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	
REQUEST: CONCEPTUAL REVIEW: P	RELIMINARY APPROVAL: X FINAL APPROVAL:
DESCRIPTION OF SCOPE OF WORK: Renovation	
	connect main house to accessory spaces. Currently spaces
are only connected by an outdoor covered breezeway.	i
X_Submittal outside of the Historic District, not classified	d historic, and requests DRB relief.
Submittal is <i>outside</i> of the Historic District and design	
DRB relief requests No DRB requests	
Submittal is <i>within</i> the Historic District and is:	
designated as Historic Resource DRB r	
Not designated as a Historic Resource:	
DRB SUBMITTAL CHECKLIST: The following items must X_Application fee (Historic properties: \$116.00; New cons	
X_Application ree (Historic properties: \$116.00; New cons 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 si	ubmissions with relief requests)
Historic Design Review Worksheet (Page 4). (All submis	ssions involving a designated Historic Resource)
Online submittal through BSA; Town of Sullivan's Island	
X Two (2) sets of drawings, no bigger than 11X17"; Drawin	
X A current as-built survey, Certified by a S.C. Registered Land Su Required for all new construction and for work which expands or is	rveyor [1716"= 1'-0" OR 1"= 20'-0" s outside of an existing building footprint; illustrating the following:
All applicable Flood Zone information	OCRM Critical Lines, or Baseline and Setback if applicable
Setbacks, property lines and easements	Existing Structures, if applicable
 Spot elevations required to comply with § 21-24 X Site Plan [1/16" = 1'-0" OR 1" = 20'-0" scale], illustrating the feature 	
 Existing structures, if applicable 	All applicable survey information
Proposed new structures	Narrative for Scope of Work (all Historic projects)
X _Floor Plans [1/8" = 1'-0" scale], with the following requirement	
Exterior dimensionsGraphically depict the outlines of heated space, covered	 In the case of renovations and/or additions, the outlines of existing and new construction must also be shown.
porches and open decks.	
X_Exterior Elevations [$1/8$ " = 1'-0" scale], with the following requi	
• All exterior materials such as wood, stucco, roofing and / or masonry shall be graphically represented for intent.	 Roof ridge heights to natural grade. Finished Floor Elevation (FFE), Lowest Structural Member (LSM), Base Flood Elevation
 Must be rendered with shadows depicting roof and / or deck 	(BFE) to finish grade.
overhangs, changes in wall plane, or massing.	Detailed descriptions of treatment of all historic materials. (all
X Canditianal/Ontional	Historic projects
 X_Conditional/Optional: 3-D perspective sketches and / or models, as well as streetscar 	pe renderings that include adjacent properties are always encouraged and
are required for submissions with requests for relief, additional	
• Any relevant photographs or documentation that might be desc	
OWNER NAME: Carolyn Gay Woolard Coleman	PHONE NUMBER: <u>828-231-9102</u>
ADDRESS: 1856 Thee Steet, Sullivan's Island, SC 29482	EMAIL: sail2gwc@aol.com
ARCHITECT/DESIGNER: Sea Island Builders 2113 Middle St Suite 100	PHONE NUMBER: 843-883-7430
ADDRESS:	EMAIL: anita.king@seaislandbuilders.com
CONTRACTOR: Sullivan's Island, SC 29482	_PHONE NUMBER: <u>843-883-7410</u>
ADDRESS: 2113 Middle St Suite 100 Sullivan's Island, SC 2	29482 EMAIL: jason.fowler@seaislandbuilders.com
(Initials): I understand that incomplete application	ons will be rejected.
	If Owner is not the Applicant:
	I (we) hereby appoint the person named as applicant as my
Jason Fowler	(our) agent to represent me (us) in this application
Applicant name (print)	Owner's signature Carolyn Day Woolard Coleman
Applicant's signature	Owner's signature

ZONING STANDARDS COMPLIANCE WORKSHEET (PAGE 2)

		Zoning ordinance reference section	Zoning Standard	√if meets standard	DRB's Max. authorty for relief	applicant request for relief	Percent (%) relief requested	Total allowed + requested relief (SF)
SETBACKS	А	21-22 FRONT SETBACK	25 Feet	Existing	15%			(0.)
	В	21-22 ADDITIONAL FRONT YARD SETBACK	45 above 20'	Existing	15%			
	С	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 3170sf		20%			
	G	21-26 IMPERVIOUS COVERAGE	as per formula:enter result 30% sf maximum	\checkmark	N/A	X	X	X
	н	21-27 PRINCIPAL BUILDING SQUARE FOOTAGE	as per formula:enter result <u>4013.5</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:			
	I	21-28 THIRD STORY	as per formula:enter result sf	N/A	15%sf			
S	J	21-22 PRINCIPAL BUILDING FRONT FAÇADE	50' feet or, 2/3 lot width (whichever is less)	Existing	15%			
DESIGN STANDARDS	к	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%			
	М	21-30 BUILDING ORIENTATION	towards ocean, excluding marsh and ocean lots		Adjust for Neighborhood Compatablity	Front on Sta 19	MaintainOcean	Setback
	Ν	21-30 BLDG. FOUNDATION HEIGHT	8' to LSM & 9'4" to FFE	Existing	1 foot			
	0	21-32 FOUNDATION ENCLOSURE	1/2" space	Existing	Adjust for Neighborhood Compatablity			
	Ρ	21-138 ACCESSORY STRUCTURE	Height (15 to 18) Setback (20)	N/A	20% Height (3 ft 6 in) 40%(4')			

NEIGHBORHOOD COMPATIBILTY WORKSHEET (PAGE 3)

Have you reached out to the neighbors to get their feedback on the proposed plans? Yes: $\frac{X}{2}$ 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:21,135 sf 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 x 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:

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;
- 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.

(Please use extra sheet as needed)



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