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

PROPERTY ADDRESS: 2804 Marshall Blvd PARCEL ID (TMS #): 5291100058

SUBMITTAL DATE: 10/23/2026 MEETING DATE: 11/18/2026

REQUEST: CONCEPTUAL REVIEW: x PRELIMINARY APPROVAL: ___ FINAL APPROVAL: ___

DESCRIPTION OF SCOPE OF WORK: Construction of new single family home

_✓ 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
_✓ 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: Greg and Katie Schroeder ADDRESS: 2804 Marshall Blvd
(PROVIDE OWNER'S CONTACT INFORMATION WITH ONLINE SUBMITTAL)
ARCHITECT/DESIGNER: Drafted Architecture PHONE NUMBER: (864) 237-0920
ADDRESS: PO Box 14441, Charleston, SC 29422 EMAIL: charlie@draftedarchitecture.com
CONTRACTOR: Level Building Projects PHONE NUMBER: (843) 412-9226
ADDRESS: 1032 Chuck Dawley Blvd, Suite 103, Mt. Pleasant, SC 29464 EMAIL: john@levelbuildingprojects.com
CM (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.

Charlie Miraziz
Applicant name (print)

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

Kathryn W Schroeder
Owner's signature

Owner's signature

ZONING STANDARDS COMPLIANCE WORKSHEET (PAGE 2)

		Zoning ordinance reference section	Zoning Standard	✓if meets standard	DRB's Max. authorty 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: 15' min: 40' comb:	✓	25%			
	D	21-22 SECOND STORY SIDE SETBACK	per lot: Enter result: 20' min: 50' 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 3,230.1 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 4,053.4 sf		**A: New Construction / Non-historic additions:** 15% 608 sf (not to exceed **500 sf**) **B: Historic additions:** 20%_____sf **C: Historic ADU Special Exceptions:**	401.4 sf	9.9%	4,454.8 sf
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 Compatablity			
	N	21-30 BLDG. FOUNDATION HEIGHT	8' to LSM & 9'4" to FFE		1 foot	1 foot		
	O	21-32 FOUNDATION ENCLOSURE	1/2" space	✓	Adjust for Neighborhood Compatablity			
	P	21-138 ACCESSORY STRUCTURE	Height (15 to 18) Setback (20)	✓	20% Height (3 ft 6 in) 40%(4')			

NEIGHBORHOOD COMPATIBILTY 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:** 21,534 **sf Highland lot area: _____sf (if applicable)**

Principal Building Square Footage (21-27): Existing SF: _____ Standard SF: 4,053.4 Proposed SF: 4,454.8
The homeowners have 4 growing children and would like to have a home with 5 BR + guest room to accommodate their large family. To offset additional sq footage, the primary roof is lowered to an eave height of about 4'4" above second floor elevation. The majority of the second floor area is located within roofline, with the use of dormers to allow full height at windows. At the front and left sides, the second floor walls are setback from the first floor to reduce overall massing and height. The design is unique, and appropriately scaled for the neighborhood and immediate surrounding homes. The house is sited parallel to the side setbacks to match neighboring homes. The angle provides additional front setback due to the obtuse angle of the corner at intersection of Marshall and Station 28.

Principal Building Coverage (21-25): Existing SF: _____ Standard SF: 3,230.1 Proposed SF: 2,772.6

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

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

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

Other (circle any that apply):
Third Story, Principal Building Front Façade, Building Orientation Building Foundation Height, Foundation Enclosure, or Accessory Structure: _____
Additional foundation height is requested to allow 8ft tall garage doors per homeowners' needs. The first floor system depth is minimized to keep finished first floor elevation as low as possible. Maximum ridge height is conforming to zoning standards.