

# **TOWN OF SULLIVAN'S ISLAND DESIGN REVIEW BOARD**

## **REGULAR MEETING MINUTES Wednesday, December 15, 2021**

A regular meeting of the Town of Sullivan's Island Design Review Board was held on Wednesday October 21st at 4:00 p.m. at Town Hall. All requirements of the Freedom of Information Act were verified to have been satisfied. Present were Board members Babak Bryan, Beverly Bohan, Ron Coish, Luke Lewis, Kevin Pennington, and Bunky Wichmann.

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

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

Members of the public: Sammy Rhodes, Daphne Wertz

Media present: No members of the media were present.

**CALL TO ORDER:** Ms. Bohan 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 November 17, 2021 Design Review Board Meeting Minutes. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.**
- II. PUBLIC COMMENT: No public comment was made.**
- III. Ms. Bohan reviewed the Conduct of Hearing.**

Ms. Bohan stated the Conduct of Hearing is as follows:

- Statement of matters to be heard
- Town staff presentation
- Presentation by applicant
- Public comment
- Town staff final statement
- Board questions and answers session
- Public comment closed
- Board deliberation and vote

#### IV. SPECIAL EXCEPTIONS:

**2824 Brooks Street:** Carl McCants, applicant, requested final approval of the RS-District historic dwelling unit special exception. Proposal includes relocating an existing Traditional Island Resource and constructing a new single-family home. No modifications are requested to the zoning standards. (PIN# 527-07-00-044).

Mr. Henderson stated that this property is a Traditional Island Resource by historic survey card #33 but is located outside of the historic district. Mr. Henderson stated that the DRB granted preliminary approval during the September 2021 meeting and the BZA granted special exception approval during the November 4, 2021 meeting with no added conditions. Mr. Henderson stated the following scope of work was proposed:

- Plans propose relocating the cottage to the Brooks Street front setback line and elevating so finished floor is no more than one foot over BFE AE-10' (at 11') . Proposal is complaint with FEMA requirements.
- Removal of cottage's nonoriginal addition (hipped pavilion on rear) and all asbestos siding. Removal of deteriorated nonoriginal windows and doors.
- New principal building's lowest structural member (LSM) may be no higher than 2' from BFE.
- Shed is to be removed and new garage/storage is proposed under the rear portion of the home.
- Lot coverage calculations: No coverage increases, or setback relief has been granted for the ADU or home.

Mr. Henderson stated Town staff recommended that the Board consider the redesign of the garage provided it meets the requirements of Zoning Ordinance section 21-20 C. (2).

Ms. Daphne Wertz and Mr. McCants presented their application to the Board.

**No public comment was made.**

Mr. McCants stated that he added the design change to the garage to add room above the parking area and because of the flood zones he was unable to lift the house for the addition of parking spaces. Mr. McCants stated that the design change to the garage was also made to avoid any changes to the historic nature of the exiting cottage.

Mr. Bryan stated that this was the first time he has seen the application and the issues that he saw was that the applicant failed to establish what is new and what isn't of the structure. Mr. Bryan asked if the applicant presented before what is proposed to be removed of the exiting historical structure and what parts of that structure were requested for removal.

Ms. Wertz stated that the front existing cottage is what is historic and was proposed to be

restored but the additions that have been added on over time were completed in the late 50's and those are proposed to be removed so that the original structure will be brought back to its original nature.

Mr. Henderson stated that according to the historic survey card there are several additions that were added on in the late 1950's such as the rear pavilion.

Mr. Wichmann asked if there will be exploratory work completed by pulling the asbestos siding to see what exactly is underneath and restore the historic structure with original or like material. Mr. McCants stated that the asbestos siding will be removed and depending on what is underneath they will reuse or restore what is existing. Mr. Wichmann asked if they would be restoring and saving the historic doors and windows. Mr. McCants responded by stating that all historic windows and doors will be preserved but there are some that are not historic and those will be replaced.

Mr. Coish stated his concern is from the original submittal and the one presented at this meeting. Mr. Coish stated the new design on the western side, elevating the structure dwarfed the historic structure. Mr. Coish stated that he would approve the first application with the garage separated from the structure because the current application presented doesn't meet neighborhood compatibility because of the increased massing on the rear.

Mr. McCants asked if the Board could approve the application for final conditioning the approval of the original design. Mr. Henderson responded by stating that the Board could grant final approval requesting that the first design be approved. Mr. Henderson added that a detached garage would be exempt from the impervious surface requirements because the house would be lower than six feet to the ground.

