

TOWN OF SULLIVAN'S ISLAND DESIGN REVIEW BOARD

REGULAR MEETING MINUTES Wednesday, March 20, 2019

A regular meeting of the Town of Sullivan's Island Design Review Board was held on the above date at 6:00 p.m. at Town Hall, 2056 Middle Street. All requirements of the Freedom of Information Act were verified to have been satisfied. Present were Board Members Beverly Bohan, Ron Coish, Steve Herlong, Linda Perkis, Rhonda Sanders, and Bunky Wichmann.

Town Council Members present: Chauncey Clark

Staff Members present: Joe Henderson, Director of Planning/Zoning Administrator, Randy Robinson, Building Official, Max Wurthmann, Building Inspector, and Jessi Gress, License and Permit Technician.

Members of the public present: Cindy Ewing, Blane Ewing, Roy Williams, Derek Wade, Roy Williams, Steve Sadler, Nancy Geckler, Cynthia Holmes, Linda Norton, Deloris Schweitzer, and Dick Ebel.

- I. **CALL TO ORDER:** Mr. Herlong called the meeting to order and stated that the press and public were duly notified pursuant to State Law and a quorum of Board Members were present. There were no known members of media present.
- II. **APPROVAL OF MINUTES:** Mr. Wichmann made a motion to approve the February 20, 2019 Design Review Board Meeting Minutes. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.
- III. **PUBLIC INPUT:** No public comment was made.
- I. **EXECUTIVE SESSION:** Mr. Wichmann made a motion at 6:05 p.m. to go into Executive Session to discuss legal advice regarding Design Review Board policies and procedures. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.

Mr. Herlong made a motion to adjourn from Executive Session at 6:56 p.m. No votes or actions were taken during Executive Session.

IV. MINOR ALTERATIONS AND SMALL ADDITIONS:

1424 Thompson Avenue: Phil Clark, applicant, requested approval to alter a previously authorized Certificate of Appropriateness (COA) for a new home design. Modifications are

requested for principal building square footage and principal building coverage. (TMS# 523-07-00-006)

Mr. Henderson stated that the applicants requested to modify a previous design approved on June 20, 2018 by adding a 123' SF (4.2% increase of principal building square footage) to the marsh side elevations of the home.

No public comments were made.

Ms. Bohan asked if the applicant spoke with the neighbors regarding this application. Mr. Clark answered yes, the applicants met with the neighbors and walked the site to show them where everything would be going and they approved of the changes. Ms. Perkis stated that her only concern is that the with the neighboring houses on either side, the views and breeze will be blocked by the application being presented. Ms. Perkis also asked if the applicant could come back with more correspondence from the neighbors. Mr. Coish, Ms. Sanders and Mr. Wichmann all expressed that they approved of the application as presented.

Mr. Wichmann made a motion to approve this application for final approval. Ms. Sanders seconded this motion. All were in favor. None opposed. Motion passed unanimously.

1760 l'On Avenue: Beau Clowney Architects, applicant, requested conceptual approval to modify a Sullivan's Island Landmark by adding an addition to the rear elevations. (TMS# 523-12-00-075)

Mr. Henderson stated that this property is identified as a Sullivan's Island Landmark by Historic Survey Card #276. This home is part of a row of ten similarly constructed buildings that served as senior officers' quarters for Fort Moultrie circa 1905. The house was converted for use as a private residence in the early 1950's. Moderate damage occurred to the home during Hurricane Hugo, however, most of the original siding, chimneys, and porch what was retained during post-storm renovations. To date no principal building square footage addition has been made to a senior officers' quarters building. Prior to the DRB review process, porch enclosures were made with windows installed into the existing porch framing. A small deck and pergola were added to the rear elevations and is non-original. This home is nonconforming for both principal building square footage and principal building coverage. The applicant has asked to complete the following:

- Remove non-original deck and pergola on the rear elevations
- Add 309.6 square fee one-story addition to the northwest elevation
- Remove east side stair access
- Remove windows from first and second story porch
- Open second story porch (without screen)
- Re-establish French door opening to second story porch
- Add a pool and deck

The applicant submitted new DRB application form with revisions to the Board (Exhibit 1).

The applicant stated that the revised figures are in reference to the principal building square footage. The applicant stated that they inaccurately estimated the heated square footage on the third floor. After a survey was conducted, the applicant plans to stay significantly below the 5600 square footage threshold of building square footage. The removal of the enclosed porches is being proposed to restore the historic form of the porches along with the reestablishment of a door opening on the western elevation's second-story porch.

Mr. Henderson stated that the initial concern was regarding the addition of heated square footage where it exceeded 5600 square feet, which is the stated threshold of the Zoning Ordinance. The revised set of plans that were presented, are showing that the applicant will not exceed the 5600 square foot threshold. Mr. Henderson stated that the applicant is now requesting principal building square footage of 32%, principal building coverage of 7.3% and impervious coverage of 16%, which would render this application compliant via the historic exemption standards. Mr. Henderson reiterated that no additions had ever been authorized by the DRB for the Officers' Row homes.

No public comments were made.

Mr. Coish stated that what is being presented is going to enhance the whole property and the design looks great. Ms. Bohan stated that at first, she was nervous about the changes but she believes that the application presented is an improvement especially since the applicant is not changing the face of the historical property. Ms. Sanders stated that she believes the improvements look great but is concerned because it is ok no additions or alterations have been done to a senior's officers' quarters and she is not comfortable with setting that precedent. Ms. Wichmann thanked the applicant for a very thorough and thoughtful presentation and respect for the historic nature and fabric for the area. He believes it is a great design and is good with it. Ms. Perkis stated that she agrees with Ms. Sanders. She would like the applicant to bring in the Preservation Society to make sure what is being requested is the correct thing to do in a situation like this one. Mr. Herlong stated that the applicant has very carefully evaluated not only the structure but the entire block of officers' quarters and believes this is a textbook way to do an addition on a historic property.

Mr. Wichmann made a motion to approve this application for conceptual approval. Mr. Coish seconded this motion. Mr. Wichmann, Mr. Coish, and Mr. Herlong were in favor. Ms. Sanders and Ms. Perkis opposed. Ms. Bohan abstained. Motion passed by a vote of 3-2. Ms. Perkis stated that she recommends having a Historic Preservation Specialist submit a letter of support for the project for the Board's consideration during their next review of the project.

2502 l'On Avenue: Heather Wilson, applicant, requested conceptual approval to relocate an historic kitchen house attached to a Traditional Island Resource. No modifications are requested. (TMS# 529-10-00-016)

Mr. Henderson stated that this structure is identified by Historic Survey Card #115. The home was constructed circa 1885 and altered in 1935 with an addition of a second story. No historic material assessment was made for the garage or rear and side façade areas slated for demolition. The kitchen house appears to be connected to the house by a small non-structural wall. This applicant submitted an incomplete application since Form D.2 was not included until after the initial submittal. From staff's understanding, the following items are being requested:

- Relocation of the historic kitchen house, which is currently an open-air structure;
- Demolish a portion of the western and north elevations and construct additions;
- New garage 771 square feet which exceeds the Zoning Ordinance size limitations of 750 square feet.

Ms. Wilson stated that the original request was to shift the kitchen house 7 feet to the east but, in further research about the house, they have decided not to move the house. Instead they would make some small demolitions of non-historic additions in order to add to the utility of the structure. Part of the request would be to remove the garage and the work shed but the focus would be on the main house and to get the Boards general input. Ms. Wilson stated she is asking for conceptual approval for the following:

- Remove the bay of the porch that does not show up on the Sandborn Maps
- Remove the infill stair and porch at the rear of the structure between the gable and the kitchen house
- Convert the kitchen house into condition space with a rail and casement windows
- Remove a portion of the wall and the windows
- Remove the stair in between the kitchen house and the main house

Ms. Wilson stated they are not planning on removing or altering any of the historic portions of the house. The second story of the structure is not historic. Ms. Wilson would like to add a hip roof to the second story and a metal roof with small balcony on the front facade.

Cindy Ewing, the property owner at 2514 l'On Avenue, stated that she would like to do a walk through on the property to see what is being proposed. She stated that she is frustrated because the plans that were originally advertised are not the same plans that were presented in this meeting so it makes it difficult for her to express her thoughts and concerns on something that she has not prepared for. Ms. Ewing asked that the Design Review Board consider the obvious regarding the neighborhood and that this is the last real historic block on Sullivan's Island that is historic on both sides of the street. She asked the Board to also consider the changes being requested to the roof line. She stated that if this is granted it will change the historic value of the home. Ms. Ewing is also concerned about the stormwater issue and if a pool is added, the noise will then become a concern. She asked the Board to defer this application until the neighborhood has had the proper time to review the application.

