

*In the Matter Of:*

Town of Sullivans Island v  
In Re: Design Review Board

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Town of Sullivan's Island Design Review Board  
July 15, 2015

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TOWN OF SULLIVAN'S ISLAND  
DESIGN REVIEW BOARD

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HEARING BEFORE: PAT ILDERTON, CHAIRPERSON  
DATE: July 15, 2015  
TIME: 6:00 PM  
LOCATION: Sullivan's Island Town Hall  
2050-B Middle Street  
Sullivan's Island, SC  
REPORTED BY: LORA L. McDANIEL,  
Registered Professional Reporter

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APPEARANCES :

- PAT ILBERTON, CHAIRPERSON
- DUKE WRIGHT, BOARD MEMBER
- STEVE HERLONG, BOARD MEMBER
- DONNA WEBB, BOARD MEMBER
- RHONDA SANDERS, BOARD MEMBER
- KAT KENYON, PERMIT TECH
- JOE HENDERSON, ZONING ADMINISTRATION
- RANDY ROBINSON, BUILDING OFFICIAL

(INDEX AT REAR OF TRANSCRIPT)

1 THE CHAIRPERSON: This is the July 15,  
2 2015 meeting of the Sullivan's Island Design Review  
3 Board. It is now 6:00. Members in attendance are:  
4 Duke Wright, Pat Ilderton, Steve Herlong, Donna Webb,  
5 and Rhonda Sanders.

6 The Freedom of Information requirements  
7 have been met. The items on tonight's agenda are the  
8 approval of the minutes. Do I hear a motion?

9 MR. WRIGHT: So moved.

10 THE CHAIRPERSON: Second.

11 MR. HERLONG: Second.

12 THE CHAIRPERSON: Everybody in favor.

13 (Ayes were stated by all board members.)

14 (Mr. Herlong exited the room.)

15 1908 I'ON

16 THE CHAIRPERSON: 1908 I'on Street,  
17 special exception.

18 MR. HENDERSON: This is agenda item C-1.  
19 This is a historic special exception for property at  
20 1908 I'on Avenue. The applicant, Sandlapper Design  
21 Group, are here on behalf of Mr. Michael Wooddy.  
22 They're requesting final design review and approval  
23 for this historic special exception.

24 This is for the preservation of the  
25 traditional island resource, noted under historic

1 resource card 190.

2 The DRB previously issued conceptual  
3 approval on June 17th. The BZA award the special  
4 exception during their meeting last week; this is on  
5 July 9th.

6 And the charge of the board tonight is to  
7 give final approval, demonstrating that the proposed  
8 new construction is compatible in height scale mass  
9 and placement with the historic structure.

10 THE CHAIRPERSON: Great. Thank you.

11 The applicant here? Anybody to present  
12 it?

13 MR. SELVITELLI: I'm James Selvitelli.  
14 I'm with Sandlapper Design Group. Just run through  
15 our boards quick. This is, again, the project. This  
16 is the existing structure, which faces on to I'on  
17 Avenue. The new house will face more on to Middle  
18 Street. It's a good size through-lot.

19 We're incorporating it -- there's another  
20 house filled along side here. There's an existing  
21 pergola facing the street. The entry path and the  
22 stair kind of line up on the street; keep it as far  
23 back from the street, keeping it off this 20-inch  
24 pecan tree here, also still having some room for a  
25 backyard.

1                   They will keep the existing driveway off  
2 I'on. Landscape architects continue to work on it.  
3 Get to the garage on the backside, on the I'on side.

4                   These are some elevations that will be  
5 viewed from Middle Street. View from I'on, garage  
6 below, master suite and bath. And couple side views  
7 of the structure. We just tried to keep it fairly  
8 simple.

9                   THE CHAIRPERSON: We've seen this before.

10                  MR. SELVITELLI: Yes.

11                  THE CHAIRPERSON: Thank you. Is there any  
12 public comment on this application? Public comment  
13 section is closed. Duke?

14                  MR. WRIGHT: Why are we here?

15                  THE CHAIRPERSON: For final, I think.

16                  MR. WRIGHT: This is final. No changes  
17 since the --

18                  MR. HENDERSON: Not to our knowledge. Any  
19 changes been made to it?

20                  MR. SELVITELLI: No.

21                  MR. WRIGHT: -- initial approval. I'm  
22 fine with it.

23                  THE CHAIRPERSON: I'm good with it. Looks  
24 good.

25                  MS. WEBB: I am, too.

1 THE CHAIRPERSON: Rhonda.

2 MS. SANDERS: Last month I wasn't here.

3 THE CHAIRPERSON: Do I hear a motion?

4 MR. WRIGHT: Move we approve as submitted.

5 THE CHAIRPERSON: Second?

6 MS. WEBB: Second.

7 THE CHAIRPERSON: Everybody in favor?

8 (Ayes were stated by Mr. Wright, Mr.

9 Ilderton, Ms. Webb, and Ms. Sanders.)

10 (Steve Herlong entered the room.)

11 1726 MIDDLE STREET

12 THE CHAIRPERSON: 1726 Middle Street,  
13 detached garage.

14 MR. HENDERSON: This applicant has  
15 withdrawn their application.

16 THE CHAIRPERSON: That's withdrawn?

17 MR. HENDERSON: Yes, sir.

18 3019 I'ON AVENUE

19 THE CHAIRPERSON: 3019 I'on, new  
20 construction, addition.

21 MR. HENDERSON: This is listed under  
22 agenda item D-2. This is a certificate of  
23 appropriateness for a historic designated property.  
24 Mr. Michael Curd, the applicant and also the property  
25 owner, is requesting conceptual approval for new

1 construction to be placed on the lot. This would be  
2 in addition to an existing historic landmark on the  
3 property. This is designated by survey card 27.

4 This is -- the designation is for the Fort  
5 Marshall Gun Battery structure. This is a structure  
6 that was built in 1943. It was altered in 1955 and  
7 also 1960.

8 There are three sections to this  
9 structure. They are all privately owned currently.  
10 On the ends of the structures, there were gun  
11 emplacements, and we're talking about tonight the  
12 center portion of the structure.

13 The property owner is essentially  
14 requesting to render the interior of the battery as  
15 nonliveable space. In the past, it was used as a  
16 principal building; family lived in the structure and  
17 occupied it for many years, but all 9,000 square feet  
18 has been rendered as nonliveable.

19 I was able to walk through the structure  
20 and take pictures to confirm that. And so the  
21 proposed structure tonight, the new construction  
22 would be the principal building on the lot. I do  
23 have a national register designation narrative that  
24 we can look through. And I can also show you some  
25 photographs of the property.



1 THE CHAIRPERSON: Great. Thank you.

2 Applicant. Yes, sir.

3 MR. CURD: Michael Curd.

4 THE CHAIRPERSON: Yes, sir. Come on up.  
5 I knew your Dad.

6 MR. CURD: I did, too.

7 THE CHAIRPERSON: Yeah, figured you did.

8 MR. CURD: Thank you, Joe, for introducing  
9 the project. I have to stand behind my drawings to  
10 explain a bit. In your packet, if you could look at  
11 SP600, it shows the extent of the entire building,  
12 which has gun emplacements at both ends. The center  
13 section, as Joe indicated, has been in my family  
14 since 1965.

15 The interior, while it did serve as a  
16 residence for the family, I have to say there's no  
17 one that's surviving who lived there has any desire  
18 to go back and visit. And that is principally  
19 because of the internal climate of the building. If  
20 left alone without air conditioning, it gets  
21 immediately clammy and full of condensation dripping  
22 from the ceiling.

23 The property was placed in a trust by my  
24 father, and that trust made it imperative to my  
25 generation to convey the property to the next

1 generation, his grandchildren. That would be my  
2 nephews and nieces.

