



PROJECT LOCATION
1914 CENTRAL AVE



PRIVATE RESIDENCE

1914 CENTRAL AVE, SULLIVANS ISLAND, SC 29482
TMS: 529-05-00-059
DRB FINAL - SUBMITTED 08.22.25; MEETING: 09.17.25

SCOPE OF WORK:

DRB - FINAL REVIEW FOR RESTORED HISTORIC COTTAGE WITH NEW SINGLE-FAMILY DWELLING BEHIND

BZA - SPECIAL RS EXCEPTION TO USE HISTORIC STRUCTURE AS A DWELLING UNIT & CONSTRUCT A SECOND DWELLING ON THE SAME LOT APPROVED

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- S3 PROPOSED SITE PLAN & ZONING CALCULATIONS

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NEW DWELLING

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- 3D PERSPECTIVE VIEWS
- 3D 2 PERSPECTIVE VIEWS

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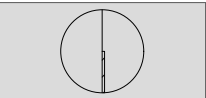
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NEIGHBORHOOD CONTEXT:



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1914 CENTRAL AVE

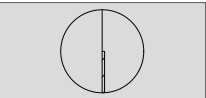
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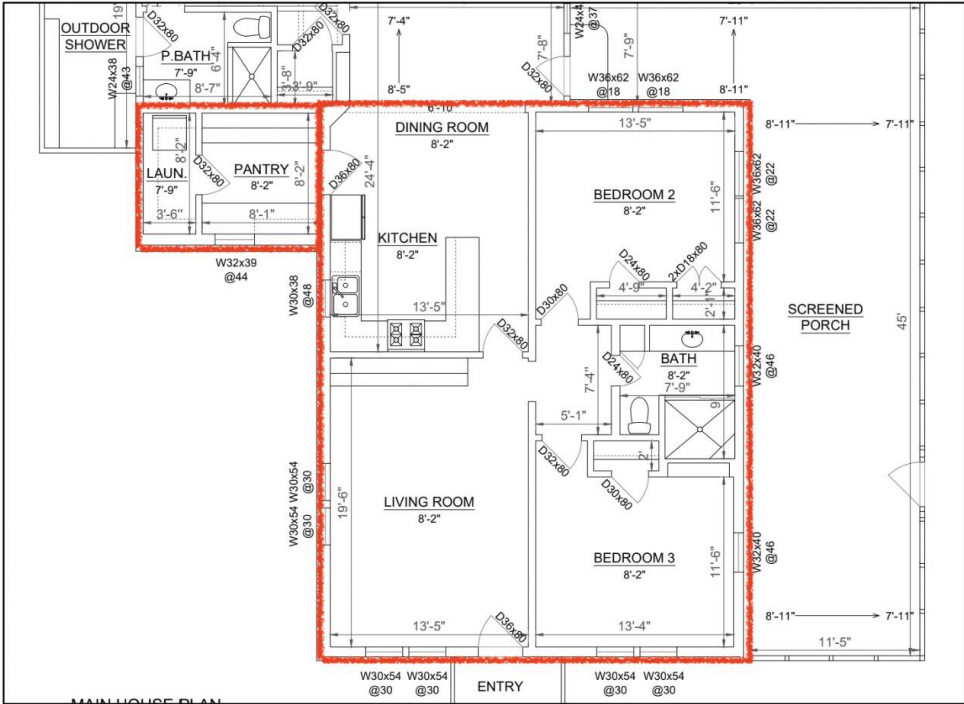
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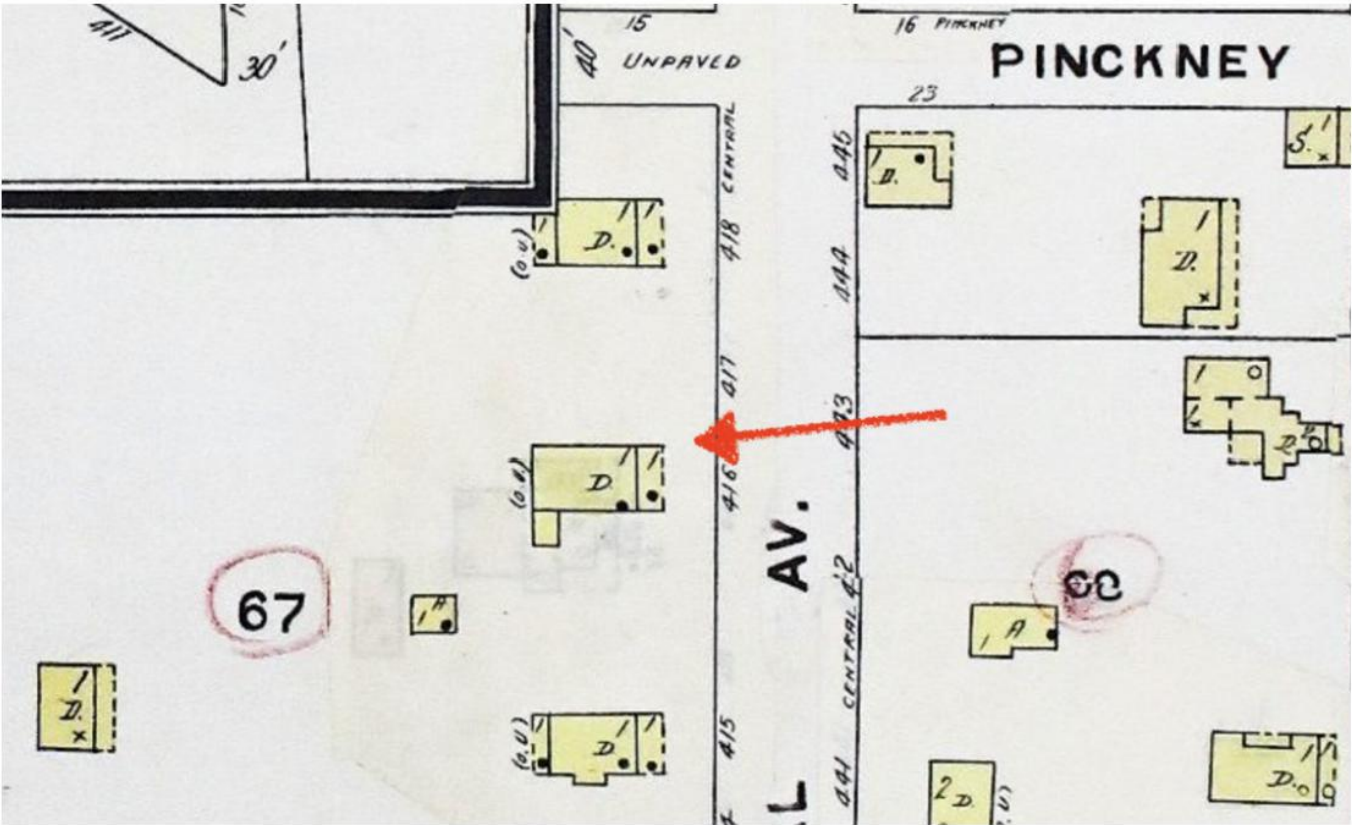
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HISTORIC DOCUMENTS:



The red outline shows the floor plan of the house in 1938, depicted on a 2025 as-built drawing.



1938 *Sanborn Fire Insurance Map* showing the house. A one story front porch that ran along the entire façade was later replaced with a smaller porch or stoop with a gable roof (constructed after Hurricane Hugo).



Drawings with original floorplan denoted.

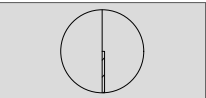
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CURRENT IMAGES OF SITE:



Perspective view of the façade.



Close up of the painted cinderblock foundation skirting that runs continuously around the portions of the house that predate 1992.



Perspective view of the ell bay, which has vinyl windows and horizontal wood siding.



Rear wall of the bedroom addition.



Images the end wall of the house, which has evidence of later repairs. The original back exterior wall of the house can be seen (painted grey and white) and the gable roof over the earlier iteration of the side ell.



Perspective views of the wrap around side screened porch, which is framed with treated dimensional lumber.

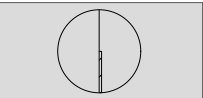
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STREET CONTEXT:



1902 CENTRAL



1904 CENTRAL



1914 CENTRAL



1918 CENTRAL



305 STATION 20



1914 MIDDLE



1907 CENTRAL



306 STATION 19

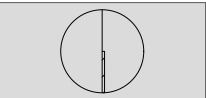
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TMS #529-05.
LOT 210

162°06'45"E

5/

15-00-058
312

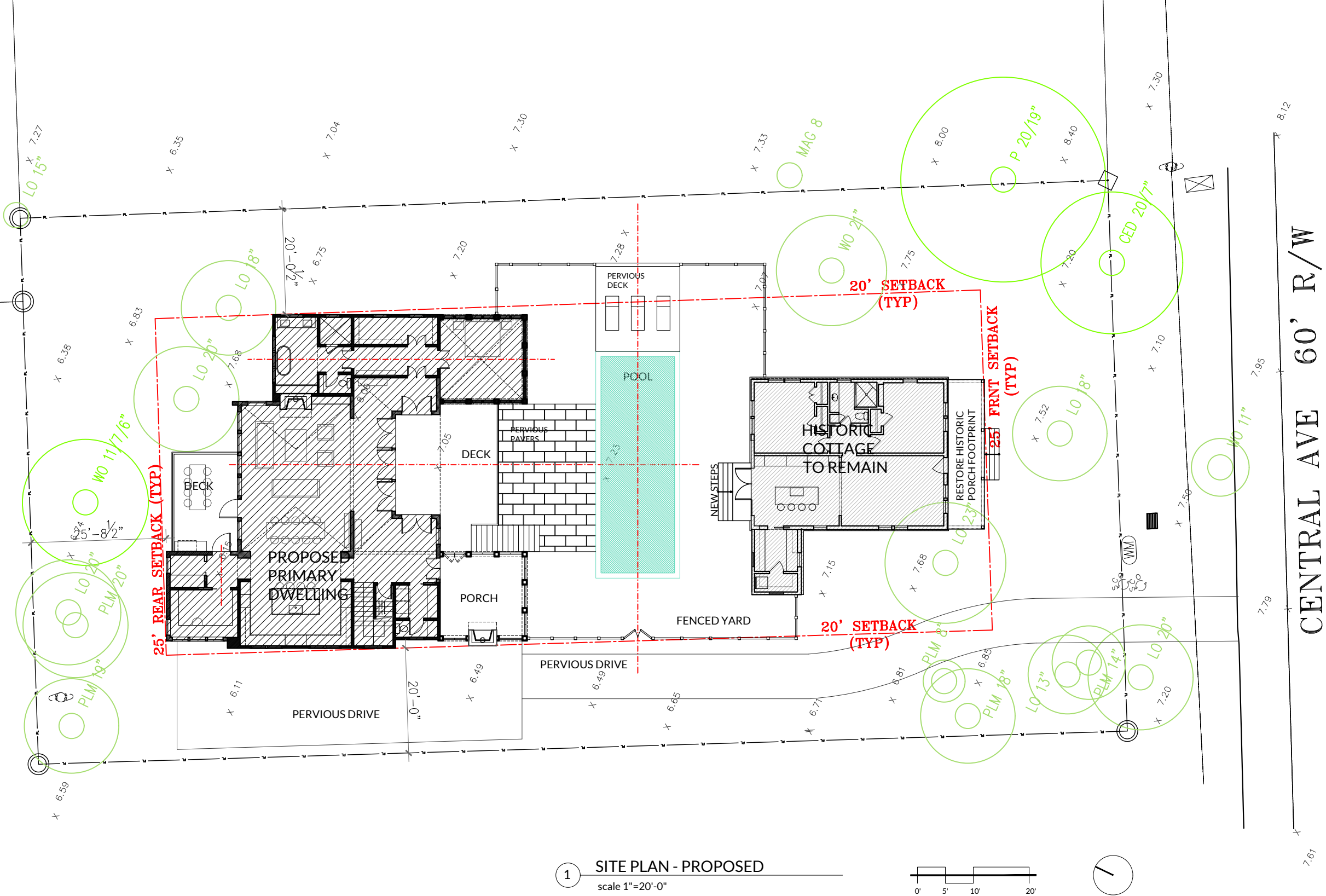
TMS #529
LO'

TMS #529-05-00-059
LOT 213
21,643 SQFT
.50 ACRES

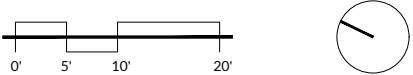
20' SETBACK
(TYP)

