

In the Matter Of:

Town of Sullivans Island v
In Re: Design Review Board

Meeting
May 18, 2016

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TOWN OF SULLIVAN'S ISLAND
DESIGN REVIEW BOARD

COPY

MEETING BEFORE: PAT ILDERTON, CHAIRPERSON
DATE: May 18, 2016
TIME: 6:00 PM
LOCATION: Town of Sullivan's Island
2050-B Middle Street
Sullivan's Island, SC
REPORTED BY: Priscilla Nay
Certified Shorthand Reporter

A. WILLIAM ROBERTS, JR., & ASSOCIATES

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APPEARANCES :

PAT ILBERTON, CHAIRPERSON
DUKE WRIGHT, BOARD MEMBER
STEVE HERLONG, BOARD MEMBER
BEVERLY BOHAN, BOARD MEMBER
RHONDA SANDERS, BOARD MEMBER
BILLY CRAVERS, BOARD MEMBER
RANDY ROBINSON, BUILDING OFFICIAL
KAT KENYON, PERMIT TECH

ALSO PRESENT:

DAVID C. HUMPHREYS, III, ESQUIRE
OLIVER DUNGO
BEAU CLOWNEY
KATE CAMPBELL
JAMES QUARLES
BATTON KENNON
RON DENTON
PHIL CLARKE
JOEL WYMAN FRAMPTON
JAMES QUARLES
DAVID PEARLMAN
JANET PEARLMAN
BENJAMIN BOYD
MARK WILE
MARK HOWARD

(INDEX AT REAR OF TRANSCRIPT)

1 THE CHAIRPERSON: It's six o'clock.
2 This is the May 18th, 2016 meeting of the
3 Sullivan's Island Design Review Board. Members in
4 attendance are Duke Wright, Pat Ilderton, Steve
5 Herlong, Beverly Bohan, Rhonda Sanders, and Billy
6 Craver. The Freedom of Information requirements
7 have been met for this meeting. The items on the
8 agenda for tonight's meeting are approval of the
9 April 2016 minutes.

10 MR. CRAVER: Move for approval.

11 THE CHAIRPERSON: Second?

12 MS. BOHAN: Second.

13 1902 CENTRAL AVENUE

14 THE CHAIRPERSON: Thank you. 1902
15 Central. What do we have?

16 MR. ROBINSON: 1902 Central is a
17 historical property. This property has been to you
18 before for various reasons. They are asking to
19 infill a porch section on the house.

20 It was at one time and infill and
21 they're asking to go back to that pre-Hugo design.
22 They've presented some pictures and I believe
23 Mr. Frampton is here. They're not asking for any
24 increases in square footage or anything like that.
25 It's totally a design approval.

1 THE CHAIRPERSON: Great. Thank you.

2 Yes, sir.

3 MR. FRAMPTON: Thank you, sir. I'm
4 Joel Frampton. We're the owners, my wife Pauline
5 and I, of this house. I think we've had it five
6 years and been to you several occasions. Y'all did
7 grant me a permit to elevate the house, which we
8 have not done yet, and a couple of doors and that
9 type of thing. We have tried to keep it very
10 simple.

11 We love the simple design of the house.
12 We've done a lot of work inside to the point of
13 replacing the rim locks. I have tried to keep
14 everything very original. The one big problem we
15 have is the bathroom situation.

16 The bathroom is literally the back
17 hall. You have to walk through the bathroom to get
18 from the master bedroom, any of the bedrooms to the
19 kitchen to the den. I have included a diagram of
20 the house with a lot of markings on it that I'd
21 like to sort of explain.

22 What I found in investigating this is
23 this house has been added onto and modified
24 multiple times over the years. The master bedroom
25 was attached at some point. That's on the western

1 side of the house just before this -- next to this
2 proposed bathroom. There is a window separating
3 this bedroom and this bedroom that has been boarded
4 up. The kitchen and right side of the living room
5 has been added on at some point in the past.

6 Interestingly enough, I found by
7 looking at these -- you can blame Kat Kenyon for
8 supplying these photographs to me which gave me
9 this idea. The windows in the front of the
10 house -- this is pre-Hugo. It's the first page.
11 First page. The windows are now French doors. So
12 all of these are relatively new changes to the
13 house. At any rate, this is a picture of the house
14 after Hugo.

15 I contacted Colleen Coste at the time.
16 She was the owner of this house for 27 years.
17 There's a letter from her actually, an e-mail. I
18 asked her some very pointed questions on my e-mail
19 about how this all came about. Basically, her
20 story is that her husband decided that he wanted a
21 wraparound porch and that room had actually been
22 there for decades.

23 I have a partner, Jack Simmons, who
24 played in the house and remembers the room but no
25 porch on the side of the house. Rather than being

1 an infill I think this room was actually just added
2 to the side of the house because it had a flat
3 floor. It had beaded siding rather than a porch
4 that was there built in and a porch at the back.

5 So I think there's a big difference
6 there. That's simply it. We need this bathroom
7 space. We were trying to figure out a way that we
8 could add a bathroom without adding on to the
9 perimeter of the house. We just really don't want
10 to go there now.

11 We want to keep the house simple. If
12 the flood elevations ever come in maybe we will
13 elevate it. I simply have a flood insurance issue
14 not to mention that the house is sitting on tree
15 stumps. It is not strapped down. I have also
16 included a picture of how I would expect this to
17 look. The only change is one bedroom instead of
18 four to accommodate the pictures.

19 MR. ROBINSON: Mr. Frampton, would you
20 state your name and address for the record.

21 MR. FRAMPTON: Yes. It's Joel Wyman
22 Frampton. The address is 1902 Central Avenue.
23 Well, we have our primary residence in Charleston.

24 MR. ROBINSON: Thank you.

25 THE CHAIRPERSON: Anything else? Is

1 there a public comment on this application? Public
2 comment section is closed.

3 MR. WRIGHT: I don't have any trouble
4 with it. I think from a historic perspective the
5 view of the house in the front has essentially not
6 changed. I have I have always liked that house and
7 this doesn't affect the historic aspects at all.

8 THE CHAIRPERSON: I also agree and it's
9 fine with me.

10 MR. HERLONG: I also agree. I'm fine
11 with this change. Since it's been this way before
12 it's really not clear which is original, what is on
13 the side or what is on the left. So this takes it
14 back to a more symmetrical style and I'm fine with
15 it.

16 MS. BOHAN: I agree.

17 MS. SANDERS: I'm fine with it.

18 MR. CRAVER: I'm good with it.

19 THE COURT: We hear a motion?

20 MR. CRAVER: I move we approve as
21 requested.

22 THE CHAIRPERSON: Second.

23 MS. BOHAN: Second.

24 THE CHAIRPERSON: Everybody in favor?

25 (All board members stated eye.)

1 THE CHAIRMAN: Approved. 2402 Myrtle.

2 2402 MYRTLE AVENUE

3 MR. ROBINSON: 2402 Myrtle is a
4 historical structure. The applicants are asking to
5 add a bedroom and do some other design changes to
6 the house. I believe this one has already been
7 before y'all one time. They're asking for final
8 approval now. That's all I have.

9 THE CHAIRPERSON: Thank you.

10 MR. WRIGHT: When was this here before?

11 MS. CAMPBELL: October 21st.

12 MR. WRIGHT: October?

13 MS. CAMPBELL: Yes.

14 MR. WRIGHT: 15th?

15 MS. CAMPBELL: Kate Campbell.

16 MR. KENNON: We had a typo that I need
17 to pass out some updated numbers. Take one and
18 pass it down. This site plan also reflects those
19 same numbers.

20 MR. ROBINSON: Have you got one for me?

21 MR. KENNON: Yes. We have 11 copies.

22 MR. ROBINSON: Thank you.

23 MS. CAMPBELL: Really, the tabulations
24 changed with some -- we talked with Joe with
25 ArcelorMittal and we had included some of the

1 accessory buildings in our principal building
2 heated coverage. So those don't count because
3 they're not heated structures. That's why the
4 numbers have changed in terms of the site plan and
5 the corresponding applications. That's why we have
6 the actual -- so, yeah this, came before you in
7 October.

8 This is Batton Kennon. He is from my
9 office as well.

10 MR. KENNON: Hey.

11 MS. CAMPBELL: This is a house that's
12 on the corner of Myrtle and Station --

13 MR. KENNON: Station 24.

14 MS. CAMPBELL: Station 24. Basically
15 we were doing an addition on the back of the
16 property to the right here. This is the existing
17 house here and we had gotten a final approval of a
18 master bedroom -- a bedroom addition that was
19 connected to the existing house and did not trigger
20 the 50 percent rule and a detached unheated
21 pavilion structure here.

