

SULLIVAN'S ISLAND DESIGN REVIEW BOARD

SUBMITTAL APPLICATION (PAGE 1)

PROPERTY ADDRESS: 3020 Brownell Ave PARCEL ID (TMS #): 529-12-001-18
 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
 - 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

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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%	1'	5%	21'
	C	21-22 SIDE SETBACK	per lot: Enter result: 10' min: 33' 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 3,743 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 4,396 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%			
	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')	4.9'	15%	11.5'

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: 24,957sf 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/2nd-Story Building Setbacks (21-22): Standard, combined 20' Proposed, combined 21', min _____

We are requesting a 1' 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: _____

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 15% to allow an 11.5' side setback on the NE side. This pool will be tucked into the courtyard within the most pinched area on the lot due to the abnormal property lines. It will also be completely concealed from view from any surrounding properties due to the topography of the site and the pool terrace elevation.

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.

(Please use extra sheet as needed)

3020 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 B draws inspiration from the observation and lookout structures associated with Sullivan's Island's World War II coastal defenses. The upper portions of the home are composed of simple, rectilinear forms that recall the restrained geometry of military lookout stations, such as those found at Fort Moultrie, while being carefully reinterpreted through residential materials, detailing, and scale. The result is a contemporary home that acknowledges the site's military heritage without replicating it, creating an architectural dialogue between the historic bunker below and the island's residential character. 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.

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.

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 home across the street to decrease the overall presence on the street.
- 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.
- Continued to pull the home away from the crest of the existing mound, allowing the bunker and historic earthwork to remain legible as important elements of the site.
- 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.