Blane Ewing, the property owner at 2524 I'On Avenue, stated that the garage may not be historic but it is iconic and for that reason it should not be removed because it preserves a part of our history.

Roy Williams, the property owner at 2513 I'On Avenue, stated that he is confused about the application that was presented because it was not the application that was advertised so he is unsure as to what Ms. Wilson is asking for. Mr. Williams believes that the kitchen house may not be historic but it is iconic. Kitchen houses were very important to Sullivan's Island 60 plus years ago and this is the reason why he believes that it should remain.

Derek Wade, the property owner at 2420 I'On Avenue stated that he believes this old historic home is very lovely. He stated that he is excited about what is being presented to the Board and believes it will bring new life to this structure.

Mr. Henderson stated that the plans being presented by the applicant were not advertised or submitted to the Board for review. The owners were addressing Town staff concerns regarding original plans submitted to relocate the kitchen house so far away from the house to the Middle Street side of the property.

Ms. Perkis stated that she believes that the garage is iconic and for that reason she will vote against removing the garage. She stated that she was not given enough time to review the plans that were presented so she cannot give a vote for this reason. Mr. Coish stated that he agrees with Mr. Williams regarding the kitchen house and the stable for being iconic to Sullivan's Island and they should be restored. Ms. Bohan stated that she likes the fact that the applicant changed the application in a good way by not moving the structure. Ms. Bohan agreed that if the garage was in fact a horse stable, it is iconic and for that reason recommended for keeping and restoring. Ms. Bohan stated these plans were new and did not have the proper time to review them. Ms. Sanders stated that she likes the application being presented but recommended keeping the kitchen, horse stable, and possibly the roof line as well. Mr. Wichmann recommended keeping the location of the kitchen house and the horse stable. Ms. Wilson stated that the location is really where the historic/iconic portion comes from because the stables and kitchen house were rebuilt at some point so the construction materials are not historic. Mr. Wichmann stated he likes the plan and the upper roof line. He believes the roof line makes the structure softer. He stated he hopes the Board would grant Ms. Wilson with conceptual approval. Mr. Herlong stated that he approves of the applicant not moving the structure or raising it but keeping it on its original foundation and he likes the presented roof line.

Ms. Sanders made a motion to approve this application for conceptual approval. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

V. HISTORIC DESIGN REVIEW:

Mr. Herlong recused himself from applications 2702 Jasper Boulevard and 2602 Atlantic Avenue (Exhibits 2 and 3).

2702 Jasper Boulevard: Sandlapper Design Group, applicants, requested conceptual approval to alter a Sullivan’s Island Landmark by adding a one-story addition to the east elevations of the home. Modifications are requested for side setbacks and principal building coverage. (TMS# 529-07-00-018)

Mr. Henderson stated that on February 20, 2019, the Design Review Board voted to continue the design review, requesting that the project architect identify the original siding type for the main house. The owner, Jason O’Leary, inspected the home and identified that there is asbestos between the vinyl siding and any wood found below. Removing the asbestos would involve an mitigation for public health reasons. The siding on the 2015 renovation is fiber cement lap siding, roughly 6 ½” exposure. The property is identified as a Traditional Island Resource by History Survey Card #43 and maintains a unique element of pyramidal pavilions (gazebo ends) which were a distinctive element of Sullivan’s Island architecture. The applicant is requesting the following:

- 730’ square foot addition along side of the home to create a mother-in-law suite. Setback from the front façade by 23’ feet
- Constructed around the existing live oaks (arborist health assurance and maintenance plan required). Setback relief will allow placement flexibility.

No public comments were made.

The Board agreed that the applicant did a good job in taking the time to investigate what is underneath the siding. They believe the applicant fulfilled the requests that were asked of them in the February 20, 2019 Design Review Board Meeting.

Mr. Wichmann made a motion to approve this application for conceptual approval. Mr. Wichmann amended the motion to approve this application for final approval. Ms. Sanders seconded this motion. All were in favor. None opposed. Motion passed unanimously.

2602 Atlantic Avenue: Bronwyn Lurkin, applicant, requested conceptual approval to alter a Traditional Island Resource by removing nonoriginal elements and adding a one-story addition. Modifications are requested for the side yard setback and historic exemption for principal building coverage. (TMS# 529-10-00-033)

Mr. Henderson stated that this property is identified as a Traditional Island Resource by Historic Survey Card #440, which is part of the 2007 supplemental survey. The home was significantly modified in 1970 and 1990, however, there remains a significant degree of historic fabric. The homeowners of this property are conducting an historic renovation which includes the removal of the enclosed front porch panels, and converting to an open porch design. The house is to be relocated to the southwest as per revised plans. The one-story addition was requested for the

north and east facades. Removal of the 100% non-original vinyl and aluminum siding is proposed. Deck and stairs on Atlantic are to be removed for an entrance staircase design more indicative of the Island. On January 16, 2019 the Design Review Board deferred the applicant, making the following requests for a subsequent presentation:

- Required removal of the pool from the Atlantic Avenue side of the property;
- Identify the type of siding original to the house. This should inform the type of siding being requested (wood clapboard requested);
- Recess the projection of the addition back (to the north) from the façade of the historic home.

Ms. Lurkin stated that the square footage of the structure has been reduced by about 200 square feet since the last meeting on January 16, 2019, so they only asked for the historic exemption and principal building coverage.

Roy Williams, the property owner of 2513 l'On Avenue, stated that he likes the idea of the application being presented. He stated that he believes Ms. Lurkin did a good job retaining the historic significance.

The Board agreed that the applicant listened to the recommendations that were given in the January 20, 2019 Design Review Board meeting and that the application was done well.

Mr. Wichmann made a motion to approve this application for final approval. Ms. Sanders seconded this application. All were in favor. None opposed. Motion passed unanimously.

Mr. Coish recused himself from the 2220 l'On Avenue application (Exhibit 4).

2220 l'On Avenue: Alice Lanham, applicant, requested preliminary approval to rehabilitate a Traditional Island Resource by removing non-original additions and adding a new addition and deck. Modifications are requested to the design standards for side setbacks and side façade articulation. (TMS# 529-09-00-028)

Mr. Henderson stated that is property is designated a Traditional Island Resource by Historic Survey Card #188. The structure is considered altered and contains multiple non-original additions and FEMA noncompliant space below Base Flood Elevation, which is proposed for reuse. The Design Review Board reviewed the proposed renovation plans on October 17, 2018, making several recommendations for the proposed design:

- Select the roof option that keeps the massing lower;
- Keep the original front façade windows;
- Provide an articulation to the west side elevations, select the option.

Mr. Henderson stated that the applicants were proposing a design that maintains the existing roof height and adds additions to the northwestern elevations. A reconfigured front stair design was proposed with a small deck addition on the eastern elevations. Front porch will modify the railing design and keep the original proportions. The rear gable will change a design modified gable with a long eave. The ground story space was also proposed for removal.

No public comments were made.

Mr. Herlong read letters submitted by Bill Dunleavy, owner of Dunleavy's Pub, and the letter submitted by the Ramsey family (Exhibit 5 and 6).

Mr. Wichmann asked the applicant what materials would be used. Ms. Lanham stated that there will be a slight change in the siding if necessary. Mr. Wichmann believes that the porch pickets need to be made to the building code but thinks that the applicant should keep what is currently on the structure as opposed to replacing it with a new design. Ms. Perkis stated that she believes that the addition should be delineated a little more and recommended changing the materials. Ms. Perkis is concerned about the windows on the porch. She believes that if those windows are removed and French doors are put in there place you are dressing up a historic island home. Ms. Perkis believes the applicant is doing a good job at the direction she is headed into but should try and keep as many items of the home the same. Ms. Bohan stated that preservation vs change is recommended. Ms. Bohan stated that you can take the current materials and make them meet code with some repair work. Ms. Sanders stated that she agrees with Board. Ms. Sanders believes that keeping the porch, front façade, and the stairs are important to keep because they are iconic to this property. Mr. Herlong stated that the proposed rear elevation and the asymmetrical gable looks awkward. He recommended that the applicant reevaluate this and the other recommendations given by the Board.