22 The clients had just moved into the
23 house and have two children. They realized --
24 initially they were going to build the addition for
25 their kids and they decided they wanted to have it

1 for themselves and put the kids back in the pool
2 house. So their needs have changed. So the design
3 is very similar to the original.

4 The master bedroom wing actually got a
5 little bit smaller. This is what the original
6 middle had. It got a little smaller in length.

7 In terms of the bay bump-out it really
8 is more accommodating to just a master suite versus
9 just two bedrooms and a shared bath. The other
10 change from the previous middle is the second floor
11 we have added a dormer -- dormer piece at the
12 existing house on the backside. It's really -- if
13 y'all are familiar with the house it's kind of a
14 conglomeration of conditions that were put onto the
15 existing historic house.

16 This is the view from the backside.
17 This was all added at some point. It's got a rear
18 deck. So we're adding this dormer kind of snugged
19 in in that side corner. That is accommodating a
20 bathroom for one of the upstairs bedrooms for the
21 kids.

22 The pavilion also grew in size slightly
23 and width. Again, they wanted it a little bit
24 bigger and we're still within our square footages.
25 I don't believe we're asking for any overages.

1 MR. KENNON: No. The previous
2 submittal where we had misclassified one of the
3 structures we had asked for some overages.
4 However, that correction was brought to us in
5 attention of Joe. So that no longer applies once
6 that mistake was caught. That's the mistake that
7 is the reason we passed out new numbers to you.

8 THE CHAIRPERSON: Great. Thank you.
9 Randy, is there anything to add to this?

10 MR. ROBINSON: No, sir.

11 THE CHAIRPERSON: All right. Is there
12 any public comment on this application? Public
13 comment section is closed. Bill, do you want to
14 start?

15 MR. CRAVER: I'm good with it. No
16 problem.

17 THE CHAIRPERSON: Ronnie.

18 MS. SANDERS: Same. No problem.

19 THE CHAIRPERSON: Beverly.

20 MS. BOHAN: No problem.

21 THE CHAIRPERSON: Steve.

22 MR. HERLONG: Same. It is essentially
23 the same design, just a slight encumbrance as well.

24 THE CHAIRPERSON: And I am also fine
25 with it.

1 MR. WRIGHT: Fine.

2 MR. CRAVER: Move for final approval as
3 submitted.

4 MS. SANDERS: Second?

5 MS. BOHAN: Second.

6 2730 BROOKS STREET

7 THE CHAIRPERSON: Thank you. 2730
8 Brooks.

9 MR. ROBINSON: 2730 Brooks is a
10 historical structure. They're proposing an
11 addition to the structure. The packet is in front
12 of you. I don't have anything to add on this.

13 THE CHAIRPERSON: Great.

14 MR. ROBINSON: There are some -- was a
15 comment from some neighbors on it, but other than
16 that I have nothing else.

17 THE CHAIRPERSON: Yes, ma'am.

18 MS. CAMPBELL: This property is -- as
19 Randy mentioned is a traditional island resource.
20 The existing house was built in 1902. We actually
21 did the design for the addition on the back which
22 included this living room back in 2006.

23 It was around the time that they did
24 this addition which included a two-story piece off
25 the back here and it also included this porch here.

1 So an existing kitchen was taken off of the
2 original house and this porch was added.

3 So what we're proposing in this design
4 scheme is to -- the owners would like a slightly
5 larger kitchen. It is very odd in that -- in that
6 from the interior this portion is in the old house
7 and then this portion is an addition that was done.
8 As you can see, it is very strange ceiling
9 condition and doesn't allow for much cabinetry or
10 any kind of kitchen proper.

11 So what we're proposing is to extend
12 out onto the existing screened porch to gain that
13 extra space and also allow access into this new
14 living room piece here. Right now you come in only
15 through here and then there's a door out to the
16 porch here.

17 Elevation -- the other element that
18 we're -- that we're proposing to add is a small
19 guest room structure for the grandparent that the
20 owners -- the mother-in-law that the owners would
21 have separate. There's only right now three
22 bedrooms in the old house. They needed a separate
23 guest structure there.

24 The design of this is really in keeping
25 with the porch enclosure. In terms of not wanting

1 to invent the structure here we're proposing to
2 continue the porch theme which actually aligns with
3 the ceiling on the inside at the highest point and
4 then flatten out the kitchen ceiling so we don't
5 have to redo any of the framing that's there now
6 and treat this new kitchen infill as part of a
7 shutter volume.

8 Perhaps there's another shutter that
9 tilts out and then there's another window in the
10 kitchen, but it really is a continuation of the
11 porch that was added in the mid 2000s. This guest
12 house structure is very diminutive in terms of --
13 in comparison to the house and it creates a
14 courtyard along the driveway as well as giving
15 functionality to the owners.

16 THE CHAIRPERSON: Thank you. Anything
17 more to add, Randy?

18 MR. ROBINSON: Kate, the door of this
19 attached addition, is it less than 20 feet from the
20 other door? It looks like it's a little bit longer
21 than that.

22 MS. CAMPBELL: That is all connected
23 via roof. I don't know the dimensions.

24 MR. ROBINSON: That would be something
25 we will review at a staff level, but it can't be

1 any more than 20 feet from one door to the other.

2 MS. SANDERS: Extra door, even though
3 it's unheated roof space.

4 MR. ROBINSON: Well, it's heated space.
5 There's a porch out there leading to the new guest
6 room. That's an attached addition, correct?

7 THE CHAIRPERSON: Right.

8 MR. ROBINSON: It may be that needs to
9 squeeze down just a little bit. We'll take a look
10 at that.

11 MS. CAMPBELL: We've got issues with
12 the existing garage underneath which is between the
13 stairs and the guest house. So...

14 THE CHAIRPERSON: Was this preliminary?

15 MS. CAMPBELL: We are asking for final.

16 MR. ROBINSON: They're asking for
17 final.

18 MR. HERLONG: It --

19 THE CHAIRPERSON: Can we give final if
20 there's a question about that or not?

21 MR. CRAVER: It will the just have to
22 comply.

23 THE CHAIRPERSON: Basically, it has to
24 comply with the zoning.

25 MR. ROBINSON: Y'all can't give any

1 increases on that.

2 THE CHAIRPERSON: We can't do anything
3 about that.

4 MR. ROBINSON: No.

5 THE CHAIRPERSON: All right. Is there
6 any public comment other than these two letters on
7 this application?

8 All right. I've got two letters from
9 the same people, John and Joanne Winchester, at
10 2720 Brooks Street, from two different dates: Joe,
11 in reference to the proposed changes to the
12 property at the corner of Brooks and -- at 28 I'd
13 appreciate if you would offer the contents of this
14 e-mail to the DRB.

15 First, we do not desire to see the
16 owners of this property not be able to make any
17 modifications they think essential. We do,
18 however, hope any new work would be within the
19 existing nonpervious footprint and, of course, hope
20 the old cottage would remain essentially as is or
21 was.

22 We understand this may pose a problem
23 but with the recent addition of a large parking
24 apron there may be possibilities for mitigation
25 with little or no increase in nonpervious area.

1 Second and more importantly, we hope the DRB in
2 considering this property and others with the
3 existing historical structure will take pause to
4 assess the results over the years of the
5 well-intentioned, self-defeating ordinance
6 provisions for historic houses.

7 There are abundant examples of small
8 cottages being saved but the result -- result --
9 the resultant complexes. They aren't really --
10 complexes. They aren't really houses -- overwhelm
11 the lot in mass and scale.

12 We hope -- we offer the complex between
13 Middle and Brooks Street at Station 28 1/2 and
14 ongoing construction at 1908 I'on and at Pettigrew
15 at Station 22 as examples. It seems to us in an
16 effort to save the architectural character of the
17 island's old homes that character is being
18 destroyed in short, winning these small battles,
19 saving the historical structures who are losing the
20 larger preservation or on the island.

21 This note is submitted with recognition
22 and great appreciation for what you do and the time
23 it takes and the difficult decisions you must make.
24 Thank you for doing what you do on the ARB and
25 taking note of our thoughts.

1 The second letter dated a few days
2 later says: Hi, Joe. Somebody school me up. I'm
3 not sure what that means.

4 Pretty good over -- I guess these
5 comments refer to the design. Pretty good over the
6 weekend, pervious to nonpervious parking areas.
7 Understand now the concrete hardstand at subject
8 house is considered pervious since it has systems
9 of drains, et cetera. I did not know this. It
10 looked like concrete to me.

