

TOWN OF SULLIVAN'S ISLAND DESIGN REVIEW BOARD

REGULAR MEETING MINUTES Wednesday, January 19, 2022

A regular meeting of the Town of Sullivan's Island Design Review Board was held on Wednesday January 19th 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: 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 Building Permit Technician.

Members of the public:

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. Bryan made a motion to amend the December 15, 2021 meeting minutes by changing his vote from in favor to opposed for the application at 1715 Atlantic Avenue and approved the minutes with this modification. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.
- II. **PUBLIC COMMENT:** No public comment was made.
- 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:**

Mr. Coish recused himself from this application because he was the applicant (Exhibit 1).

2667 I 'On Avenue: Ron Coish, applicant, requested preliminary approval of additions to a Traditional Island Resource Structure with modifications to the zoning standards for principal building square footage and side setbacks. (PIN# 529-11-00-033).

Mr. Henderson stated that the applicant requested approval to construct additions to a Traditional Island Resource structure. Mr. Henderson stated that the additions are to be constructed toward the rear and side elevations of the historic building and not destroying the "character features" of the historic front elevations facing Atlantic Avenue. Mr. Henderson stated that Town staff recommended granting final approval of the proposed additions for meeting several sections of the Secretary of Interior's Standards and SIS Guidelines for additions.

Mr. Coish presented his application to the Board.

No public comment was made.

The Board was in favor of the application presented.

Mr. Craver made a motion to grant final approval for the application presented for meeting several sections of the Secretary of Interior's Standards and SIS Guidelines for additions.. Mr. Wichmann seconded this motion. Motion passed 6 to 1. Mr. Bryan opposed.

V. NON-HISTORIC DESIGN REVIEWS:

1715 Atlantic Avenue: Heather Wilson, applicant, requested preliminary 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. Mr. Henderson stated that this is the second review of this application, and the applicant made the following design changes:

- o The applicant has reduced the requested PBSF by 114' SF, from 23% to 20%.
- o The overall depth of the house has been reduced in an effort to reduce the total PBSF
- o Side yard setback reduced
- o Two front wings are 1' shorter to reduce the mass from the street
- o The rear of the house has larger windows on the second floor for the master suite
- o Roof lines are the same

Mr. Henderson stated that the request also included a one-story attached addition located on the Atlantic Avenue side of the new construction. Connection may not exceed 20' from door to door and must be architecturally compatible with the rest of the home.

Mr. Henderson stated that Town staff recommended granting preliminary approval pending that the DRB comments from the December meeting had been met.

Ms. Wilson presented her application to the Board.

No public comment was made.

Mr. Bryan stated that he was still concerned about the side setback request and the structure being so close to the neighboring property.

The Board was in favor of the application presented.

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

Mr. Coish recused himself from this application (Exhibit 2).

2814 l'On Avenue: Ned Collins, applicant, requested conceptual plan approval to construct additions to a single-family home with modifications to the zoning standards for side setbacks and second story side façade setback. (PIN# 529-11-00-015).

Mr. Henderson stated that the applicant requested approval to add an "attached addition" and an addition of principal building square footage to an existing single-family home. Mr. Henderson stated that Town staff recommended granting preliminary or final approval pending from D-2 of the DRB application was completed for the side setback relief and second story side setbacks.

Mr. Bryan questioned the staff application of setback requirements on the east side of the property and Henderson responded by noting the east side of the home encroached into the required 15' side setback so was considered legal nonconforming. The west side would therefore be required to assume the remaining 25' setback with requested DRB relief.

Mr. Collins presented his application to the Board.

Ms. Bohan stated that three letters were submitted to Town staff in favor of the application presented (Exhibit 3).

No additional 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. Lewis seconded this motion. All were in favor. None opposed. Motion passed unanimously.

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 this application was deferred.

2923 Middle Street: Eddie Fava, applicant, requested preliminary 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 this is the second review of the project. Mr. Henderson stated that the proposal does not include any modifications however it included a modified connection point between the two structures.

Mr. Fava presented his application to the Board.

Mr. Fava stated that a letter was submitted to Town staff for the Board to review (Exhibit 4).

