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SULLIVAN'S ISLAND DESIGN REVIEW BOARD

10 HEARING BEFORE: DESIGN REVIEW BOARD
11 DATE: JULY 16, 2014
12 TIME: 6:00 PM
13 LOCATION: Town of Sullivan's Island Town Hall
14 2050-B Middle Street
Sullivan's Island, SC
15 REPORTED BY: MARIA D. DEMPSEY, Registered
16 Professional Reporter
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A. WILLIAM ROBERTS, JR., & ASSOCIATES

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1 APPEARANCES:
2 PAT ILBERTON, CHAIRPERSON
3 DUKE WRIGHT, BOARD MEMBER
4 STEVE HERLONG, BOARD MEMBER
5 MARK HOWARD, BOARD MEMBER
6 DONNA WEBB, BOARD MEMBER
7 RHONDA SANDERS, BOARD MEMBER
8 JOE HENDERSON, ZONING ADMINISTRATOR
9 KAT KENYON, CLERK/PERMIT TECH
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1 project and gave several increases in the minimum
2 standards.
3 The first was an increase in principal
4 building coverage of 8 percent; a side setback
5 relief of 20 percent, giving an encroachment of 8
6 feet, 4 inches, applying the 50 percent exemption
7 for the preservation of the historic portion of this
8 home.
9 And this evening they're requesting
10 additional relief to the principal building
11 coverage, going from 8 percent to 19 percent.
12 They're requesting principal building
13 square footage increase of 7 percent.
14 And they're also modifying the design of
15 the new construction, and also the historic
16 structure portions.
17 The Traditional Island Resource will
18 have several design modifications from what we
19 looked at last year. This includes windows, doors,
20 staircase design for the beach side entrance, and
21 also the Thee Street side entrance. And also,
22 they're modifying the roof form.
23 And I think Eddie is here to elaborate
24 on some of those design modifications.
25 Mr. Chairman, I'll entertain any

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1 MR. ILBERTON: All right. This is the
2 July 16th, 2014 meeting of the Sullivan's Island
3 Design Review Board. It is now 6 o'clock. Members
4 in attendance are Duke Wright, Pat Ilderton, Steve
5 Herlong, Mark Howard, Donna Webb, and Rhonda
6 Sanders.
7 The Freedom of Information requirements
8 have been met for this meeting. The two items on
9 the agenda: Approval of the June minutes.
10 Do we have a -- everyone like those?
11 MR. HOWARD: So moved.
12 MR. ILBERTON: Second?
13 MR. WRIGHT: I second that.
14 MR. ILBERTON: Everybody in favor?
15 DRB: (All indicated).
16 1909 THEE STREET - NEW CONSTRUCTION
17 MR. ILBERTON: All right. 1909 Thee
18 Street, new construction.
19 MR. HENDERSON: Okay. Thank you,
20 Mr. Chairman. Thank y'all for coming on such a
21 brief agenda. This is actually a Certificate of
22 Appropriateness amendment. This is a Traditional
23 Island Resource located at 1909 Thee Street.
24 The DRB reviewed this on August 21st,
25 2013. Last year, we issued approval for this

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1 questions.
2 MR. ILBERTON: Great. Thank you, sir.
3 All right, Eddie.
4 MR. FAVA: Thank y'all, too, for coming
5 out this evening, again, for just one item. And
6 appreciate Joe's input.
7 We were very pleased when we came before
8 y'all last year with this project, because we were
9 actually coming for the conceptual, assuming we'd
10 have to come back for a final, and y'all were kind
11 enough, and saw enough good in it to give it final.
12 But needless to say, as the design
13 progressed, it was refined and modified slightly.
14 But I think what's important -- and I put a copy of
15 the previous application and the current application
16 in front or underneath all one of y'all's nameplates
17 there.
18 What this basically is a result of, in
19 all honesty, is a factor of what we had hoped or
20 assumed would be considered the -- in the historic
21 structure.
22 And it's very clear on your application
23 what we're talking about, and I can illustrate with
24 both of these.
25 But if you look at the very last page of

