

# TOWN OF SULLIVAN'S ISLAND, SOUTH CAROLINA

## DESIGN REVIEW BOARD

### REGULAR MEETING MINUTES

**Wednesday, August 15, 2018**

A regular meeting of the Town of Sullivan's Island Design Review Board was held on the above date at 6:00 p.m. at Town Hall, 2056 Middle Street. All requirements of the Freedom of Information Act having been satisfied. Present were Board members Beverly Bohan, Steve Herlong, Linda Perkis, Rhonda Sanders, Bunky Wichmann and Duke Wright.

Staff members present: Joe Henderson, Planning Director, Randy Robinson, Building Official and Jessica Gress, License and Permit Technician.

- I. **CALL TO ORDER:** Steve Herlong called the meeting to order and stated that the press and public were duly notified pursuant to State Law and a quorum of Board Members were present. There were no known members of media present.
- II. **APPROVAL OF MINUTES:** Mr. Wichmann made a motion to approve the meeting minutes of July 18, 2018. Mr. Wright seconded the motion. All were in favor. None opposed. This motion passed unanimously.
- III. **PUBLIC INPUT:** No public input was made.
- IV. **HISTORIC PROPERTY DESIGN REVIEW**

**Mr. Herlong stated that he would be recusing himself from the project at 321 Station 19th street.**

**321 Station 19:** James Selvitelli AIA, applicant, requested preliminary approval of a rear façade porch addition and swimming pool to a Traditional Island Resource property; historic exemptions requested for impervious coverage. (TMS# 529-05-00-072)

Mr. Henderson stated that during the July 18, 2018 Design Review Board meeting, the Board granted conceptual project approval provided the owners considered informing surrounding property owners of their project and consider any future work to the existing asbestos siding. The application has not changed since July; no siding changes are proposed and addition of a rear façade screen porch is proposed over the footprint of the existing deck; and swimming pool is requested with paver decking which will encroach within 10' of the side property.

All Board members were pleased with the presentation of this application. Mr. Selvitelli **submitted a letter to the Board from the neighbor in support of the project.**

**Mr. Wright made a motion to approve this application for final approval. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

**2115 Pettigrew Street:** Beau Clowney Architects, applicants, requested conceptual approval to enclose an existing front porch and other modification on a Sullivan's Island Landmark property; modification to standards for front setback (street-side). (TMS# 529-109-00-048)

**The applicant submitted a revised application to the Board.**

Mr. Henderson stated that no coverage increases or relief for this property are being requested. Applicants are modifying the front porch by enclosing the covered entryway while using like materials (siding and wood windows). A new screened porch is proposed on the ground floor of the rear elevations with an increase of covered roof area.

**Chauncey Clark at 2119 Pettigrew stated that he is the next-door neighbor to this structure and is in full support of the application that is submitted to the Board.**

Mr. Wichmann and Mrs. Perkis expressed concerns regarding the glass entrance in the front of the structure. Steve Herlong expressed that the design worked well with the existing façade that appeared to be heavily altered. Mr. Henderson cited the Secretary of Interior Standards related to new additions to designated historic buildings. Other than the concern of the front glass entrance, the Board accepted this application. **Mr. Wichmann made a motion to approve this application for final approval. Mrs. Sanders seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

## **V. NON-HISTORIC PROPERTY DESIGN REVIEW**

**2723 Bayonne Street:** Beau Clowney Architects, applicants, requested conceptual approval for an attached addition as per the requirements of 21-20B. (6). (TMS# 529-11-00-060)

Mr. Henderson stated that the property contains an existing non-historic home bounded by Bayonne Avenue and the Town owned protected land. The applicants request approval of 975 square feet attached addition, connected by non-heated space. Per 21-20. B. (6) (attached additions), the Design Review Board is required to ensure all new construction is visually and architecturally integrated and compatible with the existing home. The attached addition may be no more than 20' from door to door, between the main home and any attached addition, and must maintain a connection with a size ratio of 2:1 (20' in length must be a minimum of 10' wide)

Mrs. Perkis stated that she does not have an issue with the main house but the addition and the pool placement raises a concern. She believes that the addition has room for a second kitchen but it is not allowed per our Zoning Ordinance. Mr. Henderson explained that the "attached addition" will be required to record deed restrictions prohibiting rental or construction of a kitchen. It must perpetually remain a portion of the single-family residential use as required by Article 3 of the Zoning Ordinance. Mrs. Perkis also expressed that the pool placement is on the

street side of the property. She does not think that this will tie in with the neighborhood compatibility because no other home has their pool located on the street side. Mr. Wright, Mr. Wichmann, Mrs. Sanders, Mrs. Bohan, and Mr. Herlong did not have any issues with the application being presented. **Mrs. Bohan made a motion to approve the requested application for final approval. Mr. Wichmann seconded this motion. Five were in favor. Mrs. Perkis opposed. Motion passed five to one.**

