

TOWN OF SULLIVAN'S ISLAND DESIGN REVIEW BOARD

REGULAR MEETING MINUTES Wednesday, March 19, 2025

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

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

Staff Members present: Charles Drayton, Planning and Zoning Director, Rebecca Fanning, Director of Resilience and Natural Resources, Pam Otto, Human Resources & Administrative Services Manager and Christina Oxford, Business Licensing, Permit and Planning Assistant.

Media present: No members of the media were present.

Members of the public: Rick Graham of 21 I'on Ave.

CALL TO ORDER: Ms. Bohan called the meeting to order at 4:00 p.m. and stated that the press and public were duly notified pursuant to State Law and a quorum of Board Members were present.

- I. **APPROVAL OF THE February 19, 2025 Meeting Minutes:** Mr. Wichmann made a motion to approve the January 15, 2025 Design Review Board Meeting Minutes. Tal Askins seconded this motion. All were in favor. None opposed. Motion passed unanimously.
- II. **PUBLIC COMMENT:** No public comment was made.
- III. **PROCESS FOR DESIGN REVIEW:** Ms. Bohan reviewed the meeting process for the Design Review Board which is as follows:
 - Statement of matters to be heard (Chair announcement)
 - Town staff presentation (5-minute limit)
 - Presentation by applicant (10-minute limit)
 - Town staff final statement (if needed)
 - Board Q & A (may occur at any point during hearing)
 - Public comment closed

- Board deliberation and vote

IV. COMMERCIAL DESIGN REVIEWS:

2101 Middle Street: Dane Derbyshire, of D4 Partners, requested final approval of the CC-District special exception, short-term automobile parking lot design in accordance with 821-143 D. (PIN# 529-09-00-135).

Mr. Drayton stated that this is the second review for the design of a proposed short term auto parking lot to be located on Middle Street in the commercial district. The BZA met in February and voted unanimously to approve a special exception to allow the short term auto parking lot land use, which is not a by-right land use in the Town's Community Commercial Zoning District; they also unanimously approved a variance from the design requirement in Section 21-143 D.(3)(g), which limits access driveways to 14 feet in width, so that the applicant may maintain the existing access into the parcel.

Mr Drayton stated that the approval of the parking lot design and landscaping falls under the direction of the DRB. The guidelines for the design of parking lots are found in Section 21-143 D. of the zoning ordinance, with the specific requirements for parking lots on the split zoned lots in the CCOD 2 District in 21-143 D.(3); these requirements state:

- Direct access provided from parking lot to a public street;
- Parking space: 18 feet x 9 feet; on-street parallel parking space a minimum of twenty (20) feet in length;
- Wheel stops shall be required for all parking area without raised curbing; the vehicle side of the wheel stop shall be no less than eighteen (18) inches from the end of the parking space; where sidewalks or other walkways occur, parked vehicles shall not overhang or extend over the sidewalk. In these parking facilities, wheel stops shall be provided even if the parking facility has curbing;
- Parking driveway aisle for off-street parking: minimum width of eighteen (18) feet for sixty (60) degree angle parking; minimum width of twenty four (24) feet for ninety (90) degree parking;
- Permeable materials shall be used for on-site parking and drives;
- Access to parking areas shall not be permitted to cross residentially-zoned portions of lot;
- Access driveways shall not exceed fourteen (14) feet in width; and,
- Driveways shall be sited to minimize interruption of the continuity of the public sidewalk.

Mr Drayton stated that the landscape and buffering plan requirements are in Section 21-143 D.(4); these requirements state at a minimum:

- 6-8-foot opaque fence abutting the residential district,
- 5-foot wide planted buffers along rights of way,

- Planted buffers require one street tree per thirty linear feet of boundary
- Street trees must be at least eight feet tall and have a minimum 5-foot clear trunk height, and
- Remaining buffer area must be planted shrubs, lawn, ground cover, or other approved materials.

