

TOWN OF SULLIVAN'S ISLAND DESIGN REVIEW BOARD

REGULAR MEETING MINUTES Wednesday, November 15, 2023

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, Bunky Wichmann, Heather Wilson, Phil Clarke, Tal Askins, and Ron Coish.

Town Council Members present: No Council members were present.

Staff Members present: 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:

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 THE OCTOBER 18, 2023 MINUTES:** Mr. Wichmann made a motion to approve the October 18, 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:

Mr. Clarke recused himself from the presentation regarding 2008 Middle Street (Exhibit 1).

2008 Middle Street: Emily Mamo, of Clarke Design Group, requested final approval to renovate and infill a portion of the rear porch on the home of this Sullivan's Island Landmark property with requests for additional principal building square footage and coverage area (PIN# 529-05-00-039).

Mr. Drayton stated that this is the DRB's initial review of this project. The applicant is proposing an infill to a deck that is on the interior of a U-shaped building and on the north facing side of the home; therefore, the area gets little if any direct sunlight. The applicant is proposing no changes to the footprint of the building and proposes no changes to the historic structure on the property. The plans also propose to remove a second story deck over the deck area that is proposed for enclosure and to remove the chimney from the middle of the deck. A sloped roof over the addition would replace the second story deck and the composite of the exterior renovations would reduce the impacts of sitting water damaging the property.

Mr. Drayton stated that based on the minor increases requested, the minimal visibility of the changes, the non-historic nature of the impacted structure, and improved safety and integrity of the structure, staff recommended final approval if the Board finds that the design accomplishes the goals set forth in the Standards for Neighborhood Compatibility.

Mr. John Frick, applicant representative, presented his application to the Board.

No public comment was made.

The Board was in favor of the application presented.

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

1501 Middle Street: Brooke Gerbacht, of Herlong Architects, requested a conceptual review to renovate this Traditional Island Resource home and construct a two-story addition with requests for historic exemptions to increase the principal building square footage, coverage area, and impervious coverage area, along with requests to reduce the additional front yard setback, the side setback, the second story side façade setback, and the accessory structure setback and requests to further increase principal building coverage area (523-08-00-018).

Mr. Drayton stated that this is the DRB's initial review of this project. The proposed addition appears to encroach into one of the existing cisterns on the property. The fenestration patterns on the floor plans and the elevations should match. Given the unusual shape of the

lot, it is important to show the lot width at the building line, to accurately access the setback requirements for the lot. We also need to dimension on all of the floor plans in order to determine compliance with the principal building side façade requirements.

Mr. Drayton stated that staff recommended that the Board provide feedback to the applicant to help guide the submission towards compliance with the Standards for Neighborhood Compatibility and the Secretary of the Interior Standards for Historic Properties.

Ms. Gerbacht submitted a revised set of plans to the Board (Exhibit 2).

Ms. Gerbacht presented her application to the Board.

Ms. Bohan stated that town staff received one letter in support from the public (Exhibit 3).

The Board was not in favor of the application submitted. The Board suggested the applicant study and revise the following:

- Provide arborist letter of the study on the trees located near the cisterns.
- Research to find the build date of the non-historic addition that is to be removed.
- Suggested not reducing the reduction of the front porch.
- The Board would be more likely to grant side setback relief provided that the massing of the proposed addition be reduced.
- Suggested adding a hyphen to connect the historic structure to the addition.
- Requested that the historic structure be the primary viewpoint and not be drowned out by the large addition.
- Keep the addition within the island vernacular and neighborhood compatibility.
- With the new set of plans, the garage is to be removed. The board asked the applicant to consider storage and car parking before removing the garage.
- Asked the applicant to refer to the rehabilitation guidelines when revising the plans.

V. NON-HISTORIC DESIGN REVIEWS:

2620 Atlantic Avenue: Ross Ritchie, of Loyal Architects, requested preliminary approval to renovate this home and add an elevated pool and accessory structure to the property, with a request to re-orient the home to face I 'On Avenue and requests to increase the height of the accessory structure and increase the principal building square footage (PIN# 529-10-00-030).

Mr. Drayton stated that this is a proposal to renovate and primarily to reorient the existing home at 2620 Atlantic Avenue so that the legal front façade faces I 'On Avenue instead of the traditional orientation of homes towards the ocean and Atlantic Avenue, in this case. In addition to reorientation the applicant is requesting 2 points of relief from the Board: 1) an increase in accessory structure building height to build a 18-ft 5-in tall pool cabana, requesting a 5 inch or 2.5% increase over the standard allowed, and 2) a 188-sqft increase in principal

building square footage to enclose a vaulted ceiling to create additional living space for the family; the 188 square feet represents a 4.6% requested increase from the Board. It should be noted that the plans also propose increasing the non-conforming setback on the western facade of the house; the current setback, approved by the DRB, is 10 ft 3.75 in, and the proposal would increase that setback to 12 ft 10.5 in, reducing the DRB relief from 15.8 % to 9.4%. The setback increase would remove a carport appendage from the side of the house. The increased setback could almost be considered a swap to allow the increase in principal building square footage, and the proposed square footage increase does not affect the coverage area, the building footprint, or the roof lines since it will all be added within the existing building envelope.

Mr. Drayton stated that staff recommended granting preliminary approval of the project if the Board considers plans to be in conformity with the Standards for Neighborhood Compatibility.

Mr. Ritchie presented his application to the Board.

No public comment was made.

Ms. Boahn referred to Zoning Ordinance Section 21-30 B.2, which refers to the orientation of principal buildings and believed that the pool should not be on the Atlantic Avenue side of this property. Ms. Bohan believed that the pool location does not meet neighborhood compatibility.

