

SULLIVAN'S ISLAND DESIGN REVIEW BOARD

SUBMITTAL APPLICATION (PAGE 1)

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

SUBMITTAL DATE: 8/22/25 MEETING DATE: 9/17/25

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

DESCRIPTION OF SCOPE OF WORK:

Final approval for construction of
New two story Single family raised residence.

- ☒ 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)
☒ Completes 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: 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

RA (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: <u>15'</u> min: <u>40'</u> comb: | | 25% | 3' -5" | 16% | 40' + 3' -5" |
| | 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 <u>2,052</u> sf | | 20% | 360 sqft | 17.5% | 2,052 + 360 = 2,412 sqft 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 <u>3,202</u> sf | | A: New Construction / Non-historic additions: 15% _____sf (not to exceed 500 sf) B: Historic additions: 20% _____sf C: Historic ADU Special Exceptions: | 310 sqft | 9% | 3,202 + 310 = 3,512 sqft 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 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)

Have you reached out to the neighbors to get their feedback on the proposed plans? Yes: ____ No: X

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: 3202 Proposed SF: 3512

Home is in a part of the neighborhood with similarly massed homes. The house is broken up appropriately such that it does not appear in height / mass / scale to be large. The home follows neighborhood compatibility.

Principal Building Coverage (21-25): Existing SF: ____ Standard SF: 2052 Proposed SF: 2412

Massing of home is designed such that a majority of the square footage is on the main level. This allows the home to follow the zoning guidelines of the 2nd floor stepping back from the main floor.

Front/Side/2nd-Story Building Setbacks (21-22): Standard, combined 40' Proposed, combined 43' -5" min 15'

Primary massing of home falls within 40' combined setbacks. The 3' -5" relief requested is on the right rear of the residence. This is a result of majority of square footage at first floor to minimize second floor massing.

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

n/a

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

n/a

Other (circle any that apply):

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

n/a