

SULLIVAN'S ISLAND DESIGN REVIEW BOARD

SUBMITTAL APPLICATION (PAGE 1)

PROPERTY ADDRESS: 1743 ATLANTIC AVE. PARCEL ID (TMS #): 523-12-00-021

SUBMITTAL DATE: 12-20-24 MEETING DATE: 2-19-25

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

DESCRIPTION OF SCOPE OF WORK: BUILD A NEW 3,289 SQFT HOME. 4 BEDS 4.5 BATHS WITH A POOL

- 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
Site Plan [1/16" = 1'-0" OR 1" = 20'-0" scale], illustrating the following:
Existing structures, if applicable
Proposed new structures
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.
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.
All applicable survey information
Narrative for Scope of Work (all Historic projects)
In the case of renovations and/or additions, the outlines of existing and new construction must also be shown.
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: JLLTA, LLC PHONE NUMBER: 843-442-1162

ADDRESS: 450 MARTIN ST. CHAS, SC 29403 EMAIL:

ARCHITECT/DESIGNER: JOEL ADRIAN PHONE NUMBER: 843-819-8947

ADDRESS: 245 SAGE FIELDS DR, SUITE C-174 DI EMAIL: STUDIO291@HOMESC.COM

CONTRACTOR: RHODES RESIDENTIAL PHONE NUMBER: 843-442-1162

ADDRESS: 2002 LOW AVE. ST 29463 EMAIL: SAM.RHODES@HOTMAIL.COM

(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.

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

JOEL ADRIAN
Applicant name (print)

Applicant's signature

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%			
	B	21-22 ADDITIONAL FRONT YARD SETBACK	45 above 20'	✓	15%			
	C	21-22 SIDE SETBACK	per lot: Enter result: 13' min: 15' 25' 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	
	F	21-25 PRINCIPAL BUILDING COVERAGE	as per formula: enter result 2177 sf	✓ 1,840	20%			
	G	21-26 IMPERVIOUS COVERAGE	as per formula: enter result 30% sf maximum	✓ 27.8%	N/A	X	X	
	H	21-27 PRINCIPAL BUILDING SQUARE FOOTAGE	as per formula: enter result 2,904 sf		A: New Construction / Non-historic additions: 15% 445 sf (not to exceed 500 sf) B: Historic additions: 20% _____ sf C: Historic ADU Special Exceptions:	436#	14.7%	3,400#
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%			
	L	21-22 2ND STORY SIDE FAÇADE SETBACK	32 feet (wall length) 6-foot (knee wall) 16-in articulations		25%	4'-4" ON LEFT WALL		13'-8" SIDE 2ND STORY SETBACK
	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	✓	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: 10,642 sf Highland lot area: N/A sf (if applicable)

Principal Building Square Footage (21-27): Existing SF: _____ Standard SF: 2,964 Proposed SF: 3,400

WE ARE REQUESTING AN INCREASE OF 436 SQFT OR 14.7%. THE DESIGN IS AT THE MEDIAN SQUARE FOOTAGE OF ALL THE HOMES ALONG THAT PART OF ATLANTIC AVE. SCALE & MASSING IS VERY CONSISTENT W/ THE HOMES IN THE AREA.

Principal Building Coverage (21-25): Existing SF: _____ Standard SF: 2177 Proposed SF: 1840

THE DESIGN COMPLIES W/ THE STANDARD

Front/Side/2nd-Story Building Setbacks (21-22): Standard, combined 28' Proposed, combined 26', min 13'

THE DESIGN COMPLIES W/ THE STANDARD

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

WE ARE REQUESTING A SECOND STORY WALL LENGTH OF 16'-0" WITHOUT AN ARTICULATION ON FIRST FLOOR MASS BELOW.

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

THE LOT IS LESS THAN 70' WIDE. OUR SIDE SETBACKS ARE 13' & 15' FOR 28' COMBINED. THE SECOND FLOOR LEFT SIDE IS ONLY 13'-8" OFF THE SIDE PROP LINE. IT SHOULD BE 16'. OUR REQUEST IS FOR 4'-4"

Other (circle any that apply): _____

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

N/A