



## ZONING STANDARDS COMPLIANCE WORKSHEET (PART 2)

### Sullivan's Island Design Review Board

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

Project Address: 2108 Pettigrew Street

Submittal Date: Aug. 16, 2023

Meeting Date: Sept. 20, 2023

	Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant Request for Relief in	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)	
<b>SETBACKS</b>	<b>A</b>	21-22 Front Setback	25 feet	✓	15% (3.75')			
	<b>B</b>	21-22 Additional Front Yard Setback	45° above 20'	✓	15%			
	<b>C</b>	21-22 Side Setback	Per lot; Enter Result: 19'-1" min.; 25'-7 1/2" comb.	✓	25%			
	<b>D</b>	21-22 2nd Story Side Façade Setback	10 feet (wall length) 2' setback from wall	✓	100% (20 feet)		Proposed 2nd story addition meets zoning standard	
	<b>E</b>	21-22 Rear Setback	25 feet	✓	None			
<b>LOT COVERAGE</b>	<b>F</b>	21-25 Principal Building Coverage	as per formula: Enter Result 3,323 sf	✓	20% _____sf			
	<b>G</b>	21-26 Impervious Coverage	as per formula: Enter Result 30% sf maximum	✓	N/A	N/A	N/A	
	<b>H</b>	21-27 Principal Building Square Footage	as per formula: Enter Result 4,115 sf		25% 1,029 sf	767 sf	19%	4,882 sf
	<b>I</b>	21-28 Third Story	as per formula: Enter Result _____sf	N/A	15% _____sf			
<b>DESIGN STANDARDS</b>	<b>J</b>	21-29 Principal Building Front Façade	50' feet or, 2/3 lot width (whichever is less)	✓	100%			
	<b>K</b>	21-29 Principal Building Side Façade	30 feet (wall length)		100% (60 feet)	11'-5" (W) 1'-5" (E)	38% (W) 5% (E)	41'-5" (W) 31'-5" (E)
	<b>L</b>	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots	✓	Adjust for Neighborhood Compatibility			
	<b>M</b>	21-30 Bldg. Foundation Height	8' to LSM & 9'4" to FFE		1 foot			Existing non-conformity. House was originally designed for VE 17 flood zone.
	<b>N</b>	21-32 Foundation Enclosure	½" Space	✓	Adjust for Neighborhood Compatibility			
	<b>O</b>	21-138 Accessory Structure	Height (18') Setback (10') Area 625' footprint and 750' total		20% (3.6') 40% (4') 20% Area 750'-900'			Existing non-conformity. Pool is located in front yard.

# NEIGHBORHOOD COMPATIBILITY WORKSHEET (PART 3)

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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 4,151 Standard SF 4,115 Proposed SF 4,882

All proposed additions are within the existing footprint of the house. For the first floor additions, we are proposing to enclose portions of the existing screened porch on the East and West facades. This would reduce the existing screened porch from 1,400 sf to 1,100 sf. We maintained the exterior corners of the existing great room, and the porch returns on both sides by 6.5 feet. The additions are designed on the exterior to read as an enclosed porch. The second story additions occur over existing heated space on the back of the house. The additions enhance the aesthetics of the rear elevation and resolve two areas of the existing roof that are problematic. The pavilion roof provides balance while a shed roof running between the two pavilions takes the place of the unattractive, large gable.

**Principal Building Coverage (§ 21-25):** Existing SF \_\_\_\_\_ Standard SF \_\_\_\_\_ Proposed SF \_\_\_\_\_

**Front and Side Building Setbacks (§ 21-22):** Standard, *combined* \_\_\_\_\_ Proposed, *combined* \_\_\_\_\_ *min* \_\_\_\_\_

**Second Story Side Façade Setback (§ 21-22):** Requested Relief \_\_\_\_\_

**Principal Building Side Façade (§ 21-29):** Requested Relief \_\_\_\_\_