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MEETING OF THE SULLIVAN'S ISLAND DESIGN REVIEW BOARD

DATE: September 16, 2009

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TIME: 6:00 p.m.

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LOCATION: SULLIVAN'S ISLAND TOWN HALL

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1610 Middle Street  
Sullivan's Island, SC 29482

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23 REPORTED BY: NANCY ENNIS TIERNEY, CSR (IL)

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A P P E A R A N C E S

DESIGN REVIEW BOARD MEMBERS:

- STEPHEN HERLONG - Chair
- DUKE WRIGHT - Secretary
- BETTY HARMON - Member
- FRED REINHARD- Member

JON LANCTO - Member

8 BILLY CRAVER - Member

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11 ALSO PRESENT: Kat Kenyon - Administrative  
Randy Robinson - Building Official

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1 MR. HERLONG: This is the September 16th,  
2 2009 meeting of the Sullivan's Island Design Review  
3 Board. It is 6:00. And the members in attendance are  
4 Duke Wright, me, Steve Herlong, Billy Craver, Fred  
5 Reinhard, Betty Harmon and Jon Lancto. The Freedom of  
6 Information requirements have been met for this meeting.

7 The items on tonight's agenda are,  
8 first, the approval of the August 2009 minutes.

9 MR. CRAVER: I move we approve.

10 MR. HERLONG: Do I hear a second?

11 MR. REINHARD: Second.

12 MR. HERLONG: Any discussion?

13 MS. HARMON: I would abstain.

14 MR. WRIGHT: I have to abstain. I was not  
15 here.

16 MR. HERLONG: All in favor?

17 MR. CRAVER: Aye.

18 MR. LANCTO: Aye.

19 MR. HERLONG: Aye.

20 MR. REINHARD: Aye.

21 MR. HERLONG: Any opposed? Two abstained.

22 So the second item on the agenda is 1220

23 Middle Street, addition and alteration.

24 So, Randy, can you give your

25 presentation?

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1 MR. ROBINSON: This is an addition this  
2 time, this garage with some space above to the main  
3 house. This has been before you-all before. You-all  
4 gave it preliminary approval. They are in asking for  
5 final approval of the design.

6 There are no -- I don't think there is  
7 any lot coverage square footage increases as for --  
8 well, there is a 300-square-foot addition asked for to  
9 the principal building square footage -- or principal  
10 building coverage, I'm sorry, and that's it. That is  
11 all I have.

12 MR. HERLONG: Okay. Is the applicant  
13 present?

14 MR. BERRY: Carl Berry, architect,  
15 representing the owner, Mike O'Sullivan, who is here.

16 It's pretty much what Randy says and  
17 what we have talked about before on the conceptual  
18 submittal.

19 It is very simple. It's an existing  
20 house and an existing garage behind it, and we are doing  
21 an addition between the two, and the same elevation as  
22 the original house. And the garage has some space above  
23 it. We are going to raise that up a couple of feet so  
24 we can get some more headroom underneath the garage.  
25 It's so low right now.

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1 We are going to -- it's very similar to  
2 what the conceptual was. We tweaked it a little bit.  
3 All the materials will match the original house, as in  
4 the windows and the siding.

5 There is one little minor change on  
6 these drawings that I meant to bring some drawings on.  
7 I had picked up the wrong set of drawings.

8 If you look on -- and if I can lean  
9 over. A3, just the elevation, there is three short  
10 windows right here that was, at some point in time, a  
11 porch that was enclosed. And what we want to do is make  
12 those tall, three tall windows like the other windows.  
13 It will bring up the head height on that, so all the

14 others are going to be better.

15 MR. HERLONG: They appear to have hardly a  
16 six-foot head height.

17 MR. BERRY: They don't. You are looking  
18 right at it. So for some reason that was -- when they  
19 enclosed that part of the porch previously, I don't know  
20 what happened there.

21 So what we want to do is do three  
22 windows just like that, the same height as the other  
23 windows, same length.

24 MR. WRIGHT: Will they go down to the same  
25 lower --

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1 MR. BERRY: Yeah, they will match.

2 MR. WRIGHT: They will match these two?

3 MR. BERRY: Match that one right there, that  
4 height there.

5 MR. WRIGHT: Okay, that height.

6 MR. BERRY: Right, across there. And I have  
7 those drawings. I can get them to Randy at some point  
8 in time. And that's it.

