

MICHAEL PERKIS
MAYOR

TOWN OF SULLIVAN'S ISLAND

ANDY BENKE
TOWN ADMINISTRATOR



TOWN COUNCIL
JERRY KAYNARD, MAYOR PRO TEM
CHAUNCEY CLARK
HARTLEY COOPER
SUSAN MIDDGAUGH
PATRICK O'NEIL
MARY JANE WATSON

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

Wednesday, June 18, 2014 - 6:00 P.M.
Town Hall

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES FROM MAY 21, 2014
- C. CERTIFICATES OF APPROPRIATENESS – HISTORIC PROPERTIES
 - 1. 2830 Middle Street: Heather Wilson, applicant, requests final design review and approval of a Board of Zoning Appeals issued Historic Special Exception in accordance with the Z.O. Section 21-20. (TMS# 529-07-00-071)
 - 2. 1102 Osceola Avenue: Beau Clowney Design, applicants, request conceptual approval of a home relocation and several structure modifications for an existing Sullivan's Island Landmark. (TMS# 523-07-00-070)
- D. CERTIFICATES OF APPROPRIATENESS – NON HISTORIC PROPERTIES
 - 1. 1802 Back Street: Bill Huey and Associates, applicants, request preliminary design review and approval for a new single-family detached home. Relief is requested from the design standards for the structure's second story side setback, principal building square footage, and principal building coverage. (TMS# 529-05-00-077)
- E. PUBLIC INPUT
- F. ADJOURN

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: 2830 Middle St

Submittal Date: 5-23-2014

Meeting Date: 6-18-2014

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet: 22,005 sf
Lot Width: 105
Lot Depth: 209
Flood Zone / Base Flood Elevation: AET4

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint: 2,116 sf
Accessory Building Footprint: 1,184 sf
Total Principal Bldg. Coverage Area: 3,300 sf
(Principal Building plus Accessory Structure)

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area: 3,644 sf
Covered Porches: 1,104 sf
Open Decks / Steps: 623 sf
Pool / Patio: 630 sf
Drives / Walks: _____ sf
Other Impervious Coverage: _____ sf
Total Impervious Coverage: 6,001 sf

Sec. 21-27 Principal Building Square Footage

First Floor: 2,116 sf
Second Floor: 801 sf
Third Floor: _____ sf
Accessory Building: 1,184 sf
Total Principal Building Square Footage: 4,101 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: piers w/ strucco
Walls: cedar shake & lap
Trim: wood

Roof: SV
Windows: clad wood
Doors: wood

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:
 Submittal Date:
 Meeting Date:

2830 Middle St.
May 23, 2014
June 18, 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') | | | |
| | B | 21-22 Additional Front Yard Setback | 45° above 20' | ✓ | 15% | | | |
| | C | 21-22 Side Setback | Per lot; Enter Result: <u>15</u> min.; <u>40</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>3301</u> sf | ✓ | 20% _____ sf | | | |
| | G | 21-26 Impervious Coverage | as per formula: Enter Result <u>6602</u> sf | ✓ | 20% _____ sf | | | |
| | H | 21-27 Principal Building Square Footage | as per formula: Enter Result <u>4101</u> sf | ✓ | 25% _____ sf | | | |
| | I | 21-28 Third Story | as per formula: Enter Result <u>0</u> 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 | <u>1 ft.</u> | <u>100%</u> | <u>2 ft.</u> |
| | N | 21-32 Foundation Enclosure | Check Ordinance | | Adjust for Neighborhood Compatibility | | | |
| O | 21-34 Site Lighting | Check Ordinance | | Adjust for Neighborhood Compatibility | | | | |

PRITCHARD RESIDENCE

INDEX

| | |
|------|--------------------|
| S1 | SITE INFORMATION |
| S2 | EXISTING SURVEY |
| S3 | PROPOSED SITE PLAN |
| | |
| A1.1 | FIRST FLOOR PLAN |
| A1.2 | SECOND FLOOR PLAN |
| A1.3 | ROOF PLAN |
| | |
| A2.1 | ELEVATION A |
| A2.2 | ELEVATION B |
| A2.3 | ELEVATION C |
| A2.5 | ELEVATION D |
| | |
| A3.1 | SECTION E |
| A3.2 | SECTION F |
| A3.3 | SECTION G |
| | |
| A4.1 | WALL SECTIONS |
| A4.2 | EXTERIOR DETAILS |



heather a. wilson
734 pite street
mt pleasant, south carolina 29413
t. 843 . 814 . 2031
ha.wilson@me.com

PRITCHARD RESIDENCE

PROJECT TITLE AND ADDRESS:
2830 MIDDLE STREET
SULLIVANS ISLAND, SC 29482

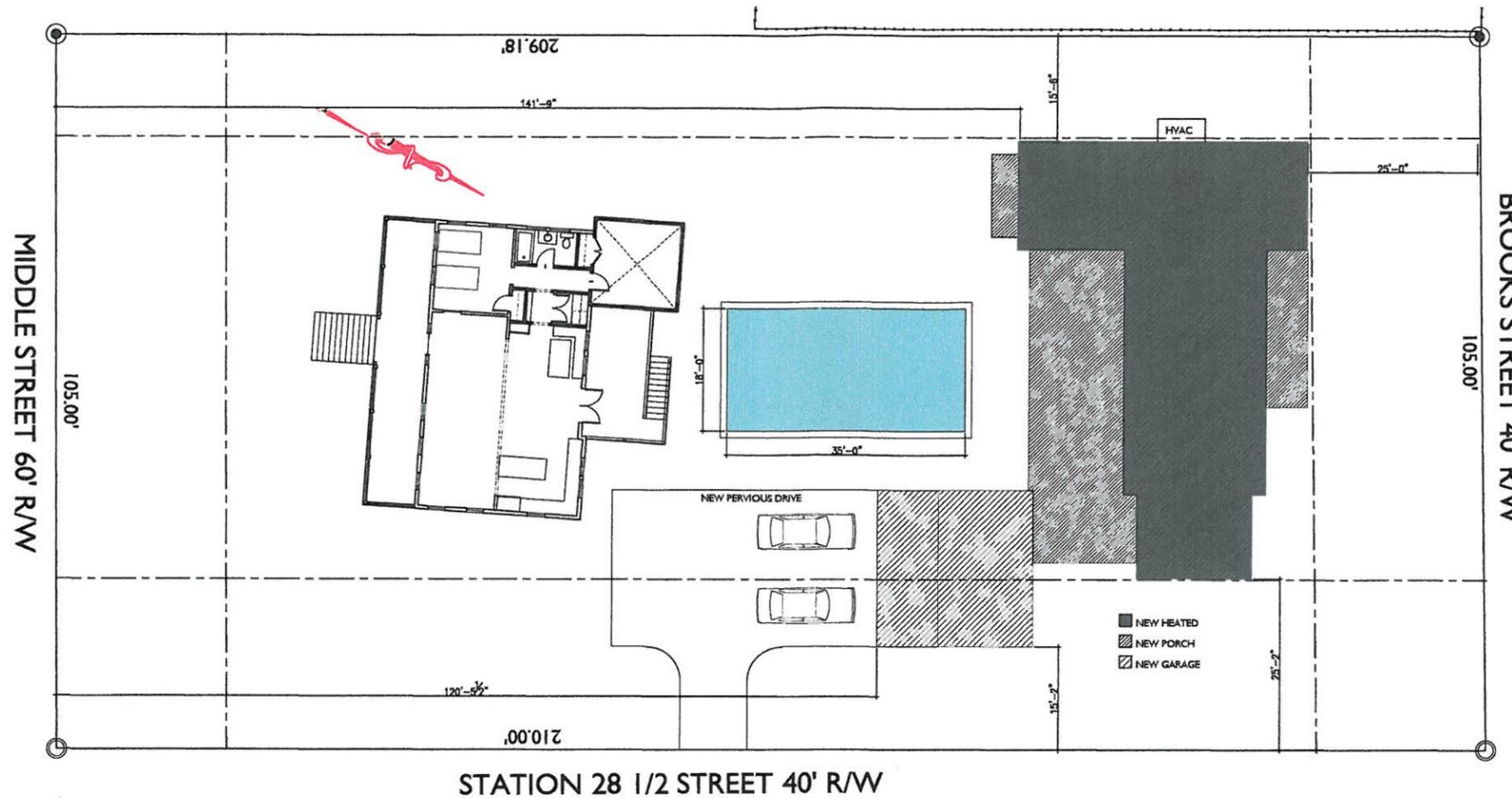
ISSUE:
PERMIT
DATE:
MAY 23, 2014
DRAWN BY:
hsw