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1 the -- let's see -- well, very last page of both, if
 2 you don't mind -- y'all notice that when we started,
 3 we had calculated about 1250 square feet of historic
 4 structure.
 5 Now, what that did is it included areas
 6 which were on your previous submitted plans of the
 7 house that aren't, in fact, as we looked it,
 8 historic. There are appendages here and here and
 9 here.
 10 The historic portion of the house is, in
 11 fact, just this rectangular block. Porches and
 12 everything were ripped off for Hugo. These were
 13 infilled. This was added.
 14 So the portion of the house that's
 15 maintained as historic, even in our present design,
 16 is still this original rectangle. So what that did,
 17 quite honestly, is with that calculation that I just
 18 showed you, it simply just changed figures.
 19 And as you can see, what we have
 20 previously as 1250 is now essentially 775, which is
 21 the square, the rectangle core of the building.
 22 The next to the last page of that
 23 application, same thing. Those figures are a factor
 24 strictly of that calculation, and I'll show you that
 25 in the design, and then point out where the changes

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1 are. But as a result of that number being lowered,
 2 these numbers went up.
 3 But as I think I'll show you in this
 4 design again, this is the original historic portion
 5 of the building. This is where it's been approved
 6 to be relocated to.
 7 And then I've got all the current
 8 building floor plans, which you have in your
 9 packets. But the probably more telling thing, as we
 10 go through this, is this.
 11 The red line here illustrates what was
 12 approved footprint-wise last time. The plan
 13 underneath it is what we're doing right now. So
 14 none of that has essentially changed. What has
 15 changed -- and that's why, again, that calculation
 16 is, again, was the fact that our historic structure
 17 before, we were including some of these elements
 18 that were appendages into that calculation, which,
 19 in fact, aren't historic.
 20 So we have, through investigation,
 21 determined that really it's just a core of this
 22 building that's historic. Those numbers adjusted
 23 accordingly, but our footprint is essentially the
 24 same.
 25 You will notice from previous and prior

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1 plans compared to this one too, there was a small
 2 porch element in between what was the kitchen and
 3 the laundry room at that time as well.
 4 Again, we haven't expanded the
 5 footprint, haven't changed anything, but Anne and
 6 Scott have looked at it, and as much as they like
 7 the idea of that little porch, it started to seem a
 8 little less functional, a little dark, a little odd
 9 location, a little tight, and would be much more
 10 accommodating into the footprint of the house
 11 itself.
 12 This is the second level. Original plan
 13 is dotted in red, footprint. Current plan is dotted
 14 on top -- I mean, is the gray. The one change here,
 15 again, doesn't change footprint, is there was a
 16 hyphen in the prior plan that walked out to a deck.
 17 All of that is still there. It's just they'd like
 18 to roof that section of the deck, rather than leave
 19 it completely exposed.
 20 Then -- let's see. I think some of the
 21 more telling things, and it isn't a requirement of
 22 application, but thought it would be helpful for you
 23 all. This was the previous submittal beach view.
 24 This is the current submittal beach view.
 25 Yes, sir. So exactly the same.

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1 What you'll notice is this roof element
 2 has extended to cover what was an open deck at that
 3 time.
 4 This is previous side elevation, where
 5 again, we've gone through great extent to try to
 6 keep a significant portion of this at one level,
 7 which they had graciously accommodated in their plan
 8 and ours. But this was previous, and this is
 9 current.
 10 So as you can see at this element, that
 11 what we had prior, and you'll see on the next
 12 drawing, we were trying to break up that a little
 13 bit on the side, but it just got a little fussy.
 14 And as far as functionality, still felt
 15 that it might be a little more helpful than to have
 16 that area covered. It still remains well behind the
 17 mass of the main house, which is the character that
 18 we're trying to maintain.
 19 **MR. HOWARD:** Eddie, that's the street
 20 view?
 21 **MR. FAVA:** No, sir. This is the side
 22 view. This used the school property.
 23 **MR. HOWARD:** All right.
 24 **MR. FAVA:** Adjacent to the school
 25 property, or the buffer between the school property