11 So I have to assume the residence is
12 well within the parameters with the proposed
13 addition and the DRB will approve. We still vote
14 smaller balance is better for Brooks Street but are
15 realistic and philosophically supportive concerning
16 the owner's options under the current ordinances
17 and the eye of the beholder.

18 I would like, though, to double down on
19 our general comment to the DRB. Asked you last
20 week about these huge complexes being built. Our
21 attention was drawn to the Osceola project which we
22 had not seen recently and I'm sure you know the
23 one, another Clowney design.

24 I can tell you we're not the only ones
25 with objections to paving over the island.

1 Ordinances need some adjustment. Thanks for your
2 time and patience, John and Joanne Winchester.

3 All right. Let's see. Steve, do you
4 want to start on this?

5 MR. HERLONG: Well, I think the
6 addition has been thoughtfully placed on the house
7 and I think that porch actually adds to the appeal
8 of the side elevation. I guess that would be the
9 Brooks Street elevation. I have always thought the
10 large two-story addition seems a little out of
11 balance and actually adding the guest house gives
12 it a little balance. So I think that will help
13 actually.

14 THE CHAIRPERSON: Yeah. All right.
15 Thank you.

16 MR. HERLONG: I'm in favor.

17 THE CHAIRPERSON: Beverly.

18 MS. BOHAN: I like the fact that you're
19 trying to work within the house versus building
20 onto the exterior of the house. I think that's
21 good geometry and obviously cost-effective. I see
22 the front entry is a little puzzling for me.
23 Understanding, you know, like you said, about the
24 doorway but I think -- I understand your keeping
25 the line of the ceiling the same interior.

1 So I think I understand where you were
2 going with that. I think it will add to the puzzle
3 placement of how it looks right now. I think it
4 will add. So I agree with Steve.

5 THE CHAIRPERSON: Thank you. Rhonda.

6 MS. SANDERS: I actually agree with
7 Steve, too.

8 THE CHAIRPERSON: Good. Okay. Billy.

9 MR. CRAVER: A few things. I agree
10 with Steve and I want to make a quick comment about
11 what was in that letter about the have sprawling
12 design. You know, we don't get -- we don't get to
13 say no big boxes and no designs that are -- they're
14 calling them sprawling.

15 I believe that it's going back to
16 the -- to the old design of having house and
17 separate kitchen structure and I mean it's -- I
18 think it takes the island back to the original
19 character. I think it's a great design. So I
20 respectfully disagree with that letter --

21 THE CHAIRPERSON: Well, they came
22 around in the second letter a little bit, I
23 thought.

24 MR. CRAVER: -- sort of. Maybe.

25 THE CHAIRPERSON: Anyway, I think it

1 looks good. I think it's going to be an
2 improvement on this house now, not that it's
3 terrible now. It's going to look better. Duke.

4 MR. WRIGHT: Well, I think the original
5 house is still very well-preserved as it was in the
6 first addition as it was when it was improved with
7 this addition. I've been watching this particular
8 project for about six months beginning with the
9 issue of the trees and the improvement of the
10 landscaping.

11 It is indeed a much more attractive
12 setting than it was before all the work on the
13 pre-landscaping; so I'm fine with it.

14 THE CHAIRPERSON: Do I hear a motion?

15 MR. CRAVER: I make a motion we give
16 final approve to it as submitted.

17 THE CHAIRPERSON: Second?

18 MR. HERLONG: I second.

19 THE CHAIRPERSON: Everybody in favor?

20 MR. HERLONG: Aye.

21 MR. CRAVER: Aye.

22 2251 ATLANTIC AVENUE

23 THE CHAIRPERSON: 2251 Atlantic.

24 MR. ROBINSON: 2251 is not a historic
25 structure. It's an application for a new

1 construction on this property. They are asking for
2 increases. Excuse me. Increases in side setback.
3 They are asking for increases in principal building
4 square footage. Other than that, they're not
5 asking for anything.

6 There is a possible property line
7 dispute here. We have some folks that are going to
8 speak to that during this presentation. Other than
9 that, I'll leave it up to the presenter.

10 THE CHAIRPERSON: Great. Thank you.
11 Yes, sir.

12 MR. QUARLES: Good afternoon. My name
13 is James Quarles. I'm with Beau Clowney
14 Architects. I'm here to join Kate Campbell and
15 Batton Kennon.

16 Before we begin, I would like to pass
17 out an updated survey along with a copy of previous
18 surveys for the property. I'll give you copies.
19 This is as of late April and then there's a total
20 of five surveys. Two of them pertain to property
21 lines of the block.

22 MR. WRIGHT: This house original
23 package is --

24 MR. QUARLES: It's just the survey, not
25 the whole package. So it's more of a supplement.

1 We'll get to that, I guess, in a little
2 bit. What these surveys show is that the new
3 survey shows, the property at 105 feet by almost
4 210 feet, and the older surveys show that the
5 property is 105 feet.

6 THE CHAIRPERSON: Thank you.

7 MR. QUARLES: In regard to this house
8 we came before y'all late last year and proposed a
9 renovation to the existing house at 2251 Atlantic.
10 Through further development of the design and
11 coordination with our structural engineer we
12 determined that the cost to bring the house up to
13 code to meet structural requirements was comparable
14 to building a new house.

15 So today we are here in front of you to
16 request your approval for a new residence at 2251
17 Atlantic. The house -- the new residence is
18 similar in size and width as the existing house.
19 We're requesting a full setback relief of the
20 25 percent which correlates to the 30-foot setbacks
21 of the existing house.

22 We have 30-foot setbacks as well.
23 We're also requesting an additional 23 percent in
24 square footage, which is actually a little bit
25 smaller than the proposed renovation to the

1 existing structure or existing house. We think
2 what Mr. Craver was discussing earlier about this
3 existing house was -- it was big box post-Hugo.
4 It's is a very nice big box, but with this
5 opportunity to build a design and build a new
6 residence we are able to break down that mass and
7 scale.

8 We were able to bring the roof lines
9 back down to the street and kind of create more of
10 a story of what Sullivan's Island is with the small
11 bedroom cabins out front, large porch -- entry
12 porch and sweeping porch on the back and then a
13 one-and-a-half story volume as the main -- as the
14 main building.

15 In regards to the plan, you can see
16 kind of the two smallish structures out front.
17 We're helping bring the mass of the building back
18 down to grade and then the one-and-a-half story
19 volume kind of behind those lines. Of course, we
20 cap it all off with a nice entry stair up to the
21 front porch.

22 Our materials would be tinted wood
23 siding, hopefully a stained metal roof -- hopefully
24 it will be copper depending on the pricing -- and
25 then tabby piers. We think is a good improvement

1 to the lot itself and contributes to the
2 architectural integrity of the island.

3 THE CHAIRPERSON: Thank you. Randy,
4 anything more to clarify or add?

5 MR. ROBINSON: No, sir.

6 THE CHAIRPERSON: Any public comment to
7 this application?

8 MR. HUMPHREYS: Members of the board,
9 I'm David Humphreys. I've kind of here by the seat
10 of my pants. I just got a call just a couple of
11 hours before the hearing from the Fords who live to
12 the north of this.

13 They've got issues not so much with the
14 design of house but an apparent boundary line
15 discrepancy that's cropped up over the years.
16 These lots in the past were always 104 to 105 feet
17 on the old plats. Then sometime when the new path
18 got put in somehow the interior lots went down to
19 100 feet and change.

20 They never got any kind of a deed or
21 anything like that yet to the remaining lots of
22 approximately 105 feet. So their concern --
23 they're out of town. They had to go to Asheville.
24 I talked with Joe Henderson who initially thought
25 it would be the -- who said it was going to go

1 ahead and go. So I'm asking to defer this so we
2 can get a better understanding of the boundary line
3 issue and see what's going on here.

4 THE CHAIRPERSON: Thank you. Any other
5 public comment section to this?

6 MR. CRAVER: David, just so we
7 understand what the issue is, their old lot says
8 it's 105 feet and the Fords' is -- this things says
9 it's 103. Are y'all suggesting y'all's is -- that
10 the Fords' is -- that somehow more land got taken
11 for the path and somehow it should have been
12 divvied up among --

13 MR. HUMPHREYS: Something like that.
14 It looks like instead these two lots -- both paths
15 were widened and these two lots took the brunt of
16 it. So everybody was almost always like 1805.

