

TOWN OF SULLIVAN'S ISLAND  
DESIGN REVIEW BOARD

MEETING BEFORE: PAT ILBERTON, CHAIRMAN

DATE: November 16, 2016

TIME: 6:00 PM

LOCATION: Town of Sullivan's Island  
2050-B Middle Street  
Sullivan's Island, SC

REPORTED BY: Priscilla Nay  
Certified Shorthand Reporter

A. WILLIAM ROBERTS, JR., & ASSOCIATES

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1 APPEARANCES:

2

3 PAT ILDERTON, CHAIRMAN

4 STEVE HERLONG, VICE CHAIRMAN

5 BUNKY WICHMANN, BOARD MEMBER

6 LINDA PERKIS, BOARD MEMBER

7 BEVERLY BOHAN, BOARD MEMBER

8 JOE HENDERSON, ZONING ADMINISTRATOR

9 RANDY ROBINSON, BUILDING OFFICIAL

10 KAT K. KENYON, TOWN SECRETARY

11

12 ALSO PRESENT:

13

14 JOEL ADRIAN

15 TAL AIKEN

16 HOWARD BROWN

17 RODD HEINLEN

18 BILL HUEY

19 BRONWYN LURKIN

20 EDWARD M. TAVEL, MD

21 NICOLE VIETH

22 ROSE MARIE WILLIAMS

23 NICOLE VIETH

24 (INDEX AT REAR OF TRANSCRIPT)

25

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1 THE CHAIRMAN: It just turned

2 six o'clock here. It is the November 16th

3 meeting -- 2016 meeting of the Sullivan's Island

4 Design Review Board. It's six o'clock. Members

5 in attendance are Bunky Wichmann, Linda Perkis,

6 Pat Ilderton, Steve Herlong, and Beverly Bohan.

7 The Freedom of Information requirements

8 have been met for this meeting. The items on

9 tonight's agenda are the approval of the October

10 16, 2016 minutes. Do I hear a motion?

11 MR. WICHMANN: Motion to accept the

12 matter as submitted.

13 THE CHAIRMAN: Second?

14 MS. BOHAN: Second.

15 THE CHAIRMAN: Everybody in favor?

16 (Board members stated aye.)

17 1820 I'ON AVENUE

18 MR. HERLONG: Great. 1820 I'On.

19 MR. HENDERSON: Thank you.

20 MR. HERLONG: I'm recusing myself.

21 MR. ILDERTON: All right.

22 MR. HENDERSON: Okay. This is

23 Agenda Item C-1. This is a certificate of

24 appropriateness request for a Sullivan's Island

25 landmark. This is identified by Survey Card 206.

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1 The applicants are requesting historic

2 design review for essentially a detached garage.

3 They're requesting modification from the zoning

4 standards for accessory structure height and also

5 the square footage allowed for accessory structures

6 on a given lot. And so those are -- let's see.

7 For the height it's only an increase of 5 percent.

8 The Board is allowed to grant 20

9 percent. For the square footage they're requesting

10 a full 20 percent increase in the square footage.

11 So you're limited to 750 square feet in total,

12 square footage for accessory structures, garages,

13 sheds. They're asking to go to 900 square feet.

14 Now, this is a historic structure

15 that's below the base flood elevation. So there is

16 no storage on the lot. So that's why this is a

17 typical request for historic properties.

18 THE CHAIRMAN: Great. Thank you.

19 MR. HENDERSON: I'll defer to you for

20 any questions.

21 THE CHAIRMAN: Yes, sir.

22 MR. HEINLEN: I'm Rodd Heinlen with

23 Steve Herlong's office and we're presenting the

24 residence at 1820 I'On. It's across from the

25 lighthouse.

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1 Like Joe said, it is a one-story

2 structure. It is on the historic resource list and

3 it has a very small amount of storage. You can see

4 in the -- in the -- in the back corner there are

5 two little accessory structures that come to about

6 150 square feet, I think.

7 So we're asking to do a detached

8 garage, two-car garage, and also a covered,

9 enclosed shed on the side for a golf cart.

10 MS. PERKIS: Can I ask a question?

11 MR. HEINLEN: Sure.

12 MS. PERKIS: Are those accessory

13 structures going to remain?

14 MR. HEINLEN: Yes. Yes. And so our

15 garage is -- it is -- with those accessory

16 structures we're asking for a total amount of

17 (inaudible) square feet. We're also adding a side

18 stair to the side porch.

19 We're right here. We're adding the

20 driveway and we're also adding a patio back here

21 off the living space. We're going to modify the

22 fence slightly to accommodate for the garage.

23 The garage will be entered off

24 18 1/2 Street and what we have done on the

25 elevations -- if you can see, if you could put



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1 those up, Joe, we've tried to make break up the  
 2 mass. The basic mass is a 24-by-24 hip roof with  
 3 a small shed off the back that's also hipped at a  
 4 lower pitch. We've added three shed dormers --  
 5 okay -- on the roof to try to break up the roof and  
 6 a couple of small gable pieces on the street side.  
 7 Both of these are elements that you'd  
 8 find on the main house. The materials are going to  
 9 match the main house, metal roof, lap siding,  
 10 either a painted garage door or possibly a mahogany  
 11 door. I'm not sure about that.  
 12 So anyway, we're trying to create a  
 13 little courtyard here. We've trying to give her  
 14 more storage and we're asking the Board for the  
 15 20 percent relief on the total square footage for  
 16 the accessory structures and we're only asking for  
 17 eight inches, I think, in height to accommodate the  
 18 eight to 12 pitched roof.  
 19 THE CHAIRMAN: Great. Thank you.  
 20 MR. HEINLEN: Sure.  
 21 THE CHAIRMAN: Is there any public  
 22 comment to this application?  
 23 (No response.)  
 24 THE CHAIRMAN: Public comment section  
 25 is closed. Joe, anything to add?

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1 So that's what makes it look so good.  
 2 So I'm in favor. Linda.  
 3 MS. PERKIS: I have one question. Is  
 4 there going to be stairs? Is there a second floor?  
 5 MR. HEINLEN: No.  
 6 MS. PERKIS: Oh. It just gives you the  
 7 that illusion?  
 8 MR. HEINLEN: Yeah. There is no  
 9 storage there at all. We're just doing the shed  
 10 dormers to bring in some light.  
 11 MS. PERKIS: Okay. I think it's fine.  
 12 MR. WICHMANN: I agree with Pat. I  
 13 think it's a great -- one of the most important  
 14 structures on the island. The main house is in  
 15 keeping with the character and that is very  
 16 important.  
 17 Again, as Beverly said, keeping the  
 18 materials the same is -- one question I had is the  
 19 outbuildings that are existing there.  
 20 Do you know the age of those?  
 21 MR. HEINLEN: I think -- well --  
 22 MR. WICHMANN: I --  
 23 MR. HENDERSON: I think they may have  
 24 added one and the one was original or goes close to  
 25 it, but they renovated -- both of those are -- they

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1 MR. HENDERSON: Nothing to add, sir.  
 2 THE CHAIRMAN: Okay. Beverly, you want  
 3 to start?  
 4 MS. BOHAN: I believe that the  
 5 materials are compatible to the existing home.  
 6 I think that the entire composition is the same  
 7 materials. I find -- I find it to be pleasant  
 8 and actually a very nice addition.  
 9 It almost looks like part of the  
 10 original house. When I was looking at it  
 11 previously, I think it's going to look lovely.  
 12 THE CHAIRMAN: Thank you. Yeah. This  
 13 is an iconic house on Sullivan's Island for sure.  
 14 This house is always one I've noticed  
 15 and I think the addition is far enough removed from  
 16 the house proper to where the house itself is not  
 17 going to -- the architecture and the being of the  
 18 house is not going to be interrupted and the -- and  
 19 the garage is certainly within -- within keeping of  
 20 the design and within the keeping of the island as  
 21 well as the house.  
 22 I can see that's why the house would  
 23 need storage. I mean, that is a problem with a  
 24 house that low to the ground, but thank God that is  
 25 that low to the ground.

