

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

**REGULAR MEETING MINUTES
Wednesday, April 16, 2025**

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 Tal Askins, Beverly Bohan, Bunky Wichmann, Heather Wilson, Phil Clarke, Ron Coish and Sasha Rosen.

Town Council Members present: No members of Council were present.

Staff Members present: Charles Drayton, Planning and Zoning Director, Max Wurthmann, Building Official, and Pam Otto, Human Resources & Administrative Services Manager, Christina Oxford, Building and Planning Department Assistant

Media present: No members of the media were present.

Members of the public :Mr. Ned Collins property owner of 2814 I'on Avenue, Ms. Tori Deaton property owner of 2858 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 THE March 19, 2025 Meeting Minutes:** Mr. Wichmann made a motion to approve the March 19, 2025 Design Review Board Meeting Minutes. Mr. Askins 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. **CHANGES TO APPROVED 2025 DRB MEETING CALENDAR**

Ms Bohan stated that there are approved dates for the 2025 DRB meetings but due to the recent and upcoming lengthy meetings and the desire to give applicants more than a few days to turn around their process, applications and changes for the Board, there is a proposal to change the application submittal deadline. Mr Drayton stated the deadline would be changed from the Friday following the meeting to before the meeting begins so applicants will not be rushed and items will not be missed in the re-application. Ms. Bohan stated that three letters were received in concerning the submittal deadline; one in support and two opposed. There is concern that moving the deadline would not give staff enough time to review the applications, write the reports and post the properties. Ms Bohan suggested creating an ad hoc committee comprised of one architect and one non-architect board member to study agenda items and meet with Mr Drayton in an effort to be more efficient and give more quality time to each application. There was also concern for the homeowners in that what is currently a 3 month application process could turn into a 6 month process. The Board expressed disappointment in the applications that due to the quick turn around do not address Board concerns but want to talk through other ideas and ways to resolve the issue before approving the new schedule.

Ms. Wilson made a motion to defer the proposal until next month. Mr. Wichmann seconded the motion. Ms. Bohan opposed, all other approved. The motion for deferral passed.

V. HISTORIC DESIGN REVIEWS:

1. **2608 Myrtle Avenue:** Adam Loyd, homeowner representative, requests final approval of the RS-District historic dwelling unit special exception. The plans include renovating and removing non-historic additions from the existing Traditional Island Resource cottage in situ and constructing a new single-family home spaced away from the cottage, with requests for additional principal building coverage and square footage (529-06-00-051).

Mr Drayton stated this is the Board's seventh review of this project and the fourth review of the new house plans; last month the Board granted preliminary approval with a list of comments for the applicant to consider and address before granting final approval.

Mr Drayton added the BZA approval, granted in October 2024, of the special exception to allow a new home to be built on this lot with the historic cottage to remain as an ADU is still valid.

Mr Drayton stated this is an unnamed historic cottage; the original cottage was constructed sometime around 1915 (Charleston County records suggest 1926); however, the historic report, provided by Christina Butler on behalf of the applicant, indicates the cottage was actually built in 1908. Alteration work dates to 1955 for the rear shed addition and 1985 for the glass enclosure of the porch, according to the Historic Survey Card #086. However,

again the historic report submitted by the applicant provides information that suggests an earlier date for the rear shed (1924) and a later date for the porch enclosure (1989).

The Board has expressed comfort with the proposed restoration plans for the cottage, and only the new main house has some outstanding concerns that the Board asked for the applicant to address. The comments the Board asked the applicant to address are:

- 1) Remove the arches on the foundations -
The applicant has elected to maintain the arched foundation design, as they like the aesthetic; they have been drawn appropriately.
- 2) Change the square windows on the front in the bays –
The applicant has revised the front windows to be side-by-side mulled windows as the Board suggested.
- 3) Dormers should be windows and trim; there should not be siding around the windows in the dormers -
The applicant has revised the 3 windows in the front dormer to now be 4 windows which cover the entire façade of the dormer, and the cedar shake siding that was proposed surrounding the dormer windows is now incorporated in the front facing gables.
- 4) What are the column widths; and are there cornice section details? -
The column widths and balustrades appear to be the same size; there is a detail of the balustrade meeting the code requirements for safety. Staff could not identify any cornice details, but the revised roof lines do appear functionally superior to the previous iteration of the plans.
- 5) What is the size of the hardi-plank? -
The trim details are included, stating the hardi-plank will be smooth and ¾" and 1.5" thickness.