No public comment was made.

Ms. Bohan asked if the D-2 form was completed. Mr. Henderson confirmed that form D-2 was completed. Mr. Henderson stated that he asked the applicant to provide a list of all the design changes from the December meeting to this meeting. The design changes were as follows:

1. To address Front Entry
 - a. Added steps and raised terrace at front facade which will lead to a front garden door to be designed by the landscape architect.
 - b. Removed screening at stairs facing middle street to make them visible from station 30
2. Address Unifying Structures
 - a. Changed the design and materials of the two-story structure to match the one level portions.
 - b. Reduced the height request for the front additional setback.
3. Connection Between Structures
 - a. Incorporated traditional details at the “hyphen” to connect the structures more clearly
 - b. Changed the Design of the roof to connect directly with the roof of the 1 story living mass
4. Address Roof Form
 - a. Changed the Design of the roof to connect directly with the roof of the 1 story living mass

- b. Changed the slope of the hyphen roof to be more traditional and typical of the SI pattern of development

Mr. Wichmann stated that he believed the applicant addressed the DRB's concerns in regard to the roof form and the hyphen.

Mr. Craver was in favor of the application presented.

Mr. Bryan was in favor of the application presented.

Mr. Coish stated that he had concern with the perspective from Middle Street. Mr. Coish stated that it seems there was a lot going on the right side of the home and not much going on on the left side and the massing on Middle Street is tremendous. Mr. Coish stated that he would like the sides to remain the same with each other. Mr. Fava stated that the home was design deliberately.

Mr. Lewis stated no comment.


Mr. Pennington stated that he was in favor of the application presented.

Ms. Bohan agreed with the Board.

The Board was in favor of the application presented.

Mr. Craver made a motion to grant final approval for the application presented. Mr. Pennington seconded this motion. Motion passed 5 to1. Mr. Lewis abstained.

VI. ADJOURN: Mr. Wichmann made a motion to adjourn at 5:20 p.m. Mr. Craver seconded this motion. All were in favor. None opposed. Motion passed unanimously.


Beverly Bohan, Chairman

2-16-2022
Date



RECUSAL STATEMENT

Member Name: Pan Coish

Meeting Date: January 11, 2022

Agenda Item: 3 Section: F Number: 2

Topic: 2814 Ian 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:

X Professionally employed by or under contract with principal

_____ Owns or has vested interest in principal or property

_____ Other: _____

Pan Coish

Member Signature

1/19/22

Date

[Signature]

Signature of Official

1/19/22

Date



RECUSAL STATEMENT

Member Name: Pan Coish

Meeting Date: January 19, 2022

Agenda Item: 1 Section: E Number: 1

Topic: 2667 Ion 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:

X Professionally employed by or under contract with principal

_____ Owns or has vested interest in principal or property

_____ Other: _____

Pan Coish

Member Signature

1/19/2022

Date

[Signature]

Signature of Official

1/19/2022

Date

2814 l'On Avenue

3 in favor

0 opposed

To: Sullivans Island Design Review Board

11 Jan 2022

From: Bill + Ann Fuller
2814 Atlantic Ave.

Re: Proposed Improvements to 2814 Ion Ave

As an immediate neighbor to the proposed project, I wanted to let you know my sentiments.

I have reviewed the plans with the owner, Ned Collins, and seen the proposed staked location of the new addition.

At this time, I am in favor of the project as presented.

Instead of _____,
I would prefer to see _____

Instead of _____,
I would prefer to see _____

Instead of _____,
I would prefer to see _____

In addition, I would like your Board to know this project would benefit the structural integrity of the Collins' home as well as adding value and aesthetic appeal to our neighborhood.

Thank you for your consideration.

Sincerely, Bill F. + Ann C. Fuller (2814 Atlantic Ave.)

To: Sullivans Island Design Review Board

____ Jan 2022

From: ROM COISH
2808 ION AVE

Re: Proposed Improvements to 2814 Ion Ave

As an immediate neighbor to the proposed project, I wanted to let you know my sentiments.

