

SULLIVAN'S ISLAND DESIGN REVIEW BOARD

SUBMITTAL APPLICATION (PAGE 1)

PROPERTY ADDRESS: 1727 ATLANTIC AVE PARCEL ID (TMS#): 523-12-00-019

SUBMITTAL DATE: 3-22-24 MEETING DATE: 4-19-24

REQUEST: CONCEPTUAL REVIEW: X PRELIMINARY APPROVAL: FINAL APPROVAL:

DESCRIPTION OF SCOPE OF WORK: BUILD NEW SINGLE FAMILY RESIDENCE APPROX 3,585 # w/ Porch & Pool

X Submittal outside of the Historic District, not classified historic, and requests DRB relief.

Submittal is outside of the Historic District and designated as a historic resource.

DRB relief requests No DRB requests

Submittal is within the Historic District and is:

designated as Historic Resource DRB relief requests No DRB requests

Not designated as a Historic Resource: DRB relief requests No DRB requests

DRB SUBMITTAL CHECKLIST: The following items must be included in the submittal for placement on the DRB agenda.

- Application fee (Historic properties: \$116.00; New constructions: \$1,280; Addition/renovations: \$426.60)
Completes and signed submittal application (Page 1). (All submissions)
Zoning Standards Compliance Worksheet (Page 2). (All submissions with relief requests)
Neighborhood Compatibility Worksheet (Page 3). (All submissions with relief requests)
Historic Design Review Worksheet (Page 4). (All submissions involving a designated Historic Resource)
Online submittal through BSA; Town of Sullivan's Island online submittal portal.
Two (2) sets of drawings, no bigger than 11X17"; Drawings to include:
A current as-built survey, Certified by a S.C. Registered Land Surveyor [1/16"= 1'-0" OR 1"= 20'-0"
Required for all new construction and for work which expands or is outside of an existing building footprint; illustrating the following:
All applicable Flood Zone information
Setbacks, property lines and easements
Spot elevations required to comply with §21-24
Site Plan [1/16"= 1'-0" OR 1"= 20'-0" scale], illustrating the following:
Existing structures, if applicable
Proposed new structures
Floor Plans [1/8"= 1'-0" scale], with the following requirements:
Exterior dimensions
Graphically depict the outlines of heated space, covered porches and open decks.
Exterior Elevations [1/8"= 1'-0" scale], with the following requirements:
All exterior materials such as wood, stucco, roofing and / or masonry shall be graphically represented for intent.
Must be rendered with shadows depicting roof and / or deck overhangs, changes in wall plane, or massing.
All applicable survey information
Narrative for Scope of Work (all Historic projects)
In the case of renovations and/or additions, the outlines of existing and new construction must also be shown.
Roof ridge heights to natural grade. Finished Floor Elevation (FFE), Lowest Structural Member (LSM), Base Flood Elevation (BFE) to finish grade.
Detailed descriptions of treatment of all historic materials. (all Historic projects)

Conditional/Optional:

- 3-D perspective sketches and / or models, as well as streetscape renderings that include adjacent properties are always encouraged and are required for submissions with requests for relief, additional coverage, or additional square footage.
Any relevant photographs or documentation that might be descriptive (of adjacent properties).

OWNER NAME: JLLM, LLC PHONE NUMBER: 843-442-1162

ADDRESS: 450 MARSTON ST. CHAS, SC 29403 EMAIL:

ARCHITECT/DESIGNER: JOEL ADRIAN PHONE NUMBER: 843-819-8947

ADDRESS: 295 SEVEN FARMS DR. C-174, DI EMAIL: STUDIO291@HOMES.CC.COM

CONTRACTOR: SAMMY RHODES PHONE NUMBER: 843-442-1162

ADDRESS: 2002 10th AVE, SI SC 29463 EMAIL: SAMRHODES@HOTMAIL.COM

(Initials): I understand that incomplete applications will be rejected.

I (we) submit that the above information is true to the best of my (our) knowledge.

If Owner is not the Applicant:

I (we) hereby appoint the person named as applicant as my (our) agent to represent me (us) in this application

SAMMY RHODES Owner name (print)

Owner's signature

Applicant's signature

ZONING STANDARDS COMPLIANCE WORKSHEET (PAGE 2)

