

TOWN OF SULLIVAN'S ISLAND DESIGN REVIEW BOARD

REGULAR MEETING MINUTES Wednesday, April 21, 2021

A regular meeting of the Town of Sullivan's Island Design Review Board was held on the above date at 4:00 p.m. online via Zoom. All requirements of the Freedom of Information Act were verified to have been satisfied. Present were Board members Beverly Bohan, Ron Coish, Billy Craver, Steve Herlong, and Bunky Wichmann.

Town Council Members present: No members of Council were present.

Staff Members present: Joe Henderson, Planning and Zoning Director, Randy Robinson, Building Official, and Jessi Gress, Business Licensing and Permit Technician.

Members of the public: Russell Bennett, property owner of Poe's Tavern, Chris Riley, property owner of 2320 Goldbug Avenue, Ralph and Daphanie Byers, property owners of 3025 Middle Street, Robert Lagre, Jenn Feinman, property owner of 3030 l'On Avenue, Sydney Cook, property owner of 1614 Thompson Avenue, Kurt Polk, property owner of 1652 Thompson Avenue.

Media present: No members of the media were present.

CALL TO ORDER: Mr. Herlong called the meeting to order at 4:00 p.m. and stated that the press and public were duly notified pursuant to State Law and a quorum of Board Members were present.

- I. **APPROVAL OF MINUTES:** Mr. Wichmann made a motion to approve the March 17, 2021 Design Review Board Meeting Minutes. Mr. Coish seconded that motion. All were in favor. None opposed. Motion passed unanimously.

- II. **COMMERCIAL DESIGN REVIEWS:**

Poe's Tavern: Riddick Lynch, applicant, requested approval to construct an ADA lift and elevated walkway along the western wall of the restaurant (TMS# 529-05-00-033).

Mr. Henderson stated that the applicant requested the following elements:

- Improved ADA access to the front of the restaurant
- ADA lift
- Uncovered walkway constructed over existing impervious surface
- Parking spaces and driveway width meets requirements of Zoning Section 21-143
- New plantings at rear elevations

Mr. Russell Bennett, property owner of Poe's Tavern, presented his application.

Mr. Henderson suggested that there be a slight modification to the curb cut on the western side of the parking lot to avoid anyone from hitting the curb. Mr. Henderson also recommended providing a landscape feature at the corner of the new construction for safety reasons.

No public comment was made.

The Board was in favor of the application presented.

Mr. Craver made a motion to approve the application presented for final approval. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.

III. NON-HISTORIC DESIGN REVIEW:

2320 Goldbug Avenue: Aaron Ede, applicant, requested final approval to construct a detached pool cabana with requested modifications to the zoning standards for accessory structure height (TMS# 529-08-00-053).

Mr. Henderson stated that the applicant requested approval to construct a detached pool cabana. Mr. Henderson stated that the applicant requested a modification to the accessory structure height in the amount of 20% or 21.6'. Mr. Henderson suggested granting final approval provided the project complies with Zoning Ordinance Standards for Neighborhood Compatibility.

Mr. Aaron Ede presented his application to the Board.

No public comment was made.

The Board was in favor of the application presented.

Mr. Wichmann made a motion to approve the application presented for final approval. Ms. Bohan seconded this motion. All were in favor. None opposed. Motion passed unanimously.

3030 l'On Avenue: Patrick Broderick, applicant, requested conceptual approval to construct a new single-family home with in-ground swimming pool with various modifications to the zoning standards (TMS# 529-12-00-035).

Mr. Henderson stated that this property is located outside of the historic district and the applicant requested to construct a new single-family home with an in-ground swimming pool. Mr. Henderson stated that the applicant requested the following modifications:

- Principal building square footage: 22% at 4,086'

- Principal building coverage: 12.6% at 2,448'
- Building Height: FFE=10'4" LSM=9'
- Principal building side façade: east and west façade
- Second story side façade: east and west façade
- Side setback: 15% at 34' setbacks

Mr. Henderson suggested granting final approval provided the project complies with Zoning Ordinance Standards for Neighborhood Compatibility.

