## SULLIVAN'S ISLAND DESIGN REVIEW BOARD

PROPERTY ADDRESS: 2101 Middle Street	APPLICATION (PAGE 1) PARCEL ID (TMS #):PARCEL ID (TMS #):
SUBMITTAL DATE: 02/21/2025	
REQUEST: CONCEPTUAL REVIEW:	PRELIMINARY APPROVAL: FINAL APPROVAL: X
DESCRIPTION OF SCOPE OF WORK: This project	ct will consist of the development of 1 gravel parking lot.
Submittal outside of the Historic District, not classifie	ed historic, and requests DRB relief.
✓ Submittal is <i>outside</i> of the Historic District and desig	nated as a historic resource.
DRB relief requests No DRB request	ts
Submittal is within the Historic District and is:	North of the Control
designated as Historic Resource DRB Not designated as a Historic Resource: _	DPR relief requestsNo DRB requests
DRB SUBMITTAL CHECKLIST: The following items must	DRB retier requests No DRB requests
✓ Application fee (Historic properties: \$116.00; New cor	st be included in the submittal for placement on the DRB agenda.
✓ Completes and signed submittal application (Page 1).	(All submissions)
Zoning Standards Compliance Worksheet (Page 2). (A	Il submissions with relief requests)
Neighborhood Compatibility Worksheet (Page 3). (All	submissions with relief requests)
Historic Design Review Worksheet (Page 4). (All subm	issions involving a designated Historic Resource)
Online submittal through BSA; Town of Sullivan's Islan	nd online submittal portal.
✓ Two (2) sets of drawings, no bigger than 11X17"; Draw	ings to include:
A current as-built survey, Certified by a S.C. Registered Land S	surveyor [ 1/16"= 1'-0" OR 1"= 20'-0"
All applicable Flood Zone information	is outside of an existing building footprint; illustrating the following:  OCRM Critical Lines, or Baseline and Setback if applicable
<ul> <li>Setbacks, property lines and easements</li> </ul>	Existing Structures, if applicable
Spot elevations required to comply with § 21-24	The state of the s
✓Site Plan [ 1/16" = 1'-0" OR 1" = 20'-0" scale ], illustrating the • Existing structures, if applicable	
Proposed new structures	<ul> <li>All applicable survey information</li> <li>Narrative for Scope of Work (all Historic projects)</li> </ul>
_Floor Plans [ 1/8" = 1'-0" scale ], with the following requirement	its:
Exterior dimensions	<ul> <li>In the case of renovations and/or additions, the outlines of</li> </ul>
<ul> <li>Graphically depict the outlines of heated space, covered porches and open decks.</li> </ul>	existing and new construction must also be shown.
_Exterior Elevations [ 1/8" = 1'-0" scale ], with the following requ	uirements:
<ul> <li>All exterior materials such as wood, stucco, roofing and / or</li> </ul>	Roof ridge heights to natural grade. Finished Floor Elevation
masonry shall be graphically represented for intent.	(FFE), Lowest Structural Member (LSM), Base Flood Elevation
<ul> <li>Must be rendered with shadows depicting roof and / or deck overhangs, changes in wall plane, or massing.</li> </ul>	(BFE) to finish grade.
overliange, changes in watt plane, or massing.	<ul> <li>Detailed descriptions of treatment of all historic materials. (all Historic projects</li> </ul>
Conditional/Optional:	
3-D perspective sketches and / or models, as well as streetscal     are required for submissions with requests for relief, additions	ape renderings that include adjacent properties are always encouraged and
<ul> <li>are required for submissions with requests for relief, additions</li> <li>Any relevant photographs or documentation that might be des</li> </ul>	at coverage, or additional square footage.  Criptive (of adjacent properties)
OWNER NAME: D4 Partners	PHONE NUMBER: 843-958-0340
ADDRESS: 450 Meeting Street Charleston, SC 2940	3 EMAIL: dderbyshire@jolinent.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 application	
I (we) submit that the above information is true	If Owner is not the Applicant:
to the best of my (our) knowledge.	I (we) hereby appoint the person named as applicant as my
Dane Derbyshire	(our) agent to represent me (us) in this application
Applicant name (print)	Owner's signature
Ta Tillin	omio saignature
Applicant'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	Α	21-22 FRONT SETBACK	25 Feet	V	15%			(3F)
	В	21-22 ADDITIONAL FRONT YARD SETBACK	45 above 20'	<b>/</b>	15%			
	С	21-22 SIDE SETBACK	per lot: Enter result:min:comb:	<b>✓</b>	25%			
	D	21-22 SECOND STORY SIDE SETBACK	per lot: Enter result:min:comb:		25%			
LOT COVERAGE	E	21-22 REAR SETBACK	25 feet	<b>✓</b>	N/A	x	X	х
	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	<b>&gt;</b>	N/A	х	х	х
	Н	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:			
DESIGN STANDARDS	ı	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%			
	М	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			
	0	21-32 FOUNDATION ENCLOSURE	1/2" space		Adjust for Neighborhood Compatablity			
	Р	21-138 ACCESSORY STRUCTURE	Height (15 to 18) Setback (20)	7	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: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/2 <sup>nd</sup> -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:

## REQUEST FOR HISTORIC DESIGN REVIEW (PAGE 4)

lf	you answered "yes", please provide a detailed explanation and sequence of the work below:
	year and read year, present provide a detailed explanation and sequence of the work below.
Sub pres Trea cha eler	on 21-97. C Historic Preservation Standards: mit in writing and be prepared to describe how your project is consistent with the following ten dervation standards, and the most recent version of the Secretary of Interior's Guidelines for the traction of Historic Properties. **On your elevation drawings show all existing conditions and proposed inges. Detail existing materials and highlight all new and preserved architectural and structural ments.
nttp	s://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,
(i)	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.
	(Please use extra sheet as needed)