Ms. Wilson, Ms. Bohan and Mr. Coish were in favor of the renovations to the home but were not in favor of the reorientation of the house and the pool location on Atlantic Avenue.

Mr. Wichmann was in favor of the proposed renovations of the home and believed since they are removing a lot of the driveway this could be an exception to grant approval for the pool. Mr. Clarke agreed with Mr. Wichmann.

Ms. Wilson stated that if they grant the approval of the pool, it opens the door for the owners to come back requesting relief to add a garage, a cabana, or some other sort of structure to the lot which would not be in keeping with the neighborhood.

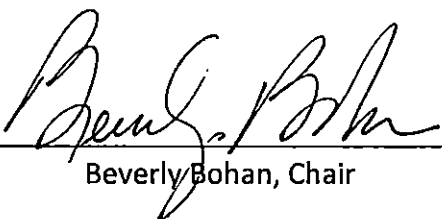
Mr. Wichmann asked if the owners would be willing to get a deed restriction on the property ensuring that after the pool is constructed, no additional structures can be built on the Atlantic Avenue side of the property.

Ms. Wilson made a motion to approve the renovations to the home excluding the reorientation and the pool location. Mr. Wichmann, Mr. Clarke, and Mr. Askins were not in favor of this motion. Motion failed 3 to 3.

The Board asked the applicant to provide some research on how many houses have pools on the Atlantic side of the property.

Ms. Wilson made a motion to defer the application provided that the applicant conduct more neighborhood compatibility research and investigate the possibility of placing a deed restriction on the home to avoid any further modifications to the Atlantic side of the property. Mr. Clarke seconded this motion. All were in favor. None opposed. Motion passed unanimously.

VI. ADJOURN: Mr. Wichmann made a motion to adjourn at 5:45 p.m. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.



Beverly Bohan, Chair



Date

Jessi Gress

Exhibit 2

From: Harrell, Beth - US <Elizabeth.Harrell@caci.com>
Sent: Tuesday, November 14, 2023 12:22 PM
To: Charles Drayton; Jessi Gress
Subject: VUONG NGUYEN AND JILL NGUYEN Home Design Support

> 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.

To Whom It may Concern,

We are writing in support of the conceptual design for the VUONG NGUYEN AND JILL NGUYEN home on Middle Street. Thank you for your consideration.

Kind regards,

Beth Harrell
Technical Writer
Theater Medical Information Program-Marine Corps (TMIP-MC)
CACI International, Inc.
Elizabeth.Harrell@caci.com

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Exhibit 3

ZONING STANDARDS COMPLIANCE WORKSHEET (PART 2)

Sullivan's Island Design Review Board

2056 Middle St. • P.O. Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: 1501 Middle Street
 Submittal Date: 10/20/2023
 Meeting Date: 11/15/2023

	Zoning Ordinance Reference Section	Zoning Standard	√ if meets standard	DRB's Max. Authority for Relief	Applicant Request for Relief in	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
SETBACKS	A	21-22 Front Setback	25 feet	√	15% (3.75')		
	B	21-22 Additional Front Yard Setback	45° above 20'	√	15%		
	C	21-22 Side Setback	Per lot; Enter Result: <u>10'</u> min.; <u>33'</u> comb.		25%	8.25'	25% east side 10' west side 14.75'
	D	21-22 2nd Story Side Façade Setback	10 feet (wall length) 2' setback from wall		100% (20 feet)	20'	100%
	E	21-22 Rear Setback	25 feet	√	None		
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>1787</u> sf		20% <u>357.4</u> sf	76 sf	6.5% 1787+513+115 = 2415 sf
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>30%</u> sf maximum	√	N/A	N/A	N/A
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>2937</u> sf	√	25% _____ sf		
	I	21-28 Third Story	as per formula: Enter Result <u>NA</u> sf	NA	15% _____ sf		
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	50' feet or, 2/3 lot width (whichever is less)	√	100%		
	K	21-29 Principal Building Side Façade	30 feet (wall length)	√	100% (60 feet)		
	L	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots	√	Adjust for Neighborhood Compatibility		
	M	21-30 Bldg. Foundation Height	8' to LSM & 9'4" to FFE	√	1 foot		
	N	21-32 Foundation Enclosure	½" Space	√	Adjust for Neighborhood Compatibility		
	O	21-138 Accessory Structure	Height (18') Setback (10') Area 625' footprint and 750' total	√	20% (3.6') 40% (4') 20% Area 750'-900'		

SEC. 21-43 B. REQUEST FOR HISTORIC EXEMPTIONS (FORM C.1)

