

SUBMITTAL CHECKLIST

SULLIVAN'S ISLAND DESIGN REVIEW BOARD

2056 Middle St. • P O Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: 1754 Central Ave

Submittal Date: 6.7.23

Meeting Date: 7.19.23

Requested Approval: Conceptual Preliminary Final

Review Process: A pre-application meeting is recommended with Planning staff as soon as the owner and/or design professional identify design objectives. Following the pre-application meeting, **Conceptual plans** should be submitted to the Design Review Board for review and comment. **Preliminary** or even **Final** plan review is generally required but may be waived at the discretion of the Board. Incomplete submittals or requests not consistent with Zoning Ordinance standards will be returned to the applicant and the project will not be part of the meeting agenda in accordance with Zoning Ordinance §21-109 F. (4).

The following items shall be included to receive plan approval:

- Application fee (*Checks payable to Sullivan's Island Design Review Board*)
- Completed Application to Sullivan's Island Review Board form (**FORM A**)
- Completed Sullivan's Island DRB Request for Review form (**FORM B**)
- Completed Zoning Standards Compliance Worksheet (**FORM C**)
- Completed Historic Worksheet (**FORM D.1**), or Neighborhood Compatibility Worksheet (**FORM D.2**)
- Two (2) sets** of Drawings, 11" x 17" size. 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 Section 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
 - All applicable survey information
 - 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.
 - Elevations must be rendered with shadows depicting roof and / or deck overhangs, changes in wall plane, or massing. Devoid of any graphically
 - Roof ridge heights and Finished Floor Elevation (FFE) and their relationship to FEMA Base Flood Elevation (BFE)
 - Optional:**
 - 3-D perspective sketches and / or models are encouraged.
 - Any relevant photographs or documentation that might be descriptive (of adjacent properties).

Sullivan's Island Design Review Board

last modified 2021

APPLICATION

Sullivan's Island Design Review Board

2056 Middle St. • P O Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

(FORM A)

Project Address: 1754 Central Ave

Submittal Date: 6-7-23

Meeting Date: 7-19-23 Parcel I.D. (TMS#): 529-08-00-040

Requested Approval (check ONE) Conceptual Preliminary Final

Check one:

Submittal is *outside* the Historic District, not classified historic, and requests DRB relief.
Complete Neighborhood Compatibility Form D.2

Submittal is *within* the Historic District and is:
Complete Historic Form D.1
 designated as Historic Resource
 not designated as Historic Resource
Historic Survey #: 248

Submittal is *outside* the Historic District and
Complete Historic Form D.1
 designated as Historic Resource
Historic Survey #: _____

Nature of Work: (circle all that apply)

Historic Property Accessory Structure Demolition / Relocation Addition / Alteration New Construction

| | | | |
|---------------------|--------------------------------------|------------------------------|-----------------------------|
| Owner's Name | <u>Mullet Ent</u> | Architect / Designer: | <u>Joel Adrian</u> |
| Address: | <u>636 Long Point Rd, Unit G #14</u> | Contact #: | <u>843-819-8947</u> |
| | <u>Mt. Pleasant, SC 29464</u> | email: | <u>Studio291@homesc.com</u> |
| email: | <u>beazymarine@live.com</u> | Contractor: | <u>Tal Askins</u> |
| Contact #: | <u>843-224-9158</u> | Contact #: | <u>843-200-8874</u> |
| | | email: | <u>Tal.Askins@gmail.com</u> |

Enter a Brief Description of the Project and Scope of Work to be Performed:

Build a new 2 car detached garage approx. 618 sqft.

| | | |
|---|--|-----------------------|
| I (We) submit that the above information is true to the best of my (Our) knowledge. <u>Joel Adrian</u> Print Applicant's Name | If Owner is not Applicant: I (We) hereby appoint the person named as Applicant as My (Our) agent to represent me (Us) in this application. <u>Mark Pandy</u> Owner's Signature | Fee Received by _____ |
| | | check # _____ |

REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

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Project Address 1754 Central Ave

Submittal Date: 6-7-23

Meeting Date: 7-19-23

BREAKDOWN OF LOT COVERAGES

| Lot Information: | | |
|------------------------------------|-------------------|----|
| Total Lot Size in Square Feet: | <u>16,047</u> | sf |
| Lot Width: | <u>80'-4"</u> | |
| Lot Depth: | <u>200'-11.5"</u> | |
| Flood Zone / Base Flood Elevation: | <u>AE 10'</u> | |

| Sec. 21-25 Principal Building Coverage Area | | |
|---|--------------|----|
| Principal Building Footprint: | <u>2,665</u> | sf |
| Accessory Building Footprint: | <u>618</u> | sf |
| <u>Non elevated home, Acc Bldg exempt from coverage</u> | | |
| Total Principal Bldg. Coverage Area: | <u>2,665</u> | sf |
| (Principal Building plus Accessory Structure) | <u>3,283</u> | sf |