9 MR. HERLONG: Okay. Let's see. Next, is  
10 there any public comment? Public comment section is  
11 closed.

12 Randy, do you have any final comments?

13 MR. ROBINSON: No comments.

14 MR. HERLONG: Okay. So, Duke, do you have  
15 anything?

16 MR. WRIGHT: No. I think -- I believe we  
17 were fine with it when it was here before. I think  
18 there was some discussion, but nothing of any  
19 significance, as I recall. I'm okay.

20 MR. HERLONG: Betty?

21 MS. HARMON: I do recall that we -- and I  
22 don't have those minutes before me, but they were  
23 talking about the vinyl siding, replacing that, because  
24 it's a historic house or a traditional house, and to put  
25 back the wood siding.

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1 And you said you were going to replace  
2 the vinyl siding with vinyl siding. And I think we -- I  
3 don't know what we said about that. Do you have those  
4 minutes?

5 MR. BERRY: The question was -- the existing  
6 house has vinyl siding on it now.

7 MS. HARMON: Right.

8 MR. BERRY: The garage has vinyl siding.

9 MS. HARMON: Right.

10 MR. BERRY: And whether this addition should  
11 be wood siding or vinyl siding.

12 MS. HARMON: And I thought we were talking  
13 about removing the vinyl siding altogether, I believe is  
14 what the minutes were about.

15 MR. BERRY: Maybe I misunderstood. I  
16 thought the question was to go ahead and put wood siding  
17 on the connection, that 16-foot connection, so just in  
18 case they did take the vinyl siding off later on the  
19 original house, then it would be okay. So that is what  
20 I understood the question was at the previous meeting.

21 MS. HARMON: You brought that up, Steve? Do  
22 you remember?

23 MR. HERLONG: Honestly, I don't recall.

24 MR. REINHARD: That was me. I suggested  
25 that the connector be wood just in case, in the future,

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1 you decided to take the vinyl off the old house so it  
2 would match.

3 MS. HARMON: Okay.

4 MR. BERRY: But what we have decided, it  
5 would be better to go ahead, since it's just 16 feet,  
6 that, currently, if we do it wood now, it's going to  
7 look funny to have vinyl -- wood and vinyl.

8 And then, also, I'm concerned that there  
9 is wood siding underneath the vinyl siding now on the  
10 original house, and I don't know what that looks like.  
11 So I want to make sure, if we did wood, we would want to  
12 match it.

13 But, aesthetically, I think it would be  
14 better consistently at this point, because it's only  
15 16 feet of wall space there, to be all vinyl to match  
16 the original, what is on there now.

17 MS. HARMON: Well, I was down there today,  
18 and some siding had been taken off at the garage area on  
19 the wall so that you could see what the --

20 MR. BERRY: Yeah. The garage -- yeah, I'm  
21 not talking about the garage part because that's -- I'm

22 talking about the original house.

23 MS. HARMON: Right. But, I mean, it's not  
24 that hard to take off a piece of vinyl siding, is it?  
25 Wouldn't that stuff just pop off, essentially?

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1 MR. BERRY: Yeah, yeah. On the original  
2 house, we are trying not to mess with it as much as we  
3 can. But that was our -- I mean, I talked to Randy  
4 briefly about it, and we thought the vinyl siding would  
5 be the best, to be continuous at this point in time.

6 MR. HERLONG: The garage, is that a historic  
7 part of the -- the property is historic, is that  
8 correct?

9 MR. BERRY: Correct.

10 MR. HERLONG: So the garage would, I guess,  
11 apply as unhistoric property?

12 MR. BERRY: That was built in the late '50s.

13 MR. HERLONG: Right. Yet, what you are  
14 doing is having to, basically, because you are raising  
15 the plate height, you are -- I assume you are re-siding  
16 that garage element?

17 MR. BERRY: Correct.

18 MR. HERLONG: But you are really doing minor  
19 work to the main house?

20 MR. BERRY: We are not doing any --

21 MR. HERLONG: The windows are about the only  
22 change?

23 MR. BERRY: That is the only change that I  
24 have, except for the new addition.

25 MR. ROBINSON: Can I also throw another

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1 little kink in here, and something Carl didn't mention,  
2 was that this house, even though it's historic, is not  
3 in a National Register district. He can't get a  
4 variance from the 50 percent rule.

5 So he's kind of tight on his money, too,  
6 on, you know, on what he can do right now with the  
7 structure before the whole structure has to be raised.  
8 So I just thought I would throw that in there. That is  
9 what we talked about.

