

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

**REGULAR MEETING MINUTES  
Wednesday, October 19, 2022**

A regular meeting of the Town of Sullivan's Island Design Review Board was held 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, Bunky Wichmann, Heather Wilson, Phil Clarke, Tal Askins, and Ron Coish.

Town Council Members present: No Council members were present.

Staff Members present: Joe Henderson, Deputy Town Administrator, Charles Drayton, Planning and Zoning Director, Max Wurthmann, Building Official, and Jessi Gress, Business Licensing and Building Permit Technician.

Media present: No members of the media were present.

Members of the public: Mr. Dean Varner, property owner of 2262 Myrtle Avenue, Mr. Sammy Rhodes, owner of Rhodes Residential Builders.

**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 September 21, 2022 Design Review Board meeting minutes. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.
- II. **APPROVAL OF THE DESIGN REVIEW BOARD'S CALENDAR OF MEETINGS FOR 2023:** Mr. Wichmann made a motion to grant final approval for the 2023 Design Review Board meeting dates. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.
- III. **PUBLIC COMMENT:** No public comment was made.
- IV. **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

## V. HISTORIC DESIGN REVIEWS:

**1714 Middle Street:** Kenneth Miller, of Kenneth Miller Architecture, requested final approval for revisions to a previously approved DRB submittal, requesting additional height for an accessory structure, garage and some minor design changes to the restoration of this Sullivan's Island Landmark property. (PIN# 523-08-00-049)

Mr. Drayton stated that this is the second review of this project.

At the first meeting the Board made several suggestions to improve the appropriateness of the proposed work on this historic property:

- Rotate the roof of the garage to better match the historic façade. [Bryan]
- Alter the roof style to Bermuda or hip style. [Wichmann]
- Lower the height of the accessory structure. [Wilson]
- Remove the breezeway. [Wilson]
- Remove stairs and door from front façade of garage. [Wilson]
- Tweak the window and other treatments on the garage to mesh better with the historic building's designs. [Clarke]

The applicant responded to address the Board's comments by:

- Lowering the garage's roof height by 7.5".
- Rotating the roof 90 degrees.
- Adding a pediment style dormer with a circular window, reflecting the historic property's front porch roofing detail.
- Lowering the water table on the garage so that it does not mimic the water table on the gymnasium (historic structure).

Mr. Drayton stated that the Board should also consider the driveway dimensions and standards to ensure that the driveway will meet the requirements for previous design and comply with dimensional requirements for driveways found in Section 21-15.

Mr. Drayton stated that Staff recommended granting final approval provided the Board determines that the modifications to the plans match with the intent of the Boards comments from last month.

Mr. Miller presented his application to the Board.

**No public comment was made.**

Ms. Wilson believed that the breezeway isn't in keeping with the vernacular of Sullivan's Island. Ms. Wilson believed that if the Board allowed this type of connection, it could create a precedent for accessory structures.

Mr. Wichmann stated that the Board is to treat every property in its own case, and he does not really know if a precedent would be set. Ms. Wilson responded by stating that if the Board allows the connection to be approved why couldn't someone else come in and request the same. Ms. Wilson believes that this case is A-typical and doesn't understand what the need for the proposed breezeway would be.

Ms. Bohan stated that Secretary of interior Standards stated that if there is a connection and does not affect the historic structure then it does not affect the nature of historic property. Ms. Bohan was in favor of the application presented.

The Board was in favor of the application presented.

**Mr. Wichmann made a motion to grant final approval for the application presented. Mr. Coish seconded this motion. Motion passed 6-1. Ms. Wilson opposed.**

**2262 Myrtle Avenue:** Nicole Dallaire, of Beau Clowney Architects, requested conceptual approval for an addition and renovations to this Sullivan's Island Landmark property, with requests for side setback relief, principal building side façade relief, and second story side façade setback relief. (PIN# 529-06-00-110)

Mr. Drayton stated that this is the first review of this project. The applicant is requesting:

- 1) to reduce the side setbacks by 10 feet to have 15-ft setbacks on both sides,
- 2) 100% relief from the second story side façade setback guideline, to create a 39-ft 1-in second story, solid wall section. (Staff believes that the chimney and the 1st story bump out alleviate the need for this request because they break up the 39-ft wall's massing with 2+-foot wide articulations on the side facade), and
- 3) 30% enlargement of the principal building's side façade to allow a 39' 1" wall length on the eastern elevation of the new addition. (staff also interprets the design standard to have been met via the 12-foot-wide bump out on the first story, and the 6-foot-wide chimney that also provides articulation along the eastern façade of the proposed design).

