

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

PROPERTY ADDRESS: 1856 Thee Street PARCEL ID (TMS #): 529-09-00-112

SUBMITTAL DATE: 2/21/2025 MEETING DATE: 3/19/2025

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

DESCRIPTION OF SCOPE OF WORK: Renovation and additional heated square footage within the existing footprint of the building except small expansion at link to connect main house to accessory spaces. Currently spaces are only connected by an outdoor covered breezeway.

X 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.

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

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)

 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.

X Two (2) sets 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)

X 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: Carolyn Gay Woolard Coleman PHONE NUMBER: 828-231-9102

ADDRESS: 1856 Thee Steet, Sullivan's Island, SC 29482 EMAIL: sail2gwc@aol.com

ARCHITECT/DESIGNER: Sea Island Builders PHONE NUMBER: 843-883-7430

ADDRESS: 2113 Middle St Suite 100 EMAIL: anita.king@seaislandbuilders.com

CONTRACTOR: Sullivan's Island, SC 29482 PHONE NUMBER: 843-883-7410

ADDRESS: 2113 Middle St Suite 100 Sullivan's Island, SC 29482 EMAIL: jason.fowler@seaislandbuilders.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

Jason Fowler

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	Existing	15%			
	B	21-22 ADDITIONAL FRONT YARD SETBACK	45 above 20'	Existing	15%			
	C	21-22 SIDE SETBACK	per lot: Enter result: ____min: ____comb:		25%	Yes	20%	3.75' allowed 3' requested
	D	21-22 SECOND STORY SIDE SETBACK	per lot: Enter result: ____min: ____comb:	Existing	25%			
LOT COVERAGE	E	21-22 REAR SETBACK	25 feet	Existing	N/A	X	X	X
	F	21-25 PRINCIPAL BUILDING COVERAGE	as per formula:enter result 3170 ____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 4013.5 ____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)	Existing	15%			
	K	21-22 PRINCIPAL BUILDING SIDE FAÇADE	38 feet (wall length) 16 feet within 15 ft x 2 16-in articulations	Existing	25%			
	L	21-22 2ND STORY SIDE FAÇADE SETBACK	32 feet (wall length) 6-foot (knee wall) 16-in articulations	Existing	25%			
	M	21-30 BUILDING ORIENTATION	towards ocean, excluding marsh and ocean lots		Adjust for Neighborhood Compatability	Front on Sta 19	Maintain Ocean	Setback
	N	21-30 BLDG. FOUNDATION HEIGHT	8' to LSM & 9'4" to FFE	Existing	1 foot			
	O	21-32 FOUNDATION ENCLOSURE	1/2" space	Existing	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: X 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: 21,135sf Highland lot area: sf (if applicable)

Principal Building Square Footage (21-27): Existing SF: 2631 Standard SF: 4,013.5 Proposed SF: 2768 SF
Allowable Principal Bldg SF [PBSF]: $21,135 - 5,000 = 16,135$ SF / 10 SF = 1613.5
1,613.5 + 2,400 = 4,013.5 SF
Total Allowed = 4,013.5 SF

Principal Building Coverage (21-25): Existing SF: 2000 Standard SF: 3,170 Proposed SF: 2049
Allowable Prin Bldg Coverage [PBCA]: $.15 \times 21,135 = 3,170$ 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:

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