

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: 2870 Ion Ave.
 Submittal Date: ~~2022~~ **3-22-24** Parcel ID (TMS#): 00-082529-11-
 Meeting Date: ~~2022~~ **4-19-24** Historic Survey # (if applicable): N/A
 Owner Name: JLLM, LLC Address: 450 Meeting Street, Charleston, SC 29403
 Email: samrhodes@hotmail.com Phone Number: 843-442-1162
 Architect/Designer: Joel Adrian - Studio 291, LLC Address: 295 Seven Farms Drive, Suite C-174, Daniel Island, SC 29492
 Email: Studio291@homesc.com Phone Number: 843-819-8947
 Contractor: Rhodes Residential Address: 2002 Ion Ave, Sullivan's Island, SC 29483
 Email: samrhodes@hotmail.com Phone Number: 843-442-1162

Request: Conceptual Review Preliminary Approval Final Approval

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

Build new single family residence with porches and pool. Approx. 3,700 conditioned sqft.

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.
 - Roof ridge heights to natural grade. Finished Floor Elevation (FFE), Lowest Structural Member (LSM), Base Flood Elevation (BFE) to finish grade.
 - Must be rendered with shadows depicting roof and / or deck overhangs, changes in wall plane, or massing.
 - 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>Joel Adrian</p> <hr/> <p>Print Applicant's Name</p>	<p>If Owner is not Applicant:</p> <p>I (We) hereby appoint the person named as Applicant as My (Our) agent to represent me (Us) in this application.</p>	<p>Fee Received by</p> <hr/>
Applicant Signature	Owner's Signature	check

ZONING STANDARDS COMPLIANCE WORKSHEET (PART 2)

Sullivan's Island Design Review Board

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Submittal Date: ~~3-22-24~~ 3-22-24

Meeting Date: ~~4-19-24~~ 4-19-24

		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%	1'-5"	7.5%	
	C	21-22 Side Setback	Per lot; Enter Result: <u>15'</u> min.; <u>40'</u> comb.	✓	25%			
	D	21-22 2nd Story Side Façade Setback	10 feet (wall length) 2' setback from wall		100% (20 feet)	4'-0"	20%	14'-0" LT SIDE
	E	21-22 Rear Setback	25 feet	✓	None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>2,123</u> sf		20% <u>425</u> sf	<u>394</u> sf	18.5%	<u>2,517</u> sf
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>30%</u> sf maximum	✓	N/A	N/A	N/A	N/A
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>3,273</u> sf		25% <u>818</u> sf	<u>467</u> sf	14.2%	<u>3,740</u> sf
	I	21-28 Third Story	as per formula: Enter Result <u> </u> sf	N/A	15% <u> </u> 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			
	N	21-32 Foundation Enclosure	½" Space	N/A	Adjust for Neighborhood Compatibility			
	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'			

NEIGHBORHOOD COMPATIBILITY WORKSHEET (PART 3)

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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 N/A Standard SF 3,273 Proposed SF 3,740

WE ARE REQUESTING AN INCREASE OF 467^{sq} OR 14.28. THIS IS COMPATIBLE W/ SEVERAL HOMES IN THE IMMEDIATE AREA. THE HOUSE IS DESIGNED WITH SIGNIFICANT 1-STORY ELEMENTS ON ALL ELEVATIONS TO REDUCE SCALE & PUSH THE 2-STORY MASS FURTHER OFF THE PUBLIC AREAS.

Principal Building Coverage (§ 21-25): Existing SF N/A Standard SF 2,123 Proposed SF 2,517

WE ARE REQUESTING 394^{sq} OR AN 18.5% INCREASE FOR THE PRINCIPAL BLDG. COVERAGE. THIS IS A SMALL LOT AT ONLY 13,734^{sq}. THE WIDTH @ 1st FLOOR IS 100'. EVEN WITH OUR REQUESTED INCREASE WE ~~ARE~~ MEET ALL THE REQUIRED SETBACKS. 25' FRONT, REAR & RIGHT SIDE PLUS 15' LEFT SIDE. THE VEGETATION RATIO IS OVER 60%

Front and Side Building Setbacks (§ 21-22): Standard, combined 40' Proposed, combined 40' min 15'

MEETS THE STANDARDS

Second Story Side Façade Setback (§ 21-22): Requested Relief 4' FOR LEFT SIDE & 14' ON RIGHT

THE CENTER MASS ON THE LEFT SIDE ELEVATION IS 14' IN LENGTH AND REQUIRES 4'-0" OF RELIEF. THIS ELEMENT IS NOT HIGHLY VISIBLE. THE RIGHT SIDE HAS A 2ND STORY WALL 24' LONG. IT IS SET BACK 4'-0" FROM THE 1ST FLOOR WALL BELOW.

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

MEETS THE STANDARD.