I AM IN FAVOR OF THIS PROJECT

I have reviewed the plans with the owner, Ned Collins, and seen the proposed staked location of the new addition.

At this time, I am IN FAVOR. of the project as presented.

Instead of _____,
I would prefer to see _____

_____.

Instead of _____,
I would prefer to see _____

_____.

Instead of _____,
I would prefer to see _____

_____.

In addition, I would like your Board to know _____

_____.

Thank you for your consideration.

Sincerely, *Rom Coish*

To: Sullivans Island Design Review Board
From: Ned & Lisa Collins, Owners & Applicants for 2814 Ion Ave
Re: Application for Review on January 19, 2022

It has been brought to our attention that our proposed addition may be running afoul of the Sullivans Island Zoning Code Section 21-20 (B) (6) which makes "attached additions" a conditional use in the RS-District.

This ordinance states that if the addition does not "share heated space with the principal dwelling"; (a) it must have "no kitchen facilities", (b) there must be "deed restrictions placed on the property prohibiting rental as a separate dwelling", and (c) the addition "shall be visually and architecturally integrated with the existing principal building."

As proposed, the addition is heated with a separate mini-split for each floor, and therefore does not share heated space with the principal dwelling. The reasons for this are 1) to be able to live in the addition while the main house is (electrically) shut down for renovation (Phase Two of the project), and 2) to be able to zone the spaces which will be used only intermittently after the completion of the project. Our hope is that our grown children will bring their families back for visits. And that the addition will be heated and cooled for them as efficiently as possible.

As proposed, we are including a small kitchenette in the upper floor of the addition. Note that there is no stove and that the "kitchen" sink is also the bathroom sink. The reasons for including a kitchenette are 1) to be able to live in the addition while the main house is shut down for renovation (Phase Two of the project), and 2) to allow visiting family members and guests to be able to make their own breakfasts (allowing for different wake-up times).

As to the deed restriction, we are more than willing to attach one to our property "prohibiting rental as a separate dwelling", with the proviso that if, in the future, the rest of the RS-District is allowed such a rental, that our property would be allowed the same.

As to whether or not the addition is visually integrated with the existing house, we certainly made every effort to make that happen, but recognize that determination to be up to you, the Board.

As we study the intent of this Article III, Sec. 21-19, we not only agree with it, but have unwittingly endeavored to comply with it as we came up with our design.

We agree that the RS-Single Family Residential District be "developed and reserved for low-density residential purposes built in a manner that is respectful of the Island's building mass and scale, historic structures, and compatible with neighborhood character." We agree that the Board should "encourage the formation and continuance of a stable, healthy, environment for one single family, primarily owner-occupied dwelling per lot." And we agree that the Board should "discourage any encroachment by commercial, or other uses capable of adversely affecting the residential character of the district."

We are open to solutions that you might offer.

Lyssa Harvey Ed.S
2820 Ion Ave.
Sullivan's Island, South Carolina, 29482

To: The Sullivan's Island Design Review Board
From: Lyssa Harvey
Re: Proposed Improvements to 2814 Ave.
Date: 1/13/2022

Dear Sirs,

As an immediate neighbor to the proposed project, I want to let you know that I have reviewed the plans for Ned and Lisa Collin's renovations. I have seen the proposed staked location of the new addition.

At this time, I am in favor of the project as presented. I have asked a few questions and very happy with all proposed additions. I would like the Board to know that I am very pleased with our neighbor's plan. It will improve and enhance their property which in turn adds to the aesthetics of our station and of Sullivan's Island.

Thank you for your consideration,
Sincerely,
Lyssa Harvey

2923 Middle Street

**Letters submitted to Town
staff from the property owners**

December 17, 2021

Dear Mr. Henderson,

My wife, Robyn, and I are the owners of 2923 Middle Street. We purchased our property over a year ago, at which time we began work on the design of our home utilizing the talents of Heather Willson as our architect. As you are aware, our property is very difficult to design around, given the adjacent 'Pump Station', 'AT&T Platform', and the 'Live Oaks' (which we really appreciate) that are on the property. Nonetheless, my wife and I believe that the time and effort of design and construction, will be worthwhile we look forward to eventually calling 'Sullivans Island' ... 'Home'.