17 MR. CRAVER: When was that done?

18 MR. HUMPHREYS: Unfortunately, we got
19 involved so late that that's why we'd like to
20 continue this so we can get some more answers to
21 that type of stuff. The Fords never gave a deed
22 and I don't think these folks ever did either for
23 that compression to be allowed to happen.

24 MR. CRAVER: So this -- if these two
25 lots are 105 feet wide then at most it would be --

1 so both paths were increased? Is that what you're
2 saying?

3 MR. HUMPHREYS: That's what I
4 understand, yeah.

5 MR. CRAVER: So it would be, you know,
6 1.63 feet.

7 MR. HUMPHREYS: It just depends, to a
8 couple of feet.

9 MR. CRAVER: Okay. So maybe a couple
10 of feet?

11 MR. HUMPHREYS: Yeah.

12 MR. CRAVER: So if what they're asking
13 to do would not meet the side setback of a two-foot
14 adjustment on that side then we need to wait until
15 it's resolved...

16 MR. HUMPHREYS: Right.

17 MR. CRAVER: If it could then it
18 shouldn't matter.

19 MR. HUMPHREYS: Other than that I don't
20 think their plan approval is going to be a further
21 embracing of the 105 by the Town. I think that
22 they would rather get it all worked out. They
23 don't want to see another document --

24 MR. CRAVER: The Town can't embrace --
25 the Town can't change the properties.

1 MR. HUMPHREYS: I agree.

2 MR. CRAVER: Okay.

3 MR. HUMPHREYS: I agree with that.

4 MR. CRAVER: So the issue is if we
5 encroach into that line would the side setback be
6 enough to deal with it.

7 MR. HUMPHREYS: That's part of it.
8 They were told as recently as Friday this sounded
9 like a property line dispute and it had to be
10 deferred and they had to go to Asheville.

11 THE CHAIRPERSON: It seems to me we've
12 got an licensed engineer saying this property is
13 what it is. He's a licensed engineer and he's
14 surveyed it. It seems to me it is what it is.
15 Now, if it's not that's something they could work
16 out in the future.

17 MR. CRAVER: It really is that side
18 setback issue and engineers don't determine
19 boundary lines, the legal documents.

20 MR. HUMPHREYS: I agree.

21 MR. CRAVER: So engineers are drawing
22 based on what the legal documents are and they're
23 interpreting them.

24 MR. HUMPHREYS: Yes. It's just from
25 looking at the plats legally speaking -- and David

1 Swanson is my partner and he truly represents the
2 Fords. He looked at all this a couple of years ago
3 and said this is definitely a problem.

4 MR. CRAVER: It sounds like it.

5 MR. HUMPHREYS: There's definitely a
6 discrepancy on the lot lines here. So with the
7 Fords having made plans to go to their son's
8 graduation in Asheville and not getting a chance to
9 know what's going on here, they would like to get
10 further information of where the plans or the house
11 sits and come back and talk about it then.

12 THE CHAIRPERSON: It seems to me
13 this is not going to make a difference. This is a
14 good-looking house and if it's a foot and a half
15 and they split the difference later on then who
16 cares? Let them work it out.

17 It's not going to make a difference on
18 the way the house looks or the Sullivan's Island's
19 general -- and the Fords and these owners can
20 figure out where with their engineers. Like I
21 said, the Town doesn't have anything to do with it.
22 They have to go with the legal documents.

23 MR. CRAVER: You see, they've got a --
24 the total -- the side setbacks total 30 feet, don't
25 they, Randy?

1 MR. ROBINSON: That's right.

2 MR. CRAVER: If they lost 30 feet on
3 each side --

4 MS. SANDERS: It would be more than 25
5 percent.

6 MR. CRAVER: Can we give side setback
7 relief at all?

8 MR. ROBINSON: You can give side
9 setback relief, but you can only give 25 percent
10 side setback relief. So that's reducing them from
11 40 to 30.

12 MR. CRAVER: So we're already there?

13 MR. ROBINSON: That's right.

14 THE CHAIRPERSON: If this happens
15 though -- if this happens -- and they're like a
16 foot and a half off or something then because of
17 the difficulty of what the path is and the Fords
18 and the -- they would approach the -- the other
19 board the --

20 MR. ROBINSON: For the zoning --

21 THE CHAIRPERSON: For relief because
22 when they've made the path it's a screw-up or
23 whatever else and they would be granted because of
24 the -- granted a hardship then because it's not
25 their fault.

1 It is not the Fords' fault or anybody
2 else if it's -- I mean, it seems to me we can go
3 ahead and look at this and decide on it. It still
4 can be decided later on. If for some reason it is
5 not 105 feet then it seems to me the Board would be
6 willing to grant the hardship because the owners
7 didn't create this hardship.

8 I mean, neither owner the created the
9 hardship. Somehow when the Town put the path in,
10 you know...

11 MR. HUMPHREYS: I don't think the Board
12 can --

13 THE CHAIRPERSON: This Board cannot --

14 MR. HUMPHREYS: -- put --

15 MR. CRAVER: It can't.

16 THE CHAIRPERSON: The Board cannot
17 decide that, but this house is not going to get
18 constructed before this board can meet and if they
19 didn't meet it would have to be reconsidered.

20 MS. CAMPBELL: Let me just say
21 something. I would argue the property is -- we've
22 got five surveys here that show this property at
23 105 feet along with a whole block survey with pins
24 that have been found. So, I mean, the existing
25 house is -- the new house is basically the same

1 foot print of the existing house and the same width
2 lot. So in terms of -- I understand the property
3 line dispute, but where is the burden -- where is
4 the proof of the claim of the property lines?

5 MR. HUMPHREYS: So --

6 MS. CAMPBELL: Is there an old plat
7 that --

8 MR. HUMPHREYS: You're saying the
9 survey shows that compressed down to 102.3.

10 MS. CAMPBELL: This came from the
11 Fords' file. So this shows it at 102.9.

12 MR. HUMPHREYS: Historically, we were
13 at 104.

14 MS. CAMPBELL: But not 105?

15 MR. HUMPHREYS: 104 and some change.
16 So that compression happened without anything
17 coming in from our side. So what we think happened
18 is that they were -- the plats were recorded and
19 that established them a full 105 feet outside the
20 pathway, but then there was no commensurate --

21 MS. CAMPBELL: But --

22 MR. HUMPHREYS: -- from us. Our six
23 surveyors agree to that.

24 MS. CAMPBELL: So the rebar -- I'm not
25 a surveyor, but in terms of -- they're like

1 multiple surveyors, from different surveyors. Are
2 they not? Correct?

3 MR. HUMPHREYS: I think so.

4 THE CHAIRPERSON: I mean, how can we
5 called this licensed surveyor -- his expertise
6 incorrect? How can the Board or the Town or
7 anybody call these people --

8 MS. CAMPBELL: Well, the historic --

9 MR. HUMPHREYS: You would have to call
10 the guy --

11 THE CHAIRPERSON: That's an old, old
12 plat. These are recent. This is recent.

13 MR. HUMPHREYS: That's why we would ask
14 for a continuance, so we can get to the bottom of
15 all that. It may be that's right and we would work
16 with you if that's the case.

17 THE CHAIRPERSON: The problem is it
18 could be that these folks are on a timeframe. I
19 don't know. But, I mean --

20 MS. CAMPBELL: Yeah. I mean, losing a
21 month is going to be impossible.

22 THE CHAIRPERSON: They could still work
23 it out before this constructed. From what I know,
24 this house to has to be demolished and everything
25 else. It's going to months before they're able to

1 do anything, you know.

2 MS. CAMPBELL: It is my understanding
3 that public land cannot be given to private
4 individuals. So the right-of-ways are the
5 right-of-ways if they're owned by the DOT and they
6 cannot be granted.

7 So in terms of going from Point A to
8 Point B and dividing the properties it's going to
9 throw other properties into noncompliance as well,
10 I would think.

11 MR. HUMPHREYS: The corollary is the
12 private land can't be taken by the government
13 without compensation. So when the problem arose --

14 MS. CAMPBELL: Private land is not
15 being taken by the public.

16 MR. HUMPHREYS: When the path got
17 widened we got released from 104 and some change to
18 102 and some change. The problem --

19 THE CHAIRPERSON: It should have been
20 addressed then or whatever and --

21 MS. CAMPBELL: This shows the 102.
22 So --

23 MR. HUMPHREYS: They left the two lots
24 alone and pressed the middle lot without any deed
25 happening.

1 MR. QUARLES: This has been an issue
2 for 10 years for the Fords. Is that correct?

3 MR. HUMPHREYS: I don't know. I
4 literally just got called this afternoon.

5 MR. QUARLES: In regards to the Board
6 of Zoning from October 12th, 2006 this was an issue
7 that was brought up and it has not been resolved in
8 this 10 years, but now --

9 MS. CAMPBELL: -- we haven't seen a
10 plat.

11 MR. HUMPHREYS: Nobody has done
12 anything to correct the problem.

13 MR. QUARLES: So we're kind of being
14 held --

15 THE CHAIRPERSON: The same footprint --
16 the same width of the house that's being torn down
17 is the width of this house, right?