Mr Drayton stated that the applicant has met all of the design requirements set forth in the ordinance aside from the variation in location for the wheel-stops on the center aisle. Last month the Board brought up concerns about the screening of the lot from the right of ways, lighting issues, and a desire to have trees in the interior of the parking lot. The Board felt that the landscaping should be on par with high levels of landscaping found surrounding most of the newer residential properties on the Island, and to visualize this desire, they requested that the applicant produce a 3D mock-up of the proposed landscaping plan for the parking lot. The applicant has responded primarily to the landscaping and screening concerns, increasing the size and number of the Yaupon Hollies from 7 to 15 gallons, and from 29 to 41 specimens. The other planting sizes remained the same but the quantities shifted to allow for the Yaupon Holly screen that is now being proposed. Staff believes that the 41-15 gallon Yaupon Hollies and 13 Dwarf Palmettos will provide a both beautiful and functional screening around the parking lot, and the additional plantings of canopy trees, grasses, and pollinator plants will provide ecological diversity and additional beauty to the site.

Mr Drayton stated that the staff recommends final approval of the request if the Board approves of the landscape and buffer plan and finds that the requirements found in the Z.O. Section 21-143 D.

Mr. Derbyshire presented his application to the Board.

No public comment was made.

The Board were satisfied with the size and number of plantings for the project. The Board was concerned with the lighting but agreed that the amber lighting is a good idea rather than the red lighting.

Ms Wilson moved to grant final approval for the short-term automobile parking lot design with a stipulation to change the lens of the lighting. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

V. HISTORIC DESIGN REVIEWS:

2608 Myrtle Avenue: Adam Lloyd, homeowner representative, requested final approval of the RS-District historic dwelling unit special exception. The plans include renovating and removing

non-historic additions from the existing Traditional Island Resource cottage in situ and constructing a new single-family home spaced away from the cottage, with requests for additional principal building coverage are and square footage (529-06-00-051).

Mr. Drayton stated that this is the Board's sixth review of this project and the third review of the new house plans; last month the Board deferred taking action on the item to allow the applicant time to address several concerns that the Board raised. The BZA approval, granted in October 2024, of the special exception to allow a new home to be built on this lot with the historic cottage to remain as an ADU is still valid. This is an unnamed historic cottage; the original cottage was constructed sometime around 1915 (Charleston County records suggest 1926); however, the historic report, provided by Christina Butler on behalf of the applicant, indicates the cottage was actually built in 1908. Alteration work dates to 1955 for the rear shed addition and 1985 for the glass enclosure of the porch, according to the Historic Survey Card #086. However, again the historic report submitted by the applicant provides information that suggests an earlier date for the rear shed (1924) and a later date for the porch enclosure (1989).

Mr Drayton stated that this is the applicant is seeking final approval for the proposed renovations to the historic cottage making it compliant with the requirements of the historic ADU special exception and for the construction plans for the new principal dwelling on the property. The applicant has maintained the site plan and historic cottage plans that the Board has expressed comfort with approving, and he has modified the new construction plans to align with the comments from the Board in February. In last month's meeting the feedback from the Board included:

- 1) Provide all of the needed details from siding to trim and cornice details,
- 2) Create more symmetry in the roof lines,
- 3) Remove the arches foundations,
- 4) Increase the front door size,
- 5) Study the proportions and sizes of the windows to make the fenestrations more uniform,
- 6) Study the depth of the front porch and overall the details on the front façade, and
- 7) Resubmit with a full accounting of the 2nd floor heated and cooled square footage.

The applicant has provided all of the material details, including engineering details for the windows, and has updated the front façade to incorporate the Board's comments; however, the applicant has elected to maintain the arched foundation work. The applicant has revised the 2nd floor plans to now account for the square footage in the left wing (if facing from the street); with this revision to the upper floor, the mechanical equipment has been moved out of the left wing into a central room in the 2nd-floor plan. Given that the central room will be unfinished, occupied by two air handler units, under 100 sf, and not have any windows, staff is not concerned for this becoming a habitable space and therefore is not concerned with that square footage not being accounted for in the principal building square footage.

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

Mr. Lloyd presented his application to the Board.

No public comment was made.

The Board was concerned that some of the materials that are being proposed for construction are not consistent with the parameters of a historic home. They would like clarification on the use of brick veneer, hardiplank and hardiplank shingles. The Board expressed appreciation for the work that has been done but felt that the applicant needs to address the symmetry and attention to detail of the exterior of the home such as window sizes and height, size of the columns, rooflines, vertical doors, etc. to get this structure to where it needs to be for final approval. They wanted to see more of the Sullivan's Island vernacular in the design.

