

TOWN OF SULLIVAN'S ISLAND  
DESIGN REVIEW BOARD

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HEARING BEFORE: PAT ILBERTON, CHAIRPERSON  
DATE: March 18, 2015  
TIME: 6:00 PM  
LOCATION: Sullivan's Island Town Hall  
2050-B Middle Street  
Sullivan's Island, SC 29482  
REPORTED BY: LORA L. McDANIEL,  
Registered Professional Reporter

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APPEARANCES :

PAT ILBERTON, CHAIRPERSON  
STEVE HERLONG, BOARD MEMBER  
MARK HOWARD, BOARD MEMBER  
DONNA WEBB, BOARD MEMBER  
RHONDA SANDERS, BOARD MEMBER  
BILLY CRAVER, BOARD MEMBER  
RANDY ROBINSON, BUILDING OFFICIAL  
JOE HENDERSON, ZONING ADMINISTRATOR  
KAT KENYON, PERMIT TECH

(INDEX AT REAR OF TRANSCRIPT)

1 MR. HERLONG: Design Review Board of  
2 Sullivan's Island will meet March 18, 2015, at 6:00  
3 at the town hall. It is now 6:00. And the members  
4 in attendance are Billy Craver, Rhonda Sanders, Donna  
5 Webb, Mark Howard, and Steve Herlong.

6 The Freedom Of Information requirements  
7 have been met for this meeting. Items on tonight's  
8 agenda are, first item is the approval of the  
9 February 2015 minutes. Do I hear a motion?

10 MR. HOWARD: I motion that we approve the  
11 minutes as submitted.

12 MR. HERLONG: Do I hear a second?

13 MS. SANDERS: Second.

14 MR. HERLONG: All in favor?

15 (Ayes stated by board members present.)

16 MR. HERLONG: Any opposed?

17 2114 ATLANTIC AVENUE

18 MR. HERLONG: Item two, 2114 Atlantic  
19 Avenue, some addition and renovation. So Joe, tell  
20 us about it.

21 MR. HENDERSON: Sure, this first agenda  
22 item is a certificate of appropriateness request for  
23 a non-historic property at 2114 Atlantic Avenue. The  
24 applicant is Beau Clowney, architect, requesting  
25 conceptual approval for several small additions to

1 the home and also interior renovations.

2 Full scope of work includes an in-ground  
3 pool to be located off of Pettigrew Street; second  
4 story porch extension off the Pettigrew side of the  
5 property; additions to the Atlantic Avenue  
6 elevations; additions to the east and west  
7 elevations; request to reconfigure the steps and  
8 decks on the Atlantic Avenue side; and also replacing  
9 windows, doors and dormers.

10 I'll let Kate elaborate a little bit more  
11 on the scope of work. The applicants are requesting  
12 relief of two provisions of the zoning ordinance.  
13 The first is principal building square footage of 21  
14 percent. The DRB is allowed to give 25 percent.

15 And they're also requesting relief from  
16 the building orientation requirements. They're  
17 requesting to place a pool on the Pettigrew Street  
18 side of the property, and the ordinance requires that  
19 you place the pool in the rear yard. This comes from  
20 the requirement that all homes have to face the  
21 ocean.

22 What I'll do is just turn it over to the  
23 board for any questions and allow Kate to elaborate  
24 on the scope of work.

25 MS. CAMPBELL: I'm Kate Campbell with Beau

1 Clowney Architects. This is a built -- house is  
2 built in the early '90s. As you can see, we are  
3 going to be doing kind of a little bit of everything  
4 in this house. We want to bring it up-to-date in  
5 terms of detailing and colors. Dormers are going to  
6 be replaced on the front and back of the house, as  
7 well as some extensions on the front facade on here  
8 in the bedroom areas and just making it -- updating  
9 it for the family that purchased it a couple years  
10 ago.

11 It was purchased about two years ago as  
12 2114 Atlantic Avenue. I think originally this  
13 property was front beach, we were told by the  
14 previous owners. And if you look at the block as a  
15 whole, it is a little bit of an anomaly in terms of  
16 its symmetry and how it addresses both street fronts.

17 This is the Atlantic Avenue side. And  
18 this is the Pettigrew Avenue side. And so from each  
19 right-of-way, it is pretty much centered in the block  
20 and has a central symmetrical facade or what you  
21 could call a front facade.

22 As I said, the house is built in the '90s.  
23 All the other houses in the most adjacent block have  
24 street access off of Atlantic Avenue, which is the  
25 most traveled street. There is a neighbor with a

1 pool in the rear yard here.

2 The house itself has literally two front  
3 doors, and we are maintaining that in terms of what  
4 we're proposing for renovation. The back of the  
5 house, the Atlantic Avenue side, maintains these two  
6 pavilions that come out symmetrically towards the  
7 Atlantic Avenue right-of-way. And the dormers get  
8 adjusted as such to be more in keeping with the  
9 neighborhood quality and details of Sullivan's  
10 Island.

11 On the Pettigrew Avenue side, you can see  
12 we are maintaining the screen porch that's there now  
13 but updating it in terms of detailing; then extending  
14 the deck out, removing the paving that goes out to  
15 the street and creating a back courtyard and pool for  
16 how the clients use the property currently.

17 We feel that, you know, this house is,  
18 again, an anomaly in this block. To us it makes more  
19 sense to have the pool in the rear yard, mainly also  
20 because of the neighborhood compatibility of the  
21 block itself. You would end up with a pool adjacent  
22 to another pool that's on the same side of the  
23 street.

24 MR. CLOWNEY: One kind of interesting  
25 thing, when they bought the house, they bought the

1 house, it was 2114 Atlantic. And so then they were  
2 requested soon right after that to -- that they  
3 needed to change, because there were a lot of  
4 problems with the mailbox or post office or something  
5 like that, they were requested to change the address  
6 to either 2113 Atlantic or 2114 Pettigrew. And they  
7 decided to change it to 2113 Atlantic and went ahead  
8 and got a mailbox and a sign made and all that kind  
9 of stuff.

10 After that they got a call from the town  
11 and said: You need to change it to 2114 Pettigrew.

12 They would've never, ever changed the  
13 address to Pettigrew had they ever thought that it  
14 would jeopardize their putting a pool where they  
15 would want to put the pool from the day they bought  
16 the house. It only makes logical sense.

17 There's a pool on the beach side of the  
18 house and the next door neighbor has a pool on the  
19 beach side of the house as that's the way to do it.

20 As Kate said, it's very symmetrical in its  
21 layout and center of whole house and symmetrical in  
22 both elevations. We firmly think this as the rear  
23 part, and this will be the entrance to the house.

24 I feel I understand the whole reason for  
25 the address being 2114 Pettigrew is because the town

1 called and said we need you to change it to that and  
2 they were like: Okay, we'll do that.

3 That all happened within the last year.

4 THE CHAIRPERSON: Y'all done?

5 Is there any public comment to this  
6 application?

7 MR. CLOWNEY: The only other comment I'll  
8 make about the architectural changes, they feel like  
9 the house just kind of looks like a '90's house.  
10 They really want it to feel like an old house that's  
11 always been there. We're changing all the detailing  
12 to make it feel a little more historic and classic  
13 beach house, basically.

14 THE CHAIRPERSON: Do you have anything to  
15 add?

16 MR. HENDERSON: Just to elaborate on that  
17 one point regarding the orientation, this is overhead  
18 view of Pettigrew Street here. Here's the subject  
19 property. Each of all of the addresses on this  
20 street are oriented or addressed off of Pettigrew.

21 We do have a pool here directly to the  
22 left of the house, if you're standing on Pettigrew.  
23 But, again, all of these are addressed off of  
24 Pettigrew except for this one, the subject property.  
25 And it's addressed off of Atlantic.



1 I think that the intent and spirit of this  
2 section of the ordinance is to establish a front yard  
3 along the ocean side of each of these properties and  
4 require the pool to be in the backyard. This one  
5 just happens to be addressed off of Atlantic.

6 I do have some pictures that show the  
7 streetscape, if you want to look at some of those.  
8 Turn it back over to you.

9 THE CHAIRPERSON: Great. Thank you.

10 MR. CLOWNEY: Can I make one more comment  
11 to that?

12 THE CHAIRPERSON: Sure.

13 MR. CLOWNEY: I would just like to argue,  
14 too, point out that this house and the house next to  
15 it, they were built, appears to be in the same  
16 period, almost look exactly the same. This one has a  
17 pool in front of it. It would just be very odd, your  
18 next door neighbor, you have the pool in the front.  
19 Now they're going to have to put their pool in the  
20 back. It doesn't make any sense at all. Completely  
21 illogical.

22 They're really wanting to do what they  
23 planned to do when they bought the house. It's  
24 always been an Atlantic address.

25 MS. CAMPBELL: In terms of orientation

1 question aside, to me it's a question of what is --  
2 we always look at the block and the adjacencies and  
3 what is compatible in terms of neighborhood  
4 compatibility. Is it compatible to have a pool on  
5 one side of the block and another one on the other  
6 side or is it more compatible for all of those uses  
7 to be in the same part of the block.

8 THE CHAIRPERSON: Great. Thank you.  
9 Steve, do you want to start?

10 MR. HERLONG: I completely agree. The  
11 side I would want the pool on is that oceanside as  
12 well. It's extremely confusing at best all over the  
13 island because you've got irregularities that occur.

14 I would just think that is the preferred  
15 side for anyone to have a pool where you could hear  
16 and see the ocean potentially. You have the ocean  
17 sea breeze on that side.

18 In this case, the house is sited so it  
19 allows the pool to be there. Sometimes a siting  
20 issue conflicts with where you might want a pool.

21 In this case, if you put it on either  
22 side, it's a symmetrical house front to back. I  
23 would think for sure that's the side to put it on.

24 And then I guess you're also asking for  
25 certain -- some relief?

1 MR. HENDERSON: Principal building square  
2 footage.

3 MS. CAMPBELL: One thing I want to  
4 clarify, I actually did my math before I came here.  
5 And I realize I done it wrong. The total that we're  
6 requesting on the square footage is correct, 4,981.  
7 The second floor number is incorrect; instead of  
8 1,794 for the proposed second floor square footage,  
9 it should be 1,960; 1,960. Asking for same amount.

10 MR. HENDERSON: Still 21 percent?

11 MS. CAMPBELL: It's still 21 percent, yes.  
12 And the house currently is around 4,467. Where we're  
13 adding that square footage is extending these bedroom  
14 bays out on the first floor. We're putting a little  
15 window bay here to break up the facade of that.

16 Then we're adding two bathrooms, a master  
17 bathroom on one side and then two bathrooms on this  
18 side above the footprint of the house.

19 Existing bedrooms actually shared a very  
20 small bathroom and the same thing over here.

21 MR. HERLONG: Again, I'm fine with  
22 requesting that relief as well.

23 THE CHAIRPERSON: Mark?

24 MR. HOWARD: Exactly how old is the  
25 ordinance to try to face all the properties?

1 MR. HENDERSON: 2005.

2 MR. ROBINSON: 2005.

3 MR. HOWARD: 2005. So the pool next door  
4 is older than 2005?

5 MR. ROBINSON: Correct. I built it.

6 MR. HOWARD: You're coming out towards  
7 Atlantic on the wings?

8 MS. CAMPBELL: Yes.

9 MR. HOWARD: On the side, both sides?

10 MS. CAMPBELL: Both sides come out here.  
11 This is Atlantic Avenue.

12 MR. HOWARD: How much setback is there  
13 with the addition?

14 MS. CAMPBELL: Setback for the Atlantic  
15 Avenue side, this is where we're bumping out, and the  
16 setback is over here. It's actually the same on both  
17 sides.

18 MR. CLOWNEY: Pretty big lot.

19 MS. CAMPBELL: 25 feet on both sides.

20 MR. HOWARD: I guess my initial comment on  
21 the pool thing is that, 2005, we're trying to put  
22 some organization into every street that is not  
23 organized. I don't think you can do a street on the  
24 island and have some sort of continuity.

25 The ordinance seems to be old enough. I'm

1 not quite sure I see the hardship of putting it on  
2 the Atlantic side. There's plenty of room. Much  
3 space for buffer landscaping, whatever you might.

