

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

**REGULAR MEETING MINUTES
Wednesday, July 19, 2023**

A regular meeting of the Town of Sullivan's Island Design Review Board was held at 4:00 p.m. in Town Hall. All requirements of the Freedom of Information Act were verified to have been satisfied. Present were Board members Tal Askins, Beverly Bohan, Phil Clarke, Ron Coish, Bunky Wichmann, and Heather Wilson.

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. Derek Wade, property owner of 2420 I' On Avenue, Mr. Cleave Ham and Mrs. Elizabeth Ham, property owners of 2656 I' On Avenue, Ms. Tracy Han, property owner of 2662 I' On 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.

- I. **APPROVAL OF MINUTES:** Mr. Wichmann made a motion to approve the June 21, 2023 Design Review Board Meeting minutes. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.
- II. **PUBLIC COMMENT:** No public comment was made.
- III. **PROCESS FOR DESIGN REVIEW:** Ms. Bohan reviewed the meeting process for the Design Review Board which is as follows:
 - Statement of matters to be heard (Chair announcement)
 - Town staff presentation (5-minute limit)
 - Presentation by applicant (10-minute limit)
 - Town staff final statement (if needed)
 - Board Q & A (may occur at any point during hearing)
 - Public comment closed.

- Board deliberation and vote

IV. HISTORIC DESIGN REVIEWS:

2415 Middle Street: Jason Fowler, of Sea Island Builders, requested final approval to renovate this former church, to reduce the non-conformities on the property, remove existing one-story addition, add a one and a half story addition in place of the existing addition, and turn the building into a single-family home (PIN# 529-10-00-012).

Mr. Drayton stated that this is the board's fifth review of this project; at the meeting in April 2023 the Board deferred the request providing guidance to the applicant about reducing the massing of the proposed rear addition to satisfy neighborhood compatibility concerns due to the proximity of the addition to the property lines and about the placement of new chimneys conflicting with the historical context of the renovation effort. In response to the discussion about the chimneys, the applicant has reduced the total number of chimneys in the design from 2 to 1; they did not eliminate the more controversial chimney located along the western façade of the property and visible from the right of way, but they removed the chimney from the rear elevation that imposed on the neighboring property to the rear since the chimney was proposed less than 2 feet from the property line. Mr. Drayton stated that the applicant has maintained the chimney on the side façade and provided examples of adaptive reuse of churches as residences where a chimney has been added onto the exterior façade. With regards to the massing of the addition, the applicant has reduced the mass for the proposed addition by lowering the wall heights to create a 1.5-story addition instead of the full, 2-story addition that had been previously proposed; there are no second story windows facing the rear of the property; the second level living space in the addition has been pulled an additional 10 ft 8 in further from the eastern property line; and the ridge line has been lowered from 31 feet to 28.5 feet.

Mr. Drayton stated that staff recommended granting final approval for the renovation and addition work to turn the former church into a single-family home if the Board feels that the proposed changes would maintain the historical integrity as prescribed in the SIS Guidelines and that the proposal meets the Standards for Neighborhood Compatibility.

Mr. Fowler presented his application to the Board.

The Board received three letters from the public in favor of this application (Exhibit 1, 2 and 3).

Mr. Derek Wade, property owner of 2420 I' On Avenue stated that he was in favor of the application presented and thanked the Board for their efforts in making this property the best it could be.

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.

2415 Middle Street: Jason Fowler, of Sea Island Builders, requested historic designation (Traditional Island Resource) of the former church building in accordance with Z. O. §21-94. (PIN# 529-10-00-012).

Mr. Drayton stated that 2415 Middle Street is located on a block along Middle Street with two historically designated properties; the property at the corner of Middle and Station 25, 2430 Ion Av, is a Sullivan's Island Landmark Property and is also within the boundaries of the Atlanticville Local and National Register Historic Districts, and the adjacent property to the west, 2420 Ion Av, is a Sullivan's Island Traditional Island Resource. Three of the other 4 properties on the block had historic structures that have been destroyed. Additionally, the subject property is located across Middle Street from the Atlanticville historic districts.

Mr. Drayton stated that staff recommended consideration of final approval for the historical designation (Section 21-94) of 2415 Middle Street as a Traditional Island Resource.

Mr. Fowler presented his application to the Board.

No public comment was made.

The Board was in favor of designating this property as historic.