Mr Drayton stated there have been a few modifications of note that were made to the design since the Board reviewed the plans last month. The façade on the northeast has been updated to remove the articulations and instead a small side porch has been proposed on that side of the house, meeting the side façade requirements. The porch extends 1' 9.75" into the side setback, which is allowed based on the average setback remaining at 15 feet, but the Board needs to approve the encroachment since it is greater than 16 linear feet (coming in at 19' 2", representing a 16.5% increase, request for relief). The front stairs were slightly inset into the porch to meet the rear setback requirement. On the rear of the home, the dormers have been similarly updated to remove the siding surrounding the window units; the foundation pattern has been adjusted, and the first-floor bedroom window has been reduced from a double window opening to a single window. Otherwise, the design has remained consistent with the previous submittal.

Mr Drayton stated the staff recommends final approval if the Board finds that the proposed renovations to the historic cottage will maintain the SIS Guidelines and the historic integrity of the home, and finds that the overall proposed plans will maintain the Standards for Neighborhood Compatibility.

Mr. Lloyd presented his application to the Board.

No public comment was made.

The Board showed support for the new elevation with the traditional brick foundation.

Ms. Wichman made a motion to approve the application for final approval as submitted. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.

2118 I'on Avenue: Shane Langdale, homeowner representative, requests final approval of the renovations and window and door change-outs to the home on this Traditional Island Resource property (PIN# 529-09-00-022).

Mr Drayton stated this is the second review, requesting final approval of plans to renovate this Sullivan's Island Traditional Island Resource historic property (Historic Survey Card #184) and locate a pool within the side setback. The home on this property is known as the John D. O'Conner House, built around 1895, and it is located outside of any of the Town's historic districts and backs up to the Commercial District of the Town.

Mr Drayton stated the applicant is requesting to replace all of the fenestrations in the home; staff confirms that none of the existing windows or doors are historic or original; additionally, the applicant has documented and photographed all of the house openings. The plans note that all of the proposed window replacements would be aluminum clad with modern divided light; the doors are also proposed to be similar aluminum clad construction design. Modifications include replacing the mostly 6 over 6 windows with 2 over 2 windows and doing some minor remodeling of the front, first-floor fenestrations.

Mr Drayton stated the pool locations are limited on this property due to ordinance requirements for the location to be 20 feet to the rear of the front façade of the building and located within the building setbacks. The proposed location is less than 25 feet from the rear property line but meets the rear setback due to the historic building's location setting the rear setback at 12.5 feet. The request for Board-relief is along the side setback, where the pool is proposed at 10 feet from the property line, but the building setback on that side is 18.2 feet. Therefore, the applicant is requesting an 8.2-foot (20.5%) reduction in the setback.

Mr Drayton stated at the meeting last month, the Board requested further evidence of the window's vintage, as well as further study of the proposed fenestration changes on the front façade to confirm any in-fill, or the board favored maintaining the current and historic fenestration pattern there. The Board also asked about the proposed window replacements, and in the updated plans they have switched manufacturers to propose Andersen A-Series windows for the replacements. However, there is no additional study shown regarding the front elevation's historic fenestration pattern or the potential that there was some porch infill.

Mr Drayton stated the staff recommends final approval for the setback reduction if the Board finds the SIS Guidelines and the Standards for Neighborhood Compatibility are being maintained, and for the Board to grant final approval of the window replacements if the Board receives the necessary documentation to warrant the modification of the front façade fenestrations and finds the replacements align with the SIS Guidelines.

