

SULLIVAN'S ISLAND DESIGN REVIEW BOARD

SUBMITTAL APPLICATION (PAGE 1)

PROPERTY ADDRESS: 2623 BAYONNE AVE PARCEL ID (TMS #): 529-10-00-081

SUBMITTAL DATE: 4/22/24 MEETING DATE: 12/18/24

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

DESCRIPTION OF SCOPE OF WORK: SEE ATTACHED

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.
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)
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: NICK STEINSBERGER PHONE NUMBER: 817/821-8279

ADDRESS: 300 BANDIT TRAIL, COLLEYVILLE, TX 76034 EMAIL: steinsbergerco@yahoo.com

ARCHITECT/DESIGNER: KDS, LLC PHONE NUMBER: 843/345-5454

ADDRESS: 1437 King St #5, Chas., SC 29403 EMAIL: studiokenedy@gmail.com

CONTRACTOR: ___ PHONE NUMBER: ___

ADDRESS: ___ EMAIL: ___

HK (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.

HUNTER KENNEDY (KDS, LLC)

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

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	✓	15%		
	B	21-22 ADDITIONAL FRONT YARD SETBACK	45 above 20'	✓	15%		
	C	21-22 SIDE SETBACK	per lot: Enter result: ___min: 10' ___comb: 40'	✓ *	25%		
	D	21-22 SECOND STORY SIDE SETBACK	per lot: Enter result: ___min: 15' ___comb: 50'	✓ *	25%		
LOT COVERAGE	E	21-22 REAR SETBACK	25 feet	✓	N/A	X	X
	F	21-25 PRINCIPAL BUILDING COVERAGE	as per formula: enter result 3299 sf	✓	20%		
	G	21-26 IMPERVIOUS COVERAGE	6599 SF 30% sf maximum	✓	N/A	X	X
	H	21-27 PRINCIPAL BUILDING SQUARE FOOTAGE	as per formula: enter result 4100 sf		A: New Construction / Non-historic additions: 15% 500 sf (not to exceed 500 sf) B: Historic additions: 20% _____ sf C: Historic ADU Special Exceptions:	27 SF	0.69%
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) 16 feet within 15 ft x 2 16-in articulations	✓ *	25%		
	L	21-22 2ND STORY SIDE FAÇADE SETBACK	32 feet (wall length) 6-foot (knee wall) 16-in articulations	✓ *	25%		
	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)	N/A	20% Height (3 ft 6 in) 40%(4')		

+
(12,120)
RELIEF

* EXISTING NON-CONFORMING HOUSE, BUILT CIRCA 1995

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: 21,996sf Highland lot area: _____sf (if applicable)

Principal Building Square Footage (21-27): Existing SF: 9572 Standard SF: 4100 Proposed SF: 4599
WE REQUEST 27 SF OF RELIEF TO ALLOW THE ADDITION OF A RECONFIGURED REAR BAY AND A NEW FRONT PORCH, WHICH REQUIRES AN EXISTING SECOND STORY RECESSED BALCONY TO BE INFILLED. (SEE SHEET 1.2 OF PLANS) THE 4599 PROPOSED SF IS WITHIN THE 500 SF CAP ON THE PROPERTY.

Principal Building Coverage (21-25): Existing SF: 2376 Standard SF: 3299 Proposed SF: 2382

THE PROPOSED PROJECT MEETS THIS REQUIREMENT.

Front/Side/2nd-Story Building Setbacks (21-22): Standard, combined 40' Proposed, combined 21'-1", min 10'-6"

THE EXISTING HOUSE, ORIGINALLY BUILT CIRCA 1995, DOESN'T CONFORM TO THE CURRENT SIDE SETBACK REQUIREMENTS. THE PROPOSED REAR BAY WILL BE SMALLER THAN THE EXISTING ONE IN DEPTH AND RECESSED 6" FROM EXTERIOR WALL TO REDUCE THIS NON-CONFORMITY.

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

THE EXISTING HOUSE IS A FULL TWO-STORIES IN HEIGHT. THE PROPOSED ALTERATIONS DO NOT INCREASE THIS NON-CONFORMITY.