Mr. Drayton stated that the Board should also consider the potential implications from removing the second story porch in fill; will the front façade need to be re-framed? Will sheathing be needed for all original elevations? Please detail how the work will be completed to help better inform the contractor's narrative and the work that must be performed, including additional notes about the history of the individual fenestrations.

Mr. Drayton stated that staff recommended granting conceptual approval to the proposed addition with its encroachment into the side setback provided the Board determines that the addition is in keeping with the Standards for Neighborhood Compatibility and the Secretary of Interior

Standards. Mr. Drayton stated that staff recommended further consideration to the proposed changes to the front façade and fenestrations to ensure they are in keeping with the Secretary of Interior Standards.

Ms. Campbell presented her application to the Board.

Mr. Wichmann asked how the applicant would differentiate each historical element and the new addition. Ms. Campbell responded that this property was heavily altered in 2005 and because of this the original historic nature will be preserved as much as possible with the request to add the new proposed addition. Ms. Campbell stated that they are requesting to add over a section that is already there instead of building some massive new addition.

Mr. Wichmann stated that the front porch does not meet the Secretary of Interior Standards and does not understand altering the front façade of the historic structure to get a larger front porch. Mr. Wichmann was not in favor. Ms. Campbell responded by stating that currently there are French doors in the framing currently and the goal is to bring back the original front façade of the historical structure.

Mr. Bryan asked why the pool should be overlooked as apart of the massing when it is just as much apart of the building and the setbacks. Ms. Campbell stated that the ordinance has to meet the overall building setback. Ms. Campbell stated that she chose to build the addition on the rear of the home to avoid altering the front façade which is the reasoning for the side setback relief.

Mr. Coish stated that he had concerns about the removal of the top section of the heated space of the home because it will take away from the historical significance of this property. Mr. Coish asked if the hip roof could be lowered or move the shed more toward the home. Mr. Campbell stated that they could investigate this option.

Ms. Bohan stated that the fabric of the presentation to rehabilitate this home, Standards 9 and 10 have been met however the composition and scale seem to overpower the cottage and for this Ms. Bohan was not in favor. Ms. Campbell asked if looking into getting a lower hip roof would be helpful to the design. Ms. Bohan responded by stating that would be up to the Board to decide.

**No public comment was made.**

Mr. Dean Varner, property owner of 2262 Myrtle Avenue, stated that since they bought the home the only intent is to restore the home to its original condition. Mr. Varner stated that they feel as though the 1945 addition just has no significance to the historic cottage. Mr. Varner believed that they have done everything needed to keep the historical elements of this home. Mr. Varner stated that he is frustrated with the Boards comments of picking one time period over another. Ms. Bohan responded by stating that the Board is charged with ensuring all historical elements, standards and guidelines are met with historic properties.

**Mr. Wichmann made a motion to grant conceptual approval provided that the applicant reevaluate the massing and roof design. Mr. Coish seconded this motion.**

Mr. Bryan stated that this proposed design is a lot of massing and would suggest adding to the motion to encourage reducing the massing and does not understand the request for so much side setback relief. Mr. Bryan stated he would only be in favor of the pending motion if there is some sort of quantifiable notation to reduce the massing.

Mr. Clarke stated that he was ok with the setback request because the request is needed to save the large tree that is located on the lot. Mr. Clarke would like to see the size in height to decrease. Mr. Clarke would support the larger porch as it was originally.

Ms. Bohan suggested walking the property.

**Mr. Clarke made a motion to amend the motion by granting conceptual approval provided that the applicant reduce the height of the addition in the rear and to provide more evidence for the widening of the front porch. Mr. Wichmann accepted the motion. Motion passed 5 to 2. Ms. Bohan and Mr. Bryan opposed.**

**413 Station 23:** Eddie Fava, of E. E. Fava Architects, requested preliminary approval to amend the CoA for historic cottage on the property, adding a screen porch on the rear, and construct a new detached dwelling to the rear of the historic cottage, making it a historic accessory dwelling unit. (PIN# 529-06-00-108)

Mr. Drayton stated that this property is an historic Sullivans Island Landmark Property (Historic Survey Card #61) located in the Atlanticville Local and National Register Historic Districts. This is the DRB's first review of these plans for this project; the initial work on the project began after the DRB approved the plans for the restoration of the historic cottage that graces the street frontage on this lot. The applicant seeks essentially to permit phase 2 of this historic restoration with the ADU special exception; the applicant has received approval from the BZA on April 14, 2022 for the special exception, understanding that all the requirements in Section 21-20 C. (2) must be followed and/or adhered to in the design.

Mr. Drayton stated that phase 2 includes an amendment to the COA, proposing to add a screen porch on the rear elevation of the historic cottage, and the plans for the construction of a new home to the rear of the historic cottage.