Mr Langdale presented his application to the board.

No public comment was made.

The Board expressed appreciation for the upgraded windows and the way they are stabilizing the house. They also appreciate the use of impact resistant glass that will make the grommets less noticeable. The Board thanked the homeowner for their thoughtfulness with the windows.

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

1754 Central Avenue: Joel Adrian, of Studio 291, LLC, requests final approval to construct a chimney on the side of one of the new accessory structures that has been recently added to this Sullivan's Island Landmark Resource property (PIN# 529-08-00-040). (supplemental documents)

Mr Askins recused himself from the application regarding 1754 Central Avenue.

Mr Drayton stated the property is identified in the Schneider Survey of Historic Properties on Sullivan's Island as a Landmark Property per Historic Survey Card #63, stating the home was constructed circa 1900 and remains a "good example of late 19th to early 20th century island residential architecture". The property is in both the Atlanticville Local and the Atlanticville National Register Historic Districts.

Mr Drayton stated the Board approved a renovation and addition to the Junior Officer's Quarter building in December 2022 and approved the two accessory structures on the property in August 2023. As the applicant is nearing completion of the approved accessory structures, the owner has expressed interest in locating a fireplace on the side of the one that will serve as a pool cabana. That is the extent of the request, and there is no relief asked for in association with the request. This is the Board's second review of the proposed chimney addition on the accessory structure; in last month's meeting the Board granted preliminary approval and requested the applicant return with information about the dimensions and height of the chimney and that there be no shoulders on the chimney below the rafters. The applicant has not provided the requested information to the Board, but there are now 3D renderings of the proposed added element on the accessory

structure.

Mr Drayton stated the staff recommends that the Board defer action on this item if the applicant has not supplied the requested details.

Mr Adrian presented his application to the Board.

No public comment was made.

The Board was in favor of the application presented.

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

1454 Middle St: Anthony J. Cissell, of Cissell Design Studio, requests a conceptual review of new plans, replacing a previous DRB-approval, to renovate and adapt the former Fort Moultrie Post Theatre building, a Sullivan's Island Landmark property, into a single-family home, with a request for accessory structure setback relief (523-07-00-043)

Mr Drayton stated this is an initial review of new conceptual plans for an adaptive reuse renovation of this historic resource, modifying the old Fort Moultrie Post Movie Theater into a single-family residence. There are approved renovation plans for this structure, that the Board blessed in July 2022; since that approval, the owners have changed, and the new owners began efforts last year to revise the approved plans, meeting with the DRB on 3 occasions in 2024, but not receiving approval for the updated plans. Now the owners have transitioned to a new design team and have considered the adaptive reuse project through a new lens. This is a conceptual review of the new plans, to familiarize the Board with the new direction for the renovations and to seek feedback from the Board regarding the new proposal.

Mr Drayton stated the Post Theater is one of the more outstanding historic buildings on the island; it is of few buildings on the Island today that were constructed out of brick by the military, and because of its unique purpose, it is one of the larger structures on the Island. It is protected by the Town as a designated Sullivan's Island Landmark property (Historic Survey Card # 259), and it contributes to the Fort Moultrie Quartermaster and Support Facilities National Register Historic District, wherein the property is located.

Mr Drayton stated there are numerous ways in which the new proposal varies from what has been previously approved and or considered by the Board; the most noticeable modifications from the plans that the DRB reviewed in December 2024 are:

- 1) The plan would retain and reuse the two existing boiler rooms on the exterior façade of the theater.
- 2) The rear porch is proposed to be only elevated to BFE (about 3 feet above grade),

versus the previous plans where it was to be almost 10 feet above grade.