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1 and this side. This is the street view prior and
2 current.
3 Only thing here, again, to better
4 accommodate the plan -- and since there really isn't
5 much in the way of a view from this way looking
6 across Thee Street -- was just to have something a
7 little more regular. The main original house sits
8 way back. All of this one level section stays here.
9 And this is the opposite side west
10 elevation, which previously, like I said, this was a
11 portion that didn't have a roof section over it, but
12 there was some concern, again, about exposure and
13 functionality of being able to use that,
14 waterproofing, and the fact that it just started to
15 seem a little busy. So it was simply that this roof
16 element was extended, which you see right there.
17 There was some interior plan
18 modifications, but again, nothing that really
19 affected the footprint or design, in our opinion,
20 very significantly.
21 And I'm happy to go through more on the
22 way of the elevations and different things if y'all
23 have some questions about it.
24 But the biggest thing, as you look at
25 it, and even as we did, what I think catches

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1 everybody's eyes when you see that calculation, and
2 you look like it's going from like 8 to 19 percent,
3 you think like we're building a whole other level or
4 expanding the footprint, but none of that has
5 happened. It was strictly a factor of the historic
6 area being reduced when we saw what actually is
7 historic, and maintain that.
8 But I'm happy to answer any questions or
9 go in any more detail, if you'd like, with regard to
10 some of the specifics of plan or elevation.
11 **MR. HENDERSON:** Yeah, that should be
12 included.
13 **MR. ILDERTON:** This is. Okay. Good.
14 **MR. FAVA:** Oh, I want to mention one
15 other thing, if I could, too, because we did last
16 time and prior, and I have an awful lot of respect
17 for Carl -- he's a neighbor across the way --
18 reviewed this project with me and Stephanie, and
19 they were in support of it. Had no problem with it.
20 We offered the same this time, and then
21 Carl did send a letter, and was very pleasant, but
22 said, you know, he's not in support of it presently.
23 But I think the goal -- the rub here is
24 his loss of view, which he has right now, and with
25 the fact that this is a two-level section on this

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1 one part here. He's losing a portion of his view.
2 I don't think, as I told him
3 respectfully, that's kind of a DRB issue. And
4 offered up that we could compare what we showed last
5 time, that everybody was okay with, and he was in
6 favor of, to what we had presently, and it's really
7 quite minor, but a difference.
8 But he has submitted a letter, which you
9 all have in your file, and I probably have a copy,
10 if you need one as well.
11 **MR. ILDERTON:** All right. Thank you,
12 Eddie.
13 Is there public comment? Any public
14 comment? Who would like to comment?
15 Okay. We do have a letter. I'll go
16 ahead and read that. We normally read e-mails and
17 letters during the public comment section.
18 Members of the Sullivan's Island Zone
19 Review Board. In regards to 1909 Thee Street,
20 Parker Residence.
21 When we purchased our home at 1908 Thee
22 Street in 1978, it was modest cottage built in 1925,
23 and though it was not a front beach house, we had
24 wonderful views of Charleston Harbor to the
25 southwest and ocean to the south, as well as a

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1 slight view of the ocean to the southeast.
2 As the years passed, homes were built on
3 the front beach between Station 19 and 18 1/2 that
4 eliminated our view to Charleston Harbor; and the
5 Hanvey's at 1901, now 1909, raised their house 4
6 feet above the grade to 14 feet above grade, and
7 planted trees that are now large and block most of
8 our view to the ocean. The only view we have now
9 that remains is between the Gordon house and the
10 Parker property.
11 The proposed elevations for the Parker
12 house will most certainly remove that last view we
13 have to the ocean. The two-story part of the
14 structure is out of proportion and dwarfs the old
15 historic cottage, which has been altered very little
16 from 1925.
17 It appears that the intent is to build
18 this two-story addition to the west side setback
19 line, which will result in two large structures in
20 close proximity, exaggerating the mass of the two.
21 If this plan is reserved with the
22 two-story structure to the east, there would be
23 relief from the proposed exaggerated mass, and its
24 height would be mitigated by the trees in the
25 adjacent town-owned land.

