

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

**REGULAR MEETING MINUTES  
Wednesday, September 21, 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. Edward Robinson, property owner at 1901 Ion Avenue, Mr. Brandon Brooks, property owner at 1907 I' On Avenue, Ms. Tracy Giglio, property owner at 1753 Atlantic Avenue, Mr. Sammy Rhodes, residential builder and property owner at 2002 I' On Avenue, Ms. Summer Eudy, legal representation for owners and applicants at 1755 Atlantic Avenue.

**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.

Ms. Bohan introduced and welcomed the new Design Review Board members who are Tal Askins, Heather Wilson and Phil Clarke.

- I. **APPROVAL OF MINUTES:** Mr. Coish made a motion to approve the July 20, 2022 Design Review Board meeting minutes. Mr. Bryan seconded this motion. All were in favor. None opposed. Motion passed unanimously.
- II. **BOARD DISCUSSION AND APPROVAL OF CHAIR AND VICECHAIR:** Mr. Coish made a motion to vote for Ms. Bohan to remain as Chair and Mr. Wichmann to remain as Vice-Chair. Mr. Bryan 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:**

Mr. Bryan recused himself from this application (Exhibit 1).

**1808 Middle Street:** Rusty Holt, on behalf of the Spicer family, requested final approval for exterior renovations to a historic home, involving replacing 2 front doors, portions of the front porch siding, 19 windows, and some rot repairs on the front porch. (PIN# 529-05-00-049)

Mr. Drayton stated that the applicant requested several modifications to this Sullivan's Island Landmark property. The request was as follows:

Replacing:

- 19 2/2 and 6/6 windows with Andersen 400 series 2/2 windows. The Andersen windows are impact resistant, vinyl-clad exteriors.
- The 2 original sets of entryway French doors on the 1st floor porch. The addendum to the application indicates that the existing stained-glass transoms would be reused above the new doors; the new French doors would be made from stained Sapele wood, but they would not have the same appearance as the existing doors; the window openings would be smaller and the panels on the lower half of the doors would be smaller and more ornate.
- The circa 1980 weatherboard siding on the 1st and 2nd story front porches is proposed to be replaced with 1 x 8 beveled, Elite Treated siding due to difficulty in removing the paint layers from the siding, which include a layer of elastomeric coating, more typically found as a roof coating and not recommended for wood siding as it leads to interior rot and cannot be removed without extensive damage to the wood.

Repairs:

- Removing rotten wood at the edges of the porches under the hydro stop coating, and replacing the wood as needed then recoating with hydro stop.

Mr. Drayton stated that Town staff recommended granting final approval of the application presented after considering the SIS's guidance regarding the treatments used when renovating,

restoring, and rehabilitating historic properties and ensuring that the applicant is taking reasonable and prudent steps to address the property owners needs while also respecting the historical significance of the structure.

Mr. Drayton stated Staff recommends that the Board grant final approval after considering the SIS's guidance regarding the treatments used when renovating, restoring, and rehabilitating historic properties and ensuring that the applicant is taking reasonable and prudent steps to address the property owner's needs while also respecting the historical significance of the structure.

Ms. Spicer, property owner, presented her application to the Board.

Ms. Bohan asked the applicant to clarify which windows and doors are historic and which aren't. Ms. Bohan stated that the applicant stated the materials used for the replacement windows would be vinal clad but asked if they would consider wood to meet the interior standards.

Ms. Spicer stated that all the windows have been replaced over time and none of them are historic including the stain glass windows. Ms. Spicer stated that she intends to preserve the stain glass windows. Ms. Spicer stated that the doors are original but the grips on the doors are no longer functional and needed to be replaced. Ms. Spicer stated that they like the look of the windows and don't want to change them however they have to be problematic to preserve the home.

**Ms. Bohan stated that the Battery Cultural Center submitted a letter to Town staff stating that they are in favor of the application presented (Exhibit 2).**

Mr. Askins stated that he was in favor of the application but to make sure that their timeline falls accurately to get the windows in time for construction.

Mr. Wichmann stated that he was in favor of the application presented if they get the right windows to match with what is existing.

Mr. Coish stated that he has concerns with the proposed modern 400 series windows. Mr. Coish suggested keeping with like kind and going with wooden windows and doors to keep the historic nature of the home.

Ms. Wilson stated that she is in favor of the application presented except for the windows. Ms. Wilson stated that the proposed Anderson 400 series are too modern and doesn't fit the historic profile of the historic nature. Ms. Wilson suggested using a different manufacture such as Marvin and getting wooden windows made with a putty glaze profile to keep the home closer in appearance with what is existing.

Mr. Clarke stated that the siding does need to be replaced. Mr. Clarke asked the applicant to

clarify the different sizing of the windows and what flooring material would be used for the porch.

Mr. Holt stated that currently you have the original decking, plywood on top of that then the hydro stop. Mr. Holt stated that they will be removing two feet of rot and replace what is existing to match what is already there.

Ms. Bohan stated that the applicant should take the suggestions given from the Board regarding the windows.

**Mr. Wichmann made a motion to grant final approval for the application presented given that the applicant use the requirements for the windows given by the Board. Mr. Clarke seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

**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 historic property, known as the Fort Moultrie "Post Exchange" per Historic Survey Card #260, was constructed in 1906 as part of the military support services expansion in the early 20th century; the original facades, concrete cistern, slate roof, windows, and front porch with paired columns on tall brick footers all contribute to the historic listing of the property as a Sullivan's Island Landmark Property.

Mr. Drayton stated this property went to the DRB in 2019 and received final approval to demolish a non-historic garage and construct a new garage and a swimming pool. The garage has since been demolished and the applicant is seeking to move forward with the construction of the pool and a new garage; the plans have been revised since the COA was issued in 2019 and requires consideration from the DRB for:

- 1) Raising the height of the garage to 20' 5", 2' 5" higher than the 18-foot height that was previously approved,
- 2) Adding a short, covered breezeway between the proposed garage and the existing home,
- 3) Adding a deck between the garage, the cistern, and the existing home, connecting the three structures without physically attaching to the historic home or cistern, and
- 4) Continuing the existing fence along the back property line to completely fence-in the property.

Mr. Sandvig, property owner of 1714 Middle Street, introduced himself to the Board and stating that as a retired military veteran him and his family are excited to live in an officer's quarter and look forward to preserving the historic nature of the structure.

Mr. Drayton stated Staff recommends granting final approval provided the Board determines that proposed changes to the plans, previously approved by the DRB, will enhance the

Standards for Neighborhood Compatibility, and with the condition that proposed fencing complies with the current Fence regulations in Section 21-139 of the Zoning Ordinance.

**Mr. Miller submitted additional documentation for the Board to review (Exhibit 3).**

Mr. Miller, applicant, presented his application to the Board.

Mr. Sandvig stated that there is a precedent to put a door into the gym because the previous remodel had created a door opening on the other side of the historic building, and without the added door you would have to either walk through the master bedroom or all around the house so the door is needed.

**No public comment was made.**

Mr. Askins was in favor of the application presented.

Mr. Bryan suggested rotating the gable roof 90 degrees to face the side elevation and not the front elevation because it seems to look awkward and doesn't really match with the historic façade of the existing home.

Mr. Wichmann stated that he liked the design but understands Mr. Bryan's comments. Mr. Wichmann suggested possibly using a Bermuda style or a hip roof instead but other than that was in favor of the application presented.

Mr. Coish was in favor of the application presented.

Ms. Wilson stated that she has several problems with this submittal. Ms. Wilson stated that the accessory structure is too high, the walkway that isn't connected but looks like it is connected is unnecessary and should be removed, the stairs and front door on the accessory structure should be removed and she does not like the water table.

Mr. Clarke stated that he appreciates the location of the accessory structure and is ok with the height. Mr. Clarke suggested making some small adjustments to have the structure comply more with the historic home such as the windows, panels, and corners but is in favor of the application presented.

Ms. Bohan stated that the applicant complied with standards J and I of the Interior Standard guidelines for historic structures and the Board should be able to give a little when it comes to historic properties. Ms. Bohan suggested making minor tweaks so that the accessory structure matches more with the home but other than that was in favor of the application presented.

**Mr. Wichmann made a motion to grant preliminary approval provided that the applicant address the Boards comments. Mr. Coish seconded this motion. Motion passed 5 to 2. Ms. Wilson and Mr. Bryan opposed.**

## VI. NON-HISTORIC DESIGN REVIEWS:

**2830 Marshall Boulevard:** Elizabeth Drake, of Elizabeth Drake Architect, requested conceptual 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 second review of this project. Mr. Drayton made the following comments:

- The applicant has made several adjustments to the plans to address the concerns raised by the Board during the previous meeting.
- The stairway to the pool deck, between the existing home and the addition, has been removed, and the stairs on the Station 28 face of the addition have been relocated closer to the existing home and flush with the interior, south-facing façade of the addition creating a more compact and cohesive appearance.
- The massing along the western façade of the addition has been subtly shifted with slight alterations of the room dimensions to create a larger articulation in the façade, and in doing so, slightly reducing the variance request for the second story side façade setback relief required.
- The exposed spiral stairway to the roof deck has been partially embedded within the roof line, lending to a more integrated look.

Mr. Drayton stated that Town staff recommended granting preliminary or final approval provided that the Board determines that the addition is proposed to be integrated in a satisfactory manner, meets neighborhood compatibility and the provisions for a pervious driveway are adequately addressed.

Ms. Drake presented her application to the Board.

**No public comment was made.**

Mr. Askins stated that the front has a weird roof line but other than that he was in favor of the application presented.

Mr. Bryan stated that he is happy with the improvements made by the applicant, but it is a lot of house. Mr. Bryan suggested tweaking the elevations but was in favor of the application presented.

Mr. Wichmann stated that he appreciated the modifications made by the applicant but voiced his concern about the ridge height. Mr. Wichmann stated it seems as though the addition is taller than the actual home.

Ms. Drake clarified that the home is taller sitting at 36 feet, and she made as many adjustments as possible to accommodate the addition.

Mr. Coish stated that when comparing the previous submittal with the new one it seems like the roof is more cut up with the current submittal which inflates everything. Mr. Coish stated he can't move passed the presented roof line and stated that the previous submittal looks better.

Ms. Wilson asked if the applicant would be open to adding dormers to the second floor of the addition. Ms. Wilson stated that she is just coming in on this application but prefers the original submittal over the current one.

Mr. Clarke stated that it seems the Board is all concerned with the roof and the roof height which seems to be driving the decision making on this application. Mr. Clarke stated that he liked the original submittal of the roof line better than the current one as the current one seems to overpower the house. Mr. Clarke stated that the roof deck either needs to be revised or just removed all together.

Ms. Bohan stated that the applicant could take the Boards suggestions and morph some of the ideas into one and see what can be done. Ms. Bohan stated that it looks like two different buildings trying to mesh.

Mr. Coish stated that the current submittal the roof line is just so powerful but the existing looks better and more Suttle.

Ms. Wilson stated that the roof deck could be placed in the hyphen that way it doesn't impact the other rooflines. Ms. Wilson stated that with the open porch it makes the structure feel lighter.

Ms. Bryan stated that previously the connection between the two massing structures it seemed awkward and now it seems one more cohesive massing. Mr. Bryan stated that the gutter line is broken on the existing structure and wondered if the roof line can be broken a little to help mitigate the tower like feature.

Mr. Clarke stated that he doesn't want to discourage a roof deck but with a large mass and a cut out of the roof could achieve what it could and recommended breaking up the massing if possible.

**Mr. Bryan made a motion to grant preliminary approval to the application presented provided that the applicant consider the Boards comments regarding the roof deck and modifications to the roof line and massing. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

**Ms. Wilson recused herself from this application (Exhibit 4).**

**1018 Osceola Avenue:** Brandon Aebersold, property owner/applicant, requested preliminary approval to construct a new two-story home with an attached garage and an elevated pool, with requests for side setback relief, second story side façade setback relief, and additional principal building square footage. (PIN# 523-06-00-002)

Mr. Drayton stated that the applicant is requested to reduce the combined side setback by 6' 6" and in doing so would like to reduce the minimum on any one side from 15 feet to 12 feet. The other 2 relief requests are for additional principal building square footage and coverage area; the square footage increase requested is 423 sf or an 11.1% increase, and the coverage area increase requested is 561 sf or a 19.7% increase.

Mr. Drayton made the following additional comments:

- The lot of record contains 3239 square feet of marsh/wetlands, located within the critical zone, as delineated by SCDHEC/OCRM.
- Ensure that the pool meets the requirements for consideration as an in-ground pool, no more than 6 inches above grade.
- Ensure that the 21" oak will not lose vitality due to the close proximity of the garage's footprint.
- Consider neighborhood compatibility and the historical setting, especially as this development relates to the SI Landmark home located on the adjacent parcel to the west; it is a small one-story home, and the applicant has proposed a 21' 6" setback from this property with a 2-story element encroaching closest to the property line. This does appear to be a reduction in the side setback encroachment for the existing home on the subject property.
- The majority of the massing of the home, though, is located away from the historical home to the west.

Mr. Drayton stated that Town staff recommended granting preliminary approval provided that the Standards for Neighborhood Compatibility are justified by referencing the plan documents and the applicant responses on Form D-2.

Mr. Aebersold presented his application to the Board.

**No public comment was made.**

Mr. Askins stated that he likes that they are keeping the home low and was in favor of the application presented.

Mr. Bryan stated that he likes that the house is being kept low but has concerns. Mr. Bryan suggested that the applicant provide more reassurance to ensure the safety of the tree and suggested removing the appendage and pushing it towards the rear of the home so that the tree can be protected and there wouldn't be a need to request the side setback relief.



Mr. Wichmann stated that on the south wall there should be some sort of articulation but other than that in favor of the application presented.

Mr. Coish stated that all his concerns were addressed except for the oak tree and side setbacks. Mr. Coish agreed with Mr. Bryan's comments and suggested moving the home further back to save the tree.

Mr. Clarke stated that this was a great design and lot is being used well. Mr. Clarke was in favor of the application presented provided just a little more detail is given.

Ms. Bohan agreed with the Board and suggested relocating the structure further back on the lot to avoid any harm to the oak tree.

**Mr. Bryan made a motion to grant preliminary approval of the application presented provided that the applicant consider the location of the house in accordance with the tree and mitigating the side setback relief. Mr. Wichmann seconded this motion. All in favor. None opposed. Motion passed unanimously.**

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

**Ms. Gerbracht submitted an arborist letter regarding her presentation (Exhibit 5).**

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

- Pull the addition closer to Ion Avenue,
- Generally, make the addition more compatible with the existing home,
- Create a more defined entrance to the home via the opportunity that the addition presents, and
- Work around and create a preservation plan for the live oak.

Mr. Drayton stated that the applicant has enclosed the area that was previously proposed for a new covered front porch, pushing the front porch forward towards the street, and increased the size of the new covered porch at the front of the addition from 77 sf to 280 sf and pushing it forward 18 feet closer to the street. Mr. Drayton stated that these adjustments necessitated moving the existing entry stairway to the house to the front of the new porch, aligning the stairway landing with the edge of the driveway. With the additional square footages, the project maintains coverages that under the maximums allowed for this parcel.

Mr. Drayton stated staff recommended final approval for the requested 10 feet of side setback relief to allow for the proposed addition as presented, provided all the Board's comments have been adequately addressed.

Ms. Gerbracht presented her application to the Board.

**Ms. Bohan stated that two letters were sent to Town staff regarding this application. One in favor and one opposed. (Exhibits 6 and 7).**

**Mr. Edward Robertson, property owner at 1901 Ion Avenue, read his letter that was submitted to Town staff to the Board and stated that he was not in favor of the application presented.**

Mr. Drayton stated that all drainage and stormwater concerns are addressed by Town staff at a permitting level.

Mr. Askins was in favor of the application presented.

Mr. Bryan stated that he appreciates the improvements made by the applicant from the previous submittal however he had concern about the chimney which seems to be encroaching into an oak tree. Mr. Bryan stated that the arborist letter talks about the roots but doesn't talk about the canopy of the tree being so close to a fire source. Because of this concern Mr. Bryan suggested the chimney be relocated or removed completely.

Mr. Wichmann was in favor of the application submitted.

Mr. Coish stated that he was in favor of the application but was concerned about the neighbor's concern and the location of the tree to the chimney.

Ms. Wilson agreed with Mr. Coish's comments.

Mr. Clarke was in favor of the application except for location of the tree to the chimney.

Ms. Bohan stated that she too is in favor of the application except for the tree. Ms. Bohan suggested possibly moving the addition to the rear to accommodate the tree.

Mr. Brandon Brooks, property owner at 1907 Ion Avenue, stated that him and his family are obsessed with the oak tree and would do nothing to bring any harm to it because they want to keep it alive and healthy. Mr. Brooks stated all drainage concerns will be satisfied and complied with at permitting with a stormwater plan. Mr. Brooks stated that the other concern by the neighbor was the construction of a two-story addition. The addition is only one story so all neighborhood comments should be addressed.

**Mr. Wichmann made a motion to grant preliminary approval provided the applicant address the Boards comments. Mr. Coish seconded this motion.**

Ms. Wilson stated that based on the site plan, there are a lot of other solutions that can be done to accommodate the request for the side setback relief. Because of this Ms. Wilson felt reluctant to approve if the idea is to build on this approval for setbacks. Ms. Wilson does not understand why the addition cannot be placed further back on the lot.

Mr. Wichmann stated that the idea is to pull the addition forward which they did by 18 feet and to create a more defined entrance which is more of a welcoming look.

Ms. Bohan stated that she thinks the addition will have to be moved a lot to get away from the tree. 18 feet is a start but not enough to mitigate a lot of the issues.

Mr. Bryan stated that there is an opportunity to break up and play with the façade along the setback line which could mitigate some of the solutions.

**Mr. Bryan amended the motion to manipulate the continuity to the façade along the setback line.**

**Mr. Wichmann made a motion to grant preliminary approval of the application presented provided that the applicant manipulate the continuity to the façade along the setback line. Mr. Coish seconded this motion. All in favor. None opposed. Motion passed unanimously.**

Mr. Coish suggested working closely with the neighbor.

**1420 Thompson Avenue:** Elizabeth S. Allen, of Allen Design, Inc., requested conceptual approval to build an addition to an existing home with requests for additional principal building square footage and principal building coverage area. (PIN# 523-07-00-007)

Mr. Drayton stated that this is the DRB's initial review of this project and made the additional comments:

- The proposed addition would be connected to the existing house through a new wall opening (connected conditioned space) and is therefore not subject to the conditions of Section 21-20 B. (6) for attached additions,
- Ensure Standards for Neighborhood Compatibility are met by referencing the applicant responses on Form D-2:
  - o The proposed addition is only a one-story element and fits within all the required setbacks,
  - o The addition and renovations to the home and pool lead to a net reduction in impervious surface coverage on the lot, and
  - o The existing home is setback 65' 6" from the Thompson Avenue right of way, and the adjacent home, on the side where the addition is proposed for location, is setback

approximately 35', with the small home on the other side only setback approximately 18'; the proposed addition would be setback 32'.

- Although the existing location of the pool relative to the RC-2 setback line encroaches into that setback and will likely continue to encroach after the renovations, the plans will result in a net reduction to impervious surface coverage in the RC-2 setback, which is a critical area along the marsh front that both the Town and the State regulate in order to protect residents, their property and the Town's infrastructure from potential adverse effects from unpredictable changes in the climate and the ecosystem.

Mr. Drayton stated Staff recommends conceptual approval of the addition and pool renovations, provided the Board determines that the massing proposed in the plans will maintain the Standards for Neighborhood Compatibility and that the needed changes to the coverage calculations will not create substantive changes to the plans.

**Ms. Allen submitted a revised set of plans to the Board for review addressing all concerns given by Town staff (Exhibit 8).**

Ms. Allen presented her 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. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

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

Mr. Drayton stated Based on a review of the plan set, the applicant may not require relief from the Principal Building Front Façade requirements; the depth of the front porch is not shown on the plans but appears to be near the 8-foot minimum, and it certainly meets the requirement of extending across at least 40% of the front façade. However, the application does not request the up to 1-foot modification that may be granted for foundation height, and the elevations indicate that the current design would require the Board to consider the granting said relief.

Mr. Drayton stated to consider the overall building height, the applicant needs to send a survey with spot elevations to staff so that the natural grade can be determined; it is natural grade and not the elevation of the centerline of Atlantic Avenue that is the basis for determination of

building height. Mr. Drayton stated that the HVAC stand appears to meet the 10-foot required setback from the side property line, but this measurement should be shown.

DRB Considerations:

This is the DRB's initial review of this project.

- The oceanfront façade has three levels of railings; consider the potential use of a third-floor portico and consider if it is simply an aesthetic design feature, then does it merit neighborhood compatibility given that both third stories and roof decks are severely limited in the ordinance, and roof decks "should be designed to be an integral part of the roof structure in order to diminish their impact".
- There is a pool proposed along the RC-1 setback; ensure that the pool is either an inground pool or that if elevated the pool is an integral part of the house.
- The applicant is requesting the maximum increase in principal building square footage along with relief to the façade setbacks; when reviewing these requests consider how their combination and resulting massing and scale fit within the context of the surrounding homes.
- The massing ratio of this home is nearly 1:1, but if the porticos are considered the ratio moves closer to ideal 5:3 guidance in the ordinance with a 7:5 massing ratio.
- Ensure the proposed foundation meets Section 21-32, which states that foundations over 3' be enclosed by open lattice or slats having at minimum ½ inch openings between the lattice or the slats.

Mr. Drayton stated that staff recommends conceptual review only; the site design violates the foundation height requirements and compliance cannot be determined for building height.

**Mr. Adrian submitted additional documentation to the Board for review (Exhibit 9).**

Mr. Adrian presented his application to the Board.

Ms. Summer Eudy, legal counsel representing the property owner, stated that the request for additional square footage being requested is reasonable within this area. Ms. Eudy stated that a handout was given to the Board showing neighboring properties. All neighboring properties are similar in size and five properties are larger than what is being proposed. Ms. Eudy stated that the request before the Board meets all neighborhood compatibility requirements. Ms. Eudy stated that there were extensive conversations with the neighbors and a signoff sheet was given showing those who are in favor of this application. Ms. Eudy stated that there was a neighbor who had concerns about construction and a couple other things, but they are working with this owner to make sure all their needs and requests are addressed. Ms. Eudy stated that she believes Mr. Adrian met all the DRB standards and requirements for DRB approval.

**Ms. Bohan stated that Town staff received one letter opposing the application presented (Exhibit 10).**

Ms. Tracy Giglio, property owner at 1753 Atlantic Avenue, stated that when 1751 Atlantic was built, she was unaware of anything happening with this home until it was built. Ms. Giglio stated that she is concerned about this property because the same person owns it and she has concerns. Ms. Giglio expressed her concern regarding the driveway location and how it is taking away from their entertainment space. With 1751 and 1755 Atlantic's driveway it takes away all privacy from their yard. Also, the view they now have is of a large bedroom. Ms. Giglio stated that during construction of 1751, she allowed them to use their path to assist and was told it was going to be fixed when completed. Now that construction is over her path was never fixed and debris and trash were thrown into her yard. Ms. Giglio fears that the same concerns will continue to happen with 1755 Atlantic and is not in favor of the application presented.

Ms. Bohan asked if the applicant provided a survey was completed with spot elevations to establish natural grade. Mr. Drayton responded by stating natural grade has not been established.

Mr. Bryan stated that he has several concerns with this application. Mr. Bryan felt as though the Board should have been given more time to review the information submitted to them before the presentation. Mr. Bryan felt that the application was incomplete and lacked floor plans. Mr. Bryan stated that the Board needs more information to ensure that any potential future situations such as use of unspecified attic space doesn't arise later. Mr. Bryan believed that the Board was given inadequate information and suggested additional time for Board review.

Mr. Adrian clarified that that floor plans were included in the application, the grades are located on the survey and at 7 feet.

Mr. Wichmann stated that there is a lot of pressure to not have massive houses on Sullivan's Island. So, when someone comes to ask for the maximum allowances it triggers a red flag. Mr. Wichmann stated the breezeway between the buildings is a concern along with the size and the neighbors' concerns.

Mr. Coish agreed with Mr. Bryan and Mr. Wichmann.