3 They all agree and my surviving brothers  
4 and sister are in agreement to or hoping the board  
5 will allow us to create or to build a modest scale  
6 vacation home in island style on the Brownell side of  
7 the structure.

8 I show the entire thing because I want to  
9 indicate that our desire is to render the interior of  
10 the fort back to what it was in 1965; clean, clear  
11 and showing as much as we can of the original  
12 concrete that was built by the federal government in  
13 the '40s, or '38 to '43 are the dates.

14 We want that to be museum-like in a sense  
15 that it's just open, just enough light and historic  
16 plaques to tell the story of that occupation and that  
17 original use.

18 The same time we do that, we want to step  
19 away from the battery. Oftentimes in my narrative I  
20 might refer to it as the fort. That's what the  
21 family called it for so many years. And enough  
22 distance from the fort, not enough that it's -- just  
23 enough distance from the fort to give a separation,  
24 get some daylight into the fort.

25 We want to build a two-story structure,

1 keeping it open. As I said before, keeping it island  
2 style; metal roofs, spread porch. Let's see. I need  
3 to swap to another drawing.

4 MR. SWAILS: Mike, they have it on the  
5 screen for you as well.

6 MR. CURD: Thank you. I'm going to go  
7 over there.

8 MR. HENDERSON: Here's a pointer, if you  
9 would like, Michael.

10 MR. CURD: My island style, as I  
11 described, this is the face. That's the face towards  
12 Brownell Avenue. Now the siting, this is an  
13 illustration. This is an elevation, but it's also a  
14 partial cross section of the original fort structure.

15 This line right here is the -- represents  
16 the slope of the bunker or the bank that conceals the  
17 bunker. There's three feet of sand on top. We built  
18 this wall in '06 to hold that three feet at the face,  
19 what had been excavated back in '65, and allowed that  
20 this slope still exists.

21 If you follow that line on down to the  
22 exterior grade, I hope you get the sense that this is  
23 the portion of the building. This portion of the  
24 building is in the bunker. It's designed to be set  
25 into the existing tree cover; that is, the hillside

1 or the banks that conceal the bunker.

2 This is a space that separates us;  
3 allowing drainage and some air and some light coming  
4 back into the bunker.

5 I guess I wanted to get to the point of  
6 massing and balancing of the facade and the side. If  
7 you take this width and this depth, somewhat visible  
8 and partially obscured by existing trees, you get  
9 that desired five-to-three ratio of facade to depth.

10 I could say that I want to preserve or  
11 restore the bank. While I am creating this space to  
12 pull away from it and attach to the fort, I want to  
13 preserve the bank.

14 And I know after this drawing, I need to  
15 be actually building the retaining wall a little bit  
16 higher. I expect if I get past this and go to  
17 conceptual, you'll see these windows stepping down,  
18 following the natural flow of the sand as it comes  
19 around.

20 Not shown in my presentation is the  
21 reverse elevation, which would be the I'on Street  
22 side. That has the appearance of a tunnel entrance.  
23 It was solid steel doors facing I'on Avenue. Once  
24 you step inside that, it was -- it had a bit of a  
25 zigzag design to the main hall.

1           Then another set of solid steel doors  
2 designed for reducing the blast effect and getting  
3 into the building. We have already taken steps to  
4 return back to that pre-1965 appearance by removing  
5 two garages that were in front.

6           And just today, began a very aggressive --  
7 I can say aggressive, and I can also say delicate  
8 cleansing of the hillside, removing small trees, root  
9 trees, saving the few live oaks and save the large  
10 pine trees that have grown up over the 30 years or 50  
11 years now. Already we can see air and see light and  
12 air on this portion of the building that we haven't  
13 seen for a couple decades.

14           THE CHAIRPERSON: Great. Thank you.

15           MR. CURD: Sorry to take up too much time.

16           THE CHAIRPERSON: That's all right. Any  
17 public comment to this application? Public comment  
18 section is closed.

19           Do you want to start, Duke?

20           MR. WRIGHT: I live right around the  
21 corner from this bunker and look at it a lot. And  
22 very familiar with it. And I have no problem  
23 conceptually. But I think it opens up a question  
24 about historic preservation of the bunkers, the  
25 forts, in terms of what do we want to be concerned

1 about the preservation of the structure and its  
2 visual front with a gun battery on either end, both  
3 ends, or do we want to worry only about the interior  
4 of the structure?

5 If you look at several of the bunkers on  
6 the island, there's a number; one with housing on top  
7 of it. There are two, I think, with houses on top of  
8 it; one down near the, I guess it's Station 18, and  
9 one about Station 28.

10 And I talked to Joe about it this morning.  
11 Is there any concern about the National Historic  
12 Register issue of doing any work such as this on the  
13 exterior of the bunker? I just raise that as an  
14 interesting question to me, whether or not we should  
15 be concerned about this.

16 And as we've done in the past, if  
17 something has been added to a historic structure, it  
18 can be removed. It's not necessarily attached.

19 Having made that speech, I'm okay with  
20 what you want to do. I just don't want to be in  
21 violation of any rules or ordinances regarding  
22 preservation of the gun emplacements, bunkers as they  
23 were done.

24 One question I have: Are you excavating  
25 anything in the front of the bunker where you're

1 going to put the house? Is that going to be on  
2 current grade?

3 MR. CURD: Current grade.

4 MR. WRIGHT: Is it? Okay. Having said  
5 that, I'm okay with the concept right now.

6 THE CHAIRPERSON: Great, thanks.

7 I've been in this bunker a couple of times  
8 with your father and your sister, too. It was right  
9 dank and cool even when he had the conditioning  
10 running and all. So I think it's a good move to put  
11 your living quarters outside of it.

12 And, you know, it's always been a livable  
13 piece of property. I mean, it's a home. And it's  
14 been that way for 50 years. I wouldn't have a  
15 problem with the structure being built outside of it.

16 I think we still have some -- we have a  
17 fair amount of bunkers that are still exposed and you  
18 can see them and all. They're not particularly  
19 attractive, I guess, but they are historical.

20 My only observation on the plan itself, I  
21 just think you might be better served -- your money  
22 might be better spent -- since this is preliminary,  
23 take it for what it's worth -- with a little more  
24 delineation of the windows. Maybe tightening the  
25 corners work-up a little bit. Make it just a little

1 bit tighter.

2 I mean, such as those big windows on the  
3 side, I don't even know if they make those except in  
4 plate windows as far as nonoperable windows. I don't  
5 know if that would be a good investment for y'all. I  
6 just think a finer delineation of the windows and  
7 maybe a little tightening of the corner would serve  
8 you better in your investment. Take that for what  
9 it's worth since this is, as I say, preliminary  
10 application. Those are my comments. Steve.

11 MR. HERLONG: This is an interesting  
12 question of how do you deal with that property.  
13 Because at one point it was one long emplacement.  
14 Then it got divided along the property into -- is it  
15 three properties that have some attachment to the gun  
16 emplacement?

17 MR. HENDERSON: If you take a look at the  
18 GIS overhead, you'll see the large property is the  
19 one in question.

20 MR. HERLONG: It's huge.

21 MR. HENDERSON: This property here was  
22 developed in 1991.

23 MR. HERLONG: That house is detached. Is  
24 that completely detached?

25 MR. HENDERSON: It's detached. There's



1 actually some pilings that come right up against the  
2 retaining wall behind it. This was a house allowed  
3 to be constructed in front of one of the gun  
4 emplacements. On the other side, it's the original  
5 structure.

6 And this is a home that excavated a  
7 portion of the earth and mound to put in a pool.  
8 There are three sections of this.

9 MR. HERLONG: The homes that are there,  
10 various styles. There's no style that connects the  
11 two or nothing that connects those styles to the gun  
12 emplacements either. There's nothing that's been  
13 done previously that would lead you toward a style.