Mr. Wichmann stated that the proposed home seems to be very large for the lot and would suggest to reduce the massing. Mr. Herlong stated that the front and the back of the home look good but the side elevations need some work mainly on the left elevation because there is no articulation. Mr. Herlong stated that the two side elevations are too broad. Mr. Craver stated that he felt that if the home is within the bounds of what the Board is allowed to do he was not opposed to give the relief after hearing from the applicant as to why they were requesting the relief.

Mr. Ralph Byers, property owner of 3025 Middle Street, stated that based on the GIS it looks like they are going to shove the house sideways and to the back of the lot. Also, Mr. Byers was concerned about the old road that is no longer active. Mr. Byers stated that he is curious as to why the home is being placed sideways on the lot and pushed to the back of the lot. Mr. Byers asked if they were also going to reuse the deserted road that is on the lot for extra parking.

Mr. Henderson clarified that the GIS map shown in the presentation is what was existing on the lot and not what was proposed at this meeting. Mr. Henderson stated that the site plan submitted in the application is what is proposed and they will not be placing the structure diagonally on the lot. It will be perpendicular to the lot. Mr. Henderson also stated that the road shown on the GIS map is deserted and is no longer located on this lot.

Mr. Byers asked if the Board members were concerned about the square footage of the home or the actual size and massing. Mr. Wichmann responded by stating that the concern is about the actual size and massing not about the square footage. Mr. Byers asked why they were allowed to request 1 foot in building height. Mr. Herlong stated that now there are now new rules that allow them to elevate the home.

Ms. Daphanie Byers, property owner of 3025 Middle Street asked what was an abandoned road had been owned by the next-door neighbor but now this owner of this property owns the road. Mr. Henderson stated that this road has not existed for years and this is just a parcel of land that is vacant. Mr. Byers asked if the road increases the parcel of land on the lot. Mr. Henderson responded that the abandoned lot does not affect the property at all and the lot is listed as 14,491 square feet. Mr. Henderson stated that the size of the home is based on the square footage of the lot.

Mr. Robinson stated that even though it was a road at one point, it was always a private road which all four lots were owned by the same person.

Mr. Henderson stated that when these four lots were subdivided the through driveway was abandoned.

Mr. Robert Lagre, contract hired to complete this project, stated that the owner was logged into the meeting but was having technical difficulties. Mr. Lagre stated that they are here to answer any questions from the Board.

Mr. Herlong asked if the owner would like to go ahead with making a motion to this application or wait for the applicant to join. Ms. Jessi Gress responded by stating that she spoke with the property owner and they would like to proceed with the process.

Mr. Coish stated that he was concerned about the massing on the sides of the homes. Mr. Coish stated that the two walls are huge and wanted to know if there was any way to break the walls up so they don't look so large. Ms. Bohan stated that she agreed with Mr. Coish and that the front façade is very angulated and seems to be a little too busy. Ms. Bohan stated that she believed with the look of the front façade and the two side facades it may make the massing look too large and as if it is two homes. Ms. Bohan suggested granting preliminary approval. Mr. Craver stated that he doesn't have a problem with the design and the sides doesn't look like a box because of the different roof heights. Mr. Craver stated that it has a good variation. Mr. Craver stated that he doesn't believe the neighbors have a problem with the design and the square feet is within what is allowed. Mr. Craver was in favor of the application presented.

Mr. Patrick Broderick, presented his application to the Board.

Mr. Wichmann asked what the purpose was of the request for the 1-foot floor elevation request. Mr. Henderson stated that the ordinance limits the finished floor elevation at 9 feet 4 inches but the applicant has the ability to request an additional 1 foot to bring it up to 10 feet 4 inches which is what was listed on the applicant's application.

Mr. Broderick stated that from grade he requested 9 feet and 10 ¾ inches in first floor elevation. Mr. Henderson responded by stating that Mr. Broderick should request 6 inches for relief in the first-floor elevation.

Mr. Wichmann asked the applicant if there has been research on neighborhood compatibility in regards to square footage. Mr. Broderick responded by stating that he hasn't completed neighborhood compatibility.

Mr. Wichmann stated that the sides are lacking articulation and asked if the main part of the house can reduce in massing. Mr. Broderick stated that they could take the right and left gables on both sides and do some kind of dutch hip to clip the corners it would round out the appearance of the

home and change the side elevations a little. Mr. Herlong stated that when the Board grants relief there should be a good reason for granting the relief and would like to see what can be done to moderate the additional height. Mr. Herlong asked the applicant to further articulate the left and right side of the home.