Sullivan's Island Design Review Board

2056 Middle St. • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-5727

Project Address: 1501 Middle Street

Submittal Date: 10/20/2023

Meeting Date: 11/15/2023

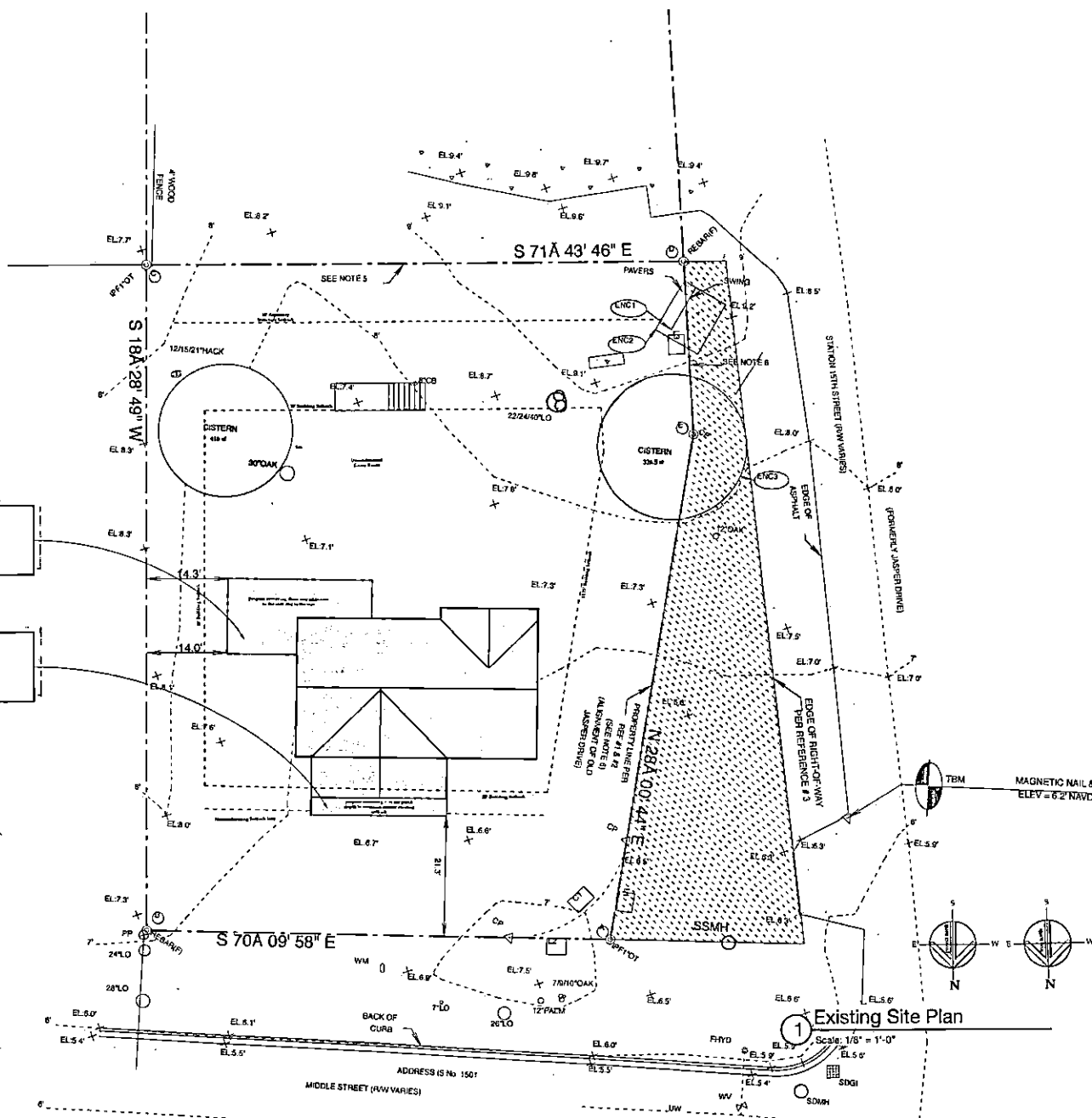
		1	2	3	4	5	
		Zoning Ordinance Reference Section	Total Area of Existing Structures (sf)	DRB Authority for Exemption	Applicant's Request for Relief in Ft./Sq. Ft.	Percent (%) Relief Requested	NOTES
HISTORIC EXEMPTIONS	A	21-43 Existing Principal Building Square Footage	1026 sf	50% Enter Result: <u>513 sf</u> sf	513 sf	50%	
	B	21-43 Existing Principle Building Coverage Area	1026 sf	50% Enter Result: <u>513 sf</u> sf	513 sf	50%	
	C	21-43 Existing Impervious Coverage Area	1937 sf	50% Enter Result: <u>969 sf</u> sf	286 sf	15%	



HERLONG
1111 2nd St.
San Francisco, CA 94107
415.774.1111

Propose removing these rear additions, non-historic additions

Propose removing 3' of the porch depth to maintain current existing setback



No.	Date
1	11/15/21
Issued For:	As Built Plan
Contract No.:	15010201
Project Name:	Commercial DMS Building
The Nguyen Residence	
1501 Macale St. Safford's Island SC	
11/15/21	
Site Plan Existing	
C100	

