

In the Matter Of:

Town of Sullivans Island v.

In Re: Design Review B

COPY

Sullivans Island Design Review Board Mtg.

September 18, 2017



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TOWN OF SULLIVAN'S ISLAND
DESIGN REVIEW BOARD

HEARING BEFORE: STEVE HERLONG, CHAIRPERSON
DATE: September 18, 2017
TIME: 5:58 PM
LOCATION: Sullivan's Island Town Hall
2056 Middle Street
Sullivan's Island, SC
REPORTED BY: Priscilla Nay,
Certified Shorthand Reporter

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1 APPEARANCES :

2 STEVE HERLONG, CHAIRPERSON
3 BUNKY WICHMANN, BOARD MEMBER
4 LINDA PERKIS, BOARD MEMBER
5 DUKE WRIGHT, BOARD MEMBER
6 BEVERLY BOHAN, BOARD MEMBER
7 RHONDA SANDERS, BOARD MEMBER
8 RON COISH, BOARD MEMBER
9 JOE HENDERSON, ZONING ADMINISTRATOR
10 RANDY ROBINSON, BUILDING OFFICIAL
11 KAT KENYON, PERMIT TECH
12 HEATHER WILSON
13 BRADLEY KOHR
14 GREG GRESS
15 BILL HUEY
16 PAT MARR
17 LAURA MIDDLETON
18 CARL McCANTS
19 BRAD HEPPNER
20 WARD LASSOE
21 GLEN GARDNER
22 SARAH MICHELIN
23 SAM RHODES

24 ALSO PRESENT:

25 MARK HOWARD
JASON FOURLER
CULLEN HAWKINS
REAGAN MOSELEY
ERIC MECKLEY
DANIEL BECH



1 THE CHAIRPERSON: Okay. This is the
2 September 18th, 2017 meeting of the Sullivan's
3 Island Design Review Board. Members in attendance
4 are -- well, we want to welcome Ron Coish to the
5 Review Board. This is his first night.

6 MR. COISH: Thanks for having me.

7 THE CHAIRPERSON: We have Bunky
8 Wichmann, Beverly Bohan, Rhonda Sanders, Linda
9 Perkis, Duke Wright, and Steve Herlong.

10 First on the -- the Freedom of
11 Information requirements have been met for this
12 meeting and the first item on the agenda is the
13 approval of the July 2017 minutes. So we're
14 looking for the approval of the July 2017 minutes.
15 Do I hear a motion?

16 MR. WICHMANN: Motion to approve as
17 submitted.

18 THE CHAIRPERSON: Do I hear a second?

19 MS. BOHAN: I second.

20 THE CHAIRPERSON: All in favor?

21 (Board members stated aye.)

22 THE CHAIRPERSON: Any opposed?

23 (No response.)

24 2608 MYRTLE AVENUE

25 THE CHAIRPERSON: None opposed. So the

1 second item on the agenda is 2608 Myrtle Avenue, a
2 modification to a historic structure. Joe, can you
3 tell us about the application.

4 MR. HENDERSON: Yes, sir. Thank you,
5 Members of the Board. Our first agenda item is
6 listed at C-1. This is a special exception request
7 at 2608 Myrtle Avenue. This property is listed as
8 a traditional island resource.

9 As for Survey Card 086 this project has
10 been before you once before for conceptual review
11 and that was on May 17th. It recently received
12 formal approval by the Board of Zoning Appeals on
13 August 10th.

14 The charge of the Board tonight is to
15 review the presentation, the height, scale, mass
16 and placement of the second structure of the new
17 construction and ensure that it's compatible with
18 the historic structure. Again, the special
19 exception allows the construction of a new dwelling
20 unit and the historic structure is an accessory
21 dwelling unit.

22 With that, Mr. Chairman, I'll yield to
23 the Board for any questions. Not much has changed
24 on this project.

25 THE CHAIRPERSON: Okay. So you've

1 got 10 minutes.

2 MR. HEPPNER: Good evening. Thanks.
3 My name is Brad Heppner, 574 Hascall Road, Atlanta,
4 Georgia. I'm here representing 2608 Myrtle Avenue.
5 I trust that you all have received the application
6 and drawings and have some familiarity with it.

7 As Joe mentioned, you know, this is for
8 the modification and restoration of the historic
9 structure and addition of a primary dwelling. With
10 that I'm perfectly fine yielding my time to y'all
11 if there's any questions and my response to
12 anything you might have.

13 THE CHAIRPERSON: I was not here for
14 the May meeting. I apologize. So you might just
15 give me just a quick review of the site plan. Just
16 the site plan. That's so I can see what's going
17 on. I guess there are two -- at least two members
18 that were not at that meeting.

19 MR. HEPPNER: Sure.

20 THE CHAIRPERSON: It would be good for
21 a quick review.

22 MR. HEPPNER: The existing structure
23 that -- the existing cottage fronts Myrtle Avenue.
24 That's the cottage that we're maintaining. It
25 does -- we are shifting that cottage slightly to

1 the -- I guess it would be to the eastern -- to the
2 eastern portion of the lot. Then the primary --
3 primary residence then rests on Goldbug and then
4 also the western portion of the lot. So, you know,
5 actually it kind of creates an inner courtyard
6 between the historic cottage and then Goldbug and
7 Myrtle Avenue.

8 THE CHAIRPERSON: Joe -- right there?
9 Where is the historic cottage?

10 MR. HEPPNER: Right there.

11 THE CHAIRPERSON: I see. That's
12 better. I follow it now. Well, what we would
13 normally do is just kind of go along here and let
14 anyone ask questions or let us know how they feel
15 about it. Bunky, you can start.

16 MR. WICHMANN: Mr. Heppner, you want to
17 take the original structure -- the structure is
18 increased to 22 over the years -- 2,500 feet and
19 you want to bring it back to how many feet?

20 MR. HEPPNER: I believe we're down to
21 852 heated.

22 MR. WICHMANN: Okay.

23 MR. HEPPNER: That's, you know,
24 basically taking what was an enclosed porch and
25 return that to an open porch.

1 MR. WICHMANN: Right. That's
2 appropriate. Also you want to wind up with two
3 structures on the property. Is that correct?

4 MR. HEPPNER: Correct.

5 MR. WICHMANN: Is there -- how many is
6 the new structure that's coming in?

7 MR. HEPPNER: What is that?

8 MR. WICHMANN: The new structure that's
9 coming in.

10 MR. HEPPNER: What is the new
11 structure?

12 MR. WICHMANN: Right.

13 MR. HEPPNER: The new structure will be
14 our primary dwelling. You know, the historic
15 cottage will remain as a detached historic cottage.

16 MR. WICHMANN: And the scope and size
17 and scale have been already rendered on that?

18 THE CHAIRPERSON: Bunky, if I'm not
19 correct is this what we're looking at is the new
20 structure?

21 MR. HEPPNER: Correct.

22 THE CHAIRPERSON: Is that correct?

23 MR. HEPPNER: That is the proposed
24 Goldbug elevation of the new structure.

25 MR. WICHMANN: Got you. Okay.

1 MR. HENDERSON: The finished site plan
2 didn't come through in the scan, but I think that
3 is included in your packet.

4 MR. HEPPNER: It should be. You should
5 have a site plan. If you have a packet it would
6 be --

7 MS. SANDERS: I haven't seen it.

8 THE CHAIRPERSON: I haven't seen the
9 site plan.

10 MR. HEPPNER: There you go.

11 THE CHAIRPERSON: Is this the site
12 plan?

13 MR. HEPPNER: If anyone is missing a
14 copy, I actually have that.

15 MR. HENDERSON: Let me orient the Board
16 on the site plan.

17 THE CHAIRPERSON: We might want to
18 follow through. I think there are a lot of people
19 with some questions about what you're seeing.

20 MR. WRIGHT: This is the cottage to the
21 scale and size --

22 MR. HENDERSON: So this is the
23 historic.

24 MR. HEPPNER: That is the historic
25 cottage, correct, the structure facing on --

1 MR. COISH: Historic.

2 THE CHAIRPERSON: You probably want to
3 give everybody a preview.

4 MR. HEPPNER: I don't know if y'all
5 can hear me or not and follow along with your site
6 plan. So this is Myrtle Avenue. This is Goldbug.
7 So this structure here is facing Myrtle. That's
8 the -- that's the rendering of the historic cottage
9 and this then this is -- so Goldbug -- this is our
10 primary dwelling. We're in Goldbug and then the
11 western side property.

12 MS. PERKIS: Are you also going to have
13 a shed on the property?

14 MR. HEPPNER: Yes, ma'am.

15 MR. WRIGHT: I believe we looked at
16 this back in May. Did we talk about this in May?

17 MR. HEPPNER: Correct.

18 MR. WRIGHT: We're here I was at the
19 meeting. I think everything is fairly well. Okay.
20 Members that are here, is everybody clear on where
21 the new cottage or the renovated cottage is going
22 to be? They said it's facing Myrtle.

23 MR. HEPPNER: Correct. Yes, currently
24 facing and it will be proposed to be facing also.

25 MR. HENDERSON: Mr. Heppner, will the

1 cottage be elevated slightly?

2 MR. HEPPNER: Currently the cottage
3 will not. We can maintain the same elevation as we
4 currently have.

5 MR. HENDERSON: That's because the
6 elevation of the lot is high enough so you don't
7 have to --

8 MR. HEPPNER: Correct.

9 MR. HENDERSON: -- substantially bring
10 it up.

11 MS. PERKIS: Is the new house going to
12 be --

13 MR. HEPPNER: It will be one foot
14 above. So we'll actually -- we'll be about a foot
15 above the existing cottage now.

16 THE CHAIRPERSON: So we will go --
17 Bunky, if you have any other or more questions --

18 MR. WICHMANN: No. I think I was just
19 trying to get my arms wrapped around this whole
20 thing.

21 MR. HEPPNER: Sure.

22 MR. WICHMANN: So, again, we followed
23 it from May. So that's fine. I'm good on my
24 questions. Thank you.

25 MS. PERKIS: Okay. I don't have

1 any questions.

2 THE CHAIRPERSON: Thank you. Did you
3 have any more questions?

4 MR. WRIGHT: No. I was fine with it in
5 May and I'm still fine with it. I think it's a
6 very good design and a great solution.

7 THE CHAIRPERSON: All right. I'm going
8 to take a moment and catch up where we are and last
9 will ask more questions. But first I think we want
10 to see if there's any public comment.

11 (No response.)

12 THE CHAIRPERSON: Okay. Public comment
13 section is closed. Let's continue to study and ask
14 any questions. Beverly, do you have any questions?

15 MS. BOHAN: Can you tell me what the
16 setback is on the right side, the Myrtle Avenue
17 side -- it's not dimensioned and it says it's
18 13.3 percent -- since you're moving it up into the
19 east right side.

20 MR. HEPPNER: Correct. We're going
21 to -- are you saying the setback from Myrtle
22 Avenue?

23 MS. BOHAN: To the right side. What is
24 that approximately?

25 MR. HEPPNER: Yeah. Let me just

1 make sure I know what you're talking about. So
2 here is Myrtle Avenue. You're talking about this
3 line?

4 MS. BOHAN: Yeah. What is the setback
5 line?

6 MR. HEPPNER: What we have asked for is
7 on the western side. It is a reduction by two feet
8 by 13 feet.

9 MS. BOHAN: Okay.

10 MR. HEPPNER: On this side we are at --
11 excuse me -- 25 feet.

12 MS. BOHAN: Okay. I thought it was 25,
13 27. Okay. And are the neighbors aware of the
14 setback request? Are they okay? I'm just asking.

15 AUDIENCE MEMBER: Yes, they are.

16 MR. HENDERSON: The lot has been posted
17 and we haven't heard any comment from them.

18 MS. BOHAN: That's all I have for now.

19 MS. SANDERS: I was going to say there
20 are no dimensions on the site plan. So it is kind
21 of vague. I mean, setbacks, et cetera. I don't
22 recall this from -- I don't know where I was that
23 day, but I don't recall this. So, it looks like
24 it's with the foundation height you're asking
25 for -- it looks low, though.

1 MR. HENDERSON: Are you actually
2 requesting relief on foundation?

3 MR. HEPPNER: No. We're at -- we're in
4 a flood, a 13. So 13 plus one at this point. So
5 that looks essentially five feet above existing
6 grade.

7 MS. SANDERS: It says the building
8 foundation height is 4.4.

9 MR. HEPPNER: Says 4.4?

10 MS. SANDERS: Right. So there is -- it
11 doesn't look very tall. I was making sure --

12 MR. HEPPNER: It says three feet above
13 base, floor to floor. So that relief is one foot
14 above base. We're proposing one foot above base.
15 So I guess if that's a request for a relief then
16 that's where we're at. We're one foot above base.

17 MR. HENDERSON: From what I understood
18 there was no need to request the relief of one foot
19 above base flood elevation. So the elevations you
20 see there are representative of what it will look
21 like and that's showing, I think, a finished floor
22 elevation of 14. That's a compliant structure.

23 MR. HEPPNER: Correct.

24 MR. HENDERSON: So there is no need for
25 that relief.

1 MS. PERKIS: Could I ask a question?
2 You're going to have that steep roof and then the
3 next part attached where the front door is, I
4 assume, is a flat roof?

5 MR. HEPPNER: Yes, ma'am.

6 MS. PERKIS: Is that what I'm looking
7 at?

8 THE CHAIRPERSON: Ron, do you have any
9 comments?

10 MR. COISH: The setback was my main
11 concern and he answered that. I'm kind of trying
12 to wrap my head around it, too, really. I wasn't
13 hear in May, but I guess the prior Board was okay
14 with it and the setbacks are good.

15 THE CHAIRPERSON: And, again, it's the
16 first time I've seen it. Again, it is unusual that
17 we get to see a house that's going to be built on a
18 crawl space. I think that's excellent and that's
19 the reason I would definitely think it's great to
20 have a shed or whatever you call --

21 MR. HEPPNER: Sure.

22 THE CHAIRPERSON: It is a bit of a
23 different design aesthetic than we normally see and
24 I like that, too. So I think it is great.

25 MR. HENDERSON: If I could just point

1 out another kind of new feature of this lot. There
2 is an enormous pecan tree of 39 or 40 inches. I
3 think it is probably one of the biggest on the
4 island. There's also a 22-inch live oak that's
5 kind of situated directly within the footprint.

6 So they're going to wrap the house
7 around this live oak. So they're working those
8 factors as well.

9 MR. HEPPNER: That's what generated
10 that two-foot shift there to retain the lot.

11 THE CHAIRPERSON: Do I hear a motion?

12 MR. WRIGHT: I move we approve it as
13 submitted.

14 MR. WICHMANN: Second.

15 THE CHAIRPERSON: Any discussion about
16 that motion?

17 (No response.)

18 THE CHAIRPERSON: So all in favor?

19 (Board members stated aye.)

20 THE CHAIRPERSON: Any opposed?

21 (No response.)

22 THE CHAIRPERSON: Okay. Great.

23 MR. HEPPNER: Thank you. Appreciate
24 it.

25 THE CHAIRPERSON: The second item --

1 third item.

2 2120 MIDDLE STREET

3 MR. HENDERSON: Mr. Chairman, Agenda

4 Item D-1. We'll get you a form, Steve. Okay.

5 Board members, Agenda Item D-1 is a commercial
6 design review and also a special exception project.

7 It is located at 2120 Middle Street. It is a new
8 business in town, Republic Ice Cream.

9 The applicants are requesting approval
10 of the parking plan of the establishment. This is
11 the last step that is required in order to get
12 final approval of the special exception for the
13 coffee shop use. The DRB is charged with ensuring
14 that they are providing adequate parking either on
15 site or within the public right-of-way for their
16 patrons.

