

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

PROPERTY ADDRESS: 2923 Middle Street PARCEL ID (TMS#): 529-12-00-005

SUBMITTAL DATE: 4/19/24 MEETING DATE: 5/15/24

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

DESCRIPTION OF SCOPE OF WORK: Plans are for Classic Lowcountry vernacular with architectural elements that reduce the massings and compliment our corner lot placement while blending timelessly into the neighborhood.

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: King & Society Construction PHONE NUMBER: (843) 364-0432

ADDRESS: 1012 eWall Street, Unit B Mt. Pleasant, SC EMAIL: tbarber@kingandsociety.com

ARCHITECT/DESIGNER: Bryce Richey PHONE NUMBER: (843) 329-0667

ADDRESS: 1000 Johnnie Dodds Blvd Ste 103-194, Mt Pleasant EMAIL: bryce@clarkedesigngroup.com

CONTRACTOR: King & Society Const. - Trae Redmond PHONE NUMBER: (843) 991-5501

ADDRESS: 1012 eWall Street, Unit B Mt. Pleasant, SC EMAIL: tredmond@kingandsociety.com

TR (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

Trae Redmond

Owner name (print)

[Signature]
Owner's signature

Bryce Richey

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 FRONTYARD SETBACK	45 above 20'		15%	2'6" clearance	12.5%	22' 6" / 45 degrees
	C	21-22 SIDE SETBACK	per lot: Enter result: _____ min: _____ comb:	✓	25%			
	D	21-22 2ND STORY SIDE FAÇADE SETBACK	10 feet (wall length) 2' setback from wall		100% (20 ft)	2' request 10' request	20% 100%	SW Elevation: 12' SW Elevation: 20'
	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>2,191</u> sf		20% 438 sf	234 sqft.	9.0%	2,191 sf + 234 sf = 2,425 sf
	G	21-26 IMPERVIOUS COVERAGE	as per formula: enter result 30% of maximum 4,352 sf allowed 3,808 sf proposed	✓	N/A	X	X	X
	H	21-27 PRINCIPAL BUILDING SQUARE FOOTAGE	as per formula: enter A, B, or C (circle one) result <u>3,341</u> sf		A: 15% <u>500</u> sf not to exceed 500 sf (21-27B) B: 20% <u>668</u> sf (21-94) C: 25% <u>835</u> sf (21-20C)	444 sqft.	13.3%	3,341 sf + 444 sf = 3,785 sf
	I	21-28 THIRD STORY	as per formula: enter result _____ sf	n/a	15% _____ sf	n/a	n/a	n/a
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.**

Principal Building Square Footage (21-27): Existing SF: ___ - ___ Standard SF: 3,341 Proposed SF: 3,785

Home has been designed around existing grand trees. Shape of home lends itself to additional transition spaces.

Home has been designed in a traditional island vernacular and is in keeping with size and style of neighboring homes, many of which were recently built.

Principal Building Coverage (21-25): Existing SF: ___ - ___ Standard SF: 2,191 Proposed SF: 2,425

Home has been designed around existing grand trees. Shape of home lends itself to additional transition spaces.

Home has been designed in a traditional island vernacular and is in keeping with size and style of neighboring homes, many of which were recently built.

Design goal of home was to keep majority of square footage on main level lending itself to a larger footprint, though still in keeping with surround properties and lot coverage.

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

N/A

Second Story Side Façade Setback (21-22): Requested relief: 20% & 100%

On this corner lot, design goal was to keep Middle Street and Station 30 view as one story roof line

The request for SSSFS is on the interior side elevation only and set back from the front of the home.

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: _____