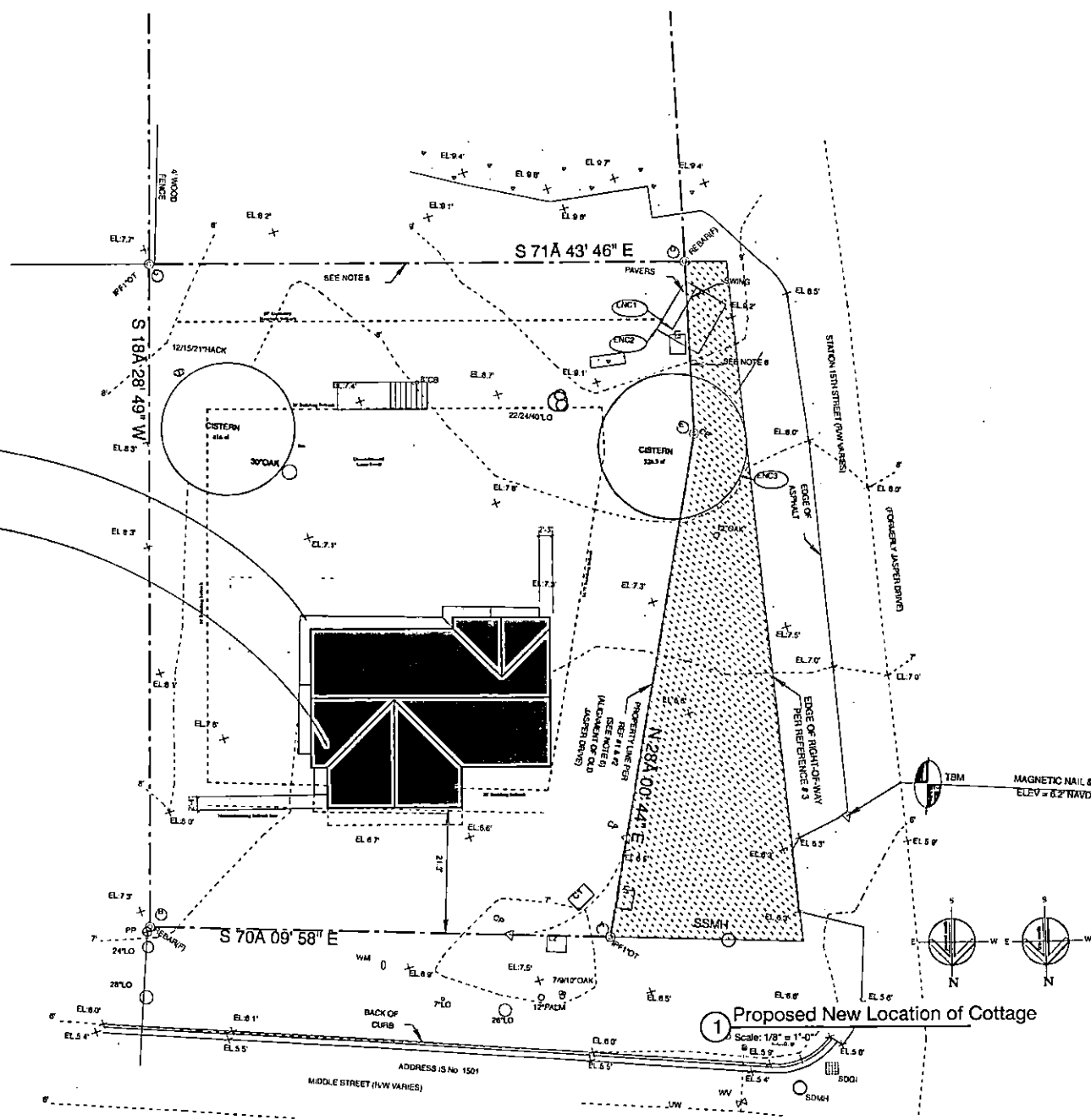
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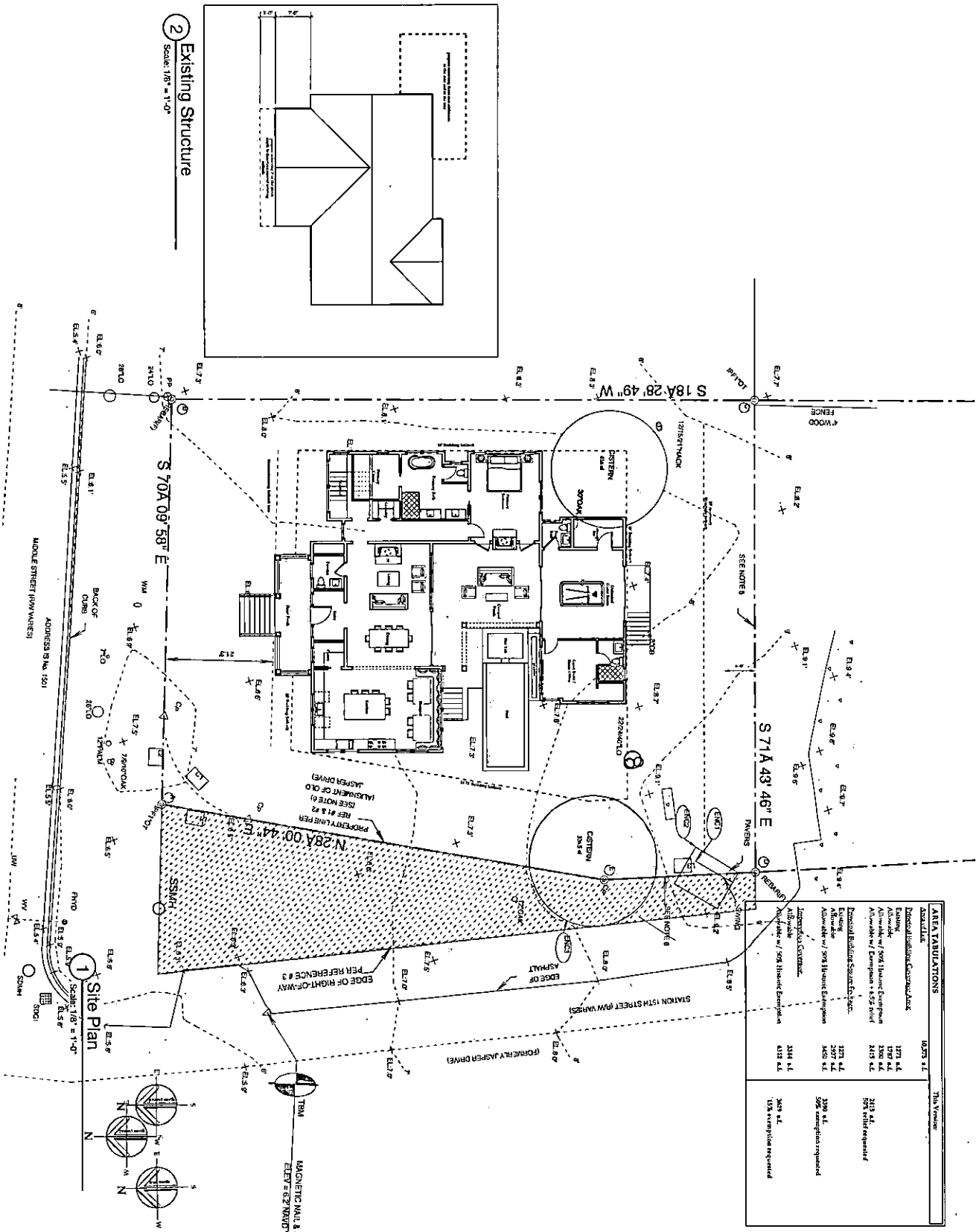
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Existing Cottage Location

