

MICHAEL PERKIS
MAYOR

TOWN OF SULLIVAN'S ISLAND

ANDY BENKE
TOWN ADMINISTRATOR



JASON BLANTON
COMPTROLLER

LAWRENCE A. DODDS
TOWN ATTORNEY

GREG GRESS
WATER AND SEWER MANAGER

JOE HENDERSON
ZONING ADMINISTRATOR

DANIEL S. HOWARD
CHIEF OF POLICE

ELLEN MILLER
TOWN CLERK

RANDY ROBINSON
BUILDING OFFICIAL

M. ANTHONY STITH
FIRE CHIEF

DESIGN REVIEW BOARD

Monday, December 15, 2014 - 6:00 P.M.
Town Hall

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES FROM NOVEMBER 19, 2014
- C. CC-DISTRICT PARKING PLAN
 - 1. Beardcat Sweet Shop: Applicants request review and approval of proposed parking plan to operate a coffee shop use at 2063 Middle Street in accordance with Section 21-143 D (1) (c) of the Zoning Ordinance. (TMS# 529-09-00-017)
- D. CERTIFICATES OF APPROPRIATENESS –HISTORIC PROPERTIES
 - 1. 1026 Middle Street: Jeff Little, applicant, requests approval to modify a previously issued Certificate of Appropriateness for a property designated as a Sullivan's Island Landmark. Request includes relocating a previously approved in-ground pool and modifying existing fencing. (TMS# 523-06-00-004)
- E. CERTIFICATES OF APPROPRIATENESS–NON-HISTORIC PROPERTIES
 - 1. 402 Station 12: Blake Middleton, applicant, requests conceptual design review to construct second floor front porch. Relief is requested from the design standards for the impervious coverage and additional front setback. (TMS# 523-07-00-059)
 - 2. 3014 Marshall Blvd: Barry Krell, applicant, requests conceptual design review and approval for a front porch addition and site modifications. Relief is requested from the design standards for the structure's required front setback and principal building square footage, and principal building coverage. (TMS# 523-06-00-021)
 - 3. 910 Middle Street: Julia F. Martin, applicant, is requesting final design approval of a proposed new home construction. Relief is requested from the design standards for the structure's side setbacks, second floor side setback, and principal building square footage. (TMS# 523-06-00-021)
- F. PUBLIC INPUT
- G. ADJOURN

APPLICATION TO SULLIVAN'S ISLAND DESIGN REVIEW BOARD

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

(FORM A)

Project Address: 2063 MIDDLE STREET
 Submittal Date: 21 NOV 2014
 Meeting Date: 15 DEC 2014 Parcel I.D. (TMS#): 529-09-00-017

Requested Approval (check ONE) Conceptual Preliminary Final

Check one:

Submittal is *outside* the Historic District, not classified historic, and requests DRB relief.

Submittal is *within* the Historic District and is:
 _____ designated as Historic Resource
 _____ not designated as Historic Resource
 Historic Survey #: _____

Submittal is *outside* the Historic District and _____ designated as Historic Resource
 Historic Survey #: _____

Nature of Work: (circle all that apply)

Accessory Structure Demolition / Relocation Addition / Alteration New Construction

Owner's Name: DAVE GODLEY Architect / Designer: REGGIE GIBSON ARCHITECTS
 Address: WYBANK RESTAURANT GROUP, LLC dba Beardcat's Sweet Shop Contact #: 722.9040
 email: dgodley@frankiesfunpark.com email: arcavmd@aetgarchitects.com
 Contractor: _____
 Contact #: 324.8189 Contact #: _____
 email: _____

Enter a Brief Description of the Project and Scope of Work to be Performed:

Modifications to the existing patio & Parking Plan Review

<p>I (We) submit that the above information is true to the best of My (Our) knowledge.</p> <p><u>ANTHONY CARMONA</u> Print Applicant's Name</p> <p><u>[Signature]</u> Applicant Signature</p>	<p>If Owner is not Applicant: I (We) hereby appoint the person named as Applicant as My (Our) agent to represent Me (Us) in this application.</p> <p><u>[Signature]</u> Owner's Signature</p>	<p><u>[Signature]</u> Fee Received by</p> <p style="text-align: right;">check # _____</p>
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REQUEST FOR CHANGE TO APPROVED DESIGN

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

(FORM D)

Project Address: 2063 MIDDLE STREET
Submittal Date: 21 Nov 2014
Meeting Date: 15 Dec 2014

Historic Resource: (check ONE) Yes No Within Historic District: (check ONE) Yes No

PROPOSED CHANGE: Modifications to the patio area to accommodate the approved coffee shop Special Exception for Beardcat Sweetsops
Requirement for review of PARKING PLAN.

REASON FOR CHANGE:

Nature of Work: (circle all that apply)
Accessory Structure Demolition / Relocation Addition / Alteration New Construction

Owner's Name: DOUG GODLEY
WATYBANK RESTAURANT GROUP
Contact #: 324.8189
email: dgodley@frankiesfunpark.com
Architect / Designer: Reggie Gibson Architects 722.9040
Contact #: acaunda@gtgarchitects.com
email: acaunda@gtgarchitects.com
Contractor: _____
Contact #: _____
email: _____

Enter a Brief Description of the Project and Scope of Work to be Performed:
Remove / Relocate shrubs, Relocate sidewalk entry to PATIO.

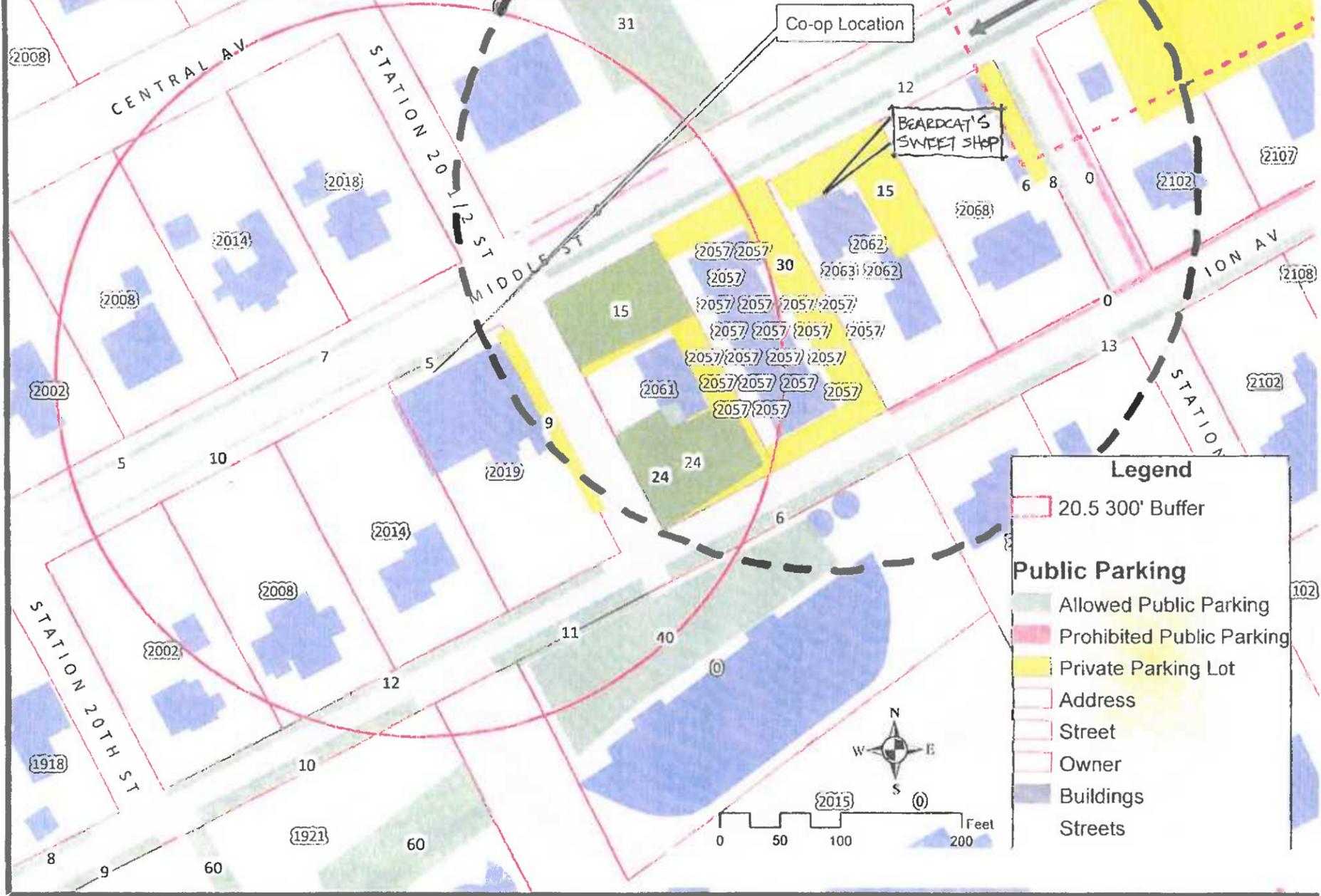
TOWN ACTION:

Approved at staff level

Deferred to Design Review Board for Final Decision
All documentation as required for standard DRB application **must** be submitted to the Town prior to DRB deadline.

Building Official Signature _____ DRB Representative Signature _____

**BEARCAT SWEET Shop
300 Foot Buffer with Area Parking**





EXISTING ENTRY WALK



EXISTING FRONT AREA

54

APPLICATION TO SULLIVAN'S ISLAND DESIGN REVIEW BOARD

1810 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3188

(FORM A)

Project Address: 1026 MIDDLE ST. SULLIVANS ISLAND SC 29482
 Submittal Date: NOV 11, 2014
 Meeting Date: _____ Parcel I.D. (TMS#): 523-06-00-004

Requested Approve (check ONE) Conceptual Preliminary Final

Check one:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Submittal is <i>outside</i> the Historic District, not classified historic, and requests DRB relief.	Submittal is <i>within</i> the Historic District and is:	Submittal is <i>outside</i> the Historic District and
	<input checked="" type="checkbox"/> designated as Historic Resource	_____ designated as Historic Resource
	_____ not designated as Historic Resource	
	Historic Survey #: _____	Historic Survey #: _____

Nature of Work: (circle all that apply)

Accessory Structure Demolition / Relocation Addition / Alteration New Construction

Owner's Name	<u>MICHAEL VADINI</u>	Architect / Designer:	<u>JEFF LITTLE</u>
Address:	<u>1026 MIDDLE ST.</u>	Contact #:	<u>704-778-6443</u>
	<u>SULLIVANS ISC. SC 29482</u>	email:	<u>JLITTLE@BLUEHAVENSC.COM</u>
email:	<u>MAVIDINI@gmail.com</u>	Contractor:	<u>BLUE HAVEN POOLS</u>
Contact #:	<u>704-779-4027</u>	Contact #:	<u>843-552-6000</u>
		email:	<u>JPEPPIN@BLUEHAVENSC.COM</u>

Enter a Brief Description of the Project and Scope of Work to be Performed:

- INSTALL INGROUND POOL W/ TRAVERTINE DECK
- ADD LANDSCAPE TO BACKYARD BY (YARD WORKS)
- MODIFY FENCE (MATCH EXISTING)
- REMOVE SECOND DRIVEWAY

<p>I (We) submit that the above information is true to best of My (Our) knowledge.</p> <p></p> <p>Print Applicant's Name <u>JEFF LITTLE</u></p>	<p>If Owner is not Applicant: I (We) hereby appoint the person named as Applicant as My (Our) agent to represent Me (Us) in this application.</p> <p></p>	<p>Fee Received by _____</p>
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REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address 1026 MIDDLE ST. SULLIVANS ISLAND SC 29482

Submittal Date NOV 11, 2014

Meeting Date: _____

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>21247</u> sf
Lot Width:	<u>107.73'</u> WIDEST
Lot Depth:	<u>212.82'</u> LONGEST
Flood Zone / Base Flood Elevation:	<u>1b</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	_____ sf
Accessory Building Footprint:	<u>N/A</u> _____ sf
Total Principal Bldg. Coverage Area:	_____ sf
(Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>3147</u> sf
Covered Porches:	<u>1653</u> sf
Open Decks / Steps:	<u>234</u> sf
Pool / Patio:	<u>740</u> sf
Drives / Walks:	<u>36</u> sf
Other Impervious Coverage	<u>202</u> sf
<small>POOL 150 A/C + GAS ST</small>	
Total Impervious Coverage	<u>6012</u> sf

Sec. 21-27 Principal Building Square Footage	
First Floor	_____ sf
Second Floor	_____ sf
Third Floor	_____ sf
Accessory Building	<u>N/A</u> _____ sf
Total Principal Building Square Footage:	_____ sf
(Principal Building plus Accessory Structure)	

EXTERIOR MATERIALS

(REQUIRED FOR PRELIMINARY AND FINAL SUBMITTALS ONLY)

* REQUIRED FOR ALL PROJECTS WITHIN HISTORIC DISTRICT AND / OR THOSE HOMES DESIGNATED HISTORIC OUTSIDE OF THE HISTORIC DISTRICT

Foundation:	_____	<u>N/A</u>	Roof:	_____
Walls:	_____		Windows:	_____
Trim:	_____		Doors:	_____

Sec. 21-111 Standards of Neighborhood Compatibility

NOTE: Particular attention will be paid to the Standards of Neighborhood Compatibility. Please include a narrative addressing these standards or be prepared to address in depth at presentation. If including narrative, please use the following sheet.

(check all that apply)

Narrative attached

Will discuss at presentation

Not Applicable

JK

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: 1026 MIDDLE ST. SULLIVANS ISLAND SC 29482

Submittal Date: NOV 11, 2014

Meeting Date: _____

		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in FL/ Sq. Ft.	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
SETBACKS	A	21-22 Front Setback	25 feet		15% (3.75')			
	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 Side Setback 2nd Floor Setback	2 feet		100%			
	E	21-22 Rear Setback	25 feet		None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result _____ sf		20%	_____ sf		
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>6012</u> sf	✓ <u>28.37%</u>	20%	_____ sf		
	H	21-27 Principal Building Square Footage	as per formula: Enter Result _____ sf		25%	_____ sf		
	I	21-28 Third Story	as per formula: Enter Result _____ sf		15%	_____ sf		
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result _____ sf		100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result _____ sf		100%			
	L	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots		Adjust for Neighborhood Compatibility			
	M	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor		1 foot			
	N	21-32 Foundation Enclosure	Check Ordinance		Adjust for Neighborhood Compatibility			
	O	21-34 Site Lighting	Check Ordinance		Adjust for Neighborhood Compatibility			



7475A Peppermill Pkwy.
North Charleston, SC • 29418
843-552-6000 • fax: 843-552-0080
www.bluehaven.com
BHPCSC, Inc. • Lic. #G112836

Narrative Letter explaining scope of work:

To whom it may concern,

This letter is asking to be relocated a pool that was approved at 1026 Middle St. in 2005 in the side yard from the DRB. The pool was never installed back in 2005 by previous homeowners.

Jeff Little c/o Blue Haven Pools, applicant, requests approval to modify an existing Certificate of Appropriateness for a property designated as a Sullivan's Island Landmark. Request includes relocating the previously approved in-ground pool, adding the required landscaping (By Yard Works), and modifying the fence to meet code.

Michael Vadini has recently purchased this home at 1026 Middle Street. After Mr. Vadini purchased the home he now has been made aware of what the previous homeowner was supposed to do when the home was renovated and elevated. Obviously, the previous homeowner never complied to the DRB requests and never had any of the work done such as the landscaping and the removal of a second driveway.

Since Mr. Vadini has purchased the home, he is willing and understands the importance to comply to the Sullivan's Island DRB request to have the landscape finished and the second driveway removed permanently. Within weeks of Mr. Vadini owning the home, he has hired Yard Works to completely landscape the front and side yard. If the new request for the pool in the backyard is approved, the entire backyard will be landscaped right after pool contractor is complete and the second driveway will be eliminated permanently. The second driveway is only in place right now so the pool contractor has access to the backyard without having to go through the new landscaped front yard and side yard. Once the second driveway is removed, the drive-in gate will also be removed and replaced with fence as same as the existing fence to meet code.

Please see the attached photos of the before and after landscaping in the front yard and side yard since Mr. Vadini has purchased the home. I have also included photos to show the backyard from street view. This will also show the second driveway (in which to be removed) showing the pool placement.

Again, we are asking for the pool approval to be placed in the backyard. If the request is granted, there will be no delays as Mr. Vadini would like to have the work commence to have the pool, all landscaping, second driveway, and fencing completed ASAP.

Thank you,

A handwritten signature in blue ink, appearing to read "Jeff Little", is written over a horizontal line.

