

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

PROPERTY ADDRESS: 2314 Myrtle Avenue PARCEL ID (TMS #): 529-06-00-066

SUBMITTAL DATE: 08/23/24 MEETING DATE: 09/18/24

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

DESCRIPTION OF SCOPE OF WORK: \_\_\_\_\_

Full demo of existing non-historic home and new construction of 2 story raised  
single family residence.

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.

**Pd** 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
- All applicable survey information
- 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.
- Must be rendered with shadows depicting roof and / or deck overhangs, changes in wall plane, or massing.
- 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).

(240) 486-2649 - J

OWNER NAME: Jessica & Michael Beckerman PHONE NUMBER: (202) 256-3978 - M

ADDRESS: 1291 Hollywood Avenue Annapolis, MD 21403 EMAIL: jessica.b.beckerman@gmail.com

ARCHITECT/DESIGNER: Bryce Richey PHONE NUMBER: (843) 329-0667 beckerman.mike@gmail.com

ADDRESS: 1100 Palm Blvd. Ste 1-A Isle of Palms EMAIL: bryce@clarkdesigngroup.com

CONTRACTOR: Travis Arnett - Arnett Custom Home PHONE NUMBER: (843) 822-0232

ADDRESS: 1 Cool Blow Street Suite 322 Charleston, SC EMAIL: travis@arnettconstruction.com

BR (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

Bryce Richey

Applicant name (print)

Bryce Richey

Applicant's signature

[Signature]

Owner's signature

[Signature]

Owner'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 FRONT YARD SETBACK	45 above 20'	✓	15%		
	C	21-22 SIDE SETBACK	per lot: Enter result: <u>15</u> ' min: <u>40</u> ' comb:		25%  (10')	6' Right side elevation	15%
	D	21-22 SECOND STORY SIDE SETBACK	per lot: Enter result: ____min: ____comb:	✓	25%		
LOT COVERAGE	E	21-22 REAR SETBACK	25 feet	✓	N/A	X	X
	F	21-25 PRINCIPAL BUILDING COVERAGE	as per formula:enter result <u>3,304</u> sf		20% (3,965 sf max allowed)	226 sf	6.8%
	G	21-26 IMPERVIOUS COVERAGE	as per formula:enter result 30% sf maximum	✓	N/A  (6,265 sf - in compliance 28.4%)	X	X
	H	21-27 PRINCIPAL BUILDING SQUARE FOOTAGE	as per formula:enter result <u>4,102</u> sf		A: New Construction / Non-historic additions: 15% _____sf (not to exceed 500 sf) B: Historic additions: 20% _____sf C: Historic ADU Special Exceptions:	409 sf	9.9%
DESIGN STANDARDS	I	21-28 THIRD STORY	as per formula:enter result _____sf	N/A	15% _____sf		
	J	21-22 PRINCIPAL BUILDING FRONT FAÇADE	50' feet or, 2/3 lot width (whichever is less)	✓	15%		
	K	21-22 PRINCIPAL BUILDING SIDE FAÇADE	38 feet (wall length) 16 feet within 15 ft x 2 16-in articulations		25%	less than 4' articulation w/in 30'	
	L	21-22 2ND STORY SIDE FAÇADE SETBACK	32 feet (wall length) 6-foot (knee wall) 16-in articulations	✓	25%		
	M	21-30 BUILDING ORIENTATION	towards ocean, excluding marsh and ocean lots	N/A	Adjust for Neighborhood Compatability		
	N	21-30 BLDG. FOUNDATION HEIGHT	8' to LSM & 9'4" to FFE	✓	1 foot		
	O	21-32 FOUNDATION ENCLOSURE	1/2" space	N/A	Adjust for Neighborhood Compatability		
P	21-138 ACCESSORY STRUCTURE	Height (15 to 18) Setback (20)	N/A	20% Height (3 ft 6 in) 40%(4')			

**NEIGHBORHOOD COMPATIBILITY WORKSHEET (PAGE 3)**

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

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.** Lot area: 22,024sf Highland lot area: \_\_\_\_\_sf (if applicable)

**Principal Building Square Footage (21-27):** Existing SF: \_\_\_ - \_\_\_ Standard SF: 4,201 Proposed SF: 4,511

Home has been broken up into smaller masses in keeping with Local Vernacular.  
Additionally, the size of the home is in keeping with neighboring properties

**Principal Building Coverage (21-25):** Existing SF: \_\_\_ - \_\_\_ Standard SF: 3,304 Proposed SF: 3,530

Home has been broken up on this large lot into smaller masses,  
most of them being one-story. This follows the with the neighborhood context

**Front/Side/2<sup>nd</sup>-Story Building Setbacks (21-22):** Standard, combined 40' Proposed, combined 40', min 10'

Setback requested to save large protected oaks on adjacent side

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Principal Building Side Façade Setback (21-22):** Requested Relief: \_\_\_\_\_

Side facade does provide relief at less than 30', but the relief is not fully 4' deep.  
This lesser relief is to keep balance along the rear facade

**Other (circle any that apply):**

**Third Story, Principal Building Front Façade, Building Orientation, Building Foundation Height, Foundation Enclosure, or Accessory Structure:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_