17 A little bit about this special
18 exception. They are allowed to have 25 feet and
19 700 square feet of usable space for their patrons.
20 So I'll yield to the Board for any comments or
21 questions about this. Mr. Bradley Kohr is here to
22 present his parking layout and I can put that up on
23 the screen for you.

24 MR. WRIGHT: Excuse me. Joe, is our
25 only interest in the parking?

1 MR. HENDERSON: Yes, sir.

2 MR. KOHR: I don't know what I'm
3 supposed to say about parking stuff.

4 MS. PERKIS: I had a hard time, may I
5 say, understanding what you're asking for and where
6 it's going to be.

7 MR. KOHR: I don't think we're asking
8 for anything other than approval but the zoning
9 people have already --

10 MS. PERKIS: So you're not asking to
11 increase parking or you're not asking for more
12 spots?

13 MS. KOHR: No, ma'am.

14 MS. PERKIS: Is what it is?

15 MR. HENDERSON: As a condition of
16 receiving approval for the coffee shop use the
17 applicant has to demonstrate that they are
18 providing parking somewhere for their patrons.
19 So if you look at the screen you'll see the
20 establishment is right here.

21 They have seven onsite parking spaces
22 with one ADA or handicapped-accessible space here
23 and then across the street in green you'll see
24 that there is six spaces. You have 19 in the
25 commercial district. You have 15 adjacent in the

1 park. So there's lots of public parking all over.
2 This property has the benefit of actually having
3 some spaces on the site which is --

4 MR. COISH: It's huge.

5 MR. HENDERSON: -- kind of unusual. I
6 would mention that we did require some buffering, a
7 six-foot-high privacy fence to split up the
8 commercial use from the residential here. But
9 that's pretty much the only site changes that were
10 made.

11 MR. COISH: I have a problem with the
12 parking that's existing because it is so accessible
13 I can't seem to stay out that ice cream shop.
14 That's some good ice cream.

15 MR. KOHR: We're excited about the
16 coffee room. I have a friend that is a coffee
17 roaster and we have something we've got called the
18 Trifecta that's supposed to be the theoretically
19 perfect coffee brewer according to him.

20 He's looking forward to setting it up
21 and all that kind of stuff. He is as obsessed
22 about coffee as we are about ice cream. So we have
23 fun doing stuff together.

24 MR. WICHMANN: Question. You have been
25 operating for how long?

1 MR. KOHR: August was it? Something
2 like that. It was whenever we got the approval
3 with the tables and chairs on the 11th is the --

4 MR. WICHMANN: What we're doing tonight
5 is not going to change anything if it's approved,
6 correct? It's not going to change?

7 MR. KOHR: Yeah.

8 MR. WICHMANN: It's not an increase or
9 decrease? So is there any negative feedback from
10 anyone about any parking?

11 MR. HENDERSON: No, sir.

12 MR. WICHMANN: Okay. I'm curious why
13 we're here.

14 MR. HENDERSON: Republic Ice Cream
15 already has a business license as a to-go
16 establishment. With the Board granting the
17 approval of the parking plan then that allows them
18 to bring in tables and chairs and become a coffee
19 shop where patrons can go in and sit down and sit
20 on the porch.

21 So this is the last step of that
22 process for the special exception; so tomorrow
23 morning I can issue a zoning certificate of
24 compliance and a business license to him for him to
25 be able to bring in tables and chairs.

1 MR. WICHMANN: Great. Thank you for
2 clarifying that.

3 MS. BOHAN: Is there any other public
4 comment?

5 (No response.)

6 MS. BOHAN: Public comment closed.
7 Joe, do you have any other final comments?

8 (No response.)

9 MS. BOHAN: Board, any comments?

10 MR. WRIGHT: I'm fine.

11 MS. SANDERS: We're good.

12 MR. WICHMANN: I make a motion we
13 approve as submitted.

14 MS. PERKIS: Second.

15 MS. BOHAN: All in favor?

16 (Board members stated aye.)

17 SULLIVAN'S ISLAND WATER AND SEWER DEPARTMENT

18 THE CHAIRPERSON: Item 4 on the agenda
19 is the Sullivan's Island Water and Sewer Department
20 door replacement on a historic structure.

21 MR. HENDERSON: Yes, sir. This is a
22 historic design review. This is the water tower
23 property. It's listed as historic by way of Survey
24 Card 371. This is the old RO building and the pump
25 house that was part of the military era structures

1 on the island. Mr. Greg Gress is here to represent
2 the project. Greg, I'll let you explain a little
3 bit about what modifications need to be made here.

4 MR. GRESS: Basically, what we're
5 wanting to do is heighten that existing door by two
6 feet, three inches. We've got some new equipment
7 that's coming in and will not fit the existing
8 height of the door. So we need to increase that
9 height by two feet, three inches.

10 The width is going to be remain the
11 same and the door that will be put in there is like
12 a roll-up door. That's just showing you the area
13 above it. Y'all need to scroll down.

14 It's going to be similar to that door
15 right there. Like I said, it's the old town hall
16 minus the little manway in the middle is what we're
17 looking to do. If you scroll back up to that first
18 photo, this door was put in -- I think it was 2001
19 or 2002 when we put that door in and I don't recall
20 what was there before honestly. That served us
21 well for the last 16 years.

22 If you look real close the brick above
23 that doorway -- I think it was in 2009 it got
24 damaged. So the landfill had to be replaced. All
25 that brick up there had already been replaced once.

1 Had we known then what we know now we
2 would have replaced the height of that door back
3 then. We're just looking to increase the height of
4 the new door and put a new roll-up door inside of
5 it.

6 THE CHAIRPERSON: Okay. Is there any
7 public comment?

8 (No response.)

9 THE CHAIRPERSON: Public comment
10 section is closed. Any final comments, Joe?

11 MR. HENDERSON: Nothing further.

12 THE CHAIRPERSON: Okay.

13 MR. WICHMANN: I'm struggling with this
14 one, Greg. Tell me about the equipment that's got
15 to go in there. Is it the removal or going in
16 permanently affixed or --

17 MR. GRESS: It is in and out. It is
18 removable.

19 MR. WICHMANN: And did you research any
20 other doors that be might be more esthetically
21 pleasing? I think you'd have to struggle to find
22 some that are less than the ones that are there or
23 the ones you've proposed.

24 Is there something else? To me the
25 doors that are there presently while they're built

1 in -- don't look like they're maintained all that
2 well but they're much more in keeping with the
3 historic structure. That is part of the charge of
4 this Board is to maintain we protect the properties
5 of Sullivan's Island, especially the ones that are
6 historic in nature.

7 So I'm struggling a little bit with
8 that aspect of it. Is there a Plan B?

9 Was there something else that was
10 looked at to maybe be more in keeping with the
11 character and the historic nature and structure?

12 MR. GRESS: I did contact the door
13 company. I gave them that same photo right there
14 and they sent me -- they sent me a picture.
15 Basically they can match what that looks like.

16 A picture of that door would be what
17 the roll-out door could and would look like. It's
18 still going to be a roll-out door, but the looks of
19 it or esthetics of it couldn't look like that one
20 right there.

21 MR. WICHMANN: I think that would
22 be something worth looking at. Again, this is
23 a purview of what we're doing today, but, you
24 know, it is a structure with integrity. It
25 looks improved more of the windows or -- I assume

1 that's -- shutters on the windows, right? Anyway,
2 those are my comments. Thank you.

3 MS. PERKIS: I totally agree with you,
4 Bunky. I'm not going to vote for anything until I
5 see the final picture. I think this is iconic.
6 The rolled up things that you presented are ugly.
7 You can't find another place to keep this
8 equipment?

9 What kind of equipment are we talking
10 about? Are we talking about trucks or what are we
11 talking about?

12 MR. GRESS: It's a sewer TV camera
13 trailer. We had a camera in there now. The new
14 one we're about to purchase, the height of it will
15 not fit.

16 MS. PERKIS: Is there no other place
17 you can keep it on the island?

18 MR. GRESS: We don't have any other
19 storage until we get our -- I have some pictures or
20 drawings if this will help. It's not in your
21 packet, but I didn't know -- this is a picture from
22 the door manufacturer. These hinges I have -- I
23 guess they have been painted on like that.

24 MR. WICHMANN: Yes. It is not
25 autonomous to what we have seen in the various

1 places among the island.

2 MR. GRESS: They are able to do that.

3 THE CHAIRPERSON: Linda, did you have
4 any more questions?

5 MS. PERKIS: I have no questions.

6 THE CHAIRPERSON: Duke.

7 MR. WRIGHT: What is the picture with
8 the white sash over the door?

9 MR. GRESS: It is just to show the area
10 above the door.

11 MR. WRIGHT: How high you're going to
12 go?

13 MR. GRESS: Yeah.

14 MR. HENDERSON: So there are really two
15 requests here. The design of the door is changing
16 and then also expanding the opening to accommodate
17 the larger door.

18 THE CHAIRPERSON: Expanding it here?

19 MR. HENDERSON: That's right.

20 MR. WRIGHT: I'm all for historic
21 preservation as you know. This is certainly
22 historic, but in my view it's not esthetical enough
23 to warrant quibbling about it. I think the problem
24 is it's prominent. It's seen right on Jasper. But
25 I think given the sketch of the door there that I'm

1 okay with it. Beverly.

2 MS. BOHAN: In the sketch are these
3 shadow lines or are they mimicking the door or are
4 they mimicking the width of the existing boards?

5 MR. GRESS: I think they're mimicking
6 the width of the existing boards. They just went
7 off the picture I seen up here.

8 MS. BOHAN: Then I'm good with it.
9 Thank you.

10 MS. SANDERS: Yeah. Those roll-up
11 doors are ugly, but whatever. What is it made of?

12 They're metal doors?

13 Metal roll-up doors?

14 MR. GRESS: Yes. Yes, ma'am.

15 MS. BOHAN: Would it be out of the
16 question? That would just not be --

17 MR. GRESS: They can probably do that.
18 I can ask them. I think what I've got was just the
19 standard roll-up door made to look like that one.
20 So that's that picture.

21 MS. SANDERS: I can't -- I like the
22 doors that are there, but I get it. It's got to
23 be functional. Maybe at the same time if you're
24 going to put the new doors in you could do
25 something with the windows and take off the

1 galvanized corrugated metal.

2 MR. GRESS: The hurricane shudders?

3 MS. SANDERS: Those are just temporary?
4 I thought you were saying they were there all the
5 time.

6 MR. GRESS: They have been.

7 MS. SANDERS: They have been there
8 all along?

9 MR. GRESS: Yeah.

10 MS. SANDERS: I don't have --

11 MR. COISH: I agree the doors are ugly,
12 but this looks good. So essentially it could --
13 I'd like to see a wooden door like that and it
14 rolls up just like a regular garage door. It is
15 not a roll thing that goes up into a -- yeah.
16 That's nice.

17 MR. GRESS: We had two options. The
18 roll-up door and --

19 MS. SANDERS: Yeah, but that will be
20 metal.

21 MR. COISH: It could be wood, right?

22 MR. GRESS: I'd have to ask them and
23 see.

24 MR. WICHMANN: Okay. It would be a
25 regular garage-type door. The roll-up door would

1 be wooden.

2 MS. PERKIS: Could I ask a question?
3 Instead of the roll-up why can't you maintain what
4 you still have now but just have them like this and
5 just have them higher?

6 MR. WICHMANN: To piggyback on that
7 before you answer that, Greg, the height
8 restrictions on a roll-up door is going to give
9 you -- you're not getting quit as much of an
10 opening with a roll-up door which again would lead
11 me to think you could use an opening door and not
12 have to raise that opening quite so high.

13 The second part of my question
14 piggybacking off of Ms. Perkis' is the level across
15 the top is that -- that would be treated properly
16 and repaired and replaced properly?

17 MR. GRESS: Yes. Yes, sir.

18 MR. WICHMANN: What do you think about
19 the height and trading that out if we could maybe
20 not get as much of a cut into the brick and too
21 close to the --

22 MR. GRESS: They need every bit of that
23 two foot, three inches to get the equipment in and
24 out of there.

25 MR. WICHMANN: Yeah. I would urge you

1 to try and save as much of it as you can for -- it
2 is out of proportion, the size. Again, this is a
3 utility building. I know it's not a home, but it
4 is as she said an iconic structure on the -- on the
5 island. That's it.

6 THE CHAIRPERSON: Again, my -- although
7 I haven't seen any actual cut sheets of the metal
8 door versus the wooden door. My gut instinct is
9 that the wood door will look a lot better than the
10 metal door.

11 I think you're going to have a hard
12 time seeing that it recreates the look of a wood
13 door which looks more historic, but I certainly get
14 the maintenance issue. That's my comment. Do we
15 have a motion?

16 MR. COISH: I have a question.
17 Obviously, the doors that are on here look really
18 nice and with goes up would you still have the
19 soldier course as brick on the top that you would
20 see from the street?

21 MR. GRESS: I think you will. I think
22 those will leave about maybe three rows of brick if
23 I remember correctly. It's about to where his
24 cursor is I think is the count that we counted up
25 that we'll have to take out. So it will leave

1 about two or three rows at the very top of that.

2 MR. COISH: So are we okay with the
3 metal? No? I would like to see wood myself.

4 MR. WICHMANN: I think we're going to
5 make a motion to have a presentation brought back
6 to us at our next meeting with different renderings
7 of the door in different materials.

8 MS. PERKIS: And difference styles
9 maybe.

10 THE CHAIRPERSON: I think you raise a
11 good point. If we could see actual cut sheets of
12 the metal door it may be that we approve it. So I
13 don't know whether this is a time-sensitive issue,
14 that you'd want us to rule on it now or look at it
15 again next month. With the metal door -- just show
16 us more information about that door.

17 MR. GRESS: I can get you a rendering.

18 MS. PERKIS: More options I would like
19 to have.

20 THE CHAIRPERSON: Would you like that
21 presented during the meeting or could that be sent
22 to the Board members via e-mail?

23 Is that an option?

24 Present it during a regular meeting?

25 MS. PERKIS: So we can ask questions.

1 THE CHAIRPERSON: So does somebody want
2 to make a motion to --

3 MR. WICHMANN: Make a motion -- I'm
4 sorry.

5 MR. WRIGHT: I lost the bubble here.
6 What is wrong with keeping barn doors there that
7 are metal and keeping with the historic design of
8 the doors even though they're increased in height?

9 Did we talk about that?

10 Did I miss it?

11 MS. PERKIS: I brought that up, that
12 maybe they could just even keep it in wood. I
13 don't know why we need to go to metal except for
14 maintenance perhaps.

15 MR. WRIGHT: It seems as though --

16 THE CHAIRPERSON: My comment was that
17 if I think we can -- if we don't really see what
18 the metal door is going to look like other than a
19 rough shop drawing and if we can get an actual
20 photograph of the metal door we might all feel more
21 comfortable with it.

22 If it's not time-sensitive then maybe
23 next month we will see that door. We might not.

24 MR. WICHMANN: I think that Greg would
25 probably back that with a metal door that's

1 swinging, that's on a hinge. You are going to be
2 prone to potential damage on that, getting it
3 dinged up.

4 When you ding up a metal door it's
5 not as -- well, wooden doors can take probably more
6 maintenance. You're able to maintain the look of
7 it a lot longer than probably a metal door that's
8 on a hinge.