Mr. Drayton stated that staff recommended granting preliminary or final approval with the condition that the plans be revised to show a lowering of the building's foundation height to what is allowed for the special exception and that all other concerns of the Board are addressed.

Mr. Fava and Mr. Trantham presented his application to the Board.

**No public comment was made.**

Ms. Wilson asked what materials will be used on the new construction. Mr. Fava stated that a boral siding will be used and marvin windows, standing seam medal roof to differentiate the historic structure from the new construction.

Mr. Clarke asked if the garage would be solid block. Mr. Fava stated that elevation wise you will see that it is permeated with shutters and louvers as required.

**No public comment was made.**

**Mr. Wichmann made a motion to grant preliminary approval for the application presented. Mr. Coish seconded this motion.**

**Ms. Wilson made a motion to amend the original motion by granting final approval provided that the materials referenced be included. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

**2824 Brooks Street:** Carl McCants and Daphne Wertz, of Mc3 Designs, Inc., requested preliminary approval to construct a detached garage on the rear corner of a historic property with a cottage on it that is a Sullivan's Island Traditional Island Resource. (PIN# 527-07-00-044)

Mr. Drayton stated that this property is an historic Sullivans Island Traditional Island Resource (Historic Survey Card #33), and the historic cottage on the property was recently relocated on the property per DRB and BZA approvals providing for the historic accessory dwelling unit special exception that also allowed for the construction of a new main house on the property. This is the DRB's first review of these plans for this project, for which the applicant is requesting no modifications from the zoning ordinance for the accessory structure's construction.

Mr. Drayton stated that the proposed garage will be located along the rear setback line of the property and would meet setback requirements for both the side and rear of the property. Along with the new garage the applicant will be seeking a new curb cut on Jasper Boulevard in order to gain vehicular access to the garage. The request for a curb cut on Jasper will require the applicant to abandon the current driveway located on Brooks Street, since only one driveway is permitted per residential lot on Sullivan's Island.

Mr. Drayton stated that staff recommended granting conceptual approval for the garage ensuring that the Secretary of Interior Standards are being followed and that the applicant address concerns regarding size, the relative location of the trees on site, and the willingness of SCDOT to provide access to Jasper Blvd.

Ms. Daphne Wertz presented the application the Board.

**No public comment was made.**

Ms. Wilson asked about the magnolia tree and if the garage reduced in size due to this tree. Ms. Wertz responded by stating that the garage did reduce in size due to the tree and the porch was also reduced.

Ms. Bohan asked if the existing driveway was shown because one driveway is only allowed per property. Mr. McCants stated that an application has been submitted to SCDOT and the Brooks Street driveway will be removed.

Mr. Clarke asked if there was any drawings of the historic home and how the garage relates. Ms. Wertz responded by stating they do not have that information but can get it for the Board.

Mr. Bryan asked if the roof eaves are calculated in the lot coverage. Mr. Drayton stated that the porch footprint is included but doesn't believe that the roof eaves are unless they are over 30 inches.

Ms. Wilson asked if the applicant considered moving the garage back on the lot to get away from the tree a little bit. Mr. McCants stated that they are already on the rear setbacks. Mr. Drayton stated that because it is an accessory structure, they can put the garage back.

Mr. Coish stated that the applicant did a really nice job with lowering the structure and during the renovation process the Board granted potential approval for the garage during the renovation stages. Mr. Coish was in favor of the application presented.

**No public comment was made.**

**Mr. Wichmann made a motion to grant preliminary approval provided that the applicant relocate the garage further back on the property to avoid the magnolia tree and to present a set of plans, potentially a 3D model, showing the historic structure in relation to the proposed garage and existing driveway with the proposed. Ms. Wilson seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

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

**2830 Marshall Boulevard:** Elizabeth Drake, of Elizabeth Drake Architect, requested final approval to construct an attached addition with relief for additional principal building square footage and coverage. (PIN# 529-11-00-053)

Mr. Drayton stated that this is the third review of this project, and the applicant has made several adjustments to the plans:

- The roof deck has been eliminated from the design creating a cohesive set of roof lines.
- The porch along the 1st floor of the east elevation has been reintroduced to break up the massing along that facade.
- All the stair systems have been moved to internal locations in the design, so that no stairways are now visible from the exterior.

Mr. Drayton stated that staff recommended granting final approval provided that the Board determines that the addition proposed be integrated in a satisfactory manner.

Ms. Drake presented her application to the Board.

Mr. Clarke asked the applicant to refer to L.6 regarding the roof of the connecting porch and to explain. Ms. Drake stated that the understory is really nice with a walkway area which they want to keep, and the roof connection will stop which will make two stories.

**No public comment was made.**

The Board was in favor of the application presented.