1 SURVEY
scale 1"=20'-0"

SHEET: **S1**



1 SITE PLAN - PROPOSED
scale 1"=20'-0"



FOR THE HISTORIC COTTAGE:

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1914 CENTRAL AVENUE

LOT INFORMATION

TMS#: 529-05-00-059
LOT SIZE: 21,643 SF
LOT WIDTH: 105'-0"
LOT DEPTH: 207'-0"
FLOOD ZONE: AE-10

PRINCIPAL BUILDING AREA

MAX PERMITTED : 4,064 SF
(21,991 - 5000 sf) / 100 sf] x (10) + 2400 = 4,099 SF

EXISTING : 1,479 SF
HISTORIC COTTAGE HEATED (INCL NON-HISTORIC ADDITIONS) : 1,479 SF

PROPOSED : 4,328 SF
264 RELIEF REQUESTED (6.5% RELIEF)

HISTORIC COTTAGE : 1,183 SF
PRINCIPAL DWELLING - FIRST FLOOR : 2,668 SF
PRINCIPAL DWELLING - SECOND FLOOR : 477 SF

PRINCIPAL BUILDING COVERAGE

MAX PERMITTED (15%): 3,246 SF
15% x 21,643 sf = 3,246 SF

EXISTING (6.8%): 1,479 SF
HISTORIC COTTAGE HEATED (INCL NON-HISTORIC ADDITIONS) : 1,479 SF

PROPOSED (17.8%): 3,851 SF
605 SF RELIEF REQUESTED (18.6% RELIEF)

HISTORIC COTTAGE : 1,183 SF
PRINCIPAL DWELLING - FIRST FLOOR : 2,668 SF

IMPERVIOUS COVERAGE

MAX PERMITTED (30%): 6,493 SF
30% x 21,643 sf = 6,493 SF

EXISTING (18.6%): 4,034 SF

HISTORIC COTTAGE HEATED (INCL NON-HISTORIC ADDITIONS) : 1,479 SF
HISTORIC COTTAGE PORCH (INCL NON-HISTORIC ADDITIONS) : 928 SF
SHED : 415 SF
CONCRETE PAD: 62 SF
CONCRETE DRIVEWAY: 1,110 SF
AC: 16 SF
STEPS: 24 SF

PROPOSED (27.3%): 5,903 SF

HISTORIC COTTAGE - HEATED : 1,183 SF
HISTORIC COTTAGE - PORCHES : 198 SF
HISTORIC COTTAGE - DECK + STEPS : 95 SF
PRINCIPAL DWELLING - FIRST FLOOR HEATED : 2,668 SF
PRINCIPAL DWELLING - PORCHES : 435 SF
PRINCIPAL DWELLING - DECKS + STEPS : 587 SF
AC : 32 SF
POOL : 695 SF
LANDSCAPE WALLS : 10 SF

MAX HEIGHT (FROM AVERAGE NATURAL GRADE)

MAX PERMITTED : 38'-0"

HISTORIC PROPOSED : 16'-1.5"

PRIMARY DWELLING PROPOSED : 35'-1.5"

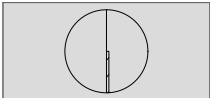
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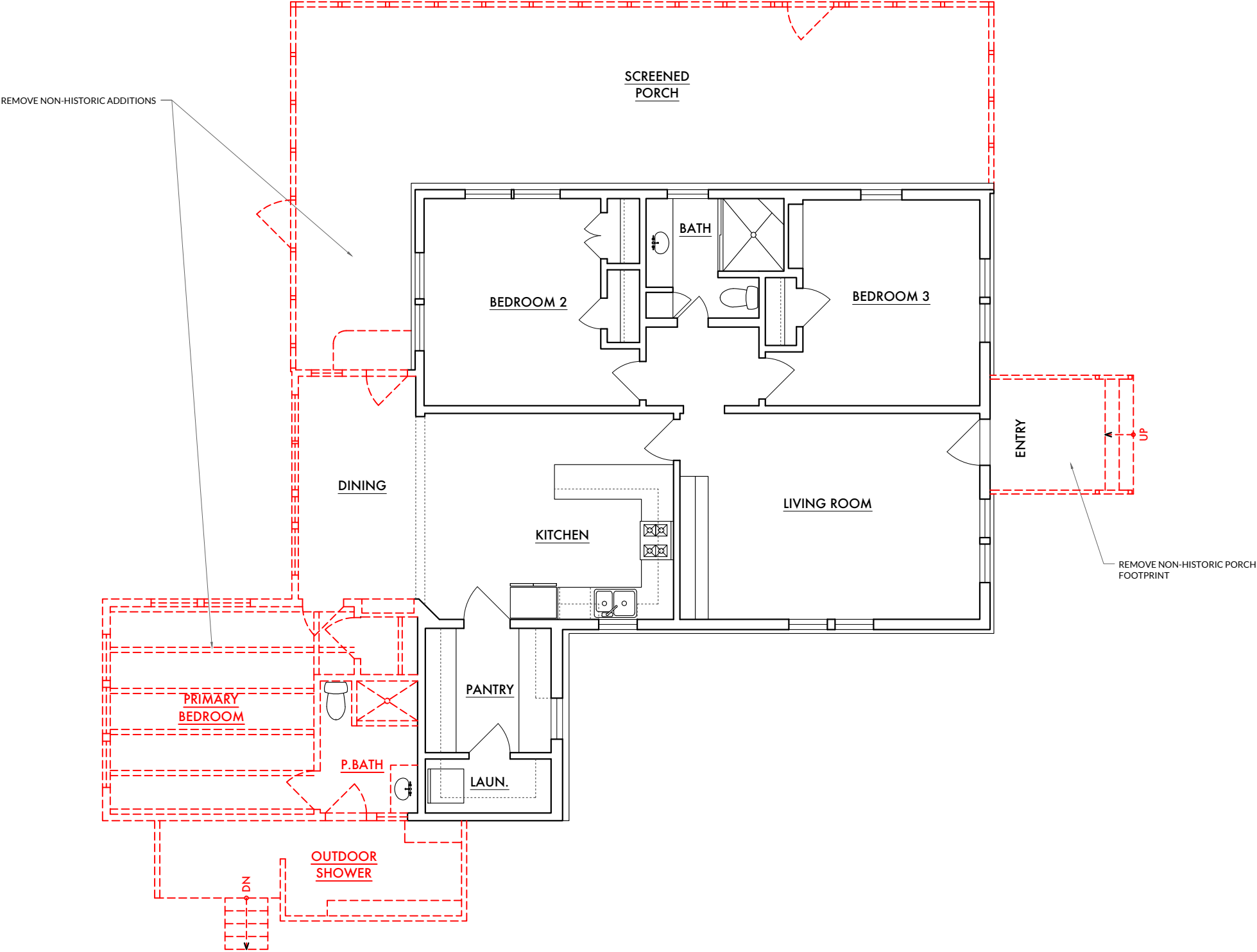
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SHEET: S3

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1 FIRST FLOOR PLAN - EXISTING

scale 1/8"=1'-0"

1,597 SF - HEATED FIRST FLOOR
55 SF - ENTRY PORCH
652 SF - SCREENED PORCH
120 SF - OUTDOOR SHOWER DECK
30 SF - STEPS

 TO BE REMOVED



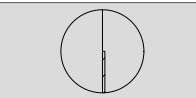
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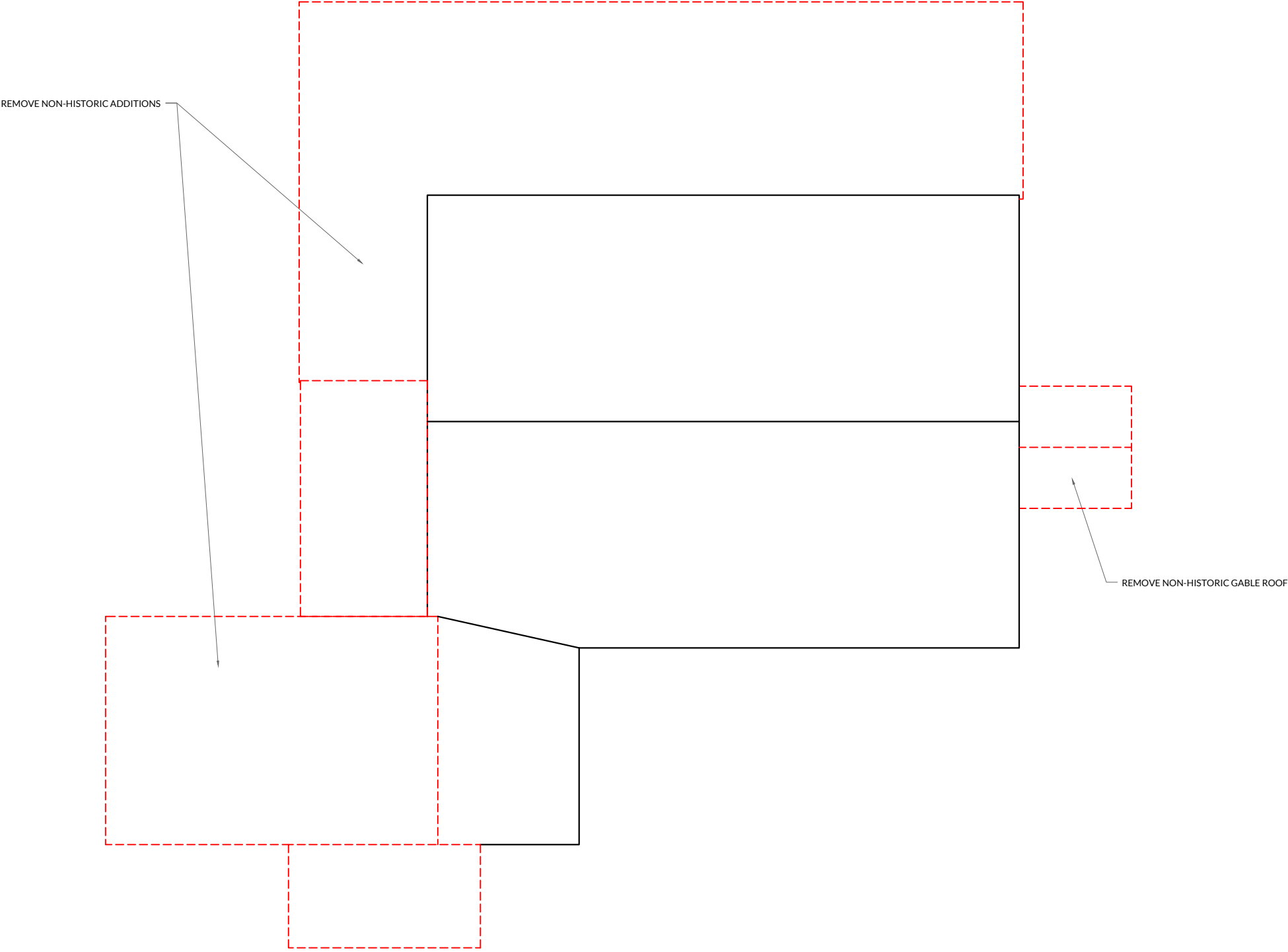
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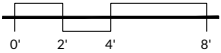
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1 ROOF PLAN - EXISTING

scale 1/8"=1'-0"