Mr. Lewis asked if the view from Brooks Street would change. Mr. McCants stated that the view from Brooks Street would not change. Ms. Bohan asked if there was a rendering showing the current and proposed renderings of the structure.

Mr. Henderson stated that the hyphen and the rear element were brought up to be two story elements which is the difference in the first DRB submittal.

Mr. Lewis stated that the first submittal makes the most sense.

Mr. Pennington stated if the house was pushed back away from the original cottage, he could feel better about approving the application. Mr. Pennington stated that it looks like the two structures are colliding with each other and would be more inclined granting rear setback approval to move the new structure further back on the lot. Mr. McCants responded by stating from the corner of the historic cottage and the corner of the proposed new structure is 28 feet from each structure and 16 feet apart porch to porch. Ms. Pennington stated that more we separate the historic structure with the new building the less fuss he would have about the new building.

Ms. Bohan stated that at first the massing was too much but if you move the new structure back further then it would give more honor to the historic structure. Ms. Bohan stated that she would not be opposed to go back to the original submittal as well. Mr. McCants stated that there is a large live oak in the rear of the property and right now they are right near the build too zone of that tree. Mr. McCants stated that they wouldn't be able to move the structure back because of the location of the tree.

Mr. Wichmann asked the applicant to address what would happen if the new building is shifted further back on the lot. Mr. McCants responded by stating the only issue is that they would run into the tree protection zone of the large live oak on the back of the lot.

Mr. Bryan asked what the proposed change access to the garage would be as far as access to Brooks Street or would there be a new vehicular entrance on Jasper. Mr. Bryan also asked how the owners would enter the garage. Mr. McCants responded by stating it will be one big bay that will swing around the live oak. Mr. Bryan stated that they should restrict the use of the bay because it could potentially cause harm to the live oak.

Mr. Pennington asked if there was access to this property from Jasper now. Mr. McCants stated no there isn't.

Ms. Bohan stated that the second set of plans seem more intrusive because there will be more pervious coverage with the detached garage. Ms. Bohan stated that the issue is getting into the garage and getting around the one tree. Mr. McCants stated that there is no issue getting into the bay right now.

Mr. Henderson stated that encroach into the tree protection zone (TPZ) is allowed provided that a certified arborist submits a long-term maintenance plan that ensures maintenance of the tree over time. Mr. Henderson stated that any addition of this structure in future would have to come back before the DRB for approval.

Mr. Lewis asked if the cottage could be moved more towards Brooks Street. Mr. McCants stated that no because it is already maxed out on side setbacks.

Mr. McCants stated that he has presented the best option possible and if needed they would accept approval of the first submittal to move forward with this project.

Mr. Wichmann asked Mr. Henderson about a lack of a curb cut that is not on Jasper Blvd. Mr. Henderson stated that he is unsure and is not sure what trees are located on the SCDOT right-of-way. Mr. Henderson stated that the Zoning Ordinance allows the DRB to consider traffic when approving a curb cut and Town staff turns to SCDOT to approve the curb cut installment.

Mr. Wichmann stated he would like to approve at this month's meeting but felt they may need to hold back. Mr. McCants asked what they would require them to change for resubmittal. Mr.

Wichmann responding by stating providing the Board with a plan formulated showing an ingress and egress off the property and it be off Jasper to show and have the research completed to present to the Board. Mr. Wichmann stated that the oak tree can be dictated as to what can and cannot be done with the garage. Mr. McCants asked if the Board would be willing to grant approval based on the original plans that were presented and he could just come back to the Board presenting the garage later. Mr. Wichmann stated without having a separated garage shown it was hard for him to say.

Mr. Bryan believed that the applicant should come back with a whole completed plan set showing the corrected modifications to the garage and showing the entrance from Jasper Boulevard.

Mr. McCants asked the Board to consider approving the first plan he submitted, and he can potentially come back later for the garage.

Mr. Henderson referred to section 21-42 of the Zoning Ordinance which says that double frontage or corner lots should provide vehicle access via the rear or side of the principal building unless these access points are along heavily traveled streets. Mr. Henderson pointed out that technically the driveway entrance should be located on Jasper Boulevard however the DRB has the authority to approve or disapprove the location of this driveway.

Mr. Pennington stated that he was in favor of the Jasper entrance and was in favor of the application presented. Mr. Lewis agreed with Mr. Pennington.

Ms. Bohan asked if we approved this conceptually if the applicant could come back showing the driveway and other requests made by the Board.

Mr. Pennington suggested to defer the approval of the garage and driveway to Town staff while the Board granted final approval to the application presented.

Mr. Coish suggested approving the first plan submittal and to forget about the garage for now.