Mr Wichman made a motion to approve for preliminary with comments from the board to be addressed at the next meeting. Ms. Wilson seconded this motion. All were in favor. None opposed. Motion passed unanimously.

1754 Central Avenue: Tal Askins recused himself from the discussion.

Joel Adrian, of Studio 291, LLC, requests final approval to construct two accessory structure garages on the property of this Sullivan's Island Landmark Resource home with a request for accessory structure setback relief (PIN# 529-08-00-040).

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

Mr Drayton stated that the Board approved a renovation and addition to the Junior Officer's Quarter building in December 2022 and approved the two accessory structures on the property in August 2023. As the applicant is nearing completion of the approved accessory structures, the owner has expressed interest in locating a fireplace on the side of the one that will serve as a pool cabana. That is the extent of the request, and there is no relief asked for in association with the request.

Mr Drayton stated that staff recommends final approval if the Board finds that the added chimney will not negatively impact neighborhood compatibility and does not violate the SIS Guidelines.

No public comment was made.

Mr. Adrian presented his application to the Board.

The board thought that the metal chimney cap was distracting and they recommended using a pottery cap. There is also concern about the shoulders of the chimney.

Mr. Wichmann made a motion to move for preliminary approval with changes to the chimney shoulders and cap. Ms. Wilson seconded this motion. All were in favor. None opposed. Motion passed unanimously.

1914 Central Avenue: Brett Elrod, of Elrod Construction, requests final approval to designate this property as a Sullivan's Island Traditional Island Resource property (529-05-00-059)

Mr Drayton stated that the home at 1914 Central Avenue is a modest beach cottage that dates from the 1930's. It is located outside of any of the Town's historic districts but is located on a parcel that was once a portion of the Devereux Mansion grounds. Ms. Butler's historic report provides greater details, but the lot was sold out of the Devereux estate in 1933 with no mention of the house in the deed, and the house first appears on a Sanborn map in 1938, which all gives credence to the 1930's vintage. The Sanborn map image shows the house in a left-handed mitten shape with the "thumb" appendage coming off the back left corner if facing the house from the street, and this is the form to which the applicant intends to return the cottage. The applicant's ultimate goal is to seek the historic designation to protect the cottage and return it to its original form, which will bring the cottage to under 1200 square feet and apply for the special exception that allows a new principal dwelling unit to be constructed on the lot with the historic cottage. The 2007 Schneider survey identified the property but determined that it had been modified and was not an eligible resource in its current state; however, with the proposed restoration efforts of the applicant it may be converted back into an eligible resource.

Mr Drayton stated that in determining whether a property should be designated an historic property, it should be considered whether the property:

- 1) Has significant inherent character, interest, or value as part of the development or heritage of the Town, state, or nation;
- 2) Is the site of an event significant in history;
- 3) Is associated with a person or persons who contributed significantly to the culture and development of the Town, state, or nation;
- 4) Exemplifies the cultural, political, economic, social, ethnic, or historic heritage of the Town, state, or nation;
- 5) Individually, or as a collection of resources, embodies distinguishing characteristics of a type, style, period, or specimen in architecture or engineering;
- 6) Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation;

- 7) Represents an established and familiar visual feature of a neighborhood or the Town;
or
- 8) Has yielded, or may be likely to yield, information important in pre-history or history.

Mr Drayton stated that the staff recommends consideration of final approval for the historical designation (Section 21-94) of 1914 Central Avenue as a Traditional Island Resource based on historic designation criteria #1 and #3.

Mr Elrod presented his application to the board.

No public comment was made.

Mr Drayton stated that meeting one of the above criteria for a historic property is the bar. Ms Wilson stated that the property meets the criteria of representing an established and familiar visual feature of a neighborhood or the Town which is character defining which supports the designation.

Mr Wichmann made a motion to approve the cottage as a historic resource of the Town. Ms Wilson seconded this motion. All were in favor. None opposed. Motion passed unanimously.