Jeff Little
Blue Haven Pools

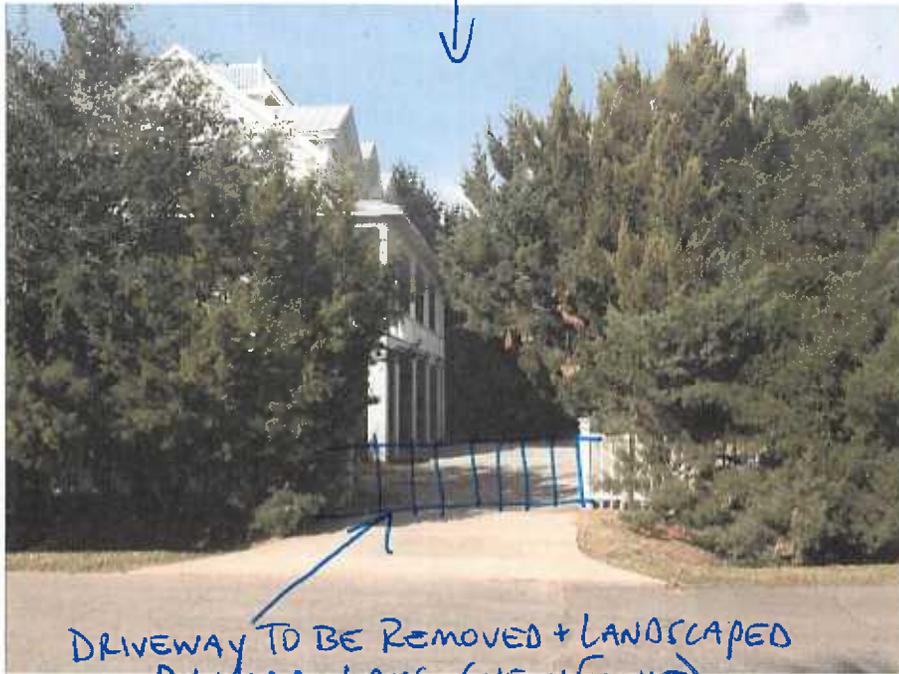
* BEFORE LANDSCAPING



* AFTER LANDSCAPING BY YARDWORKS



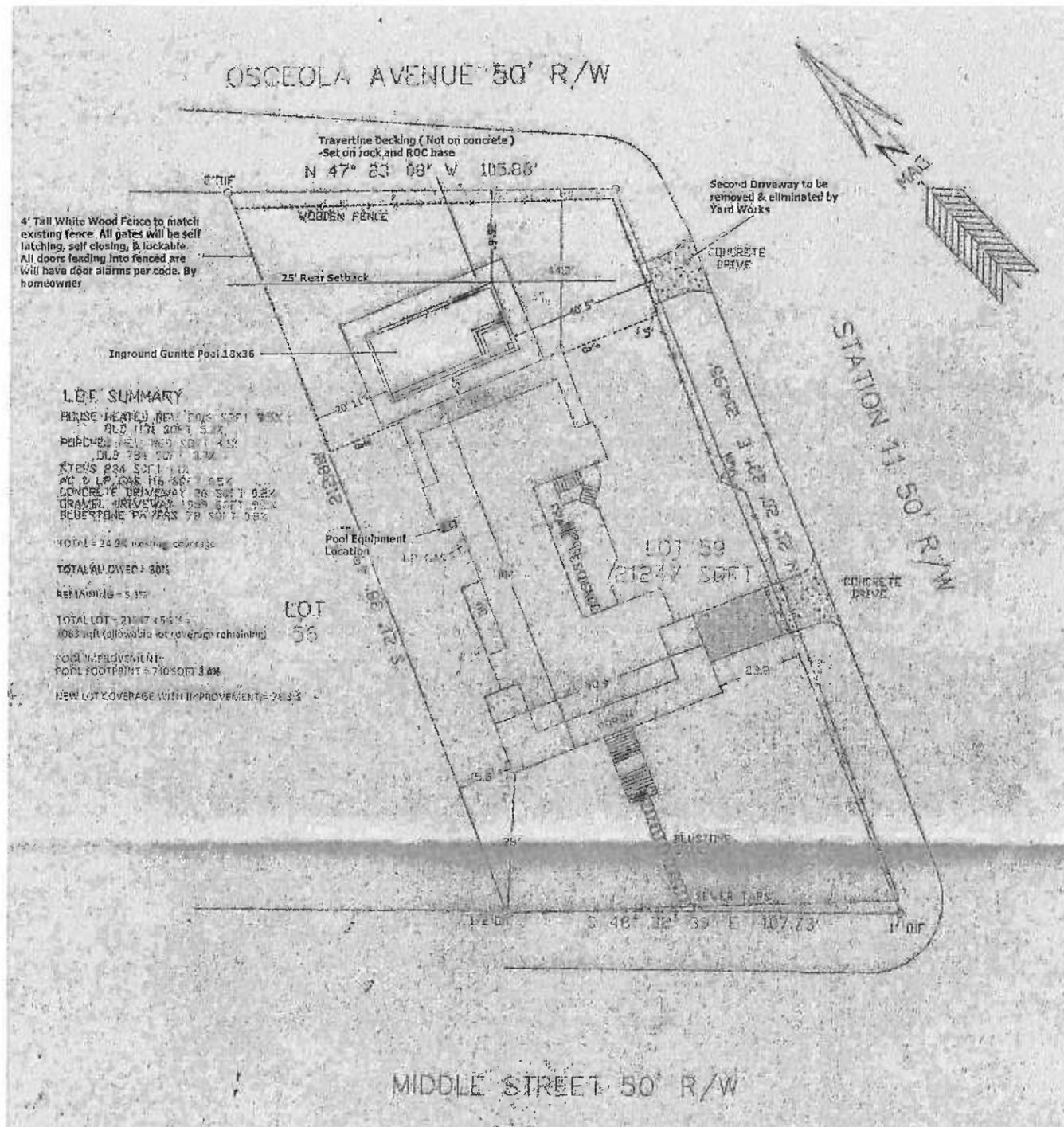
STREET VIEW FROM STATION 11



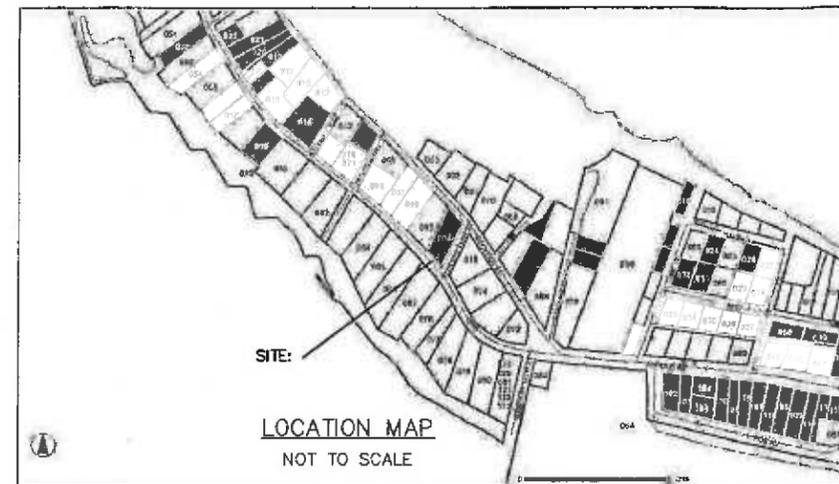
DRIVEWAY TO BE REMOVED + LANDSCAPED BY YARD WORKS (NEW FENCE)



STREET VIEW FROM OSCEOLA AVE.



SITE PLAN
SCALE: 1"=20'



LAMBERT ENGINEERING CO.



V-ZONE DESIGN CERTIFICATE FOR IN-GROUND POOLS

Name of Property Owner: Michael Vadini
 Building Address: 1026 Middle Street
 Legal Description: TMS #523-06-00-004
 City: Sullivan's Island State: SC Zip Code: 29482

FLOOD INSURANCE RATE MAP INFORMATION

Community # 455418 Panel # 0538 Suffix I
 Date of FIRM: Nov 17, 2004 Zone: VB Base Flood Elevation: 16

ELEVATION INFORMATION

Base Flood Elevation 16
 Elevation of Lowest Adjacent Grade 8.0 Highest Adjacent Grade 8.5 (to be verified)
 Depth of Anticipated Scour used for foundation design 2.0'
 Embedment Of Piles/ Footings/ Columns Below Lowest Adjacent Grade 3.0'
 Elevation of top edge of pool 8.5
 Elevation of deck around pool = 8.5 slopes 1/4" / ft away from pool

V-ZONE CERTIFICATION STATEMENT

I certify that I have developed or reviewed the structural design, specifications and location for construction. The design and methods of construction to be used are in accordance with accepted standards of practice for meeting the following provisions:
 The foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the combined effects of wind and water loads acting simultaneously on all structural components. Water loading values used are those associated with the 1% storm event. Wind loading values are those associated with a 130 mph. (3 second gust) wind potential. The potential for scour and erosion at the foundation has been anticipated for conditions associated with the base flood.

CERTIFIED BY

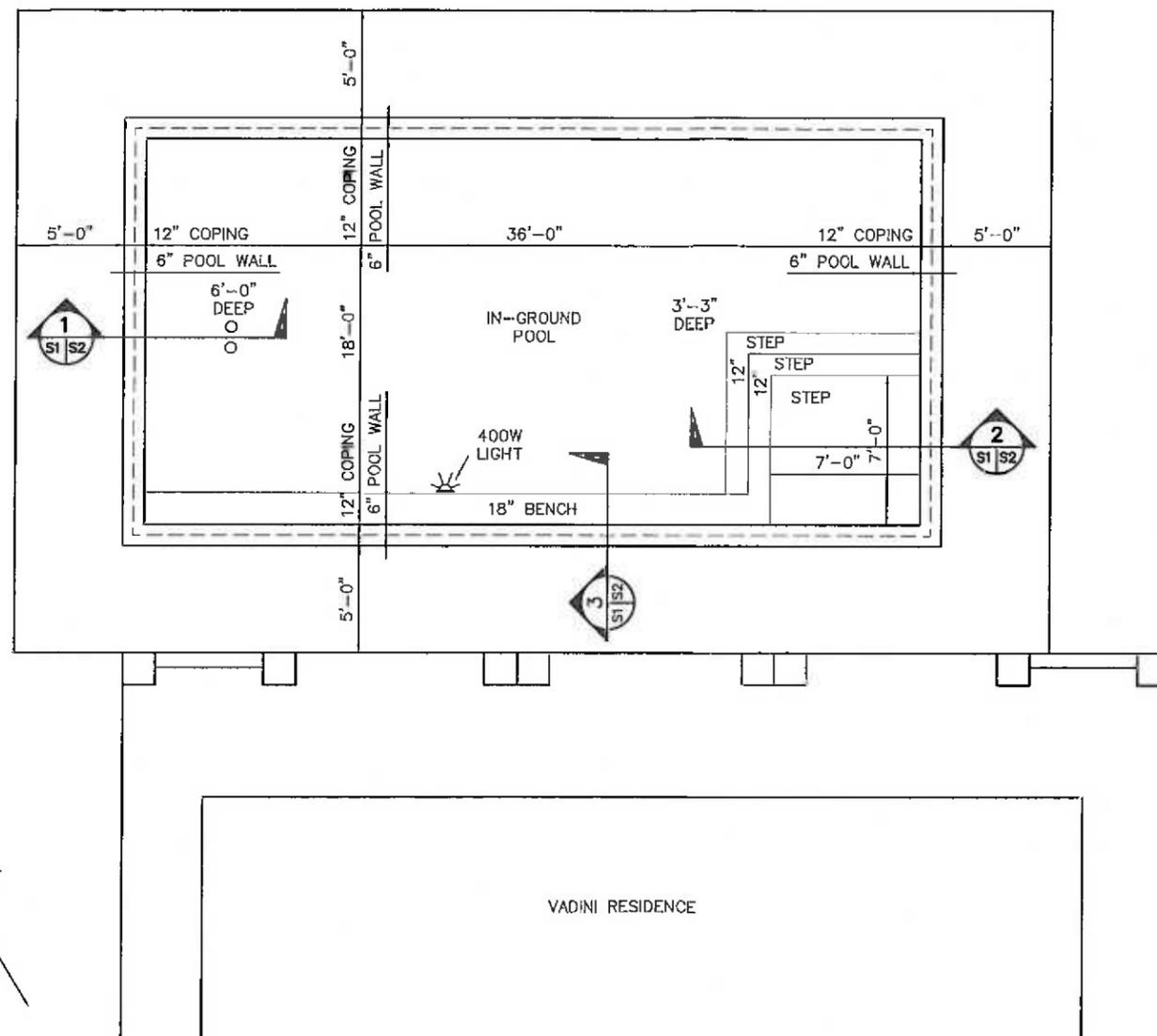
Certifiers Name: Richard D. Lambert, Jr Title: Structural Engineer
 Company Name: Lambert Engineering Co. License # 8745
 Address: 820 Creekside Drive City: Mt Pleasant
 State: SC Zip Code: 29464 Phone # 843-822-7426