**Mr. Coish made a motion to grant final approval of the first original plan submitted with no additional space added above the garage. Mr. Wichmann seconded this motion. Motion passed 4 to 2. Mr. Pennington and Mr. Bryan opposed.**

#### **V. HISTORIC DESIGN REVIEWS:**

**1750 I 'On Avenue:** Talby Taylor, applicant, requested conceptual approval of additions and accessory structures for a Sullivan's Island Landmark Structure with historic exemptions requested for principal building square footage and principal building coverage. (PIN# 523-12-00-073).

Mr. Henderson described that this property is a designated Sullivan's Island Landmark by historic survey card #283 and is located within the Sullivan's Island Local Historic District. Mr. Henderson stated the following:

- Proposal includes rear elevation changes (SI Landmark-historic survey card). Two options are proposed:
  - Option A- Remove the historic rear exterior stairs and incorporate an outdoor dining area on east side of the existing porch- off the kitchen.
  - Option B- If stairs can't be removed- new construction of a covered screened porch addition on the western rear elevations (unconditioned space)
- Please take note of Guidelines for Rehabilitating Historic Buildings, Option A includes demolition of rear exterior staircase, a character defining feature of these properties.
- Enclosing second story porch: Adding additional 111.5 PBSF of living area requiring an increase of from 45.6% to 48.7%.
- Principal Building Coverage remains unchanged at 2867 (14.6% relief requested to comply)

Mr. Henderson stated that Town Staff recommended that the Board ensure that Staff comments were addressed, and it is in keeping with the Historic Preservation Standards and Secretary of Interior Standards Guidelines.

Ms. Taylor presented her application to the Board. Ms. Taylor stated that in option A they would like to remove the rear stairs and add an outdoor dining area for her family to enjoy. In option B, Ms. Taylor stated they requested to add a covered screened porch with an attached addition. Ms. Taylor stated she provided both options to the Board but would like the Board to approve option A.

**Mr. Julian Simons, property owner of 1754 I' On Avenue, submitted comment to the Board (Exhibit 1).**

Mr. Bryan stated that there seems to be a preference that the applicant wanted option A to be approved. Mr. Bryan asked the applicant if they would dismiss option B because it seemed to be a secondary option that was unnecessarily presented if the applicant wanted the Board to review and approve option A.

Ms. Taylor responded by stating that she submitted two options for the Boards feedback on their preference but didn't have a problem with removing option B but didn't want to remove it if option A is not approvable.

Mr. Wichmann stated for the record that the applicants are friends of his but does not believe that should affect his decision in any way. Mr. Wichmann stated that he disagreed with Mr. Bryan's comments and appreciated that there were two options given. Mr. Wichmann asked what the current function is of the stairs. Ms. Taylor responded by stating that currently there is no use of the stairs. Ms. Taylor stated that by code purposes they are not required for safety purposes so the removal of the stairs would not affect this in any way. Mr. Wichmann asked

what the purpose is to remove the stairs. Ms. Taylor responded by stating the removal of the stairs will create more room for their family to potentially setup table and chairs, so they are able to watch their kids in the backyard and spend more time in this area. Mr. Wichmann asked in option B they would just be adding 300 square feet of screened area not heated and cooled and the second story would just be increasing the heated square footage but not the actual footprint. Ms. Taylor confirmed that this was correct.

Mr. Coish stated that he was not in favor of option A or B. Mr. Coish stated that the stairs really define this home. Mr. Coish stated that if he must approve on anything he would add on the addition and leave the historic stairs.

Mr. Lewis asked if there was a way to move the stairs to a different location. Ms. Taylor responded by stating no the stairs cannot be moved to a different location.

Mr. Pennington asked if the side with the stairs is the same side that has the carport. Ms. Taylor responded by stating yes. Mr. Pennington stated that option B is far more intrusive than option A. Mr. Pennington stated that he would be more in favor of the removal of the stairs than the addition.

Mr. Henderson stated that there is also a proposal to remove a non-historic window on the second story. Ms. Taylor responded by stating at some point there was a bathroom remodel in the upstairs bathroom and currently the non-original window is in the shower, and they are proposing to install enclosed shutters instead.

Ms. Bohan asked Mr. Henderson to explain the ramifications of adding a porch stair and asked the Board to review the addition of the carport and separate storage shed as well.

Mr. Henderson stated that adding additional detached accessory structures on historic properties is allowed by way of Section 21-97 C. Secretary of Interior Standards item J. Mr. Henderson stated that there is less alteration of character defining items requested with the addition than there is with option A in the removal of the iconic stairs indicative of the SOQ buildings.