Principal Building Side Façade Setback (21-22): Requested Relief: _____

THE EXISTING HOUSE DOESN'T CONFORM TO THE CURRENT SETBACK REQUIREMENTS. THE PROPOSED BAY WILL REDUCE THIS NON-CONFORMITY.

Other (circle any that apply):

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

EXISTING FOUNDATION HEIGHT IS NON-CONFORMING.

2623 Bayonne Street
Sullivans Island, SC
12/18/24 DRB Meeting

PROJECT STATEMENT:

2623 Bayonne Street was originally built in 1995, and due to this fact, it does not meet many of the current zoning requirements. The first and second floor side setbacks of the existing two-story structure are non-conforming, and the principal building square footage exceeds the limit for a lot of this size. We would like to propose some alterations that should substantially improve the appearance of the house and help it become more compatible with the surrounding neighborhood.

The first alteration is the addition of a new front porch, so that the house will better engage the street. This 31'-7" x 14'-5" porch would be wider and deeper than the current one, which is within the footprint of the heated space above, and would be wrapped with a hipped roof. The gabled second story roof would also be reframed to match the hipped roofs on the wings. The existing asphalt shingle roof would be replaced by standing seam metal roofing throughout. The existing second floor awning & recessed balcony over the front entry would be replaced by three single lite matching windows. (See Sheet 1.2) This infill would result in an additional 12 sf of heated space, but this porch is well within the limit on impervious lot coverage.

The second alteration is the reconfiguration of the existing two-story bay off the rear of the house. While this seven sided bay is not visible from Bayonne Avenue, it is a dated feature of the house that is prominent from the beach and provides little functional interior space. The existing two story bay would be replaced by a 3'-4" deep bay that is recessed 6" from the corner of the house. It would feature three windows on each floor that match the size and style found on the current house. The new bay would be more compact, provide a more functional layout, and only require an additional gain of 6 heated sf per floor in principal building square footage. (See Sheets 1.1 & 1.2) This

alteration would reduce the existing non-conformity with regard to side setbacks and side façade setbacks for the 1st and 2nd floors. The stucco foundation and wood siding would be replaced on the existing house. Due to these alterations, the existing back porch and deck would be extended an additional 2'-7", but maintain the current proportions and general details.

Additional minor changes include screening the existing HVAC stand with wooden lattice, relocating one window on elevation 2.2, eliminating a window on elevation 2.1 to allow for the porch addition, and new four lite front doors.

All of the proposed changes would be well articulated and appropriately scaled. The granting of these easements would allow us to improve the appearance of this house so that it is more representative of the quality of design found on the island. It would better engage the street and be respectful of its neighbors. Thank you for your consideration.

2623 BAYONNE AVENUE
TMS: 529-10-00-081
FLOOD ZONE: A 10'
21,996 SF LOT / .50 ACRE

PRINCIPAL BLDG. COVERAGE CAP: 3299 SF (15.0%)
EXISTING HEATED FOOTPRINT: 2376 SF (10.8%)
PROPOSED HEATED FOOTPRINT: 2382 SF (10.8%)

IMPERVIOUS COVERAGE CAP: 6599 SF (30.0%)
EXISTING IMPERVIOUS (TOTAL)-- 5958 SF (27.0%)
EXISTING HEATED 2376 SF
DECKS & PORCHES: 923 SF
POOL & POOL TERRACE: 2099 SF
STONE PAVERS & HVAC: 560 SF
EXCLUDES 2847 SF PERVIOUS DRIVEWAY

PROPOSED IMPERVIOUS: 6338 SF (28.8%)
PROPOSED HEATED 2382 SF (6 SF GAIN)
DECKS & PORCHES: 1249 SF (326 SF GAIN)
POOL & POOL TERRACE: 2107 SF (8 SF GAIN)
STONE PAVERS & HVAC: 600 SF (40 SF GAIN)

PRINCIPAL BLDG SQ. FOOTAGE CAP: 4100 SF
MAXIMUM FOOTAGE W/ RELIEF: 4600 SF (500 SF RELIEF)
EXISTING BLDG. SQ. FOOTAGE: 4572 SF (11.5% RELIEF)
REQUESTED INCREASE: 27 SF (0.6% RELIEF)
PROPOSED BLDG. SQ. FOOTAGE: 4599 SF (12.1% RELIEF)