10 MR. HERLONG: And I would agree with that.  
11 I don't know if everyone is that aware, but there are  
12 some properties in the town that are in the Island's

13 historic district but not in the National Register  
14 district.

15           And it appears to me -- my feeling is  
16 there is a bit of hardship on those properties, because  
17 they are just in a very unusual position where they  
18 can't get certain increases or consideration by being on  
19 the National Register list. So you make a good point.

20           MS. HARMON: So what is the final height  
21 going to be? You are raising it, so what will the final  
22 height be of the building?

23           MR. BERRY: The garage, the finished floor,  
24 we are just raising that up two feet.

25           MS. HARMON: Two feet. Okay. So the total  
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1 height will be what?

2           MR. BERRY: I have the scale. Excuse me one  
3 second. The garage to the ridge, from the ground, is  
4 27 feet.

5           MS. HARMON: Okay. So you are raising it  
6 two more feet?

7           MR. BERRY: Well, the new height will be  
8 27 feet.

9           MS. HARMON: Oh, okay.

10          MR. BERRY: So the actual ridge, you know,  
11 we are raising almost two feet --

12          MS. HARMON: Okay.

13          MR. BERRY: -- from what it was. The dotted  
14 line is what it is now --

15          MS. HARMON: Right.

16          MR. BERRY: -- on this drawing. So we are  
17 just raising that finished floor up, which raises all of  
18 that portion up.

19          MS. HARMON: Okay.

20          MR. BERRY: And the existing house is  
21 approximately 32 feet to the ridge, approximately.

22          MS. HARMON: Well, it balances nicely. I  
23 think that part is fine.

24          MR. HERLONG: Fred?

25          MR. REINHARD: This is one of those  
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1 utilitarian projects. We are essentially making the  
2 home more usable when you connect it like that and put a  
3 room above the garage.

4 I look at it as a phased project, and  
5 probably some day somebody is going to want to take the  
6 vinyl siding off and do the next phase.

7 We had a conversation last time about  
8 making sure that the windows that we are putting in are  
9 close to what was in the original house, and I think  
10 there were some changes made, and it does look good, so  
11 I'm ready to approve.

12 MR. HERLONG: Jon?

13 MR. LANCTO: Yeah, I think that this is a  
14 nice change for that property. I think that what is  
15 there needs some work, and it's been kind of an eyesore,  
16 and I appreciate the owners taking the initiative to get  
17 an architect involved.

18 And I agree that the vinyl siding is  
19 probably a temporary measure, and I would approve it as  
20 it's submitted.

21 MR. HERLONG: Billy?

22 MR. CRAVER: I'm good with it. I do have  
23 vinyl siding on my house. It washes very easily.

24 MR. REINHARD: I would never hire a lawyer  
25 with vinyl siding.

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1 MR. CRAVER: You know what? That is your  
2 choice.

3 MR. HERLONG: I agree with what everyone  
4 else is stating. I think this is an unusual situation,  
5 even though it's a historic structure.

6 I mean, the siding is just not an issue,  
7 the fact there is going to be vinyl siding. It's  
8 probably, in some years, going to be replaced and  
9 upgraded and not a problem.

10 So do I hear a motion?

11 MR. REINHARD: Move for approval.

12 MR. CRAVER: I second.

13 MR. HERLONG: Any discussion on the motion?  
14 All in favor?

15 MR. CRAVER: Aye.

16 MR. LANCTO: Aye.

17 MR. REINHARD: Aye.

18 MS. HARMON: Aye.

19 MR. HERLONG: Aye.

20 MR. WRIGHT: Aye.

21 MR. HERLONG: None opposed.  
22 MR. BERRY: Thank you for your time.  
23 MR. HERLONG: I will recuse myself.  
24 (Mr. Herlong recused himself for the 1820  
25 I'on Street application.)

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1 MR. WRIGHT: The next application is 1820  
2 I'on for an addition and alteration.

3 Randy, do you want to give us the  
4 run-down?

5 MR. ROBINSON: You have before you -- you  
6 will see some pictures, aerial views of the house,  
7 several other views of the house.

8 The applicant is going to add a --  
9 renovate a portion of the house about -- I believe it's  
10 an existing screen porch, it's kind of hard to see, and  
11 then add a screen porch on the outside of that, clean up  
12 some areas that -- there is a screen porch on the I'on  
13 side of it. They are going to put glass across there  
14 that just kind of -- it's a screen porch. But, as the  
15 applicant said, there is no breeze on a porch like that.  
16 I have to agree with him.