**Mr. Wichmann made a motion to grant final approval. Ms. Wilson seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

**1907 I 'On Avenue:** Brooke Gerbracht, of Herlong Architects, requested final approval to construct a two-story, mother-in-law suite addition with relief from the side setback requirements. (PIN# 529-09-00-070)

Mr. Drayton stated that this is the third review of this project; during the last meeting the Board made the following requests:

- Move the addition away from the 30" live oak, by breaking up the massing nearest the tree.

Mr. Drayton stated that in response, the applicant has moved most of the additions massing an additional 3.5 feet away from the tree and from the adjacent property line, where the neighbors live that had expressed concerns over the addition being too close to their property. Only the proposed covered porch that will provide the new entryway to the home will remain at the 15-foot setback line. Mr. Drayton stated that the property owner said he has spoken to the adjacent neighbor who spoke in opposition to the design plans at the last meeting; he said that the neighbor no longer opposes the addition.

Mr. Drayton stated that staff recommended final approval for the requested 10 feet side setback relief and to allow for the proposed addition as presented.

Ms. Gerbracht presented her application to the Board.

Mr. Bryan asked if there was a need to bring the chimney down to the ground floor and if it works for the stairs. Ms. Gerbracht stated that it will work with the stairs.

**No public comment was made.**

The Board was in favor of the application presented.



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

**1755 Atlantic Avenue:** Joel Adrian, of Studio 291, LLC, requested conceptual approval to construct a new single-family home with requests for additional principal building square footage and second story side setback relief. (PIN# 532-12-00-026)

Mr. Drayton stated that this is the DRB's second review of this project; it was deferred last month after discussion of the Board's concerns.

- The applicant has removed the 3rd story portico on the ocean side.
- The applicant has taken some square footage out of the request to the DRB for its discretionary approval of additional principal building square footage, reducing the square footage request by 76 sf.
- The elevations now show vents between the foundation piers.
- The 2 wall sections where second story side setback relief is requested are adjacent, articulated wall sections of reasonable room widths (13 ft 4 in and 16 ft 8 in.).

Mr. Drayton stated that staff recommended conceptual approval provided that the Board finds the design to be in keeping with the Standards of Neighborhood Compatibility.

Mr. Adrian presented his application to the Board.

Ms. Wilson stated that this is a vast improvement. Ms. Wilson stated that it is important with the massing to have some one-story elements. Ms. Wilson believed that there could be more one-story elements but overall a good design.

Mr. Coish believed that the applicant did a good job and would consider granting final approval.

Mr. Bryan referred to the slide presented by the applicant that shows the neighborhood and the square footages of the neighboring homes. Mr. Bryan stated what is really neighborhood compatibility and the Board has the task of determining this so is this compatible with the new neighborhood that has been created or is it compatible with the neighborhood that used to be. Mr. Bryan is concerned that the door has been open to 4,000 square foot homes and would like to see compatibility to what Sullivan's Island used to be.

Mr. Coish stated that 2,000 square foot homes is the past and they must except that 4,000 square feet is the new. Ms. Wilson stated that not all homes are requested at 4,000 square feet and the Board shouldn't give up on this. Ms. Wichmann stated that the Board must find a way to preserve the past and welcome the new.

**Ms. Bohan stated a letter was submitted to Town staff in opposition of the application presented (Exhibit 1).**

Mr. Sammy Rhodes, builder of 1755 Atlantic Avenue, stated that the property at 1751 Atlantic would not be in favor of moving the proposed new construction forward on the property.

**Mr. Coish made a motion to grant final approval for the application presented. Mr. Askins seconded this motion.**

Mr. Clarke stated that he is fine with granting conceptual or preliminary but would like to see more detail and building material. Mr. Clarke does not believe everything is provided for final.

**Mr. Wichmann made a motion to amend the motion.**

**Mr. Coish made a motion to grant preliminary approval provided that the applicant provide building material detail. Mr. Wichmann seconded this motion. Motion passed 6 to 1. Mr. Bryan opposed.**

**1745 Atlantic Avenue:** Carl McCants and Daphne Wertz, of Mc3 Designs, Inc., requested preliminary approval to construct a new single-family home with requests for additional principal building square footage and second story side setback relief. (PIN# 532-12-00-022)

Mr. Drayton stated that this is the DRB's first review of this project.

- Ensure that the measurement from natural grade to the top ridge line (the building height) is 38 feet or less.
- The applicant needs to find and show the build-to line for this property, based on the other developments on this block.
- Annotations for elevations need to be shown on all elevation sheets.
- The second story side setback relief is requested but the requested wall length is not noted. The request for relief should be clarified by the applicant.

Mr. Drayton stated that staff recommended conceptual approval provided that the Board finds the additional square footage to be in keeping with the Standards for Neighborhood Compatibility and that the second story side setback relief is an approvable request.