SCALE:
NO SCALE

SHEET NO.:

C

SHEET TITLE:
cover



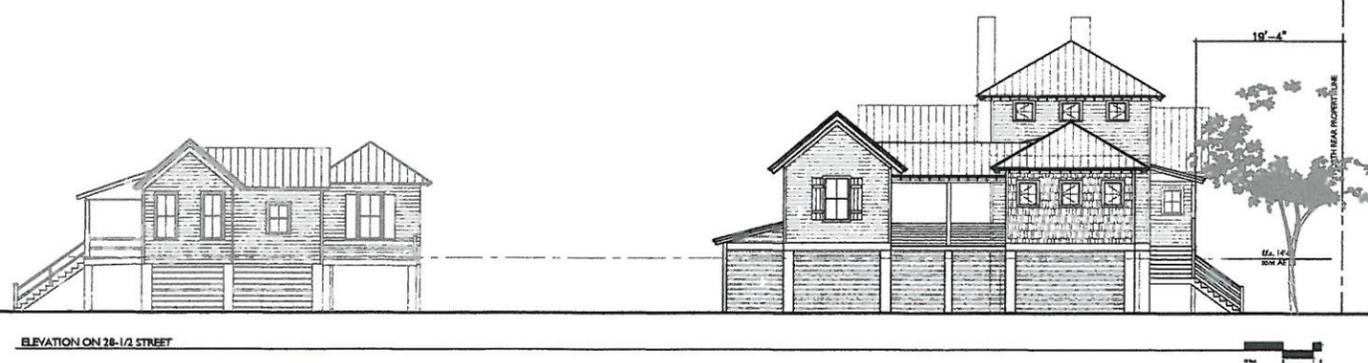
| AREA CALCULATIONS | |
|-----------------------------|-------------|
| lot area | 22,005 s.f. |
| first floor exst. cottage | 1,184 s.f. |
| first floor | 2,116 s.f. |
| principal building coverage | 3,300 s.f. |
| covered porches | 1,104 s.f. |
| decks & stairs | 623 s.f. |
| pool and coping | 630 s.f. |
| garage | 525 s.f. |
| impervious coverage | 6,001 s.f. |
| first floor exst. cottage | 1,184 s.f. |
| first floor | 2,116 s.f. |
| second floor | 801 s.f. |
| principal bldg. area | 4,101 s.f. |

principal building coverage permitted = $(22,005 \times .15)$
 principal building coverage permitted = 3,301 sf

impervious coverage area permitted = $(22,005 \times .30)$
 impervious coverage area permitted = 6,602 sf

principal building area permitted = $(22,005 - 5000) / 100 \times 10 + 2400$
 principal building area permitted = 4,101 sf

front and rear setback : 25'
 side setback = 40' total w/ a min of 15'



ELEVATION ON 28-1/2 STREET



ELEVATION ON BROOKS STREET



heather a. wilson
 734 pitt street
 mt pleasant, south carolina 29413
 t. 843 . 814 . 2031
 ha-wilson@me.com

PRITCHARD RESIDENCE

PROJECT TITLE AND ADDRESS
 2830 MIDDLE STREET
 SULLIVANS ISLAND, SC 29482

ISSUE
 DRB REVIEW
 DATE
 MARCH 21, 2014
 DRAWN BY
 haw

SCALE
 1/16"=1'-0"

SHEET NO.:

SI

SHEET TITLE:

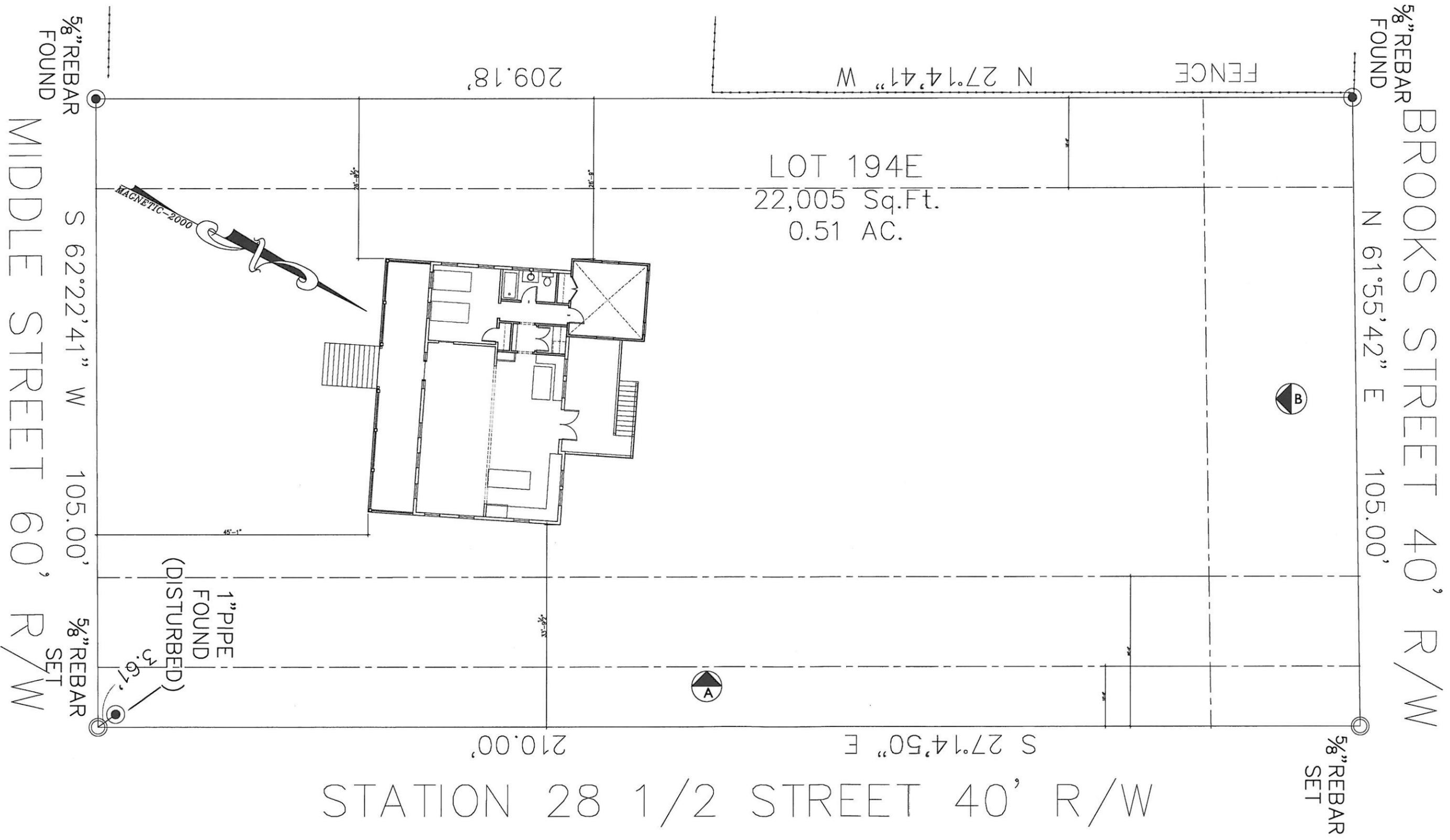


heather a. wilson
 734 pitt street
 mt pleasant, south carolina 29413
 c. 843 . 814 . 2031
 ha.wilson@jma.com