9 MS. BOHAN: I have one quick question.
10 Are the strappings -- the metal strappings going to
11 be on -- it's not shown on the cut sheet drawing.
12 Will that be --

13 MR. GRESS: Is it going to be a piece
14 of metal on the doors? Is that what you're asking?

15 MS. BOHAN: Yeah, a metal strapping.
16 You have three indicated now. Will you have those
17 on the metal or the wood door?

18 MR. GRESS: I need to find out.

19 MS. BOHAN: Okay.

20 MR. GRESS: I assume that it's going to
21 be, however they make those doors to put on there.
22 I don't know if they put them on or paint them on
23 or what they do with them.

24 MS. BOHAN: If they could be applied I
25 think that would get the restoration portion of

1 what the Board is looking for.

2 MR. WICHMANN: Could I make a motion?

3 THE CHAIRPERSON: Please make a motion.

4 MR. WICHMANN: I make a motion we table
5 this until the next meeting where the Town would
6 come in and present options to the Board to
7 consider.

8 MS. BOHAN: I second.

9 THE CHAIRPERSON: Okay. Any
10 discussion?

11 (No response.)

12 THE CHAIRPERSON: All if in favor?

13 (Board members stated aye.)

14 THE CHAIRPERSON: Any opposed?

15 (No response.)

16 THE CHAIRPERSON: Okay.

17 MR. WICHMANN: And thank you for what
18 you do by the way.

19 MS. BOHAN: Thank you.

20 1814 MIDDLE STREET

21 THE CHAIRPERSON: Our next item is 1814
22 Middle Street, modifications to a historic
23 resource.

24 MR. HENDERSON: Yes, sir. This is
25 listed under Agenda Item E-2. It is a historic

1 design. As we mentioned, this property is a
2 Sullivan's Island landmark by way of
3 Survey Card 237. It is known as the Sebring
4 house. It was constructed in 1895.

5 The applicants are requesting to
6 demolish a nonoriginal porch enclosure and rebuild
7 it essentially replacing lots of nonoriginal
8 architectural elements like the siding. I wasn't
9 exactly clear as to what the scope -- the full
10 scope of work would be on that back portion of the
11 house and I'll allow the applicant to elaborate on
12 that. The request before you is an increase of
13 10 percent principal building square footage and I
14 would recommend you use the Secretary of the
15 Interior's standards and guidelines.

16 I'd be glad to show you any of those
17 standards. We actually have a new document you can
18 reference. It is the updated version of the
19 guidelines. So if you have any questions, feel
20 free to ask.

21 THE CHAIRPERSON: Thank you.

22 MS. WILSON: We are making some
23 proposals. This is the house as seen from Middle
24 Street which we're not changing at all nor are we
25 working on the site. You can see on the right-hand

1 side there that piece is not historic. That hip
2 portion is the master that was added, I think, in
3 the '90s.

4 So if you go to the rear elevation
5 you can see what we are looking at. So that's the
6 nonhistoric portion. We're not changing the -- but
7 that's the piece on the right side of the house.
8 Keep going. This is -- you can see they've added
9 on that shed roof off that hip portion.

10 It is a nonhistoric porch that was
11 added. It's very hot back there. So they find
12 they can't use it. Additionally, there's been two
13 roofs. That middle portion of roof that's right in
14 the middle below the gable. There's that one and
15 then that one is actually sitting on top of that.

16 So this as you can see is a spacious
17 back yard, a beautiful yard. They've got no
18 windows on that right side of the bedroom and
19 they're got that tiny window up top. So the idea
20 is to basically redo the L and porches and detail
21 it all as a porch using a continuous sill at
22 railing height, the proposed portion.

23 The front doesn't change. The sides
24 don't change. We did some on that nonhistoric
25 piece of the master bedroom. It is the next one.

1 Yeah. There you go. So we just tried
2 to clean up that roof line on the back. I do
3 actually -- there's a leak right where the two
4 roofs are overlapping each other.

5 Where's there's now a fireplace that's
6 the enclosed porch which then is continuous to the
7 porch detailing that's currently down from that
8 added portion on the side. That's that bedroom I
9 mentioned that currently just has a high transom
10 window. We've done three windows again with the
11 continuous sill set to line up with the railing.

12 There are casement windows trying to
13 evoke the idea of a porch that was possibly once on
14 the back of the house that's been enclosed. We
15 kept it two feet from the edge of the historic
16 structure so that you can't see anything hanging
17 over from the front or side.

18 So we've tried to be really sensitive
19 to the original portion of the house while making
20 the back, you know, more open and more light into
21 the house, again, making that porch more usable by
22 making it heated additional living space. I should
23 also note it's actually a very small footprint
24 house. The downstairs has been finished, which is
25 what's driving up that heated number on the house.

1 So in terms of the main floor being
2 their living space it's a three-bedroom house up
3 there. So we're -- this is the kitchen less porch.

4 MR. HENDERSON: Heather, if I could ask
5 a question. The historic Survey Card mentions that
6 it has synthetic siding window replacements. Could
7 you elaborate a little bit on the materials that
8 you would use as far as the windows, the siding.

9 MS. WILSON: Everything would match up
10 the original house to the wood siding, the transom
11 windows and some of the infill siding on the part
12 we where we're moving. None of that exists on the
13 original house and everything would be going back
14 to the wood and clapboard.

15 THE CHAIRPERSON: Any public comment?
16 Public comment section is closed. Joe, any --

17 MR. HENDERSON: Nothing further.

18 THE CHAIRPERSON: Public comments?
19 Okay. Duke.

20 MR. WRIGHT: The work that you're
21 proposing is on portions of the house that are not
22 historic?

23 MS. WILSON: Correct. We're not
24 touching any part of the historic house.

25 MR. WRIGHT: That's key. I've looked

1 personally at that back yard and that structure
2 this afternoon and it is a dog breakfast back there
3 now. I think this is a tremendous improvement.

4 THE CHAIRPERSON: Well, they areally.

5 MS. BOHAN: I agree with Duke. I think
6 obviously there needs to be a cleaning up and
7 restoring, repairing, and I like the addition. I
8 think that's going to make a huge improvement. I'm
9 good.

10 THE CHAIRPERSON: Ron.

11 MR. COISH: I like it.

12 THE CHAIRPERSON: Rhonda.

13 MS. SANDERS: Vast improvement. I
14 can't believe somebody hasn't done something with
15 that before now.

16 MR. COISH: The only comment I really
17 have about it, it looks like the hip rafter is
18 really long. But I can see your challenge in
19 trying to put that in there. When I first looked
20 at it it kind of jumped out at me, but I've got
21 kind of gotten used to it.

22 MS. WILSON: Unfortunately when they
23 did that master at some point it's a really low
24 hip, like a proper 7 hip. So we're fighting that
25 ridge. As I said, they have some waterproofing

1 issues in there. So we were more concerned with
2 the proper pitch more in the historic part of the
3 house. We had to get that guy in there and sort of
4 tie in without creating a condition on the backside
5 of it.

6 MR. COISH: It is a huge improvement
7 with it. I'm good with it.

8 THE CHAIRPERSON: Bunky.

9 MR. WICHMANN: I want to clarify on the
10 materials. You're going back with like kind of
11 materials from the historic structure. There will
12 be no synthetic on the house. Is that correct?

13 MS. WILSON: Aside from the cladding of
14 the wood windows, it will be an aluminum clad wood
15 window. The siding and casing will be wood.

16 MR. WICHMANN: Great. Thank you. I
17 have no further questions. Well done.

18 MS. PERKIS: I'm happy with it and I
19 like that you can't see any change in the front.
20 The front is going to say the same and it is a
21 minor thing you're asking for. Minor. I like it.

22 THE CHAIRPERSON: I agree with all the
23 comments as well. Do I hear a motion?

24 MR. WRIGHT: I move we approve it as
25 submitted.

1 THE CHAIRPERSON: I have a question.
2 Is this for a final or what is the request?

3 MR. HENDERSON: It opens as consensual,
4 but you have the right to approve it as final if
5 you like.

6 THE CHAIRPERSON: I move we move it to
7 final.

8 MR. WICHMANN: Second.

9 THE CHAIRPERSON: Okay. Any comments?
10 Any discussion?

11 (No response.)

12 THE CHAIRPERSON: All in favor?

13 (Board members stated aye.)

14 THE CHAIRPERSON: Any opposed?

15 (No response.)

16 2650 JASPER BOULEVARD

17 MR. HENDERSON: This is listed as
18 Agenda Item E-3. It is a historic design review at
19 2650 Jasper Boulevard. This is a traditional
20 island resource. It does not have a historic
21 survey card because the DRB deemed it a traditional
22 island resource in 2007 after we did the initial
23 survey work.

24 We have seen this project come before
25 us three times before, in 2008, 2015, and 2016,

1 all under different applicants. The request before
2 you tonight is an increase in principal building
3 coverage of 20 percent and principal building
4 square footage of 25 percent.

5 If I could just orient the Board a
6 little bit to the subject property and do a little
7 history on it, it is an unusual zoning scenario. I
8 think I have given the introduction during the
9 previous presentation. So what we have here on the
10 front side and the Jasper Boulevard side is a
11 nonhistoric structure.

12 On the backside or middle side the
13 middle portion of the lot is the historic cottage
14 with several nonoriginal additions, porch additions
15 to it. So what the applicants have proposed in
16 past presentations and likewise tonight is to
17 demolish the nonhistoric structure. Because of the
18 nonconformities on the lot they're allowed to
19 maintain two dwelling units, two separate dwelling
20 units.

21 However, this is a not a special
22 exception. So because this is a not a special
23 exception they can request increases to principal
24 building coverage and principal building square
25 footage. So under the zoning ordinance this is

1 allowed. So I'll show you -- this is a street
2 view. So this is the nonhistoric structure and
3 back here is the historic portions. Mr. Chairman,
4 I'll yield to you for any questions for concerns.

5 THE CHAIRPERSON: Okay. Is there any
6 public comment?

7 (No response.)

8 THE CHAIRPERSON: Public comment
9 section is closed. Beverly, do you want to start?

10 MS. BOHAN: The demo, can you explain
11 that one more time.

12 MS. WILSON: Yes. Do you mind opening
13 the pictures I sent to you that just go in on
14 the house?

15 MR. HENDERSON: Sure.

16 MS. WILSON: So a little bit on the
17 background. The previous proposal that you have
18 gotten --

19 THE CHAIRPERSON: I apologize, Heather.
20 I don't think I called on you when I should have.
21 I'm all mixed up today.

22 MS. WILSON: It's okay. So there it
23 is. The previous proposals have mixed it up and
24 moved it to Jasper. So in my reaction to the sight
25 I feel like it's this tiny little gem that is much

1 more able to be appreciated on a pedestrian level.
2 People are walking around there.

3 It is at the end of Myrtle where Myrtle
4 dead ends. You see that little cottage. So our
5 goal is to leave it there.

6 We're coming with a very conceptual
7 proposal because we're asking you to allow us to
8 leave it right outside the setback. It is
9 completely up against the property line. So I
10 think that sort of where it wants to be.

11 So we're proposing that we leave it
12 there and basically push the new house on the
13 backside or the long interior lot line side and
14 sort of wrap it around the house and be a backdrop
15 to this historic cottage that you see on Jasper.
16 The reason for the increase is primarily because
17 we're trying to do a one-story house so we don't
18 completely overwhelm this little cottage.

19 There is a small part of the house
20 that's two stories and I put that on Jasper because
21 in my thinking Jasper can handle a two-story better
22 than Goldbug, Myrtle and, you know, the Station
23 streets. So that's sort of the background of how
24 we ended up where we are. Really it's just a site
25 plan I'm showing you and then the massing kind of I

1 get based upon your thoughts on this concept before
2 I develop it further with the clients or get their,
3 you know, hopes up on kind of what our goal is.

4 MS. BOHAN: So the increase will make
5 the total of the buildings over about 5,148.
6 Correct?

7 MS. WILSON: Yes. We have taken the
8 cottage to 400 which if you look at the pictures of
9 the original on -- on that disc it is the actual
10 before and after elevations of the cottage. I went
11 ahead and asked for the maps.

12 Like I said, they're still in
13 conceptual and we're working on it. They actually
14 don't want a house that big. So I'm hoping to
15 bring it down. Because it's got this sort of long
16 and stretched out form, it is just a lot of first
17 floor space.

18 It has got a large living room in the
19 center that's sort of tucked in the trees behind
20 it. I should mention there's a lot of trees on the
21 site as well that we're working around. So it is a
22 four-bedroom house with a kitchen. Big kitchen,
23 sitting room, and a living room.

24 Then everything on Jasper is -- so it
25 is as big as -- that's mostly kind of to give this

1 thing some breathing room and not come up right
2 up on top of it. So the top is how it looks now.
3 If you look at the pictures you'll see they've
4 added and added and added onto it. It's a little
5 structure with the porch and that's what we're
6 taking back to --

7 MR. HENDERSON: So just to add to that,
8 in 2016 the Board approved the historic cottage
9 being elevated to meet the base flood elevation
10 plus one. So what you see here is that plus one.

11 MS. WILSON: That's right.

12 MR. HENDERSON: The base flood
13 elevation. So what you see is the same height
14 above the BFE.

15 MS. BOHAN: Joe, can you tell me, too,
16 what the Board in '16 approved for the previous
17 applicant?

18 MR. HENDERSON: We approved the
19 relocation of the cottage with more square footage.
20 I believe it was around 1,000 square feet,
21 relocated fronting Jasper and elevated to what you
22 see over here on the bottom. So it was more
23 massing.

24 MS. BOHAN: More square footage than
25 what we're seeing?

1 MR. HENDERSON: More square footage.

2 MS. WILSON: I mean, the new house was
3 sort of a centered two-story 4,200 square-foot
4 house facing Goldbug towards -- in the center of
5 the house. There was no relationship between the
6 cottage and the house which is what we were trying
7 to --

8 MS. BOHAN: My only comment is I think
9 it's positive, but just the challenge maybe is that
10 it doesn't feel like 5,000 square feet when I look
11 at it. I think you've done well doing the delivery
12 around the tree and the lot.

13 I would just, I guess, suggest if there
14 was any way to make the cottage feel as important
15 as the rest of the massing just so it doesn't get
16 lost.

17 MS. SANDERS: I'm good with it
18 conceptually.

19 MS. BOHAN: Absolutely.

20 MR. COISH: I like it. I'm good with
21 it, too. You say you're going to downsize the main
22 house?

23 MS. WILSON: I'm trying. That portion
24 you're looking at right there, the one-story part
25 to the left, that's only 16 feet wide. That's the

1 master. So their master is, you know, 15-by-15.
2 The bathroom is why we shuttered that porch. So
3 truly the spaces aren't that big. That's what we
4 were trying to do to your point is each mass stay
5 independent and smaller in scale.

6 What that does is you kind of have
7 these connection pieces which kind of blow out your
8 square footage a little bit. You know, we're
9 trying to kind of bring it down and keep that. I
10 think pushing it really away from the cottage helps
11 out, too, and several trees right around the
12 cottage we're maintaining kind of helped. So we're
13 seeing kind of every little thing there.

14 MR. WICHMANN: Yeah. I echo what
15 Beverly says about just making sure the cottage is
16 independent and, you know, it's not being matched
17 or confused with a structure, which we wouldn't
18 tell you to do. That's it. Thank you.

19 MS. PERKIS: I really like it is mostly
20 not one-story, the new house. Could you tell me
21 what the square footage of the new house is?