Mr. Wichmann asked that applicant to describe the details of option B. Ms. Taylor responded by stating the materials to be used for the addition would be like materials but you would be able to tell that it is a new porch, and the roof would feather into the roof on the back of the structure. Mr. Wichmann asked if the current windows would be used. Ms. Taylor said that they would need the use of that wall so the windows will need to be removed and two large French doors would be installed.

Mr. Coish stated that he would like the stairs to remain and if the Board was to approve either plan the Board should approve option B.

Mr. Anthony Stith, Sullivan's Island Fire Chief, stated that these homes are very old and would burn to the ground very fast. Mr. Stith asked that the stairs remain as they would be useful in the event of a fire.

Mr. Robinson stated that from what he can tell everything meets code requirements even if they were to remove the stairs.

**Mr. Wichmann made a motion to grant conceptual approval for option B that was presented. Mr. Coish seconded this motion. All were in favor. Motion passed 5 to 1. Mr. Bryan opposed.**

## **VI. NON-HISTORIC DESIGN REVIEWS:**

**2429 Atlantic Avenue:** Heather Wilson, applicant, requested final plan approval to construct a new single-family home with modifications to the zoning standards for principal building square footage and side setbacks. (PIN# 529-10-00-067).

Mr. Henderson stated that this property is not a historic home and is located outside of the historic district. Mr. Henderson stated that the applicant requested to construct a new single-family home with modifications to the zoning standards for principal building square footage and side setbacks. Mr. Henderson asked the Board to ensure that the Standards for Neighborhood Compatibility are met. Mr. Henderson stated that the DRB reviewed this application at the October 20<sup>th</sup> meeting and made the following comments:

- Adjust the east elevations by providing articulations due to the relief requested for side setbacks.
- Adjust the design to reduce the size and massing on Atlantic Avenue side of the home.

Mr. Henderson asked the Board to note that the east side elevations have been altered by adding a second story covered porch to offset the setback requirement. Mr. Henderson stated that Staff recommended granting final approval provided all DRB design recommendations are met from the October 20<sup>th</sup> meeting along with the Standards for Neighborhood Compatibility.

Ms. Wilson presented her application to the Board.

**No public comment was made.**

The Board was in favor of the application presented except for Mr. Bryan as he opposed.

**Mr. Wichmann made a motion to grant final approval for the application presented. Mr. Coish seconded this motion. Motion passed 5 to 1. Mr. Bryan opposed.**

**1715 Atlantic Avenue:** Heather Wilson, applicant, requested conceptual plan approval to construct a new single-family home and attached addition with modifications to the zoning standards for side setbacks. (PIN# 532-12-00-014).



Mr. Henderson stated that the applicant requested approval to construct a new single-family home with an attached addition with modifications to the zoning standards for side setbacks. Mr. Henderson asked that the Board ensure that the Standards of Neighborhood Compatibility are met by referencing the application responses on Form D-2. Mr. Henderson stated that Staff recommended granting conceptual approval provided staff comments are considered and attached addition meets the Standards of Neighborhood Compatibility.

Ms. Wilson presented her application to the Board.

**No public comment was made.**

Mr. Bryan stated that he doesn't understand why this is a deconstructed home and that this structure is a lot of home with a lot of massing. Mr. Bryan stated by taking away of the side setbacks it takes away the stagger between homes which takes away from the beach views and breezeways of the neighbors.

Mr. Wichmann stated that the massing seems to be smaller and likes what the applicants presented. Mr. Wichmann stated trying to balance and respect the neighbors and their views can be done by for example putting a flat roof on instead of a pitched roof which goes a long way.

Mr. Coish agreed with Mr. Wichmann and stating his concern would be the side setbacks.

Mr. Lewis asked if the neighbors had any concern with the setbacks. Ms. Wilson responded by stating no the neighbors have no issues. Mr. Lewis stated that if the neighbors do not have a problem with the setbacks, then the Board shouldn't either. Mr. Lewis was in favor of the application presented.

Mr. Pennington stated it would be an interesting house to look at from the beach but from the street you won't be able to see much so he doesn't see an issue with the massing. Mr. Pennington liked the design and don't see a major concern in the side setbacks. Mr. Pennington would like to understand what the actual building envelope is and what is just an extra space not needed for the structure.

Ms. Bohan agreed with Mr. Pennington and the Board members. Ms. Bohan suggested reducing the square footage and removing the side setback relief for a better design that the Board could approve.

