

TOWN OF SULLIVAN'S ISLAND DESIGN REVIEW BOARD

REGULAR MEETING MINUTES Wednesday, February 16, 2022

A regular meeting of the Town of Sullivan's Island Design Review Board was held on Wednesday February 16th 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, Billy Craver, Luke Lewis, Kevin Pennington, and Bunky Wichmann.

Town Council Members present: Scott Millimet.

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

Members of the public:

Media present: Live 5 News.

Members of the public. Ms. Schroder, property owner of 204 Station 19, Ms. Brasher, property owner of 3124 Marshall Blvd., Mr. Boehm, property owner of 3209 Middle Street, Mr. Barkowitz, property owner of 3203 Marshall Blvd.

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 January 19, 2022, Design Review Board Meeting Minutes. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.

- II. **PUBLIC COMMENT:**

Mr. Scott Millimet, property owner of 2902 Brownell Avenue, stated that 2907 Ion Avenue is a new construction that built a very large cinderblock wall that is supporting an elevated swimming pool which is not an integral part of the home. Mr. Millimet believe that statue requires the pool to be integral of the home. Mr. Millimet stated that this large wall does not meet neighborhood compatibility and no homes in the area have a wall of this kind. Mr. Millimet stated this large wall backs into the garage and FEMA requires flow through a garage for flood reasons. Mr. Millimet believes that there will not be proper flow through if lots of rain comes and believes because of this wall it will cause water to run off into the neighboring properties and cause additional flooding for them. Mr. Millimet stated he does not understand

how this design was approved but hopes in future the Design Review Board does not grant design approvals on an issue like this one again.

Mr. Henderson responded by stating that elevated swimming pools are considered an accessory recreational use by the zoning ordinance and if any swimming pool is over 6 inches from grade it is required to be reviewed by the DRB. Mr. Henderson stated that one of the requirements for swimming pools is that it be constructed as an integral part of the home. Mr. Henderson stated that typically when reviewing a new construction, the pool is part of the new construction review. Mr. Henderson stated that from a FEMA standpoint, swimming pools are stand-alone structures and because a pool holds water it can't have flood vents or lattice around it. It must have a foundation to be able to hold the pool.

Mr. Wurthmann responded by stating elevated swimming pools are required in A zone but not V zones so based on FEMA standards this is allowed. Mr. Henderson stated that typically with elevated swimming pools they have some sort of deck surface between the edge of the pool and the home. Mr. Henderson stated that Town staff reviewed the plans according to what has been built and the contractor built the pool based on the approved plans and it meets the zoning requirements. Mr. Henderson stated that another requirement for swimming pools is that it must meet the setbacks which it does.

Mr. Henderson stated that going forward the Board can look at the design, materials, and sizing to make sure that the swimming pool area corresponds more with the home.

III. PROCESS FOR DESIGN REVIEW: Ms. Bohan reviewed the meeting process for the Design Review Board which is as follows:

- Statement of matters to be heard (Chair announcement)
- Town staff presentation (5-minute limit)
- Presentation by applicant (10-minute limit)
- Town staff final statement (if needed)
- Board Q & A (may occur at any point during hearing)
- Public comment closed
- Board deliberation and vote

IV. HISTORIC DESIGN REVIEWS:

1908 Flag Street: Beau Clowney Architects, applicants, requested conceptual approval of an attached addition(s) to a Sullivan's Island Landmark structure with an historic exemption for impervious coverage. (PIN# 529-09-00-077).

Mr. Henderson stated that the applicant requested approval to add an attached addition to a Sullivan's Island Landmark structure with an historic exemption for impervious coverage. Mr. Henderson suggested the following staff comments:

- Request included a one-story “attached addition” from front elevations. The connection may not exceed 20’ from door to door and must be architecturally compatible with the rest of the home.
- This property shares a property line with Sullivan’s Island Elementary School and is located along a dead-end-street
- No annotation on the floorplan confirming the 20’ distance from door to door of the attached additions
- Ask the applicant to provide a clear justification of all material changes to the front porch including adding new window openings. Demonstrate compliance with the historic standards and Secretary of Interior Standards Guidelines.