Ms. Wilson appreciated that they are pulling different vernaculars from the island but believed they pulled to many. Ms. Wilson stated that there is just too much going on. Multiple pitches, forms, materials, etc. Ms. Wilson stated having a 7-foot porch column is not compatible combatable but seems the need for this is for a rooftop deck which is not compatible either. Ms. Wilson stated that her biggest concern is that it doesn't have a cohesive approach to the design of the building. Ms. Wilson was not in favor of the application presented.

Mr. Clarke stated that he thinks they are on a good path street side but as you move around it becomes a concern on the ocean side. Mr. Clarke stated that the foundation drawn isn't

compatible and will need to be changed. Mr. Clarke believed that the Board gave conceptual comments for the applicant to consider.

Ms. Bohan stated that if the adjoining neighbor's letter is accurate, she was not consulted, and trees were removed on the boundary line without her consent which should not have been done. There is a need for neighborhood compatibility and livability. Ms. Bohan stated that the Board should possibly defer the application with the Boards comments.

Ms. Eudy understands the Boards comments and requested that the application be deferred.

**Mr. Wichmann made a motion to defer this application. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

**Mr. Clarke recused himself from this application (Exhibit 11).**

**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 front and side setback relief, principal building square footage, principal building coverage, building foundation height, the side façade, and the 2nd story side façade. (PIN# 523-07-00-046)

Mr. Drayton stated that In order to consider the overall building height, the applicant needs to send a survey with spot elevations to staff so that the natural grade can be determined; it is natural grade and not the final grade that is the basis for determination of building height. Mr. Drayton stated that the plans do not clearly show that the front entry stairs are below 6 feet in height where they encroach into the front setback, which has been requested for the maximum amount of DRB relief that is considerable.

Mr. Drayton stated that the applicant has requested side setback relief more than the amount of relief that the DRB may grant; The applicant's lot is 70 feet wide, allowing a reduction of the combined side setbacks from 40 feet to 28 feet; a 25% reduction from a 28-foot setback would allow for a 21-foot combined side setback, but the plans and application indicate a request for a 20-foot combined setback. Mr. Drayton stated that in addition to the Principal Building Side Façade relief sought for the eastern façade of the building, the applicant needs to request Principal Building Side Façade relief for the west façade where the wall length is 48 feet long with only a 2-foot articulation for the chimney. The request could be made for additional wall length or for reduced articulation. Mr. Drayton stated that the finished floor elevation (FFE) is not shown on the plans and needs to be shown before the DRB can decide about the requested 1 foot of additional FFE requested.

Mr. Drayton made the following additional comments:

This is the DRB's first review of this project.

- The second story massing is pushed to the western elevation of the house where a 10-foot side setback is proposed with 3-foot-wide twin chimneys further encroaching into the setback, adjacent to a one-story, 1960's era cottage that is currently undergoing renovations. The adjacent home to the east has a two-story side façade that runs along the entire side of the house with a minimal setback from the property line; this home also has a third floor and a roof top widow's walk that is only slightly articulated in from the two-story façade.
- The applicant has several relief requests from the design guidelines and standards; two primary factors are driving the large number of requests: 1) the narrow shape of the lot (only 70 feet wide), and 2) the presence of two Category I, grand live oak trees whose canopies cover the rear 75 feet of the lot.

Mr. Drayton stated Staff recommends conceptual review of the project and that the Board consider the site constraints when deliberating on the neighborhood compatibility of the home's design. Furthermore, staff recommends consideration of the staff comments in making a motion for the applicant to make corrections to the application and plans before coming back to the Board for approval.

**Mr. Clarke submitted a revised set of plans to the Board for review (Exhibit 12).**

Mr. Clarke presented his application to the Board.

**No public comment was made.**

Mr. Bryan believed that Mr. Clarke is asking for a lot on the application submitted. Mr. Bryan believed that Mr. Clarke put the Board in an awkward position by asking for all the reliefs and requests.

Mr. Wichmann understand why he needs relief with the size of the lot and trees that you have to work with. Mr. Wichmann stated that his biggest concern would be that as a Board member he should not be presenting his application.

Mr. Henderson stated that based on the South Carolina Ethics Commission a property owner who serves on the Board is allowed to present their application.

Mr. Wichmann suggested asking someone else to present their application. Mr. Wichmann asked for an explanation on the 40-foot wall.

Mr. Coish stated that all the asks is something that the Board needs to get a grasp on and should slow down. Mr. Coish would like some more explanation on the 40-foot wall but to grant final approval on a request this large should take time.



Ms. Wilson stated that as a new Board they need to find their grounds as to what they want and do not want. Ms. Wilson stated that her main concern is the height of the structure. She recommended decreasing the building height but didn't have a problem with any of the other requests.

Ms. Bohan agreed with the Board and believes that this application does not meet neighborhood compatibility.

Ms. Bohan stated Town staff received one letter from the public in favor of the application presented (Exhibit 13).

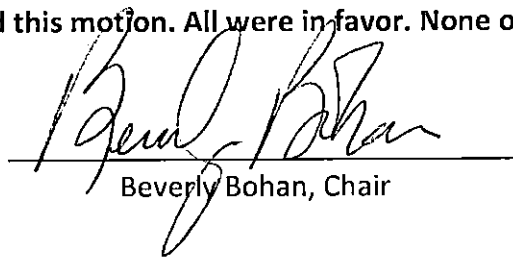
Ms. Wilson made a motion to grant final approval provided the following conditions:

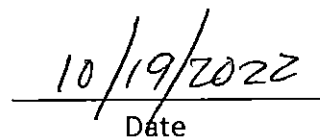
- Reduce the overall height
- Push the front façade back to be compliant with front façade side setbacks
- Reduce the overall square footage by 2%

Mr. Wichmann amended this motion by granting preliminary approval instead of final. Mr. Askins seconded this motion. Mr. Bryan opposed. Motion passed 5 to 1.

No public comment was made.

VII. ADJOURN: Mr. Wichmann made a motion to adjourn the meeting at 7:45 p.m. Ms. Bohan seconded this motion. All were in favor. None opposed. Motion passed unanimously.

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

  
\_\_\_\_\_  
Date



# RECUSAL STATEMENT

Member Name: Babak Bryan

Meeting Date: September 21, 2022

Agenda Item: 1 Section: F Number: 1

Topic: 1308 Middle Street

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

### Justification to Recuse:

Professionally employed by or under contract with principal

Owns or has vested interest in principal or property

Other: \_\_\_\_\_

[Signature]  
Member Signature

9/21/22  
Date

[Signature]  
Signature of Official

9/21/22  
Date

**Jessica Gress**

---

**From:** Battery Gadsden Cultural Center <batterygadsden@gmail.com>  
**Sent:** Saturday, August 13, 2022 10:14 AM  
**To:** DRB; Jessica Gress  
**Cc:** Family Email  
**Subject:** 1808 Middle St.

**CAUTION: > This email originated from outside the Town of Sullivan's Island. Do not click links or open attachments unless you have verified the sender and know the content is safe.**

Dear DRB,

On your agenda for Wednesday's meeting is one of the most significant historic structures on our island, 1808 Middle St., also known as the Mazyck Mansion. This is one of the homes that were featured in our video, *Architectural Gems of Sullivan's Island*. We hope you've all seen that video by now. If not, we would encourage you to watch it. Historian Roy Williams tells the fascinating history of this unique house.

The property is currently owned by the Spicer family. They are requesting several changes and repairs to the house. We know the Spicers have always been respectful stewards of this house and its history. Some of the repairs requested are due to inappropriate materials used by previous owners who apparently did not have the same respect for the building, so have actually created more damage.

Having seen the application you will review on Wednesday, Battery Gadsden Cultural Center would like to go on record in support of the requested changes. We believe, in fact, that these changes will contribute to the historic character and longevity of this Sullivan's Island treasure.

Respectfully,

Mike Walsh,  
President

--  
Battery Gadsden Cultural Center  
501 (c) (3) Non-Profit Organization  
Dedicated to preservation of the culture of art and history on Sullivan's Island

Exhibit 3

Mr. Drayton,

Thank you for taking my call this morning. Attached please find a brief historic background and Department of the Interior Historic Preservation checklist to illustrate our intent to preserve the existing building and design the addition to compliment the Sandvig's current residence.

Please let me know if you have any questions.

K.C.

Best Regards,

Kenneth C. Miller, SARA  
*Owner / Architect*



Post Exchange Rehabilitation, Alteration and Addition

# Project Data

## Historic Names

- Post Exchange and Gymnasium for Fort Moultrie

## Location

- 1714 Middle Street, Sullivan's Island, South Carolina

## Historic Functions

- Military Recreational Center and Post Exchange (1906)
- Post Engineering Office (1945)
- Residence (multiple ownership - current)

The period of significance, defined by the NPS, is "the span of time when a property was associated with important events, activities, persons, cultural groups, and land uses or attained important physical qualities or characteristics."

## Period of Significance

- Fort Moultrie (1870-1950)

## Level of Significance

- Local

## Area of Significance:

- Military, Architecture, Community planning and development

## Uses

From settlement through 2022, the site had the following uses:

- Military Recreational Center and Post Exchange (1906)
- Post Engineering Office (1945)
- Residence (multiple ownership - current)

## Owner

- Currently residence, Mr. & Mrs. Sandvig and family

## Status

- 2007 National register of Historic Places

## Date of Certifications

- September 6, 2007

## Architectural Character:

- The Post Exchange is a "T"-shaped split level brick and wood framed building with a hipped slate roof with decorative exposed rafter ends. The building faces south onto Middle Street and has a central entrance at its facade set within an oversized architectural opening with sidelight and a large fan light.
- This building facade has a symmetric window fenestration based on high/low header locations.
- The exterior of the building retains its overall historic appearance and detailing.

# Proposed Addition and Standards Compliance

## Addition / Alteration

The proposed addition of an uncovered deck, new garage and breezeway on the east side of the building takes into consideration the United States Department of the Interior and National Park Service, Secretary of the Interior's "Standards for Rehabilitation", United States Department of the Interior and National Park Service, "Preservation Briefs - 14 New Exterior Additions" and United States Department of the Interior and National Park Service, "Preservation Briefs - 17 Architectural Character".

## Secretary of the Interior's Standards for Rehabilitation

"Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, ... and encompass the exterior and the interior, related landscape features and the building's site and environment as well as ... related new construction.

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
  1. The proposed addition will not impact the existing historic structure as proposed. The uncovered deck on the east side of the building will be structural design as a free standing element to negate as much disturbance as possible to the existing building.
  2. The proposed garage and breezeway on the east side of the building will be physically separate form the existing facade to retain the integrity of the existing building.
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
  1. The historic character of the property will be retained and preserved.



**3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**

1. The existing structure will not be impacted by a false sense of history with the addition the East uncovered deck, garage and breezeway. Each element will be developed to enhance the existing structure and not be a reflection of historic precedence. Care will be taken to reflect the existing material and details but not match in its entirety or mimic as an original structure.

**4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

1. The historic character of the property will be retained and preserved.

**5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**

1. The historic character of the property will be retained and preserved.

**6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**

1. The proposed uncovered deck, garage and breezeway on the east side of the building are not relevant to any deterioration of the existing building.

**7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

1. The proposed uncovered deck, garage and breezeway on the east side of the building are not relevant to any chemical or physical treatments of the existing building.

**8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**

1. The existing cistern shall be protected and preserved during construction. As a significant feature of the property, the cistern will be a focal point of the uncovered deck.

**9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**

1. The proposed uncovered deck, garage and breezeway are proposed to be compatible with the overall massing and scale of the adjacent Gymnasium. The size and height of the existing Gymnasium were taken into account when developing the proposed garage and the request for a ridge height variance.
2. The garage placement was also reviewed and altered to move the garage an additional 14' away from Thomas Street. Allowing for the garage to be a secondary visual element while still relating to the overall Gymnasium massing.
3. The garage breezeway will not be attached to the existing Gymnasium and be detailed to complement, not mimic, the current trim and material usage.

**10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

1. The proposed uncovered deck, garage and breezeway will be designed as free standing element, which will allow for future removal without effecting the existing historic property.

## Purpose and Goal

Great care has been taken to ensure the preservation of this historic building. The needs of the property have changed and modern construction techniques and materials have evolved over the past 96 years and are expressed in some elements of the existing building. Our intent is to preserve the integrity and historic aesthetic of the Sandvig's residence while efficiently updating the site for modern use.

A new uncovered deck will be designed to be free standing from the existing structure. This element will be minimally visible from Middle Street and have the added benefit of focusing the outdoor living space on the existing cistern. The cistern is a historic feature that is currently a Kid pond and offers a secluded and tranquil respite for the Sandvig's

An existing attached garage was previously approved for demolition. Once removed, the need for a garage and off street parking was integral in providing the modern convenience of a (2) two car garage and ample off street parking for their large family. The previously proposed garage location was review. It was determined that moving the garage an additional 14' toward the front of the Lot would not only allow for multiple off street parking spaces but also minimize its presence on Thomas Street and be more compatible with the massing and relation to the existing Gymnasium.

We believe these additions meet the intent of the "Standards for Rehabilitation", "Preservation Briefs - 14 New Exterior Additions" and "Preservation Briefs - 17 Architectural Character" while provide the necessary uses for a modern residence.

## Resources

- A. Kay Weeks, 'The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Applying the Standards', *www.nps.gov*, National Historic Preservation Act of 1966, Government Printing Office, 1992, <http://www.nps.gov>, (accessed 1, August, 2022).
- B. Anne E. Grimmer and Kay D. Weeks, "Preservation Brief - 14 New Exterior Additions", *www.nps.gov*, National Historic Preservation Act of 1966, Government Printing Office, 1986, <http://www.nps.gov>, (accessed 1, August, 2022)
- C. Anne E. Grimmer and Kay D. Weeks, "Preservation Briefs - 17 Architectural Character", *www.nps.gov*, National Historic Preservation Act of 1966, Government Printing Office, 1986, <http://www.nps.gov>, (accessed 1, August, 2022)
- D. Morgan Jones-King, "South Carolina Historic Properties Record", *www.schpr.sc.gov*, South Carolina Department of Archives and History, Online, 1968, <http://schpr.sc.gov/index.php/MultiSearch/Index?search=Sullivans+Island+>, (accessed 1, August, 2022)



# RECUSAL STATEMENT

Member Name: Heather Wikson

Meeting Date: September 21, 2022

Agenda Item: 4 Section: G Number: 2

Topic: 1018 Osceola Avenue

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

**Justification to Recuse:**

Professionally employed by or under contract with principal

Owns or has vested interest in principal or property

Other: \_\_\_\_\_

[Signature]  
Member Signature

9.21.22  
Date

[Signature]  
Signature of Official

9/21/22  
Date

Charleston Tree Company  
900 Ashley Ave  
Charleston, SC 29403  
8438600634  
charlestontreeco@gmail.com  
www.charlestontreecompany.com



CHARLESTON  
TREE COMPANY

# Estimate

**ADDRESS**

Steve Herlong  
Herlong and Associates

ESTIMATE # 4276  
DATE 08/11/2022

ACTIVITY	AMOUNT
----------	--------

<b>Tree Service</b>	0.00
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1907 Ion:

Steve and I met on site to discuss the addition to the right side of the house and the impact on the oak tree along the right property line. We discussed multiple options to minimize the risk of damage to the root systems and health of the tree. I suggested that we could air spade along the edge of the new addition inspect the root system. We also discussed the different options for the structural engineers running a standard footer, spot piers where the footers run toward the existing structure, and helical piers closest to the tree. This would all have to be discussed with structural engineer for best case scenario. After inspection it looks like only one to two limbs would need to be removed. This would be less that 5% of the entire canopy.

Thanks  
Carter

Charleston Tree Company, LLC is not responsible for damage to anything in the ground or on top of the ground during stump or root grinding and therefore will not make any repairs. This includes but is not limited to landscape lighting, electrical, drip and irrigation lines.

TOTAL	<b>\$0.00</b>
-------	---------------

Accepted By

Accepted Date



Jessica Gress

---

**From:** Meredith Anne <meredith@meredithanne.com>  
**Sent:** Wednesday, September 21, 2022 10:28 AM  
**To:** Charles Drayton; Jessica Gress  
**Cc:** brandonbrooks44@gmail.com; maurigustafson@gmail.com; Brad Ebenhoeh  
**Subject:** 1907 Ion Ave Addition

CAUTION: > This email originated from outside the Town of Sullivans Island. Do not click links or open attachments unless you have verified the sender and know the content is safe.

Hi Charles & Jessica-

My name is Meredith Ebenhoeh and we live at 1908 Flag Street. We live directly behind the Brooks Family (1907 Ion Ave) and share a fence line .

I'm writing to share that we have reviewed the Brooks Family plans and are comfortable with the addition they are seeking approval for at this evenings DRB Meeting.

Best,

Meredith and Brad Ebenhoeh (1908 Flag Street)

To: Members of the DRB

From: Edward and Susan Robertson  
1901 Ion Avenue  
Sullivans Island SC 29482

My wife Susan and I are the next door neighbors of the Brooks, the owners of 1907 Ion Avenue. We seriously object to the addition as proposed for the following reasons:

1. The variance requested toward our property line is approximately ten feet closer to our property. We feel this would have a significant negative impact on the value of our property. We feel it is incumbent on the owners to justify the significant hardship to them that would warrant this. The relief requested is 25%
2. The current drainage situation is poor as it is due to the increased elevation that already exists due to the landscaping.
3. The water drainage from the new two story addition has not been adequately assessed to our knowledge
4. Why was no relief for neighborhood compatibility considered? Such a two story structure addition with its inherent density along our property is not in keeping with the neighborhood we feel.

This above is true to the best of our knowledge.

Signed,

Edward Robertson

Susan Robertson





GENERAL IDENTIFICATION	
PARCEL	LOT 7 AREA K
ADDRESS	1420 THOMPSON AVENUE
TIER#	002 (1740-007)
JURISDICTION	SULLIVAN'S ISLAND
ZONING DISTRICT	RS (SINGLE FAMILY RESIDENTIAL)
SITE AREA	13,911.19 SF (13,911.19 SF)
FLOOD ZONE	AE ELEV 11
HEIGHT	35'-0"

FLOOD PLANNING INFORMATION	
MAP #	45019C
COMMUNITY #	455415
PANEL #	0536C
DATE	01/29/21
DPE	11'-0"

IMPERVIOUS COVERAGE																	
LOT AREA COVERED BY IMPERVIOUS SURFACE ANY MATERIAL THROUGH WHICH WATER CAN NOT BE ABSORBED OR PASSED (INCLUDES BUILDINGS, PORCHES, DECKS, POOLS, AND ALL PAVING)																	
MAX. COVERAGE IS DETERMINED BY FORMULA (LOTS LESS THAN 16,000 SF)																	
$(30\% \times \text{LOT AREA}) + [(15,000 \text{ SF} - \text{LOT AREA}) \times 6\%]$ $(30\% \times 13,911.19 \text{ SF}) + [(15,000 \text{ SF} - 13,911.19) \times 6\%]$ $(4,173.58 \text{ SF}) + [54.44 \text{ SF}]$																	
MAX. ALLOWABLE COVERAGE = 4,228.02 SF																	
<table border="0"> <tr> <td>HOUSE</td> <td>1,678 sf</td> </tr> <tr> <td>FRONT PORCH &amp; STEPS</td> <td>332 sf</td> </tr> <tr> <td>BACK PORCH &amp; STEPS</td> <td>491 sf</td> </tr> <tr> <td>HVAC</td> <td>33.5 sf</td> </tr> <tr> <td>LP GAS PAD</td> <td>11 sf</td> </tr> <tr> <td>POOL ONLY</td> <td>800 sf</td> </tr> <tr> <td>CISTERN</td> <td>60 sf</td> </tr> <tr> <td>EXISTING IMPERVIOUS</td> <td>3,833.5 sf</td> </tr> </table>		HOUSE	1,678 sf	FRONT PORCH & STEPS	332 sf	BACK PORCH & STEPS	491 sf	HVAC	33.5 sf	LP GAS PAD	11 sf	POOL ONLY	800 sf	CISTERN	60 sf	EXISTING IMPERVIOUS	3,833.5 sf
HOUSE	1,678 sf																
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HVAC	33.5 sf																
LP GAS PAD	11 sf																
POOL ONLY	800 sf																
CISTERN	60 sf																
EXISTING IMPERVIOUS	3,833.5 sf																

PRINCIPAL BUILDING SQUARE FOOTAGE	
THE ENTIRE HEATED SQUARE FOOTAGE OF THE BUILDING EXCLUDES PORCHES, DECKS, AND STAIRS, GROUND FLOOR PARKING AND ATTIC	
MAX. ALLOWED COVERAGE IS A CALCULATION FOR LOTS EXCEEDING 5,000 SF	
$[(13,911.19 - 5000 \text{ SF}) / 100 \text{ SF}] \times (10) + 2400 \text{ SF} = [3,299 \text{ SF MAX}]$	
DRB IS ALLOWED TO ALTER THE ALLOWABLE SQUARE FOOTAGE BY A MAX. OF 25% ALLOWED INCREASE OF 822.75 SF FOR A MAX OF 4,121.75 SF	

PRINCIPAL BUILDING COVERAGE	
LOT AREA COVERED BY THE FOOTPRINT OF THE BUILDING EXCLUDES PORCHES, DECKS, AND STAIRS EXCLUDES ACCESSORY NOT USEABLE AS LIVING SPACE	EXISTING FOOTPRINT = 1,678 SF
MAX. ALLOWED COVERAGE IS DETERMINED BY FORMULA (LOTS LESS THAN 15,000 SF)	DRB MAY INCREASE THIS NUMBER BY UP TO 25%
$(15\% \times \text{LOT AREA}) + [(15,000 \text{ SF} - \text{LOT AREA}) \times 6\%]$ $(15\% \times 13,911.19 \text{ SF}) + [(15,000 \text{ SF} - 13,911.19) \times 6\%]$ $(2,088.79 \text{ SF}) + [54.44 \text{ SF}]$	$2,141.23 \text{ SF} \times 20\% = 428.24 \text{ SF}$ REVERSED MAX TOTAL = 2,569.47 SF
MAX. ALLOWABLE COVERAGE = 2,141.23 SF	

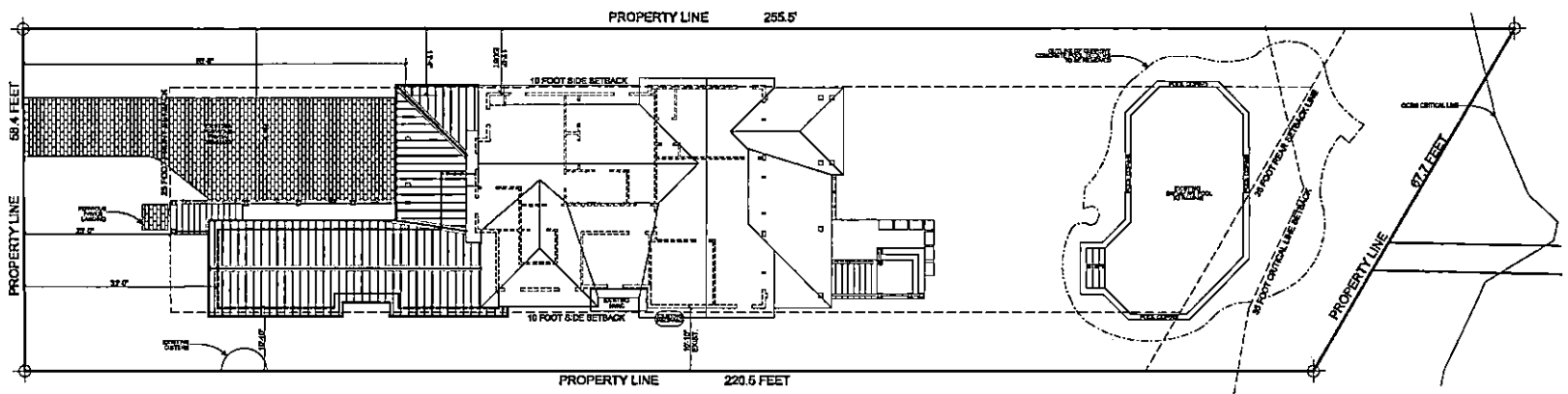
REMOVE POOL DECKING	
HOUSE	1,678 sf
BACK PORCH & STEPS	491 sf
HVAC	33.5 sf
LP GAS PAD	11 sf
EXISTING SWIMMING POOL	800 sf
CISTERN	60 sf
NEW FRONT PORCH	232 sf
NEW ISLAND DECK/WALK	1,033 sf
NEW FRONT STEPS	67.5 sf
NEW ADDITION	598 sf
PROPOSED IMPERVIOUS	4,217.1 sf