18 MR. QUARLES: So it's actually somewhat
19 less.

20 THE CHAIRPERSON: The house is already
21 there. It's already a problem according to this.
22 So, you know, by approving this we wouldn't be --
23 you know, we wouldn't be harming the legitimacy of
24 what's there already. You know...

25 MS. CAMPBELL: Yeah. I guess my point

1 about it is I don't know how many surveys we have
2 to produce that shows this -- this particular lot
3 for our client had 105. You know, I don't --

4 MR. CRAVER: Kate, the survey -- the
5 engineer doesn't determine the legal issue. Okay?
6 He just doesn't.

7 THE CHAIRPERSON: They determine the
8 physical issue. I mean that's the --

9 MS. CAMPBELL: There's rebar and --

10 THE CHAIRPERSON: That's why the
11 engineers are out there. That's why he drew this.
12 These surveys are on file with the RMC office.
13 These are legal documents.

14 MR. HUMPHREYS: But no deeds with them,
15 no deed that compresses them from 104 to 102.

16 MR. CRAVER: The survey can't change
17 the --

18 MR. HUMPHREYS: The metes and bounds.

19 MR. CRAVER: -- metes and bounds of the
20 property. They just can't. They can draw it all
21 they want.

22 THE CHAIRPERSON: The survey -- the
23 survey is accurate because it's done by a licensed
24 surveyor. How can we say the surveyor is not
25 accurate?

1 MR. HUMPHREYS: I can't easily say it's
2 not accurate. I don't know whether it's not, but
3 the surveyor --

4 THE CHAIRPERSON: They've got --

5 MR. CRAVER: The surveyor doesn't mean
6 anything.

7 MR. HUMPHREYS: The surveyor.

8 MR. ROBINSON: She's having a hard time
9 keeping up with y'all. So...

10 MR. CRAVER: She has the most
11 impossible job.

12 MR. ROBINSON: She does.

13 MR. QUARLES: Does this exist elsewhere
14 in the island? Does this exist less than 105 feet
15 or more than 105 feet? 2010 is --

16 MR. CRAVER: That's a different issue.
17 The issue we have with you is the boundaries of
18 three lots got changed at some point and how did
19 they get changed and -- and were they -- were they
20 properly changed, was it valid and -- and are they
21 all stuck with it or did the -- do each -- each one
22 of those lots have the ability -- you know, the two
23 interior lots -- the one on the -- the other end it
24 didn't get changed at all.

25 MR. HUMPHREYS: Right.

1 MR. CRAVER: I mean, it's still where
2 it was. All three of the other lots are different
3 than they originally were.

4 MR. HUMPHREYS: I think the two end
5 caps are both --

6 MR. CRAVER: No. I mean, the end
7 one -- if you look at -- if you look at this last
8 survey it --

9 MR. HUMPHREYS: Yeah.

10 MR. CRAVER: This is an indication of
11 what these were.

12 MR. HUMPHREYS: Yeah.

13 MR. CRAVER: Okay?

14 MR. HUMPHREYS: Yeah.

15 MR. CRAVER: This one changed because
16 this one moved that way. This lot line moved that
17 way. This moved. So it's still 105, but this
18 one's dimensions changed. This one's dimensions
19 changed and then this one's dimensions moved.

20 MS. CAMPBELL: There's no date on the

21 MR. CRAVER: So --

22 THE CHAIRPERSON: It seems to me the
23 Board needs to approve the design and they can work
24 it out. If they sue each other they sue each
25 other.

1 MR. CRAVER: I agree.

2 MR. HUMPHREYS: The design is a
3 function -- old -- that's just part of it.

4 THE CHAIRMAN: They can go to court and
5 it can be tied up in the court for the next five
6 years.

7 MR. HERLONG: Eventually the design
8 will have to meet certain setbacks. Whether it's
9 two feet wider or less or 16 inches or whatever the
10 distance or difference may be I --

11 THE CHAIRPERSON: Right --

12 MR. HERLONG: -- still feel like the
13 Board can review this and determine whether it's
14 appropriate or not.

15 THE CHAIRPERSON: Appropriate or not.

16 MR. HERLONG: Appropriate or
17 compatible. Those other issues will happen as they
18 happen.

19 THE CHAIRPERSON: Right, and they can
20 work it out or not work it out. I mean, you know,
21 there's other people besides the Fords apparently
22 that have been, I guess -- I guess that have
23 been -- that have been -- footage taken away, other
24 lots. They have may have, you know, a dog in the
25 fight, too, you know, which is not our problem.

1 I mean, it not our issue. We can't --
2 we can't play that game. You know, we're just here
3 to approve a -- hopefully the Board will agree this
4 is a good-looking home. The Board will agree
5 whatever it agrees.

6 MR. WRIGHT: Are we to approve the
7 demolition of a house and the construction of a new
8 house?

9 MR. HERLONG: We don't approve the
10 demolition. It is not historic.

11 MR. HUMPHREYS: It is not historic

12 MR. WRIGHT: Billy, what is your
13 opinion on what we should do?

14 MR. CRAVER: Well, when I look at it --
15 worse case scenario is that's their lot line, the
16 red line right there. I don't know whether that's
17 two or three feet. I mean, their lot line would go
18 back to where it was and these people would get
19 restored because this is the lot that really lost
20 the property.

21 MR. HUMPHREYS: Yep.

22 MR. CRAVER: Somehow -- I don't know
23 what the legalities were to cause that, but that
24 well could be the result is that that lot ends up
25 taking the brunt of the loss. So, you know, I

1 don't have a problem approving the design as long
2 as they recognize that --

3 THE CHAIRPERSON: That it could be an
4 issue.

5 MR. CRAVER: -- and if we approve it.
6 I like the design. I mean, you know, I love the
7 design. It think it looks so much better than the
8 house that's there. I mean, I do like the design.
9 Pat, did you build that house?

10 THE CHAIRPERSON: Hell, no.

11 MR. CRAVER: Just checking.

12 MR. WRIGHT: If we approve the design
13 are we saying they can start work tomorrow?

14 THE CHAIRPERSON: It is not up to us.
15 We're just approving the design.

16 MR. WRIGHT: I agree.

17 MR. CRAVER: We're approving the
18 design, but, you know, if I were making the motion
19 I would approve it and I would say it's subject to
20 it fitting within the boundaries of the lot and
21 we're not to make that determination.

22 THE CHAIRPERSON: Okay. Is there any
23 other public comment on this?

24 MR. HUMPHREYS: I think that's a fair
25 resolve.

1 THE CHAIRPERSON: The public comment
2 section is closed. All right. Duke, do you want
3 to start?

4 MR. WRIGHT: I'm fine. I would like to
5 hear a proposed motion.

6 MS. SANDERS: And we haven't not gone
7 through --

8 MR. HERLONG: Everybody --

9 THE CHAIRPERSON: I think it is a
10 good-looking design. I think it is better than the
11 house that's there. It certainly is. The house
12 that's there is a little bit of a box. I agree.
13 It's a good-looking design. Steve.

14 MR. HERLONG: I just want to state that
15 the applicant is asking for relief to build larger
16 than the ordinance that is stated. They're looking
17 for the 25 percent relief or close to the 25
18 percent relief, right?

19 MR. QUARLES: (Nods head.)

20 MS. CAMPBELL: The same, but different.

21 MR. HERLONG: I do believe that they've
22 done a great job of mitigating the mass in the
23 home. If you look they've carefully created
24 something very small details on the street side
25 facade that kind of relates to the other historic

1 homes that would be in the area, in the vicinity.

2 So for those reasons I would grant the relief.

3 I think it takes a lot more care and
4 thought to design a house and get that 25 percent
5 relief. So I just want to put that out there, that
6 I don't think the Board should automatically assume
7 they should grant that 25 percent relief.

8 In this case I think they have done a
9 great job of making it compatible. So I would
10 approve it.

11 THE CHAIRPERSON: Beverly.

12 MS. BOHAN: I agree. I think you've
13 done a great job with it. I would only say that if
14 there is an area to keep peace that possibly you
15 could compromise a foot and a half. I think that
16 would go a long way probably with, as you say, the
17 progress of the project.

