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SULLIVAN'S ISLAND DESIGN REVIEW BOARD MEETING

DATE: November 19, 2012  
TIME: 6:00 p.m.  
LOCATION: Town Hall  
2050-B Middle Street  
Sullivan's Island, SC  
REPORTED BY: Ann P. Harris, NCRA Merit Reporter

A. WILLIAM ROBERTS, JR., & ASSOCIATES

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1 APPEARANCES:  
 2 Pat Ilderton, Chairperson  
 3 Duke Wright, Board Member  
 4 Mark Howard, Board Member  
 5 Rhonda Sanders, Board Member  
 6 Billy Craver, Board Member  
 7 Kat Kenyon, Permit Tech  
 8 Randy Robinson, Building Official  
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1 pools on the Atlantic Avenue side. I'm not able to  
 2 grant this applicant. He wants to put a pool on  
 3 the Atlantic Avenue side of this house. I am not  
 4 able to grant that permit because our ordinance  
 5 states that the ocean side of the house, the side  
 6 of the house facing the ocean, is the front of the  
 7 structure, and pools cannot be in front of the  
 8 structure. They have to be to the rear of the  
 9 structure, and the applicant can present --  
 10 MR. ILDERTON: And this board can -- I  
 11 mean, that's in our laws, we can change the  
 12 orientation or that we can --  
 13 MR. ROBINSON: That's correct.  
 14 MR. ILDERTON: I don't think we've ever  
 15 had anything like this, have we?  
 16 MR. ROBINSON: There have been several  
 17 of them that y'all have changed over the years.  
 18 MR. ILDERTON: Yes, sir?  
 19 MR. DIAMENT: I am Evan Diament with  
 20 Diament Building and I am representing the owners  
 21 Peter and Nicky Kopke, and they just purchased the  
 22 house. They are interested in putting a pool on  
 23 the Atlantic side of the property, the Atlantic  
 24 Avenue side of the property. The pool would meet  
 25 all of the requirements for setback, lot coverage,

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1 MR. ILDERTON: The Design Review Board  
 2 of Sullivan's Island is meeting on November 19th.  
 3 It is now 6:03, something like that. The members  
 4 in attendance are Duke Wright, Pat Ilderton, Mark  
 5 Howard, and Rhonda Sanders.  
 6 The Freedom of Information requirements  
 7 have been met for this meeting. The items on  
 8 tonight's agenda are the approval of the October  
 9 minutes. Do I hear a motion?  
 10 MR. WRIGHT: So moved.  
 11 MR. HOWARD: I second it.  
 12 MR. ILDERTON: Everybody agree with  
 13 that? Good. That's it.  
 14 Let's get on to the first one. 1758  
 15 Atlantic, building orientation change.  
 16 MR. ROBINSON: 1758 Atlantic is coming  
 17 to you for a building orientation change. In front  
 18 of you, you see a site plan, some pictures of the  
 19 front and rear of the house or the two street-side  
 20 sections of the house, and then you will see an  
 21 aerial photo. If y'all will remember, a few months  
 22 ago, there was a house down on the other end of  
 23 this block that y'all looked at and determined that  
 24 the building orientation was on l'on Avenue. There  
 25 are two houses in this block already that have

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1 all of the rest of the requirements, so simply we  
 2 would like your permission to change the  
 3 orientation of the house, which would allow us to  
 4 put the pool on the Atlantic Avenue side.  
 5 MR. ILDERTON: Great. Thank you. Is  
 6 there any public comment? (No comment.) This  
 7 application, public comment section is closed.  
 8 More to add, Randy, or anything?  
 9 MR. ROBINSON: No.  
 10 MR. ILDERTON: Duke?  
 11 MR. WRIGHT: No, I have no trouble with  
 12 it whatsoever. I looked. The lot has plenty of  
 13 coverage on the Atlantic Avenue side, and I think  
 14 it is well protected. No objection from anybody.  
 15 MR. ILDERTON: I do not have any  
 16 objection. Mark?  
 17 MR. HOWARD: No, I don't have any  
 18 objection.  
 19 MS. SANDERS: No.  
 20 MR. DIAMENT: Thank you, guys.  
 21 MR. ILDERTON: We have to make a motion  
 22 here.  
 23 MR. WRIGHT: I move.  
 24 MR. HOWARD: I second it.  
 25 MR. ILDERTON: Now you can leave.

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1 1820 I'on, porch, historic structure.  
 2 MR. ROBINSON: 1820 I'on is in front of  
 3 you for approval of a porch on the Station 18 1/2  
 4 side of the structure. You see the plans in front  
 5 of you. This is a historic house. It is also in  
 6 the historic district. I'll let the applicant  
 7 present his plans, and then I'll just save any  
 8 comments for later.  
 9 MR. ILDERTON: All right, thank you,  
 10 sir.  
 11 Yes, sir?  
 12 MR. SEGAL: I am Andy Segal, my wife is  
 13 Karen Weber, and we are the owners of 1820 I'on.  
 14 What we are proposing to do is modify the entryway  
 15 by basically moving the stairs and swapping a door  
 16 for a window, and this is not a structure that was  
 17 original to the home. It has been modified a  
 18 number of times in the past, and what it does, it  
 19 allows for a freer or better utilization of the  
 20 kitchen area that is going to be designed on the  
 21 interior. It just allows you to utilize the space  
 22 a lot better because it basically was a porch that  
 23 is being converted to a kitchen, and we are also  
 24 going to match the roof line so it would be  
 25 symmetrical with the extension of the entryway.