Signature: Richard Lambert SEAL:
 Date: 3 Nov 2014



NEW IN-GROUND POOL
VADINI RESIDENCE

PROJECT NO:
DRAWN BY: RDL



POOL EQUIPMENT

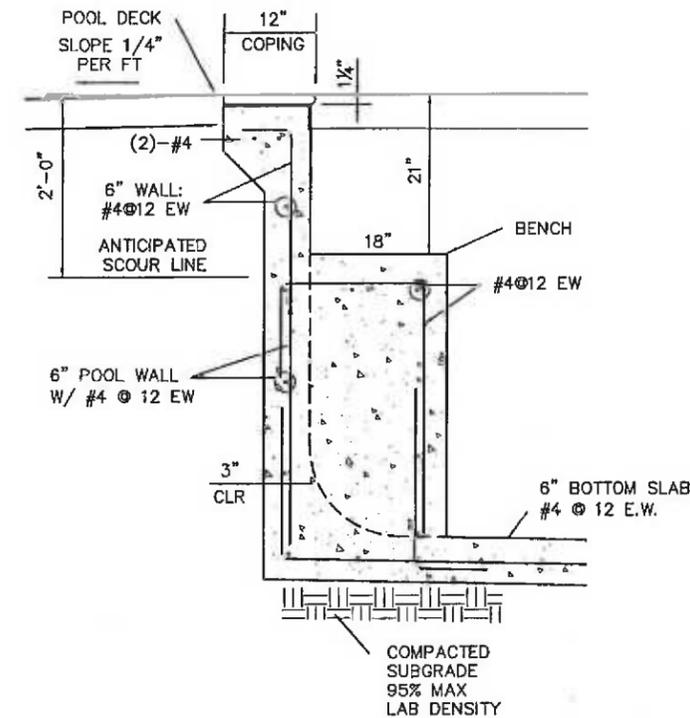
VADINI RESIDENCE

POOL AND DECK PLAN

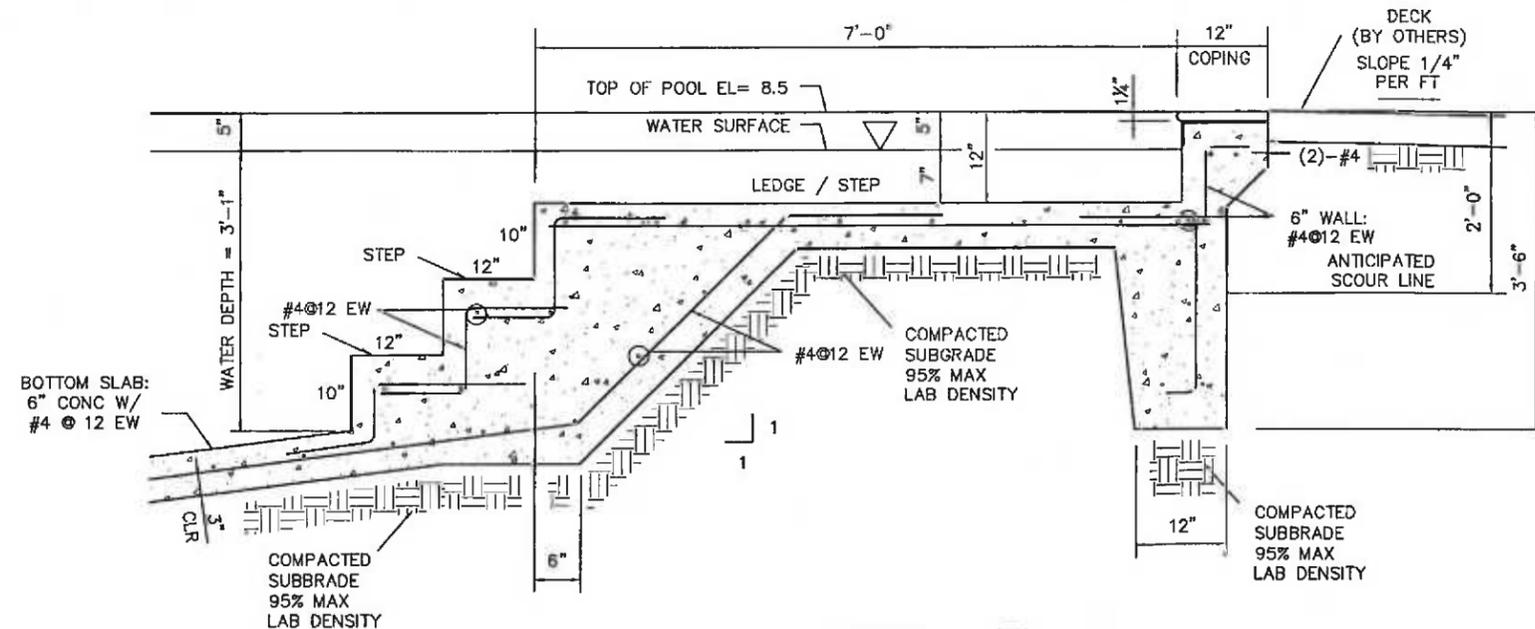
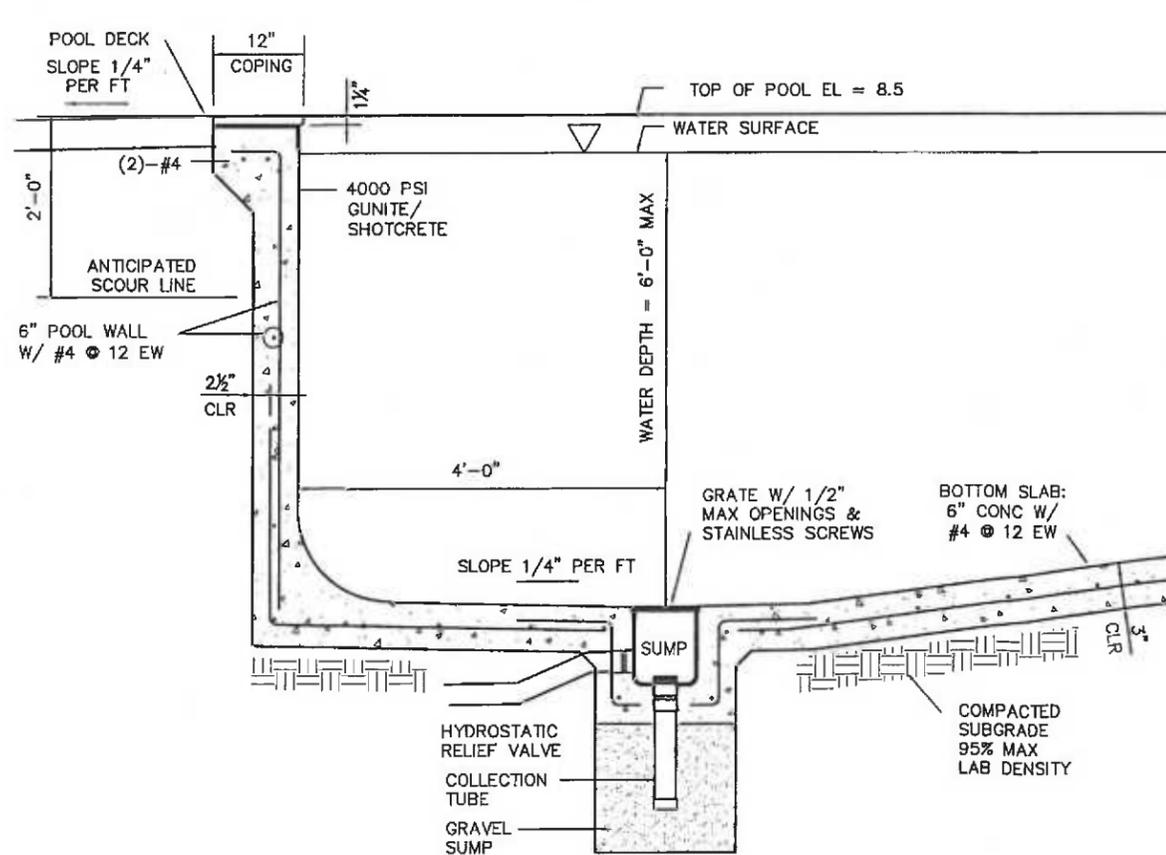
SCALE: 1/4"=1'-0"

General Notes:

1. Design Live Loads:
 - Water load: 62.4 x depth
 - Wind load: 148 mph 3 second gust, Exposure D
Vult per ASCE 7-10
 - Seismic zone: D1
2. All design and construction shall be in accordance with the 2012 International Residential Code
3. Property is located in flood zone VE EL 16 per FIRM 45019C0338J dated November 17, 2004
4. Foundation:
 - Foundation report not provided.
 - Allowable soil pressure = 1,500 PSF (Assumed).
5. Concrete:
 - ASTM C 94
 - Type 1 portland cement
 - f'c = 4,000 psi @ 28 days
 - Slump, 3 - 4 inches
 - Max aggregate size, 3/4 inch
 - Entrained Air, 5-7% where exposed to weather
6. Reinforcing steel:
 - ASTM A 615, ASTM A 616, or ASTM A 617
 - Fy = 60 ksi
 - Use bars in longest lengths possible to minimize splicing. Lap splice bars 40 bar diameters, minimum.
 - Bend and lap bars at corners or provide corner bars.
 - Concrete cover for reinforcement = 3"
7. Ground wire
 - #8 Copper solid single strand to equipment room for connection to pump. Attach to rebar w/ approved ground clamp.
 - Wiring shall be performed by a licensed electrician.
8. General contractor shall verify all dimensions and notify the owner and Engineer of any discrepancies.



SECTION 3
SCALE: 1"=1'-0"



SECTION 2
SCALE: 1"=1'-0"

APPLICATION TO SULLIVAN'S ISLAND DESIGN REVIEW BOARD

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

(FORM A)

Project Address:	402 Station 12		
Submittal Date:	November 21, 2014		
Meeting Date:	December 15, 2014	Parcel I.D. (TMS#):	

Requested Approval (check ONE) Conceptual Preliminary Final

Check one:

<input checked="" type="checkbox"/> Submittal is <i>outside</i> the Historic District, not classified historic, and requests DRB relief.	<input type="checkbox"/> Submittal is <i>within</i> the Historic District and is: _____ designated as Historic Resource _____ not designated as Historic Resource Historic Survey #: _____	<input type="checkbox"/> Submittal is <i>outside</i> the Historic District and _____ designated as Historic Resource Historic Survey #: _____
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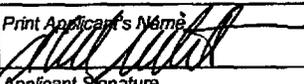
Nature of Work: (circle all that apply)

Accessory Structure Demolition / Relocation Addition / Alteration New Construction

Owner's Name	Cathy Nickels	Architect / Designer:	Blake Middleton
Address:	402 Station 12	Contact #:	843-302-0632
	Sullivan's Island, SC	email:	blake@themiddletongroup.net
email:	cathyn2007@gmail.com	Contractor:	
Contact #:	404-405-0924	Contact #:	
		email:	

Enter a Brief Description of the Project and Scope of Work to be Performed:

The removal of an existing 1 story 6' wide front porch and the addition of a 2 story, 10' wide front porch.

I (We) submit that the above information is true to the best of My (Our) knowledge. A Blake Middleton Print Applicant's Name  Applicant Signature	If Owner is not Applicant: I (We) hereby appoint the person named as Applicant as My (Our) agent to represent Me (Us) in this application.  Owner's Signature	Fee Received by _____ <div style="text-align: right;">check # _____</div>
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ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: 402 Station 12
 Submittal Date: November 21, 2014
 Meeting Date: December 15, 2014

		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in Ft./ Sq. Ft.	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
SETBACKS	A	21-22 Front Setback	25 feet		15% (3.75')	3.75'	15%	
	B	21-22 Additional Front Yard Setback	45° above 20'		15%	3.75'	15%	
	C	21-22 Side Setback	Per lot; Enter Result: <u>10'</u> min.; <u>20'</u> comb.	✓	25%			
	D	21-22 Side Setback 2nd Floor Setback	2 feet	✓	100%			
	E	21-22 Rear Setback	25 feet	✓	None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>1687</u> sf	✓	20% <u> </u> sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>3095</u> sf		20% <u>619</u> sf	559 sf	18%	3654 sf
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>Existing</u> sf	✓	25% <u> </u> sf			
	I	21-28 Third Story	as per formula: Enter Result <u> </u> sf	✓	15% <u> </u> sf			
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result <u>Existing</u> sf	✓	100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result <u>Existing</u> sf	✓	100%			
	L	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots	✓	Adjust for Neighborhood Compatibility			
	M	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor	Existing	1 foot			
	N	21-32 Foundation Enclosure	Check Ordinance	Existing	Adjust for Neighborhood Compatibility			
	O	21-34 Site Lighting	Check Ordinance	✓	Adjust for Neighborhood Compatibility			

CONCEPTUAL SUBMITTAL CHECKLIST

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: 402 Station 12

Submittal Date: November 21, 2014

Meeting Date: December 15, 2014

Requested Approval: Conceptual Preliminary Final

Conceptual Review: As soon as the Owner and/or Design Professional are able to identify design objectives, Conceptual plans should be submitted to the Design Review Board for review and comment. Please submit all items as requested. **Incomplete submittals will be returned to the applicant and the project will not be part of the meeting Agenda.**

The following items shall be included in the Conceptual Submittal:

- Application fee (*checks payable to Sullivan's Island Design Review Board*)
- Completed Application to Sullivan's Island Review Board form (**FORM A**)
- Completed Sullivan's Island DRB Request for Review form (**FORM B**)
- Completed Zoning Standards Compliance Worksheet (**FORM C**)
- Eleven (11) sets of Drawings, 11" x 17" size. 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 Section 21-24
 - OCRM Critical Lines, if applicable
 - Trees
 - Existing Structures, if applicable
 - 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
 - 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.
 - 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.
 - Elevations must be rendered with shadows depicting roof and / or deck overhangs, changes in wall plane, or massing. Devoid of any graphically
 - Roof ridge heights and Finished Floor Elevation (FFE) and their relationship to FEMA Base Flood Elevation (BFE)
 - Optional:
 - 3-D perspective sketches and / or models are encouraged.
 - Any relevant photographs or documentation that might be descriptive.

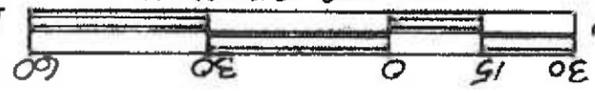
Sullivan's Island Design Review Board

last modified September 20, 2007

JOHN R. CARTER, RLS# 14801 S.C. SULLIVAN'S ISLAND, S.C. 29482
P.O. Box 505

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCUMBRANCES, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN SHOWN.

DATE: 12 MARCH 95
REVISED: 3/28/95
NOT FOR RECORDING

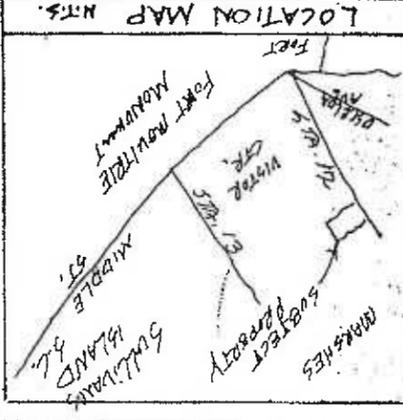
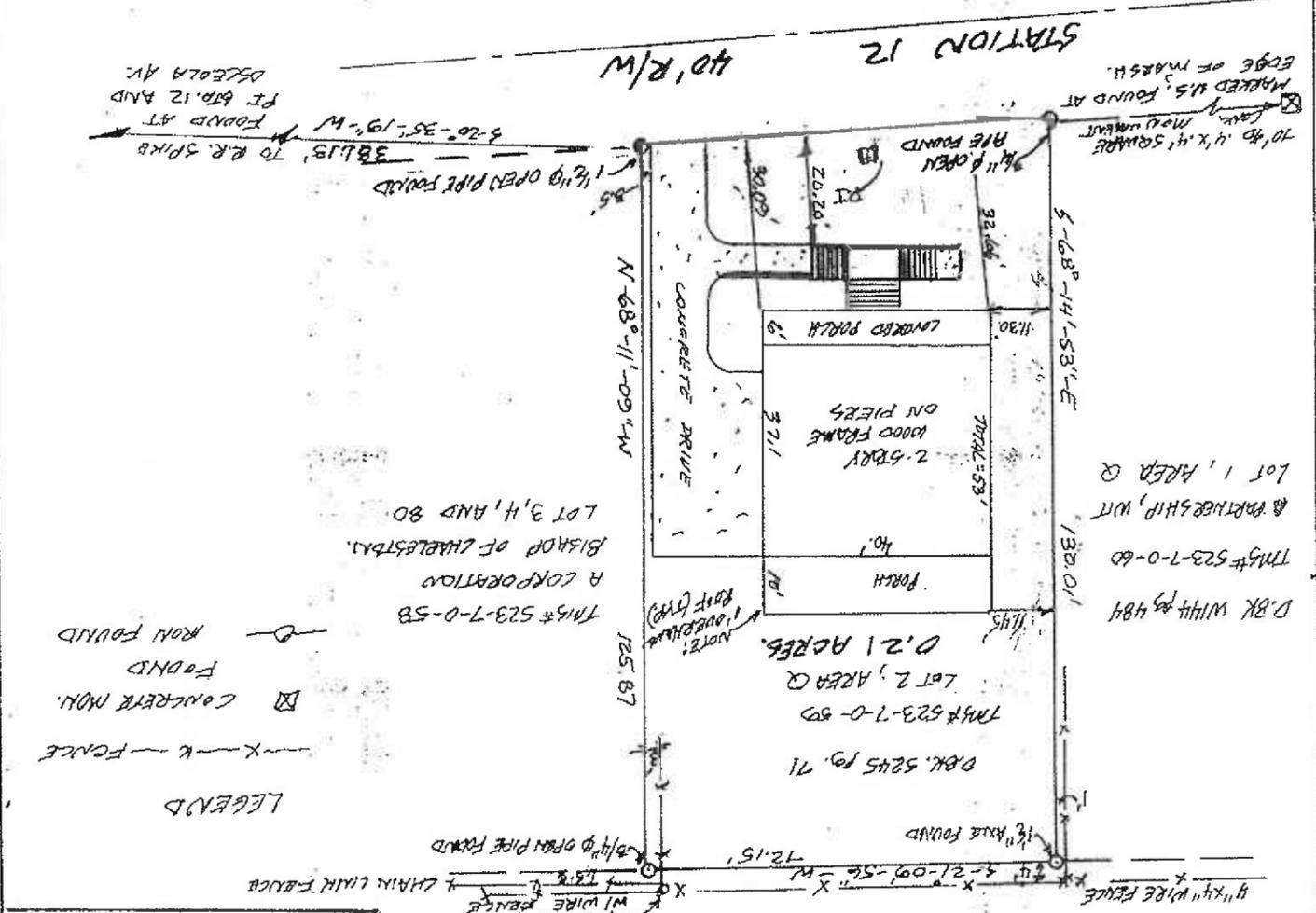


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NOTE: THIS PROPERTY IS LOCATED IN FLOOD ZONE VE, BASE FLOOD E.L. = 15.00 MBL PER FIRM MAP 455418-0001-D, MAP REVISED 18 MARCH 1991. THIS PROPERTY IS SUBJECT TO EASEMENTS AS REVISED. BERRINGS BASED ON & R.R. BEARING BY LEAMONDS, R.L.S.