Ms. Bohan made a motion to approve this application for preliminary approval with the conditions that the applicant refer to the recommendations given by the Board. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

VI. NON-HISTORIC PROPERTY DESIGN REVIEW:

2651 Bayonne Street: Kate Campbell of Beau Clowney Architects, requested conceptual approval of a new home construction with modifications to the zoning standards for principal building square footage, principal building coverage, side setbacks, second story side façade setbacks, principal building side façade and foundation height. (TMS# 529-11-00-070)

Mr. Henderson stated that the existing non-historic home bounded by Middle Street and Station 30 was recently demolished. The new construction would be centered on the property in compliance with the Zoning Regulations.

No public comments were made.

Ms. Perkis asked the applicant how far away the structure be from the neighbors home. Ms. Campbell stated that the home will be 15 feet away from the properties on either side of the house. The Board all agreed that they liked the application that was presented.

Mr. Wichmann made a motion to approve this application for conceptual approval. Ms. Bohan seconded this motion. All were in favor. None opposed. Motion passed unanimously.

2414 l'On Avenue: Jason Fabrizio, applicant, requested preliminary approval to add a two-story addition to the north elevations of the home. Modifications are requested for principal building coverage. (TMS# 529-10-00-011)

Mr. Henderson stated that before the Board is a non-historic home bounded by Middle Street to the north and l'On Avenue to the south, and is owned and occupied by the applicant who is also serving as the contractor for the renovations. The owner is requesting to demolish a bedroom on the rear elevations and construct an elevated two-story addition with third story viewing area.

No public comment was made.

Ms. Perkis stated that her concern with this application is the neighborhood compatibility. She stated that she is concerned about the structure having three stories and recommended that applicant revised the plans to a two-story structure. The Board agreed that the structure did seem a little high but agreed that they liked the application that was presented.

Ms. Bohan made a motion to approve this application for final approval. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

1405 Middle Street: Rachel Burton of Swallowtail Architecture, applicant, requested conceptual approval of a new home construction with modifications to the zoning standards for principal building square footage, principal building coverage, side setbacks, second story side façade setbacks, and building foundation height. (TMS# 523-07-00-118)

Mr. Henderson stated that the existing non-historic home is to be demolished. The property is directly adjacent to the historic Fort Moultrie Episcopal Church, now known as the "Mugdock Castle." The property is outside of the historic district. The applicant is requesting a new construction to be oriented toward Poe Avenue on a very narrow parcel width of 58" at Poe and 64' at Middle Street. The applicant received Tree Commission approval on February 25, 2019 to remove three live oak trees with 16" of mitigation trees provided on Middle Street. At the request of the DRB, the applicants created a stair on the rear elevations to address the street from the new construction. The Design Review Board also requested the following:

- Comply with the attached addition standards of Section 21-20 B. The revised design shows that all of the spaces are connected by heated and cooled space (not an attached addition)

- Receive approval to remove the trees in the center of the lot
- Consider reorienting the home toward Middle Street instead of Poe Avenue

Steve Sadler, homeowner at 1405 Middle Street, stated that roughly seven years ago his family purchased 1407 Middle Street. Mr. Sadler has five daughters who are growing older. He stated that with time his family is growing with children and grandchildren now coming into the picture and his current 2,000 square foot house is not enough room anymore. With that being said, Mr. Graham came to Mr. and Ms. Sadler asking if they wanted to purchase 1405 Middle Street. Mr. Sadler stated that he purchased this home so he and his growing family would have a place to grow together.

Mr. Herlong read four letters submitted by the Higgins, the Marshalls, the Krells, and the Graham family in reference to 1405 Middle Street (Exhibits 7, 8, 9 and 10).

Mr. Wichmann stated that he appreciated that the applicant got the neighbors approval. Mr. Wichmann also stated that the applicant did a good job of taking the recommendations given by the Board and answering their requests and is okay with the home facing Poe Avenue. Ms. Perkis stated that she likes the front and the main part of the house but does not like the three little structures on the back façade. Ms. Perkis believes that this application does not meet neighborhood compatibility by the elevation, building heights, massing and orientation of the structure, and the three cottages located on the back of the structure. Ms. Perkis is okay with the front façade facing Poe Avenue but objects to the back side of the home as it does not fit in on Sullivan's Island and asked if the applicant could do something different for the back. Mr. Coish stated that the applicant has followed the recommendations given by the Board and has no problem with the front façade but has concern with the three structures on the rear. Ms. Bohan stated that she agrees with Ms. Perkis and Mr. Coish. Ms. Sanders stated that she likes the back of the structure and is fine with the house facing Poe Avenue.

Alice Paylor, attorney for the applicants, stated you there is Mr. Grahams massive church on one side of the property and the Sadler residence on the other, which is full of trees and canopy. Looking at the plans, it looks as if the proposed structure will be out in the open but it will not be once completed. Ms. Paylor stated to the Board to remember what their role is being a member of the Design Review Board because your personal opinion is not what the Board is allowed to give. Mr. Herlong stated that the 3D views presented helps put the application into a better perspective. Mr. Herlong also stated that this also looks like a single-family residence. Mr. Herlong believes that the applicant has listened to the Boards recommendations.

Mr. Wichmann made a motion to approve this application for conceptual approval. Ms. Bohan seconded this motion. Mr. Wichmann amended this motion to approve for final approval. No second was made. Motion failed. Mr. Wichmann amended this motion to approve this application for preliminary approval. Ms. Sanders seconded this motion. All were in favor. None opposed. Motion passed unanimously.

1612 Atlantic Avenue: Joel Adrian, applicant, requested preliminary approval of a home renovation and second story addition with modifications of zoning standards for principal building square footage, principal building coverage, and additional front yard setback. (TMS# 523-12-00-054)

Mr. Henderson stated that the property contains an existing non-historic home with noncompliant living space below FEMA base flood elevation (BFE). The objective is to reconstruct the home in the existing footprint and render the structure compliant. During the December 19, 2018 Design Review Board Meeting, the Board recommended that the side façade wall be articulated to provide a better design and the stormwater plan be drafted and included for the sake of the surrounding neighbors as a part of resubmittal. The applicants will be removing the space below BFE, modifying the foundation and adding an elevated second floor with a swimming pool and deck area. The second story will be a half story space within the roof area with much of the square footage in dormers. Maximum height is 35'2". The December 19, 2018 request from the applicant has not changed and still includes the requests for principal building coverage to render the footprint compliant. Both right and left side elevations no longer require second story side façade setback relief.

Nancey Geckler, homeowner at 1602 Atlantic Avenue, stated that she would like everyone work together for the whole block to fix the flooding and drainage issue in this area. The drainage is a huge issue and it needs to be fixed. Mr. Herlong recommended that the group located in this area should go to Council regarding this issue.

Ms. Cynthia Holmes, homeowner at 1611 Poe Avenue, submitted a letter to the Board signed by twenty-three members (23) of the community addressing both 1612 Atlantic Avenue and 1616 Poe Avenue in regards to the drainage issue located in this area. Ms. Holmes stated that she is very concerned with the scale of the neighborhood located on Poe Avenue and would like to keep it the same. Ms. Holmes stated that the Zoning Ordinance has specific regulations as to what is allowed and not allowed for smaller lots and for that reason the accommodations for increase should be denied and it is more consistent with the neighborhood compatibility. Also, Ms. Holmes stated that according to the existing Zoning Ordinance which regards the addition of extra fill which should also be denied. Ms. Holmes stated that in this area these lots are small and drainage is such an issue that she requested the applicant stay within the Zoning Ordinance instead of asking for variances.

Linda Norton, homeowner at 1608 Atlantic Avenue, stated that by the looks of the plans the applicant is not asking for any additional fill than what is required on the lot. Ms. Norton stated that she put gutters on her home and did a bunch of drainage work to drain as much water to the front of the lot into the ditch but the bigger problem is once the water is in the ditch it does not go anywhere. Ms. Norton's concern is the drainage plan that was presented in the application because it would cause issues with the properties located on Poe Avenue.

Mr. Herlong read a letter submitted and signed twenty-three neighbors in the community which was to be addressed to both 1612 Atlantic Avenue and 1616 Poe Avenue (Exhibit 11).

The Board agreed that they are not here to make a decision based on the drainage plan but to only approve or deny the design and the variances being requested. The Board likes the application and agreed that this will not resolve the drainage issue but it would help.