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1 MR. ILDERTON: Right. Thank you, sir.  
 2 Randy, anything else to add?  
 3 MR. ROBINSON: I really don't have  
 4 anything.  
 5 MR. ILDERTON: Public comments? (No  
 6 comment.) No public comment. Comment section is  
 7 closed then.  
 8 Rhonda?  
 9 MS. SANDERS: I am good with it. It is  
 10 historic. That's the only reason we are here,  
 11 right?  
 12 MR. ILDERTON: Right.  
 13 Mark?  
 14 MR. HOWARD: No, it is a good addition.  
 15 I like it.  
 16 MR. ILDERTON: I remember the old  
 17 house, at least when Mrs. Murphy lived in it. The  
 18 kitchen was tiny in there, so they are expanding it  
 19 a little bit. I don't see any problem. It looks  
 20 good.  
 21 Duke?  
 22 MR. WRIGHT: No, I have no problems.  
 23 It has been here a couple of times before.  
 24 MR. ILDERTON: Do I hear a motion?  
 25 MS. SANDERS: Motion to approve.

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1 MR. ILDERTON: Anybody second?  
 2 MR. HOWARD: Second.  
 3 MR. ILDERTON: Everybody in favor?  
 4 BOARD MEMBERS: Aye.  
 5 MR. ILDERTON: Rolling right along. On  
 6 this one here, the applicant, the owner is going to  
 7 present it. I think the way it was originally  
 8 filled out, that we were supposed to present it. I  
 9 really don't have any horse in this race, not yet  
 10 anyway, so I've asked the board to consider  
 11 replacing the applicant – instead of Ilderton  
 12 Contractor, let them present this case, and I would  
 13 not recuse myself in this case.  
 14 MR. WRIGHT: I have no trouble with  
 15 that.  
 16 MS. SANDERS: Sounds fair.  
 17 MR. ILDERTON: Great, so we are on  
 18 board with that. Randy?  
 19 MR. ROBINSON: This application is for  
 20 2063 Middle Street, Atlanticville Restaurant. They  
 21 are proposing to replace the roof on the porch side  
 22 on the Middle Street side of the structure. What's  
 23 there now is an awning. It's more of a temporary  
 24 roof, and they would like to put a permanent roof  
 25 on and then put some sliding glass doors around it,

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1 which really are already there. These would be  
 2 just a more permanent situation. Nothing is going  
 3 to change as far as the footprint. Actually it  
 4 will probably dress it up from the Middle Street  
 5 side, but nothing is changing. The stairs will be  
 6 the same. It will just be mostly cosmetic.  
 7 MR. ILDERTON: Great. Thank you, sir.  
 8 Billy?  
 9 MR. CRAVER: I don't have a problem  
 10 with this at all.  
 11 MR. ILDERTON: Rhonda?  
 12 MS. SANDERS: I don't either.  
 13 MR. ILDERTON: Mark?  
 14 MR. HOWARD: No problem.  
 15 MR. ILDERTON: I don't have a problem  
 16 either with the change. This has been an  
 17 extravaganza before, but it is in a very minor  
 18 portion, a minor way now. We haven't heard from  
 19 the applicant. I am not following procedure here.  
 20 Let's let the applicant make a presentation here.  
 21 MR. CREGER: Brad Creger. It appears  
 22 we are on a roll here, so I will keep my comments  
 23 brief. Replacing some sliding windows that are  
 24 foggy and a little long in the tooth, esthetically  
 25 not in keeping with the island, and I feel like the

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1 vinyl roof and the aluminum substructure that's in  
 2 place now is not also in keeping with esthetically  
 3 the curb appeal and all of that, so we are looking  
 4 to replace it with a metal roof that will match the  
 5 remainder of the facility.  
 6 And that's it. Thank you.  
 7 MR. ILDERTON: Now I need to ask for a  
 8 public comment. (No comment.) The public comment  
 9 section is closed.  
 10 No more from Randy. Mark, do you want  
 11 to go forward?  
 12 MR. HOWARD: Are there any other  
 13 exterior changes you are planning?  
 14 MR. CREGER: None.  
 15 MR. HOWARD: Are these a more permanent  
 16 slider?  
 17 MR. CREGER: They are a little more  
 18 substantial. Like Randy said, the sliders that are  
 19 there are also permanent. They have been there for  
 20 about 10 years. It is just an improvement on  
 21 what's there.  
 22 MR. HOWARD: Okay.  
 23 MR. ILDERTON: All right, now we can  
 24 start again. Billy?  
 25 MR. CRAVER: I am still okay with it.

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1 MR. ILDERTON: Rhonda?  
 2 MS. SANDERS: I am, too. That is going  
 3 to be heated space or not?  
 4 MR. CREGER: It is already heated.  
 5 MS. SANDERS: Okay.  
 6 MR. HOWARD: I don't have a problem  
 7 with it.  
 8 MR. WRIGHT: I don't have either. This  
 9 overrides and supercedes all of these previous  
 10 submissions for a lot of work that was going to be  
 11 done at one time.  
 12 MR. ILDERTON: That was pretty much  
 13 defeated.  
 14 MR. WRIGHT: That was defeated, as I  
 15 remember it. I have no trouble with this.  
 16 MR. ILDERTON: Do I hear a motion?  
 17 MR. WRIGHT: I move that it be approved  
 18 as submitted.  
 19 MR. HOWARD: I second it.  
 20 MR. ILDERTON: Everybody in favor?  
 21 BOARD MEMBERS: Aye.  
 22 MR. ILDERTON: Thank you, sir.  
 23 MR. CREGER: Thank you very much.  
 24 MR. ILDERTON: 2210 Middle Street.  
 25 Randy?

