

TOWN OF SULLIVAN'S ISLAND DESIGN REVIEW BOARD

REGULAR MEETING MINUTES Wednesday, September 18, 2019

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

Town Council Members present: No Council members were present.

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

Members of the public present: There were four members of the public present in the audience.

There were no known members of media present.

CALL TO ORDER: Mr. Herlong called the meeting to order and stated that the press and public were duly notified pursuant to State Law and a quorum of Board Members were present.

- I. **APPROVAL OF MINUTES:** Mr. Wichmann made a motion to approve the August 21, 2019 Design Review Board Meeting Minutes. Ms. Perkis seconded this motion. All were in favor. None opposed. Motion passed unanimously.
- II. **PUBLIC INPUT:** No public input was made.
- III. **NON-HISTORIC DESIGN REVIEWS:**

2851 Marshall Blvd: Beau Clowney Architects, applicants, requested conceptual plan approval for an addition and renovation to a non-historic structure and modifications to the zoning standards for principal building square footage, principal building coverage, and second story side façade setbacks. (TMS# 529-11-00-077).

Mr. Henderson stated that the existing non-historic structure was constructed in the early 1990's and is of a contemporary design and does not meet many of the design standards and design guidelines of the Zoning Ordinance. Mr. Henderson stated that the existing parking area also renders the property noncompliant with the impervious surface maximum of 30%. This structure has nonconforming side setbacks. Mr. Henderson stated that the applicant presented a renovation plan and addition to the south east side of the dome structure. The addition is to

be one story with a swimming pool and deck/terrace fronting the beach. Mr. Henderson stated that the request for architectural relief was due to the circular shape not being consistent with the vernacular home design encouraged by the Zoning Ordinance.

No public comment was made.

The Board was in favor of the application presented.

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

IV. HISTORIC DESIGN REVIEWS:

2608 I'On Avenue: Carl McCants, of MC3 Designs, requested preliminary approval for historic renovations to a Sullivan's Island Landmark. Modifications were requested to the zoning standards for side setbacks and principal building coverage. (TSM# 529-10-00-024).

Mr. Henderson stated that this property is identified as a Sullivan's Island Landmark by survey card #106, known as the Legerton House. Mr. Henderson stated that during the July 17, 2019 Design Review Board Meeting, the Board requested that the applicant preform a more in-depth review of any available Sanborn Maps to clearly define whether the guest cottage in the rear yard should be considered historic, or acceptable for demolition. Mr. Henderson stated that the applicant requested to elevate the existing historic home, demolish the existing detached structure connected by a deck and construct a new two-story addition. Mr. Henderson stated that the Board also requested a reduction of the massing of the structure and consideration of redesign for the hyphen/connection of the addition.

Mr. McCants submitted documents to the Board for review (Exhibit one).

No public comment was made.

Mr. Wichmann suggested making the pyramid roofs symmetrical would be important in keeping this house in its historic nature. Ms. Perkis asked the applicant to add a window or something of that nature to the front façade of the structure that is facing I'On Avenue. Mr. Herlong suggested centering the windows located on the east side of the structure.

Mr. Wichmann made a motion to approve this application for final approval with the recommendations given by the Board. Ms. Perkis seconded this motion. All were in favor. None opposed. Motion passed unanimously.

V. SPECIAL EXCEPTION:

2714 Jasper Boulevard: Carl McCants, of MC3 Designs, requested preliminary approval to receive an accessory dwelling until special exception in accordance with Zoning Ordinance Section 21-20 C. (2). (TMS# 529-07-00-020).

Mr. Henderson stated that during the July 17, 2019 Design Review Board Meeting, the Board requested that staff arrange for a walk-through inspection of the existing structure. This property is deemed as a Traditional Island Resource by survey card #310. Mr. Henderson stated that the post Hugo assessment reported two new additions added possibly since the 1970s and a new roof structure was added in 1989 with "new sawn balustrade." Mr. Henderson stated that the applicant requested approval of the accessory dwelling unit (ADU) special exception along with their strategy for renovation. The special exception approval will legally render the small cottage an ADU and allow a second dwelling on the property if approved by the Board of Zoning Appeals. Mr. Henderson suggested to the Board to first make a motion on the decision to grant, or not to grant, approval of the special exception and then review the proposed new construction that was submitted.

Mr. McCants submitted documents to the Board for review (Exhibit two).

No public comment was made.

The Board was in favor of the application presented.

Ms. Perkis made a motion to approve the special exception request and grant preliminary approval for the architectural plans submitted. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

VI. ADJOURN: Mr. Wichmann made a motion to adjourn at 6:37 p.m. Ms. Perkis seconded this motion. All were in favor. None opposed. Motion passed unanimously.