22 MS. WILSON: I think it is 42 or --

23 MR. HENDERSON: It's 47 or --

24 MS. PERKIS: So 4,700 or 47 plus?

25 MS. WILSON: Yes.

1 MR. HENDERSON: Yes.

2 MS. WILSON: I think I'm shrinking it,
3 but when I did the application I ask for the
4 proposed relief.

5 MS. PERKIS: The traditional cottage,
6 the historic cottage, how much is that by the way?

7 MS. WILSON: If you include -- oh.
8 What is it going to be?

9 MS. PERKIS: Yeah.

10 MS. WILSON: 400.

11 MS. PERKIS: 400 square feet?

12 MS. WILSON: Yeah.

13 MS. PERKIS: Whoa. Like a dollhouse.

14 THE CHAIRPERSON: Duke.

15 MR. WRIGHT: I don't either, but I
16 would like to see a floor plan.

17 MS. WILSON: I will be back.

18 MR. WRIGHT: Talking about big for
19 bigness' sake, if you can take it down that would
20 be good. I'm fine with it other than that.

21 THE CHAIRPERSON: I think this is a
22 great solution. I have always thought it was
23 something really cool that could happen on that
24 property. That little cottage feels like it's
25 going to be right on the street, that

1 street-approved application and elevation and added
2 on to, I think.

3 MS. WILSON: Here it is so wonderful.
4 The new house can be on a crawl space and you're
5 keeping it on a crawl space. So I think there is a
6 reason to give it some additional square footage
7 and whatever that is is, you know, up to the Board.

8 But the fact that it sits so low is a
9 good reason to give it additional square footage.
10 And the way you're beginning, Thomas, I think this
11 is going to be excellent. Do I hear --

12 MR. WRIGHT: This is preliminary. This
13 is conceptual?

14 MR. HENDERSON: Conceptual.

15 MR. WRIGHT: I move we approve it as a
16 conceptual application and continue to refine the
17 design per our discussion.

18 MS. SANDERS: Second.

19 MR. COISH: Yes.

20 THE CHAIRPERSON: Any discussions?

21 MR. COISH: I like the fact that the
22 little cottage is staying close to the street. As
23 she said, we've been looking at that house for so
24 many years I feel like I own it. The way you
25 wrapped the house around there looks really nice.

1 You did a really nice job on that.

2 MS. WILSON: Thank you.

3 THE CHAIRPERSON: So all in favor of
4 the motion?

5 (Board members stated aye.)

6 THE CHAIRPERSON: Any opposed?

7 (No response.)

8 MR. HENDERSON: This is Agenda Item
9 E-2.

10 2802 JASPER BOULEVARD

11 THE CHAIRPERSON: 2802 Jasper
12 Boulevard.

13 MR. HENDERSON: So 2802 is actually a
14 traditional island resource. I have it listed as a
15 Sullivan's Island landmark. So that's a typo on my
16 part.

17 Mr. Ward Lassoë is requesting approval
18 to remove all the nonoriginal windows -- or all
19 the original windows on this house and replace it
20 with -- I believe the application says wood-clad
21 windows.

22 MR. LASSOE: Yes. It would be
23 identical windows. Same design.

24 MR. HENDERSON: That's all I have,
25 Mr. Chairman.

1 THE CHAIRPERSON: A clarification. So
2 the windows in the house are original. How old is
3 the house?

4 MS. BOHAN: The '40s.

5 MR. HENDERSON: I don't have the Survey
6 Card in front of me.

7 MR. LASSOE: The original structure
8 burned down, but I think it was in the late '30s or
9 1940.

10 THE CHAIRPERSON: Do you want to
11 explain anything to the Board?

12 MR. LASSOE: I have a house for
13 10 years and I have been living with the leaky pane
14 windows. One of my goals would be to get rid of
15 the storm windows. In the mid '70s they installed
16 storm windows over the existing windows.

17 So my goal would be replacing them with
18 energy-efficient impact-resistant windows and to be
19 able to get rid of the storm windows. It would be
20 the same material from the street. They're going
21 to look identical, the same wood or same pane
22 design and everything like that.

23 I tried to have windows with the energy
24 efficiency (inaudible) and so that's where the idea
25 came from.

1 THE CHAIRPERSON: Have you selected a
2 brand of window?

3 MR. LASSOE: I think it is going to be
4 Marvin, what they are suggesting.

5 THE CHAIRPERSON: Okay. That's great.
6 Is there any public comment?

7 (No response.)

8 THE CHAIRPERSON: Public comment
9 section is closed. Ron, do you want to start this
10 thing?

11 MR. COISH: Do you really want to get
12 rid of the storm windows? It's a classic design.
13 It saved a lot of people back in the day. So what?
14 Marvin Integrity? Impact resistant?

15 MR. LASSOE: Yeah.

16 MR. COISH: I'm always on the bench
17 with replacing windows because I really love the
18 windows, but I can relate to what you're going
19 there through having done it in my own house. I
20 did keep several of the old ones and rebuilt them
21 and I did go with some new Anderson. This was 16,
22 17 years ago.

23 MR. LASSOE: It is hard to find the
24 wooden ones now. There aren't too many people that
25 still make plain old wooden windows.

1 MR. COISH: But the Marvin Integrity is
2 a good window. I guess if you were going to be
3 replace them that would be the choice. I guess I
4 would be okay with that.

5 MS. SANDERS: I'm good with it.

6 MS. BOHAN: I'm good. Thank you.

7 MR. WRIGHT: I'm fine with it. I think
8 it is a great improvement in aesthetics as well as
9 the changes.

10 THE CHAIRPERSON: Linda.

11 MS. PERKIS: I agree.

12 MR. WICHMANN: I think you're not the
13 last person to replace the windows.

14 THE CHAIRPERSON: Again, I think the
15 Board has approved this replacement on historic
16 structures and I think the Board is usually -- does
17 want to know what brand. There are some that have
18 better profiles than others. So I'm fine with it.

19 Do I hear a motion?

20 MR. WICHMANN: I make a motion we
21 approve to replace.

22 MS. SANDERS: Second.

23 THE CHAIRPERSON: Any comments? Any
24 discussion?

25 (No response.)

1 THE CHAIRPERSON: All in favor?

2 (Board members stated aye.)

3 THE CHAIRPERSON: Any opposed?

4 (No response.)

5 1814 MIDDLE STREET

6 THE CHAIRPERSON: Middle Street.

7 Historic plans for landmark structure.

8 THE CHAIRPERSON: Yes, sir. This is
9 Agenda Item E-5. This property is located in the
10 Atlanticville Historic District. It is a landmark
11 by way of Survey Card 76.

12 This is actually the school or
13 Presbyterian church property as we all know located
14 on Middle Street. Before I get into the
15 applicant's request, I'd like to give a little
16 background on this property as well and just orient
17 you to what we're looking at here.

18 So on the screen here you see the
19 footprint of the grade school. This building is
20 located on two different TMS numbers or plots. The
21 property is divided just about where the sidewalk
22 comes up to the front entrance to where school used
23 to be, the main school entrance used to be.

24 In 1978 a CO was issued for -- to the
25 property owner to establish two dwelling units per

1 parcel in this structure. So the property owners
2 were selling the structure and are requesting to
3 conduct a preservation of the exterior and
4 wholesale renovation of the interior. They're
5 trying to retrofit the four structures that are
6 allowed within the building.

7 So the request before you tonight is to
8 reorient the three units that are to the west. So
9 if you're looking at this it's to the left-hand
10 side of the building towards Jasper Boulevard.

11 Within Section 2130 of the Zoning
12 Ordinance the DRB can reorient structures provided
13 it enhances the neighborhood or makes the structure
14 more compatible with the neighborhood. So that's
15 the one request for before you.

16 The second request is that they receive
17 the 50 percent historic exemption in impervious
18 surfaces. So the idea here is to make this a more
19 livable space, add amenities to the site. A pool
20 is proposed.

21 By orienting the units towards Jasper
22 Boulevard they can essentially use the Middle
23 Street side of this as their rear yard and put in a
24 swimming pool. So I know there's a lot of zoning
25 stuff going on with that.

1 I'd be glad to answer any questions or
2 show you some pictures of the site and then move on
3 to the site plans. Okay. Any questions?

4 MS. PERKIS: Where is the parking going
5 to be?

6 MR. HENDERSON: I can show you the
7 proposed site plan.

8 THE CHAIRPERSON: So you're going to
9 continue with some more discussions before the
10 application?

11 MR. HENDERSON: I just kind of wanted
12 to have a very brief discussion of what we're
13 looking at before moving on. I'm sorry. Let me
14 rotate this.

15 Okay. So we're looking from Middle
16 Street here where my cursor is. So what's proposed
17 is the four units: One, two, three, four. A pool
18 is proposed here on the Middle Street side of the
19 property, parking on this side, and the front --
20 excuse me.

21 The front -- the primary entrances
22 would be off of Jasper Boulevard here. So what
23 I can do is wait for the applicant to present
24 what they intend on doing with the elevations.
25 Are there any questions about the site or the

1 parcel configuration?

2 (No response.)

3 THE CHAIRPERSON: Okay. You've got the
4 floor.

5 MR. MARR: Thank you. My name is Pat
6 Marr. I've been a resident of Sullivan's Island
7 for the last 12 years. I'm the principal of CMB
8 that's proposing.

9 One of the things I want to convey
10 before I introduce our architect to go over it and
11 really what we're asking for is we've done about
12 12 or 13 renovations of the historic properties
13 downtown as well as we restored an officer's
14 quarters house here on the island. We built a
15 house at 3030 Jasper where we reside now.

16 While it wasn't historic it was
17 approved by the DRB. So the direction that I gave
18 the team was, you know, this is where we live.
19 This is where I live. It is important to us how we
20 treat this structure.

21 I've been going by it for a lot of
22 years. You have cars on the grass. You have a lot
23 of parking areas used by the commercial district.

24 It is a property in a little bit in
25 disarray right now. Really what we intend to do

1 and the direction is we want to preserve the
2 exterior and actually go back and get a historical
3 trace. One of the things we came back with is we
4 want to see -- we want to move the asbestos facade
5 that was put in the '50s and go back to actually to
6 have it look like what it was originally
7 constructed in 1925.

8 So what we're really asking for is to
9 beautify that neighborhood and that walk with a
10 landscaping plan and reorient the property and
11 really make it all very new on the inside but leave
12 the exterior.

13 We're not going to up to create a
14 second floor. We think it is a going to be a
15 property for the island that has one floor where we
16 have a lot of people that are looking to be on one
17 floor and not necessarily have a lot of stairs for
18 some of the appeal that began to move off of the
19 island. So with that it is more of a militant
20 group who has done a lot of renovations for us
21 downtown.

22 MS. MIDDLETON: Joe, did you pass out
23 the --

24 MR. HENDERSON: Right
25 here.

1 MS. MIDDLETON: So this is with the
2 historic district that we had done on the
3 properties. In just a minute I'll walk you through
4 the history of the -- okay. So this is an iconic
5 Sullivan's Island landmark as was mentioned dating
6 back to 1924.

7 It's a little bit like Joe mentioned.
8 It is an unusual property. I mean, it isn't a
9 one-acre lot but technically it is two properties
10 although for all intents and purposes it has been
11 treated as one structure and one lot and used that
12 way and will be sold that way. We are kind of
13 stuck with this property line down the middle of
14 the lot.

15 So we do have some constraints with the
16 property that we are trying, you know, to the best
17 of our ability to work within those constraints.
18 We do need a little bit of leeway. I do want to
19 mention -- because we are a little bit out of order
20 with this. We were supposed to present to the BZA
21 last week and the meeting was canceled.

22 So I did want to let you know a couple
23 of things that we are asking the BZA for just to
24 make you aware. One is due to the property line.
25 As Joe mentioned, the way the building has

1 historically has been set up on the interior and
2 the one thing we're asking the BZA for is
3 permission to move an interior demising wall and
4 kind of redivide this space inside to create a
5 little more equal unit sizes.

6 We have some various reasons for that
7 which I'll go into a little more detail. What you
8 see here is what we're proposing for the unit, kind
9 of layout and demising walls between the units. So
10 we are just proposing four single family dwelling
11 units.

12 The other item that we're going to
13 ask BZA for is a variance to not elevate the
14 structure because it is a historic structure. Part
15 of our reasoning for that is that with the new
16 flood maps that are to be adopted next year this
17 structure actually will meet those flood
18 requirements. The existing finished floors
19 actually will be above flood when those new maps
20 are adopted.

21 So instead of delaying that project
22 until that time we're going to ask for a variance
23 so we can go ahead and start the project before
24 those maps take effect. So I just want to make
25 y'all aware of things that we were going to bring

1 to the BZA. So we'll be doing that next month.
2 Now, I would like to walk you through this history
3 really quick. I have a lot to cover. So I'm
4 trying to go quickly.

5 As was mentioned, the 1924 Sandborn map
6 if you turn to the second kind of inside page here
7 shows the original school building that was built
8 prior to 1924. This was the best picture we could
9 find. You can see it's just the center section of
10 the whole structure that now stands. So that's
11 kind of a poor picture, just to show you what was
12 the original.

13 On the next page you can see that then
14 between 1924 and 1938 we can see this photo. Yeah.
15 That's the best photo we can find of the structure
16 once the wings on either side were added.

17 You can see there, you know, the
18 fenestration and that portico was already existing
19 then in 1938. As well you can kind of, I think,
20 make out that it was wood siding of some sort. It
21 is hard to tell whether it was painted the dark
22 color or whether it was a natural wood.

23 Then moving on -- so it remained the
24 Sullivan's Island grade school until the new
25 Sullivan's Island Elementary School was built in

1 the '50s and the property was purchased by
2 Charleston Presbytery in 1955. So the top photo
3 here is from 1957 right before they renovated it,
4 before the Presbytery renovated it. Then below is
5 after the renovation and that was mainly exterior
6 in nature.

7 They removed the wood siding. We did
8 check and unfortunately the original wood siding is
9 not on the building any longer. So they removed
10 the wood siding and put on the popular asbestos
11 siding. At that time it was painted this white
12 color as you can see in the 1958 photograph.

13 This photo, it's kind of hard to
14 tell but I believe the next page you can see the
15 fenestration really -- at that point really wasn't
16 much done to change any of the windows or doors.
17 It was really more just to replace the siding and
18 do some repair. And then in 1965 the church did
19 make another -- do another renovation where they
20 put on a new roof and a steeple.

21 There again, you can see the windows
22 are all intact, but at that point a lot of the
23 chimneys were removed except for two. So there is
24 another photo there. So 1975 is that bottom photo.
25 Then 1977 the structure was sold to Elizabeth

1 Causey who did transform -- renovate the interior
2 structure as well and made several exterior
3 modifications that I'll go into a little more
4 detail.

5 The use then was changed from a church
6 to residential and contained seven dwelling units.
7 At one time I guess it was a certificate of
8 occupancy for four units, but it's been kind of
9 changed over the years. So on the exterior I'd
10 like to kind of show you the existing photos now.

11 I'll swap out that board. So as Pat
12 mentioned, I'm sure the current owner has tried her
13 best to maintain the property, but it is 9,800
14 square feet. So it is a large -- would be very big
15 for a single house and for two would be large. So
16 it has fallen into a little bit of disrepair.

17 A lot of the wood trim is, you know,
18 rotting. A lot of the windows are in very bad
19 shape. Most of them are not operable. They all
20 look just about original except for the windows and
21 doors that were added in the '70s when the
22 renovation was done.

23 So I don't know if you have those
24 photos, Joe, but I've got some here. I'll kind of
25 point out some of these items. So there were --

1 especially on the Jasper side with the historic
2 photos but on the Jasper side of the elevation
3 there were several doors added. So this one is not
4 historic here and this one on the end here.

