## SULLIVAN'S ISLAND DESIGN REVIEW BOARD

PROPERTY ADDRESS: 2101 Middle Street	PARCEL ID (TMS #): 529-09-00-019  MEETING DATE: 01/15/2025
SUBMITTAL DATE: 12/20/202	4 MEETING DATE: 01/15/2025
REQUEST: CONCEPTUAL REVIEW:	PRELIMINARY APPROVAL: FINAL APPROVAL: X
DESCRIPTION OF SCOPE OF WORK This are	FRELIMINARY APPROVAL: FINAL APPROVAL: X
Tims pro	ject will consist of the development of 1 gravel parking lot.
Submittal outside of the Historic District, not class	sified historic, and requests DRR relief
Submitted is outside of the Historic District and des	signated as a historic resource
DRB relief requests No DRB reque	ests
Submittal is within the Historic District and is:	
designated as Historic Resource D	RB relief requestsNo DRB requests
Not designated as a Historic Resource	PRB relief requests No DRB results
DRB SUBMITTAL CHECKLIST: The following items in	nust be included in the submittal for placement and by DDD
The state of the s	DUSTRICTIONS, \$1, 780; Addition/renewations, \$400.00)
- 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). (A	Ill submissions with relief requests)
Inistoric Design Review Worksheet (Page 4), (All sub	missions involving a designated Historia Bassaura
— Online submitted through BSA; lown of Sullivan's Isl	and online submittal portal
Two (2) sets of drawings, no bigger than 11X17": Dra	wings to include:
A current as-built survey, Certified by a S.C. Registered Land	d Surveyor [ 1/16"= 1'-0" OR 1"= 20'-0"
All applicable Flood Zone information	or is outside of an existing building footprint; illustrating the following:
Setbacks, property lines and easements	<ul> <li>OCRM Critical Lines, or Baseline and Setback if applicable</li> <li>Existing Structures, if applicable</li> </ul>
Spot elevations required to comply with § 21-24	
✓ Site Plan [ 1/16" = 1'-0" OR 1" = 20'-0" scale 1, illustrating the	ne following:
Existing structures, if applicable	<ul> <li>All applicable survey information</li> </ul>
Proposed new structures	Narrative for Soons of Week (all I line in the second of the second
_Floor Plans [ 1/8" = 1'-0" scale ], with the following requirem Exterior dimensions	
Graphically depict the outlines of heated space, covered	<ul> <li>In the case of renovations and/or additions, the outlines of</li> </ul>
orches and open decks.	existing and new construction must also be shown.
_Exterior Elevations [ 1/8" = 1'-0" scale ], with the following re	equirements:
All exterior materials such as wood, stucco, roofing and / or	<ul> <li>Roof ridge heights to natural grade. Finished Floor Elevation</li> </ul>
nasonry shall be graphically represented for intent.	(FFE), Lowest Structural Member (LSM), Base Flood Elevation
Must be rendered with shadows depicting roof and / or deck verhangs, changes in wall plane, or massing.	(BFE) to finish grade.
vollariges in walt plane, or massing.	<ul> <li>Detailed descriptions of treatment of all historic materials. (all</li> </ul>
Conditional/Optional:	Historic projects
3-D perspective sketches and / or models, as well as streets	cape renderings that include adjacent properties are always encouraged and
and the same of th	nal coverage or additional course feeters
Any relevant photographs or documentation that might be de DWNER NAME: D4 Partners	escriptive (of adjacent properties).
DDRESS: 450 Meeting Street Charleston, SC 294	PHONE NUMBER: 843-958-0340
RCHITECT/DESIGNER: Cline Engineering, Inc.	EMAIL: ddorbysime@joiment.com
DDRESS: PO Box 21204 Charleston, SC 29413	PHONE NUMBER: 843-991-7239
ONTRACTOR: TBD	EMAIL: matt@clineeng.com
DDRESS:	PHONE NUMBER:
(Initials): I understand that incomplete applicat	EMAIL:
we) submit that the above information is true	
the best of my (our) knowledge.	If Owner is not the Applicant:
7 3 1 1	I (we) hereby appoint the person named as applicant as my (our) agent to represent me (us) in this application
Dane Derbyshire	
Applicant name (print)	Owner's signature
Applicant's significant	
Applicant's signature	Owner's signature

## ZONING STANDARDS COMPLIANCE WORKSHEET (PAGE 2)

		Zoning ordinance reference section		√if meets standard	DRB's Max. authorty for relief	applicant request for relief	Percent (%) relief requested	Total allowed + requested relief
	A		25 Feet	V	15%			(SF)
SETBACKS	E	3 21-22 ADDITIONAL FRONT YARD SETBACK	45 above 20'	<b>/</b>	15%			
	c	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	х	Х	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>✓</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%			
DESIGN STANDARDS	1	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%			
	К	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			
	Р	21-138 ACCESSORY STRUCTURE	Height (15 to 18) Setback (20)		Compatablity 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 <a href="mailto:submittal guidance document">submittal guidance document</a> for additional information for filling in this form. Lot area:sf (if applicable)
Principal Building Square Footage (21-27): Existing SF: Standard SF: Proposed SF:
Drimain at D. Matt. 10
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): hird Story, Principal Building Front Façade, Building Orientation, Building Foundation Height, oundation Enclosure, or Accessory Structure:

## 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:
pro Tre ch	tion 21-97. C Historic Preservation Standards:  ubmit in writing and be prepared to describe how your project is consistent with the following ten esservation standards, and the most recent version of the Secretary of Interior's Guidelines for the eatment of Historic Properties. **On your elevation drawings show all existing conditions and proposed langes. Detail existing materials and highlight all new and preserved architectural and structural
htt	tps://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)	materials or alteration of features, spaces, and spatial relationships that above station
(d)	features or elements from other buildings:
	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)	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.
	(Please use over object
	(Please use extra sheet as needed)