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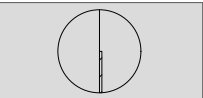
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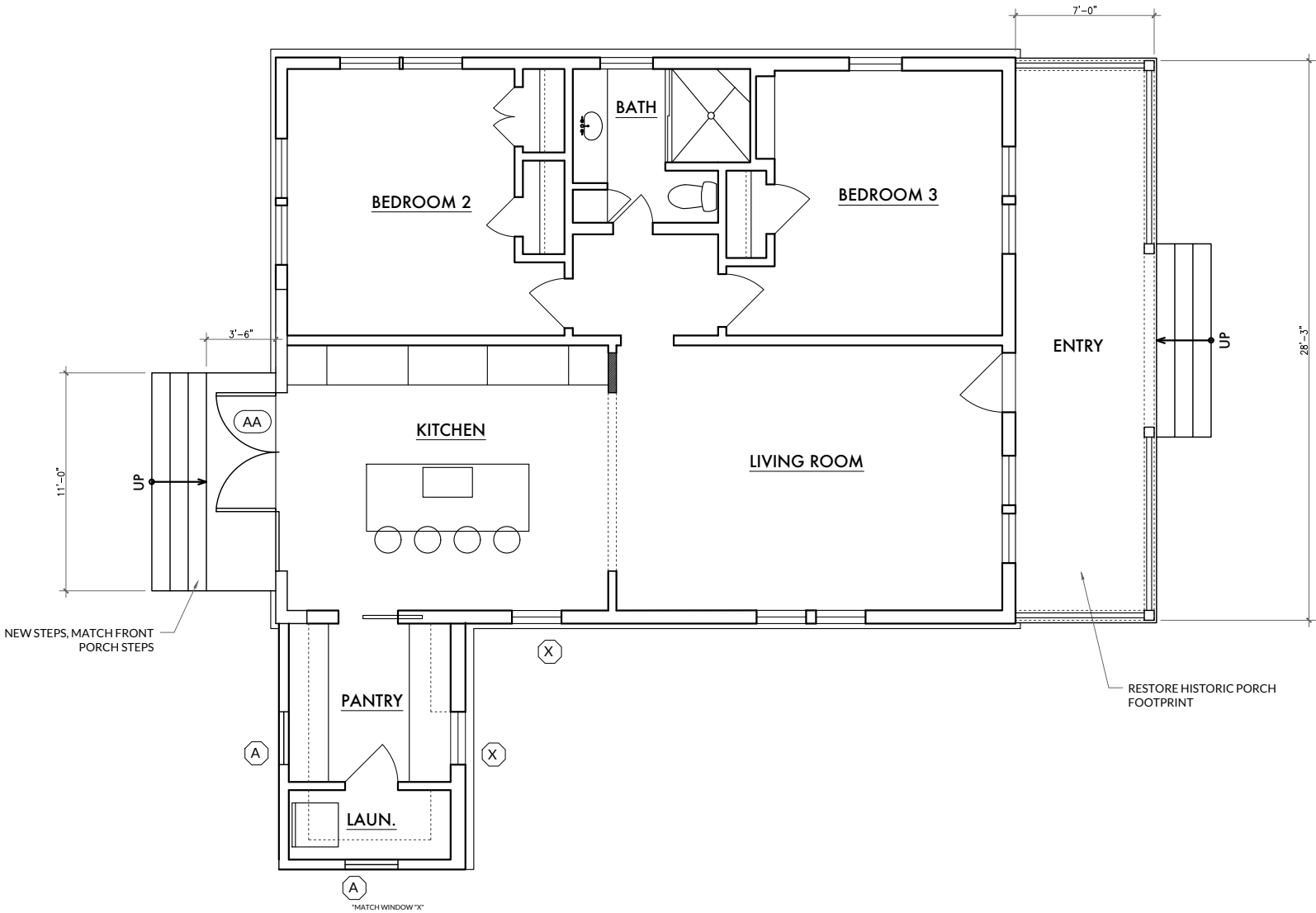
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1 FIRST FLOOR PLAN - PROPOSED

scale 1/8"=1'-0"

1,183 SF - HEATED FIRST FLOOR
200 SF - ENTRY PORCH
27 SF - ENTRY STEPS
71 SF - REAR STEPS



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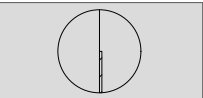
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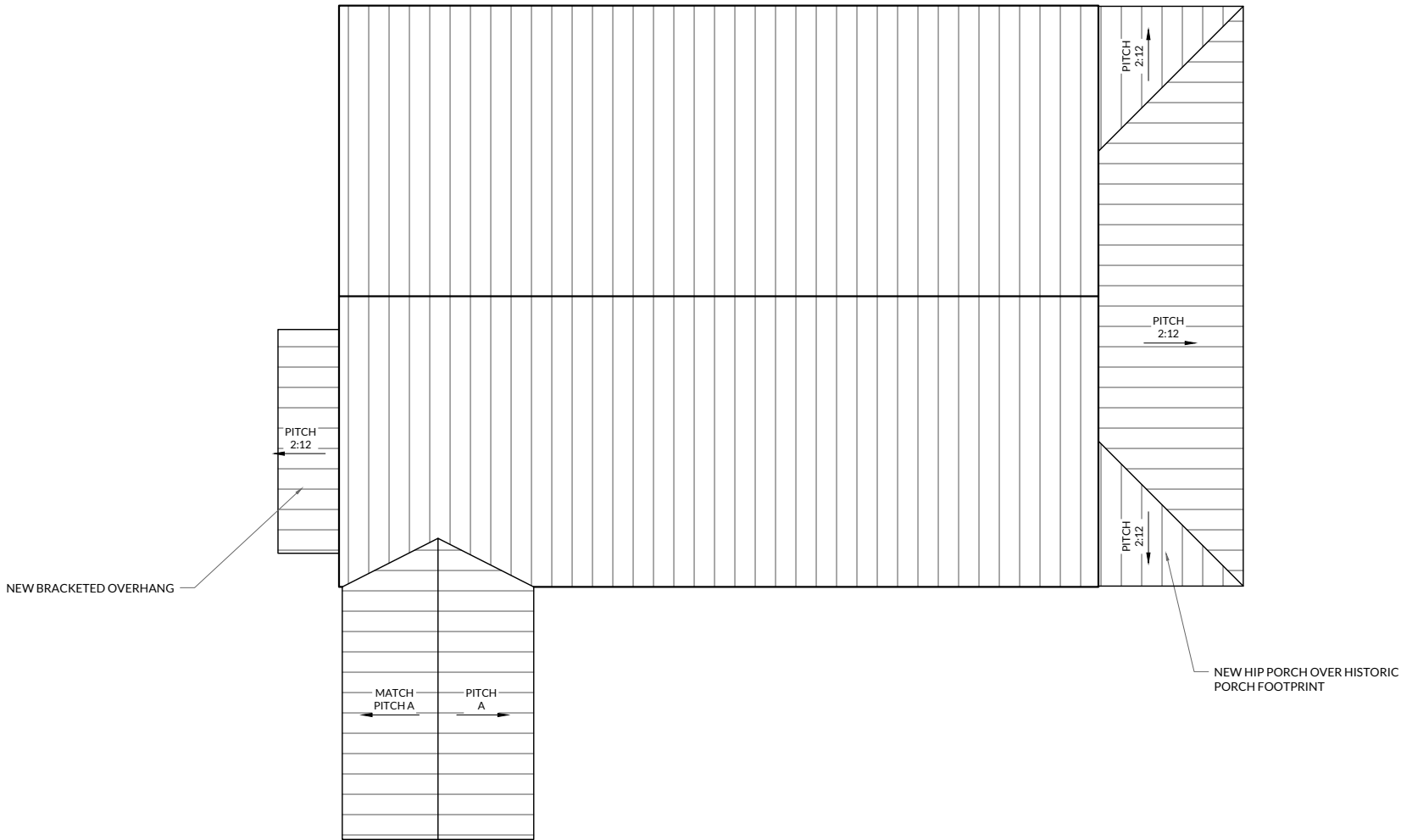
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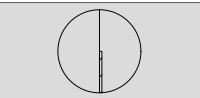
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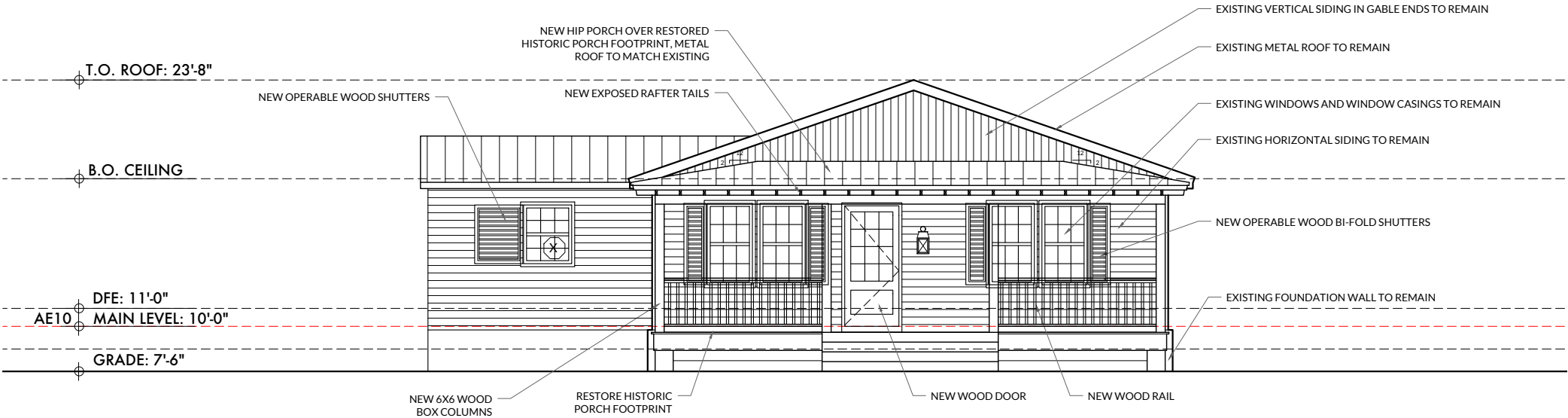
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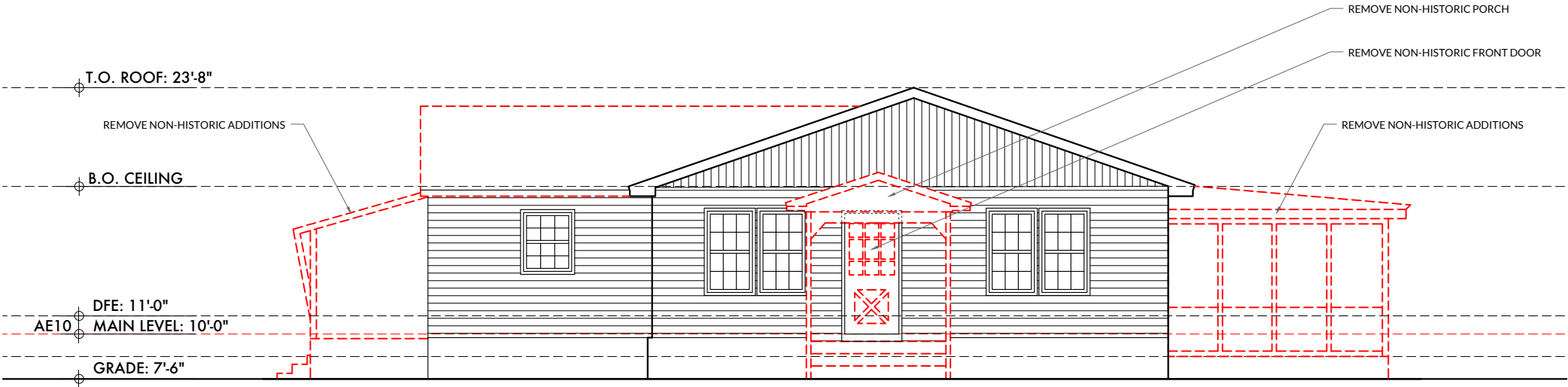
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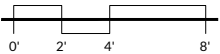
- USING A PROPERTY AS IT WAS USED HISTORICALLY OR GIVING A NEW USE THAT REQUIRES MINIMAL CHANGE TO ITS DISTINCTIVE MATERIALS, FEATURES, SPACES, AND SPATIAL RELATIONSHIPS;
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1 **SOUTHEAST ELEVATION - PROPOSED**
scale 1/8"=1'-0"