EXISTING		PROPOSED	
FIRST FLOOR	1,611 sf	EXISTING FIRST FLOOR	1,611 sf
SECOND FLOOR	1,648 sf	EXISTING SECOND FLOOR	1,648 sf
TOTAL AREA	3,259 sf	ADDITION	656 sf
		TOTAL AREA	3,915 sf

\*RELIEF REQUESTED: ADDITIONAL 165.77 SQUARE FEET (7.7% INCREASE)

\*RELIEF REQUESTED: ADDITIONAL 656 SQUARE FEET (19.9% INCREASE)

MINIMUM SETBACKS	
FRONT REQUIRED 25'-0"	FRONT REQUIRED 25'-0"
ADDITIONAL FRONT SETBACK IS REQUIRED ABOVE 25'-0" IN ELEVATION ABOVE GRADE ONE ADDITIONAL FOOT OF SETBACK FOR EACH ADDITIONAL FOOT OF HEIGHT	FRONT EXISTING 00'-0"
REAR REQUIRED 25'-0"	FRONT PROPOSED 25'-2"
OCRM REQUIRED 35'-0"	OCRM REQUIRED 35'-0"
	OCRM EXISTING 35'-0"
	TO POOL DECKING
	OCRM PROPOSED 35'-0"
	TO POOL DECKING
SIDE SETBACKS 10 FEET EACH SIDE	
LOT IS LESS THAN 105 FEET WIDE AT FRONT	
SETBACK LINES - SIDE SETBACKS CAN BE REDUCED BY 1/3 OF A FOOT FOR EVERY FOOT THAT LOT IS NARROWER THAN 105 FEET PROVIDING THAT NO SIDE SETBACK IS LESS THAN 10 FEET	
LOT WIDTH AT SETBACK IS 66 FEET (48 FEET LESS THAN 105 FEET) - USING THE 1/3 FOOT CALCULATION THE 10 FOOT MINIMUM SETBACKS WOULD APPLY	
	LEFT SIDE EXISTING 10'-0"
	LEFT SIDE EXISTING 11'-0"
	LEFT SIDE PROPOSED 11'-0"
	RIGHT SIDE REQUIRED 10'-0"
	RIGHT SIDE EXISTING 10'-10"
	RIGHT SIDE PROPOSED 10'-10"



1 SITE PLAN  
Scale: 1" = 20'-0"



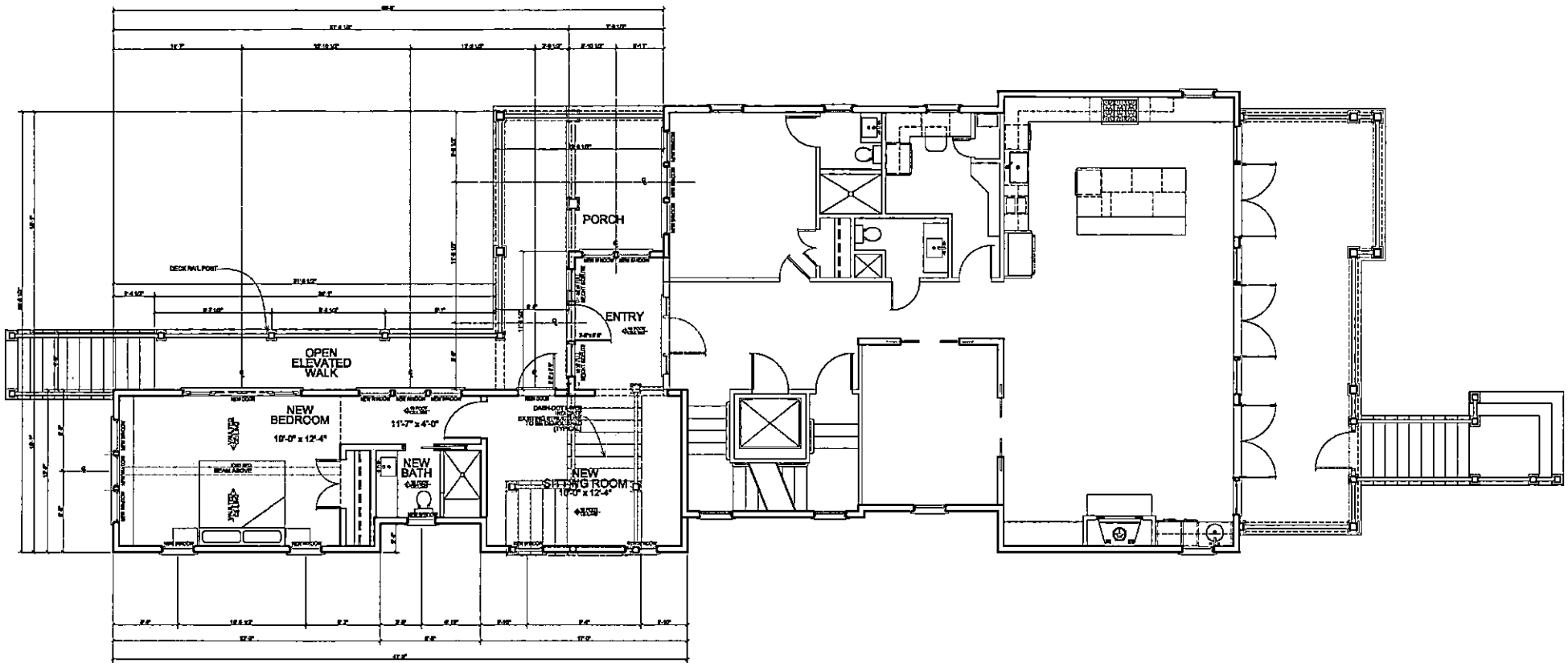
**ELIZABETH S. ALLEN**  
2676 Raurk Street  
North Charleston, SC  
29405  
Phone (843) 709-7322

**SUTTON RESIDENCE**  
1420 THOMPSON AVENUE  
SULLIVAN'S ISLAND, SOUTH CAROLINA

REVISIONS AND DATE	
1	ISSUED FOR PERMITS
2	ISSUED FOR PERMITS
3	ISSUED FOR PERMITS
4	ISSUED FOR PERMITS
5	ISSUED FOR PERMITS
6	ISSUED FOR PERMITS
7	ISSUED FOR PERMITS
8	ISSUED FOR PERMITS
9	ISSUED FOR PERMITS
10	ISSUED FOR PERMITS

SITE PLAN  
DATE: AUGUST 19, 2022  
PROJECT: C1.01





1 FIRST FLOOR PLAN  
Scale: 1/8" = 1'-0"



**ELIZABETH S. ALLEN**  
2675 Rourke Street  
North Charleston, SC  
29405  
Phone (843) 709-7322

**SUTTON RESIDENCE**  
1420 THOMPSON AVENUE  
SULLIVAN'S ISLAND, SOUTH CAROLINA

NO.	REVISION/DESCRIPTION
1	ISSUED FOR PERMITS
2	REVISIONS TO PERMITS
3	REVISIONS TO PERMITS

DATE: AUGUST 18, 2022  
**A1.02**

**SHEET NOTES**

PRIMARY ROOF COVERING TO BE STANDING SEAM METAL INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS AND BEARING THE STANDARD WRITTEN WARRANTY FOR MATERIAL FAILURE

LOW SLOP AND PORCH ROOFING MATERIAL TO BE STANDING SEAM METAL INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS AND BEARING THE STANDARD WRITTEN WARRANTY FOR MATERIAL FAILURE.

PROVIDE ALL ROOF ACCESSORIES AS NECESSARY FOR AND REQUIRED BY ROOFING MANUFACTURER TO ENSURE COMPLETE WEATHERTIGHT ROOF INSTALLATION AND TO ENSURE COMPLIANCE WITH MINIMUM PROVISIONS OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS. INSTALL ROOFING IN ACCORDANCE WITH DETAILS INCLUDED IN IRCA "ROOFING AND WATERPROOFING MANUAL". COORDINATE WITH INSTALLATION OF ROOF DECK, VAPOR BARRIERS, ROOF INSULATION, ROOFING AND FLASHING. ENSURE ALL CONNECTED ELEMENTS ARE COMPATIBLE, SECURE, WEATHERPROOF AND WEATHERTIGHT.

FLASHING FORM FLASHING TO PROFILES INDICATED ON DRAWINGS, AND TO PROTECT ROOFING MATERIALS FROM PHYSICAL DAMAGE AND SHED WATER FROM SECTIONS SQUARE AND ACCURATE TO PROFILE. IN MAXIMUM POSSIBLE LENGTHS, FREE FROM DISTORTION OR DEFECTS DETRIMENTAL TO APPEARANCE OR PERFORMANCE.

VERIFY THAT ROOF PENETRATIONS AND FLASHING STACKS ARE IN PLACE AND FLASHED TO DECK SURFACE.

VERIFY DECK SURFACES ARE DRY AND FREE OF FLODS, WARPS, OR VOID'S

FOR ROOF SLOPES BETWEEN 2:12 AND 4:12 AND FOR ALL METAL ROOFS - APPLY ONE LAYER OF ICE AND WATER SHIELD<sup>®</sup>, WITH ENDS AND EDGES WEATHER-LAPPED PER APPLICATION INSTRUCTIONS. STAGGER END LAPS EACH CONSECUTIVE LAYER. NAIL IN PLACE.

WEATHER LAP AND SEAL WEATHERTIGHT WITH ASPHALT ROOFING CEMENT ITEMS PROJECTING THROUGH OR MOUNTED ON ROOF. AVOID CONTACT OF SOLVENT-BASED CEMENTS WITH ICE AND WATER SHIELD.

FOR "CLOSED CUT," "WOMEN," AND "OPEN" VALLEYS FIRST PLACE ONE PLY OF ICE AND WATER SHIELD, MINIMUM 36 INCHES (915 MM) WIDE, CENTERED OVER VALLEYS. LAP JOINTS MINIMUM 6 INCHES. IN ADDITION, WEATHER LAP JOINTS MINIMUM 2 INCHES (50 MM).

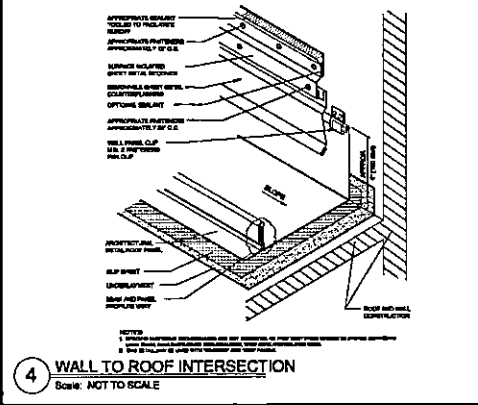
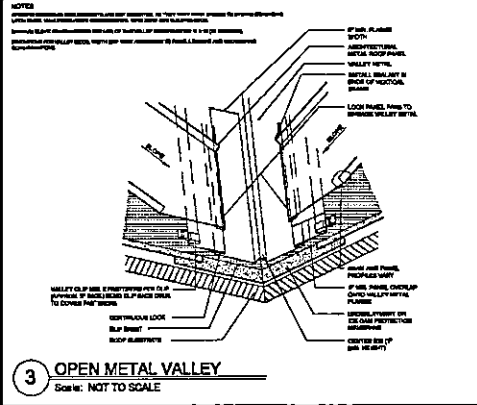
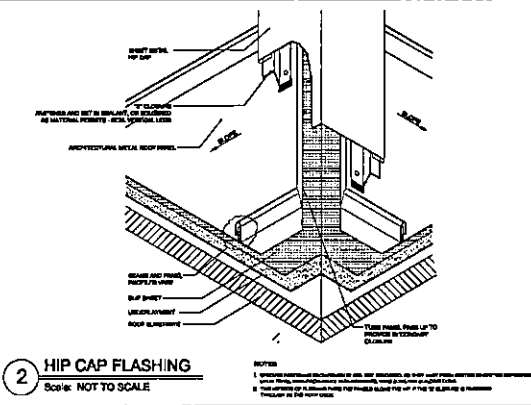
SEAL WORK PROJECTING THROUGH OR MOUNTED ON ROOFING WITH ROOFING CEMENT AND MAKE WEATHERTIGHT.

ENTIRE ROOF SURFACE SHALL BE PREPARED WITH A COMPLETE LAYER OF HIGH TEMP ICE AND WATER SHIELD UNDERLAYMENT.

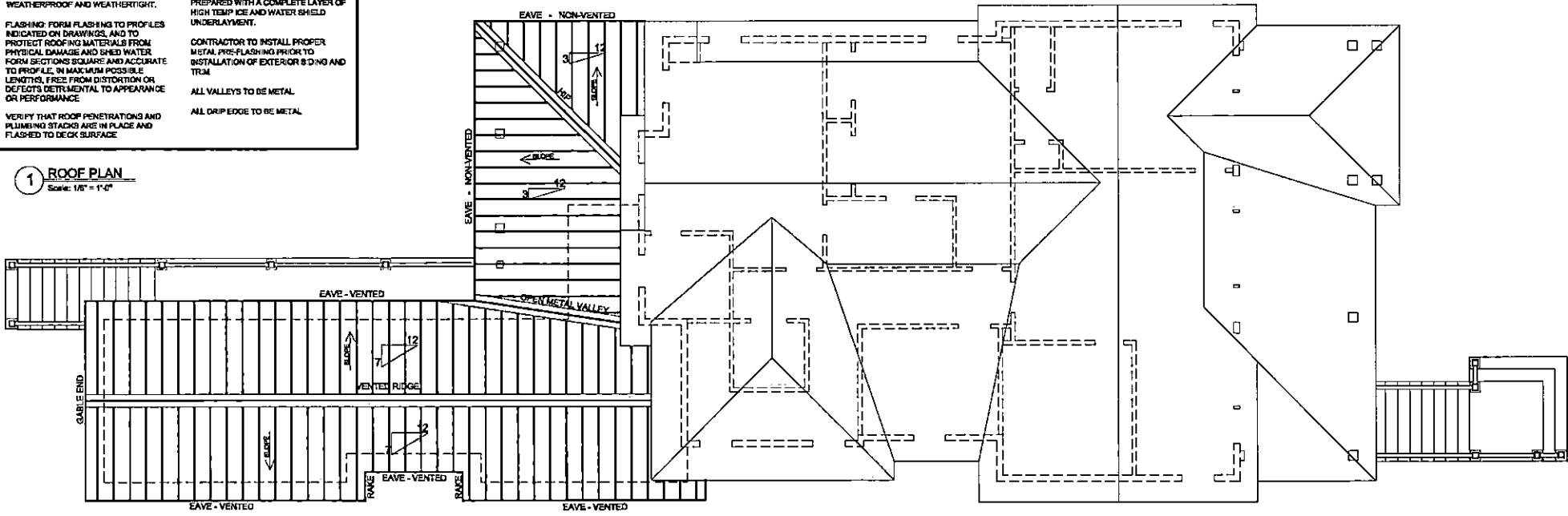
CONTRACTOR TO INSTALL PROPER METAL PRE-FLASHING PRIOR TO INSTALLATION OF EXTERIOR SIDING AND TRIM.

ALL VALLEYS TO BE METAL.

ALL DRIP EDGE TO BE METAL.



**1 ROOF PLAN**  
Scale: 1/8" = 1'-0"



**ELIZABETH & ALLEN**  
2875 Rourk Street  
North Charleston, SC  
29405  
Phone (843) 709-7322

**SUTTON RESIDENCE**  
1420 THOMPSON AVENUE  
SULLIVAN'S ISLAND, SOUTH CAROLINA

REVISIONS		REVISION DATES	
NO.	DATE	DESCRIPTION	BY
1	08/18/22	ISSUE FOR PERMIT	EL
2			
3			

PROJECT NO.	1420 THOMPSON AVENUE
DATE	AUGUST 18, 2022
DRAWING NO.	A1.03

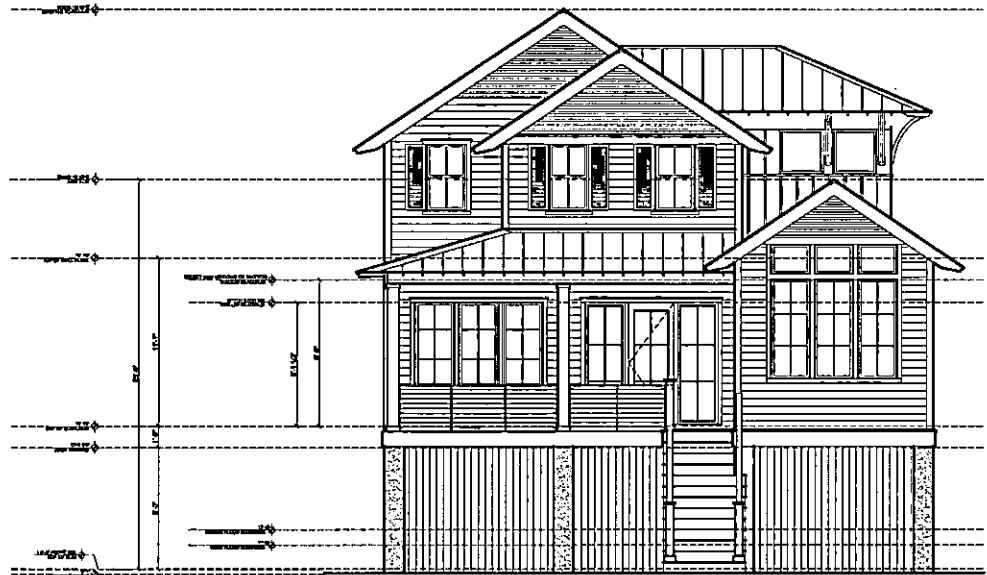
1420 THOMPSON AVENUE DRB REVIEW

2

**EXISTING ELEVATION**  
Scale: NOT TO SCALE



EXTERIOR MATERIALS			
ITEM	DESCRIPTION	ITEM	DESCRIPTION
ROOF COVERING	STANDING SEAM METAL- COLOR TO MATCH EXISTING ROOF	WINDOWS	ANDERSEN 400 SERIES
FASCIA	1x4 BORAL TRIM	FRONT PORCH CEILING	T&G V-EDGE PINE- PAINTED
SOFFIT	EXPOSED RAFTERS	PORCH RAILINGS	STAINLESS STEEL CABLE RAIL
SIDING	7-1/4" (8" EXPOSURE) HARDIE SIDING- SQUARE EDGE, SMOOTH	PORCH COLUMNS	8" P.T. LAMINATED WOOD BOX- PRE-PRIMED
CORNER BOARDS	2x4 AND 2x8 P.T. BORAL	BACK PORCH COLUMNS	11" P.T. LAMINATED WOOD BOX- PRE-PRIMED
WATER TABLE	1x12 + CUSTOM DRIP CAP WITH 15 DEGREE ANGLE AND DRIP KERF	PORCH FLOOR	5/4 x 4 T&G IPE, GLUED AND SCREWED
WINDOW/DOOR TRIM	2x4 JAMB, 2x8 HEAD WITH CUSTOM DRIP CAP - BORAL	STAIR RISERS	1x8 PVC
FRONT DOOR TRIM	2x4 JAMB, 2x8 HEAD WITH CUSTOM DRIP CAP - BORAL	STAIR TREADS	5/4 x 6 EASED EDGE IPE DECKING
FRONT DOOR	EXISTING TO BE RELOCATED	FOUNDATION	OYSTER TABBY STUCCO
NEW DOORS	ANDERSEN 400 SERIES PATIO AND GLIDING DOORS	LOUVERS	1x8 #1 PINE- PAINTED
DRIVEWAY	EXISTING PERVIOUS PAVERS- FOOTPRINT TO ALTERED SLIGHTLY		



1 **PROPOSED FRONT ELEVATION**  
Scale: 1/8" = 1'-0"



**ELIZABETH S. ALLEN**  
2675 Rourk Street  
North Charleston, SC  
29405  
Phone (843) 709-7322

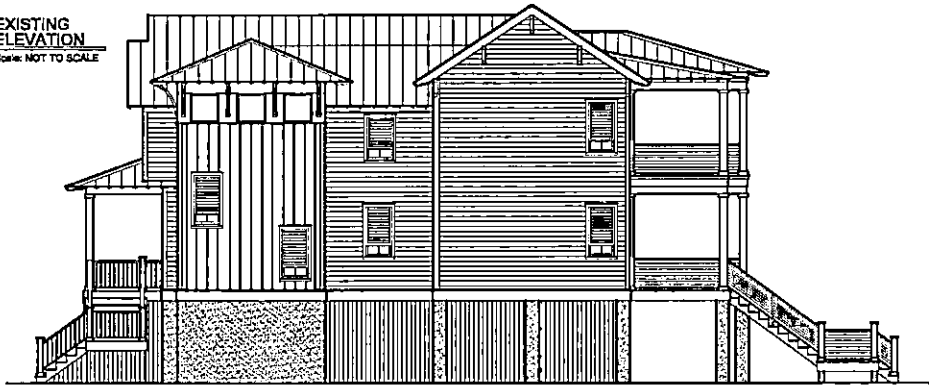
**SUTTON RESIDENCE**  
**1420 THOMPSON AVENUE**  
**SULLIVAN'S ISLAND, SOUTH CAROLINA**

NO.	DATE	DESCRIPTION
1		PRELIMINARY ELEVATION
2		FOR PRELIMINARY DEVELOPMENT
3		FOR PRELIMINARY DEVELOPMENT

**FRONT ELEVATIONS**  
DATE: AUGUST 19, 2022  
DRAWING NO: **A2.01**

1420 THOMPSON AVENUE DRB REVIEW

**2** EXISTING ELEVATION  
Scale: NOT TO SCALE



**1** PROPOSED RIGHT ELEVATION  
Scale: 1/8" = 1'-0"



**ELIZABETH & ALLEN**  
2675 Rourke Street  
North Charleston, SC  
29405  
Phone (843) 709-7322

**SUTTON RESIDENCE**  
1420 THOMPSON AVENUE  
SULLIVAN'S ISLAND, SOUTH CAROLINA

REVISIONS/ISSUE DATES	
NO.	DATE
1	10/15/2021
2	11/15/2021
3	12/15/2021
4	01/15/2022
5	02/15/2022
6	03/15/2022
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98	11/15/2029
99	12/15/2029
100	01/15/2030

**RIGHT SIDE ELEVATIONS**  
DATE: AUGUST 18, 2022  
PROJECT NO: **A2.02**

1420 THOMPSON AVENUE DRB REVIEW

1 EXISTING ELEVATION  
Scale: NOT TO SCALE



1 PROPOSED LEFT ELEVATION  
Scale: 1/8" = 1'-0"



**ELIZABETH S. ALLEN**  
2675 Rourke Street  
North Charleston, SC  
29405  
Phone (843) 709-7322

**SUTTON RESIDENCE**  
1420 THOMPSON AVENUE  
SULLIVAN'S ISLAND, SOUTH CAROLINA

PROJECT	SUTTON RESIDENCE
DATE	AUGUST 18, 2022
BY	ELIZABETH S. ALLEN
CHECKED BY	ELIZABETH S. ALLEN
DATE	
BY	
CHECKED BY	
DATE	

LEFT SIDE ELEVATIONS  
AUGUST 18, 2022  
**A2.03**

1420 THOMPSON AVENUE DRB REVIEW

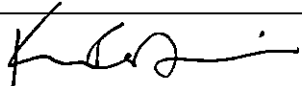
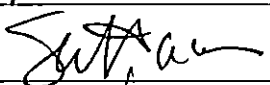
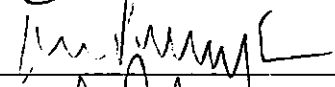
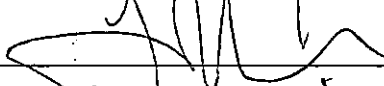

