there is no porch, correct?

22 MR. SELVITELLI: There's not a porch.
23 There's a dormer up here, and you'll see this roof
24 line coming back. Instead of seeing porch columns
25 in a two-story porch all the way, we actually

1 brought that volume down on the back side.

2 MS. WEBB: So that it's not this one?

3 MR. SELVITELLI: It's not. See where
4 this porch now is going away, built a diversion. So
5 you're going to see more roofs like that, but that
6 roof is glancing back at about a, you know --

7 MS. WEBB: Is it going to be even with
8 the front?

9 MR. SELVITELLI: Yeah. It's going to
10 be -- it's going to match this side. So you're
11 mirroring this on this side. You won't see columns,
12 you won't see that porch, which actually would have
13 been out in front of it. So we're cutting that back
14 further.

15 MS. WEBB: Any help with pushing it
16 back? I mean, is it a -- is it a --

17 MR. HOWARD: When you're talking about
18 just really this hallway section that entails the
19 hallway into the swimming pool, you're talking at
20 that point there, it would back up?

21 MS. WEBB: Yeah. If the hallway and the
22 swimming pool were not there, then the entire thing
23 would push 25 feet towards the -- and I know they
24 need a pool, but I was just wondering, is there any
25 other way to have it, because it will affect --

1 we're going to have the school on one side of this,
2 and we have a dead end here. And we're going to
3 be -- it's going to be like a box.

4 MR. HOWARD: And you're directly across
5 the street?

6 MS. WEBB: We're right behind. We are
7 exactly behind and right next to the school. So I
8 mean, it's a Catch 22, because I don't want a good
9 buyer to not be on the island, but it will impact us
10 if that addition is far -- that far back. Is there
11 any other way to conform that?

12 MR. ILBERTON: Yeah, I mean, I don't
13 know if it is or not. I mean, it seems to be 46
14 feet from the lot line is a good ways away already.
15 I mean, from the lot line, then of course, there's
16 another 40 feet of street before you get to your
17 property, and then whatever your property setback
18 is, whatever it is, 20, 30 feet. I mean, there's --
19 I mean, I don't know, I'm not there, I haven't
20 walked your property and all. But it seems to me
21 it's well off -- I mean, it's well off the street --
22 I mean back the way it's designed. I mean, it's
23 46 feet off the property line, which is a long ways.
24 I'm not trying to say, I'm just trying -- and maybe
25 I'm just trying to say, it may not be as bad as you

1 could imagine. I don't know, you know.

2 If somebody put out stakes or something
3 there on the property or even high stakes so that
4 you can see that and envision, you know, where, from
5 your porch, where it's going to be, could it help.
6 But I -- you know, I don't know.

7 Let's go on. Is there any other public
8 comment to this section, to this application? We
9 know the objection or the possible objection.

10 MS. WEBB: Right. I mean, it is -- I
11 mean, it is an objection. I'd like to try to
12 work -- I mean, I'd like to try to see if there's
13 anything that can be...

14 MR. HOWARD: It's a concern.

15 MS. WEBB: It's a concern.

16 MR. ILBERTON: Right. Jon -- Randy, you
17 want to add anything to this?

18 MR. ROBINSON: I do. You know, in
19 looking over the application, I was looking over the
20 compliance worksheet, and things are okay with
21 principle building coverage and principle building
22 square footage. But then I get to the impervious
23 coverage, and I was running some numbers, and I went
24 back to the Request for Review Form, and looked at
25 the numbers under 21-26 Impervious Coverage. And

1 when I add those numbers up, I come up with 5,424
2 square feet and -- but then at the bottom here it
3 says 6,146 or 4,988. What is -- we're just not -- I
4 don't know.

5 MR. HEINLEN: We're taking off the 1,158
6 square feet for the historic exemption. We're
7 getting to the 61, and then we're subtracting the
8 1,158 for the historic counts.

9 MR. ROBINSON: Okay. So --

10 MR. HEINLEN: That's how we got to that
11 number.

12 MR. ROBINSON: So where did the 6,146
13 come from?

14 MR. HEINLEN: 6,146 is the -- that's the
15 actual, and then we just took the exemption off at
16 the end.

17 MS. SANDERS: On the second page where
18 it says lot coverage, impervious coverage, where you
19 have 4,651, it should actually be 6,146, and then?

20 MR. ROBINSON: And then it doesn't -- it
21 doesn't make sense, because I did the lot coverage
22 calculations on 30 percent, I came up with 4,439. I
23 added in the exemption that you get, and it comes up
24 with 5,597. What I'm getting at here is, you can't
25 get any more impervious surface exemption, unless

1 that exemption is -- consists solely of materials
2 such as grass, pavers are employed are that allow
3 vegetative material such as grass to permeate the
4 surface, giving the appearance of grassed areas.

5 So you don't get any impervious surface
6 coverage other than the historical exemption.

7 MR. HEINLEN: That's right. And the
8 exemption is basically 2,300 square feet. So we're
9 only counting half of that, and that's where the
10 1,158 came off.

11 MR. ROBINSON: Correct. And so your
12 total allowed is 5,597. So you're not increasing
13 above 5,597, are you?

14 MR. HEINLEN: We're bringing it back
15 down to 49 --

16 MR. ROBINSON: 4,988.

17 MR. HEINLEN: Yeah.

18 MR. ROBINSON: Okay.

19 MR. HEINLEN: That's how we got to that.

20 MR. ROBINSON: I just want you to be
21 well aware. I mean, you know, the Design Review
22 Board can grant all this, I just don't want to come
23 up with permitting, and all of the sudden go, oh,
24 no, here we are with something that can't be
25 permitted, so...