Mr. Wichmann made a motion to approve this application for final approval. Ms. Bohan seconded this motion. All were in favor. None opposed. Motion passed unanimously.

1616 Poe Avenue: Craft Design Studio, applicant, requested conceptual approval of a new home construction with modifications to the zoning standards for principal building square footage, principal building coverage, side setbacks, second story side façade setbacks, principal building front façade and building foundation height. (TMS# 523-08-00-011)

Mr. Henderson stated that the previous design was denied by the Board on December 19, 2018. The Design Review Board unanimously recommended that the new design be created that meets the Section 21-111 Standards of Neighborhood Compatibility and consider that a 3D presentation be made that articulates the design goals. The new design was created by a new project manager Kenny Craft, AIA to relate more to the Sullivan's Island vernacular and of the neighboring homes. Mr. Henderson also stated that the letter read by Mr. Herlong in the previous application is also in reference to this application as well.

Mr. Craft submitted a new revised set of plans with changes to the elevations to the Board for review. (Exhibit 12).

Ms. Holmes stated that she has some concerns with the size of the structure being too large for this area and the presentment of staying within the specifications of the Zoning Ordinance without the Board authorizing increase. Ms. Holmes believes the design fits but the size just does not fit within the neighborhood and the small lot space.

Deloris Schweitzer, homeowner at 1612 Poe Avenue, stated that the applicant presented neighborhood photos from the next block up. These homes are on lots that are significantly larger than the ones located on Poe Avenue so comparing the massings of these homes would not add up as there are three homes on the street presented by the applicant and five on Poe Avenue.

Dick Ebel, homeowner at 1620 Poe Avenue, stated that the Board has consistently taken the time to listen to the neighbors in the areas for each application. Mr. Ebel asked that the Board stay consistent with this neighborhood and the homes that are in them. Mr. Ebel thanked the Board for what they do for Sullivan's Island.

Mr. Wichmann stated that this application is a vast improvement from the last application that was presented to the Board and it is well within tolerance to be accepted. Ms. Perkis stated that this is a lovely home but not for this location as it does not meet neighborhood compatibility. Mr. Coish stated that he likes this house from the street side but it is very big for

this lot and area. Mr. Coish believes that the applicant is headed in the right track if the house was downsized. Mr. Herlong believes that the front of the façade looks great but the side setback that was requested is too much. Mr. Herlong likes where the application is headed but recommended making the structure smaller. Ms. Bohan agreed with Mr. Herlong but stated that the rooftop deck is not allowed per the Zoning Ordinance. Ms. Bohan likes the design and believes the applicant is in the right direction. Ms. Sanders stated that she likes the design but recommended to make the structure smaller.

Ms. Bohan made a motion to approve this application for conceptual approval with the consideration that the applicant make modifications of reducing the size of the structure, considering the removal of the rooftop deck and to modify the design. Ms. Sanders seconded this motion. All were in favor. None opposed. Motion passed unanimously.

Ms. Perkis made a motion to pursue professional assistance or with the Charleston Preservation Society in consideration of making the following homes historic: 1413 Middle Street, 1407 Middle Street, 1321 Middle Street, 1311 Middle Street and 1307 Middle Street. Ms. Sanders recused herself. Ms. Bohan seconded this motion. Motion passed by a vote of 3-2. Mr. Wichmann and Mr. Herlong opposed this motion.

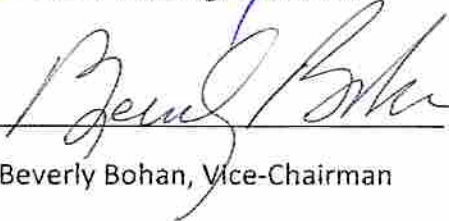
VII. ADJOURN: Mr. Wichmann made a motion to adjourn at 10:02pm. Ms. Perkis seconded this motion. All were in favor. None opposed. Motion passed unanimously.



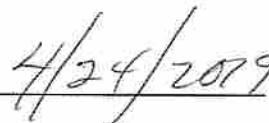
Steve Herlong, Chairman



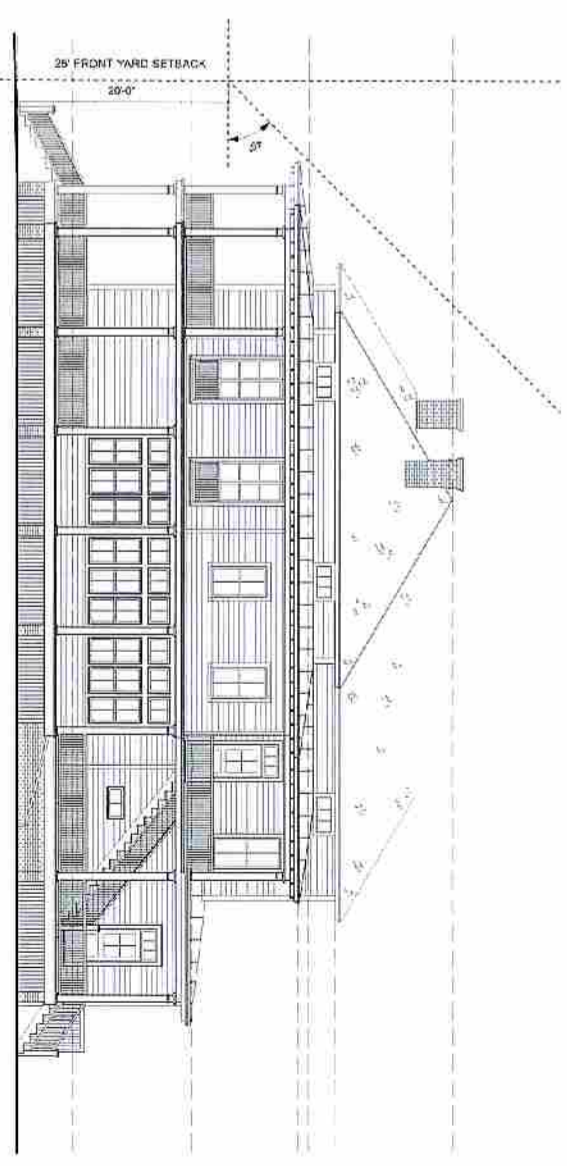
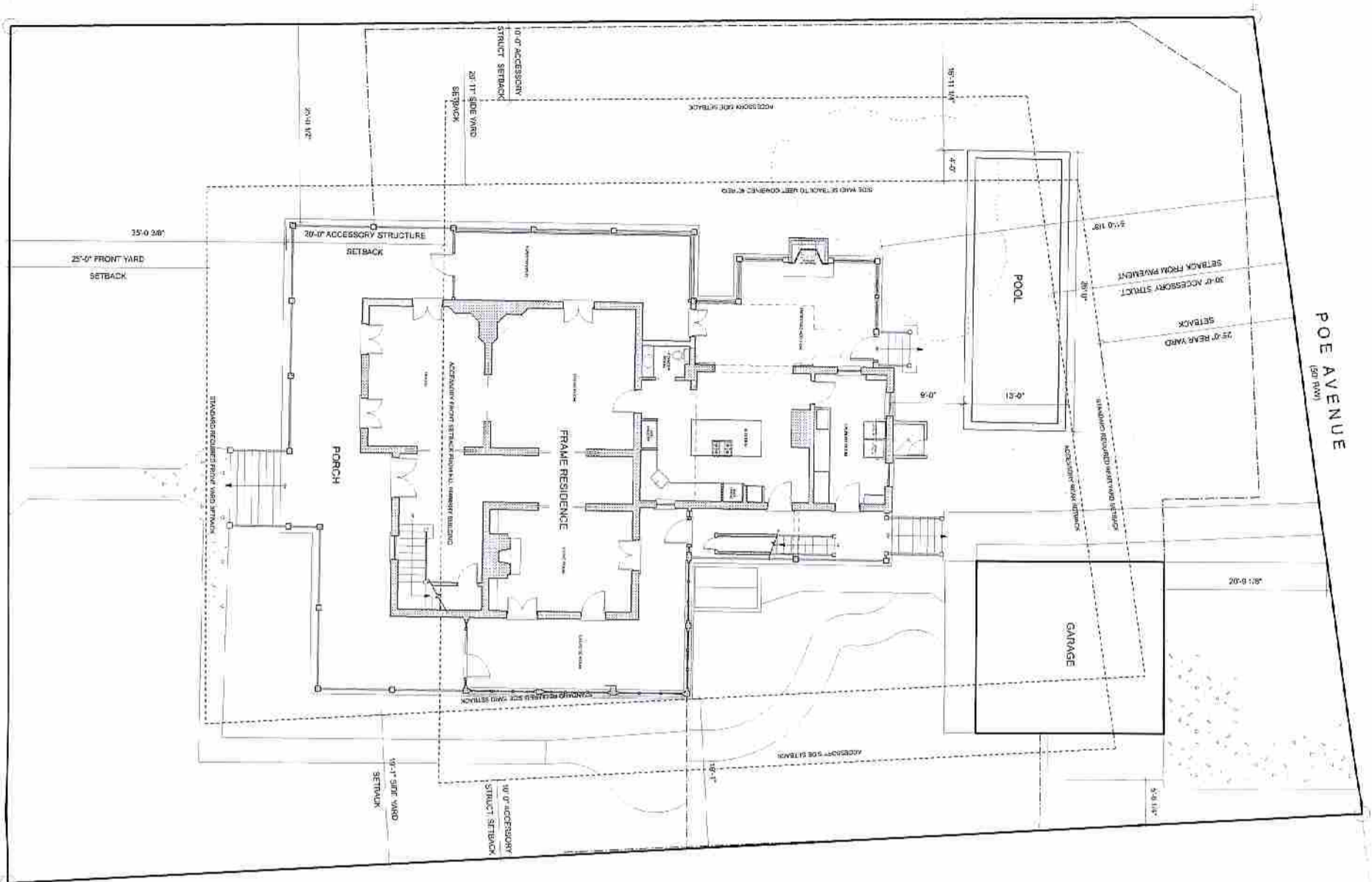
Date



