

SULLIVAN'S ISLAND DESIGN REVIEW BOARD

SUBMITTAL APPLICATION (PAGE 1)

PROPERTY ADDRESS: 1727 ATLANTIC AVE PARCEL ID (TMS#): 523-12-00-019

SUBMITTAL DATE: 5-17-24 MEETING DATE: 6-19-24

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

DESCRIPTION OF SCOPE OF WORK: BUILD NEW SINGLE FAMILY RESIDENCE APPROX 3489 SF w/ Porch & Pool

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.

- 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.
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: JLLM, LLC PHONE NUMBER: 843-442-1162

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

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

ADDRESS: 295 SEVEN FARMS DR. C-174 Di EMAIL: STUDIO291@HOMESCC.COM

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

ADDRESS: 2002 I'ON AVE, SI SC 29483 EMAIL: SAMRHODES@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

SAMMY RHODES Owner name (print)

Owner's signature

Applicant'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: <u>15'</u> <u>13'-11"</u> comb. <u>28'-4"</u> | ✓ | 25% | | | |
| | D | 21-22 2ND STORY SIDE FAÇADE SETBACK | 10 feet (wall length) 2' setback from wall | | 100% | <u>4'-4"</u> | <u>21.6%</u> | <u>14'-4"</u> |
| | E | 21-22 REAR SETBACK | 25 feet | ✓ | N/A | X | X | X |
| LOT COVERAGE | F | 21-25 PRINCIPAL BUILDING COVERAGE | as per formula. enter result <u>1,945</u> sf | | 20% | <u>293%</u> | <u>15%</u> | <u>2,238%</u> |
| | 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 A, B, or C (circle one) result <u>3,095</u> sf | | A: 15% <u>464</u> sf not to exceed 500 sf (21-27B) B: 20% _____ sf (21-94) C: 25% _____ sf (21-20C) | <u>394%</u> | <u>12.7%</u> | <u>3,489%</u> |
| | I | 21-28 THIRD STORY | as per formula. enter result _____ sf | N/A | 15% _____ sf | | | |
| DESIGN STANDARDS | J | 21-29 PRINCIPAL BUILDING FRONT FAÇADE | 50' feet or 2/3 lot width (whichever is less) | ✓ | 100% | | | |
| | K | 21-29 PRINCIPAL BUILDING SIDE FAÇADE | 30 feet (wall length) | ✓ | 100% | | | |
| | L | 21-30 BUILDING ORIENTATION | towards ocean, excluding marsh and ocean lots | ✓ | Adjust for Neighborhood Compatibility | | | |
| | M | 21-30 BLDG. FOUNDATION HEIGHT | 8' to LSM & 9'4" to FFE | ✓ | 1 foot | | | |
| | N | 21-32 FOUNDATION ENCLOSURE | 1/2" space | ✓ | Adjust for Neighborhood Compatibility | | | |
| | O | 21-138 ACCESSORY STRUCTURE | Height (15) Setback (20) Area 625' foot print and 750' total | N/A | 40% (4') 20% Area 750'-900' | | | |

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.

Principal Building Square Footage (21-27): Existing SF: _____ Standard SF: 3,095 Proposed SF: 3,489

WE ARE REQUESTING AN ADDITIONAL 394 SQFT OR 12.7% INCREASE. THIS IS COMPATIBLE WITH THE HOMES IN THE AREA. THIS LOT IS ADJACENT TO THE SAND DUNES CLUB. THE HOME IS 39' OFF THE FRONT PROPERTY & 28'-9" OFF THE REAR, MAKING ITS LOT POSITION VERY PEDESTRIAN FRIENDLY.

Principal Building Coverage (21-25): Existing SF: _____ Standard SF: 1,945 Proposed SF: 2,238

THIS LOT IS VERY NARROW - JUST UNDER 70' WIDE AND ONLY 11,947 SQFT. OUR REQUEST IS FOR AN ADDITIONAL 293 SQFT OR 15% INCREASE. WE FEEL THIS IS VERY CONSERVATIVE & IN LINE WITH SURROUNDING HOMES.

Front Side Building Setbacks (21-22): Standard, combined 28'-4" Proposed, combined 28'-4" min 15'

THIS LOT IS ONLY 69.75' WIDE AT THE FRONT. THE ORDINANCE ALLOWS A REDUCTION OF 11'-8" FROM THE COMBINED 40' REQUIRED SETBACKS. OUR DESIGN COMPLIES W/ THIS REDUCED SETBACK.

Second Story Side Façade Setback (21-22): Requested relief: THERE ~~ARE~~ ARE TWO SECTIONS OF WALL 14'-4" WIDE THAT ARE 2-STORY. THE MAJORITY OF THE DESIGN COMPLIES W/ THE STANDARD

Principal Building Front/Side Façade Setback (21-29): Requested Relief: _____

Other (circle any that apply):

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