

SULLIVAN'S ISLAND DESIGN REVIEW BOARD

SUBMITTAL APPLICATION (PAGE 1)

PROPERTY ADDRESS: 409 STATION 22 1/2 ST PARCEL ID (TMS #): 529-05-00-005

SUBMITTAL DATE: 08/21/2026 MEETING DATE: 09/16/2026

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

DESCRIPTION OF SCOPE OF WORK: RESTORATION, RENOVATION, AND ADDITION TO A HISTORIC COTTAGE

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

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

X 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.

X Application fee (*Historic properties: \$116; New constructions: \$1,280; Addition/renovations: \$426; Accessory Structures: \$232*)

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

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

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

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

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

X One (1) set of drawings, no bigger than 11X17"; Drawings to include:

X 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

X 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)

X 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.

X 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)
- 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.**
- Historic property assessment and report for all historic resource property applications
- Any relevant photographs or documentation that might be descriptive (of adjacent properties).

OWNER NAME: SOUTH NATIONAL INVESTMENTS LLC ADDRESS: P.O. BOX 98 MI PLEASANT, SC 29464

(PROVIDE OWNER'S CONTACT INFORMATION WITH ONLINE SUBMITTAL)

ARCHITECT/DESIGNER: BOYD ARCHITECTS PHONE NUMBER: 843.729.1274

ADDRESS: 74 RADCLIFFE ST CHARLESTON, SC 29403 EMAIL: LUCAS@BOYD-ARCHITECTS.COM

CONTRACTOR: COLLABORATIVE CONSTRUCTION PHONE NUMBER: 603.707.0249

ADDRESS: 105 CHARLESFORT ALY UNIT B CHARLESTON, SC 29403 EMAIL: KYLE@COLLABORATIVECONSTRUCTION.NET

LB (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.

LUCAS BOYD

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

adam d hall
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	EXG BLDG IS 14'-5" FROM FRONT PL. NO CHANGE PROPOSED	15%			
	B	21-22 ADDITIONAL FRONT YARD SETBACK	45 above 20'		15%			
	C	21-22 SIDE SETBACK	per lot: Enter result: _____min: 10' _____comb: 28'	EXG BLDG IS 5'-3" AWAY FROM NORTH PROPERTY LINE. MEANING 22'-9" IS REQ'D FROM SOUTH	25%	YES	25%	REDUCTION OF REQ'D SOUTH SETBACK FROM 22'-9" TO 17'-1". A 5'-9" (25%) REDUCTION
	D	21-22 SECOND STORY SIDE SETBACK	per lot: Enter result: _____min: _____comb:	X	25%			
LOT COVERAGE	E	21-22 REAR SETBACK	25 feet	EXG BLDG IS 18'-11" AWAY FROM REAR PROPERTY LINE. NO CHANGE PROPOSED	N/A			
	F	21-25 PRINCIPAL BUILDING COVERAGE	as per formula:enter result 1,391 SF_sf		20%	YES	6.1%	1,482 SF REQUESTED. 91 SF MORE THAN WHAT IS PERMITTED
	G	21-26 IMPERVIOUS COVERAGE	as per formula:enter result 30% sf maximum	X	N/A			
	H	21-27 PRINCIPAL BUILDING SQUARE FOOTAGE	as per formula:enter result 2,540 SF_sf	X	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	X	15% _____sf			
	J	21-22 PRINCIPAL BUILDING FRONT FAÇADE	50' feet or, 2/3 lot width (whichever is less)	X	15%			
	K	21-22 PRINCIPAL BUILDING SIDE FAÇADE	38 feet (wall length) 16 feet within 15 ft x 2 16-in articulations	X	25%			
	L	21-22 2ND STORY SIDE FAÇADE SETBACK	32 feet (wall length) 6-foot (knee wall) 16-in articulations	X	25%			
	M	21-30 BUILDING ORIENTATION	towards ocean, excluding marsh and ocean lots	X	Adjust for Neighborhood Compatability			
	N	21-30 BLDG. FOUNDATION HEIGHT	8' to LSM & 9'4" to FFE	X	1 foot			
	O	21-32 FOUNDATION ENCLOSURE	1/2" space	X	Adjust for Neighborhood Compatability			
	P	21-138 ACCESSORY STRUCTURE	Height (15 to 18) Setback (20)	X	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: x