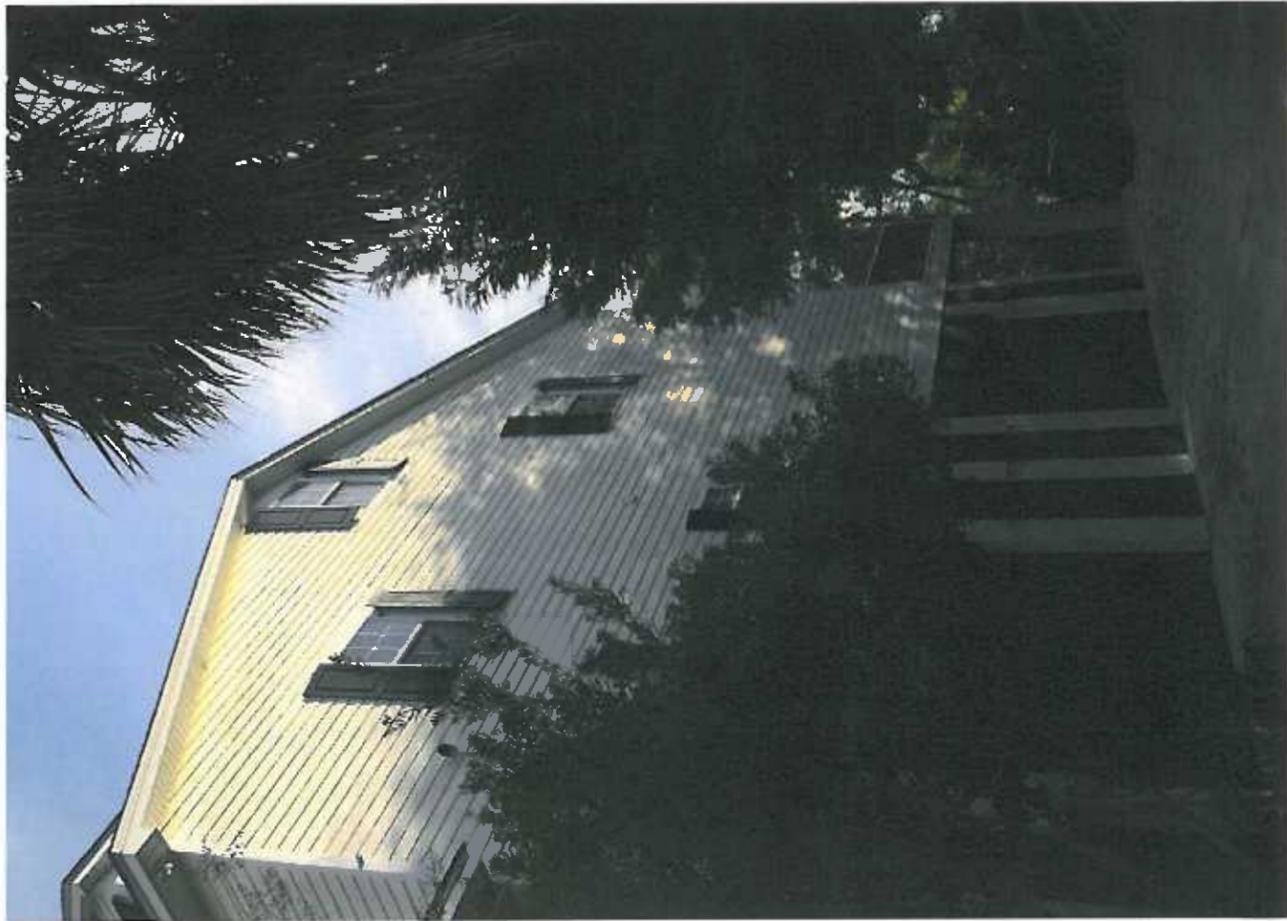
PLAT OF LOT #2, AREA Q
TMS# 523-7-0-59 0.21 ACRES
RES# 402 STATION 12 9221.2168 SQ. FT.
WILLIAM'S ISLAND, S.C.
CHARLESTON COUNTY
PREPARED FOR E. MICHAEL AND ELEANOR D. WASHBURN



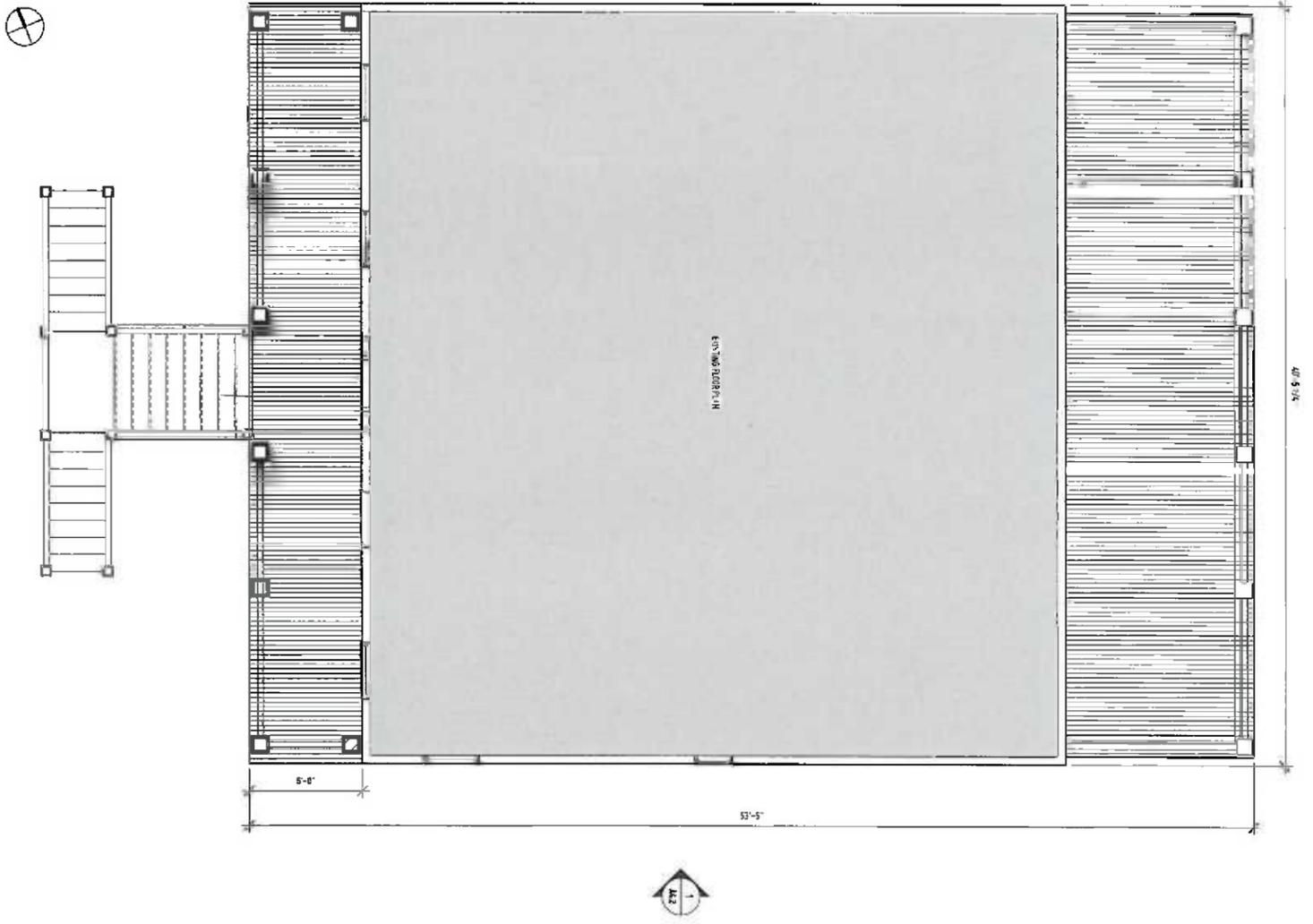
HAROLD LEAMONDS 1978 IN TOWN HALL

PLAT	DATE	BOOK	PAGE
J. O'HEAR SANDERS, JR. 2140 RSB	G	100	112
E. M. SEAFAROCK TX.	M	169	91
LEO J. SIMARD	OC	91	123

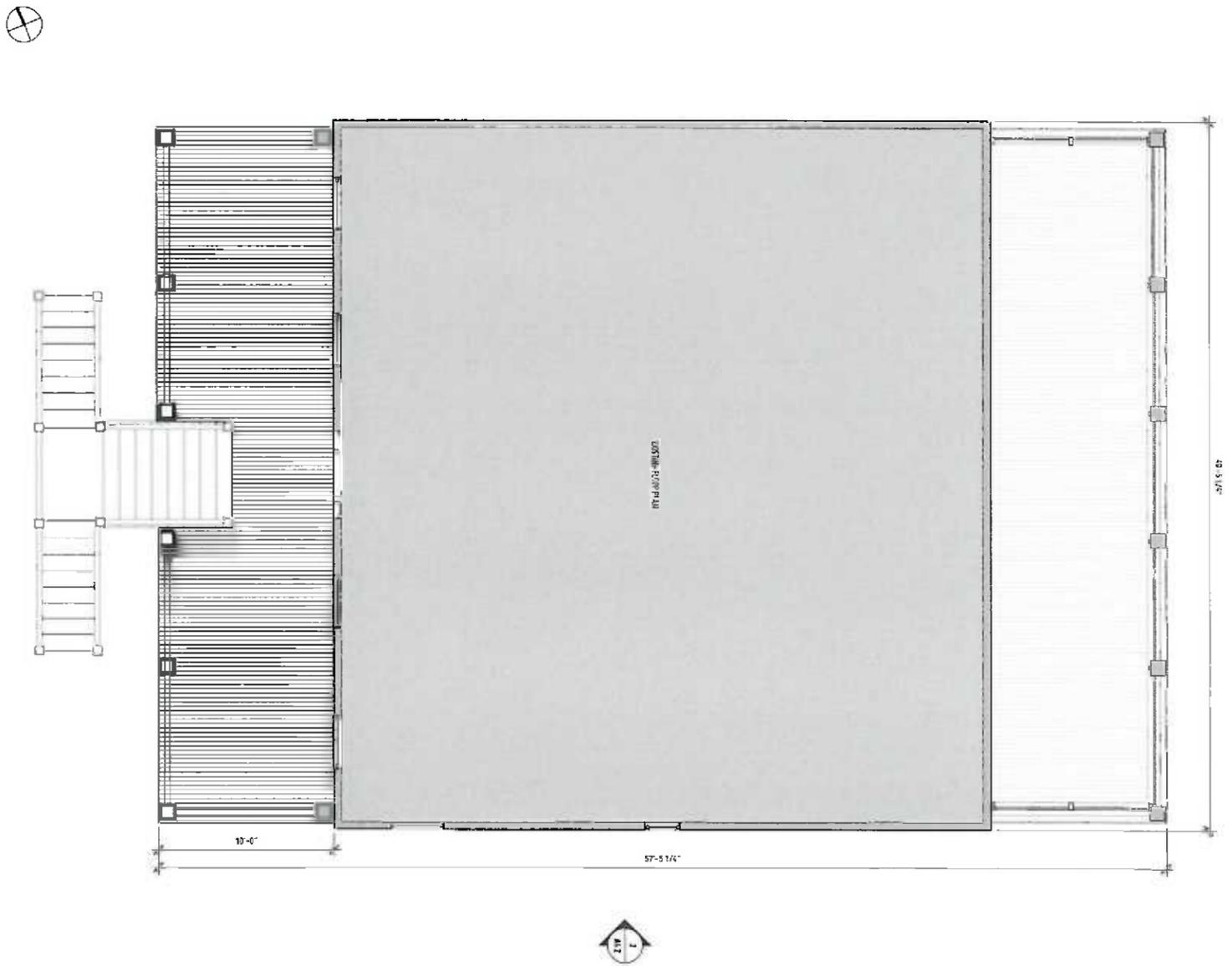
TMS# 523-7-0-56 UNITED STATES GOVT. HIGHWAY MAINTENANCE



2 FIRST FLOOR-EXISTING
 A1.1 1/4" = 1'-0"



1 FIRST FLOOR-PROPOSED
 A1.1 1/4" = 1'-0"



A1.1

FIRST FLOOR PLAN

Project Number	11008	
Date	11/21/2014	
Drawn by	AKH/r	
Checked by	CHL/dkr	
Revised		
No.	Description	Date

Nickles Residence

THE NICKELS FAMILY
 402 STATION 12
 SULLIVAN'S ISLAND, SC

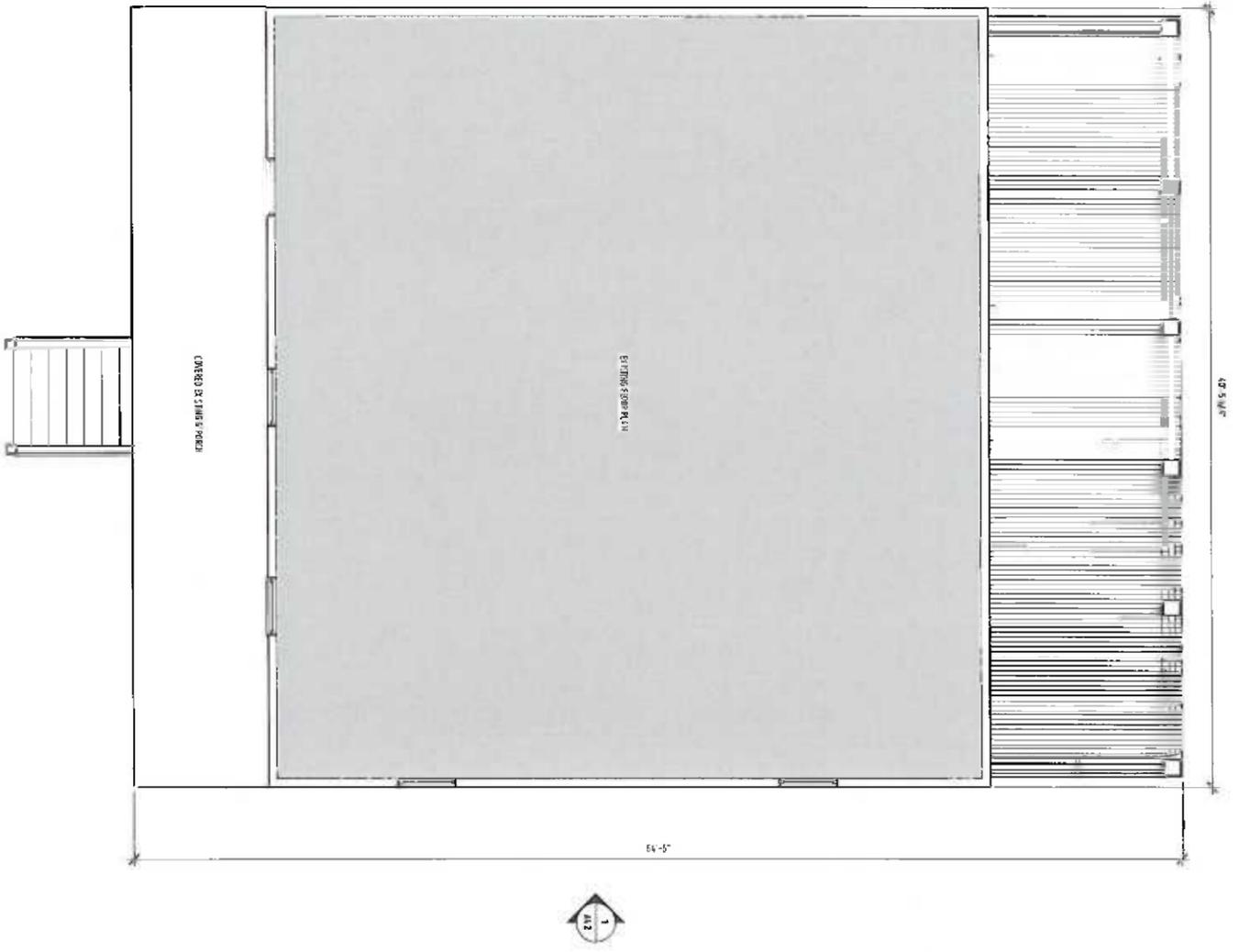
ARB SUBMITTAL

the
MIDDLETONGROUP
 ARCHITECTURE

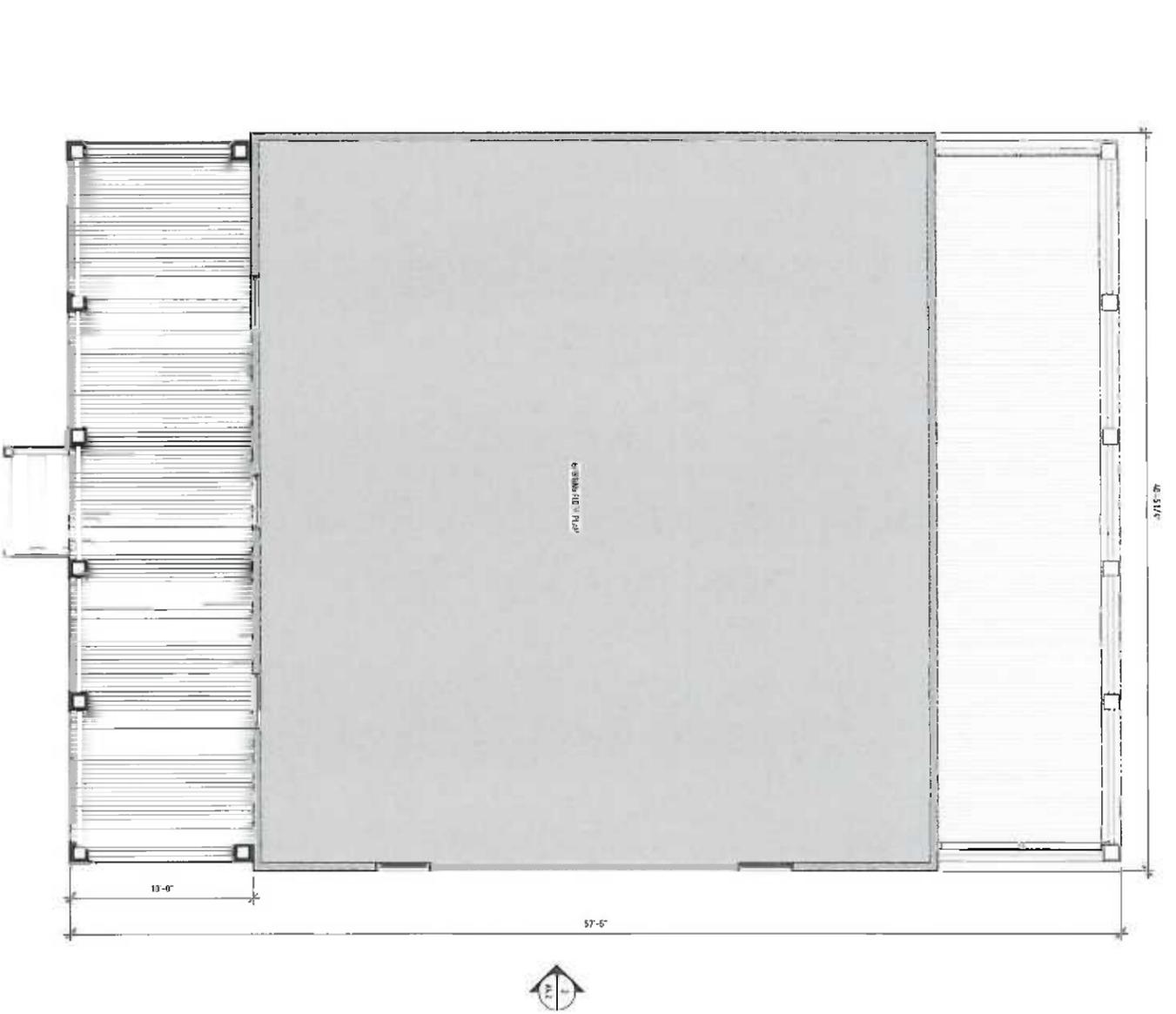
1630 Meeting St. Rd. Ste. 210 P 843.302.0632
 Charleston, SC 29405 F 843.278.9289

www.themiddletongroup.net

1 SECOND FLOOR-EXISTING
A11 1/8" = 1'-0"



2 SECOND FLOOR-PROPOSED
A12 1/8" = 1'-0"



Project Number	1.015	
Date	11/21/2014	
Drawn by	Asifur	
Checked by	Director	
Revision		
No.	Description	Date