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1 are both square lots with hip roofs and they fit in  
 2 nicely with the way it is.  
 3 They're only -- one is only 50 square  
 4 feet and one is 100 square feet. So there's not  
 5 much there.  
 6 MR. WICHMANN: No. I think it is in  
 7 keeping -- it is obviously a great effort to keep  
 8 this historically accurate and in touch with the  
 9 main house. So I think it's great.  
 10 THE CHAIRMAN: Do I hear a motion?  
 11 MS. PERKIS: I make a motion that we  
 12 pass it.  
 13 THE CHAIRMAN: Second?  
 14 MR. WICHMANN: Second.  
 15 THE CHAIRMAN: Everybody in favor?  
 16 (Board members stated aye.)  
 17 2662 JASPER BOULEVARD  
 18 THE CHAIRMAN: All right. 2662 Jasper.  
 19 MR. HENDERSON: Okay. Thank you. This  
 20 is Agenda Item D-1 on your -- on your agenda.  
 21 However, this is more of a certificate of  
 22 appropriateness request.  
 23 This project had evolved from a special  
 24 exception to an addition to the historic homes.  
 25 So just to give you a little background, when the

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1 applicants previously requested on June 26th for  
 2 conceptual approval for the special exception that  
 3 allows the construction of the new home provided  
 4 you preserve and renovate the existing historic  
 5 cottage.  
 6 They have changed that request. Now  
 7 they're just asking for an addition to the historic  
 8 cottage. So this is -- the applicants are with  
 9 requesting modifications or increases to the  
 10 ordinance standard. This is a Sullivan's Island  
 11 landmark by way of Survey Card Number 40.  
 12 The request involves a side setback,  
 13 requested increase of eight percent. The Board  
 14 is allowed to grant 25 percent. They're asking  
 15 for an increase in principal building coverage  
 16 at 17 percent -- the Board can grant 20 -- and  
 17 principal building square footage of 24.8 percent.  
 18 Is that correct?  
 19 So up to 25 percent is what you're  
 20 allowed to grant for the heated square footage. So  
 21 I will turn to the plans here and entertain any  
 22 questions that you have.  
 23 THE CHAIRMAN: Great. Thank you, sir.  
 24 MR. ADRIAN: I want to give this to  
 25 you, too. This is just two sheets we adjusted.

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1 point out on your staff report I've referenced  
 2 several Secretary of Interior standards. I've  
 3 highlighted Section I and J related to the  
 4 destroying of historic materials.  
 5 Again, this is different from a  
 6 conceptual presentation in that they're going to  
 7 attach the addition to the back of that historic  
 8 structure. So I would request that you pay some  
 9 attention to how that attachment is going to be  
 10 placed on the back of the cottage.  
 11 THE CHAIRMAN: Great. Thank you.  
 12 Steve, do you want to start?  
 13 MR. HERLONG: Joel, can you explain as  
 14 I look at this plan where the existing structure is  
 15 versus the existing?  
 16 MR. ADRIAN: It's right here. This  
 17 is the existing historic house and then back here  
 18 is (inaudible) over there -- there you go. So all  
 19 you're seeing --  
 20 THE COURT REPORTER: I'm sorry. I  
 21 can't hear. I can barely hear. I apologize.  
 22 MR. ADRIAN: I was just showing him on  
 23 the plan where the existing was versus the -- and  
 24 from the elevation. This is the existing house  
 25 right here and that's the site elevation and that

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1 So I apologize and made an error on the lot  
 2 coverage.  
 3 THE CHAIRMAN: Okay.  
 4 MR. ADRIAN: So I reduced the  
 5 impervious part of the driveway to make sure that  
 6 we had (inaudible) that's all the second. If you  
 7 look at that driveway it will show --  
 8 THE COURT REPORTER: I'm sorry. I  
 9 can't hear you.  
 10 MR. ADRIAN: I was just saying the site  
 11 plans just shows that I have adjusted the driveway  
 12 and reduced the impervious area -- I feel too  
 13 uncomfortable with that -- to make sure that we are  
 14 under our lot coverage requirement. But I will  
 15 answer any questions.  
 16 MR. WICHMANN: Tell us who you are.  
 17 MR. ADRIAN: I'm the designer.  
 18 MR. WICHMANN: Your name.  
 19 MR. ADRIAN: Joel Adrian.  
 20 THE CHAIRMAN: Is there any public  
 21 comment on this application?  
 22 (No response.)  
 23 THE CHAIRMAN: Public comment section  
 24 is closed. Joe, anything you would like to add?  
 25 MR. HENDERSON: I would just like to

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1 gable is how we're going to connect that porch over  
 2 to -- over to the frame. So we're going to  
 3 overframe the new porch roof on top of the roof of  
 4 the existing structure.  
 5 MR. HERLONG: Do you have any  
 6 photographs of the existing structure?  
 7 MR. ADRIAN: Do we have any photos? I  
 8 don't have any. I mean, I don't know if we can --  
 9 we can see it on the street view up here. It's an  
 10 elevated one-story. Gosh, I should have --  
 11 MR. WICHMANN: Joel, could you possibly  
 12 kind of give us a narrative on what the vision is  
 13 for this property? From where -- clearly, you've  
 14 been working on it for a while.  
 15 MR. ADRIAN: Yes.  
 16 MR. WICHMANN: It takes significant  
 17 structural improvements in that building to  
 18 preserve it and maintain it.  
 19 MR. ADRIAN: Correct. It's undergoing  
 20 right now.  
 21 MR. WICHMANN: It appears from my  
 22 observation the property would be observed by and  
 23 large in great -- and great things would be taken  
 24 at this point. And I'm just wondering if you could  
 25 maybe give us a bit of a narrative to --

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1 MR. ADRIAN: Sure. And if I -- if I  
 2 need any help I'll ask Bill to speak. But  
 3 basically back in June the property was up for  
 4 sale. Tal purchased it. Before purchasing it he  
 5 came to y'all to make sure we could renovate the  
 6 existing structure.  
 7 The existing structure used to be --  
 8 had a ground floor below base flood that was --  
 9 that had unusable heated potential footage. When  
 10 you walk in that door probably 50 percent of the  
 11 subfloor was just missing and was dirt, but then  
 12 there was a second floor which -- that structure is  
 13 about 907 square feet.  
 14 MR. HENDERSON: There we go.  
 15 MR. ADRIAN: So our first request was  
 16 to go ahead and get rid of the bottom and just have  
 17 a 907 square-foot existing structure.  
 18 MR. WICHMAN: That was the original  
 19 structure. That bottom is added, I think, at 40 or  
 20 50 --  
 21 MS. PERKIS: Close to --  
 22 MR. ADRIAN: Right. So we were  
 23 approved to do that and we're going to put some  
 24 lattice, standard foundation lattice, around the  
 25 sides. In order to do the work and the history on

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1 it down to that 1,200 square feet and after we  
 2 reviewed the desires of the property owners they  
 3 wanted the larger -- they wanted more square  
 4 footage for the new construction.  
 5 And so they -- because you can't  
 6 request increases if you take advantage of the  
 7 special exception they now want to connect it and  
 8 have the a little bit more heated square footage.  
 9 MS. PERKIS: They can never rent that  
 10 little part in front?  
 11 MR. ADRIAN: Correct.  
 12 MR. HENDERSON: If they -- that's  
 13 correct. Yeah. So it will have to be deed-  
 14 restricted because this is now an attached addition  
 15 or a rather large attached addition.  
 16 THE CHAIRMAN: It would be a single  
 17 residence?  
 18 MR. HENDERSON: That's right. Uh-huh.  
 19 But it will still maintain the kitchen up front and  
 20 it will still have a kitchen in it. But because  
 21 it's an attached addition it will be deed-  
 22 restricted.  
 23 MR. ADRIAN: So I'll just point  
 24 out that the side yard setback request is for  
 25 a one-story structure only. It's not for a