- 3) Similarly, the pool is now proposed to be in the ground, versus 10 feet above grade.
- 4) The giant side windows remain large, but have been reduced in scale significantly, and on the east elevation the number of large fenestrations has been reduced from 3 to 1.
- 5) The rear wall of giant windows has been reconsidered, and only the existing louvred fenestration on the rear would be utilized for a rear window opening.
- 6) No porch is proposed to wrap around the eastern façade.
- 7) The roof would remain intact without a large carve out for a loggia.
- 8) The front façade is proposed to be rehabbed to restore the marquee-type façade with the recessed entry court of the theater versus the glassed-in entrance of the previous design.
- 9) While out of the Board's purview, the interior upfit proposes to retain much of the theater character, such that one would recognize the historic use when inside the building.

There are a couple of design issues that staff has addressed with the applicant that may be corrected in his renderings to be presented at the meeting:

- 1) The fence height and opacity must adhere to the Town ordinances.
- 2) The driveway must meet the dimensional requirements in the ordinance.
- 3) The pool and decking must meet the principal building setbacks unless the DRB approves setback relief, but the applicant preferred to redraw the design to meet the setback requirements.

Mr Drayton stated the only request for relief associated with this project is to place the accessory structure (garage) 6 feet from the rear property line, instead of the 10-ft standard setback for accessory structures. This request allows the historic building to not be impacted by openings for a garage and allows a small rear lawn and pool to be cradled between the garage and the historic theater. The Board will note that the proposed square footage of the home is nearly 8,600; this is roughly 3000 sf larger than the maximum square footage allowed in the ordinance. However, staff carefully read the ordinance and finds that the existing building is exempt from the 5600-sf limitation, and the applicant is able to utilize the total principal building for single family use.

Mr Drayton finished by saying the staff recommends preliminary approval should the applicant present plans that address the staff concerns and should the Board find that the plans will maintain the Secretary of the Interior Standards.

Mr Cissell presented his application to the Board.

No public comment was made.

The Board thanked Mr. Cissell for the detail of the conceptual design and added this is an exemplary approach to historical renovation. The Board expressed concern regarding the size of the windows facing the other building, that it is not compatible with the neighborhood. The Board thanked Mr Cissell for including gutters to help address flooding issues. The Board thought a taller fence would be more appropriate for this building and a 3 car garage would be more to scale with the design.

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

2824 Brooks: Cindy Cline, of Wertimer + Cline Landscape Architects, requests final approval to place a pool spa on this Traditional Island Resource property with a request for side setback relief (529-07-00-044).

Mr Drayton stated this property, known as the Squeeze Inn, is a Sullivans Island Traditional Island Resource ([Historic Survey Card #033](#)); the historic cottage on the property was recently relocated on the property per DRB and BZA approvals providing for the historic accessory dwelling unit special exception that also allowed for the construction of a new main house on the property. The property went through the special exception approval process in 2021, and the DRB approved a garage on the property in April 2023. More recently in November 2024, the DRB approved a couple of small additions to the new main house but declined the request to add porch onto the rear of the historic cottage.

Mr Drayton stated this is an initial review of a new request for side setback relief; the applicant is seeking to reduce the combined side setback from 40 to 33.75 feet by reducing the setback on the eastern façade from 25 feet to 18.75 feet in order to accommodate a spa addition to the existing pool. The 6.25-foot reduction represents a 17% request for relief from the 40-foot combined side setback. The pool spa would only encroach beyond the standard setback for 15 linear feet. The request also includes plans to increase the pervious coverage on the lot by over one thousand square feet; the increase would be primarily increasing the pool deck, but there are also several walkways that would be added or upgraded on the lot. With the allowable coverage on this lot, there is no relief request associated with this proposed change. Before granting approval the Board should require elevation drawings of the spa and materials to be noted on the plans so that staff and the Board better understand the request; solid retaining walls cannot exceed 18 inches, so it may need to be considered as an elevated pool, and elevated pools must be approved by the Board as integrated with the principal building.

Ms.Cline presented her application to the Board.

No public comment was made.

