

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: 2913 MIDDLE STREET
 Submittal Date: 2023.08.18
 Meeting Date: 2023.09.20

		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	X	15% (3.75')			
	B	21-22 Additional Front Yard Setback	45° above 20'	X	15%			
	C	21-22 Side Setback	Per lot; Enter Result: 10' min.; 38' per lot width comb.		25%	6'	15 %	38' - 6' = 32'
	D	21-22 2nd Story Side Façade Setback	10 feet (wall length) 2' setback from wall	X	100% (20 feet)			
	E	21-22 Rear Setback	25 feet	X	None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result 2,177 sf		20% _____sf	371 SF	17 %	2,177 + 371 = 2, 548 SF
	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 3,351 sf		25% 838 sf	89 SF	3 %	3,351 + 89 = 3,440 SF
	I	21-28 Third Story	as per formula: Enter Result _____sf	N/A	15% _____sf			
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	50' feet or, 2/3 lot width (whichever is less)	X	100%			
	K	21-29 Principal Building Side Façade	30 feet (wall length)		100% (60 feet)	50 % RELIEF FROM THE 4-FT ARTICULATIONS (4' required / 2' requested) 9 % RELIEF FOR THE 32'-10 1/2" LENGTH OF WALL (30' maximum / 2'-10 1/2" requested)		
	L	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots	X	Adjust for Neighborhood Compatibility			
	M	21-30 Bldg. Foundation Height	8' to LSM & 9'4" to FFE	X	1 foot			
	N	21-32 Foundation Enclosure	½" Space	X	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)

Sullivan's Island Design Review Board

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

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 ^{3,351 sf} Proposed SF ^{3,440 sf}

We are requesting a minimal amount of PBSF for the second floor of the house, in order to help articulate the North side facade of the second floor as well as to accommodate design alterations to the master suite layout on the rear of the second floor, which has been further developed since the previous Conceptual submittal. The overall massing of the house remains largely the same as viewed from the public ROW and the additional square footage further strengthens the articulation of the Second Story Side Façade on the North side.

Principal Building Coverage (§ 21-25): Existing SF _____ Standard SF ^{2,177 sf} Proposed SF ^{2,548 sf}

The additional sq. footage requested for the PBC has not changed from Conceptual approval. The additional sq. footage is requested in part to help achieve the concept of having a mainly one-story home, with a minimal second floor. Only the master suite is on the second floor, located in the middle/rear of the property and behind one-story elements to help obscure the massing from the ROW. This is also a smaller lot than most on the island, so the zoning formulas restrict the PBC for this particular lot more than others.

Front and Side Building Setbacks (§ 21-22): Standard, combined ^{38 ft} Proposed, combined ^{32 ft} min ¹⁵

The proposed relief on the combined side setback has not changed from Conceptual approval. The side setback relief is requested for a portion of the one-story guest house at the rear corner of the lot, furthest from the public right-of-way.

Second Story Side Façade Setback (§ 21-22): Requested Relief NONE REQUESTED

Principal Building Side Façade (§ 21-29): Requested Relief 50 % RELIEF FROM THE 4-FT ARTICULATIONS
9 % RELIEF FOR THE 32'-10" LENGTH OF WALL

The proposed relief on the PB Side Façade articulation depth has decreased from 70% at Conceptual approval to 50% for Final approval. The proposed relief on the PB Side Façade length of wall has not changed from Conceptual approval. There is articulation along the length of the side facade to achieve variation.