1 MR. HEINLEN: Right, right. We're
2 basically starting with the assumption or the hope
3 that we're going to take the 50 percent historic
4 exemption on all three categories. And then we're
5 going with what the DRB can approve from there. One
6 is the full 25 percent, and then we go on 6 and 7
7 percent, I think.

8 MR. SELVITELLI: Seven percent was due
9 to the principle building coverage because of the
10 inefficiency of the existing one-story historic
11 structure.

12 MR. ROBINSON: But you're only using 6
13 percent of the exemption, is that --

14 MR. SELVITELLI: Six percent of the
15 potential that the DRB can grant beyond that.

16 MR. ROBINSON: No, they can't grant any
17 beyond that is what I'm telling you.

18 MR. SELVITELLI: Steve --

19 MR. ROBINSON: Steve might be wrong.

20 MR. SELVITELLI: I thought he had a
21 meeting with you, and basically said that those
22 grants, we can get the 50 percent historic and then
23 to further --

24 MR. ROBINSON: No, sir. No, sir. Not
25 unless it consists of materials such as grass

1 pavers, you know.

2 MR. HEINLEN: Just on the impervious or
3 on all three categories?

4 MR. ROBINSON: Just on impervious. You
5 know, you can get 25 percent, but it's just on
6 impervious. I mean, just on grass pavers, not on an
7 impervious surface. So you might have to rethink
8 that 6 percent.

9 MR. HEINLEN: That's on 2,126?

10 MR. ROBINSON: Correct.

11 MR. HEINLEN: Okay. So it's 6 percent
12 that we would need to squeeze out of the impervious?

13 MR. ROBINSON: Correct.

14 MR. HEINLEN: Right.

15 MR. SELVITELLI: While some of that
16 is -- would that kind of be added driveway that was
17 gravel driveway?

18 MR. ROBINSON: Well, the gravel driveway
19 would be impervious surface, so I mean...

20 MR. HEINLEN: We were -- I mean, when we
21 did the calculations, I think we -- you know, we
22 counted all the stairs and the -- I don't know if
23 there's a five-foot rule coming up the stairs, I
24 wasn't clear about this.

25 MR. ILBERTON: Assuming that's going to

1 be adjusted in your plans, let's go on.

2 Jon, you want to start this?

3 MR. LANCTO: Well, I have a hard time
4 with the change from the street. I feel like we're
5 drastically changing the street view of a historical
6 structure. I know we've had a precedent for this in
7 the past. We had a house down here on Middle that
8 we did that not too long ago, but I felt like that
9 that was a positive change because I wasn't really
10 thrilled with the street view of the house as it
11 was.

12 In this case, I really like this house
13 from the street. Again, I have a much harder time
14 totally dominating the existing structure with a
15 two-story structure from the street.

16 The other thing is that I'm really
17 disappointed in the applicants' presentation here of
18 not having everything for us, understanding what the
19 impervious rules were coming into the meeting, and
20 the nextdoor neighbor not having accurate drawings
21 to review before we sat down here tonight.

22 I would like to see this all work out,
23 not -- I think there's some ways, but I'm just not
24 comfortable with those different items being a last
25 minute application, basically.

1 MR. ILDERTON: Mark?

2 MR. HOWARD: I could almost ditto what
3 Jon said in everything. But what I would like to
4 report, when I visited the site, I did see two very
5 large deer on the lot.

6 MS. SANDERS: Are you kidding?

7 MR. HOWARD: No. Very large. But
8 anyway, I do think something can be worked out, but
9 I do have a lot of problems with the numbers, and I
10 also have a lot of problems with the drawing. I've
11 never seen what you presented to us tonight. It's
12 not in here. I think the roof line is a problem.
13 Like I say, the entire coverage thing is a bit of a
14 problem. Conceptually, I'd like to see something
15 work, but I'm not seeing it here.

16 MR. ILDERTON: Rhonda?

17 MS. SANDERS: My first thought and
18 suggestion is to minimize what you're requesting,
19 first of all. And minimizing, I think it would help
20 separate the historic and the new structure if this
21 hallway, which is totally inefficient, is not a
22 hallway. It's just a porch breezeway and it's
23 separate. Maybe you'd have a roof, maybe you'd
24 have -- but you just have air go through it instead
25 of heated walls and windows and heated space. It

1 doesn't really make sense to me. I mean, especially
2 if you're -- it doesn't, you know, there's not a
3 kitchen over here. It doesn't look like it's a
4 separate unit. It's for family and...

5 MR. SELVITELLI: Well, the idea was, you
6 know, to keep it protected from the elements and
7 have it directly connected, and so that sort of
8 feeling like it's a secondary guest house.

9 MS. SANDERS: Well, no, I wasn't saying
10 guest -- I mean, it's still connected, but I think
11 that would break it up, so it doesn't look like one
12 long house.

13 MR. SELVITELLI: Okay.

14 MS. SANDERS: And I think you would help
15 the breezeways for neighbors and themselves, and I
16 don't know. Yeah, and it does look like it takes up
17 a lot of impervious coverage, without redoing
18 Randy's calculations or what have you.

19 MR. ILDERTON: Well, for my part, I
20 guess I'm not worried about the coverage because
21 Randy is going to take care of that, and y'all can
22 work that out, and that's not really -- my concern,
23 anyways, is what it looks like.

24 In the plans you showed, I thought it
25 looked fairly workable to me because they showed a

1 detached two-story or story-and-a-half structure
2 that doesn't impact the historical house too much,
3 because it is a pretty important house.

