

SULLIVAN'S ISLAND DESIGN REVIEW BOARD

SUBMITTAL APPLICATION (PAGE 1)

PROPERTY ADDRESS: 1763 ATLANTIC PARCEL ID (TMS #): 523-12-00-29
 SUBMITTAL DATE: 4/18/25 MEETING DATE: 5/21/25
 REQUEST: CONCEPTUAL REVIEW: PRELIMINARY APPROVAL: FINAL APPROVAL: X
 DESCRIPTION OF SCOPE OF WORK: NEW SINGLE FAMILY HOUSE

- ☒ 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)
☒ Completed 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: JOHN TIMPERIO PHONE NUMBER: 1 215 407 6324
 ADDRESS: 1763 ATLANTIC AVE EMAIL: John.Timperio@dechart.com
 ARCHITECT/DESIGNER: BEAU CLOWNEY ARCHITECTS PHONE NUMBER: 843 722-2040
 ADDRESS: 1 KING ST. STE 102 EMAIL: justin@beauclowney.com
 CONTRACTOR: PHONE NUMBER:
 ADDRESS: TBD EMAIL:

(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.

JUSTIN FERRICK (BCA)
 Applicant name (print)
Justin Ferrick
 Applicant's signature

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

Owner's signature John Timperio
 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	26 Feet	✓	15%			
	B	21-22 ADDITIONAL FRONT YARD SETBACK	45 above 20'	✓	15%			
	C	21-22 SIDE SETBACK	per lot: Enter result: 15 min: 33 comb:	✓	25%			
	D	21-22 SECOND STORY SIDE SETBACK	per lot: Enter result: min: comb:	✓ 6 FT KNEEWALL	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 2171 sf		20%	377 sf	17.5 %	2,548 sf
	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 result 3322 sf		A: New Construction / Non-historic additions: 15% 498 sf (not to exceed 500 sf) B: Historic additions: 20% sf C: Historic ADU Special Exemptions:	496 sf	15 %	3,818 sf
	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%	8"	14.9%	50'-8"
	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 Compatibility			
	N	21-30 BLDG. FOUNDATION HEIGHT	8' to 15M & 9'4" to FFE	✓	1 foot			
DESIGN STANDARDS	O	21-32 FOUNDATION ENCLOSURE	1/2" space	✓	Adjust for Neighborhood Compatibility			
	P	21-138 ACCESSORY STRUCTURE	Height (15 to 18) Setback (20)	✓	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: 14,223 sf Highland lot area: _____ sf (if applicable)

Principal Building Square Footage (21-27): Existing SF: _____ Standard SF: 3,322 Proposed SF: 3,818
THE HOME IS DESIGNED PRIMARILY AS A ONE-STORY HOUSE WHICH IS VERY MUCH COMPATIBLE WITH THE NEIGHBORHOOD. 1,075 SF OF THE HOUSE IS FULLY LOCATED WITHIN THE ROOFLINE OF THE ONE-STORY VOLUME. BECAUSE OF THIS, THE ADDITIONAL SF HAS VERY LITTLE IMPACT ON THE MASSING OF THIS TRADITIONAL HOME.

Principal Building Coverage (21-25): Existing SF: _____ Standard SF: 2,171 Proposed SF: 2,548
THE LOT SIZE OF THIS PROPERTY IS ALMOST ONE THIRD SMALLER THAN THE TYPICAL LOT. SINCE THE DESIGN IS PRIMARILY ONE-STORY TO ACHIEVE NEIGHBORHOOD COMPATIBILITY, THE PLAN REQUIRES A LARGER FOOTPRINT TO KEEP THE LOWER MASSING. THIS STRATEGY COMBINED WITH THE SMALLER LOT IS WHY THE DESIGN IS BETTER WITH THE RELIEF GRANTED.

Front/Side/2nd-Story Building Setbacks (21-22): Standard, combined _____ Proposed, combined _____, min _____

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

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

Other (circle any that apply):

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

N/A

No: _____

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.**

- [illegible]

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