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

Ms. Wilson recused herself from the 1730 Thompson Avenue application and 2630 Goldbug Avenue application (Exhibit 4 and 5).

1730 Thompson Avenue: Heather Wilson, of Heather A. Wilson Architect, requested a conceptual review of the new construction in preparation for the special exception request of a second dwelling unit on this Sullivan's Island Landmark property, with an additional design request for second story side façade relief (PIN# 523-08-00-073).

Mr. Drayton stated that this is the Board's initial review of the proposed construction of this new structure as a compliment to the historic ADU on the property. There have been 3 previous approvals to construct a second structure on this property, but all have expired without any construction commencing. The new home proposed for the property is considerably smaller than the previously approved design; both designs incorporated a 2-story floor plan, but the current application proposes a 1650 sf footprint, while the previously approved design proposed a 2021 sf footprint, plus a 1200 sf elevated pool. To direct the massing into a smaller visual space, lessening impacts on the historic structure, the applicant is seeking relief from the Board for additional length for the second story side façade setbacks on

both sides of the structure. It should be noted that while relief is sought on the second story side facades, there is a great deal of articulation on both sides to help break the massing of this 2-story home. Mr. Drayton stated that the applicant is not seeking final approval of the design today and is seeking acknowledgment from the Board that the historic property remains appropriate for the BZA to consider the special exception for the historic structure to be used as an accessory dwelling unit, per Section 21-20 C. (2)(b).

Mr. Drayton stated that staff recommended that the Board uphold the previous decisions that the historic property is appropriate for the BZA to consider an historic ADU special exception to construct a second dwelling.

Ms. Elizabeth Drake, applicant representative, presented her application to the Board.

No public comment was made.

The Board was in favor of Town staff's recommendation.

Mr. Coish made a motion to grant approval by stating that this property is historic and appropriate for the BZA to consider the special exception the applicant will be requesting. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

2630 Goldbug Avenue: R. Bryant McCulley, homeowner, requested a conceptual review of the renovations and relocation of the historic Traditional Island Resource cottage in preparation for the special exception request for a second dwelling unit on the property (PIN# 529-06-00-090).

Mr. Drayton stated that this is the DRB's second review of this project; the applicants are seeking the Board's approval to remove the later additions to the cottage so that original historic structure remains, and that the reduction brings the total square footage of the cottage to under 1200 square feet, making it eligible for the BZA to grant the special exception to allow a second dwelling unit on the historic property. The applicants need to prove to the Board that without the additions the cottage would be less than 1200 square feet; they need to establish that the additions are under 50 years old or if older than 50 years that the additions obscure the historic characteristics, features, or elements of the original cottage; and then they need to provide the Board with a preservation plan detailing the treatment of the historic cottage and its contributing elements during the restoration process. The current, heated square footage of the cottage with its additions is approximately 1912 square feet; this includes the FROG and the enclosed porch additions. Mr. Drayton stated that the applicant is not seeking any approval for the design today; he is asking for the Board to determine that the proposed reductions in square footage by removal of later additions to the property match with the considerations stated in Section 21-20 C. (2)(b).

Mr. Drayton stated that staff recommended consideration of the applicant's historical analysis of the structure on the property and if the merits of the proposal meet the conditions of

Section 21-20 C. (2)(b), then authorize the applicant to move forward in the process to bring the project to the BZA for the special exception consideration.

Mr. McCulley presented his application to the Board.

No public comment was made.

The Board was in favor of Town staff's recommendation.

Mr. Wichmann made a motion to grant approval by stating that this property is historic and appropriate for the BZA to consider the special exception the applicant will be requesting. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.

Mr. Askins recused himself from the 1754 Central Avenue application (Exhibit 6).

1754 Central Avenue: Joel Adrian, of Studio 291, LLC, requested conceptual approval to construct an accessory structure garage on the property with this Sullivan's Island Landmark Resource home (PIN# 529-08-00-040).

Mr. Drayton stated that this is the Board's second review of the garage project for 1754 Central Avenue. The applicant is seeking to redesign the proposed garage so that it can accommodate a car and a golf cart; the garage design approved in July of 2022 by the DRB had proposed a one-car, one-story garage to be located on the existing concrete pad. The redesigned garage, proposed in April 2023, was deferred by the Board with the following guidance:

- 1) Consider 2 smaller masses, and
- 2) Move the garage structure further from the proposed façade of the addition.

