

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

PROPERTY ADDRESS: 1650 Poe PARCEL ID (TMS #): 523-08-00-009
 SUBMITTAL DATE: 12/20/2024 MEETING DATE: 1/15/2025
 REQUEST: CONCEPTUAL REVIEW: PRELIMINARY APPROVAL: FINAL APPROVAL:
 DESCRIPTION OF SCOPE OF WORK: Construction of new single family home

- 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
 - OCRM Critical Lines, or Baseline and Setback if applicable
 - Existing Structures, if applicable
 - 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).

OWNER NAME: Bill and Julie Medich PHONE NUMBER: 843-442-3648
 ADDRESS: 1650 Poe Ave, Sullivan's Island, SC EMAIL: Bill.Medich@southstatebank.com
 ARCHITECT/DESIGNER: Drafted Architecture PHONE NUMBER: 864-237-0920
 ADDRESS: PO Box 14441, Charleston, SC 29422 EMAIL: charlie@draftedarchitecture.com
 CONTRACTOR: Phillip Smith General Contractor PHONE NUMBER: 843-881-9828
 ADDRESS: 465 W Coleman Blvd #301, Mt Pleasant, SC 29464 EMAIL: Bill.Payzant@phillipsmithcontractor.com

CM (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

Charlie Miraziz
 Applicant name (print)
Charlie Miraziz
 Applicant's signature

Owner's signature
Julie Medich
 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: 15' min: 35' comb:	✓	25%			
	D	21-22 SECOND STORY SIDE SETBACK	per lot: Enter result: 15' min: 20' comb min.		25%	to min: 3.75' to avg: 3.5"	25% 1.4%	11.25' 19'-8.5"
LOT COVERAGE	E	21-22 REAR SETBACK	25 feet	✓	N/A	X	X	
	F	21-25 PRINCIPAL BUILDING COVERAGE	as per formula: enter result 2051.7 sf		20%	50 sf	2.4%	2,101.7 sf
	G	21-26 IMPERVIOUS COVERAGE	as per formula: enter result 4004.25 sf 30% sf maximum	✓	N/A	X	X	X
	H	21-27 PRINCIPAL BUILDING SQUARE FOOTAGE	as per formula: enter result 3201.7 sf		A: New Construction / Non-historic additions: 15% 480.3 sf (not to exceed 500 sf) B: Historic additions: 20% _____sf C: Historic ADU Special Exceptions:	350 sf	10.9%	3551.7 sf
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)	✓	25%	4'	25%	20'
			16 feet within 15 ft					
			x2	✓				
			16-in articulations	✓				
	L	21-22 2ND STORY SIDE FAÇADE SETBACK	32 feet (wall length)		25%	6.5'	20.3%	38.5'
6-foot (knee wall)			N/A					
16-in articulations			✓					
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)	✓	20% Height (3 ft 6 in) 40%(4')	to pavement: 3.75' to rear: 4'	12.5% 40%	26.25' 6'	

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: 13017 sf Highland lot area: _____ sf (if applicable)

Principal Building Square Footage (21-27): Existing SF: _____ Standard SF: 3201.7 Proposed SF: 3551.7

- to offset additional massing, the FFE is low to grade
- the second floor area is about 69% of first floor area, which reduces upper wall surface and massing
- at the side facing the neighbors, the first floor walls are setback an additional 22+ ft; sec fl. add'l 18'-10" from the average required side setbacks
- the design is unique and addresses the particular needs of this parcel and homeowners

Principal Building Coverage (21-25): Existing SF: _____ Standard SF: 2051.7 Proposed SF: 2101.7

- "Footprint" relief requested due to the first floor being about 1.75x larger than second floor. The footprint that is shared between the two floors is located in the core of the structure. Wrap-around massing and small hipped mass beside garage exist only at first floor. Second floor wall length and height smaller than first floor.
- lot size (13017 sf) is smaller than average lot area
- to offset additional massing, the FFE is low to grade
- the design is unique and addresses the particular needs of this parcel and homeowners

Front/Side/2nd-Story Building Setbacks (21-22): Standard, ^{min: 20', 30'} combined _____ Proposed, combined _____, min 16.25', 43.9'

- Structure is shifted towards side (Station 16 1/2) to maximize green space between proposed home and neighbor's home @ 1656 Poe. The existing home @ 1656 Poe is very close to the side setback separating the two parcels.
- The massing is well-articulated with separated elements and detached garage

Second Story Side Façade Setback (21-22): Requested relief: 6.5' (20.3%) for total of 38.5' wall

- The wall needing relief is a product of a set-back second floor from the first floor massing. The simple plan, in conjunction with the shorter height relative to the first floor, provides a subordinate relationship of second vs. first floor.
- the design is unique and the scale is appropriate for the neighborhood

Principal Building Side Façade Setback (21-22): Requested Relief: 4' (25%) for total of 20' wall

- The wall needing relief is part of a mass that is located rearward on the lot near the garage. The mass is well articulated (12.5') from the remainder of the home.
- the design is unique and the scale is appropriate for the neighborhood

Other (circle any that apply):

~~Third Story, Principal Building Front Façade, Building Orientation, Building Foundation Height, Foundation Enclosure,~~ **Accessory Structure:** setback relief: to pavement: 3.75' (12.5%), to rear 4' (40%)

- Setback relief for the detached garage towards pavement provides additional space for landscaping/green space between the proposed structures and the neighbors @ 1656 Poe.
- Setback relief for the detached garage towards the rear property line allows breathing room between the two proposed structures, diminishing the crowding on the lot. The area between the two will be landscaped, creating a green path toward the backyard.