The Board expressed appreciation for keeping the pool away from the garage and thought that keeping the pool in ground was key. They also noted the significance of integrating the pool into the design of the house.

Heather Wilson made a motion to grant final approval as submitted. Tal Askins seconded the motion. All were in favor. None opposed. Motion passed unanimously.

NON-HISTORIC DESIGN REVIEWS

1743 Atlantic Avenue: Joel Adrian, of Studio 291, LLC, requests final approval of plans for a new home on this lot, with a request for additional principal building square footage and a request for second story side setback relief (PIN# 523-12-00-021).

Mr Daryton stated this is the fourth review for proposed new construction on a lot that was formerly part of the Sand Dunes Club; it is the last undeveloped lot remaining on the former club campus. The lot is small by Sullivan's Island standards, and the applicant is proposing a design that largely conforms to the design standards. The requests for relief have not been altered from last month's submittal; a 325 sf increase in principal building square footage, and relief for the second story side facade minimum and average setbacks.

Mr Drayton stated at the meeting last month the Board provided additional feedback on the applicant's design. The Board reiterated concerns about the front façade, stating the details need to be further simplified, the porch beams were too large, and the front step landing is too close to the house (pull away so that the rail does not block the front door. The applicant has revised the front façade in response to each of these comments. The Board also opined about the consistency of the streetscape, given that the architect has also designed several of the adjacent homes, so the Board asked for some material variations and changes to handrails and columns. In response both the columns and handrails materials were changed. The application is complete and appropriate for final approval.

Mr Drayton stated the staff recommends granting final approval for the new construction if the Board finds that the proposed relief and design maintain the Standards for Neighborhood Compatibility.

Mr. Adrian presented his application to the Board.

No public comment was made.

The Board was split on the design of the home. A few members had hoped the design would be more simplified and that there are still too many similarities with the neighboring homes which added to the monotony of the block. It was expressed that not all of the board requests have been met but could have been if the applicant had been given more time.

Other members of the Board thought there were similarities to many of the homes on the Island, but the overall assembly is different.

Mr Askins made a motion to grant final approval for the application as presented. Mr Coish seconded the motion. Ms. Wilson was opposed. All others approved. Motion passed.

189 Station 18: Joel Adrian, of Studio 291, LLC, requested a conceptual review of plans for a new home on this lot, with a request for additional principal building square footage and accessory structure setback relief (PIN# 523-12-00-034).

Mr. Drayton stated that this is a proposed new construction on a lot which has traditionally served as the seaward lawn for the home at 1773 Atlantic Avenue. The applicant has only one request before the Board: additional principal building square footage; the request is close to the maximum of 500 sf that may be requested for new construction projects, but even with the request the home would be 3,750 square feet, a slight reduction from last month, and there are 10 homes (about half) within 500 feet of the property that are over 4000 sf.

Mr Drayton stated this is the Board's third review of this project; last month the Board expressed some concerns over the roof deck (its access, railings, and integration within the roof) and outdoor mechanical equipment area. Efforts were made to narrow the pantry area per Board comments, and the mechanical area has been exposed with the HVAC now located partially in the side setback, bumped out from the building. The handrails have all been modified from wire to a modified cross-balustrade appearance. Some of the fenestrations have been revised and Bermuda shutters are now proposed over the first-floor windows. The application is complete and appropriate for final approval.

Mr. Drayton stated that staff recommends granting final approval for the new construction if the Board finds that the proposed additional principal building square footage is justified by the design, and the design maintains the Standards for Neighborhood Compatibility.

Mr. Adrian presented his application to the Board.

No public comment was made.

The Board questioned why more square footage is needed on such a small lot and whether there needs to be justification for granting this level of increase in gross building area. It was noted that the size of oceanfront homes has grown partially because they do not impact the streetscapes as much as other locations. Mr Drayton added that the ordinance states the Board may grant increases in square footage if this or other modifications achieve greater neighborhood compatibility. The Board expressed that the size of the other oceanfront homes has created justification for the increase in square footage.

