

# SULLIVAN'S ISLAND DESIGN REVIEW BOARD

## SUBMITTAL APPLICATION (PAGE 1)

PROPERTY ADDRESS: 3016 Brownell Ave PARCEL ID (TMS #): 529-12-001-91  
 SUBMITTAL DATE: 09/18/2026 MEETING DATE: 10/21/2026  
 REQUEST: CONCEPTUAL REVIEW: X PRELIMINARY APPROVAL:     FINAL APPROVAL:      
 DESCRIPTION OF SCOPE OF WORK: New home design on the site containing a historic  
munitions bunker.

    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.

- X Application fee
  - X Completed 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)
  - X 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 One (1) set of drawings, no bigger than 11X17"; Drawings to include:
    - X 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
- 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)
- X 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.
- X 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: David Curd ADDRESS: 1882 Peaceful Way, Mt Pleasant, SC  
 (PROVIDE OWNER'S CONTACT INFORMATION WITH ONLINE SUBMITTAL)  
 ARCHITECT/DESIGNER: Loyal Architects PHONE NUMBER: 843-732-0502  
 ADDRESS: 1435 Kinglet St. Mt Pleasant, SC EMAIL: Ross@loyalarchitects.com  
 CONTRACTOR: TBD PHONE NUMBER: TBD  
 ADDRESS: TBD EMAIL: TBD  
RLR (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.

Ross Ritchie  
 Applicant name (print)  
Ross Ritchie  
 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

David Curd  
 Signed by:  
David Curd  
 Owner's signature

# ZONING STANDARDS COMPLIANCE WORKSHEET (PAGE 2)

|                  |   | Zoning ordinance<br>reference section         | Zoning<br>Standard                                                             | ✓if meets<br>standard | DRB's Max. authority<br>for relief                                                                                                                                           | applicant<br>request for relief | Percent (%) relief<br>requested | Total allowed +<br>requested relief<br>(SF) |
|------------------|---|-----------------------------------------------|--------------------------------------------------------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|---------------------------------|---------------------------------------------|
| SETBACKS         | A | 21-22 FRONT SETBACK                           | 25 Feet                                                                        | ✓                     | 15%                                                                                                                                                                          |                                 |                                 |                                             |
|                  | B | 21-22 ADDITIONAL<br>FRONT YARD SETBACK        | 45 above 20'                                                                   |                       | 15%                                                                                                                                                                          | 1'                              | 5%                              | 21'                                         |
|                  | C | 21-22 SIDE SETBACK                            | per lot:<br>Enter result:<br>10' min:<br>33' comb:                             | ✓                     | 25%                                                                                                                                                                          |                                 |                                 |                                             |
|                  | D | 21-22 SECOND STORY<br>SIDE SETBACK            | per lot:<br>Enter result:<br>20' min:<br>50' comb:                             | ✓                     | 25%                                                                                                                                                                          |                                 |                                 |                                             |
| LOT COVERAGE     | E | 21-22 REAR SETBACK                            | 25 feet                                                                        | ✓                     | N/A                                                                                                                                                                          | X                               | X                               | X                                           |
|                  | F | 21-25 PRINCIPAL<br>BUILDING COVERAGE          | as per<br>formula:enter<br>result<br>3,843 sf                                  | ✓                     | 20%                                                                                                                                                                          |                                 |                                 |                                             |
|                  | G | 21-26 IMPERVIOUS<br>COVERAGE                  | as per<br>formula:enter<br>result<br>30% sf maximum                            | ✓                     | N/A                                                                                                                                                                          | X                               | X                               | X                                           |
|                  | H | 21-27 PRINCIPAL<br>BUILDING SQUARE<br>FOOTAGE | as per<br>formula:enter<br>result<br>4,462 sf                                  | ✓                     | A: New Construction /<br>Non-historic additions:<br>15% _____sf<br>(not to exceed 500 sf)<br>B: Historic additions:<br>20% _____sf<br>C: Historic ADU Special<br>Exceptions: |                                 |                                 |                                             |
| DESIGN STANDARDS | I | 21-28 THIRD STORY                             | as per<br>formula:enter<br>result<br>_____sf                                   | N/A                   | 15% _____sf                                                                                                                                                                  |                                 |                                 |                                             |
|                  | J | 21-22 PRINCIPAL<br>BUILDING FRONT<br>FAÇADE   | 50' feet or, 2/3 lot<br>width (whichever<br>is less)                           | ✓                     | 15%                                                                                                                                                                          |                                 |                                 |                                             |
|                  | K | 21-22 PRINCIPAL<br>BUILDING SIDE FAÇADE       | 38 feet (wall<br>length)<br>16 feet within 15 ft<br>x 2<br>16-in articulations | ✓                     | 25%                                                                                                                                                                          |                                 |                                 |                                             |
|                  | L | 21-22 2ND STORY SIDE<br>FAÇADE SETBACK        | 32 feet (wall<br>length)<br>6-foot (knee wall)<br>16-in articulations          | ✓                     | 25%                                                                                                                                                                          |                                 |                                 |                                             |
|                  | M | 21-30 BUILDING<br>ORIENTATION                 | towards ocean,<br>excluding marsh<br>and ocean lots                            | ✓                     | Adjust for Neighborhood<br>Compatablity                                                                                                                                      |                                 |                                 |                                             |
|                  | N | 21-30 BLDG.<br>FOUNDATION HEIGHT              | 8' to LSM & 9'4" to<br>FFE                                                     | ✓                     | 1 foot                                                                                                                                                                       |                                 |                                 |                                             |
|                  | O | 21-32 FOUNDATION<br>ENCLOSURE                 | 1/2" space                                                                     | ✓                     | Adjust for Neighborhood<br>Compatablity                                                                                                                                      |                                 |                                 |                                             |
|                  | P | 21-138 ACCESSORY<br>STRUCTURE                 | Height (15 to 18)<br>Setback (20)                                              |                       | 20% Height (3 ft 6 in)<br>40%(4')                                                                                                                                            | 0.5'                            | 2%                              | 11.1'                                       |