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1 MR. ROBINSON: Okay. 2210 Middle  
 2 Street, Poe's Tavern. You see the plans in front  
 3 of you. They are asking to rework this rear  
 4 section of the restaurant to add more to the  
 5 kitchen space. I support this application. It's  
 6 cleaning that area up back there and give them some  
 7 more kitchen space. There is no addition to the  
 8 patron space, just to the kitchen.  
 9 MR. ILDERTON: Okay.  
 10 MR. ROBINSON: That's all I have.  
 11 MR. ILDERTON: Thank you. Yes, sir.  
 12 Whoever is going to present it.  
 13 MR. BENNETT: Rusty Bennett, 3124  
 14 Marshall Boulevard. We are going to add a roof and  
 15 enclose an existing back deck to add some really  
 16 needed kitchen space, food prep area, and part of  
 17 that we will redesign the existing handicap ramp,  
 18 which right now it is oriented where it is almost  
 19 unusable. The reorientation of the handicap ramp  
 20 will actually orient and spill right into the  
 21 parking lot now, which will actually make that a  
 22 lot more useful facility.  
 23 MR. ILDERTON: Thank you, sir. Is  
 24 there any public comment for this application? (No  
 25 comment.) The public comment section is closed.

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1 Anything more to add, Randy?  
 2 MR. ROBINSON: No.  
 3 MR. ILDERTON: Duke?  
 4 MR. WRIGHT: I am fine.  
 5 MR. ILDERTON: I am fine with it also.  
 6 Mark?  
 7 MR. HOWARD: I assume it has lived up  
 8 to the standards. You are going to be cooking  
 9 here?  
 10 MR. BENNETT: No, we won't be cooking.  
 11 It is just storage and food prep.  
 12 MR. HOWARD: The floor, it will all be  
 13 upgraded?  
 14 MR. BENNETT: Yes.  
 15 MR. WRIGHT: Is this a historic  
 16 building, structure?  
 17 MR. ROBINSON: No, it is not.  
 18 MR. ILDERTON: It is not on the  
 19 historic list.  
 20 MR. BENNETT: Poe never lived there.  
 21 It was a myth.  
 22 MR. ILDERTON: Rhonda?  
 23 MS. SANDERS: I am good.  
 24 MR. CRAVER: I am good.  
 25 MR. ILDERTON: Do I hear a motion?

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1 MR. CRAVER: I move that we approve it.  
 2 MR. ILDERTON: Second?  
 3 MS. SANDERS: I second it.  
 4 MR. ILDERTON: Everybody in favor?  
 5 BOARD MEMBERS: Aye.  
 6 MR. ILDERTON: Thank you.  
 7 923 Osceola, again from last week,  
 8 back.  
 9 MR. ROBINSON: 923, of course y'all  
 10 know it was with y'all last month. They have made  
 11 some changes to it. They have incorporated some of  
 12 the suggestions y'all have had. They still have to  
 13 go to the Board of Zoning Appeals for the pool out  
 14 front, which they will do next week.  
 15 MR. YOUNG: December 19th.  
 16 MR. ROBINSON: Okay. Anyway, I will  
 17 let the applicant go ahead and explain his plan  
 18 because I think he knows it a lot better than I do,  
 19 and we can get this going.  
 20 MR. YOUNG: Chris Young. There are  
 21 some corrections we made. Pat, you talked about  
 22 the pool. We struck the pool up behind the front  
 23 steps so it is not jagged out.  
 24 Mark, we eliminated some of the back  
 25 porching area just because it was in excess. We

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1 eliminated that.  
 2 Duke, you talked about straightening up  
 3 the front door. So we straightened the front door  
 4 up. We got rid of the overflow for the pool, so  
 5 the pool really can't be seen if we get approved by  
 6 the BZA. If we don't, we will just have it as a  
 7 deck, and then we can do it in the backyard without  
 8 any zoning. We are just going to take the risk  
 9 that we can get it approved. If we don't, we'll  
 10 still have a nice deck because that's where the  
 11 view is. So you'll probably have chairs out there  
 12 and maybe put like a rollout awning or something  
 13 when it's hot.  
 14 Rhonda, we got our application in line,  
 15 so hopefully that is correct.  
 16 And, Billy, I think you were good with  
 17 everything.  
 18 Those were the changes we made. We had  
 19 two roof-line options. One was covered, one not.  
 20 It doesn't affect the square footage or the heated  
 21 square feet or the decking. It helps cover the  
 22 second porch. We put two options on there. We  
 23 would like it covered if y'all feel like it meshes.  
 24 We feel it looks more like the neighbor's house on  
 25 the right. Obviously the house on the left is a

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1 very modern house.  
 2 MR. ILDERTON: I think it looks good  
 3 covered.  
 4 MR. YOUNG: You do? Okay. I think it  
 5 makes more sense because you probably want to sit  
 6 out there. It gives you two arches instead of one.  
 7 That's it on my end.  
 8 MR. ILDERTON: Well, is there a public  
 9 comment to this? (No comment.) No public  
 10 comments? The public comment is closed.  
 11 Randy, anything to add?  
 12 MR. ROBINSON: No.  
 13 MR. ILDERTON: And why does it have to  
 14 go before the BZA? Because the pool is in the  
 15 front yard?  
 16 MR. ROBINSON: That's correct.  
 17 MR. ILDERTON: But now that it is not  
 18 sticking out beyond the body of the house, that is  
 19 not an issue, but it is still in the front yard.  
 20 MR. ROBINSON: That's correct. It is  
 21 on the front of the house, and the ordinance says  
 22 that properties adjacent to the RC-2 have no front  
 23 or rear, so I think what they're doing is going to  
 24 BZA and saying we don't have any house between us  
 25 and the RC-2, so we should be RC-2.

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1 MR. ILDERTON: Right, yeah.  
 2 MR. ROBINSON: So that is why we are  
 3 going.  
 4 MR. ILDERTON: Good. All right, Duke?  
 5 MR. WRIGHT: I am okay. I like option  
 6 B better.  
 7 MR. ILDERTON: I am okay with it also.  
 8 I can go with either one y'all decide to do.  
 9 MR. HOWARD: This is our decision to  
 10 make?  
 11 MR. WRIGHT: No, I don't think we  
 12 decide that.  
 13 MR. YOUNG: We just kind of threw that  
 14 out. We didn't seek any comment or feedback.  
 15 Before, we didn't have the porch covered, and we  
 16 decided to cover it.  
 17 MR. ILDERTON: Essentially we do  
 18 approve the design.  
 19 MR. YOUNG: You okay with option A and  
 20 B?  
 21 MR. HOWARD: We could approve option B  
 22 as an option.  
 23 MR. ILDERTON: Yeah.  
 24 MR. HOWARD: And then leave it up to  
 25 the owner.