1914 Central Avenue: Brett Elrod of Elrod Construction requests final approval for removal of non-historic additions to this proposed Sullivan's Island Traditional Island Resource property to restore the cottage to its original footprint and prepare the property for a request to the BZA for the Historic ADU Special Exception (529-05-00-059)

Mr Drayton stated that provided that the Board has designated this property as an historical resource of the Town, the applicant is seeking approval for the plans to convert the cottage back into its original form, under 1200 square feet, that will prepare the cottage for a request to the BZA for the Historic ADU Special Exception. At this time the Board is asked to review the restoration plans aimed at restoring the cottage and removing non-historic elements. As previously noted, the Schneider survey from 2007 identified the property but stated that it was a modified resource and not eligible for the Town's historic designation list. Having now been blessed as a historic resource the Board will consider the restoration plans.

Mr Drayton stated that the applicant intends to remove all of the exterior modifications and return the structure to a rectangular shape that was its likely original form. The Butler Report references the rear appendage, currently the pantry in the floor plans, as having been a particularly early addition to the property, evidenced by its presence on the 1938 Sanborn map. The other, later, additions to the property are more obvious and better documented, leaving little question as to whether it would be historically appropriate to remove the kitchen expansion, the wrap-around porch, the bedroom addition, and the front stoop. Staff is unclear on what the remaining historic details of the cottage are, and on page 5 of the report, Ms.

Butler states, "It does not have any historic fabric remaining"; staff feel this statement is in reference to the early addition appendage, but the context of the statement leaves some uncertainty, and the lack of discussion of historic elements to retain is concerning. Are the original fenestrations in place; have they been updated with new treatments through the years; is the current siding original? These questions need more analysis, but the concept of the plan feels appropriate, and the re-establishment of the front porch in the original footprint will be a great nod to the history of this cottage.

There are no requests for relief associated with this application.

Mr Drayton stated that staff recommends conceptual approval of the plans to allow the applicant to bring this project to the BZA provided the Board receives further information about the historic materials in the house and feels the proposed demolitions and modifications will maintain the SIS Guidelines for restoring historic properties.

Mr Elrod presented his application to the board.

No public comment was made.

The board questioned if there was enough material that is original to the home after the renovations. Mr Brett responded that most of the original material had been removed for reframing.

Ms. Wilson made a motion to move for conceptual approval and to move to the BZA. Mr Clark seconded this motion. All were in favor. None opposed. Motion passed unanimously.

2118 I'on Avenue: Johnny Tucker, of John Douglas Tucker, Architect, requests final approval renovations and window and door change-outs to the home on this Traditional Island Resource property (PIN# 529-09-00-022).

Mr Drayton stated that This is a request for final approval on the initial review of plans to renovate a Sullivan's Island Traditional Island Resource historic property (Historic Survey Card #184) and locate a pool, with Board-approved relief, within the side setback. This property is located outside of any of the Town's historic districts, and it backs up to the Commercial District of the Town.

Mr Drayton stated the applicant is requesting to replace all of the fenestrations in the home; staff has walked the home recently with the Building Official and can confirm that none of the existing windows and doors are of a historic vintage. The plans note that all of the proposed window replacements would be aluminum clad with modern divided light; the doors are also proposed to be similar aluminum clad construction design.

Pool locations are limited on this property due to ordinance requirements for the location to be 20 feet to the rear of the front façade of the building and the location of the building, less than 15 feet from the rear property line. There is an existing shed on the back left side of the

property located in essentially the proposed location of the pool. While accessory structures must follow the same requirements as pools, locating 20 feet to the rear of the front façade, the accessory structure side and rear setback is only 10 feet while swimming pools must meet the principal building setbacks on the side and rear. The historic house encroaches into the rear setback to 12.5 feet from the rear property line; since this is a historic property, the rear setback for the property is rendered based on the location of the historic building. Therefore, the pool location at 12.5 feet from the rear property line would be considered to conform with the rear setback. The side setback request for relief would bring the pool to 10 feet from the side property line; the historic building meets the side setback requirements in the ordinance, so the situation with the rear setback does not apply, and the property has the standard 40-foot combined side setback. According to the regulation, the setback on the side with the proposed pool is 18.2 feet, so the applicant is requesting an 8.2-foot reduction in the setback, which represents a 20.5% reduction, within the Board's authority to grant.

