

SULLIVAN'S ISLAND DESIGN REVIEW BOARD

SUBMITTAL APPLICATION (PAGE 1)

PROPERTY ADDRESS: 2314 GOLDBUG PARCEL ID (TMS #): 529-06-00-071

SUBMITTAL DATE: APRIL 18, 2025 MEETING DATE: MAY 21, 2025

REQUEST: CONCEPTUAL REVIEW: ☒ PRELIMINARY APPROVAL: ☐ FINAL APPROVAL: ☐

DESCRIPTION OF SCOPE OF WORK: RESTORATION AND REHABILITATION OF A CIRCA 1932 CRAFTSMAN STYLE COTTAGE AND APPLYING FOR HISTORIC DESIGNATION AS AN ACCESSORY DWELLING AS WELL AS A CONCEPTUAL DESIGN FOR THE NEW HOME ON THE REAR OF THE LOT.

☐ 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: CKR Holdings, LLC PHONE NUMBER: 678-787-0782

ADDRESS: 2314 Goldbug Ave, Sullivan's Island SC EMAIL: cciley@blaze-capital-partners.com

ARCHITECT/DESIGNER: LOYAL ARCHITECTS-ROSS PHONE NUMBER: 843-732-0502

ADDRESS: 1435 KINGLET ST MT PLEASANT SC EMAIL: ROSS@LOYALARCHITECTS.COM

CONTRACTOR: TIGHTLINES CONSTRUCTION PHONE NUMBER: 843-442-3150

ADDRESS: _____ EMAIL: TIGHTLINECONSTRUCTION@GMAIL.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.

If Owner is not the Applicant:

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

Christopher Kiley

Applicant name (print)

Applicant's signature

OWNER'S

APPLICANT'S signature

OWNER'S signature

ROSS RITCHIE

Kyle Ritchie

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>10</u> min: <u>34</u> comb:	✓	25%			
	D	21-22 SECOND STORY SIDE SETBACK	per lot: Enter result: <u>20</u> min: <u>30</u> 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>2,774</u> sf		20%	<u>218</u> sf	<u>7.8%</u>	<u>2,992</u> 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 <u>3,749</u> sf		A: New Construction / Non-historic additions: 15% _____ sf (not to exceed 500 sf) B: Historic additions: 20% _____ sf C: Historic ADU Special Exceptions: ✓	<u>231</u> sf	<u>6.2%</u>	<u>3,980</u> 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%			
	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 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)	✓	20% Height (3 ft 6 in) 40% (4')	<u>8'0"</u>	<u>27%</u>	<u>22' FROM</u>

30'
FROM
PAVEMENT

PAVEMENT

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: 18,491 sf Highland lot area: _____ sf (if applicable)

Principal Building Square Footage (21-27): Existing SF: 1501 Standard SF: 3749 Proposed SF: 3980

WE ARE REQUESTING A MODEST PBSF INCREASE TO PROVIDE RELIEF FOR THE NEW HOME DESIGN TO ALLOW FOR THE HOME TO BE TUCKED INTO/WITHIN THE TREES AND FOR AN OVERALL MASSING REDUCTION IN ORDER TO NOT LOOM OVER THE HISTORIC COTTAGE THAT IS BEING RESTORED AND RENOVATED.

Principal Building Coverage (21-25): Existing SF: 1501 Standard SF: 2774 Proposed SF: 2992

SIMILAR TO THE STATED PBSF, THIS REQUEST IS TO ALLOW MORE FLEXIBILITY IN THE DESIGN TO REDUCE A CENTRAL MASSING AND REDUCE THE IMPACT ON THE EXISTING TREES.

Front/Side/2nd-Story Building Setbacks (21-22): Standard, combined 34' Proposed, combined 56' 1/2", min 19'-2 3/4"

N/A

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

N/A

Principal Building Side Façade Setback (21-22): 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

WE ARE REQUESTING RELIEF ON THE GARAGE SETBACK FROM PAVEMENT OF 30' DOWN TO 22'. THIS WOULD ALLOW US TO GIVE MORE ROOM TO THE DWELLINGS ON SITE AND POSITION THE FOOTPRINT ONLY MODESTLY INTO TREE PROTECTION ZONES. THE NEW HOME IS DESIGNED WITH A MATCHING FFE TO THE COTTAGE WHICH HAS NO PARKING BENEATH.

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 HISTORIC COTTAGE IS TO BE RESTORED AND REHABBED TO AN EARLIER FORM WITH THE REMOVAL OF THE REAR SCREEN PORCH ADDED IN '97 AND THE OPENING UP OF AN EARLIER ENCLOSED SIDE PORCH. THE CURRENT ASBESTOS SIDING IS TO BE REMOVED, AT THAT POINT WE'D VERIFY ANY EXISTING SIDING PROFILE TO MATCH, IF NONE FOUND, IT IS TO BE REPLACED WITH A PERIOD APPROPRIATE WOOD DUTCH LAP PROFILE. WE'D REOPEN COVERED ORIGINAL WINDOW LOCATIONS AND MATCHING THE WINDOWS TYPE/BUILD AS THE ORIGINALS. THE INTERIOR BEADBOARD REMAINS A LARGE IDENTITY OF THE STRUCTURE. THE OVERALL FORM AND APPEARANCE (FROM THE STREET) DOES NOT CHANGE AND THE SHIFT TO THE FRONT OF THE LOT ALLOWS A MORE PUBLIC DISPLAY THIS CLASSIC 1930'S COTTAGE TREASURE.

(Please use extra sheet as needed)