4 And the dormer on the front really
5 complements that. I think that's not -- even though
6 it's a direct look from the beach, I don't think
7 that's going to take away from it.

8 So I think -- and maybe if y'all did
9 drive some high stakes out on the property to show
10 the back of the property where the -- what the new
11 drawings or these drawings here reflect, maybe the
12 neighbors might see that it's far enough away that
13 its not going to be offensive and all, I don't know.
14 But I think it's workable with your adjustments. So
15 I think it's -- I think it's workable enough where
16 y'all -- is this the final or?

17 MR. SELVITELLI: This is conceptual.

18 MR. ILBERTON: I think this is workable
19 enough. But for me to give approval for it
20 conceptual, knowing that things are going to have to
21 get worked out better, a few points, but that's the
22 way I'm thinking. So, anyway.

23 MR. BUDKO: Can I make a comment to
24 address some of this?

25 MR. ILBERTON: Sure.

1 MR. BUDKO: I'm Pete Budko. This is my
2 wife Carol. I guess we're the applicants. In
3 regards to the time, in terms of maybe not having
4 everything completely done, we did enter into
5 contract fairly recently. We've got a relatively
6 short time frame. You know, the initial school of
7 thought was, you've got a big family, you need a big
8 house, jack it up, move it, add onto it, build a big
9 McMansion as much as the rules could allow, and you
10 know, do what seem to be what a lot of other folks
11 had done. We were adamantly opposed to that.

12 We wanted to keep the character of the
13 house. We love the house. We're keeping probably
14 90 plus percent of it intact and in view. One of
15 the reasons we didn't want to simply attach the
16 addition to it, it's a fairly unique U-shape from
17 the street, and it's very difficult to try to just
18 bolt something onto that. It really wouldn't look
19 proper. And so a lot of the time was, frankly, the
20 resistance of listen, just go the route and build a,
21 you know, big house. We're coming from the Isle of
22 Palms and we've seen enough of those. We really
23 want to keep the character. So that's a little bit
24 of the time.

25 In regards to the connector, we've

1 got -- James mentioned -- we've got five kids and a
2 growing brood of grandkids.

3 MS. SANDERS: That's why you want to
4 have a bigger connector over there.

5 MR. BUDKO: Finally, that's the
6 grandkids', you know, whatever you want to call it,
7 bunk house. And you know, my first thought was
8 exactly like yours, let's just build a breezeway to
9 connect that thing. But then I couldn't imagine,
10 you know, grandkids on Christmas morning slopping
11 through, you know, blowing rains, everything, in
12 pajamas, coming into the main house. So that's one
13 of the reasons we wanted to keep that.

14 So again, I just want to throw it out
15 there that the number one concern of ours was to
16 frankly maintain as much of an old Sullivan's
17 cottage as possible and, you know, work with these
18 guys to try to get that done.

19 MR. ILBERTON: I think you're making a
20 good point, because the fact that you're leaving the
21 house intact, in place where it is, is very
22 historic, whereas other places we're working on
23 right now have been -- even though we've preserved
24 the property, we've taking them and turned it around
25 and we've replied on taking them out of their

1 historical contact. What you're doing is much
2 better for that house where it sits.

3 MR. BUDKO: And I think it's a good idea
4 to stake it, because we actually have done a little
5 bit of that. And when you come in, because you
6 don't drive in from the dead end side, from the
7 school side, so that view is not changed at all,
8 because there was never a view there to begin with.
9 The view is coming in on Pettigrew. And as you make
10 that corner turn into the driveway, you still see
11 much of the same existing house in the roof line
12 sticking up there, which is why we wanted to put
13 that addition sort of as much as we could to the
14 side, to maintain that historic view.

15 MR. LANCTO: That is a good point. I
16 hadn't really stopped to consider that maybe enough,
17 that you approach that house as on a dead end
18 street, so your approach would be more of a angular
19 approach.

20 MR. SELVITELLI: You really are. If we,
21 you know, pulled it over, you're not -- you're going
22 to block Sullivan's Island view.

23 MR. LANCTO: Right, you do. On that
24 basis, I guess the two-story front structure has
25 less of an impact on trying to preserve a historical

1 structure.

2 MR. SELVITELLI: Again, as I said, not
3 trying -- you know, we are here conceptual, and what
4 we are just trying to get through is some grant on
5 the relief. And we could go back and refigure our
6 numbers for the lot coverage. I think what we want
7 to do is make sure that Pete and Carol can get to a
8 place where they feel that they can go forward with
9 their sale. We can work with you on the elevations
10 in scaling that back and staking out the lot, as
11 Pete suggested.

12 MR. ILBERTON: Great.

13 MR. HOWARD: I think you're working
14 conceptually, I think. Is there any chance on this
15 pool, that this pool is on a deck, then there's a
16 deck in the backyard, could it be put on the
17 backyard deck? I haven't even seen the backyard.

18 MR. BUDKO: What's he calling the
19 backyard? The beachside?

20 MR. HOWARD: Yeah.

21 MR. BUDKO: No. It's already too close
22 to build it there.

23 MR. HOWARD: But you have a deck back
24 there. If this pool can be placed on the side deck,
25 you got any place on the back deck?

1 MR. BUDKO: Doesn't make much sense.

2 MR. SELVITELLI: That's roofed over.

3 This porch and the pool needs to be out in air, and
4 it's actually narrower than where we're showing the
5 pool. It's a small pool, but that space in there, I
6 think, would be a little narrow for it. It would
7 change the form of the pool. To do those pool walls
8 on the beach side, they have to be pretty heavy and
9 made of concrete to stand up to wave action. I
10 think we'd be looking at a fairly slim pool.