Mr. Henderson stated that Town staff recommended granting conceptual approval provided the “attached addition” is compatible to adjacent properties and the orientation of the lot. Mr. Henderson stated that the Board should ensure that the applicant justifies all material changes to the front porch including adding new window openings and to ensure the compliance with historic standards and the Secretary of Interior Standards Guidelines.

Mr. Evan Smith, applicant, presented his application to the Board.

Ms. Bohan stated that usually the Board does not approve the addition of windows added to the front façade of historic structure. Ms. Bohan asked the applicant to provide details of the windows and the door to be replaced. Ms. Bohan asked if the 20-foot door to door allowed at an angle.

Mr. Henderson responded by stating the original plans the applicant submitted did not show the annotation originally. Mr. Henderson stated that this was one of the Staff comments made to the applicant and this will need to be properly reviewed at permitting.

Mr. Smith stated that traditionally the front bedroom only has one window. Adding the two windows is driving the proposed design. Again, there is a bathroom on the other side and it does not have a window in it. Mr. Smith stated the addition of the windows are to bring in light to the bathroom and bedroom.

Mr. Henderson stated that part of this request, 42% relief of the historic exception category was requested for impervious service allowed on site.

Mr. Bryan stated the Board has to figure out how to balance a historic structure with the new and modern look to accommodate the needs of the owner with preserving the historic structure. Mr. Bryan asked that the applicant provide true historic information and more evidence as to what is and isn’t original. Mr. Bryan stated that just because some dates are missing in the timeline doesn’t mean that those items aren’t historic so he would like the applicant to come back with more physical evidence before granting approval on the historic home.

Mr. Craver asked if the impervious allowance that was being asked for was allowed. Mr. Henderson responded by confirming the request for impervious square footage is allowed to be requested. Mr. Craver stated that since the applicant was within the required allowed impervious allowance the Board should avoid making any kind of decision on this. Mr. Smith stated the relief for impervious coverage is to allow for the space for the pool, but he would be willing to make adjustments if needed. Mr. Craver stated he was in favor of the application presented.

Mr. Wichmann stated that he is more on Mr. Bryans side. Mr. Wichmann asked what the flooding issue was like on site. Mr. Smith stated that at one point the flooding was very bad however, the owners put a lot of time and money into addressing the flooding and drainage issues and now the problem as seemed to evolve. Mr. Wichmann stated that he struggled to grant the 42% on the impervious surface due to possible flooding issues. Mr. Wichmann stated that he also would like to see and have more information on the removal and replacement of the windows and door. Mr. Wichmann asked if the historic and new structure will be compatible and use like materials. Mr. Wichmann was concerned that the applicant would use like materials and the historic structure would just blend right in with the new and you wouldn't be able to tell the difference.

Mr. Justin Ferrick, Beau Clowney Architects, stated that what is being proposed has a very distinct volume in comparison to the historic structure. Mr. Ferrick believes that the historic structure and the new structure will have a sense of separation and believed the two structures will not blend together as one. Mr. Wichmann understood but still believed that there is no noticeable separation and would like the applicant to adjust to make sure that the historic structure stands out among itself.

Mr. Coish stated that even though the pervious coverage is allowed, the flooding in the area is a major concern. Mr. Coish stated he agreed with Mr. Bryan and would like to see more research conducted and submitted to the Board. Mr. Coish stated that overall, the design looks good but was concerned about the addition on the front of the home. Mr. Coish suggested that the applicant come back with a 3D model of the home.

Mr. Lewis stated that he doesn't really have a problem with the addition of the window in the front of the home. Mr. Lewis stated that this home is located next to the biggest slab of concrete on Sullivan's Island (Sullivan's Island Elementary School), and because of this he believed 42% of additional impervious coverage wont really affect anyone in regard to flooding. Mr. Lewis stated he would be more concerned about the concrete parking lot at the school flooding the lot of this home than the 42% the applicants requested.

Mr. Pennington had no comment.

Ms. Bohan stated that when she reviewed this property three years ago the flooding was a major issue. Ms. Bohan stated that she believed the house needs to be restored correctly and not add anything to what is historic. Ms. Bohan stated that because they do not have all the

dimensions on the drawings, this application will need to be investigated pending further information from the applicant.