Proposed Cottage Location
Shifted 2'-3" West and 2'-4" North



Date	
Issued For	
No.	
The Nguyen RESIDENCE	
1501 Middle St. Sullivan's Island SC	
11/9/21	
Cottage Location	
C102	



AREA TABULATIONS		THIS VERSION
Asphalt	10,275 S.F.	
Concrete		
Grass		
Impervious		
Permeable		
Water		
Other		
Notes:		
1. 15% exception required		

The Nguyen RESIDENCE

1501 Middle St. Sullivan's Island SC

No.	Issued For	Date
1	As Built Plan	10/20/2023
	Conceptual DRB Submittal	

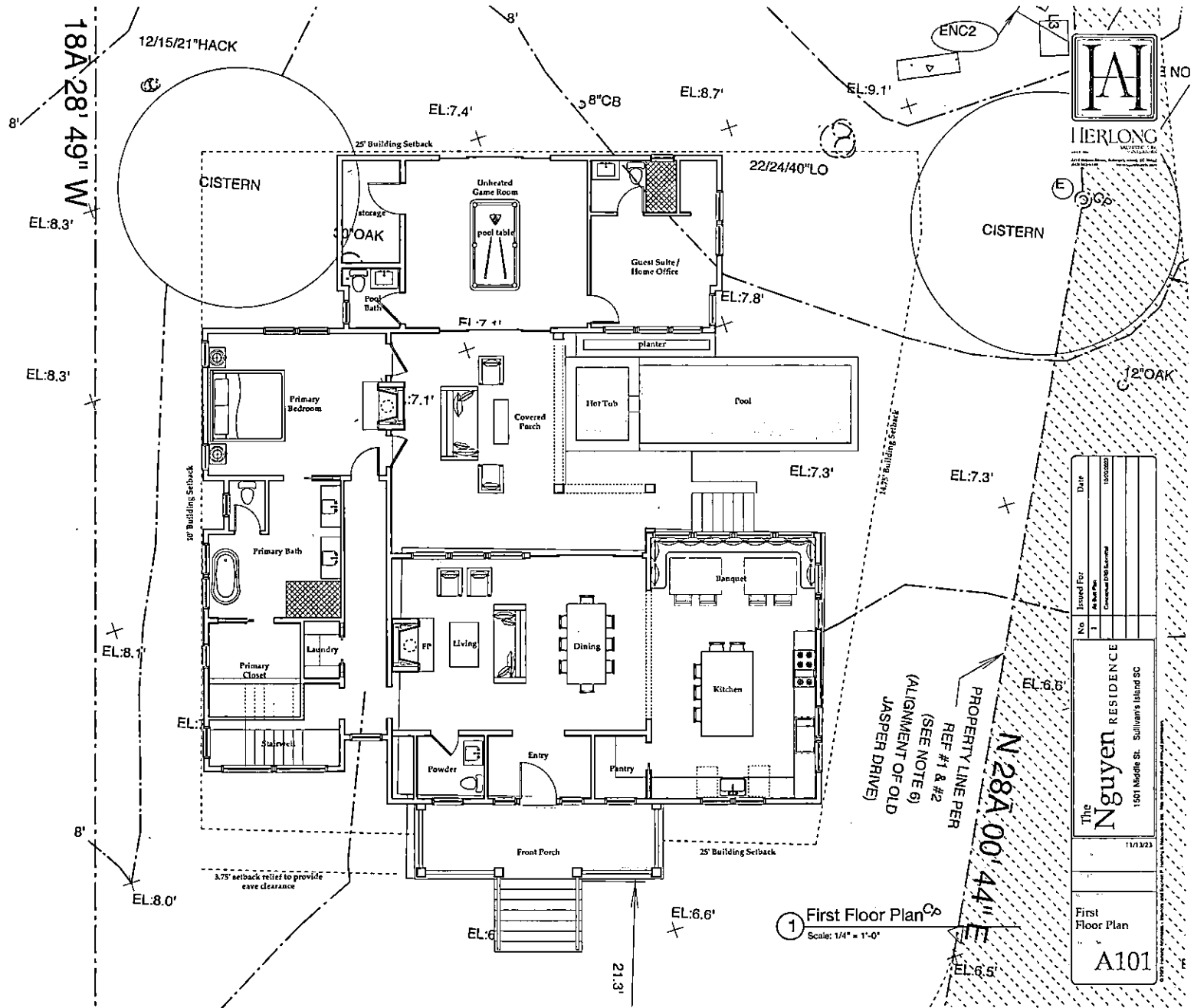
C101

Site Plan Proposed

11/15/23



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Date:	10/20/2020
Issued For:	Architectural
No.:	1
Checked By:	Architectural