Ms. Wilson stating that the side yard setback is critical for the design to allow for the courtyard in between the two wings and the space will not be effective if they come in anymore. Ms. Wilson stated that she could work on the massing of the structure, but the side setback relief is relevant to the whole structure of the home and the neighbors are all in favor of the relief.

Mr. Bryan stated that the applicant mentioned the odd shaping of the lot, so with the shape of the lot the applicant could keep the same width but change the amount of ask of the side setback. Mr. Bryan stated that every project comes before the Board asking for the max relief. Mr. Bryan stated that there should be some negotiation in this request, so the Board has a purpose and isn't just approving all maximum reliefs.

Mr. Lewis stated that we should automatically stop approving these requests just because we are trying to set a precedent. Mr. Lewis stated that there is plenty of space between the houses which is the actual issue. Mr. Lewis stated that if there's enough space the Board should approve the request. Mr. Lewis was in favor of granting the side setback relief.

Mr. Pennington stated that the applicant requested the side setback relief for a couple of corners of the structure not to add a giant wall. Mr. Pennington stated that he believed the request was within reason of the request because there is plenty of space on either side of the house.

**Mr. Wichmann made a motion to grant conceptual approval and requested that the applicant reevaluate the overall massing and if the applicant modify the side setback request it would be helpful. Mr. Pennington seconded this motion. Motion passed 5 to 1. Mr. Bryan opposed.**

**2002 Gull Avenue:** Rhett Morgan, applicant, requested conceptual plan approval to construct additions to a single-family home with modifications to the zoning standards for principal building square footage, principal building coverage and side setbacks. (PIN# 529-10-00-067).

Mr. Henderson stated that the applicant requested approval to add additions to a single-family home with modifications to the zoning standards for principal building square footage, principal building coverage and side setbacks. Mr. Henderson stated that the applicants were denied a setback variance by the BZA on March 11, 2021, to construct a 750' sf addition and encroach within 3' of the property line. The BZA did not find a hardship and recommended that the property owner present to the DRB for setback relief. Mr. Henderson stated that the applicant requested to encroach within 11.5' of the east property line to build the addition and porch. Mr. Henderson stated that Staff recommended granting final approval if Application form D-2 has been completed and project complies with Standards for Neighborhood Compatibility.

No public comment was made.

The Board was in favor of the application presented except for Mr. Bryan as he opposed.

**Mr. Pennington made a motion to grant final approval for the application presented. Mr. Lewis seconded this motion. Motion passed 5 to 1. Mr. Bryan opposed.**

**101 Station 18 ½ Street:** Tyler Smith, applicant, requested approval of alterations to a covered porch with modifications to the principal building square footage and principal building coverage. (PIN# 529-09-00-090).

Mr. Henderson stated that the applicant requested approval of alterations to a covered porch with modifications to the principal building square footage and principal building coverage. Mr. Henderson stated Staff recommended denial of the application for showing a request of 28.43% modification of principal building square feet which is not authorized by the Zoning Ordinance.

Mr. Edward Sellers, property owner of 101 Station 18.5 Street, stated that his wife was diagnosed with dementia. Mr. Sellers stated the reason for the request is to add room for a small guest house so that over night guests, such as a in home nurse has a place to stay comfortably and assist with his wife. Mr. Sellers stated that the numbers are correct, and they do go over what is allowed by 140 square feet. Mr. Sellers stated that they could go down by 140 square feet, but the space would just be too small.

Ms. Bohan stated that once staff has suggested a denial of an application the Board should abide by staffs request and deny the application.

Mr. Pennington asked if the applicant could go before the BZA and request a variance. Mr. Henderson responded by stating that the BZA could consider a variance of any portion of the Zoning Ordinance. Mr. Henderson stated that by doing so the applicant would need to present some sort of hardship, as defined by state law, for the variance request. Mr. Henderson stated that this could be difficult to prove to the BZA.

Mr. Smith stated that they have not met the 25% requirement however the application requested 28.43%. Mr. Sellers stated that they could decrease the square footage to meet the 25% but the space would be too small to be useful.

Mr. Henderson stated that if they are not at the 25% requirement, they can enclose the porch up to 25% if it does not exceed this amount.

Mr. Bryan asked if there was anywhere in the house, they could pull the square footage from somewhere else that is unusable so they could accommodate the enclosure. Mr. Sellers stated no, enclosing the porch is the only option.

Mr. Bryan stated it sounded as though the applicant requested the relief to enclose the porch and to create stairs to go down below as well. Mr. Sellers confirmed. Mr. Bryan asked if the stairs were to be outside of the space so the applicant could get the space that they need. Mr. Sellers stated that they could move the stairs to be outside of the enclosed space, use only 240 square feet instead of 350 square feet.

