

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: 2656 Bayonne St

Submittal Date: 1/20/23

Meeting Date: 2/15/23

Parcel I.D. (TMS#): 529-11-00-038

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 #: _____



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: Patrick Steel

Architect / Designer: Studio 291, LLC

Address: 2656 Bayonne Street

Contact #: 843-819-8947

Sullivan's Island

email: studio291@homesc.com

email: psteel44@gmail.com

Contractor: TBD

Contact #: 202-815-3020

Contact #: _____

email: _____

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

694 sqft addition consisting of two bedrooms and two baths.

I (We) submit that the above information is true to the best of my (Our) knowledge.

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.

Joel Adrian

Print Applicant's Name

Applicant Signature

Owner's Signature

Fee Received by

check #

Sullivan's Island Design Review Board

last modified 2021

SUBMITTAL CHECKLIST

SULLIVAN'S ISLAND DESIGN REVIEW BOARD

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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).

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REQUEST FOR REVIEW FORM (FORM B)

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BREAKDOWN OF LOT COVERAGES

Lot Information:		
Total Lot Size in Square Feet:	<u>22,087</u>	sf
Lot Width:	<u>105.30'</u>	
Lot Depth:	<u>210.23'</u>	
Flood Zone / Base Flood Elevation:	<u>AE 10'</u>	

Sec. 21-25 Principal Building Coverage Area		
Principal Building Footprint:	<u>2,237</u>	sf
Accessory Building Footprint:	<u>0</u>	sf
Total Principal Bldg. Coverage Area:	<u>2,237</u>	sf
(Principal Building plus Accessory Structure)		

Sec. 21-26 Impervious Coverage		
Principal Building Coverage Area	<u>2,931</u>	sf
Covered Porches:	<u>969</u>	sf
Open Decks / Steps:	<u>843</u>	sf
Pool / Patio:	<u>1,576</u>	sf
Drives / Walks:	<u>NA</u>	sf
Other Impervious Coverage	<u> </u>	sf
Total Impervious Coverage	<u>6,319</u>	sf

Sec. 21-27 Principal Building Square Footage		
First Floor	<u>2,931</u>	sf
Second Floor	<u>1,047</u>	sf
Third Floor	<u> </u>	sf
Accessory Building	<u>0</u>	sf
Total Principal Building Square Footage:	<u>3,978</u>	sf
(Principal Building plus Accessory Structure)		

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 & tr lattice

Roof: 30 YEAR ARCH SHINGLES

Walls: cement fiber shake/ B&B

Windows: ANDERSEN 400 SERIES CLAD

Trim: cement fiber

Doors: ANDERSEN 400 SERIES CLAD

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)

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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: 15' min.; 40' comb.		25%	9'-3"	23%	30'-9" setbacks
	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 3,313 sf	✓	20%			
	G	21-26 Impervious Coverage	as per formula: Enter Result 30% sf maximum	✓	N/A	N/A	N/A	N/A
	H	21-27 Principal Building Square Footage	as per formula: Enter Result 4,109 sf	✓	25%			
	I	21-28 Third Story	as per formula: Enter Result NA sf	✓	15%			
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)	4'-0"	13.3%	34'-0" total length
	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'			

NEIGHBORHOOD COMPATIBILITY WORKSHEET (FORM D-2)

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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. The *Standards for Neighborhood Compatibility* should :

- The pattern of setback, foundation elevations and building heights;
- The massing and orientation of structures;
- Fenestration (windows) and doorway spacing and alignment patterns;
- The placement and use of porches, decks and patios;
- The placement and alignment of driveways;
- The treatment of front and side facades;
- Where appropriate, the types of roofs, the roof pitches, and other aspects of roof design;
- Where appropriate, distinctive architectural styles that characterize a street or neighborhood; and
- Such other factors as the Board may consider relevant to defining the character of the neighborhood.

Additionally, the following check-list will help the applicant and DRB determine if the proposed design is properly integrated into the context and character of the existing neighborhood.

Principal Building Square Footage (§ 21-27): When requesting relief for additional Principal Building Square Footage, the DRB will be looking carefully at ways the applicant is offsetting the impact of the requested relief. The applicant might choose one or more of the following techniques, for example:

- Lower the first-floor height closer to grade to offset the additional massing.
- Lower the main roof eave height to offset the additional massing.
- Lower the overall roof height to reduce the additional massing
- Reduce the amount of second floor wall surface
- Place the second-floor square footage within the roofline
- Provide additional setbacks for second story walls to reduce the impact to neighbors
- Assure to the DRB that the design is unique, well articulated and appropriately scaled
- DRB suggests that prior to submittal please review your plans with neighbors and request their approval of square footage changes.

No relief required

Principal Building Coverage (§ 21-25): When requesting relief for Principal Building Coverage, the DRB will be looking at ways the applicant is offsetting the impact of the requested relief. The applicant might choose one or more of the following techniques, for example:

- Lower the first-floor height closer to grade to offset any additional massing.
- Coverage relief typically includes additional lower one-story design elements. Please indicate clearly these one-story elements in the design.
- Reduce the amount of second story wall surface area and second story heated sq. ft.
- Coverage Relief is typically granted for smaller than average lots due to zoning formulas.

- Assure to the DRB that the design is unique, well-articulated and appropriately scaled.

No relief required

Front and Side Building Setbacks (§ 21-22): Building setbacks are intended to create open space (landscaping, sunlight, distance) between buildings and the right-of-way. When requesting relief for Front and Side Setbacks, the DRB will be looking at ways the applicant is offsetting the impact of the requested relief. The applicant might choose one or more of the following techniques, for example:

- Request Side Setback relief as a means of preserving trees, tree canopies or other significant landscape elements.
- Consider designing one story construction in the requested relief zone to preserve sunlight and views.
- Provide well articulated side facades with separated massing elements.
- DRB suggests that prior to submittal please review your plans with neighbors and request their approval of setback changes.

We are requesting to reduced the total side yard setbacks from 40' combined to 30'-9". 9'-3" of relief is required for the addition. The side setbacks will be 19'-2 1/2" on the left side and 11'-6 1/2" on the right side.

Our addition is 1 story in height, the ridge is 23'-9" above grade which is consistent with the existing house.

Second Story Side Façade Setback (§ 21-22): Second story side façade setback of two feet reduces the overall height and mass of the wall and ensures more sunlight for the adjacent property. Two-foot second floor setbacks are required for any wall in excess of 10'. DRB can double that width to 20'. The DRB does not have the authority to completely eliminate the second story setback.

No relief required

Side Façade Articulation (§ 21-29): The depth and width of a building has a substantial impact on its mass and scale. Removing the requirement for articulations in the side wall can result in a long unbroken side façade, which lacks visual appeal and creates more mass.

- It is unlikely that the DRB will grant 100% relief allowing a 60' long unarticulated wall.
- When requesting any relief less than 100%, assure to the DRB that the design is unique, well articulated and appropriately scaled

Our proposed 1-story addition is 34' in length, we are asking for relief for 4' of wall length only along the right side elevation. This relief equates to 13.3% of what the DRB is allowed to approve. The right side of the lot is heavily screened by trees and shrubs. We are open to adding landscaping in the setback to better screen the addition.