4 So I'm not sure that I only see the  
5 Pettigrew side as the only place you can put the  
6 pool. You have lots of land on the Atlantic side. I  
7 don't know. It would be just in line with the  
8 ordinance as it stands. Those are my initial  
9 thoughts.

10 THE CHAIRPERSON: Donna.

11 MS. WEBB: If the neighbor directly next  
12 door didn't already have that landscape established,  
13 I would say go ahead and follow the ordinance. But  
14 with the house being symmetrical and clearly you can  
15 clearly establish that's the front, and the  
16 neighbor's pool is there, I don't see any harm in  
17 allowing the pool. And I have no issue with the  
18 square footage.

19 THE CHAIRPERSON: Great. Rhonda.

20 MS. SANDERS: You said this was conceptual  
21 but it's final; right?

22 MR. CLOWNEY: It be would great if it was.

23 MS. SANDERS: It says final on here. I  
24 just want to clarify that.

25 MR. HENDERSON: We decided as a group, we

1 would begin all projects as conceptual. Then the DRB  
2 could vote to issue final approval, so it's up to the  
3 group.

4 MS. SANDERS: It says final on here. I'm  
5 fine with the square footage. I think there's plenty  
6 of space. It's within our purview.

7 You have a pool right next door. How can  
8 you say no? I mean, like you said, it has two front  
9 doors. I think it's mute. I don't think we should  
10 set a precedence for having pools in the front.  
11 There are pools in the front all over the place.

12 I think you have to look at your  
13 neighbors. I don't see any problem with it.

14 THE CHAIRPERSON: Billy.

15 MR. CRAVER: None of the neighbors came in  
16 and said they don't want it there. There's a pool in  
17 the yard next door. It's an odd block with two  
18 blocks where Pettigrew are different. I just don't  
19 see a problem with it. I'm in favor of letting them  
20 do it.

21 MR. HOWARD: Can I make a question?

22 THE CHAIRPERSON: Sure

23 MR. HOWARD: I'm not quite sure. Is the  
24 location of this pool really not a zoning issue?

25 MR. HENDERSON: Well, it is a zoning issue

1 but much like the board can give relief for principal  
2 building square footage, they can also modify the  
3 orientation. That's the relief.

4 The DRB can actually change the  
5 orientation of the structure and deem the backyard  
6 the backyard or the front yard the front yard. So,  
7 essentially, what this group is doing, they're saying  
8 that the Pettigrew side is the backyard.

9 I can read the language verbatim from the  
10 ordinance, if you want.

11 MR. HOWARD: I'm just asking. It just  
12 seems to me, in the past, we've had location issues  
13 with pools. They always seem to go back to zoning  
14 versus here.

15 MR. HENDERSON: Board of Zoning Appeals?

16 MR. HOWARD: Yes, I'm sorry if I didn't  
17 make myself clear.

18 MR. HENDERSON: I think this falls in the  
19 purview of the Design Review Board.

20 MR. ROBINSON: Orientation falls -- what  
21 y'all are doing, y'all are making Atlantic Avenue the  
22 front of this house. Once y'all make Atlantic Avenue  
23 the front of this house, then we can allow a pool to  
24 go in the rear yard.

25 y'all aren't allowing a pool there. Y'all

1 are allowing change in orientation only of the  
2 structure. Once you change orientation, now the  
3 backyard is on Pettigrew, and we can allow not only  
4 the pool, but if they want a garage, if they want any  
5 other kind of accessory structures, all that kind of  
6 stuff can be put on the Pettigrew side now because  
7 y'all have changed the orientation.

8 It's more than just a pool y'all are  
9 approving. Y'all can't approve a pool in the front  
10 yard. That has to go to BZA.

11 Y'all are changing this lot the whole way  
12 around. Anything that the ordinance only allows in  
13 the rear yard, y'all are allowing by approving this  
14 change in orientation in the building.

15 Let me give you an example. They want to  
16 put a five-foot fence on Pettigrew, they can put a  
17 five-foot fence. If that's forward of the principle  
18 building, we would be limiting them to a four-foot  
19 fence. Everybody else in the block would have a four  
20 foot fence. This one will be able to have a five.  
21 That's just what I can think of now.

22 Just want y'all to keep that in mind.

23 MR. CLOWNEY: Can I make one other  
24 comment, too? It might help also with future  
25 applications like this. One of the things we



1 determined is that this would overprogram the  
2 Atlantic side. In other words, Pettigrew has the  
3 ability for no program. It has to be there and look  
4 pretty.

5 The back, we have to enter with parking,  
6 coming, the driveway, we see that as the front of the  
7 house. That is the front of the house is Atlantic.  
8 We want the pool in the backyard.

9 It adds program to it. If we didn't get  
10 permission for that, then the Atlantic side would be  
11 completely overprogrammed with coming and going, cars  
12 back and forth, garage, pool, everything and then you  
13 have the other side with nothing happening. It's  
14 really a case-by-case thing. It really depends on  
15 the adjacent neighbors and the block that it's in.

16 MS. CAMPBELL: It's also an existing  
17 condition, which I think is an important point.  
18 There's existing garage and driveway access off of  
19 Atlantic and will be maintained that way. It's not a  
20 new project coming before you, trying to put the pool  
21 in. We have existing conditions that we're dealing  
22 with, with this project in that yard.

23 MR. CLOWNEY: We don't want to switch the  
24 garage to Pettigrew. We're never going to do that.  
25 No one in their right mind would do that.

1 THE CHAIRPERSON: I'll make my comments.  
2 I think this is a, sort of an example of how the  
3 ordinance is the most ridiculous ordinance we have  
4 here that wants to overregulate everything on  
5 Sullivan's Island that got done, like you said,  
6 several years ago.

7 And this is a perfect example of how the  
8 town in its most wisdom passed this ordinance and  
9 thought they would try to regulate everything but  
10 people may or may not want to do.

11 I think this works because I don't think  
12 the neighbors are having a problem with this. If  
13 they did have a problem with it, they would be here  
14 tonight saying something, writing letters or  
15 complaining about it.

16 In this particular instance, like Steve  
17 said, if I lived in this house, I'd want the pool  
18 there. I want to be looking at the ocean with my  
19 children and friends in the pool and ocean right  
20 there.

21 We're trying to make -- we're trying to  
22 write something in these ordinances, making it  
23 difficult for people who want to live here or live an  
24 attractive life in their homes. This is a perfect  
25 example.

1           One of the great things about this job, we  
2           can stick a finger in the eye of these ridiculous  
3           ordinances and make a difference as we could tonight,  
4           I would like to think. I'm for this application.

5           MR. HERLONG: I think this particular  
6           section of the ordinance, the orientation issue is  
7           one of the weaker parts of the ordinance when it was  
8           discussed and changed. A lot of other sections were  
9           much more important than that building orientation  
10          portion. My observations.

11          MR. HENDERSON: I think to speak to your  
12          point, Pat, that's the reason why we have all this  
13          relief, you know. The ability for this group to  
14          modify these regulations.

15          In other jurisdictions, that's reserved  
16          exclusively for the Board of Zoning Appeals. It's  
17          very unique here on Sullivan's Island that you can,  
18          for each one of these design standards, a separate  
19          group can step in and give relief.

20          I think that's really unique. It's a  
21          unique function of this board that's tailored for  
22          Sullivan's Island.

23          THE CHAIRPERSON: Good point.

24          MR. CLOWNEY: Keeps the island eclectic.

25          THE CHAIRPERSON: Good point.

1 MR. HENDERSON: Absolutely. I think  
2 that's why you're allowed to do this.

3 THE CHAIRPERSON: Do we vote on this or  
4 talk some more about it?

5 MR. CRAVER: We have to have a motion  
6 before you can have vote.

7 THE CHAIRPERSON: I mean to make a motion.

8 MR. HOWARD: I think you helped explain  
9 some of the hardship I thought very well.

10 MR. CLOWNEY: Thank you.

11 THE CHAIRPERSON: Great. Can I hear a  
12 motion?

13 MR. CRAVER: When you're trying to design  
14 an ordinance like this and you're not able to keep  
15 the other six members of the planning commission to  
16 get rid of a provision like this, you put in a  
17 modification provision.

18 I'll make a motion to approve the  
19 application based on the orientation of the house  
20 being with Atlantic Avenue as the front of the  
21 property and the other stuff on here that they have  
22 asked to approve it. This to be final approval.

23 THE CHAIRPERSON: Great. Thank you. Do I  
24 hear a second?

25 MS. SANDERS: Second.

1 THE CHAIRPERSON: Discussion? Everybody  
2 in favor?

3 (Ayes stated by board members present).

4 MS. CAMPBELL: Thank you.

5 2618 RAVEN DRIVE

6 THE CHAIRPERSON: 2618 Raven. New  
7 construction.

8 MR. HENDERSON: This item is for 2618  
9 Raven Drive. The applicant, Rachel Burton, is  
10 requesting conceptual approval for a new home  
11 construction. The applicants are requesting relief  
12 from the principal building coverage requirements and  
13 also from the requirements for foundation height.

14 Just to give you a little background on  
15 this property, I will get to it here on our Google  
16 Earth. On May 9, 2013, this property received  
17 multiple property dimensions. The reason why, over  
18 half of it is marsh land. If you apply the setback  
19 to this piece of property, you would be left with no  
20 buildable area.

21 It came back on February 12th of this year  
22 and received a revision to all these variances  
23 because there was a discrepancy in survey data, but  
24 it does not affect really the duty of this board  
25 tonight, and that is to issue up to 20 percent in

1 principal building coverage. That's what you're  
2 allowed to give. The applicants are requesting 18  
3 percent.

4 You're also allowed to give up to one foot  
5 in relief to the finished floor foundation height.

6 I can entertain any questions from  
7 you-all, but essentially the Board of Design -- the  
8 Board of Zoning Appeals set a certain threshold for  
9 relief that you-all can give and principal building  
10 coverage and the finish floor height relief falls in  
11 that allowable relief that you can give.

12 I'm sorry if I'm confusing you. Rachel, I  
13 don't know if you want to elaborate on any of this.  
14 I know the minutia of it is very confusing. I don't  
15 know how deep you want to get into it.

16 THE CHAIRPERSON: Great. Thanks, Joe.

17 MS. BURTON: My name is Rachel Burton of  
18 Swallowtail Architecture. I also wanted to introduce  
19 my client, Bill Conklin, who is here tonight.

20 MR. CONKLIN: Hi, I'm Bill. We just want  
21 to build a beautiful, modest home here on Sullivan's  
22 that I think we all could be happy to have as a  
23 neighbor and proud of.

24 MS. BURTON: So as Joe was explaining to  
25 you, we were recently at the Board of Zoning Appeals.

1 We were asking for clarifications about the zoning  
2 issues with this site.

3 And what we have is we have a front yard  
4 setback for a one story and a two-story portion. We  
5 have side yard setbacks on both sides. And then a  
6 shape that was developed that really is, you know,  
7 more or less trying to be 15 feet off the OCRM line.  
8 So we were given a footprint shape that we have to  
9 stay within.

10 And what we're asking for is relief on two  
11 items; one is principal building coverage. Because  
12 by staying in that footprint, we actually need relief  
13 in order to be able to have a home built.

14 And the second is we need relief on the  
15 foundation height so that we can have adequate space  
16 under the house to fully use it.

17 So what I want to do is briefly show you  
18 the design and then just show you why we need to have  
19 that relief. The site plan is pretty  
20 straightforward. It's really just about all of those  
21 zoning setbacks to get the shape of the house. It's  
22 all predetermined.

23 Our first floor is the bedroom floor for  
24 this home. It's going to be a reverse plan. We have  
25 two smaller bedrooms, a master bedroom with master

1 bath, all facing the marsh. And then the center  
2 front entry with stairs.

3 And the second floor is a great room,  
4 kitchen, dining area. And it has a marsh side porch.  
5 Our marsh side porch and the front porch are the only  
6 porches we can fit within the shape of the house.

7 So the view from the street with our  
8 central porch, the side view so you can see the porch  
9 facing the marsh. And then below that is part of the  
10 bedroom. What we wanted to do is make it appear like  
11 it was a porch, but it was filled in so that it  
12 looked appropriate in the architecture.