Ms. Bohan stated that there was a total square footage of 5,200 square feet. Mr. Drayton stated that he believed the maximum square footage is 5,600 square feet.

Ms. Wertz presented her application to the Board.

Mr. Wilson stated that this property has to be evaluated as if the other two lots will not be built and evaluate the front façade as if it is apart of the street scape. Mr. Wilson stated that lot is very wide so she understands why the home is so wide but it needs to be studied a little more because it is unusual for Sullivan's Island. Ms. Wilson stated that the massing over all is very large and suggested providing a 3D model to study neighborhood compatibility.

Mr. Bryan stated that he is concerned about the size and there isn't enough information to address neighborhood compatibility. Mr. Bryan stated that he is not in favor of granting the relief requested due to lack of information.

Mr. Coish stated that there is lot of concern with this property. Mr. Coish requested a 3D model and proposed street scape.

Mr. Wichmann stated that there are 1 or 2 houses bigger than this one in the neighborhood. Mr. Wichmann stated agreed with the Board members.

Ms. Wilson suggested using 1 story elements and break them out into a plane and vale some of the masses. Ms. Wilson commended the applicant for not raising the house, but it is still very big.

**No public comment was made.**

Mr. Clarke stated that the roof line looks very large. The wrap around porch extends that roofline. Mr. Clarke suggested addressing the roofline and agreed with the Boards comments.

**Mr. Wichmann made a motion to grant preliminary approval of the application presented to address and reduce the massing and square footage.**

Ms. Wilson would not give preliminary approval based on the application presented.

**Mr. Wichmann made a motion to amend his motion by granting conceptual approval provided that the applicant address the massing and size of the structure. Mr. Coish seconded this motion. Motion passed 5 to 2. Ms. Wilson and Mr. Bryan opposed.**

Mr. Bryan stated he would like the applicant to address the amount of porch space and requested Board guidance on how to decrease porch space.

Ms. Wilson stated with neighborhood compatibility the applicant should reference the Island as a whole and suggested pulling different items from different homes to try to meet the neighborhood compatibility to be successful.

**1655 Atlantic Avenue:** Justin Ferrick, of Beau Clowney Architects, requested conceptual approval to construct a new single-family home with requests for additional principal building square footage, and relief along the side setbacks, the principal building front façade, the principal building side façade, and the second story side setback relief. (PIN# 532-12-00-007)

Mr. Drayton stated that this is the DRB's first review of this project. The applicant is proposing setback and façade requirements relief and an increase in the principal building square footage. The narrow width of the lot allows for the establishment of a 35-foot combined setback before any Board requested relief is granted. The applicant is seeking to build the new home with an attached addition as a one-story guest house.

- Ensure that the proposed attached addition meets the conditions set forth in Section 21-20 B – noting the need for deed restrictions, that no kitchens are allowed in the attached addition, and that the dimensions of the attachment meet the 2:1 ratio requirements and door-to-door distance does not exceed 20 feet.
- The applicant needs to justify the build-to line for this property by showing the survey of the houses on the block.
- Ensure that the natural grade of the property has been requested from the building official to determine the ridge elevation.
- Annotations for elevations need to be shown on all elevation sheets.
- The second story side setback relief and principal building side façade relief are both sought for the wall along the eastern elevation; please ensure that the massing along this elevation will be appropriate in a neighborhood compatibility context, noting the proposed setback for this wall is only 10 feet.

Mr. Drayton stated that staff recommends conceptual approval provided that the Board finds the additional square footage and the massing created by the setback relief to be in keeping with the Standards of Neighborhood Compatibility.

Mr. Ferrick presented his application to the Board.

**Ms. Bohan stated that a letter was submitted to Town staff opposing of the application presented (Exhibit 2).**

Ms. Wilson asked if there was any study of the massing and the neighborhood. Ms. Wilson stated that the longest elevation is against a vacant lot and the Board can only assess what is currently there which would be a view of this side elevation. Ms. Wilson stated that 10 feet is aggressive for a large structure on the rear of a property and asked that the applicant address the neighborhood in regard to side. Mr. Ferrick responded by stating that there wasn't a neighborhood study done but believed that the volume of the home fits within the neighborhood.

Ms. Wilson stated that the addition is very close to the property on the left and very close to Atlantic which is not in keeping with the street. Ms. Wilson requested more study on this property.

Mr. Wichmann stated that he struggles with almost 100% request on everything and asked the applicant to come back with a smaller addition.

Mr. Coish requested a 3D view of the proposed addition and agreed with the Board.

Mr. Bryan stated that he doesn't see the need to grant approval of the request for the additional size. Mr. Bryan stated that he likes the diversity of the existing building. Mr. Bryan would like to see more articulation in the design to temper the large street facing façade.