Nickles Residence

THE NICKLES FAMILY
402 STATION 12
SULLIVAN'S ISLAND, SC

ARB SUBMITTAL

the
MIDDLETONGROUP
ARCHITECTURE

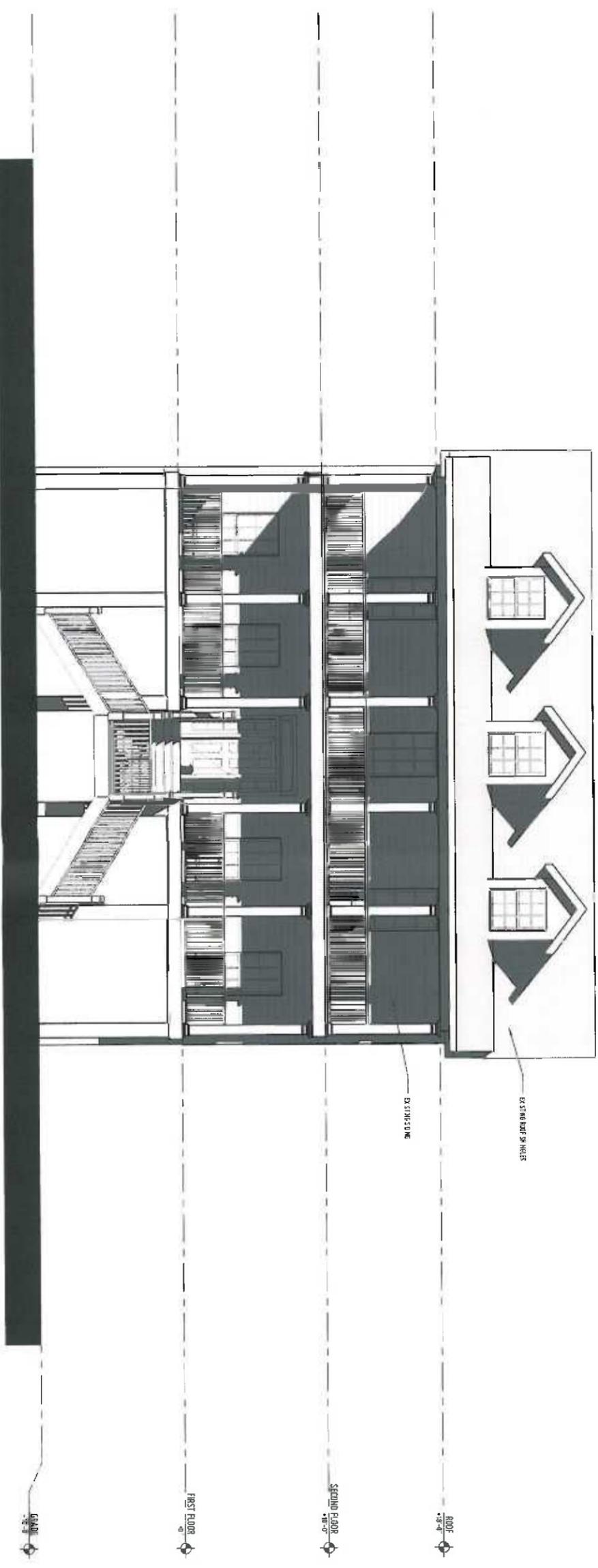
1630 Meeting St. Rd. Ste. 210 P 843.302.0632
Charleston, SC 29405 F 843.278.9289

www.themiddletongroup.net

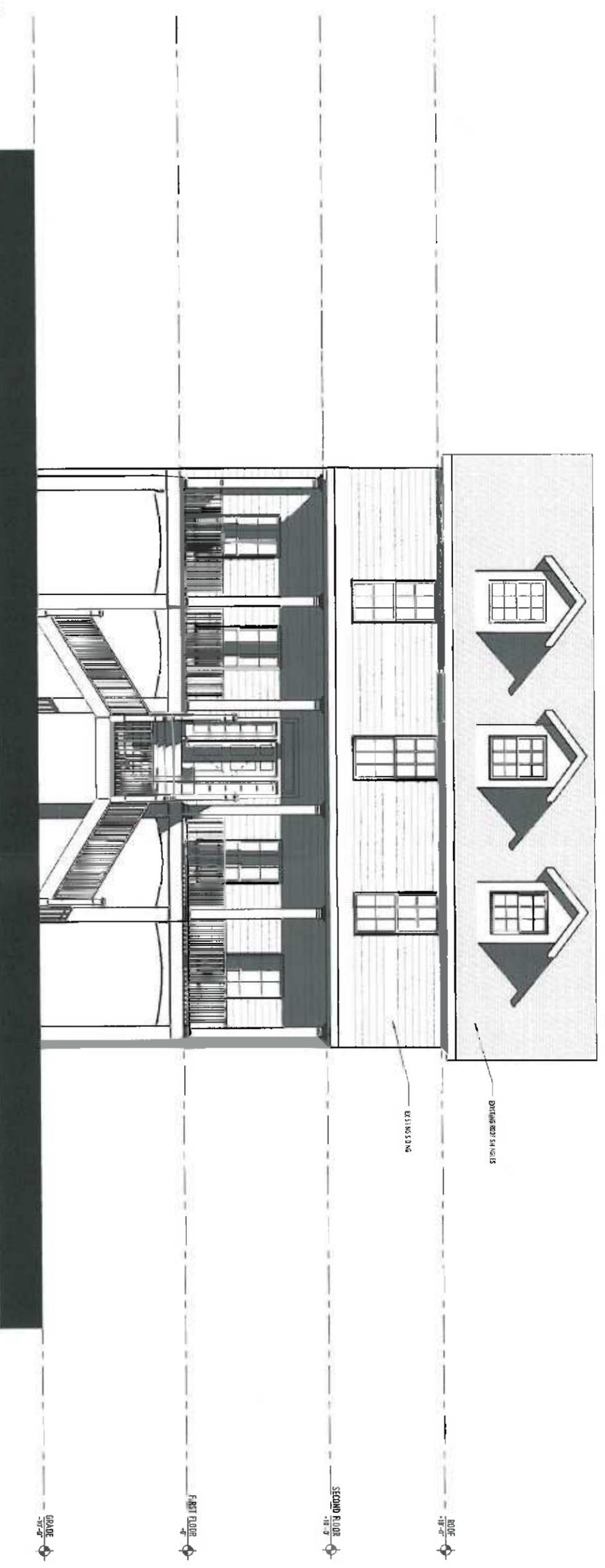
A1.2

SECOND FLOOR
PLAN

1 SOUTH-PROPOSED
 DATE: 11.11.18



2 SOUTH-EXISTING
 DATE: 11.11.18



Project Number	JACOBS
Date	11/11/2018
Originator	Author
Checked by	Checker
Reviewed	Designer
No.	Description
	Date

Nickles Residence

THE NICKELS FAMILY
 402 STATION 12
 SULLIVAN'S ISLAND, SC

ARB SUBMITTAL

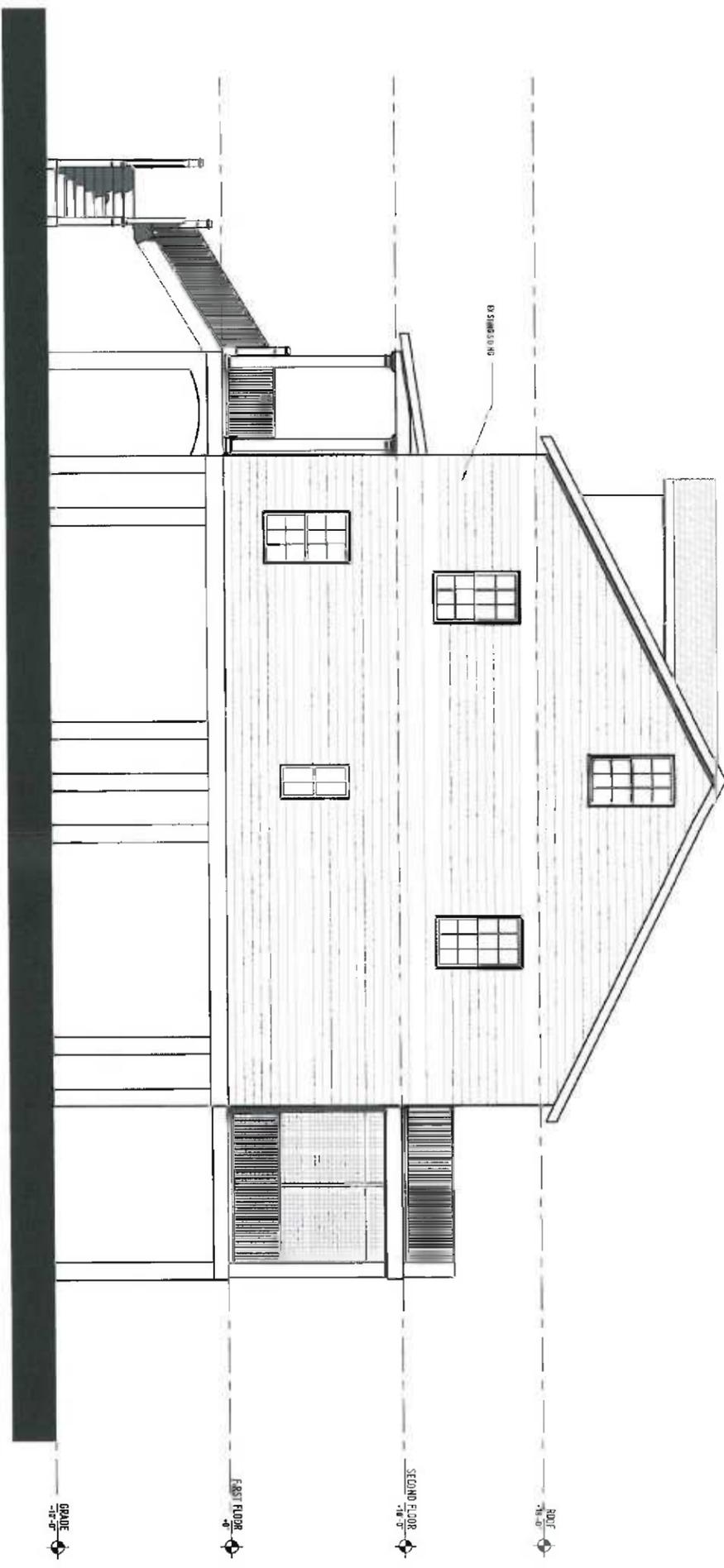
the
MIDDLETONGROUP
 ARCHITECTURE

1630 Meeting St. Rd. Ste. 210 P 843.302.0632
 Charleston, SC 29405 F 843.278.9289
www.themiddletongroup.net

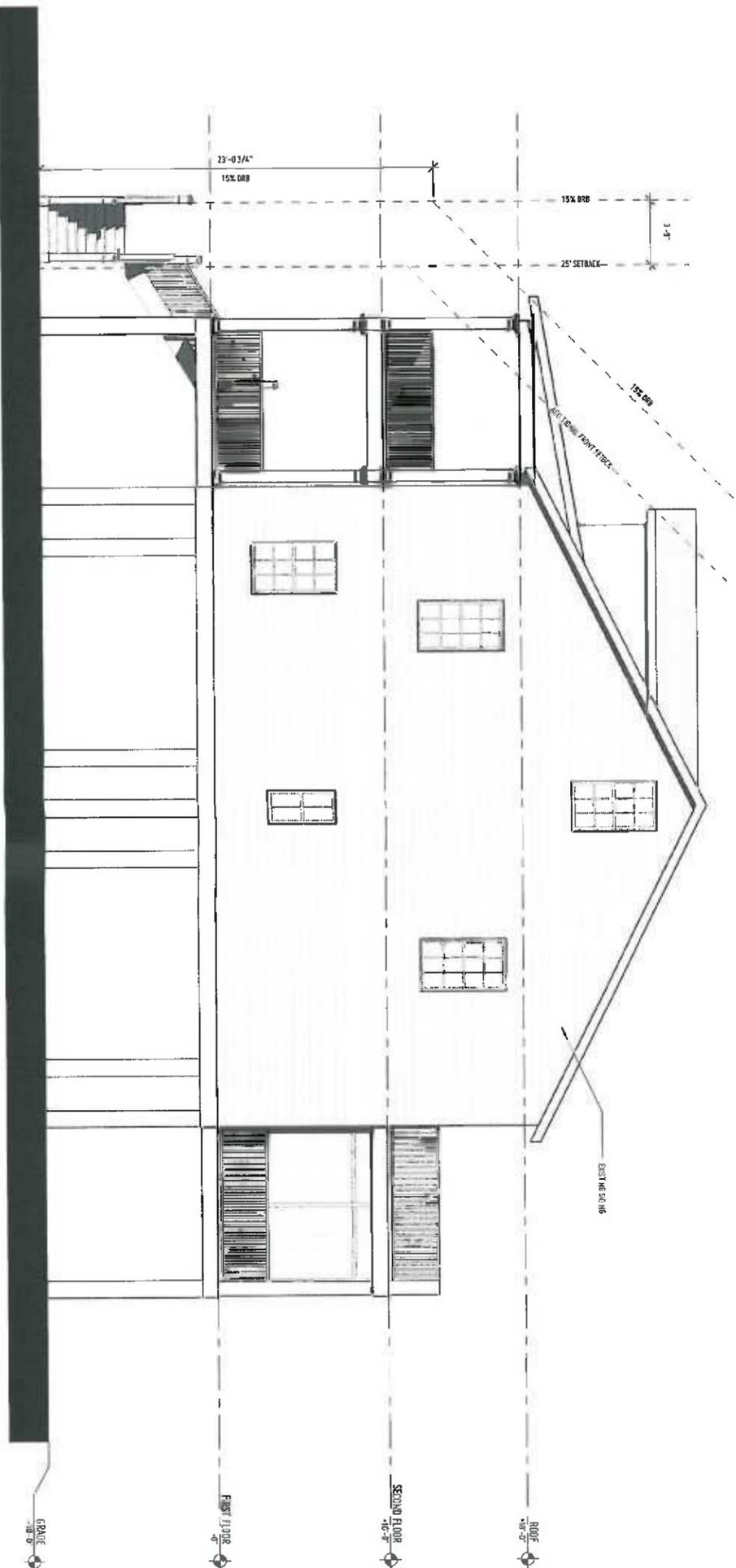
A4.1

ELEVATIONS

1 EAST-EXISTING
1/8" = 1'-0"



2 EAST-PROPOSED
1/8" = 1'-0"



the
MIDDLETONGROUP
ARCHITECTURE

1630 Meeting St. Rd. Ste. 210 P 843.302.0632
Charleston, SC 29405 F 843.278.9289

www.themiddletongroup.net

ARB SUBMITTAL

Nickles Residence

THE NICKELS FAMILY
402 STATION 12
SULLIVAN'S ISLAND, SC

Project Number	140078
Date	11/21/2014
Drawn by	Author
Checked by	Checker
Revisions	Description
No.	Qty

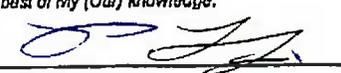
ELEVATIONS

A4.2

**APPLICATION
TO SULLIVAN'S ISLAND DESIGN REVIEW BOARD**

1810 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3188

(FORM A)

Project Address: <u>3014 Marshall Blvd, Sullivan's Island, SC 29482</u>	
Submittal Date: <u>11/21/2014</u>	
Meeting Date: <u>12/15/2014</u>	Parcel I.D. (TMS#): <u>5291200081</u>
Requested Approve (check ONE) <input checked="" type="checkbox"/> Conceptual <input type="checkbox"/> Preliminary <input type="checkbox"/> Final	
Check one:	
<input checked="" type="checkbox"/> Submittal is <i>outside</i> the Historic District, not classified historic, and requests DRB relief.	<input type="checkbox"/> Submittal is <i>within</i> the Historic District and is: _____ designated as Historic Resource _____ not designated as Historic Resource Historic Survey #: _____
<input type="checkbox"/> Submittal is <i>outside</i> the Historic District and _____ designated as Historic Resource Historic Survey #: _____	
Nature of Work: (circle all that apply)	
Accessory Structure	Demolition / Relocation
Addition / Alteration	New Construction
Owner's Name: <u>Kevin Krell</u>	Architect / Designer: <u>Joseph K. Hall</u>
Address: <u>3014 Marshall Blvd</u>	Contact #: <u>843-816-1159</u>
<u>Sullivan's Island, SC 29482</u>	email: <u>joehall@jkhllc.com</u>
email: <u>Barry@Uricchio.com</u>	Contractor: <u>Will Silva</u>
Contact #: <u>Barry Krell: 843-697-5221</u>	Contact #: <u>843-532-4871</u>
	email: <u>WillSilva2014@gmail.com</u>
Enter a Brief Description of the Project and Scope of Work to be Performed: <u>Requesting review of proposed design for front deck for existing home.</u>	
I (We) submit that the above information is true to the best of My (Our) knowledge.  Print Applicant's Name <u>Barry Krell (Applicant)</u> <u>Philip Hammond (Attorney)</u>	If Owner is not Applicant: I (We) hereby appoint the person named as Applicant as My (Our) agent to represent Me (Us) in this application. <u>Barry Krell (Applicant)</u> <u>Philip Hammond (Attorney)</u>
	Fee Received by _____

CONCEPTUAL SUBMITTAL CHECKLIST

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: 3014 Marshall Blvd, Sullivan's Island, SC 29482

Submittal Date: November 21, 2014

Meeting Date: December 15, 2014

Requested Approval: Conceptual Preliminary Final

Conceptual Review: As soon as the Owner and/or Design Professional are able to identify design objectives, Conceptual plans should be submitted to the Design Review Board for review and comment. Please submit all items as requested. **Incomplete submittals will be returned to the applicant and the project will not be part of the meeting Agenda.**

The following items shall be included in the Conceptual Submittal:

- Application fee (*checks payable to Sullivan's Island Design Review Board*)
- Completed Application to Sullivan's Island Review Board form (**FORM A**)
- Completed Sullivan's Island DRB Request for Review form (**FORM B**)
- Completed Zoning Standards Compliance Worksheet (**FORM C**)
- Eleven (11) sets of Drawings, 11" x 17" size. 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 Section 21-24
 - OCRM Critical Lines, if applicable
 - Trees
 - Existing Structures, if applicable
 - 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
 - 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.
 - 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.
 - Elevations must be rendered with shadows depicting roof and / or deck overhangs, changes in wall plane, or massing. Devoid of any graphically
 - Roof ridge heights and Finished Floor Elevation (FFE) and their relationship to FEMA Base Flood Elevation (BFE)
 - Optional:
 - 3-D perspective sketches and / or models are encouraged.
 - Any relevant photographs or documentation that might be descriptive.