The applicant has responded to the Board's recommendations by breaking up the massing of the garage into 2 distinct bays, one for a car and a smaller one for a golf cart. The two bays each have the distinct form of a one-bay garage but are attached through a hyphenated roofline to maintain the proposed garage as a single accessory structure. The applicant has also moved the proposed structure slightly further from the home's addition; the previous iteration proposed a 4-foot gap to the garage and the revised plans now show the distance to be 4 feet 7 inches. Mr. Drayton stated that all the zoning guidelines are being met with the proposed design, so the applicant needs only the Board to find that the accessory structure would be historically appropriate for the property.

Mr. Drayton stated that staff recommended preliminary approval of the request for the proposed two-bay garage if the Board finds that the redesign is in character with the historic property, satisfies the SIS Guidelines for siting new construction in an historic setting, and meets the Standards for Neighborhood Compatibility.

Mr. Adrian presented his application to the Board.

After reviewing the application presented, the Board suggested making the following changes.

1. Removing the hyphen between the two structures
2. Matching the same size of both structures
3. Study the size and orientation of the structures as they relate to the addition and street pavement.

No public comment was made.

Mr. Wichmann made a motion to grant preliminary approval provided that the applicant addresses the comments made by the Board. Mr. Bryan seconded this motion. All were in favor. None opposed. Motion passed unanimously.

2402 Jasper Boulevard: Kyle Irizarry, of Polished Renovations, requested final approval to replace the roof with new materials and color, replace exterior finishes, and repaint this Traditional Island Resource home with new colors (529-06-00-032).

Mr. Drayton stated that this property is an historic Traditional Island Resource property (Historic Survey Card #094) located within the Atlanticville Local and National Register Historic Districts, known as the Damewood House after its first owner and builder. According to records the home was built Around 1920 as a modest, 3-room structure and renovated to the current structural form around 1975. The applicant is proposing to repaint and reroof the home; there are no plans to make structural modifications to the home. The existing shingle roof is not historic and would be replaced by a copper-toned, standing seam metal roof. The current color pattern of the home is a forest green with white trim, and the proposal is to paint the home using Sherwin Williams paint from the Historic Charleston palette – a dark “iron ore” color for the siding and foundation, with a light “alabaster white” for the trim and other finishes.

Mr. Drayton stated that staff recommended granting final approval for the color change to the home and the changes to the material of the roof should the Board find that the proposed changes are in keeping with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

Mr. Irizarry presented his application to the Board.

No public comment was made.

The Board was in favor of the application presented.

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

V. NON-HISTORIC DESIGN REVIEWS:

2658 Atlantic Avenue: Justin Ferrick, of Beau Clowney Architects, requested final approval to construct a new two-story home, with requests for additional principal building square footage and principal building coverage area, and for additional side setback, second story side façade setback, and principal building side facade relief (PIN# 529-11-00-035).

Mr. Drayton stated that this is the DRB's second review of this project; at the initial meeting in May of this year, the Board deferred making any recommendation but provided the applicant with feedback generally related to size and neighborhood compatibility. The Board asked that the following changes be considered:

- Reduce the long side wall
- Consider the height, mass, and scale of the overall building and its context
- Add changes in ridges or lengths.

In response to the Boards recommendations, the applicant has provided a deep articulation in the long wall length to alleviate the perception created by the wall that was effectively over 100 feet long; the redesigned wall features an almost 68-foot-long run with slight articulation, set apart from the other half of the side wall of the house by a nearly 8-foot articulation. The height was lowered by 2 inches, the 20% request for additional principal building square footage has been reduced to 12.5%, and the request for additional principal building coverage area has been reduced from 10% to 7%. Also, the ridge patterns have been altered and softened by shortening the two-story roof and adding a one and a half story element before dropping to the one-story roof lines.

The applicant was also given a few requirements for the plans that needed to be added before the plans should be considered for final approval. Some of those requests have been satisfied, but several remain:

- The interior floor plans need to be shown for staff review.
- Include all dimensions on the floor plans, can't determine if the articulations or if principal side facades meet requirements until we have those dimensions.
- Show measurements on all elevations.
- Show the LSM (lowest structural member) height on all elevations.
- Provide measurement showing the pool is proposed to be 20 ft+ behind the primary front façade of the principal building; and
- For final approval the building materials will need to be detailed on the elevations.

