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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%			
	B	21-22 ADDITIONAL FRONT YARD SETBACK	45 above 20'		15%			
	C	21-22 SIDE SETBACK	per lot: Enter result: _____min: _____comb:		25%			
	D	21-22 SECOND STORY SIDE SETBACK	per lot: Enter result: _____min: _____comb:		25%			
LOT COVERAGE	E	21-22 REAR SETBACK	25 feet		N/A	X	X	X
	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 result _____sf		A: New Construction / Non-historic additions: 15% _____sf (not to exceed 500 sf) B: Historic additions: 20% _____sf C: Historic ADU Special Exceptions:			
DESIGN STANDARDS	I	21-28 THIRD STORY	as per formula:enter result _____sf		15% _____sf			
	J	21-22 PRINCIPAL BUILDING FRONT FAÇADE	50' feet or, 2/3 lot width (whichever is less)		15%			
	K	21-22 PRINCIPAL BUILDING SIDE FAÇADE	38 feet (wall length) 16 feet within 15 ft x 2 16-in articulations		25%			
	L	21-22 2ND STORY SIDE FAÇADE SETBACK	32 feet (wall length) 6-foot (knee wall) 16-in articulations		25%			
	M	21-30 BUILDING ORIENTATION	towards ocean, excluding marsh and ocean lots		Adjust for Neighborhood Compatiblity			
	N	21-30 BLDG. FOUNDATION HEIGHT	8' to LSM & 9'4" to FFE		1 foot			
	O	21-32 FOUNDATION ENCLOSURE	1/2" space		Adjust for Neighborhood Compatiblity			
	P	21-138 ACCESSORY STRUCTURE	Height (15 to 18) Setback (20)		20% Height (3 ft 6 in) 40%(4')			

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: ____sf Highland lot area: ____sf (if applicable)

Principal Building Square Footage (21-27): Existing SF: ____ Standard SF: ____ Proposed SF: ____

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

Front/Side/2nd-Story Building Setbacks (21-22): Standard, combined ____ Proposed, combined____, min ____

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

Principal Building Side Façade Setback (21-22): Requested Relief: ____

Other (circle any that apply):

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

REQUEST FOR HISTORIC DESIGN REVIEW (PAGE 4)

Do you propose any exterior changes to the historic structure? Yes: ✓ No: _____

If you answered "yes", please provide a detailed explanation and sequence of the work below:

Section 21-97. C Historic Preservation Standards:

Submit in writing and be prepared to describe how your project is consistent with the following ten preservation standards, and the most recent version of the Secretary of Interior's Guidelines for the Treatment of Historic Properties. ****On your elevation drawings show all existing conditions and proposed changes. Detail existing materials and highlight all new and preserved architectural and structural elements.**

<https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>

- (a) Using a property as it was used historically or giving a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;
- (b) Retaining and preserving the historic character of a property; avoidance of the removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property;
- (c) Avoiding changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings;
- (d) Retaining and preserving changes to a property that have acquired historic significance in their own right;
- (e) Preserving distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property;
- (f) Repairing rather than replacing deteriorated historic features; or where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials;
- (g) Utilizing the gentlest means of chemical or physical treatments;
- (h) Protecting and preserving the archeological resources in place, and if disturbing, mitigation measures will be undertaken;
- (i) Not destroying historic materials, features, and spatial relationships that characterize the property; differentiating the new work from the old and making it compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment; and,
- (j) Undertaking new construction in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

SEE ATTACHED NARRATIVE

(Please use extra sheet as needed)