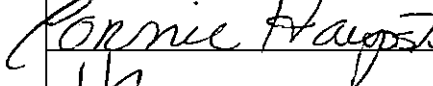
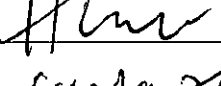
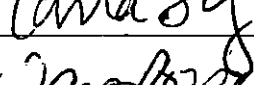
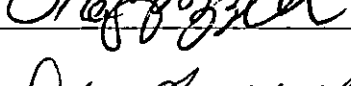
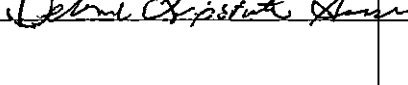




# Island Residents

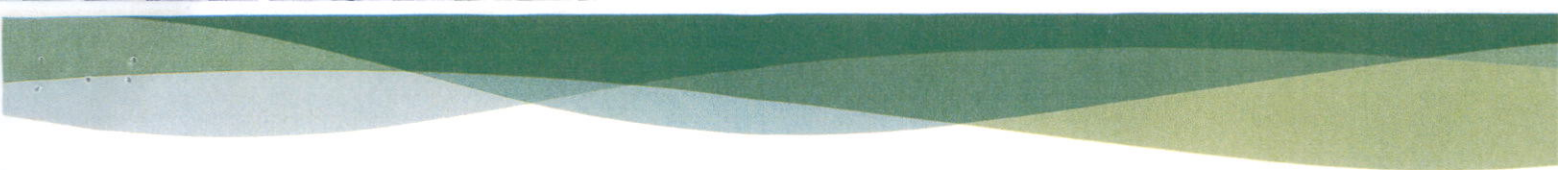
1755 Atlantic Avenue – New Construction  
 Additional Square Footage Request to Town of  
 Sullivan's Island Design Review Board  
 by Rhodes Residential Builders

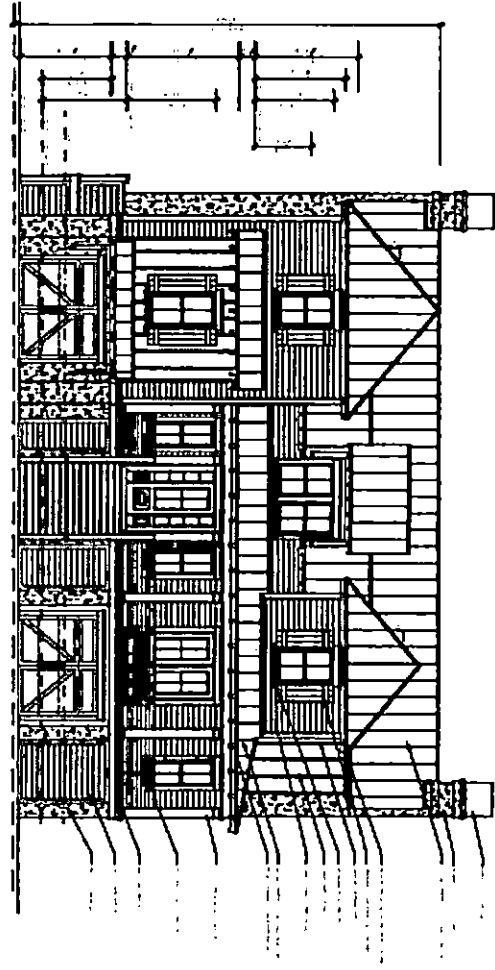
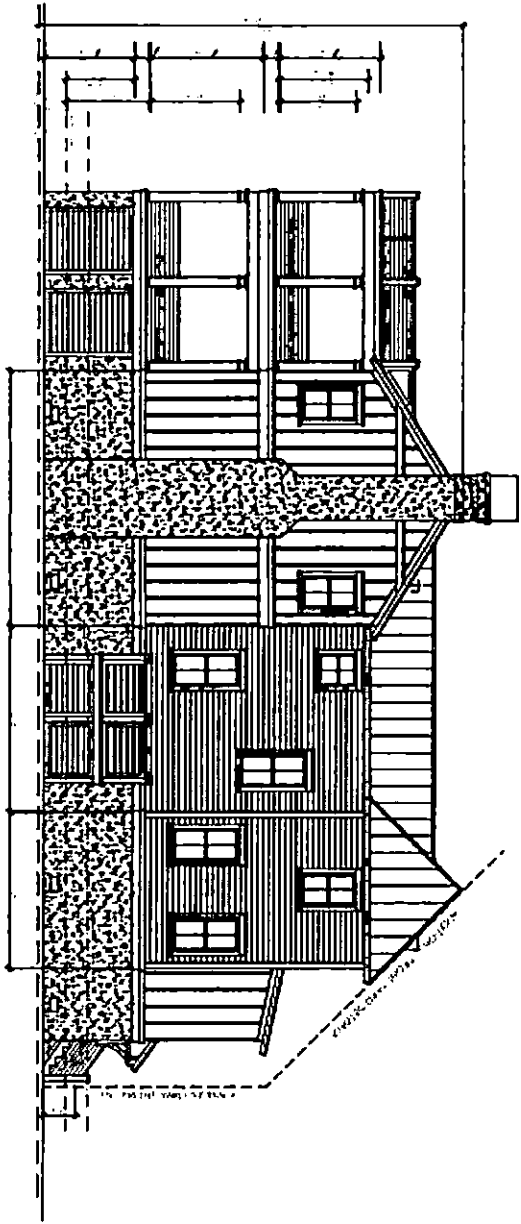
The following neighbors hereby are in support of the request for the additional heated and cooled square footage from the DRB:

SIGNATURE	NAME	ADDRESS
	KEVIN McDEARIS	2730 MIDDLE ST
	Scott Hansen	2420 GASPEN
	Kevin Pennington	1514 MIDDLE
	TIM REESE	305 STARBUCK
	CURTIS GIANONI	1914 MIDDLE
	Connie Hauptstein	1851 FLOW AVE
	Hunter Stunzi	1734 Thompson Ave.
	Carla Hughey	1454 Thompson Ave.
	Tracy Bozwell	2002 ION AVE
	Deborah Lipstok Seidman	2714 BOARDS ST.
SIGNATURE	NAME	ADDRESS

	Address	Owner			Contact/Agent
	1751 Atlantic	Spec	4440	0.41	
C	1765 Atlantic	David French	4250	0.36	Jason Fowler
S	1757 Atlantic	Thomas Gibson	4185	0.34	
s	1753 Atlantic	Christopher J Giglio	4949	0.3	
JD	1767 Atlantic	Steven Charles Poletti			
Jd	1771 Atlantic	Steven Charles Poletti	3920	0.28	
c	1773 Atlantic	Michael A. and Erica Smith			Alex Bonner
s	1761 Atlantic	Adam B Berman & Stacie A Craddock	3600	0.32	
	1746 Atlantic	David H. Seay			
JD	1730 Atlantic	Jimmy Dye			
JD	1710 Atlantic	Jeremy Graves			
	1717 Atlantic	Eleanor Condon Ilderton			Charlie Condon? Pat Ilderton







PRINCIPAL BUILDING COVERAGE: 3.4%

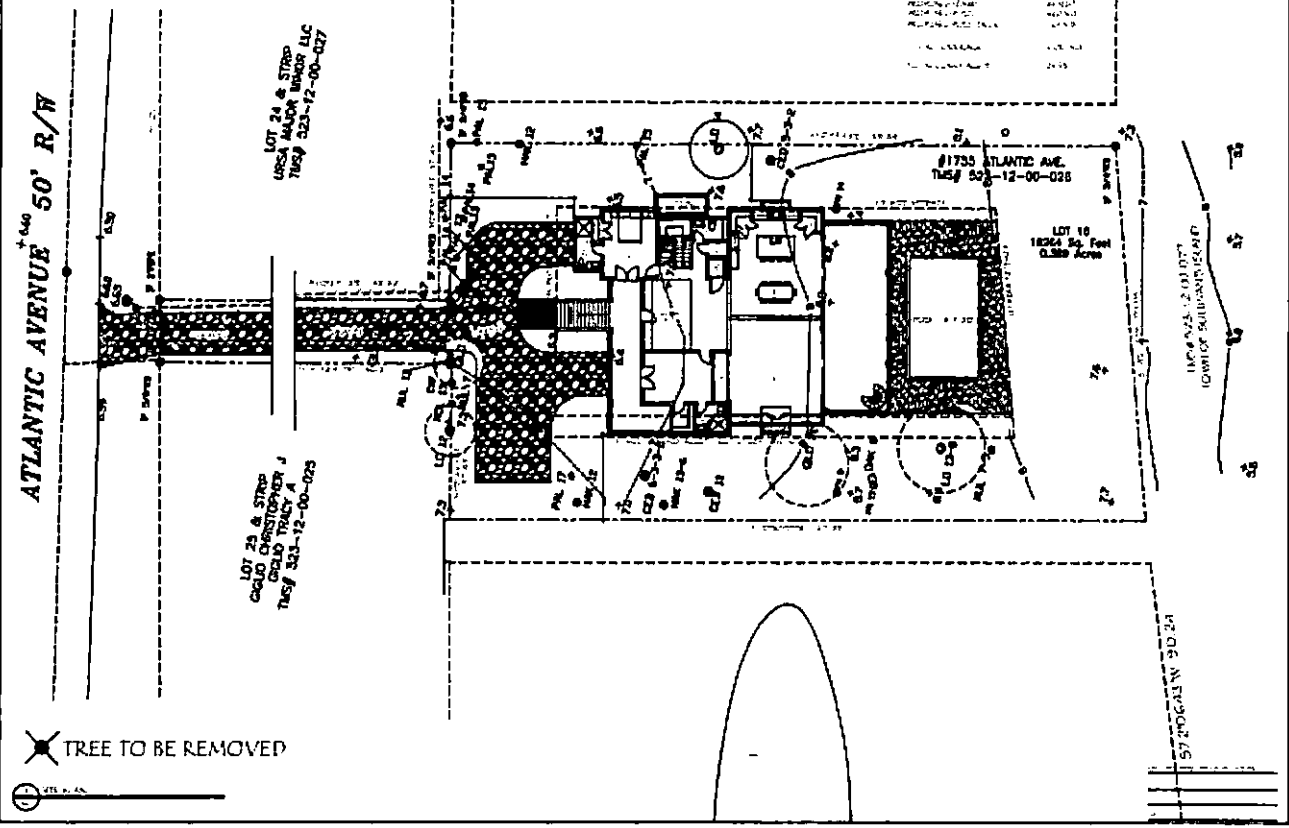
PERMITTED PRINCIPAL BUILDING AREA: 1.3 AC

LOT COVERAGE

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Studio  
2 9 1

125 Atlantic Ave. Sullivan Island SC

SITE PLAN

DATE	12/15/11
BY	STUDIO 291
CHECKED BY	STUDIO 291
SCALE	AS SHOWN
PROJECT NO.	11-001
CLIENT	USCA MAISON BARRON LLC
ADDRESS	1755 ATLANTIC AVE. SULLIVAN ISLAND SC
CITY	SULLIVAN ISLAND SC
STATE	SC
COUNTY	BEAUFORT
ZONING	RS-10
PERMIT NO.	
ISSUE DATE	
EXPIRES	
REVISIONS	

**Sullivan's Island Homes along Atlantic Ave**

**1751 Atlantic – 4 Bedrooms & 5 Baths – 4,445 sqft**

**1753 Atlantic – 5 Bedrooms & 5 Baths – 4,981 sqft**

**1755 Atlantic – 6 Bedrooms & 6.5 Baths – 4,494 sqft Proposed**

**1757 Atlantic – 5 Bedrooms & 6 Baths – 4,185 sqft**

**1765 Atlantic - 4 Bedrooms & 4 Baths – 4,505 sqft**

**1771 Atlantic – 6 Bedrooms & 5 Baths – 3,920 sqft**





1753 atlantic ave X Q





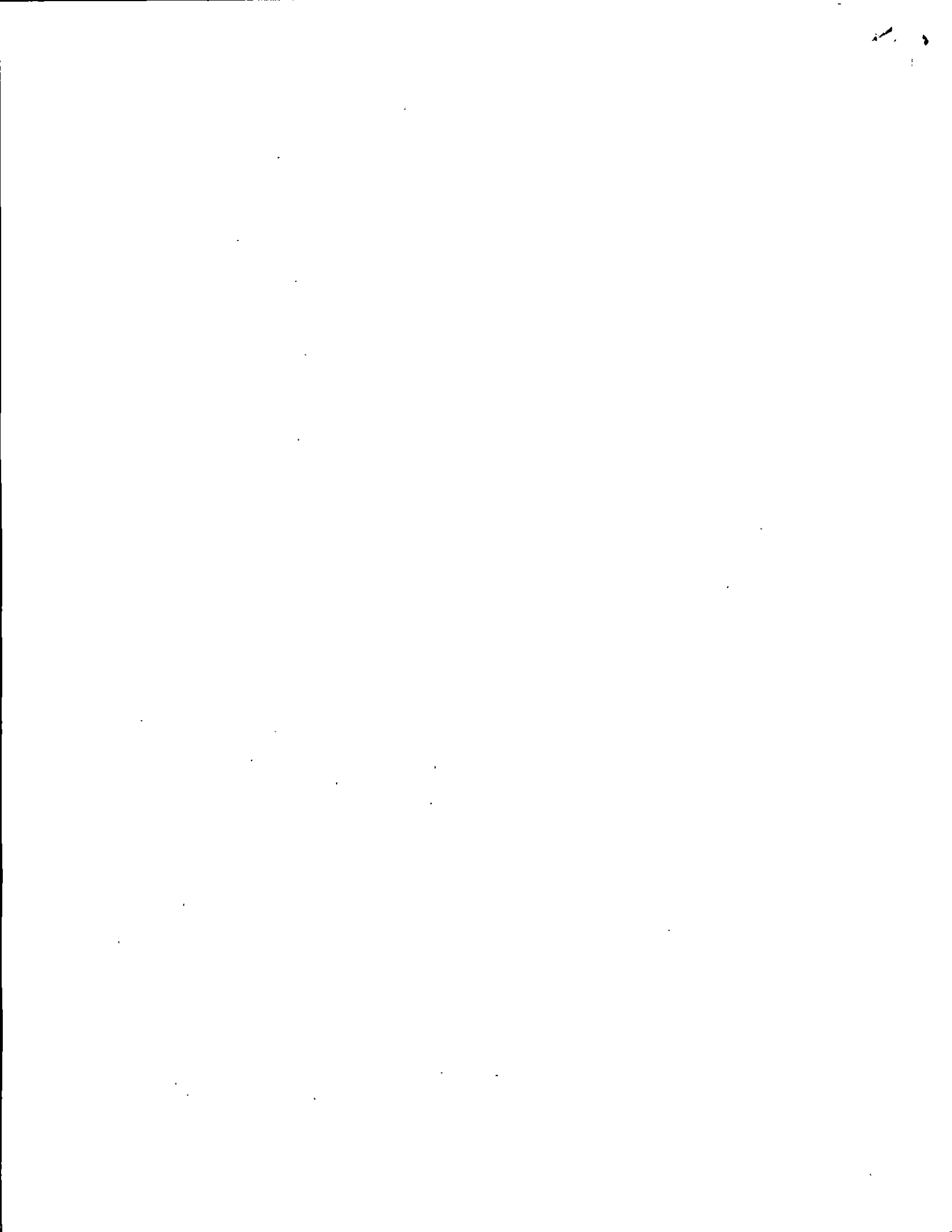


Exhibit 10

**From:** Tracy Giglio <[tracy.giglio5@gmail.com](mailto:tracy.giglio5@gmail.com)>  
**Sent:** Tuesday, September 20, 2022 8:49 AM  
**To:** Joe Henderson <[jhenderson@sullivansisland.sc.gov](mailto:jhenderson@sullivansisland.sc.gov)>  
**Cc:** Chris Giglio <[chrisgiglio@hotmail.com](mailto:chrisgiglio@hotmail.com)>  
**Subject:** Design Review Board meeting for 1755 Atlantic Ave

**> This email originated from outside the Town of Sullivans Island. Do not click links or open attachments unless you have verified the sender and know the content is safe.**

Dear Joe,

My husband and I (Adjoining Landowners of 1755 Atlantic Ave) plan to attend the design review board meeting on Wed Sep 21 to express our concern and oppose the additional consideration the developer of this property is requesting. We own 1753 Atlantic Ave.

Please find our complaints attached. We look forward to meeting you in person.

Regards,  
Tracy and Chris Giglio

And supporting documents:

Area Map:

Front facade and Lighting affects on our home: We are living with this and now this developer wants to do the same thing to the other side of our property. The back of the home is where we spend most of our time.











1753 Atlantic Ave: Adjoining landowners: Tracy and Chris Giglio

**Summary complaint:** The Developer is asking for side back relief because the lot is so small and then asking to build a bigger house than the lot allows by asking approval on additional principal square footage. See the attached map in this email of surrounding homes. We believe the last house (1751 Atlantic Ave) this developer built was built without regard to Article XII.

**Complaint 1:** *The adjoining landowners object to the request for the 15-foot side back relief.* There is no hardship. Only contractor profit. The developer can build a home within the zoning laws and make a reasonable profit. The large homes built on 1751 and potentially 1755 are only for the purpose of extreme profit by a developer and at the expense of the Adjoining Landowners.

\*\*This same developer was given side setback relief on lot 1751. He could have built a smaller home and made a reasonable profit. They received side setback relief of 11' 10" and the chimney relief took it to 11' 7". Chimneys are not subject to side setback relief. In addition, shrubs were planted on the property line that will grow a good distance obstructing the path. We are being crowded out and the enjoyment of our property threatened by these home constructions. This contractor knows all the rules and he is pushing only for profit and at the expense of the adjoining landowners

vii. Building setback. Fifteen (15) foot setbacks are required from all property lines and must meet the approval of the South Carolina Department of Health and Environmental Control and Ocean and Coastal Resource Management (DHEC-OCRM) agencies prior to applying for Special Exception consideration. The Board of Zoning Appeals may adjust the setback requirement in instances where severe erosion, historic structures, natural topography, or trees and vegetation poses an unnecessary hardship for meeting the required fifteen (15) foot setback. (11-17-15)

The developer can ask for this because the lot is under 105ft wide, **but he is also asking for extra square footage.** - (b) Design Review Board. The Design Review Board may grant up to a twenty-five percent (25%) modification in this Zoning Standard if this or other modifications achieve greater Neighborhood Compatibility as described in ARTICLE XII, so long as neither Side Yard Setback is less than ten (10) feet. **These homes are not compatible with the neighborhood. They are much larger with a lot of hardscape.**

**Complaint 2:** *We object to the request for extra square footage.* He can build a normal size home on this property without getting approval for extra square footage. We object to the request to build a larger home than permitted by zoning laws.

**Complaint 3:** *Hardscape inches away from the property line.* 1751 was originally approved to be a gravel driveway. This is what was proposed at the design review meeting and it is hardscape instead now. The plan for 1755 is hardscape inches from



our main social area for entertaining, a firepit area that we have spent a lot of money making. The 1755 hardscape will make it impossible for us to enjoy any privacy in our backyard. There was no attempt to plant trees to increase privacy between our home and 1751. Small shrubs were installed instead. We will be unable to enjoy our backyard on both sides due to the hardscape planned. Why do they need all this hardscape when a maximum of two vehicles will be permitted on the subject property?

1. i. A maximum of two vehicles will be permitted on the subject property. (11-17-15)
- ii. All parking surfaces must remain in its natural state or turf grass. No additional impervious or engineered surfaces will be permitted. (11-17-15)
- iii. No temporary outdoor storage of vehicles, recreational vehicles, boats, camping facilities, temporary event structures, machinery, or beach equipment shall be permitted except during the daytime use of the property. (11-17-15)

#### Sec. 21-42. Driveways.

##### 1. Purpose.

The impact of drives and parking can be considerable in a residential district particularly if the front yard area is developed as the primary location for access and parking.

##### 2. Design guidelines.

1. (1) Double Frontage or Corner Lots should provide vehicle access via the rear or side of the Principal Building unless these access points are along heavily traveled streets.
2. (2) Excessive paved parking areas, particularly within the Front Yard should be avoided.

##### 3. Design Review Board.

This is a Design Guideline not binding on the applicant. The Design Review Board may encourage the use of this guideline for achieving greater Neighborhood Compatibility as described in Article XII.

#### Front Yard Setback.

The minimum required Front Yard Setback shall be twenty-five (25) feet. **Does hardscape not apply?**

Example: In Abbinett v. Fox 103 N.M. 80 (N.M. Ct. App. 1985) the general law of most states is put well: **In that case it is observed that a landowner is entitled to use his/her property in a manner that maximizes his/her enjoyment. However, the enjoyment must not unreasonably interfere or disturb the rights of adjoining landholders or create a private nuisance.** The installation of the parking lot near our

firepit impacts our ability to enjoy our property. The developer should take steps to ensure reasonable privacy between the two homes.

Adjoining landowners carry certain mutual rights, duties and liabilities. Landowners are expected to use their property reasonably without injuring the rights of adjoining landowners. The enjoyment should not unreasonably interfere or disturb the rights of adjoining landholders or create a **private nuisance**. Subject to this general requirement, a landowner can use his/her property according to his/her will upon the condition that such use will not injure any adjoining landowner (and does not violate the plethora of state and federal laws as to zoning, environmental hazards, etc. etc.)

A landowner's use of his/her property becomes unreasonable and unlawful if it constitutes an appropriation of the adjoining land and if it deprives the reasonable enjoyment of the adjoining owner of his/her property to a material degree. Brownsey v. General Printing Ink Corp., 118 N.J.L. 505 (Sup. Ct. 1937).

Complaint 4: Many trees were cut down or cut off at the tops so this home would have a view of the ocean. This has removed the berm that could protect our home against a hurricane. We were not made aware of this request. 1755 has boundary trees marked for removal. These trees are also on our property. We have a say in whether they are removed or not.

**Complaint 5:** 1751 and 1753 are window to window with lighting causing an issue at night. 1755 lights will disrupt all the bedrooms within 1753. The Giglio Family spent a lot of money to install new window coverings and now we must revisit those because of the proximity of 1751 to our home. 1755 is planned in the same manner causing discomfort on the sleeping side of our home and we would now be window to window in our bedroom.

"vi. Lighting. There shall be no exterior site or structural lighting. Interior lighting shall be designed and arranged to prevent glare on adjoining properties, adjacent Recreation and Conservation Area Districts, or any other area of the beach or marsh. (11-17-15) "  
**See attached pictures of 1751 lighting effects on our home 1753.**

**Complaint 6:** Request for consideration of principal building front façade is against article XIII. Neighborhood Compatibility. A condition that exists when land uses and structures are harmonious, with adjacent development.

Minimum principal building side façade setback.

1. (1) A Principal Building's 2<sup>nd</sup> floor Side Façade having a width in excess of ten (10) feet shall be setback two (2) feet from the 1<sup>st</sup> floor Side Façade.

(2) If a Principal Building's 2<sup>nd</sup> floor Side Façade has an unenclosed porch with a minimum depth of four (4) feet, the Si (3) Design Review Board.



The Design Review Board may grant up to a one hundred percent (100%) modification in this Zoning Standard if this

or other modifications achieve greater Neighborhood Compatibility as described in ARTICLE XII. This home goes against Article XII. **What is going on here is contractor profit against the rights of the adjoining landowners.**

Appeals: Any Person with a substantial interest in a decision of the Board of Zoning Appeals or any officer, board, or bureau of the County may appeal a final decision of the Board of Zoning Appeals to the Circuit Court of Charleston County. Appellants shall file with the Court Clerk a written petition plainly and fully setting forth how such decision is contrary to law. Such appeal shall be filed within 30 calendar days after the decision of the Board of Zoning Appeals is mailed.

#### Complaint 7: Trees

**When** a tree's trunk lies directly on the boundary line between properties, the tree is known as a boundary tree and is assumed as owned by both neighbors. In the case of boundary trees, both neighbors benefit by agreeing on how to care for the tree and share the trimming and care expenses. Both neighbors must consent to the tree's removal, and both hold legal responsibility for its care.) **We were not consulted, there is no permit, but trees were marked by this developer for removal on the boundary line.**

#### **This Developer will not live in these homes:**

One of the main reasons for imposing specific setback requirements on a lot is to help prevent the disruption of natural lighting, clear ventilation, and increase sound insulation. By limiting the size of the building on the property, the town or municipality can ensure that neighboring buildings have adequate access to sunlight, fresh air, and a relatively private place to live, instead of always having to overhear the neighbors fighting.