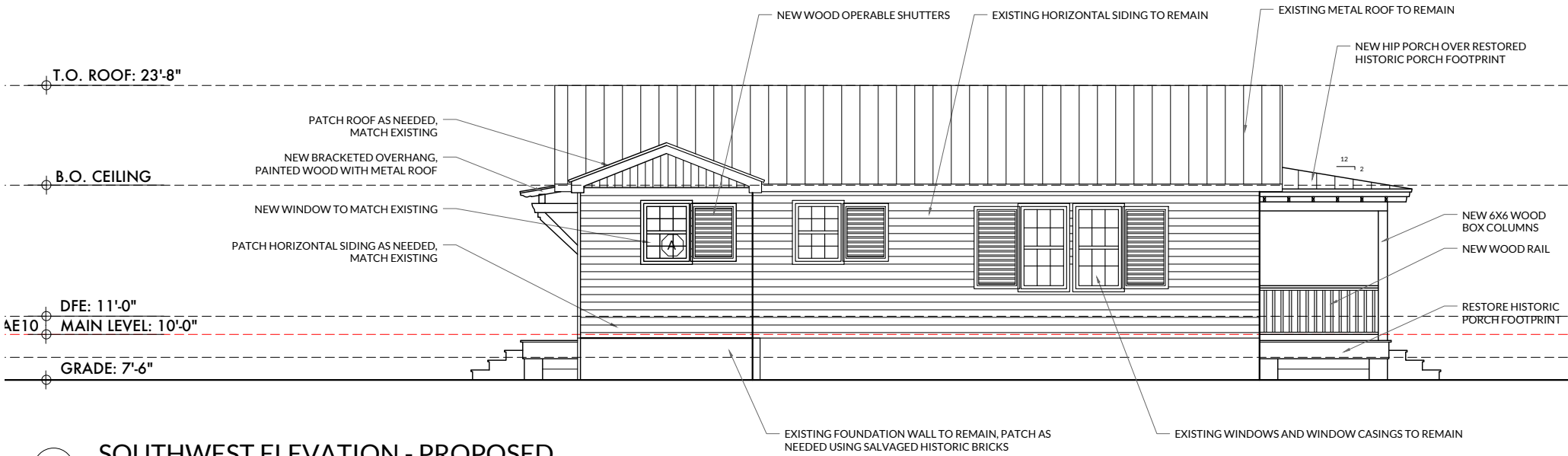
1 **SOUTHEAST ELEVATION - EXISTING**
scale 1/8"=1'-0"



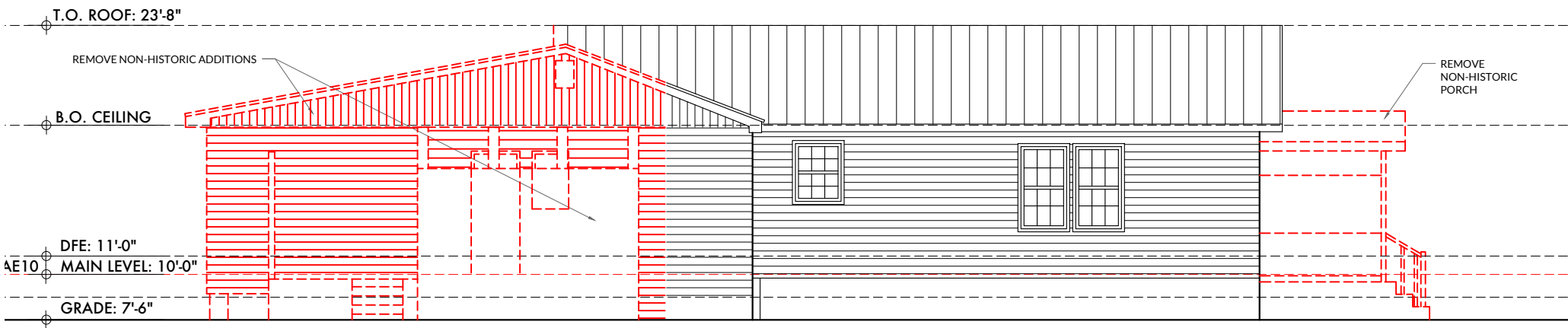
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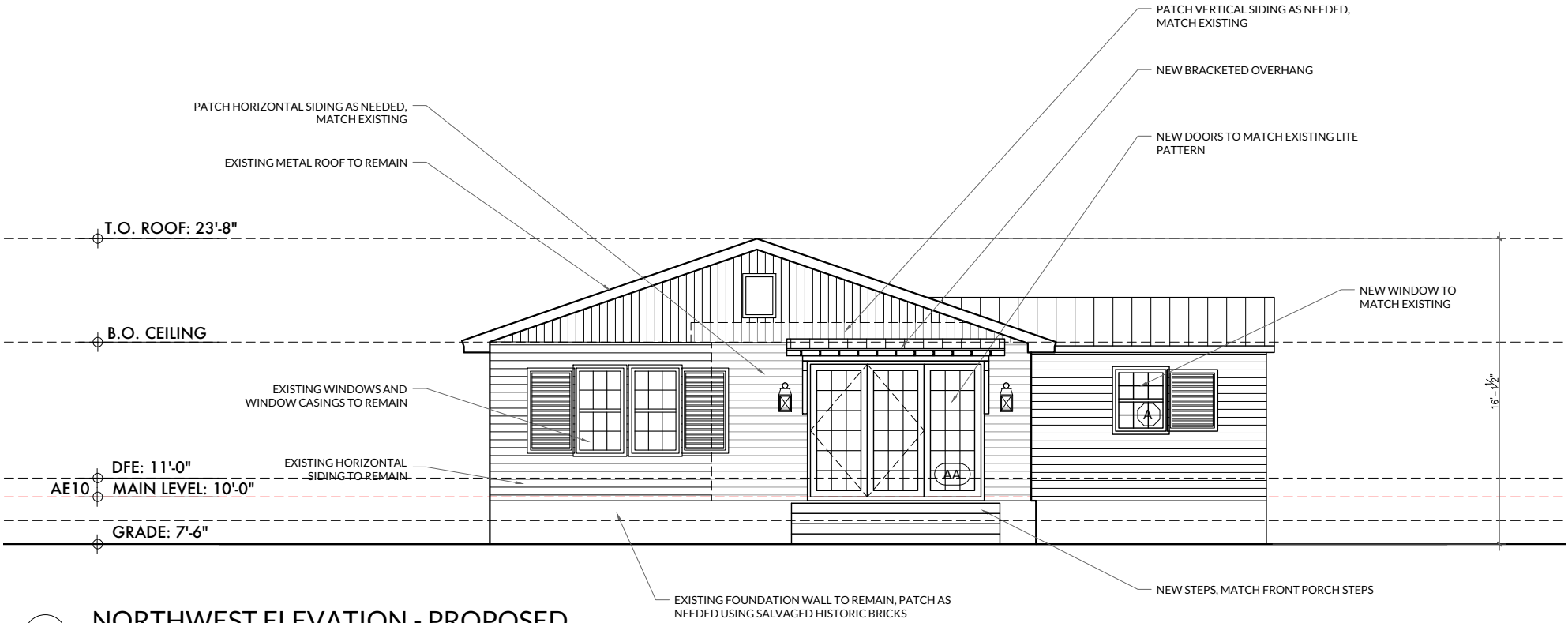
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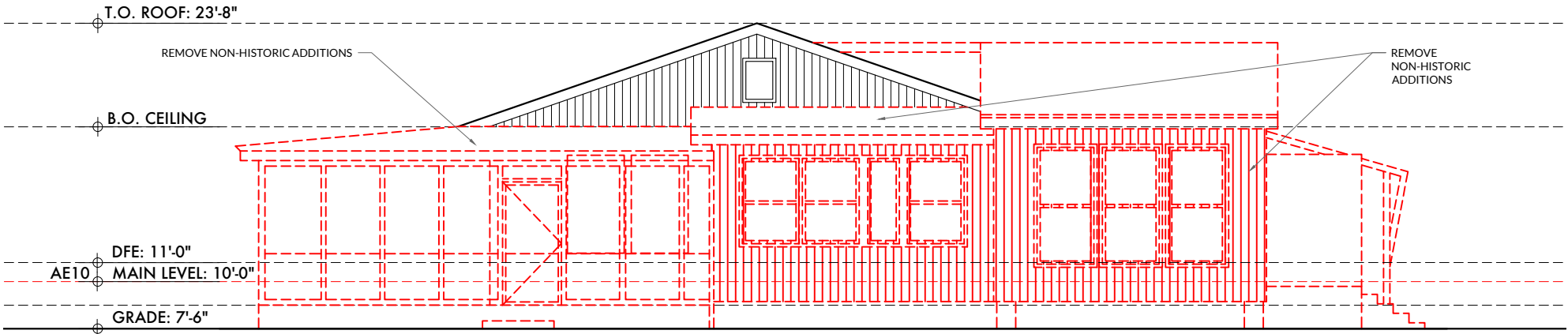
1 **SOUTHWEST ELEVATION - PROPOSED**
scale 1/8"=1'-0"



1 **SOUTHWEST ELEVATION - EXISTING**
scale 1/8"=1'-0"



1 NORTHWEST ELEVATION - PROPOSED
scale 1/8"=1'-0"

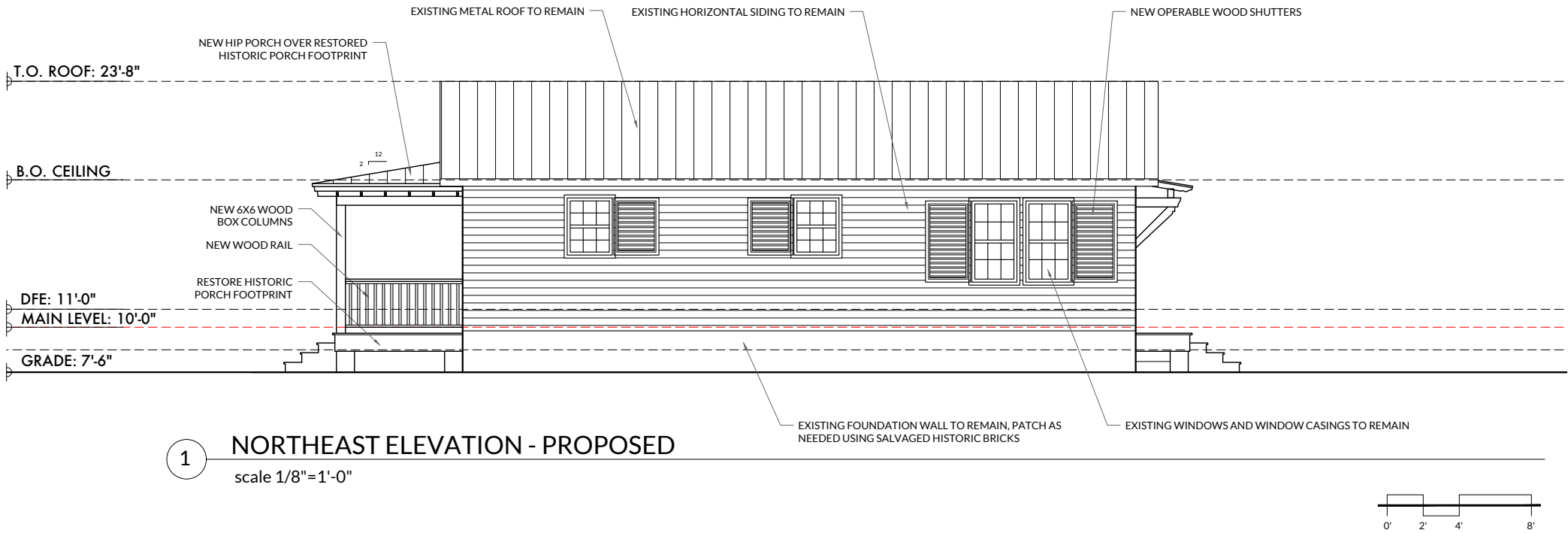


1 NORTHWEST ELEVATION - EXISTING
scale 1/8"=1'-0"

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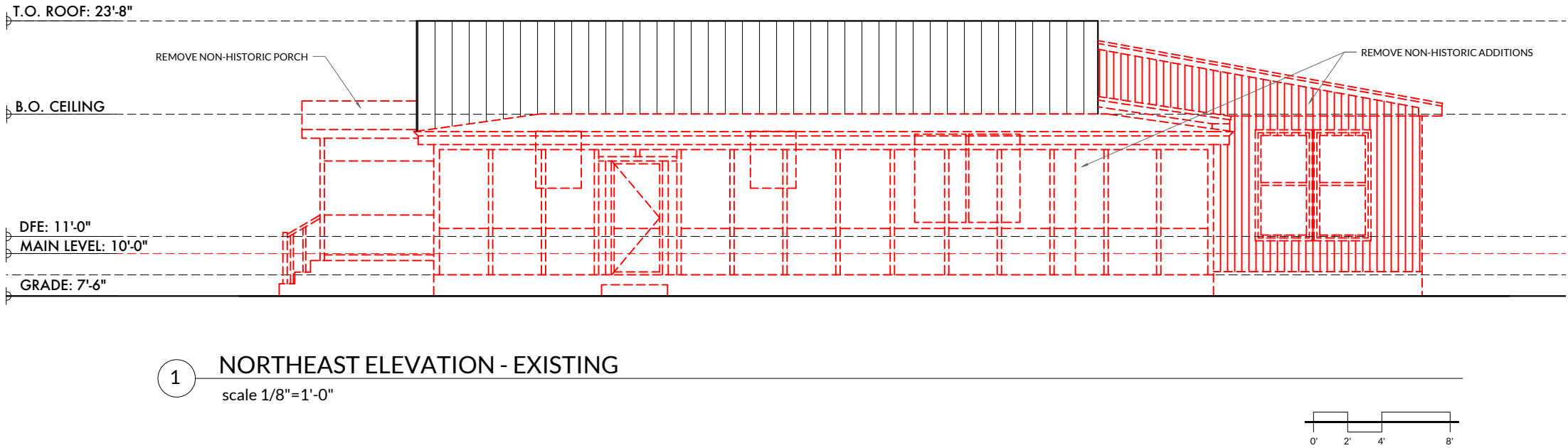