Mr. Broderick stated that reducing the height just to reduce the height will negatively impact the home.

Mr. Craver stated that the overall height is within the requirement so why was the Board concerned with reducing the height of the home. Mr. Herlong stated that from a street presence the home would look better visually being brought down which could be changed by dropping the ban board lower. Mr. Wichmann stated it is more of a massing issue than a height issue. Mr. Craver stated that there aren't a bunch of neighbors complaining about the home so why does the Board feel the need to ask the applicant to make small adjustments when it isn't necessary.

Mr. Wichmann made a motion to approve the application for conceptual approval and asked that the applicant lower the massing of the home and address the articulation in the sides. Ms. Bohan seconded the motion. Mr. Craver opposed. Motion passed 4 to 1.

2923 Brownell Avenue: Kate Dellas, applicant, requested conceptual approval to construct additions with modifications to the zoning standards for principal building coverage and side setbacks (TMS# 529-12-00-060).

Mr. Henderson stated that this property is located outside of the historic district and the applicant requested to construct additions to the existing home. Mr. Henderson stated that the applicant requested the following modifications:

- Principal Building Coverage: 20% at 2,696'
- Side Setback: 25% at 28.5'

Mr. Henderson suggested granting approval provided that the design complies with Zoning Ordinance Standards for Neighborhood Compatibility.

Ms. Kate Dellas, applicant, presented her application to the Board.

Mr. Henderson asked the applicant to present breakaway walls below flood. Ms. Dellas stated that they are breakaway walls and the plans will adjust to represent this.

Mr. Craver was in favor of the application presented. Ms. Bohan likes the design that was presented to the Board. Ms. Bohan asked if on the west elevation it looks like a 46-foot wall without any articulation. Ms. Dellas responded by stating that yes that is correct. Ms. Bohan stated that the ordinance stated that the ordinance requires the applicant provide some type of articulation per 30 feet. Mr. Henderson confirmed that that is what the ordinance reads and the applicant will need to modify her application to show some sort of articulation to break up that wall on the western side.

Mr. Herlong asked if the Board can grant relief without requiring articulation. Mr. Henderson stated that he does not see a problem when granting the relief. Ms. Bohan asked if the applicant they could articulate something into that wall because it is very long and could use a break.

Ms. Dellas suggested adding casement box windows in that area to appease the Board. Ms. Bohan stated that that would give more character to the house and the rest of the home looks beautiful. Mr. Henderson stated that the Board will still need to grant the relief for this provision pending the submittal of some sort of element.

Mr. Coish stated that he loved the project and the application submitted with the exception of the western wall. Mr. Wichmann and Mr. Herlong agreed with Ms. Bohan and Mr. Coish.

Mr. Craver made a motion to approve the application for final approval granting principal building side façade relief for an element to be added on the western wall. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

Mr. Herlong recused himself from applications E4 and E5 (Exhibits 1 and 2).

2857 Brownell Avenue: Brooke Gerbracht, applicant, requested final plan approval to construct a new single-family home and elevated swimming pool with modifications to the zoning standards for principal building square footage, principal building coverage and second story side façade setbacks (TMS# 529-11-00-091).

Mr. Henderson stated that this property is located outside of the historic district and the applicant request approval for a new single-family home and elevated swimming pool. Mr. Henderson stated that the applicant requested the following modifications:

- Principal Building square foot: 24% 4,197'
- Principal Building Coverage: 17% at 2,627'
- 2nd Story Side Façade Setback: 100%, 80%, 33%

Mr. Henderson suggested approval of the attached addition and revised rooftop space provided that the design complies with Zoning Ordinance Standards for Neighborhood Compatibility.

Ms. Brooke Gerbracht, applicant, presented her application to the Board.

Ms. Jessi Gress stated that 6 residents submitted public comment to Town Staff. 6 were in favor. (Exhibits 3-9).

The Board was in favor of the application presented.

Mr. Craver made a motion to approve the application presented for final approval. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

1652 Thompson Avenue: Sean Carlin, applicant, requested final plan approval to construct a new single-family home and elevated swimming pool with modifications to the zoning standards for principal building square footage, principal building coverage, building foundation height, side setbacks and second story side façade setbacks (TMS# 523-08-00-065).