Sullivan's Island Design Review Board

last modified September 20, 2007

PRELIMINARY SUBMITTAL CHECKLIST

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: 3014 Marshall Blvd, Sullivan's Island, SC 29482

Submittal Date: 11/21/2014

Meeting Date: 12/15/2014

Requested Approval: Conceptual Preliminary Final

Preliminary Review: Preliminary Reviews are required only at the request of the DRB after completion of a Conceptual Review. In addition to the formal requirements below, you may be asked to submit specific information or documentation by the DRB. Please submit all items as requested. **Incomplete submittals will be returned to the applicant and the project will not be part of the meeting**

The following items shall be included in the Preliminary Submittal:

- Application fee (*checks payable to Sullivan's Island Design Review Board*)
- Completed Application to Sullivan's Island Review Board form (**FORM A**)
- Completed Sullivan's Island DRB Request for Review form (**FORM B**)
- Completed Zoning Standards Compliance Worksheet (**FORM C**)
- Eleven (11) sets of Drawings, 11" x 17" size. 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 Section 21-24
 - OCRM Critical Lines, if applicable
 - Trees
 - Existing Structures, if applicable
 - Site Plan [1/16" = 1'-0" OR 1" = 20'-0" scale], illustrating the following:
 - Existing Structures, if applicable
 - Proposed new structures (with roof plan dashed above)
 - All applicable survey information
 - Floor Plans [1/8" = 1'-0" scale], with the following requirements:
 - Exterior dimensions for walls and porches
 - 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.
 - 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.
 - Elevations must be rendered with shadows depicting roof and / or deck overhangs, changes in wall plane, or massing. Devoid of any graphically
 - Roof ridge heights and Finished Floor Elevation (FFE) and their relationship to FEMA Base Flood Elevation (BFE)
 - Additional Front Yard Setback shall be shown on both side elevations for clarity.
 - Any additional information or clarifications as may have been requested by the DRB at Conceptual Review
[including but not limited to Photographs of Adjacent Properties, Scale Models, Google Earth Images, and Perspective Sketches]

Sullivan's Island Design Review Board

last modified September 20, 2007

FINAL SUBMITTAL CHECKLIST

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: 3014 Marshall Blvd, Sullivan's Island, SC 29482

Submittal Date: 11/21/2014

Meeting Date: 12/15/2014

Requested Approval: Conceptual Preliminary Final

Final Review: All Applicants are strongly encouraged to submit for Conceptual Review prior to submitting for Final Review. Only the simplest of requests is likely to pass final review without having first received Conceptual Approval. Please submit all items as requested. **Incomplete submittals will be returned to the applicant and the project will not be part of the meeting Agenda.**

The following items shall be included in the Final Submittal:

- Application fee (*checks payable to Sullivan's Island Design Review Board*)
- Completed Application to Sullivan's Island Review Board form (**FORM A**)
- Completed Sullivan's Island DRB Request for Review form (**FORM B**)
- Completed Zoning Standards Compliance Worksheet (**FORM C**)
- Eleven (11) sets of Drawings, 11" x 17" size. 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 Section 21-24
 - OCRM Critical Lines, if applicable
 - Trees
 - Location of HVAC/ Equipment stands and electrical meter
 - Driveways, guest parking, garage back-up areas
 - 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
 - Floor Plans [1/8" = 1'-0" scale], with the following requirements:
 - Exterior dimensions for exterior walls and porches
 - 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.
 - 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.
 - Elevations must be rendered with shadows depicting roof and / or deck overhangs, changes in wall plane, or massing. Devoid of any graphically
 - Roof ridge heights and Finished Floor Elevation (FFE) and their relationship to FEMA Base Flood Elevation (BFE)
 - Additional front yard setback shown on both side elevations for clarity.
 - Optional:
 - 3-D perspective sketches and / or models are encouraged.
 - Any relevant photographs or documentation that might be descriptive.

REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address 3014 Marshall Blvd, Sullivan's Island, SC 29482

Submittal Date 11/21/2014

Meeting Date: 12/15/2014

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>15,011</u> sf
Lot Width:	<u>100.00'</u>
Lot Depth:	<u>149.97'</u>
Flood Zone / Base Flood Elevation:	<u>VE / 17'</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>3,513</u> sf
Accessory Building Footprint:	<u>0</u> sf
<hr/>	
Total Principal Bldg. Coverage Area:	<u>3,513</u> sf
(Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>3,513</u> sf
Covered Porches:	<u> </u> sf
Open Decks / Steps:	<u> </u> sf
Pool / Patio:	<u> </u> sf
Drives / Walks:	<u>960</u> sf
Other Impervious Coverage	<u> </u> sf
Total Impervious Coverage	<u>4,473</u> sf

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>3,513</u> sf
Second Floor	<u> </u> sf
Third Floor	<u> </u> sf
Accessory Building	<u> </u> sf
<hr/>	
Total Principal Building Square Footage:	<u>3,513</u> sf
(Principal Building plus Accessory Structure)	

EXTERIOR MATERIALS

(REQUIRED FOR PRELIMINARY AND FINAL SUBMITTALS ONLY)

*** REQUIRED FOR ALL PROJECTS WITHIN HISTORIC DISTRICT AND / OR THOSE HOMES DESIGNATED HISTORIC OUTSIDE OF THE HISTORIC DISTRICT**

Foundation: <u>Cinder Block Piling</u>	Roof: <u>Shingles</u>
Walls: <u>Stucco</u>	Windows: <u>Wood</u>
Trim: <u>Stucco</u>	Doors: <u>Wood</u>

Sec. 21-111 Standards of Neighborhood Compatibility

NOTE: Particular attention will be paid to the Standards of Neighborhood Compatibility. Please include a narrative addressing these standards or be prepared to address in depth at presentation. If including narrative, please use the following sheet.

(check all that apply) Narrative attached Will discuss at presentation Not Applicable

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: 3014 Marshall Blvd, Sullivan's Island, SC 29482
 Submittal Date: 11/21/2014
 Meeting Date: 12/15/2014

		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in FL/ Sq. Ft.	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
SETBACKS	A	21-22 Front Setback	25 feet		15% (3.75')	3.75'	15%	
	B	21-22 Additional Front Yard Setback	45° above 20'	X	15%			
	C	21-22 Side Setback	Per lot; Enter Result: ____ min.; ____ comb.	X	25%			
	D	21-22 Side Setback 2nd Floor Setback	2 feet	X	100%			
	E	21-22 Rear Setback	25 feet	X	None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result _____ sf	X	20%	_____ sf		
	G	21-26 Impervious Coverage	as per formula: Enter Result _____ sf	X	20%	_____ sf		
	H	21-27 Principal Building Square Footage	as per formula: Enter Result _____ sf	X	25%	_____ sf		
	I	21-28 Third Story	as per formula: Enter Result _____ sf	X	15%	_____ sf		
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result _____ sf	X	100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result _____ sf	X	100%			
	L	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots	X	Adjust for Neighborhood Compatibility			
	M	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor	X	1 foot			
	N	21-32 Foundation Enclosure	Check Ordinance	X	Adjust for Neighborhood Compatibility			
	O	21-34 Site Lighting	Check Ordinance	X	Adjust for Neighborhood Compatibility			

SEC. 21-43 B. REQUEST FOR HISTORIC EXEMPTIONS (FORM C.1)
Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: 3014 Marshall Blvd, Sullivan's Island, SC 29482
 Submittal Date: 11/21/2014
 Meeting Date: 12/15/2014

		1	2	3	4	5	
		Zoning Ordinance Reference Section	Total Area of Existing Structures (sf)	DRB Authority for Exemption	Applicant's Request for Relief In Ft./Sq. Ft.	Percent (%) Relief Requested	NOTES
HISTORIC EXEMPTIONS	A	21-43 Existing Principal Building Square Footage	X	50% Enter Result: _____sf	None	None	
	B	21-43 Existing Principle Building Coverage Area	X	50% Enter Result: _____sf	None	None	
	C	21-43 Exdting Impervious Coverage Areaa	X	50% Enter Result: _____sf	None	None	

I CERTIFY THAT THE MEASUREMENTS SHOWN HEREON ARE CORRECT AND THAT THERE ARE NO ENCROACHMENTS OR PROJECTIONS UNLESS SHOWN.

LOT COVERAGE CALCULATION:

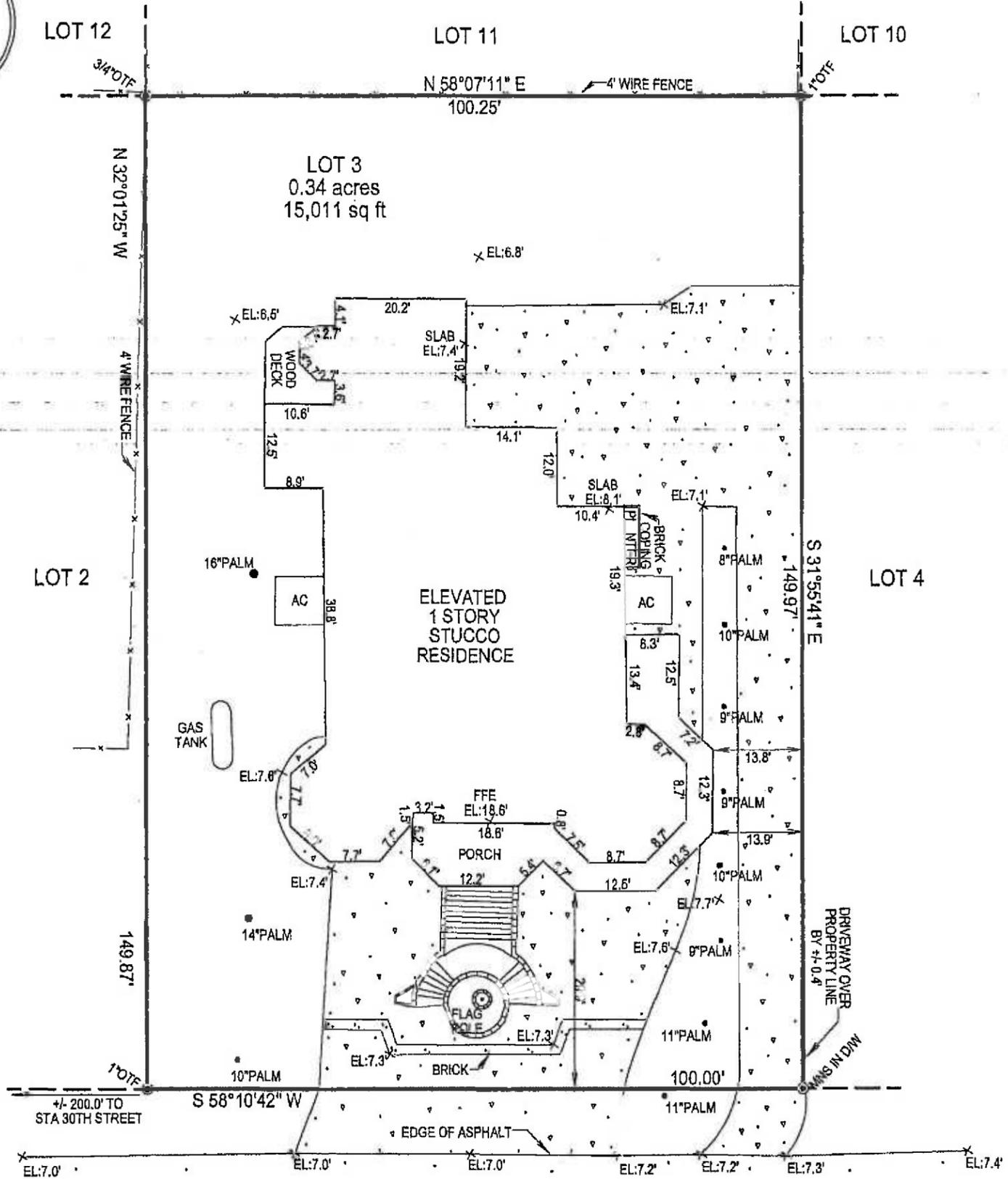
I CERTIFY THAT THE PROPERTY SHOWN HEREON IS IN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA AND HUD FLOOD HAZARD BOUNDARY MAPS.

TOTAL SQ.FT. OF ENCLOSED PRINCIPAL BUILDING (TOTAL HEATED)	= 3,513 SQ.FT. OR 23%
TOTAL FOOTPRINT OF ENCLOSED PRINCIPAL BUILDING (PORCHES, STEPS, DECKS, A/C)	= 975 SQ.FT. OR 7%
TOTAL IMPERVIOUS HARD SURFACES (DRIVEWAY, BRICK STEPS & GASTANK)	= 4,473 SQ.FT. OR 30%
TOTAL GREEN SPACE	= 6,050 SQ.FT. OR 40%
TOTAL OF ABOVE FIGURES	= 100%
TOTAL LOT SIZE	= 15,011 SQ.FT. OR 100%

PROPERTY APPEARS IN FLOOD ZONE VE, EL 17'
ON FIRM COMMUNITY-PANEL NUMBER 45019CO539J.
MAP REVISED NOVEMBER 17, 2004.

LEGEND:

1. ● 1" OTF - 1" OPEN TOP PIPE FOUND, OLD.
2. ● 3/4" RBF - 3/4" REBAR FOUND, OLD.
3. ● MNS IN D/W - MAGNETIC NAIL SET IN DRIVEWAY, NEW.
4. ● 9" PALM - 9" PALM DIAMETER AT BREAST HEIGHT.
5. EL: 7.3' - SPOT ELEVATION 7.3' M.S.L., NGVD'29.



ADDRESS IS No. 3014

MARSHALL BOULEVARD (60' R/W)

PLAT

OF LOT 3, BLOCK 10, MARSHALL RESERVATION,
TOWN OF SULLIVAN'S ISLAND, CHARLESTON COUNTY.
PREPARED FOR BARRY KRELL.