1 NORTHEAST ELEVATION - PROPOSED
scale 1/8"=1'-0"

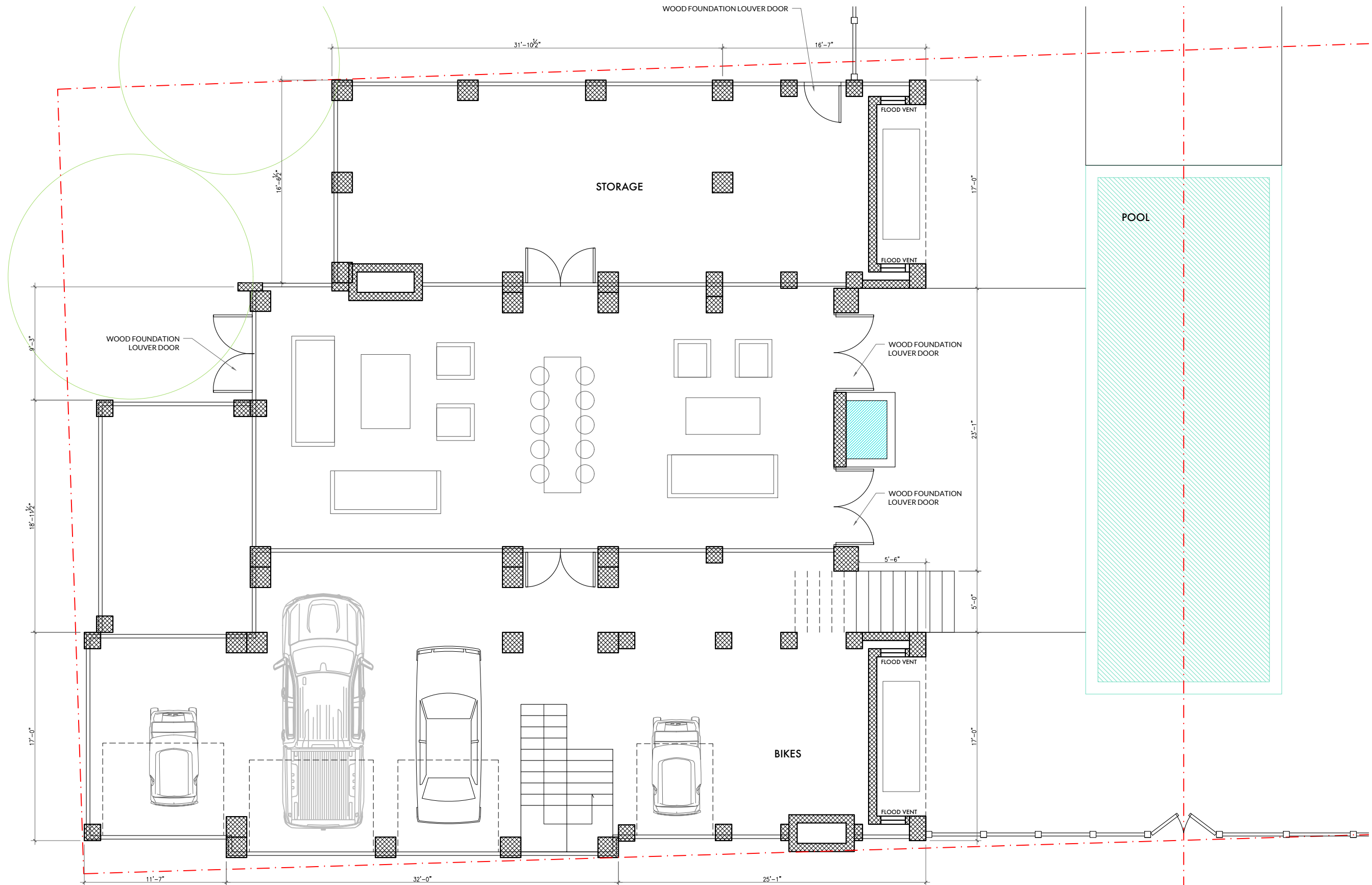
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1 NORTHEAST ELEVATION - EXISTING
scale 1/8"=1'-0"



1 GROUND FLOOR PLAN
scale 1/8"=1'-0"

ADDRESS: 1914 CENTRAL AVE, SULLIVANS ISLAND, SC 29482

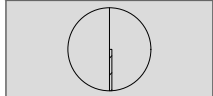
DATE: DRB FINAL - SUBMITTED 08.22.25; MEETING: 09.17.25

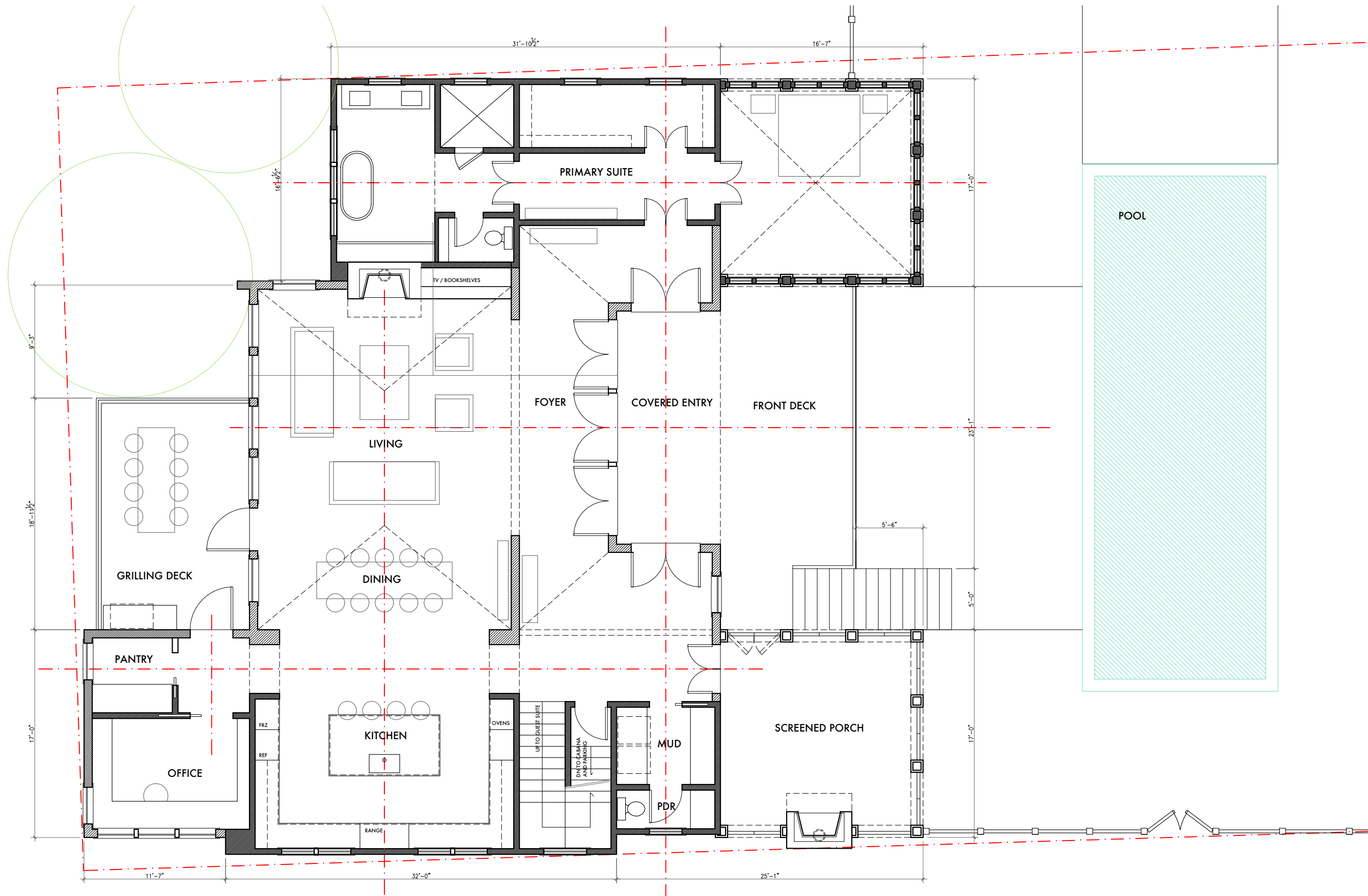
SHEET:

A1.0

AUMENT DESIGN STUDIO

1 cool blow street. # 136
charleston, south carolina 29403
T.843.822.0426





1

FIRST FLOOR PLAN

scale 1/8"=1'-0"
HEATED FIRST FLOOR: 2,668 SF
FRONT DECK: 285 SF
SCREENED PORCH: 273 SF
COVERED ENTRY: 162 SF
REAR DECK: 238 SF



ADDRESS: 1914 CENTRAL AVE, SULLIVANS ISLAND, SC 29482

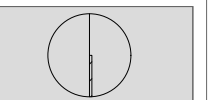
DATE: DRB FINAL - SUBMITTED 08.22.25; MEETING: 09.17.25

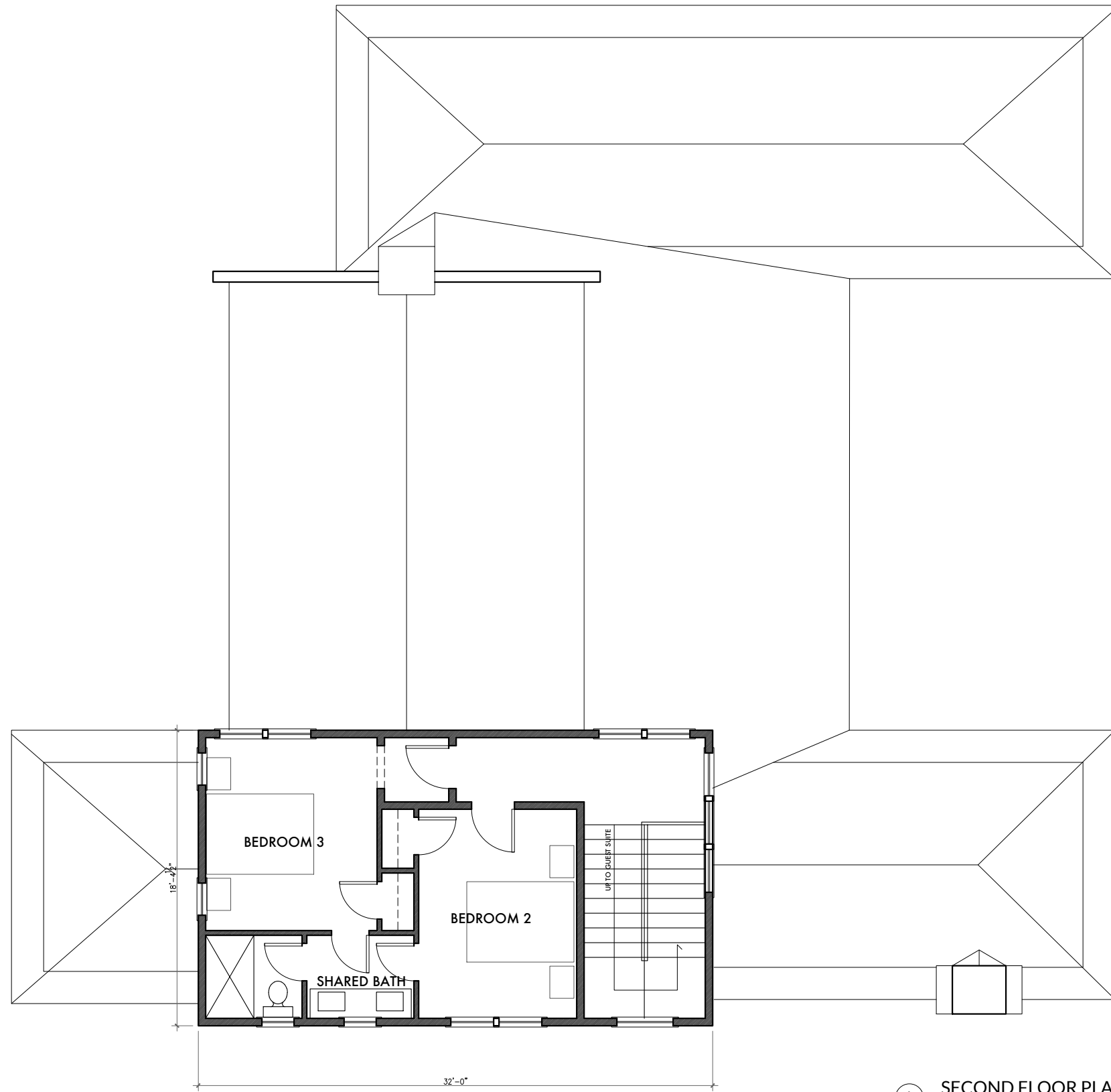
SHEET:

A1.1

AUMENT DESIGN STUDIO

1 cool blow street. # 136
charleston, south carolina 29403
T.843.822.0426





1 SECOND FLOOR PLAN
scale 1/8"=1'-0"
HEATED SECOND FLOOR: 477 SF



ADDRESS: 1914 CENTRAL AVE, SULLIVANS ISLAND, SC 29482

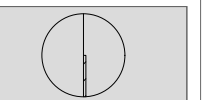
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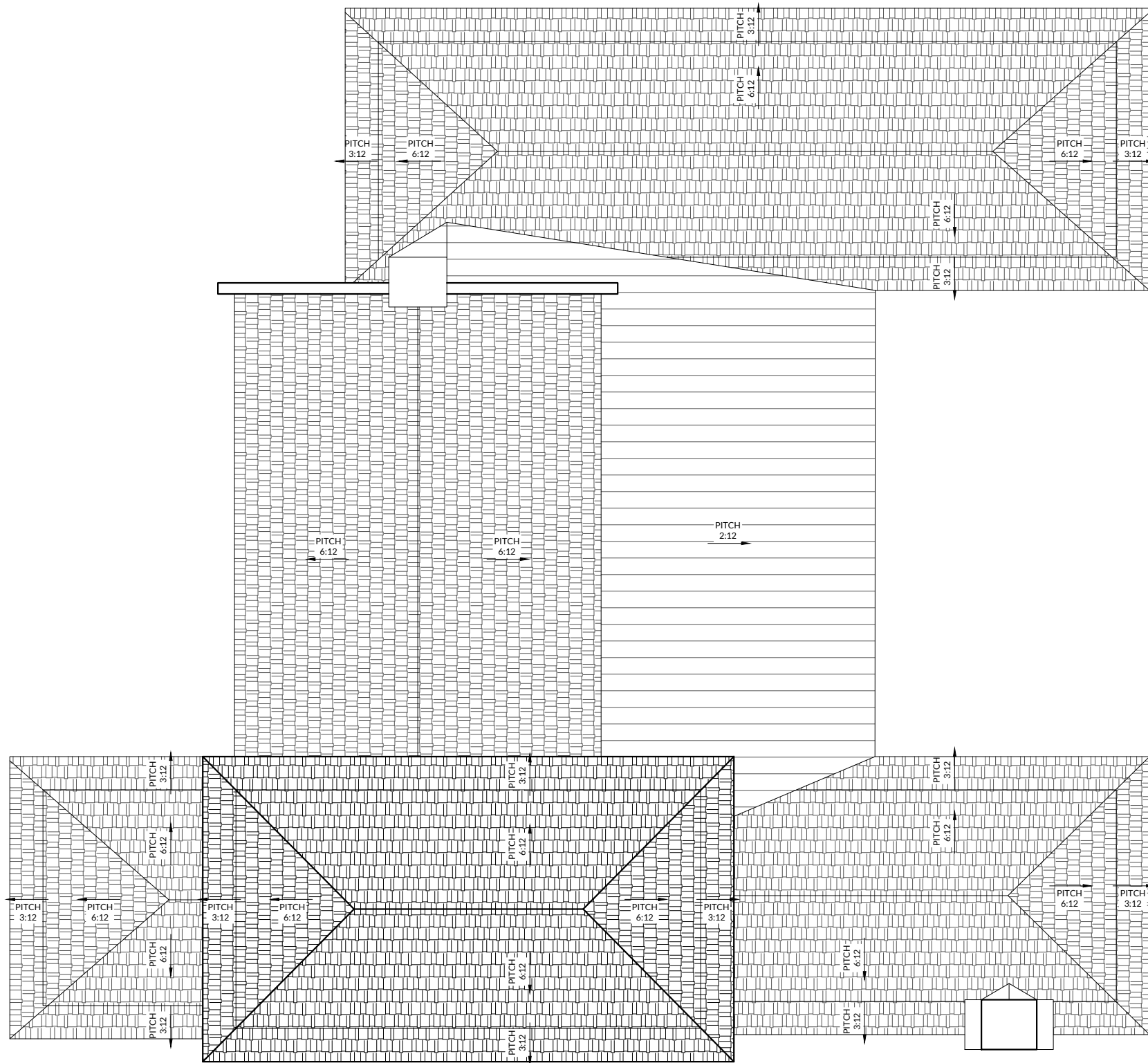
SHEET:

A1.2

AUMENT DESIGN STUDIO

1 cool blow street. # 136
charleston, south carolina 29403
T.843.822.0426





1 ROOF PLAN
scale 1/8"=1'-0"



ADDRESS: 1914 CENTRAL AVE, SULLIVANS ISLAND, SC 29482

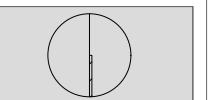
DATE: DRB FINAL - SUBMITTED 08.22.25; MEETING: 09.17.25

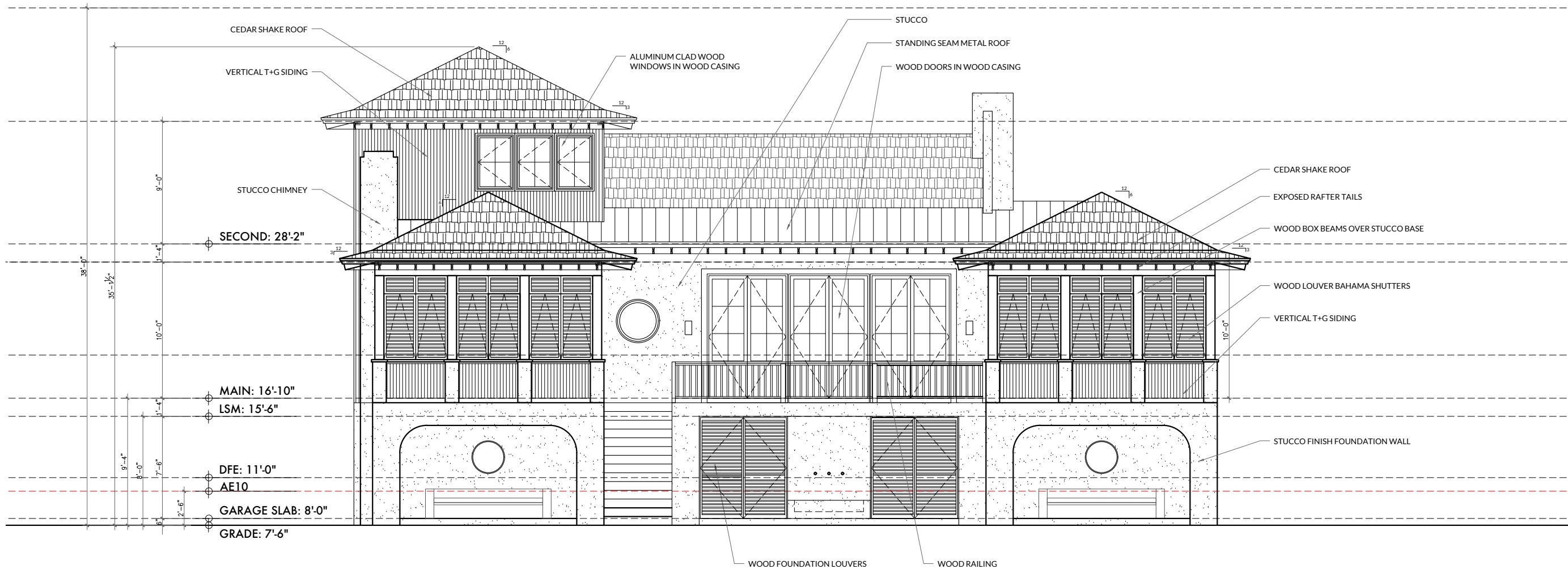
SHEET:

A1.3

AUMENT DESIGN STUDIO

1 cool blow street. # 136
charleston, south carolina 29403
T.843.822.0426





1 SOUTHEAST ELEVATION - PROPOSED
scale 1/8"=1'-0"



ADDRESS: 1914 CENTRAL AVE, SULLIVANS ISLAND, SC 29482

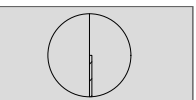
DATE: DRB FINAL - SUBMITTED 08.22.25; MEETING: 09.17.25