Mr. Henderson stated that this property is located outside of the historic district and the applicant requested to construct a new single-family home with an elevated swimming pool. Mr. Henderson stated that the applicant requested the following modifications:

- Principal Building Square Footage: 25% at 3,777'
- Principal Building Coverage: 18.9% at 2,240'
- Building Height: FFE=10'4" LSM=9'
- Second Story Side Façade: Two facades
- Side Setback: 25% (7.5') 22.5' setbacks

Mr. Henderson stated that the project must comply with Zoning Ordinance Standards for Neighborhood Compatibility.

Mr. Sean Carlin presented his application to the Board.

Ms. Jessi Gress stated that 6 residents submitted public comment to Town Staff. 3 were in favor. 3 were not in favor (Exhibits 10-16).

Ms. Sydney Cook, resident at 1614 Thompson Avenue, stated that she adjacent to the 1652 Thompson avenue and was in opposition of the application presented. Ms. Cook stated that she was not in favor of the application because she is directly and will be significantly impacted to the new construction of the new home. Ms. Cook stated that she tried to reach out to the architect and no one involved in the project reached out to discuss to the application. Ms. Cook stated that the applicant said that the new home will be similar to the properties around the home. Ms. Cook stated that she understands why the owners want a new home and she believed a compromise could be made. Ms. Cook stated her issues are that the size of the home is extremely significant for this small lot, the proposed plan has double layered porches. Lastly, Ms. Cook stated that she has a lovely vista from her front porch where she spends every morning and has lovely natural light. Ms. Cook stated that both her view and natural light will be obstructed by the new construction. Ms. Cook stated that the placement of the new home will significantly impact her quality of life and her life over the last 10 years. Ms. Cook stated that her last issue is the flooding problem that is in their area. She asked if the engineer could address the flooding problem.

Mr. Kurt Polk, property owner of 1652 Thompson Avenue, stated that him and his family have been looking for a home to purchase on the marsh for years and are really looking forward to this home. Mr. Polk stated that him and his wife always intended to build a new home that fits in with the neighborhood. Mr. Polk stated that him and his architect has done every possible option to make sure they meet their needs as well as fitting the home in with the neighborhood.

Mr. Coish stated that looking at the proposed home he liked the design but is concerned with the placement of the home on a small lot and it effecting the neighbor. Mr. Coish stated that the new home looks really big and doesn't like putting something on a lot that completely takes away the view of the neighbor.

Mr. Carlin stated that the current house is located all the way back on the 30ft setback and is wider than the new proposed home. Mr. Carlin stated that the home as a whole is narrower that what is already existing. Mr. Carlin stated that the first deck is 36ft off of the setback and the first vertical face of the home that would truly affect the view is 48.5ft off of the rear setback.

Mr. Coish stated that this is a strange situation and although it won't be as wide as the existing home but these homes get stretched out which makes it really long on the lot and is concerned about the placement.

Mr. Wichmann stated that the applicant was talking about the irregular shape of the lot and asked the applicant to explain. Mr. Carlin stated that the lot narrows as it moves further back on the marsh side. Mr. Wichmann asked if there was a way to squaring the house up to the lot lines and the existing house is nonconforming to the setbacks and the proposed plans are more conforming to the setbacks correct. Mr. Carlin responded by stating that they wanted to address the street as much as possible towards Thompson Avenue without creating irregular forms and yes that is correct that the existing lot is more nonconforming to the setbacks.

Mr. Wichmann stated that he agreed with Mr. Coish in regards to the concerns from the neighbor and should be address if possible. Mr. Craver stated that this lot is not a rectangle but a trapezoid which means it create more of a trapezoid of a building envelope. Mr. Craver stated that the Board has had many homes where the neighbor has a great view and is impacted by the new construction. Mr. Craver stated that the property owner has every right to build a home on their lot that they want to build. Mr. Craver stated that the neighboring properties can't really tell the owners that they can't build a home on the lot that they own. Mr. Craver thought that the proposed new construction looked great. Mr. Craver stated that they shouldn't have to redesign this house so the neighbor can keep their view. Mr. Craver would give final approval.