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1 MR. ILDERTON: Yeah.  
 2 MR. HOWARD: All right. Well, I don't  
 3 have any problem, and option B looks fine.  
 4 MR. YOUNG: Thank you, sir.  
 5 MS. SANDERS: I like B better also. I  
 6 have a question, Randy. I'm not sure. So the  
 7 Atlantic Street property that came here for the  
 8 orientation, to change the orientation of the house  
 9 because they can't have a pool in the front.  
 10 MR. ROBINSON: Correct.  
 11 MS. SANDERS: I am kind of confused  
 12 about why.  
 13 MR. ROBINSON: The difference is --  
 14 MS. SANDERS: I understand RC,  
 15 whatever.  
 16 MR. ROBINSON: They are a street-to-  
 17 street lot on Atlantic Avenue. This is not a  
 18 street-to-street lot, so clearly Osceola is the  
 19 front of this house. That block between I'on and  
 20 Atlantic is eclectic. Some of them face I'on, and  
 21 some of them face Atlantic Avenue.  
 22 MS. SANDERS: I guess I am just  
 23 confused. The purpose of them changing the  
 24 orientation was so the pool would not be in the  
 25 front because that's not allowed. So why wouldn't

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1 that go to BZA for that change? Help me. Anybody  
 2 understand what I am talking about?  
 3 MR. ROBINSON: Yes. You are allowed to  
 4 give it on -- between Atlantic Avenue and I'on  
 5 Avenue, but you are not allowed to change building  
 6 orientation on a lot that doesn't go street to  
 7 street.  
 8 MS. SANDERS: I understand that, but  
 9 they -- but the purpose of that was because they  
 10 cannot have a pool in the front yard?  
 11 MR. ROBINSON: Yes and no.  
 12 MS. SANDERS: Okay.  
 13 MR. ROBINSON: Y'all didn't give them a  
 14 pool in the front yard.  
 15 MR. HOWARD: We just approved the pool  
 16 in the backyard by reorienting it.  
 17 MS. SANDERS: That's all right. I  
 18 don't have to understand everything.  
 19 MR. ILDERTON: We weren't the BZA.  
 20 MR. ROBINSON: That's correct.  
 21 MS. SANDERS: I am just wondering  
 22 why similar -- I don't know. That's okay. I don't  
 23 have to understand it.  
 24 MR. HOWARD: When did facing the ocean  
 25 become the front of the house? Is that relatively

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1 new?  
 2 MR. ROBINSON: Yes, in 2005, when we  
 3 revamped the ordinance, several portions of the  
 4 ordinance stated front, and so we had to determine  
 5 which one was the front on a street-to-street lot,  
 6 and so they said as a general rule, the front of  
 7 the house is the portion facing the ocean.  
 8 MR. HOWARD: And then you still have  
 9 exceptions to that, like Osceola.  
 10 MR. ROBINSON: That's correct, or your  
 11 mother's house. Your mother's house, the front  
 12 would be on Middle Street.  
 13 MR. HOWARD: Right.  
 14 MR. ROBINSON: Because there is no  
 15 street on --  
 16 MR. HOWARD: She doesn't go street to  
 17 street.  
 18 MR. ROBINSON: That's correct.  
 19 MR. HOWARD: Now, is there a city  
 20 policy going about where we are physically changing  
 21 addresses?  
 22 MR. ROBINSON: No, we don't change  
 23 addresses. Even if y'all were to change the  
 24 building orientation to I'on Avenue, we're still  
 25 going to have an address of Atlantic Avenue.

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1 MR. HOWARD: Won't that become  
 2 confusing over time? I don't mean to deviate from  
 3 our business.  
 4 MR. ROBINSON: It may be confusing from  
 5 a Town Hall point of view, but it is very clear as  
 6 far as fire department, you know, EMS, all of  
 7 those. They need a clear numbering system, so  
 8 we're trying to change all numbering to the ocean  
 9 side of properties. As we run across them, we  
 10 change them. We have probably changed what? Ten  
 11 in the last year?  
 12 MS. KENYON: At least.  
 13 MR. ILDERTON: All right. Billy?  
 14 MR. CRAVER: I am good with it.  
 15 MR. ILDERTON: Do I hear a motion?  
 16 MS. SANDERS: Motion to approve.  
 17 MR. CRAVER: I second it.  
 18 MR. ILDERTON: Everybody in favor?  
 19 BOARD MEMBERS: Aye.  
 20 MR. ILDERTON: Thank you, sir.  
 21 2523 Raven, new construction.  
 22 MR. ROBINSON: The applicant has pulled  
 23 this application. He has to go to the Board of  
 24 Zoning Appeals, and they felt that it would be  
 25 better to go to the Board of Zoning Appeals prior

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1 to coming to y'all. It is the same situation. The  
 2 accessory structure was on the ocean side of the  
 3 house, and that is the front.  
 4 MR. HOWARD: And that was not -- that  
 5 is not our bailiwick. We couldn't make that  
 6 decision.  
 7 MR. ROBINSON: No, you could. The  
 8 problem is at a later date, they want a pool on the  
 9 Raven side of the house, so if y'all determine that  
 10 Myrtle is the side of the house -- the rear of the  
 11 house, then he can't have his pool later, so he has  
 12 decided to go to the BZA with this one and ask that  
 13 he have an accessory structure in his front yard.  
 14 MR. HOWARD: Shouldn't he mention the  
 15 pool at the same time?  
 16 MR. ROBINSON: You know, it's  
 17 irrelevant about the pool, but we probably  
 18 shouldn't be going too deep into this because he'll  
 19 be coming to you.  
 20 MR. ILDERTON: 2612 Jasper.  
 21 MR. ROBINSON: This meeting has been a  
 22 firestorm.  
 23 Okay, 2612 Jasper Boulevard, there is a  
 24 lot going on in this plan. The plans are in front  
 25 of you. This is a historical structure.

