

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: 10' min: 34' comb:	✓	25%			
	D	21-22 SECOND STORY SIDE SETBACK	per lot: Enter result: 20' min: 30' comb:		25%	1-10 3/4" NORTHEAST	9%	18-1 1/4" NORTHEAST
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 2774 sf		20%	496 SF	17.9%	3,270 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 3749 sf		A: New Construction / Non-historic additions: 15% _____sf (not to exceed 500 sf) B: Historic additions: 20% 749.8 sf C: Historic ADU Special Exceptions:	738 SF	19.7%	4,487 SF
DESIGN STANDARDS	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 Compatiblity			
	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 Compatiblity			
	P	21-138 ACCESSORY STRUCTURE	Height (15 to 18) Setback (20)		20% Height (3 ft 6 in) 40%(4')	3'- 0 5/8" EXISTING	19%	21'- 0 5/8" EXISTING

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

Principal Building Square Footage (21-27): Existing SF: 1,501 Standard SF: 3,749 Proposed SF: 4,487

We are requesting an increase on PBSF to provide relief for the addition design to be pulled away from the historic cottage and be tucked into the existing tree canopy while retaining the existing cottage program in order to retain the historic bead-board interiors, thus additional program to the new addition had to be located.

Principal Building Coverage (21-25): Existing SF: 1,501 Standard SF: 2,774 Proposed SF: 3,270

Similar to the stated PBSF relief, this request is to allow for more flexibility in the new design to reduce the impact visually and internally on the historic cottage.

Front/Side/2nd-Story Building Setbacks (21-22): Standard, combined 20' & 30' Proposed, combined 18'-1 1/4" & 37'-3 1/2", min 15'-4 1/4"

Due to the location of the historic cottage and the existing Live Oak trees, the 2 Story massing is shifted to the northeast side property, though stays more the 15' away and the requested relief is modest. The property is also thinner than the standard lot width.

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: _____

The accessory structure is built on the site of the current garage footprint. This design is based off comments of the DRB Site Visit in June.

REQUEST FOR HISTORIC DESIGN REVIEW (PAGE 4)

Do you propose any exterior changes to the historic structure? Yes: X 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 to expose the dutch lap siding from the earliest form where found. The dutch lap is to be added in place of the asbestos siding. We are planning to reopen existing window openings with matching original window type and construction. The beadboard interior is to remain as it holds much of the identity of the structure. The overall form and appearance from Goldbug Avenue does not change and with the slight shift forward 10' is a modest move to allow construction of a rear addition to be sited among the existing Live Oak trees and give separation from the historic cottage to the addition. Many of the existing brick piers are in need of replacement due to large cracks so foundation work will ultimately happen. The addition to the rear with added on via a 10' porch to allow for clear separation from the historic cottage.

(Please use extra sheet as needed)