18 THE CHAIRPERSON: Rhonda.

19 MS. SANDERS: You almost took the words
20 of out of my mouth. I mean, I don't know how this
21 would help or not, but I would suggest if you're
22 asking the maximum, which is usually the case,
23 maybe you bump it down so it's not 25 percent. So
24 if there's two feet that's in disagreement you ask
25 for 23 percent and you don't have to wait for

1 anything. Whatever the result might be, I know
2 that won't hold up your progress.

3 I know that might be worth it because I
4 don't think that will hold up anything legally,
5 correct? I mean, it would not -- we would be able
6 to approve it with -- with either size, but if
7 it's because you're asking for the max we can't go
8 for -- you know, we can't go to 26 percent.

9 MS. CAMPBELL: Right.

10 MS. SANDERS: That's my thoughts.

11 THE CHAIRPERSON: Billy.

12 MR. CRAVER: I think just looking at
13 the sheet -- so they're asking for the increased
14 allowances where we have the ability to give those
15 increases and they haven't asked for exceptions
16 from the rules that allow us to give them the
17 allowances. So they've done it according to the
18 rules.

19 Steve, I think you're dead on. I mean,
20 this is the kind of design we were looking for when
21 we put the ordinance in place. So I applaud y'all
22 for that. I think it looks -- I think it looks
23 great.

24 I think, you know, as far as the
25 property issue I hope y'all are able to just work

1 something out with the Fords and I don't know the
2 owners of this house. I know the Fords. I've
3 known them all my life. They're very reasonable
4 people and they'll want to resolve something.

5 So, you know, I hope y'all can do that.
6 I think it is a great design. So I'm all for it.

7 THE CHAIRPERSON: Great. Thank you.
8 Do I hear a motion?

9 MR. CRAVER: I would move that we give
10 approval as submitted with the -- and final
11 approval -- I mean, we don't need to look at this
12 again -- with the -- with a caveat in the motion
13 that we're not opining on the boundaries of the
14 property and that the owners have to deal with that
15 issue.

16 If it affects their compliance with the
17 ordinance then they'll have to adjust their plans
18 accordingly.

19 MR. WRIGHT: Second.

20 THE CHAIRPERSON: Discussion?
21 Everybody if favor?

22 MS. BOHAN: Yes.

23 THE CHAIRPERSON: Great.

24 MS. CAMPBELL: Thank you.

25 3003 BROWNELL AVENUE

1 THE CHAIRPERSON: Okay. 3003 Brownell.

2 MR. ROBINSON: 3003 Brownell is --

3 THE CHAIRPERSON: Whatever.

4 MR. ROBINSON: They're coming before
5 y'all for final approval. They came last month.
6 The Board made some suggestions to them of some
7 changes that they might make.

8 They have made some changes and are
9 bringing it back to you. They're asking for the
10 20 percent principal building coverage and they're
11 asking for 22 percent increase in principal
12 building square footage. I will let the applicant
13 take it from there.

14 MR. CLARKE: Phil Clarke with Clarke
15 Design Group. Last month we came before you and
16 you did approve it. I'll go ahead since Steve and
17 Pat weren't here and kind of tell you what we have.

18 So there is an existing house that has
19 been torn down. It's kind of a two-story. You
20 have plans there for a two-story above the
21 foundation and on the front with a one-story wing
22 going out the back.

23 Everything was approved. I think we
24 had some discussions. Probably the main thing we
25 were talking about was previously we did not have

1 these two-foot bump-outs on the side. So we were
2 trying to ask for a variance on the side setback,
3 but even after that meeting y'all did preapprove it
4 us on preliminary.

5 Y'all talked to us some and we had
6 decided we would incorporate that into the plan.
7 We have the two foot bump-outs here that kind of
8 make the cantilevered -- the shuttered porches on
9 the front. Feels good. I don't know if y'all have
10 any questions.

11 THE CHAIRPERSON: Anything to add,
12 Randy?

13 MR. ROBINSON: No, sir.

14 THE CHAIRPERSON: Any public comment on
15 this application?

16 MR. PEARLMAN: I'm David Pearlman along
17 with my wife, Janet. We live at 2924 Brownell
18 Avenue. We've been here since 1976 and on that
19 same piece of property since 1979.

20 We're catty-corner to the property. We
21 first learned of this variance request really just
22 a few days ago. We saw the sign lying on the
23 ground. We weren't here at the prior board
24 meeting. I don't know what's taken place, but our
25 concern and our objection is the increase in size.

1 We understand that -- I guess I've been
2 here listening to other presentations and there's
3 always been a reason given for a variance. I'm not
4 quite sure what the reason is in this regard. From
5 my point of view, to ask for a 20 or 22 or 23
6 percent increase leads me to believe we might as
7 well not have a rule because it's a large
8 unencumbered lot.

9 There's no reason why this building
10 can't be built within in the confines of the
11 existing zoning requirements. If this was a few
12 percentage points off we wouldn't be here, but
13 20, 22, or 23 percent larger is significantly
14 larger. We're concerned it is out of character
15 with the other buildings in our neighborhood.

16 We've got a map of all of the other
17 buildings in our neighborhood and none of them are
18 this size on this particular lot. We have a very
19 bad flooding problem on the corner of Brownell and
20 30th. We're concerned that anything more that
21 covers the lot is going to take make the drainage
22 and flooding even worse.

23 So I don't know what was presented to
24 the Board before for the reasons other than I
25 believe this is a spec house. So it's not like a

1 family building a house or trying to rebuild their
2 house. I suspect that's the only reason it's being
3 presented is the bigger you can build it the more
4 you can sell it for.

5 I don't dispute that attitude and I
6 certainly understand that attitude, but this is the
7 first we've known about it or the first that we saw
8 notice of it. We just think asking for a 20 to 22
9 percent increase you might as well not have a rule
10 because I don't hear any particular reason why this
11 particular piece of property has to be that much
12 bigger.

13 THE CHAIRPERSON: Thank you, sir. Yes,
14 sir.

15 MR. WILE: I'm Mark Wile. I live
16 directly across the street from the property at
17 3004 Brownell. First, I object. You should know
18 there was no sign on that property. There was no
19 notice to the adjoining landowners about the redo
20 that you all have talked about with them last
21 month.

22 There's no way for us to know about it.
23 I think it's wrong to believe that this is, you
24 know, just ready for a final approval. I think we
25 should have notice and opportunity to object.

1 We're very upset, as David said. I
2 have prepared this little map. So you can see how
3 massive this house is compared to the other. The
4 house is about in the center of the asterisk.

5 The property just to the right of it
6 is -- it's the same lot size. It's a standard lot
7 size, 3.34 inches. The house to the right which is
8 a relatively new house was well post-Hugo, 1,824
9 square feet.

10 The house in the back, which is quite
11 a bit older, is 1,805 square feet. Our property
12 across the street is 2,775, across Station 30 it's
13 1,447 square feet. The vacant lot in -- and the
14 Pearlmans' house is 2,723 square feet.

15 So this is a massive increase, as David
16 said, with really no basis. If you grant this you
17 have to grant it for literally every other property
18 along that line and probably throughout the island.
19 Thank you very much.

20 THE CHAIRPERSON: Thank you. Any other
21 public comment to this application?

22 MS. PEARLMAN: I'm Janet Pearlman,
23 2924 Brownell. I just want to add there are
24 several other houses in the neighborhood that are
25 pre-Hugo that are likely to be in this situation in

1 the near future. If you grant this then how do you
2 not grant it for every one of those? We just don't
3 want to see a lot of outsized houses in our
4 neighborhood.

5 THE CHAIRPERSON: Thank you. Any other
6 public comment?

7 MR. BOYD: Benjamin Boyd. I'm one of
8 the builders for the project. You know, it seems
9 that it is granted more often than not from what
10 I've heard in the meetings. You know, it is a
11 business, right? It's a spec house. I'm not sure
12 what you do, sir.

13 MR. PEARLMAN: No. It doesn't matter.
14 I understand --

15 MR. BOYD: It does because, you know,
16 if you were an attorney you want more clients. If
17 I'm a builder. I build because it makes me money,
18 correct? So it is a business and the design that
19 we've done holds true to a coastal design for the
20 island. There's definitely houses that are this
21 big on the island.

22 THE CHAIRPERSON: Great. Thank you.
23 Any other public comment? Public comment section
24 is closed then. Rhonda, do you want to start?