Beverly Bohan, Vice-Chairman



Date



1780 ION STREET
 TAB # 623-13-09-078

LOT SIZE	17,644 SF
LOT WIDTH	103.4'
LOT DEPTH	189.0'
TOTAL ZONE	VF-1B
ZONING	NC-1C

SETBACKS

FRONT	25'	EXISTING TO REMAIN 25' - 0.50R
REAR	25'	EXISTING TO REMAIN 25' - 0.50R
SIDE	18' - 1"	EXISTING TO REMAIN 18' - 1"
SIDE	20' - 11"	MAIN HOUSE EXISTING TO REMAIN 20' - 8 1/2"
COMB SIDE	40'	POOL 4' (25%) RELIEF REQUESTED
		MAIN HOUSE EXISTING TO REMAIN 44' - 9 1/2"
		POOL 40' - 9 1/2" (1" RELIEF REQUESTED)

ACCESSORY STRUCTURES

FRONT	20' BACK FROM FACE OF PRINCIPAL BUILDING
REAR	30' FROM PAVED ROAD
SIDE	5'

LOT COVERAGE

PRINCIPAL BUILDING COVERAGE AREA SEC. 21-25	
ALLOWED	15% = 2,647 SF
EXISTING	15.2% = 2,727 SF
PROPOSED	16.8% = 3,000 SF

PRINCIPAL BUILDING SQUARE FOOTAGE SEC. 21-27

EXISTING	6,163 SF
PROPOSED	9,600 SF

PRESERVATION OF HISTORIC PROPERTIES PURSUANT TO ARTICLE III, SECTION 21-43, B (1)

800 SF (PROPOSED)	- 1945.6 SF (12% RELIEF) = 3664.4 SF (ALLOWED)
800 SF	800 SF

IMPERVIOUS COVERAGE SEC. 21-28

ALLOWED	30% = 5,293.2 SF
EXISTING	41.7% = 7,241 SF
PROPOSED	30.7% = 5,407 SF

PRESERVATION OF HISTORIC PROPERTIES PURSUANT TO ARTICLE III, SECTION 21-46 (A)(9)

800 SF	800 SF
--------	--------

PRESERVATION OF HISTORIC PROPERTIES PURSUANT TO ARTICLE III, SECTION 21-43, B (1)

800 SF (PROPOSED) (W/ GARAGE EXEMPTION)	- 3,000 SF = 2,193.5 SF (16%)
800 SF	800 SF



B E A U
C L O W N E Y
 a r c h i t e c t s
 8 4 3 . 7 2 2 . 1 0 8 0
 1780 ION AVENUE
 SULLIVAN'S ISLAND, SC
 1/18/21 - 1/20/21

A0.1

RECUSAL STATEMENT

Member Name: STEPHEN HERLONG

Meeting Date: MAR 20, 19

Agenda Item: Section F Number: 21

Topic: 4602 ATLANTIC AVE

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: _____

Date: MAR 20, 19

[Signature]
Member

Approved by Parliamentarian: [Signature]

RECUSAL STATEMENT

Member Name: STEPHEN HERVING

Meeting Date: MAR 20, 19

Agenda Item: Section F Number: 2

Topic: 0702 JASPER

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: _____

Date: MAR 20, 19 _____
Member

Approved by Parliamentarian: [Signature]

RECUSAL STATEMENT

Member Name: RON COOK

Meeting Date: MARCH 20, 2019

Agenda Item: Section F Number: 3

Topic: 2220 JOHN AVE

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: CONSULT

Date: 3-20-19

Ron Cook
Member

Approved by Parliamentarian: _____

Jessica Gress

From: Alice Lanham <alichelanham@aol.com>
Sent: Sunday, March 10, 2019 1:09 PM
To: Jessica Gress; Joe Henderson
Cc: tyler@highsmithinsurance.com; richard@highsmithinsurance.com
Subject: Fwd: Thank you

Jessi,

I am forwarding an email from Bill Dunleavy regarding the plans for 2220 I'on Avenue.

Thank you,
Alice

Alice B. Lanham-Reeves
2978 Cane Slash Road
John's Island, SC 29455
843-693-1222

-----Original Message-----

From: bill dunleavy <billdunleavy13@yahoo.com>
To: Alice Lanham <alichelanham@aol.com>
Sent: Sun, Mar 10, 2019 10:14 am
Subject: Re: Thank you

Hello Alice, Thanks for stopping by and showing the plans for 2220 Ion. My only concern had been the driveway onto 22 1/2. These new plans look great. Looking forward to having a great relationship with my new neighbors as I had with Sonny Enloe.

All the best, Bill Dunleavy

Sent from my iPhone

On Mar 9, 2019, at 3:19 PM, Alice Lanham <alichelanham@aol.com> wrote:

Bill,

Thank you for talking to me today about 2220 I'on Avenue. Now you have my email address.

Alice Lanham

Alice B. Lanham-Reeves
2978 Cane Slash Road
John's Island, SC 29455
843-693-1222

2/16/2019

Exhibit 6

2220 Ion Avenue

From: John Ramsey <johnsramsey2@gmail.com>
To: alicelanham <alixelanham@aol.com>
Subject: 2220 Ion Avenue
Date: Sat, Feb 16, 2019 12:27 pm

Alice,

Thank you for providing the proposed plans. We live next door and support the design.
Best wishes for receiving DRB approval.

John & Carolyn Ramsey
2216 Ion Ave, Sullivan's Island, SC 29482

Exhibit 7

Edmund S. Higgins, M.D.

1408 Middle St
Sullivan's Island, SC 29482
843-883-3399
nedhiggins@comcast.net

February 16, 2019

Regarding: Sadler house plans for 1405 Middle St.

To: Town of Sullivan's Island Design Review Board.

I just reviewed the Sadler house plans for 1405 Middle Street. I live across the street and have enclosed a photograph of the view of the current house from my front porch.

I believe the new house will be an improvement to the neighborhood. I especially like the shape and design of the exterior. Putting the main house on Poe Street and running the "dorm rooms" along the side of the lot toward Middle Street is another nice addition to the overall plan.

I have no objections to the design. Please contact me if you have any questions.