17 I think, overall, the plan is a real  
18 nice plan. They plan to take this emblem that was put  
19 on the side of the building probably 30 years ago,  
20 something like that -- the builder that owned it thought  
21 that was cute and put it up there, and they want to take  
22 it down. They are not particularly fond of it.

23 Other than that, I will leave it to  
24 them. They are not asking for any increases of any  
25 kind. It's just design approvals.

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1 MR. WRIGHT: Great. The applicant  
2 presentation?

3 MR. HEINLEN: I am Rodd Heinlen with Steve  
4 Herlong & Associates, and we are representing Karen  
5 Weber and Andy Segal on their house at 1820 I'on.

6 We mainly want to rebuild and renovate  
7 this piece on the western side that was added at some  
8 point. The aerial view shows it clearly here. The  
9 house is right across from the lighthouse building.

10 What we -- the house is in the historic  
11 district. It's nonconforming because of the setbacks.

12 And what we plan to do with that west side, from the  
13 I'on side here -- well, you can see what is there now.  
14 You can see what we would like to do.

15 The present floor level in the existing  
16 piece is about two feet lower than the main house. We  
17 would like to raise that up to the main house level,  
18 take the shed roof off and put a hip roof on it, and  
19 basically rebuild the entire piece on the same  
20 footprint.

21 We are going to use the lap siding, the  
22 wood lap siding to match the existing hip roof. We will  
23 redo, probably redo the entire roof with a metal roof.  
24 We are still unclear whether that's going to be a 5V  
25 Galvalume or a standing seam.

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1 We are a little concerned with all of  
2 the hips and valleys of that roof to put a 5V on it,  
3 so -- but that is a cost issue, also, but it's going to  
4 be a metal roof.

5 The end of this piece right now is sort  
6 of a shed area. That is the piece that we want to turn  
7 into a screen porch. We will use the traditional  
8 handrail and balusters, windows match the two over two,  
9 probably a wood clad, but matching the white.

10 Besides that, we would like to put a  
11 square window up here on the I'on side in the octagon  
12 section. That section, if you know the house, is the  
13 main area. There are no windows in there. It's a  
14 two-story space.

15 It's a beautiful space, but it's kind of  
16 dark, so we would like to be able to bring light in from  
17 there. And this is the main entry on the I'on side, so  
18 we think that would be an improvement.

19 The other thing we are doing is on the  
20 east side we are replacing a door with a window, and we  
21 would like to bring the stairs out towards 18-1/2,  
22 18-1/2 Station instead of them going down the side.

23 The other things, basically general  
24 repair with the railings and the siding. Some of the  
25 sills are rotted. Some of the fascia needs some help.

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1 So just kind of general repair.

2 We would like to put some hardscape out

3 here towards the back of the house. I have indicated  
4 that there. We would like to put some sort of a drive  
5 in.

6 The configuration of the driveway, I put  
7 it in there to give us the area. I would like to work  
8 with Randy on the configuration exactly. I think we  
9 all -- right now it's just grass, and you pull up and  
10 it's just sort of awkward. So we would like to do  
11 something there. But, you know, we may change that  
12 configuration some.

13 We are not anywhere close to the lot  
14 coverage on impervious material, so we are okay on both  
15 of those things, I think.

16 I think the only other thing is we would  
17 like to move the two palms here because they are so  
18 close to the house, and we would replant those on the  
19 site somewhere else. I think that's it.

20 MR. WRIGHT: Any public comment? Public  
21 comment period is closed.

22 Randy, do you have anything to add?

23 MR. ROBINSON: No, I don't.

24 MR. WRIGHT: Thank you. Deliberation board,  
25 Betty?

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1 MS. HARMON: Excuse me. What did you say  
2 you were going to do with the shed? You are putting in  
3 a patio, but what are you doing with the shed?

4 MR. HEINLEN: The shed -- right now, part of  
5 that piece on the west side, about eight feet of it is a  
6 shed right now.

7 MS. HARMON: Right.

8 MR. HEINLEN: There is the room and then the  
9 shed. The shed is basically -- going to become the  
10 screen porch. That is all attached.

11 MS. HARMON: Oh, okay. I'm okay with it.

12 MR. WRIGHT: Fred?

13 MR. REINHARD: Truly, an octagonal house on  
14 Sullivan's Island is unique, and it's really -- it's fun  
15 to look at, especially the aerial view when you see the  
16 way all of the different roof surfaces interconnect.  
17 It's a neat house.