Mr Drayton stated that staff recommends preliminary approval for the setback reduction and for the Board to provide feedback for the fenestration replacements to align with the SIS Guidelines for window replacements on historic properties.

Mr Tucker presented his application to the board.

No public comment was made.

The Board expressed that this is an opportunity to put the structure back to its original state rather than follow the 1987 design. The Board expressed an interest in seeing if there is more information about what was present before the 80's renovation. The Board thought that because the house is historic, it is dangerous to begin to change the front of the house without knowing what was there originally.

Ms. Wilson made a motion to move for preliminary approval, with advice for wooden windows to be considered and for an investigation to research what the original design was. Mr Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

VI. NON-HISTORIC DESIGN REVIEWS:

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

Mr Drayton stated this is the third review for proposed new construction on a lot that was formerly part of the Sand Dunes Club; it is the last undeveloped lot remaining on the former club campus and is the former location of the grand live oak tree that was moved to a new location on the former campus earlier this month. The lot is small by Sullivan's Island

standards, and the applicant is proposing a design that largely conforms to the design standards. The requests for relief have not been altered from last month's submittal.

Mr Drayton stated at the meeting last month, the Board provided additional feedback on the applicant's design. The Board expressed concerns about the front façade, stating the details need to be simplified, the front door should be a single door, and the roof lines may be contributing to the top-heavy appearance. The applicant reworked the front façade to address each of those concerns. The balconies have been removed from the plan, and per the Board's direction the rear balcony has been reconsidered as an upper level porch. All of the staff and Board concerns have been addressed.

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

Mr Adrian presented his application to the board.

No public comment was made.

The board thanked Mr Adrian for simplifying the design of the house. The Board expressed concern over the consistency of the design with three other homes on Atlantic that have similar color, material, columns and rail style. They requested the design be adjusted so the homes are not so similar and it looks more like a historical area.

Mr Clarke made a motion for deferral based upon the comments of the Board. Mr Wichmann seconded the motion. All were in favor. None opposed. Motion passed unanimously.

189 Station 18: Joel Adrian, of Studio 291, LLC, requests preliminary approval of plans for a new home on this lot, with a request for additional principal building square footage (PIN# 523-12-00-034).

Mr Drayton stated this is a proposed new construction on a lot which has traditionally served as the seaward lawn for the home at 1773 Atlantic Avenue. The limited street frontage on the lot is only 30 feet wide and is further encumbered by a large multi-stemmed oak tree that stands nearly centered along the property's street frontage and only a couple of feet inside the property line. The aforementioned live oak and a 49-inch live oak cover most of the lot's rear setback area and will require preservation plans for the encroaching driveway, which will be a necessary encroachment, and the potentially less impactful home encroachment.

Mr Drayton stated the applicant is only seeking relief for additional principal building square footage; after the meeting last month, the applicant removed the accessory structure from the project and with it the request for accessory structure setback relief. The request for additional principal building square footage is close to the maximum of 500 sf that may be

requested for new construction projects; even with the request the home would only be 3,758 square feet.

Mr Drayton stated this is the Board's second review of this project; last month the Board and the public expressed concerns about the accessory structure, and it is now removed from the plans. The other comments from the Board reflected a desire for the applicant to view the house as having 4 fronts, to simplify the roof lines, especially the upper-level roofing, to lighten the materials and windows to suite the massing, to carry the first-floor roof around the Station 18 side, and to avoid the use of board and batten siding. The applicant provided an exhibit to address the staff comment regarding the Build-to Line, and he has included the information needed to validate compliance with the second story side setback requirements on the western façade. Additionally, construction materials and details have been included with the plan set. The Board may seek more information regarding the streetscape analysis, and typically, this applicant brings a poster for the 3D renderings of his projects to the Board meetings, but all aspects of the submittal are complete.

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

The Board appreciated the design has been simplified but suggested that it could be further simplified. The Board expressed concern about some of the design elements like the spiral staircase, the garage door and HVAC stand and cover, and that the cable railing may not be up to code.

Mr Wichmann made a motion for preliminary approval to grant the additional square footage. Mr Cohen seconded the motion. All were in favor. None opposed. Motion passed unanimously.

1659 Atlantic Avenue: Luke Morrison, homeowner, requests final approval to revise the plans for the proposed pool, with a request for side setback relief (PIN# 523-12-00-008).