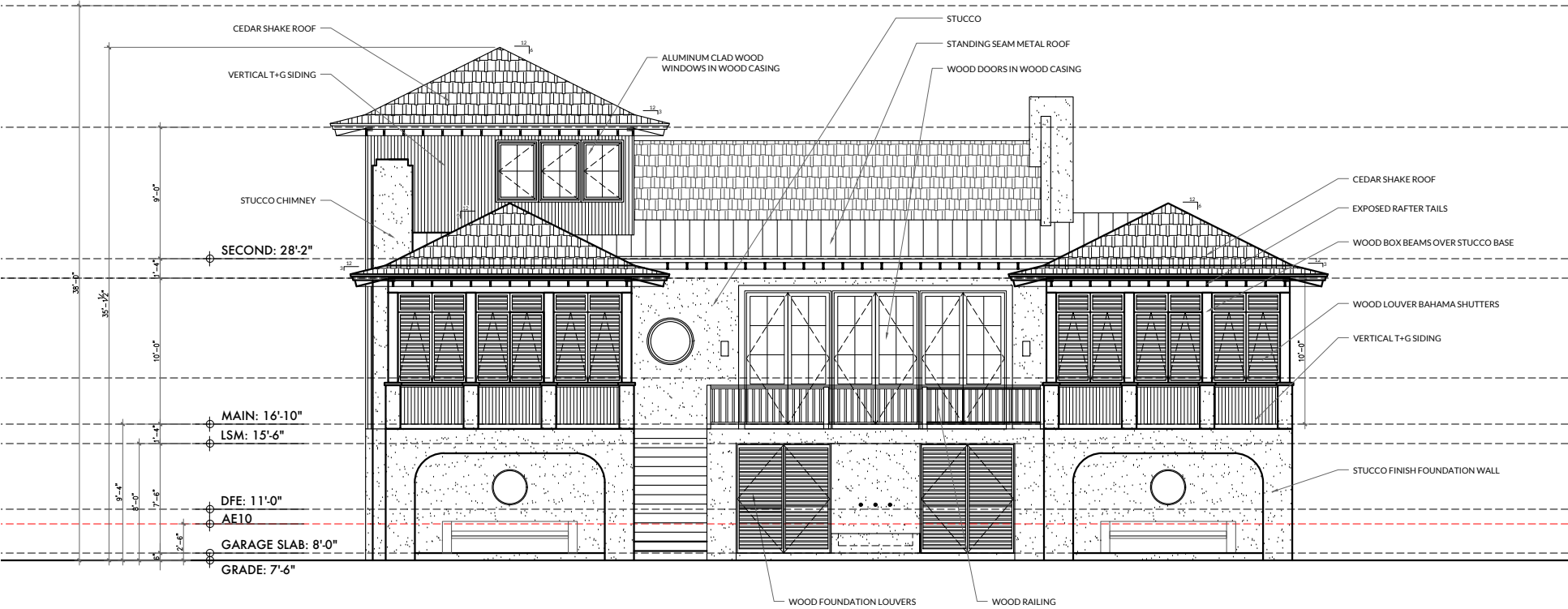
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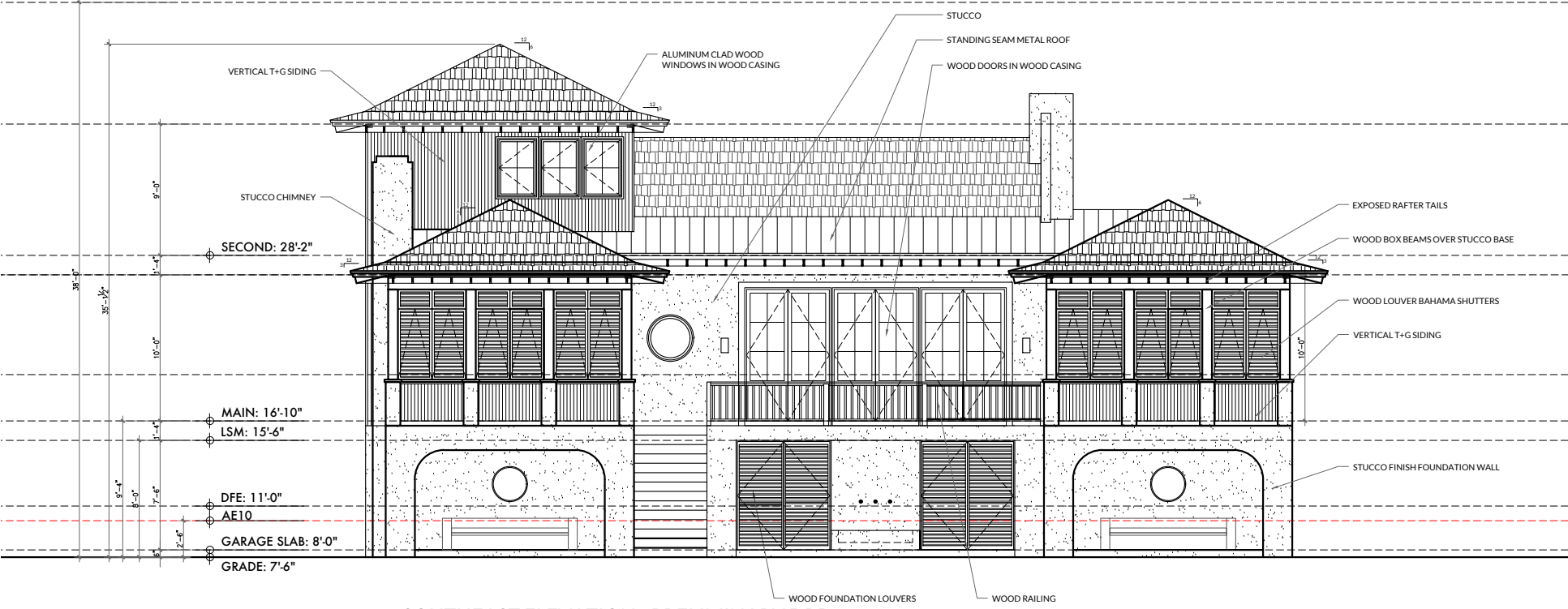
AUMENT DESIGN STUDIO

1 cool blow street. # 136
charleston, south carolina 29403
T.843.822.0426





1 SOUTHEAST ELEVATION - PROPOSED



1 SOUTHEAST ELEVATION - PRELIMINARY DRB

ADDRESS: 1914 CENTRAL AVE, SULLIVANS ISLAND, SC 29482

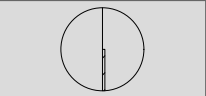
DATE: DRB FINAL - SUBMITTED 08.22.25; MEETING: 09.17.25

SHEET:

A2.1

AUMENT DESIGN STUDIO

1 cool blow street. # 136
charleston, south carolina 29403
T.843.822.0426





1 SOUTHWEST ELEVATION - PROPOSED
scale 1/8"=1'-0"



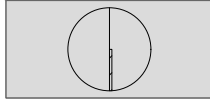
ADDRESS: 1914 CENTRAL AVE, SULLIVANS ISLAND, SC 29482

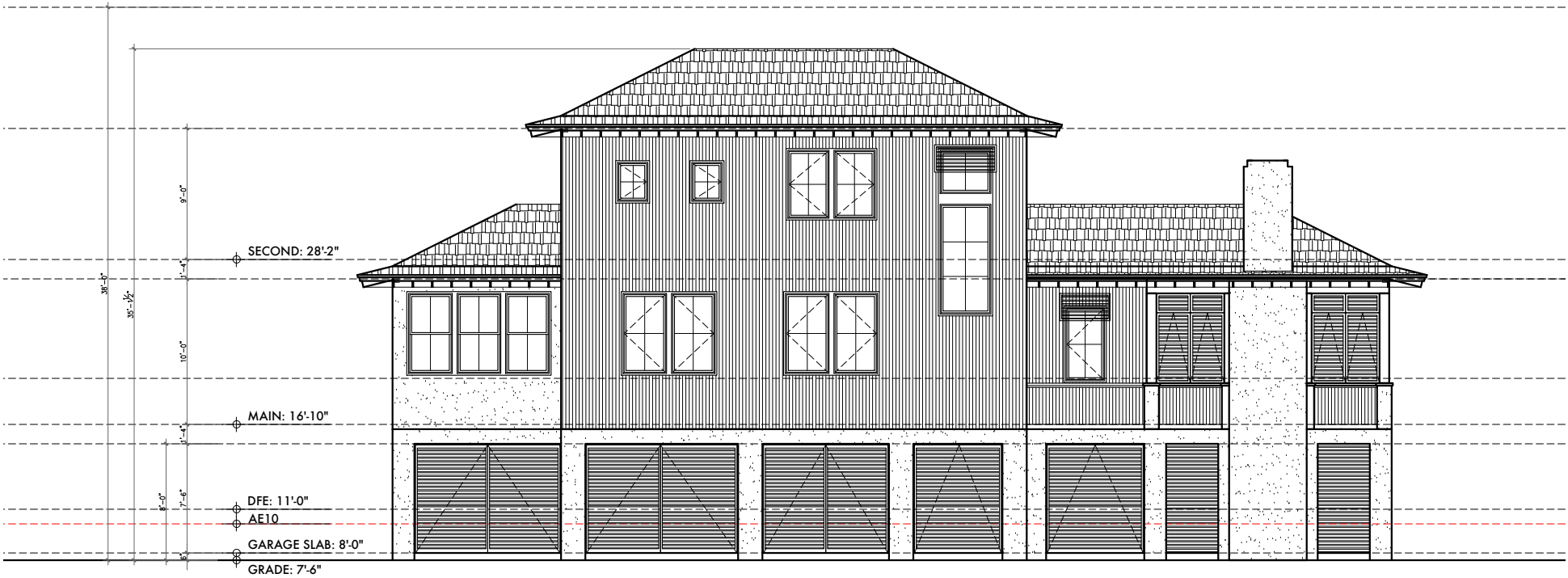
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SHEET: **A2.2**

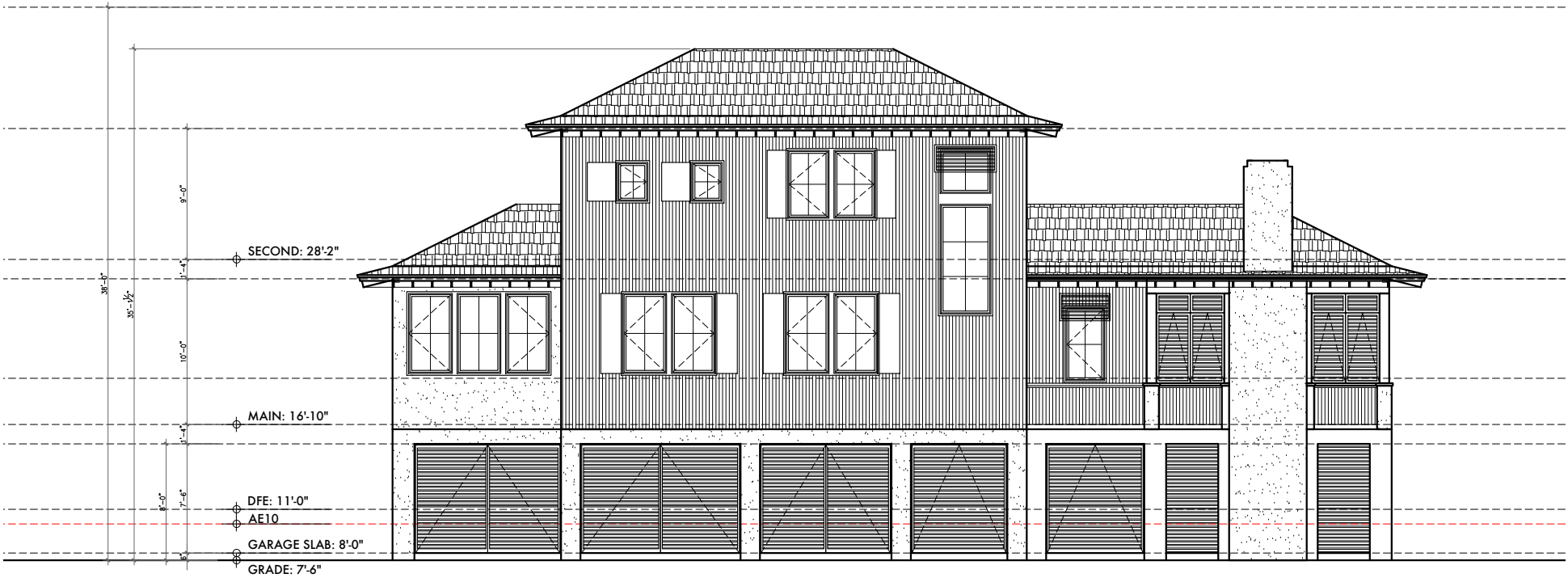
AUMENT DESIGN STUDIO

1 cool blow street. # 136
charleston, south carolina 29403
T.843.822.0426





1) SOUTHWEST ELEVATION - PROPOSED



1) SOUTHWEST ELEVATION - PRELIMINARY DRB

ADDRESS: 1914 CENTRAL AVE, SULLIVANS ISLAND, SC 29482

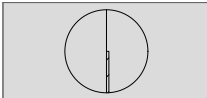
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SHEET:

A2.2

AUMENT DESIGN STUDIO

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charleston, south carolina 29403
T.843.822.0426





1 NORTHWEST ELEVATION - PROPOSED
scale 1/8"=1'-0"



ADDRESS: 1914 CENTRAL AVE, SULLIVANS ISLAND, SC 29482

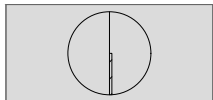
DATE: DRB FINAL - SUBMITTED 08.22.25; MEETING: 09.17.25

SHEET:

A2.3

AUMENT DESIGN STUDIO

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charleston, south carolina 29403
T.843.822.0426





1 NORTHWEST ELEVATION - PROPOSED



1 NORTHWEST ELEVATION - PRELIMINARY DRB

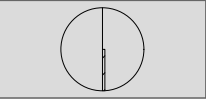
ADDRESS: 1914 CENTRAL AVE, SULLIVANS ISLAND, SC 29482