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1 MR. WRIGHT: The application does not  
 2 indicate that it is a historic structure. I did a  
 3 little research, and I think, Randy, it is  
 4 submitted -- it is within the historic district as  
 5 well, but it is altered. I think it is altered.  
 6 It is an altered category, so does that take it out  
 7 of the historic category?  
 8 MR. ROBINSON: If it's in the district,  
 9 it is still historic. All properties in the  
 10 district are historic.  
 11 MR. WRIGHT: It had number 89 in the  
 12 survey done. I forgot. Who did the historic  
 13 survey?  
 14 MS. KENYON: Schneider.  
 15 MR. WRIGHT: Schneider. You say even  
 16 though it is altered, it is in the historic  
 17 district, so it still applies.  
 18 MR. ROBINSON: Right. It is under your  
 19 purview if it is in the historic district. Anyway,  
 20 I will let the applicant present this because there  
 21 is a lot going on. They do -- they also are going  
 22 to have to go to the Board of Zoning Appeals for  
 23 some setback issues, but they felt that coming to  
 24 y'all for a conceptual approval would be the right  
 25 thing to do before they went to BZA.

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1 MR. ILDERTON: Okay. Yes, sir.  
 2 MR. KNIGHT: Good evening. I am Losse  
 3 Knight, the private architect. I am joined by  
 4 Mr. James Bakker, the property owner. We were  
 5 supposed to be joined tonight by the landscape  
 6 architect as well, J. R. Cramer. He had a death in  
 7 the family so he couldn't make it.  
 8 I thought I could just quickly flip  
 9 through each drawing and present the project. We  
 10 start with the process by meeting with Randy. He  
 11 was very helpful in kind of getting us off on the  
 12 right foot. We spent a lot of time in the field,  
 13 getting in the attic, getting under the house, and  
 14 trying to understand what was existing and what was  
 15 actually historical.  
 16 It is our understanding that the -- I  
 17 am going to pick this up, if that's okay. Looking  
 18 at the site plan, it appears that the original  
 19 T-shaped gable form structure here is the only  
 20 thing that actually is from the 1920s. Everything  
 21 else appears to have sort of been scabbed on or  
 22 layered on over time.  
 23 This is our site demolition plan  
 24 showing these hatched areas to be removed, and we  
 25 want to try to preserve the existing T form of that

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1 historic structure.  
 2 Currently the home is nonconforming as  
 3 it sits in the rear setback, at this corner of the  
 4 house and also the deck and this detached  
 5 structure, the shed.  
 6 This is an enlargement of the floor  
 7 plan showing the areas of demolition and also  
 8 showing the areas we want to preserve of the  
 9 existing historical T-shape form.  
 10 The elevations, we thought it would  
 11 just be helpful to show these items that we feel  
 12 like were added on over the years. We've also  
 13 included some pictures in the package there, and  
 14 you can see obviously the siding is not original.  
 15 It is layered on. Currently it has got vinyl  
 16 siding. The windows are not original, and we feel  
 17 like these odd-shaped pieces that were added to the  
 18 back really were additions, and maybe at some point  
 19 there could have been a porch there, but it doesn't  
 20 seem like there was -- really wasn't any attempt to  
 21 do a porch in-fill. It was more of a removal and  
 22 an addition.  
 23 These are the forms I was mentioning  
 24 that appear to just have been a bad addition.  
 25 The T-shape form can be seen in this

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1 aerial view here.  
 2 I am sure everybody is familiar with  
 3 the house by this point. Again, everything that  
 4 has been added onto it does not appear to be  
 5 historic except for this gable form of the original  
 6 T-shape structure.  
 7 So we get into the proposed site plan,  
 8 and our goal was to really not -- really try not to  
 9 overpower this historic form, so we kind of treated  
 10 these spaces almost like porches and try to keep  
 11 them really as low shed roof lines, just frame a  
 12 small historic portion of the home and again trying  
 13 to keep these low. We were hoping to keep the  
 14 house exactly where it is and really not move it  
 15 off of its footprint. Obviously this proposed  
 16 design is also nonconforming like the existing home  
 17 is. We are thinking that based on -- you know, one  
 18 of the things that is working against us, it is  
 19 sort of unusual, atypical lot configuration with  
 20 this tapering along Myrtle and Jasper. We are  
 21 hoping if we do a good-enough job of preserving  
 22 this and keeping this down at a single-story scale,  
 23 it really won't have too much of an impact along  
 24 the street here.  
 25 And you can see a portion of the deck,

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1 the pool also extends in this rear setback area.  
 2 Getting into the enlarged plan, you can  
 3 see we've rebuilt the porch very similar  
 4 proportions to what was there, preserving this  
 5 T form. We do have some obsolete bathrooms that  
 6 protrude out, but these do not extend as high as  
 7 the roof form. The kitchens is inside, and side  
 8 decks here.  
 9 The idea behind the pool and the  
 10 deck -- we studied a lot of different options, and  
 11 we are trying to be careful. The house and pool  
 12 and deck -- when we originally thought about the  
 13 project, we thought about lifting the house and  
 14 park up under it. We feel like it was maybe losing  
 15 some of the historical character of what you would  
 16 find on the island, where a lot of the homes were  
 17 lower. We decided to go back down and lower the  
 18 house as low as we could, and then this deck kind  
 19 of tiers down, so routing one foot of fill right  
 20 here but again making this thing gradually get down  
 21 to the ground instead of this thing being this sort  
 22 of big battleship floating out there and then  
 23 trying to get rid of all of the railings here, too,  
 24 and sort of mending this edge with the landscape  
 25 plan you'll see, kind of softening that threshold