13 This is the side facing the marsh itself  
14 where we have the upper porch and the bedroom below  
15 that.

16 So the reason why we need to do this is  
17 just simply we can't fit the amount of heated square  
18 feet that was allowed within our zoning ordinance.  
19 We're allowed to have 2,639 square feet. What we  
20 actually have is 2,550. To use that, we're using  
21 almost all the area within our little footprint. You  
22 can see that best on our first floor plan. It really  
23 is like a very small porch facing the street.

24 And then the other variance that we're  
25 asking for is just increased foundation height so



1 that we can have an eight-foot garage level and then  
2 have the depth that we need in order to be able to  
3 get all the AC through. I'm not 100 percent sure  
4 what depth that will be, so we're asking for one  
5 foot. If we need to have a deeper truss system to be  
6 able to get our duct work through, we can.

7 THE CHAIRPERSON: Great. Thank you. Is  
8 there any public comment for this application?  
9 Public comment section is closed.

10 Joe, anything to add?

11 MR. HENDERSON: No, sir.

12 THE CHAIRPERSON: Billy.

13 MR. CRAVER: I think it's a good design.  
14 No problem with what's requested.

15 THE CHAIRPERSON: Donna. Rhonda, excuse  
16 me.

17 MS. SANDERS: I think it's a great design,  
18 fitting that perfectly on that lot, and I like it.

19 THE CHAIRPERSON: Donna.

20 MS. WEBB: I'm okay with it.

21 THE CHAIRPERSON: Mark.

22 MR. HOWARD: Yeah, I'm good. You should  
23 go another foot up on that location.

24 THE CHAIRPERSON: Steve.

25 MR. HERLONG: I'm fine with it.

1 THE CHAIRPERSON: I'm fine with it also.  
2 It's not a large house. It's going to probably sit  
3 fairly well on that lot considering how small it is,  
4 the buildable part of the lot. I'm fine with it  
5 also.

6 Do I hear a motion?

7 MR. CRAVER: Make a motion we approve it  
8 as submitted and give final approval.

9 MR. HOWARD: I'll second that.

10 THE CHAIRPERSON: Discussion? Everybody  
11 in favor?

12 (Ayes stated by board members present.)

13 MS. BURTON: Thank you very much.

14 2662 I'ON AVENUE

15 THE CHAIRPERSON: 2662 I'on. New  
16 construction.

17 (Mr. Herlong exited the room.)

18 MR. HENDERSON: Pat, this is a request  
19 from Herlong & Associates. The applicants are  
20 requesting conceptual approval for a new home  
21 construction. They're requesting modifications in  
22 the zoning standards for the orientation for the home  
23 and also requested relief from the side setbacks.

24 They're requesting 10.2 percent, and the  
25 DRB is allowed to give 25 percent modification of the

1 setbacks. That falls within your authority.

2 The applicants, much like the first agenda  
3 item tonight, the applicants are requesting to orient  
4 the home towards Middle Street and install an  
5 in-ground pool on the I'on side or on the ocean side  
6 of the development, deemed the I'on side as the rear  
7 yard so it will accommodate the pool.

8 In order for staff to authorize this, we  
9 would have to have the board deem that as the rear  
10 yard. I do have some photographs of both street  
11 frontages, if you guys want to look at that.

12 I'll entertain any questions you might  
13 have.

14 THE CHAIRPERSON: Great, thank you. Yes,  
15 ma'am.

16 MS. LURKIN: I'm Bronwyn Lurkin with  
17 Herlong & Associates. I'm here to present 2662 I'on.  
18 Since we have applied over a month ago, the client  
19 did make some changes, so I wanted to present with  
20 you an updated packet. We did go from a two-story to  
21 a one story house. So I want to talk about that a  
22 little bit.

23 When the clients came to us, they have  
24 this current house existing, and we're going to be  
25 tearing down. And they are currently using Middle

1 Street as their main functioning entrance. There's a  
2 curb cut there. And it also has two fronts to the  
3 home. And I have some additional photos I can pass  
4 along.

5 They currently use the house from Middle  
6 Street, and they wanted to keep that function of  
7 their home and as well enjoy the breezes and the  
8 entertaining space more on the I'on side.

9 One of our challenges, as we were working  
10 through the design, was to address both Middle Street  
11 and I'on and give both of them a facade frontage  
12 presence.

13 We did site the house more in the middle  
14 of the property, giving nice relief from all sides so  
15 that it was not pushed to any one property line.  
16 There are pools in the front yard in this area, not  
17 on this particular block, but we felt that, on the  
18 street, more importantly, was keeping the fence line  
19 and the tree line as somewhat of the consistency of  
20 massing.

21 When we take a look at the elevations that  
22 are different from what you originally had, we have a  
23 home that fits nicely within the neighborhood. It's  
24 very compatible from a scale perspective, as well as  
25 detailing and has a very small cottage feel to it.

1           You can see the south elevation. This is  
2 I'on. It has somewhat of a symmetrical appearance.  
3 It also could look as it is the front of the home  
4 even though we're looking at the orientation to be  
5 the rear of the home.

6           On Middle Street, we would be using this  
7 as the entry garage area as well as the main entrance  
8 or front door.

9           So as we were making some minor  
10 modifications, we are looking at an orientation  
11 change as well as four feet of relief for the side  
12 setback stair. But the stair does not go beyond the  
13 existing structure that exists. And in so doing, for  
14 bringing this from a two-story home to a one story  
15 home, we reduce the square footage by over 700. And  
16 it put us over the lot coverage by 47 feet. So we  
17 were looking for 7 percent relief for the coverage,  
18 the principal building coverage area.

19           THE CHAIRPERSON: Great.

20           MR. HENDERSON: That's a change that  
21 wasn't included in the previous computation.

22           I would just add it's the same scenario  
23 that we saw before, except the address would be off  
24 of 26 -- would be off of I'on. The ordinance  
25 requires any new construction face the ocean.

1 THE CHAIRPERSON: Thank you. Is there any  
2 public comment to this application? Public comment  
3 section closed.

4 Nothing more to add, Joe; right?

5 MR. HENDERSON: No, sir.

6 THE CHAIRPERSON: Mark, you want to start.

7 MR. HOWARD: The home, I have no problem  
8 with it at all. Again, we're back to the pool, front  
9 of the house, rear of the house. Again, where is the  
10 hardship? What's the neighbors?

11 We're building a whole new home. We can  
12 back this up, move it, and redesign it. I'm not sure  
13 that I see the hardship of getting this pool located  
14 in the rear yard.

15 MS. LURKIN: I think to Beau Clowney's  
16 office point beforehand, programmatically it does put  
17 a lot of emphasis on everything happening on the  
18 other side. And I think if you go along this street,  
19 many homes are setback farther from what would be the  
20 front of the home and have, you know, nice  
21 landscaping and nice yards. They're more garden-like  
22 to accept the breezes from the ocean.

23 I feel programmatically, you know, looking  
24 at this, if we were to say -- even just flipping  
25 this, or trying to add a pool into that garage

1 backyard area, it programmatically becomes more  
2 difficult to do.

3           And I think that along this street, if you  
4 look at some of those photographs, directly across  
5 the street from them are several -- it's almost an  
6 alleyway of sorts where it's just several garages  
7 down the street. It's the rear of people's homes  
8 that have no fencing, no landscaping. So I don't  
9 feel it would be a hardship for anyone around them to  
10 have the pool in what would be the front yard or rear  
11 yard.

12           But I think that what we tried to do is  
13 set it back enough from the street that can be  
14 landscaped, and we can maintain this fence and these  
15 existing trees to maintain what would feel as the  
16 streetscape.

17           THE CHAIRPERSON: Donna.

18           MS. WEBB: How will it be, looking at the  
19 lot and where the current house is, how will it be  
20 situated in relation to the neighbors? Will it scoot  
21 back?

22           MS. LURKIN: It'll be slightly -- mostly  
23 the main portion is not quite -- it's a little bit --  
24 it's centered but a little bit closer to I'on. So it  
25 wouldn't be much farther back than the house to the

1 right. So it would still be somewhat in line but  
2 pushed slightly back.

3 MS. WEBB: For lifestyle, you know, if it  
4 was my home, I would much prefer my pool there.

5 MS. LURKIN: It's not on this photograph,  
6 but the two houses down that's on the corner, that  
7 home is actually almost on the corner of Middle  
8 Street. It's set completely back.

9 MS. WEBB: Sounds like it's the right  
10 thing to do. That area is just, you know, there's  
11 not real definition with fronts and driveways. It's  
12 a little eclectic.

13 MS. LURKIN: Very eclectic. It's very  
14 open as well. I think north and south of that four  
15 or five block area is much more dense, either with  
16 landscaping or the way the houses are situated. And  
17 that field is almost clear cut.

18 THE CHAIRPERSON: Rhonda.

19 MS. SANDERS: I think it's a great design.  
20 I have no -- I think it's beautiful. I guess my  
21 question is: We're having a lot of these issues  
22 where we're changing orientation of homes. Is it  
23 okay for every other house to have different  
24 orientation? I mean, you know what I'm saying? I'm  
25 not really sure.



1 MR. CRAVER: Yes.

2 MR. HENDERSON: It's up to the board to  
3 deem. The way to couch this is for the board to deem  
4 specifically that changing the orientation achieves  
5 greater neighborhood compatibility.

6 MS. SANDERS: If there's no neighborhood  
7 compatibility anyway then how do you -- know what I'm  
8 saying?

9 MR. HENDERSON: That's the only way you  
10 can give it.

11 MS. SANDERS: That's what I'm saying. I  
12 don't want to say tear downs, but tear downs. A lot  
13 of things are all different. Whole island is  
14 different. I don't know how you can define.

15 MR. CRAVER: On that block we have one  
16 house is not a tear down.

17 MS. LURKIN: Right, there's only one house  
18 of recent new construction. I think a good way to  
19 look at it for us, this is going to substantially  
20 improve the street and, hopefully, try to make some  
21 organization, rhyme or reason to it. The fact that  
22 we are addressing both streets, and the fact that  
23 both could look like a front facade, that help  
24 represents the compatibility.

25 MS. SANDERS: I think it looks okay as

1 long as you, the fire chief and everybody are okay.

2 THE CHAIRPERSON: Billy.

3 MR. CRAVER: You know, I don't have a  
4 problem with it. It's going to be a new house. The  
5 house looks like it's covering a lot of the lot.

6 The house next door, the Beaver Galls  
7 house is a one story house. This one is going to fit  
8 in with that. I don't know anybody on the block who  
9 would gripe about it.

10 I mean, I'm right down there. Probably  
11 work fine. It would be nice to have a new house.  
12 Don't have a problem with it.

13 THE CHAIRPERSON: I agree. I'm for it.  
14 I'm not sure, again, where this ordinance came from,  
15 where you need to hide the pool and everything else.  
16 I go up and down that street pretty regular and all.  
17 There's a couple, two blocks down, there's a pool in  
18 front of Station 25 and 26 on I'on. I sort of like  
19 seeing it.

20 The other aspect of it is I'd rather look  
21 at people hanging around the pool, if I'm walking up  
22 and down the street than I would rather look at a  
23 couple bushes or trees or something, you know. You  
24 got humanity there. Got people there. I think  
25 that's much more pleasant to deal with as a community

1 issue and bringing people together, feeling like, you  
2 know, we are somewhat part of Sullivan's Island and  
3 everything else.

4 You may or may not get to interact as well  
5 they may or may not get to interact with you. As far  
6 as looking at them, just people. It's a  
7 people-oriented place, pool is. So that's a good  
8 thing in my opinion; that's where anything that  
9 brings people together and all. So I see it as not  
10 an issue. I'm on board also.

11 Do we hear a motion?

12 MR. CRAVER: I make a motion we approve  
13 the application as submitted based on an orientation  
14 of the lot, of the house with the back of the house  
15 being on the I'on Avenue side.

16 THE CHAIRPERSON: Second?

17 MR. HOWARD: Are we preliminary?

18 MR. CRAVER: Final approval.

19 MS. SANDERS: Second.

20 THE CHAIRPERSON: Discussion.

21 MR. HOWARD: Again, I guess my leanings,  
22 again, the ordinance exists. Brand new house. I'm  
23 not sure I can support willy-nilly deciding.