PRITCHARD RESIDENCE
 PROJECT TITLE AND ADDRESS:
 2830 MIDDLE STREET
 SULLIVANS ISLAND, SC 29482

ISSUE:
 DARB REVIEW
 DATE:
 MAY 23, 2014
 DRAWN BY:
 haw
 SCALE:
 1/16"=1'-0" on 11x17
 1/8"=1'-0" on 22x34

SHEET NO:
s2
 SHEET TITLE:
 quieting survey





heather a. wilson
 734 pitt street
 mt pleasant, south carolina 29413
 t. 843 . 814 . 2031
 ha.wilson@me.com

PRITCHARD RESIDENCE

PROJECT TITLE AND ADDRESS:
 2830 MIDDLE STREET
 SULLIVANS ISLAND, SC 29482

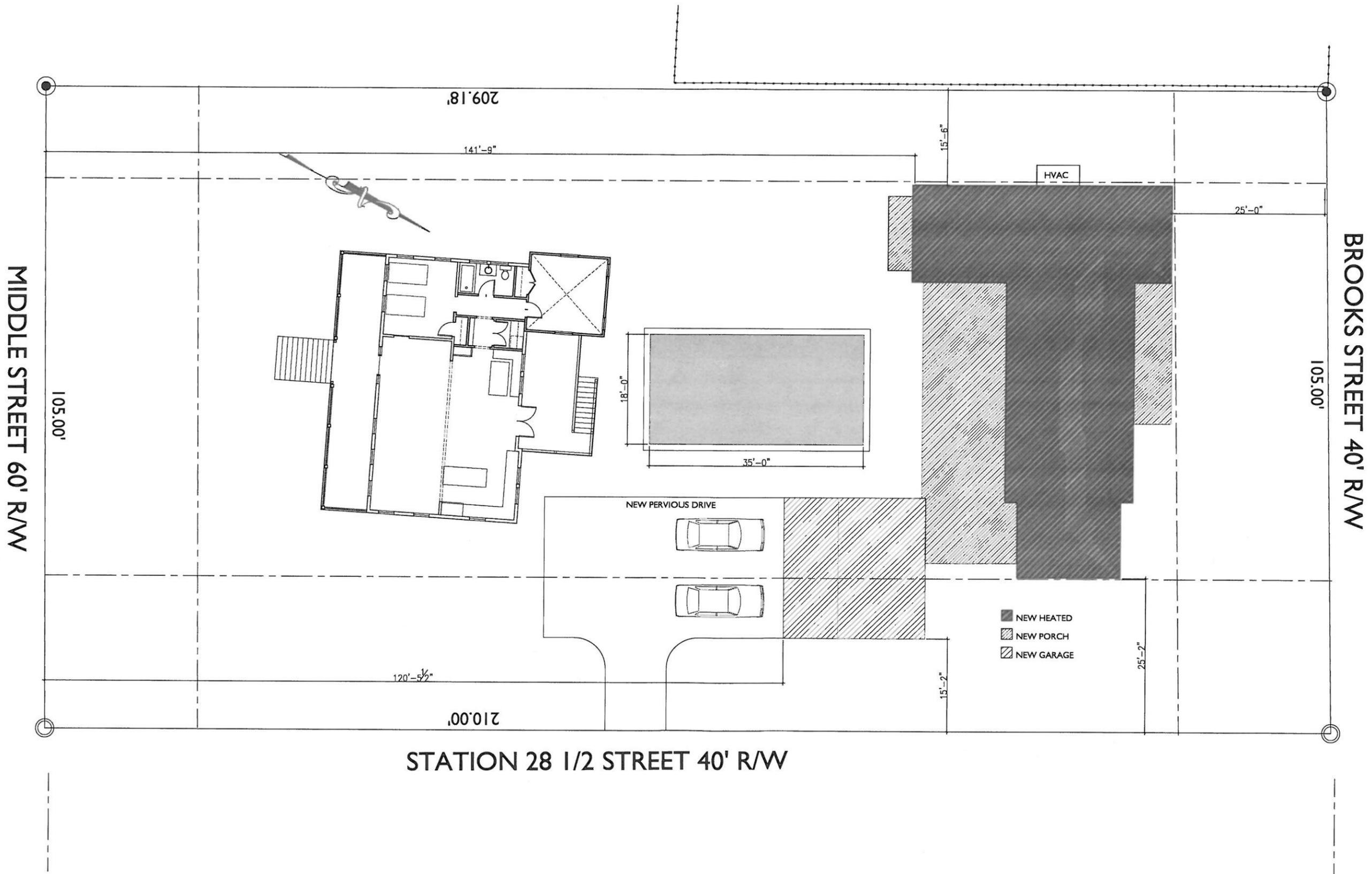
ISSUE:
 DARB REVIEW
 DATE:
 MAY 23, 2014
 DRAWN BY:
 hsw

SCALE:
 1/16"=1'-0" on 11x17
 1/8"=1'-0" on 22x34

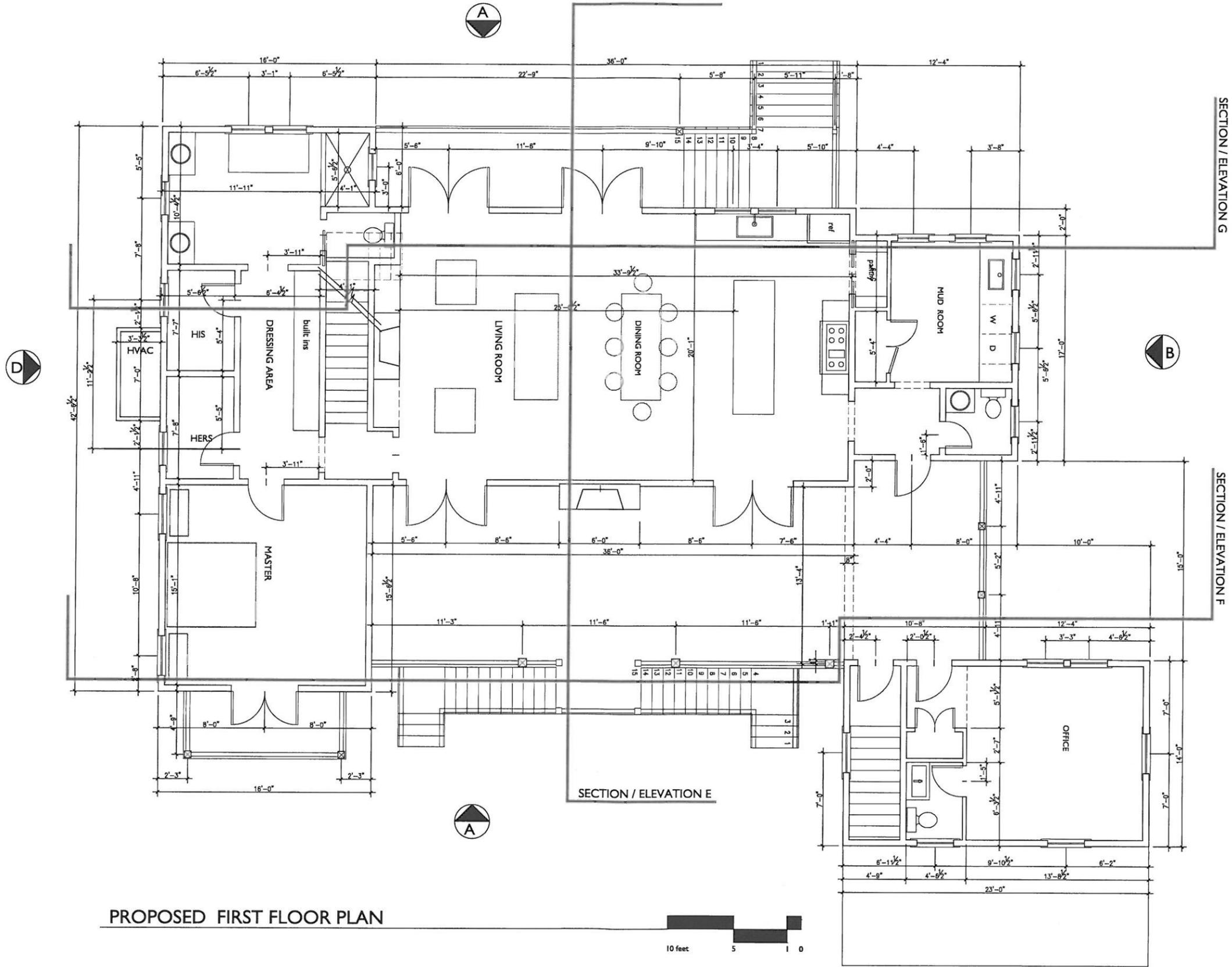
SHEET NO.:

S3

SHEET TITLE:



- NEW HEATED
- ▨ NEW PORCH
- ▩ NEW GARAGE



PROPOSED FIRST FLOOR PLAN



heather a. wilson
 734 pitt street
 mt pleasant, south carolina 29413
 t. 843 . 814 . 2031
 ha.wilson@me.com

PRITCHARD RESIDENCE
 PROJECT TITLE AND ADDRESS:
 2830 MIDDLE STREET
 SULLIVANS ISLAND, SC 29482

REVIEW:
 DRB REVIEW
 DATE:
 MAY 23, 2014
 DRAWN BY:
 haw
 SCALE:
 1/8"=1'-0" on 11x17
 1/4"=1'-0" on 22x34

SHEET NO.:
A1.1
 SHEET TITLE:



heather a. wilson
 734 pitt street
 mt pleasant, south carolina 29413
 t. 843 . 814 . 2031
 ha.wilson@me.com

PRITCHARD RESIDENCE

PROJECT TITLE AND ADDRESS:
 2830 MIDDLE STREET
 SULLIVANS ISLAND, SC 29482

ISSUE:
 DRB REVIEW
 DATE:
 MAY 23, 2014
 DRAWN BY:
 haw

SCALE:
 1/8"=1'-0" on 11x17
 1/4"=1'-0" on 22x34

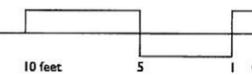
SHEET NO.:

A2.1

SHEET TITLE:
 elevations



ELEVATION A





heather a. wilson
 734 pitt street
 mt pleasant, south carolina 29413
 t. 843 . 814 . 2031
 ha.wilson@me.com

PRITCHARD RESIDENCE

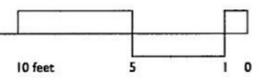
PROJECT TITLE AND ADDRESS:
 2830 MIDDLE STREET
 SULLIVANS ISLAND, SC 29482

ISSUE:
 DRB REVIEW
 DATE:
 MAY 23, 2014
 DRAWN BY:
 haw

SCALE:
 1/8"=1'-0" on 11x17
 1/4"=1'-0" on 22x34

SHEET NO:
A2.3
 SHEET TITLE:
 elevations

ELEVATION C



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

1810 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

(FORM A)

Project Address: 1102 OSCEOLA AVE
 Submittal Date: 5/23/14
 Meeting Date: 6/18/14 Parcel I.D. (TMS#): 523-07-00-070

Requested Approvals (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

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

Historic Survey #: 309

Nature of Work: (circle all that apply)

Accessory Structure Demolition Relocation Addition / Alteration New Construction

Owner's Name: JASON + KRISTEN TOMPKINS Architect / Designer: BEAU CLOWNEY DESIGN

Address: 950 MIDDLE ST Contact #: 843.722.2040
SULLIVAN'S ISLAND, SC email: ROSSRBCDESIGN@BELLSOUTH.NET

email: _____ Contractor: SEA ISLAND BUILDERS
 Contact #: _____ Contact #: 883.7430
 email: _____

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

- RELOCATION OF AN EXISTING HISTORIC HOUSE AND GUEST HOUSE
- DEMOLITION OF EXISTING NON-HISTORIC ADDITIONS
- 2,447 SF ADDITION TO HISTORIC STRUCTURE

| | | |
|--|---|-----------------------|
| I (We) submit that the above information is true to the best of My (Our) knowledge. <u>ROSS RITCHIE</u> Print Applicant's Name <u>Ross Ritchie</u> 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. <u>Jason W. Tompkins</u> | Fee Received by _____ |
| | <u>[Signature]</u> Owner's Signature | check # _____ |

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: 1102 OCEOLA AVE

Submittal Date: 5/23/14

Meeting Date: 6/18/14

BREAKDOWN OF LOT COVERAGES

Lot Information:

| | |
|------------------------------------|------------------|
| Total Lot Size in Square Feet: | <u>26,320</u> sf |
| Lot Width: | <u>7/103'</u> |
| Lot Depth: | <u>7/242'</u> |
| Flood Zone / Base Flood Elevation: | <u>VE 15</u> |

Sec. 21-25 Principal Building Coverage Area

| | |
|---|-----------------|
| Principal Building Footprint: | <u>2,949</u> sf |
| Accessory Building Footprint: | _____ sf |
| Total Principal Bldg. Coverage Area: | <u>2,949</u> sf |
| (Principal Building plus Accessory Structure) | |

Sec. 21-26 Impervious Coverage

| | |
|----------------------------------|-----------------|
| Principal Building Coverage Area | <u>2,949</u> sf |
| Covered Porches: | <u>1,082</u> sf |
| Open Decks / Steps: | <u>433</u> sf |
| Pool / Patio: | <u>1,655</u> sf |
| Drives / Walks: | _____ sf |
| Other Impervious Coverage | <u>1,777</u> sf |
| Total Impervious Coverage | <u>7,896</u> sf |

Sec. 21-27 Principal Building Square Footage

| | |
|---|-----------------|
| First Floor | <u>2,949</u> sf |
| Second Floor | <u>1,422</u> sf |
| Third Floor | _____ sf |
| Accessory Building | _____ sf |
| Total Principal Building Square Footage: | <u>4,371</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: CMU PIERS w/STUCCO

Roof: CEDAR SHAKE AND

Walls: WOOD SIDING, PAINTED

Windows: CLAD

Trim: WOOD, PAINTED

Doors: MAHOGANY

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:

1102 OSCEOLA AVE

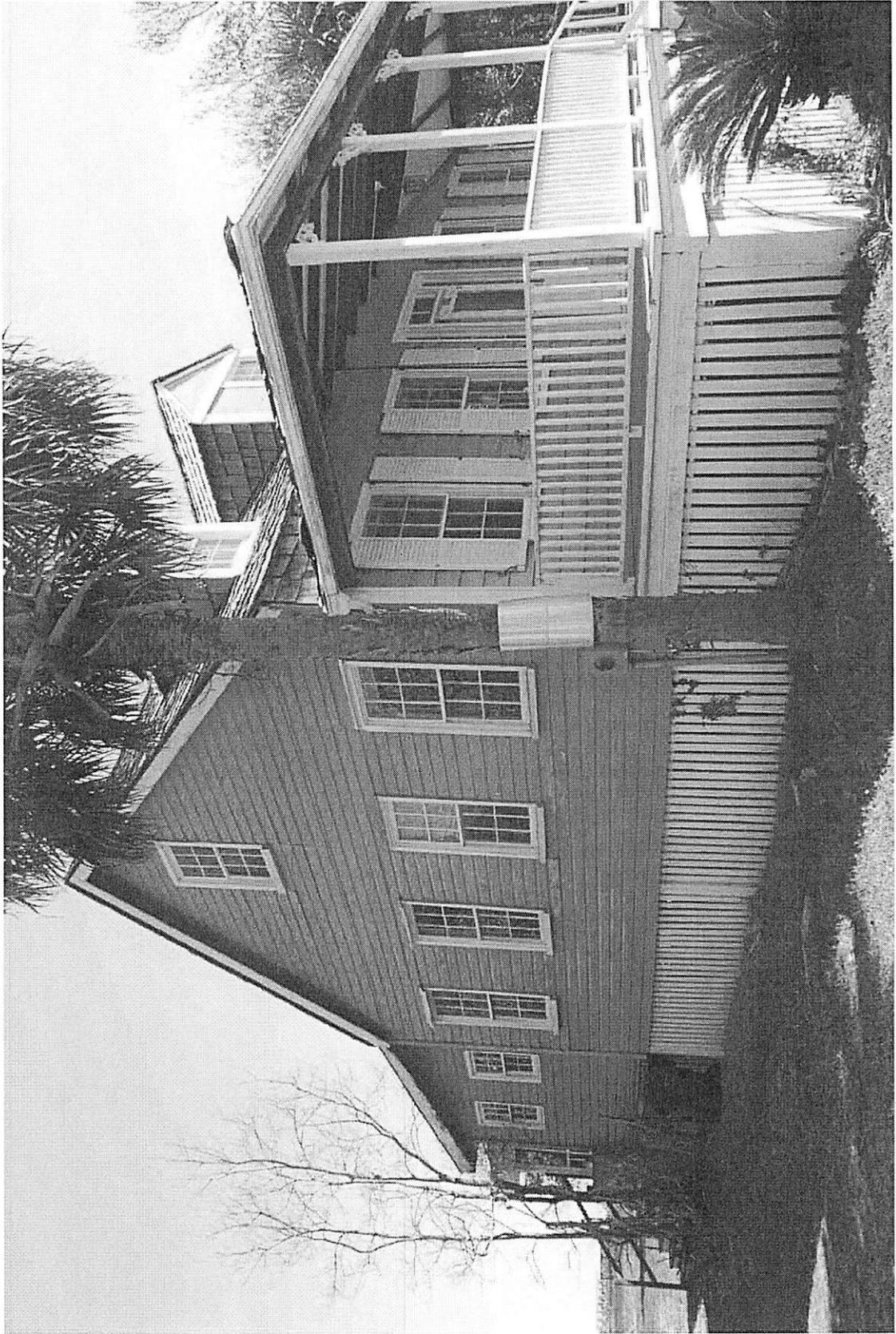
Submittal Date:

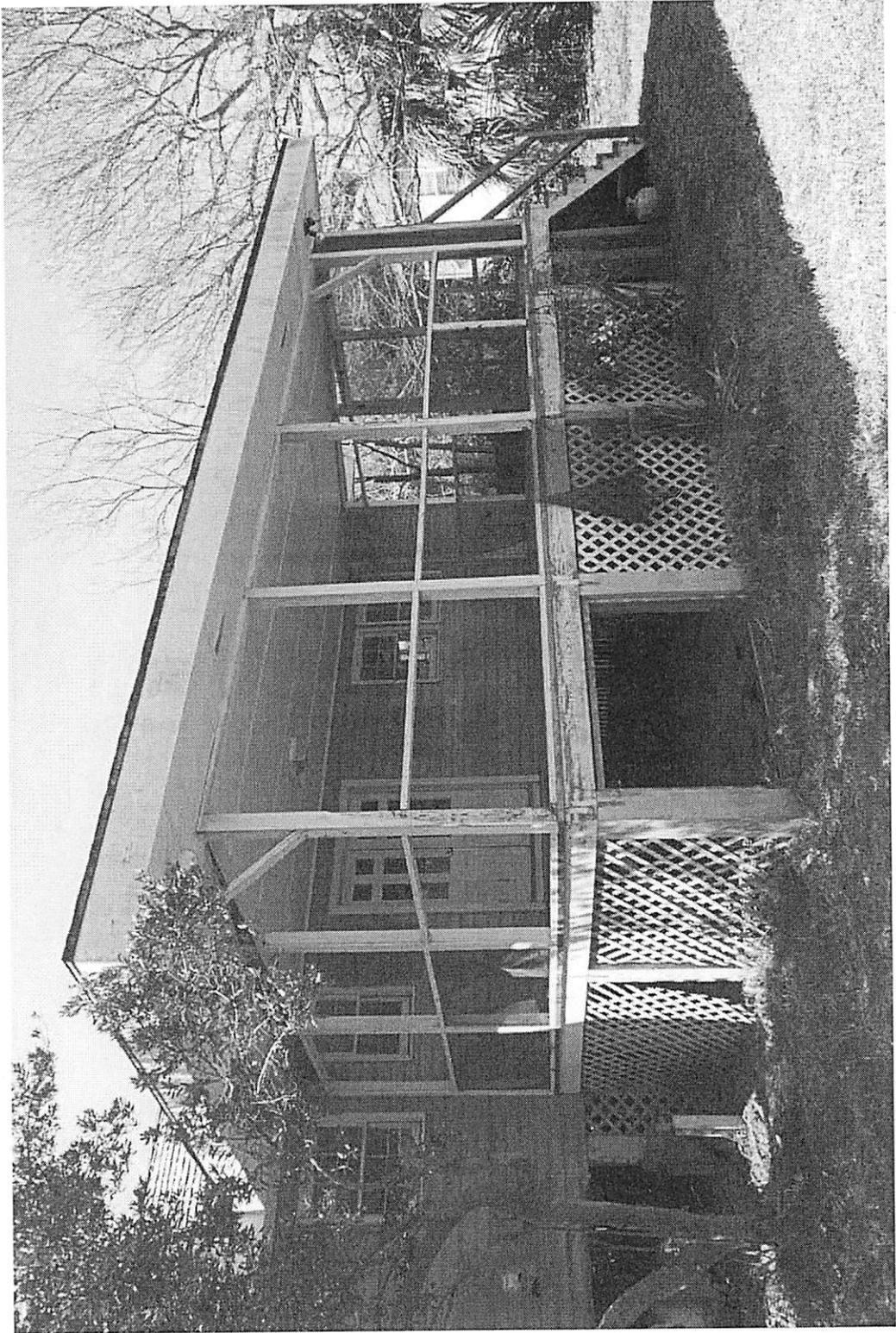
5/23/14

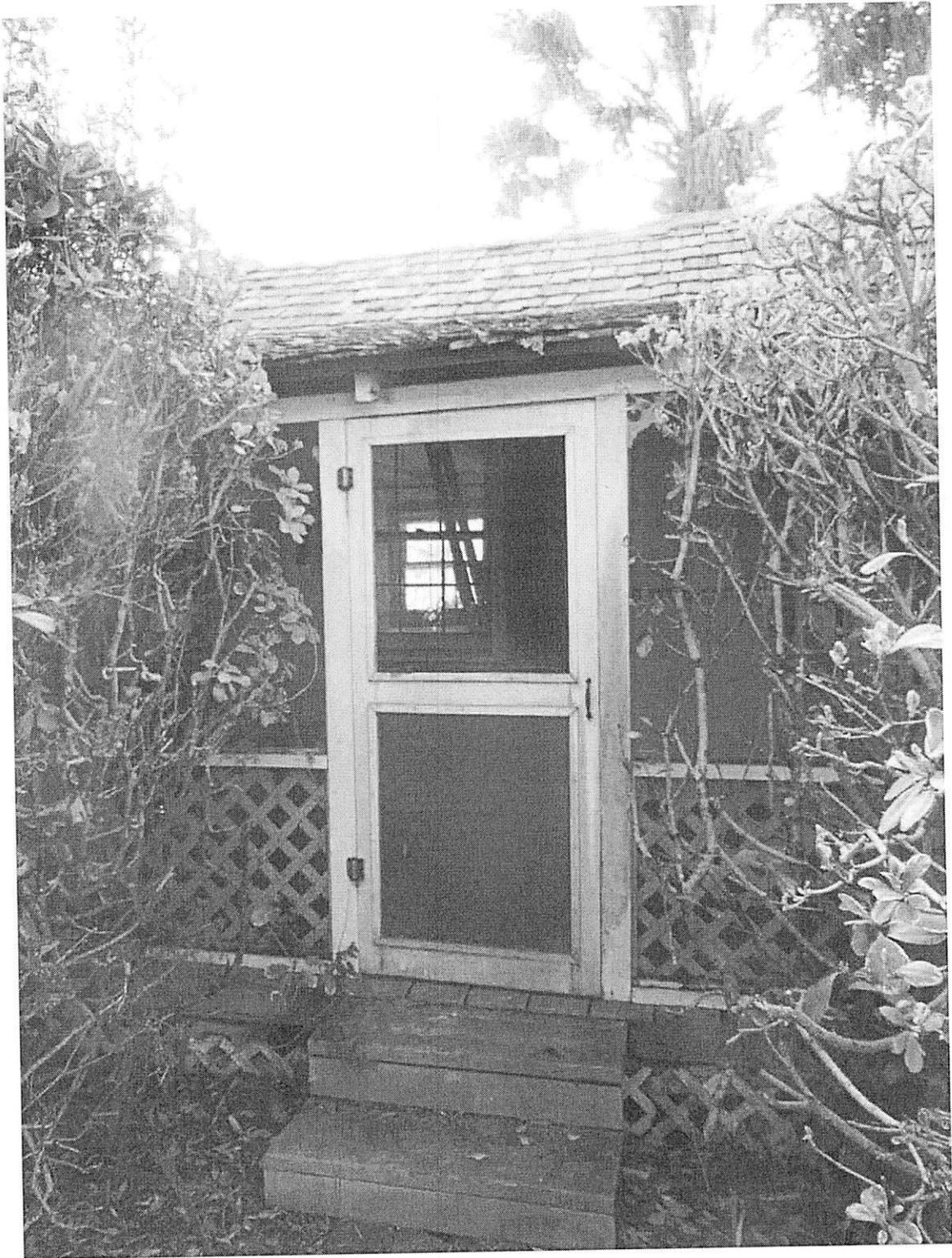
Meeting Date:

| | | 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') | | | |
| | B | 21-22 Additional Front Yard Setback | 45° above 20' | ✓ | 15% | | | |
| | C | 21-22 Side Setback | Per lot; Enter Result: <u>15'</u> min.; <u>40'</u> comb. | | 25% | 8'-2" | 20% | 15'6" + 16'4" = 51'10" COMBINED TOTAL |
| | 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>3,948</u> sf | ✓ | 20% <u>4,738</u> sf | | | |
| | G | 21-26 Impervious Coverage | as per formula: Enter Result <u>7,896</u> sf | ✓ | 20% _____ sf | | | |
| | H | 21-27 Principal Building Square Footage | as per formula: Enter Result <u>4,532</u> sf | ✓ | 25% <u>5,665</u> 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 <u>30'</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 | ✓ | 1 foot | | | |
| | N | 21-32 Foundation Enclosure | Check Ordinance | ✓ | Adjust for Neighborhood Compatibility | | | |
| | O | 21-34 Site Lighting | Check Ordinance | ✓ | Adjust for Neighborhood Compatibility | | | |

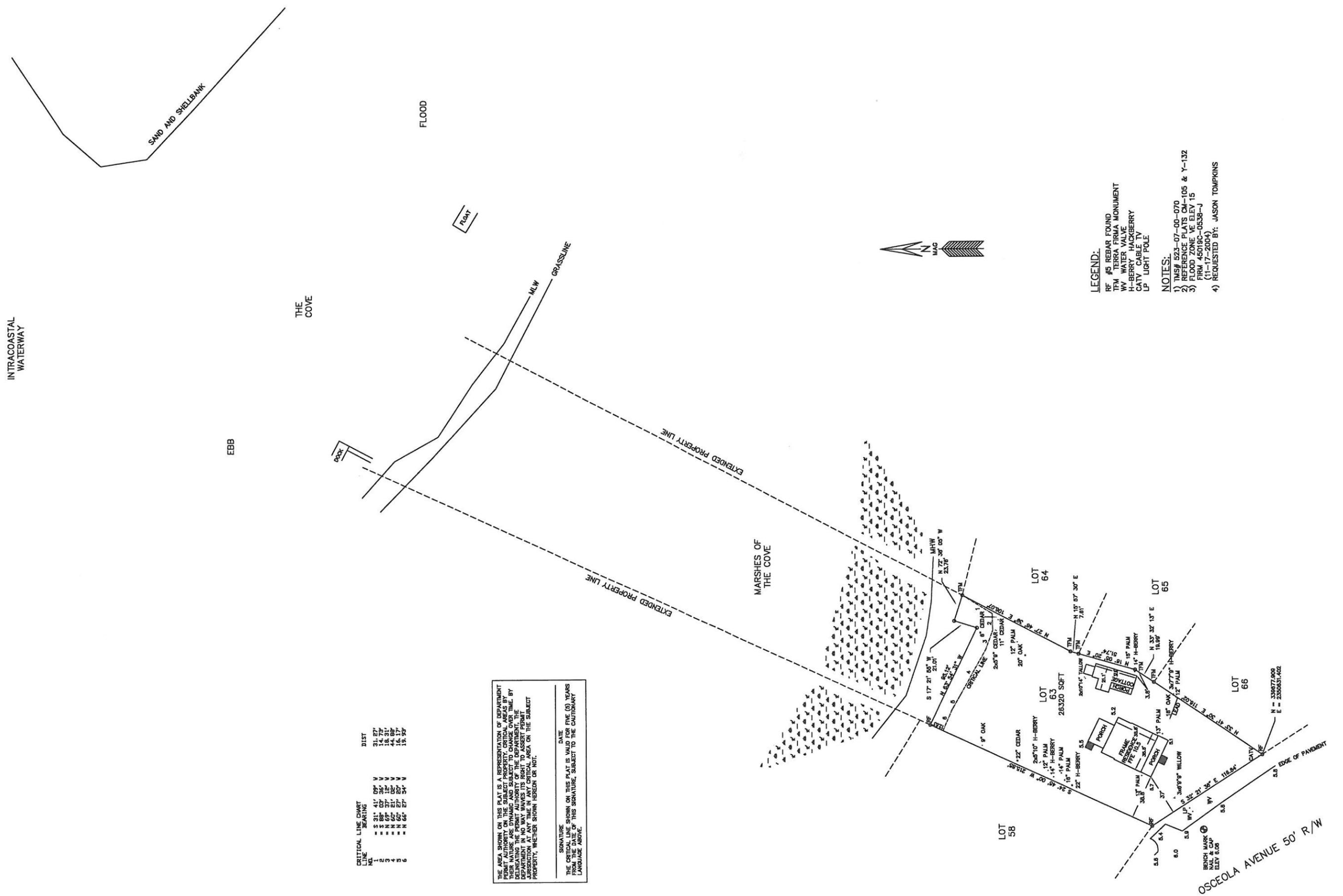












| CRITICAL LINE CHART | BEARINGS | DIST |
|---------------------|-----------------|--------|
| 1 | S 21° 41' 09" W | 31.77' |
| 2 | N 23° 37' 15" W | 18.31' |
| 3 | N 65° 21' 05" W | 44.89' |
| 4 | N 65° 27' 54" W | 15.52' |

