

ZONING STANDARDS COMPLIANCE WORKSHEET (PAGE 2)

	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%	✓	8%	1'-10" encroachment
	B	21-22 ADDITIONAL FRONTYARD SETBACK	45 above 20'	✓	15%			
	C	21-22 SIDE SETBACK	per lot: Enter result: 29' left 10' right 15' average right min. 39' comb:	✓	25%			
	D	21-22 2ND STORY SIDE FAÇADE SETBACK	10 feet (wall length) 2' setback from wall	✓	100%			
	E	21-22 REAR SETBACK	25 feet	✓	N/A	X	X	X
LOT COVERAGE	F	21-25 PRINCIPAL BUILDING COVERAGE	as per formula: enter result _____sf	✓	20%			
	G	21-26 IMPERVIOUS COVERAGE	as per formula: enter result 30% sf maximum	✓	N/A	X	X	X
	H	21-27 PRINCIPAL BUILDING SQUARE FOOTAGE	as per formula: enter A , B, or C (circle one) result 4,409 sf	✓	A: 15% 4,444.9 sf not to exceed 500 sf (21-27B) B: 20% _____sf (21-94) C: 25% _____sf (21-20C)	✓	11%	500 sf requested
I	21-28 THIRD STORY	as per formula: enter result N/A sf	N/A	15% _____sf				
DESIGN STANDARDS	J	21-29 PRINCIPAL BUILDING FRONT FAÇADE	50' feet or, 2/3 lot width (whichever is less)	46% of Front Elev. consists of porches. See dimensions on Sheet A-2.1	100%			
	K	21-29 PRINCIPAL BUILDING SIDE FAÇADE	30 feet (wall length)	✓	100%			
	L	21-30 BUILDING ORIENTATION	towards ocean, excluding marsh and ocean lots	✓	Adjust for Neighborhood Compatability			
	M	21-30 BLDG. FOUNDATION HEIGHT	8' to LSM & 9'4" to FFE	✓	1 foot			
	N	21-32 FOUNDATION ENCLOSURE	1/2" space	✓	Adjust for Neighborhood Compatability			
O	21-138 ACCESSORY STRUCTURE	Height (15) Setback (20) Area 625' footprint and 750' total	N/A	40%(4') 20% Area 750'-900'				

NEIGHBORHOOD COMPATIBILITY WORKSHEET (PAGE 3)

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.** Lot area: 20,449 sf Highland lot area: _____sf (if applicable)

Principal Building Square Footage (21-27): Existing SF: _____ Standard SF: _____ Proposed SF: _____
Lot area- 5000 Sq. Ft./100 *10 + 2400 Sq. Ft. (20,449-5000/100*10) + 2400= 3944.9 Sq. Ft
DRB Ordinance of additional 500 sq.ft. brings total proposed allowed to 4,444.9 sq.ft.

In tandem with programatic constraints and the desire for greater compatibility with adjacent homes, we are requesting this additional square footage to meet the spacial needs of our client,

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

15% of lot area is allowed. 20,449 Sq. Ft. x 15% = 3,067 Sq. Ft. 2977 Sq. Ft. proposed

Front Side Building Setbacks (21-22): Standard, combined _____ Proposed, combined _____, min _____
25'-0" Allowed. Requesting a 1'-10" encroachment (8%) on the Front left side of the principal facade.

This minimal encroachment allows for an opportunity to create a modestly sized golf cart bay, garage bay, and guest suite that captures views of Breach Inlet. By design, the location of this encroachment is the furthest distance from Marshall Blvd and will be screened from view.

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

In compliance. no relief request

Principal Building Front/Side Façade Setback (21-29): Requested Relief: _____

In compliance. no relief request

Other (circle any that apply):

Third Story, Principal Building Front Façade, Building Orientation, Building Foundation Height, Foundation Enclosure, or Accessory Structure: _____