Ms. Cook clarified that she doesn't have a view and is concerned that if they move the house so far up to the front of Thompson Avenue, she will lose the vista and her natural sunlight. Ms. Cook also stated that you don't find double porches on Thompson Avenue.

Mr. Craver pointed out that there should be no reason why the owner can't have double porches just because it's a new design element for Thompson Avenue. Mr. Craver stated that if any lot is built on this lot, it will affect the vista either way from his point of view.

Ms. Bohan stated that there is a 25% DRB relief that is allowable and the applicant has asked for 16% which is allowable. Ms. Bohan stated that just because it is allowable doesn't mean it is expedient so the Board needs to be cognizant of the comments give to the Board. Ms. Bohan stated that the Board should consider natural daylight being blocked off from a neighbor. Ms.

Bohan asked if the proposed home will be aligned with the neighboring property on the right-hand side of the lot. Mr. Carlin responded by stating that is correct. Mr. Carlin stated that there will be an estimated 70 feet between the corner of the lot and the front of Ms. Cooks property. Ms. Bohan asked if the front would block the natural light what would the applicant consider doing on the Thompson side to mitigate this concern. Mr. Carlin responded by stating that there is no easy quick fix without detailed evaluation to the application. Mr. Carlin stated that the spring and summer light is at a higher angle and the light will be sufficient through most of the day as the early morning sun is the only thing that would really be blocked by the new home. Ms. Bohan though the design of the home is great but is concerned with the 3 no's received by the public.

Ms. Bohan asked if there was a way for the applicant to meet with the neighbors and talk with them to discuss the issues at hand and come up with some kind of compromise to satisfy the neighbors and the owners needs. Mr. Carlin stated that he would be happy to meet with the neighbors to discuss their concerns.

Mr. Wichmann asked if there was anyway to move the location of the garage doors so that they aren't facing thompson avenue. Mr. Carlin stated that there may be a possibility to move two but there is no way to move all four to keep the functionality of the garage doors. Mr. Wichmann asked to look into moving the garage doors.

Mr. Wichmann made a motion to approve the application for conceptual approval and the applicant come back to the Board after discussing the neighbors' concerns.

Mr. Coish stated that the home does meet the criteria but one of the criteria is to meet neighborhood compatibility. Mr. Coish stated that the right thing to do is to reach out to Ms. Cook and the other neighbors to come up with an understanding. Mr. Craver stated that if we look at the three no's we need to look at the three yeses' as well.

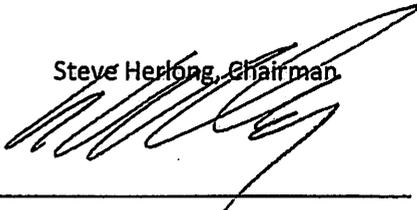
Mr. Wichmann made a motion to approve the application for conceptual approval and requested that the applicant meet with the neighbors to discuss their concerns. Mr. Coish seconded this motion. Mr. Craver opposed. Motion passed 3 to 1.

IV. PROJECT UPDATE: 2220 I'On Avenue COA Stop-work order:

Mr. Henderson stated that he met with Mr. Craig Bennett, project engineer for 2220 I'On Avenue and he is working with Mr. Eddie Fava and the property owners of 2220 I'On to come up with a design to include the motion the Board made in regards to the application. Once the revised plans have been submitted Mr. Henderson stated that he will schedule a meeting with the Board to discuss the plans submitted.

V. ADJOURN: Mr. Wichmann made a motion to adjourn at 6:20pm. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.

Steve Herlong, Chairman



Date

5/20/21

Beverly Bohan, Vice-Chairman



Date

5/20/21

RECUSAL STATEMENT

Member Name: Steve Herlong

Meeting Date: April 21, 2021

Agenda Item: Section E Number: 4

Topic: 2857 Brownell Avenue

The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member (1991 Op. Atty. Gen. No. 91-37.) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.

Justification to Recuse:

- Professionally employed by or under contract with principal**
- Owns or has vested interest in principal or property**
- Other: _____**

Date: 4/26/21 Steve Herlong
Member

Approved by Parliamentarian: [Signature]

RECUSAL STATEMENT

Member Name: Steve Herlong

Meeting Date: April 21, 2021

Agenda Item: Section E Number: 5

Topic: 1652 Thompson Avenue

The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member (1991 Op. Atty. Gen. No. 91-37.) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.

