

SULLIVAN'S ISLAND DESIGN REVIEW BOARD

SUBMITTAL APPLICATION (PAGE 1)

PROPERTY ADDRESS: 2101 Middle Street PARCEL ID (TMS #): 529-09-00-019

SUBMITTAL DATE: 02/21/2025 MEETING DATE: 03/19/2025

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

DESCRIPTION OF SCOPE OF WORK: This project will consist of the development of 1 gravel parking lot.

- 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
Site Plan [1/16" = 1'-0" OR 1" = 20'-0" scale], illustrating the following:
Existing structures, if applicable
Proposed new structures
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.
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: D4 Partners PHONE NUMBER: 843-958-0340

ADDRESS: 450 Meeting Street Charleston, SC 29403 EMAIL: dderbyshire@jolinment.com

ARCHITECT/DESIGNER: Cline Engineering, Inc. PHONE NUMBER: 843-991-7239

ADDRESS: PO Box 21204 Charleston, SC 29413 EMAIL: matt@clineeng.com

CONTRACTOR: TBD PHONE NUMBER:

ADDRESS: EMAIL:

(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.

Dane Derbyshire
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
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: ___min: ___comb:	✓	25%			
	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 _____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 _____sf		A: New Construction / Non-historic additions: 15% _____sf (not to exceed 500 sf) B: Historic additions: 20% _____sf C: Historic ADU Special Exceptions:			
	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%			
DESIGN STANDARDS	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: _____sf Highland lot area: _____sf (if applicable)

Principal Building Square Footage (21-27): Existing SF: _____ Standard SF: _____ Proposed SF: _____

Principal Building Coverage (21-25): Existing SF: _____ Standard SF: _____ Proposed SF: _____

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: _____