25 MS. SANDERS: Sure. I think the

1 changes y'all made are what we asked for. I think
2 it's not as boxy. I think the design looks good.
3 I respect the neighbor's comments, but we are able
4 and do consistently give what we can give if it's a
5 good design. Many times you may see them pop up in
6 more places, but we have to follow the ordinance.
7 That's all.

8 THE CHAIRPERSON: Beverly.

9 MS. BOHAN: I think you listened well
10 and made the changes. Certainly the bump-outs and
11 the improvements, the roofs -- I'm just kind of
12 spinning around looking at the design. Well noted.

13 MR. CLARKE: Thank you.

14 MS. BOHAN: Thank you.

15 THE CHAIRPERSON: Great. Thank you,
16 Steve?

17 MR. HERLONG: Well, I was not here last
18 month. So I'm looking at it for the first time
19 unfortunately. My first instinct when I looked at
20 the packet and saw this before the meeting is that
21 it just seems out of scale.

22 I started looking more carefully. Why
23 am I seeing it that way? I look at the front
24 facade and it -- and it just -- I look at it and I
25 feel like I'm seeing a three-story-tall house.

1 A previous submittal -- the second
2 floor of the house was set within the roof line.
3 That's one way that this house could look smaller
4 or more compatible. But the second floor has a
5 full story wall height and then a roof, which makes
6 the house look even taller. When I look at any --
7 any particular component I think you're on the --
8 the right side looks pretty good.

9 You know, there's a bump-out. There
10 is a cantilever, but it's -- being that it's
11 symmetrical almost makes it look even larger. You
12 know, some sort of variation to this facade would
13 probably help it to -- to blend or to have more
14 of -- the scale would be better if there was more
15 variation going on and there was not so much
16 symmetry. I looked at the side facade.

17 I saw that it had an "L" going to the
18 back and the -- the house looks extremely tall. I
19 mean, I know we have the flood zone, but there are
20 ways to diminish the apparent height of that
21 foundation. Those would be some good ways to help
22 this fit the scale of a neighborhood. This is a
23 neighborhood where there are fewer large homes.

24 So I completely understand why
25 neighbors are having a concern because I look at it

1 and I've got the same concern. I just -- and I'm
2 not saying it's not my feeling that a house like
3 this shouldn't be able to get 25 percent relief,
4 but it better be a really well-designed, very
5 thoughtful house as I've said in previous
6 applications.

7 I don't think enough design thought has
8 gone into this house to give it the 25 percent
9 relief. It's still not the right fit in the
10 pattern of the neighborhood. That's my general
11 opinion.

12 THE CHAIRPERSON: I think neighborhood
13 compatibility of this house is a problem. It's
14 very vertical and I would have a problem with
15 approving this house. Duke.

16 MR. WRIGHT: Well, I reserve the right
17 to change my opinion because I was at the last
18 meeting. We did discuss a lot of architectural
19 issues. Having not had the experience of Steve,
20 frankly, I think his points were well taken and I
21 think it might be better to take another look at
22 that design.

23 THE CHAIRPERSON: Billy.

24 MR. CRAVER: You know, there are
25 several things that sort of bothered me. I was at

1 the last meeting and we had no public comment on
2 the -- just -- y'all have spoken. We had no public
3 comment. Somebody said that the sign was down and
4 that nobody saw the sign and I don't --

5 MR. PEARLMAN: I'm sorry. I --

6 MR. CRAVER: That's fine. Okay. I'm
7 bothered by that and I don't know -- I don't know
8 how that happens, but I know that David lives right
9 there. If he had seen the sign he would have been
10 here. You drive by that every day.

11 I'm concerned with neighborhood
12 compatibility. I'm concerned -- we were concerned
13 with the boxiness of it last time. But because we
14 had no, you know, input from the neighbors, you
15 know, we didn't think anybody cared.

16 You know, generally if somebody meets
17 the requirements of the ordinance -- this isn't a
18 variance. This is an allowance for meeting certain
19 requirements in the ordinance. If you meet the
20 requirements you can be granted the additional
21 square footage.

22 Over the -- in the last year we've
23 gotten a lot more cognizant of the boxiness and
24 really trying to hold people to that design element
25 that Steve's talking about and looking at these

1 square footages, looking at this design. You know,
2 you can see the design, a 3,400 square-foot house,
3 and it won't be a box in this thing.

4 I'm not saying you're not going to get
5 an allowance. Like Duke, I reserve the right to
6 tell you that I may be smarter today than I was
7 yesterday and maybe smarter tomorrow than I am
8 today. So I couldn't approve this.

9 I'd like to see a redesign with
10 something that really meets the requirements of the
11 ordinance in this neighborhood. That's just sort
12 of my feeling.

13 THE CHAIRPERSON: Do I hear a motion?

14 MR. CRAVER: I would make a motion that
15 we defer this and allow them to go back and
16 redesign it.

17 THE CHAIRPERSON: Second?

18 MR. HERLONG: I second that.

19 THE CHAIRPERSON: Discussion?

20 Everybody in favor?

21 (All board members stated aye.)

22 1908 CENTRAL AVENUE

23 THE CHAIRPERSON: Thank you. 1908
24 Central.

25 MR. ROBINSON: Thank you. 1908 Central

1 came to y'all before. They got a conceptual
2 approval. They're in for a preliminary approval
3 now. Y'all made some comments and they're back
4 with those comments and changes made. I did notice
5 that the foundation height is like two inches above
6 what's allowed.

7 MR. FRAMPTON: We'll fix that.

8 MR. ROBINSON: I don't know -- I can't
9 see from these plans what the existing ground
10 elevation is. I'm not sure if that makes a
11 difference or not. I just noticed there wasn't
12 really anything telling me what the existing ground
13 elevations were.

14 They're within the Historic District.
15 They're asking for increases in side setback,
16 principal building coverage, and principal building
17 square footage. The application plans are in front
18 of you. I'll let the application go ahead.

19 MR. DENTON: I apologize. Today I did
20 not bring big drawings. I guess Joe is the one who
21 operates the big screen. This is not --

22 MR. ROBINSON: Joe is the one that
23 operates the laptop and --

24 MR. DENTON: He has a little iPad or
25 telephone that has the previous submittal. As you

1 look through the previous submittal today, some of
2 the comments that we made our previous on the
3 application -- we were going with that full 25
4 percent setback allowance. We were maxing out on
5 the square footage and, of course, those were some
6 of the issues, that I was trying to ease off on
7 some of those restrictions.

8 Further, I think the biggest concern
9 was in our front elevation we actually had more of
10 a feeling of a two-story house and on the left-hand
11 side it felt more like a two-story addition that
12 was jutting out. So that was, you know, some of
13 the more predominant concerns. As well, you know,
14 the two adjacent homes are smaller.

15 We have an analysis, I think, on the
16 second page of some adjacent structure -- pictures
17 of the adjacent structures where this home got its
18 historic roots from. So we've kept it a story and
19 a half over flood. It's pretty much in the context
20 with more of the contemporary -- for lack of a
21 better word -- homes that are out there.

22 We have reduced the width of the house.
23 So we're not asking for as much side yard relief.
24 The people will be full-time owners. They right
25 now live in Atlanta.

1 They want to get this built before they
2 move. They do want a pool in the backyard. There
3 is an existing other residential structure that
4 they want to restore and abate and they are taking
5 the screened porch -- it's not a screened porch but
6 a porch of that house to infill as part of the
7 square footage calculations.

8 So what we did is really reduce the
9 mass of the main house. So we took several -- a
10 couple hundred square feet out, took the mass down
11 from what appeared to two stories to a true story
12 and a half. We think we caught the nature of that
13 little neighborhood and the undulations.

14 We do have the sweeping porch and more
15 of an activity porch in the back of the property
16 that would address our in-ground pool and gazebo,
17 all of which are accounted for in the pervious
18 surface calculations. So we are asking for, I
19 think, 20 percent relief roughly and building
20 square footage of 22 and a half with the side
21 setbacks and 11 percent for overall coverage.
22 Thank you.

23 THE CHAIRPERSON: Randy, anything to
24 add or --

25 MR. ROBINSON: No, sir.

1 THE CHAIRPERSON: Any public comment to
2 this application? Yes, sir.

3 MR. HOWARD: Mark Howard, 1820 Central
4 Avenue. I think the issue here at least this is
5 not just anywhere. This is the next door neighbor
6 to probably one of the most historic homes on the
7 island. It is -- so we come into the neighborhood
8 as we're right next to the bullseye.

9 This is the character of Sullivan's
10 Island that all of these zoning laws are about. So
11 what I would request from the Board at this point
12 is that we deal with the minimums instead of the
13 maximum allowable. This is how we can best average
14 out where we are.