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1 it, there were existing ten-by-ten wood pylons  
 2 basically that held it up and the termites had some  
 3 fun with it and so those have been taken out and  
 4 replaced with new, ten-by-ten posts. Then there's  
 5 a slab that's underneath the house now. Other than  
 6 that all the work is interior. The exterior of it  
 7 is remaining the same. And then we are going to --  
 8 we are designing an actual residence that's going  
 9 to connect to it.  
 10 Initially we thought, hey, it might be  
 11 nice to have this potential rental and then the  
 12 house, but as they've talked about it they decided  
 13 they don't want the rental part. So it's just  
 14 going to be a property which is why it changed from  
 15 special exception to where it is.  
 16 MR. WICHMANN: This house is again just  
 17 like -- so it's a very important structural -- sort  
 18 of a structure.  
 19 THE CHAIRMAN: Essentially, Joe, this  
 20 was -- could have been two residents' house. Now,  
 21 it's become one resident's house if this is  
 22 approved?  
 23 MR. HENDERSON: That's exactly right.  
 24 Yeah. So the intent was to remove some of the  
 25 additions and to remove the space underneath to get

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1 one-and-a-half story structure. It's just that  
 2 that master bedroom pushes roughly, I think, two  
 3 feet -- two feet forward and that 50-foot side yard  
 4 setback.  
 5 MR. HENDERSON: So on this side of the  
 6 property here. What did you say? A two-foot  
 7 encroachment?  
 8 MR. ADRIAN: It is like two feet four  
 9 inches or something and it pushes in there. It's  
 10 just for that first 20 feet and then it steps back  
 11 towards being in compliance and eventually gets  
 12 there.  
 13 MR. WICHMANN: This will include the  
 14 sheds in the back and --  
 15 MR. ADRIAN: All of that is -- yes.  
 16 MR. WICHMANN: How is the main building  
 17 or structures --  
 18 THE COURT REPORTER: I'm sorry. I  
 19 can't hear you.  
 20 MR. ADRIAN: The existing structure --  
 21 the existing structure's integrity -- the same  
 22 side. It's remaining the same. We're going to put  
 23 a hand rail, a top railing and a bottom railing.  
 24 We're going to put two-by-two pickets  
 25 and the roof structure is all the same. Nothing is

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1 changed. That will be -- we are replacing the  
 2 whole metal --  
 3 THE COURT REPORTER: Excuse me. I'm  
 4 sorry. I hate to interrupt. Is there any way  
 5 y'all can bring the mics down a little lower more  
 6 toward you? When y'all are talking I can't pick up  
 7 what he's saying. I'm sorry.  
 8 MR. WICHMANN: Did that answer your  
 9 question?  
 10 MR. WICHMANN: It did. I just think  
 11 it's a really great project and (inaudible) --  
 12 MR. ADRIAN: Fun little house.  
 13 MR. HERLONG: It's taken me a little  
 14 while -- can you hear me?  
 15 THE COURT REPORTER: I apologize. This  
 16 is new acoustics in here for everybody obviously,  
 17 but if there's any way y'all could just lower the  
 18 mics a little bit. I hate to interrupt. I just  
 19 want to have a record for y'all and I couldn't hear  
 20 with everybody talking at once or not being close  
 21 to their mic. So thank you.  
 22 MR. HERLONG: Okay. Can you hear me  
 23 now?  
 24 THE COURT REPORTER: Better. Thank  
 25 you.

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1 MR. HERLONG: So would a lower one to  
 2 one and a half story gable facade --  
 3 MR. ADRIAN: Correct. So the only  
 4 thing we're missing on the side elevation is that  
 5 as this shed roof comes back it turns into a little  
 6 higher-pitched gable for the last -- the front  
 7 piece. So it's --  
 8 MR. HERLONG: And I think your rear  
 9 elevation on this last sheet shows the new house --  
 10 MR. ADRIAN: New. Thank you.  
 11 MR. HERLONG: -- as though you cut the  
 12 old structure -- existing structure behind you.  
 13 MR. ADRIAN: Right. I did that so I  
 14 could show the people I'm going to be building what  
 15 the new house is going to be.  
 16 MR. HERLONG: Again, what I -- what I  
 17 see is that when I look for the right side  
 18 elevation the -- I think that's the master suite  
 19 that's the closest structure to the existing house?  
 20 MR. ADRIAN: Correct.  
 21 MR. HERLONG: And then the other  
 22 structure becomes two-story further away from the  
 23 existing structure. It's just concerning that we  
 24 don't see the existing structure.  
 25 MR. ADRIAN: There's a -- there's a

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1 MR. HERLONG: I have the green light.  
 2 I think I'm beginning to understand the progression  
 3 of the spaces. It's a little confusing the way  
 4 it's been presented. I see the -- a portion of  
 5 the -- I guess consisting house and the -- the  
 6 floor plan and I do see that the one -- there's a  
 7 one-story portion of the addition closest to the  
 8 guest house and then a two-story portion further  
 9 back.  
 10 MR. ADRIAN: One and a half.  
 11 MR. HERLONG: One and a half. One and  
 12 a half stories. And then I see in the elevation  
 13 unfortunately -- I think the most important thing  
 14 the Board would like to see is the -- the little  
 15 house existing in relation to the big house. Right  
 16 now we're having to imagine what's not drawn.  
 17 MR. ADRIAN: Yes.  
 18 MR. HERLONG: And that's a little -- a  
 19 bit concerning to us as we kind of looked at it.  
 20 MR. ADRIAN: Okay. From the -- from  
 21 what I'll call the rear elevation, this one here,  
 22 you won't see that existing structure in front.  
 23 MR. HERLONG: Right. This is --  
 24 I'm seeing the addition has a -- faced Goldbug.  
 25 MR. ADRIAN: Correct.

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1 picture of that -- that elevation.  
 2 MR. WICHMANN: But in that right side  
 3 elevation we can give -- you're showing this is the  
 4 back of --  
 5 MR. ADRIAN: That's the existing,  
 6 correct.  
 7 MR. WICHMANN: This is the very back  
 8 window of the house, of that existing structure is  
 9 all you see. Okay. You can see the roof line  
 10 here.  
 11 MR. ADRIAN: And --  
 12 MS. PERKIS: And you're also asking for  
 13 an almost a 25 percent relief increase in the size  
 14 of what you want?  
 15 MR. ADRIAN: The total square footage.  
 16 MS. PERKIS: Up to 5,000?  
 17 MR. ADRIAN: Correct. The existing  
 18 structure --  
 19 MS. PERKIS: The --  
 20 MR. ADRIAN: -- plus the addition.  
 21 MR. ADRIAN: If you'll pull up the  
 22 June.  
 23 MR. HENDERSON: Yeah. I'm trying to  
 24 find that.  
 25 MR. HERLONG: I think --



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1 MR. ADRIAN: If you'll look -- and I  
 2 don't know if this will help.  
 3 MR. HERLONG: The fact that they're  
 4 asking for such large increases on a -- on this  
 5 property where there aren't as many large homes  
 6 right now, I feel like in order to be fair we  
 7 should see more drawings that show more completely  
 8 the existing cottage in relation to this addition.  
 9 THE CHAIRMAN: I think --  
 10 MR. HERLONG: A lot going on here.  
 11 THE CHAIRMAN: The Jasper -- Jasper  
 12 side.  
 13 MR. HERLONG: I think --  
 14 MR. ADRIAN: So --  
 15 MR. HERLONG: I think Melissa was  
 16 comfortable with --  
 17 MR. ADRIAN: Would you like to see  
 18 Jasper elevation or you want to see the outline of  
 19 the existing and what the massing looks behind it?  
 20 I mean, I can certainly add -- there's a side  
 21 elevation that's --  
 22 MR. WICHMANN: The whole project.  
 23 THE CHAIRMAN: We're not seeing the  
 24 whole project. This is not the whole project.  
 25 We're not seeing it with these, what you submitted.