Mr. Smith stated that the impervious coverage is already over what is allowed. Mr. Smith stated that the application is confusing but really, he only requested an addition 7% to meet the maximum 42%.

Ms. Schroder, property owner of 204 Station 19, stated she is the owner of the property located next door to this home. Ms. Schroder stated that there were significant amounts of flooding at this property but herself and the owners put in a lot of money to address the flooding concern and has drastically improved this issue. Ms. Schroder was in favor of the application presented.

Ms. Ebenhoeh, property of 1908 Flag Street, stated that the plans previously approved were plans submitted by a previous owner. Ms. Ebenhoeh stated that her and her husband purchased this property a little over three years ago. She informed the Board that their biggest investment was the drainage issue. Ms. Ebenhoeh stated her, and her husband worked with Tim Cook to address the flooding concerns by installing French drains all around the property and installing a 90-foot trench underground to hold water in case of a major rain event. Ms. Ebenhoeh stated since this work was completed, there has been no flooding issues. She informed the Board that the windows have been updated and replaced in the home as well.

Mr. Craver made a motion to grant preliminary approval for the application presented. Mr. Lewis seconded this motion. Mr. Bryan opposed. Motion passed 6 to 1.

1454 Middle Street: Kevan Hoertdoerfer, applicant, requests preliminary approval to conduct an historic rehabilitation and adaptive reuse of the Fort Moultrie Post Theater, a Sullivan's Island Landmark structure, with historic exemptions for impervious coverage. (PIN# 523-07-00-043).

Mr. Henderson stated that this application was removed from this agenda.

V. NON-HISTORIC DESIGN REVIEWS:

2014 Gull Street: Heather Wilson, applicant, requested final plan approval to finish attic space within an existing single-family home with required modifications to the zoning standards for principal building square footage. (PIN# 523-00-00-001).

Mr. Henderson stated that the applicant requested final approval to finish attic space within an existing single-family home. Mr. Henderson stated that this home is currently under construction and all permits demonstrated compliance with all coverage standards. Mr. Henderson stated that the contractors were informed to stop working after they began finishing the attic space.

Mr. Henderson stated that Town staff recommended granting final approval provided the Standards for Neighborhood Compatibility are met.

Ms. Wilson presented her application to the Board.

No public comment was made.

Mr. Bryan stated that this project didn't come before the Board and met all zoning requirements before construction. Now that they have made a mistake and added additional space, the application should come before the Board as a whole for review.

The Board was in favor of the application presented.

Mr. Lewis made a motion to grant final approval for the application presented. Mr. Craver seconded this motion. Mr. Bryan opposed. Motion passed 6 to 1.

3034 Marshall Boulevard: Drafted Architecture, applicants, requested conceptual plan approval to construct a new single-family home and accessory uses with modifications to the zoning standards for principal building square footage, principal building coverage, second story side façade setback and building foundation height. (PIN# 529-12-00-077).

Mr. Henderson stated that the applicant requested approval to construct a new single-family home. Mr. Henderson provided the Board with the following comments:

- Current proposal included new construction of a single-family home outside of the historic district.
- Swimming pool and accessory cabana structure proposed
- Request included a one-story "attached addition" from the front elevation. The connection may not exceed 20' from door to door and must be architecturally compatible with the rest of the home. Deed restrictions will be required for the space.
- Ensure Standards for Neighborhood Compatibility are met by referencing Form D-2.

Mr. Henderson stated that Town staff recommended granting conceptual review pending Form D-2 has been completed and is satisfactory to the Board. Mr. Henderson suggested that the Board consider design guidelines for the shown roof deck over the first story porch and to ensure compliance with the Standards for Neighborhood Compatibility.

Mr. Charlie Maras, applicant, presented his application to the Board. Mr. Maras informed the Board that the owner received 7 confirmations from neighbors that were in favor of the application presented.

Mr. Millimet, property owner of 2902 Brownell Avenue, stated designs seem to be created to request exemptions. Why are the applicants not designing these homes and requesting exemptions

for certain reasons? Mr. Millimet stated that in this application the applicant designed a house almost the maximize the total lot, why build a house this big just to have a big house.