14 I guess my only question, it appears in  
15 your sketches that you're attaching -- you have  
16 contiguous space in the new house to use or gain  
17 access to the inside of the emplacement or the gun  
18 emplacements.

19 MR. CURD: Correct.

20 MR. HERLONG: The house, actually, the  
21 portion that you're building is quite small.

22 MR. CURD: Yes.

23 MR. HERLONG: We're talking about, I think  
24 you had 2,400 square feet of addition and  
25 porch-roofed areas. Really small addition, or I

1 don't know what it is.

2 MR. HENDERSON: Duke and I had this  
3 conversation earlier. I think that once the interior  
4 liveable space is removed, this would be the  
5 principal building. This would be the principal  
6 building. It would be built adjacent to what would  
7 be an accessory structure.

8 Again, it's unique. It's hard to attach  
9 this to any section of the ordinance.

10 THE CHAIRPERSON: He came and went from  
11 the I'on side. That was his front door.

12 MR. CURD: Yes, absolutely. Right.

13 MR. HERLONG: In building an addition to  
14 the historic portion, you are considering linking it  
15 so that you're not -- so that you're reducing the  
16 overall impact against the historic structures. Is  
17 that -- in concept, it all seems to make sense, but I  
18 would agree as Pat said, I continue to study your  
19 personal aesthetics and what you're trying to  
20 achieve, which is fine.

21 THE CHAIRPERSON: I just think your money  
22 would be better spent, just little more better  
23 details on the windows and doors and fenestration.

24 MR. WRIGHT: This is only a concept.

25 THE CHAIRPERSON: Right, this is a

1 concept.

2 MR. HERLONG: You're not really doing  
3 anything that hasn't already been done already on the  
4 site, on the two end pieces. It's very similar.

5 MR. HENDERSON: Right.

6 MR. HERLONG: I don't see any reason to do  
7 anything any different.

8 MR. HENDERSON: I would note the previous  
9 development on battery sites, designated battery  
10 sites were done before the inception of the Design  
11 Review Board in the early '90s, and it was actually  
12 reported in the National Register of Historic Places  
13 application. It's noted here under the Fort Marshall  
14 Gun Battery section. Gives a little history here.

15 It also reflects that they were handed  
16 over in 1950 to private ownership. It has a  
17 statement here which describes it: The architectural  
18 integrity of each of these structures was compromised  
19 by in-filling their open walls, their front walls.  
20 In recent years, the settings of each of the  
21 resources has been further compromised by the  
22 construction of modern houses on the lots and the  
23 partial excavation of one, I think the earthen berm  
24 for the swimming pool on the end.

25 There's conflicting information from the

1 documents that we have on file. It goes back to the  
2 question that Duke asked: How do we allow this and  
3 is it appropriate and, if we allow it to take place,  
4 I think we're kind of setting the way we look at this  
5 in the future.

6 MR. HERLONG: It's really from an  
7 architectural point of view, even in the language  
8 there, the two homes that are there are relatively  
9 new so they were called modern. I was sitting here  
10 thinking before you read that, maybe because of these  
11 batteries, they're all concrete, would you not --  
12 what style is more appropriate? Something more  
13 contemporary or is a cottage appropriate in front of  
14 those? Not really.

15 MR. WRIGHT: Do you remember, Steve --  
16 excuse me. I don't know how many years ago, the  
17 occupants of the other end, not the other battery  
18 entrance, came to the board with a request to put a  
19 lattice, cabana-kind of structure on the front. The  
20 one -- point that out, Joe, right there.

21 And I don't know how many -- I guess the  
22 three of us were probably the only ones on the board  
23 at that time. And we okayed that. It never has been  
24 built. But we had kind of the same discussion. If  
25 you go back and review the minutes, I'm sure it would

1 show. And we didn't have a lot of trouble with that.

2 We had the same kind of discussion.

3 I find it interesting, more than many  
4 times when I'm outside, somebody will come by and  
5 stop and ask me about the structure behind my house.

6 What is that? Is it a fort? Is it a gun  
7 emplacement? Is it a battery?

8 I made up a little book. I meant to bring  
9 it tonight that I can show them. That goes back. If  
10 you remember Lou Edens. He lives in that end of the  
11 battery right now. To explain it to them. It  
12 generates a lot of interest with people touring  
13 around the island, see these things and wonder what  
14 they are.

15 I don't think you're taking away the  
16 effect of it. It is a fort. As I said a few minutes  
17 ago, I think we still have a fort there. We can  
18 still tell people about it even though there's a  
19 house in front of it. And there's one, like you  
20 said, that's been there since 1991.

21 MR. HERLONG: It's a fort that was sold.  
22 It's privately held in its own residential.

23 MR. HENDERSON: To be used as residential.  
24 Exactly right.

25 THE CHAIRPERSON: Donna, do you have

1 anything?

2 MS. WEBB: I agree with you. It's an  
3 opportunity -- you know, it's a one-of-a-kind  
4 property. It's an opportunity to really think about  
5 the style. I don't have any problem with what you're  
6 doing since it has been done, as long as the  
7 integrity doesn't have any obvious impact on the  
8 integrity of the structure. Sounds like some of the  
9 building that's gone on has impacted it a little  
10 bit.

11 As you're clearing, what's going to show?  
12 I know I read in there the clearing of the debris and  
13 and vines and stuff. What will be exposed more?

14 MR. CURD: The original hill. When I sold  
15 the property in '65, there weren't any trees on the  
16 hillside. I think the family may have planted a  
17 Christmas tree on the hillside. I don't know if that  
18 would be responsible for the proliferation of these  
19 gigantic pines. We begun clearing that away.

20 What we cleared away very carefully was  
21 pulling down all the vines that were kind of  
22 restricting growth of the trees below them and  
23 picking up weed trees. What we are exposing is the  
24 bank. We hope to render that mullable and  
25 maintainable to see the form. And already you can

1 see the form of the entrance.

2 And I was surprised and happy to see you  
3 can also see the air shafts that are off to the side  
4 of the entrance from I'on Avenue. Those have been  
5 covered up completely for decades. Now they're  
6 visible.

7 MR. WRIGHT: I think you're also taking  
8 away a home for coyotes. We really believe that  
9 there was some coyotes living up in that area last  
10 couple of years. You would see signs of scat all  
11 around.

12 MR. CURD: I didn't recognize that.

13 MR. WRIGHT: I think they're gone.  
14 They're not there now. I don't want to scare you.  
15 There were some living there we think at one time.  
16 Clearing that off is good.

17 THE CHAIRPERSON: Rhonda, do you have  
18 anything?

19 MS. SANDERS: I do. Kind of going back to  
20 what Pat said, is there a reason to attach it?

21 MR. CURD: I'on Avenue is the address.

22 MS. SANDERS: I mean attach it to the  
23 bunker.

24 MR. CURD: Yes. I started by saying that  
25 is our way to the house. We didn't want to drive up

1 from Brownell Avenue to get --

2 MS. SANDERS: You're going to go through  
3 it.

4 MR. CURD: Through the fort. It's almost  
5 perpendicular, zigzag through the port. It takes you  
6 through what was dubbed the Atlantic room. That was  
7 the kind of center of family discourse; the only  
8 place with direct sunlight.

9 And we want to -- we're going to build a  
10 glass wall at the line of the original fort interior  
11 wall before it was opened up. That's partially to --  
12 it's mostly to separate the climate from the fort to  
13 the new, once you walk through, again, what I say was  
14 a family gathering place.

15 And we're creating a larger and friendlier  
16 gathering place and then stepping up to flood level  
17 to get to two-story vacation home. Everything trying  
18 to stay in modest proportion.