Best regards,

Ned

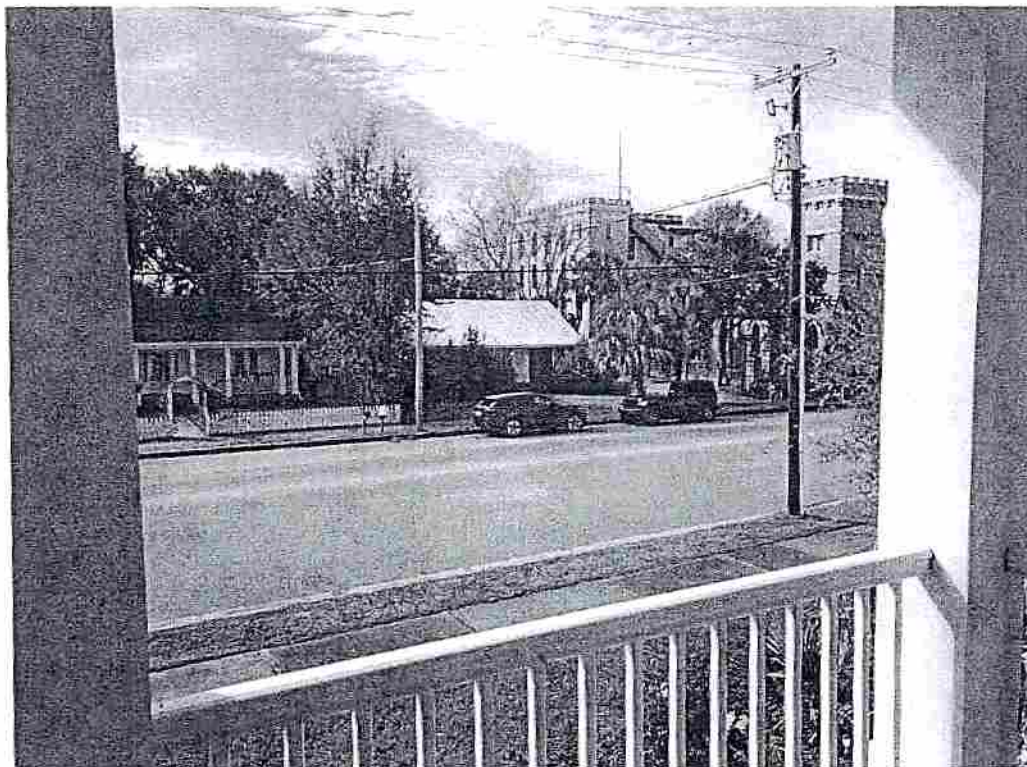


Exhibit 8

12/14/2018

Michael and Morgan Marshall
1412 Poe Avenue
Sullivan's Island, SC 29482

Town of Sullivan's Island
Design Review Board

Re: Sadler Residence

Dear Design Review Board:

This letter is regarding the proposed construction at the property currently known as 1405 Middle Street. Steve and Leslie have shared their elevation drawings and site plans for their new residence. Morgan and I have reviewed these plans and have no objection to the construction, or the use of the lot. We believe the proposed construction would fit nicely in this neighborhood. Please feel free to contact us with any further questions.

Sincerely,



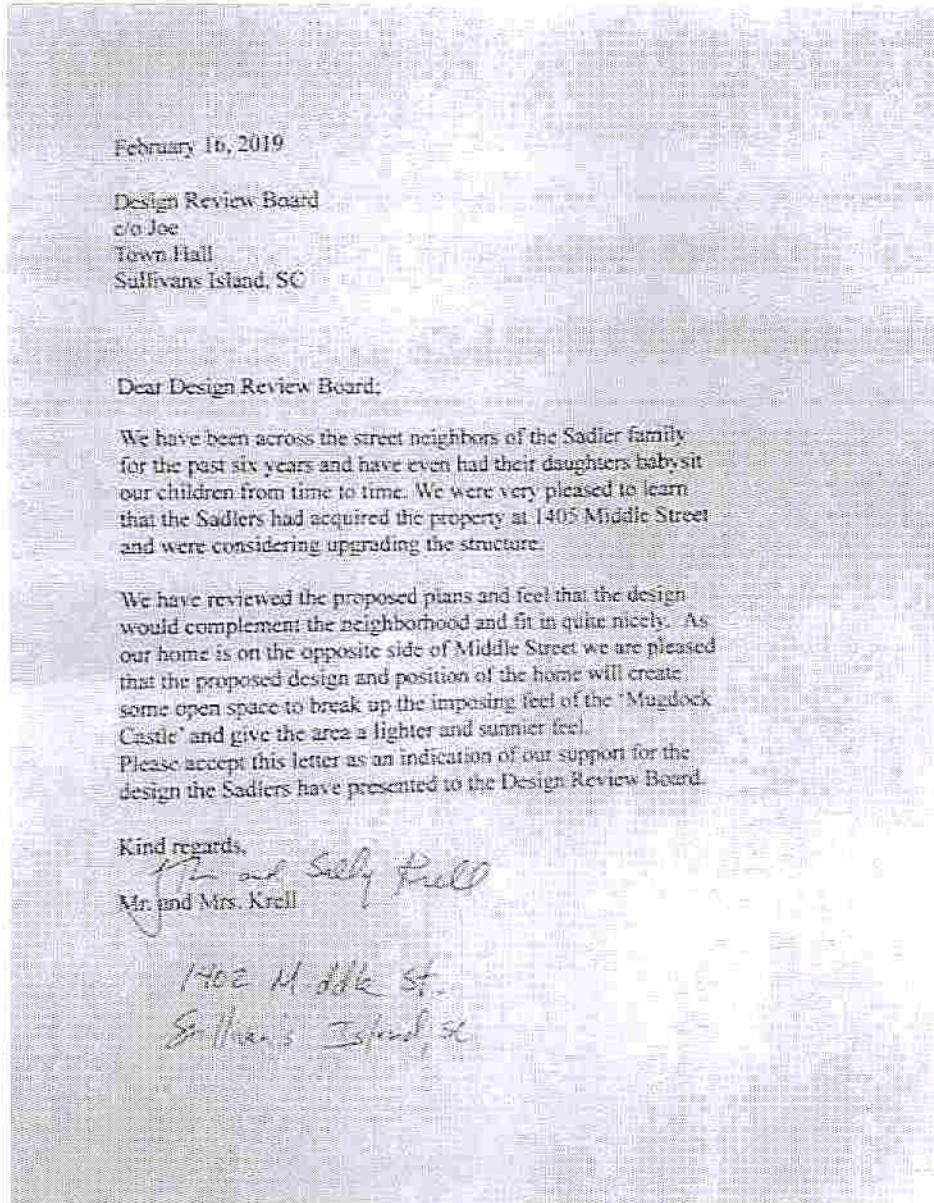
Michael Marshall

Exhibit 9

SADLER RESIDENCE

New Construction - 1405 Middle Street, Sullivan's Island

Letter from Mr. and Mrs. Krell, 1402 Middle St., Sullivan's Island



Swallowtail Architecture
814 N Cedar Street, Summerville, SC, 29483

Phone: 843-885-9400
Email: Rachel@SwallowtailArchitecture.com



Exhibit 10

February 19, 2019

Dear Leslie and Steve,

Thank you for sharing the 11-25-18 plans prepared by Swallowtail Architecture for your new home proposed at 1405 Middle Street. To reiterate by sentiments of December, 2018, the plans look terrific and I wholeheartedly support your efforts to get it constructed. I can imagine this home becoming a wonderful place for your family as it exists today, as well as generations to follow.

Please allow this letter to serve as my full endorsement of what I believe will be a positive enhancement of the neighborhood in general, as well as the 13th block of Poe Avenue, Middle Street, and my home at 1401 Middle Street.

If a member of the Town's staff or any of its design review boards would like a verbal endorsement, they are welcome to contact me at 843.971.1662 or vince@locisouth.com.

I look forward to seeing you start construction and realizing the vision.

Sincerely,

Vince Graham
1401 Middle Street
Sullivan's Island, SC 29482

Exhibit 11

Design Review Board (DRB)
Town of Sullivans Island
Sullivans Island Town Hall
2056 Middle Street
Sullivans Island, SC 29482

Re:1616 Poe Avenue and 1612 Atlantic Avenue

Dear Mr. Chairman and Honorable Members of the DRB:

Thank you for your kind deliberation of this worthwhile request. We, the residents and property owners living in the surrounding area, respectfully ask this request be entered into the record when you consider the pending requests for the above properties. We believe there is precedent for the DRB acknowledging the existing, more modest scale for houses in our neighborhood. We request that any decisions made with regards to proposed new construction on the above properties:

i. respect the stated zoning standards without authorizing changes to accommodate increase;

ii. require strict adherence to existing zoning standards regarding the adding of additional fill to either property; and

iii. require maintenance of the historical drainage patterns in all respects.