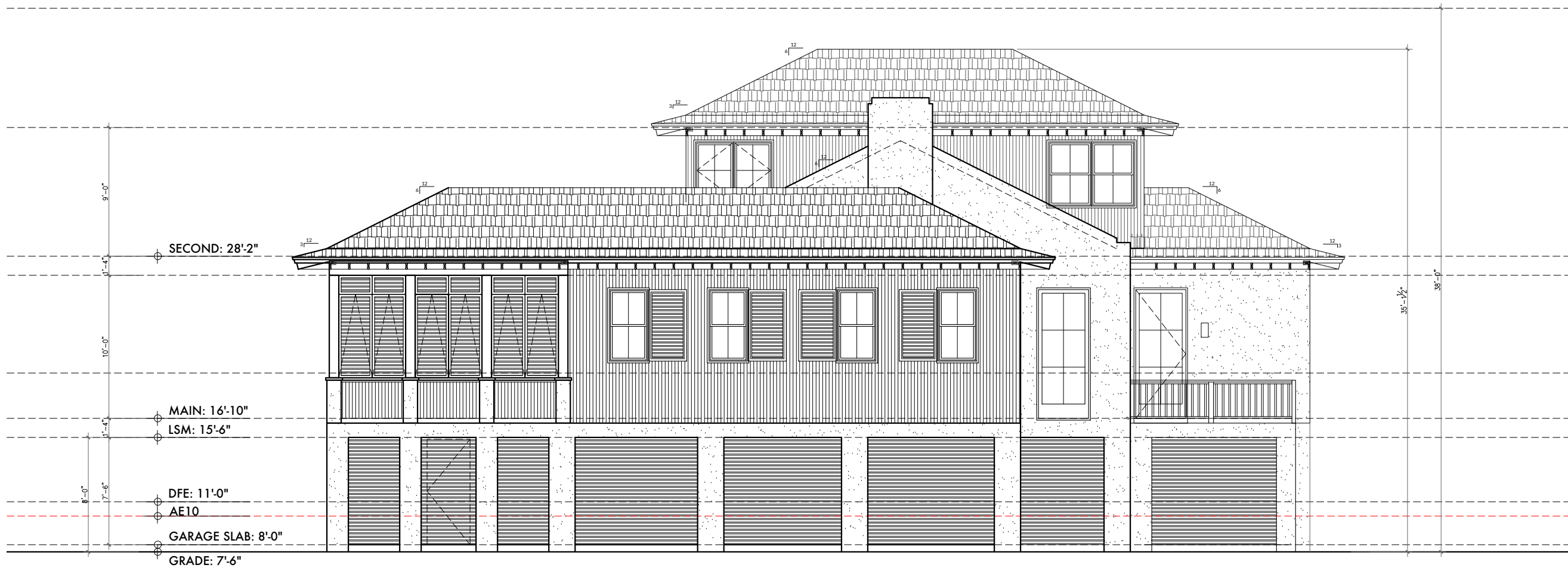
DATE: DRB FINAL - SUBMITTED 08.22.25; MEETING: 09.17.25

SHEET: **A2.3**

AUMENT DESIGN STUDIO

1 cool blow street. # 136
charleston, south carolina 29403
T.843.822.0426





1 NORTHEAST ELEVATION - PROPOSED
scale 1/8"=1'-0"



ADDRESS: 1914 CENTRAL AVE, SULLIVANS ISLAND, SC 29482

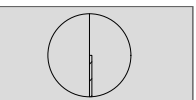
DATE: DRB FINAL - SUBMITTED 08.22.25; MEETING: 09.17.25

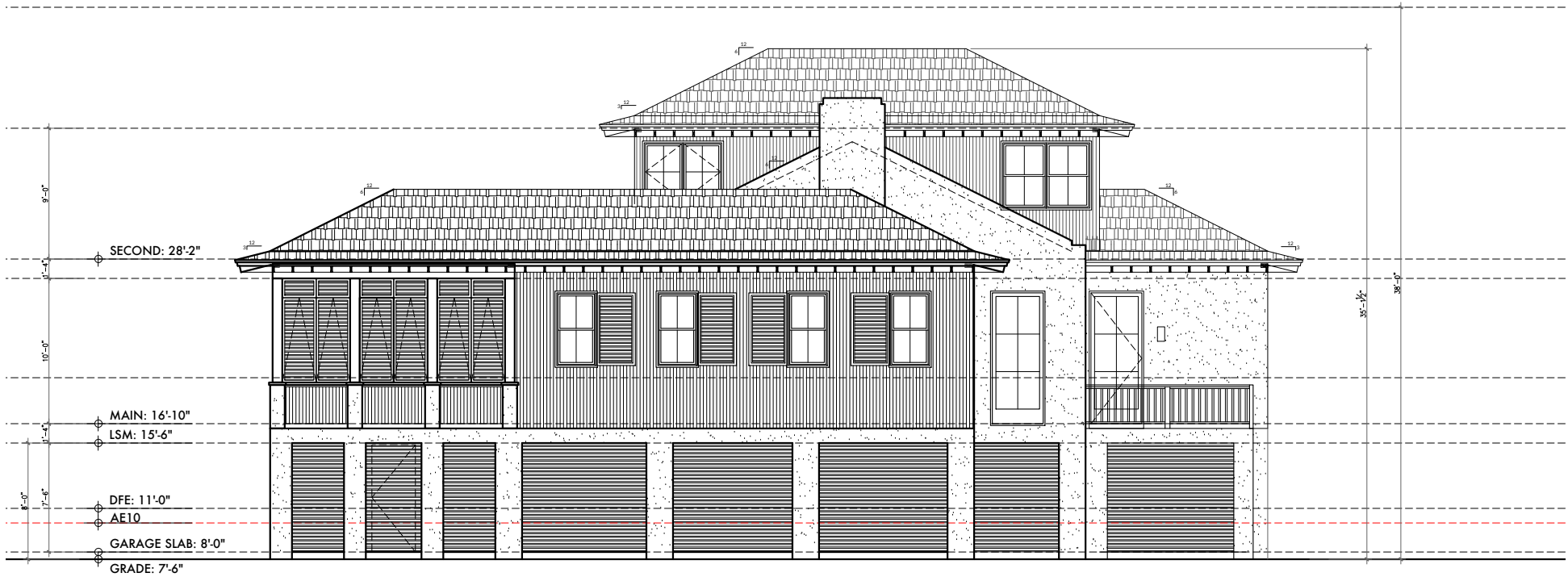
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A2.4

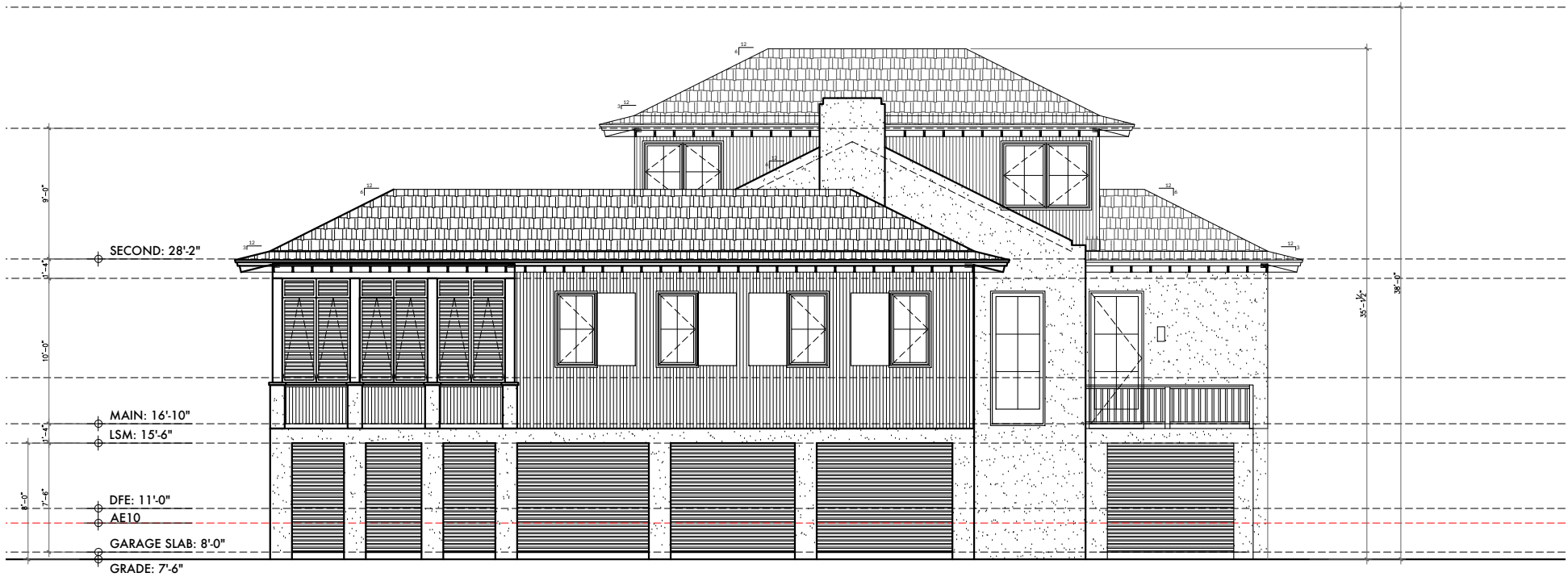
AUMENT DESIGN STUDIO

1 cool blow street. # 136
charleston, south carolina 29403
T.843.822.0426





1 NORTHEAST ELEVATION - PROPOSED



1 NORTHEAST ELEVATION - PRELIMINARY DRB

ADDRESS: 1914 CENTRAL AVE, SULLIVANS ISLAND, SC 29482

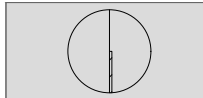
DATE: DRB FINAL - SUBMITTED 08.22.25; MEETING: 09.17.25

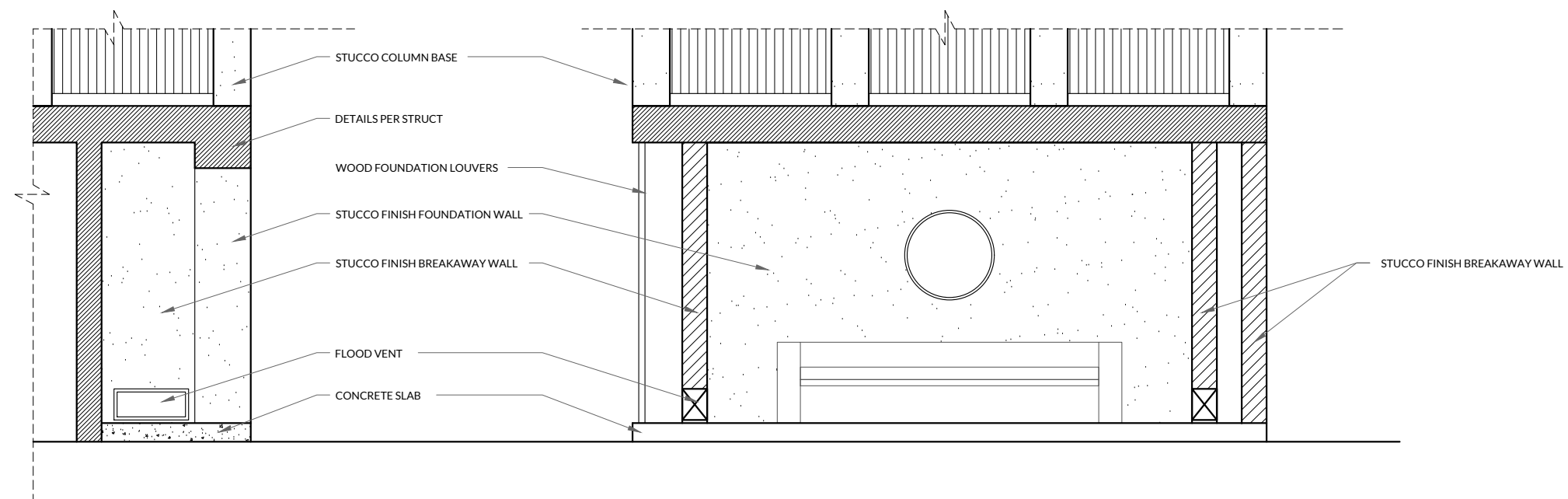
SHEET:

A2.4

AUMENT DESIGN STUDIO

1 cool blow street. # 136
charleston, south carolina 29403
T.843.822.0426





1 PROPOSED FLOOD VENT SECTIONS
scale 1/4"=1'-0"

ADDRESS: 1914 CENTRAL AVE, SULLIVANS ISLAND, SC 29482

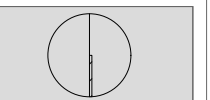
DATE: DRB FINAL - SUBMITTED 08.22.25; MEETING: 09.17.25

SHEET:

A3.1

AUMENT DESIGN STUDIO

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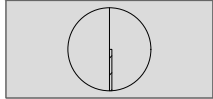
ADDRESS: 1914 CENTRAL AVE, SULLIVANS ISLAND, SC 29482

DATE: DRB FINAL - SUBMITTED 08.22.25; MEETING: 09.17.25

SHEET: 3D

AUMENT DESIGN STUDIO

1 cool blow street. # 136
charleston, south carolina 29403
T.843.822.0426





ADDRESS: 1914 CENTRAL AVE, SULLIVANS ISLAND, SC 29482

DATE: DRB FINAL - SUBMITTED 08.22.25; MEETING: 09.17.25

SHEET: **3D2**

AUMENT DESIGN STUDIO

1 cool blow street. # 136
charleston, south carolina 29403
T.843.822.0426