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1 there.  
 2 This is the roof plan, and you can  
 3 again see this historic T form. Everything else is  
 4 going to be simple, a simple shed, porch-type  
 5 element or feels more like a porch-type roof.  
 6 We did want to try to introduce a lot  
 7 of natural daylighting into the core of the home,  
 8 so we added this new accent dormer, which keeps the  
 9 same proportions and roof pitch as the existing  
 10 historical form.  
 11 Getting into the elevations, this would  
 12 be the elevation along Jasper, again trying to be  
 13 careful in scale and making sure we are not pushing  
 14 the house up really high. A lot of the character  
 15 is simple open-railling configuration, exposed  
 16 rafter tails. That is the new dorm rafter I was  
 17 referring to there.  
 18 This is the idea of scaling down this  
 19 pool and this deck so it sort of gradually works  
 20 itself down to grade. If you look at the landscape  
 21 plan from some of the existing pictures, you'll see  
 22 that so much of this is actually screened from  
 23 Jasper anyway. I am not sure what you can see from  
 24 the public way.  
 25 The idea here is we want to try to

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1 keep -- keep the scale to where it actually works  
 2 so the architecture isn't overwhelming or  
 3 overbuilt. We are keeping these piers here at  
 4 8-by-8 marine-grade piers out of the porch areas.  
 5 When you get back to the main house structure, we  
 6 are scaling down to a 12-by-12 masonry pier rather  
 7 than a 16-inch pier.  
 8 This is the historical form we talked  
 9 about, the gable you see, and also the existing  
 10 roof beyond.  
 11 This is an area, if you were looking at  
 12 a section through the pool, and those are small  
 13 on-suite bathroom features that you see, which ends  
 14 up fixing a very simple cantilever element there  
 15 that helped us sort of finish out this gable end.  
 16 Looking at the rearview along Myrtle,  
 17 this is what I was talking about, just trying to  
 18 keep the scale very low since we are asking for  
 19 that encroachment and trying to keep the historic  
 20 form exactly where it is now, and then you can see  
 21 the side, or the west elevation here, where we have  
 22 this small deck that kind of works its way up along  
 23 the side.  
 24 When it comes to the landscape plan,  
 25 I'm not sure I am going to attempt to act like a



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1 landscape architect here, but I think that J. R.'s  
 2 drawings are really well -- they represent well in  
 3 the elevations, where we actually have these shots  
 4 here, to give you some sense of how we are trying  
 5 to graduate up from grade to the pool deck, and  
 6 then the greening effect and the privacy you would  
 7 have from the public way.  
 8 MR. ILDERTON: Thank you.  
 9 Randy, anything more?  
 10 MR. ROBINSON: Yeah. This property is  
 11 a historic property. I mean, it is a traditional  
 12 island resource in the district.  
 13 MR. ILDERTON: Right.  
 14 MR. ROBINSON: It's right on the edge  
 15 of the district, but it is --  
 16 MR. ILDERTON: It is listed  
 17 individually.  
 18 MR. ROBINSON: That's correct.  
 19 MR. ILDERTON: Duke, do you want to  
 20 start?  
 21 MR. WRIGHT: I think it is a very good  
 22 design given what we have got to start with, and it  
 23 is going to be interesting to see what that T looks  
 24 like when you take off the additions. Have you had  
 25 a chance to do any probing?

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1 MR. KNIGHT: We have done some very  
 2 selective demolition, and he just actually obtained  
 3 the property recently, so we are looking forward to  
 4 kind of digging in now that we can get in there and  
 5 start cutting the walls.  
 6 MR. WRIGHT: But I think your solution  
 7 is very good, and it is certainly better than what  
 8 is there in terms of observing and seeing the  
 9 historic structure. I think that is going to  
 10 present itself very well. I didn't look. What are  
 11 you proposing for the siding? Is this Hardiplank?  
 12 MR. KNIGHT: Yeah, we were hoping to do  
 13 the larger Hardiplank reveals so we have that in  
 14 our shadow line. We would like a five-inch  
 15 exposure. But I would like to clarify, you know,  
 16 the columns on the front, for instance, we are  
 17 keeping these really simple, just six-by-sixes with  
 18 chamfered edges. I think you are going to really  
 19 feel like a lot of this is actually wood until you  
 20 go up and touch it, as far as the siding.  
 21 MR. WRIGHT: I like it. I am okay with  
 22 it.  
 23 MR. ILDERTON: That new Hardi is a  
 24 pretty good product. It really looks pretty good,  
 25 the new stuff, and it is great that you are opening

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1 up the porch again, which was obviously enclosed.  
 2 And you are going to be above flood?  
 3 MR. KNIGHT: We are above flood. The  
 4 finished floor is going to be one foot or freeboard  
 5 above. I think we can keep our structure out of  
 6 it, and we are trying to work through running the  
 7 mechanical up in the roof line.  
 8 MR. ILDERTON. I like the fact you have  
 9 kept it as low as possible. It looks that much  
 10 better, give it that cottage effect. I am in favor  
 11 of it.  
 12 Mark?  
 13 MR. HOWARD: Randy, lot 92, is that a  
 14 single lot to the corner, or are there two lots?  
 15 MR. ROBINSON: Which one?  
 16 MR. HOWARD: Facing the house from  
 17 Jasper, the lot on the right-hand side.  
 18 MR. ROBINSON: It is one lot.  
 19 MR. HOWARD: That is one lot to the  
 20 end?  
 21 MR. ROBINSON: Yes, it is.  
 22 MR. HOWARD: So he has got a basketball  
 23 court there?  
 24 MR. ROBINSON: Correct, a basketball  
 25 court, an accessory structure, and the house is