Mr. Craver stated that you get the exemptions when the design guidelines have been met and when doing so you don't have a massing issue that makes you have to have a small house. Mr. Craver stated that this is perfectly acceptable. Mr. Craver stated it seemed that Mr. Millimet's comments suggest going with the bigger house is a bad thing. If the applicant complies with the guidelines, then they are abiding by all the rules which is good and what we want.

Mr. Henderson stated that a historic preservation group has been created to discuss issues such as these. A group of selected people will be meeting to discuss issues in relation to historic properties and hopefully they will be able to come up with a resolution.

Mr. Henderson asked about the second story uncovered porch desk. Mr. Henderson referred to section 21-39 A and B of the Zoning Ordinance, which states the following:

- *Roof decks and roof gazebos increate a Principal Buildings' mass and scale and are often an incompatible design feature.*
- *Roof desks and gazebos should be designed to be a integral part of roof structure in order to diminish their impact.*

Mr. Henderson stated basically if you want a rooftop desk you can't have a widows walk on top of the ridge of the house. Mr. Henderson asked for the Boards interpretation on the second story deck. Is it a deck or a roof top porch?

Mr. Maras stated it is an open porch not a rooftop deck.

Mr. Bryan expressed that this is the largest lot in the area and because of this reason he felt that the application presented does not meet neighborhood compatibility and was not in favor of the application presented.

The rest of the Board was in favor of the application presented.

Mr. Craver made a motion to grant final approval for the application presented. Mr. Lewis seconded this motion. Mr. Bryan opposed. Motion passed 6 to 1.

2863 Brownell Avenue: Michell Feinman, owner and applicant, requested conceptual plan approval to construct a new single-family home with modifications to the zoning standards for principal building square footage, principal building coverage and additional front yard setback. (PIN# 529-11-00-079).

Mr. Henderson stated that the applicant requested approval to construct a new single-family home. Mr. Henderson provided the Board with the following comments:

- Regarding attic space, Town staff considers attic spaces with windows to be area readably used as living space and therefore is defined as principal building square footage. Mr. Henderson asked the Board to ensure the applicant describes the space will not be converted into living space.
- Ensure compliance with the additional front yard setback: at the 25' front setback up to 20' and angled toward the house at 45 degrees
- It appears that one wall on the left elevation exceeds 30' in length. Articulation is required
- Ensure Standards for Neighborhood Compatibility are met by referencing Form D-2

Mr. Henderson stated that Town staff recommended granting conceptual approval pending Form D-2 has been completed and is satisfactory to the Board and to ensure compliance with Standards for Neighborhood Compatibility.

Ms. Daphne Wertz, with MC3 Designs, presented her application to the Board.

Mr. McCants stated that the additional square footage to accommodate their family and their sons needs for his disabilities such as room for a wheelchair, space for him to be able to move about the home, and get the services required for his treatment in the comfort of his home. The additional space was also requested to accommodate the full-time caregiver who lives in the home.

Mr. Henderson stated that the applicant presented different plans submitted for the original review. Mr. Henderson showed the Board the differences in the application with the hip roof located on the front of the home and the articulation for the side 32-foot wall.

Mr. Scott Millimet, property owner of 2902 Brownell Avenue, stated he appreciated the justification for the exemptions and appreciates that the applicant did not request the full 25%.

Mr. Bryan stated that there is no reason not to grant the additional square footage however expressed concern about the attic which is deemed mechanical space but has more windows than any room on the plans presented. Mr. Bryan stated that this room seems to be habitable and doesn't understand why someone would need 500 square feet for mechanical equipment. Mr. Bryan stated if the applicant can provide a list of the items needed for this room maybe he could understand however he still doesn't understand why so many windows are requested for what is supposed to be mechanical space.

Mr. McCants responded by stated that none of the windows are egress so the room cannot be turned into livable space. Mr. McCants stated that some of the required equipment needed for their son requires a walk-in space, space that can be accessed by an elevator. Mr. McCants stated that the dormers and windows are placed their for articulation but does not have a problem with removing them if the Board is ok with a plain roof line.

The rest of the Board was in favor of the application presented.

Mr. Wichmann made a motion to grant final approval for the application presented. Mr. Craver seconded this motion. Mr. Bryan opposed. Motion passed 6 to 1.