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1 looks to me like you could take this whole  
 2 structure and move it back 20 or 30 feet towards  
 3 Goldbug and still -- you know, you'd be that much  
 4 farther away from the original structure.  
 5 But you wouldn't be crowding the  
 6 structure and essentially gobbling it up because  
 7 that structure is another iconic structure on  
 8 Sullivan's Island. It is -- in its simplicity it's  
 9 beautiful. So...  
 10 MS. PERKIS: I like -- I'm new to this.  
 11 Are you suggesting that we have two different  
 12 houses and that they don't attach at all?  
 13 THE CHAIRMAN: Well, I mean, that first  
 14 of all -- I mean, that was a possibility for them  
 15 to --  
 16 MS. PERKIS: Exactly.  
 17 THE CHAIRMAN: -- approach. That  
 18 was -- when we passed -- when we let them, say,  
 19 take the square footage underneath the house and  
 20 we're reducing to have 900 square feet I think  
 21 everybody was thinking, great, this cottage is  
 22 going to be preserved. I think that's what we're  
 23 trying to do, I think, granting that.  
 24 Now, this is something different again  
 25 altogether and -- whether it's going to work or not

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1 We need more plans to see the whole project.  
 2 MR. HERLONG: Again, keep in mind that  
 3 we see that structure and the community really  
 4 appreciates what that is. So right now I look at  
 5 these structures and they begin to work. But there  
 6 is some massing studies that you probably could  
 7 improve on this some because the massing of this.  
 8 I'm going to guess is much larger in  
 9 massing than what I see here, with the broken gable  
 10 here. Maybe some of that detail might occur here  
 11 to --  
 12 MR. ADRIAN: Okay.  
 13 MR. HERLONG: To kind of relate a  
 14 bit more to what I see there. But from just a  
 15 general -- very general massing perspective I think  
 16 you're heading there. You're on the right track.  
 17 THE CHAIRMAN: Yeah. You know, the  
 18 idea behind, like you said, granting the exceptions  
 19 to have these small cottages is to keep the  
 20 integrity of the small cottages and crowding this  
 21 cottage with this massive structure may -- and I'm  
 22 not saying once -- may -- may jeopardize an  
 23 architectural simplicity and integrity of what  
 24 we're trying to do to protect these things,  
 25 protecting these homes and -- gets close because it

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1 I don't know, especially without complete  
 2 elevations.  
 3 MR. ADRIAN: As I said, I don't know  
 4 that it's 100 percent different than the original  
 5 because when we presented the original back in June  
 6 our request was to maintain this and build the  
 7 structure behind it. And we had it connected at  
 8 the time back in June if you show that -- that site  
 9 plan.  
 10 The site plan has changed from June to  
 11 now, but it was always that we would have something  
 12 connected to. Now, if you're concerned about  
 13 crowding the existing structure we can certainly  
 14 look at the existing and sliding the house back.  
 15 And, you know --  
 16 THE CHAIRMAN: I think it is still  
 17 coming down to I would like the Jasper Street  
 18 elevation to see what it's looks like and it's  
 19 hard not -- hard to imagine with -- with what's  
 20 before us personally. And conceptually that's what  
 21 was passed back in June. Is that correct, Joe?  
 22 MR. HENDERSON: That's correct.  
 23 THE CHAIRMAN: Okay. Great. Okay.  
 24 All right. I'll stand, like I said, by that  
 25 because I'm sure I voted for it back then. So...



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1 MR. ADRIAN: I can certainly provide  
2 the other elevations then.  
3 MR. HERLONG: Well, again, I'll just  
4 say that I do feel like the scale of the new  
5 construction is not yet matching the scale of the  
6 main house. I know that's difficult to do because  
7 there's so many square feet, but I think you need  
8 to do that more than it's --  
9 MS. BOHAN: If I could add one item,  
10 the thing that kind of jumped at me was exactly  
11 what Steve had just said. But when you look at the  
12 right side elevation, even the window scale as  
13 close as that is is overpowering the existing  
14 historic structure which, you know, we're trying to  
15 retain and preserve under Item B of our historic  
16 property guidelines.  
17 So I feel like the connection and the  
18 scale and the massing might need a little work.  
19 MR. ADRIAN: Okay. Now, as far as  
20 windows in that bedroom, if you have egress either  
21 the door and the decks --  
22 MS. BOHAN: I understand. But  
23 they're -- as Pat said, they're kind of jumping  
24 right on top of one another.  
25 MR. ADRIAN: Okay.

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1 that we request the applicant come back with some  
2 additional drawings and modifications to these  
3 drawings that reflect the discussion that we've had  
4 today.  
5 MR. WICHMANN: Second.  
6 THE CHAIRMAN: Discussion? Everybody  
7 in favor?  
8 (Board members stated aye.)  
9 MR. ADRIAN: Thank you.  
10 2867 BROWNELL AVENUE  
11 THE CHAIRMAN: All right. 2867  
12 Brownell.  
13 MR. HENDERSON: This is agenda item  
14 E-1. It is a nonhistoric property design review.  
15 The applicants are requesting conceptual approval  
16 for a new single family home.  
17 They're requesting several increases to  
18 the zoning standards and the first -- the first  
19 request is an increase in principal building  
20 coverage of 18.7 percent, an increase in principal  
21 building square footage of 23.3 percent, and  
22 principal building side facade modification of  
23 20 percent.  
24 The DRB can grant 100 percent for that  
25 standard. Additionally, they're requesting 100

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1 THE CHAIRMAN: So, I mean, I'd like to  
2 see another -- I guess personally a different  
3 submittal or at least a little more detail. What  
4 do we do with that? Ask the client to withdraw as  
5 opposed to us voting it down or --  
6 MR. HENDERSON: It would just be a  
7 request for additional material, a resubmittal.  
8 THE CHAIRMAN: Okay. So I don't think  
9 that there's any action required to request the  
10 withdrawal.  
11 MR. WICHMAN: Suspend the --  
12 MR. HENDERSON: You could continue the  
13 item.  
14 THE CHAIRMAN: Okay. Do we need a  
15 motion for that?  
16 MR. HERLONG: A different one had the  
17 comments and --  
18 MR. WICHMANN: The only last question I  
19 had, it is just adjoining structures together.  
20 You're going to -- what mode are you going to go  
21 through in the existing structure now? The  
22 kitchen?  
23 MR. ADRIAN: Yes. There's an old  
24 laundry room in the back. That's the main source.  
25 MR. HERLONG: I would make a motion

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1 percent setback relief on the side setbacks.  
2 MS. PERKIS: I'm going to recuse  
3 myself.  
4 MR. HENDERSON: Ms. Linda, let me get  
5 you a form for that. I would just draw -- point  
6 out that we have the standards for neighborhood  
7 compatibility in front of you, Board members.  
8 I would take notice of the side  
9 setbacks and the eastern-most elevations where the  
10 second-story side setback is requested of the 100  
11 percent, that is the shorter setback.  
12 So they're requesting 15 feet on the  
13 east, 25 on the west. The majority of the massing  
14 is on that eastern side and I can show you the  
15 elevations here.  
16 THE CHAIRMAN: Great. Thank you. Yes,  
17 sir.  
18 MR. HUEY: Good evening. I'm Bill  
19 Huey, architect for the project. There is one  
20 thing I'm hoping Joe can bring up as well.  
21 We had a follow-up conversation with  
22 staff about some of the setback issues. So we  
23 slightly revised our site plan. We sent that into  
24 Joe and he might be able to put that up on the  
25 screen.



