

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%	Existing Historic		
	B	21-22 ADDITIONAL FRONTYARD SETBACK	45 above 20'	✓	15%			
	C	21-22 SIDE SETBACK	per lot: Enter result: _____ 10 min: 40 comb:	✓	25%			
	D	21-22 2ND STORY SIDE FAÇADE SETBACK	10 feet (wall length) 2' setback from wall	✓	100%			
	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 3,304 sf		20%	572sf	17.3%	3,876sf
	G	21-26 IMPERVIOUS COVERAGE	as per formula: enter result 30% of maximum	✓ 6,608 SF	N/A	X	X	X
	H	21-27 PRINCIPAL BUILDING SQUARE FOOTAGE	as per formula: enter A, B, or C (circle one) result 4,102 sf		A: 15% _____sf not to exceed 500 sf (21-27B) B: 20% _____sf (21-94) C: 25% ✓ _____sf (21-20C)	765sf	18.6%	4,867sf
	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 Compatability			
	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 Compatability			
	O	21-138 ACCESSORY STRUCTURE	Height (15) Setback (20) Area 625' footprint and 750' total	✓	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.** Lot area: 22,026sf Highland lot area: _____sf (if applicable)

Principal Building Square Footage (21-27): Existing SF: 1,952 Standard SF: 4,102 Proposed SF: 4,867

Applicant is requesting a 20% PBSF relief, rather than the full 25% allowable PBSF relief that is specifically written into the Town's Zoning Ordinances for this type of historical accessory dwelling usage. The relief would allow the applicant to construct a home for their growing family, while keeping with the size and character of recent new builds on Sullivan’s Island. The applicant is taking on the challenge of restoring the lost character of a Traditional Island Resource in its original footprint, and is only partially utilizing the specific ordinance (21-20C, 21-27C) that specifically allows up to 25% for these situations, despite the existing handicaps and obstacles. The applicants have enjoyed this challenge of designing a timeless new home that compliments the preservation plan for the historic cottage.

Principal Building Coverage (21-25): Existing SF: 1,952 Standard SF: 3,304 Proposed SF: 3,876

Per the above PBSF relief, PBC relief falls in line with this requested relief and kept to a reasonable level by utilizing a good portion of square footage on the second level with dormers. Please note that impervious surfaces requested are within the town’s standards and the applicant is not asking for setback relief.

Front Side Building Setbacks (21-22): Standard, combined _____ Proposed, combined _____, min _____
N/A

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

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

Other (circle any that apply):

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

Steps taken with the proposed design to mitigate the impact of the new dwelling include: (1) Reducing allowable height of the foundation/raised basement (2) Utilizing accessory buildings for parking and storage to further reduce the square footage and visual impact of the main dwelling and following historical precedents for detached accessory buildings (3) Reducing additional non-historic square footage and massing from the cottage (4) Utilizing dormer windows and one and a half story cottage typology to make the new build smaller (sf, height, and mass-wise) in relation to many surrounding homes on Myrtle/Goldbug/Raven (5) The new build “breaks the mass” of the floor plan through the use of projecting bays, dormers, and varied cladding materials to create a less boxy plan that reduces the visual mass of buildings. The dwelling’s ornamentation draws on Sullivan’s Island typologies, precedents, and architecture features (such as X balustrades, dormer windows, and simple classical or Arts and Crafts ornament) (6) A landscaping buffer will be created between the two dwellings.

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;
- (i) 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.

The applicant's family currently resides in the historic cottage and plans to continue to utilize the structure as a small family cottage home, matching its original intended use. Following DRB recommendations from the September submittal, the roofline over this addition will be modified and replaced with a lower roof to allow this bay to more clearly read as an addition. Additionally, the DRB requested two over two wood sash windows on the front façade, in keeping with what have likely been the original light configuration for a cottage constructed in 1908. The fenestration will be amended on the east and west (side elevations) to replace the existing vinyl and metal windows with one over one wood sash windows as necessary. The back screened in porch mass will be removed to leave a smaller porch and amend the roofline to its historic simplicity. The front porch will be restored to its original appearance via removal of the infill walls and replacing lost historic features such as the balustrades. The original front door frame, surrounding glass panels, ceiling bead board, and crown molding are still intact within the non-historic porch enclosure, and will be preserved and used again as the entry door into house. The proposed restoration reduces the cottage's mass closer to its original iteration through the removal of additions that are not crucial to the use and function of the cottage. The cottage will remain in situ with no height or placement alterations.

(Please use extra sheet as needed)