POOL SIDE  
SETBACK

### 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: 25,618sf Highland lot area: \_\_\_\_\_sf (if applicable)

**Principal Building Square Footage (21-27):** Existing SF: \_\_\_\_\_ Standard SF: \_\_\_\_\_ Proposed SF: \_\_\_\_\_

NO REQUEST

**Principal Building Coverage (21-25):** Existing SF: \_\_\_\_\_ Standard SF: \_\_\_\_\_ Proposed SF: \_\_\_\_\_

NO REQUEST

**Front/Side/2<sup>nd</sup>-Story Building Setbacks (21-22):** Standard, combined 20' Proposed, combined 21', min \_\_\_\_\_

We are requesting a 2' increase to the front envelope height due to further preserving the designated historic Battery 520 bunker, consistent with the Design Review Board's previous guidance, requiring the residence to be located entirely in front of the historic structure. We have reduced this request by 1' from previous request.

**Second Story Side Façade Setback (21-22):** Requested relief: \_\_\_\_\_

NO REQUEST

**Principal Building Side Façade Setback (21-22):** Requested Relief: \_\_\_\_\_

NO REQUEST

**Other (circle any that apply):**

**Third Story, Principal Building Front Façade, Building Orientation, Building Foundation Height, Foundation Enclosure, or Accessory Structure:** \_\_\_\_\_

We are requesting a reduction of the pool side setback by 2% to allow an 11.1' side setback on the NE side. This pool on the pool terrace and is concealed from view due to the rising topography. As we can not use the vast majority of the lot for the pool location, this is the only viable position particularly in making the garage not face the street which shifts the home towards the NE property line side.

## 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.

See following sheet.

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(Please use extra sheet as needed)

## 3016 Brownell

The proposed design is founded on the principle that Battery 520 is both a historic structure and a historic landscape. Rather than adapting the bunker itself into modern living space, the design preserves its defining character by locating new construction outside the historic structure, minimizing intervention, and allowing the earthwork to remain the primary expression of the site. The new residences are intentionally contemporary yet restrained, preserving the distinction between historic and new construction while ensuring the historic resource remains clearly legible.

The proposal retains the property's historic character by preserving the bunker, its earth-covered form, original entrances, reinforced concrete construction, and the spatial relationship between the structure and the surrounding landscape. The design of Lot A further reinforces this relationship by drawing architectural inspiration from Sullivan's Island's traditional vernacular. The lower level is expressed as a strong, grounded base that reflects the mass and permanence of Battery 520, while the upper levels transition to the lighter proportions, porches, roof forms, and materials characteristic of the island's historic residential architecture, interpreted with restrained contemporary detailing. This approach creates architecture that is compatible with its historic setting without creating a false sense of historical development or competing with the historic resource. Historic materials are repaired and stabilized where feasible, while non-historic paving is removed to restore the site's historic character and original relationship to the landscape.

The new residences are designed to touch the historic resource as lightly as possible, avoiding unnecessary demolition or invasive modification of the bunker. Archaeological resources remain protected in place, and the new construction is compatible in size, scale, massing, and proportion while remaining clearly distinguishable from the historic military structure. Most importantly, the project is fundamentally reversible: if the new residences were removed in the future, the essential form, earthwork, and integrity of Battery 520 would remain intact and readily understood as one of Sullivan's Island's most significant surviving World War II military resources.

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The revised designs reflect the comments and direction received during the previous DRB reviews. The design team has worked to reduce the overall impact of the proposed homes while continuing to respect the existing bunker, historic landscape, and character of Sullivan's Island.

In response to the DRB's comments, we have:

- Reduced the overall square footage of the proposed home.
- Reduced the overall building height, with the home now maintaining approximately 32 feet of height and remaining within the 40-foot height plane measured from Brownell Avenue. Lower the garage level and front porch concrete to address lower homes across the street and decrease the overall presence on the street.
- Added lower bedroom volume off front of home to step the massing back from the street.
- Opened up front porch by removing portion of enclosed area and removing heavy concrete base and adding picket railings to reduce the weight of its presence.
- Pulled the larger retaining walls out of the required setbacks, reducing their presence along the property edges and allowing the landscape to remain more continuous.
- Further refined the massing, roof forms, terraces, and relationship of the homes to the existing grades in an effort to create a quieter and more site-responsive composition.

The revised proposal is intended to demonstrate a meaningful response to the DRB's previous comments while maintaining a viable residential use of the existing lots. The architecture remains secondary to the historic bunker and landscape, with the goal of allowing the historic elements of the site to establish the foundation for the new work rather than competing with them.