

**SULLIVAN'S ISLAND DESIGN REVIEW BOARD
SUBMITTAL APPLICATION (PAGE 1)**

PROPERTY ADDRESS: 1742 POE AVE. PARCEL ID (TMS#): 5230800035
SUBMITTAL DATE: 06/21/24 **8/23/24** MEETING DATE: 07/17/24 **9/18/24**
REQUEST: CONCEPTUAL REVIEW: PRELIMINARY APPROVAL: FINAL APPROVAL:
DESCRIPTION OF SCOPE OF WORK: NEW CONSTRUCTION

- 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
• OCRM Critical Lines, or Baseline and Setback if applicable
• Existing Structures, if applicable
 Site Plan [1/16" = 1'-0" OR 1" = 20'-0" scale], illustrating the following:
• Existing structures, if applicable
• Proposed new structures
• Narrative for Scope of Work (all Historic projects)
 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.
• In the case of renovations and/or additions, the outlines of existing and new construction must also be shown.
 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.
• Roof ridge heights to natural grade. Finished Floor Elevation (FFE), Lowest Structural Member (LSM), Base Flood Elevation (BFE) to finish grade.
• Must be rendered with shadows depicting roof and / or deck overhangs, changes in wall plane, or massing.
• 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: JAMES SIMMONS PHONE NUMBER: 843-200-4284
ADDRESS: 1742 POE AVE. EMAIL: JHSIMMONS@SIMMONSCONSTRUCTIONINC.COM
ARCHITECT/DESIGNER: CARL MCCANTS, MC3 DESIGN PHONE NUMBER: 843-906-1502
ADDRESS: 1228 THAMES RD., AWENDAW SC EMAIL: CARLMCCANTS3@GMAIL.COM
CONTRACTOR: _____ PHONE NUMBER: 843-906-1502
ADDRESS: _____ EMAIL: _____

_____(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

JAMES SIMMONS
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 | X | 15% | | | |
| | B | 21-22 ADDITIONAL FRONT YARD SETBACK | 45 above 20' | X | 15% | | | |
| | C | 21-22 SIDE SETBACK | per lot: Enter result: 15' _____ min: 30' comb: | X | 25% | | | |
| | D | 21-22 2ND STORY SIDE FAÇADE SETBACK | 10 feet (wall length) 2' setback from wall | X | 100% | | | |
| | E | 21-22 REAR SETBACK | 25 feet | X | N/A | X | X | X |
| LOT COVERAGE | F | 21-25 PRINCIPAL BUILDING COVERAGE | as per formula: enter result 2,347 _____ sf | | 20% | 2,438 | 4% | 2,347 + 91 |
| | G | 21-26 IMPERVIOUS COVERAGE | as per formula: enter result 30% sf maximum | X | N/A | X | X | X |
| | H | 21-27 PRINCIPAL BUILDING SQUARE FOOTAGE | as per formula: enter A, B, or C (circle one) result 3,546 _____ sf | | A: 15% 3984 _____ sf not to exceed 500 sf (21-27B) B: 20% 4158 _____ sf (21-94) C: 25% 4331 _____ sf (21-20C) | 3,949 SQ. FT. | 11.6 % | 3,546 + 403 |
| | I | 21-28 THIRD STORY | as per formula: enter result _____ sf | X | 15% _____ sf | | | |
| DESIGN STANDARDS | J | 21-29 PRINCIPAL BUILDING FRONT FAÇADE | 50' feet or, 2/3 lot width (whichever is less) | X | 100% | | | |
| | K | 21-29 PRINCIPAL BUILDING SIDE FAÇADE | 30 feet (wall length) | X | 100% | | | |
| | L | 21-30 BUILDING ORIENTATION | towards ocean, excluding marsh and ocean lots | X | Adjust for Neighborhood Compatability | | | |
| | M | 21-30 BLDG. FOUNDATION HEIGHT | 8' to LSM & 9'4" to FFE | X | 1 foot | | | |
| | N | 21-32 FOUNDATION ENCLOSURE | 1/2" space | X | Adjust for Neighborhood Compatability | | | |
| | O | 21-138 ACCESSORY STRUCTURE | Height (15) Setback (20) Area 625' footprint and 750' total | X | 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: _____ Proposed SF: 3,949 sq. ft.

Requesting a 11.6% increase in principal building square footage to accommodate desired program. Square footage request is in keeping with neighboring properties (see neighboring property sheet)

Principal Building Coverage (21-25): Existing SF: _____ Standard SF: _____ Proposed SF: 2,438 sq. ft.

Requesting a 4% increase in principal building coverage to accommodate first floor master & in keeping with neighboring properties.

Front Side Building Setbacks (21-22): Standard, combined _____ Proposed, combined _____, min _____

Second Story Side Façade Setback (21-22): Requested relief: _____

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: _____