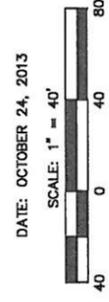
THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE CRITICAL AREAS, THE DEPARTMENT IS NOT MAKING ANY WARRANTY AS TO THE ACCURACY OF THE INFORMATION OR THE JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

SIGNATURE _____ DATE _____
 THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE (5) YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

- LEGEND:**
- RF #5 REBAR FOUND
 - TFM TERRA FIRMA MONUMENT
 - WV WATER VALVE
 - H-BERRY HACKBERRY
 - CATY CABLE TV
 - LP LIGHT POLE
- NOTES:**
- 1) TMS# 523-07-00-070
 - 2) REFERENCE PLATS CM-105 & Y-132
 - 3) FLOOD ZONE VE ELEV 15 FIRM 45019C-0538-J (11-17-2004)
 - 4) REQUESTED BY: JASON TOMPKINS

JOHN E. WADE JR., RLS
 POST OFFICE BOX 686
 ISLE OF PALMS
 SOUTH CAROLINA
 29451
 (843) 886-6262
 FILE #208-13

1102 OSCEOLA BOULEVARD
 LOT 63 MOULTREVILLE
 TMS# 523-07-00-070
 LOCATED ON
 SULLIVANS ISLAND
 CHARLESTON COUNTY
 SOUTH CAROLINA



"I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN."

JOHN E. WADE JR., R.L.S.
 S.C. REG. NO. 13171

S 24° 45' 00" W 215.85'



BENCH MARK
NAIL & CAP
ELEV 6.08

EDGE OF PAVEMENT

5.9

5.8

3x6'9" WILLOW

5.7

13" PALM

5.5

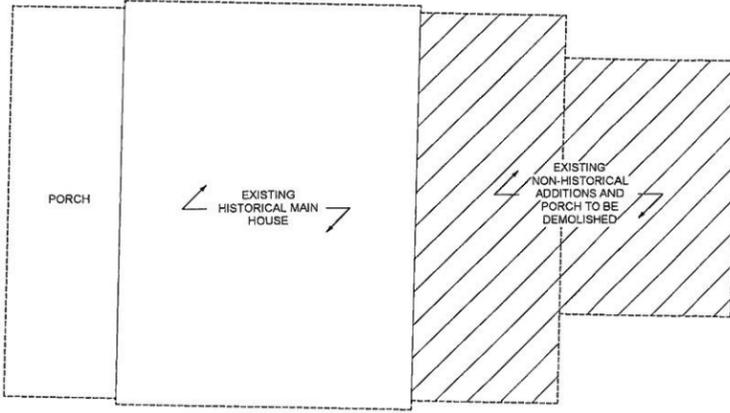
LOT
63
26320 SQFT

12.63'

25'-0"
REQUIRED COMBINED SIDE
YARD SETBACK

22" H-BERRY 16" PALM 14" H-BERRY 22" CEDAR 9" OAK
12" PALM 14" PALM 2x5'10" H-BERRY

REQUIRED FRONT YARD SETBACK
25'-0"
S 32° 21' 36" E 116.84'



30'-0"
CRITICAL LINE SETBACK IN SR-2 DISTRICT

CRITICAL LINE

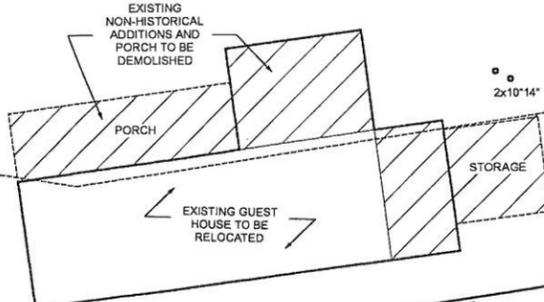
5.1

13" PALM

5.2

15'-0"
MINIMUM SIDE
YARD SETBACK

N 33° 41' 30" E 116.02'



2x10'14" TALLOW

20" OAK

12" PALM

2x5'9" CEDAR

11" CEDAR

6" CEDAR

18" OAK 3x7'7" H-BERRY
12" PALM

N 33° 32' 13" E
19.99'

14" H-BERRY 15" PALM

N 16° 05' 20" E
51.74'

7.61'
N 15° 57' 30" E

N 27° 46' 39" E 108.07'

LOT
66

LOT
65

LOT
64

SITE INFORMATION, INCLUDING SITE BOUNDARIES,
SPOT ELEVATIONS, AND LOCATIONS OF
NEIGHBORING HOUSES BASED ON A SURVEY
PROVIDED BY JOHN WADE DATED OCTOBER 24,
2013.

B E A U
C L O W N E Y
d e s i g n
8 4 3 . 7 2 2 . 2 0 4 0

NOTES:
1) TMS# 523-07-00-070
2) REFERENCE PLATS CM-105 & Y-132
3) FLOOD ZONE VE ELEV 15
FIRM 45019C-0538-J

TOMPKINS RESIDENCE
1102 OSCEOLA BOULEVARD
SULLIVAN'S ISLAND, SC
SITE PLAN
1/8" = 1'-0"
05. 23. 14

X 1.0

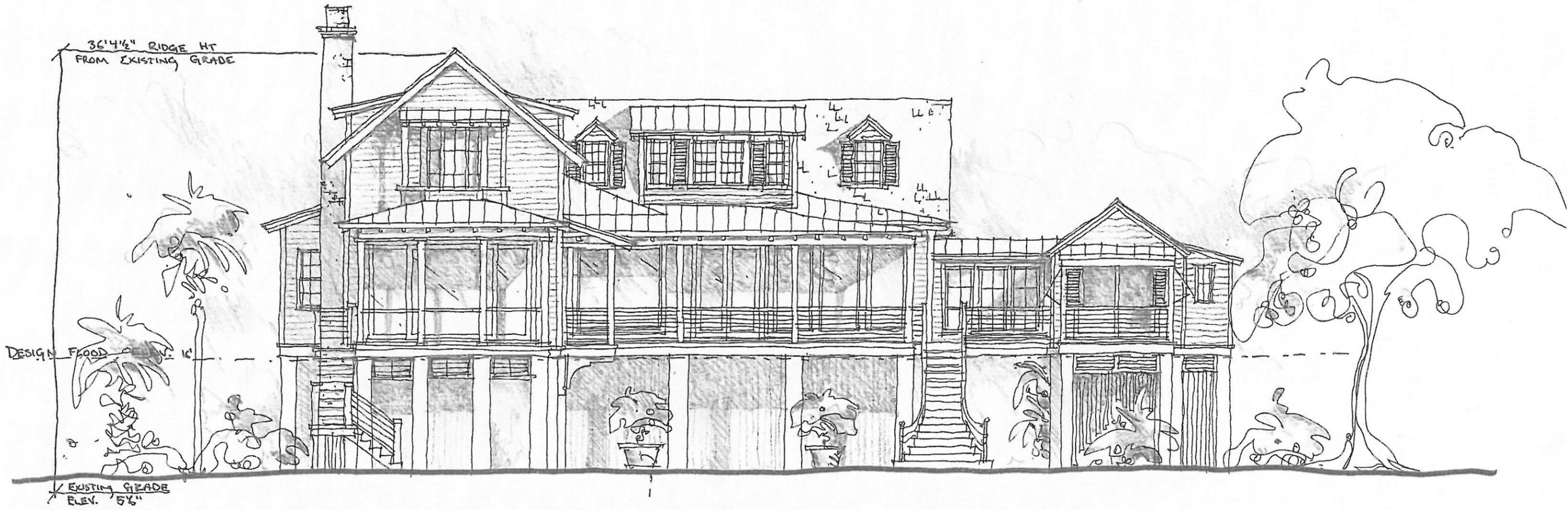


Tompkins / Kane Residence.

