

# SULLIVAN'S ISLAND DESIGN REVIEW BOARD

## SUBMITTAL APPLICATION (PAGE 1)

PROPERTY ADDRESS: 1743 ATLANTIC AVE. PARCEL ID (TMS #): 523-12-00-021

SUBMITTAL DATE: 3-21-25 MEETING DATE: 4-16-25

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

DESCRIPTION OF SCOPE OF WORK: BUILD A NEW 3,289 SQFT HOME - 4 BEDS  
4.5 BATHS WITH A POOL

☒ 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.

• OCRM Critical Lines, or Baseline and Setback if applicable

• Existing Structures, if applicable

• All applicable survey information

• Narrative for Scope of Work (all Historic projects)

• In the case of renovations and/or additions, the outlines of existing and new construction must also be shown.

• 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: JLLTL, LLC PHONE NUMBER: 843-442-1162

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

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

ADDRESS: 245 SEVEN FARMS DR., SUITE C-174, DI EMAIL: STUDIO291@HOMESC.COM

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

ADDRESS: 2002 1<sup>ST</sup> AVE. ST 29463 EMAIL: SAM RHODES@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.

JOEL ADRIAN

Applicant name (print)

Applicant's signature

**If Owner is not the Applicant:**

I (we) hereby appoint the person named as my (our) agent to represent me (us) in this application

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: <u>13' min: #15'</u> <u>26'</u> comb:	✓	25%			
	D	21-22 SECOND STORY SIDE SETBACK	per lot: Enter result: _____ min: _____ comb:	✓	25%			
LOT COVERAGE	E	21-22 REAR SETBACK	25 feet	✓	N/A	X	X	X
	F	21-25 PRINCIPAL BUILDING COVERAGE	as per formula: enter result <u>2177</u> sf	✓ <u>1,840</u>	20%			
	G	21-26 IMPERVIOUS COVERAGE	as per formula: enter result <u>30% sf maximum</u>	✓ <u>27.8%</u>	N/A	X	X	X
	H	21-27 PRINCIPAL BUILDING SQUARE FOOTAGE	as per formula: enter result <u>2,964</u> sf		<b>A: New Construction / Non-historic additions:</b> 15% <u>445</u> sf (not to exceed 500 sf) <b>B: Historic additions:</b> 20% _____ sf <b>C: Historic ADU Special Exceptions:</b>	<u>325.7</u>	<u>10.9%</u>	<u>3289.7</u>
DESIGN STANDARDS	I	21-28 THIRD STORY	as per formula: enter result _____ sf	<u>N/A</u>	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%	<u>4'-4" ON LEFT WALL</u>		<u>13'-6" SIDE 2ND STORY SETBACK</u>
	M	21-30 BUILDING ORIENTATION	towards ocean, excluding marsh and ocean lots	✓	Adjust for Neighborhood Compatibility			
	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 Compatibility			
	P	21-138 ACCESSORY STRUCTURE	Height (15 to 18) Setback (20)	<u>N/A</u>	20% Height (3 ft 6 in) 40%(4')			

## 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: 10,642 sf Highland lot area: N/A sf (if applicable)

Principal Building Square Footage (21-27): Existing SF: \_\_\_\_\_ Standard SF: 2,964 Proposed SF: 3,129

WE ARE REQUESTING AN INCREASE OF 436 SFT OR 14.7%. THE DESIGN IS AT THE MEDIAN SQUARE FOOTAGE OF ALL THE HOMES ALONG THAT PART OF ATLANTIC AVE. SCALE & MASSING IS VERY CONSISTENT W/ THE HOMES IN THE AREA.

Principal Building Coverage (21-25): Existing SF: \_\_\_\_\_ Standard SF: 2,177 Proposed SF: 1,840

THE DESIGN COMPLIES W/ THE STANDARD

Front/Side/2<sup>nd</sup>-Story Building Setbacks (21-22): Standard, combined 28' Proposed, combined 28', min 13'

THE DESIGN COMPLIES W/ THE STANDARD

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

WE ARE REQUESTING A SECOND STORY WALL LENGTH OF 16'-0" WITHOUT AN ARTICULATION OR FIRST FLOOR MASS BELOW.

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

THE LOT IS LESS THAN 70' WIDE. OUR SIDE SETBACKS ARE 13' & 15' FOR 28' COMBINED. THE SECOND FLOOR LEFT SIDE IS ONLY 13'-8" OFF THE SIDE PROP LINE. IT SHOULD BE 18'. OUR REQUEST IS FOR 4'-4".

Other (circle any that apply): \_\_\_\_\_

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

N/A