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1 over on the far corner.  
 2 MR. HOWARD: That all stays one lot?  
 3 MR. ROBINSON: Uh-huh.  
 4 MR. HOWARD: And we are not dealing  
 5 with any of the setback issues?  
 6 MR. ROBINSON: No, BZA will have to  
 7 deal with that.  
 8 MR. HOWARD: So the finish grade is  
 9 five eight on the first floor?  
 10 MR. KNIGHT: Yeah, the finished grade  
 11 is roughly at nine, so we are popping up to  
 12 five feet bottom structure and six feet here, so we  
 13 are eighty fourteen.  
 14 MR. HOWARD: I agree, the lower the  
 15 better, but I think the design is good. I think it  
 16 is appropriate for the structure. Keeps that  
 17 historic look nicely.  
 18 MR. ILDERTON: Rhonda?  
 19 MS. SANDERS: I like it a lot. I wish  
 20 more people weren't trying to build four times that  
 21 size.  
 22 MR. ILDERTON: Billy?  
 23 MR. CRAVER: I like it. I think it is  
 24 a good job with an old house, that you are  
 25 retaining the character, and to me that's really

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1 what it's all about, and I am all for the  
 2 Hardiplank. I think they have improved the  
 3 product. It makes life a lot easier to deal with.  
 4 So, yeah, got my vote.  
 5 MR. ILBERTON: Do I hear a motion?  
 6 MR. CRAVER: I move we approve as  
 7 submitted.  
 8 MS. SANDERS: Second.  
 9 MR. ILBERTON: Everybody in favor?  
 10 BOARD MEMBERS: Aye.  
 11 MR. ILBERTON: Thank you, sir.  
 12 MR. KNIGHT: Could I ask the board's  
 13 opinion on one item?  
 14 MR. ILBERTON: We haven't adjourned  
 15 yet.  
 16 MR. KNIGHT: We were trying not -- or  
 17 keeping it away from, you know, making it look like  
 18 every other new spec home you might see. We were  
 19 hoping to try to keep this without a lot of  
 20 latticework down here and just let the landscape  
 21 sort of be that threshold between the yard and the  
 22 porch space. Once you get under the core of the  
 23 home, we would like to pick up storage there but  
 24 set that back off the face of the porches, and I  
 25 wanted to see if the board was open to just leaving

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1 this open and not really doing lattice, just  
 2 letting it be a simple pier configuration.  
 3 MR. ILBERTON: I don't have any problem  
 4 with it. You might want the porch to be larger  
 5 than the columns and all, but a lot of houses have  
 6 been like that. I know Sam Richardson's old house  
 7 was like that, you walk right in and it had a  
 8 little sitting area under there. You know, right  
 9 on the same street, underneath the porch was open  
 10 like that.  
 11 MR. KNIGHT: We're still trying to iron  
 12 that out. I appreciate y'all's opinion on it.  
 13 MR. WRIGHT: You are sitting way back?  
 14 MR. KNIGHT: Yeah, sitting back to  
 15 where, you know, maybe we step in from the side of  
 16 the home, for instance, 10 feet or something like  
 17 that. And I agree, I think we probably should show  
 18 this a little bit better, but we are looking at  
 19 maybe 8-by-8 here and graduating to kind of down to  
 20 6-by-6s here, and we can kind of play with that  
 21 proportion a little bit.  
 22 MR. HOWARD: Are you talking about the  
 23 lattice directly under the porch?  
 24 MR. KNIGHT: Yeah, we are really sort  
 25 of showing it all in shade and shadow right now,

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1 but just around the porch, and even around the body  
 2 of the house -- let me flip to the plan here.  
 3 MR. HOWARD: I am not quite sure what  
 4 you think the advantage is to not having the  
 5 lattice.  
 6 MR. KNIGHT: We like the simplicity of  
 7 it. We are open to it, but it is just one thing we  
 8 have been sort of entertaining, you know, does it  
 9 have these in-fill panels and look at all of the  
 10 40 percent openings for flood zones and all of that  
 11 stuff. To me, it makes a difference in how a house  
 12 sits on a site, whether it kind of floats by the  
 13 landscape coming up to it or whether we have got  
 14 these screens that come all the way down almost  
 15 like a dog pen. So we were entertaining the idea  
 16 of what happens if we just leave it up on the  
 17 simple piers and be careful about how we landscape  
 18 around those.  
 19 MS. SANDERS: I would probably try to  
 20 do the same thing.  
 21 MR. HOWARD: I think you are probably  
 22 going to end up wanting to put them there. I think  
 23 when you see the heating and ductwork, I think you  
 24 are going to want to screen that.  
 25 MR. KNIGHT: That is a good point.

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1 MR. WRIGHT: The other thing I have  
 2 learned here over the many years, your landscape  
 3 fills in a lot of open space. It is open the first  
 4 few years, and after a while, you have trees and  
 5 flowers but will also conceal that open space. My  
 6 opinion is kind of take it step by step and see how  
 7 it looks.  
 8 MR. ILBERTON: I think it can go either  
 9 way. It could be a useful shaded area and put some  
 10 furniture and sit under there at times and use it  
 11 for, you know, to get out of the sun and all,  
 12 actually dress it up with -- besides the shrubbery  
 13 right in front of you, you could dress it up with  
 14 some outside furniture or whatever, you know,  
 15 basket hangings or whatever under there, which the  
 16 lattice would preclude if you had that, so I think  
 17 you could go either way on it.  
 18 MR. HOWARD: Or the front and not the  
 19 sides. You don't have to do it all the way around.  
 20 MR. KNIGHT: Right. Thank you.  
 21 MR. WRIGHT: Is there any proposed  
 22 enclosed space under the house?  
 23 MR. KNIGHT: No, not now, and that was  
 24 a thought, is if we do sort of step in, do we do  
 25 sort of an enclosed almost pen-like area here or do

1 we take that lattice all of the way out? We were  
2 just interested in how the building kind of floats  
3 on the site without it being there.