Heather received 'Final Approval' from the 'DRB' during the January 20, 2021 'DRB Meeting' for our home as initially designed at that time, and with much less in the way of drawings and detail. She was granted relief for a 3' (8%) 'Side Setback'; for additional 'Principle Building Coverage' of 434 sf (20%); and for 'Second Story Articulation' (32' overlooking 30th Street ... which, was addressed, and relief given during the 'DRB Meeting'). The prior 'Final Approval' also allowed for a structure that did not have a visible front facing stair, was not of a 5:3 ratio, and was not all under one roof form.

Although we had received 'Final Approval', the home's interior plans had not been completed yet. Upon proceeding with Heather, we then encountered issues with the interior layout. My wife and I currently reside in Southern California. Consequently, we found given the distance, time difference, Heather's reduced staff, and other unfortunate challenges due to Covid, that communication proved to be difficult. Therefore, we felt that it would be better for us to move away from our architectural relationship with Heather. We subsequently hired 'e e fava architects'. Eddie was recommended to us by Shiela Wertimer, who had previously worked as our landscape architect on our previous home on Daniel Island. Shiela is also who we have retained as our landscape architect for our Sullivans Island home.

Eddie (and Joel) have worked for many months now, designing our home in a manner that sensitively overcomes the property hinderances; accommodates our desire for a properly scaled, low impact structure and 'single level living' (thus the necessity for the previously granted 'Principle Building Coverage' relief); and beautifies the property in a way that compliments the 'Sullivans Island' community. Having achieved the above with similar previously approved requests, we moved on to seeking 'Final Approval' from the 'DRB' at the 'December 15th 'DRB Meeting'.

I did not attend the 'DRB Meeting' given that I live in Southern California. However, I was able to view the 'Town of Sullivans Island's website video of the meeting the next day. I can not tell you how shocked, saddened, and disappointed I was at the manner in which a 'DRB Committee Member' attacked Eddie as he was presenting our home. From what I could hear on the video, the 'DRB Member's' outburst was apparently over

a previous matter, which had nothing to do with our property, and it was completely inappropriate. Vindictively, this member managed to link his apparent disdain for Eddie, to our request for 'DRB Conceptual Final Approval. The committee member then left the meeting, and did not return. I know that this member's behavior is not at all representative of the other members of the 'DRB Committee', or this community. It did, unfortunately, bring an emotional toll upon us all.

As the meeting proceeded, I listened intently to each committee members questions, and feedback pertaining to our home design. At the end of the meeting, 'Conceptual Approval' was given, subject to 'e e fava architects' addressing 'feedback' that was discussed.

I'm confident that Eddie will address the 'feedback' without losing the 'Southern Vernacular' architectural elements and openness of the design, thereby allowing all to appreciate Shiela's landscape design, that will incorporate native plantings, and highlight the 'Grand Oaks' that are defining elements of the home's design. The 'Grand Live Oak', located at the rear of the property, has a canopy width that almost embraces the entire width of the house. Our proposed design intentionally allows the 'Grand Live Oak' to be more visible to the community, and it gives 'space' to our neighbor.

Respectfully, and in consideration of what had been granted prior, my wife and I thought our current requests that included an additional 8" height at the garden level, and allowed for a front setback at the parapet, were reasonable.

I know we all regret the unfortunate conduct that occurred at the 'DRB Meeting'. I do, however, appreciate your time serving Sullivans Island, and in particular, time spent considering our home on Middle Street.

Thank you, and stay safe!

Dana Hogan

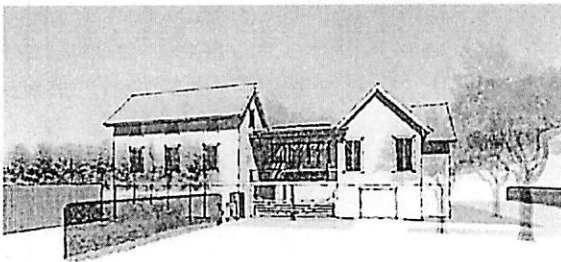
Hi Joe,

I wanted to send a friendly note to you and the **'DRB' Members'** for some background and reference when reviewing our upcoming **'DRB' Submission'** for 2923 Middle Street.