19 I can't help but keep emphasizing I want  
20 to restore as much as possible the banks that were  
21 there.

22 MS. SANDERS: I guess what I'm thinking is  
23 to preserve -- so the houses that were built there in  
24 the last whatever, that were built before these new  
25 ordinances. You're trying to preserve it back to



1 what it was before. And I'm not sure -- I don't know  
2 how that works, going through it, being attached to  
3 it. I think you need some more porches on here.

4 MR. CURD: Okay.

5 MS. SANDERS: It doesn't look as  
6 traditional. I think this will have a hard time  
7 being approved if it weren't attached to something  
8 historic and having a lot of exceptions, personally.

9 THE CHAIRPERSON: Do I hear a motion?

10 MR. HERLONG: I make a motion that we give  
11 the application conceptual approval. And to take our  
12 comments --

13 MR. CURD: To heart.

14 MR. HERLONG: -- to heart as you move  
15 forward.

16 THE CHAIRPERSON: Do I hear a second?

17 MR. WRIGHT: I second that.

18 THE CHAIRPERSON: Discussion? Everybody  
19 in favor?

20 (Mr. Wright, Mr. Ilderton, Mr. Herlong,  
21 Ms. Webb all stated aye.)

22 THE CHAIRPERSON: Great. Thank you, sir.

23 2650 JASPER BOULEVARD

24 THE CHAIRPERSON: 2650 Jasper.

25 MR. HENDERSON: They have withdrawn their

1 application.

2 2668 JASPER BOULEVARD

3 THE CHAIRPERSON: 2668 Jasper.

4 MR. HENDERSON: This is agenda item D-4,  
5 2668 Jasper, being represented by Tal Askins, the  
6 owner and applicant. They're requesting approval to  
7 incorporate a pool on to this historic designated  
8 property. This is identified by survey card 41.

9 And, according to ordinance Section  
10 21-137, the Design Review Board is required to give  
11 approval for accessory structures for designated  
12 properties. There are no increases requested here;  
13 obviously, principal building coverage, square  
14 footage.

15 THE CHAIRPERSON: Pretty straightforward.  
16 Is there an applicant? Yes, sir.

17 MR. WRIGHT: Have we seen this before?

18 MR. ASKINS: For an addition.

19 THE CHAIRPERSON: Not the pool.

20 MR. ASKINS: We never did the addition.

21 THE CHAIRPERSON: The plans will speak for  
22 themselves, I reckon; right? Is there any public  
23 comment to this application? Public comment section  
24 is closed.

25 MR. HENDERSON: Just one question. Are

1 you proposing a fence to go around the pool? Is  
2 there one already there?

3 MR. ASKINS: There's one already there.  
4 The gates are compliable. We're going to switch it.  
5 I was told by Blue Haven we don't have to have a  
6 fence because it's elevated. The railing would  
7 suffice as long as we have a fence, which we have a  
8 dog. We're definitely putting a fence at the bottom  
9 of the stairs to keep him out.

10 We're going to have double; elevated and  
11 the fence perimeter around.

12 MR. HENDERSON: No design change.

13 THE CHAIRPERSON: Great, thanks.

14 Rhonda.

15 MS. SANDERS: I'm good.

16 THE CHAIRPERSON: Good. Donna.

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

18 THE CHAIRPERSON: Steve.

19 MR. HERLONG: I'm fine. It's elevated  
20 pool, large lot. All of this is way far from any  
21 setback restrictions. I see no trouble with it.

22 THE CHAIRPERSON: I also see no problem  
23 with it.

24 MR. WRIGHT: I'm fine. I'm okay.

25 THE CHAIRPERSON: All right. Do I hear a

1 motion?

2 MS. SANDERS: Motion to approve.

3 THE CHAIRPERSON: Second?

4 MS. WEBB: Second.

5 THE CHAIRPERSON: Everybody in favor?

6 (Mr. Wright, Mr. Ilderton, Mr. Herlong,  
7 Ms. Webb stated aye.)

8 1611 MIDDLE STREET

9 THE CHAIRPERSON: 1611 Middle Street.

10 MR. HENDERSON: This is agenda item E-1,  
11 this is a certificate of appropriateness for a  
12 nonhistoric property. The applicants are requesting  
13 conceptual approval for elevation modifications of  
14 existing home on Middle Street. And they're  
15 requesting increase in principal building coverage of  
16 20 percent. They're maxing out that request.

17 And they're also in need of front setback  
18 modification of 6 percent or 18 inches. Staff  
19 recommend ensuring that this meets the standards for  
20 neighborhood compatibility when doing your review.

21 THE CHAIRPERSON: Great. Thank you.

22 Applicant.

23 MR. ADRIAH: That's me.

24 THE CHAIRPERSON: Yes, sir.

25 MR. ADRIAH: I don't really have a whole

1 lot to add. You have the plans in front of you. The  
2 house, y'all probably know it pretty well. It's  
3 right across the street from where you're building  
4 your county building, used to be. It's not very  
5 attractive right now.

6 Little shotgun, elevated house with two  
7 bad little bay windows on the front. The owner said  
8 he had a vision of wrap-around porches. The existing  
9 screen porch in the back, which we are going to  
10 enclose. Then we're adding a little one little room  
11 up on the second floor.

12 Great room. Interior. We have false  
13 ceilings. Three sets of French doors going out to  
14 the new porch. Dining. Front little sitting porch  
15 and front little dining room porch.

16 THE CHAIRPERSON: Great. Thank you.

17 MR. HENDERSON: Mr. Chairman, I would add  
18 that we received some correspondence.

19 THE CHAIRPERSON: I'll read that. Is  
20 there anything you need to add, Joe?

21 MR. HENDERSON: No, sir.

22 THE CHAIRPERSON: Is there public --  
23 besides this letter, does anybody else have public  
24 comment to this application?

25 MR. RUDDD: I did the letter. If you have

1 any questions.

2 THE CHAIRPERSON: I'll just read the  
3 letter from Howard and Vicki Rudd: Joe, as we noted  
4 to you, we are pleased with the significant  
5 improvements of the street side of the look of our  
6 immediate new neighbors' proposed modifications.  
7 That said, we are concerned regarding the proximity  
8 of the new second floor porch structure, which will  
9 be directly adjacent to our side of the porch/master  
10 bedroom area, which is considerably more potential  
11 noise and privacy problem since our master bedroom is  
12 on the first story and the proposed porch is on the  
13 second story, looking down on it without any  
14 potential noise or visual mitigation other than the  
15 bushes we planned to block the headlights and the  
16 noise coming from the traffic on the road and the  
17 driveway.

18 As Sullivan's Island residents since 1984,  
19 we had looked forward to some conversation with the  
20 new owners early on as to what their plans might be;  
21 however, that was not to be when we observed the DRB  
22 sign.

23 As you kindly shared the plot plan with  
24 us, we noticed right away the proximity of the new  
25 porch to our historic home which, of course, we could

1 not visualize right away since the plot plan does not  
2 include the adjacent neighborhood structure. And  
3 perhaps this part of the system could be improved  
4 along with direct solicitation from immediate  
5 neighbors as to smoothest process prior to the DRB  
6 decision making.

7 I know that transparency has not been in  
8 vogue in the past; hopefully, your arrival will  
9 change a great deal of that.

10 Hopefully. Is that true, Joe?

11 MR. HENDERSON: I certainly hope so.

12 THE CHAIRPERSON: That's wonderful.  
13 That's quite a compliment.

14 MR. RUDD: It was meant to be.

15 THE CHAIRPERSON: We appreciate efforts of  
16 both Sullivan's Island Committees and Council to  
17 engage in that.

18 We would like the DRB and the out-of-town  
19 owners to consider the following mitigation for  
20 compatibility purposes: On the porch, while facing  
21 our house, provide a complete sound attenuating wall  
22 such as an outdoor shutter wall rather than a screen  
23 or open-sided porch as currently proposed; thus  
24 preventing considerable amount of potential noise  
25 from coming into our bedroom area, especially in good

1 weather when we would have our screen door open and  
2 windows open.