Mr Drayton stated this is an initial review of a small change being proposed to a previously approved design that is currently under construction. In March 2024 the Board approved plans for a new house to be constructed on this corner lot adjacent to the maritime forest. The applicant is requesting a 4.75-ft extension of the proposed pool into the side setback near the rear of the property along the Station 18 beach path. The setback on that side is 20 feet to the property line, so the proposal is to allow the 8-ft wide pool plus coping to encroach less than 5 feet into that setback. The proposed relief would allow for the pool to be more or less symmetrical and create an opportunity for a true lap pool distance for swimmers.

Mr Drayton stated in the original plan submittals the applicant applied for and received setback relief on the other side of the property for another small encroachment; it was a 4-ft

encroachment for a 12-ft wide porch located 6 feet above grade. Under the current ordinance, this bump out would have been allowed without a relief request. However, the totality of the request before the Board today is to increase the side setback relief previously granted, from 4 feet to 8.75 feet; this represents a 25% overall reduction in the 35-ft combined side setback on this lot. It is a maximum relief request, but there are no other requests associated with the application.

Mr Drayton stated the staff recommends final approval of the proposed plan should the Board find that the proposal will maintain the Standards for Neighborhood Compatibility.

Mr Morrison presented his application to the board.

No public comment was made.

The Board was concerned that setback changes for other pools had not been approved even when it meant the homeowners could not have a pool. They were concerned they would be setting a precedent. The Board considered that other aspects of the home are not symmetrical and this kind of relief cannot be granted for aesthetics.

Mr Wichmann made a motion to deny the request. Mr Cohen seconded the motion. All were in favor of denying the request, and the motion was denied unanimously.

1763 Atlantic Avenue: Justin Ferrick, of Beau Clowney Architects, requests a conceptual review of the plans for a new single-family home on this lot, following the removal of the existing house, with requests for additional principal building square footage and coverage area and a request for principal building front façade relief (PIN# 523-12-00-029).

Mr Drayton stated this is the initial review of a request to build a new home on hammer-shaped Atlantic Avenue lot with the handle pointed to the ocean. The applicant has applied for a conceptual review and has requests Principal building square footage and coverage area increase and a request for principal building front facade relief. The applicants' requests for increases in principal building square footage and coverage area are both near the maximum allowances the Board may grant: the square footage request is for 496 square feet, which is 2 square feet below the full 15%, and the coverage request is 2.5% or about 57 square feet less than a maximum request. There is also a request for front façade relief, which is required for the design but needs some adjustment. The application indicates a request to increase the size from 50 feet to 50 feet 8 inches, but the ordinance points to the lesser of 50 feet or 2/3 of the buildable area's width, about 34.5 feet in this case. So, the applicant should either request 46.7% relief for a 50.7-ft front façade or request 14.9 % relief for a 17-foot porch, when the standard would call for a 20-ft front porch along this 50-foot facade. There is a second-floor mechanical room that the Board will want to consider. The side facades appear to follow all of the ordinance standards, and the home has most of its second story square footage located within the gambrel roof, leaving only one room standing out up front as a true two-story

element. These features lend a cottage feel to the home helping mask the massing. This is a conceptual review, so the applicant can provide the fully dimensioned plans, notations for construction materials and engineering details, and any other requests from the Board at the review of this project.

Mr Drayton stated the staff recommends for the Board to provide feedback on the design and relief requests to help the applicant's request maintain the Standards for Neighborhood Compatibility.

Mr Ferrick presented his application to the board.

No public comment was made.

The Board expressed appreciation for the use of a gabled roof and the use of softer materials like the copper roof and cedar shake.

Ms Wilson made a motion for preliminary approval as drawn. Mr Clarke seconded the motion. All were in favor. None opposed. Motion passed unanimously.

1856 Thee Street: Anita King, of Sea Island Builders, requests preliminary approval to renovate and add onto this existing home, with a request for side setback relief and a request to reorient the house to have the front face the ocean (PIN# 529-09-00-112).