11 MR. HOWARD: Like I said, I didn't look
12 at the beachside or walk back there, but I was
13 curious because the pool was the issue, and I'm
14 wondering where, you know, where the pool might have
15 to go.

16 MR. HEINLEN: In fact, whether there's a
17 pool there at the connector or not, we've
18 intentionally separated the historic structure from
19 the new structure trying to -- trying to have them
20 read separately instead of one mass. And that was
21 part of our approach to try to keep the scale down.

22 MS. SANDERS: And my first thought about
23 making that breezeway instead of what to do would
24 save you some heated square footage and impervious
25 square footage if you needed to, and it kind of

1 looks tight. That was just, you know, where my
2 math --

3 MR. LANCTO: The impervious wouldn't
4 change in that case.

5 MR. ILBERTON: Can I get a motion on
6 this application?

7 MR. LANCTO: I would have just one more
8 question for the applicant, and that would be, in
9 order to address the neighborhood compatibility and
10 the neighbors' concerns. Based on what you heard
11 here tonight, are you prepared to go back and work
12 with the neighbors to try to reduce -- to try to
13 reduce the --

14 MR. SELVITELLI: We can look at that. I
15 mean, we'll have to sit and talk with Pete and
16 Carol. What we haven't heard from is, we have the
17 other neighborhood, who's their nextdoor neighbor on
18 the east. And his house is right in next to here,
19 and he sent us a letter today. He came in our
20 office. He's actually a past client of ours.

21 But, you know, he's happy that we
22 haven't tried to set the house back further and put
23 a big project up in the front because we'd block
24 even more of his views or be right on top of his
25 side.

1 So you know, if we start shifting this
2 around, we're changing the driveway, we're changing
3 the curb cut, we're changing the mass, the view from
4 the street, and we're affecting a different
5 neighbor.

6 So we're trying, by holding this back,
7 again, nearly the 21 feet beyond what the setback
8 requirement is, trying to be a good neighbor to our
9 neighbors across the street as well. The main view
10 is on the west side. They're obviously paying a
11 premium for this lot. You know, it sounds fair, but
12 they're paying to do this lot. They want to take
13 advantage of the view. If you buy a -- you know,
14 you want to put your house where the view is. And
15 they're trying to stay away from their neighbors, I
16 understand it.

17 MS. WEBB: There's no chance of moving
18 the addition to the other side?

19 MS. FOOTE: I'm Barbara Foote. I'm on
20 2062 Pettigrew, behind them. Speaking of the views,
21 we have a small view now. If there's a two-story
22 addition in the back, then our view will be about
23 this.

24 MR. MCCARTHY: This is Ean McCarthy. I
25 live next door, and I went to review the plans

1 today, and I think as the applicant said, they've
2 been very good at conserving the existing structure,
3 not raising the existing structure, which they could
4 do quite easily. But they've narrowed the amount
5 that's going to actually be raised one and a half.
6 It's a very small structure there.

7 So I think for the -- with respect to
8 the neighbors behind them, they have the view across
9 the old house just as they do today, with a very
10 small amount of intrusion. They could have gone in
11 and taken the whole house up to that height, and
12 they would be quite entitled to do that. So I give
13 them a lot of credit for keeping the view from the
14 height.

15 MS. FOOTE: Our only view is from the
16 side of the house.

17 MR. MCCARTHY: Plus, you also have the
18 whole other view to the side across the school.

19 MS. FOOTE: And we can't see over there.

20 MR. ILBERTON: I think it is a good
21 point, that coming down the street on Pettigrew, you
22 can see the old house with this plan. That's
23 because it's open to the street this way, whereas
24 there's no view going this way because it's a dead
25 end. So you can see the existence of the old

1 structure there from the street, as far as a
2 pedestrian or whatever else, as far as keeping --
3 keeping the compatibility or the idea of an old
4 Sullivan's Island, who's still somewhat in the
5 consciousness of anybody that wants to look at it.
6 So that would be negated somewhat if the whole thing
7 was moved to this side, as you -- nobody would
8 hardly ever see that, because it would be -- because
9 there's nobody over there. There's a school that's
10 over there.

11 So I mean, I just think that's a point
12 to consider as far as when we look at these
13 structures, part of the -- part of the idea of why
14 this Board is here is just how the street scape
15 feels, as well as what this house looks like from
16 the ocean and everything else. How any pedestrian,
17 whether you live here or not, sees these structures.
18 And that's just a point I wanted to underline.

19 Yes, sir?

20 MR. PRESSON: Everett Presson. I'm
21 representing the buyer on the sale of this property.
22 But I think the main thing, the main viewpoint from
23 this house is from the ocean, it's from the beach,
24 because not that many people are going down
25 Pettigrew because it's a dead end street. But what

1 they wanted to preserve was the look of that house
2 from the beach. And it is iconic. And they did say
3 that, unlike most of the other people on the front
4 beach where they made huge changes to the front of
5 their house in order to make them bigger.

6 So they went kind of the opposite way,
7 instead of adding height and size to the front where
8 they could have enhanced their views. In order to
9 preserve that house and how it looks from the ocean,
10 they went to the back. So in order to add onto that
11 house, if you're going to allow them to do that,
12 that's really the best way to go, other than picking
13 up the house, moving it to the front, and putting a
14 big addition on the front, like this Board has
15 allowed other folks to do. So I think as far as
16 being -- what they're doing is minimally, minimally
17 invasive to the look of the house, so...