18 The first attempt to put an addition on  
19 here I think was a dismal failure. This is a very nice

20 improvement. I like it.

21 MR. WRIGHT: Jon?

22 MR. LANCTO: Yeah. I think that this is --

23 I wish there was a design review board when they put

24 that shed there the first time and maybe we wouldn't

25 have been here.

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1 But was this house -- somebody told me that

2 this was like one of the original poker houses.

3 MR. HEINLEN: Somebody told me that, too,

4 that they had the four rooms going out so the players

5 could sleep and then come back to the game in the center

6 of the house. I don't know if that is true or not, but

7 I heard the same thing.

8 MR. LANCTO: Okay.

9 MR. WRIGHT: That is written in the survey

10 document.

11 MR. LANCTO: Oh, is it?

12 MR. WRIGHT: Yes.

13 MR. LANCTO: Really?

14 MR. WRIGHT: This is an interesting house.

15 It was built, what, 1870 initially.

16 MS. HARMON: It's interesting.

17 MR. LANCTO: Great job.

18 MR. HEINLEN: Thanks.

19 MR. WRIGHT: Billy?

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

21 MR. WRIGHT: I only have one question. On

22 the plat it shows the renovated areas crossing over the

23 setback. Are you asking for a variance? Do you have to

24 get a variance on that?

25 MR. HEINLEN: We are building on the exact

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1 same spot that the --

2 MR. WRIGHT: Same footprint?

3 MR. HEINLEN: Right.

4 MR. WRIGHT: Okay. So that negates the need

5 for the setback.

6 MR. HEINLEN: I am not sure about the

7 overhang. We are just matching the overhang on the rest

8 of the house. I am not sure if that is plus or minus on

9 that, but we are keeping the same footprint.

10 MR. WRIGHT: You don't have any trouble with

11 that, Randy?

12 MR. ROBINSON: No. Actually, I put them at  
13 a 15-foot setback on that side because it's a corner  
14 lot, and the rules change a little bit versus the -- you  
15 know, it's according to which one we are calling front,  
16 rear and all of that.

17 And I would call this a rear, this is a  
18 side. And you can reduce that side yard setback on a  
19 corner lot, so I feel like you are fine back there.

20 MR. LANCTO: And I don't think the overhangs  
21 count in that situation, do they?

22 MR. ROBINSON: Overhangs don't count. And  
23 they are 18.9 feet to the overhang, so it's close to  
24 20 feet. I would put it, like you said, at a 15-foot  
25 setback from that side.

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1 MR. WRIGHT: Good. Thank you.

2 MR. HEINLEN: Sure.

3 MR. WRIGHT: Do I hear a motion?

4 MR. CRAVER: I move we approve as requested.

5 MR. LANCTO: Second.

6 MR. WRIGHT: All in favor?

7 MR. CRAVER: Aye.

8 MR. LANCTO: Aye.

9 MR. REINHARD: Aye.

10 MS. HARMON: Aye.

11 MR. WRIGHT: Aye.

12 Opposed? It's unanimous. Thank you.

13 MR. HEINLEN: Thank you.

14 MR. HERLONG: So the next item, Item 4 on  
15 the agenda, is 2320 I'on Avenue, and it's new  
16 construction.

17 MR. ROBINSON: This is a property that has  
18 been to you-all before. It came before you-all to  
19 reduce the size of the existing historical structure on  
20 the lot in anticipation of bringing this application to  
21 you-all.

22 In front of you you have the  
23 application. It's completed. They can't ask for any  
24 increases on this, because the ordinance says if you  
25 build a second house on the lot you cannot ask for

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1 increases. The new house is approximately 2,900 square

2 feet.

3 MS. ALLEN: Uh-huh.

4 MR. ROBINSON: Also, in front of you you  
5 have the plans. They are asking for conceptual  
6 approval.

7 MS. ALLEN: Correct.

8 MR. ROBINSON: All right. And the plans,  
9 they have a site plan, first and second floor plan and  
10 all the elevations. That's it.

11 MR. HERLONG: Okay. The applicant?

12 MS. ALLEN: Ready for me?

13 MR. HERLONG: Yes.

14 MS. ALLEN: Good evening. I'm Elizabeth  
15 Allen with Allen Design. I'm here on behalf of the  
16 Hellers, who are the property owners.