Justification to Recuse:

Professionally employed by or under contract with principal

Owns or has vested interest in principal or property

Other: _____

Date: 4/26/21 Steve Herlong
Member

Approved by Parliamentarian: [Signature]

**2857 Brownell
Avenue public
comment**

6 in favor

0 not in favor

Good afternoon Joe,

It's good to connect with you again, after our initial Zoom meeting back in December, when we discussed our new property at 2729 Bayonne Street. Since we spoke, Chelsea and I were able to successfully close on that property, and have really enjoyed becoming a part of the island! We have gotten to know all our immediate neighbors, and most of the others up and down Bayonne/Marshall streets. They have all been incredibly welcoming, and we feel blessed to have found what we hope to be our lifetime home. Especially exciting was when our neighbor across the street, Mark Miller, let us know that Pat Conroy wrote one of his popular novels on our property, as I am currently writing a book myself! Hopefully some of his words have hung around and end up in my computer :)

We are also enjoying our continued work with Steve Herlong and his team as we design our long-term home. It has been really fun to design around our needs, in a way that also aims to capture the traditional Sullivan's feel and is a valuable addition for our neighbors. As part of our relationship with Steve, we have been given the opportunity to review their proposed work with Alan and Cindy Campbell, and are really excited about what we see!

Their use of porch and deck space, especially around their pool area, really captures the indoor/outdoor living potential that is available on the island. Further, their upper deck is very tastefully done as it is positioned in the middle of the roofline. The roofline itself, combined with their exterior siding plan and porch rails, look like they will be a very attractive addition to the neighborhood. As their neighbors down the street, we give a BIG vote of approval for their proposed design!

Thanks for the chance to contribute to the process, and please let us know if there is any additional input we can provide.

Best regards,
Mark and Chelsea Congdon
(804) 363-9022

(Letter in support of 2857 Brownell Avenue)

Good morning Joe:

Cindy and I live at 2850 Brownell Avenue which is across the street from the above referenced address. We would like to offer our support for the planned renovations to the Campbell's home as submitted by Herlong and Associates. The renovations will be a great addition to the property and to Brownell Ave. Please let us know if you need any additional comments from us.

Thank you

Cindy and Ernie Masters

Phone 843-224-3226

Hi Brooke, We've lived around the corner from 2857 Brownell for 35 years and have know Alan and Cindy for 25. We think the plans for their new house look great and lend our full support.

Good luck,

David and Susan Poulnot

2819 Marshall

Dear Brooke,

I live at 2908 Brownell. I reviewed the plans you created for Alan and Cindy Campbell. The plan for the home and yard looks great. Based on the design it certainly appears the finished product will be beautiful. The design is very much in line with other homes on the island. I support approval by the Town and its various Boards.

Let me know what I can do to help. James

8

Good morning Joe,

Please allow this to serve as a letter of support for Alan and Cindy Campbell's proposed renovation of the home at 2857 Brownell. I have reviewed the tastefully drawn plans by Steve Herlong's shop and fully support this renovation project. As their neighbor, I believe it will be a very attractive addition to the neighborhood and would like to voice my approval for their proposed design!

David B. Yarborough, Jr.
2914 Ion Ave

Dear Sullivan's Island Review Board,

I have live at 2924 Brownell Ave for 41 years. I am aware the Application for Review of the design of the Campbell house at 2857 Brownell Ave. is pending for approval. I have had an opportunity to review the Application and the design plans. The design looks wonderful. The design is very much in keeping with the character of Sullivan's Island --open, airy and natural. I believe it will enhance our neighborhood and offer no objection to your approval.