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1 I make these suggestions from a
2 perspective of good design and sense of place. An
3 important historic element of Sullivan's Island
4 homes and property has always been open spaces for
5 light and breezes.
6 I will gladly support a setback variance
7 to the east to facilitate greater separation of the
8 Parker and Gordon properties, and to help keep our
9 little neighborhood in the scale that has existed
10 all these years, and maybe retain just a little of
11 our view.
12 Respectfully submitted, Carl and
13 Stephanie Smith. 1908 Thee Street.
14 And that's it. Thank you.
15 All right. So public comment section is
16 closed.
17 Anything to add, Joe?
18 **MR. HENDERSON:** Well, I just wanted to
19 mention that we did go out and meet Carl Smith, and
20 requested that I take some photographs. And here
21 are some pictures of the existing structure here on
22 the left. Here's the new construction of the Gordon
23 house. And I believe the building footprint will be
24 slid over here.
25 **MR. FAVA:** That's correct.

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1 **MR. HENDERSON:** And this picture view, I
2 mentioned that I would show that.
3 **MR. HOWARD:** Do we have a setback
4 easement granted right now to get closer to the
5 Gordon residence or we're within the setback?
6 **MR. HENDERSON:** No. The setback is
7 issued at 20 percent that we gave last year, was for
8 the encroachment on the other side.
9 But on this side they meet the ordinance
10 requirements. They meet the setback requirements.
11 **MR. ILDERTON:** Thank you.
12 Rhonda, you want to start?
13 **MS. SANDERS:** Sure. I don't see any
14 major changes. Like you said, I appreciate you
15 being honest and sharing the changes in the historic
16 measurements.
17 Yeah, I mean, what, we'd all like to
18 keep our view. Maybe. Maybe not. So I don't
19 really think that's an issue. I really like the
20 plan.
21 Can you shrink it down about 10 percent
22 for me? I mean, not for them, but for me?
23 **MR. ILDERTON:** Yeah, right.
24 **MS. SANDERS:** Somewhere else.
25 Very nice.

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1 **MR. ILDERTON:** All right. Thank you.
2 Yes, ma'am.
3 **MS. WEBB:** I think I joined the DRB
4 right after this was submitted, so it's my first
5 time. But I do like the porch extension. I think
6 it actually makes it feel a little more cohesive,
7 the overall plan.
8 I understand that the view thing is
9 frustrating, because we all have to deal with that.
10 But as far as the overall plan change, I don't have
11 a problem with it.
12 **MR. ILDERTON:** Okay. Mark?
13 **MR. HOWARD:** Yeah, no problem with it,
14 these changes you're talking about, because of the
15 historic changes.
16 I am -- I guess I'm truly sympathetic to
17 Carl's letter, because I think it's something that
18 we probably should have caught, had we been better
19 trained. I think architecturally speaking, he's
20 correct in the issue he's noted. I think this house
21 would look better if the two-story side was over on
22 the vacant lot side, island side.
23 I think granting a bigger space between
24 the two, preserving an island -- a water view, is
25 one of our big issues. We have setbacks for how

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1 close you can get to the ocean, depending on your
2 neighbor. If a view can be preserved by reversing
3 the plan, I think it's worth considering.
4 I think a lot of these things were
5 initially missed, because this is a dead end lot,
6 and it's pretty -- the vegetation is very high.
7 But I blame myself for sort of not
8 catching this, I think, initially. But I think the
9 Board would do well to listen to Mr. Smith here, and
10 I think would make a better neighborhood fit if this
11 plan could be reversed to the specifications he
12 requested.
13 **MR. ILDERTON:** Okay. Thank you.
14 Steve?
15 **MR. HERLONG:** Well, again, I think there
16 are very minor changes that have been submitted,
17 which are completely normal to go in from a
18 conceptual design to a final design.
19 And I think you can argue that there's
20 two ways to look at that argument. If you put the
21 larger mass to the vacant side, I think you can make
22 the argument it's better to set the two-story mass
23 closer to the larger mass of the large house on the
24 corner. You can argue it either way.
25 I think in either case, they've taken