17 As Randy said, this property has been to  
18 you-all before. We were approved to take off  
19 non-historic additions to the front cottage, which we  
20 did, and that project was completed in October of 2007,  
21 and it turned out to be quite a nice little renovation.  
22 And the cottage has really, I think, kind of shown  
23 itself, what its original form and shape was, and the  
24 owners just love it.

25 So we are back before you tonight to

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1 start the process of having a second home on that lot,  
2 which, through special exception and permission under  
3 the zoning code, they are allowed to request, as Randy  
4 said, barring any other, you know, increases of relief,  
5 which we are not requesting.

6 Everything that we are proposing is in  
7 line with the ordinance as far as all the zoning  
8 standards, and we are not requesting any relief.  
9 You-all wouldn't be able to grant it if we were.

10 So, anyhow, it is a numbered property.  
11 A traditional island resource was what the original  
12 cottage was. The property itself is not in the historic  
13 district, just to give you-all a little, you know, info  
14 there.

15 The existing house is about 1,030 square  
16 feet. The original intention of the owners when they  
17 bought the property was always to, perhaps, build this  
18 second house, but only as a vacation home.

19 Their intentions have now changed for  
20 the property. They live in Atlanta, and her office has  
21 opened a branch office here in Charleston. And she  
22 worked here all this summer and realized how wonderful  
23 it was to be on Sullivan's Island and work, so they are  
24 making tracks to try to get here permanently, hopefully  
25 in the next year to two years, depending on what the  
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1 real estate market does in Atlanta.

2 So their eyes for the property and for  
3 the second house were changed a little bit from  
4 originally. And so what you see before you is what they  
5 really want as far as the house goes, and in its style  
6 and in its form and in its roofline.

7 As far as when you look at the placement  
8 of the house on the lot, there are several things that  
9 we looked at. First and foremost, of course, is the  
10 existing cottage.

11 They are fortunate that it does sit up  
12 at the front of the property on the I'on side actually  
13 in the setbacks, which renders the rest of the lot, you  
14 know, easily developable from a building standpoint.

15 The second is we have some existing  
16 trees on the lot. There is a 32-inch hackberry that  
17 sits on the interior property line, which, of course,  
18 would remain.

19 So, in looking at the design of the  
20 house, we have wrapped a porch around to that side to  
21 kind of create a little garden oasis there on the  
22 interior property line which is buffered some from  
23 Station 24.

24 Third is looking at the base flood  
25 elevation on the property. As you see on the site plan,  
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1 the property is bisected. The front portion is a VE  
2 elevation of 16 flood zone. The back portion is an AE  
3 15.

4 We purposely have pushed the new house  
5 into the AE flood zone, which will help us bring the  
6 first floor height down as low as possible to reduce  
7 that scale and try to give some reference to the fact  
8 that there is the cottage up front, and it is not  
9 elevated above flood.

10 The fourth issue, that is a big one for  
11 the wife, the noise and traffic from Middle Street is  
12 something that she wanted to pay particular attention  
13 to, so we did not push the house all the way to the back  
14 of the lot. And we purposely arranged spaces at the  
15 back of the house, the master bath and master closet, to  
16 buffer that noise to the remainder of the spaces in the  
17 house.

18 And then the last thing in site  
19 considerations were looking at the weather patterns and  
20 the prevailing winds, and trying to get as much breeze  
21 as we could possibly get to the new house, and doing  
22 things with the porch and having all the main spaces  
23 open onto that on the first and the second floor, and  
24 even trying to get some windows in the master bedroom,  
25 which sits a little bit further back, but do face the

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1 ocean.

2 So when you look at the overall site  
3 numbers, everything is within compliance as far as --  
4 the new structure, as far as the setbacks go.

5 Obviously, the existing structures do  
6 not meet the setbacks. The existing structures do not  
7 meet the setbacks, but the new structure does.

8 When you look at principal building  
9 coverage, impervious coverage, principal building square  
10 footage, all of that is within the allowable.

11 From a design standpoint, when you look  
12 at the additional front yard setback, which we are back  
13 from the front setback line, but the graduation of the  
14 volume of the house from grade back to the second floor  
15 has been accomplished with the depth of the first floor  
16 porch and the inclusion of a deck on the second floor  
17 back up to the main facade of the second floor.

18 The primary front facade, it is less  
19 than 50 feet wide. We are exempt from that particular  
20 requirement because we do have the porch that runs along  
21 the front and wraps the side, but we did keep that less  
22 than 50 feet.

