

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

PROPERTY ADDRESS: 3109 I'on Ave. PARCEL ID (TMS #): 529-12-00-094

SUBMITTAL DATE: 09-19-25 MEETING DATE: 10-15-25

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

DESCRIPTION OF SCOPE OF WORK: New Construction 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:

XA 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)

XFloor 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.

XExterior 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: Dan Messina PHONE NUMBER: 631-767-2843

ADDRESS: P.O. Box 871 Isle of Palms, SC 29451 EMAIL: messinahomes1@gmail.com

ARCHITECT/DESIGNER: Charles W Kuehn, Architect PHONE NUMBER: 631-262-8540

ADDRESS: P.O. Box 641 Northport, NY 11768 EMAIL: cwkarchitect@gmail.com

CONTRACTOR: Messina Homes PHONE NUMBER: 631-262-8540

ADDRESS: P.O. Box 871 Isle of Palms, SC 29451 EMAIL: messinahomes1@gmail.com

SV (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

Sabrina Vogel for Dan Messina

Applicant name (print)


Applicant's signature

Owner's signature

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Sabrina Vogel for Dan Messina

Applicant name (print)

Sabrina Vogel
Applicant's signature

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Owner's signature

Daniel Messina
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: <u>15</u> min: <u>40</u> comb:		25%	4'	25%	16'+4' = 20'
	D	21-22 SECOND STORY SIDE SETBACK	per lot: Enter result: <u>20</u> min: <u>50</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>3,777.5</u> sf	✓	20%			
	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>4,418</u> sf		A: New Construction / Non-historic additions: 15% <u>663</u> sf (not to exceed 500 sf) B: Historic additions: 20% _____ sf C: Historic ADU Special Exceptions:	498 s.f.	11.3%	4,916
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')			

NEIGHBORHOOD COMPATIBILITY WORKSHEET (PAGE 3)

homeowner plans to
when he returns to US
on Oct. 1

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: 25,184 sf Highland lot area: 25,184 sf (if applicable)

Principal Building Square Footage (21-27): Existing SF: _____ Standard SF: 4,418 Proposed SF: 4,916

We are requesting 498 s.f. of relief, or 11.3%. We have lowered the first floor height to 7' from the allowed 8', and we have lowered the main to 35'-5" from the allowed 38'-0". We have broken up the second floor walls with additional setbacks from the first floor and roof lines between so there are no large 2-story walls. We feel the design is unique, but also very compatible with the neighborhood and surrounding homes.

Principal Building Coverage (21-25): Existing SF: _____ Standard SF: _____ Proposed SF: _____

N/A

Front/Side/2nd-Story Building Setbacks (21-22): Standard, combined _____ Proposed, combined _____, min _____

N/A

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

N/A

Principal Building Side Façade Setback (21-22): Requested Relief: _____

We are requesting 4' relief on a 20' side setback encroachment of 4.5'. There is still a 20.75' setback at this area, and the front of the home sets back 45.5', so a larger offset.

Other (circle any that apply):

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