

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: 2672 Atlantic Avenue

Submittal Date: 7/21/23 Parcel ID (TMS#): 5291100032
 Meeting Date: 8/16/23 Historic Survey # (if applicable): 15
 Owner Name: James Garion Address: 2672 Atlantic Avenue
 Email: jamesgarion@gmail.com Phone Number: 843-883-7430
 Architect/Designer: Anita King Address: _____
 Email: Anita.king@SealslandBuilders.com Phone Number: 843-883-7430
 Contractor: Sea Island Builders Address: _____
 Email: Jason.Fowler@SealslandBuilders.com Phone Number: 843-883-7430

Request: Conceptual Review Preliminary Approval Final Approval

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

Renovation and addition to a designated historic property

- 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
 - All applicable survey information
 - Proposed new structures
 - 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).

| | | |
|--|---|--------------------------------|
| I (We) submit that the above information is true to the best of my (Our) knowledge. Jason Fowler - Sea Island Builders Print Applicant's Name | 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 |
| Applicant Signature | Sullivan's Island Design Review Board last modified 2023 | |

ZONING STANDARDS COMPLIANCE WORKSHEET (PART 2)

Sullivan's Island Design Review Board

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Project Address: _____

Submittal Date: _____

Meeting Date: _____

| | 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 | ✓ | 15% (3.75') | | |
| | 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% | Existing non-conforming 36.6' combined | Existing non-conforming as combined side setbacks = 17.7' + 18.9' = 36.6' |
| | 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 <u>3,360</u> sf | ✓ | 20% _____sf | | |
| | G | 21-26 Impervious Coverage | as per formula: Enter Result <u>30%</u> sf maximum | ✓ | N/A | N/A | N/A |
| | H | 21-27 Principal Building Square Footage | as per formula: Enter Result <u>4,140</u> sf | | 25% <u>1,035</u> or <u>1,416*</u> sf | 215 SF | 5.2% 4,355 SF* historic exemption eligible |
| | I | 21-28 Third Story | as per formula: Enter Result _____sf | ✓ | 15% _____sf | | |
| 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) | | |
| | 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 | 1' | 100% 8'+1' = 9' to LSM & 9'4 + 1' = 10'4" to FFE |
| | 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' | | Existing non-conforming |

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 3,064 Standard SF 4,140 Proposed SF 4,355

The proposed plan is for 4,355 SF of PBSF which includes the historic guest cottage - historic projects are eligible for only 50% of the PBSF of the primary structure to be counted - with this in mind, we are well below the max allowable PBSF per zoning and similar in PBSF to the surrounding homes in the neighborhood.

Principal Building Coverage (§ 21-25): Existing SF _____ Standard SF _____ Proposed SF _____

No relief requested

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

No relief requested

Second Story Side Façade Setback (§ 21-22): Requested Relief _____

No relief requested

Principal Building Side Façade (§ 21-29): Requested Relief _____

No relief requested