**Mr. Bryan made a motion to grant approval to divide the space so that there is an exterior and interior component so the enclosure of the porch would fall within the 25%. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

**2923 Middle Street:** Eddie Fava, applicant, requested conceptual approval to construct a new single-family home with modifications to the zoning standards for principal building square footage, principal building coverage, additional front yard setback, building foundation height, second story side façade setback and side setbacks. (PIN# 529-12-00-005).

Mr. Henderson stated that the applicant requested approval to construct a new single-family home with modifications to the zoning standards for principal building square footage, principal building coverage, additional front yard setback, building foundation height, second story side façade setback and side setbacks. Mr. Henderson stated the DRB granted approval of a previous design in June 2021. Mr. Henderson stated Staff recommended conceptual approval pending form D-2 has been completed and is satisfactory to the DRB.

Mr. Henderson stated that for the record the applicant requested the following:

- Principal building square footage: 7% or 245'
- Principal building coverage: 20% or 433'
- Second story side façade: 100% on the western side
- Side setback relief: 8% or 3' (to allow 35')

Mr. Fava presented his application to the Board.

Ms. Bohan asked if form D2 was completed. Mr. Henderson responded by confirming and showing the completed D2 form to the Board.

Ms. Bohan asked the applicant to clarify the front orientation of the stairs, massing ratio and roof shapes.

Mr. Fava stated that the guidelines are guidelines and not mandates and so regarding the stairs are visible from Station 30 when you walk through the pass-through which seemed to be an attraction to the home. Mr. Fava stated the guidelines stating something along the lines about having one roof along the whole structure but believed now there are other homes that have multiple roof shapes, and in this application, it suits the proposed new construction. Mr. Fava stated that the massing ratio fits the lot, and this encourages more inspiration instead of just one big block.

Mr. Joel Trantham, assistant of applicant, stated that in terms of the overall front setback, there is already a 50-foot setback due to the SCDOT right-of-way, so this makes this lot more compressed than normal. Also, there are two large trees located on the front and the rear of the lot and because of this they needed to request the relief in the setbacks. Mr. Trantham stated that the second story side façade relief was only for a request for 10 feet to articulate the side of the massing. Mr. Trantham stated that the principal building square footage relief was requested to allow the structure to intertwine within the trees and the garden. Mr. Trantham stated the request for foundation height was to lift the garden height.

Mr. Henderson confirmed that there is a very wide right-of-way on the Middle Street side of the lot.

Mr. Pennington stated that he didn't see a reason from a design standpoint as to why they were requesting what they requested. Mr. Pennington asked the applicant to inform them of the design purpose of the requests to make the home livable. Mr. Pennington stated that he loved the design but cannot help that this is a small lot. Mr. Trantham stated that because of the large right-of-way the requests before the Board are needed to be able to accommodate the needs for the structure.

Mr. Lewis stated that he had trouble with the requests being made due to a previous incident that came before the DRB. Ms. Bohan responded by stating that previous applications for other properties have no bearing on the current application being presented. Mr. Fava and Mr. Lewis made comments back and forth (inaudible).

Ms. Bohan closed board discussion and requested that only comments be made pertaining to the current application related to 2923 Middle Street. Mr. Wichmann asked Mr. Lewis if he had any questions about the application before them related to 2923 Middle Street. Mr. Lewis stated he had no questions.

**Mr. Lewis recused himself from the meeting.**

Mr. Coish stated that he remembered previous designs the Board approved for this lot. Mr. Coish stated that he believed the Board should grant for some space on properties like these that have a major pump station on the side and a large right-of-way. Mr. Coish stated the house is large and it looks like there is a hyphen connecting two separate structures. Mr. Coish suggested bringing the two structures together and to downsize the massing of the home to be more similar what was proposed before.

Mr. Bryan stated that based on the design guidelines, how does the Board allow the applicant to not abide by the guidelines but the Board to grant approval based on the guidelines. Mr. Bryan stated that even though they are design guidelines they technically are still required so he believed the Board really can't grant approval when the presentation doesn't meet the required guidelines.

Mr. Wichmann stated that he agreed with his fellow Board members and struggled with the actual design itself. Mr. Wichmann stated that there are two different buildings with a hidden staircase and that isn't what Sullivan's Island really is. Mr. Wichmann stated that he does believe it is a difficult lot but suggested that the applicant combine the two structures under one roofline, decrease the massing, and have the front staircase shown. Mr. Wichmann stated that it isn't traditional and not all houses are traditional but would suggest making the necessary modifications to the application presented.