Mr Drayton stated this is the initial review of a proposed renovation project on a beachfront home with an attached addition, with one of the goals of the renovation to fully enclose the porch between the two conditioned spaces, making the home have a single conditioned space, eliminating the attached addition. The applicant is making 2 requests in association with this application; one is to reorient the house from a front faced towards the ocean to a front on Station 19, and the second request is for side setback along the Thee Street frontage. The setback relief request hinges on the reorientation because the existing structure is located 12.4 feet off the property line along Thee Street, in what is currently a 25-foot setback on the property. With reorientation and the setback relief request, the property could become conforming to the ordinance; the renovation and addition work are not really predicated on a need for the requested relief. The house with the proposed addition work will remain more than 1000 sf below the maximum allowed in the standard for both principal building square footage and principal building coverage area. The applicant will need to provide construction materials and full dimensions for final approval, along with the streetscape analysis and 3D renderings.

Mr Drayton stated the staff recommends granting preliminary approval for the reorientation and relief if the Board finds that the proposed relief and renovations maintains the Standards for Neighborhood Compatibility.

Mr Drayton presented four letters in support of the renovation and reorientation.

Ms. King presented her application to the board.

No public comment was made.

The Board was concerned that reorienting the house would change the setback on the seaward side.

Ms. Wilson made a motion to approve for final as drawn. Mr Wichmann seconded the motion. All were in favor. None opposed. Motion passed unanimously.

2857 Jasper Boulevard: Sabrina Vogel, of SLC Architect, requests a conceptual review of plans to renovate and make additions to the existing home, with request for additional principal building square footage and side setback relief (PIN# 529-07-00-041).

Mr Drayton stated this is the initial review for a proposed renovation/addition to an existing home with requests for additional principal building square footage and side setback relief. The plans will add a lot of square footage to the existing house but would only exceed the standard by 122 square feet, only a 2.9% increase. The lot's dimensions afford a slight combined setback reduction from 40 to 38 feet, and the applicant is seeking to bring the total combined setback to 36.75 feet, only a 3.3% reduction. When analyzing the plans based on the recent ordinance changes to side setbacks, staff determined that the first-floor setbacks are compliant because with the proposed addition the home will be meeting the 38-foot combined average setback. The second floor may be compliant with the regulations but more information is needed regarding knee wall heights to make the determination.

Mr Drayton stated the applicant intends to add a large front porch, covering almost the entire façade as part of the plan, a considerable nod to neighborhood compatibility. There are a number of other improvements shown on the plans that are not directly part of the Board's review, but they are components of neighborhood compatibility, and therefore, part of the Board's purview. The 4 proposed parking spots for cars are located in the front yard, and the design guidelines in Section 21-42 emphasize minimizing parking in the front yard. Also, the survey shows there are a large number of Category 1 and 2 trees on the lot, with many located near or under proposed improvements. These trees are protected by the Town and will require permit review and Tree Commission review, in some cases, before the plans as proposed could be permitted. Lastly, material details and fully dimensioned elevations will be required prior to final approval, and the applicant will need to provide 3D renderings and more detail on streetscape analysis before final approval.

*Relief not required; design meets setback compliance.

Mr Drayton stated staff recommends for the Board to provide feedback on the design and relief requests to help the applicant's request maintain the Standards for Neighborhood Compatibility.

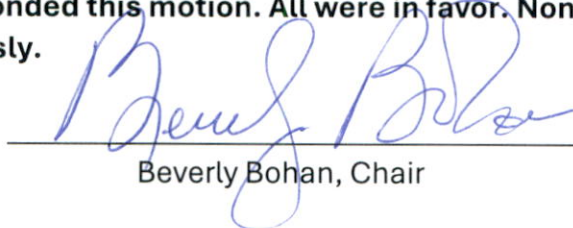
Ms. Vogel presented her application to the board.

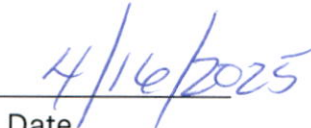
No public comment was made.

The Board expressed appreciation for making such a beautiful design for a home that other people would have knocked down.

Phil Clark made a motion to approve for final as submitted. Mr. Askins seconded the motion. All were in favor. None opposed. Motion passed unanimously

VII. ADJOURN: Mr. Wichmann made a motion to adjourn the meeting at 8:20 p.m. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.


Beverly Bohan, Chair


Date