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1 It had to do primarily with discussions  
 2 about that 15-foot side. The way that we have set  
 3 up the program in the house is we would like to use  
 4 the 25-foot setback side for obviously our  
 5 driveway, backing up and everything like that. The  
 6 general orientation of the house, too, the front of  
 7 the house basically faces the north, the rear of  
 8 the house south.  
 9 My clients do desire to have a pool.  
 10 So the orientation of the building itself  
 11 facilitates that the pool be in the corner as shown  
 12 for obviously sun and use of the pool. We also  
 13 would like to have a little bit of the yard. They  
 14 have young children and they can utilize the yard  
 15 for playing and things like that.  
 16 This site plan, though, it's modified  
 17 to some degree before we had the home situated a  
 18 little bit more central between the setbacks. What  
 19 we'd like to do is actually push it further over  
 20 onto the 25-foot setback side making it a larger  
 21 setback on the sort of straight wall side that Joe  
 22 referred to.  
 23 We're now proposing that that side of  
 24 the building be approximately 18 and a half, or I  
 25 believe 18.9, somewhere in there, 18 feet nine

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1 Board members, this is the element here. It's kind  
 2 of a front elevated terrace and then this is the  
 3 modification here.  
 4 MR. HUEY: So it is a good bit reduced  
 5 back. Before the stair group come down on to the  
 6 panel. Now we're going to be in front of the  
 7 panel.  
 8 The basic architectural inspiration my  
 9 client had, a lot of it was derived from that  
 10 project over on Osceola that -- it was an older  
 11 home that was added onto and so the appearance of  
 12 that was very charming to my client who wished to  
 13 emulate that similar idea and that's where this  
 14 form basically came from.  
 15 Let's see. There's one other point.  
 16 Oh, yes. Thank you. It had to do with the  
 17 orientation of the house at the front of the lot.  
 18 What we're proposing, my client  
 19 who is here tonight, Dr. Tavel, he has owned this  
 20 property since 2000, for 17 years. Sorry. 16 --  
 21 17 years.  
 22 The house originally that was there  
 23 previously was a cinderblock structure that was  
 24 built around 1973/04. We were given permission to  
 25 take that house down but what we're proposing to do

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1 inches off the side property line. In essence, the  
 2 discussion would be if we had designed a house on  
 3 the 15-foot setback line we would put in the floor  
 4 and if we jump in two feet that second floor wall  
 5 would still be two feet closer than that side  
 6 property line than we're proposing with this  
 7 straight wall configuration.  
 8 So we're hoping that this would provide  
 9 as much of a narrow relief to that side as much as  
 10 what we could do according to the ordinance.  
 11 There are a couple of other points that  
 12 we did on the revised site plan. I'm sorry, Joe.  
 13 The front terraced lawn area, lawn panel, my  
 14 clients had been inspired by a home that's been  
 15 actually an older home that was added onto on  
 16 Osceola and there is -- that had a raised lawn  
 17 panel in the front. It kind of gives a nesting  
 18 appearance to the house.  
 19 However, in our conversations I'm now  
 20 understanding that qualifies more as a patio or a  
 21 structure of sorts that really needed to be inside  
 22 the front setback line. So we're now proposing on  
 23 this revised plan to push that back into the front  
 24 setback area.  
 25 MR. HENDERSON: Just to orient the

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1 is build the front of our porch where the front  
 2 wall of that previous house -- previous now as of a  
 3 few weeks -- was at that line. So we feel  
 4 contextually we're not really doing anything much  
 5 different than historically what's been there now  
 6 since 1973.  
 7 As far as the front wall or front  
 8 structure placement, again, we're using our front  
 9 porch to that line we're proposing. I think the  
 10 other sort of general point that we'd like to make  
 11 contextually is I believe the point came up earlier  
 12 in a discussion on another application here about  
 13 the structures around this house.  
 14 There are actually some pretty large  
 15 homes situated around this house. So contextually  
 16 we're not building a giant amongst small homes. It  
 17 is contextually of a correct size for the  
 18 neighborhood.  
 19 THE CHAIRMAN: All right.  
 20 MR. HUEY: Thank you.  
 21 THE CHAIRMAN: Thank you. Is there any  
 22 public comment to this application?  
 23 MS. PERKIS: I'm Linda Perkis. Can you  
 24 hear me if I speak up? I'm very familiar with this  
 25 house. I live at 287 Brownell. I live right next

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1 door. I want to be a good neighbor and I'm  
 2 thrilled that a family will live next door, if only  
 3 for the summer months.  
 4 I am not opposed to the development,  
 5 but I do feel the house is too large for the lot.  
 6 It is also out of character for the street and will  
 7 negatively impact my house.  
 8 This lot is approximately 15,000 square  
 9 feet. This is a small, internal lot. Brownell is  
 10 a small street. Our lots are not street-to-street.  
 11 They're not ocean-to-street. They're not marsh-to-  
 12 -street.  
 13 We back up to other homes. This lot is  
 14 in the middle of the street, in the middle of the  
 15 block. Our lots are small and therefore our houses  
 16 are small.  
 17 My house is 2,600 square feet. I live  
 18 right next door. The house right on the other side  
 19 of this house is 2,300 square feet. Directly  
 20 behind this house -- on Marshall the house is 2,700  
 21 square feet. They want to build a 4,200-square-  
 22 foot house on this lot.  
 23 In order to fit the house and the pool  
 24 on the lot they are asking for four modifications.  
 25 The house will start I heard the architect say

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1 If you want to build a house -- this  
 2 big of a house with a pool and you need four  
 3 modifications to accomplish this then either the  
 4 house is too big or the lot is too small. I would  
 5 like the Board to ask the architect to redo the  
 6 plans and build within the Town guidelines. Thank  
 7 you for your consideration.  
 8 THE CHAIRMAN: Thank you, ma'am. Any  
 9 other public comment to this application?  
 10 (No response.)  
 11 THE CHAIRMAN: The public comment  
 12 section then is closed. Joe, do you have anything  
 13 to add?  
 14 MR. HENDERSON: I would just point out  
 15 that on the screen you have the setback  
 16 configuration -- the existing house is here in the  
 17 center. That's approximately 31 or 32 feet from  
 18 the property line and --  
 19 MR. HUEY: Thirty-two.  
 20 MR. HENDERSON: 32 feet as Ms. Perkis  
 21 mentioned. The setback of the adjacent houses, her  
 22 house, is about 55 and this one is about 60. I'll  
 23 just point that out.  
 24 THE CHAIRMAN: Great. Thank you.  
 25 DR. TAVEL: I'll be glad to comment if

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1 approximately where the other house started. The  
 2 house will started 25 feet from the street. Just  
 3 to give you an indication, my house up there, that  
 4 beautiful little thing, starts approximately 50  
 5 feet from the street.  
 6 The house on the other side starts  
 7 55 feet from the street and the house on the other  
 8 side of that is 60 feet from the street. Most  
 9 houses are built kind of in a straight line, give  
 10 or take. So the streetscape will be affected.  
 11 The house will be forward of the  
 12 adjacent houses and affect of the character of the  
 13 neighborhood.  
 14 Now, by requesting relief from the  
 15 second-story side setback there will be an imposing  
 16 mass on the left side of the home. That is my  
 17 side. I will now have an imposing two-story,  
 18 31-foot high wall of house, 15 feet -- well, now 18  
 19 and a half feet from my property line complete with  
 20 three air conditioning units.  
 21 This will result in shadows, lack of  
 22 freezes, and a reduced property value. My quality  
 23 of life will be altered. Just because a  
 24 modification -- in this case four modifications as  
 25 requested -- does not need it to be granted.

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1 you like me to. May I comment?  
 2 THE CHAIRMAN: Yeah. Certainly. We'll  
 3 open it back up.  
 4 MR. WICHMANN: You're a member of the  
 5 public. You can go.  
 6 THE CHAIRMAN: Right.  
 7 DR. TAVEL: I bought the -- I bought  
 8 the house in 1999 with the intention of building  
 9 and I believe that house was built by a urologist  
 10 in 1974 and was probably the first house on the  
 11 block. My wife and I had -- we had looked forward  
 12 to bring our kids over the house.  
 13 We don't want to built a mega house. I  
 14 grew up in Mount Pleasant. I've been here for  
 15 50 years. I appreciate the character of Sullivan's  
 16 Island. In fact, the house built first was about  
 17 four doors down. It was an old house.  
 18 They added onto the back of it. We  
 19 really are enamored with that. Many people moved  
 20 to Sullivan's Island and built mega mansions.  
 21 We're not interested in that.  
 22 We want a comfortable house to raise  
 23 our children. The square foot number is absolute.  
 24 I think it is probably .04 acre, just under half an  
 25 acre. It's not a big street to me, lots over here