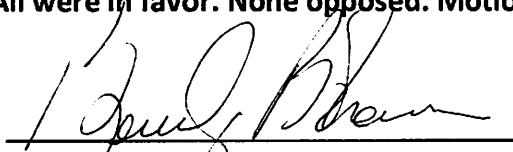
Ms. Bohan stated she would like to see cohesiveness between the two buildings and the link is somewhat of a problem. Ms. Bohan stated that the vernacular needs some tweaking, and the massing needs to be reduced.

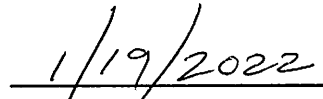
Mr. Henderson asked that when making a motion, if the Board would please disregard all comments and discussion that was not relevant to the application for 2923 Middle Street.

Mr. Pennington made a motion to grant conceptual approval provided the design related feedback from the board be considered. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

No public comment was made.

VII. ADJOURN: Mr. Wichmann made a motion to adjourn at 7:38 p.m. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.

  
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Beverly Bohan, Chairman

  
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Date

JULIAN M SIMONS

1754 I'ON AVENUE

SULLIVAN'S ISLAND, SC 29482

December 15, 2021

Re: Sullivan's Island Design and Review Board Submittal for 1750 I'On Avenue

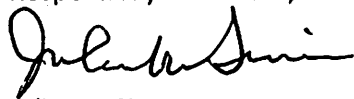
My name is Julian Simons and I live at 1754 I'On Avenue next door to the Taylors who are submitting these proposals for 1750 I'On Avenue. My parents bought our home in 1955 and after a total restoration following Hurricane Hugo my family and I moved in and have resided there for over 30 years.

I am opposed to two of the proposals that the Taylors are making. The first proposal that I oppose is proposal #6 or Option A (page A2.3) the removal of the exterior rear stairs. The removal of these stairs would put this family and any future resident at risk by removing a fire escape.

The second proposal that I oppose is proposal #7 or Option B (page A3.7) a screened addition on the northwest corner of the house. I am not opposed to the addition but rather the building of the fireplace and the low chimney top. This low elevation chimney would put the subject property and neighborhood at risk of fire from sparks, embers and smoke coming from such a low elevation chimney top.

I hope that you would give my comments due consideration and thank you for allowing me to speak on this subject.