23 The requirement of the side facade not  
24 to exceed 30 feet without a 4-foot inset, we have also  
25 met that along that Station 24 side, and tried to give

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1 some relief to that side to break up the mass of the  
2 house and graduate back down to the back of the lot.

3 The house -- the orientation of the  
4 house is the front entry is oriented towards the ocean.  
5 It is a similar arrangement to the existing house as far  
6 as a, you know, center entry with a center set of steps  
7 that come down from the porch.

8 As far as the design goes, we tried to  
9 keep a lot of similarities as far as the design of the  
10 second house as far as the side-facing gables and the  
11 horizontal railings. And the main entry stairs, very  
12 similar to the entry stairs on the cottage with a  
13 primary landing entering onto the porch.

14 We have also tried to change somewhat --  
15 so that it does not appear that we are trying to take  
16 the cottage and just build a bigger version of it,  
17 because I don't think that that really does the existing  
18 structure justice, so the use of the rafter tail  
19 detailing and, you know, a little bit of extra detail on  
20 the columns and wrapping the porch around. Things like  
21 that have brought a little more to it, and also given  
22 the owner some of the things that they wanted as far as  
23 the function of the structure.

24 So thank you very much.

25 MR. HERLONG: Thank you. Is there any

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1 public comment? Public comment section is closed.

2 Randy, any final comment?

3 MR. ROBINSON: No other comment.

4 MR. HERLONG: So let's switch it up. Fred,  
5 do you have any questions, thoughts?

6 MR. REINHARD: I am trying to make sense of  
7 the elevations with respect to the floor plan and they  
8 don't seem to all match up. Is that why this is  
9 preliminary? Are you still sorting that all out?

10 MS. ALLEN: Yes. There might be some  
11 inconsistencies. If there are, I apologize for that.  
12 But it is conceptual. We wanted to come and get  
13 you-all's overall thoughts as we proceed with the owner  
14 and proceed with you-all.

15 MR. REINHARD: Conceptually, I'm okay with  
16 it.

17 MS. ALLEN: Thank you.

18 MR. HERLONG: Jon?

19 MR. LANCTO: Yeah, conceptual looks good.

20 Are you thinking about horizontal railings all around  
21 the house?

22 MS. ALLEN: Yes, at this time.

23 MR. LANCTO: Okay, portion to be worked on.

24 MS. ALLEN: Well, I mean, this is conceptual  
25 as far as the submittal goes. And, obviously, between  
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1 now and final approval there are details that will be in  
2 flux.

3 That is probably one that will not,  
4 given the fact that there are horizontal rails on the  
5 existing cottage. And that was an element that we were  
6 requested to retain on the original cottage by the  
7 Design Review Board.

8 So it was something that we thought  
9 would help tie the two structures together. Because it  
10 really brings your eye in that horizontal motion from  
11 one house to the next. And we thought that when you  
12 look at them from a distance that it would help to tie  
13 the structures together and let them realize that they  
14 are both on the same property.

15 You know, a lot of people think that  
16 this is two lots because the cottage is so far to the  
17 front. And we wanted to make sure that there were  
18 enough similarities that it felt like it was, you know,  
19 one cohesive unit.

20 MR. LANCTO: It just could be the graphics.  
21 It looks with this picture, or this drawing, to be solid  
22 siding across those, which would bother me.

23 MS. ALLEN: Yeah. In our sketch elevation,  
24 it's tough to do that because you get no perspective.  
25 But the existing rails are 3-1/2 as far  
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1 as -- it's basically 2x4 and then it's gapped 3-1/2  
2 inches, and then 3-1/2 solid, gapped 3-1/2. So that  
3 will be a similar arrangement to what we would be,  
4 perhaps, duplicating on the new house.

5 MR. LANCTO: Okay. I'm good.

6 MR. HERLONG: Billy?

7 MR. CRAVER: I like it.

8 MS. ALLEN: Thank you.

9 MR. HERLONG: Duke?

10 MR. WRIGHT: I am fine with it. I have one  
11 comment for Randy and Elizabeth regarding the VE zone  
12 versus the AE zone.

13 Make sure that you are in the AE zone.  
14 That will have a tremendous impact on your flood  
15 insurance premiums. I recently have found that part of  
16 my house was in a V zone.