**1424 Poe Avenue:** Mark Rawlings AIA, applicant, requested preliminary approval of a new home construction and modification to the zoning standards for the front setback, second story side setback, building foundation height and additional front yard setback. (TMS# 523-07-00-088)

Mr. Henderson stated that during the June 20, 2018 Design Review Board meeting, the Board granted conceptual approval provided several architectural alterations are considered. 1: the applicants consider revisions for the east elevation (front façade) for massing; and 2: for the second-floor setback to reduce to the perception for a “box” structure. No opposition was made to the request for full 25% setback relief for the pool. The applicant is requesting modification for second story side setback, side setbacks, additional front setback and front setbacks. No coverage or square footage increases are being made with this presentation. Total Principal Building square footage proposed would be 3,190.

The Board all agreed that this is a very difficult lot to work with but they believe the application that was submitted addressed all of the Boards recommendations and warranted approval. **Mr. Wichmann made a motion to grant final approval of the application. Mr. Wright seconded this motion. All were in favor. None opposed. Motion passed unanimously.**


## **VI. ITEMS FOR CONSIDERATION**

Mr. Henderson presented several procedural ideas regarding the Board’s design review consideration of applications during the meetings. He outlined the process of first hearing the staff information made part of the staff report, which includes location information, historic information, applicant request, and modification details. He then suggested moving to Board questions and answers before allowing the applicant’s presentation. Once the applicant presents, the Board should then review the application with the information discussed regarding each property. Mr. Herlong stated he believes each applicant should present their application responses before reviewing plans and elevations on the display screens. Mr. Henderson and the Board agreed that the application presentation should be changed to Mr. Henderson’s suggestions, with the Board’s questions, comments and concerns, followed by the applicant’s presentation. This will benefit the applicant and the Board members while allowing ample time for discussion.

**VII. ADJOURN- Mrs. Perkis made a motion to adjourn this meeting at 7:30 p.m. Mrs. Sanders seconded the motion. All were in favor. None opposed. Motion passed unanimously.**

  
\_\_\_\_\_  
Steve Herlong, Chairman

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Beverly Bohan, Vice-Chairman

  
\_\_\_\_\_  
Date

# RECUSAL STATEMENT

Member Name: STEPHEN HERLONG

Meeting Date: AUG 15, 2018

Agenda Item: Section D Number: 1

Topic: 321 STATION 19

*The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member (1991 Op. Atty. Gen. No. 91-37.) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.*

## Justification to Recuse:

**Professionally employed by or under contract with principal**

**Owens or has vested interest in principal or property**

**Other:** \_\_\_\_\_

Date: AUG 15, 2018 \_\_\_\_\_

Member

Approved by Parliamentarian: [Signature]

Begin forwarded message:

**From:** Patrick Hassell <[pbhassell@gmail.com](mailto:pbhassell@gmail.com)>  
**Subject:** Re: Boger Plans  
**Date:** July 30, 2018 at 10:32:33 AM EDT  
**To:** Elaine Boger <[lainejb@gmail.com](mailto:lainejb@gmail.com)>  
**Cc:** [steve@hurlongarchitects.com](mailto:steve@hurlongarchitects.com)

Hi Ellie - good to see yall on Saturday. Congrats on your plan to enhance your home with a new deck and pool - Im sure it will bring many years of great fun for your family. I am fully supportive of your efforts on the variance with the following conditions as discussed on Saturday:

1. no mechanical/plumbing/filtration/etc equipment in the 10' side setback and existing non-conforming side setback adjacent to 402 Station 18 1/2. Any pool decking/tiling/surround will remain outside of the 10' side setback grantable by DRB.
2. please consider some form of privacy fence along the shared property line for the purposes of noise mitigation and view obstruction for privacy for you and your family.
3. you will ensure that proper drainage/run-off is maintained during and after any construction and land disturbance. Currently there are no run-off/drainage issues along the shared boundary and it is important that this remain the case please.

Thanks very much for including me on your plans. I trust the conditions listed are not anything out of the ordinary and should enable yall to achieve your objectives!