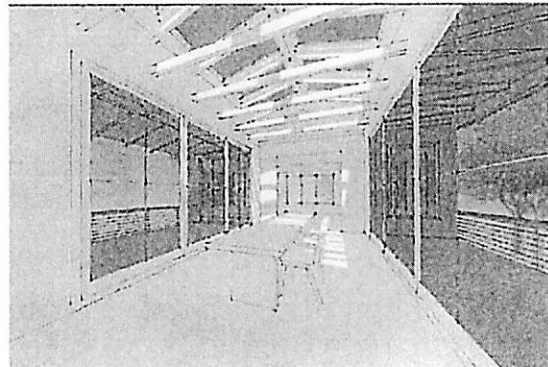
My wife and I spent several months debating whether or not to buy our property. We even walked away once, only to have another buyer step up ... and then 'pass' on buying the property. When it came back on the market, my wife and I decided to buy it because there just wasn't much else available at the time. Although the property is a 'corner location', which is a plus to us, the **'Pump Station'** with its **'60' Antenna'**, is as all acknowledge, unfortunate and unsightly. What we did not know then, and evidently the 'Town' also did not know either, was that a large **'AT&T Platform'** was also going to be constructed right next to the **'Pump Station'**, along our property line. Had we known this in advance, we may have not bought the property. Perhaps the **'honest humor'** ... and the **'raw truth'** ... of the following statement that was made by a **'DRB Member'**, says it best -

"Its a tough lot, and I'm tickled that somebody wants it ... and is willing to do something with it ... and live on it."

After I wrote my previous email to you concerning the behavior at the **'December DRB Meeting'**, I watched a few **'DRB Meeting'** videos to educate myself about 'Sullivans Island's' design review process. One of the videos that I watched was the **'January 2021 DRB Meeting'**, where our prior architect presented some very preliminary conceptual plan drawings of a home as then proposed. Although it did not have a visible **'Front Entry Stair'**, it included a **'Glass Connection'** (with glass skylight roof), and multiple large roof forms, the **'Staff introduction'** did not include a note of concern regarding any of these items. During a '14 minute section', Heather Wilson presented her **'Original Design'** for our property. (see below)



HOGAN RESIDENCE



Our 'DRB Application' for the 'Original Design', had listed '2' 'Requests for Relief', when actually there had been '3', and the 3rd 'Request' was then added to the 'DRB Application' during that meeting.

The '1st Request' was for an '8% increase in Side Yard Setback'. Heather stated that *"... the 'Pump Station is really big, and there is a large 'AT&T Platform'"; "... it is a little bit tricky house to site without just staring at the 'Pump Station, and that AT&T Platform' ; " ... so that is part of the reason to kinda get the width".* Heather continued with discussion about screening, and working around 'Oaks' that are being preserved and are still standing; and that *"... it is a little tricky, and I don't have a lot of room to break up the mass"; "... so, that's the reason for the setback relief" .*

The '2nd Request' was for a '20% increase in Principle Building Coverage Area'. Heather let it be known that my wife and I are *"... a retired couple, and they want to live mostly on one floor "*. Heather described our lot as small, and without the 'Request Relief', the allowable is only 2,100 sf "

The '3rd Request' was for '100% Relief for the 2nd Story Setback'. During Heather's presentation, the height of the 'Second Story Knee Wall' was questioned. You pointed out during the meeting, that since the height was over 3' (it was 5') it was a 'Second Story', that requires 'Setback Relief'. You suggested that Heather modify the 'DRB Application', which she did with 'DRB Approval'.

For ease of reference only, I copied 'DRB Member's' comments below, which preceded the vote for 'Final Approval' of the very conceptual drawings ... and also because all of the circumstances still remain and apply.