SCALE: 1" = 20'

DATE: OCTOBER 1, 2014

REF: PLAT BK. "H", PG. 090

TMS: 529-12-00-081

(Signature)
ALEXANDER C. PEABODY, PLS
PEABODY & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYING
P.O. BOX 22646, CHARLESTON, SC 29413
OFFICE 843-723-5225 MOBILE 843-270-4847



CHARLESTON COUNTY
SOUTH CAROLINA

LOT 12

LOT 11

LC

3/4"OTF

N 58°07'11" E
100.25'

4" WIRE FENCE

1"OTF

N 32°01'25" W

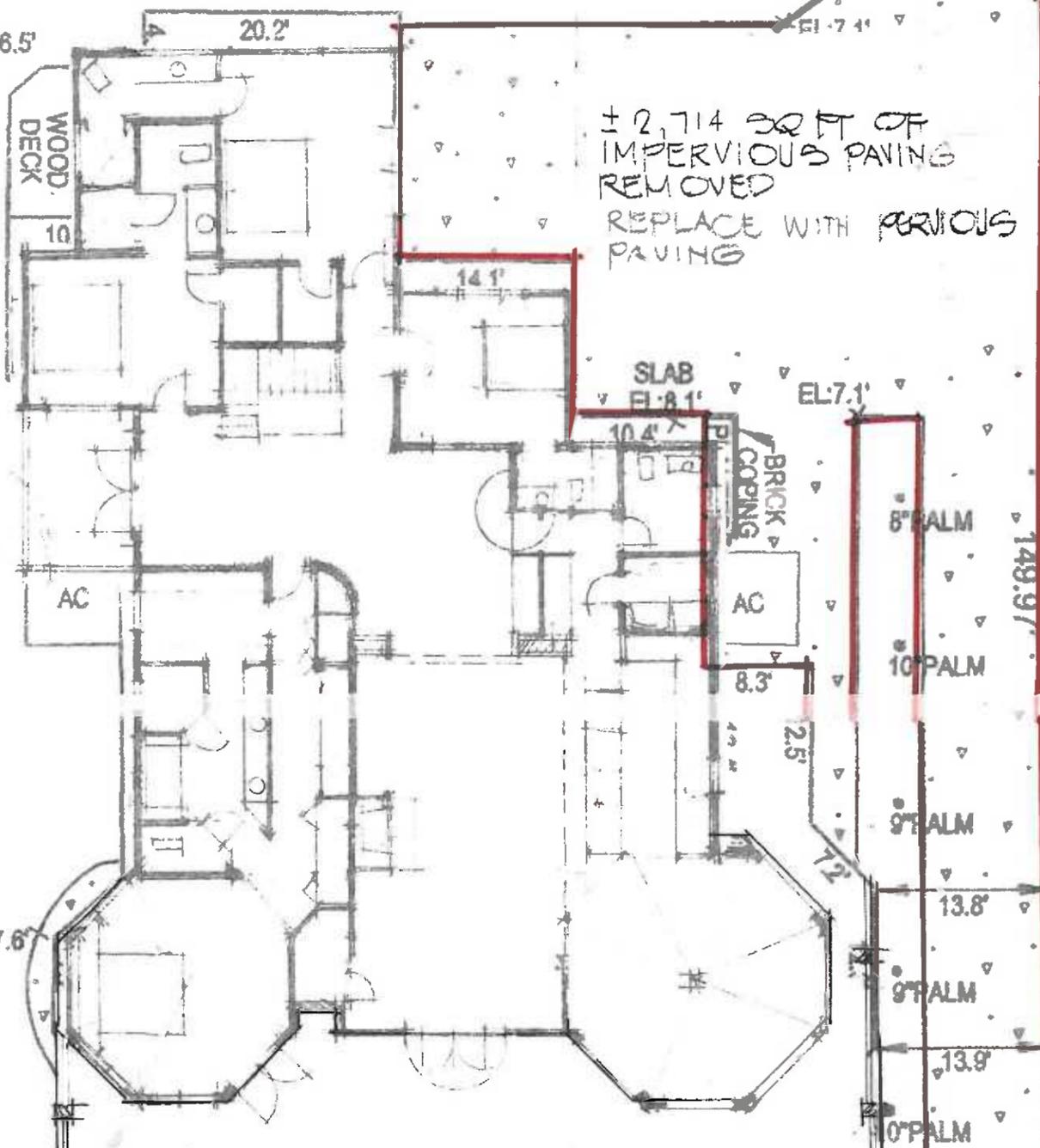
LOT 3
0.34 acres
15,011 sq ft

X EL:6.8

X EL:6.5

EL:7.4'

± 2,714 SQ FT OF IMPERVIOUS PAVING REMOVED
REPLACE WITH PERVIOUS PAVING



16" PALM

GAS TANK

S 31°55'41" E
149.97'

8" PALM

10" PALM

9" PALM

9" PALM

10" PALM

EL:7.6'

FORCH & STAIR
9'-0" x 64'-6"

VARIANCE

BLDG. SET BACK

3'-9"

DRIVEWAY OVER
PROPERTY LINE
BY 4'-0"

19.87'

15'-0"

11'-3"



EL:7.3'

11" PALM

BRICK

100.00'

± 1,500 SQ FT OF IMPERVIOUS SURFACE REMOVED

11" PALM

S 58°10'42" W

+/- 200.0' TO
STA 30TH STREET

EL:7.0'

EL:7.0'

EL:7.0'

EL:7.2'

EL:7.2'

EL:7.3'

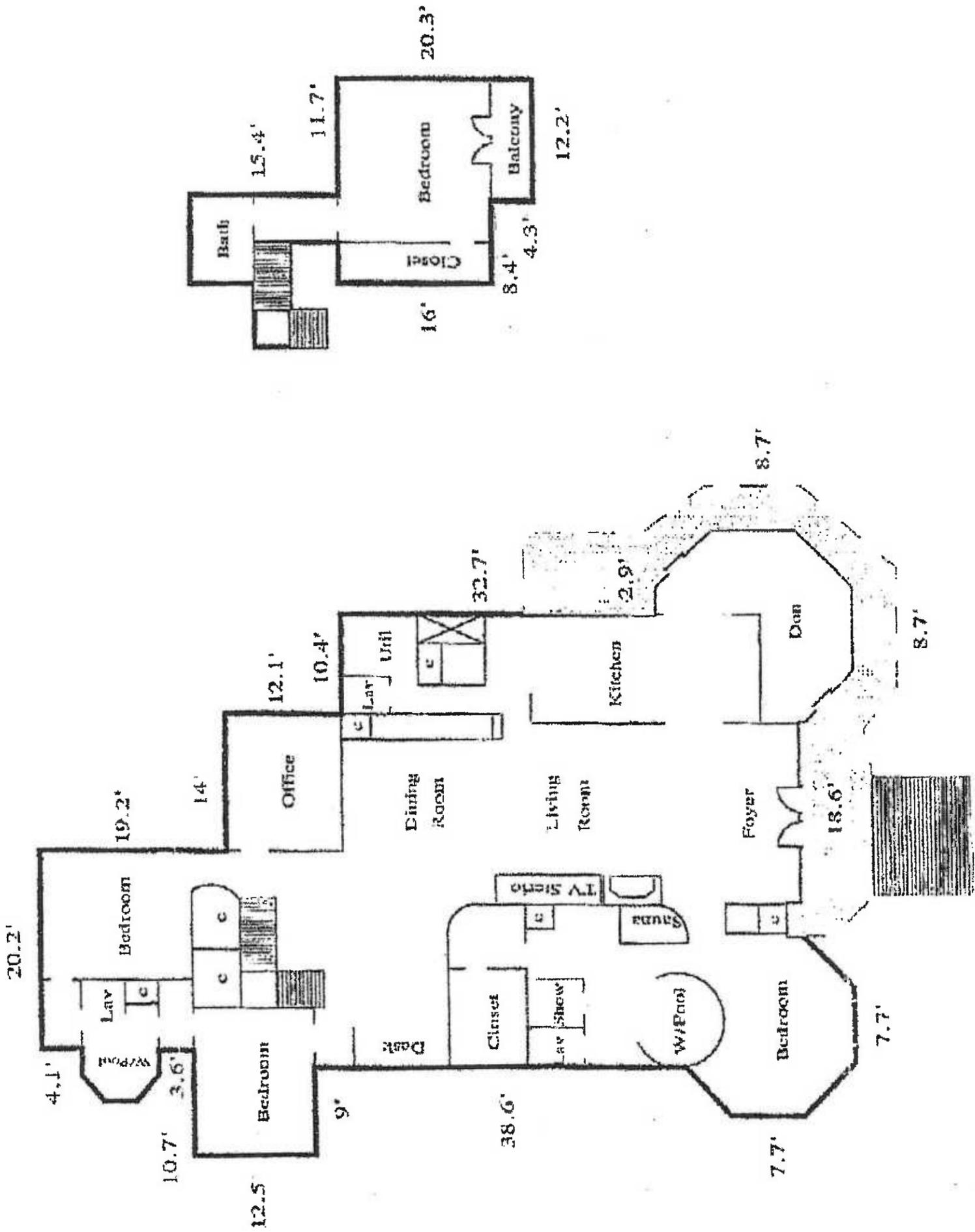
ADDRESS IS No. 3014

MARSHALL BOULEVARD (60' R/W)

SKETCH ADDENDUM

File No. TFM2014-010
Case No.

Borrower Single Family Residence at						
Property Address 3014 Marshall Boulevard						
City	Sullivans Island	County	Charleston	State	SC	Zip Code 29482
Lender/Client Robin A. Weidberg			Address 3014 Marshall Boulevard, Sullivans Island, SC 29482			

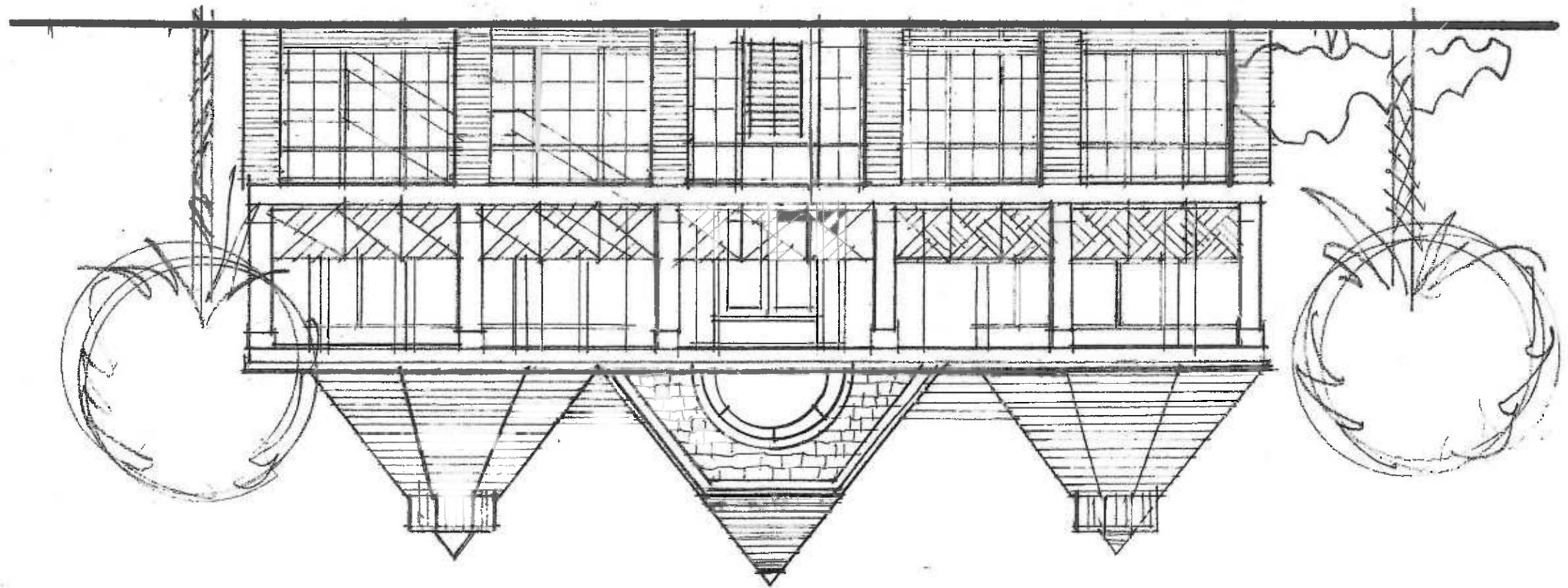


IMPROVEMENTS SKETCH

3014 MARSHALL BLVD SULLIVAN'S ISLAND

U811=1-011 11/13/14

ELEVATION FROM THE SOUTH







3014 Marshall Blvd

FINAL SUBMITTAL CHECKLIST

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: 910 MIDDLE STREET

Submittal Date:

Meeting Date: 15 DEC. 2014

Requested Approval: Conceptual Preliminary Final

Final Review: All Applicants are strongly encouraged to submit for Conceptual Review prior to submitting for Final Review. Only the simplest of requests is likely to pass final review without having first received Conceptual Approval. Please submit all items as requested. **Incomplete submittals will be returned to the applicant and the project will not be part of the meeting Agenda.**

The following items shall be included in the Final Submittal:

- Application fee (*checks payable to Sullivan's Island Design Review Board*)
- Completed Application to Sullivan's Island Review Board form (**FORM A**)
- Completed Sullivan's Island DRB Request for Review form (**FORM B**)
- Completed Zoning Standards Compliance Worksheet (**FORM C**)
- Eleven (11) sets of Drawings, 11" x 17" size. 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 Section 21-24
 - OCRM Critical Lines, if applicable
 - Trees
 - Location of HVAC/ Equipment stands and electrical meter
 - Driveways, guest parking, garage back-up areas
 - 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
 - Floor Plans [1/8" = 1'-0" scale], with the following requirements:
 - Exterior dimensions for exterior walls and porches
 - 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.
 - 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.
 - Elevations must be rendered with shadows depicting roof and / or deck overhangs, changes in wall plane, or massing. Devoid of any graphically
 - Roof ridge heights and Finished Floor Elevation (FFE) and their relationship to FEMA Base Flood Elevation (BFE)
 - Additional front yard setback shown on both side elevations for clarity.
 - Optional:
 - 3-D perspective sketches and / or models are encouraged.
 - Any relevant photographs or documentation that might be descriptive.

REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: 910 MIDDLE STREET

Submittal Date: 21 NOV. 2014

Meeting Date: 15 DEC. 2014

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet:	<u>18,834</u>	sf
Lot Width:	<u>65.0'</u>	
Lot Depth:	<u>290.0'</u>	
Flood Zone / Base Flood Elevation:	<u>V(15)</u>	

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint:	<u>2065</u>	sf
Accessory Building Footprint:	<u>N/A</u>	sf
Total Principal Bldg. Coverage Area:	<u>2065</u>	sf
(Principal Building plus Accessory Structure)		

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area	<u>2065</u>	sf
Covered Porches:	<u>1202</u>	sf
Open Decks / Steps:	<u>120</u>	sf
Pool / Patio:	<u>1212</u>	sf
Drives / Walks:	<u>(PERMEABLE)</u>	
Other Impervious Coverage	<u>N/A</u>	sf
Total Impervious Coverage	<u>4606</u>	sf

Sec. 21-27 Principal Building Square Footage

First Floor	<u>2065</u>	sf
Second Floor	<u>2362</u>	sf
Third Floor	<u>N/A</u>	sf
Accessory Building	<u>N/A</u>	sf
Total Principal Building Square Footage:	<u>4427</u>	sf
(Principal Building plus Accessory Structure)		

EXTERIOR MATERIALS

(REQUIRED FOR PRELIMINARY AND FINAL SUBMITTALS ONLY)

* REQUIRED FOR ALL PROJECTS WITHIN HISTORIC DISTRICT AND / OR THOSE HOMES DESIGNATED HISTORIC OUTSIDE OF THE HISTORIC DISTRICT

Foundation: STUCCO ON MASONRY + WOOD SLATS

Walls: STUCCO ON MASONRY

Trim: STUCCO ON MASONRY

Roof: LIVING / LOW-SLOPE

Windows: LOW-PROFILE STEEL

Doors: LOW-PROFILE STEEL
(POSS. WOOD FRONT DOOR)

Sec. 21-111 Standards of Neighborhood Compatibility

NOTE: Particular attention will be paid to the Standards of Neighborhood Compatibility. Please include a narrative addressing these standards or be prepared to address in depth at presentation. If including narrative, please use the following sheet.

(check all that apply)

Narrative attached

Will discuss at presentation

Not Applicable

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address:

910 MIDDLE STREET

Submittal Date:

21 NOV. 2014

Meeting Date:

15 DEC. 2014

		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in FL/ Sq. Ft.	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
SETBACKS	A	21-22 Front Setback	25 feet	✓	15% (3.75')			
	B	21-22 Additional Front Yard Setback	45° above 20'	✓	15%			
	C	21-22 Side Setback	Per lot; Enter Result: <u>10</u> min.; <u>27</u> comb.	*	25%	6.5' (MAX.)	24%	
	D	21-22 Side Setback 2nd Floor Setback	2 feet	*	100%			
	E	21-22 Rear Setback	25 feet	✓	None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>2797</u> sf	✓	20% _____ sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>4606</u> sf	✓	20% _____ sf			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>3764</u> sf	*	25% <u>941</u> sf	663	18%	4427
	I	21-28 Third Story	as per formula: Enter Result _____ sf	✓	15% _____ sf			
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result _____ sf	✓	100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result _____ sf	✓	100%			
	L	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots	✓	Adjust for Neighborhood Compatibility			
	M	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor	✓	1 foot			
	N	21-32 Foundation Enclosure	Check Ordinance		Adjust for Neighborhood Compatibility			
	O	21-34 Site Lighting	Check Ordinance		Adjust for Neighborhood Compatibility			

Memorandum

To: Sullivan's Island Design Review Board
CC: Joe Henderson, Randy Robinson
From: Michael and Stacey Koon
Date: 11/17/2014
Re: 910 Middle St., Application for Final Approval

This memo is intended to serve as an executive summary of the changes made to the application previously submitted to and discussed by the Board on October 15th. A full presentation of the revised application will be made at the December 15th Board meeting.