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1 the historic portion of the property and placed it
2 where it ought to be and out toward the -- the more
3 public side, the ocean side. And they have
4 basically some additions, set his wings out towards
5 the street.
6 And I think that, unfortunately, they've
7 got an approval from -- they went to the homeowner
8 the first time. It sounds like they got an
9 approval. He didn't send a letter the first time
10 out. But now that you're asking for a final review,
11 I guess he's reconsidered.
12 But I really just don't see that a
13 homeowner who's purchased the property, who's done a
14 very good and sensitive design, should have to go
15 back to the starting point just because of this
16 letter. I just don't really see the merits in that
17 request.
18 It's unfortunate that they've lost the
19 view, but that's not at all unusual. It's
20 unfortunate, but it is the fact of life, really.
21 They lost the view because someone's building more
22 in front of them.
23 So I think it's still a very good design
24 and should be approved.
25 **MR. ILDERTON:** Great. Thanks.

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1 You're sliding the house over. Are you
2 not going to maybe create more of a view on the left
3 that's not presently there when you do -- I mean, I
4 don't know. Might you not be trading one --
5 blocking one view and then actually opening up
6 another view by sliding it to the right?
7 **MR. HOWARD:** But there's vegetation
8 there.
9 **MR. ILDERTON:** Well, there's vegetation.
10 **MR. FAVA:** Yes. Yes, sir.
11 **MR. ILDERTON:** But I mean, the house is
12 there, and then it's going to be over by how many
13 feet? How many feet are you going to slide it over?
14 The difference, I mean.
15 **MR. FAVA:** I don't know right off the
16 top of my head.
17 **MR. BOOTH:** Five.
18 **MR. ILDERTON:** Five feet. Okay. Just a
19 little bit.
20 **MR. BOOTH:** Maybe it's more than that,
21 but it's -- the existing structure is over -- goes
22 over the setback line now.
23 **MR. ILDERTON:** I see. So you're coming
24 back.
25 **MR. BOOTH:** We're coming back, yeah.

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1 **MR. FAVA:** You see where it sits
2 presently? It's way over.
3 **MR. ILDERTON:** So you're sliding over
4 just inside that?
5 **MR. FAVA:** Yes, sir.
6 **MR. ILDERTON:** Okay.
7 **MR. FAVA:** And then moving it forward,
8 so.
9 **MR. ILDERTON:** Yeah. So still, you have
10 a lot of -- it's quite a few feet between still that
11 and that Gordon house?
12 **MR. FAVA:** Yes.
13 **MR. ILDERTON:** A larger -- I sort of
14 agree with Steve. We approved this earlier. A lot
15 of discussion has been talked about views that are
16 from second and even third rows.
17 A lot of our design, our zoning changes
18 years ago in increasing the setback, side setbacks
19 and all, were talking about the people that were
20 second and third and fourth row back, as far as
21 breezes and everything else.
22 But I think if you're within the
23 setback, and if we did approve this last time, I
24 think it would be a bit onerous to come back and
25 say, well, you know, it's not -- it's not going to

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1 work for us.
2 And it is a good-looking design,
3 good-looking house. So I don't have a problem with
4 it either.
5 Duke?
6 **MR. WRIGHT:** Well, I was not here at the
7 August meeting last year, so I don't remember the
8 details. I have gone back and reviewed the minutes
9 where Mr. Smith was okay with the design. And as
10 you say, apparently, something has changed his mind
11 since then. Maybe more detailed review of the
12 situation.
13 And I think it's unfortunate that that
14 happens, but when you're on the second or third row,
15 you may have to expect things like this to happen.
16 So I think I'm okay with the design as it is.
17 **MR. ILDERTON:** Great. Thank you.
18 Do I hear a motion?
19 **MR. HOWARD:** Can I ask a question?
20 **MR. ILDERTON:** Sure.
21 **MR. HOWARD:** Eddie?
22 **MR. FAVA:** Yes, sir.
23 **MR. HOWARD:** How onerous is this, how
24 much trouble is this to reverse this?
25 **MR. FAVA:** Enormous.