4 MR. WRIGHT: The reason I bring that  
5 up, it has to do with flood insurance rates when it  
6 is enclosed.

7 MR. ILDERTON: You have more than  
8 200 feet square feet, which they can't do anyway.

9 MR. KNIGHT: Thank you.

10 MR. ILDERTON: Thank you.

11 This meeting is adjourned.

12 (The meeting was adjourned at 6:47 p.m.)

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1 CERTIFICATE OF REPORTER

2  
3 I, Ann P. Harris, Certified Merit  
4 Reporter and Notary Public for the State of South  
5 Carolina at Large, do hereby certify that the  
6 foregoing transcript is a true, accurate, and  
7 complete record.

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

11 Witness my hand, I have hereunto  
12 affixed my official seal this 30th day of November  
13 2012 at Charleston, Charleston County, South  
14 Carolina.

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Ann P. Harris, RMR  
My Commission expires  
June 23, 2018

<p><b>A</b></p>	<p>37:25  <b>along (6)</b>              8:5;26:20,23;28:12;              29:16,22  <b>altered (4)</b>              23:5,5,6,16  <b>aluminum (1)</b>              10:1  <b>Andy (1)</b>              6:12  <b>appeal (1)</b>              10:3  <b>Appeals (4)</b>              14:13;21:24,25;              23:22  <b>appear (2)</b>              25:24;26:4  <b>appears (3)</b>              9:21;24:18,21  <b>applicant (10)</b>              4:2,9;6:6;8:6,11;              9:19,20;14:17;21:22;              23:20  <b>application (7)</b>              5:7;8:19;12:5,24;              15:14;21:23;23:1  <b>applies (1)</b>              23:17  <b>appreciate (1)</b>              35:12  <b>appropriate (1)</b>              33:16  <b>approval (3)</b>              3:8;6:3;23:24  <b>approve (6)</b>              7:25;14:1;17:18,21;              21:16;34:6  <b>approved (4)</b>              11:17;15:5,9;19:15  <b>arches (1)</b>              16:6  <b>architect (3)</b>              24:3,6;30:1  <b>architecture (1)</b>              29:2  <b>area (9)</b>              6:20;12:6,16;14:25;              27:1;29:11;35:8;37:9,              25  <b>areas (4)</b>              24:24;25:7,8;29:4  <b>around (5)</b>              8:25;36:1,1,18;37:19  <b>assume (1)</b>              13:7  <b>Atlantic (14)</b>              3:15,16;4:1,3,23,23;              5:4,13;18:7,17,20,21;              19:4;20:25  <b>Atlanticville (1)</b>              8:20  <b>attempt (2)</b>              25:20;29:25</p>	<p><b>attendance (1)</b>              3:4  <b>attic (1)</b>              24:13  <b>atypical (1)</b>              26:19  <b>Avenue (12)</b>              3:24;4:1,3,24;5:4,13;              18:17,21;19:4,5;20:24,              25  <b>away (1)</b>              34:17  <b>awning (2)</b>              8:23;15:12  <b>Aye (5)</b>              8:4;11:21;14:5;              21:19;34:10</p>	<p><b>Billy (5)</b>              9:8;10:24;15:16;              21:13;33:22  <b>bit (3)</b>              7:19;35:18,21  <b>block (3)</b>              3:23,25;18:19  <b>Board (14)</b>              3:1;4:10;8:4,10,18;              11:21;14:5,13;21:19,              23,25;23:22;34:10,25  <b>board's (1)</b>              34:12  <b>body (2)</b>              16:18;36:1  <b>bottom (1)</b>              33:12  <b>Boulevard (2)</b>              12:14;22:23  <b>Brad (1)</b>              9:21  <b>brief (1)</b>              9:23  <b>bring (1)</b>              38:4  <b>build (1)</b>              33:20  <b>building (8)</b>              3:15,17,24;4:20;              13:16;19:5;20:24;38:2  <b>business (1)</b>              21:3  <b>BZA (8)</b>              15:6;16:14,24;19:1,              19;22:12;23:25;33:6</p>	<p>3:15,17;4:11;5:2;9:3,              16;18:8;19:1,5;20:22,              23;21:8,10  <b>changed (2)</b>              4:17;21:10  <b>changes (3)</b>              10:13;14:11;15:18  <b>changing (3)</b>              9:5;18:23;20:20  <b>character (3)</b>              27:15;28:14;33:25  <b>Chris (1)</b>              14:20  <b>city (1)</b>              20:19  <b>clarify (1)</b>              31:15  <b>cleaning (1)</b>              12:6  <b>clear (2)</b>              21:5,7  <b>clearly (1)</b>              18:18  <b>closed (5)</b>              5:7;7:7;10:9;12:25;              16:10  <b>columns (2)</b>              31:16;35:5  <b>coming (5)</b>              3:16;22:1,19;23:23;              36:13  <b>comment (16)</b>              5:6,6,7;7:6,6,6;10:8,              8,8;12:24,25,25;16:9,9,              10;17:14  <b>comments (4)</b>              6:8;7:5;9:22;16:10  <b>conceal (1)</b>              37:5  <b>conceptual (1)</b>              23:24  <b>configuration (3)</b>              26:19;28:15;35:2  <b>confused (2)</b>              18:11,23  <b>confusing (2)</b>              21:2,4  <b>consider (1)</b>              8:10  <b>construction (1)</b>              21:21  <b>Contractor (1)</b>              8:12  <b>converted (1)</b>              6:23  <b>cooking (2)</b>              13:8,10  <b>core (2)</b>              28:7;34:22  <b>corner (3)</b>              25:3;32:14;33:1  <b>corrections (1)</b>              14:21</p>
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