PROPERTY RESIDENCE
Nguyen
 The
 1501 Middle St. Sullivan's Island SC

First Floor Plan
A101

1 First Floor Plan
 Scale: 1/4" = 1'-0"

PROPERTY LINE PER
 REF #1 & #2
 (SEE NOTE 6)
 (ALIGNMENT OF OLD
 JASPER DRIVE)

N 28A.00' 44"



HERLONG

1501 Middle St. Sullivan's Island SC

10/20/2020

1

Architectural

1501 Middle St. Sullivan's Island SC

10/20/2020

1

Architectural

1501 Middle St. Sullivan's Island SC

10/20/2020

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1501 Middle St. Sullivan's Island SC

10/20/2020

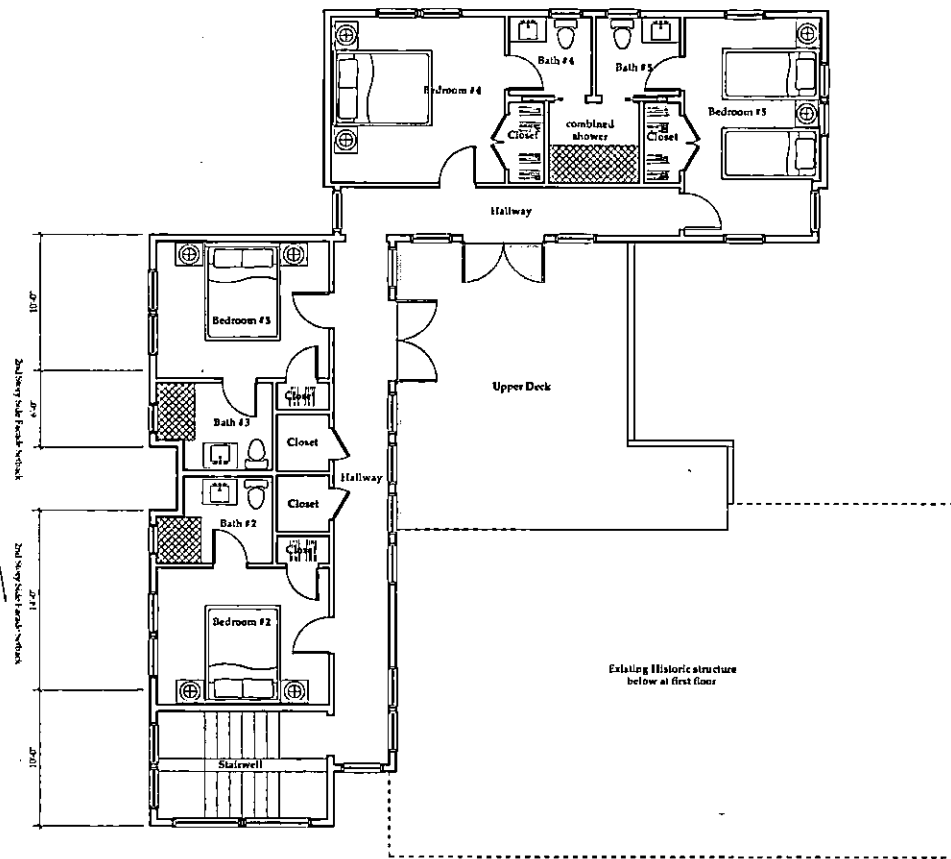
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Architectural



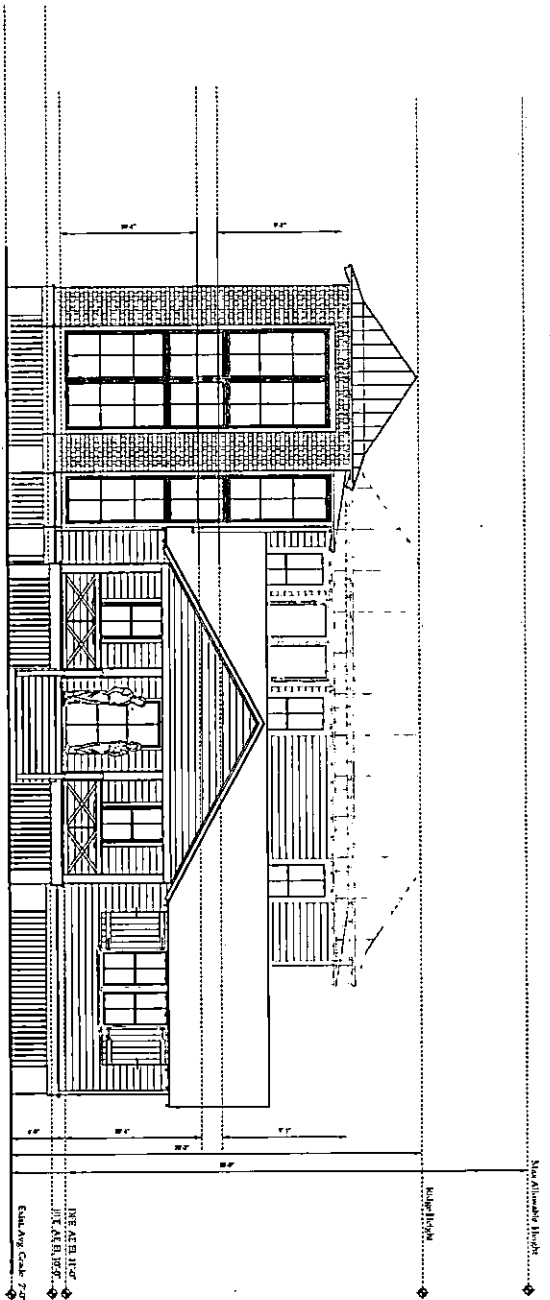
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ARCHITECTS
1101 Middle St.
Sullivan's Island, SC 29929
803-792-1111