24 If all the other neighbors are tear downs,  
25 they're going to want the same relief. They're going

1 to build something brand new, too.

2 The ordinance exists. There's not a  
3 hardship because it's all brand new and can be  
4 designed. Otherwise I hate to say that because the  
5 issue we're dealing with is a pool and the design is  
6 great. That's my feeling.

7 THE CHAIRPERSON: Great. Thank you.

8 All right. Do we have a motion on the  
9 floor?

10 MR. CRAVER: Yes.

11 THE CHAIRPERSON: Do we have a second?

12 MS. SANDERS: Second.

13 THE CHAIRPERSON: We did a discussion.  
14 Everybody in favor?

15 (Mr. Ilderton, Ms. Webb, Ms. Sanders and  
16 Mr. Craver raised their hands).

17 THE CHAIRPERSON: Anybody opposed?

18 MR. HOWARD: (Raised hand).

19 THE CHAIRPERSON: Thank you, sir.

20 MR. CRAVER: Let me ask you a question.

21 Is there a requirement that there be a hardship, or  
22 is it a matter of us making a decision we believe the  
23 orientation is fine?

24 MR. HENDERSON: That's right. Your  
25 required finding of the DRB is that the

1 re-orientation away from the front yard, away from  
2 the beach achieves greater neighborhood  
3 compatibility.

4 MR. CRAVER: We don't need a hardship?

5 MR. HENDERSON: No.

6 MR. HOWARD: I don't want you to feel.  
7 I'm just saying by hardship, you know --

8 MR. CRAVER: Hardship is a standard that's  
9 used in zoning, in different zoning contexts. That  
10 isn't one that's applicable here.

11 MS. SANDERS: That's 'cause the ordinance  
12 is a hardship.

13 MR. CRAVER: With a new house, I don't  
14 think there is a hardship. The orientation they're  
15 asking for is fine. I'm in favor of it.

16 THE CHAIRPERSON: 2320 I'on. New  
17 construction.

18 MR. HENDERSON: I think Randy wanted to  
19 add something, Pat.

20 (Mr. Herlong entered the room.)

21 MR. ROBINSON: Can I just say one thing  
22 before we get out of this orientation thing. You  
23 know, I don't have a problem with y'all doing your  
24 jobs and saying front or rear or whatever. There is  
25 an unintended kind of consequence here for staff.

1           When people walk in the door and we have a  
2 ordinance that says this is your front yard. And we  
3 tell people, similar to this guy, that he can't have  
4 a pool in his front yard, which he wanted. And he  
5 goes and he builds this house. And he puts a pool in  
6 the backyard.

7           Now y'all give the guy two doors down a  
8 pool in his front yard. We have to explain that. So  
9 if y'all would maybe draft a letter to town council  
10 and say: This pool ordinance really needs to be  
11 looked at. Because it really puts us in a bad light  
12 with the residents of Sullivan's Island. It  
13 exacerbates a problem that we're having now: Why did  
14 you allow that guy to do it and you're not allowing  
15 me to do it?

16           Anyway I just want to throw that out.

17           THE CHAIRPERSON: Thank you.

18           MS. SANDERS: This one in particular is  
19 going to have the pool not on the -- in the same side  
20 of the house as the other one.

21           MR. HENDERSON: This guy was required.

22           MS. SANDERS: In the other instance on  
23 Pettigrew, it was on the same.

24           MR. ROBINSON: No, Ms. Robinson actually  
25 came to us and wanted to put a pergola in her front

1 yard. I told her, no, that was the front of the  
2 house, you couldn't have a pergola in the front yard.

3 MS. SANDERS: There needs to be some kind  
4 of something.

5 MR. ROBINSON: I don't have a problem. I  
6 didn't have a problem with it. They come to us and  
7 ask for advice. We give them the best advice we can  
8 give them. If y'all feel -- y'all have six members  
9 up there. If y'all feel that, as six residents of  
10 Sullivan's Island, this ordinance needs work --

11 MS. SANDERS: Well, yeah.

12 MR. ROBINSON: My suggestion is that  
13 something needs to go to council. It was brought up  
14 a while back, and it just kind of end up dropped.

15 THE CHAIRPERSON: Worked like illuminade.

16 MS. SANDERS: I want to work on that right  
17 after taxes.

18 MR. ROBINSON: That's fine. That's fine.  
19 That's the point of having Design Review. You all  
20 have the ability to approach council and suggest  
21 modifications with regard to design.

22 MR. HOWARD: I guess I have this theory,  
23 going down the street, this is front yard, that's  
24 backyard. Most towns have some uniformity as far as  
25 front yard, backyard. Isn't that what we are trying

1 to establish?

2 MS. SANDERS: There's nothing uniform on  
3 this island. A lot of towns don't have  
4 street-to-street lots.

5 MR. HERLONG: Street-to-street lots that  
6 we have are extremely unusual.

7 MR. HENDERSON: It's very unique.  
8 Absolutely is.

9 MR. HERLONG: That's creating confusion.  
10 It actually, I think as Pat says, give us a chance to  
11 have a lot of varied architecture and different  
12 conditions as you go down the streets.

13 MS. SANDERS: The ordinance is a hardship.

14 MR. HOWARD: When you think about it in  
15 those terms, is it working? One where we had  
16 existing, here we have brand new house. I think at  
17 least it became more questionable for me. Where you  
18 have an existing neighborhood, then you know what to  
19 feed off of. Here we have a brand new house,  
20 everything around it supposedly a tear down, which  
21 means they're all going to be brand new houses. It's  
22 time to come in conveyance with the existing  
23 ordinance in my mind.

24 MR. CRAVER: I guess my feeling, Randy, in  
25 the future, if somebody comes in, they say I'd like



1 my swimming pool on this side of the house instead of  
2 that, looking at it, you say, well, you got to have  
3 it in the back of the house and it looks like you're  
4 putting it in the front, if you want to try to do it  
5 the other way around, you can apply for relief from  
6 the Design Review Board.

7 MS. SANDERS: Then we will be here for  
8 three hours every night.

9 MR. ROBINSON: That's what we're doing.

10 MR. CRAVER: I don't have a problem with  
11 that because we can get it changed by council. This  
12 goes to council. Council probably would do something  
13 to stop us from having this flexibility.

14 THE CHAIRPERSON: You're probably right  
15 there.

16 MR. CRAVER: I know I'm right.

17 MR. ROBINSON: They do want staff to make  
18 decisions. It makes it really hard to make decisions  
19 and help people when we have kind of two sides of the  
20 coin.

21 MR. CRAVER: I got you.

22 MR. ROBINSON: We want to help y'all out  
23 and try to make those decisions and tell people what  
24 to do so y'all don't have a big workload.

25 MR. CRAVER: I don't mind being here.

1 MS. SANDERS: Why don't we have a  
2 discussion about this some other time.

3 2320 I'ON AVENUE

4 THE CHAIRPERSON: All right. 2320.

5 MR. HENDERSON: Yes, sir, this is a  
6 historic special exception request at 2320 I'on  
7 Avenue. Heather Wilson is the applicant. She's  
8 requesting preliminary review and approval.

9 This was a previously issued historic  
10 special exception. It's a traditional island  
11 resource, listed under historic survey card 149.

12 This originally came to the Board of  
13 Zoning Appeal on November 12, 2009. They gave the  
14 approval. Then it came to the DRB in 2009, and you  
15 issued conceptual approval of a new home to be  
16 constructed.

17 That new home was 2,913 square feet in  
18 size. And the presentation tonight is just slightly  
19 larger than that. The property owners have held off  
20 and redesigned their new home. It's largely the same  
21 project.

22 Just a little bit about the intent or your  
23 role tonight; that's to find that the height scale  
24 mass and placement of the second structure on this  
25 lot is appropriate and compatible with the lot and

1 the character of the historic structure and  
2 surrounding neighborhood. That's what you're  
3 reviewing this design for. And I'll defer to you, if  
4 there are any questions.

5 MR. HOWARD: They got a variance from  
6 zoning on what?

7 MR. ROBINSON: They didn't receive a  
8 variance. They received a special exception for  
9 preserving the little historic cottage on the front.  
10 That structure has to be 1,200 square feet or less.

11 In exchange for preserving that little  
12 cottage, they get to build a second dwelling, a  
13 larger home on that lot. That's part of the special  
14 exception incentive, I guess, for historic  
15 preservation.

16 THE CHAIRPERSON: One of the first  
17 things that came before us, Mayor Lipman's old house.  
18 One of the first things that came before this board.

19 MR. HOWARD: They don't have to do that  
20 for every time? Isn't that a standard variance?

21 MR. HENDERSON: No, they have to issue --

22 MR. HOWARD: For each house, okay.

23 MR. ROBINSON: They have to make specific  
24 findings in order to grant a special exception.

25 Another special exception is a coffee shop for

1 commercial district. There's certain uses that can  
2 be afforded the special exception through the Board  
3 of Zoning Appeals.

4 THE CHAIRPERSON: All right, yes, ma'am.

5 MS. WILSON: I'm Heather Wilson. I'm here  
6 on behalf of the owners of the property. As just  
7 said, the configuration of the site plan is largely  
8 the same. The owners would like to face the ocean  
9 and pull off of middle as much as they can so they're  
10 facing I'on.

11 And honestly the depth back is off of  
12 I'on. It's been set by the VE zone. They're trying  
13 to stay out of the VE zone. The flood plan goes  
14 right through their property.

15 It does work out nicely in that it gives  
16 the cottage a good bit of breathing room. They have  
17 their own autonomy in terms of their massing. You  
18 can see that on the site plan.

19 This is the existing cottage that they've  
20 restored, and then this is the house. It's an  
21 L-shaped house running along Station Street. It was  
22 basically very similar to this. It was quite a bit  
23 wider originally. I should've brought the  
24 preapproved plans.

25 We just want to make it a little bit

1 smaller. Even though it has to be raised higher than  
2 the existing cottage to get the proportions to  
3 relate.

4 This is the side view. So if you're  
5 standing on the left-hand property side, this is the  
6 back of the little cottage. And this is the side of  
7 the proposed massing.

8 The plans I submitted -- actually,  
9 originally we looked at a hip on the front and have  
10 gone to gable. We're currently the same except for  
11 gable on that front piece. Again, the side's got a  
12 wrap-around porch that ends in a Sullivan's Island  
13 pavilion sitting room on the backside of the  
14 property.

15 And this is looking from the corner, so  
16 that's the side of the existing cottage. And this is  
17 the side here. These are two bedrooms on the first  
18 floor, the wraparound porch. Living is across the  
19 front. This is sort of a connection piece. They did  
20 need an elevator to get down to parking, and a small  
21 porch. And sort of mud room entry off the side on  
22 that one story porch roof.

23 THE CHAIRPERSON: Great. Thank you. Any  
24 public comment to this application?

25 Public comment section is closed. Joe.

1 MR. HENDERSON: Heather, you mentioned  
2 that there might be several modifications to the roof  
3 line. Is that all?

4 MS. WILSON: In their packet, it was all  
5 hip in the front. We went to a gable with a shed on  
6 the back with one story sleeping area and gable on  
7 the front. Those are the two changes. Changing of  
8 two hips to two gables.

9 MR. HENDERSON: This is the final design  
10 after those changes were made?

11 MS. WILSON: Yes.

12 THE CHAIRPERSON: Great. Thank you. I'll  
13 go first on this. I think it's fine. Looks good.  
14 I'm for it. Steve.

15 MR. HERLONG: I agree. I like the change  
16 to the gables over the hips.

17 THE CHAIRPERSON: Mark.

18 MR. HOWARD: Yeah, I'm fine. I just  
19 got -- that all seems conceptual. You actually have  
20 the windows and stuff here.

21 MS. WILSON: That sketch-up is really just  
22 to show the massing and how it relates.

23 MR. HOWARD: That's why I'm a little  
24 behind. I'm looking at that and all I saw was --

25 MS. WILSON: Walls.

1 MR. HOWARD: Conceptual. The height is  
2 what I guess it has to be in order to be two-story;  
3 right?

4 MS. WILSON: It is, yes. They have  
5 nine-and-a-half first floor and eight-and-a-half on  
6 second floor in order to get that 38, with that 45  
7 degree.