Mr. Drayton stated that in considering the relief requests for this project, it should be noted that the attached addition would meet the ordinance requirements, that the mass has been reduced, that the articulations have been exaggerated, and half of the side setback relief is being requested for the pool.

Mr. Drayton stated that staff recommended granting conceptual approval of the project design if the Board considers the increases in square footage and coverage area, and setback relief are justified, and the design conforms with the Standards for Neighborhood Compatibility.

Mr. Ferrick presented his application to the Board.

Mr. Cleave Ham, property owner of 2656 Ion, asked where the new construction would be in comparison to the existing garage and what the purpose is for the front porch enclosure. Mr. Ham clarified that he is located at the rear of the structure, and he was never contacted by the applicant regarding this project. Mr. Ferrick responded by showing Mr. Ham the location of the garage for the new construction on the site plan. Mr. Ferrick stated that the active porches are mainly along the sides of the home and the pool location will be in the middle of the lot not on the I' On Avenue side of the property.

Ms. Elizabeth Ham, property owner of 2656 I' On Avenue, asked where the location of the HVAC stand would be. Mr. Ferrick responded by stating it would be located on the side property line by the garage.

Ms. Tracy Hahn, property owner of 2662 I' On Avenue, asked what the current square footage of the home is.

Ms. Bohan stated that this request was a lot to ask of the Board and the application does not provide enough information.

Mr. Wichmann asked the applicant to explain the all-season room and asked if it was heated and cooled. Mr. Ferrick stated that it is a sunroom that has columns and detailed edging and windows to allow indoor and outdoor space. Mr. Ferrick stated that it is heated and cooled space but not attached to the main house HVAC system.

Ms. Bohan referenced Zoning Ordinance Section 21.37 item B which states that 40% of the first story front façade must be a porch. Mr. Drayton stated that these guidelines are non-binding and are not required, just recommended.

Ms. Wilson and Mr. Clarke were in favor of the enclosed front porch.

Mr. Clarke stated that overall, he was in favor of the application but requested the applicant simplify the design between the I' On Avenue and Atlantic Avenue side of the structure. Mr. Clarke felt that this area of the structure is over complicated when it can be simple.

Mr. Bryan agreed with Mr. Clarke. Mr. Bryan believed that the porch is not a porch as it is heated and cooled, and he felt it is considered interior space. Mr. Bryan felt that the structure is really complicated and too large and would suggest simplifying the structure and would be more in favor with granting more square footage.

Ms. Wilson asked the applicant to present a streetscape to give the Board more context to meet neighborhood compatibility.

Mr. Coish agreed with the Board. The structure is very busy and needs to be simplified.

Ms. Wilson made a motion to grant conceptual approval provided that the applicant study reduction and size of the structure and present more compelling neighborhood compatibility support. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

2910 Jasper Boulevard: Aaron Cote, of Aaron Cote Architecture, requested conceptual approval to construct a new two-story home, with requests additional principal building square footage and for additional building foundation height (PIN# 529-07-00-081).

Mr. Drayton stated that this is the DRB's initial review of this project; the applicant is making a modest number of relief requests to enable the proposed design. The massing on the upper floor has been tucked into the rooflines extensively, and the second-floor side facades are generally setback from the first-floor exterior walls, masking for compliant design. The project intends to meet all of the front, side, and rear setback requirements for the lot; in fact, the front façade appears to be roughly 75 feet from the front property line; this extensive front setback does a good job of hiding the mass of that imposing two-story façade and softens the perspective of the home from the street, potentially enhancing the neighborhood compatibility of the project. It should be noted that the applicant has included the proposed materials on the elevation plans. Lastly, please note the other considerations made in the staff comments above.

Mr. Drayton stated that staff recommended conceptual approval of the request if the Board finds that the proposed location and massing on the lot conform to the Standards for Neighborhood Compatibility.

Mr. Cote presented his application to the Board.

Town staff received one letter in opposition to this application (Exhibit 7).

The Board was in favor of the application presented provided that the applicant study reducing or lowering the front façade roof, modify the articulations on the ride elevation bump outs, and to add more windows to the home.

Mr. Clarke made a motion to grant conceptual approval provided that the applicant addresses the front massing and reduce the roof height and to clean up the articulation on the right elevation. Mr. Bryan seconded this motion. All were in favor. None opposed. Motion passed unanimously.