18 MR. ILBERTON: All right. Thank you.

19 MR. HOWARD: The problem I'm having in
20 moving on this is that, like, I don't -- I don't
21 actually have the plans that you have in front of
22 me. I haven't. The plans you showed tonight, I do
23 not have.

24 MR. SELVITELLI: You have the exact site
25 plan that we showed tonight. We have been working

1 on the exterior elevations. The square footages and
2 the relief we're looking for haven't changed. In
3 doing that drawing, what we've been doing is trying
4 to scale back the roof lines and make as many
5 changes as we can to recline it.

6 Again, because our clients are under
7 constraints, we wanted to get before you and say,
8 here's what we're doing, we are here conceptual, and
9 we can continue to work with you on scaling back the
10 elevations or making some changes. But what we're
11 hoping for is to get the relief so that Pete and
12 Carol can know, yeah, we can get the five-bedroom
13 house that our family needs, we should go forward
14 with this purchase and sale. That's what we're
15 hoping to get to this evening, and that's up to you.

16 MR. ILDERTON: Yes, sir?

17 MR. WEBB: Rutledge Webb, 2062
18 Pettigrew. We're the house behind it. I was
19 wondering about kind of scaling back the massing
20 just a little bit. There's a second floor porch on
21 the west side. You know, my experience is with this
22 kind of porch is they're never used. Is there a way
23 we can get that roof line a little smaller by not
24 having that porch? And also, the back porch on the
25 Pettigrew side kind of wraps around. Is that really

1 necessary?

2 I'm a real estate agent. I fully
3 understand the use of the land. I mean, somebody
4 who's paying this much money for land has got to put
5 a house that's up to the value of the land. I mean,
6 the numbers just have -- they just have to do that
7 to make it work. But how many bedrooms is the house
8 actually going to have? Are you going to lose the
9 bedrooms under the house on the ground floor? Are
10 those bedrooms going to go away? And bedroom -- the
11 room that's marked as TV room, is that actually
12 going to be a TV room or is that going to be a
13 bedroom?

14 MR. SELVITELLI: It's a TV room.

15 MR. WEBB: Okay. I mean, is there --
16 are they going to have a TV in the main -- in the
17 play area room that overlooks the pool and the TV in
18 the TV room, or is that TV room going to become a
19 bedroom?

20 MR. SELVITELLI: It's not the intention
21 to make another bedroom on that deck. The -- you
22 were talking about exterior elevation on the second
23 floor porch, and that's one of the things the
24 members were just explaining to me about. We have
25 added drawings. We scaled back that porch so that

1 the roof line is the same on both sides of that
2 north elevation, so that you do get a...

3 MR. WEBB: And I came in late. I got
4 caught by the bridge.

5 MR. SELVITELLI: You were looking from
6 the street elevation a good ways.

7 MR. WEBB: Okay.

8 MR. SELVITELLI: And but having a porch
9 here, and what was a porch all the way across the
10 back. This is what we're showing now. This roof
11 line comes all the way down, so that you have,
12 again, this roof that comes down, and comes down to
13 one-story. This being the porch in here, we're
14 trying to pick up on some of the wraparound porches
15 that you see across the street and the other houses
16 around the island, it's just you see the wrapping
17 porches. You know, we are trying just to keep
18 scaling it down to get to a place that makes sense.
19 But as you said, they're paying a premium for it and
20 want to --

21 MR. WEBB: I understand. I just don't
22 want to look at a -- I mean, we're going to -- we've
23 got a little view now. And eventually, as the
24 Maritime Forest, you know, gets older and older,
25 we're going to probably lose most of our views as

1 those trees start pushing further and further out.

2 I just want to make sure that the massing is no
3 modulus. No, you know -- kind of scale is right.

4 MR. SELVITELLI: This is the existing.
5 These are what's going up along the beach, gets
6 larger and larger houses. It's going to be the only
7 remaining house on the ocean side of Pettigrew, is
8 one story from the beach. We're trying to keep that
9 mass down and not overdone.

10 This is an example of the O'Shaughnessy
11 residence, which I believe is 10th and Middle. The
12 original house is way back there. They did what is
13 much more of a two-story addition all the way back.
14 It's a lot higher than where we're putting our
15 garage, but it's somewhat similar.

16 Our roof line would come all the way
17 down, wrapping porch. And this is something we
18 looked. At, and we looked at it on Google and, you
19 know, the volume, what you're not seeing is this
20 massive addition going all the way back. It's a lot
21 closer to the street than what we're trying to do.

22 Again, there's some examples right along
23 the beach, of houses that were historic, where
24 they've been turned and moved back. There's another
25 one going on right now, you know, a number of

1 different firms have presented, and we've met at our
2 office, but we think we're really trying to keep the
3 scale of the beach as best we can, so...

4 MR. ILDERTON: All right.

5 MS. SANDERS: I agree with Pat. I think
6 y'all have a lot -- I mean, I think you have a good
7 plan to work with. I don't -- I think I'm speaking
8 for a lot of people here that we would like to vote
9 on the plans that we have in front of us. I think
10 you're going to get there. I can't make a motion.

11 MR. HOWARD: I can't.

12 MR. LANCTO: I make a motion that we
13 approve for conceptual comments stated by the Review
14 Board, and grant up to whatever the limit is that
15 actually works out mathematically.

16 MR. ILDERTON: All right.

17 MS. SANDERS: I can't do that. Sorry.

18 MR. ILDERTON: No second?

19 MR. HOWARD: No.

20 MS. SANDERS: I think next meeting
21 you'll get it, but I don't think you're there.

22 MR. HOWARD: Yeah, I would like to see
23 more of the conceptual firm before we approve it
24 conceptually.

25 MR. ILDERTON: Well, as the Chairman, I

1 can't second or I'd second, but I can't. So we
2 don't have any motion on the Board. The motion is
3 not carried.