8 THE CHAIRPERSON: Donna.

9 MS. WEBB: I'm fine with it.

10 THE CHAIRPERSON: Rhonda.

11 MS. SANDERS: Me as well.

12 THE CHAIRPERSON: Billy.

13 MR. CRAVER: House is fine.

14 THE CHAIRPERSON: Motions.

15 MR. CRAVER: Move for final approval as  
16 submitted.

17 THE CHAIRPERSON: Second?

18 MR. HERLONG: I second.

19 THE CHAIRPERSON: All in favor?

20 (Ayes stated by board members present.)

21 2614 MYRTLE AVENUE

22 THE CHAIRPERSON: 2614 Myrtle.

23 MR. HENDERSON: 2614 Myrtle Avenue. This  
24 is a traditional island resource. Heather is also  
25 the applicant here. They're requesting conceptual

1 review and approval for two additions, two heated  
2 square footage additions. And also a demolition of a  
3 non-historic garage structure and several additions  
4 that were put on at around the 1980s, 1990s from what  
5 we think. In their place will be these additions off  
6 the backside of this structure.

7 There aren't any increases to the  
8 ordinance standards requested but is a historic  
9 structure and requires a certificate of  
10 appropriateness.

11 THE CHAIRPERSON: Yes, ma'am.

12 MS. WILSON: This is the picture, the  
13 color is the picture of what's existing. And the  
14 front is actually a really nice cottage. It's been  
15 added on into in a series of sheds on the back, which  
16 you can see here, kind of hodgepodge of hedges along  
17 the back that make it sort of difficult.

18 Also, you can see the lowest piece on the  
19 right, right where his cursor is, it's right there.  
20 You walk down about five steps into the bathroom.  
21 The bathroom is below flood. It's the laundry room  
22 and all of that.

23 And there's no way to work within that  
24 roof line. It's not historic anyway, so we're  
25 proposing removing some of those sheds. Not this



1 piece here. They didn't want to do a full overhaul.  
2 They're going to keep this, and she'd like to do a  
3 suite for her parents.

4 So along the back, if we're looking at  
5 that elevation up there, we would be changing it to  
6 this. That's those two lower roofs that you see in  
7 the middle. And we're adding a dining room pavilion  
8 off to the side and a hip. Slightly longer pavilion  
9 piece for her parents as a bedroom there.

10 In doing so, we get rid of that lower  
11 piece and accommodate a bathroom back there that's  
12 out of the flood zone.

13 The pool is existing. There's a humongous  
14 stepping deck that goes all across and steps down the  
15 back that we're removing. We're going to contain it  
16 between these two additions, straight across; just  
17 one layer. Sort of clean up the site plan as well.

18 The other addition that Joe referenced,  
19 this is that dining pavilion that's here at the rear.  
20 You can see it on the right-hand side. You come off  
21 with a shed roof here. There's no master bathroom or  
22 closets. There's a tiny hyphen that exists right  
23 there.

24 We would basically be extending that out,  
25 coming off that back corner, trying to give as much

1 respect to that front cottage as possible, using that  
2 shed to tie back into that dining room pavilion,  
3 which is 12-foot wall height to give us something to  
4 tie into. This is about 13-foot wall. The roof  
5 lines are tricky.

6 This is on the left side, coming off of  
7 Myrtle. This is where the CMU garage is right now  
8 that is coming down. And we would have a small side  
9 entrance in this hyphen. And this is the second  
10 bedroom and bathroom for her parents. Again, leaving  
11 the front historic piece alone and intact as much as  
12 possible.

13 THE CHAIRPERSON: Great. Thank you.  
14 Public comment on this application?

15 Public comment section is closed.

16 Joe, anything to add?

17 MR. HENDERSON: Heather, are there any  
18 changes being made to the front?

19 MS. WILSON: No.

20 THE CHAIRPERSON: Great. Thank you.  
21 Billy?

22 MR. CRAVER: I'm fine with it.

23 THE CHAIRPERSON: Rhonda.

24 MS. SANDERS: Me to.

25 THE CHAIRPERSON: Donna.

1 MS. WEBB: I'm fine with it.

2 THE CHAIRPERSON: Mark.

3 MR. HOWARD: How old is this house?

4 MS. WILSON: The original house is --

5 MR. HENDERSON: 1910. It has some  
6 designation that's historic anything.

7 MR. HENDERSON: Yes, it's Sullivan's  
8 Island landmark.

9 MR. HOWARD: This chimney on the right,  
10 you're enclosing the existing?

11 MS. WILSON: The chimney, yeah, it would  
12 be. Yes.

13 MR. HOWARD: You're enclosing --

14 MS. WILSON: That's not part of historic.  
15 It is not original fireplace inside. It's not  
16 original masonry.

17 MR. HOWARD: It's not functional. You're  
18 just enclosing it?

19 MS. WILSON: Yes.

20 MR. HOWARD: On the left, I couldn't make  
21 heads or tails. Is it existing garage? It's going  
22 to have rental unit?

23 MS. WILSON: No.

24 MR. HOWARD: Is it going to stay there?

25 MS. WILSON: No.

1 MR. HOWARD: It's coming down?

2 MS. WILSON: It's coming down.

3 MR. HOWARD: The whole thing?

4 MS. WILSON: Yes.

5 MR. HOWARD: I couldn't make sense of it.

6 MS. WILSON: Yeah, what they originally  
7 wanted to do is basically slice it at the ridge and  
8 keep half of it shedding under the house to use as  
9 golf part storage. It's gone.

10 MR. HOWARD: I'm fine.

11 THE CHAIRPERSON: Steve.

12 MR. HERLONG: I think it's a nice job. I  
13 like it.

14 THE CHAIRPERSON: Yeah, I like it, too.  
15 It's keeping it together. It's going to look like a  
16 good thing. So do I hear a motion?

17 MR. CRAVER: Move we give final approval  
18 as submitted.

19 MS. SANDERS: Second.

20 THE CHAIRPERSON: Discussion?

21 MR. CRAVER: Keeping up a lot of angles.

22 THE CHAIRPERSON: Everybody in favor?

23 (Ayes stated by board members present.)

24 2702 JASPER BOULEVARD

25 THE CHAIRPERSON: 2702 Jasper.

1 MR. HENDERSON: Yes, sir. This is another  
2 historic structure. Heather is also presenting this.  
3 She is requesting conceptual review and approval.  
4 This is to enclose the left portion of the front  
5 porch. This is a Sullivan's Island landmark.  
6 There's some historic data on this, describing that  
7 originally it had two open air pavilions on the front  
8 porch. Sometime prior to 1985, the right side was  
9 enclosed. So the property owners are now requesting  
10 to enclose the left side.

11 And they're also doing an internal  
12 renovation. No increases are requested to do this  
13 work. There's no expansion of the footprint of the  
14 house. They are increasing the heated square  
15 footage, but no requests are needed, just C of A.

16 THE CHAIRPERSON: Great. Thank you. Yes,  
17 Heather. Excuse me, excuse me. Sorry.

18 MS. WILSON: As a young family moving out  
19 here, they have three kids. They need another room  
20 and don't want to add on and increase the size of the  
21 house. It is an unusual original plan in that it has  
22 these four very small porches. They're just under 12  
23 by 12 on each of the four corners of the house.

24 This is looking from Jasper, and this is  
25 the rear porch that is staying open. And this is the

1 one that faces the street.

2 In the plans originally, I mirrored this  
3 so that this one, which Joe then told me had  
4 originally been a porch; it has two of the older  
5 windows in the front, and I mirrored that.

6 In talking to Joe and out of respect,  
7 thinking about how best to honor the history of the  
8 house, looking at detailing at where the rails stay,  
9 we do casement windows enclosed to make it more  
10 continue to read as a porch. This is the front piece  
11 facing Jasper.

12 This is an actual picture of what is there  
13 now, and what we would be doing. We know that we are  
14 enclosing a porch, which is never a popular thing  
15 here, but it is facing Jasper. It's relatively close  
16 to Jasper.

17 They have a very large backyard. The  
18 reality is they're going to be spending all of their  
19 time, outside time in the back. And they just do  
20 need another room enclosed. They would be coming on  
21 to the porch and going to that room.

22 I think it still will maintain a very much  
23 a porch character, but it would be -- that would be  
24 the sacrifice to keep the house, the overall massing  
25 of the house the same size.

1 MR. HOWARD: Can I ask a question?

2 MS. WILSON: Sure.

3 MR. HOWARD: Are you doing the three  
4 windows where it's all glass or two windows as on  
5 this drawing?

6 MS. WILSON: That is what we submitted.  
7 After I submitted that, talking to Joe and history of  
8 the house, I just came up with this as an option to  
9 show the board to see if there's something you would  
10 prefer to see as a way to really keep more of the  
11 porch character to it. The owners are open to both.

12 MR. HOWARD: Okay, so this is our  
13 decision.

14 MS. WILSON: The owners are here. I just  
15 wanted to offer this a suggestion.

16 THE CHAIRPERSON: Great. Thank you. Is  
17 there any public comment to this application?

18 MS. O'LEARY: I don't know if there's  
19 anything that I can say to help. We love the old  
20 character of the house. That's something that my  
21 husband and I, you know -- I essentially grew up on  
22 Sullivan's in the summers and everything. Being out  
23 here is going to be wonderful, and just having a  
24 little bit more space so that he can work and we can  
25 just be in that little -- it's beautiful like it is.

1 Having a little more space so that he has a work  
2 space is going to make a big difference for us.

3 THE CHAIRPERSON: Great. Joe, anything to  
4 add?

5 MR. HENDERSON: No, sir.

6 THE CHAIRPERSON: Steve.

7 MR. HERLONG: I think that's a great  
8 solution right there. I really don't think it's a  
9 problem enclosing that section of the porch as the  
10 other side had been closed. I lived in that house.  
11 First house I lived on the island. That's very noisy  
12 up there on the street. I lived there for a year and  
13 probably never stepped foot on that porch. So noisy  
14 with all the traffic. Much better, and you still  
15 have porch. It's still an entryway.

16 MS. O'LEARY: I think it's about 20 feet  
17 of porch left even when it's enclosed.

18 MR. HERLONG: I think it's a great  
19 solution.

20 THE CHAIRPERSON: Mark.

21 MR. HOWARD: Let me ask you about this.  
22 If we are doing that -- what I like about here, if  
23 you're allowing this, what I like about it here,  
24 there's some uniformity. If you change the windows  
25 on the left, should you not change the windows on the



1 right?

2 MR. HERLONG: I think it's more  
3 interesting being less uniform, quite honestly. That  
4 corner faces seabreeze right there and that's where I  
5 think the windows should go. That's the main front  
6 corner of the house right there. I don't think it  
7 needs to read as a symmetrical facade. That would  
8 work, but I think that's better.

9 MR. HOWARD: I don't know if I just  
10 stepped into your speaking time.

11 THE CHAIRPERSON: Y'all go at it.  
12 Anything else?

13 MR. HOWARD: My heart wants to say  
14 something to you, which is the historic nature, the  
15 historic nature of the structure and Sullivan's  
16 Island does denote front porches.

17 MS. O'LEARY: Yeah, I understand.

18 MR. HOWARD: I would love to actually --  
19 whether you utilize it or not, I can't speak to that.  
20 I don't have a personal opinion. I realize Jasper is  
21 a busy road.

22 I guess what I would prefer would be to  
23 have the porch taken back to the original and for you  
24 to expand into that large wonderful backyard you  
25 have, which I know is wooded and very nice. It would

1 keep the character of the house and build a little  
2 more to the side and rear or out in the rear and give  
3 you the space that you wanted.

4 I don't know that -- you might not be  
5 happier. I think the historic nature of the house  
6 would be better preserved. Those are my first  
7 reactions.

8 MS. O'LEARY: Do you want me to respond to  
9 that?

10 MR. HOWARD: Excuse me?

11 MS. O'LEARY: Do you want me to say  
12 anything back?

13 MR. HOWARD: Sure.

14 MS. O'LEARY: I mean, it does make sense  
15 to expand to the back part of the house, but I also  
16 feel enclosing and putting an office on the front  
17 part of the porch, we'll actually use the front of  
18 the house more because that will be my husband's work  
19 space. He will have the door open. He will be  
20 coming and going from that space.