If you have any questions or would like for a representative from the neighborhood to appear and testify in person, please contact us. Again, thank you for your consideration. With best personal regards, we remain

Yours very truly,

Lauree Jane Arthur
2850 Middle Street

Chris Kranger
1611 Middle St.

Egalene Coomes
1766 Ton Ave
Unit F

- i. respect the stated zoning standards without authorizing changes to accommodate increase;
- ii. require strict adherence to existing zoning standards regarding the adding of additional fill to either property; and
- iii. require maintenance of the historical drainage patterns in all respects.

If you have any questions or would like for a representative from the neighborhood to appear and testify in person, please contact us. Again, thank you for your consideration. With best personal regards, we remain

Yours very truly,



P. R. EBEL
1620 Poe AVE

- i. respect the stated zoning standards without authorizing changes to accommodate increase;
- ii. require strict adherence to existing zoning standards regarding the adding of additional fill to either property; and
- iii. require maintenance of the historical drainage patterns in all respects.

If you have any questions or would like for a representative from the neighborhood to appear and testify in person, please contact us. Again, thank you for your consideration. With best personal regards, we remain

Yours very truly,


Vicki H. Rudd

- i. respect the stated zoning standards without authorizing changes to accommodate increase;
- ii. require strict adherence to existing zoning standards regarding the adding of additional fill to either property; and
- iii. require maintenance of the historical drainage patterns in all respects.

If you have any questions or would like for a representative from the neighborhood to appear and testify in person, please contact us. Again, thank you for your consideration. With best personal regards, we remain

Yours very truly,

CHK C11702425
Rebecca Run
Keston Post
Willie Bot

1611 Poe Ave.
1764 Atlanta Ave
1907 IDU AVE.
1907 IDU AVE.

- i. respect the stated zoning standards without authorizing changes to accommodate increase;
- ii. require strict adherence to existing zoning standards regarding the adding of additional fill to either property; and
- iii. require maintenance of the historical drainage patterns in all respects.

If you have any questions or would like for a representative from the neighborhood to appear and testify in person, please contact us. Again, thank you for your consideration. With best personal regards, we remain

Yours very truly,

Lynda W. Seckey
2650 Middle

John B. Kelly III
2650 Middle

G. Payne Selby Sr
2650 Middle St.

Jonathan P. Simon
2520 Myrtle Ave

John J. Am
2520 Myrtle Ave

- i. respect the stated zoning standards without authorizing changes to accommodate increase;
- ii. require strict adherence to existing zoning standards regarding the adding of additional fill to either property; and
- iii. require maintenance of the historical drainage patterns in all respects.

If you have any questions or would like for a representative from the neighborhood to appear and testify in person, please contact us. Again, thank you for your consideration. With best personal regards, we remain

Yours very truly,

③
④
⑤
A Hannah Kyurina
1701 Middle St Apt 3
SI, SC 29482

②
Lizbeth
1701 Middle St #5
SI, SC 29482

③
Susi Lovell
1701 Middle St Apt #1
SI, SC 29482-8802

- i. respect the stated zoning standards without authorizing changes to accommodate increase;
- ii. require strict adherence to existing zoning standards regarding the adding of additional fill to either property; and
- iii. require maintenance of the historical drainage patterns in all respects.

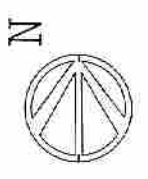
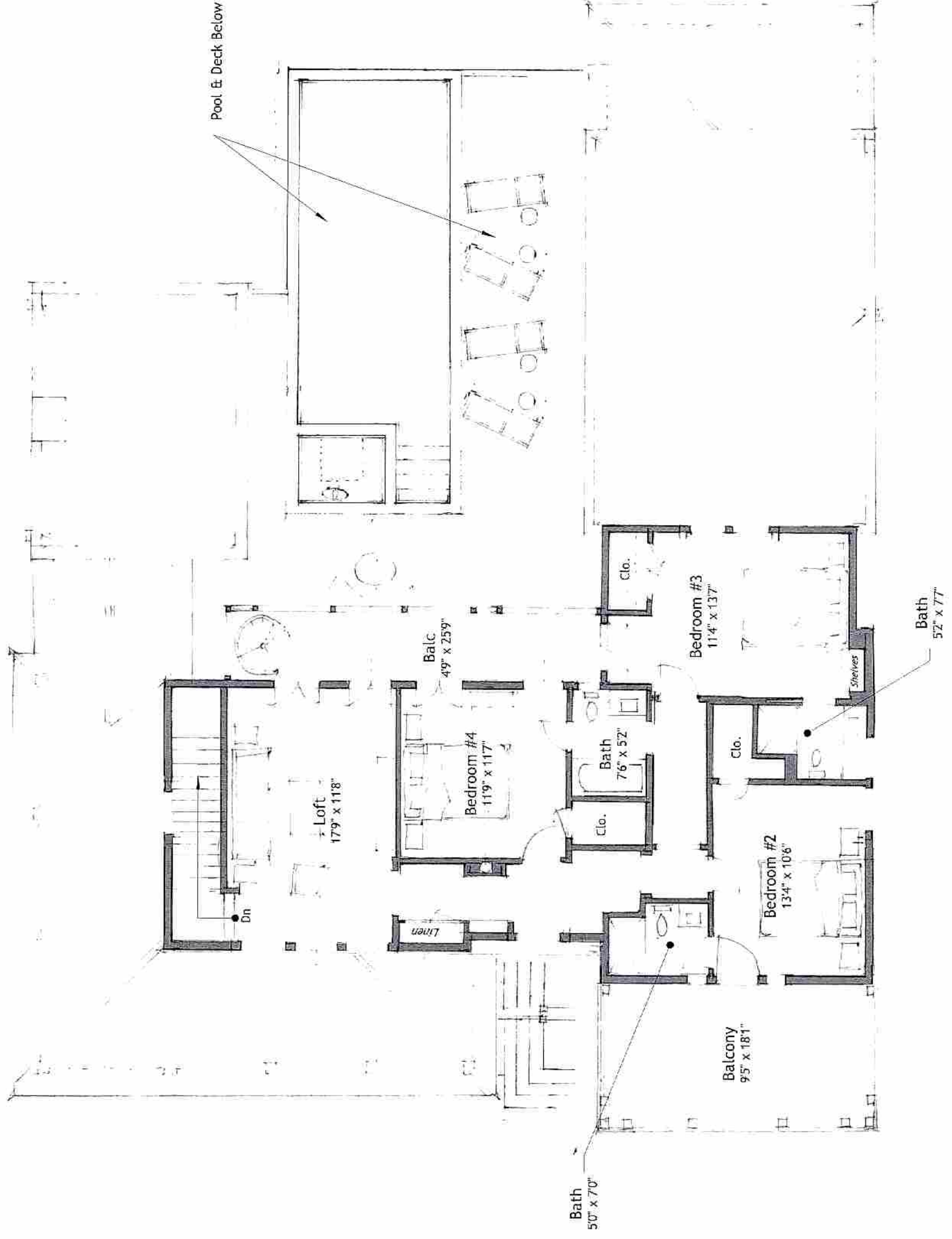
If you have any questions or would like for a representative from the neighborhood to appear and testify in person, please contact us. Again, thank you for your consideration. With best personal regards, we remain

④
1659 Middle St

Yours very truly,

- 1) Adele Deas Tobin
Adele Deas Tobin
1659 Middle St.
- 2) Bryden Bellamy
1670 Atlantic Dr.
Sullivan's Is. 29462
- 3) Kathleen Brunson
1660 Poe Avenue
Sullivan's Is, SC