Height plays a big role in establishing setback requirements because a taller building will block out more sunlight from surrounding homes and it will typically have a broader base to increase the balance of the building and provide better support during storms and high winds. Tall structures are imposing and out of place in most residential neighborhoods, so if you plan to add to an existing building or you are in the planning stages for a new building, keep in mind that setbacks can also restrict the height of the structure.

Sullivan's Island Zoning Map

With Overlay Districts







# RECUSAL STATEMENT

Member Name: Phil Clarke

Meeting Date: September 21, 2022

Agenda Item: 8 Section: G Number: 6

Topic: 1420 Middle Street

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

### Justification to Recuse:

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

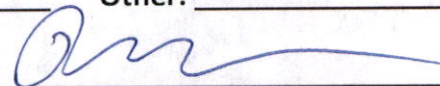

 _____ Member Signature	_____ Date
 _____ Signature of Official	<u>9/21/22</u> _____ Date

Exhibit 12

**LEGEND:**

- SEWER CLEAN-OUT/SERVICE
- WATER VALVE
- IS 5/8"RS (IRON SET) SIZE/TYPE NOTED
- IF (IRON FOUND) SIZE/TYPE NOTED
- △ PK NAIL SET
- ▲ PK NAIL FOUND
- ⊙ WATER METER
- ⊞ ELECTRICAL TRANSFORMER
- ⊞ ELECTRICAL BOX
- ⊞ TELEPHONE BOX
- + SPOT ELEVATION
- ⊞ POWER POLE
- ⊙ WATER SERVICE
- LOT LINE
- ⊕ DHEC-OCRW (MARSH GRASS LINE)
- ADJACENT LOT LINE
- X - X - FENCE
- MRT 4-4-4 MYRTLE TREE
- \* PAL 7 PALMETTO TREE
- DAK 45 OAK TREE
- LD 35 LIVE OAK TREE
- TREE CANOPY

**DATUM:**

THE BEARINGS SHOWN HEREON ARE SOUTH CAROLINA GRID NAD 1983 (2011) MODEL. VERTICAL DATUM IS BASED ON NAVD 1988 / CURRENT FEMA FLOOD MAPS.

Area	Sq. Feet	Acres	Lot Description
A7	587	0.013	BRICK DRIVE
A4	49	0.001	FRONT DECK / STEPS
A8	640	0.015	GRAVEL
A1	2558	0.059	HOUSE FOOTPRINT
A2	535	0.012	REAR DECK
A3	26	0.001	REAR STEPS
A6	20	0.000	SIDE DECK
A5	90	0.002	SIDE DECK/STEPS
Total	4507	0.103	

Area	Sq. Feet	Acres	Lot Description
A9	14280	0.328	LOT 22

**NOTES:**

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

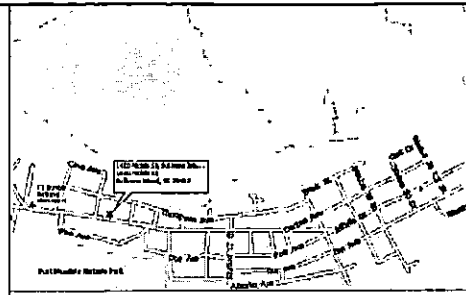
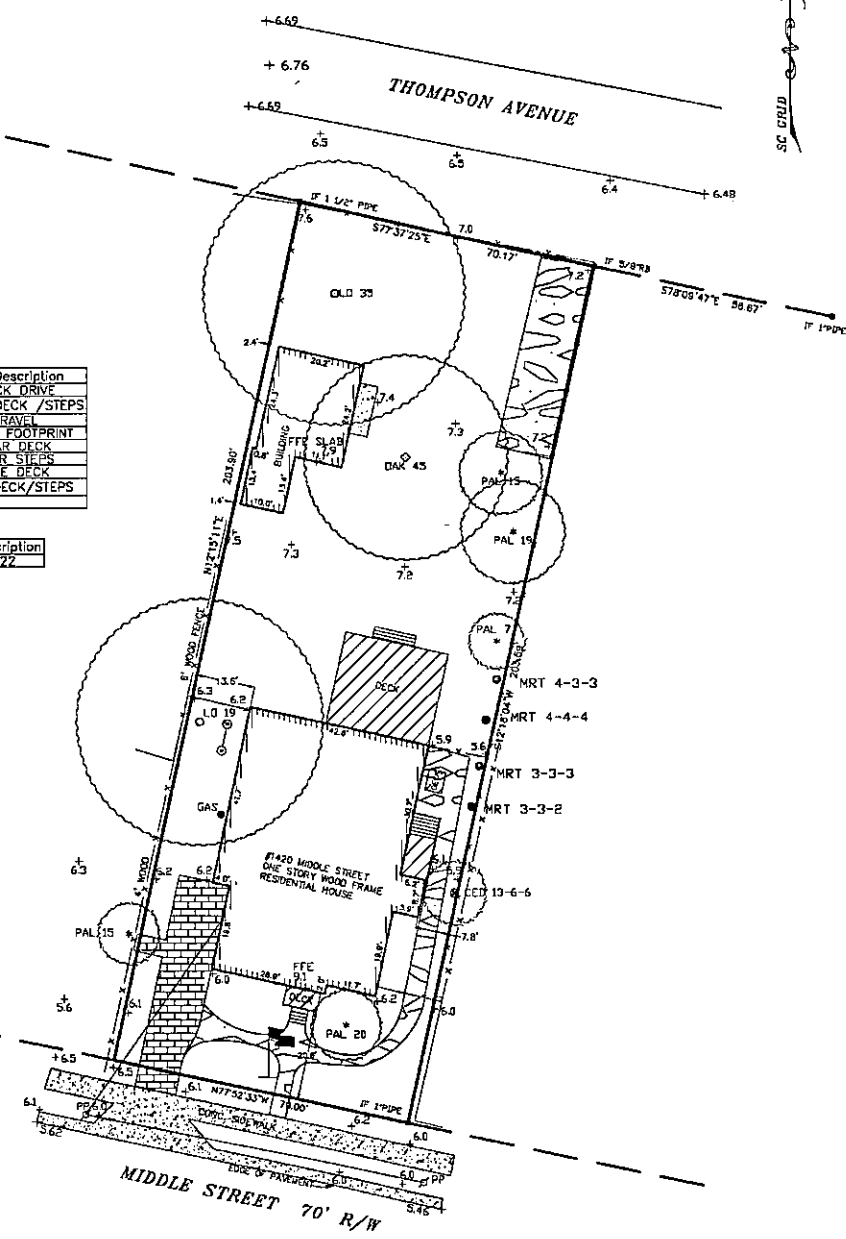
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. THE SURVEY SHOWN HEREON REFLECTS THE ABOVE RECORDED REFERENCES. BUILDING SETBACKS SHOULD BE VERIFIED BY THE GOVERNING BODY PRIOR TO ANY DESIGN OR CONSTRUCTION.  
front: 25'  
side (15'(min) 40' combined rear: 25'

**REFERENCE:**

- 1) PLAT BOOK J AT PAGE 82.
- 2) DEED BOOK 0519 AT PAGE 351.

**FLOOD NOTE:**

THIS LOT/HOUSE IS SITUATED IN A AE 10 FLOOD ZONE AS PER SCALING FROM FEMA F.I.R.M. MAP NUMBER 4501SC0338K DATED REVISED JANUARY 29, 2021.



**LOCATION MAP N.T.S.**

**BRITT LAND SURVEYING, INC.**  
P.O. BOX 80393  
CHARLESTON, SC 29416  
843-810-6771  
WWW.BRITTSURVEYINGINC.COM



I, Dean L. Britt A Registered Professional Land Surveyor in the State of South Carolina certify to owner(s) shown hereon that this survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a class \_\_\_\_\_ survey as specified therein.

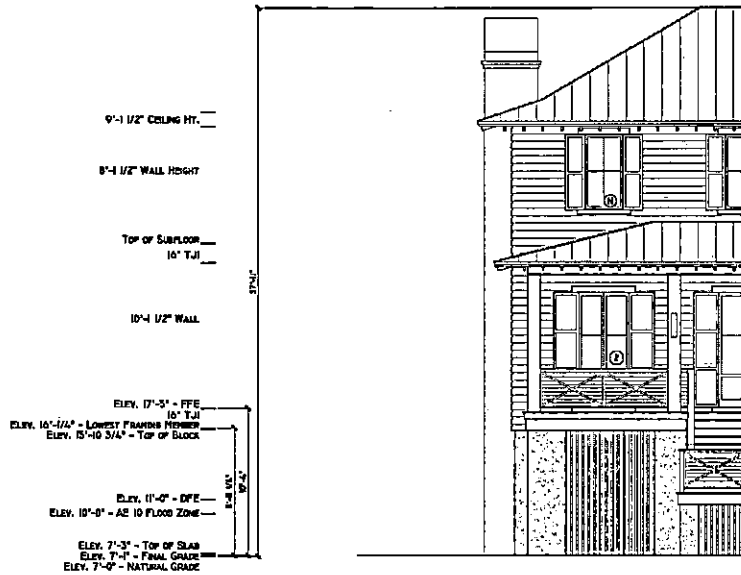
Date: / /  
**DEAN L. BRITT PLS S.C. REG. NO. 16782**  
SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.



**PLAT OF:**  
**AS-BUILT SURVEY SHOWING**  
**LOT 27 BLOCK K FORT MOULTRIE**  
**PREPARED FOR:**  
**Phillip L. Clarke**  
**LOCATED IN THE**  
**TOWN OF SULLIVANS ISLAND**  
**CHARLESTON COUNTY - SOUTH CAROLINA**

THIS SURVEY IS THE PROPERTY OF BRITT LAND SURVEYING, INC. AND IS PROVIDED AS A SERVICE TO PHILIP L. CLARKE. THIS SURVEY IS NOT FOR THE USE OF MARKETING, NOR IS IT TRANSFERABLE / SELLABLE, AND IS ONLY INTENDED FOR THE NAME SHOWN HEREON.

LOCATION:	1420 MIDDLE STREET - 29482
TAX MAP #	523-07-00-046
DATE:	NOVEMBER 10, 2021
FIELD DATE:	OCTOBER 19, 2021
JOB NO.	213521
COUNTY/STATE	CHARLESTON, S.C.



**STAFF COMMENT:**

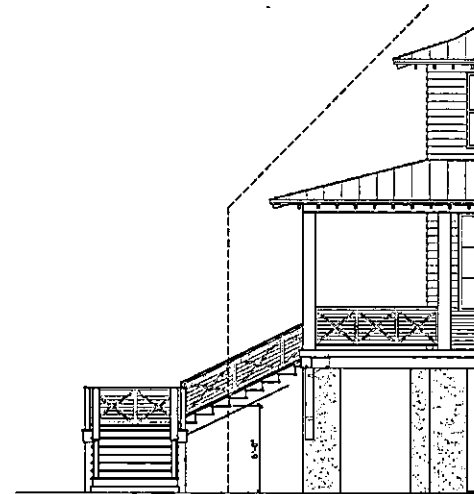
NATURAL GRADE NEEDS TO BE DETERMINED FOR BASIS OF OVERALL HEIGHT .

FLOOR HEIGHT NEEDS TO BE CALLED OUT TO DETERMINE ADDITIONAL FFE REQUESTED

**APPLICANT RESPONSE:**

NATURAL GRADE DETERMINED AS 7.0' BY SI BUILDING OFFICIAL.

FLOOR HEIGHT SHOWN



**STAFF COMMENT:**

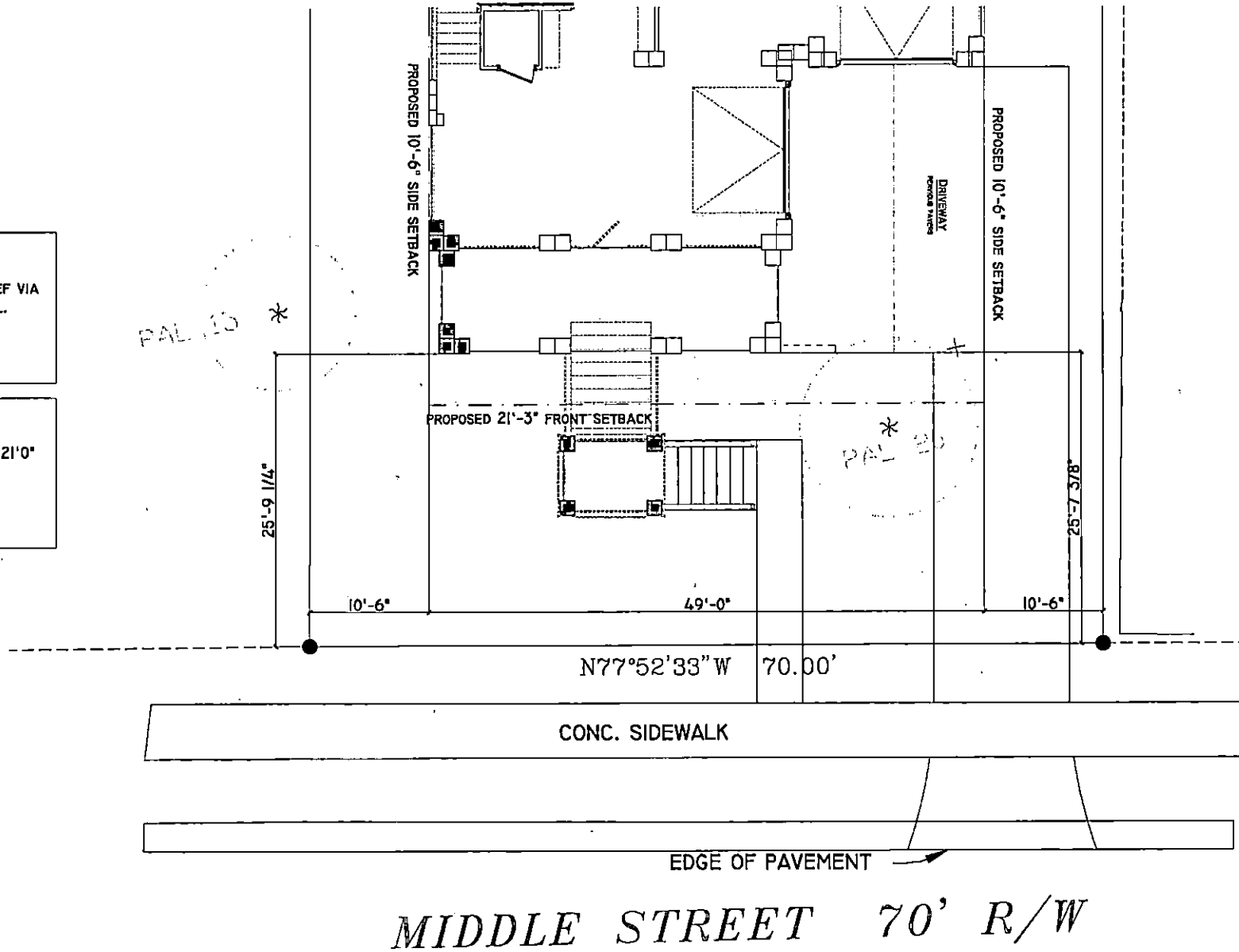
SHOW ENTRY STAIRS WHERE THEY CROSS FRONT SETBACK. NO HIGHER THAN 6'0"

**APPLICANT RESPONSE:**

STAIRS SHOWN AT 6'0" HEIGHT AT CROSSING OF FRONT SETBACK

**STAFF COMMENT:**  
 PER FORMULA, MAXIMUM SIDE SETBACK RELIEF VIA  
 DRB FOR THIS PROPERTY IS 21'-0" TOTAL.

**APPLICANT RESPONSE:**  
 SIDE SETBACK REVISED TO 10'-6" EACH SIDE, 21'-0"  
 TOTAL



PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CLARKE DESIGN GROUP, LLC AND SHALL NOT BE COPIED, REPRODUCED, OR OTHERWISE USED WITHOUT WRITTEN CONSENT.

SHEETS SIZED FOR 24x36 (ARCH D) PAPER. IF PRINTED HALF-SIZE (12x18), ALL SCALES NOTED WILL BE 50% OF LISTED

# RESIDENCE

1420 MIDDLE STREET  
SULLIVANS ISLAND, S.C.



VICINITY MAP  
NOT TO SCALE

### GENERAL NOTES:

- CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE PRIOR TO COMMENCEMENT OF THE WORK, AND SHALL NOTIFY CLARKE DESIGN GROUP IMMEDIATELY OF ANY DISCREPANCIES AND/OR ANY EXISTING SITE CONDITIONS THAT ARE INCONSISTENT WITH THE DRAWINGS.
- ALL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ALL OTHER DRAWINGS RELATED TO OTHER DISCIPLINES. THE GENERAL CONTRACTOR SHALL CHECK AND COORDINATE DIMENSIONS AND CLEARANCES WITH THE WORK OF ALL TRADES.
- THE DRAWINGS HEREIN ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO CONVEY ALL INFORMATION NECESSARY FOR CONSTRUCTION. CONTRACTOR SHALL COORDINATE SYSTEMS INSTALLATION REQUIREMENTS, RUGH-IN CONNECTIONS, AND MATERIALS REQUIREMENTS FOR INSTALLATION.
- DIMENSIONS ARE TO FACE OF STUD U.S.G.

### CONTACT INFORMATION:

CLARKE DESIGN GROUP  
1000 JOHNNIE DODDS BLVD, STE 103-194  
MOUNT PLEASANT, SC 29664  
843-329-0667  
PXL@CLARKEDESIGNGROUP.COM

### SHEET INDEX:

- PROPERTY SURVEY
- A051 SITE CONTEXT
  - A052 EXISTING CONDITIONS
  - A05A EXISTING SITE PLAN
  - A05B PROPOSED SITE PLAN
  - A02 GROUND FLOOR PLAN
  - A03 PLAN FLOOR PLAN
  - A04 UPPER FLOOR PLAN
  - A06 WINDOW / DOOR SCHEDULE
  - A07 WINDOW / DOOR SCHEDULE
  - A08 WINDOW / DOOR SCHEDULE
  - A21 ELEVATION
  - A22 ELEVATION
  - A23 ELEVATION
  - A24 ELEVATION
  - A25 PERSPECTIVE PERSPECTIVES
  - A27 PERSPECTIVE PERSPECTIVES
  - A30 PERSPECTIVE PERSPECTIVES
  - A31 PERSPECTIVE PERSPECTIVES
  - A01 SECTIONS
  - A02 SECTIONS
  - C05 CARANA PLANS

ZONING STANDARDS WORKSHEET							
ZONING DISTRICT	ZONING REFERENCE SECTION	ZONING SYMBOL	% OF LULU	MIN'S MAX PERMITTED FOR RELAY	APPLICABLE HEIGHT FOR RELAY	% RELAY REQUESTED	TOTAL ALLOWED & REQUESTED RELAY (SQ FT)
RESIDENTIAL	Single-Family Detached	RS	10% or 2,000	10'	10'	100%	2,000
	Medium-Density Detached	MS	10% or 2,000	10'	10'	100%	2,000
	High-Density Detached	HS	10% or 2,000	10'	10'	100%	2,000
	Multi-Family Detached	MSD	10% or 2,000	10'	10'	100%	2,000
RESIDENTIAL	Single-Family Attached	SA	10% or 2,000	10'	10'	100%	2,000
	Medium-Density Attached	MA	10% or 2,000	10'	10'	100%	2,000
	High-Density Attached	HA	10% or 2,000	10'	10'	100%	2,000
	Multi-Family Attached	MSA	10% or 2,000	10'	10'	100%	2,000
RESIDENTIAL	Single-Family Duplex	SD	10% or 2,000	10'	10'	100%	2,000
	Medium-Density Duplex	MD	10% or 2,000	10'	10'	100%	2,000
	High-Density Duplex	HD	10% or 2,000	10'	10'	100%	2,000
	Multi-Family Duplex	MSD	10% or 2,000	10'	10'	100%	2,000
RESIDENTIAL	Single-Family Townhome	ST	10% or 2,000	10'	10'	100%	2,000
	Medium-Density Townhome	MT	10% or 2,000	10'	10'	100%	2,000
	High-Density Townhome	HT	10% or 2,000	10'	10'	100%	2,000
	Multi-Family Townhome	MSD	10% or 2,000	10'	10'	100%	2,000

DRB REVIEW: 9-21-22

CLARKE  
DESIGN GROUP

RESIDENCE - 1420 MIDDLE ST - SULLIVANS ISLAND, SC

CLARKE DESIGN GROUP 1000 JOHNNIE DODDS BLVD, STE. 103-194 MT. PLEASANT, SC 29664 843-329-0667

A000  
COVER SHEET

Drawings and specifications are the property of Clarke Design Group, LLC and shall not be copied, re-used, or modified without written consent.