100% 2nd Story Side
Facade Setback Relief
20' requested



1 Second Floor Plan
Scale: 1/4" = 1'-0"
Drawings Not to be Scaled

No.	Issued For	Date
1	As Shown	10/20/23
Completed Date		
The Nguyen RESIDENCE		
1501 Middle St. Sullivan's Island SC		
11/7/2023		
Second Floor Plan		
A102		



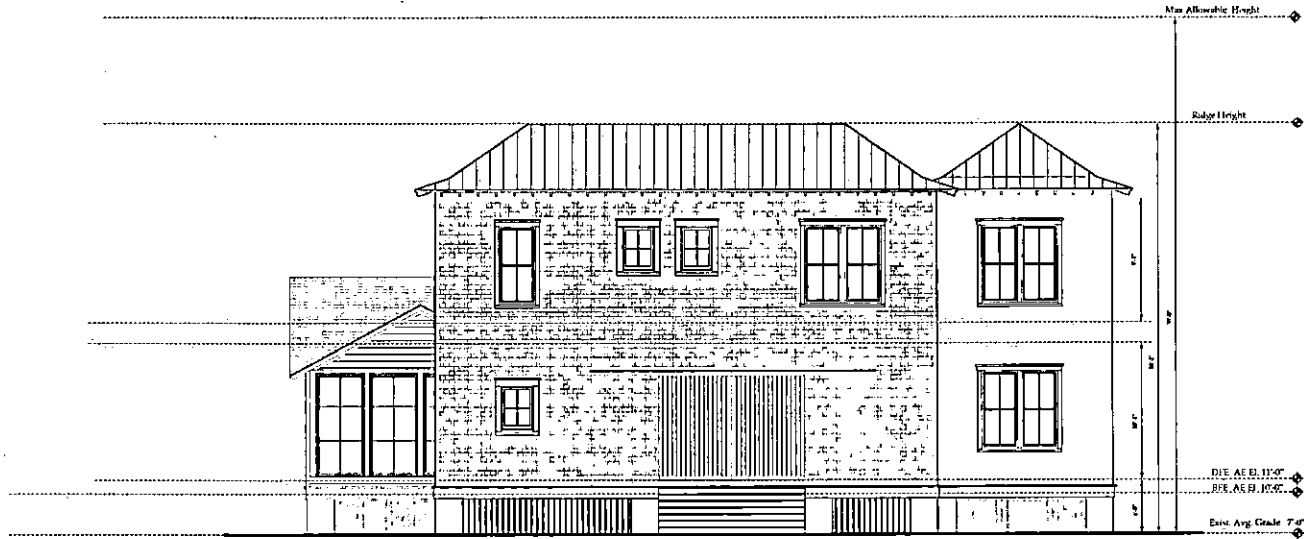
1 North Elevation
 Scale: 1/4" = 1'-0"
 Drawing Not to Scale



A200	North (Front) Elevation	1/16/21	The Nguyen RESIDENCE		No.	Issued For	Date
			1501 Middle St. Sullivan's Island SC		1	As Built Plan	
					Commercial DRB Approval	10/20/21	



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1111 W. 10th St.
Tulsa, Oklahoma 74106
918.438.1111

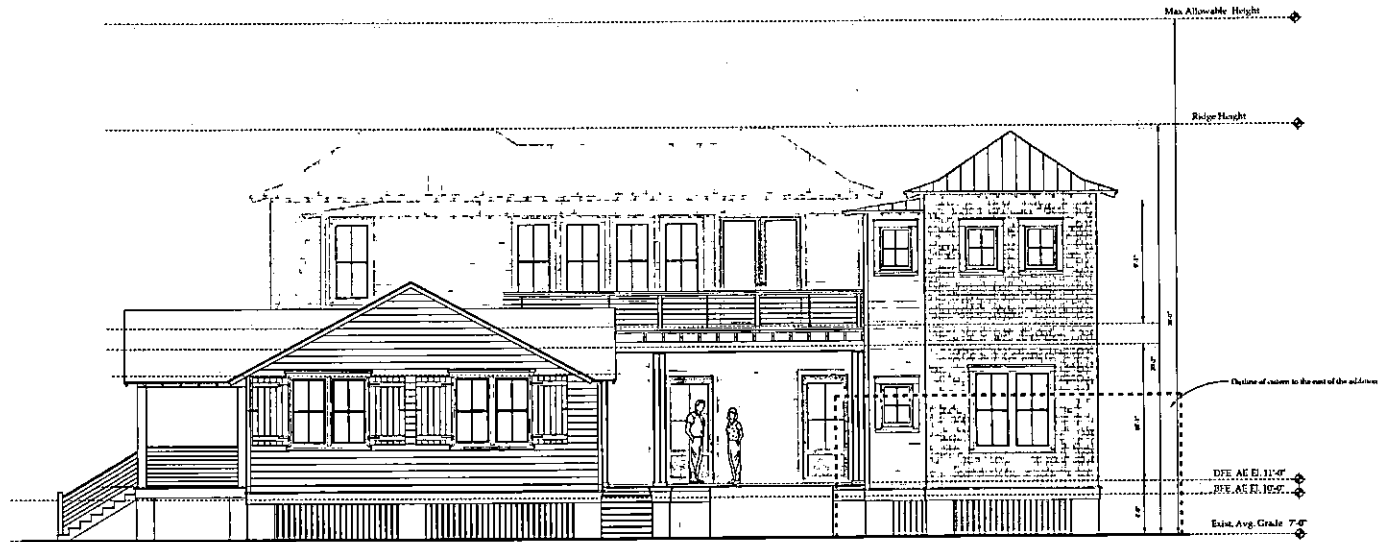


1 South Elevation
Scale: 1/4" = 1'-0"
Drawings Not to be Scaled

No.	Issued For	Date
1	As Shown	11/7/23
	Contract/Order Number	
The Nguyen RESIDENCE 1501 Middle St. Sullivants Island SC		
11/7/23		
South (Rear) Elevation		
A202		