5 There's one -- the historic double door
6 was actually closed in here and the transom
7 remains. Then there was a door added on the side
8 of this portico which we believe that existing was
9 based on the edges we had on the other side when it
10 was really kind of symmetrically designed.

11 So what we're proposing as Pat
12 mentioned and the main goal of the renovation --
13 I'll start here with that elevation because that
14 has the most changes. So on the exterior we are
15 proposing like having to remove the asbestos siding
16 and go back with a lap siding to try and restore
17 the feel of that original building.

18 We would like the option of using some
19 surreptitious project product for maintenance. So
20 we would propose something similar to Hardie
21 Artisan that has a deeper profile and will provide
22 that shadow in the lap siding.

23 You can see by the renderings what
24 we're look at right now is probably going with the
25 white that the church painted it and just keep the

1 windows white with permission to replace the
2 windows as well with new divided light insulated
3 windows. As I mentioned, a lot of the windows are
4 in terrible shape and rotting and not operable.

5 So that would increase the energy
6 efficiency and be willing to offer the windows.
7 Then in terms of the elevations, like I said, we
8 would remove those nonhistoric doors and stoops and
9 all the awnings that were installed in the '70s.
10 We would restore as many of the original locations
11 as is practical.

12 So you can see here with the existing
13 proposed below. The only -- we have going to add a
14 few. You can see on the end of that elevation
15 there on the left side we're mimicking the window
16 that's on the Middle Street side but adding one on
17 the reverse side on the Jasper elevation. Then on
18 that gable on the left we feel that's just a big
19 blank wall. It is right there up against the
20 sidewalk. It would be nice to add only some
21 fenestrations and new windows on that elevation.

22 Other than that it's really just
23 restoring -- so we're removing that door. It is
24 clear that -- when you look at the molding around
25 the door and everything, the size of it, it is

1 clear that it's not historic. So we would remove
2 that door and those on that elevation.

3 I want to talk just a little bit about
4 the site plan and the entrances. So, you know,
5 right now there are currently one, two, three, four
6 entrances on the Jasper side. Basically we'd like
7 to maintain that and have three of the units have
8 their front doors on this Jasper Street elevation.

9 We feel that's going to help activate
10 that street. As you can see from the site plan and
11 the rendering we're planning a nicely landscaped --
12 yeah. Okay. This is really what we're asking for
13 is the reorientation and moving that Jasper side to
14 the front to the three of the units for that.

15 If you'd go to the site plan -- yeah.
16 That one's great. Then you can see, you know,
17 really working with the lot the way it is and
18 pushed up against that Jasper side. The Middle
19 Street side is the place to create kind of a
20 calming landscaped area.

21 We'd like to put a pool in as an
22 amenity for the residents. Putting it on kind of
23 the corner of the Station 23 side will maintain
24 that view of the historic -- of the historic
25 auditorium. So that is maintained. I think there

1 were some questions about the parking. Do you want
2 me to go into that real quick?

3 MS. PERKIS: I see it.

4 MS. MIDDLETON: Do you see it now in
5 gray? It's a little bit easier to see. That would
6 be impervious. So we are reducing the number of
7 curb cuts, one on each street.

8 So currently there's two on Jasper and
9 two on middle. So we're proposing to eliminate one
10 on each street and then we would have some
11 additional parking there off of Station 23. We
12 would maintain the street parking there as well,
13 the parallel.

14 We would be changing the parallel
15 spaces on that street. Then the other thing we're
16 asking for is the impervious coverage, the historic
17 exemption. That's mainly due to the size of the
18 building on the lot and then just to give us the
19 ability to add some walks and patio space.

20 THE CHAIRPERSON: Is there any public
21 comment?

22 (No response.)

23 THE CHAIRPERSON: Public comment
24 section is closed. So maybe, Bunky, if you want to
25 start.

1 MR. WICHMANN: Sure. Is this going to
2 be fee simple or is this going to be an HOA?

3 MS. MIDDLETON: It would be an HOA.

4 MR. WICHMANN: And you're talking
5 about using surreptitious material. Have you
6 considered -- I want to hear a little more about
7 breaking up that one big wall, that 41-foot side
8 size wall.

9 You're proposing to remove the doorway
10 that's there, the awning that's there, and install
11 windows on the first floor and the second floor?
12 How is that.

13 MS. MIDDLETON: Let me clarify. It is
14 all single story. So there are some high ceiling
15 spaces that we're just maintaining as high ceilings
16 so it just would be one-story space.

17 MR. WICHMANN: You gave us a lot of
18 information. So when you -- on this -- you're
19 putting windows down low and you'd have a blank
20 space up top.

21 I worry about the long runs with
22 surreptitious material and wood tends to -- again,
23 I get you on maintenance, but I would -- probably
24 need to have more information before we go forward
25 with that.

1 I don't have a problem with parking. I
2 think creating more walk space is fine. Sounds
3 like you're covering all of that well. It is an
4 interesting project. That's all. I think that's
5 all I've got.

6 MR. WRIGHT: Linda.

7 MS. PERKIS: I like it. I like that
8 you're not changing it per se. You're not adding
9 on. It is what it is.

10 I mean, you're dressing it up.
11 Compared to what it is now with the overhangs,
12 the awning things, I think it's nice. I also like
13 the way you did your presentation in here with
14 where you showed the before and what you wanted to
15 do. To me that was very easy to follow and I like
16 that. So thank you for that.

17 THE CHAIRPERSON: Duke.

18 MR. WRIGHT: I like it. A historic
19 building, it's one -- condominiums? It's four
20 condos, correct?

21 MS. MIDDLETON: Yes.

22 MR. WRIGHT: That's okay. I don't have
23 any trouble with that. The historic structure, I
24 don't remember us ever going along with Hardie or
25 some similar material on historic structure. But

1 in this case based on what we're starting with I
2 would be okay with that.

3 THE CHAIRPERSON: Beverly.

4 MS. BOHAN: Are you planning on abating
5 the asbestos siding?

6 MS. MIDDLETON: Yeah, because it's
7 exterior you don't have to do quite as much. But
8 it would be abated properly.

9 MS. BOHAN: Complete abatement?

10 MS. MIDDLETON: Yes. It would be
11 removed completely.

12 MS. BOHAN: Okay. And is there any way
13 to preserve -- I know that there are things that
14 are '70s and things that are original.

15 Is there any way to format your floor
16 plan to keep the original door openings of the
17 existing historical structure and not reorientate
18 those?

19 MS. MIDDLETON: We did maintain all of
20 the existing doors and we are using them also --

21 MS. BOHAN: I see.

22 MS. MIDDLETON: We used some of
23 those --

24 MS. BOHAN: I see --

25 MS. MIDDLETON: -- back doors.

1 MS. BOHAN: Yeah. I see from one
2 elevation to another I'm following that, but there
3 are a couple of changes and there's adding windows.

4 Are you adding windows to the
5 historical structure on the north elevation
6 proposed?

7 MS. MIDDLETON: On the north elevation?
8 Those are the ones I talked about. They're on the
9 end. We're adding on those gable end and then
10 we're infilling what were --

11 MS. BOHAN: Right.

12 MS. MIDDLETON: Yes.

13 MS. BOHAN: So let me come -- that's
14 all I have.

15 MS. SANDERS: I think it looks like an
16 awesome project. I have a couple of concerns. I
17 think I'm -- maybe I'm confused, but for historic
18 preservation one of the major things that we are
19 tasked to do is preserving the front. I don't
20 think the orientation on Jasper is doing that.

21 I think you could still do everything
22 you want to do, but I really think that Middle
23 Street is where the churches and the -- I think
24 that orientation is important. You can still go
25 through a courtyard and have your lawn and maybe

1 get an exception for a front yard pool because we
2 have done that before.

3 I think that would be more attractive
4 and more in keeping with the historic structure
5 than putting the not-so-pretty side of the building
6 on Jasper and have that be the entrance.

7 MS. MIDDLETON: Right. I guess -- I
8 mean, just to speak to that -- because I don't
9 think I mentioned that. So the entry to that unit
10 that was the church auditorium, the school
11 auditorium, that would still be on Middle Street.
12 We do feel like that is a very iconic piece of the
13 building. So that needs to be maintained.

14 I know it's a little funny because it's
15 two properties and it's almost like both sides are
16 fronts. But we do agree that is a major front
17 elevation to that side of the building. So that
18 would be the front of that unit.

19 MS. SANDERS: It doesn't change my
20 opinion.

21 THE CHAIRPERSON: Anything else?

22 MS. SANDERS: So the BZA -- you're
23 still waiting on -- so there are four units there
24 now that are apartments?

25 MS. MIDDLETON: Uh-huh.

1 MS. SANDERS: So you're awaiting to
2 appeal the BZA decision regarding the expansion of
3 one of the nonconforming units?

4 MR. HENDERSON: I can explain a little
5 about that. So the BZA is considering an appeal of
6 our staff's decision, basically staff's
7 interpretation of the 1978 CO, which states that
8 only two dwellings can be allowed on either parcel.
9 So a total of four. That dividing line runs right
10 down where my cursor is.

11 MS. SANDERS: I see.

12 MR. HENDERSON: So what the applicants
13 are proposing is to expand that unit, cross that
14 line. So Town staff has taken a very literal
15 interpretation of the RCO that says you can have
16 two units per parcel, but you cannot expand that
17 second unit across the line. So that's the subject
18 of the appeal.

19 MS. SANDERS: I wouldn't know that you
20 wouldn't want to if you're not going to -- you're
21 not going to be a do a porch on a property regime?
22 It's just going to be -- I don't know. I guess
23 that's a question.

24 MR. HENDERSON: The Zoning Ordinance
25 prohibits the recombination of lots. So if this

1 unit were expanded I'm guessing that it would cross
2 property lines. I don't know that causes a problem
3 with the applicants. I think that can be arranged
4 for in their legal paperwork although I'm not a
5 Realtor and I can't speak to that.

6 I would like to mention they could
7 certainly request for the pool to be in the front
8 yard as opposed to the reorientation. That's
9 always not an option to them. So that would be
10 three items that they would take up with the BZA.

11 I just had one question for the Board.
12 Is it safe to assume that you support the variance
13 to the FEMA elevating request? They're requesting
14 a variance to keep from having to elevate the
15 structure to meet base flood elevation. I would
16 just ask you all to clarify that tonight.

17 MS. SANDERS: As long as those numbers
18 work, right? I mean that's --

19 MR. HENDERSON: So if they had to meet
20 the base flood elevation you would have to elevate
21 it three feet.

22 MS. MIDDLETON: Almost four feet.

23 MR. HENDERSON: Almost four feet.

24 MS. MIDDLETON: Added elevation.

25 THE CHAIRPERSON: The Board has almost

1 preferred a house stay lower, but in this case they
2 couldn't. They're asking for a variance to keep it
3 lower. Like you said, in about 18 months or a
4 little more it will then meet the ordinance.

5 MS. SANDERS: I don't know. After all
6 these storms that may not happen.

7 MR. HENDERSON: Right. This would be
8 the first variance to FEMA regulations in a town's
9 flood plan ordinance. We just want to be very
10 clear that this is an exception. We don't want to
11 open the door to wholesale variances to that.

12 MR. WRIGHT: Well, can we grant that
13 variance?

14 MR. HENDERSON: BZA can.

15 MR. WRIGHT: BZA can?

16 MR. HENDERSON: Yes, sir.

17 THE CHAIRPERSON: Rhonda, any thoughts?
18 Questions?

19 MS. SANDERS: I'm good, thanks.

20 MR. COISH: In splitting the Unit C,
21 expanded, are you saying that it can never be sold
22 individually or the whole thing would have to be
23 sold as one parcel or it can be sold individually
24 at some point?

25 MR. HENDERSON: Town government doesn't

1 manage horizontal property regimes. So I'm not
2 sure what arrangement could be created. All we
3 can do is manage the zoning and the parcels'
4 subdivision or recombination. So I think zoning
5 would regulate whether they can combine those two
6 lots. That's it.

7 MR. COISH: It is nice the way that
8 you're keeping it low. I always like to get
9 structures elevated. But I've been looking at this
10 structure for a long time and I really love it.

11 Really the big thing that I have a hard
12 time with is the pool. I really would have to wait
13 until they go through the BZA to see if they'll
14 grant you the reversal so you could put the pool in
15 there. But I just have to get used to looking at a
16 pool on that particular structure. To me it's just
17 I can't quite like that, but everything else about
18 it I like.

19 THE CHAIRPERSON: Well, I tend to
20 agree. At first it was a bit of a shock to look at
21 everything because it's such a recognizable
22 property. But when you look at all of the existing
23 details it's -- we all sort of feel like we're in
24 love with this rather substandard property and
25 this really -- I mean, this is going to be one of

1 those close to the ground, nice landscaping.
2 I think that would be great. I think this would be
3 a really interesting project and great. I think
4 there's nothing negative. There's no negative
5 impact to the neighborhood.

6 I think the pool maybe is a little
7 shocking. But the Board has been approving the
8 pools on the ocean side of properties quite a bit
9 recently and the landscape plan shows how it would
10 be buffered from the street. Really wouldn't be --
11 I don't think it would feel like a noticeable --
12 you would have a noticeable impact.

13 So this would be a great project. Is
14 there any motion?

15 MR. WICHMANN: I have a question. Is
16 there any merit to voting on those requests on an
17 individual basis based on what the BZA may or may
18 not do?

19 THE CHAIRPERSON: What do you think?

20 MR. HENDERSON: The issue of appealing
21 the staff's interpretation of the CO, you know, I'm
22 not sure if that would have any bearing on their
23 overall design. I don't know if they could -- I
24 think what you're consider is you're considering
25 two requests: Number 1 the reorientation towards

1 Jasper and allowing the pool on Middle and also the
2 50 percent exemption.

3 I think we can kind of compartmentalize
4 what the BZA is going to do with regard to the
5 expansion of the unit. Does that make sense? I
6 think we can just --

7 MR. WICHMANN: My only point was I
8 didn't want to come back and have to do undo
9 something that if BZA doesn't approve it then
10 we've -- you know, we voted on something that
11 doesn't really matter.

12 MR. HENDERSON: I think what you're
13 doing is you would be granting approval of a
14 general concept of being able to design the site in
15 a certain way. So I don't think it would conflict
16 with what the BZA would consider.

17 MR. WICHMANN: Good.

18 THE CHAIRPERSON: Anybody thinking
19 about making a motion?

20 MR. WRIGHT: This is a conceptual
21 submission?

22 MR. WRIGHT: I think we should give it
23 a conceptual "okay" and proceed with the project as
24 proposed.

25 THE CHAIRPERSON: Do I hear a second?

1 MR. WICHMANN: I'll second it.

2 THE CHAIRPERSON: Okay. Any
3 discussion?

4 MS. SANDERS: I have a question. Why
5 does it take in my brain -- the orientation being
6 so important on these structures?

7 MR. HENDERSON: And you're asking that
8 question in reference to the pool, right?

9 MS. SANDERS: No. I'm asking the
10 question in reference to the historic properties.
11 Part of the whole purpose of this Board is to make
12 sure that we maintain the front -- the front --

13 MR. HENDERSON: Yeah.

14 MS. SANDERS: -- and the way it is
15 oriented.

16 MR. HENDERSON: The ordinance states
17 that where a house has been historically oriented
18 towards a certain direction or frontage it should
19 maintain that orientation. But in this case
20 because it's not nonconforming and it has multiple
21 dwelling units you are maintaining that orientation
22 towards Middle Street and now Jasper.

23 So it's almost as though this is a
24 unique project. You can't really look at it on the
25 context of it being a single family home.