3 Consider adding an additional sound  
4 absorbing landscaping, if not already planned, and a  
5 visual break between the proposed second floor porch  
6 and our master bedroom area on the new owner's side  
7 of the fence.

8 We think that both of these suggestions  
9 would mitigate to some extent the potential for noise  
10 transmission to our historic home. Obviously, any  
11 noise parties would not be expected to close --  
12 parties would not be expected so close to our master  
13 bedroom area.

14 Thanks for all your help, Joe, to  
15 understand the parameters of these kinds of  
16 decisions. The challenges facing these kinds of  
17 decisions, in fact, become personal when dealing with  
18 property rights of previous adjacent owners versus  
19 new owners. We look forward to a win-win decision  
20 and related process of the DRB.

21 Duke, what do you think?

22 MR. WRIGHT: What do I think? I think  
23 that architecturally -- where is the plan? It's kind  
24 of difficult to find. You can see the porches on the  
25 Middle Street side. And how far away? Where are you



1 from there? How many feet away from the porch?

2 MR. HERLONG: Joe, do you have the  
3 setback?

4 MR. ADRIAH: I want to say it's 15 feet, I  
5 believe.

6 MR. WRIGHT: Are you the owner?

7 MR. ADRIAH: I'm the gentleman designed  
8 it.

9 MR. WRIGHT: You're the architect.

10 MR. ADRIAH: The owner does not live here  
11 in South Carolina; out-of-town owner, which was  
12 referenced in the letter.

13 As I recall from the site plan -- I don't  
14 have it right in front of me -- that side, I think we  
15 were 15 feet.

16 MR. WRIGHT: Setback is about 15 feet?

17 MR. HERLONG: It's 24.8.

18 MR. HENDERSON: If you look at the GIS  
19 here, this is the corner of the house, Middle Street.

20 MR. WRIGHT: That's a driveway, that U-  
21 shape right there.

22 MR. HENDERSON: Right. This is the  
23 proposed porch come out ten feet. Front property  
24 line, 25 feet.

25 And then this linear distance is about 30

1 feet from the proposed porch to the house.

2 MR. ADRIAH: I don't think that my client  
3 would have any problem with landscaping, doing  
4 privacy shutter on that side.

5 MR. WRIGHT: The shutters, that could be a  
6 mitigating factor, I think, to me.

7 MR. RUDD: We thought a lot, trying to  
8 figure out -- Joe was very helpful -- what would be a  
9 win-win solution. We still felt that --

10 MR. WRIGHT: I certainly hear you and  
11 understand how. I know exactly what you're talking  
12 about. Landscaping and some architectural treatment  
13 to the porch could possibly make that okay with me.

14 THE CHAIRPERSON: Anything is going to  
15 improve that house.

16 MR. WRIGHT: Yes, you're right there.

17 THE CHAIRPERSON: As porches do, porches  
18 improve the look of houses. They break up the mass  
19 of the front. That is definitely going to make the  
20 house look better.

21 If there was some compromise or some  
22 suggestion that maybe y'all can do some shuttering  
23 and sound mitigation on that side of the porch, could  
24 look pretty good, too, if it was done right. Not  
25 only help in sound. Really wouldn't block -- you're

1 just essentially looking at Middle Street; right?

2 MR. ADRIAH: That one side.

3 THE CHAIRPERSON: There is the noise, not  
4 that part of Middle Street is that noisy. It's  
5 pretty quiet area, Middle Street really is. You do  
6 have some traffic there once in a while. It's not a  
7 noisy neighborhood at all or anything. I imagine  
8 there's not going to be wild, crazy parties on that  
9 front porch facing Middle Street where all the police  
10 are going to lock you down.

11 MR. ADRIAH: Doctors can't get crazy.

12 THE CHAIRPERSON: Still some sound  
13 mitigation could be done and maybe a nice compromise  
14 could be done. Other than that, anything is going to  
15 improve that house.

16 I don't have a problem with it. Is this  
17 preliminary, conceptual?

18 MR. WRIGHT: This is final.

19 MR. HENDERSON: It's all conceptual unless  
20 you decide otherwise. All projects are conceptual at  
21 our first review.

22 THE CHAIRPERSON: That's right. You're  
23 right.

24 At least conceptually, I think maybe just  
25 coming back, it could maybe be approved at staff

1 level of some sort of design or some sort of sound  
2 mitigation on that porch. And if that could be done,  
3 so it doesn't have to come back just for that little  
4 small item. Steve.

5 MR. HERLONG: I tend to agree with you.  
6 Anything you do would almost improve that structure.  
7 And especially adding porches, it gives it more  
8 character. Just what it needs. It's 25 feet to the  
9 side setback. So that's pretty generous.

10 More often than not you might see 20 feet  
11 to a side setback or even less. They can go to ten  
12 feet.

13 MR. RUDD: We understand.

14 MR. HERLONG: I absolutely understand what  
15 you're saying. We have had that in years past. We  
16 have gone back and said, well, we would like to give  
17 it say a conceptual approval but please in the  
18 process go meet with your neighbors. That's  
19 occurred.

20 This may be a situation where -- it's a  
21 pretty straightforward submittal. It could be that  
22 we could give it approval and not have you go through  
23 the process of coming back again for those types of  
24 issues. If we could let that occur at staff level  
25 for you to --

1 MR. ADRIAH: I certainly don't have a  
2 problem.

3 MR. HERLONG: -- deal with the  
4 adjustments, with the homeowner. You guys can get  
5 together and see it and when everybody is good.

6 MR. ADRIAH: Good.

7 MR. RUDD: That would be wonderful.

8 MR. HENDERSON: Sounds good.

9 MR. HERLONG: That might be a way we can  
10 move forward.

11 THE CHAIRPERSON: It's all going to help  
12 the neighborhood. Whatever you're going to do is  
13 going to help the adjacent home look better anyway;  
14 the house will look better.

15 MR. ADRIAH: Did you see the colors picked  
16 out yet? It was Pepto-Bismol with green.

17 THE CHAIRPERSON: That's fine. You can  
18 paint it green with polka dots. We don't care.  
19 Thank God that's one thing we don't rule on.

20 MR. RUDD: More mitigation.

21 MS. WEBB: Howard is a neighbor of mine.  
22 I looked at it closely as well. I like that he made  
23 the suggestions. I think they're reasonable. I  
24 think it's something the homeowner would want to do  
25 as well, just to have an agreeing side versus being

1 on top of a neighbor with a house that's a little bit  
2 lower.

3 I did point out it is nice, the main entry  
4 is still on that side. And that the second story  
5 addition is rather small. It's not, you know, the  
6 full 38 feet all the way around, which could possibly  
7 be if this was new construction.

8 MR. ADRIAH: As far as total square  
9 footage, I think there's still 150 or so square feet  
10 under maximum would allow for the property. Whole  
11 goal was just to have a room up there with a little  
12 bathroom.

13 MS. WEBB: I'm okay with enclosing that  
14 back porch. I think it's great to interact with the  
15 neighbors, have -- you know, everybody wants to have  
16 nice neighbors. I certainly do.

17 THE CHAIRPERSON: Great. Thank you.  
18 Rhonda.

19 MS. SANDERS: Very nice improvement.  
20 Might actually break down some of the street noise.

21 THE CHAIRPERSON: Do I hear a motion?

22 MS. SANDERS: Motion to approve final.

23 THE CHAIRPERSON: Second?

24 MR. HERLONG: I think we should add that  
25 we want staff to handle the few adjustments we've

1 discussed and review that with the adjacent  
2 homeowners.