21 Whereas, if we leave it all open, we are  
22 still going to live on the back porch no matter what,  
23 you know. It's just going to be the nature of how it  
24 is. So I actually think we'll probably utilize the  
25 front of the house more.

1 I understand your point of having 24 over  
2 one window there, too, because there's actually a  
3 window that we can borrow from the side of the house  
4 that we can actually restore the 24 over windows to  
5 the front of the house, which is what we looked at.  
6 Then you take the vinyl siding off. You bring it all  
7 back to wood. I mean, these are all things that we  
8 want to do because we want to restore it as best as  
9 possible.

10 At this point, opening up the other side  
11 doesn't make sense for us. That's not something that  
12 we wouldn't consider down the road.

13 MR. HOWARD: I understand. At least you  
14 understand what I'm saying about --

15 MS. O'LEARY: Yeah, I haven't seen a  
16 picture of the other side open. This shows one side  
17 open.

18 MR. HOWARD: It was done sometime in the  
19 1980s.

20 MR. HENDERSON: Right.

21 MS. O'LEARY: No, no, there's pictures  
22 from like in the Arcadia Publishing book from like a  
23 long time ago I think when the Pritchards had the  
24 house.

25 MR. HENDERSON: Really. It was enclosed

1 then?

2 Ms. O'LEARY: When one was open and one  
3 was closed. I think it's been closed for a long  
4 time. I can check with Mr. Pritchard. His family  
5 used to live in the house.

6 MR. HENDERSON: These surveys were done by  
7 consultants that came in and did evaluations of the  
8 house. They pulled historic data.

9 MS. O'LEARY: We've been looking to try to  
10 find pictures.

11 MR. HENDERSON: It could've been an  
12 earlier enclosure. It was built in 1900. It  
13 could've been enclosed in the '20s. That would give  
14 historical significance to the enclosure, I suppose.

15 THE CHAIRPERSON: Donna.

16 MS. WEBB: I don't have any issue with  
17 either interpretation of the enclosure. Bringing  
18 that other window up to match and having it fully  
19 enclosed. I paint and I really like Heather's  
20 interpretation of the glass windows. That would be  
21 the perfect studio, but I do not have an issue with  
22 the other direction either.

23 You're getting rid of the screen on that  
24 front. I think that overall, either way, I think it  
25 would be a nice upgrade to the cottage and give you

1 guys a little more space, make it a little more  
2 different.

3 THE CHAIRPERSON: Rhonda.

4 MS. SANDERS: I like them both. If it  
5 were me, I probably prefer the first just because of  
6 the noise on Jasper. I mean, I think y'all got to do  
7 what you want to do as long as you're keeping the  
8 integrity of the historic. Sounds like you are.

9 THE CHAIRPERSON: Billy.

10 MR. CRAVER: I'm good with closing in the  
11 office.

12 THE CHAIRPERSON: I'm good with it also.  
13 Let's hear our motion.

14 MR. CRAVER: I move we approve as  
15 submitted, enclosing the office.

16 THE CHAIRPERSON: Great. Second?

17 MS. SANDERS: Second.

18 THE CHAIRPERSON: Discussion? Everybody  
19 in favor?

20 (Ayes stated by board members present.)

21 2214 MIDDLE STREET

22 THE CHAIRPERSON: The next one I have to  
23 turn this meeting over to Billy because I've been  
24 told that you and I have to recuse ourselves. Is  
25 that correct? We should recuse ourselves. I should

1 recuse myself, and Steve is going to recuse himself;  
2 is that correct?

3 MR. HENDERSON: We recently received a  
4 determination from the South Carolina Ethics  
5 Commission regarding property owners of the  
6 commercial district not being a large class exemption  
7 from hearing matters involving the commercial  
8 district. These are two separate boards; actually,  
9 the planning commission and also town council. A  
10 member of from each one of those bodies was told and  
11 issued a formal written correspondence regarding  
12 that.

13 Staff cannot tell any individual board  
14 member specifically to recuse.

15 THE CHAIRPERSON: Right, it would be a  
16 good idea.

17 MR. HENDERSON: We can only suggest to err  
18 on the side of caution. South Carolina Ethics  
19 Commission.

20 THE CHAIRPERSON: So I'm recusing myself.

21 MS. SANDERS: Accusing?

22 THE CHAIRPERSON: Is Steve recusing  
23 himself? Is that correct?

24 MR. CRAVER: What's your connection with  
25 this?

1 THE CHAIRPERSON: I have no idea, but I've  
2 been told it's a good idea. I'm a commercial  
3 property owner. I might vote for or against this to  
4 either benefit or try to screw the other guy, I  
5 think.

6 MR. HENDERSON: In a nutshell, yeah,  
7 that's what it is.

8 MS. SANDERS: You can't leave, though.

9 THE CHAIRPERSON: Steve and I are going to  
10 go out and gossip outside.

11 (Mr. Ilderton and Mr. Herlong exited the  
12 room.)

13 MR. HENDERSON: This is a historic  
14 structure located at 2214 Middle Street. Herlong &  
15 Associates, the applicants, are requesting conceptual  
16 approval to place a front facade addition and a rear  
17 facade addition onto a traditional island resource.

18 The front elevations of -- the proposed  
19 front elevations will project 18 feet, two inches  
20 towards the front property line, meeting the required  
21 front setbacks.

22 The rear addition will be located on the  
23 east elevation, projecting 13 feet six inches towards  
24 the east property line.

25 After doing a review for the standards,

1 the buildable standards for the commercial district,  
2 Section 2153-C1, town staff has found they meet those  
3 minimum standards regarding maximum structure size.

4 I sent out a staff report to you all in  
5 reference principal building square footage and  
6 principal building coverage. After studying this  
7 ordinance a little bit more with the applicants, we  
8 deem there's a section of the commercial district  
9 ordinance that takes the place of those two that  
10 determine maximum structure size.

11 And so after going through this relatively  
12 complex calculation, we found that they fall within  
13 that standard. Because this is in the commercial  
14 district, they're here presenting this project to you  
15 for approval.

16 Also, it's a historic structure, so it  
17 requires DRB approval.

18 I do have one other item to mention  
19 regarding the side setback, but I'll handle that  
20 after the applicant's presentation.

21 MR. SELVITELLI: James Selvitelli with  
22 Herlong & Associates, and presenting our project for  
23 2214 Middle Street.

24 We did, as Joe just mentioned, go through  
25 the calculations. I think we met with Joe and Randy



1 the other day and talked about the different zoning  
2 ordinances. And some of the items that were looked  
3 at on that sheet and is typically filled out is  
4 really from the single family residential side.  
5 That's article three, whereas this should fall CCOD  
6 overlay district into the community commercial side,  
7 which is article four. It has a little different  
8 standard.

9 Joe asked me to update our site plan,  
10 which is a slight change to the front elevation. We  
11 have a table on it. I'll hand you a larger scale  
12 since it's pretty minuscule. This is a table laying  
13 out the comments or the sections of the ordinance  
14 under article four of CCOD, Community Commercial  
15 District. It has a few different stipulations. And,  
16 again, as Joe said, we need all of what's laid out in  
17 article four.

18 I'll go a little bit through the design.  
19 This is the existing structure. This will be Middle  
20 Street here. I should turn it. My drawing is  
21 probably not the same way you're used to seeing it.  
22 This is from Middle Street.

23 The porch has been enclosed for years.  
24 We've been using it as office space, as long as we've  
25 been there. This is also office space in the

1 background. The two areas we're developing are here  
2 in gray, towards the street. We are going to develop  
3 another conference room. And in the back we have  
4 more office space for more of the staff.

5 We chose -- we're a little bit limited  
6 by -- this is where the curb cut is in our parking  
7 area, getting around back. So the places to develop  
8 were either in the front of the lot where we could  
9 get to within a five-foot setback. Held back a  
10 little bit from that.

11 This is sort of the most characteristic  
12 portion of the building. The porch had been closed  
13 in, has some nice windows on it and has those nice  
14 craftsman style columns. And we brought the  
15 conference room out, sort of mimicking the gable that  
16 you can see in that photo now. Basically, pulling  
17 that gable forward and using a similar window to it.  
18 Facing the street you'll have a similar view and that  
19 gable will just extend out.

20 From the side, this is our neighbor Poe's  
21 right there. You'll see the side of this, to do a  
22 similar window which will help break down the scale  
23 of the elevations so you don't just get this long  
24 side of the building.

25 On the backside, coming around the parking

1 lot, more of the office side of the building, and  
2 we're developing two new office spaces in here. We  
3 wanted to get them, you know, as close as we could to  
4 the property line.

5 In looking at the setbacks, in the  
6 stipulation it says: Setback needs to be zero to  
7 five feet. So we're holding back one foot from the  
8 property line in order to get two decent size  
9 offices. If we held back much further, we really  
10 wouldn't be able to get as much space and still use  
11 the parking lot the way we are now. We're trying to  
12 keep the parking the same exact way we have it now.

13 As you walk around the building, I don't  
14 know if you have the elevations. I think I showed  
15 that elevation. These are the existing elevations of  
16 the building. That's the front from Middle Street --  
17 sorry, that's the side. Lower one is the front for  
18 Middle Street, facing south.

19 Here it is, the darker -- if you're  
20 looking at these drawings, darker windows are newer  
21 construction pieces. That's one way to kind of make  
22 sense of these drawings.

23 Same gable piece, instead of being a  
24 little bit behind the porch is now coming forward of  
25 the porch.

1                   On the side, we're adding on here right  
2 now, there's an existing ramp, but we're adding  
3 coming forward this way. Put just another simple  
4 gable. Can't have fenestration on that side of the  
5 building because we're getting close enough to lot  
6 line that we need to meet fire codes and things. We  
7 can't have the windows there with that type  
8 separation.

9                   That's about it. From the rear side, our  
10 back door facing our parking lot. Over here you're  
11 seeing the side of it where we're, again, just kind  
12 of, using again that view of the gables and couple  
13 different roof forms to keep it similar to the  
14 building and not do some massive new roof form.  
15 That's it.

16                   MR. CRAVER: Okay. I guess public  
17 comment. No public comment. Public comment section  
18 is closed.

19                   Mark.

20                   MR. HENDERSON: Could I add one more  
21 piece?

22                   MR. CRAVER: Sure.

23                   MR. HENDERSON: I'd like to refocus on the  
24 addition off of the rear side facade here. This is  
25 Middle Street out front. And the rear addition will

1 come off the side here. Am I correct in saying that?

2 MR. SELVITELLI: Yes.

3 MR. HENDERSON: Will come across. I guess  
4 the property line runs right about here?

5 MR. SELVITELLI: Yeah, probably a little.

6 MR. HENDERSON: Closer?

7 MR. SELVITELLI: Yeah, good deal closer.

8 MR. HOWARD: More in line with the shaded,  
9 isn't it?

10 MR. SELVITELLI: Four feet in front of the  
11 porch that's there now. Four foot nine. This is the  
12 side of the porch that you're seeing towards the back  
13 of his photo. We're coming out four foot nine  
14 inches.

15 MR. HENDERSON: So right here?

16 MR. SELVITELLI: Yes.

17 MR. HENDERSON: So the property line is  
18 one foot off of that.

19 MR. SELVITELLI: Yes.

20 MR. HENDERSON: The section of the zoning  
21 ordinance that Randy and I had a question about --  
22 hand this out; have you guys read this with me. It's  
23 under C. It states: The minimum side yard setback  
24 is buildable standards for commercial construction.  
25 The required side yard setback shall be zero foot to

1 five feet.

2 Number two: A zero foot side yard setback  
3 shall be permitted on one side if the principal  
4 building is developed as an attached building to an  
5 adjacent principal building located on an adjacent  
6 lot.

7 In that provision, it says if you're going  
8 to zero foot setback, you can only do that under the  
9 circumstance where you have an adjacent building to  
10 attach to.