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1 are not. I feel like I know Sullivan's Island  
 2 better than most, having grown up here as a child.  
 3 I think it is a .04 acre lot, 4,000 --  
 4 certainly whatever we need to do. I really don't  
 5 think a cottage would accommodate that lot for what  
 6 a family needs to do to raise a family. I  
 7 certainly want to work with the Town, but I don't  
 8 want to ask for anything unreasonable.  
 9 I appreciate the character of  
 10 Sullivan's Island probably more than most of you  
 11 do, having grown up here. I'll let you work out  
 12 the details.  
 13 We have taken great lengths to make  
 14 sure it fits the character of Sullivan's Island and  
 15 the spirit of what we have over here and I want to  
 16 make sure we work it out. I'll be happy to answer  
 17 questions.  
 18 MR. WICHMANN: First I want to be  
 19 clear. We're doing the -- the side yard setback  
 20 we've adjusted from 15 to 19 feet?  
 21 MR. HUEY: Yes, sir. 18.9.  
 22 MR. WICHMANN: 18.9?  
 23 MR. HUEY: Yes, sir.  
 24 MR. WICHMANN: So it's -- what -- just  
 25 if you could help us understand what -- you know,

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1 conditioning units are going to go to the far left  
 2 and the lattice there. Is that correct? The  
 3 windows.  
 4 MR. HUEY: Yes, sir. And that wall is  
 5 actually pushed back --  
 6 MR. WICHMANN: Pushed back further.  
 7 MR. HUEY: Yes, sir.  
 8 MR. WICHMAN: Right. Do we have a  
 9 feeling that the setback is appropriate or not if  
 10 the adjoining property is something similar to what  
 11 the setback on this house is or no?  
 12 THE CHAIRMAN: Not necessarily.  
 13 MR. WICHMANN: In reviewing it today it  
 14 appeared to me the side setback on the adjoining  
 15 property was a similar distance, maybe more but not  
 16 a lot more. I'm trying to judge the space between  
 17 the two houses.  
 18 MR. HUEY: Correct.  
 19 MR. HENDERSON: So I believe -- I  
 20 believe the house to the east is about -- it's  
 21 about 10 feet off of the property line here. It  
 22 may be a little more. It may be 10 to 12 feet  
 23 from my estimation.  
 24 MR. WICHMANN: So somewhere between 10  
 25 and 15 feet?

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1 what precipitated that change?  
 2 MR. HUEY: Actually we had -- actually  
 3 after we made our submittal we actually had a  
 4 follow-up conversation with the staff just to make  
 5 sure we had everything in order and that was a  
 6 point that -- that he raised was, hey, you know, is  
 7 there room -- it looks like there's some room over  
 8 here.  
 9 I said as a matter of fact, yes, we'll  
 10 slide it over.  
 11 MR. WICHMANN: So you're keeping it  
 12 to --  
 13 MR. HUEY: Correct, sliding it over to  
 14 that one side. Yes, sir.  
 15 MR. WICHMANN: That side of the house  
 16 that we see that's the eastern exposure of the  
 17 house -- pull that up. What is the other? It's  
 18 that.  
 19 MR. HENDERSON: Would you like to see  
 20 the elevations?  
 21 MR. WICHMANN: Yes.  
 22 MR. HENDERSON: Okay. This is the  
 23 eastern elevation here.  
 24 MR. WICHMANN: So we've got -- it's a  
 25 number of -- it's not a blank wall and your air

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1 MR. HUEY: Yes, sir.  
 2 MR. WICHMANN: So it is about the same  
 3 setback as what you're proposing or actually you're  
 4 proposing a bigger setback?  
 5 MR. HUEY: A larger setback, yes, sir.  
 6 MR. WICHMANN: That's my only question.  
 7 THE CHAIRMAN: Would it be possible to  
 8 flip this house?  
 9 MR. HUEY: We looked at that. The  
 10 issue there is the reorientation of the sun and the  
 11 usability of the pool.  
 12 THE CHAIRMAN: I see.  
 13 MR. HUEY: The other thing that this  
 14 protection does is it would give some degree of  
 15 privacy for the neighborhood at least from the pool  
 16 noise and the kids' activities as well.  
 17 THE CHAIRMAN: Right. Okay. It is  
 18 4,200 square feet now?  
 19 MR. HUEY: Yes, sir.  
 20 THE CHAIRMAN: It is a good-looking  
 21 house for what it is. But, like you say, the  
 22 houses -- some of the houses -- I guess the houses  
 23 adjoining it on both sides are smaller.  
 24 MR. WICHMANN: Did you review the house  
 25 across the street? Are you familiar with it?



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1 DR. TAVEL: There is a new construction  
 2 with the lot across the street. The house is  
 3 significantly bigger. If I were to guess, I'd say  
 4 in the order of 5,000 square feet.  
 5 The house immediately left of that  
 6 house is also fairly -- it's not either -- a  
 7 tremendous house. So if you look at the immediate  
 8 neighbors on either side -- I hear you, but if you  
 9 look across the street they're on the order of  
 10 probably 4,000, 5,000 plus. The specifics --  
 11 MR. HENDERSON: The --  
 12 MS. BOHAN: Joe --  
 13 MR. HENDERSON: That's right. It's a  
 14 much larger lot as well. So they were naturally  
 15 allowed to have much more coverage in square  
 16 footage because of the size of the lot. I could  
 17 probably pull those plans up if you'd like to see  
 18 the request.  
 19 If you would like to see the request,  
 20 they did request a modification increase for square  
 21 footages if I remember correctly.  
 22 MR. ROBINSON: I don't know if they  
 23 even came.  
 24 MR. HENDERSON: I would have to look at  
 25 that file.

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1 attractive. It couldn't be any lower because of  
 2 the flood zone, but all of the eaves come down low.  
 3 This is not a tall house.  
 4 It looks like it could have been an  
 5 existing home that had an addition where the Board  
 6 has always looked very favorably at that time of a  
 7 design. It is not one large mass broken up into  
 8 reasonable masses and it's not a full two-story  
 9 home.  
 10 The majority of the square footage is  
 11 spread out on that first floor which, again,  
 12 reduces the massiveness. But as to the -- as to  
 13 the coverage of the ground.  
 14 MR. WICHMANN: Yeah.  
 15 MR. HERLONG: But the ordinance has  
 16 been designed such that we could give relief when  
 17 people do that. So I'm not really seeing a big  
 18 concern at looking -- again, looking over at that  
 19 left elevation -- which is the one I think the  
 20 applicant said we're going to push it over  
 21 slightly. But I look at that elevation in the  
 22 drawing which, you know, is a little clearer than  
 23 what we see up on the screen.  
 24 But the -- there's an organization to  
 25 that facade. Often we've approved facades that

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1 MR. WICHMANN: Okay. We've got a feel  
 2 for it.  
 3 THE CHAIRMAN: And I guess you could  
 4 move the heating and air stand to the other side or  
 5 at least that accommodation.  
 6 MR. WICHMANN: You mean the side or the  
 7 back?  
 8 THE CHAIRMAN: Well, that might be too  
 9 far for it to operate efficiently on the other  
 10 side. Not next to the pool.  
 11 MR. WICHMANN: Okay.  
 12 THE CHAIRMAN: Never on that side.  
 13 Not -- or even in the split them up. One to the  
 14 back, it's a nice-looking home. Steve.  
 15 MR. HERLONG: I'm kind of looking at  
 16 this and comparing it to other applications over  
 17 the years and I just don't see that it's out of  
 18 line with what we've dealt with or approved before.  
 19 I mean, when houses get upwards of 5,000 square  
 20 feet this Board has tended to get pretty nervous  
 21 about that size.  
 22 It is about 4,200 square feet which  
 23 is -- it just doesn't -- I don't think that's  
 24 excessively large for a home. I look at the  
 25 elevations and I think they're extremely