Steve Herlong, Chairman



Beverly Bohan, Vice-Chairman

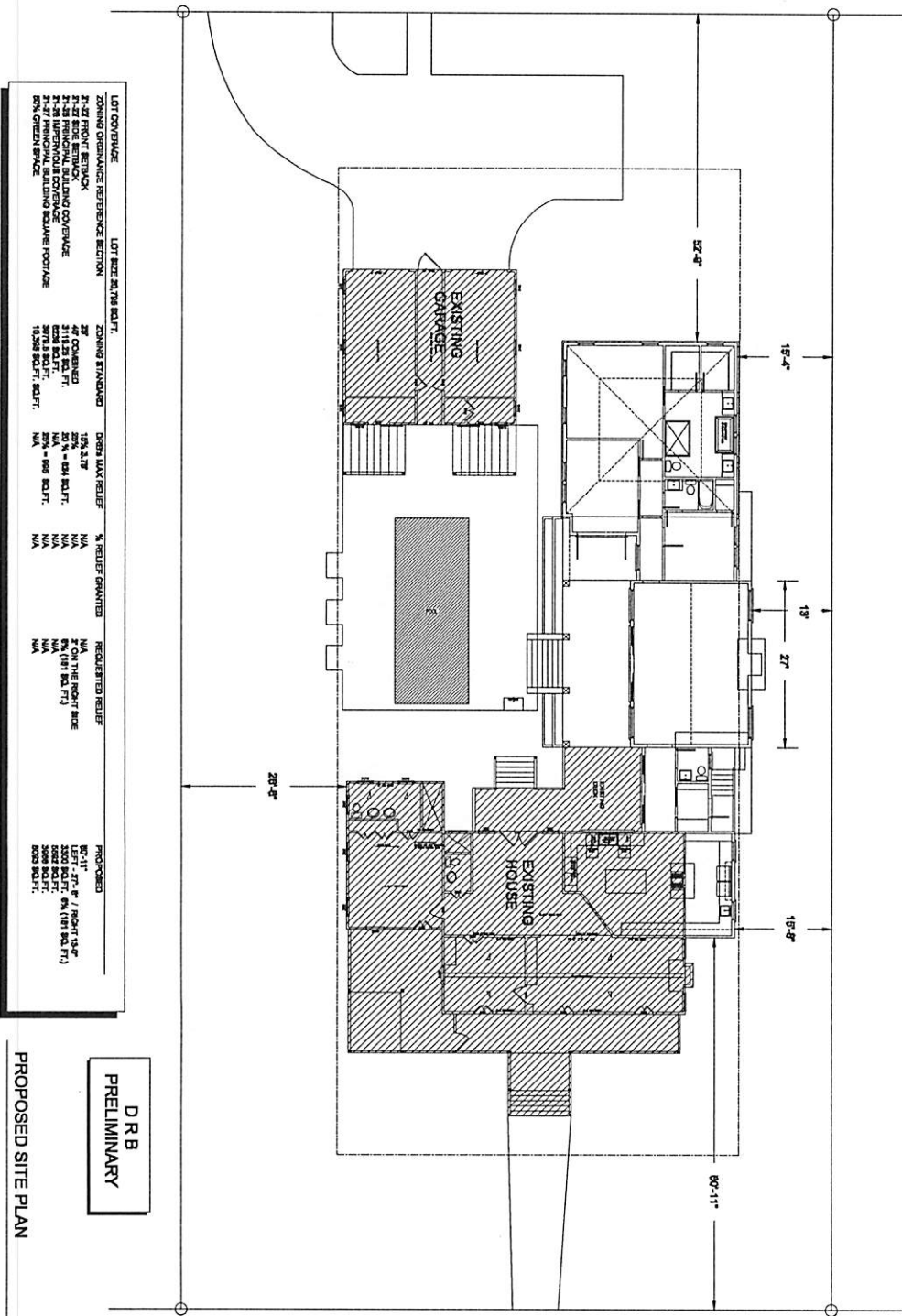
Date

10.16.19

Date

MIDDLE STREET

ION AVE.