DRB REVIEW: 9.21.22

**CLARKE**  
DESIGN GROUP

**RESIDENCE - 1420 MIDDLE ST - SULLIVANS ISLAND, SC**

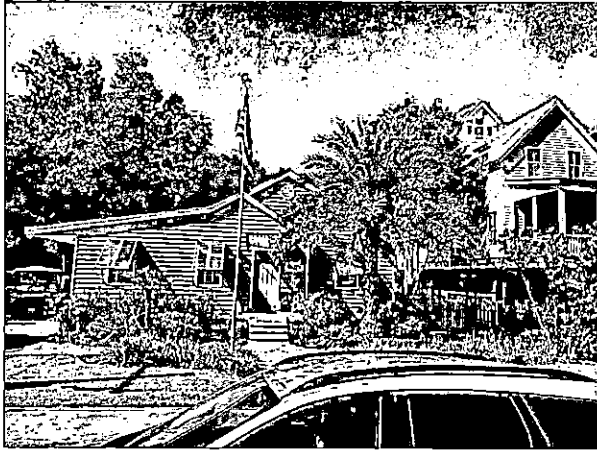
CLARKE DESIGN GROUP | 1000 JOHNNIE DODDS BLVD. STE. 103-104 MT. PLEASANT, SC 29464 | 843-329-0667

**A051**

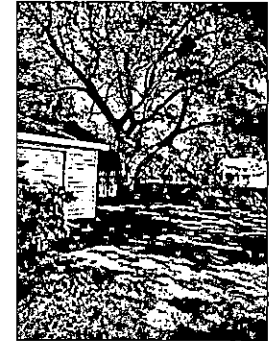
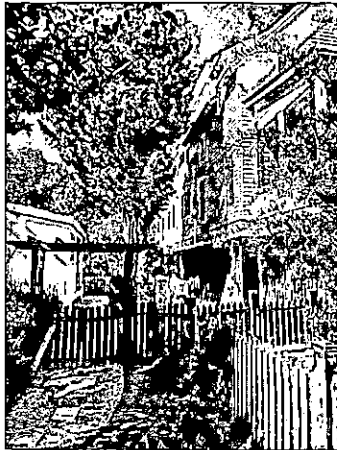
SITE CONTEXT

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EXISTING HOME & NEIGHBORING HOME



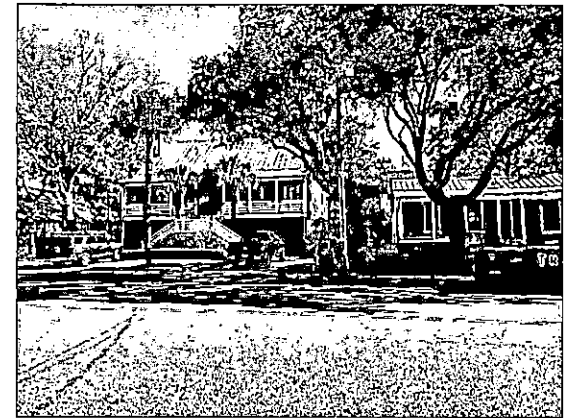
TREES IN THE REAR OF THE EXISTING HOME



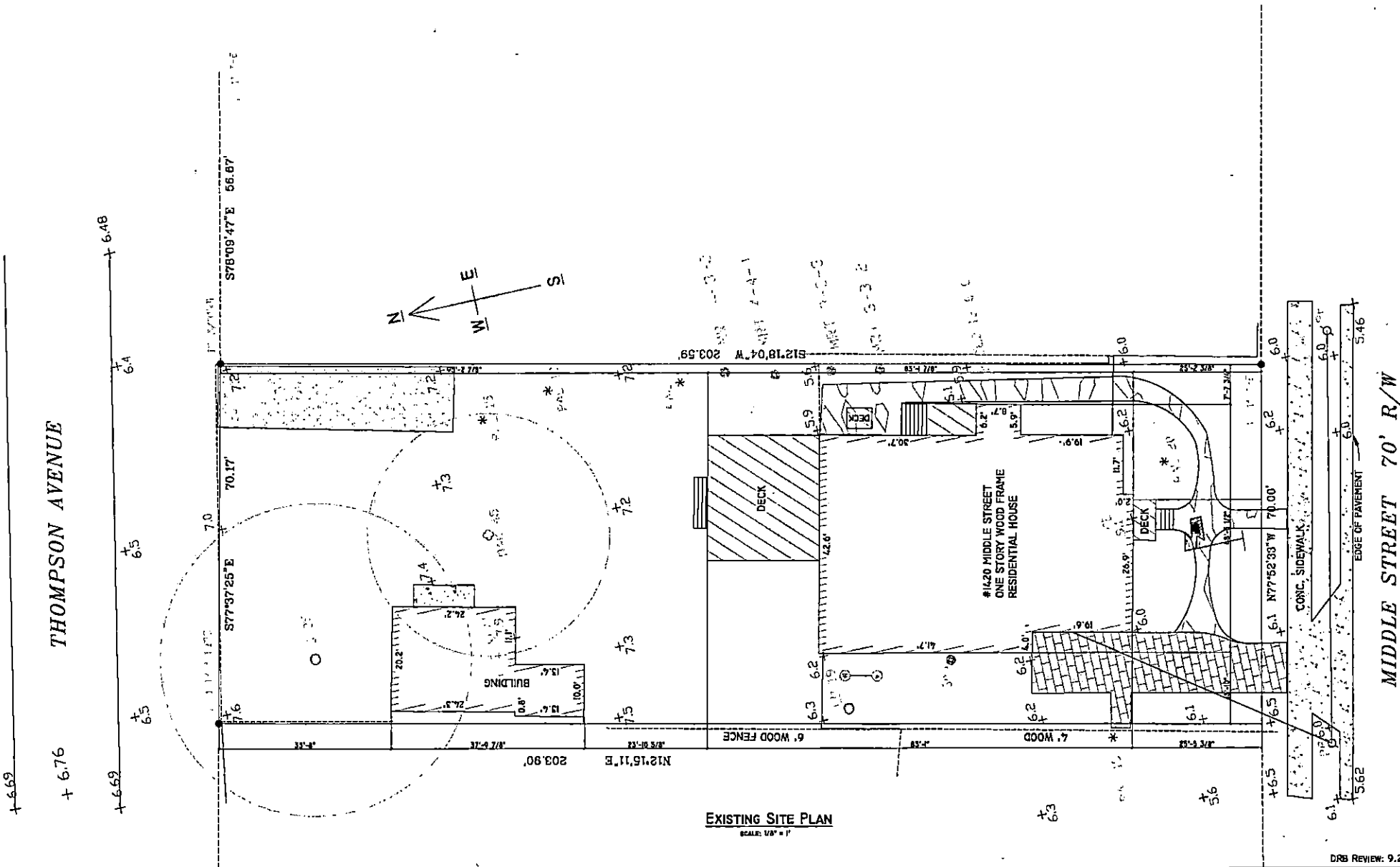
NEIGHBORING HOME



EXISTING HOME



ACROSS THE STREET STREETScape



**CLARKE**  
DESIGN GROUP

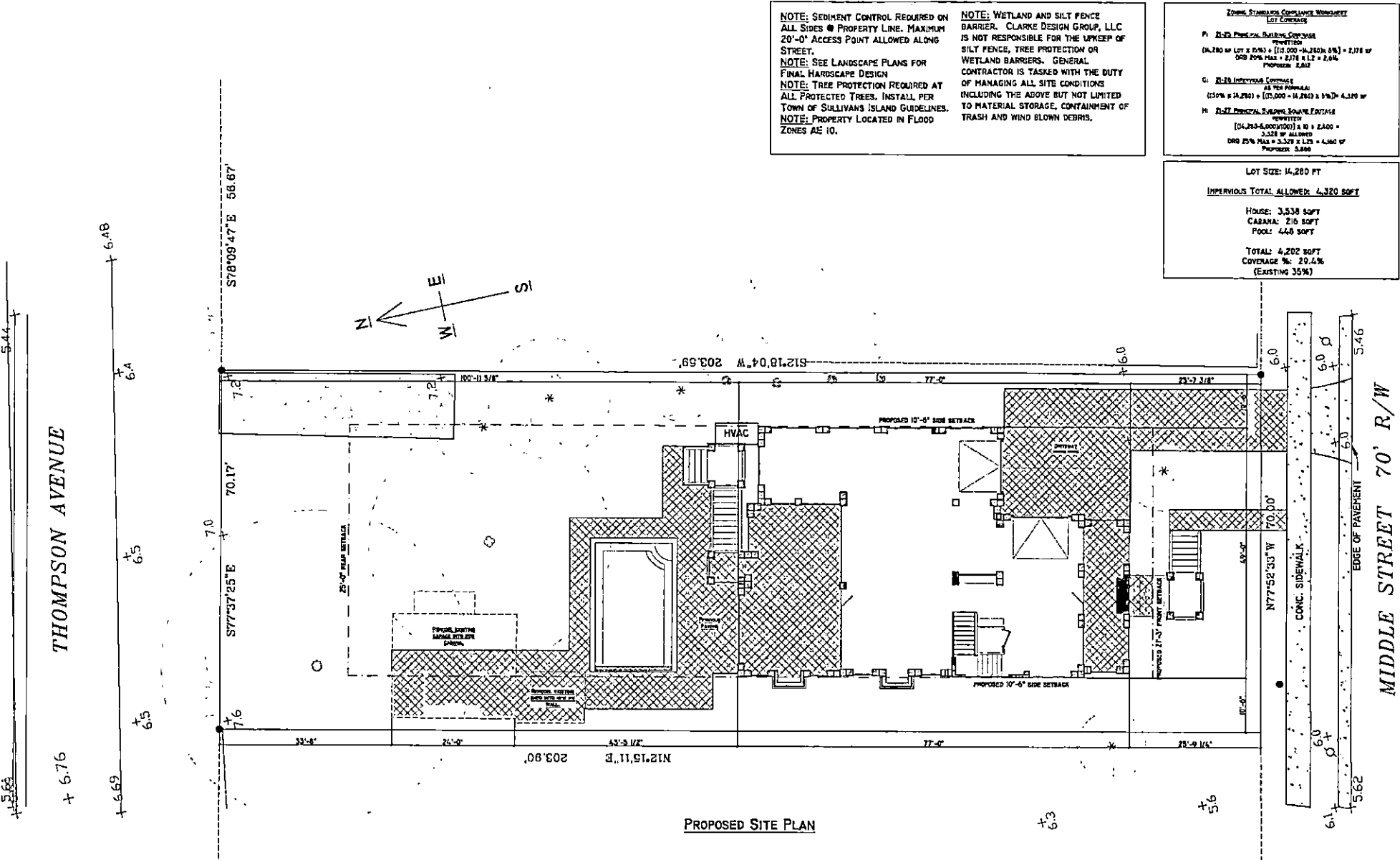
**RESIDENCE - 1420 MIDDLE ST - SULLIVANS ISLAND, SC**

CLARKE DESIGN GROUP 1000 JOHNNIE DODDS BLVD. STE. 103-194 MT. PLEASANT, SC 29464 843-329-0667

**A101A**

EXISTING SITE PLAN

ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF CLARKE DESIGN GROUP, LLC AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF CLARKE DESIGN GROUP, LLC.



**NOTE: SEDIMENT CONTROL REQUIRED ON ALL SIDES OF PROPERTY LINE. MAXIMUM 20'-0" ACCESS POINT ALLOWED ALONG STREET.**  
**NOTE: SEE LANDSCAPE PLANS FOR FINAL HARDSCAPE DESIGN**  
**NOTE: TREE PROTECTION REQUIRED AT ALL PROTECTED TREES. INSTALL PER TOWN OF SULLIVAN'S ISLAND GUIDELINES.**  
**NOTE: PROPERTY LOCATED IN FLOOD ZONES AE 10.**

**NOTE: WETLAND AND SILT FENCE BARRIER. CLARKE DESIGN GROUP, LLC IS NOT RESPONSIBLE FOR THE UPKEEP OF SILT FENCE, TREE PROTECTION OR WETLAND BARRIERS. GENERAL CONTRACTOR IS TASKED WITH THE DUTY OF MANAGING ALL SITE CONDITIONS INCLUDING THE ABOVE BUT NOT LIMITED TO MATERIAL STORAGE, CONTAINMENT OF TRASH AND WIND BLOWN DEBRIS.**

**Zone 10 Standards Compliance Worksheet**  
**LOT COVERAGES**

**P: 21.52 PERCENT IMPERVIOUS COVERAGE**  
 (14,200 SF LOT x 0.15%) + [(10,000 - 14,200) SF] x 0.1% = 2,178 SF  
 DRB 25% MAX = 2,178 x 1.2 = 2,614  
 PROPOSED: 2,612

**G: 21.26 IMPERVIOUS COVERAGE**  
 AS PER PERMITS  
 (150% x 14,200) + [(10,000 - 14,200) x 150%] = 4,320 SF

**H: 21.47 PERCENT IMPERVIOUS COVERAGE**  
 PERMITS  
 [(14,200 - 6,000) SF] x 10 = 2,400 +  
 2,328 SF ALLOWED  
 DRB 25% MAX = 3,378 x 1.25 = 4,223 SF  
 PROPOSED: 3,888

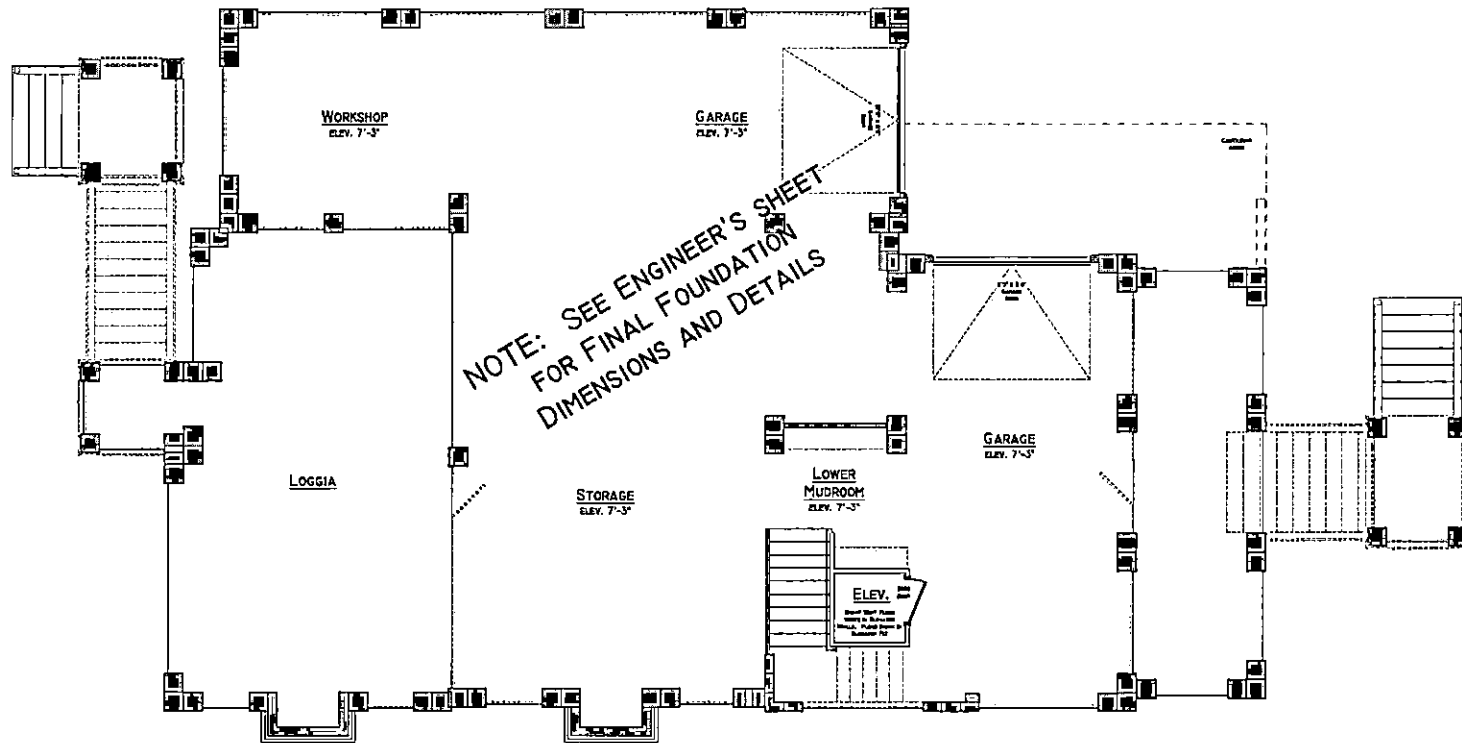
**LOT SIZE: 14,200 FT**

**IMPERVIOUS TOTAL ALLOWED: 4,320 SQFT**

**HOUSE: 3,538 SQFT**  
**CABANA: 216 SQFT**  
**POOL: 448 SQFT**

**TOTAL: 4,202 SQFT**  
**COVERAGE %: 29.4%**  
**(EXISTING 35%)**

PROPOSED SITE PLAN



GROUND FLOOR PLAN  
SCALE: 1/4" = 1'

DRB REVIEW: 9.21.22

CLARKE  
DESIGN GROUP

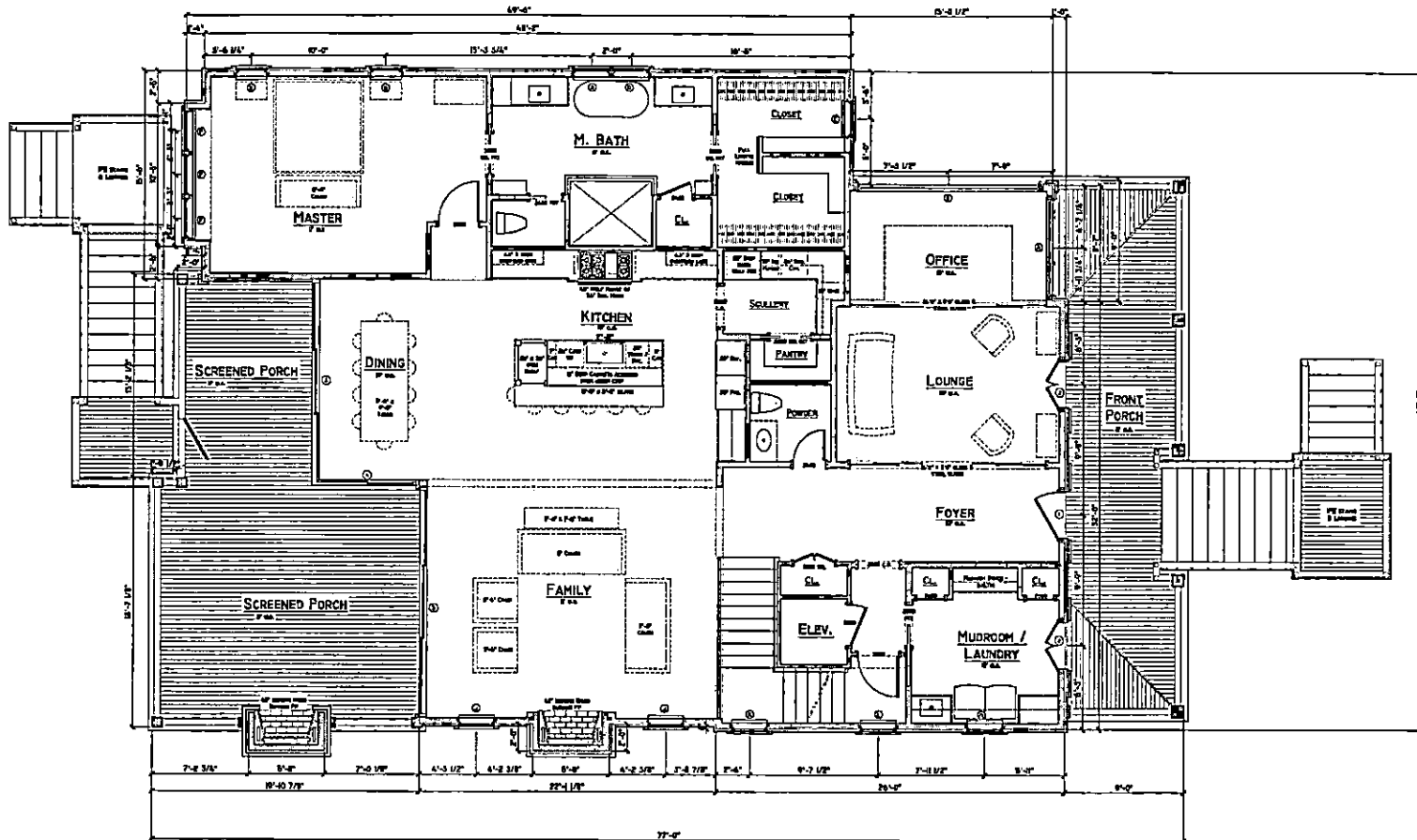
RESIDENCE - 1420 MIDDLE ST - SULLIVANS ISLAND, SC

CLARKE DESIGN GROUP 1000 JOHNNIE DODDS BLVD. STE. 103-104 MT. PLEASANT, SC 29464 843-329-0667

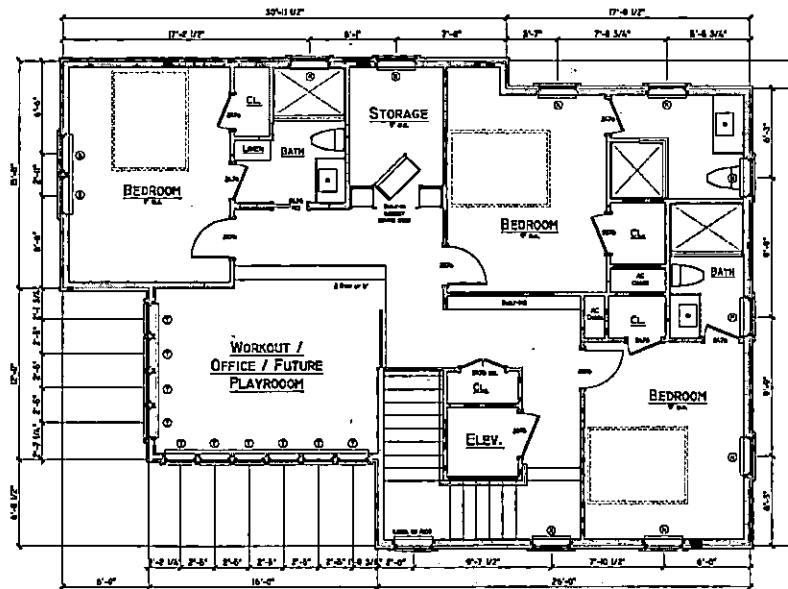
A102

GROUND FLOOR PLAN

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MAIN FLOOR PLAN  
SCALE: 1/4" = 1'



UPPER FLOOR PLAN  
SCALE: 1/8" = 1'

DRB REVIEW: 9.21.22

**CLARKE**  
DESIGN GROUP

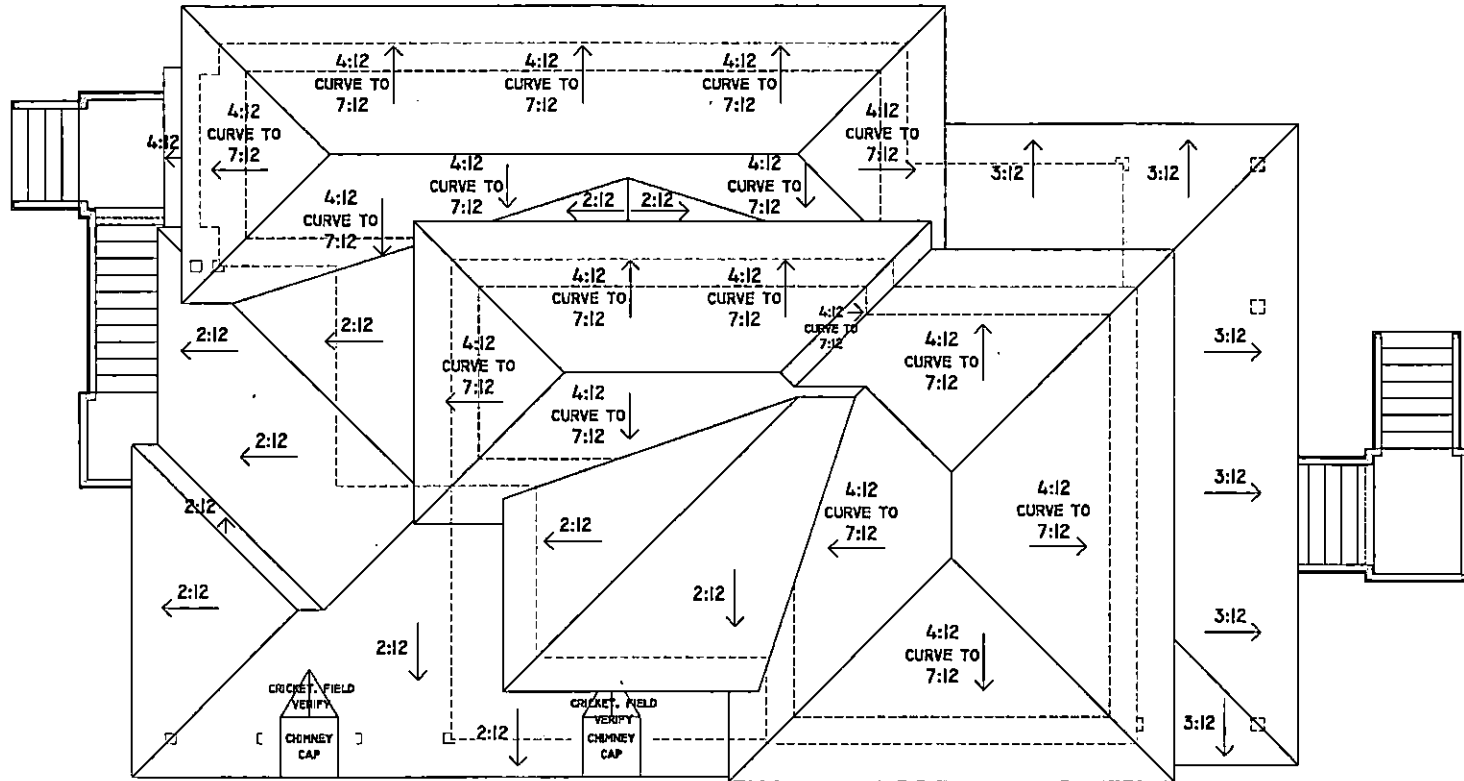
RESIDENCE - 1420 MIDDLE ST - SULLIVANS ISLAND, SC

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**A104**

UPPER FLOOR PLAN

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**ROOF PLAN**  
SCALE: 1/8" = 1'

DRB REVIEW: 9.21.22

LABEL	FRAME SIZE	MANUFACTURER	FINISHED HEAD HEIGHT	TYPE	NOTES
(A)	6'9" x 6'6" UNIT	EUROWALL	9'-0"	FIXED	10'-1 1/2" CLG HT.
(B)	13'0" x 6'6" UNIT	EUROWALL	9'-0"	FIXED	10'-1 1/2" CLG HT.
(C)	2'8" x 5'6"	MARVIN ULTIMATE	8'-0"	DOUBLE HUNG	11'-1 1/2" CLG HT.
(D)	2'8" x 5'6"	MARVIN ULTIMATE	8'-0"	DOUBLE HUNG	11'-1 1/2" CLG HT. TEMPERED.
(E)	2'4" x 6'0"	MARVIN ULTIMATE	8'-0"	CASEMENT	11'-1 1/2" WALL HT.
(F)	3'0" x 8'6"	MARVIN ULTIMATE	8'-6"	FIXED	11'-1 1/2" WALL HT.
(J)	2'8" x 8'0"	MARVIN ULTIMATE	9'-0"	FIXED	11'- 1 1/2" CLG HT.
(K)	2'8" x 6'0"	MARVIN ULTIMATE	16'-4"	DOUBLE HUNG	20'- 6 3/4" CLG HT.
(L)	2'8" x 6'0"	MARVIN ULTIMATE	8'-0"	DOUBLE HUNG	10'- 1 1/2" CLG HT.
(H)	2'8" x 3'0"	MARVIN ULTIMATE	8'-0"	FIXED	10'- 1 1/2" CLG HT. HALF WINDOW WITH PANEL UNDER.
(N)	2'8" x 5'3"	MARVIN ULTIMATE	7'-6"	DOUBLE HUNG	9'- 1 1/2" CLG HT. 8'- 1 1/2" WALL HT.
(P)	2'8" x 5'3"	MARVIN ULTIMATE	7'-6"	DOUBLE HUNG	9'- 1 1/2" CLG HT. 8'- 1 1/2" WALL HT. TEMPERED.
(G)	2'8" x 4'0"	MARVIN ULTIMATE	7'-6"	CASEMENT	9'- 1 1/2" CLG HT. 8'- 1 1/2" WALL HT.
(R)	2'8" x 3'0"	MARVIN ULTIMATE	7'-6"	CASEMENT	9'- 1 1/2" CLG HT. 8'- 1 1/2" WALL HT. TEMPERED.
(S)	2'8" x 4'0"	MARVIN ULTIMATE	7'-6"	CASEMENT	9'- 1 1/2" CLG HT. 8'- 1 1/2" WALL HT.
(T)	2'1" x 3'7"	MARVIN ULTIMATE	6'-2"	CASEMENT	7'- 8" WALL HT.