1 MS. SANDERS: Not at all. I just -- I
2 think that the front -- anyway, okay.

3 MS. BOHAN: Would that be changing the
4 historical address without addressing the
5 orientation?

6 MR. HENDERSON: We talked about
7 addressing. I think to keep it simple we would
8 address -- have it maintain its address off of
9 Middle Street for 911 issues. It operates off a
10 GIS and you don't want to break up that range. You
11 want to have that ambulance going to the right
12 place.

13 MS. BOHAN: Right.

14 MR. HENDERSON: So, yeah. I think
15 addressing would be maintained off of Middle
16 Street.

17 MR. COISH: The address is on Middle
18 Street now?

19 MR. HENDERSON: Yes.

20 THE CHAIRPERSON: Okay. Any other
21 questions? Does anybody have any questions,
22 comments?

23 (No response.)

24 THE CHAIRPERSON: So all in favor, aye.

25 (Board members stated aye.)

1 THE CHAIRPERSON: Any opposed?

2 MS. SANDERS: I'm opposed.

3 THE CHAIRPERSON: Beverly, are you in
4 favor or opposed or not voting?

5 MS. BOHAN: I am very much in agreement
6 with the project. I'm concerned about the
7 orientation, but I would approve it conceptually.

8 MS. SANDERS: I agree with that.

9 MS. BOHAN: I almost would want to
10 amend the motion. You know, no disrespect.

11 MR. WRIGHT: No. Amend it.

12 MS. BOHAN: I would make a motion that
13 we conceptually approve as presented with
14 consideration for the orientation to be maintained
15 as stated on the record.

16 MR. HENDERSON: To be maintained
17 meaning towards Middle Street on all four units?

18 MS. BOHAN: If possible. I mean, it is
19 a conceptual -- it is a conceptual design. So if
20 they could come back to the Board and bring
21 possibly other options I think that seems to be
22 where the split is with the Board tonight.

23 MR. HENDERSON: You're saying --

24 MS. BOHAN: Okay. So if she could
25 work on that design-wise I think that would be a

1 good thing.

2 MS. MIDDLETON: Joe, does it make a
3 difference that we're only asking for your
4 interpretation on the one lot? Because there's two
5 lots.

6 MR. HENDERSON: You're making the case
7 that the entire building should be oriented towards
8 Middle Street or maintain that orientation?

9 MS. BOHAN: No. I hear what you're
10 saying, that you're doing a nonconforming. I
11 understand that. But I'm trying to maintain the
12 integrity of the historical building without
13 interruption.

14 MR. HENDERSON: Well, I guess if you
15 maintain the orientation of the building towards
16 Middle Street then your option would be asking the
17 BZA for a variance to allow the pool in the front
18 yard?

19 MR. MARR: Right.

20 MR. HENDERSON: I think if the DRB
21 supports the concept esthetically of that pool
22 being in the front yard I think that supports their
23 case and they could -- they could --

24 MS. BOHAN: Right, and possibly you
25 could consider screening that pool as we've done as

1 a Board a couple of times so that it's not so
2 prominent when you're driving by. That's a
3 consideration.

4 MR. MARR: Is the intent because there
5 is a privacy issue?

6 MS. BOHAN: Exactly.

7 MR. MARR: Absolutely. I thought the
8 site was removed. We're not changing anything.
9 People access that property from Jasper as well
10 as --

11 MS. BOHAN: I understand.

12 MR. HENDERSON: And I will say this.
13 I'm usually very candid with applicants. If you
14 want to get a variance for a pool, our BZA doesn't
15 grant those anymore because it doesn't qualify as a
16 hardship to have a pool.

17 So that's the only thing that you --
18 the applicants are requesting a variance to have a
19 pool in the front yard. It is that usability
20 clause that you can't use the property as a single
21 family residence without a change to the ordinance
22 and that that's a very --

23 MR. MARR: But, Joe, how do we change
24 the structure when we have a door -- if you look at
25 the deed there is an entrance off of Jasper and

1 there there's an entrance off of Middle for the
2 deed. What else do you do? We already have access
3 off both? Orient me.

4 I don't understand. The reason we put
5 it on Jasper is so we can have -- not go to the BZA
6 with a pool for the front yard.

7 MR. HENDERSON: Right.

8 MR. MARR: It's almost ambidextrous
9 here because we've got them both already.

10 MR. HENDERSON: To keep you from having
11 to request a variance for the pool this Board would
12 have to authorize the reorientation of the units on
13 Parcel 124 towards Jasper.

14 THE CHAIRPERSON: Okay. So we made a
15 vote, but we may want to be reconsidering that
16 vote. Can we talk about it some?

17 What is the motion in front of the
18 Board right now?

19 Do you want to restate the current
20 motion?

21 MR. WRIGHT: I believe the current
22 motion was to approve the conceptual submission as
23 submitted but consider discussion items that the
24 Board had brought up. That was the original
25 motion.

1 MS. BOHAN: Okay.

2 THE CHAIRPERSON: And then that was
3 seconded by somebody.

4 MR. WICHMANN: Yep.

5 THE CHAIRPERSON: And then we've had
6 discussion.

7 MS. BOHAN: Right.

8 THE CHAIRPERSON: Does anybody have any
9 more questions?

10 MR. COISH: Is that after the BZA or --

11 THE CHAIRPERSON: I think this
12 irrespective of the BZA and just based on what
13 we've seen submitted.

14 Does everybody comfortable taking a
15 vote right now? Okay. All in favor?

16 (Board members stated aye.)

17 THE CHAIRPERSON: Any opposed?

18 MS. SANDERS: Opposed. I think it is a
19 great project. I really do. I just have an issue
20 with the orientation.

21 MR. WRIGHT: Bear in mind this is a
22 conceptual submission.

23 MS. BOHAN: I agree.

24 MR. WRIGHT: It can go either way.

25 MS. BOHAN: I agree.

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2867 BROWNELL AVENUE

THE CHAIRPERSON: We are at 2867
Brownell Avenue.

MR. HENDERSON: This is agenda item
F-1. It is a nonhistoric property design review
located at 2867 Brownell Avenue. This property was
before you in November of 2016 reviewing the new
construction of this home. That was previously a
homeowner's lot and it is demolished.

At that time the Board made several
recommendations for modifications to the project.
Let me just go through what they are requesting.
In principal building coverage they're requesting
19.2. For principal building square footage
they're requesting 22.3, 100 percent relief on the
setback -- second-story side setback -- and
principal building side facade.

I'm not sure we need that relief, but
we can talk about that with the applicant. Again,
just to bullet some of those requests from the
Board in 2016 the Board asked that they consider
reducing the east elevation plate height to reduce
the massing of the second story elevation. The
Board also recommended approving the increase of
the side setback from 18 feet to 15 feet, 9 inches.

1 They also made the recommendation the project
2 architect contact the neighbors and inform them of
3 the project. That's all I have, pending any
4 questions.

5 THE CHAIRPERSON: Okay. Bill.

6 MR. HUEY: I'm Bill Huey, the architect
7 of the project. To comment on the comments or
8 directives, how we addressed those, first of all
9 regarding the really short three main points that
10 we had I'll just let you know very quickly the
11 neighbor is Ms. Perkis.

12 I did speak with her last evening over
13 the phone. Also going to speak tonight is the
14 landscape architect. He reached out to her and
15 they had a phone tag but didn't actually speak to
16 each other. He did make efforts to reach out to
17 her as well.

18 He's here tonight to speak to the
19 landscape and grading issues of the project, which
20 I believe was some of her concerns. Regarding
21 lowering the plate height on that one side of the
22 building, we did lower it down. It is lowered down
23 about four inches.

24 That was really about as far as we felt
25 we could go because my clients have two young sons

1 and they're going to be living on that floor. I
2 have reminded them that eight-year-old boys that
3 are five feet tall become boys that are 6'2 and
4 they're going to be in a shower that's going to
5 have a 6'8 back wall. That's about as low as we
6 can comfortably use it.

7 So we've lowered it down about as low
8 as it could get, but it is lower than it was
9 before. We have also reoriented the house on the
10 property and slid it over to the setback line
11 furthest away from Ms. Perkis. That's going to
12 allow us to have a usable driveway backup width.

13 We're going to put the house within
14 three and seven-eighths of -- about four inches of
15 that side setback line. We're going to give a
16 little relief for the contractor there and stucco
17 and all those things so we're about as choice so we
18 feel comfortable to get over to that side setback
19 line.

20 One other concern I believe that was
21 brought up at that time is the mechanical unit
22 location. We really weren't able to relocate that
23 unit. However, again, we've split that. We've
24 slid the house further away and then Mr. Gardner
25 has come up with a landscaping, a landscape

1 screening around those units as well. I'll let him
2 address that point. Regarding the rest of the
3 project, again, I'm here mainly to speak to the
4 architecture of Mr. Gardner to grading and
5 landscape issues.

6 There are a few modern modifications
7 that we've made, mostly aesthetic, and this is at
8 the owner's request. We have changed a few of the
9 visual components. However, the massing and the
10 general appearance of the houses is exactly what
11 you saw with the exceptions of, again, that minor
12 door, the plate height.

13 The owners requested that some of the
14 plain pickets that we have go to a saw and baluster
15 look, which she really likes and wants to get. We
16 have extended on the rear of the house the L, the
17 porch depth. We have extended that. We used
18 brackets underneath as support for that extension
19 of the porch.

20 They're planning to use this porch as a
21 room pretty much as much of the year as they
22 possibly can. So they want to make sure that it
23 was a usable width. We're adding a bay element to
24 the family living room, which is actually shown on
25 the lower image here to the -- the lower image to

1 the far right. That was actually some windows
2 grouping on the wall. Now it is a bay projection,
3 again, for that usable living space down below.

4 We have modified the shutters on the
5 house to have a louvered configuration rather than
6 a panel. The owners have requested a louvered
7 configuration also of the garage doors at that
8 level. So we are showing that element as well.

9 We are still proposing using the same
10 materials as we did before, a Hardie Artisan
11 siding. We are proposing a finished metal roof and
12 we're going to come into some pretty fine details
13 on the porch because we're actually going to take
14 six-by-six chambered edges. So it's really
15 delicate detailing on that. I worked with the
16 structural engineer on concealed systems for
17 anchoring on all of that.

18 We will have no visible clips or
19 anything like that. We're going to be using
20 three-by-six rafters on the porches and use these
21 with 12 inches on the center or spans. We're going
22 to only extend the tails every other rafter. So
23 the rafter tail you see visible will be (inaudible)
24 material. The base is basically the same before as
25 it was before the stucco. We had to modify some of

1 the grading we had before. We had sort of a
2 terrace wall out front that really didn't meet the
3 requirements of the setback.

4 We have modified that now to basically
5 come down to the (inaudible) in this regard and
6 addressed the landscape for it. I believe those
7 are the primary changes to the house from what you
8 had seen and that was for our conceptual approval
9 before. I'll go now to Mr. Gardner to discuss the
10 landscaping and grading issues.

11 MR. GARDNER: Thank you. I'll be
12 really brief because I think it is important if you
13 have any questions about it before I get into too
14 much detail. In working with the clients the goal
15 was to have a very green landscape site.

16 Even though they do have children who
17 will be playing basketball and playing in the yard,
18 the goal has been to have plantings surrounding the
19 home. I think we have accomplished that fairly
20 well. We want the house to be settled into the
21 landscape and I think the plan allows for that.

22 With regard to the water and the
23 drainage, I think we have worked as hard as
24 possible to accommodate for runoff and water
25 storage onsite. We acknowledge this is a very

1 rough wet street and there is no nearby
2 infrastructure for us to tie into and that has led
3 us to decide that we really have to install our own
4 infrastructure to handle the stormwater for this
5 project so it does not affect any of the
6 neighboring properties.

7 In studying the grades and the topo we
8 have done a couple of things. One -- and I don't
9 know if Joe has any -- Joe, have you pulled this up
10 on like Google Street View? There is a landscape
11 berm across this front and the left side from the
12 old iteration of the property when the old house
13 was there.

14 I think that berm was probably
15 installed in the '80s, maybe 1990. I think he
16 installed it after he bought the house or before --
17 one of the things we realized is the berms that are
18 there are actually acting as a barrier to keep
19 water flowing from one lot to another.

20 At that point I think it actually
21 inhibits the distribution of water along the
22 street. So I'm proposing that we remove those
23 berms to allow water to actually flow to the
24 right-of-way where it should be able to flow.
25 It also would keep the neighbor's property from

1 essentially having a dam which would allow her
2 water to flow towards our client's property, which
3 probably isn't the Number 1 goal to take her water.
4 But we also want to make sure the water can
5 dissipate between the properties.

6 So that effect between the property to
7 the left and ours we are proposing to create a
8 shallow swale so that both properties' water can
9 gather temporarily and then dissipate. We're also
10 proposing across the rear of the property to have a
11 little bit deeper of a swale that can accommodate
12 stormwater.

13 That would be where your cursor is
14 right now. The other maintaining thing we're
15 proposing to do which is a little different from
16 how I normally handle stormwater -- because I
17 acknowledged there is no infrastructure for us to
18 tie into. So we're going to create that - is we
19 have to install a series of NDS wells that are
20 underground. The best thing for me to equate it
21 to is installing a stormwater septic system
22 underground which is much more involved than the
23 dry well that you probably hear of. It only
24 actually has limited capacity because a dry well is
25 filled completely with gravel. So when you fill

1 that hole in the ground with gravel you eliminate a
2 lot of the capacity. So by installing a series of
3 13 of these NDS Flo-wells we're creating a capacity
4 of approximately 2,730 gallons of underground water
5 storage.

6 So to equate that if you take two bays
7 of this room or two bays between these pilings and
8 you come out 10 feet and go 10 feet tall that's
9 about the equivalent of our underground water
10 storage on the property, which I think goes above
11 and beyond what we normally do. We really do feel
12 it is important to take care of all of this water
13 and make sure we have the capacity for it.

14 We're also proposing to use all-purpose
15 brick pavers in the driveway by Pine Hall. There
16 is a product called Storm Bay. It is still a
17 brick -- not a concrete paver actually. It looks
18 like a brick.

19 Then we're going to do a custom paving
20 around the swimming pool terrace that is -- it is
21 all able to percolate into the gravel a little bit.
22 So on all four sides of the house we have a way to
23 accommodate for water coming down the downspouts
24 off the roof and through the landscape. We're also
25 trying to create a little bit back (inaudible)

1 towards the right-of-way so if and when there is a
2 structure added on the street the water can be
3 taken into that. A little bit more just with
4 regard to the landscape, we have kind of had a goal
5 to screen the mechanicals that are on that stand on
6 the left-hand side.

7 The property toward the ocean on the
8 back yard side is not an attractive view for us.
9 So we plan to really have a landscape plan to
10 screen that that gives you green from the ground
11 and the levels of the house looking back toward the
12 ocean. There's kind of an elevated pool and a deck
13 and stuff back there.

14 Then in the front we're framing the
15 house with two really large live oaks that focus
16 the view on the front stairs of the house and help
17 the wind to the left recede a little bit away from
18 the ocean. I think that's about all I have to
19 share unless there are questions. Thank you.

20 THE CHAIRPERSON: Thank you. Okay. Is
21 there any public comment?

22 (No response.)

23 THE CHAIRMAN: Public comment section
24 is closed. Joe, any final comments?

25 MR. HENDERSON: Nothing to add.

1 THE CHAIRPERSON: Did you want to start
2 in?

3 MR. WRIGHT: Well, good luck on the
4 plan to dissipate the water. I'm very familiar
5 with that location. I live very close to there and
6 that's a unique, interesting proposed solution. I
7 don't have any trouble. I think we approved this
8 once before with these modifications made. I think
9 I'm all for it.