3209 Marshall Boulevard: Phil Clark, 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, building foundation height and side setbacks. (PIN# 529-12-00-107).

Mr. Henderson stated that the applicant requested approval to construct a new single-family home. Mr. Henderson provided the Board with the following comments:

- Existing structure is not to be demolished.
- The John Wade survey has calculated the total area of the parcel to be 21,000 square feet, however, it does not identify the highland calculation, 12,593 square feet, corresponding with the top of the rock revetment/OCRM Baseline. Show the signed survey and not this highland calculation on the DRB application.
- Side setback request: Show 25% request of 9.5' from the required 40' combined setback. The house footprint may not be placed closer than 10' from the side property line. Adjust the footprint where it shows 7'10" and 8'1".
- RC-1 setback: Please show that you meet the 30' setback on all sides from the mid-line along the face of the rock revetment. This should be reflected on the John Wade survey and all other plans.
- You have not provided distance and height annotation on the elevations, site plans and floor plans. Therefore, neither staff nor Board members are able to determine compliance with various sections of the Zoning Ordinance; building height, foundation height (LSM, FFE, BFE) , wall lengths, second story wall lengths, etc.

Mr. Henderson stated that Town staff recommended conceptual review only. Site design violates side setback requirements. Compliance cannot be determined for building height, foundation height (LSM, FFE, BFE), wall lengths, second story wall lengths.

Mr. Clark presented his application to the Board.

Ms. Emily Brasher, property owner of 3124 Marshall Blvd, stated that citizens of this island value historic structures. Ms. Brasher believed this was a historic cistern and provided water to Fort Moultrie. Mr. Brasher stated that this is a structure that everyone knows. Mr. Brasher believed that if this house goes, it takes away from the iconicness of Sullivan's Island.

Mr. Paul Boehm, property of 3209 Middle Street, stated he was in favor of the application presented. Mr. Boehm stated that this was not a water cistern but a sewer plant that treated sewage and has no problem with the removal of this property.

Mr. Henderson stated that he doesn't have much background on this property, but it is not historic, and it is not within the historic district.

Mr. Bohan asked the square footage of the lot. Mr. Clark stated the lot is 21,000 square feet. Ms. Bohn asked how old the existing home is. Mr. Clark responded by stating it is around 40 years old. Ms. Bohan asked what the square footage is of the current home. Mr. Clark responded by stating the current square footage is 1,402 heated square feet.

Mr. Henderson showed a map from Charleston County that shows the estimated heated square footage for neighboring properties. Mr. Henderson stated that Charleston County shows this property at 2,701 square footages. Mr. Henderson stated that the heated square footage is 1,402 and total square footage is 2,701.

Mr. Barkowitz, property owner of 3203 Marshall Blvd, stated that he was in favor of the application presented.

Ms. Bohan stated that she was told this was a cistern and that there is a finished basement in the home.

Mr. Bryan stated that the ask on the square footage is not a lot and has no problem with it. Mr. Bryan stated that as an architect, it shows concern when a set of plans are submitted, and the layout of the inside is not shown. Mr. Bryan hopes that the applicant is telling the Board accurate information and Town staff will review to ensure. Mr. Bryan will be sad to see the current house go but does not have a problem with the application presented.

Mr. Craver was in favor of the application presented.

Mr. Wichmann stated that it is a great lot but asked the applicant if they could bring down the massing a little.

Mr. Coish agreed with Mr. Wichmann.

Mr. Lewis and Mr. Pennington were in favor of the application presented.

Ms. Bohan would like to see the massing decrease. Ms. Bohan asked if this was going to be a spec house. Mr. Clark responded by stating as far as he knows; this will be a full-time residential home.


The Board was in favor of the application presented.

Mr. Wichmann made a motion to grant preliminary approval and asked the applicant to reduce the massing suggested by the Board.

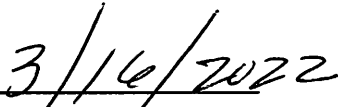
Mr. Lewis and Mr. Bryan suggested granting final approval on this application.

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

VI. ADJOURN: Mr. Wichmann made a motion to adjourn at 6:00 p.m. Mr. Craver seconded this motion. All were in favor. None opposed. Motion passed unanimously.



Beverly Bohan, Chair



Date