Mr. Ferrick asked if the Board would approve the current design.

Ms. Wilson stated the drive under would warrant further defense as most are trying to lean away from this. The front part of the guest wing is a huge ask. Ms. Wilson wouldn't grant conceptual approval with these requests.

Mr. Drayton read a section of a letter from the adjacent property owner at 1659 Atlantic which states: *"It appears that they're asking for side setback relief that would result in only 10' of a side setback to 1659 Atlantic while the other side of the property (west side) would have an 18' side setback. I'm not in favor of such a small side setback of only 10' on the East side. The East side of the main structure is essentially a straight wall. I believe that this is discouraged by the town's design guidelines. In my opinion, this massive straight section could be designed in a more visually palatable manner."*

Mr. Bob Tressler, property owner of 1650 Atlantic, stated that that the neighbor next door has submitted plans for the vacant lot and him and Mr. Volkmann are not in favor of the 10-foot side setback. Mr. Tressler stated that the current home is 18 feet on both sides and gets as close as 12 feet. Mr. Tressler stated that this lot has a large grade elevation change on the property which isn't shown on the plans. The current house addresses this but the proposed plans don't show anything regarding addressing this issue. Mr. Tressler stated that it would be nice for the applicant to show what will be done to the grade elevation. Mr. Tressler stated that he was not in favor of the side setback request and the front is a concern as well.

**Ms. Wilson made a motion to defer this application provided that the applicant study neighborhood compatibility and the side setbacks. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

**3034 Marshall Boulevard:** Charlie Miraziz, of Drafted Architecture, requested final approval to amend a previously approved DRB application adding a request for side setback relief to construct a new single-family home. (PIN# 529-12-00-077)

Mr. Drayton stated that this is a request to approve setback relief for a new construction that has previously received DRB approval. The lot is 100 feet wide, so it maintains a required 38-foot combined setback, and the applicant is seeking 8 feet of relief to get to 15-foot setbacks on both sides. The plans that the DRB approved are identical to the plans before the DRB now, except that the siting of the house on the property has been rotated slightly to gain a more linear relationship with Marshall Boulevard. Mr. Drayton stated that the setbacks being proposed for the new house present a reduction in the setback encroachment that the previous home on this site occupied.

Mr. Drayton stated that staff recommended final approval provided the Board finds the setback relief and the siting of the home to be in keeping with the Standards of Neighborhood Compatibility.

Mr. Miraziz presented his application to the Board.

**No public comment was made.**

The Board was in favor of the application presented.

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

**Mr. Clarke recused himself from the application below (Exhibit 3).**

**1420 Middle Street:** Phil Clarke, of Phil Clarke Design Group, requested final approval to demolish the existing home and build a new elevated home with side setback relief, additional principal building square footage, and additional principal building coverage. (PIN# 523-07-00-046)

Mr. Drayton stated that the applicant has mitigated his requests to the DRB by lowering the foundation height of the home to be compliant, and in doing so has also eliminated his request for front setback relief. Additionally, the applicant has redesigned the eastern façade of the home to provide articulations in the wall to break up the massing, eliminating the requests for second story side façade relief and principal building side façade relief. Mr. Drayton stated that staff believes that the side setback relief is justified by the extremely narrow nature of the lot and the presence of the grand oaks that restrict building on nearly 1/3 of the lot's square footage; it should also be noted that the applicant has pared down the request for relief here as well. The applicant has also reduced the size of the house bringing the requests for additional square footage and coverage by nearly 50%.

Mr. Drayton stated that staff recommended final approval of the project and that the Board consider the site constraints when deliberating on the neighborhood compatibility of the home's design.

Mr. Clarke presented his application to the Board.

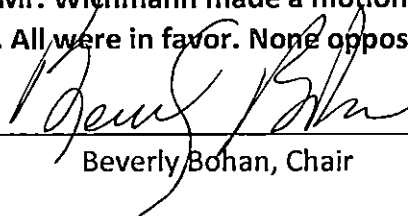
**Ms. Bohan stated a letter was submitted to Town staff in favor of the application presented (Exhibit 4).**

**No public comment was made.**

The Board was in favor of the application presented.

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

**VII. ADJOURN: Mr. Wichmann made a motion to adjourn at 7:30 p.m. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

  
\_\_\_\_\_  
Beverly Bohan, Chair

  
\_\_\_\_\_  
Date



## RECUSAL STATEMENT

Member Name: Heather Kilson

Meeting Date: October 19, 2022

Agenda Item: 2 Section: F Number: 2

Topic: \_\_\_\_\_

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

### Justification to Recuse:

\_\_\_\_\_ Professionally employed by or under contract with principal

\_\_\_\_\_ Owns or has vested interest in principal or property

X Other: previous discussion w/ owner.