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Sullivan's Island, SC 29929
853.751.1111

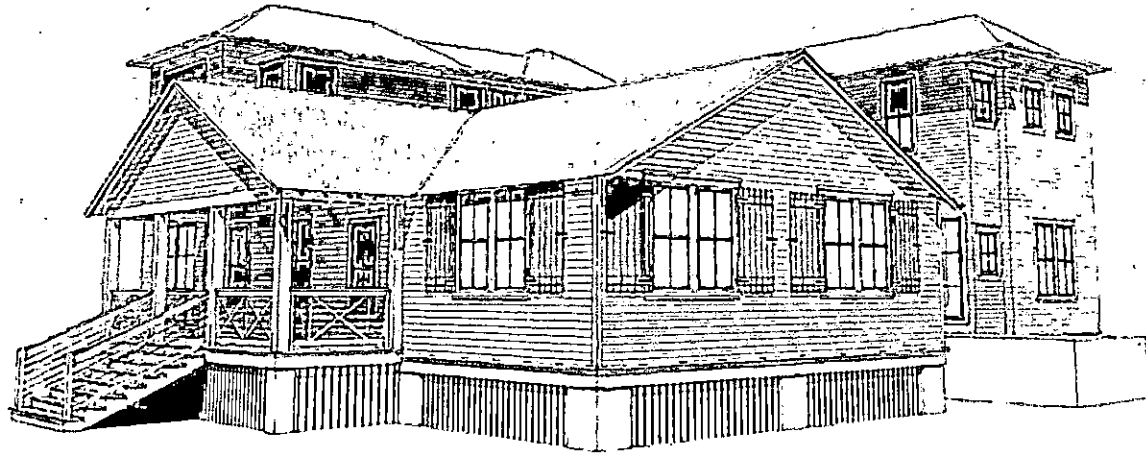


Date	10/20/2023
Issued For	Conceptual Design Submission
No.	1
The Nguyen RESIDENCE 1501 Middle St., Sullivan's Island SC	
11/1/23	
West Elevation	
A203	

1 West Elevation
Scale: 1/4" = 1'-0" Drawings Not to be Scaled



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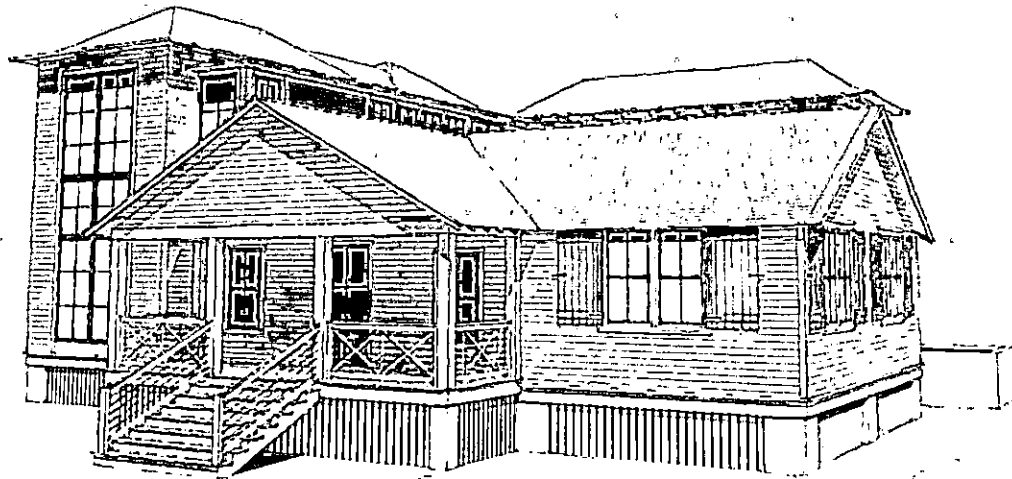
① View from Corner
No Scale Drawings Not to be Scaled

No.		Issued For		Date	
1		Completed Design Phase			11/15/23
		Completed OMB Approval			
The Nguyen 1501 Middle St. Sullivan's Island SC					
2021-26					
View from Corner					

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1 View from Middle Street
No Scale Drawings Not to be Scaled

No.	Issued For	Date
1	Completed Sample House	10/20/2021
1	Completed 2021 E. Award	
The Nguyen 1501 Middle St. Saffman's Island SC		
11/15/23		
2021-28		
View from Middle Street		



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AN AFFILIATE OF
THE HERLONG GROUP



No.	1	Date	11/15/23
Issued For	Conceptual Design Review		
Drawn By	Cristian G. Lopez		
Checked By	Cristian G. Lopez		
The Nguyen 1501 Indigo St. Sullivan's Island SC			
11/15/23			
2021-25			
View from Sta. 15			

1 View from Station 15
No Scale Drawings Not to be Scaled