4 So do I hear a motion from anybody?
5 We've got to have something.

6 MR. HOWARD: Oh.

7 MR. ILBERTON: We could add more. Jon
8 could restate his motion to add more conditions in
9 that motion that might make the other Board members
10 more comfortable in their -- in their -- a few more
11 conditions, because this is just -- this is
12 preliminary. This is not saying they can do it.

13 MR. LANCTO: That's right. That's
14 right.

15 MR. ILBERTON: So that, I mean, if they
16 come in with stuff that's still not acceptable to
17 the Board members, it can be voted down. It doesn't
18 mean it's got to be approved the next time.

19 MR. LANCTO: Right. And if the
20 neighbors come in on the next meeting and say
21 they've not made any changes, addressed any of our
22 concerns, we can stop the process at any point along
23 the way here. We've got two more chances.

24 MR. ILBERTON: Because this is
25 conceptual.

1 MR. LANCTO: Well, what we're doing by
2 allowing a conceptual approval, is to allow these
3 people to complete their transaction and to work
4 through some of these drawings and design issues
5 that -- that you have a concern about.

6 I know that the drawings weren't exactly
7 what you wanted to see coming in here, and it was
8 not great to hear that there was a problem with this
9 impervious coverage as well. But I think that, you
10 know, if you put yourselves in these people's shoes,
11 they would like to get going with this project.

12 MS. SANDERS: I'm sorry, but a lot of
13 people do, and we've got to maintain some
14 consistency. We have seen more complete -- more
15 complete plans set in front of us that we have said
16 to go back to the drawing board, we have not
17 approved conceptually even so.

18 And I just -- you know, I'm sorry, I
19 can't do that. I think it's fine. I think y'all
20 will work it out, but I don't think it's worked out
21 today. I don't think we have a good set of
22 conceptual plans to approve, so...

23 MR. HOWARD: How long -- you got to
24 understand, I agree. I think we've got a
25 conceptual, that I think you're going to get

1 something done here, but there's just a lot left.
2 But with that knowledge of whatever, I guess they
3 can approve a conceptual approval. But like I say,
4 we need to see a lot more than what we're getting
5 here.

6 MR. ILDERTON: What you're saying is
7 conditional on --

8 MR. HOWARD: Conditional with everything
9 that we -- with all the concerns here.

10 MR. ILDERTON: All right. Do we have a
11 proper motion?

12 MR. LANCTO: My motion still stands as
13 stated then.

14 MR. ILDERTON: Okay. Do I hear a
15 second? Second.

16 MR. HOWARD: Yeah, right.

17 MR. ILDERTON: All into favor?

18 MR. LANCTO: Aye.

19 MR. ILDERTON: All opposed?

20 MS. SANDERS: Aye.

21 MR. HOWARD: Aye.

22 MR. ILDERTON: Okay. A little more work
23 to do. Thank you very much.

24 MR. ILDERTON: 2213, I don't think,
25 Randy, we can hear that, can we?

1 Sorry.

2 Right, because I have to recuse myself;
3 is that not correct?

4 MR. ROBINSON: Yeah, you don't have a
5 majority of the Board here.

6 MR. ILBERTON: Right, right. Don't have
7 the majority.

8 MR. SMITH: Am I off the hook?

9 MR. ROBINSON: You got a notice to
10 bring?

11 MR. ILBERTON: You're recused. Sorry
12 about that, Doug.

13 MR. SMITH: No worries, man.

14 MR. ILBERTON: 2420 Goldbug. Randy,
15 what do we got?

16 MR. ROBINSON: Okay. Hang on just a
17 second. Be right with you.

18 Okay. 2420 Goldbug. This is not a
19 historical structure, it's not in a historical
20 district. Wanting to do an addition to the second
21 floor family room. Porch is in place, and existing
22 sun deck in the rear of the house, and removing the
23 base at the second floor, increasing the square
24 footage by 288 square feet. What they're asking for
25 is a 7.5 percent increase in principle building

1 square footage.

2 You know, I really don't have any
3 problems with the design or anything. I just, you
4 know, don't have the numbers on the neighborhood
5 houses, and of course, this is all increases are
6 based on neighborhood compatibility without knowing
7 what the other neighbors are. It's kind of hard. I
8 did bring that up to Beau before the meeting, and he
9 said he would present some numbers, so...

10 MR. ILDERTON: All right.

11 MR. CLOWNEY: I don't think we have
12 numbers. We have photographs.

13 MR. ROBINSON: You got photographs?

14 MR. CLOWNEY: And we have images to
15 state, that show compatibility, basically.

16 MR. ROBINSON: Okay.

17 MR. FLEMING: Yeah. Our -- our argument
18 for compatibility is -- is based more on the fact
19 that because of the way that this street is, the
20 house is on the street, which we've got an aerial
21 photo here. This is 2420 Goldbug here. Raven Drive
22 runs along here. What we're proposing is a
23 expansion on the second floor, adding a family room
24 on what is now an existing sun deck. So it wouldn't
25 be -- we wouldn't be increasing the footprint of the

1 house at all. It would be going over an existing
2 screened porch, but you know, our neighborhood
3 compatibility argument in this particular case has
4 to do with the visibility of this, and all the
5 properties along this street here from Raven Drive.