Kevin stated that ... *"given the articulation of that .. how the front building and the back building are being connected ... I think that takes away from it ... and also the pump station ... I think does bear some consideration on the design. "So, I don't have any problem with making that exception, giving 100% exception to that .." ... "So I'm in favor of everything that Heather has done here ... I'd give 'Final Approval'."*

Luke agreed ... gave it ... **"Approval"**.

Billy agreed with Kevin and Luke. Billy went on to say, *"Its a tough lot, and I'm tickled that somebody wants it ... and is willing to do something with it ... and live on it."*

Ron said, *"I liked it as well ... and I think that the 5' exception adds to the whole design, so I like it. And, I think you've done a good job designing a really nice traditional style home, on a very difficult lot ... and I would go for 'Final' on this one.*

Beverly said, "***I think it's difficult having the Pump Station and the AT&T ... so, I agree with the difficulties so I would give 'Final Exception', even though I think it's a long wall, not being articulated but, I would give it 'Final Approval' for this exception.***

Bunky said ... "***I'm good as well, I think everything been said before, and I'm on board.***"

The Chairman, Steve Herlong, concluded with, "***The relief requested is certainly acceptable ... because it is helping pull these two pieces apart and reduce the overall mass so that it becomes these two components, separated ... I think it works out quite well.***

Motion was made for '**Final Approval**' ... which was unanimous.

Unless you are really familiar with our property, you would not realize how difficult it is to site, and design something special, that takes advantage of the '**Oaks**', while working around the hardships that the '**Pump Station**' and the '**AT&T Platform**' present. To our surprise after receiving the '**Final Approval**', Heather unexpectedly, discarded her '**Original Design**'; and then sent my wife and I a '**Second Design**', along with an email explaining why she felt that her '**Original Design**' did not work. (see below). This is not meant to disparage Heather, but simply noted to explain our current position.

On Jan 22, 2021, at 1:40 PM, Heather Wilson <heather@heatherawilsonarchitect.com> wrote:

*oh my . i am so very sorry for Robyn's and your loss .
i will be thinking of you both*

*some designs . like the original one . fall apart the minute you pull a thread .
it is hard to explain*

lastly ... the lot changed so much when it cleared ... it sent my wheels spinning.

Heather's '**Second Design**' assumed the '**Requested Relief**' that was '**Approved**' for her '**Original Design**' during the '**January DRB Meeting**'. I believe that she did so because the conditions for the '**Requested Relief**' had not changed. Disappointedly, the '**Second Design**' from Heather did not work for my wife and I. For this, and other reasons that I described to you in my previous email, we parted ways. A few months later, Eddie Fava began working on a '**New Design**' for our property. Eddie too was aware of the prior '**Requested Relief**' that was granted during the '**January DRB Meeting**' and with the same constraints in place, it seemed logical that the '**Requested Relief**' would remain a legitimate route.

I heard a **'DRB Member'** say in one of the videos, that the **'DRB'** negotiates **'Relief'** for **'Good Design'**. My wife and I think that **'Eddie Fava's'** architectural design ability, and that of **'Shiela Wertimer'** for landscape design, are second to none. In my study and review of all, I learned that according to the **'Zoning Standards Compliance Worksheet'**, that with consideration of site specific difficulties and good design, there are 15 possible **'Requests for Relief'** categories. We are by no means asking for all, nor as much as I have seen in other reviews, but I do feel that those which we are requesting are minimal in nature, and clearly improve the design of our home and its **'Neighborhood Compatibility'**.

During the **'December DRB Meeting'**, our home was given **'Final Approval'**, subject to Eddie addressing **'DRB Feedback'**.

As requested by the **'Board'**, our updated **'Connection'** was redesigned to be more **'Cohesive'** and **'Traditional'**. The exterior treatment is now consistent with all being **'Wood Siding'**, adding to the **'Traditional Style'**. Also, **'Traditional Detail'** has been incorporated on the **'Column Supports'**.

Our **'Current Design'** strengthens our **'Main Entry'** at the front of the house facing Middle Street. The **'Front Steps'** are raised before leading to the **'Main Entry'**, tree lined passage. A **'Traditional Style'** **'Second Entry'** to the home with **'Front Facing Stairs'**, located on the 30th Street side remains.