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: 6,408 SF sf Highland lot area: _____ sf (if applicable)

Principal Building Square Footage (21-27): Existing SF: 1,013 SF Standard SF: _____ Proposed SF: 1,482 SF

PROPOSED 469 SF 1-STORY ADDITION TO EXISTING 1,013 SF 1-STORY COTTAGE, RESULTING IN A 1,482 1-STORY DWELLING

THIS FIGURE IS COMPLIANT, NO RELIEF REQUESTED

Principal Building Coverage (21-25): Existing SF: 1,013 SF Standard SF: _____ Proposed SF: 1,482 SF

EXG BLDG IS 1,013 SF, LOT IS 6,408 SF, WHICH IS 16%

PROPOSED ADDITION RESULTS IN 1,482 SF BLDG, WHICH IS 23%

WE ARE REQUESTING A SMALL AMOUNT OF RELIEF FOR THIS METRIC. ONLY 6.5% OVER WHAT IS AS-OF-RIGHT. THE BUILDING IS EXCEPTIONALLY SMALL AND IN ORDER TO CREATE A MEANINGFUL ADDITION, WE NEED TO EXTEND BEYOND THE ALLOWABLE THRESHOLD BY ~90SF. THE NEW ADDITION IS SUBORDINATE TO THE ORIGINAL BUILDING, SET BACK FROM THE FACE OF THE ORIGINAL BUILDING, AND ARCHITECTURALLY DEFERS TO THE ORIGINAL BUILDING. IT IS 'GENTLY' ATTACHED TO THE ORIGINAL BUILDING BY WAY OF AN ARCHITECTURAL HYPHEN.

Front/Side/2nd-Story Building Setbacks (21-22): Standard, combined 28' Proposed, combined 22'-4", min 5'3" EXG'

EXG BLDG IS 5'-3" AWAY FROM NORTH SIDE PROPERTY LINE, MEANING 22'-9" IS REQUIRED FROM SOUTH SIDE PROPERTY LINE. WE ARE REQUESTING TO REDUCE THIS TO 17'-1" (25%)

FRONT AND REAR SETBACKS ARE EXG

THIS REQUEST IS BEING MADE ON ARCHITECTURAL GROUNDS. THE PROPOSAL CALLS FOR A SEPARATION OF THE NEW AND OLD BY WAY OF AN ARCHITECTURAL HYPHEN. IN ORDER TO GAIN ENOUGH DISTANCE BETWEEN THE ORIGINAL BUILDING AND THE NEW ADDITION TO MAKE THIS STRATEGY WORK, THE NEW ADDITION MUST EXTEND BEYOND THE AS-OF-RIGHT SETBACK.

THIS ARCHITECTURAL STRATEGY IS FAR BETTER THAN 'APPLYING' A NEW ADDITION DIRECTLY TO THE ORIGINAL BUILDING. IT IS ALSO MORE COMPLIANT WITH THE DRB GUIDELINES.

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

N/A

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

N/A

Other (circle any that apply):

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

N/A

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.

A) PROPERTY'S USE IS UNCHANGED; IT WAS AND WILL BE A SINGLE FAMILY RESIDENCE

B) ORIGINAL BUILDING IS TO BE RESTORED AND ALL MATERIALS ARE TO REMAIN. ADDITION TO ORIGINAL BUILDING IS SUBORDINATE AND CONNECTED BY A MODEST HYPHEN

C) NEW ADDITION, WHILE SUBORDINATE, IS APPROPRIATELY CONTEMPORARY IN ITS STYLING. IT DOES NOT DRAW ATTENTION TO ITSELF. IS IS SET BACK FROM THE ORIGINAL STRUCTURE

D) N/A

E) ALL MATERIALS WILL BE REPAIRED OR REPLACED IN KIND. THE NEW COVERED PORCH ON THE REAR MATCHES THE STYLING OF THE EXG FRONT PORCH AND REPLACES A COMPLETELY ALIEN DECK

F) EVERYTHING WILL BE REPAIRED OF REPLACED IN KIND, WITH AN EMPHASIS ON THE FORMER

G) N/A

H) N/A

I) NEW IS APPROPRIATELY DISTINCT FROM THE ORIGINAL IN ALL CATEGORIES

J) CONFIRMED

(Please use extra sheet as needed)