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1 aren't that organized. There's a -- it's not  
 2 unattractive in any way. I looked carefully.  
 3 The -- look carefully and the -- it's higher at the  
 4 second floor, is down I think six feet along the  
 5 edge. So it's not as low as it could be. I guess  
 6 you could get a bit lower.  
 7 You could make it like a little more  
 8 than a story on a half on that two-story facade.  
 9 That might be possible but then rooms -- the rooms.  
 10 It's always a struggle.  
 11 MS. PERKIS: Is there a possibility you  
 12 could flip the house so -- and I know this sounds  
 13 crazy, but so you could flip it and the pool would  
 14 be on my side? Doing it for --  
 15 THE CHAIRMAN: I think --  
 16 DR. TAVEL: I quite honestly don't have  
 17 any experience with pools. My wife does and Bill  
 18 does. So I take direction in terms of usability  
 19 from my -- from bill. I think their thought was --  
 20 Bill.  
 21 MR. HUEY: Yes. I can say, too, we use  
 22 a program in our office. So what we do is we track  
 23 side angles, things like that. So we actually  
 24 tracked some angles for our clients from the pool  
 25 and how the sun would be on the pool at different



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1 times of the year and everything. This really does  
 2 make it usable. If we look at the scenario of  
 3 flipping the pool it would be in the shade  
 4 basically from 1:30, 2:00 in the afternoon to the  
 5 rest of the day. So practically it just seems to  
 6 make sense.  
 7 MR. HERLONG: I see that. I think  
 8 you're right about that. It is very difficult.  
 9 The pool -- it would affect the usability of your  
 10 pool if it was on the -- on the side I think I'm  
 11 afraid. But it may be possible to possibly reduce  
 12 that plate height of that second floor section.  
 13 THE CHAIRMAN: And still have the same  
 14 square footage.  
 15 MR. HERLONG: -- and soften it more  
 16 along that side even though you're -- even though  
 17 you say you're 17 or 18 feet off of that lot line.  
 18 But I'm just saying -- let me finish my point. I  
 19 just feel like this -- there's nothing about this  
 20 submittal that I see is alarmingly different than  
 21 what the Board sees in and encourages it in a lot  
 22 of ways.  
 23 It is argument whether it's 4,200 or  
 24 4,300, but I think this is a very nice design.  
 25 THE CHAIRMAN: This is up for

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1 approve conceptual with modifications as presented.  
 2 MR. WICHMANN: Second.  
 3 THE CHAIRMAN: Discussion?  
 4 MR. HERLONG: Well, I would just ask  
 5 the applicant. Do you feel like you have  
 6 direction to -- with what you heard?  
 7 MR. HUEY: Yes.  
 8 THE CHAIRMAN: Great. All right.  
 9 Everybody in favor?  
 10 MR. WICHMANN: Aye.  
 11 THE CHAIRMAN: Aye.  
 12 3217 MIDDLE STREET  
 13 THE CHAIRMAN: Thank you, sir. All  
 14 right. 3217 Middle Street. Addition.  
 15 MR. HENDERSON: Thank you. This is  
 16 Agenda Item E-2. This is our final item for a  
 17 property listed at 3217 Middle Street.  
 18 The applicants are requesting a rear  
 19 porch or an ocean- facing porch. This is a  
 20 nonconforming structure in that was built following  
 21 Hurricane Hugo. So it exceeds our square footage  
 22 limitations for the size of the lot.  
 23 So the goal here is two-fold for the  
 24 property owner. One is to be bring the property in  
 25 compliance by requesting the square footage

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1 conceptual approval. It could be conceptually  
 2 approved and then there could be a little bit more,  
 3 you know, discussion, work on the architect or the  
 4 owner.  
 5 And I'm talking about various things,  
 6 plate height or the location or air conditioning or  
 7 whatever, you know, and then it comes back for  
 8 further approval for the next stage maybe -- maybe  
 9 there would be some sort of resolution in that,  
 10 some sort of an ease for the neighbors.  
 11 MR. HUEY: We can look at that.  
 12 THE CHAIRMAN: Great. Beverly.  
 13 MS. BOHAN: I am looking within the  
 14 standard and guidelines. As I think Steve pointed  
 15 out beautifully, I think it's beautifully designed.  
 16 I think you're within the square  
 17 footage elements so asking for the -- within the  
 18 max I -- I think if it was some tweaking that you  
 19 wanted to do I believe that it's a lovely home and  
 20 should be approved as shown but with, you know,  
 21 maybe some neighborly modifications.  
 22 THE CHAIRMAN: Great. Do I hear a  
 23 motion?  
 24 MR. WICHMANN: Motion to approve.  
 25 MS. BOHAN: I make a motion that we

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1 increase from the Board and also to enclose the  
 2 rear porch. So by making the request of 21 percent  
 3 in principal building square footage -- making that  
 4 requested increase for 699 square feet they are  
 5 able to enclose their rear porch and also bring the  
 6 nonconformity into compliance.  
 7 In doing that they also needed 13  
 8 percent increase in principal building coverage, so  
 9 the heated footprint of that. So I do have some  
 10 pictures up here illustrating where they would  
 11 enclose the porch essentially developing windows  
 12 into what is currently screened for open air.  
 13 THE CHAIRMAN: Great. Thank you.  
 14 MR. HENDERSON: Yes, sir.  
 15 THE CHAIRMAN: Yes, sir.  
 16 MR. BROWN: Good afternoon. I'm not an  
 17 architect, but this house was originally built by  
 18 Pat and it had some modifications over time.  
 19 Basically, as you can see by the window  
 20 and siding packages, we're trying to address it,  
 21 you know with, the same venue off that porch corner  
 22 and the interior of the porch itself is actually in  
 23 a finished state. So we installed windows, added a  
 24 little bit of trim around the windows. You know,  
 25 that's about the simple nature of this.



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1 I've been working with Joe for a couple  
 2 of months now on all the calculations. The  
 3 original calculations were way off and so we went  
 4 in and measured everything with a laser, first  
 5 ground floor, first floor, second floor,  
 6 stairwells, decks and porches.  
 7 So according to the numbers we have it.  
 8 It sounds like we can install those windows and not  
 9 exceed what the maximum number is.  
 10 THE CHAIRMAN: Great. That's good.  
 11 There's no public here. So I don't even have to  
 12 ask, right? Do I, Joe?  
 13 Joe, anything you have to add?  
 14 MR. HENDERSON: No, sir. Just bringing  
 15 this property into compliance here.  
 16 THE CHAIRMAN: Okay. Steve.  
 17 MR. HERLONG: No. I think this is the  
 18 easy part to approve. It is a nonhistoric  
 19 structure. This porch is on the backside and not  
 20 really even in the public view. I have no trouble  
 21 with this at all.  
 22 THE CHAIRMAN: Okay. Beverly.  
 23 MS. BOHAN: Approved.  
 24 THE CHAIRMAN: I'm fine.  
 25 MS. PERKIS: I think you've done a

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1 We're adjourned.  
 2 (The hearing was adjourned at 7:03 PM.)  
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1 great job with the house. It looks nice.  
 2 MR. WICHMANN: Despite the --  
 3 THE CHAIRMAN: Do I hear a motion?  
 4 MR. WICHMANN: Motion to approve.  
 5 THE CHAIRMAN: Second?  
 6 MS. PERKIS: I second.  
 7 THE CHAIRMAN: Everyone in favor?  
 8 (Board members stated aye.)  
 9 THE CHAIRMAN: Are we good? Can we  
 10 adjourn?  
 11 MR. HENDERSON: I'd like to make one  
 12 quick note. We have been reviewing several text  
 13 amendments or in the past.  
 14 In the past year DRB helped staff with  
 15 land use and natural resources in submitting to  
 16 Town Council -- helped out with potential text  
 17 amendments related to historic design review. We  
 18 will be rehashing all that discussion before the  
 19 LUNR Committee and I'd like to have the support and  
 20 participation of the Design Review Board when I  
 21 represent our findings.  
 22 THE CHAIRMAN: Great. Let us know when  
 23 it is.  
 24 MR. HENDERSON: Okay. Very good.  
 25 THE CHAIRMAN: All right. Thank you.