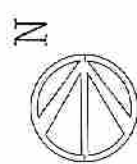
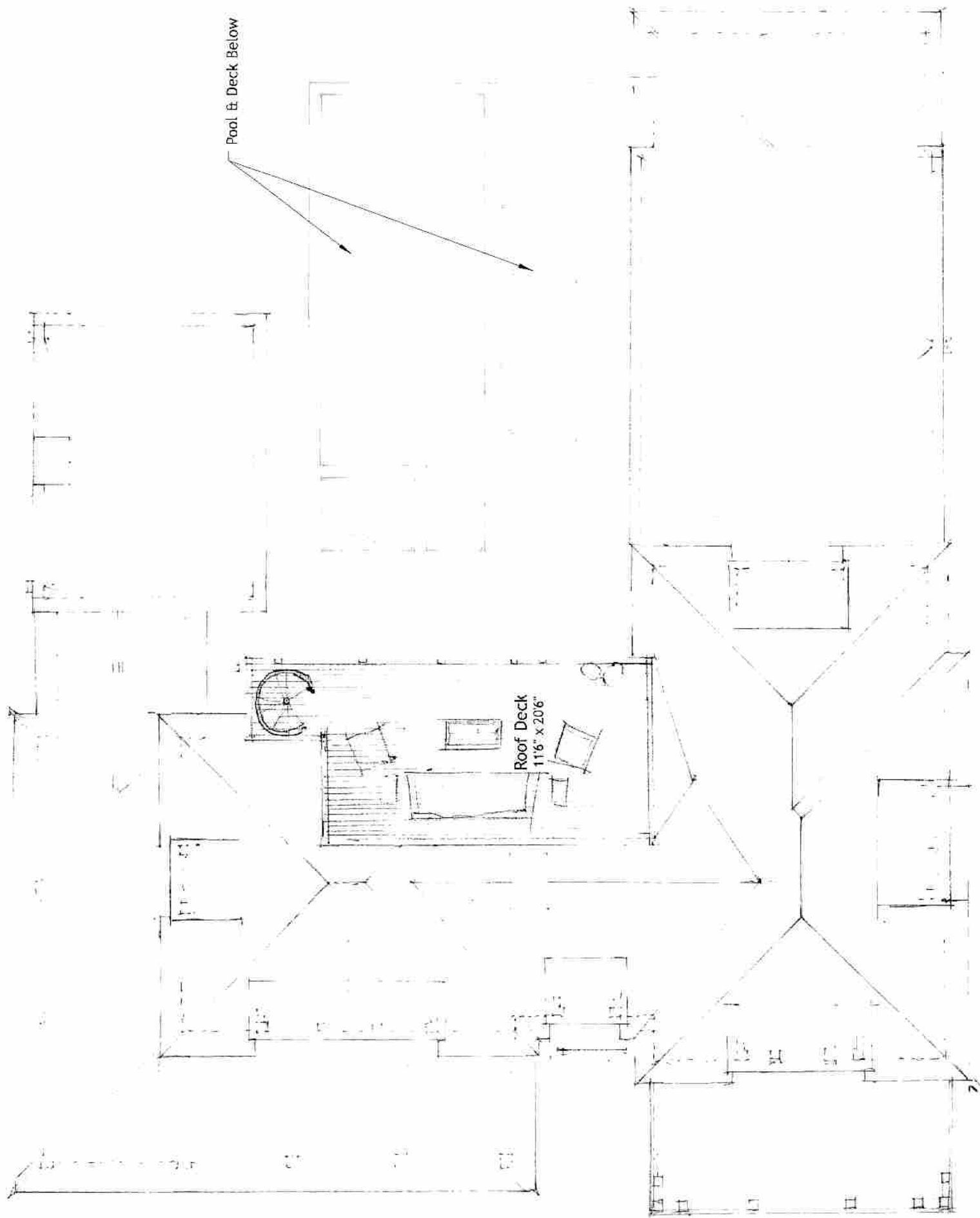
29462



Upper Level Proposed
 Scale: 1/8" = 1'-0"
 Conceptual Design
 3.20.19

1616 Poe Avenue
 Sullivan's Island, South Carolina

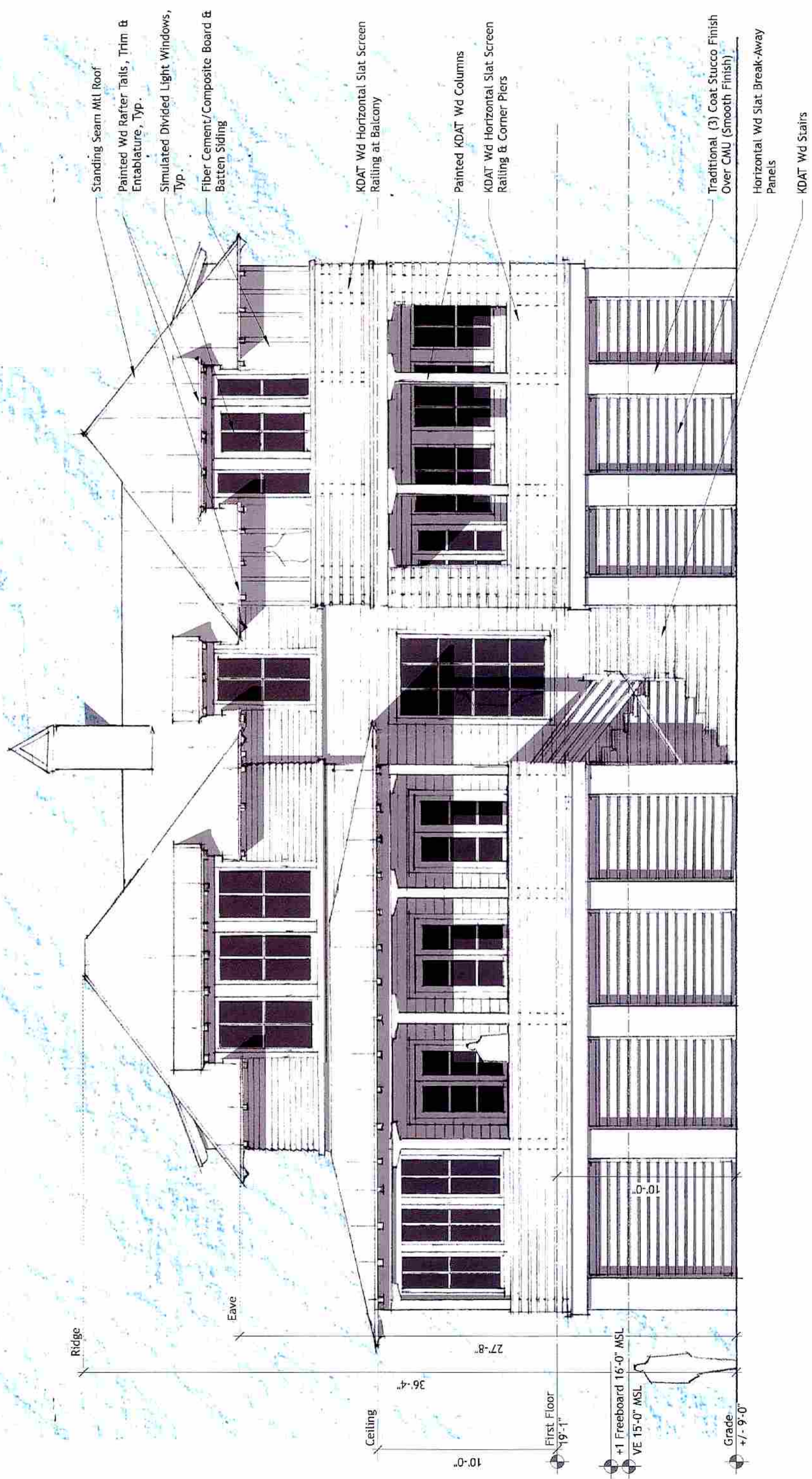
CRAFT DESIGN STUDIO
 204 SPOONER LANE
 MOUNT PLEASANT, SOUTH CAROLINA 29564
 704.408.5501 (C)
 WWW.CRAFTDESIGN-STUDIO.COM



Roof Plan
 Scale: 1/8" = 1'-0"
 Conceptual Design
 3.20.19

1616 Poe Avenue
 Sullivan's Island, South Carolina

CRAFT DESIGN STUDIO
 204 SPOONER LANE
 MOUNT PLEASANT, SOUTH CAROLINA 29464
 704.408.5501 (C)
 WWW.CRAFTDESIGN-STUDIO.COM



Standing Seam Mtl Roof

Painted Wd Rafter Tails, Trim & Entablature, Typ.

Simulated Divided Light Windows, Typ.

Fiber Cement/Composite Board & Batten Siding

KDAT Wd Horizontal Slat Screen Railing at Balcony

Painted KDAT Wd Columns

KDAT Wd Horizontal Slat Screen Railing & Corner Piers

Traditional (3) Coat Stucco Finish Over CMU (Smooth Finish)

Horizontal Wd Slat Break-Away Panels

KDAT Wd Stairs

Ridge

Eave

Ceiling

First Floor

+1 Freeboard 16'-0" MSL

VE 15'-0" MSL

Grade

36'-4"

10'-0"

27'-8"

10'-0"

