

# SULLIVAN'S ISLAND DESIGN REVIEW BOARD

## SUBMITTAL APPLICATION (PAGE 1)

PROPERTY ADDRESS: 3019 Jasper Boulevard PARCEL ID (TMS #): 529-08-00-011

SUBMITTAL DATE: 6/20/25 MEETING DATE: 7/16/25

REQUEST: CONCEPTUAL REVIEW: X PRELIMINARY APPROVAL:     FINAL APPROVAL:    

DESCRIPTION OF SCOPE OF WORK: Demolition of Non-Historic existing residence and

construction of New two story Single family raised residence.

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.

X Application fee (Historic properties: \$116.00; New constructions: \$1,280; Addition/renovations: \$426.60)

X 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:

- 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

X 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)

X 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.

X 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)

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: Allen & April Coleman PHONE NUMBER: (843) 367-7596

ADDRESS: 982 Tupelo Bay Drive Mt. Pleasant, SC EMAIL: altcoleman@msn.com

ARCHITECT/DESIGNER: Rose Harrington PHONE NUMBER: (843) 329-0667

ADDRESS: 1100 Palm Blvd Ste 1-A, Isle of Palms EMAIL: rose@clarkdesigngroup.com

CONTRACTOR: Coleman Builders PHONE NUMBER: (843) 367-7596

ADDRESS: 982 Tupelo Bay Drive, Mt. Pleasant EMAIL: altcoleman@msn.com

RH (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.

Rose Harrington

Applicant name (print)

Rose Harrington

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

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	25 Feet	✓	15%			
	B	21-22 ADDITIONAL FRONT YARD SETBACK	45 above 20'	✓	15%			
	C	21-22 SIDE SETBACK	per lot: Enter result: ____min: ____comb:		25%	3'	7.5%	10' + 3' = 13'
	D	21-22 SECOND STORY SIDE SETBACK	per lot: Enter result: ____min: ____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 _____sf		20%		15%	2,471 requested
	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 3,702 sf		A: New Construction / Non-historic additions: 15% _____sf (not to exceed 500 sf) B: Historic additions: 20% _____sf C: Historic ADU Special Exceptions:		3.6%	3,681 requested
DESIGN STANDARDS	I	21-28 THIRD STORY	as per formula: enter result _____sf	✓	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')			

### 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: 13,023 sf Highland lot area: \_\_\_\_\_ sf (if applicable)

**Principal Building Square Footage (21-27):** Existing SF: \_\_\_\_\_ Standard SF: \_\_\_\_\_ Proposed SF: \_\_\_\_\_

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**Principal Building Coverage (21-25):** Existing SF: \_\_\_\_\_ Standard SF: \_\_\_\_\_ Proposed SF: \_\_\_\_\_

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**Front/Side/2<sup>nd</sup>-Story Building Setbacks (21-22):** Standard, combined \_\_\_\_\_ Proposed, combined \_\_\_\_\_, min \_\_\_\_\_

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**Second Story Side Façade Setback (21-22):** Requested relief: \_\_\_\_\_

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n/a

**Principal Building Side Façade Setback (21-22):** Requested Relief: \_\_\_\_\_

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n/a

**Other (circle any that apply):**

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

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n/a