6 I mean, the house is basically not
7 visible from the street. And when you're on that
8 property, you're not aware of your neighbor's
9 property either. It's just so heavily vegetative.

10 So, you know, we feel like what we're adding is -- I
11 mean, this house was built, I'm not sure exactly
12 when, but, you know, like late '80s, '90s. So it's
13 a fairly common rear elevation, the existing
14 elevation.

15 We feel like what we're doing is, you
16 know, making a change. We're adding, you know, some
17 more stylized, you know, elevation now. It's got a
18 lot more detail. It's more characteristic of
19 Sullivan's Island, a lot of architecture. And so
20 you can see this is that second floor family room
21 addition here. There will be two small porches on
22 either side. And again, this is, you know, now
23 currently, what you're seeing here is this railing.
24 This is existing second floor sun deck, which is
25 exactly where that's going to be going.

1 MR. CLOWNEY: And I'm Beau Clowney. I
2 just wanted to say one other thing too, is that, you
3 know, we are allowed, I believe, 25 percent overage.
4 We're asking for 7 percent. And so it's really 300
5 square feet on an existing sun deck, basically. And
6 it's really not visible from the street. We feel
7 like all the things that we're doing are going to
8 embellish the mood and sphere of the house when
9 you're on the property. And it just -- it stacks.
10 So we're not asking for any more additional land.

11 MR. ILBERTON: I know this house, and
12 it's -- you hardly notice an addition at all.

13 MR. LANCTO: No, no.

14 MR. CLOWNEY: That's really all we want
15 to say.

16 MR. HOWARD: I was a little curious as
17 to -- the dormers are being removed just to get flat
18 wall?

19 MR. FLEMING: Yeah. The house,
20 currently, if you look at this floor plan, we're
21 getting rid of these bays here. And then these bays
22 on the side, when you're in this existing second
23 floor, I mean, there's so many ins and outs, and
24 drives and everything, we're just trying to
25 regularize this plan a little bit more and make it

1 more functional. Clean it up a little bit, I guess.

2 MR. ILDERTON: Randy, anything else to
3 add on this?

4 MR. ROBINSON: Not a thing.

5 MR. ILDERTON: Applicant?

6 Rhonda, you want to start on it?

7 MS. SANDERS: I'm not mean, I swear.

8 MR. ILDERTON: You do what you did,
9 don't worry about it. Remember the last time, I
10 voted opposite you and everybody was cool with that,
11 or last meeting I was at.

12 MS. SANDERS: If the guy didn't have
13 such an attitude, he might not have had a problem.

14 MR. ILDERTON: Mark?

15 MR. HOWARD: No, this is fine. I went
16 by there. You're right, it will improve it. I
17 don't see a problem. Although, do we have a
18 conceptual? I guess we still have to deal with this
19 neighborhood compatibility --

20 MR. ROBINSON: We don't have to. I
21 mean, that's what everything is based on. But I
22 mean, if you feel it is not going to increase the
23 mass and scale of the house, let him go.

24 MR. HOWARD: Well, it doesn't, I mean,
25 but you're only asking for conceptual anyway?

1 MR. FLEMING: Right.

2 MR. CLOWNEY: We'd like to get final, if
3 we could.

4 MR. ILDERTON: I know this neighborhood
5 pretty good. You're not going to affect anything in
6 this neighborhood.

7 MR. CLOWNEY: I don't know that you need
8 this to come back, but this just shows that we're
9 not doing anything that's egregious to the
10 neighborhood.

11 MR. HOWARD: Well, that's what I'm
12 saying.

13 MS. SANDERS: I think it's an
14 improvement. I like that.

15 MR. ILDERTON: Yeah, it is an
16 improvement.

17 MR. HOWARD: We could authorize final.
18 I guess we have this neighborhood, whatever.

19 MR. LANCTO: I would move we approve for
20 final.

21 MR. ILDERTON: Okay. Do I have a
22 second?

23 MR. HOWARD: Yeah, I second it.

24 MR. ILDERTON: Everybody in favor?

25 MEMBERS OF THE BOARD: Aye.

1 MR. ILBERTON: Billy, a senior member
2 just showed up came. I'm going to designate you
3 Chair, and I'm going to recuse myself.

4 MR. CRAVER: 2213-C Middle Street, is
5 that it?

6 MR. HOWARD: Yes.

7 MR. ROBINSON: Okay. 2213-C Middle
8 Street s coming before y'all. They want to extend
9 the porch on the front of this building. The porch
10 roof basically comes out, and it's kind of an eave
11 over the deck, and they want to bring that porch all
12 the way out to the front part of that deck so the
13 whole deck gets covered.

14 MS. SANDERS: Makes sense to me.

15 MR. ROBINSON: Now, that's what was
16 asked for in the application, but when I start
17 looking at the plans, I started seeing a handicap
18 lift and a change to the handicap ramp. Is that
19 going to happen or is that just -- was that just
20 part of the conceptual plan?

21 MR. SMITH: It's part of a conceptual.
22 I mean, I think we're asking for final approval. I
23 am at a little bit of a loss. I was asked to come
24 in at the last minute, and I was going to present --
25 I couldn't make it, but it's my understanding that

1 if the ramp is abandoned and we put a lift in at the
2 end.