| Sec. 21-26 Impervious Coverage | | |
|---------------------------------------|--------------|----|
| Principal Building Coverage Area | <u>2,665</u> | sf |
| Covered Porches: | <u>758</u> | sf |
| Open Decks / Steps: | <u>26</u> | sf |
| Pool / Patio: | <u>652</u> | sf |
| Drives / Walks: | <u>138</u> | sf |
| Other Impervious Coverage | <u>231</u> | sf |
| Total Impervious Coverage | <u>4,470</u> | sf |

| Sec. 21-27 Principal Building Square Footage | | |
|---|--------------|----|
| First Floor | <u>2,665</u> | sf |
| Second Floor | <u>865</u> | sf |
| Third Floor | <u>0</u> | sf |
| Accessory Building | <u>618</u> | sf |
| Total Principal Building Square Footage: | <u>4,148</u> | sf |
| (Principal Building plus Accessory Structure) | <u>4,148</u> | sf |

EXTERIOR MATERIALS

(REQUIRED FOR PRELIMINARY AND FINAL SUBMITTALS ONLY)

** REQUIRED FOR ALL PROJECTS WITHIN HISTORIC DISTRICT AND / OR THOSE HOMES DESIGNATED HISTORIC OUTSIDE OF THE HISTORIC DISTRICT*

Foundation: Stucco over cmu

Roof: Standing Seam metal

Walls: Cement Fiber - 6" exposure

Windows: Andersen 400 Series Impact

Trim: Cement Fiber

Doors: Therma Tru - Painted Fiberglass

Sec. 21-111 Standards of Neighborhood Compatibility

NOTE: Particular attention will be paid to the Standards of Neighborhood Compatibility. Please include a narrative addressing these standards and be prepared to address in depth at presentation. The narrative and presentation should reference the Standards for Neighborhood Compatibility and design guidance form.

(check which applies)

Form D.2 attached

Not Applicable (no relief requested)

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

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Project Address: 1754 CENTRAL AVE
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| | 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% (3.75') | | |
| | B | 21-22 Additional Front Yard Setback | 45° above 20' | ✓ | 15% | | |
| | C | 21-22 Side Setback | Per lot; Enter Result: ____ min.; ____ comb. | ✓ | 25% | | |
| | D | 21-22 2nd Story Side Façade Setback | 10 feet (wall length) 2' setback from wall | ✓ | 100% (20 feet) | | |
| | E | 21-22 Rear Setback | 25 feet | ✓ | None | | |
| LOT COVERAGE | F | 21-25 Principal Building Coverage | as per formula: Enter Result _____ sf | ✓ | 20% _____ sf | | |
| | G | 21-26 Impervious Coverage | as per formula: Enter Result <u>30% sf maximum</u> | ✓ | N/A | N/A | N/A |
| | H | 21-27 Principal Building Square Footage | as per formula: Enter Result _____ sf | ✓ | 25% _____ sf | | |
| | I | 21-28 Third Story | as per formula: Enter Result _____ sf | ✓ | 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% (60 feet) | | |
| | 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 | ½" Space | ✓ | Adjust for Neighborhood Compatibility | | |
| | O | 21-138 Accessory Structure | Height (18') Setback (10') Area 625' footprint and 750' total | ✓ | 20% (3.6') 40% (4') 20% Area 750'-900' | | |

REQUEST FOR HISTORIC DESIGN REVIEW (FORM D.1)

Narrative for Scope of Work

Sullivan's Island Design Review Board

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- Do you propose any exterior changes to the historic structure? Yes No
- If you answered "yes," please provide a detailed explanation and sequence of the work below:

Section 21-97. C Historic Preservation Standards

Submit in writing, and be prepared to describe how your project is consistent with the following ten preservation standards, and the most recent version of the Secretary of Interior's Guidelines for the Treatment of Historic Properties.

****On your elevation drawings show all existing conditions and proposed changes. Detail existing materials and highlight all new and preserved architectural and structural elements.**

<https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>

- (a) Using a property as it was used historically or giving a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;
- (b) Retaining and preserving the historic character of a property; avoidance of the removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property;
- (c) Avoiding changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings;
- (d) Retaining and preserving changes to a property that have acquired historic significance in their own right;
- (e) Preserving distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property;
- (f) Repairing rather than replacing deteriorated historic features; or where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials;
- (g) Utilizing the gentlest means of chemical or physical treatments;
- (h) Protecting and preserving the archeological resources in place, and if disturbing, mitigation measures will be undertaken;
- (i) Not destroying historic materials, features, and spatial relationships that characterize the property; differentiating the new work from the old and making it compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment; and,
- (j) Undertaking new construction in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.