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1 **MR. HOWARD:** Enormous?
2 **MR. FAVA:** And can I elaborate a little
3 bit?
4 **MR. HOWARD:** Yes. I'm not a trained
5 architect.
6 **MR. FAVA:** All right. Well, and I want
7 to credit Anne and Scott, because we are fortunate
8 about this, that there's some you work with are
9 pretty wonderful people, but not many that would go
10 to the lengths they did in the time they did to
11 study every detail about how this house, and the
12 fact that they wanted the massing to come as close
13 to that original little house as possible when it's
14 done.
15 So when it was studied, needless to say,
16 there's a very large home going up right next to
17 them. And the idea, too, was the fact that they
18 would like a little bit of privacy, as would that
19 owner.
20 So to Mr. Smith's point, it was actually
21 just viewed from a very different perspective as
22 somebody who's going to live and pay the price for
23 that lot.
24 The massing of it, as you go down Thee
25 Street is, as Steve has indicated, it's tall

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1 building, big building. And then respectfully, we
2 were trying to defer to the forested area and the
3 maritime/forest type thing, so that it didn't have a
4 big wall up against it, and thought that was
5 appropriate treatment.
6 From the privacy standpoint, that's
7 where Anne and Scott's bedroom is on that side. And
8 from the massing standpoint, again, in a sense, you
9 could almost put two levels by the big block, that
10 you might see in some other locations, you know,
11 just right in the middle, without any kind of
12 modulation, and they didn't want to do that either.
13 So it was very thoughtful and very
14 deliberate. And to flip-flop it would be, I think,
15 more than difficult.
16 And respectfully, like I said, because
17 we deal with this a lot, and it sounds pretty harsh,
18 but it's -- and I think it's a consideration. I
19 think what they have done to be neighborly and
20 compatible is something that's in character and
21 stable.
22 But I don't think when you're a front
23 beach owner or something, and two doors back, it's
24 like, well, they're building something and I can't
25 see anymore, I mean, that's sad, but that should not

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1 be a driving factor, and I don't think it's a DRB
2 issue.
3 And we did discuss it with Carl at
4 length, and he was very receptive. We went over to
5 his house when we first started the project, and
6 very supportive.
7 And like I said, I think with all the
8 activity going on, and then knowing that this is
9 going to come, some of that's probably worn a little
10 thin, and I understand.
11 **MR. HOWARD:** You say you met with Carl
12 at his home?
13 **MR. FAVA:** Yes.
14 **MR. HOWARD:** What Steve was talking
15 about, if you leave it as designed, do you actually
16 think that there's a view for him on the left now?
17 **MR. FAVA:** I haven't looked there, to
18 tell you the truth. I know the massing is --
19 everybody has indicated -- on this side there's, you
20 know, it's all one level, but there's vegetation
21 there. But that's, again, speaking for Anne and
22 Scott, but I mean, that's a privacy issue. I mean,
23 they're not going to want to chop down their trees
24 so the neighbor behind can have a view. I just
25 don't think that's appropriate.

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1 **MR. BOOTH:** And I mean, if I can, there
2 will be significant vegetation between these two
3 houses. So it's not like it's going to be a wide
4 open view court through there.
5 **MR. HOWARD:** No, that dead end street
6 is -- I mean, you're met with vegetation.
7 **MR. BOOTH:** Between the house that's
8 under construction currently and this house, that,
9 that setback will be filled with vegetation, both,
10 by that property owner and by us.
11 **MR. HOWARD:** Yeah.
12 **MR. BOOTH:** So because of privacy.
13 **MR. FAVA:** Which is this area.
14 **MR. BOOTH:** So regardless, I think both
15 of them want that vegetated and green. There's some
16 over there too, but as you can see from where that
17 house has been located, which is here, we're
18 shifting to accommodate setbacks.
19 It was very deliberate to not have to go
20 to a variance or request one or any special
21 exceptions or anything, just to work within the
22 confines of what the town has dictated we should,
23 and that's how it landed.
24 **MR. ILBERTON:** Great. Any more
25 questions?