\_\_\_\_\_  
Member Signature  
[Signature]  
Signature of Official

\_\_\_\_\_  
Date  
10/19/22  
Date



## RECUSAL STATEMENT

Member Name: Phil Clarke

Meeting Date: October 19, 2022

Agenda Item: 11 Section: G Number: 7

Topic: 1420 Middle Street

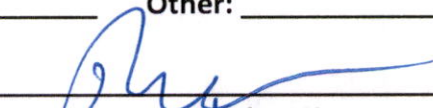
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10/19/22  
Date

  
Signature of Official

10/19/22  
Date



**2023 DESIGN REVIEW BOARD MEETINGS  
TOWN OF SULLIVAN'S ISLAND**

All meeting held in Council Chambers  
Town Hall, 2056 Middle Street

**3<sup>rd</sup> Friday of every Month**

**DRB Submittal Dates:**

\*December 28, 2022  
January 20, 2023  
February 17, 2023  
March 17, 2023  
April 21, 2023  
May 19, 2023  
June 23, 2023  
July 21, 2023  
August 18, 2023  
September 22, 2023  
October 20, 2023  
November 17, 2023

**3<sup>rd</sup> Wednesday of every Month**

**4:00 p.m. DRB Meetings:**

January 18, 2023  
February 15, 2023  
March 15, 2023  
April 19, 2023  
May 17, 2023  
June 21, 2023  
July 19, 2023  
August 16, 2023  
September 20, 2023  
October 18, 2023  
November 15, 2023  
December 20, 2023

**Submittal dates:**

**\*Town Hall closed from December 23-27<sup>th</sup> for the Christmas Holiday**

Dear Joe,

Thank you for reaching out to us. We were not contacted by the investor's lawyer of 1755 Atlantic Ave. even though she approached me and took my name and number at the last design review board meeting in Sep. We did see that they moved the driveway a bit from what was previously proposed. We are requesting that they consider planting trees in front of the driveway that is adjacent to our backyard area.

With respect to 1751 we understand this investor is a prominent family and has invested in many real estate properties in the Charleston area including purchasing lots of the Sand Dunes Club. My husband and I feel this investor was granted too many exceptions whether unknowingly by the town which impacts our ability to enjoy our home as originally intended. They will not live in the home and are not impacted by their design decisions except to obtain maximum profit. Here is a potential scenario. The home is sold as a time share. The guest bedroom and den which looks into our living room is constantly occupied. There are cars parked in the driveway next to our backyard where we do most of our entertaining. Their rooftop area that was built for entertainment is occupied looking into our main entertainment area. We purchased on SI because of the small town feel and not on the Isle of Palms because of it's lack of trees and proximity to large homes.

We cannot make the design review board meeting this month, but will be in attendance next month. Please share our request with the DRB.

Thank you for your assistance.

Warm Regards,  
Tracy and Chris Giglio

Charles,

I'd like to send a quick note to let you know that I fully support the pending application for relief requested at 1420 Middle St, including variances for side yard setback, principal building lot coverage, and principal building square footage.

The Clarke's are my immediate neighbors to the east, and Phil has provided me with his plans. The design appears consistent with the neighborhood character, and the setback relief requested appears justified by the preservation of the grand oak tree in the rear yard, which is a benefit to my property and surrounding properties as well as the Clarke's.

Thank you,

Sacha Rosen  
1414 Middle St,  
Sullivan's Island, SC 29482  
(843) 607-8374

--

Sacha Rosen, Principal  
R2L:Architects, PLLC

3222 N Street NW, Suite 500  
Washington, DC 20007

o: 202.600.7232  
m: 843.607.8374

[www.R2L-architects.com](http://www.R2L-architects.com)

Hi Joe,

I'm sending you this as I won't be able to attend this afternoon's meeting, but wanted to share my observations and thoughts on the proposed building at 1655 Atlantic with the hope that you can communicate them to the DRB members in my absence.

As you may recall, I own the property immediately adjacent to (1659 Atlantic).

**Observation:**

The survey done on the existing structure is inaccurate. The eastern side of the existing house is just not represented correctly on the drawing.

The fact that the surveyor's work representing the existing house is inaccurate makes me question what other potential errors were made in their surveying work.

**Side Setback relief**

It appears that they're asking for side setback relief that would result in only 10' of a side setback to 1659 Atlantic while the other side of the property (west side) would have an 18' side setback. I'm not in favor of such a small side setback of only 10' on the East side.

