

**SULLIVAN'S ISLAND DESIGN REVIEW BOARD  
SUBMITTAL APPLICATION (PAGE 1)**

PROPERTY ADDRESS: 3203 Marshall Blvd Lot 1 Block 16 PARCEL ID (TMS #): 529-12-00-106

SUBMITTAL DATE: Dec 19 2024 MEETING DATE: January 15th 2025

REQUEST: CONCEPTUAL REVIEW:      PRELIMINARY APPROVAL:      FINAL APPROVAL: X

DESCRIPTION OF SCOPE OF WORK: A new, single family residence

Submittal **outside** of the Historic District, not classified historic, and requests DRB relief.

     Submittal is **outside** of the Historic District and designated as a historic resource.

     DRB relief requests      No DRB requests

     Submittal is **within** the Historic District and is:

     designated as Historic Resource      DRB relief requests      No DRB requests

     Not designated as a Historic Resource:      DRB relief requests      No DRB requests

**DRB SUBMITTAL CHECKLIST:** The following items must be included in the submittal for placement on the DRB agenda.

Application fee (Historic properties: \$116.00; New constructions: \$1,280; Addition/renovations: \$426.60)

Completes and signed submittal application (Page 1). (All submissions)

Zoning Standards Compliance Worksheet (Page 2). (All submissions with relief requests)

Neighborhood Compatibility Worksheet (Page 3). (All submissions with relief requests)

     Historic Design Review Worksheet (Page 4). (All submissions involving a designated Historic Resource)

Online submittal through BSA; Town of Sullivan's Island online submittal portal.

Two (2) sets of drawings, no bigger than 11X17"; 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).

OWNER NAME: Randy and Devra Barkowitz PHONE NUMBER: 404-358-8208

ADDRESS: 3203 Marshall Blvd Sullivans Island EMAIL: rbarkowi@sgintl.com

ARCHITECT/DESIGNER: Damien Busillo, AIA, NCARB PHONE NUMBER: 843-303-2979

ADDRESS: 1424 Wando View Street, Daniel Island SC EMAIL: damien@dlbarchitecture.com

CONTRACTOR: TBD PHONE NUMBER:                     

ADDRESS:                      EMAIL:                     

DLB (Initials): I understand that incomplete applications will be rejected.

*I (we) submit that the above information is true to the best of my (our) knowledge.*

Damien Busillo, AIA, NCARB

Applicant name (print)

Applicant's signature

**If Owner is not the Applicant:**

I (we) hereby appoint the person named as applicant as my (our) agent to represent me (us) in this application

Owner's signature

Owner's signature

**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 <b>A</b> , 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:** \_\_\_\_\_