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1 **MS. SANDERS:** Can I make a motion?
 2 **MR. ILDERTON:** Sure.
 3 **MS. SANDERS:** I'd like to make a motion
 4 to approve it final, as is. I think it's a great
 5 plan. I think that we have to be considerate of
 6 people's -- neighbor's wishes, and everybody has.
 7 On the other hand, I want to make a
 8 statement about views. When I built my house, I
 9 could see Fort Sumter. Then Vince Graham built a
 10 castle, could no longer see Fort Sumter. Then my
 11 trees grew, thank goodness, so I didn't have to look
 12 at that. And my neighbor on the side has now built
 13 a tall house, which I still would have lost it.
 14 I don't have control over that. You
 15 don't have control over views. That's a natural,
 16 occurring, disappearing -- unless you're going to be
 17 on the front beach, you just can't control that.
 18 And we cannot make decisions based on people's --
 19 I've had several -- you just can't do that.
 20 I think it's a very nice plan. I think
 21 it's very respectful. You know, y'all are going to
 22 live in this house all the time. So where your
 23 bedroom is and where the sun comes up -- and I rode
 24 down there just on the way here, and there's quite a
 25 big space between those two with the setbacks, that

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1 there should still be some sort of view, other than
 2 foliage.
 3 So anyway. Sorry. Should I redo the
 4 motion?
 5 **MR. HOWARD:** Yeah.
 6 **MS. SANDERS:** A motion to approve.
 7 **MR. ILDERTON:** Clear that motion up.
 8 **MS. SANDERS:** Sorry. I just want to
 9 make that clear, because, you know, the views always
 10 come up, and we respect them and try, and I think
 11 everybody tries to work with them.
 12 A motion to approve it as is, final.
 13 **MR. ILDERTON:** Second?
 14 **MR. HERLONG:** I second that.
 15 **MR. ILDERTON:** Discussion?
 16 Everybody in favor?
 17 **DRB:** Aye.
 18 **MR. ILDERTON:** Anybody opposed?
 19 All right. Thank you.
 20 We're adjourned.
 21 (The Hearing was concluded at 6:28 PM.)
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CERTIFICATE OF REPORTER

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 2
 3 I, Maria D. Dempsey, Registered Professional
 4 Reporter and Notary Public for the State of South
 5 Carolina at Large, do hereby certify that the foregoing
 6 transcript is a true, accurate, and complete record.
 7 I further certify that I am neither related
 8 to nor counsel for any party to the cause pending or
 9 interested in the events thereof.
 10 Witness my hand, I have hereunto affixed my
 11 official seal this 28th day of July, 2014, at Charleston,
 12 Charleston County, South Carolina.
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 Maria D. Dempsey, RPR
 My Commission expires:
 October 13, 2019

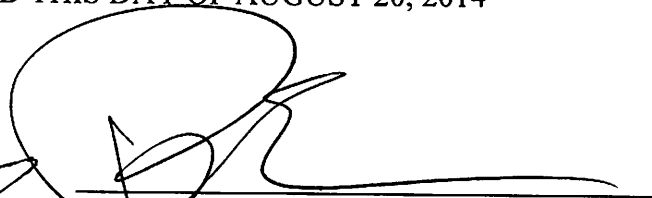
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I N D E X

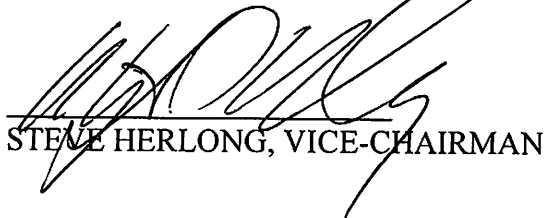
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THE DECISIONS OF THE DESIGN REVIEW BOARD SHALL BE EFFECTIVE IMMEDIATELY UPON THE APPROVAL OF THE CERTIFICATE OF APPROPRIATENESS. THESE MINUTES WILL BE USED AS AN OFFICIAL RECORD TO THE DECISIONS MADE UPON RATIFICATION.

SIGNED, SEALED AND DELIVERED THIS DAY OF AUGUST 20, 2014



RAJ ILBERTON, CHAIRMAN



STEVE HERLONG, VICE-CHAIRMAN