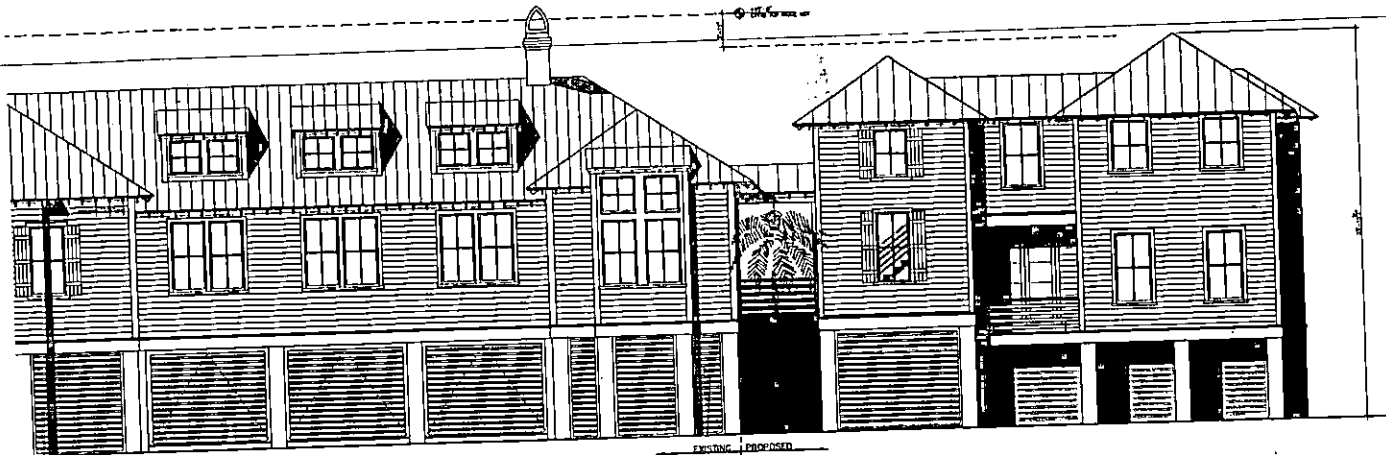
**Design**

The East side of the main structure is essentially a straight wall. I believe that this is discouraged by the town's design guidelines. In my opinion, this massive straight section could be designed in a more visually palatable manner.

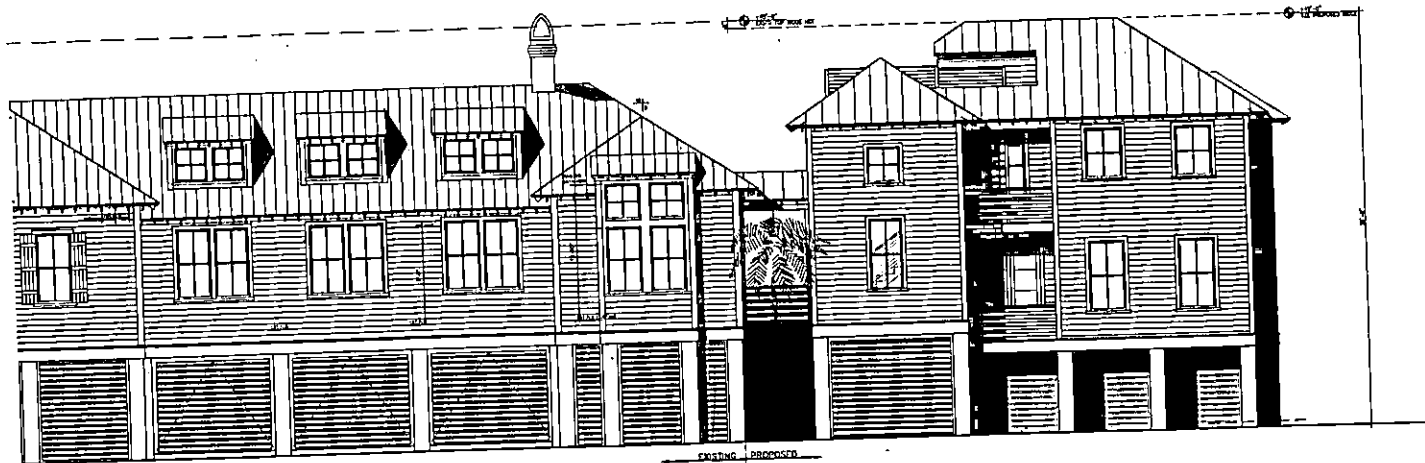
Thank you in advance for reviewing my comments and I hope that you are able to directly or indirectly share my thoughts with the Board.

Respectfully,

Mark Volkmann



A. PROPOSED EAST ELEVATION 10.19.2022



A. PROPOSED EAST ELEVATION 08.17.2022  
SCALE: 3/32" = 1'-0"

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