17 MS. ALLEN: Yeah, and as soon as you touch  
18 it, you are done.

19 MR. WRIGHT: I mean, and only a part of the  
20 porch.

21 MS. ALLEN: Yeah. As soon as you cross the  
22 barrier, you are done.

23 MR. WRIGHT: Even Randy couldn't help me get  
24 out of that.

25 MR. ROBINSON: That's right. Cut that porch  
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1 off.

2 MR. WRIGHT: It's only about three feet into  
3 the V zone.

4 MS. ALLEN: So, yeah, that is something that  
5 both from that standpoint and from the overall perceived  
6 height from grade, it helps in both of those aspects to  
7 be -- and not to crowd the cottage.

8 You know, you don't necessarily want  
9 this house right on top of the cottage, but you do want  
10 it close enough that when they have family staying in  
11 the cottage, and they are living there in the main  
12 house, that they don't feel like they are, again, on a  
13 different piece of property.

14 MR. WRIGHT: Good.

15 MR. HERLONG: Are you --

16 MR. WRIGHT: No, I'm fine. I think it's  
17 good. It's a preliminary. I agree with Fred. There  
18 are a couple of things that I'm sure will be corrected  
19 on the final.

20 MR. HERLONG: Betty?

21 MS. HARMON: Is the shed going to stay  
22 there, the shed?

23 MS. ALLEN: No. The shed will come down.

24 MS. HARMON: Okay. You are getting rid of  
25 the shed?

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1 MS. ALLEN: Yes. Because once this is built  
2 they will have additional storage up underneath. As it  
3 stands right now, because of the existing house not  
4 being elevated, they have nowhere for bicycles and all  
5 that kind of stuff. So, no, the shed will leave once  
6 the new house is built.

7 MS. HARMON: Actually, I think you have  
8 done -- worked with them really well, and I'm pleased  
9 that they want the horizontal bars around so it  
10 connects, makes the connection.

11 And you are right, with the eye not  
12 having to do this, it's going to make it not look as  
13 large. So I'm okay with it.

14 MR. HERLONG: And I think it's a great  
15 solution. I think the scale of it is very appropriate  
16 to that area of town. And, you are right, you want to  
17 be off of Middle Street some, but clearly you want to be  
18 behind that V zone line.

19 And the way the porch wraps around, it  
20 acknowledges the small structure on the lot very well.  
21 So it just seems like a great solution.

22 So do I hear a motion?

23 MR. CRAVER: I move we approve conceptually.

24 MR. REINHARD: Second.

25 MR. HERLONG: So any discussion on the

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1 motion? All in favor?

2 MR. CRAVER: Aye.

3 MR. LANCTO: Aye.

4 MR. REINHARD: Aye.

5 MS. HARMON: Aye.

6 MR. HERLONG: Aye.

7 MR. WRIGHT: Aye.

8 MR. HERLONG: Any opposed? None opposed.

9 MS. ALLEN: Thank you very much.

10 MR. CRAVER: Good job.

11 MS. ALLEN: Thank you.

12 MR. HERLONG: So there is a fifth item on  
13 the agenda --

14 MR. CRAVER: Did you approve anything?

15 MR. HERLONG: -- a discussion of staff  
16 approvals.

17 MR. ROBINSON: I didn't approve anything.  
18 MR. HERLONG: So do I hear a motion to close  
19 the meeting?  
20 MR. CRAVER: I move we adjourn.  
21 MR LANCTO: Second.  
22 MR. HERLONG: Finished.  
23 MS. HARMON: Note that we are done in 40  
24 minutes.  
25 MR. HERLONG: And all in favor of that

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1 motion?  
2 MR. CRAVER: Aye.  
3 MR. LANCTO: Aye.  
4 MR. REINHARD: Aye.  
5 MS. HARMON: Aye.  
6 MR. HERLONG: Aye.  
7 MR. WRIGHT: Aye.  
8 (The hearing was concluded at 6:40 p.m.)

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1 STATE OF SOUTH CAROLINA )  
2 )  
3 COUNTY OF CHARLESTON )

4 I, Nancy Ennis Tierney, Certified Shorthand Reporter  
and Notary Public for the State of South Carolina at  
Large, do hereby certify that the hearing was taken at

5 the time and location therein stated; that the hearing  
6 was recorded stenographically by me and were thereafter  
7 transcribed by computer-aided transcription; and that  
8 the foregoing is a full, complete and true record of the  
9 hearing.

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

13 Witness my hand, I have hereunto affixed my official  
14 seal this 19th day of September, 2009, at Charleston,  
15 Charleston County, South Carolina.  
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24 Nancy Ennis Tierney  
25 CSR (IL)  
My Commission expires  
April 6, 2014