Mr. Coish made a motion to approve the application for final approval. Mr. Askins seconded the motion. Ms. Wilson voted to oppose. All others voted to approve. Motion passed.

2624 I'on Ave: Matthew Campbell, of Clarke Design Group, requests final approval to modify the previously approved new home construction plans for this property, with a request for increased foundation height (PIN# 529-10-00-026).

Mr Clarke recused himself from the application regarding 2624 I'on Avenue.

Mr Drayton stated this is an initial review of a proposed revision to a DRB-approved design that is currently under construction; the Board originally approved the new construction in July 2024. When it was approved in 2024, the applicant did not seek any Board relief for additional foundation height, however, as the construction has commenced, the applicant has realized that there is a need to raise the foundation height by a little over 6 inches to accommodate the owner's vehicular storage needs. This change would amend the overall building height from 37'-2.75" to 37'-8", which is still below the maximum building height of 38 feet.

Mr Drayton stated the staff recommends final approval of the change to the project if the Board finds that the increased height in the design will not adversely affect the goals of the Standards for Neighborhood Compatibility.

Mr Campbell presented his application to the Board.

No public comment was made.

The Board appreciated the home being lower than the neighboring property and was in favor of the application as presented.

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

2630 Bayonne St: Babak Bryan, of Babak Bryan Architect, llc, requests a conceptual review of plans for a new home construction on this empty lot, to approve the conditions required for an attached addition (PIN# 529-10-00-079).

Mr Drayton stated this is the initial review of a request to build a new home on an empty lot at the corner of Bayonne Street and Station 26.5 with rear frontage on Atlantic Avenue. The applicant has applied for a conceptual review and has only a single request of the Board; the applicant seeks to include an attached addition in the design of the new home. Attached additions are allowed in the ordinance, Section 21-20 C. (6), as a conditional use in the RS District. Conditional uses are uses which are allowed so long as a set of conditions that are set forth in the ordinance are being adhered to. For the attached addition conditional use the following conditions must be met:

- 1) There can be no kitchen facilities in the attached addition.
- 2) A deed restriction is required that prohibits the use of the attached addition as a separate rental unit.
- 3) Attached additions must have an established connection to the principal building, sharing a roof structure and retaining a permanent floor system constructed above grade. The connection may not exceed a 2:1 dimensional relationship between its length and its width, with a minimum width of 4 feet and a maximum length of 20 feet. Furthermore, the connection must be visually and architecturally integrated into the principal building.

Mr Drayton stated it is the job of the DRB to review the conditions and aesthetically approve the design of the structure. As previously stated, there are no relief requests associated with this review, only the consideration of the attached addition, conditional use. Staff has reviewed the plans and finds that the design meets all of the standards in the ordinance, except the proposed building height, which was measured from proposed, not natural, grade, and exceed the maximum height by $\frac{3}{4}$ of an inch. The plans include all of the required material call-outs, streetscapes, 3D renderings, and dimensions necessary for final approval.

Mr Drayton stated the Staff recommends final approval for the project if the Board will allow the applicant to provide plans at permitting that only change the roof height to meet the ordinance standard, should the Board find the attached addition meets all of the conditions set forth in Section 21-20 C. (6), and the design will maintain the Standards for Neighborhood Compatibility

Mr Bryan presented his application to the Board.

No public comment was made.

The Board expressed concerns about the drainage and stormwater management. There was also concern about the raised pool and the pitch of the cabana roofline. The Board had questions concerning the alignment of the windowsills and the window proportions. The Board felt they needed more information about the materials, windows and doors and height issue.

Ms. Wilson made a motion for preliminary approval with a request for more material and detail information. Mr. Wichmann seconded the motion. Mr Coish and Ms Bohan opposed the motion. All others approved. The motion passed.

2814 l'on Avenue: Brooke Gerbracht, of Herlong Architecture + Interiors, requests a conceptual review of plans for a new home construction, with requests for additional principal building coverage area and square footage PIN# 529-11-00-098).