3 THE CHAIRPERSON: Can we add that to the  
4 motion then. Thank you.

5 MR. HERLONG: Then I will second that.

6 THE CHAIRPERSON: Everybody in favor?  
7 (All board members stated aye.)

8 2816 MARSHALL BOULEVARD

9 THE CHAIRPERSON: Where are we here now,  
10 Joe?

11 MR. HENDERSON: We're on E-2. That  
12 application has been withdrawn. We're moving on to  
13 E --

14 1311 COVE AVENUE

15 THE CHAIRPERSON: Is Cove still here or  
16 not?

17 MR. HENDERSON: No.

18 THE CHAIRPERSON: 2816 Marshall and Cove  
19 is gone, too?

20 MR. HENDERSON: That's right. 2816  
21 Marshall has withdrawn their application. 1311 Cove  
22 has withdrawn as well.

23 2908 MIDDLE STREET

24 THE CHAIRPERSON: 2908 Middle.

25 MR. HENDERSON: 2908 is next. I don't see

1 an applicant here. Is anyone here to represent this  
2 project, 2908?

3 There's no applicant so we will move on.

4 2870 BROWNELL AVENUE.

5 MR. HENDERSON: 2870 Brownell Avenue.

6 THE CHAIRPERSON: 2870 Brownell.

7 MR. HENDERSON: This is a certificate of  
8 appropriateness request for a new home construction,  
9 2870 Brownell. Mr. Luke Jarret, the project  
10 architect, is requesting conceptual approval for this  
11 new construction. The only modification needed from  
12 the zoning ordinance is principal building square  
13 footage.

14 He's requesting 15 percent increase in the  
15 zoning standard. In addition to that -- Luke, I  
16 wasn't sure. Do you, when looking at the principal  
17 building, side facade, did you need --

18 MR. JARRET: We meet all the zoning  
19 requirements for this.

20 MR. HENDERSON: It is just principal  
21 building square footage needed here.

22 THE CHAIRPERSON: Yes, sir.

23 MR. JARRET: Hi, I'm Luke Jarret with  
24 Byers Design Group, architects, for this house. Our  
25 clients, they currently don't live in Sullivan's



1 Island. This is going to be their permanent  
2 residence, they're looking forward to moving here.  
3 We've been working with them to design their dream  
4 house on Sullivan's Island.

5 The lot on Brownell is internal lot in the  
6 block. There's nothing on it right now. Nice  
7 cluster of oak trees in the front right-hand corner  
8 of this site that we're keeping. I took it out of  
9 the rendering so that it was a littler clearer to see  
10 the building itself. That separates us from our  
11 neighbors to the right. To the left is a large  
12 house, little over 5,000 square feet, also with two  
13 stories facing the street.

14 The goal of this house was to create a  
15 really appropriate house for Sullivan's Island where  
16 we have an entire second floor under the roof so that  
17 the scale of the house is cottage-like and small;  
18 change the building mass in a couple of areas to make  
19 sure it's never too long or too thick. Utilize some  
20 dormers to get some program in the second floor  
21 spaces without having any wall spaces.

22 This street, little knee wall. Front  
23 right-hand side is actually over the master bedroom,  
24 elevated one-and-a-half story space there.

25 Other features that make this site

1 interesting, it does sit in front of one of the  
2 bunkers. The design of this house, the back of this  
3 lot slopes up very steeply to the house that's on top  
4 of the bunker.

5 The house really isn't viewable from any  
6 other facade than this main facade here.

7 THE CHAIRPERSON: Great. Thank you.  
8 Joe, anything to add?

9 MR. HENDERSON: Nothing further.

10 THE CHAIRPERSON: Any public comment to  
11 this application? Public comment section is closed.  
12 Steve, what do you think?

13 MR. HERLONG: So the enclosed square  
14 footage, you're asking -- I missed the relief part of  
15 this, what you were asking.

16 MR. JARRET: 5,096 square feet is what  
17 we're asking for; 4,077 is what is allowed by zoning.

18 MR. HERLONG: Large lot then.

19 MR. JARRET: Yes, correct, very large lot  
20 in the center of this block. I think it's the  
21 largest.

22 MR. HERLONG: It's a large home. This is  
23 an example of when it works well because you've got a  
24 one story elevated home and all of the second floor  
25 is set within a roof line so that it's a very

1 attractive home. Not imposing on the neighborhood in  
2 any way.

3 If you look at the floor plan, there are  
4 significant offsets that create -- that just break  
5 the scale down around the various facades. I would  
6 definitely say approve this.

7 THE CHAIRPERSON: Great. Donna.

8 MR. HENDERSON: I'm sorry. Let me just  
9 reiterate. I may have misspoke. I hit on a typo.  
10 You're requesting 24 percent, which brings you to  
11 5,050 square feet total. I think I said 15.

12 MR. JARRET: I have 5,096 on the  
13 application. That's 24 percent.

14 MS. WEBB: It's correct on our sheet. But  
15 you said 15. It's correct here.

16 THE CHAIRPERSON: Donna.

17 MS. WEBB: I agree. I'm curious: What is  
18 the height, the maximum height on the roof?

19 MR. JARRET: We're under the height  
20 restriction. I think I have -- the ceiling height of  
21 second floor is 30 feet, two inches above adjacent  
22 grade. It's a little taller after that. Looks like  
23 it goes about four more feet up from that. 34 feet,  
24 maybe 35 feet.

25 MS. WEBB: It's a beautiful design. It's

1 a lot of square footage. Doesn't have -- the mass is  
2 squared out nicely. The garage --

3 MR. JARRET: In the front is a large oak  
4 tree; cluster of smaller trees.

5 THE CHAIRPERSON: Great. Rhonda.

6 MS. SANDERS: I mean, it's within our  
7 purview to approve. I think it's a really nice  
8 design. I don't know why somebody needs that many  
9 square feet. Whatever. I don't have to clean it.

10 THE CHAIRPERSON: Duke.

11 MR. WRIGHT: I'm generally not in favor of  
12 big just because it's big. It's a 5,000 square foot  
13 house on a decent lot, which I've heard mitigates the  
14 size. I think we have to be careful looking at these  
15 requests for relief on square footage just for the  
16 sake of size.

17 Having said that, I'm okay with this  
18 because of its location, and the bunker behind it  
19 which certainly mitigates the size.

20 THE CHAIRPERSON: For me, the mitigating  
21 thing is the design is a good design, good looking  
22 house. That makes it easy for me.

23 MR. WRIGHT: Good design. I'm okay.

24 THE CHAIRPERSON: Okay with it also. Do I  
25 hear a motion?

1 MS. SANDERS: Motion to approve.

2 THE CHAIRPERSON: Second?

3 MR. HENDERSON: Is that final?

4 MR. HERLONG: Do you want to let it be  
5 final approval?

6 MS. SANDERS: You decide it.

7 MR. HERLONG: I motion we approve it as a  
8 final submittal.

9 THE CHAIRPERSON: Do I hear a second?

10 MR. WRIGHT: I'll second.

11 THE CHAIRPERSON: Everybody in favor?  
12 (All board members stated aye.)

13 2714 ATLANTIC AVENUE

14 THE CHAIRPERSON: What do we have left?

15 MR. HENDERSON: We're on E-6, which is  
16 2714 Atlantic Avenue. Mr. Eddie Fava, the applicant,  
17 is requesting final approval. This is a new home  
18 construction; essentially a presentation of redesign  
19 for this property.

20 The applicants are requesting modification  
21 from the zoning standard for the side setback.  
22 They're maximizing this request at the full 25  
23 percent allowed for that side setback.

24 Just to give you a little background on  
25 this, the DRB initially gave final approval on August

1 20, 2014. This is a presentation made to reorient  
2 the property towards I'on instead of what's required  
3 for new homes, which is that you orient the house  
4 towards the ocean.