Respectfully submitted,

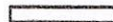



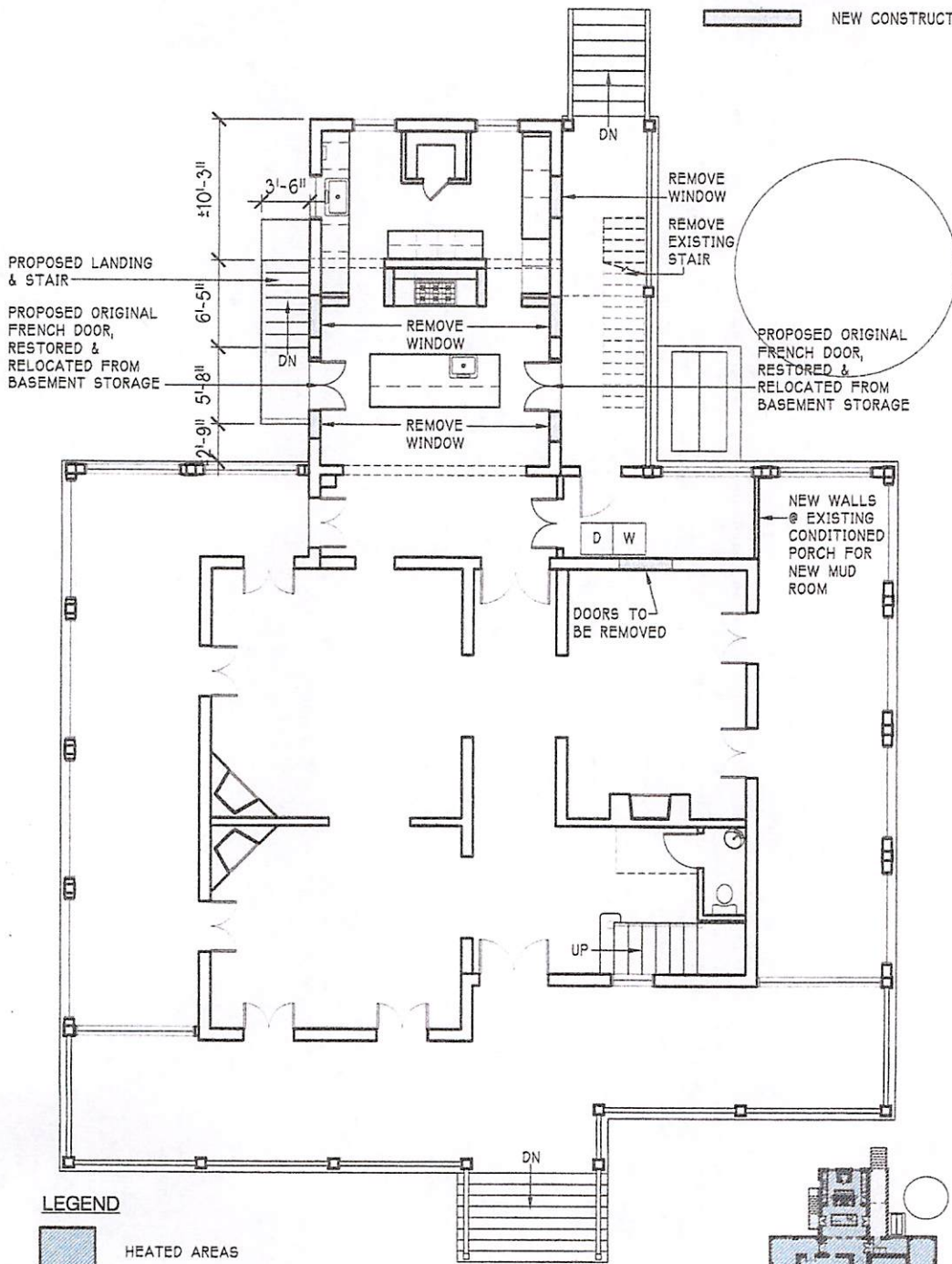
Julian M Simons

1754 I'On Avenue




# OPTION A

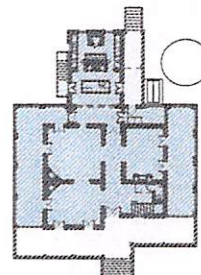
## LEGEND

-  EXISTING TO REMAIN
-  NEW CONSTRUCTION



## LEGEND

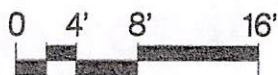
-  HEATED AREAS
-  COVERED PORCHES
-  OPEN DECKS



KEY PLAN

## 1 PROPOSED 1ST FLOOR PLAN

1/8" = 1'-0"



# A2.3

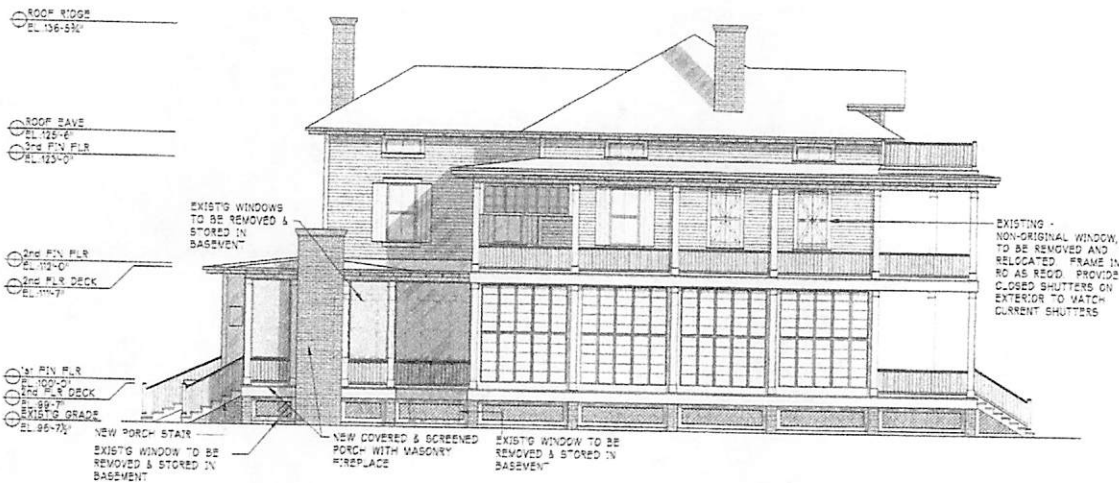


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PRELIM DATE:	
ISSUE DATE:	11.18.2021
REVISION DATE:	
PROJECT #	2021-21

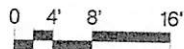


OPTION B



1 PROPOSED WEST ELEVATION

1/8" = 1'-0"



  
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A3.7

PRELIM DATE:	
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PROJECT #	2021-21