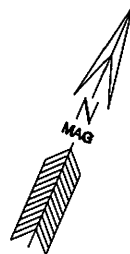
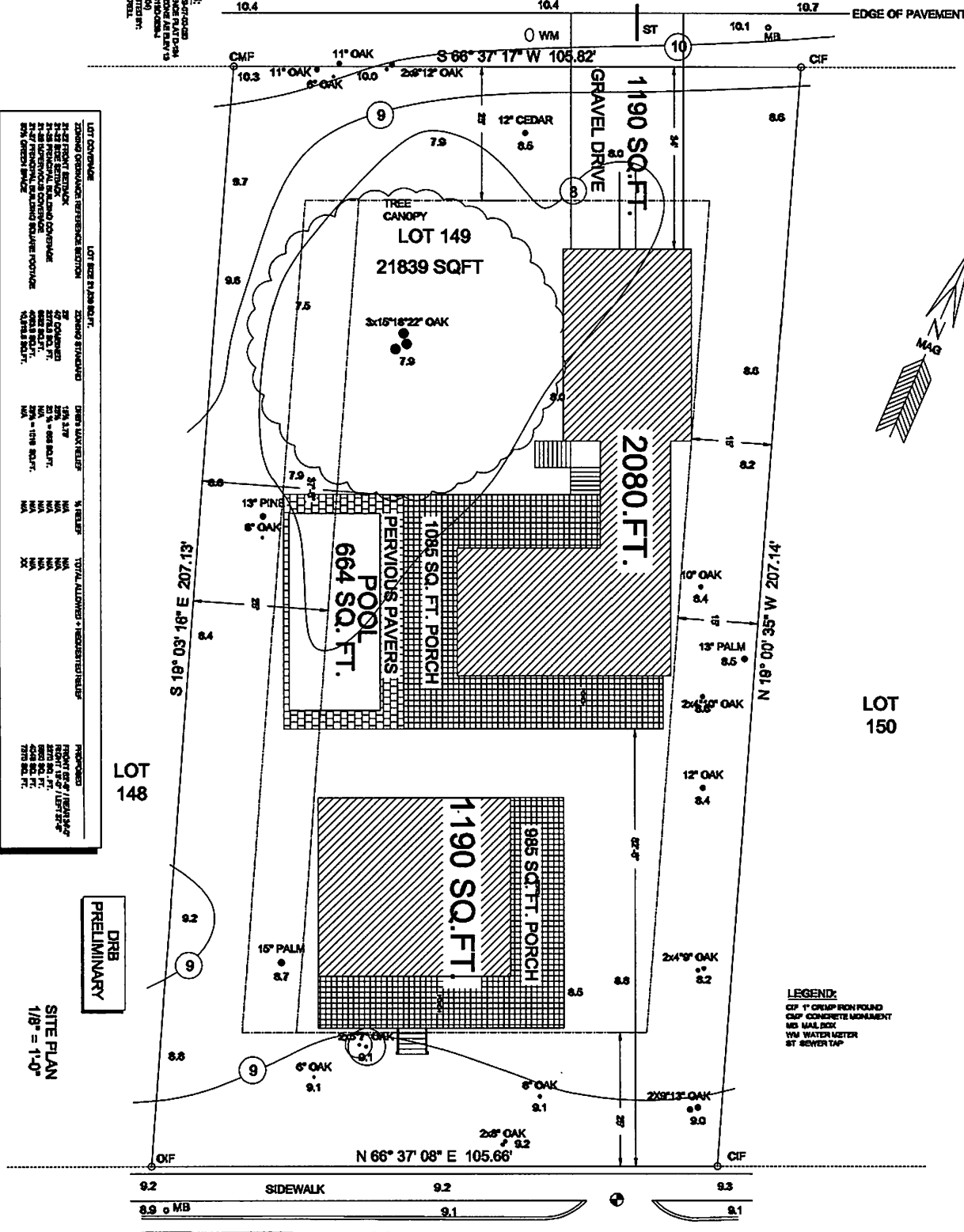
D R B
PRELIMINARY

PROPOSED SITE PLAN

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GOLDBUG AVE 40' R/W



LEGEND:
CIF 1" CEMENT IRON FOUND
CMP CONCRETE MONUMENT
MB MAIL BOX
WM WATER METER
ST SEWER TAP

JASPER BOULEVARD 100' R/W

BENCH MARK
MAG NAIL ELEV 9.17 NGVD25

LOT COVERAGE	LOT SIZE IN SQ. FT.	ZONING STANDARD	OPEN SPACE	% REPAIR	TOTAL ALLOWED + RESTRICTED REPAIR	PROPOSED
21839 SQ.FT.	21839 SQ.FT.	RESIDENTIAL SINGLE-FAMILY	15% MIN.	N/A	N/A	21839 SQ.FT.
1190 SQ.FT.	1190 SQ.FT.	RESIDENTIAL SINGLE-FAMILY	15% MIN.	N/A	N/A	1190 SQ.FT.
2080 SQ.FT.	2080 SQ.FT.	RESIDENTIAL SINGLE-FAMILY	15% MIN.	N/A	N/A	2080 SQ.FT.

DRB PRELIMINARY

SITE PLAN
1/8" = 1'-0"

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SHEET 2	PROJECT KRELL HOME 2714 JASPER	M&S DESIGNS LLC 3000 N. JASPER AVE. DENVER, CO 80202 303.733.8888	SQUARE FOOTAGE FIRST FLOOR SECOND FLOOR TOTAL HEATED	REVISIONS	DATE
	SHEET NAME SITE PLAN				5-8-18