5 The applicant received approval to have  
6 their pool on the Atlantic Avenue side instead of  
7 I'on Avenue to be more compatible with the  
8 neighborhood. This redesign incorporates the pool on  
9 the side yard, which is typical and encouraged by our  
10 ordinance to have it off the frontage.

11 Side setback request. And I'll let the  
12 applicant take over, Mr. Chairman.

13 THE CHAIRPERSON: Eddie.

14 MR. FAVA: Good evening. Basically,  
15 again, I'm not fully aware of the history of what  
16 went on before. I know, I think previously that the  
17 applicants were concerned about the size of their  
18 house and what they were designing at the time and  
19 the general design direction. They had always had  
20 their eye on something maybe a little more  
21 contemporary and had come to us and said: Look, we  
22 want to cut down the square footage of what's been  
23 approved previously and look at something that's a  
24 little more contemporary, inspired by Sullivan's  
25 Island, but something that's a little more

1 contemporary.

2 Everything that we have done -- this is  
3 all in your packet. It's a vacant lot. Again, you  
4 may recall from last time it was here, I guess,  
5 located in this section right here, there are two  
6 rather large homes on each side. Both of those are  
7 maxed out to the 15-foot setback as best we could  
8 tell, and a significant amount of square footage.  
9 Not that there's anything wrong with that.

10 Just for context of what we're doing, it's  
11 well under what's allowable square footage-wise and  
12 lot coverage-wise, building coverage-wise,  
13 everything. The only thing that we are doing  
14 previously is, as I understand, they had permission  
15 from you-all to put the pool in the front yard, which  
16 when they came to us we thought wasn't a very good  
17 idea. We kind of upset their apple cart now, thought  
18 it was nicer on the side.

19 In doing so, we do meet the 15-foot  
20 setback everywhere. We would like to have your  
21 permission for the relief into the little ten-foot  
22 section of that setback.

23 I have some additional photos that might  
24 help. And I have handouts of these, if you would  
25 rather look at it.

1 MR. WRIGHT: I don't remember seeing this  
2 design before.

3 MR. FAVA: No, sir, it was completely  
4 different. Absolutely different. And they were very  
5 pleased with her. It was Heather Wilson. She's a  
6 wonderful and talented architect. She does great  
7 work. Things that we have done have gone her way  
8 sometimes, too. It just happens. I think the owners  
9 just said they wanted to reevaluate and downsize.

10 These are the homes that are to either  
11 side. This is the area where we are proposing being  
12 built. Again, I have a handout of this that I can  
13 give to you as well.

14 We have views looking from this way  
15 towards the beach side. And then two, three and  
16 four, which show you views that way just so you can  
17 get a sense of perspective. All of that is listed  
18 here as well.

19 The footprint front of our house would be  
20 essentially so. It's just the pool is where we're  
21 asking for some relief that encroaches into that  
22 additional ten-foot setback.

23 THE CHAIRPERSON: All you're asking really  
24 tonight is just for relief.

25 MR. FAVA: Yes, sir, that's all it is.



1 We're not in historic area. To be honest, I don't  
2 think it's anything associated necessarily with the  
3 design of the building. Just to give you some  
4 feedback.

5 THE CHAIRPERSON: Great. Joe, anything to  
6 add?

7 MR. HENDERSON: No.

8 THE CHAIRPERSON: Any public comment to  
9 this application?

10 Public comment section is closed. If it's  
11 just relief. Duke.

12 MR. WRIGHT: Well --

13 MR. FAVA: May I mention one other thing?  
14 I'm sorry. I know Mr. Hillman did speak with a  
15 neighbor to the right, Voorhees. I'm not sure if I'm  
16 pronouncing it. They are aware it was moving in that  
17 direction. She did not have a problem with it,  
18 according to him.

19 MR. WRIGHT: And there's been no  
20 neighborhood concern about the design per se?

21 MR. FAVA: No, sir.

22 MR. WRIGHT: In terms of --

23 THE CHAIRPERSON: The design is not before  
24 us.

25 MR. WRIGHT: The design is -- we can't do

1 anything about the design. I was just curious about  
2 it. It's different in the neighborhood.

3 MR. FAVA: I can comment on that, if you  
4 like.

5 MR. WRIGHT: Yeah.

6 MR. FAVA: Would you?

7 MR. WRIGHT: Yeah.

8 MR. FAVA: I don't think it's really --

9 MR. WRIGHT: It's not appropriate. I  
10 mean, you don't have to.

11 MR. FAVA: No, no, I don't mind speaking  
12 to it. It's important to us.

13 MR. WRIGHT: It's an interesting design.

14 MR. FAVA: It is. To be honest, when we  
15 submitted the drawing that you see with the house,  
16 there's not an awful lot of detail associated with  
17 that. That's not what we were requesting or felt  
18 like we needed to address.

19 To be honest, it really is based on forms  
20 that we think are very typical to the island. And  
21 you may look at this and say: Really? If you look  
22 at that kind of massing, there's a block that's very  
23 traditional.

24 MR. WRIGHT: You felt ready to talk about  
25 this.

1 MR. FAVA: Yes, sir. If you have a  
2 question. All of those are some of my favorite  
3 houses on the island.

4 Our thought with our concept was the mass  
5 of our building does something very similar. It  
6 addresses the beach side. You've got a block. The  
7 back, you have a block. And then by doing so it  
8 creates a space internally.

9 From the front, it really will be a rather  
10 small mass, low height; again, well below the  
11 allowable height limit on all sides.

12 And I think as we develop material and  
13 details with it, you'll be pleasantly surprised.

14 MR. WRIGHT: Thank you, that's  
15 interesting.

16 THE CHAIRPERSON: Great. I think I'm fine  
17 with the setback. Steve.

18 MR. HERLONG: My only question is you've  
19 got 15 feet of setback, which is not a problem.  
20 That's the driveway. How do you get 16-foot long car  
21 in and out of that garage bay into a 15-foot wide?

22 MR. FAVA: We have our bays about nine  
23 feet wide.

24 MR. HERLONG: I mean, it's not really a  
25 DRB issue. It's a function issue. I'm just more

1 curious than anything.

2 MR. FAVA: Understand.

3 MR. HERLONG: Looks very difficult.

4 MR. FAVA: Brian has actually asked. He's  
5 worried about his wife turning in and hitting  
6 something.

7 MR. HERLONG: I think that it's going to  
8 be really only 3,200 square foot home.

9 MR. FAVA: Yes, sir.

10 MR. HERLONG: It's going to be great. I  
11 would grant the relief.

12 THE CHAIRPERSON: Great. Donna.

13 MS. WEBB: I agree. I'm fine with it.

14 THE CHAIRPERSON: Rhonda.

15 MS. SANDERS: I agree. I really like it.  
16 I like to see the detail.

17 THE CHAIRPERSON: Do I hear a motion?

18 MS. SANDERS: Motion to approve as final.

19 THE CHAIRPERSON: Second?

20 MR. HERLONG: Second.

21 THE CHAIRPERSON: Everybody in favor?

22 (All board members stated aye.)

23 2624 RAVEN DRIVE

24 THE CHAIRPERSON: Joe, what do you have?

25 MR. HENDERSON: We have agenda item E-7,

1 2624 Raven Drive. The applicant, Julie O'Connor,  
2 requesting conceptual approval for new construction,  
3 requesting modification of principal building  
4 coverage, second story side facade setback relief,  
5 and also principal building -- I'm sorry -- building  
6 foundation height relief of ten inches.

7 Is there anyone here on behalf of 2624  
8 Raven Drive?

9 MR. COLEMAN: I'm the builder. Apologize,  
10 the architect and homeowner are out of town. I'm  
11 just here to answer any questions or Randy has any  
12 concern.