10 MR. WICHMANN: I, too, am fascinated by
11 your plans to mitigate the water. We have all had
12 our challenges no matter where we live on the
13 island, I think. I just hope you're not going to
14 put something that might flow into the groundwater.

15 MR. GARDNER: It is all invisible. I
16 mean, all it does is IS take the stormwater and let
17 it percolate when the capacity of the soil --

18 MR. WICHMANN: That is the question is
19 that groundwater. I'm sorry to get off the
20 subject. Y'all have done a lot of work on this, a
21 lot of time on it. I think it is great. I
22 appreciate the fact that you have taken into
23 account the requests of the modifications or
24 requests for working on it. So I think it is
25 great. Thank you.

1 MS. BOHAN: I agree. I think the
2 modifications are good. I'm good with it. I do
3 have one question. On the fireplace side --

4 MR. HUEY: Yes.

5 MS. BOHAN: If we can look at that
6 elevation, is there a break in that long, linear
7 section other than the fireplace?

8 MR. HUEY: That was actually one of the
9 points we raised at the previous meeting. We're
10 using the fireplace as a break point.

11 MS. BOHAN: As a break point?

12 MR. HUEY: Yes. I believe that was
13 determined to be sufficient.

14 MS. BOHAN: Okay. I agree with that.
15 I just wanted to point that out. Thank you.

16 THE CHAIRPERSON: Rhonda.

17 MS. SANDERS: I'm fine. I think it is
18 a long wall, but I think you've broken it up well
19 if your calculations are right because you're
20 awfully tight.

21 THE CHAIRPERSON: Ron.

22 MR. COISH: The stormwater, that does
23 sound like a pretty complicated deal and it sounds
24 good and well thought out. Is it really doable?

25 MR. HENDERSON: As they mentioned, the

1 problem is that there's no stormwater conveyance
2 owned by SCDOT on that block on the ground now. So
3 really the only solution is to contain it as much
4 as possible on the site.

5 I think that that's probably the most
6 that we've ever seen. Well, to this point. You
7 know, since instituting the regulation that you
8 have to put on-site stormwater retention that
9 number of dry wells is the most that we've seen so
10 far. So if there is a solution this is --

11 MR. COISH: That would be a landmark
12 situation there if they could do all of that and
13 that actually worked because flooding is just so --
14 you know, so bad out here. You know, you're
15 putting water into the ground but the ground is so
16 saturated.

17 I mean, I really don't know much about
18 that whole deal. It sounds real good. You know,
19 I'm happy with it, but I do have a little concern
20 about the flooding and the groundwater. I'm just
21 not familiar with what they were talking about.
22 Sounds like a big thing, you know.

23 MR. HENDERSON: And I would say that
24 the removal of the trees up here are landscaped.
25 You know, they were planted there by the previous

1 owners in the DOT right-of-way. I think that it
2 might be true that they're causing part of the
3 problem.

4 You know, if this were converted to a
5 swale there's an outfall at the end of the street
6 here where all of the water naturally tries to
7 flow. So I think that might be a step in the right
8 direction. We might have to talk to the
9 administration about seeing how we could allow the
10 removal of the trees to create that swale.

11 But I think we may need to continue
12 that swale on down the street in order to have a
13 real -- an outfall that works. So we'll continue
14 working with them on it.

15 MR. COISH: That sounds like a step in
16 the right direction. It sounds like it could take
17 a major amount of the water away for sure.

18 THE CHAIRPERSON: Okay. I'm good with
19 it.

20 MS. SANDERS: Motion to approval as
21 final.

22 MR. WICHMANN: Second.

23 THE CHAIRPERSON: Okay. All in favor.

24 (Board members stated aye.)

25 THE CHAIRPERSON: Any opposed?

1 (No response.)

2 MR. HUEY: Thank you.

3 2730 MIDDLE STREET

4 THE CHAIRPERSON: 2730 Middle Street.

5 New construction.

6 MR. HENDERSON: Okay. This is a new
7 construction we have not seen before. It is up for
8 conceptual review. The request before you tonight
9 is the relief and modification of principal
10 building coverage of 16 percent and principal
11 building square footage of 21 percent.

12 Also proposed is an attached addition
13 which requires DRB approval for massing and
14 compatibility with the new house. We'll start out
15 by showing you the plans in the application and
16 will defer to you for any questions.

17 THE CHAIRPERSON: Joe, are you still
18 giving us some information?

19 MR. HENDERSON: No, sir. That's all I
20 have.

21 MR. McCANTS: Carl McCants here. I
22 want to point out a couple of things to start with.
23 My calculations on the percentage are incorrect.
24 What we're asking for in F is -- it's 7 percent and
25 not 16 percent. And then also in Item H it's 13

1 percent and not 21 percent. That was my bad in
2 math. So we're asking for a lot less than when it
3 first appeared.

4 What I did on the percentage part of
5 it -- the numbers are right on the percentage part.
6 Joe stated I was asking for 16 percent on Item F.
7 It was actually 7 percent. And then on Item H Joe
8 states 21 percent. I'm asking for 13 percent.
9 That wasn't Joe's error. That was my error.

10 THE CHAIRPERSON: Thank you.

11 MR. McCANTS: What I'm trying to do
12 with this house here is similar to the others
13 y'all have seen in my homes. I'm trying to keep it
14 so long and not go very vertical. It's more spread
15 out with large overhangs and articulation. This is
16 a corner lot.

17 You see on the site plan we have a pool
18 that's inside in between the hyphen and that annex
19 which is a separate structure that I don't believe
20 we're asking for. Joe, what did you call that? It
21 is not on the form.

22 MR. HENDERSON: The attachment issue.

23 MR. McCANTS: Detachment issue.

24 MR. HENDERSON: Attachment.

25 MR. McCANTS: Attach. What we're

1 trying to do is on Station 28 is have a pool on
2 that side and have all the articulation pulling
3 away from the street. So from all three
4 streetscapes it is appearing that the house is a
5 one-story house. The hyphen area is really the
6 only two-story area and I tried to break that up in
7 the elevations.

8 It was well by the dormers just
9 sneaking into the roof lines. It is really more of
10 a story and a half, just trying to get the overall
11 massing down of the structure.

12 Do y'all have any questions?

13 THE CHAIRPERSON: Not yet.

14 MR. McCANTS: Not yet. Okay.

15 THE CHAIRPERSON: Okay. So are you
16 done?

17 MR. McCANTS: I'm done.

18 THE CHAIRPERSON: Okay. Is there
19 any --

20 MR. McCANTS: Yes.

21 THE CHAIRPERSON: Is there any public
22 comment?

23 THE WITNESS: John Winchester from 2720
24 Brooks Street. I'm a close neighbor. I had
25 prepared some notes, but I think I just want to

1 talk to you all like the neighbor here.
2 I'd like to talk about two things. One is
3 variances in general. If you bear with me a few
4 minutes I'll give you just a take as a citizen here
5 on the island and then I would like to make some
6 specific comments about 2730 Middle as proposed.

7 Some of you may recall about six or
8 eight years ago -- and I've forgotten when it was.
9 Steve you may recall -- there was some strong
10 considerations in doing away with the DRB's bonuses
11 in variances. You spoke -- and I don't know if
12 it's accurate from which you spoke.

13 My take from what you said and others
14 that were on the DRB was that having these variance
15 and the bonus was an absolutely vital tool to the
16 inflexibility and allowing the offers for builders
17 to do things that would render a product that was
18 more compatible with the neighborhood and more in
19 tune with the architecture that we all in general
20 want to see here on Sullivan's Island DRB. The DRB
21 accepts the prerogative to do that.

22 My take on that was -- I'm not sure
23 what your take at the time was, but my take on that
24 at the time was that the thrust of that was to take
25 the massive elevation of some of these structures

1 and get them down. A good example to that is
2 directly across the street over -- I think it is --
3 it must be 2810 Middle, directly across from
4 Station 28 from this block where the house is
5 totally oriented on Middle and it is a large
6 structure. Then in the back it had the double
7 garage and a little carport and a pool and sheds
8 and things like that to reduce the mass of it. I
9 think that was the intent of this.

10 One thing I don't understand about
11 the bonuses is -- and this is a case in point.
12 Probably the prior house was a better case in
13 point -- how are we better off offerring the
14 bonuses when the variances were given on the last
15 house in particular?

16 How are we better off as a neighborhood
17 or as a community? I don't understand it. I'd
18 like to carry that same logic, at least my logic
19 over to this property. He has done a great job to
20 that.

21 It's a beautiful structure. I can't
22 find fault with it architecturally. I will tell
23 you I think it is about a ten-pound house in an
24 eight-pound bag and thus the dilemma. If the owner
25 wants to put this up with no variances I would have

1 no bonuses I would have no problem with it.
2 I think he should be able to do that. I don't
3 understand why we're offering variances on this
4 property.

5 My take on it, it is a great facade.
6 It looks like a nice island house and then we would
7 have adjoined to it -- looks like a hotel and kind
8 of finished it off with a structure in the back
9 that's really kind of a second house that's
10 probably larger than the lady next door's house
11 which is an A frame of about 1,500 square feet.

12 In any case, to kind of finish this off
13 with Brooks Street what looks like -- we're
14 treating Brooks Street like it was sort of a tenant
15 alley. That's my take on it. Y'all are welcome to
16 peel this back and do what you want.

17 I do not understand the variances. I
18 will tell you I'm not the only one on this island.
19 About two years ago I peeled back through the DRB
20 records and looked at virtually every meeting that
21 you all had on saving these island structures with
22 the small cottages.

23 I went around the island. I picked a
24 number of them out that I thought were the worst
25 cases of overbuilding. I went back through them.

1 I went through everything that the DRB had
2 considered. In every single case someone --
3 usually more than one -- usually him and somebody
4 else, said, gosh, it's awful big.

5 Then it went into the discussion.
6 Well, yeah, but this and but that and whatever.
7 Then you end up approving it. So we've got way too
8 many massive structures on this island. I don't
9 want to see one more, especially in my back yard.

10 THE CHAIRPERSON: Any other public
11 comment?

12 MS. MICHELIN: I'm Sharon Michelin.
13 I live at 2802 Brooks. So I'm catercorner,
14 across the property with the elevation. My main
15 comment -- and I thank you all for assuming this
16 mind-boggling job. All the variances it seems to
17 me differed.

18 What is so great about having a house
19 low? Oh, yes, we're going to give the variances
20 for all this stuff. Something has changed on this
21 island.

22 I have lived here for 36 years and
23 lately now I'm always having to pump water out from
24 under my house. I started to get organized and I
25 had, of course, water in October of '15. It ruined

1 all my ductwork under the house which had never
2 been affected before. Then Matthew came and ruined
3 my return duct which was the lowest one.

4 Just in this year alone in June I
5 pumped for three days using a big pump part of the
6 time and a little pump the rest of the time. Then
7 at the end of August I pumped for 18 hours.

8 On September 2nd I pumped for 30 hours.
9 September 6th I pumped for 11 hours. So then, of
10 course, when Irma came along the ground was pretty
11 wet still and I pumped from Monday through
12 Saturday.

13 I live on a crawl space, which you all
14 seem to think is wonderful. Well, I may have to
15 put my ductwork in the attic because if this keeps
16 going on there's too much on the lots on the
17 outcome of my impervious surfaces and the water has
18 no way to get -- to percolate down. You know, it's
19 getting old, all this pumping. Thank you.

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

22 MR. RHODES: I'd like to say something.
23 I'm Sam Rhodes. This house is a mile and a half
24 from my personal house that we built across the
25 street.

1 We've been getting a lot of great
2 compliments on the this house. I think it has
3 great curb appeal. We have a half-acre lot we're
4 trying to get -- put this house on. The house I
5 built right across the street. I think it is like
6 (inaudible) if I'm not mistaken. How much of a
7 variance --

8 MR. McCANTS: It's not really a
9 variance. We're asking for 16 percent on one -- 13
10 percent on one and 7 percent on the other.

11 I don't think we're asking for a lot.
12 As far as building that house up, you know, we have
13 to follow by flood zone and all. So that's all I
14 have to say.

15 THE CHAIRPERSON: Any other public
16 comment?

17 (No response.)

18 THE CHAIRMAN: Public comment section
19 is closed. Joe, do you have any final comments?

20 MR. HENDERSON: No, sir.

21 THE CHAIRPERSON: Okay. Bunky.

22 MR. WICHMANN: Help me understand. I
23 lost a little bit in your presentation. You
24 lowered the building and you say it's a story and a
25 half?

1 MR. McCANTS: Yeah. What I mean by
2 that or to articulate that a little father, it's on
3 a two-story structure. So what I mean by a story
4 and a half, the second floor is into the roof line
5 of the structure. So we handle that with floors
6 and get spaces on the second floor; so it doesn't
7 appear to be a two-story structure.

8 MR. WICHMANN: And you're finished
9 height from grade is how much?

10 MR. McCANTS: From what part?

11 To the finished floor?

12 MR. WICHMANN: No. To the roof line.

13 MR. McCANTS: To the roof line, we're
14 less than 38 feet. I know we were more than
15 38 feet. 37 feet, 4 inches.

16 MR. WICHMANN: I don't have --

17 MR. McCANTS: I would like to also say
18 as Sandy said, you know, we're regulated by FEMA
19 about where the houses need to be in elevation. So
20 all new construction will be elevated. Now, when
21 the maps come out and are due now I just heard in
22 18 more months -- which the last I heard it was
23 supposed to be April of '18.

24 So they keep streaming that out. So
25 until something changes with FEMA all new

1 construction will be elevated like this.

2 MS. PERKIS: Personally on this house,
3 I don't think we can dismiss what our residents
4 state and expressed. If they feel that strongly
5 to come to a meeting I don't think we can overlook
6 that and not just on this house but any house
7 where a resident comes and speaks.

8 THE CHAIRPERSON: Anything else?

9 MS. PERKIS: I think I would like it to
10 be shrunk down so they don't have to ask for any
11 variances.

12 THE CHAIRPERSON: Duke.

13 MR. WRIGHT: I can go along with Linda
14 on this one. I think we have been a little bit
15 liberal in this world and sometimes I appreciate
16 the comments from neighbors who are indeed
17 seriously affected and impacted by larger houses in
18 the neighborhood; so I would support Linda's
19 position.

20 THE CHAIRPERSON: Anything else?

21 MR. WRIGHT: Well, I think it is a good
22 design other than that.

23 THE CHAIRPERSON: I'll step in. You
24 know, I think architecturally it is an excellent
25 design. It is a version of a house that's going up

1 on Station 20. I'll just have to say based on what
2 you've said I've had more people -- and I made the
3 mistake. I felt like that house was going to be
4 appropriate because of -- because architecturally
5 it looked good and it had a lower roof height --
6 roofs -- but as I see it going up I've had more
7 comments, negative comments, on the size.

8 I made a mistake. I think that's too
9 much house on that lot in that location and I think
10 other people are seeing the same thing. So that's
11 my concern. It is just too large of a house. It
12 is an excellently designed house. Don't get me
13 wrong. That is my concern.

14 MS. BOHAN: I think the design is
15 outstanding and it reminds me of, you know, what
16 Steve just said. I love the design of it. I don't
17 think that's the question.

18 We have to listen to the community.
19 One of the issues is does it meet compatibility. I
20 believe that if there's any suggestions the Board
21 would ask you to take it's, you know, if there's
22 something that you could do to breach the bridge
23 between the neighbors and the allowances.

24 I think that would be a good way to
25 segway what we're here for. Other than that I

1 think it's a beautiful design as always.