Mr. Clarke recused himself from the 3104 I 'On Avenue application (Exhibit 8).

3104 I 'On Avenue: Liz Stanton, of Phil Clarke Design Group, requested preliminary approval to construct a new two-story home, with requests for side setback and second story side façade setback, along with requests for additional principal building square footage and coverage area (PIN# 529-12-00-033).

Mr. Drayton stated that this is the DRB's second review of this project; it was presented to the Board in November 2022 and received conceptual approval. At the meeting the Board praised the overall design but referred to the massing of the two-story element along Station 31 being somewhat incompatible with the neighborhood and suggested flipping the massing or changing the design in some way to reduce that two-story mass. The applicant has not made any significant changes to the overall design and has not changed the massing along Station 31, nor has the staff comment about the encroaching cantilevered balcony been addressed. In bringing the design into the interior side setback the applicant has widened the hyphen, dining room and has widened the kitchen/family room space so that where the previous design conformed to this side setback, it now encroaches over 4 feet.

- Ensure that proper tree protections are in place and that the encroachments into the critical root zone (CRZ) are supported by an arborist-approved tree preservation plan.
- Ensure that the building foundation height meets the requirements for LSM (lowest structural member).
- Ensure that the foundation enclosures meet the requirements in Section 21-32, which states that foundations exceeding 3 feet in height shall be enclosed by open lattice or slats and that solid enclosure materials are only used for support, being no more than 4 feet wide or deep and not occurring more frequently than every 8 feet.
- Show the balconies and any other overhangs exceeding 30 inches on the site plan to ensure conformance to the setback requirements.
- Ensure the proposed driveway meets the maximum requirements of 12 feet wide at property line and 20 feet wide at the street pavement.

Mr. Drayton stated that staff recommended maintaining the conceptual approval that was granted in November 2022, allowing the applicant to address the staff concerns and any additional considerations brought forward by the Board regarding the design justifications or the Standards for Neighborhood Compatibility.

Ms. Stanton presented her application to the Board.

No public comment was made.

Ms. Bohan suggested that the applicant break up the foundation with slats, integrate and soften the two structures, and consider reducing the massing slightly.

Mr. Bryan stated that removing a very large tree to put up two massive concrete towers is not something that he was in favor of.

Mr. Wichmann believed that switching the two structures would be the best solution. Ms. Stanton stated that they looked at considering switching the two structures on the lot but there's more space on the rear of the lot for the towers than the front and the property owner wanted the smaller structure to be the predominate side on I' On Avenue.

Ms. Wilson agreed with the Boards comment and requested a streetscape study for the next presentation.

Ms. Wilson made a motion to grant conceptual approval for the application presented provided that the applicant conducts a tree study, study the reduction of the foundation, study the height on the Station 31 side and provide a streetscape. Ms. Bohan seconded this motion. All were in favor. None opposed. Motion passed unanimously.

2672 Bayonne Street: Brent Fleming, of B. W. Fleming, LLC, requested final approval to construct a new two-story home, with a request for principal building side façade relief (PIN# 529-12-00-046) (site plan).

Mr. Drayton stated that this is the DRB's initial review of this project; the applicant is requesting relief for second story side façade setbacks and principal building side façade, but the extent of those requests and the locations in the design where the relief is being proposed need to be called out for consideration. Considering the size of the lot, the requests for additional square footage and coverage, along with setback relief, need to be weighed heavily by the Board to ensure that the utilization of the requested reliefs does speak to the island vernacular and to the creation of an enhanced compatibility to the neighborhood. To this end, the Board should consider the aesthetic of the 3-season sun porch as the gateway to the home, and the ~85-foot run along the eastern façade, which contains multiple articulations but avoids meeting the required articulated depths. The large amount of porch space contributes to the island feel for the home, and the use of dormers to mask some of the second-floor square footage works to reduce the massing of the nearly 5000-square foot design. Finally, the Board should ensure that the attached addition meets the requirements set forth in Section 21-20 B. (6).

Mr. Drayton stated that staff recommended granting conceptual approval of the project design if the Board considers the increases in square footage and coverage area, and setback relief are justified, and the design conforms with the Standards for Neighborhood Compatibility.

Mr. Fleming presented his application to the Board.