Background

This is an application for variances to build a single-family home to replace a non-historic structure near the Point on a street-to-street lot between Middle and Osceola Streets.

On October 15th, the Board granted preliminary/conceptual approval to our application for variances in total heated square footage, side setback and second floor setback relief, with qualifications. The Board indicated that we were to consider the feedback received at that meeting and address the concerns raised at that time before submitting a request for final approval. We elected not to immediately resubmit for the November meeting, opting instead to carefully review our plans using the transcript of the October 15th meeting, and taking advantage of additional advice and assistance received from town staff (Joe Henderson and Randy Robinson).

What follows is an overview of the feedback we received and our responses to it as reflected in the revised submission accompanying this memo.

The Revised Submission

The chart below attempts to group the feedback we received into subject matter categories, paired with short descriptions of the responses made to that feedback in the revised submission. We attempted to prioritize the feedback based on the

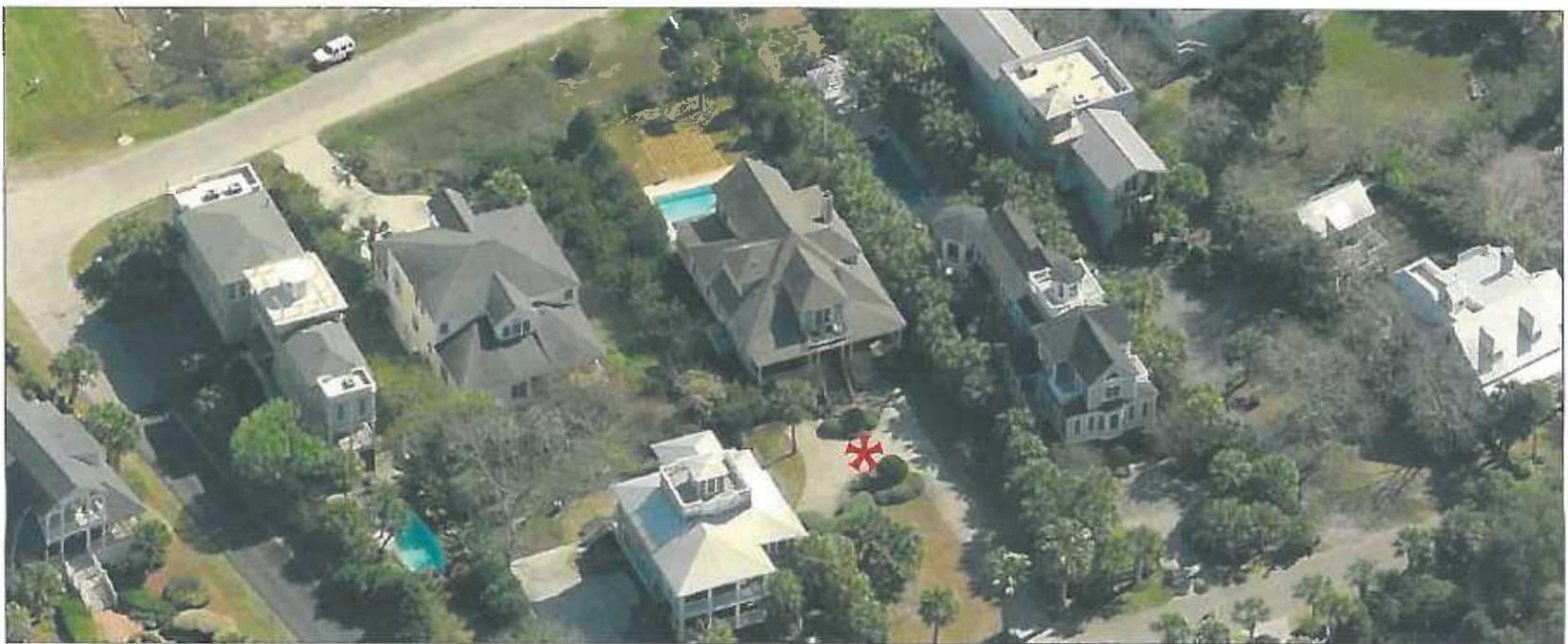
frequency with which the points were made at the meeting and the amount of time spent discussing each issue.

Feedback Received	Responses in Revised Submission
Rear elevation "softening"	<p>Re-designed the portico roofline by lowering the two segments nearest the neighbors and creating a break in the roofline that is the inverse of the front façade</p> <p>Reduced the dimensions of the portico columns by approx. 30%</p> <p>Eliminated glass railings and substituted metal railings with strong horizontal lines</p> <p>Added wood material to the faces of porticos (wood will complement the screening on the ground floor and on the roof HVAC enclosure)</p>
Other "softening"	<p>Replaced the parapet wall around the HVAC equipment on the roof with a wood slat enclosure set back from sides of the structure approx. 8 feet</p> <p>Eliminated glass railings and substituted metal railings with strong horizontal lines on both sides of the structure</p> <p>Added wood material to faces of porches (wood will complement the screening on the ground floor and on the roof HVAC enclosure)</p>
37 foot high wall located at point of minimum side setback	<p>Reduced the height of walls along the entire length of the two wall segments at minimum setback points from 37 feet to 33 feet (approx. 10% height reduction; approx. 140 sq. ft. reduction in wall structure at points of minimum side setback)</p>
Size/scale inconsistent with what	Conducted site plan reviews and visual

<p>expected on lot; lack of "sympathy" with neighboring properties</p>	<p>surveys of surrounding properties for setback and height details</p> <p>Created "ground truth" renderings to show appearance of structure from 1) Middle Street, 2) Osceola Street, and 3) the Waterway at marsh edge near the house</p>
<p>Protection of windows from water encroachment</p>	<p>Added masonry articulation on all four sides of window openings where not protected by porches</p>
<p>Preferred location for any maximum height walls is in center of lot/structure</p>	<p>Only portion of structure built to maximum allowable height is in center of property/structure at the front elevation</p>
<p>Encroachment into neighbors' views or creation of shadows in neighbors' properties</p>	<p>Evaluated sun study but rejected when initial indications were that existing green barriers essentially mooted shadowing impact of structure on adjoining properties</p> <p>Revised submission includes clarification of existing landscape conditions and proposed supplementation</p>



VICINITY MAP (NOT TO SCALE)



AERIAL VIEW (NOT TO SCALE)

ZONED: 101 - RESID-SFR
 FLOOD ZONE: 'VE15+16'
 (GRADE @ ±7.0')
 T.M.S.#: 523-06-00-021
 GOVERNING CODE: IRC2012

910 MIDDLE STREET TMS #523-06-00-021

FINAL SUBMITTAL
 (NEW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE)

SUMMARY OF SUBMITTAL:

1. REQUESTING REVIEW OF PROPOSED DESIGN FOR NEW CONSTRUCTION, SINGLE-FAMILY RESIDENCE (TO REPLACE EXISTING, NON-HISTORIC RESIDENCE).
 NOTE: REVISIONS SINCE PRELIMINARY APPROVAL WAS GRANTED INCLUDE:
 - 1.1. REDUCTION IN HEIGHT OF MASONRY WALLS @ REAR OF BUILDING (REMOVAL OF MASONRY PARAPET WALL)
 - 1.2. ARTICULATION (EXTRUDED MASONRY SURROUNDS) @ WINDOW OPENINGS
 - 1.3. ADDITION OF WOOD ELEMENTS @ PORCHES (TRELLIS AT SIDE PORCH, SCREEN @ ROOFTOP MECHANICAL AREA, PORCH STRUCTURE)
 - 1.4. NARROWING OF REAR PORCH COLUMNS & PORCH ROOFLINE ADJUSTMENTS
 - 1.5. CLARIFICATION OF CONTEXT AND LANDSCAPE ELEMENTS
2. REQUESTING RELIEF AS FOLLOWS:
 - 2.1. HEATED SQUARE FOOTAGE: MAX. 3,764sf PER ORDINANCE; SEEKING 18% RELIEF TO PERMIT 4,413sf.
 - 2.2. SIDE SETBACKS: 27' (TOTAL) REQUIRED; SEEKING 24% RELIEF FOR A TOTAL OF 20.6' (10' AND 10.6'). NOTE THAT MAX. RELIEF IS REQUESTED ONLY FOR A MINOR PORTION OF THE FOOTPRINT - SEE 0.2 FOR DETAILS.
 - 2.3. SEEKING RELIEF FROM 2ND FLOOR SETBACK GUIDELINE DUE TO NATURE OF PROPOSED BUILDING MATERIAL (AND MINIMAL VISIBILITY OF SIDE ELEVATIONS).

DRAWING SCHEDULE		
PHOTOS	A-0.0	TITLE SHEET
	PH-1.1	PHOTOS (Context)
	PH-1.2	PHOTOS (Context)
	A-0.1	EXISTING SITE LAYOUT
	A-0.2	PROPOSED SITE LAYOUT
	A-1.1	GROUND FLOOR PLAN
	A-1.2	FIRST FLOOR PLAN
	A-1.3	SECOND FLOOR PLAN
	A-1.4	ROOF PLAN
3-D VIEWS	R-1.1	RENDERINGS, IN CONTEXT
	R-1.2	RENDERINGS, w/notes
	R-1.3	RENDERINGS, IN CONTEXT
	A-2.1	FRONT ELEVATION
	A-2.2	SIDE ELEVATION (RIGHT)
	A-2.3	REAR ELEVATION
	A-2.4	SIDE ELEVATION (LEFT)

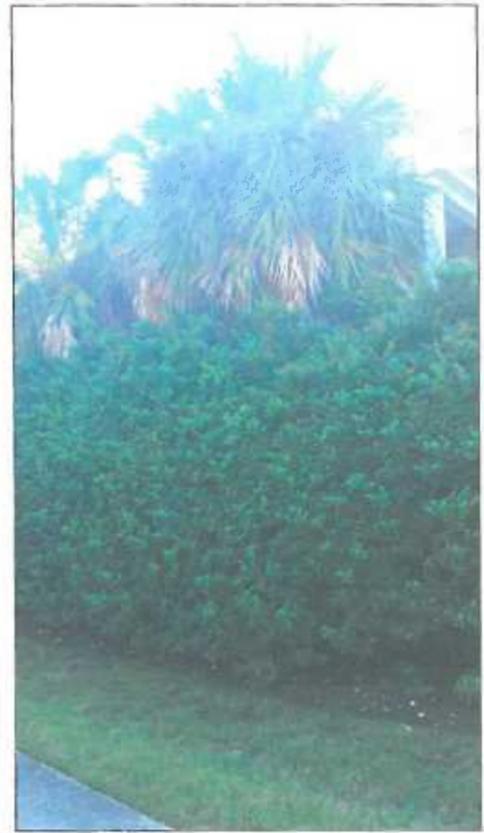
NOTE VEGETATIVE WALL @ PROPERTY LINE

NOTE: PROPOSED REAR SETBACK: 93'



NOTE: PROPOSED FRONT SETBACK: 112'

NOTE VEGETATIVE WALL @ PROPERTY LINE



A VIEW FROM OSCEOLA TOWARD NORTH SIDE ELEVATION

B CURRENT SOUTH SIDE SETBACK + VEGETATIVE SCREEN CONDITION

C VIEW TOWARD 912 MIDDLE FROM FRONT DRIVE AREA



FROM OSCEOLA AVENUE



FROM MIDDLE STREET



FROM MIDDLE STREET

JULIA F MARTIN ARCHITECTS

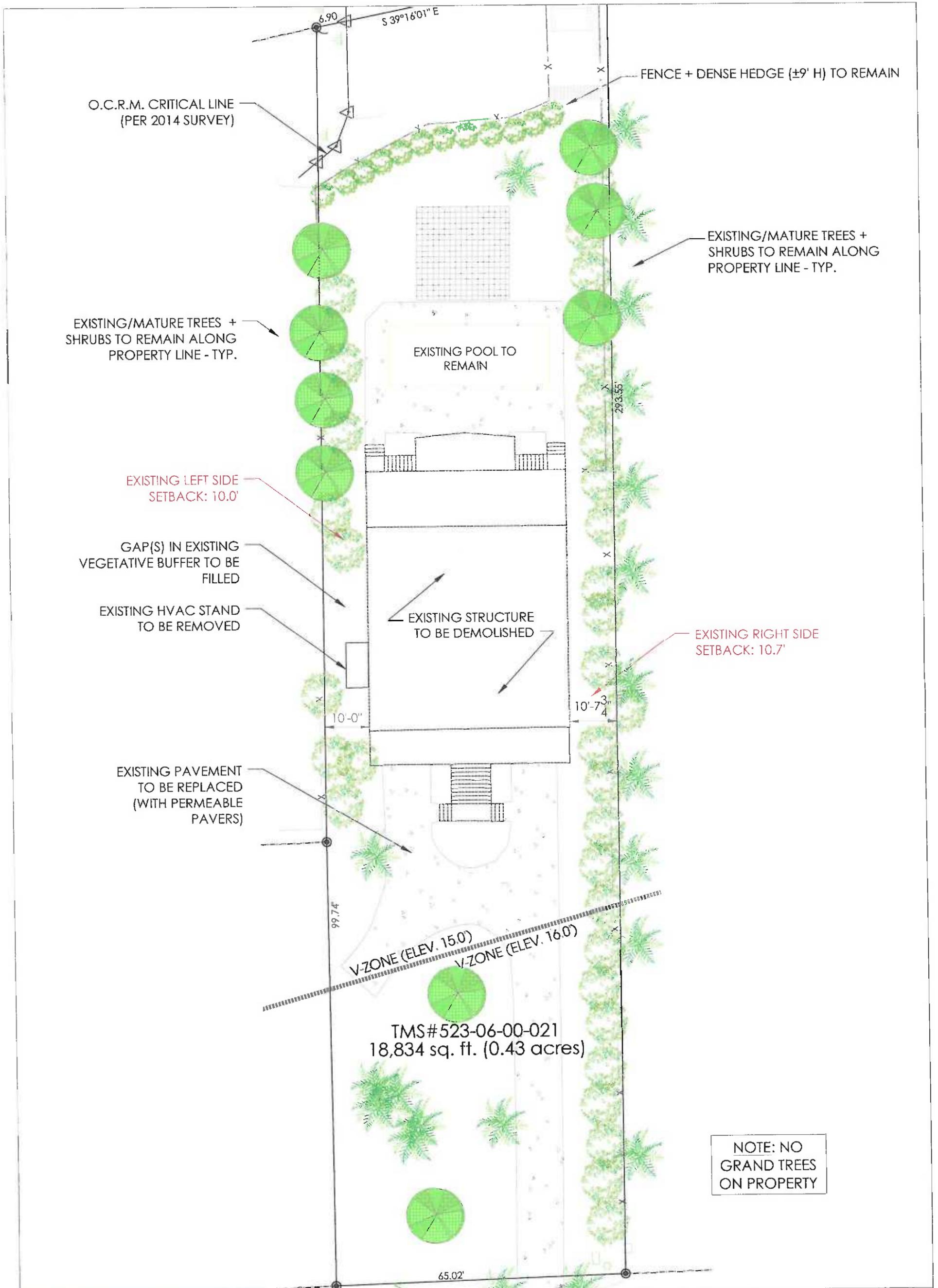
210 RUTLEDGE AVENUE, 2ND FLOOR • CHARLESTON, SC 29403
P 843.772.0775 WWW.JFMARTINARCHITECTS.COM

NEW SINGLE FAMILY HOME

910 MIDDLE STREET
SULLIVAN'S ISLAND, SOUTH CAROLINA

CONTEXT CLARIFICATION

PH-1.2



NOTE: NO GRAND TREES ON PROPERTY

RENDERINGS (in actual context)



FROM OSCEOLA AVENUE



FROM MIDDLE STREET

JULIA F MARTIN ARCHITECTS

210 RUTLEDGE AVENUE, 2ND FLOOR • CHARLESTON, SC 29403
P. 843.577.3275 WWW.JFMARCHITECTS.COM

NEW SINGLE FAMILY HOME
910 MIDDLE STREET
SULLIVAN'S ISLAND, SOUTH CAROLINA

3D RENDERINGS

R-1.1

REAR ELEVATION: CHANGES SINCE PRELIMINARY REVIEW



PREVIOUS, FOR REFERENCE

MASONRY WALL HT. LOWERED ±3.0' @ HEATED SPACE BEYOND

WOOD TRELLIS ADDED @ UPPER SIDE PORCH

PORCH COLUMNS - WIDTH REDUCED 30%

WOOD CEILING FINISH INDICATED

HT. OF SIDE PORCH BAYS LOWERED SLIGHTLY, CENTRAL BAY RAISED, TO ECHO FRONT ELEVATION

CHANGE FROM GLASS GUARDRAILS TO BRONZE/METAL HORIZONTAL BAR RAILING



EXISTING FENCE+ HEDGE TO REMAIN

EXISTING MATURE VEGETATION @ SIDE PROPERTY LINES TO REMAIN

REAR SETBACK: 96.0'

NOTE: REVISIONS + CLARIFICATIONS NOTED IN RED - TYP.