11 MR. CRAVER: You're not zero. What's the  
12 setback?

13 MR. SELVITELLI: We're holding back a foot  
14 from that.

15 MR. HENDERSON: They're going to one foot,  
16 not to zero. But when reviewing or drafting this  
17 ordinance, I wasn't here, but the thought was that  
18 the intent --

19 MR. CRAVER: I was.

20 MR. HENDERSON: That's good. You were on  
21 the planning commission.

22 MR. CRAVER: I was the draftsman.

23 MR. HENDERSON: Let me ask you directly.

24 Was the intent of that section of the ordinance to  
25 only allow a new construction to go to five feet, or

1 was it allowed to go much closer? Anywhere between  
2 zero and five.

3 MR. CRAVER: You know what? I don't  
4 recall, but I don't have to. I can just read what's  
5 here. You get it from the face of the ordinance  
6 regardless of what somebody said the intent was.

7 And the intent is -- and what it says, you  
8 can't have zero unless you have another building  
9 there. And we have one. From a legal standpoint, I  
10 think we are cool.

11 MR. HENDERSON: I just want to clarify  
12 that for the applicants. Thank you. That's all I  
13 have.

14 MS. SANDERS: I don't understand what you  
15 just said.

16 MR. CRAVER: What I just said, it says if  
17 you want a zero side foot setback, you have to have  
18 two buildings. We have one foot setback. It's not a  
19 zero. We're not even -- we're not dealing with zero  
20 issue.

21 MR. HOWARD: I think what Joe was talking  
22 about, since you have no buildings, should you not be  
23 that far back as five, kind of thing.

24 MR. CRAVER: It says: Zero to five. It  
25 says: Zero only if. And so, the other conclusion

1 is, if you have anything other than zero, you're okay  
2 without the other building.

3 MR. ROBINSON: I agree, Bill, that's the  
4 way it was written. I don't know about the intent.  
5 That's the way it was written so we have to go by how  
6 it was written.

7 MR. HENDERSON: If we deny the permit  
8 based upon our interpretation contrary to what the  
9 language states, I don't think a judge would rule in  
10 our favor.

11 MS. SANDERS: Who wrote this thing?

12 MR. HENDERSON: I mean, if it said, under  
13 number two, if it said if you would like -- if you  
14 wish to go below five feet, then X, Y, Z.

15 MR. CRAVER: But it doesn't say that.

16 MR. HENDERSON: But it doesn't say that.  
17 That's all I have.

18 MR. HOWARD: It really becomes a  
19 maintenance issue in the future. If there's another  
20 building there, you only have one foot. Anyway.

21 MR. CRAVER: We don't have another  
22 building there.

23 MR. HOWARD: I agree.

24 MR. CRAVER: It's not an issue.

25 MR. HOWARD: I agree.



1 MS. SANDERS: Not yet.

2 MR. CRAVER: Any comments?

3 MS. SANDERS: You can't have a window  
4 because of the fire because it's a foot off?

5 MR. SELVITELLI: Yeah, I think the way the  
6 code reads, you have to be further back, like five  
7 feet. They give different range of what larger  
8 openings can be, so we're trying to alleviate that.  
9 We haven't fully gone through a code search yet on  
10 that. We're trying to get through this first.

11 Our intent would then be -- we just heard  
12 this the other day when we sat down and met with Joe  
13 and Randy. Our thinking is, if we can get through  
14 the approvals for what meets the DRB side, then we'll  
15 work at a staff level to make sure we meet the  
16 building code or the fire code and do what we need to  
17 do there.

18 MS. SANDERS: I just think the addition  
19 takes away from the historic nature, if it has no  
20 windows, and it's a big old cement wall, but that's  
21 just my thought.

22 MR. SELVITELLI: That's why it's sort of  
23 tucked along as far back as we can.

24 MR. HENDERSON: James, are you going to  
25 duplicate this window on the front elevations of your

1 new addition?

2 MR. SELVITELLI: Yeah, it will look like  
3 that bay was pulled forward, and it will be on the  
4 side facing Poe's. As that piece of the building  
5 comes forward for the new conference room, we  
6 developed a bay. I think it's different in the site  
7 plan I just gave you than what was probably  
8 originally in the packet, to sort of help bring down  
9 that scale a little bit.

10 From the other side we have right now a  
11 pair of doors or windows facing further east.

12 MR. HENDERSON: Are the other windows, the  
13 historic windows on the structure going to be  
14 preserved?

15 MR. SELVITELLI: No, I mean, we would get  
16 a new window. It's kind of older. Historic windows  
17 come along the back.

18 MR. HENDERSON: So the new window will  
19 have the same design but it won't be the original.  
20 How about the other windows on the structure here all  
21 along?

22 MR. SELVITELLI: Keeping the pairs behind  
23 that. We're adding new windows at the addition and  
24 at the front of it. Then as you go down the side,  
25 those would stay the same.

1 MR. HENDERSON: Only new windows on the  
2 new additions.

3 MR. SELVITELLI: Yeah.

4 MS. WEBB: I agree with Rhonda. Hopefully  
5 you can get through that and have, you know, windows.  
6 I agree that kind of is like ahh. At least you can't  
7 see it from the street and from the side.

8 And I haven't really looked behind there  
9 to see what would see that. I would just say try to  
10 get windows so that it looks like original part of  
11 the structure.

12 MS. SANDERS: Not like a commercial wall.

13 MR. SELVITELLI: We don't know what kind  
14 of other building might be developed alongside it.  
15 You look across the street, the buildings are three  
16 feet apart, and there's no windows at all or very  
17 little light at all. We're developing with what we  
18 know we can do right now to meet future requirements.  
19 There's a tree there now that screens it pretty well  
20 from the street.

21 The best view of the existing building is  
22 coming this direction right now. Screen what we  
23 have. That's really the focal point, and we'll keep  
24 that the most important part of the historic  
25 structure. We're using similar motifs of the

1 architecture; changing the roof lines just at the new  
2 additions, trying to work within that. I think we're  
3 keeping as much as we possibly can.

4 MS. WEBB: How many feet does it come  
5 off the --

6 MR. SELVITELLI: Forward?

7 MS. WEBB: Yeah.

8 MR. SELVITELLI: Eleven foot seven from  
9 the existing face forward.

10 MS. WEBB: From the fence, how far? How  
11 much space do you have?

12 MR. SELVITELLI: It's probably about five  
13 feet. The fence is setback a little bit off the  
14 street, and then we're holding back another foot back  
15 from the five-foot setback line, roughly, whereas --  
16 that's another thing.

17 We talked about what a lot of neighboring  
18 buildings are doing. Here's the office. Our  
19 building will be coming forward over here. You'll  
20 still see this, which is really front door to the  
21 office.

22 Right back here is Poe's. The porch comes  
23 further forward than ours currently does,  
24 considerably further. Then they're seating people  
25 basically all the way out to the sidewalk.

1           So being commercial or being an office, we  
2 need to be interior. We can't have a porch out there  
3 all the way. We can't be sitting on the sidewalk.  
4 We're already holding back. There's only so much we  
5 can develop with the lot. We wanted to hold this  
6 front yard as much as we could because this is where  
7 the clear view is if you're coming the opposite way  
8 down the street. I think we have a good shot of  
9 that.

10           The building is blocked more by Poe's as  
11 you're coming the other way.

12           MR. HENDERSON: That addition will come  
13 out just about to the leading edge of the sign here?

14           MR. SELVITELLI: Yeah, that's probably  
15 about right. Yes, that's our sign now.

16           MR. HOWARD: I walked down and measured  
17 it. It comes out to -- the post closest to the  
18 street on their sign is exactly how far the building  
19 comes out, which brings me to -- I have no problem  
20 with the addition in the back, don't want to discuss  
21 it, quite frankly. This could not be the worst night  
22 for me. I'm batting zero.

23           I want to implore the board members not to  
24 allow this addition to the front. This ruins the  
25 site line on this commercial district. It takes away

1 from the village type, whatever atmosphere. My  
2 vocabulary is going to fail me here.

3 You're building a wall against the left  
4 side of Poe's. You'll be sitting in Poe's, and  
5 you'll be blocked on one side, whereas as right now  
6 today you have a view up and down the entire  
7 commercial district. I couldn't be more adamantly  
8 against this.

9 I'd just like for the board members to  
10 consider what we're doing here. We're going to build  
11 a wall right out to almost the edge of the street, a  
12 couple feet away from the existing sign and  
13 obliterate that line of sight down the commercial  
14 district.

15 Like I say, I think it's best emphasized  
16 by kind of old residential village-type setting that  
17 we have there. That patch of lawn is almost precious  
18 within this area.

19 Like I said, adding to the back is fine.  
20 I think addition to the front would be ruinous to the  
21 commercial district.

22 MR. SELVITELLI: Can I comment to that?

23 MR. CRAVER: Donna, are you finished?

24 MS. WEBB: I haven't walked it, measured  
25 it. That's what my curiosity was, how much of the

1 scale, you know. 11 feet.

2 MR. HOWARD: It's 18 from the point --

3 MR. CRAVER: 17 from.

4 MR. HOWARD: 18-and-a-half from here is  
5 what this is saying.

6 MR. SELVITELLI: I just did the drawing  
7 today, looked at it again. We did scale back a  
8 little bit since the drawing you have, which had this  
9 champer corners. It is 17 foot one. I measured that  
10 on the computer today.

11 MR. HOWARD: I wouldn't say a foot would  
12 change my mind. I took that measurement. I took a  
13 tape measurer. I measured. That's how far I got out  
14 to here.

15 If you're sitting at Poe's, you can look  
16 to your left and you can look to your right. When  
17 this is done, you will not. The wind, the view, the  
18 whole line of sight changes. It's kind of an assault  
19 on the street that I don't think we need.

20 I think we need more openess in the  
21 commercial district than we do enclosure. That being  
22 said.

23 MR. CRAVER: Donna.

24 MS. WEBB: I'd like to hear from you guys  
25 first.

1 MS. SANDERS: We're not here to be  
2 popular. It's okay.

3 MR. HOWARD: I'm certainly not today.

4 MS. WEBB: Like I said, I hadn't driven by  
5 there with it, you know, the concept in my head of  
6 how wide and how far out that would extend. I mean,  
7 on paper, it looks like a nice -- it looks like it  
8 would be in keeping from the front with a craftsman  
9 style home but.

10 MR. HOWARD: Linearly, when you look at  
11 the drawing, you're not changing really anything of  
12 the front. When you go into 3-D mode, you're coming  
13 out towards the street. I mean, so it's a whole  
14 different perspective from just a drawing to what  
15 you're really doing.

16 When you turn this corner up at the Exxon  
17 station, you won't see down the street anymore.  
18 You're going to be stopped by this addition.

19 MR. CRAVER: Rhonda.

20 MS. SANDERS: I think maybe, conceptually,  
21 it should be setback. I don't know. I agree on  
22 historic. I'm saying the back. Can it not be  
23 expanded in the back? I mean, do you have to have  
24 that many parking for office?

25 MR. SELVITELLI: We fill up the parking



1 now, yes.

2 MS. SANDERS: I didn't ask if you fill it  
3 up. I said: Do you have to have those spaces?

4 MR. HOWARD: Legal requirement.

5 MS. SANDERS: Legally? I understand that.

6 MR. SELVITELLI: I thought the requirement  
7 was that they were trying to make less people parking  
8 on the street. I thought it was helping the  
9 neighborhood for us to be parking as much as we can  
10 along the back.

11 I find it hard to talk about the  
12 streetscape when this is the opposite side of the  
13 street and what you see. And, you know, all of these  
14 buildings, especially the Home Team and all of them  
15 are essentially right up in front of the cars onto  
16 the sidewalk, and they're using all that space.

17 You're limiting us because you like our  
18 front lawn.

19 MR. HOWARD: I do like your front lawn.

20 MR. SELVITELLI: Everyone else is as far  
21 forward as they possibly can be.

22 MR. HOWARD: Those are porches. There's a  
23 line of sight that actually exists that you would be  
24 impeding.

25 MR. CRAVER: I think we all get that.

1 MS. SANDERS: I think it should be  
2 reconsidered. If there's a possibility to do it in  
3 the back because it is historic. It has a historic  
4 front.

