

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: 2415 Middle Street

Submittal Date: 2/17/23

Meeting Date: 3/15/23

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).

APPLICATION

Sullivan's Island Design Review Board

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(FORM A)

Project Address:	<u>2415 Middle Street</u>		
Submittal Date:	<u>2/17/23</u>		
Meeting Date:	<u>3/15/23</u>	Parcel I.D. (TMS#):	<u>5291000012</u>

Requested Approval (check ONE) Conceptual Preliminary Final

Check one:

<input type="checkbox"/> Submittal is outside the Historic District, not classified historic, and requests DRB relief. <u>Complete Neighborhood Compatibility Form D.2</u>	<input type="checkbox"/> Submittal is within the Historic District and is: <u>Complete Historic Form D.1</u> _____ designated as Historic Resource <input checked="" type="checkbox"/> not designated as Historic Resource Historic Survey #: _____	<input checked="" type="checkbox"/> Submittal is outside the Historic District and <u>Complete Historic Form D.1</u> _____ designated as Historic Resource Historic Survey #: _____
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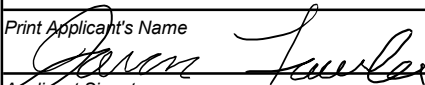

Nature of Work: (circle all that apply)

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

Owner Name: <u>Hiatt & Matthew Yoak</u> Address: <u>1358 Market St., Parkersburg,</u> <u>WV 26101</u> Phone Number: <u>(304)588-8981</u> Email: <u>matthewyoakmd@gmail.com</u>	Architect/Designer: <u>Sea Island Builders</u> Address: <u>2113 Middle Street</u> <u>Suite 100, Sullivan's Island</u> Phone Number: <u>(843) 991-5906</u> Email: <u>anita.king@seaislandbuilders.com</u>	Contractor: <u>Sea Island Builders</u> Phone Number: <u>(843) 883-7430</u> Email: <u>jason.fowler@seaislandbuilders.com</u>
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Enter a Brief Description of the Project and Scope of Work to be Performed:

The original highly modified church and later addition are not designated as historic on the island survey or study due to the high level of significant modifications. This is a two part submittal - the first request is for final approval of the plans for a renovation of and addition to the original structure - we will be decreasing existing non-conformities to increase compatibility with zoning standards - no relief is being requested - our second request, is for approval to designate the original portion of the home (shown on the 1948 recorded plat) as a historic resource. The second request only stands with the approval of the request for approval of the renovation and addition plans.

I (We) submit that the above information is true to the best of my (Our) knowledge. Jason Fowler Print Applicant's Name  Applicant Signature	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.  Owner's Signature	Fee Received by _____ check # _____
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REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

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Project Address 2415 Middle Street

Submittal Date 2/17/23

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BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>3,504</u> sf
Highland Square Footage:	<u>3,504</u> sf
Lot Width:	<u>50'</u>
Lot Depth:	<u>70'</u>
Flood Zone / Base Flood Elevation:	<u>AE 10</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>1,956</u> sf
Accessory Building Footprint:	<u>0</u> sf
<hr/>	
Total Principal Bldg. Coverage Area:	<u>1,956</u> sf
(Principal Building plus Accessory Structure)	

Existing Total PBCA 2,526 SF

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>1,956</u> sf
Covered Porches:	<u>95</u> sf
Open Decks / Steps:	<u>116 + 30</u> sf
Pool / Patio:	<u>170</u> sf
Drives / Walks:	<u>0</u> sf
Other Impervious Coverage	<u>32</u> sf
Total Impervious Coverage	<u>2,399</u> sf

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>1,767</u> sf
Second Floor	<u>1,489</u> sf
Third Floor	<u>N/a</u> sf
Accessory Building	<u>N/a</u> sf
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Total Principal Building Square Footage:	<u>3,256</u> sf
(Principal Building plus Accessory Structure)	

Existing Total PBSF 3,643 SF

Existing Impervious Coverage 2,567 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: <u>CMU/brick</u>	Roof: <u>Slate / Metal</u>
Walls: <u>Wood framed</u>	Windows: <u>Steel / Wood</u>
Trim: <u>Lap Siding</u>	Doors: <u>Wood / Fiberglass</u>

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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		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)
SETBACKS	A	21-22 Front Setback	25 feet	N/A	15% (3.75')	N/A		Exist = 3'4" Proposed = 3'4"
	B	21-22 Additional Front Yard Setback	45° above 20'	N/A	15%			N/A
	C	21-22 Side Setback	Per lot; Enter Result: _____min.; _____comb.	N/A	25%	N/A		Exist Left = -4" New Left = 1'2-1/4" Exist Right = 3'11" New Right = 6'11"
	D	21-22 2nd Story Side Façade Setback	10 feet (wall length) 2' setback from wall	N/A	100% (20 feet)	N/A		N/A
	E	21-22 Rear Setback	25 feet	N/A	None	N/A		Existing=1'-10" Proposed=1'10"
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result _____sf	N/A	20% _____sf	N/A		Existing= 2526 sf New= 1956 sf
	G	21-26 Impervious Coverage	as per formula: Enter Result _____sf 30% sf maximum	N/A	N/A	N/A		Existing= 2567 sf New= 2399 sf
	H	21-27 Principal Building Square Footage	as per formula: Enter Result _____sf	N/A	25% _____sf	N/A		Existing= 3643 sf New= 3256 sf
	I	21-28 Third Story	as per formula: Enter Result _____sf	N/A	15% _____sf			N/A
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	50' feet or, 2/3 lot width (whichever is less)	N/A	100%			N/A
	K	21-29 Principal Building Side Façade	30 feet (wall length)	N/A	100% (60 feet)			N/A
	L	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots	N/A	Adjust for Neighborhood Compatibility			N/A
	M	21-30 Bldg. Foundation Height	8' to LSM & 9'4" to FFE	N/A	1 foot			N/A
	N	21-32 Foundation Enclosure	1/2" Space	N/A	Adjust for Neighborhood Compatibility			N/A
	O	21-138 Accessory Structure	Height (18') Setback (10') Area 625' footprint and 750' total	N/A	20% (3.6') 40% (4') 20% Area 750'-900'			N/A

Title	2415 Middle Application for Signing
File name	DRB Application for signing 021723f.pdf
Document ID	f0eb163d6ffee52b906e27933a31da685eeee8388
Audit trail date format	MM / DD / YYYY
Status	● Signed

Document History

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