3 MS. SANDERS: Do you need a whole bunch
4 of kids running up and down that ramp?

5 MR. ROBINSON: So you're basically
6 asking for that also?

7 MR. SMITH: Yes, yes.

8 MR. HOWARD: But you can make the porch
9 bigger?

10 MR. SMITH: No.

11 MR. ROBINSON: Well, it would.

12 MR. HOWARD: Right here, right now,
13 there's a handicap ramp here.

14 MR. SMITH: Well, yeah. I guess that
15 the floor space under the roof would be like a gas
16 mat.

17 MR. ROBINSON: I don't think that's an
18 issue.

19 MS. SANDERS: No, I think that's an
20 improvement. A ramp is nothing but a kid thing.

21 MR. CRAVER: So that was the applicant's
22 presentation?

23 MR. SMITH: No, it went well. Kind of.

24 MR. CRAVER: Randy, did you have any?

25 MR. ROBINSON: Well, I'm going to have

1 something after he talks.

2 MR. CRAVER: Okay. Yeah. All right.

3 MR. SMITH: And there really isn't much
4 because it's really self-evident. You know, we're
5 not increasing the footprint, we're not increasing
6 impervious area, and no changes to use or parking or
7 anything. So all we're doing is we're covering the
8 existing footprint deck with a roof.

9 MS. SANDERS: Will the pitch of the roof
10 be changing? I was trying to -- I couldn't tell. I
11 mean, I don't see -- I don't think you can just take
12 it straight out.

13 MR. SMITH: No. It's going to be -- I
14 believe it's going to be a little less of a pitch
15 coming out of the roof, like most roofs do that on
16 the porch.

17 MR. LANCTO: So that the impervious
18 coverage would increase if they put that lift in?

19 MR. ROBINSON: I believe it's over
20 concrete there anyway.

21 MR. LANCTO: Yeah. Okay.

22 MR. ROBINSON: Yeah, I think this is
23 concrete there. I don't think there's an increase
24 in impervious.

25 MR. LANCTO: All right.

1 MR. CRAVER: I think that would be a
2 real improvement.

3 Okay. Anything? No? Any public
4 comment? Do you want to be our public? Say
5 anything? Randy, any final comments?

6 MR. ROBINSON: The only final comment I
7 have is, I'm going to ask Doug to put a wheel stop
8 in. Remember where we talked about putting a wheel
9 stop where the walkway should go through there?

10 MR. SMITH: Yeah.

11 MR. ROBINSON: Somehow, the wheel stop
12 disappeared.

13 MR. SMITH: I wonder who took that?

14 MR. ROBINSON: I wonder.

15 MR. SMITH: Yeah, we have some wheel
16 stops.

17 MR. ROBINSON: If you could put that
18 wheel stop in so it would extend that, that walkway.

19 MR. SMITH: Oh, that's our intention, is
20 for that walkway to be continuous in front of all of
21 those commercial buildings.

22 MR. HOWARD: Well, while you're doing
23 that, you may want to do something there for
24 blocking the handicap ramp from people getting too
25 close to that and running into that.

1 MR. LANCTO: Well, that would be going
2 away.

3 MR. SMITH: Yeah, the handicapped space
4 would then be moved to the other side.

5 MR. HOWARD: I'm not -- I meant the
6 elevator, that you need to plan something to block
7 traffic from the elevator.

8 MR. SMITH: Absolutely.

9 MR. LANCTO: It would be a great place
10 for a handicap parking spot, right?

11 MR. HOWARD: Right there, yes.

12 MS. SANDERS: Can you put the handicap
13 where the ramp is, the thing?

14 MR. HOWARD: I'd actually recommend it
15 if you're not planning it.

16 MR. SMITH: That's?

17 MR. HOWARD: To put the handicap parking
18 right there in front of the new ramp.

19 MR. SMITH: Lift, absolutely, yes. The
20 new space would move to -- into beside the lift.

21 MR. CRAVER: Okay.

22 MR. HOWARD: I was actually suggesting
23 putting the lift where the ramp is.

24 MR. SMITH: Oh.

25 MS. SANDERS: Because the restaurant

1 would use more of the deck space that would be
2 blocked. And where Elizabeth is, for the ramp
3 there's no -- there's no --

4 MR. SMITH: I can agree to that.

5 MR. HOWARD: I don't think there would
6 be enough room. It's going on the side, right?

7 MS. SANDERS: No. Taking the ramp out
8 the right.

9 MR. SMITH: Yes.

10 MS. SANDERS: Yeah. Anyway, just a
11 thought.

12 MR. CRAVER: All right.

13 MR. HOWARD: I think it would be more
14 user friendly for the tenants. It's none of my
15 business.

16 MR. CRAVER: No, no, it's --

17 MR. HOWARD: Rhonda, you can say it.

18 MR. CRAVER: You done?

19 MR. LANCTO: Yes.

20 MR. CRAVER: You done? Rhonda?

21 MS. SANDERS: I'm done.

22 MR. HOWARD: No, I think we've covered
23 it. We're fine.

24 MR. LANCTO: We're good.

25 MR. CRAVER: You're done. You're done.

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MS. SANDERS: Motion to approve final.

MR. HOWARD: Motion to approve as final.

MR. CRAVER: Final approval.

MR. LANCTO: I second.

MR. CRAVER: All in favor?

MEMBERS OF THE BOARD: Aye, aye.

MR. CRAVER: Thank you very much.

(The Hearing was concluded at 7:10 PM.)

1 CERTIFICATE OF REPORTER
2

3 I, Maria D. Dempsey, Registered Professional
4 Reporter and Notary Public for the State of South
5 Carolina at Large, do hereby certify that the foregoing
6 transcript is a true, accurate, and complete record.

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

10 Witness my hand, I have hereunto affixed my
11 official seal this 28th day of May, 2013, at Charleston,
12 Charleston County, South Carolina.

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24 _____
25 Maria D. Dempsey, RPR
My Commission expires:
October 13, 2019

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