

## SUBMITTAL APPLICATION for

### SULLIVAN'S ISLAND DESIGN REVIEW BOARD (PART 1)

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

Project Address: 2658 ATLANTIC AVE

Submittal Date: Aug 18 2023 Parcel ID (TMS#): 529-11-00-035

Meeting Date: SEPT. 20 2023 Historic Survey # (if applicable): \_\_\_\_\_

Owner Name: SCOTT CADE Address: 2658 ATLANTIC

Email: jscottcade@gmail.com Phone Number: 216 269 2389

Architect/Designer: BEAU CLOWNEY ARCH Address: 1 KING ST. STE 102 CMS. 29401

Email: justin@beauclowney.com Phone Number: 843 722-2040

Contractor: TBD Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Request: Conceptual Review  Preliminary Approval  Final Approval

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

NEW SINGLE-FAMILY HOME DESIGNED FOR LOT. EXISTING HOUSE TO BE REMOVED.

- Check one:**  Submittal is **outside** the Historic District, not classified historic, and requests DRB relief.
- Submittal is **within** the Historic District and is: \_\_\_ designated as Historic Resource. \_\_\_ DRB relief requests \_\_\_ No DRB relief \_\_\_ not designated as Historic Resource. \_\_\_ DRB relief requests \_\_\_ No DRB relief
- Submittal is **outside** the Historic District and designated as Historic Resource. \_\_\_ DRB relief requests \_\_\_ No DRB relief

The following items must be included in the submittal for placement on the DRB agenda:

- Application fee (Checks payable to Sullivan's Island Design Review Board) (all submissions)
- Completed and signed Submittal Application to Sullivan's Island DRB (PART 1) (all submissions)
- Zoning Standards Compliance Worksheet (PART 2) (all submissions with relief requests)
- Neighborhood Compatibility Worksheet (PART 3) (all submissions with relief requests)
- Two (2) sets of Drawings, 11" x 17" size. (all submissions) 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).

<p>I (We) submit that the above information is true to the best of my (Our) knowledge.</p> <p style="font-size: 1.2em; font-weight: bold;"><u>JUSTIN FERRICK</u></p> <p><small>Print Applicant's Name</small></p>	<p><b>If Owner is not Applicant:</b></p> <p>I (We) hereby appoint the person named as Applicant as My (Our) agent to represent me (Us) in this application.</p>	
		<p><small>Fee Received by</small></p>
<small>Applicant Signature</small>	<small>Owner's Signature</small>	<small>check</small>

## 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: 2658 ATLANTIC AVE

Submittal Date: AUG. 10, 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: <u>15</u> min.; <u>40</u> comb.		25%	<u>2.5' FOR HOUSE</u> <u>7' POOL</u>	<u>6.5%</u> <u>8.25%</u> <u>16.5' MIN, 36.5' COMB.</u> <u>13' MIN, 33' COMB.</u>
	<b>D</b>	21-22 2nd Story Side Façade Setback	10 feet (wall length) 2' setback from wall		100% (20 feet)	<u>100%</u>	
	<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 <u>3299</u> sf		20% <u>659</u> sf	<u>25 SF</u>	<u>1%</u> <u>3,324 SF</u>
	<b>G</b>	21-26 Impervious Coverage	as per formula: Enter Result <u>30%</u> sf maximum	✓	N/A	N/A	N/A
	<b>H</b>	21-27 Principal Building Square Footage	as per formula: Enter Result <u>4,100</u> sf		25% <u>1,025</u> sf	<u>298 SF</u>	<u>7.5%</u> <u>4,398 SF</u>
	<b>I</b>	21-28 Third Story	as per formula: Enter Result _____ sf		15% _____ sf		N/A
<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)	<u>40%</u>	<u>1'-8"</u>
	<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		
	<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'		N/A

# NEIGHBORHOOD COMPATIBILITY WORKSHEET (PART 3)

Sullivan's Island Design Review Board

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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 \_\_\_\_\_ Standard SF 4,100 Proposed SF 4,398 SF

SEE ATTACHED NARRATIVE

**Principal Building Coverage (§ 21-25):** Existing SF \_\_\_\_\_ Standard SF 3,299 Proposed SF 3,324 SF

SEE ATTACHED NARRATIVE

**Front and Side Building Setbacks (§ 21-22):** Standard, combined 40' Proposed, combined 33' min 13'

SEE ATTACHED NARRATIVE

**Second Story Side Façade Setback (§ 21-22):** Requested Relief 100%

SEE ATTACHED NARRATIVE

**Principal Building Side Façade (§ 21-29):** Requested Relief 40% (1'-8")

SEE ATTACHED NARRATIVE

2658 Atlantic Ave.  
**Form D-2 Narrative**

The general strategy for this project is a series of simple and distinct volumes that have a strong neighborhood compatibility by referencing the traditional island forms found throughout Sullivans. The home is designed to look as a building that has been added onto over time. Sited on a lot that essentially has two front facing facades, each face has a carefully considered presentation to the street. The lon side of the building is comprised of a series of one-story volumes laced together by porches. The Atlantic facade is more formally organized with a simple two-story volume fronted by an enclosed sun porch.

**Principal Building Square Footage:**

- This project is seeking 7.5% relief for PBSF or 298 additional sf to achieve the design for this property.
- Since half of the building mass is comprised of one-story volumes and extensive porches, it takes more square footage to link these distinct volumes together with circulation when compared to a compact box. The expression of these one-story volumes provides neighborhood compatibility and reduces the overall mass.
- Additionally, the Atlantic facing enclosed porch is designed to be a true 3-season sun porch that is physically separated from the remaining conditioned space of the home by operable exterior doors. The intent of this room would be to function as “open air” for much of the year, but augmented by a stand-alone ceiling cassette for minimal heat and cooling. We have included this 530 sf space in our PBSF calculations.

**Principal Building Coverage Area:**

- This project is seeking 1% relief for PBCA or 25 additional sf to achieve the design for this property.
- Since half of the building mass is comprised of one-story volumes and extensive porches, it takes more square footage to link these distinct volumes together with circulation when compared to a compact box. The lacing together of these one and two-story volumes helps reduce the overall mass of the building, but requires a larger footprint.

**Side Building Setback:**

- This project is seeking 6.5% relief or 2.5ft for the building and 8.25% or 7ft for the in-ground pool.
- The 2.5ft relief is only for a one-story element. The articulation of the garden side façade with a one-story volume encroaching 2.5ft into the standard tremendously improves the design. This volume is linked only by a deep unenclosed porch, which in turn also reduces the overall mass while adding texture and depth to the design.
- The 7ft relief is only for the location of an in-ground pool which will have no visual impact on the design and is still 13 ft from the side property line.

**Second Story Side Facade Setback:**

-This project is requesting relief for this requirement since the massing of the various volumes expressed on the side volume vary between one and two-story structures and have a traditional massing and articulation. This straightforward expression is very much compatible with neighboring buildings because each volume has a distinct roof line and the corresponding mass continues all the way to the ground.

**Side Façade Articulation:**

-This project is requesting relief on 1 distinct articulation that is less than the 4ft standard (2'-4"). This façade has considerable articulation with a total depth change of 8'-8" between the various volumes. Each of these plane changes reflects the articulation of a clearly defined mass that would be historically found on the island. We believe the degree of articulation for the entire side façade meets the desired intent of the standard.