Best Regards,  
Patrick  
(404) 392-6881 mobile

On Fri, Jul 27, 2018 at 4:16 PM, Elaine Boger <[lainejb@gmail.com](mailto:lainejb@gmail.com)> wrote:

Hey Patrick- just following up on the plan. Please let us know if you have any questions. We met with Mr. Herlong today and he is waiting for a response. We would really appreciate your approval.

Thanks,

Ellie

Sent from my iPhone

On Jul 23, 2018, at 3:50 PM, Patrick Hassell <[pbhassell@gmail.com](mailto:pbhassell@gmail.com)> wrote:

Hi Ellie - quick email to confirm receipt. I will review asap and follow up with any clarification needs.  
Thank you,  
Patrick

On Sat, Jul 21, 2018 at 11:54 AM, Ellie Boger <[lainejb@gmail.com](mailto:lainejb@gmail.com)> wrote:  
Here's the plan. Please let us know if you are ok with it.

Thanks,

Ellie

—  
Patrick B. Hassell  
[pbhassell@gmail.com](mailto:pbhassell@gmail.com)  
+ 1 (404) 392-6881 iPhone 5  
+ 1 (866) 805-1546 fax

—  
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[pbhassell@gmail.com](mailto:pbhassell@gmail.com)  
+ 1 (404) 392-6881 iPhone 5  
+ 1 (866) 805-1546 fax

<Boger\_Hassell\_pool plan markup\_073018.pdf>

# ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

2056 Middle St. • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-5727

Project Address:

2115 Pettigrew Street

Submittal Date:

7-20-18

Meeting Date:

8-15-18

		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant Request for Relief in Ft./ Sq. Ft.	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
SETBACKS	A	21-22 Front Setback	25 feet		15% (3.75')	(22.2' existing)		
	B	21-22 Additional Front Yard Setback	45° above 20'		15%			
	C	21-22 Side Setback	Per lot; Enter Result: 9.5' min.; 29' comb.		25%	(existing)		
	D	21-22 2nd Story Side Façade Setback	10 feet (wall length)		100% (20 feet)	(existing)		
	E	21-22 Rear Setback	20 feet		None	(26'-1/2 existing)		
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result 4,892 sf	✓	20% _____sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result 30% sf maximum	✓	N/A	N/A	N/A	N/A
	H	21-27 Principal Building Square Footage	as per formula: Enter Result 3,042	✓	25% 760.5 sf	585	19%	3,627
	I	21-28 Third Story	as per formula: Enter Result _____sf		15% _____sf	(882 sf existing)		
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	50' feet or, 2/3 lot width (whichever is less)		100%	(59' existing)		
	K	21-29 Principal Building Side Façade	30 feet (wall length)	✓	100% (60 feet)			
	L	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots	✓	Adjust for Neighborhood Compatibility			
	M	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor		1 foot			
	N	21-32 Foundation Enclosure	Check Ordinance		Adjust for Neighborhood Compatibility			
	O	21-138 Accessory Structure	Height (18') Setback 10'	NA	20% (3.6' high) 40% (4' setback)			

# SEC. 21-43 B. REQUEST FOR HISTORIC EXEMPTIONS (FORM C.1)

## Sullivan's Island Design Review Board

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Project Address:

2115 Pettigrew Street

Submittal Date:

7-20-18

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		1	2	3	4	5	
		Zoning Ordinance Reference Section	Total Area of Existing Structures (sf)	DRB Authority for Exemption	Applicant's Request for Relief in Ft./Sq. Ft.	Percent (%) Relief Requested	NOTES
HISTORIC EXEMPTIONS	A	21-43 Existing Principal Building Square Footage	3,570	50% Enter Result: <u>1,785</u> sf	57	1.6%	
	B	21-43 Existing Principle Building Coverage Area	1,663	50% Enter Result: <u>831.5</u> sf			
	C	21-43 Existing Impervious Coverage Area	5,170	50% Enter Result: <u>2,585</u> sf			



**SIGN IN SHEET  
DESIGN REVIEW BOARD  
PRESENTATION**

**August 15, 2018**

NAME Kate Campbell, Ryan Smith & Bethan Kennen

ADDRESS \_\_\_\_\_

APPLICATION INFORMATION 2115 Peltigrew  
2723 Bayonne

NAME Trey & Cintra Sedalite

ADDRESS 1424 Poe Ave

APPLICATION INFORMATION Pic Lm - 1424 Poe

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

APPLICATION INFORMATION \_\_\_\_\_

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