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CERTIFICATE OF REPORTER

1  
 2  
 3 I, Priscilla Nay, Court Reporter and  
 4 Notary Public for the State of South Carolina, do  
 5 hereby certify that the foregoing transcript is a  
 6 true, accurate, and complete record.  
 7 I further certify that I am neither  
 8 related to nor counsel for any party to the cause  
 9 pending or interested in the events thereof.  
 10 Witness my hand, I have hereunto  
 11 affixed my official seal this 29th day of November,  
 12 2016 at Charleston, Charleston County, South  
 13 Carolina.  
 14  
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 16  
 17  
 18  
 19  
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*Priscilla Nay*

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22 Priscilla Nay,  
 23 Court Reporter  
 24 My Commission expires  
 25 December 2, 2021



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1	I N D E X		
2			
3		Page	Line
4			
5	1820 I'ON AVENUE	3	17
6	2662 JASPER BOULEVARD	9	17
7	2867 BROWNELL AVENUE	28	10
8	3217 MIDDLE STREET	48	12
9	CERTIFICATE OF REPORTER	53	1
10			
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13	E X H I B I T S		
14	(No Exhibits Proffered)		
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1	Errata Sheet
2	
3	NAME OF CASE: Town of Sullivans Island Design Review Board
4	DATE OF DEPOSITION: 11/16/2016
5	NAME OF WITNESS: Sullivan's Island Design Review Board
6	Reason Codes:
7	1. To clarify the record.
8	2. To conform to the facts.
9	3. To correct transcription errors.
10	Page ____ Line ____ Reason ____
11	From _____ to _____
12	Page ____ Line ____ Reason ____
13	From _____ to _____
14	Page ____ Line ____ Reason ____
15	From _____ to _____
16	Page ____ Line ____ Reason ____
17	From _____ to _____
18	Page ____ Line ____ Reason ____
19	From _____ to _____
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21	From _____ to _____
22	Page ____ Line ____ Reason ____
23	From _____ to _____
24	
25	_____



<p>-</p> <hr/> <p><b>-street</b> 34:12</p> <hr/> <p><b>0</b></p> <hr/> <p><b>04</b> 37:24 38:3</p> <hr/> <p><b>1</b></p> <hr/> <p><b>1,200</b> 16:1</p> <p><b>1/2</b> 5:24</p> <p><b>10</b> 40:21,22,24</p> <p><b>100</b> 9:4 25:4 28:24,25 29:10</p> <p><b>12</b> 6:18 40:22</p> <p><b>13</b> 49:7</p> <p><b>15</b> 29:12 35:18 38:20 40:25</p> <p><b>15,000</b> 34:8</p> <p><b>15-foot</b> 30:2 31:3</p> <p><b>150</b> 5:6</p> <p><b>16</b> 3:10 32:20</p> <p><b>16th</b> 3:2</p> <p><b>17</b> 10:16 32:20,21 46:17</p> <p><b>18</b> 5:24 30:24,25 35:18 46:17</p> <p><b>18.7</b> 28:20</p> <p><b>18.9</b> 30:25 38:21,22</p> <p><b>1820</b> 3:17,18 4:24</p> <p><b>19</b> 38:20</p> <p><b>1973</b></p>	<p>33:6</p> <p><b>1973/04</b> 32:24</p> <p><b>1974</b> 37:10</p> <p><b>1999</b> 37:8</p> <p><b>1:30</b> 46:4</p> <hr/> <p style="text-align: center;"><b>2</b></p> <hr/> <p><b>2,300</b> 34:19</p> <p><b>2,600</b> 34:17</p> <p><b>2,700</b> 34:20</p> <p><b>20</b> 4:8,10 6:15 10:16 17:10 24:2 28:23</p> <p><b>2000</b> 32:20</p> <p><b>2016</b> 3:3,10</p> <p><b>206</b> 3:25</p> <p><b>21</b> 49:2</p> <p><b>23.3</b> 28:21</p> <p><b>24-by-24</b> 6:2</p> <p><b>24.8</b> 10:17</p> <p><b>25</b> 10:14,19 21:13 29:13 35:2</p> <p><b>25-foot</b> 30:4,20</p> <p><b>2662</b> 9:17,18</p> <p><b>26th</b> 10:1</p> <p><b>2867</b> 28:10,11</p> <p><b>287</b> 33:25</p> <p><b>2:00</b> 46:4</p>	<p style="text-align: center;"><b>3</b></p> <hr/> <p><b>30</b> 24:2</p> <p><b>31</b> 36:17</p> <p><b>31-foot</b> 35:18</p> <p><b>32</b> 36:17,20</p> <p><b>3217</b> 48:12,14,17</p> <hr/> <p style="text-align: center;"><b>4</b></p> <hr/> <p><b>4,000</b> 38:3 42:10</p> <p><b>4,200</b> 41:18 43:22 46:23</p> <p><b>4,200-square-</b> 34:21</p> <p><b>4,300</b> 46:24</p> <p><b>40</b> 10:11 14:19</p> <hr/> <p style="text-align: center;"><b>5</b></p> <hr/> <p><b>5</b> 4:7</p> <p><b>5,000</b> 21:16 42:4,10 43:19</p> <p><b>50</b> 9:3 14:10,20 35:4 37:15</p> <p><b>50-foot</b> 17:3</p> <p><b>55</b> 35:7 36:22</p> <hr/> <p style="text-align: center;"><b>6</b></p> <hr/> <p><b>60</b> 35:8 36:22</p> <p><b>699</b> 49:4</p> <hr/> <p style="text-align: center;"><b>7</b></p> <hr/> <p><b>750</b> 4:11</p> <p><b>7:03</b> 52:2</p>	<p style="text-align: center;"><b>9</b></p> <hr/> <p><b>900</b> 4:13 24:20</p> <p><b>907</b> 14:13,17</p> <hr/> <p style="text-align: center;"><b>A</b></p> <hr/> <p><b>absolute</b> 37:23</p> <p><b>accept</b> 3:11</p> <p><b>accessory</b> 4:4,5,12 5:5,12,15 6:16</p> <p><b>accommodate</b> 5:22 6:17 38:5</p> <p><b>accommodation</b> 43:5</p> <p><b>accomplish</b> 36:3</p> <p><b>accurate</b> 9:8</p> <p><b>acoustics</b> 18:16</p> <p><b>acre</b> 37:24,25 38:3</p> <p><b>action</b> 27:9</p> <p><b>activities</b> 41:16</p> <p><b>actual</b> 15:8</p> <p><b>add</b> 6:25 7:1 11:24 22:20 26:9 36:13 50:13</p> <p><b>added</b> 6:4 8:24 14:19 31:15 32:11 37:18 49:23</p> <p><b>adding</b> 5:17,19,20</p> <p><b>addition</b> 7:8,15 9:24 10:7 12:7 16:14,15,21 19:7,24 21:20 22:8 44:5 48:14</p> <p><b>additional</b> 27:7 28:2</p> <p><b>Additionally</b> 28:25</p>	<p><b>additions</b> 15:25</p> <p><b>address</b> 49:20</p> <p><b>adjacent</b> 35:12 36:21</p> <p><b>adjoining</b> 27:19 40:10,14 41:23</p> <p><b>adjourn</b> 51:10</p> <p><b>adjourned</b> 52:1,2</p> <p><b>adjusted</b> 10:25 11:11 38:20</p> <p><b>Adrian</b> 10:24 11:4,10,17,19 12:16,22 13:7,15,19 14:1,15,22 16:11,23 17:8,15,20 18:12 19:10,17,20,25 20:3,10,13,20,25 21:5,11,15,17,20,21 22:1,14,17 23:12 25:3 26:1,19,25 27:23 28:9</p> <p><b>advantage</b> 16:6</p> <p><b>affect</b> 35:12 46:9</p> <p><b>affected</b> 35:10</p> <p><b>afraid</b> 46:11</p> <p><b>afternoon</b> 46:4 49:16</p> <p><b>age</b> 8:20</p> <p><b>agenda</b> 3:9,23 9:20 28:13 48:16</p> <p><b>agree</b> 8:12</p> <p><b>ahead</b> 14:16</p> <p><b>air</b> 35:20 39:25 43:4 47:6 49:12</p> <p><b>alarmingly</b> 46:20</p> <p><b>allowed</b> 4:5,8 10:14,20 42:15</p> <p><b>altered</b> 35:23</p>
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