15 Like I said, certainly the house is
16 allowable almost anywhere, but where are we? So if
17 we're very close to this and we want to preserve
18 the character of Sullivan's Island this is where we
19 start. We can start with minimums.

20 What's the minimum elevation? What is
21 the minimum square footage? It is a fairly large
22 house compared to the one to the left and the one
23 to the right.

24 So I'm just asking the Board to
25 consider that and consider that this is really

1 the genesis of what we're trying to do to preserve
2 island character. You're right there with this --
3 with the neighbor's home on this particular piece
4 of property.

5 THE CHAIRPERSON: Thank you, sir. Any
6 other public comment to this application? Public
7 comment section is closed. Billy, you want to
8 start?

9 MR. CRAVER: Yeah. Am I missing
10 something here? I mean, we have -- is there an
11 existing nonhistoric house on the property?

12 MR. ROBINSON: There is. This is a
13 property where there were -- there are two
14 structures on the property.

15 MR. CRAVER: Right.

16 MR. ROBINSON: One is conforming and
17 one is nonconforming. What their proposal is is to
18 remove the conforming structure and then build a
19 new one.

20 MR. CRAVER: Okay. But on what basis
21 if it's not -- if it's not an historic structure,
22 how are we building a second house?

23 MR. ROBINSON: The way our ordinance is
24 structured, if you have two structures on a piece
25 of property, one is deemed conforming and one is

1 deemed nonconforming. The smaller of the two is
2 deemed nonconforming.

3 MR. CRAVER: Right.

4 MR. ROBINSON: So the larger of the two
5 is conforming. So if it's conforming that means it
6 can be removed and then a new one put in its place.
7 It's been done several times on the island.

8 MR. CRAVER: Okay. So are these
9 numbers in here that -- do they include the square
10 footages of the existing cottage that's going to
11 stay there?

12 MR. ROBINSON: They do.

13 MR. CRAVER: So this is total square
14 feet --

15 MR. ROBINSON: That's correct.

16 MR. CRAVER: -- that would be on the
17 property?

18 MR. ROBINSON: That's correct. The
19 actual square footage of the structure they're
20 going to build is 3,600 square feet.

21 MR. CRAVER: So --

22 MR. ROBINSON: Just for your
23 information the two houses, the one on the one
24 side, the historic Coste property which y'all gave
25 approval for some work to be done on, it's 2,360.

1 The one on the other side is 2,724. That's just
2 for y'all's information.

3 MR. WRIGHT: And this one is what?

4 MR. ROBINSON: Thirty-six.

5 MR. CRAVER: So the new house will be
6 36 and the house old is -- I mean the existing --

7 THE CHAIRPERSON: 3,600 square feet.

8 MR. CRAVER: Okay. So we're not going
9 to have a 5,000 square foot house on the property?

10 MR. ROBINSON: No, sir.

11 MR. CRAVER: We'll have a relative --

12 THE CHAIRPERSON: 3,600 square feet.

13 MR. CRAVER: We'll have a relatively
14 in-scale 3,600 square foot house?

15 THE CHAIRPERSON: Right.

16 MR. CRAVER: I'm probably okay with
17 that.

18 THE CHAIRPERSON: Rhonda.

19 MS. SANDERS: I'm confused also because
20 if it's a historic house you can keep it and if
21 it's not --

22 MR. ROBINSON: That's a different
23 section of the ordinance. That's under special
24 exception of the ordinance and they're not asking
25 for any special exceptions here. This is an

1 existing lot. Like I said, we allow a conforming
2 structure to be rebuilt and removed and enlarged.

3 MS. SANDERS: Right, but when you take
4 down the nonconforming then the one that's left is
5 now conforming?

6 MR. ROBINSON: If you were to take down
7 for any reason the nonconforming structure you
8 would not be able to build it back.

9 MS. SANDERS: So if there are other
10 properties that have two metered dwellings you can
11 take one down and keep up the other one and still
12 have two?

13 MR. ROBINSON: You can take one down.
14 You can keep up the conforming, which is the
15 largest of the two. If you'll remember the house
16 on Station 18 --

17 MR. CRAVER: That worked out really
18 well.

19 MR. ROBINSON: That was the same type
20 of situation. They had a little bit different type
21 of situation there and they ended up making it a
22 special exception. If they didn't want to do
23 certain things they wouldn't have had to. Anyway,
24 the conforming house can be removed and replaced.

25 MS. SANDERS: I think it's a good plan.

1 I'm just not clear only that part. That's news to
2 me.

3 THE CHAIRPERSON: Okay. Beverly.

4 MS. BOHAN: The compatibility seems in
5 line with the other homes on Central, even across
6 and down toward the end of the next street. The
7 massing, I think it's compatible. I like it.
8 I think it's good.

9 THE CHAIRPERSON: Steve.

10 MR. HERLONG: I think the applicants
11 have listened to us in that first meeting. Those
12 roof lines on the first floor have been bought
13 down. It is designed to blend in more than the
14 first house did and I think that's what this
15 neighborhood calls for.

16 So you drew on some of the similar
17 styles of dormers that are around. I think this
18 particular footprint shows the various homes and
19 are pretty helpful in telling me that this is very
20 compatible with the other homes that have been
21 going into the neighborhood. So I'm --

22 MR. DENTON: A little more demure since
23 you can't -- the size aspect in the historic
24 context, but toning it down would kind of make up
25 for it.

1 THE CHAIRPERSON: I think 3,600 square
2 feet is not a large house anymore. It used to be,
3 but in these days it's not. So I think it fits
4 with the design, the improvements the architect has
5 made. So I'm in line for it. Duke.

6 MR. WRIGHT: I am, too, but I think
7 Mark has a very good point. I think the Board
8 needs to pay more attention to large houses, just
9 because they can get a large house. Enough said.

10 THE CHAIRPERSON: All right. Do I hear
11 a motion?

12 MR. CRAVER: I move we approve as
13 submitted for final approval.

14 THE CHAIRPERSON: Second?

15 MS. SANDERS: Second.

16 THE CHAIRPERSON: Thank you, sir. What
17 about 2668 Goldbug?

18 MR. ROBINSON: That's been withdrawn.
19 They will be before you maybe next month.

20 THE CHAIRPERSON: All right. We are
21 adjourned.

22 (The hearing was adjourned at 7:20 PM.)
23
24
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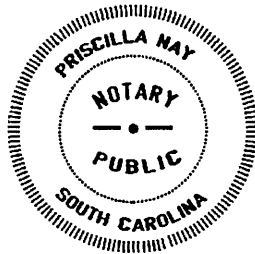
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CERTIFICATE OF REPORTER

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

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

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



Priscilla Nay

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

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I N D E X

	Page
1902 CENTRAL AVENUE	3
2402 MYRTLE AVENUE	8
2730 BROOKS STREET	12
2251 ATLANTIC AVENUE	21
3003 BROWNELL AVENUE	46
1908 CENTRAL AVENUE	56
CERTIFICATE OF REPORTER	68

REQUESTED INFORMATION INDEX

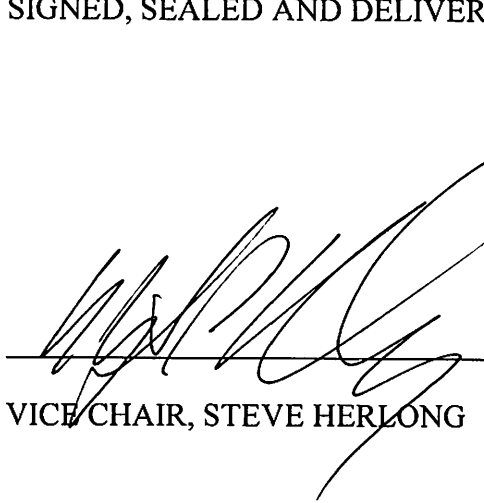
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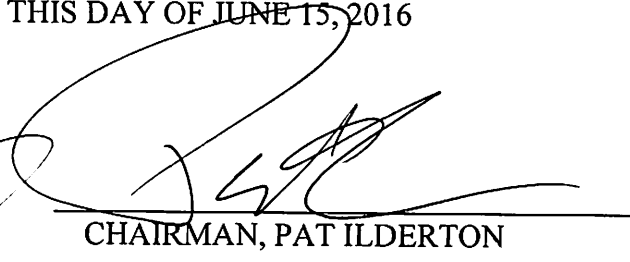
(No exhibits proffered)

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 JUNE 15, 2016



VICE CHAIR, STEVE HERLONG



CHAIRMAN, PAT ILBERTON