

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

PROPERTY ADDRESS: 3020 BROWNELL AVE PARCEL ID (TMS #): 529-12-001-18

SUBMITTAL DATE: 01/23/2026 MEETING DATE: 02/18/2026

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

DESCRIPTION OF SCOPE OF WORK: NEW HOME DESIGN ON THE SITE CONTANING A HISTORIC MUNITIONS BUNKER.

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
- OCRR Critical Lines, or Baseline and Setback if applicable
- Existing Structures, if applicable

Spot elevations required to comply with § 21-24

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).

The Dorothy D. Curd and Robert F. Curd Trust Dated February 6, 1967

OWNER NAME: ROSS RITCHIE PHONE NUMBER: 480-266-5280

ADDRESS: 1882 Peaceful Way, Mt. Pleasant, SC 29464 EMAIL: dwcurd@hmu.edu

ARCHITECT/DESIGNER: LOYAL ARCHITECTS PHONE NUMBER: 843-732-0502

ADDRESS: 1435 KINGLET St., Mt PLEASANT, SC 29464 EMAIL: ROSS@LOYALARCHITECTS.COM

CONTRACTOR: TBD PHONE NUMBER: TBD

ADDRESS: TBD EMAIL: TBD

(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.

Ross Ritchie

Applicant name (print)

Ross Ritchie

Applicant's signature

If Owner is not the Applicant:

Signed by:

David Curd
56477DF759B14F4...

the person named as applicant as my
nt me (us) in this application

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%			
	B	21-22 ADDITIONAL FRONT YARD SETBACK	45 above 20'	✓	15%			
	C	21-22 SIDE SETBACK	per lot: Enter result: <u>10</u> , min: <u>33</u> , comb:	✓	25%			
	D	21-22 SECOND STORY SIDE SETBACK	per lot: Enter result: <u>20</u> , min: <u>30</u> comb:		25%	6" ON NE	2.5%	19.5' NE
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 <u>3743</u> 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 <u>4396</u> 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	N/A	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%	✓	23%	11'6" SIDE SETBACK FOR WALL LONGER THAN 16'
	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 Compatability			
	N	21-30 BLDG. FOUNDATION HEIGHT	8' to LSM & 9'4" to FFE	✓	1 foot			
	O	21-32 FOUNDATION ENCLOSURE	1/2" space	N/A	Adjust for Neighborhood Compatability			
	P	21-138 ACCESSORY STRUCTURE	Height (15 to 18) Setback(20)	N/A	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: 24,957 sf Highland lot area: ___ sf (if applicable)

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

NO REQUEST

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

NO REQUEST

Front/Side/2nd-Story Building Setbacks (21-22): Standard, combined 20' & 30' Proposed, combined 19.5' & 36.5'
 WE ARE REQUESTING RELIEF ON THE SECOND FLOOR SIDE FAÇADE FOR THE NE ELEVATION THAT HAS AN AVERAGE OF 19.5', WHICH IS A 2.5% REQUEST. AS THE LOT IS 83' WIDE, WE ARE VERY PINCHED COMPARED TO THE TYPICAL LOT OF 105'. ALSO, THE SECOND FLOOR IS ONLY ONEUP FROM GRADE, WHICH IS MUCH LOWER THAN WHAT THE ORDINANCE IS DESIGNED AROUND THAT BEING A ELEVATED HOME.

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

NO REQUEST

Principal Building Side Façade Setback (21-22): Requested Relief: 23% FOR AN 11'-6" SIDE SETBACK FOR A WALL LONGER THAN 16'. AS THE LOT IS 83' WIDE, WE ARE VERY PINCHED COMPARED TO THE TYPICAL LOT OF 105'. OUR AVERAGE SIDE SETBACKS ARE WELL ABOVE THE MINIMUM REQUIRED.

Other (circle any that apply):

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

NO REQUEST

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.

THE EXISTING HISTORIC BUNKER ENTRANCE, WHICH IS THE ONLY VISIBLE STRUCTURE, WILL REMAIN AS IS WITH ONLY COSMETIC REPAIR FOR THE ENTRY DOOR ON 10N AVENUE. THE BUNKER SPACE IS ENVISIONED AS AN UNCONDITIONED SHARED STORAGE AREA WITH LIMITED ACCESS AND NOT TO BE COUNTED AS LIVING SPACE AGAINST THE PBSF. AS WE ARE NOT PROPOSING TO USE THE STRUCTURE AS LIVING SPACE, WE ARE PRESERVING THE MUNITIONS BUNKER IN ITS UNALTERED STATE.

(Please use extra sheet as needed)