2 MS. SANDERS: My turn?

3 THE CHAIRPERSON: Your turn.

4 MS. SANDERS: I really appreciate the
5 public input and I understand totally and I agree
6 the last one that we just approved -- it was twice
7 the size in lot coverage and everything. It was,
8 you know, not as nice of a design. We approved it.

9 MS. PERKIS: But why? The Board has
10 the ability to say no.

11 MS. SANDERS: I don't know why, but I
12 will tell you one thing right now. There's a
13 problem with approving that one and not approving
14 this one because it is so inconsistent I cannot
15 even see straight. It's just not the right thing
16 to do.

17 So, no, we shouldn't have done that
18 one. But we now we're going to do this one and
19 approve this one? Because the order these things
20 come in -- if you'd have been first instead of
21 second or whatever, you know, if you'd been before
22 the last guy he probably would have gotten it.
23 That's just not right.

24 What you're speaking about I agree
25 with, but that has to be changed in the ordinance.

1 You can't just say punish one person. You know, do
2 you understand? I agree with you. I think the --

3 MR. LIVINGSTON: May I? I want won't
4 take long. I wrote a letter in The Island Eye
5 right near about six or eight months ago. I don't
6 know if you saw it or not but I called for that. I
7 asked for that.

8 I talked to Pat O'Neil about it. I
9 don't think it's in Council right now to strap on
10 these ordinances. I wish they'd strap on the
11 bonuses and take the monkey off your back but I
12 think you're exactly wrong about -- I understand
13 your point totally about what we -- we've got -- we
14 set these precedents.

15 Y'all have got to dig your heels in at
16 some point. You've got to take a stand. The house
17 that is directly across from Linda, I mean, it's --
18 it is unbelievable the mass and the scale of that
19 house relative to the lot.

20 So now we're talking about neighborhood
21 compatibility. Now, how can you weigh in on the
22 house before this one when we've, as you said,
23 allowed the one that's right across the street?
24 Well, you've got to. You've got to. How when a
25 variance is asked for -- and by the way it's not a

1 variance anymore. It's the rule. Everybody asked
2 for variances. But how can you ask for that and
3 ask for a bonus and then you all approve it?

4 On the way home don't you say, how is
5 our neighborhood better because of what we did
6 tonight? How is the island better because we're
7 approving -- I mean, I --

8 MS. SANDERS: This is a 70 percent
9 increase and the other one was --

10 MR. LIVINGSTON: It was four -- I was
11 going to speak about that. I didn't understand
12 that you all were already way down the line on that
13 house on Brownell. It would not have been right I
14 don't think for y'all to -- for me to speak on that
15 given the train on that conversation.

16 MS. SANDERS: You can speak any time
17 you like really. That's it.

18 MR. LIVINGSTON: That house had four
19 variances. Y'all can explain that to me. I don't
20 understand that. I'm sorry. I didn't mean to --

21 MR. RHODES: I'd like to ask a
22 question, too. Why didn't this gentleman stand up
23 and --

24 MR. LIVINGSTON: I tried to explain
25 that. The house on Brownell had already been

1 through that process several times. He came in,
2 did his work. He did what y'all asked to do. I
3 don't think anybody who's sitting there would have
4 been inclined to --

5 MR. RHODES: There was a unanimous vote
6 for that, too, and they got more of a vote than we
7 did.

8 THE CHAIRPERSON: Rhonda, do you have
9 any other thoughts? Ron, go ahead.

10 MR. COISH: Yeah. I agree with -- it's
11 big and we have to take into consideration the
12 neighbors. I understand what you're saying, too.
13 It's never popular to put the brakes on any change
14 and it usually is the most unpopular moment when
15 you say no. You made a mistake before. That
16 doesn't mean you have to make the mistake again.

17 Steve, I agree with you when you said
18 you made a mistake. Once it's built, it's there.
19 So I think that you could take a little
20 consideration and maybe think about the
21 neighborhood and their genuine response.

22 If I was living beside there I'd
23 probably be a little upset, too, because the
24 stormwater and the runoff is a huge problem. I'm
25 familiar with Sarah's situation over there and, you

1 know, I didn't get on this Board to win a
2 popularity contest. But I am a big believer to
3 think that the houses in this island are too big.
4 I think we have to start putting the brakes on
5 somewhere and when the people in the neighborhood
6 come up and speak we have to listen. So I kind of
7 agree with Linda. That's all I have to say.

8 THE CHAIRPERSON: You know, Carl,
9 again, I like the architecture. But I think
10 architecturally speaking it is a very striking
11 house with the long eaves which is very attractive
12 but I think that actually it's just more -- there's
13 just a lot of eye candy in that house. It's just a
14 lot there. I like it, but that's not minimizing
15 the size of the house.

16 MR. McCANTS: Don't you think that
17 strikes of the massing? The appeal?

18 THE CHAIRPERSON: I don't know. Give
19 this house less overhang or something. I'm just
20 kind of wondering what is it about this house or
21 the version of it that I can see on Station 20 and
22 it's just -- it's just huge.

23 It's large. It is really over scale
24 for that location whether -- I don't know if it's a
25 corner lot or what.

1 MR. WICHMANN: I enjoy the scale of it.
2 You're asking for smaller increases. Is there a
3 way to shave the backside and give it --

4 MR. McCANTS: Sure there is. To be
5 honest with you, just with a very few things I can
6 do on that second floor we don't even have to come
7 before the Board and the house can just stay
8 exactly as it looks right now. I could reduce some
9 of the square footage out of that.

10 I could take some of the square footage
11 out of the pool and stuff like that. We'd have to
12 same structure there, just not as much square
13 footage on the second floor. The roof lines would
14 be the same.

15 So part of what I understand the DRB is
16 here for is to not necessarily reward you. But if
17 you have architecture that's appealing that you've
18 worked to try to and make something compatible and
19 try to work with this criteria they will give you
20 relief on that. It's not a variance. It is a
21 relief on the ordinance.

22 I mean, I could come back and meet all
23 of the ordinances and do a contemporary box right
24 there. That would not be compatible with the
25 neighborhood at all. This is compatible to -- I

1 mean, there's parts of this that replicates the
2 historic aspect of Sullivan's Island other than
3 being elevated because historic houses on
4 Sullivan's Island were not elevated, were on a
5 crawl space.

6 They rambled and over time they
7 connected those annexes. So that's the beauty of
8 the historic houses is they rambled. So a lot of
9 us -- that's what we've tried to do with the Board
10 to approach the Board to break that massing up
11 instead of having one big box.

12 There was tons of big boxes going on
13 back in '03 or '04 when the Board was incepted.
14 The whole reason for the Board was to stop that.
15 So we've taken y'all's leave over time to try to
16 come up with something like this.

17 We're going to get kickback in certain
18 areas. Sure. I grew up in Isle of Palms. I'm
19 from the island for 52 years. I get it, but you
20 can't stop progress. You can only do --

21 MS. SANDERS: This design is so much
22 better than what we just approved and this is a
23 seven percent -- seven percent increase and the one
24 that we just approved was 100 percent, 19.2
25 percent, 23 percent, 18.6 percent.

1 MR. HENDERSON: Again, can I speak to
2 the intent of the increases just a little bit?

3 THE CHAIRPERSON: Sure. Please.

4 MR. HENDERSON: As I understand it,
5 on Sullivan's Island you have primarily half-acre
6 lots, 2,300 square feet, but the increases are
7 there primarily to allow smaller lots -- the
8 below-quarter-acre lots, the lots over on Patriot
9 Street, you know, some of them are on Citadel
10 Street -- to be able to utilize and maximize more
11 heated square footage and more principal building
12 square footage on that lot and not be penalized
13 because they have a small lot.

14 So that was the intent. So the larger
15 the lot is the idea is that the less relief or --

16 MR. RHODES: Where does he come up with
17 that? Where --

18 THE CHAIRPERSON: You can raise your
19 hand and we'll get to you.

20 MR. RHODES: Yes, sir. That's crazy.

21 THE CHAIRPERSON: Keep going.

22 MR. HENDERSON: So that's the idea.
23 That's the idea, that people with small lots not be
24 penalized.

25 THE CHAIRPERSON: Now, just to clarify

1 the one before wasn't that like a third of an acre
2 lot?

3 THE CHAIRPERSON: That was 15,000
4 square feet.

5 MR. LIVINGSTON: Less than --

6 THE CHAIRPERSON: That was still a
7 smaller house.

8 MR. HENDERSON: And we granted more
9 relief.

10 MR. LIVINGSTON: May I comment? I was
11 there when this was written. Joe, you were in
12 grade school. Let me -- the origins of this were
13 to allow the DRB to do the right thing for the
14 community and neighborhood compatibility.

15 You may have a house that had some oak
16 trees that -- maybe some situations like some oak
17 trees or a historical relic or maybe you had a
18 family that had special needs or that sick -- it
19 was to allow you all to do the right things. The
20 most important thing was to get those houses down
21 to ground level where it's feasible to do it. I
22 think your lot is relatively -- y'all can disagree
23 if you want, but that was the intent and to give
24 y'all the leverage to incentivize the builders to
25 do just that. That was the overriding thing was to

1 get those houses down. It may have some of those
2 small lots and all that, but my total recollection
3 of that I am virtually certain at least in my mind.
4 Whatever part it might have had to play in it --
5 and that was not too small -- was that was the
6 intent. That's what we were getting at.

7 THE CHAIRPERSON: Okay. As a Board do
8 we have any other comments or questions?

9 MS. SANDERS: Don't the small lots have
10 a different calculation that gives them a little
11 bit more --

12 MR. HENDERSON: That's right. Off the
13 front end they do get a reduction or they get an
14 increase in square footage.

15 MS. SANDERS: And it's based on if it's
16 less than -- I can't remember what it is -- 10 or
17 13,000 square feet that --

18 MR. HENDERSON: 15,000 square feet.
19 Yeah. So if it's less than 15,000 square feet then
20 they get that incremental bump in square footage
21 and also impervious surface that's allowed,
22 principal building square footage. So, yes.

23 MS. SANDERS: So I guess what we were
24 saying earlier is that all of this ordinance was --
25 these percentages allowable were designed for

1 smaller lots but the smaller lots had a different
2 calculation altogether anyway.

3 MR. HENDERSON: They get an increase
4 off the top, but I think -- I mean, in general,
5 yes. So in order to receive the increase in the
6 coverages then it has to be compatible with the
7 design of the surrounding neighborhood.

8 But if you think of it as a historic
9 home, an existing structure and wanting to have a
10 small historic home, wanting to have an addition
11 put on it the increase in principal building
12 coverage or heated footprint is there to allow them
13 to maximize that.

14 So in addition it's allowed -- it is to
15 encourage existing structures to be able to put on
16 additions. But in my mind it's also to allow the
17 folks that have the smaller lots to have a size
18 home that's commensurate with the surrounding
19 neighborhood that might have half-acre lots.

20 MR. RHODES: Can I say one more thing?

21 MR. HENDERSON: So it is a way in my
22 mind to level the playing field. Again, if you're
23 in a neighborhood -- to support your argument, if
24 you're in a neighborhood with larger homes and
25 everybody has half-acre lots then it's up to the

1 Board to make that decision of what's appropriate
2 and what's not.

3 MR. RHODES: I just want to apologize
4 to this gentlemen and this lady. I got upset. I'm
5 a long-time resident and I don't want to make any
6 enemies in here, but Joe's saying in his mind this
7 and that.

8 He's making things up, but it's his
9 job. Joe, you can't just make up stuff. We've
10 been on this island forever. You've only been here
11 two years. This is crazy. You can't interpret --

12 MR. HENDERSON: No. This is the long-
13 standing staff interpretation.

14 MR. RHODES: Show me in writing.

15 MR. HENDERSON: Come into the office
16 tomorrow and we'll talk about it.

17 MR. HENDERSON: So as a Board we have a
18 need to ask any other questions that we've got and
19 or we should entertain a motion.

20 MR. WICHMANN: I make a motion that the
21 applicants modify their plan and resubmit at our
22 next meeting.

23 THE CHAIRPERSON: Do I hear a second?

24 MR. WRIGHT: Modify the plans.

25 MS. PERKIS: Shrink it down.

1 MR. WRIGHT: Shrink it down.

2 MR. WICHMANN: I think they heard loud
3 and clear.

4 THE CHAIRPERSON: A second. Is there
5 any discussion?

6 MS. SANDERS: I would like to make a
7 statement. I think it was the last meeting or the
8 one before that that Sam Rhodes came in here and
9 asked for a heated increase. We said okay. But in
10 the future you need to include it and ask for the
11 relief.

12 Now we're saying, no, sorry. We
13 changed our mind on that. Don't do that. So you
14 can take the heated square footage out. It just --
15 right? Do you understand what I'm saying?

16 THE CHAIRPERSON: I remember the
17 meeting and I was --

18 MS. SANDERS: So now we're saying,
19 okay.

20 THE CHAIRPERSON: The Board was put in
21 a very difficult position at that last meeting.

22 MS. SANDERS: Right.

23 THE CHAIRPERSON: I don't think that
24 really compares to what we're talking about here.

25 MS. SANDERS: I hate --

1 THE CHAIRPERSON: Any other discussion?
2 Any questions?

3 MS. BOHAN: Carl, if you were able to
4 if you so desired to find this seven and the 13
5 percent would it matter? Explain.

6 MR. McCANTS: Say it again.

7 MS. BOHAN: Explain, if you could find
8 that 13 or 7 percent would it matter?

9 MR. McCANTS: You're saying --

10 MS. BOHAN: It's a very --

11 MR. McCANTS: You're saying not coming
12 in front of the Board would I be able to modify the
13 plan and it make a difference?

14 MS. BOHAN: We're talking 7 and 13
15 percent. Would that make any difference?

16 MR. McCANTS: Okay. For the principal
17 building coverage, it's 224 square feet. It is 529
18 for the heated square footage. So 529 would be
19 basically losing the bedroom and bathroom. We'd
20 have to take that out of the house to get that
21 down.

22 MR. RHODES: This is not a spec home.
23 So it does matter.

24 MR. McCANTS: Unfortunately, my clients
25 couldn't be here today.

1 MS. BOHAN: So it would matter?

2 MR. McCANTS: Yes, it would.

3 MS. BOHAN: It would?

4 MR. McCANTS: Absolutely.

5 MS. BOHAN: That's what I wanted you to
6 clarify.

7 THE CHAIRPERSON: Okay. Any other
8 questions? Comments? So we have a motion. All in
9 favor of the motion, vote aye. Aye.

10 (Board members stated aye.)

11 MS. PERKIS: Could I hear the motion
12 again? I'm sorry.

13 THE CHAIRPERSON: Bunky.

14 MR. WICHMANN: Just for the applicant
15 to resubmit based on the on the -- from the Board.

16 THE CHAIRPERSON: All in favor of that,
17 vote aye.

18 (Board members stated aye.)

19 THE CHAIRPERSON: All opposed?

20 MS. SANDERS: Opposed.

21 MR. McCANTS: Thank you.

22 THE CHAIRPERSON: Motion to adjourn.

23 All in favor?

24 (The meeting was adjourned at 8:44 PM.)

25

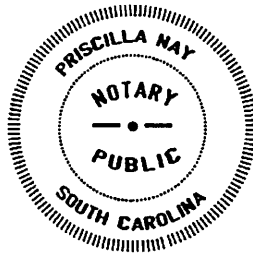
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CERTIFICATE OF REPORTER

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
saffixed my official seal this 3rd day of October,
2017 at Charleston, Charleston County, South
Carolina.



Priscilla Nay

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

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