	Zoning ordinance reference section	Zoning Standard	✓if meets standard	DRB's Max. authority for relief	applicant request for relief	Percent (%) relief requested	Total allowed + requested relief (SF)	
SETBACKS	A	21-22 FRONT SETBACK	25 Feet	✓	15%			
	B	21-22 ADDITIONAL FRONTYARD SETBACK	45 above 20'		15%	2'-11"	14.5%	
	C	21-22 SIDE SETBACK	per lot: Enter result: <u>15'</u> <u>13'-11"</u> comb: <u>28'-4"</u>		25%	2'-6"	18.75%	LEFT SIDE CLOSEST DIST. 11'-0"
	D	21-22 2ND STORY SIDE FAÇADE SETBACK	10 feet (wall length) 2' setback from wall		100%	$\frac{4'-4''}{14'-4'' \text{ wall}}$	21.6%	14'-4"
	E	21-22 REAR SETBACK	25 feet		N/A	X	X	X
LOT COVERAGE	F	21-25 PRINCIPAL BUILDING COVERAGE	as per formula: enter result <u>2,255 sf</u>		20%	122%	5.4%	2,377%
	G	21-26 IMPERVIOUS COVERAGE	as per formula: enter result 30% of maximum		N/A	X	X	X
	H	21-27 PRINCIPAL BUILDING SQUARE FOOTAGE	as per formula: enter A B or C (circle one) result <u>3,095 sf</u>		A: 15% <u>464 sf</u> not to exceed 500 sf (21-27B) B: 20% <u>619 sf</u> (21-94) C: 25% <u>774 sf</u> (21-20C)	490%	15.8%	3,585%
I	21-28 THIRD STORY	as per formula: enter result _____ sf	N/A	15% _____ sf				
DESIGN STANDARDS	J	21-29 PRINCIPAL BUILDING FRONT FAÇADE	50 feet or, 2/3 lot width (whichever is less)	✓	100%			
	K	21-29 PRINCIPAL BUILDING SIDE FAÇADE	30 feet (wall length)	✓	100%			
	L	21-30 BUILDING ORIENTATION	towards ocean, excluding marsh and ocean lots	✓	Adjust for Neighborhood Compatibility			
	M	21-30 BLDG. FOUNDATION HEIGHT	8' to LSM & 9'4" to FFE	✓	1 foot			
	N	21-32 FOUNDATION ENCLOSURE	1/2" space	✓	Adjust for Neighborhood Compatibility			
O	21-138 ACCESSORY STRUCTURE	Height (15) Setback (20) Area 625' footprint and 750' total	N/A	40%(4) 20% Area 750'-900'				

NEIGHBORHOOD COMPATIBILITY WORKSHEET (PAGE 3)

Have you reached out to the neighbors to get their feedback on the proposed plans? Yes: ___ No: ___

In accordance with the Sullivan's Island Zoning Ordinance, Section 21-111, the DRB shall only grant modifications of the Zoning Ordinance standards if the design is compatible with the surrounding neighborhood. See the DRB application [submittal guidance document](#) for additional information for filling in this form.

Principal Building Square Footage (21-27): Existing SF: ___ Standard SF: 3,095 Proposed SF: 3,585

WE ARE REQUESTING AN ADDITIONAL 490 SRF OR 15.8%.
THIS IS COMPATIBLE W/ THE ADJACENT HOMES & SEVERAL OTHERS
IN THE AREA. THE LOT IS ADJACENT TO THE SAND DUNES CLUB.
WE HAVE POSITIONED THE HOUSE 36' BACK FROM THE FRONT PROPERTY
LINE TO REDUCE THE IMPACT ON PEDESTRIAN RIGHT OF WAY.

Principal Building Coverage (21-25): Existing SF: ___ Standard SF: 2,255 Proposed SF: 2,377

WE ARE REQUESTING 122 SF ADDITIONAL COVERAGE OR 5.4%
THIS LOT IS VERY SMALL AT 11,947 SF. A 5.4% INCREASE
IS VERY CONSERVATIVE.

Front Side Building Setbacks (21-22): Standard, combined 28'-4" Proposed, combined 26', min 11'

THIS LOT IS ONLY 69.75' WIDE AT THE FRONT. THE ORDINANCE
ALLOWS A REDUCTION OF 11'-8" FOR A COMBINED SIDE SETBACK OF 28'-4"
THE PROPOSED HOUSE IS 11'-0" OFF THE RIGHT SIDE PROPERTY LINE
FOR A LENGTH OF 23'-10" AND 11'-5" FOR A LENGTH OF 16'.

Second Story Side Façade Setback (21-22): Requested relief: WE ARE REQUESTING RELIEF
FOR A 14'-4" LONG WALL ON BOTH SIDES. THIS REPRESENTS A
21.6% REQUEST. WE HAVE POSITIONED THE HOUSE 36' OFF THE
FRONT PROPERTY LINE TO REDUCE THIS IMPACT.

Principal Building Front/Side Façade Setback (21-29): Requested Relief: _____

Other (circle any that apply):

Third Story, Principal Building Front Façade, Building Orientation, Building Foundation Height, Foundation Enclosure, or Accessory Structure: _____

A SMALL PORTION OF THE FRONT GABLE IS ABOVE THE 45° ANGLE.