

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

PROPERTY ADDRESS: 2851 Lion Avenue PARCEL ID (TMS#): 529-11-00-098

SUBMITTAL DATE: 3/21/2025 MEETING DATE: 4/16/2025

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

DESCRIPTION OF SCOPE OF WORK:

New construction of a 3,850 sf single family residence. The applicant is requesting 15% PBSF, 20% PBC, and a 288 sf attached addition.

- ☒ 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
- 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: Donna Clancy PHONE NUMBER: 732-239-5510

ADDRESS: 14 Deputy Minister Drive, Colts Neck, NJ 07722 EMAIL: dhc@dhclancylaw.com

ARCHITECT/DESIGNER: HerlongArchitects - Brooke PHONE NUMBER: 843-882-2504

ADDRESS: 2214 Middle Street, 29482, Geerbracht EMAIL: brooke@herlongarchitects.com

CONTRACTOR: TBD PHONE NUMBER: _____

ADDRESS: _____ EMAIL: _____

DS (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

Donna Clancy

Owner name (print)

Donna Clancy

Owner's signature

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 FRONT YARD SETBACK	45 above 20'	✓	15%			
	C	21-22 SIDE SETBACK	per lot: Enter result: <u>23' & 15'</u> <u>10'</u> min: <u>38'</u> comb:	✓	25%			
	D	21-22 2ND STORY SIDE FAÇADE SETBACK	10 feet (wall length) 2' setback from wall	✓	100%			
	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>2205</u> sf		20%	441 sf	20 %	2205 + 441 = 2,647 sf
	G	21-26 IMPERVIOUS COVERAGE 4389 sf	as per formula: enter result 30% sf maximum	✓	N/A	X	X	X
	H	21-27 PRINCIPAL BUILDING SQUARE FOOTAGE	as per formula: enter A, B, or C (circle one) result <u>3,356</u> sf		A: 15% <u>500</u> sf not to exceed 500 sf (21-27B) B: 20% _____ sf (21-94) C: 25% _____ sf (21-20C)	500 sf	15 %	3,356 + 500 = 3,856 sf
	I	21-28 THIRD STORY	as per formula: enter result _____ sf	NA	15% _____ sf			
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 Compatibility			
	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 Compatibility			
	O	21-138 ACCESSORY STRUCTURE	Height (15) Setback (20) Area 625' footprint and 750' total	NA	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: tbu 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: NA Standard SF: 3,356 sf Proposed SF: 3,856 sf

The applicant is requesting 3,856 PBSF, or 15% relief. The massing of the structure is surrounded by one story elements that bring down the scale at the street and neighboring properties. The adjacent homes to the south and east are newer structures at roughly the same height and mass of the proposed home. A contextual comparison can be seen on C104 in the Drawing Submittal. The effort to bring the scale down at the street and articulate the side facades for better neighborhood compatibility creates a need for more conditioned area for circulation and functional living.

Principal Building Coverage (21-25): Existing SF: NA Standard SF: 2,205 sf Proposed SF: 2,647 sf

The applicant is requesting 2,647 PBSF, or 20% relief. The footprint of the first floor conditioned area is spread out such that one story elements can be created at the street and neighboring properties. These one story elements and side articulations create a design that fits into the vernacular rhythm of the surrounding homes on the island. Other design elements that offer neighborhood compatibility are the surrounding porches, the decorative cross bracing at the railings, and the fenestration that mimics the muntin pattern and proportion of the french doors and windows in nearby homes. The articulations of the roof pattern and one story elements at the front of the house resemble the historic pavilions with pyramid roofs commonly seen on the island.

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

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

Principal Building Front/Side Façade Setback (21-29): Requested Relief:

Other (circle any that apply):

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

An attached addition that houses the Owner's home office is located at the rear of the property, and it meets the requirements of the Zoning Ordinance. It is located 20'-0" from the principal building and is connected by one roof. It fits into the historic context where detached kitchens were often separated from the main structures.