NOTE: VERIFY ALL GLAZING REQUIREMENTS ON WINDOWS AND DOORS ADHERE TO "WIND BLOWN DEBRIS PROTECTION" SCBC R301.2.1.2 BY USING "IMPACT RATED" GLAZING OR PROVIDING APPLIED PANELS OVER OPENINGS PER CODE APPROVED INSTALLATION DETAILS.

WINDOW SCHEDULE

SQUARE FOOTAGE		NOTES
GARAGE:	1,373 SQFT	1. VERIFY ALL FOUNDATION DETAILS PER LOCAL CODES AND / OR PROFESSIONAL ENGINEER.
STORAGE:	1,243 SQFT	
LOGGIA:	712 SQFT	
POOL:	448 SQFT	
CABANA:	216 SQFT	2. VERIFY ALL FRAMING DETAILS PER LOCAL CODES AND / OR PROFESSIONAL ENGINEER.
TOTAL GROUND FLOOR:	3,992 SQFT	
FIRST FLOOR HEATED:	2,612 SQFT	3. VERIFY ALL HOLDDOWN / SHEARWALL DETAILS PER LOCAL CODES AND / OR PROFESSIONAL ENGINEER.
FRONT PORCH:	376 SQFT	
REAR PORCH:	529 SQFT	4. CONTRACTOR RESPONSIBLE FOR ALL WATERPROOFING AND WATER MANAGEMENT DETAILS.
TOTAL FIRST FLOOR:	3,517 SQFT	
SECOND FLOOR HEATED:	1,254 SQFT	
TOTAL SECOND FLOOR:	1,254 SQFT	
TOTAL HEATED:	3,866 SQFT	
TOTAL PORCHES:	905 SQFT	
TOTAL POOL/CABANA:	664 SQFT	
TOTAL GROUND FLOOR:	3,328 SQFT	
TOTAL SF:	8,763 SQFT	

NOTE: ALL WINDOWS TO MEET DP AND COASTAL IMPACT RATING

NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS TO CLARKE DESIGN GROUP FOR REVIEW.

LABEL	FRAME SIZE	MANUFACTURER	FINISHED HEAD HEIGHT	TYPE	NOTES
(1)	3'6" x 8'0"	CUSTOM SAPELE MAHOGANY	AS REQ'D. PER MANUFACTURER	3/4 GLASS.	
(2)	3'6" x 8'0"	CUSTOM SAPELE MAHOGANY	AS REQ'D. PER MANUFACTURER	3/4 GLASS.	
(3)	14'9" x 10'0"	EUROWALL	AS REQ'D. PER MANUFACTURER	LIFT & SLIDE	
(4)	7'5" x 10'0"	EUROWALL	AS REQ'D. PER MANUFACTURER	LIFT & SLIDE	
(3)	16'8" x 10'0"	EUROWALL	AS REQ'D. PER MANUFACTURER	LIFT & SLIDE	

NOTE: VERIFY ALL GLAZING REQUIREMENTS ON WINDOWS AND DOORS ADHERE TO "WIND BLOWN DEBRIS PROTECTION" SCBC R301.2.1.2 BY USING "IMPACT RATED" GLAZING OR PROVIDING APPLIED PANELS OVER OPENINGS PER CODE APPROVED INSTALLATION DETAILS.

DOOR SCHEDULE

DRB REVIEW: 9.21.22

CLARKE  
DESIGN GROUP

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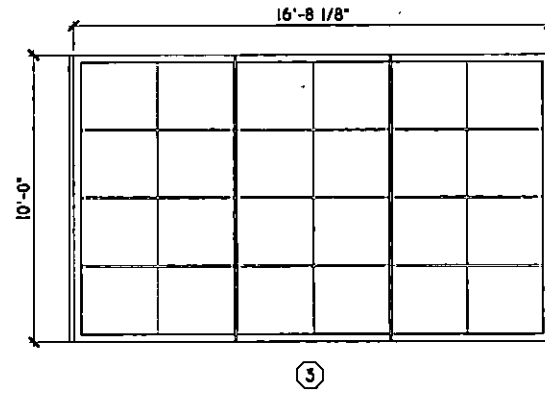
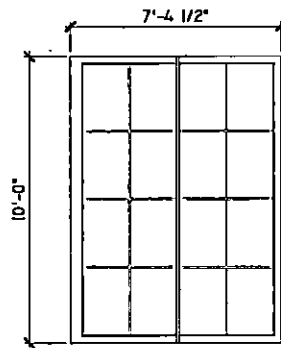
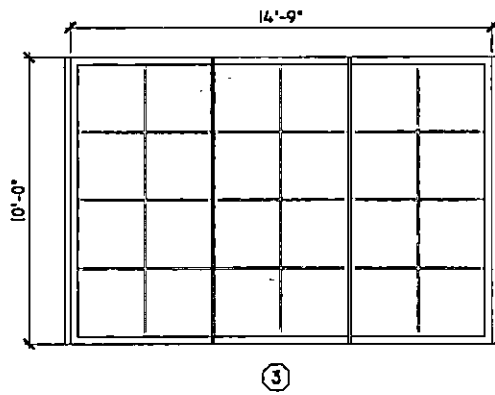
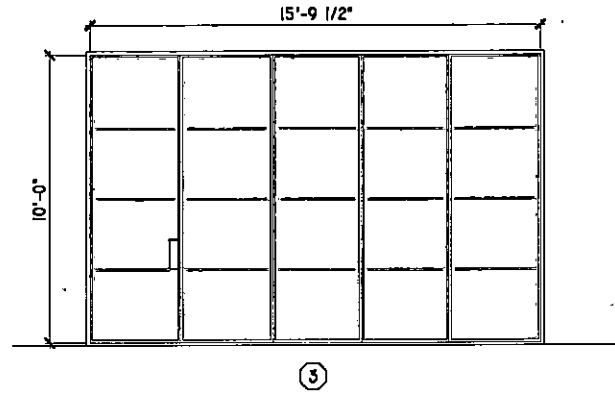
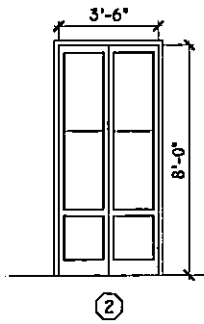
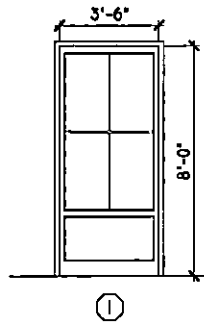
A106

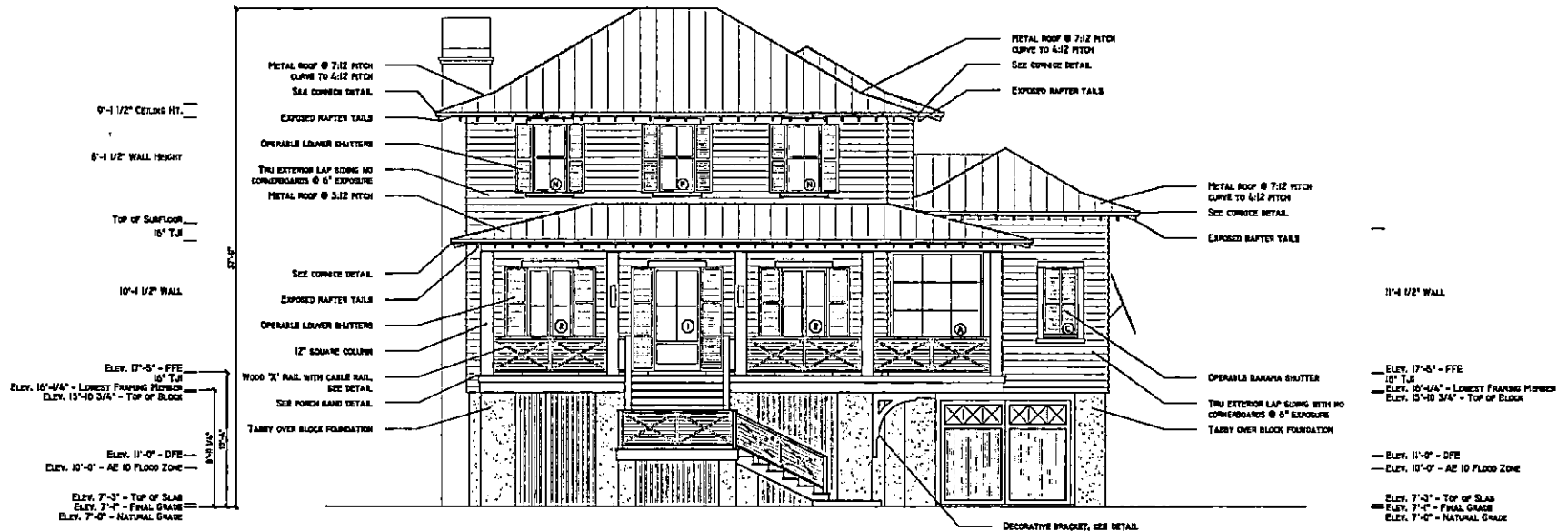
WINDOW / DOOR SCHEDULE

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**SOUTH ELEVATION**

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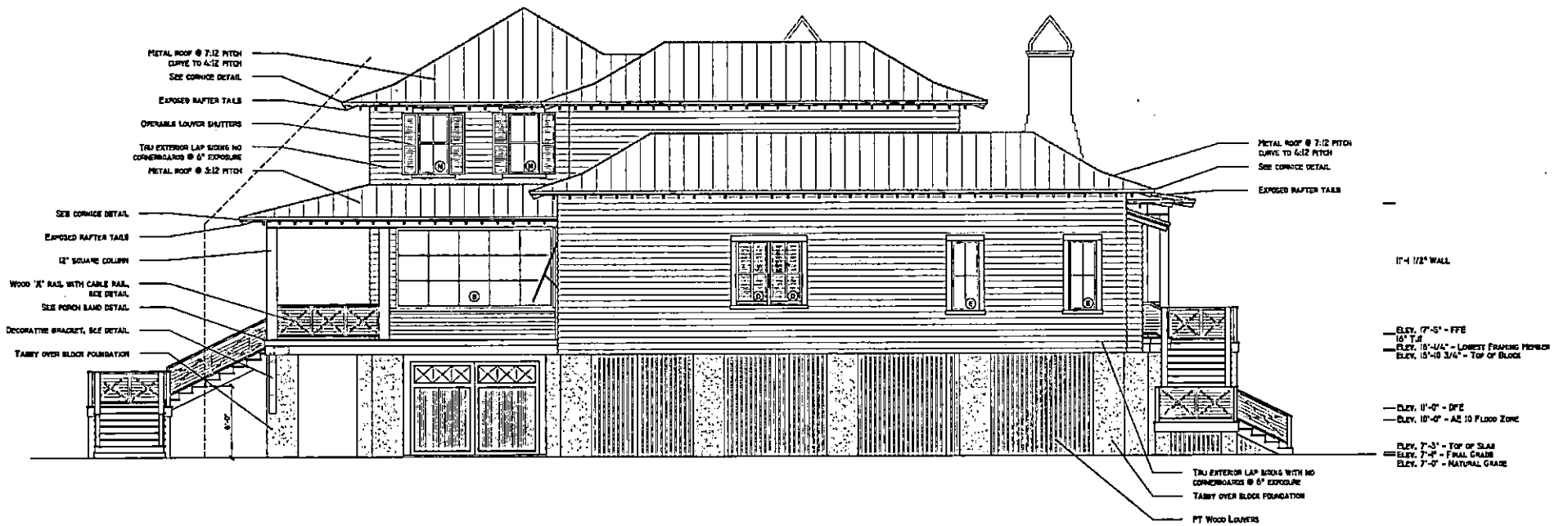
**CLARKE**  
DESIGN GROUP

**RESIDENCE - 1420 MIDDLE ST - SULLIVANS ISLAND, SC**

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**A201**  
ELEVATION

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**EAST ELEVATION**  
SCALE: 1/4" = 1'

DRS REVIEW: 9.21.22

**CLARKE**  
DESIGN GROUP

**RESIDENCE - 1420 MIDDLE ST - SULLIVANS ISLAND, SC**

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**A202**  
ELEVATION

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METAL ROOF @ 7:12 PITCH CURVE TO 4:12 PITCH  
 SEE CORNICE DETAIL  
 EXPOSED RAFTER TAILS  
 T&U EXTERIOR LAP SIDING NO CORNERBOARDS @ 6" EXPOSURE

METAL ROOF @ 7:12 PITCH CURVE TO 4:12 PITCH  
 METAL ROOF @ 2:12 PITCH  
 SEE CORNICE DETAIL  
 T&U EXTERIOR HICKIE GAP SIDING @ 3" EXPOSURE  
 T&U EXTERIOR LAP SIDING NO CORNERBOARDS @ 6" EXPOSURE  
 T&BBY CHIMNEY WITH CUSTOM METAL CAP  
 METAL ROOF @ 2:12 PITCH  
 SEE CORNICE DETAIL  
 EXPOSED RAFTER TAILS  
 10" SQUARE COLUMN

METAL ROOF @ 7:12 PITCH CURVE TO 4:12 PITCH  
 SEE CORNICE DETAIL  
 EXPOSED RAFTER TAILS  
 METAL ROOF @ 4:12 PITCH  
 SEE CORNICE DETAIL  
 EXPOSED RAFTER TAILS  
 T&U EXTERIOR LAP SIDING WITH NO CORNERBOARDS @ 6" EXPOSURE  
 T&BBY OVER BLOCK FOUNDATION

WOOD "X" RAIL WITH CABLE RAIL, SEE DETAIL  
 SEE PORCH BAND DETAIL  
 T&BBY OVER BLOCK FOUNDATION  
 FT WOOD LOUVERS BEYOND

11/4 1/2" WALL  
 ELEV. 17'-3" - RFE  
 16" T & B  
 ELEV. 10'-1/2" - LOWEST FRAMING MEMBER  
 ELEV. 15'-0 3/4" - TOP OF BLOCK  
 ELEV. 11'-0" - OFE  
 ELEV. 10'-0" - AE 10 FLOOD ZONE  
 ELEV. 7'-3" - TOP OF SLAB  
 ELEV. 7'-1" - FINAL GRADE  
 ELEV. 7'-0" - NATURAL GRADE

**NORTH ELEVATION**  
 SCALE: 1/4" = 1'

DRB REVIEW: 9.21.22

**CLARKE**  
 DESIGN GROUP

**RESIDENCE - 1420 MIDDLE ST - SULLIVANS ISLAND, SC**

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**A203**  
 ELEVATION

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**WEST ELEVATION**

SCALE: 1/4" = 1'

DRB REVIEW: 9.21.22

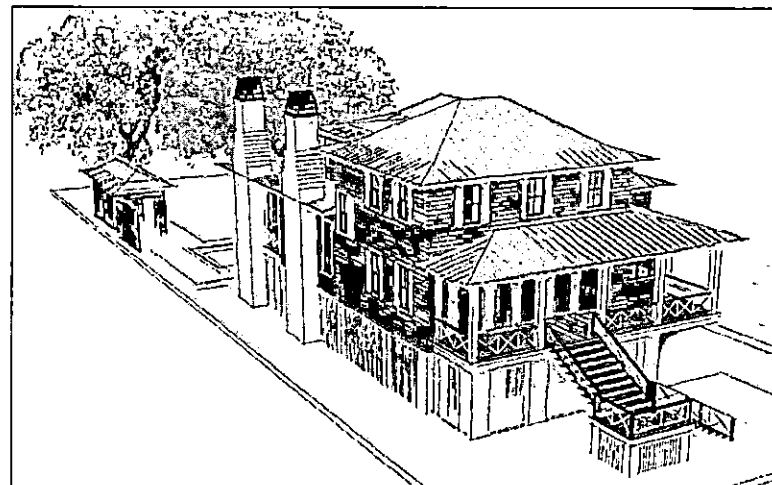
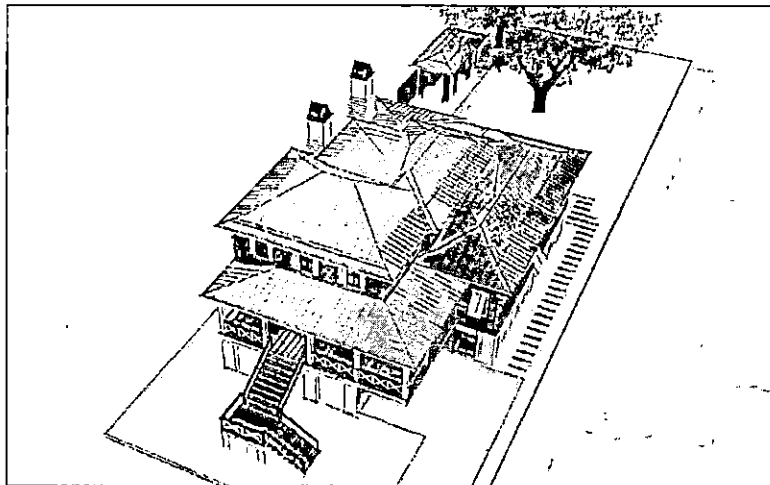
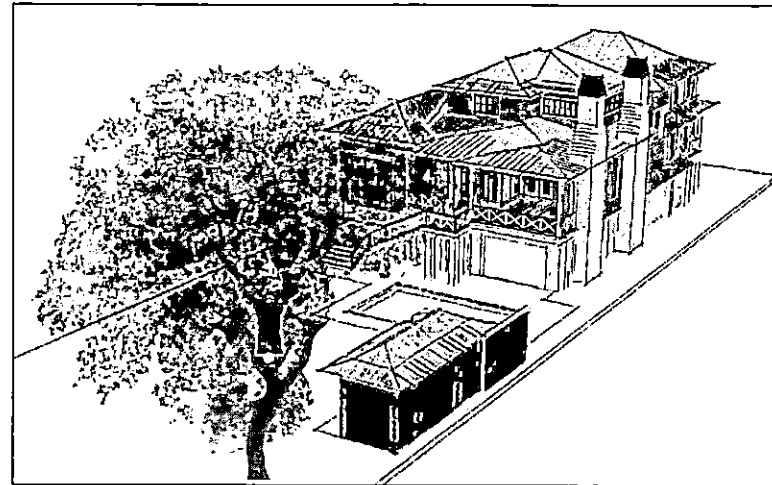
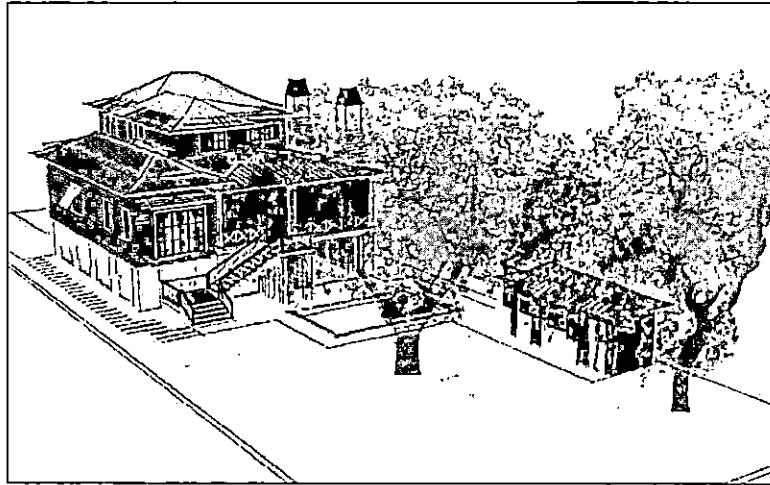
**CLARKE**  
DESIGN GROUP

**RESIDENCE - 1420 MIDDLE ST - SULLIVANS ISLAND, SC**

CLARKE DESIGN GROUP 1000 JOHNNIE DODDS BLVD. STE. 103-194 MT. PLEASANT, SC 29464 843-329-0667

**A204**  
ELEVATION

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**CLARKE**  
DESIGN GROUP

**RESIDENCE - 1420 MIDDLE ST - SULLIVANS ISLAND, SC**

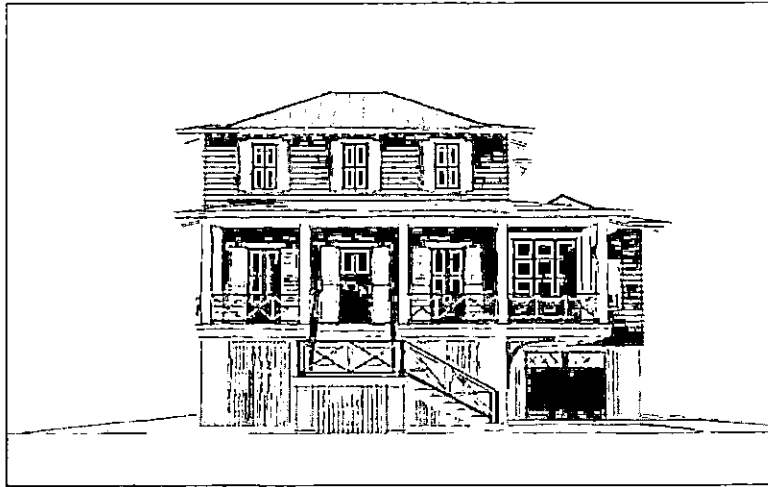
CLARKE DESIGN GROUP 1000 JOHNNIE DODDS BLVD. STE. 103-194 MT. PLEASANT, SC 29464 843-329-0667