Mr Drayton stated this is the initial review of a proposed new construction on a corner lot at Station 28.5 and I'On Avenue following the removal of the existing home on that lot. The application comes to the Board with 2 relief requests; additional principal building square footage and additional principal building coverage area; both requests are for the maximum amount of relief the Board may grant – 20% or 441 sf of added coverage area, and 15% or 500sf of added conditioned space. This is a smaller lot, so with the maximum added square footage, the house would remain under 4000 sf, and the house is comprised, essentially of a 2-story central element surrounded by single-story features. The plans also include an attached addition which must be considered as a conditional use on the property; those conditions are:

- 1) There can be no kitchen facilities in the attached addition;
- 2) A deed restriction is required that prohibits the use of the attached addition as a separate rental unit; and
- 3) Attached additions must have an established connection to the principal building, sharing a roof structure and retaining a permanent floor system constructed above grade. The connection may not exceed a 2:1 dimensional relationship between its length and its width, with a minimum width of 4 feet and a maximum length of 20 feet. Furthermore, the connection must be visually and architecturally integrated into the principal building.

Mr Drayton added that it does not appear that the connection complies with the 2:1 length to width ratio. All other aspects of the design meet the code requirements for the attached addition and for the house, in general, but the design guidelines for driveways will need to be studied more as the plan is further developed; they may only be 12 feet wide at the property line, and it appears that the proposed driveway would run along most of the front property line; the guidance in Section 21-42 does not support “excessive paving”, especially in the front yard. There is also an elevated pool proposed for the back deck that the Board must determine to be integrated into the house design. The applicant has done a thorough review of the surrounding neighborhood and streetscape to demonstrate the compatibility of the proposed home. The material and dimension call outs are all on the plans; the Board should require further engineering details and specifications on the details, along with 3D renderings prior to granting final approval.

Mr Drayton stated that staff recommends for the Board to provide feedback on the design and encourage the applicant to follow the guidelines for driveways to be in keeping with the Standards for Neighborhood Compatibility.

Ms. Gerbracht presented her application to the Board.

Public Comment:

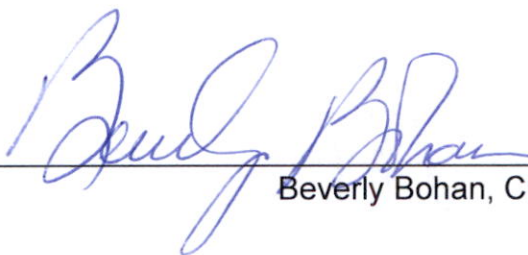
1. Ms Deaton is concerned that the design of the home feels like she will be looking at a driveway.

2. Mr Collins is concerned that the design of the home does not look like an I'on home. He elaborated that the home is missing the character of the Island and noted the busy cabana roofline.

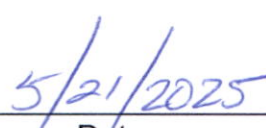
Ms Bohan stated that the Town staff received eight letters in response to this application. Two of the letters are in favor of the application and six letters are opposed.

The Board stated they have received feedback from residents concerned about flooding. The Board stated concern that the size and design of the home would overwhelm the site. It was noted that the square footage makes it large but that the design mass and scale makes it look even larger. The raised pool was also a concern for this lot and location. The Board asked that the design be simplified to try maintain the Standards for Neighborhood Compatibility on a street with low mass, historical homes. It was also noted that the building coverage could exacerbate problems with stormwater. The Board expressed concern about maintaining the natural topography of the site and the impact of the building on the oak trees. The Board expressed a need for a balance between height and coverage in the design.

- VI. **ADJOURN: Mr. Wickmann made a motion to adjourn the meeting at 6:45 p.m. All were in favor. None opposed. Motion passed unanimously.**



Beverly Bohan, Chair



Date