My best,
David Pearlman

David T. Pearlman, Esq.
Listed in Best Lawyers in America
AV Rated by Martindale Hubbell

**1652 Thompson
Avenue public
comment**

3 in favor

3 not in favor

Hey good morning Joe,
 I hope all is well with you. I am writing to let you know that Kristin and I have reviewed the plans for the proposed Polk residence on Thompson Ave and we fully support this plans.
 Thank you and have a great day



Bobby Cummings, CFP®, AIF®, CFBS
 1275 Ben Sawyer Blvd., Mount Pleasant, SC 29464
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 View our Website   eMoney

Good Evening Joe-

I believe the above property is on the DRB agenda tomorrow. My husband, Steve, and I both support the project. We reviewed the plans and feel the house is appropriate and compatible with the neighborhood. The house seems to have similar stature as other homes on Thompson Ave within the same block, as well as on adjacent Thompson Ave blocks.

Thank you!

Manda Poletti
1602 Thompson Ave
843-813-5000

Hello Joe -

We have reviewed the plans for 1652 Thompson Ave created by Herlong & associates for Kurt & Angie Polk. We love the design and features and feel it will blend nicely with the neighborhood.

We support this project!

Have a great day.

Samantha & Nelson Ploch
1502 Thompson Ave

Hi Joe,

It came to my attention that a variance has been applied for for Alice Timmons's house across the street from us. Adele and I both have a problem with what they appear to be asking for, an increase of 25% more than what is basically allowed. Our island has turned into something that money can buy. We would like to see that the limitations stay in force for any and all. If you'd like to talk to me about this please don't hesitate to call ! 843 729 4874.

Many thanks,

Bob Tobin

RE: 1652 Thompson

My name is Jerry Callahan and I have lived at 1655 Middle Street for 28 years. I have the following comments about the review currently before the DRB

- 1) The proposed structure size, footprint, and placement will seriously and negatively affect my view of the marsh and creek.
- 2) Raising the ground level will add to flooding in an area where flooding is already a serious problem, not only because of the low elevation but also because I don't think the storm sewer has been maintained. When it rains hard the manhole cover in the ROW of Sta 16 1/2 lifts up from the water pressure, sometimes as much as two inches
- 3) The design facing the street of the two large porches and the four garage doors should not be allowed. It is unattractive and not in character with the Island.
- 4) I am very unhappy with the fact that the Town routinely grants variances to increase building size, footprint, adjust setbacks, etc. The variances are just too large and I don't believe that there is much justification for not granting them. These variances should be decreased to maybe 5% max.

Thanks for the opportunity to comment

Jerry Callahan

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To Joe Henderson and DRB Members,

I live at 1614 Thompson Avenue, adjacent to 1652 Thompson Avenue. I am writing to respectfully request that the Design Review Board not approve the application for 1652 Thompson Avenue as it is currently drafted. Instead, I ask that the DRB consider a smaller footprint with significantly less porch square footage. In my opinion, under the current plan, the building's height, square footage and massing are too excessive for the small lot size. The proposed construction encroaches on my view and significantly obstructs sunlight to my home, it is incompatible with the neighborhood, and would likely exacerbate the significant flooding and drainage issues we already have on this section of Thompson.

When we bought our house ten years ago, we did largely because we were buying into a little sliver of Sullivan's more rural past. We start our days on the screen porch with a view across the shell dirt road, green lawn and white picket fence that surrounds the "Pink House" at 1652 Thompson. We are lucky that most mornings we have a front row seat to the sunrise. Based on what I understand from the plans and the size of the proposed construction, we will lose this vista and the source of natural sunlight that we enjoy throughout our house – both are invaluable to our quality of life and value of our home.

The double front porches adjacent to Thompson Avenue proposed in the house plans in my opinion are not compatible with the neighborhood and increase the massing significantly. Walk the length of Thompson and you will see that the houses have small front porches—some span the front of the house but many do not. No house has double porches across the entire front similar to what is being proposed in this application. I respectfully request that the DRB consider the residential character and streetview when it reviews this application.

Lastly, I ask that the DRB take seriously the drainage and flooding issues we have on this section of Thompson when it reviews the construction application. With high tides it's not uncommon for water to spill over Cove Creek into 1652 and the adjacent lots, including mine. It is also not uncommon to see the entire length of Station 16 ½ under water during king tides. I am very concerned that construction on 1652 will increase the already significant flooding on my property and the adjacent area.

I certainly understand why the homeowners are replacing the existing structure. I am confident that the architects, homeowners and neighbors can find a compromise that blends the unique character of our neighborhood and also meets the requirements of a family in 2021.

Thank you for your consideration,

Sydney Cook
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