## SULLIVAN'S ISLAND DESIGN REVIEW BOARD

SUBMITTAL APPLICATION (PAGE 1) PROPERTY ADDRESS: 2630 BAYONNE AVE PARCEL ID (TMS #): 529-10-00-079 SUBMITTAL DATE: 3/21/2025 MEETING DATE: 4/16/2025 REQUEST: CONCEPTUAL REVIEW: X PRELIMINARY APPROVAL: \_\_\_ FINAL APPROVAL: \_\_\_ DESCRIPTION OF SCOPE OF WORK: NEW BUILDING WITH ATTACHED ADDITION - NO REQUEST FOR ANY ADDITIONAL PRINCIPAL SQUARE FOOTAGE NOR ANY SIDE SETBACK RELIEF X 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. XApplication fee (Historic properties: \$116.00; New constructions: \$1,280; Addition/renovations: \$426.60)  $\times$  Completes and signed submittal application (Page 1). (All submissions) X Zoning Standards Compliance Worksheet (Page 2). (All submissions with relief requests) X Neighborhood Compatibility Worksheet (Page 3). (All submissions with relief requests) \_\_\_ Historic Design Review Worksheet (Page 4). (All submissions involving a designated Historic Resource) X Online submittal through BSA; Town of Sullivan's Island online submittal portal. X Two (2) sets of drawings, no bigger than 11X17"; Drawings to include: X 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: OCRM Critical Lines, or Baseline and Setback if applicable All applicable Flood Zone information Existing Structures, if applicable Setbacks, property lines and easements Spot elevations required to comply with § 21-24 XSite Plan [ 1/16" = 1'-0" OR 1" = 20'-0" scale ], illustrating the following: All applicable survey information Existing structures, if applicable Narrative for Scope of Work (all Historic projects) Proposed new structures X\_Floor Plans [ 1/8" = 1'-0" scale ], with the following requirements: In the case of renovations and/or additions, the outlines of Exterior dimensions existing and new construction must also be shown. Graphically depict the outlines of heated space, covered porches and open decks.  $\times$  Exterior Elevations [ 1/8" = 1'-0" scale ], with the following requirements: · All exterior materials such as wood, stucco, roofing and / or Roof ridge heights to natural grade. Finished Floor Elevation (FFE), Lowest Structural Member (LSM), Base Flood Elevation masonry shall be graphically represented for intent. (BFE) to finish grade. Must be rendered with shadows depicting roof and / or deck Detailed descriptions of treatment of all historic materials. (all overhangs, changes in wall plane, or massing. Historic projects X 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: ANASTASIA BRYAN PHONE NUMBER: 843-882-8138 ADDRESS: 3013 BROWNELL AVE, SULLIVANS ISLAND, SC 29482 EMAIL: ARCHITECT/DESIGNER: BABAK BRYAN AIA PHONE NUMBER: 832-882-8325 ADDRESS: 12 QUEEN STREET, CHALRESTON, SC 29401 EMAIL: BABAK@BABAKBRYAN.COM CONTRACTOR: TBD PHONE NUMBER: \_\_\_\_\_ ADDRESS: \_ (Initials): I understand that incomplete applications will be rejected. I (we) submit that the above information is true If Owner is not the Applicant: I (we) hereby appoint the person named as applicant as my to the best of my (our) knowledge. (our) agent to represent me (us) in this application **BABAK BRYAN** 

Owner's signature

Owner's signature

pplicapt name (print)

Applicant's signature

## ZONING STANDARDS COMPLIANCE WORKSHEET (PAGE 2)

		Zoning ordinance reference section	Zoning Standard	√if meets standard	DRB's Max. authorty for relief	applicant request for relief	Percent (%) relief requested	Total allowed + requested relief (SF)
	Α	21-22 FRONT SETBACK	25 Feet	/	15%	N/A		
SETBACKS	В	21-22 ADDITIONAL FRONT YARD SETBACK	45 above 20'	/	15%	N/A		
	С	21-22 SIDE SETBACK	per lot: Enter result:	/	25%	N/A		
	D	21-22 SECOND STORY SIDE SETBACK	per lot: Enter result:min:comb;	/	25%	N/A		
AGE	E	21-22 REAR SETBACK	25 feet	<b>/</b>	N/A	X	X	X
	F	21-25 PRINCIPAL BUILDING COVERAGE	as per formula:enter resultsf	<b>/</b>	20%	N/A		
OT COVERAGE	G	21-26 IMPERVIOUS COVERAGE	as per formula:enter result 30% sf maximum	<b>/</b>	N/A	X	X	X
7	Н	21-27 PRINCIPAL BUILDING SQUARE FOOTAGE	as per formula:enter result 4097_sf	<b>\</b>	A: New Construction / Non-historic additions:  15%sf  (not to exceed 500 sf)  B: Historic additions:  20%sf  C: Historic ADU Special  Exceptions:	N/A		
N STANDARDS	1	21-28 THIRD STORY	as per formula:enter result N/Asf	/	15%sf	N/A		
	J	21-22 PRINCIPAL BUILDING FRONT FAÇADE	50' feet or, 2/3 lot width (whichever is less)	/	15%	N/A		
	K	21-22 PRINCIPAL BUILDING SIDE FAÇADE	38 feet (wall length) 16 feet within 15 ft x 2 16-in articulations	/	25%	N/A		
DESIGN	L	21-22 2ND STORY SIDE FAÇADE SETBACK	32 feet (wall length) 6-foot (knee wall) 16-in articulations	/	25%	N/A		
	М	21-30 BUILDING ORIENTATION	towards ocean, excluding marsh and ocean lots	/	Adjust for Neighborhood Compatablity	N/A		
	N	21-30 BLDG. FOUNDATION HEIGHT	8' to LSM & 9'4" to FFE	/	1 foot	N/A		
	0	21-32 FOUNDATION ENCLOSURE	1/2" space	/	Adjust for Neighborhood Compatablity	N/A		Y
	Р	21-138 ACCESSORY STRUCTURE	Height (15 to 18) Setback (20)	/	20% Height (3 ft 6 in) 40%(4°)	N/A		

## NEIGHBORHOOD COMPATIBILTY WORKSHEET (PAGE 3)

Have you reached out to the neighbors to get their feedback on the proposed plans? Yes: $oldsymbol{Y}$ 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: 21,971 sf Highland lot area:sf (if applicable)
Principal Building Square Footage (21-27): Existing SF: 0 Standard SF: 4,097 Proposed SF: 4,096
N/A
Principal Building Coverage (21-25): Existing SF: 0 Standard SF: 3,296 Proposed SF: 2,603
N/A
Front/Side/2 <sup>nd</sup> -Story Building Setbacks (21-22): Standard, combined 15/40 Proposed, combined 40 , min 15
N/A
Second Story Side Façade Setback (21-22): Requested relief: NONE
Principal Building Side Façade Setback (21-22): Requested Relief: NONE
Other (circle any that apply): Third Story, Principal Building Front Façade, Building Orientation, Building Foundation Height, Foundation Enclosure, or Accessory Structure:  ATTACHED ADDITION - PROJECT REQUESTS AN ATTACHED ADDITION OF 263 SF OF HEATED AREA