DRB REVIEW: 9.21.22

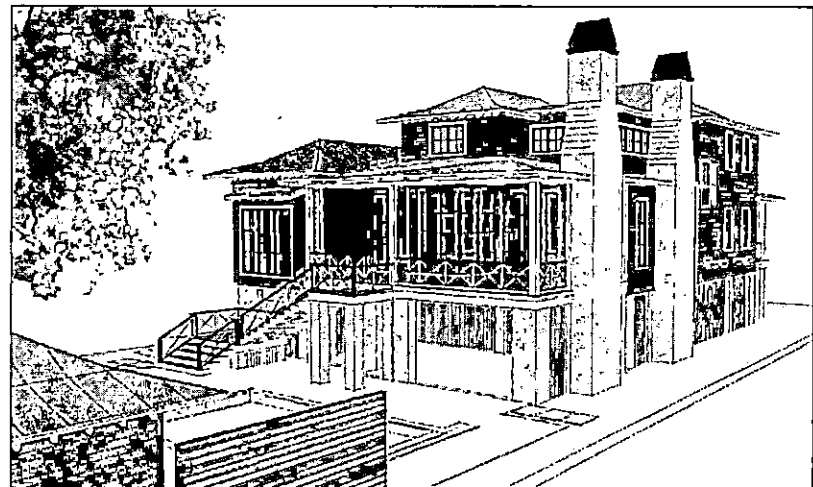
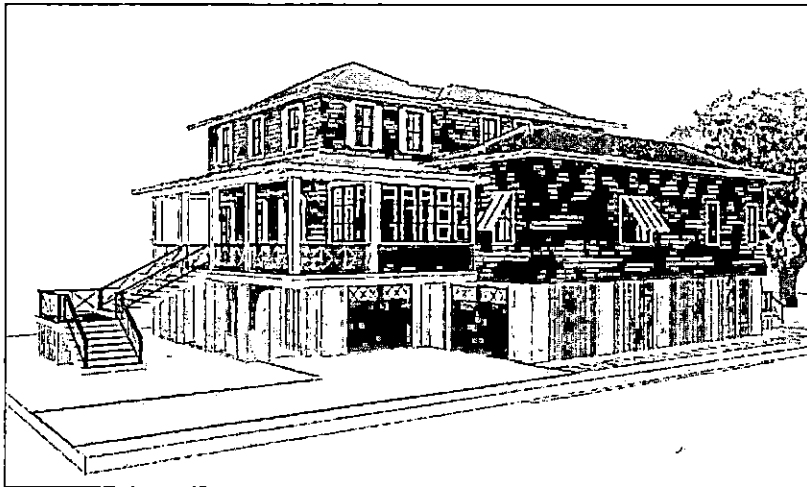
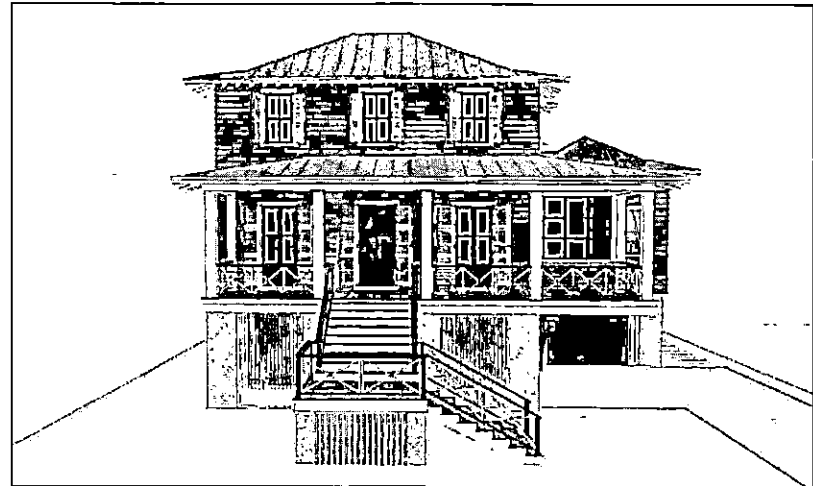
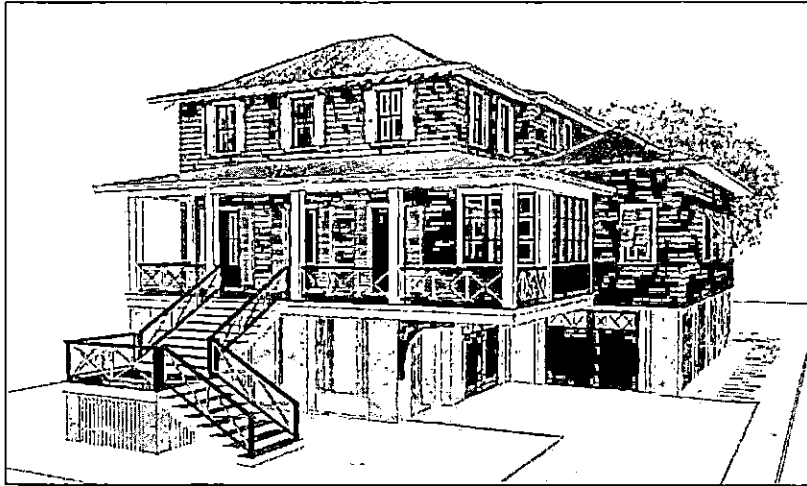
**A301**

RENDERED PERSPECTIVES

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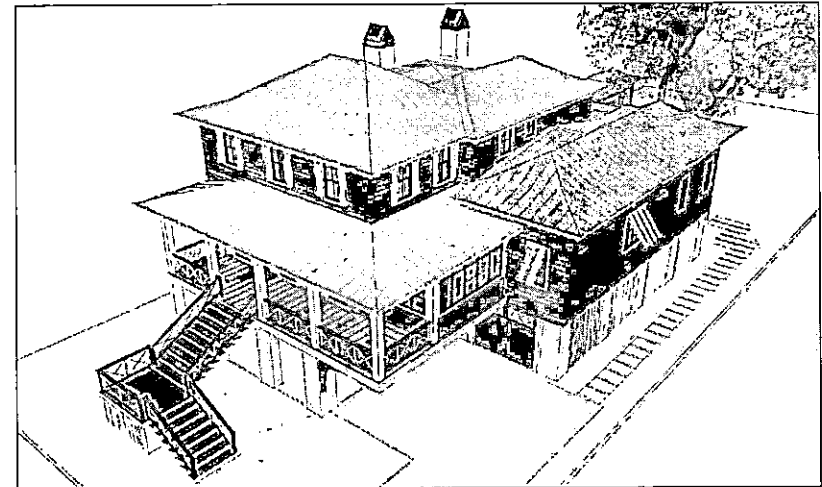
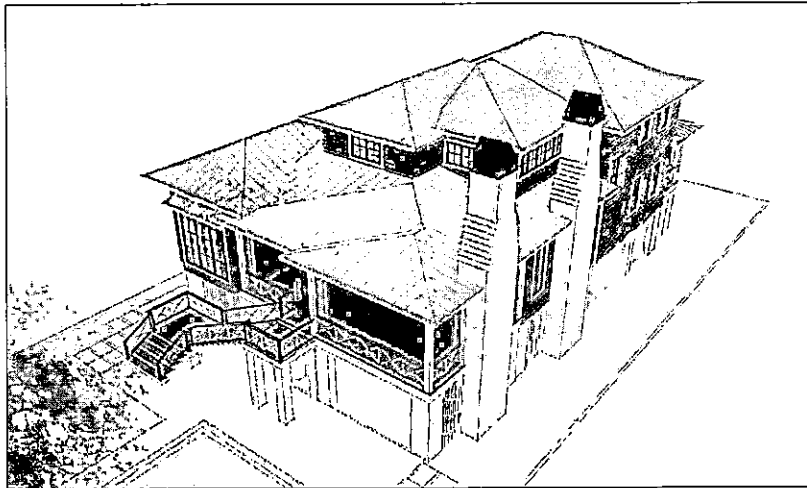
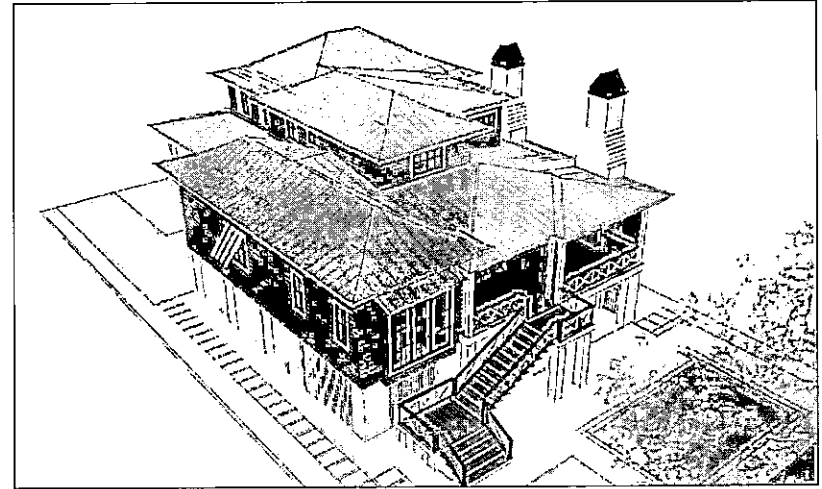
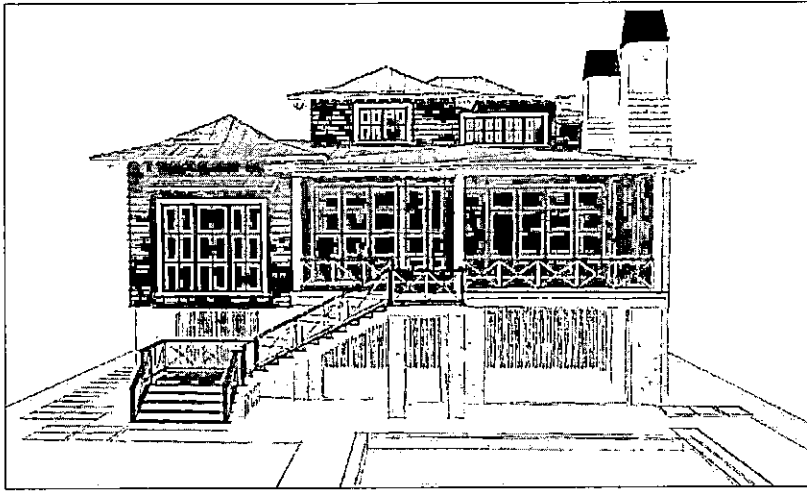
CLARKE DESIGN GROUP 1600 JOHNNIE DODDS BLVD. STE. 103-104 MT. PLEASANT, SC 29464 843-329-0667

DRB REVIEW: 9.21.22

**A303**

RENDERED PERSPECTIVES

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DRB REVIEW: 9.21.22

**CLARKE**  
DESIGN GROUP

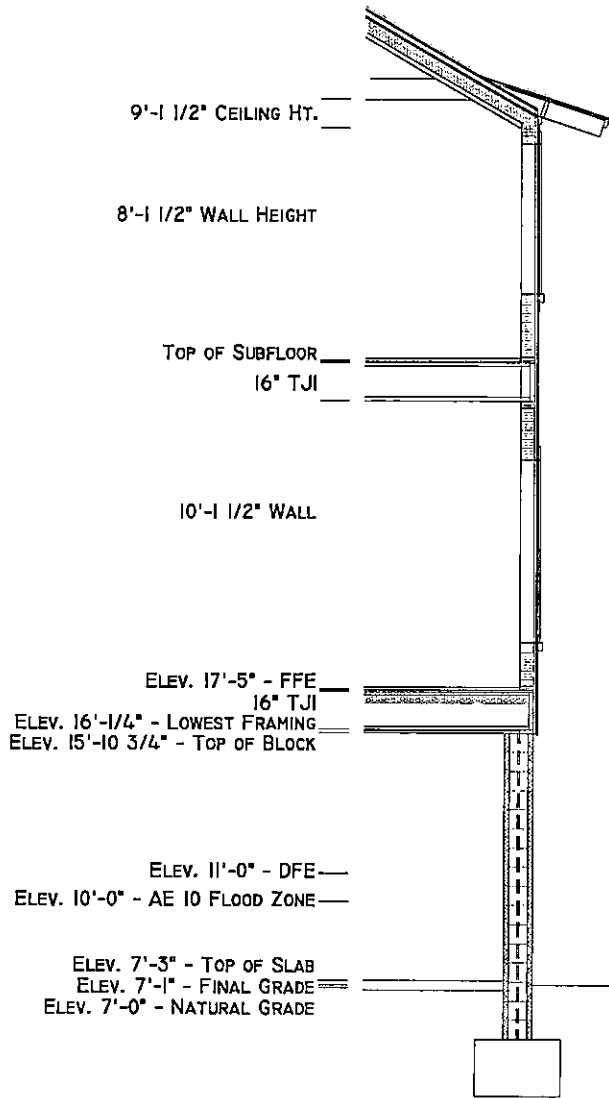
**RESIDENCE - 1420 MIDDLE ST - SULLIVANS ISLAND, SC**

CLARKE DESIGN GROUP 1000 JOHNNIE DODDS BLVD. STE. 105-194 MT. PLEASANT, SC 29464 843-329-0667

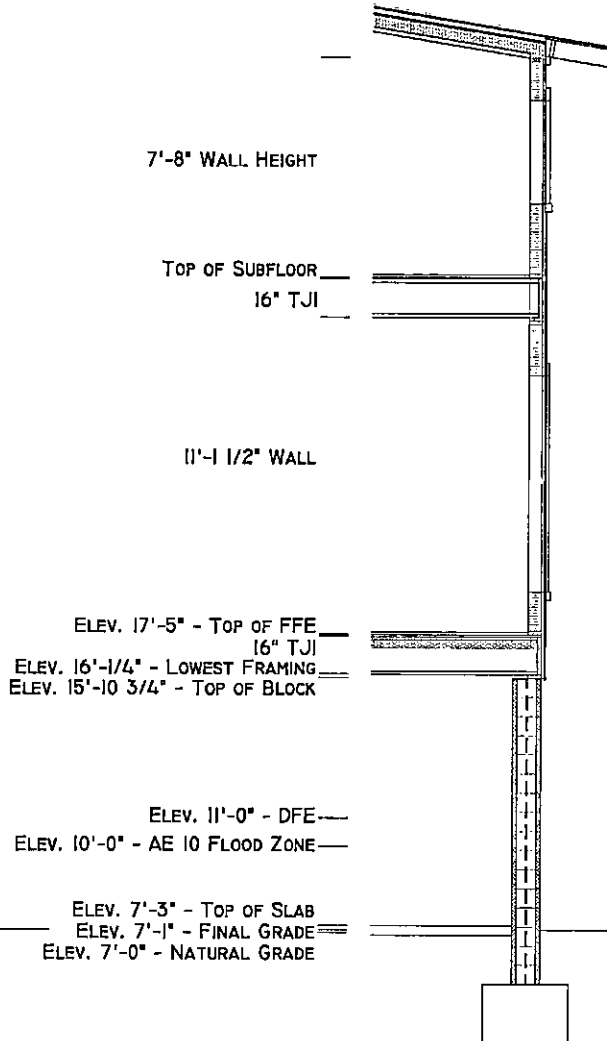
**A304**

RENDERED PERSPECTIVES

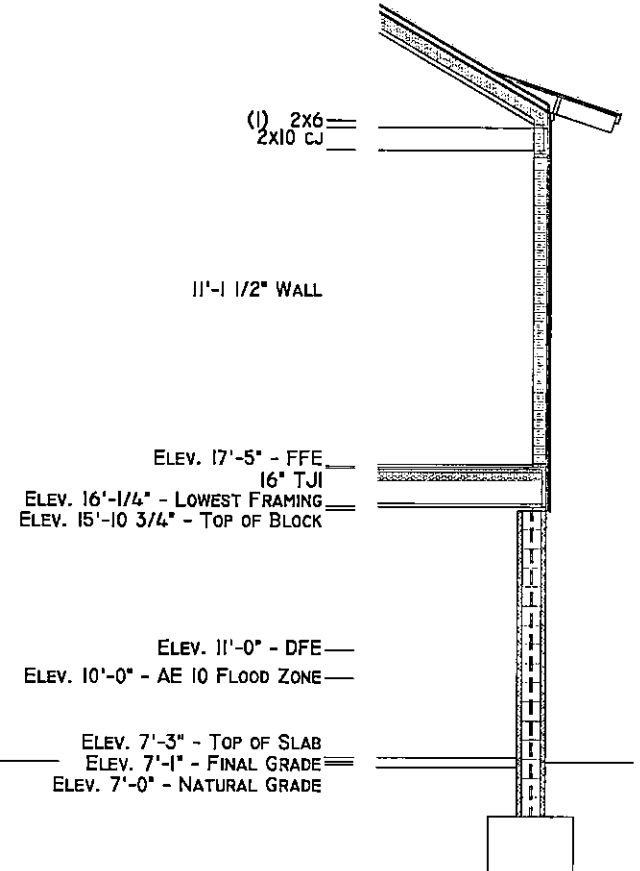
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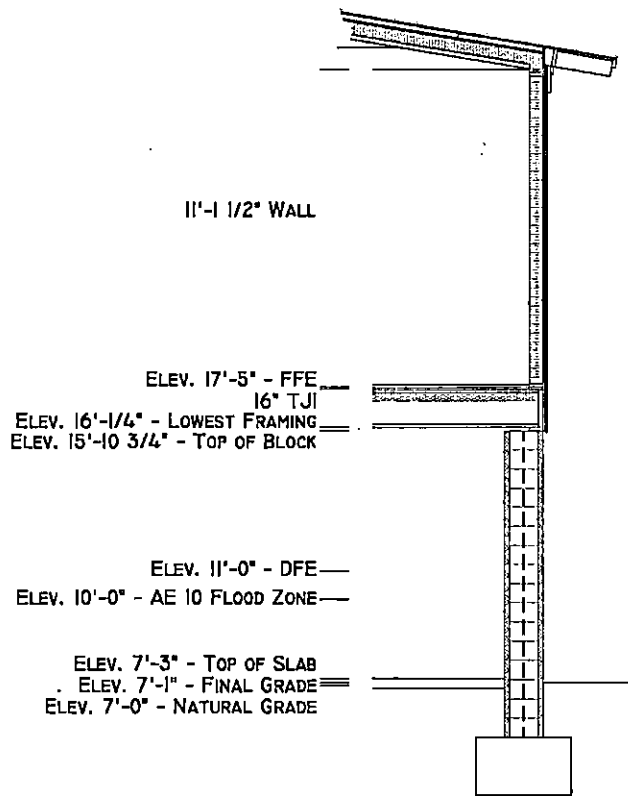
**TYP. SECTION AT TWO STORY**  
SCALE: 1/2" = 1'



**SECTION AT FAM ROOM / LOFT**  
SCALE: 1/2" = 1'

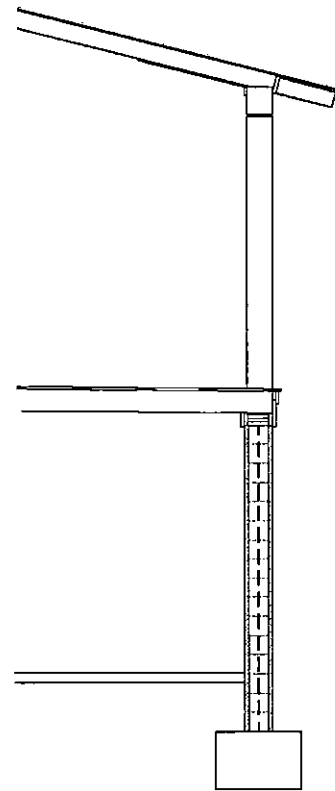


**SECTION AT MASTER**  
SCALE: 1/2" = 1'



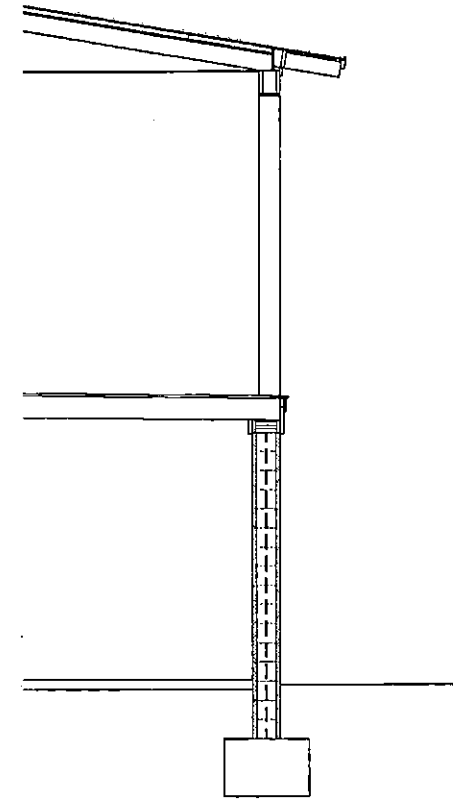
SECTION AT FAM ROOM

SCALE: 1/2" = 1'



SECTION AT FRONT PORCH

SCALE: 1/2" = 1'



SECTION AT REAR PORCH

SCALE: 1/2" = 1'

DRB REVIEW: 9.21.22

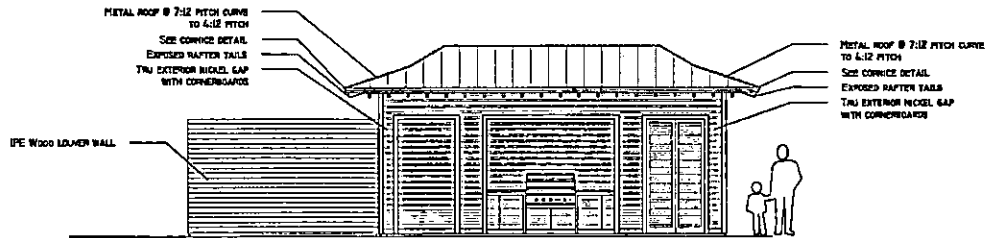
CLARKE  
DESIGN GROUP

RESIDENCE - 1420 MIDDLE ST - SULLIVANS ISLAND, SC

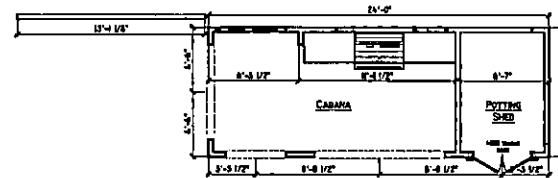
CLARKE DESIGN GROUP 1000 JOHNNIE DODDS BLVD. STE. 103-194 MT. PLEASANT, SC 29464 843-329-0667

A402  
SECTIONS

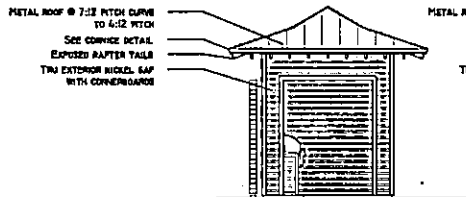
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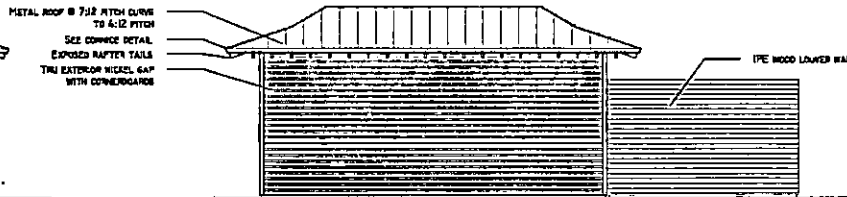
**EAST ELEVATION**  
SCALE: 1/4" = 1'



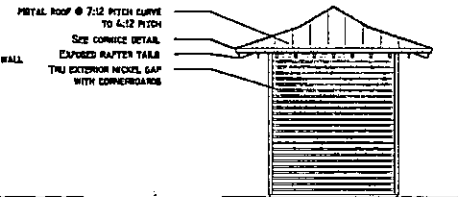
**CABANA PLAN**  
SCALE: 1/4" = 1'



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'



**WEST ELEVATION**  
SCALE: 1/4" = 1'



**NORTH ELEVATION**  
SCALE: 1/4" = 1'

Charles Drayton  
Director of Planning & Zoning  
2056 Middle Street  
Sullivan's Island, SC 29482

September 20, 2022


RE: 1420 Middle Street design review

Mr. Drayton,

I would like to reach out to voice my support for the proposed renovations to 1420 Middle Street by Phil Clarke. I have reviewed the plans for the new structure available via the town's web site and I believe them to be consistent with the style and character of the residences on Sullivan's Island. I am also very excited to see that the existing grand oak trees on the property are being maintained.

Please accept my letter of support for the project and feel free to contact me with any questions or concerns.

Sincerely,



J. Miles Jordan PE.  
2008 Ion Avenue  
Sullivan's Island SC, 29482  
843-568-4491

TOWN OF SULLIVAN'S ISLAND  
Design Review Board Meeting  
September 21 2022, 4:00 p.m.  
**PUBLIC INPUT SIGN UP SHEET**

**\*\*PLEASE SIGN THIS FORM IF YOU WOULD LIKE  
TO SPEAK ON A SPECIFIC AGENDA ITEM\*\***

NAME	AGENDA ITEM
Mary M. Muller	G-2
Elizabeth Drake	G1
Tracy Ciglio	G5
EDWARD ROBERTSON	G3
Summer Eudy	1755 Atlantic G5