The **'Original Design'** as approved at the **'January 2021 DRB Meeting'** had placed two-stories all along 30th Street, with a 32' long, unarticulated **'Second Story'**, for which we received **'Relief'** from the **'DRB'**. The **'New Design'** reduced the 30th Street side **'Wing'** to a **'Single Story'**. The **'New Design'** places the two story portion where it is not visible, and it is 72' back from Middle Street.

My wife and I have spent well over a year evaluating the property's home design possibilities with our architects. I believe that our home design is unique, well articulated, and appropriately scaled; not just for the street facing sides of the home, but also for our rear and side neighbors.

When compared to other 'new homes' in our neighborhood, I think the adjacent home at 3003 Middle Street, and the home at 2914 Middle Street, are indicative of the direction that the **'DRB'** has approved for **'Neighborhood Compatibility'**. 3003 Middle Street is 60 sf larger than our home, and it is on the same 'smaller size' lot as our lot. It is located right across the street on the adjacent corner. Like our **'New Design'**, it too has a **'Single Story'** facing 30th Street; with a passageway to the **'Second Story Wing'**.
(see below)



The other new home is across the street, just two doors down from our property. The 'DRB' granted 'Requested Relief' to this neighbor for 'Principle Building Square Footage' at 23.7% (25% max.); for 'Principle Building Coverage' at 17% (20% max); for 100% of the 'Second Story Side Facade'; and for 100% 'Principle Building Foundation' (see below). Our home is on a corner, and it enjoys the additional 'large lot perspective' given it by the '30' Right of Way' on both Middle Street, and 30th Street. For comparison, our 'Requested Relief' was for 'Principle Building Square Footage' at 7% (20% max); for 'Principle Building Coverage' 20% (max); 50% of the 'Second Story Side Facade'; and for 75% 'Principle Building Foundation'.

Project Address: 2914 MIDDLE STREET
 Submission Date: OCT 16, 2014
 Meeting Date: NOV 20, 2014

Item	Item Description	Item Status	Item Value	Item Unit	Item Max	Item Min	Item Note
RETRACES	A 21-01	20 feet	✓	10%	10%		
	B 21-02	40' side 30'	✓	10%			
	C 21-03	13' 10"	✓	20%			
	D 21-04	14 feet (side length)		10%	17'-0"	100%	
	E 21-05	20 feet	✓	None			
LOT COVERAGE	F 21-06	as per National Building Code 2,831 sq ft		20%	566 sq ft	437 sq ft	17% 3,266
	G 21-07	as per National Building Code 20% of lot area	✓	N/A	N/A	N/A	N/A
	H 21-08	as per National Building Code 3,781 sq ft		20%	946 sq ft	237 sq ft	4,479 sq ft
DESIGN STANDARDS	I 21-09	NA		10%			
	J 21-10	1st floor or 2nd floor (whichever is less)		100%			FOURTH IS HERE. THERE IS NO DRB. AND THERE IS NO WAY TO WAIVER FROM THIS RULE.
	K 21-11	30 feet (side length)	✓	100%			
	L 21-12	Two-story maximum including ground floor	✓	Subject to Departmental Compatibility			
	M 21-13	5 feet above street level (to finished first floor)		1 foot	1 foot		4 FEET
	N 21-14	Class 1 Construction	✓	Subject to Departmental Compatibility			
	O 21-15	Height: 10'		20% (15' if height of lot is 30')			

Our **'Current Design'** avoids being a large shoebox and it will have a sense of **'Light and Space'**, with an interwoven blend of **'Home and Garden'**. It is an architecturally attractive **'Traditional'** home, indicative of **'Sullivans Island'** character, and very compatible with the neighborhood.

"Its a tough lot, and I'm tickled that somebody wants it ... and is willing to do something with it ... and live on it."

I would have to agree that ***"Its a tough lot ..."***. My wife and I are ***"... willing to do something with it ... and make it our primary residence"***, and therefore in light of the prior considerations given to existing site issues, reference to similar new homes in the neighborhood, and our current updates to the design ... we would greatly appreciate the **'DRB's'** approval of our design.

Thank you.

Dana