No public comment was made.

The Board was in favor of the application presented.

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

2879 Marshall Boulevard: Joel Adrian, of Studio 291, LLC, requested conceptual approval to construct a new two-story with an elevated pool, requesting relief for additional principal building square footage (PIN# 529-11-00-082).

Mr. Drayton stated that this is the DRB's initial review of this project; the applicant is making a modest number of relief requests to enable the proposed design. The massing on the upper floor has been tucked into the rooflines extensively, and the second-floor side facades are generally setback from the first-floor exterior walls, masking for compliant design. The project intends to meet all the front, side, and rear setback requirements for the lot; in fact, the front façade appears to be roughly 75 feet from the front property line; this extensive front setback does a good job of hiding the mass of that imposing two-story façade and softens the perspective of the home from the street, potentially enhancing the neighborhood compatibility of the project. It should be noted that the applicant has included the proposed materials in the elevation plans. Lastly, please note the other considerations made in the staff comments above.

Mr. Drayton stated that staff recommended conceptual approval of the request if the Board finds that the proposed location and massing on the lot conform to the Standards for Neighborhood Compatibility.

Mr. Adrian presented his application to the Board.

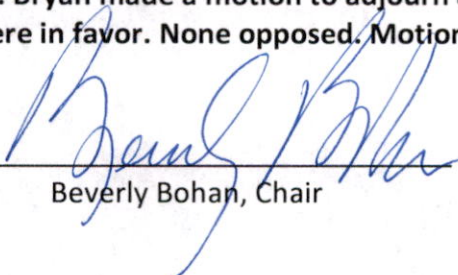
No public comment was made.

The Board did not see the need for three garage doors and suggested setting the stairs to the middle of the front façade.

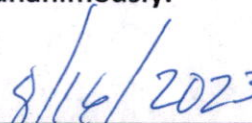
Mr. Bryan expressed his concern for the location of the pool on the beach front side of the property. Mr. Clarke suggested elevating the pool and allow flood vents to allow the water to flow through.

Ms. Wilson made a motion to grant conceptual approval provided that the applicant addresses the third garage door, relocation of the stairs and study the pool. Mr. Bryan seconded this motion. All were in favor. None opposed. Motion passed unanimously.

VI. **ADJOURN: Mr. Bryan made a motion to adjourn at 7:20 p.m. Ms. Wilson seconded this motion. All were in favor. None opposed. Motion passed unanimously.**



Beverly Bohan, Chair



Date

From: Derek Wade <derek@carolina-nursery.com>
Sent: Wednesday, July 19, 2023 11:16 AM
To: Charles Drayton <CDrayton@sullivansisland.sc.gov>
Cc: 'Leslie Wade' <lesliewade123@gmail.com>; 'Evelyn Helfrick' <helfrick1@verizon.net>; Kathlyn Wade <kathlyns Wade@gmail.com>
Subject: DRB, 2415 Middle Street

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.

Charles,

This is to inform you and the Board that the Wade family no longer opposes this project per the revised plans presented for the July DRB meeting.

We would still prefer that the new addition be one story, but we also recognize that the changes shown for that addition significantly reduce size and mass and thus the impact on our property.

We thank the Board for their attention to detail on this unique and challenging project and for their willingness to help reach a proper solution that works for the adjoining neighbors of the property.

Sincerely,

Derek

Derek Wade

2420 I'on Ave.

Letter of Support for 2415 Middle Street

Jason Fabrizio <jasonfabrizio@yahoo.com>

Fri 7/14/2023 12:14 PM

To: Charles Drayton <CDrayton@sullivansisland.sc.gov>

Cc: Joe Henderson <jhenderson@sullivansisland.sc.gov>; Jessi Gress <jgress@sullivansisland.sc.gov>; Lynn Fabrizio <lynnfabrizio@yahoo.com>; Jason Fowler <jason.fowler@seaislandbuilders.com>

 1 attachments (25 KB)

2415 Middle Street Fabrizio Support Letter 7.14.23.pdf;

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.

Charles,

I have attached a letter of support for the revised plans that were sent to me by Jason Fowler on 7.10.23. The changes that have been proposed in these new revisions are enough to gain the support of Lynn and myself. While we would like to come in person to voice our support, we have a vacation planned for that week so please accept this letter in our absence. Thank you for your work in making sure that all parties were heard in this process, we believe the home will be an asset to our island.

