

SULLIVAN'S ISLAND DESIGN REVIEW BOARD

SUBMITTAL APPLICATION (PAGE 1)

PROPERTY ADDRESS: 2214 Goldway PARCEL ID (TMS #): 529 06 00 071
 SUBMITTAL DATE: 10/22/26 MEETING DATE: 11/18/26
 REQUEST: CONCEPTUAL REVIEW: X PRELIMINARY APPROVAL: FINAL APPROVAL:
 DESCRIPTION OF SCOPE OF WORK: addition to historic cottage

 Submittal outside of the Historic District, not classified historic, and requests DRB relief.
X Submittal is outside of the Historic District and designated as a historic resource.
X 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
- / Completed 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.
- / One (1) set 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)
 - 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.
 - Historic property assessment and report for all historic resource property applications
 - Any relevant photographs or documentation that might be descriptive (of adjacent properties).

OWNER NAME: CKR Holdings ADDRESS: 2214 Goldway
(Provide owner's contact information with online submittal)
 ARCHITECT/DESIGNER: Heather A. Wilson PHONE NUMBER: 843.814.2031
 ADDRESS: 1727 Wentworth St. 24401 EMAIL: heather@heatherwilsonarchitecture.com
 CONTRACTOR: TPD PHONE NUMBER: 0
 ADDRESS: 1727 Wentworth St. 24401 EMAIL:
WAW (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.

Heather A. Wilson

Applicant name (print)

WAW

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

DocuSigned by:

Chris Riley
 Owner's signature

BA5354237F343A...

Chris Riley

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>17</u> min: <u>40</u> comb:		25%	10'	25%	30
	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>2,774</u> sf		20%	160	5%	2,934
	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>3,749</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:			
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%	2'	12.5%	18'
	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 Compatability			
	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 Compatability			
	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: 18,491 sf Highland lot area: _____ sf (if applicable)

Principal Building Square Footage (21-27): Existing SF: 1536 Standard SF: 3749 Proposed SF: 3740
compliant

Principal Building Coverage (21-25): Existing SF: 1536 Standard SF: 2774 Proposed SF: 2934

requesting a modest 5% increase in order for the design to stay as low as possible with more first floor heated space.

Front/Side/2nd-Story Building Setbacks (21-22): Standard, combined 40 Proposed, combined 30, min 15

requesting side yard setback in order to work around and incorporate a significant dune and multiple trees.

Second Story Side Façade Setback (21-22): Requested relief: 2' none

The width of the second floor spaces are comprised of 6' knee walls.

Principal Building Side Façade Setback (21-22): Requested Relief: 2'

The northern mass is 18' wide

Other (circle any that apply):

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

REQUEST FOR HISTORIC DESIGN REVIEW (PAGE 4)

Do you propose any exterior changes to the historic structure? Yes: _____ 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.

- a. remains a single family home
- b. minimal changes to the historic fabric
- c. n/a
- d. the rear porch is to be removed to expose original windows e/f/g siding and windows to remain.
- h. maintaining the chime.
- i. modest shift forward in order to keep all additions to the rear with a discrete hyperneted connection.
- j. only one window is disturbed for the connection to the addition.

(Please use extra sheet as needed)