13 THE COURT REPORTER: What's your name?

14 MR. COLEMAN: Allen Coleman.

15 THE CHAIRPERSON: Joe, anything to add?

16 MR. HENDERSON: Let me just recap very  
17 briefly. They're requesting 100 percent relief on  
18 the second story side setback.

19 Principal building coverage, 19.5 percent;  
20 they're maxing that out. Close to it.

21 And then building foundation height of ten  
22 inches. I would encourage them to request the whole  
23 foot, just in case. This is a challenging lot there.  
24 It's one of the town-owned properties that received  
25 the variances.

1 MR. WRIGHT: Which property is this on  
2 that stretch along there? Is it the one on  
3 26-and-a-half, the last one?

4 MR. HENDERSON: It's the second to the  
5 last one. Let me show you here on the GIS.

6 On May 9, 2013 and then February 12th of  
7 this year they received variances for these lots to  
8 make them buildable.

9 The GIS doesn't reflect that the street  
10 has been put in. This is the parcel here, second to  
11 last one. These two received variances. They were  
12 the town-owned lots.

13 The critical line comes down into the lots  
14 like so. So the upland square footage is very small.  
15 The maximum principal building square footage is  
16 capped at 2,765. 2,765 heated square feet, principal  
17 building square footage.

18 However, in order for them to maximize  
19 that principal building square footage, they need the  
20 relief from the Design Review Board for principal  
21 building coverage to maximize that footprint.

22 So if you recall, the other property that  
23 received the variances was given this relief as well.  
24 Staff would recommend giving this since its part and  
25 parcel of that original variance.

1 THE CHAIRPERSON: Town was preparing  
2 itself for a new town hall, to sell these properties;  
3 right? Trying to give as many variances and  
4 consideration as possible.

5 MR. HENDERSON: This is a justified  
6 variance.

7 THE CHAIRPERSON: The town is very  
8 considerate when the town is interested. It's a  
9 lovely, lovely thing.

10 MR. ROBINSON: Can I defend that?

11 MR. HENDERSON: It was a definite  
12 hardship.

13 THE CHAIRPERSON: All right. Rhonda.

14 MS. SANDERS: I think it looks great.

15 THE CHAIRPERSON: Donna.

16 MS. WEBB: It's a creative plan with a  
17 small space to work with.

18 THE CHAIRPERSON: Steve.

19 MR. HERLONG: I think it's a really  
20 difficult lot. It's only a 2,700 square foot house.  
21 The only thing, my only concern, the facade looks  
22 fine until you get to the side, the east-side facade.  
23 It's a very tall, very vertical house with very few  
24 setbacks.

25 They've tried to make some slight setbacks

1 to agree with the roof line. I just wonder if they  
2 couldn't -- if you could just put it on the record  
3 that maybe they could've used some material changes  
4 on that particular facade to make it more  
5 interesting. But in the scheme of things, it's a  
6 relatively minor issue. It's only a 2,700 square  
7 foot house.

8 THE CHAIRPERSON: Those twin windows are  
9 going to be problematic for shuttering or anything  
10 like that as well as triples with twins, especially.  
11 If they were divided up, the side would look a little  
12 bit less.

13 MR. HENDERSON: This would be the  
14 east-side elevation?

15 MR. WRIGHT: East elevation.

16 MR. HENDERSON: Do you see these?

17 THE CHAIRPERSON: They may be twins for  
18 some specific reason.

19 MR. COLEMAN: That elevation won't be  
20 visible because the right-hand side is so heavily  
21 wooded, and we're not requesting to take out any  
22 trees down the right-hand property line.

23 THE CHAIRPERSON: I think it looks okay.  
24 Are you finished?

25 MR. HERLONG: I'm through.



1 THE CHAIRPERSON: Duke.

2 MR. WRIGHT: I'm okay.

3 THE CHAIRPERSON: All right. Do I hear a  
4 motion?

5 MS. SANDERS: Motion to approve final.

6 THE CHAIRPERSON: Second?

7 MS. WEBB: Second.

8 THE CHAIRPERSON: Everybody in favor?

9 (All board members stated aye.)

10 2908 MIDDLE STREET

11 THE CHAIRPERSON: What else do we have,  
12 Joe?

13 MR. HENDERSON: I think our applicant for  
14 agenda item E-4, 2908 Middle Street, Ms. Heather is  
15 here.

16 THE CHAIRPERSON: Oh, really? She's not  
17 penalized?

18 MR. HENDERSON: I don't think so.

19 THE CHAIRPERSON: Let her off this time.

20 MR. HENDERSON: This is a request for  
21 conceptual approval, new home construction. The  
22 request is modification for principal building square  
23 footage and building foundation height.

24 Let me get back to that file here.

25 MR. WRIGHT: New construction.

1 MR. HENDERSON: The request here is 10  
2 percent on the principal building square footage and  
3 full one foot in height increase in the foundation.

4 THE CHAIRPERSON: Yes, ma'am.

5 MS. WILSON: Pretty straightforward house  
6 and request. The site plan, as we said, not asking  
7 for anything. The reason for the one foot is the  
8 slope of the grade, natural grade drops about 18  
9 inches. We didn't want to amend that. They would  
10 like to park in the front, preserve as much of the  
11 backyard as they can for a pool.

12 Cars are going to be -- we're also keeping  
13 these trees. The cars are going to pull in under  
14 this front mass. It's just a little bit tight. With  
15 that extra foot, we can get the cars here and keep  
16 all of that green, the back of the yard, which is  
17 their preference. That's the one foot.

18 And I don't really have a good story for  
19 the square footage exception. Bath rooms, kids  
20 request. A good bit of vaulted space. A lot of one  
21 story space. It's actually over on the second floor,  
22 even though it's largely first floor plan. And both  
23 sides are dominated by first floor roofs. Some hips.  
24 Gables. Lots of porches. It was heated on second  
25 floor.

1 THE CHAIRPERSON: Thank you. Anything to  
2 add?

3 MR. HENDERSON: Nothing further.

4 THE CHAIRPERSON: Any public comment to  
5 this application? Public comment section is closed.  
6 Duke.

7 MR. WRIGHT: I don't think I have any  
8 problems with this. I'm okay with it.

9 THE CHAIRPERSON: I don't think I have any  
10 problem with it also. Steve.

11 MR. HERLONG: I think it's nicely balanced  
12 with some one story and two story elements, and very  
13 nice design, nice home.

14 THE CHAIRPERSON: Donna.

15 MS. WEBB: I think it's worth what you're  
16 asking for to keep the space as green as possible.  
17 It's a great design.

18 MS. SANDERS: I agree.

19 THE CHAIRPERSON: Let's hear a motion.

20 MS. SANDERS: Hate to come in last.

21 MR. HERLONG: It came in as conceptual.  
22 We can approve it as final.

23 MR. HENDERSON: It's your choice to bump  
24 that up to final approval, if you choose to do it.

25 THE CHAIRPERSON: Less paperwork for

1 everybody.

2 MR. HERLONG: I make a motion to give it  
3 final approval.

4 MS. SANDERS: Second.

5 THE CHAIRPERSON: Everybody in favor?  
6 (All board members stated aye.)

7 THE CHAIRPERSON: Anything else?

8 MR. HENDERSON: No, sir.

9 THE CHAIRPERSON: Are you sure?

10 MR. HENDERSON: Pretty sure.

11 THE CHAIRPERSON: We are adjourned.

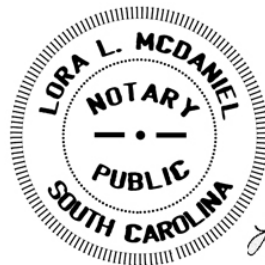
12 (The hearing was concluded at 7:15 p.m.)  
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CERTIFICATE OF REPORTER

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 24th day of July, 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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