Sincerely,

Jason and Lynn Fabrizio
2414 Ion Ave

Exhibit 3

Re: Plans for 2416 Middle St
Derek Wade ↔
To: Jason Fowler

Monday, July 10, 2023 04:02PM
[Show Details](#)

Jason,

The family and I no longer oppose the project as currently redrawn. And I will be at the meeting to talk to the DRB.

I would like to talk with you about how the actual construction will take place and whether you will need to work from our property. We are ready to engage with you about how that might be done.

Pls give me a call at your convenience later this week.

Thank you,
Derek

Sent from my iPhone

On Jul 10, 2023, at 1:28 PM, Jason Fowler <Jason.Fowler@seaislandbuilders.com> wrote:

Good afternoon sir,

A quick followup to see if you'd be willing to write a letter of support that we could share with the DRB and town staff in advance of next week's meeting?

Best,

--



RECUSAL STATEMENT

Member Name: Heather Wilson

Meeting Date: July 19, 2023

Agenda Item: 3 Section: E Number: 3

Topic: 1730 Thompson 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: _____

Heather Wilson
Member Signature

7/19/23
Date

[Signature]
Signature of Official

7/19/23
Date



RECUSAL STATEMENT

Member Name: Heather Wilson

Meeting Date: July 19, 2023

Agenda Item: 4 Section: E Number: 4

Topic: 2630 Goldbey

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: _____

Heather Wilson
Member Signature

7/19/23
Date

[Signature]
Signature of Official

7/19/23
Date



RECUSAL STATEMENT

Member Name: Tal Atkins

Meeting Date: July 19, 2023

Agenda Item: 3 Section: E Number: 5

Topic: 1754 Central 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: _____

Tal Atkins

Member Signature

Date

[Signature]

7/19/23

Signature of Official

Date

Exhibit 7

To: Sullivan's Island Design Review Board
Re: 2910 Jasper Boulevard

July 11, 2023

To Whom it May Concern:

We are opposed to this being approved as is. Our previous comments, which I am attaching to this letter, still stand. While the owners reduced some of the square footage requested, it is still a substantially larger home than its surrounding neighbors. There is also still long, large wall on the southern face of the home. Not only does it have awkward dimensions, with just a small sliver of the wall regressed back, but there are also two different types of siding on the home.

For the record, the owners of the property have not spoken to us.

Thank you again for your time and efforts in this matter.

Sincerely,

The So Family

2914 Jasper Boulevard

To: Sullivan's Island Design Review Board

May 16, 2023

To Whom it May Concern,

Please accept these comments regarding the proposed 2910 Jasper Boulevard application from the applicant's direct neighbor, at 2914 Jasper Boulevard. With all due respect to all parties involved, the request for more square footage on what will be the largest home in the area seems unnecessary.

There does not appear to be a compelling reason for this requested relief to construct such an excessively large home. Requesting to "accommodate extended family upstairs without sacrificing shared entertaining spaces" seems undue in a home with four "suites" (each with their own bathroom), as well as a large library, which may or may not be considered a "shared entertaining space". The other "shared entertaining spaces" include a conch deck, lounge, pool, two pool decks, covered balcony, covered porch, dining room, living room, a second story covered porch, and front porch seems like ample space for visiting family to comfortably relax in.

A brief study of the surrounding homes shows the average square footage for homes in the area as approximately 2,379 square footage. The smallest is around 1,600 square feet and the largest is just over 4,000. Their direct neighbor's homes are approximately 2,279 square feet and 1,666 square feet. Approving a 4,4493 square foot home would dwarf these homes. While there are gratuitously large homes elsewhere on the Island, this particular area has not yet seen such drastic character changes.

How they choose to build their home is a personal choice that we are not trying to control. This board, however, does have control over whether or not to allow them to exceed by close to 800 square feet, what is already a generous allowance. I respectfully request that the DRB exercises restraint and allows the neighborhood to retain some semblance of what I have known for the past 30 years.

Thank you for allowing me to share this concern.

Sincerely,

The So Family

2914 Jasper Blvd

TOWN OF SULLIVAN'S ISLAND
Design Review Board Meeting
July 19, 2023, 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
Elizabeth Drake	1730 Thompson Ave
Hyle Izoray	2402 Jasper
Brent Fleming	2672 Bayonne