5 MR. SELVITELLI: If you look through the  
6 numbers that we went through and tabulated, the  
7 intent when you good through article four, very  
8 beginning of the section of community commercial  
9 district is: To encourage a healthy economic  
10 environment for commercial and professional uses.

11 When you go through the numbers, if you  
12 look at the top of the sheet I gave you, you can have  
13 a maximum structure size of up to 4,500 square feet.  
14 You can have maximum impervious modification up to  
15 4,525 square feet. We're asking to build out to  
16 2,244 square feet and 2,370. We could be asking for  
17 double what we are asking right now.

18 The intent of the commercial district  
19 would say that you're allowed, by what they have  
20 allowed in their formulas, much more development of  
21 this site. In fact, most of the buildings across the  
22 street are much more developed. Poe's is developed  
23 fully to the street and filling up the backside of  
24 theirs.

25 We get that ours is historic. It also

1 says that it's encouraging commercial and retail and  
2 office space, and that's what we are. Everyone else  
3 along the street is restaurant or using cafe space  
4 out there. The idea is to encourage a little bit of  
5 well-done commercial use on the island, then we don't  
6 have lots of other options. We need to be able to  
7 get into our site and the right place for that  
8 conference room is in front.

9 I don't think it limits the sight lines  
10 from all sides of the street. In fact, Poe's limits  
11 the sight lines that are coming down the street in  
12 the opposite direction. I don't think it's as  
13 jarring as the rest. Lots of other things have been  
14 done including the whole opposite side of the street.

15 MS. SANDERS: And not historic.

16 MR. HENSHAW: When the Green building next  
17 to us gets developed, it can be a lot larger. It's  
18 not historic. It can a lot taller.

19 MS. SANDERS: Right.

20 MR. HENSHAW: It can be a lot more square  
21 footage. All we're really trying to do is bring that  
22 one story element, crawl space. It doesn't meet  
23 flood right now. Bring that one story element out  
24 towards the street, which I think fits the  
25 streetscape better. Not bringing it all the way to

1 the fence, just bring that towards the street. I  
2 think it's going to work well.

3 MR. SELVITELLI: Still have palm trees and  
4 lawn in front. Whereas the other side of the street,  
5 again, you know, your sidewalk and heartscape right  
6 up to the side. We're going to keep -- there's good  
7 six feet, still have nice little white picket fence  
8 and some lawn and palm tree before you setback.

9 MS. SANDERS: Honestly, as historic as  
10 that is, you just kind of are losing the argument for  
11 me further. If the one next door is not historic, it  
12 can be any size, why not expand that then? If that  
13 means that is the only historic cottage left in the  
14 commercial district, correct? That's all the more  
15 reason not to add onto the front.

16 MR. CRAVER: The only reason they're here  
17 is because it's historic.

18 MR. HENDERSON: It's historic and also  
19 commercial zoning. Any commercial.

20 MR. CRAVER: I can't point to where it is  
21 in the ordinance, but I know that one of the things  
22 that we were trying to do, we were trying to  
23 encourage the commercial development to go all the  
24 way up to the sidewalk. That was one of the  
25 purposes.

1           When you look at ZIP's building, it's all  
2 the way up, that was one of the things that was to be  
3 encouraged in the commercial district. That was part  
4 of the planning commission's plan. The sidewalk is  
5 out here so there's six feet here. I'm not sure  
6 where the porch is for Poe's.

7           MR. SELVITELLI: Eight feet off the  
8 street.

9           MR. CRAVER: It may be two feet further  
10 back than this. This is coming up to about the same  
11 level.

12           MS. SANDERS: If this is a historic  
13 cottage of a home anywhere, we would not be allowing  
14 this addition on the front of it.

15           MR. CRAVER: Well, maybe not.

16           MS. SANDERS: That's my point. Yes? Am I  
17 wrong?

18           MR. CRAVER: You know, I probably would  
19 be, but you know me.

20           MS. SANDERS: Yeah, you would let  
21 anything. I don't know.

22           MR. CRAVER: I actually like the addition.

23           MS. SANDERS: I do, too. I like it as  
24 well.

25           MR. CRAVER: Mark, we can agree to

1 disagree on this. I think it fits well within the  
2 historic district because -- within the commercial  
3 district. You could be coming in and saying let's  
4 add a second story, let's go up, let's do this, that  
5 or the other.

6 MS. SANDERS: I don't think you can do  
7 that to a historic cottage, though.

8 MR. HOWARD: Let me ask the board.

9 MR. SELVITELLI: We could double the  
10 height by the code.

11 MR. HOWARD: That we postpone this, and  
12 let the board members themselves and go out and  
13 picture this as a built-in extension. Measure it out  
14 to the 17 feet instead of the 18 that I measured, and  
15 see if you want that addition sticking out where  
16 they're proposing to put it. And does it change, in  
17 fact, the character of the commercial district? I  
18 don't think we can do that here behind this table.

19 I'm asking you to take the time to allow  
20 the individual members to go do that in person. Go  
21 out there, take a tape measurer, then picture the  
22 addition within the scope of its setting. I just  
23 don't think we can make that decision right here with  
24 this much concern.

25 MS. SANDERS: It has nothing to do with it

1 being commercial district to me.

2 MS. WEBB: I think that it kind of does.

3 MR. CRAVER: It has a lot to do with  
4 commercial district.

5 MS. WEBB: That section is never going to  
6 be a residential section. The biggest thing will --  
7 I know that they'll do a nice job in keeping it as,  
8 you know, in character with the building and with the  
9 cottages.

10 MR. CRAVER: It's highly desirable use.

11 MS. SANDERS: And might be kind of nice  
12 not to see Poe's.

13 MS. WEBB: Highly desirable use.

14 MR. CRAVER: In the commercial district, I  
15 truly am -- I just don't get not letting them do  
16 that. Again, Mark, we just agree to disagree.

17 MR. HOWARD: You've eaten in Poe's.

18 MR. CRAVER: I sit on the porch of Poe's  
19 once a week. I know exactly what --

20 MR. HOWARD: You look to the left, you  
21 look to the right. You just eliminated your left  
22 view.

23 MR. CRAVER: I don't think I have, not to  
24 the extent that you're saying because I think that  
25 building is going to be about two feet further

1 forward than the porch. I sit on the railing of the  
2 porch. The view that I'm looking at is on the street  
3 and people on the street.

4 You know, I'm not eliminating a view to  
5 the left that has anything to do with me sitting on  
6 the porch at Poe's or anything to do with the view  
7 I'm looking for. I truly view it -- 6:15 on Sunday  
8 night, if you want to find my wife and me, we'll be  
9 sitting on the porch at Poe's, looking up and down  
10 the street. I'm not bothered by it at all.

11 MR. HOWARD: Again, I would just request  
12 the board members to do that in person. Go take a  
13 17-foot measure, sit on the porch at Poe's, see if it  
14 affects you. It's a big decision. You're  
15 changing --

16 MS. SANDERS: With a quorum, you need for  
17 straight yeses; is that correct?

18 MR. CRAVER: We need three of four to vote  
19 in favor of it or it dies 'cause it's not approved.

20 First we would need a motion to approve or  
21 disapprove. And a second. Then we can have  
22 discussion. Then we can have a vote.

23 Is there a motion to approve it or  
24 disapprove?

25 MR. HOWARD: I motion we disapprove and



1 set it aside so the board can review. Can I do that.

2 MR. HENDERSON: Or if you prefer, tabling  
3 an item, an agenda item for additional information.

4 MR. CRAVER: Make a motion to defer it.

5 MR. HENDERSON: Is there anything that you  
6 think would benefit the board's discussion for the  
7 next meeting? I know that sometimes architectural,  
8 three-dimensional architectural renderings can be  
9 developed where you don't have that 2-D straight on.  
10 You can have it at the angle so that you can see the  
11 projection of the addition on the front.

12 Do you think that would be easy enough?

13 MR. SELVITELLI: It takes some work, we  
14 can certainly do it, yeah. We thought of that when  
15 we were doing it. This is sort where we came to.

16 We had a number of different schemes when  
17 we first started the project about adding on  
18 something large, higher, more towards the back, or  
19 going up. This seems the most to do, two smaller  
20 additions, low roof line on it. They're the same  
21 roof line as the existing gable. We thought that was  
22 sort of doing the least to detract from what was  
23 already there.

24 MR. HENDERSON: I'm just trying to think  
25 of a way --

1 MS. SANDERS: Maybe bring some prettier  
2 pictures. I don't know. I'm having a hard time  
3 visualizing it not looking real brand new. I don't  
4 know.

5 MR. CRAVER: Mark, do you want to make a  
6 motion?

7 MR. HOWARD: I would make the motion to  
8 defer. I don't know that it would pass. I'll make a  
9 motion to defer and study it.

10 MR. CRAVER: Is there a second to his  
11 motion?

12 MS. WEBB: Can I just say --

13 MR. CRAVER: Let's see if there is a  
14 second. Then that will die. See if there's another  
15 motion.

16 MR. CRAVER: No second. I guess that one  
17 dies. Is there another motion?

18 MS. SANDERS: I don't think it's ready for  
19 final.

20 MR. CRAVER: I'm the chair. I'm not  
21 supposed to make a motion, I don't think.

22 MS. WEBB: I'm not sure how to word the  
23 motion. I feel like I need a little more detail  
24 like, you know, if we keep that front window and like  
25 relocating that window. I feel like historic details

1 were a little more solid.

2 MR. HOWARD: You could do a conceptual,  
3 and make it come back.

4 MR. CRAVER: Make a motion. Give some  
5 instruction.

6 MR. HOWARD: I would actually second that,  
7 if you want to do that.

8 MS. WEBB: You know, maybe clarification  
9 on the back wall, the rear of the building.

10 MR. CRAVER: Mark, you want to make a  
11 motion for conceptual approval?

12 MR. HOWARD: I would make a motion for  
13 conceptual approval.

14 MR. CRAVER: Is there a second?

15 MS. SANDERS: Second that.

16 MR. CRAVER: Any discussion?

17 MR. HOWARD: I would implore all present  
18 and non-present members to visually take a tape  
19 measurer, sit at Poe's, sit on the other side and  
20 view this as the wall.

21 MS. SANDERS: I have no desire to go  
22 there.

23 MR. HOWARD: Excuse me?

24 MS. SANDERS: I have no desire to go  
25 there.

1 MR. HOWARD: Then we may be wasting our  
2 time. Billy I ask you to.

3 MR. CRAVER: I'll do it this Sunday.

4 MS. SANDERS: Y'all do everything  
5 beautiful. I'm sure it would be beautiful. I guess  
6 my concern is, what little historic things we do have  
7 left that aren't being pushed out to the street, not  
8 that one -- I think these other two, I think the rest  
9 of it is awful. I think commercial district has  
10 been just -- I'm not going to say the word I think.

11 MR. CRAVER: Motion and second. Any more  
12 discussion?

13 MS. SANDERS: No.

14 MR. CRAVER: All in favor of the motion,  
15 say aye.

16 (Ayes were stated by Ms. Sanders, Ms.  
17 Webb, Mr. Craver, Mr. Howard.)

18 (Mr. Ilderton and Mr. Herlong entered the  
19 room.)

20 THE CHAIRPERSON: That's it; right? Are  
21 we over? Are we done?

22 MR. CRAVER: Yes, we're done.

23 THE CHAIRPERSON: We are adjourned.

24 (The meeting was concluded at 7:30 p.m.)  
25

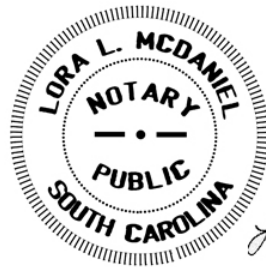
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CERTIFICATE OF REPORTER

I, Lora McDaniel, Registered Professional Reporter and Notary Public for the State of South Carolina at Large, do hereby certify that the foregoing transcript is a true, accurate, and complete record.

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

Witness my hand, I have hereunto affixed my official seal this 1st day of April, 2015 at Charleston, Charleston County, South Carolina.



*Lora McDaniel*

\_\_\_\_\_  
Lora L. McDaniel,  
Registered Professional Reporter  
My Commission expires:  
September 18, 2016

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REQUESTED INFORMATION INDEX

(No Information Requested)

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(No Exhibits Proffered)

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