1102 Ocala



East Elevation.



Tompkins / Kane Residence -

1/4" = 1'-0"



West Elevation.

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: 1802 Back Street

Submittal Date: 5/22/14

Meeting Date: 6/18/14

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

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

1610 Middle Street • PO Box 427 • Sullivan's Island SC • 29482 • (843) 883-3188

(FORM A)

Project Address: 1802 Back Street
 Submittal Date: 5/22/14
 Meeting Date: 6/18/14 Parcel I.D. (TMS#): 529-05-00-077

Requested Approva (check ONE) Conceptual Preliminary Final

Check one:

| | | |
|--|--|---|
| <input checked="" type="checkbox"/> | <input 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 |
| | _____ 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 _____ | Architect / Designer: <u>Bill Huey + Associates</u> |
| Address: _____ | Contact #: <u>(843) 805-6700</u> |
| _____ | email: <u>mail@hueyarchitect.com</u> |
| email: _____ | Contractor: _____ |
| Contact #: _____ | Contact #: _____ |
| | email: _____ |

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

Demolition of existing structure construction of new residence.

| | | |
|---|---|---|
| I (We) submit that the above information is true to the best of My (Our) knowledge. <u>Paul Uganovia</u> Print Applicant's Name | 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. | Fee Received by _____ _____ check # |
| | Applicant Signature _____ | |

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: 1802 Back Street

Submittal Date: 5/22/14

Meeting Date: 6/18/14

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet: 31,501 sf
Lot Width: 150'
Lot Depth: 210'
Flood Zone / Base Flood Elevation: AE 13

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint: 2,021 sf
Accessory Building Footprint: 360 sf

Total Principal Bldg. Coverage Area: 2,381 sf
(Principal Building plus Accessory Structure)

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area: 2,381 sf
Covered Porches: 662 sf
Open Decks / Steps: 441 sf
Pool / Patio: 312 sf
Drives / Walks: pervious sf
Other Impervious Coverage: - sf
Total Impervious Coverage: 3,796 sf

Sec. 21-27 Principal Building Square Footage

First Floor: 2,021 sf
Second Floor: 1,544 sf
Third Floor: - sf
Accessory Building: 360 sf

Total Principal Building Square Footage: 3,925 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 Roof: Standing Seam Metal
Walls: Lap Siding / cedar shake (painted) Windows: Andersen A Series
Trim: Treated wood (painted) Doors: Andersen A Series

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:

1802 Back Street

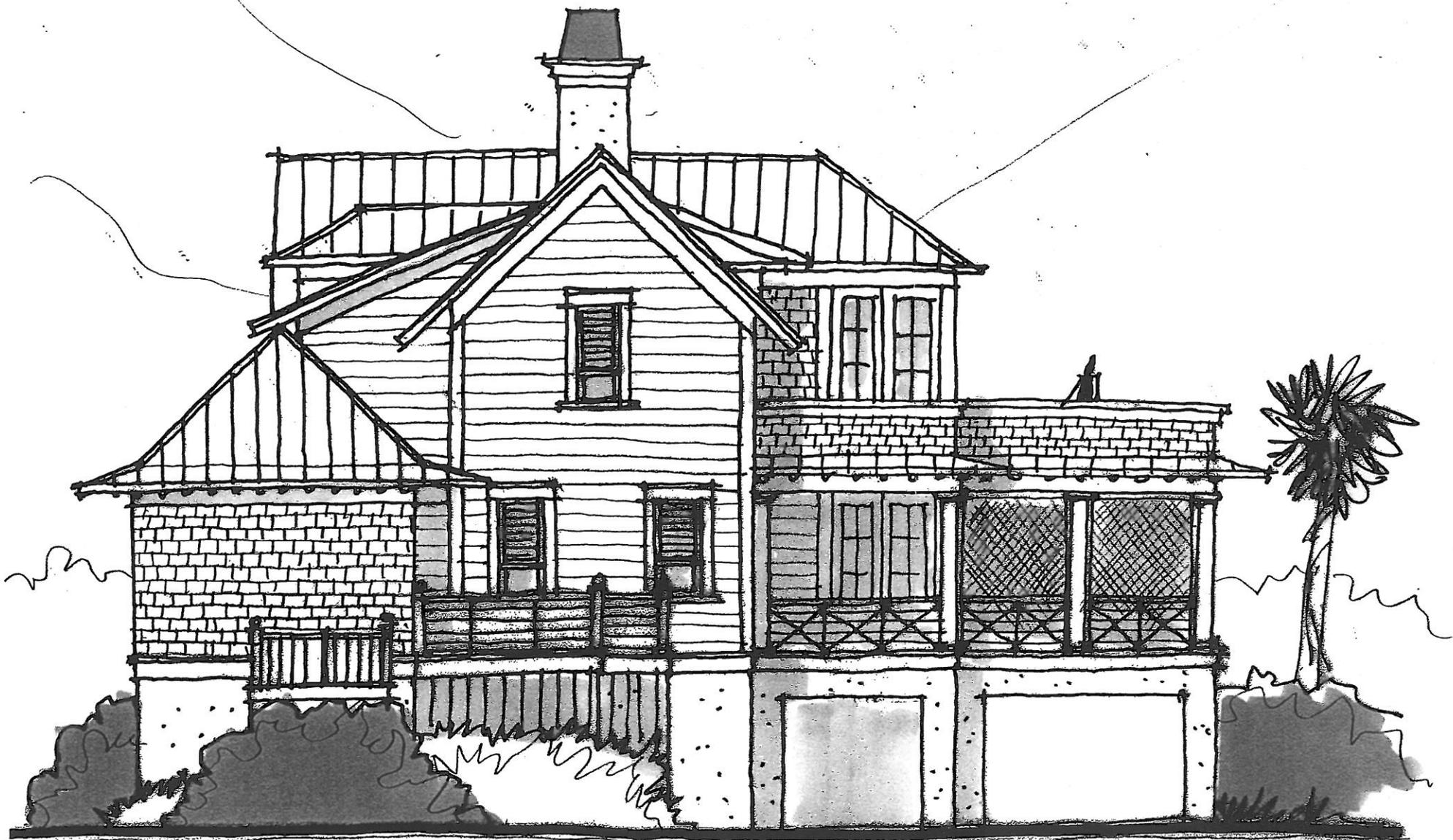
Submittal Date:

5/22/14

Meeting Date:

6/18/14

| | | 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 <i>Corner Lot Front Setback</i> | 25-foot <i>13'</i> | ✓ | 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% | <i>2'</i> | <i>100%</i> | |
| | E | 21-22 Rear Setback | 25-foot <i>30'</i> | ✓ | None | | | |
| LOT COVERAGE | F | 21-25 Principal Building Coverage | as per formula: Enter Result <i>1,993</i> sf | | 20% <i>2,391</i> sf | <i>388 s.f.</i> | <i>19.5%</i> | <i>2,381</i> <i>3,925 s.f.</i> |
| | G | 21-26 Impervious Coverage | as per formula: Enter Result <i>3,857</i> sf | ✓ | 20% _____ sf | | | |
| | H | 21-27 Principal Building Square Footage | as per formula: Enter Result <i>3,142</i> sf | | 25% <i>3,928</i> sf | <i>783 s.f.</i> | <i>24.9%</i> | <i>3,925 s.f.</i> |
| | 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 <i>50'</i> sf | ✓ | 100% | | | |
| | K | 21-29 Principal Building Side Façade | as per formula: Enter Result <i>30</i> 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 | <i>TBD</i> | Adjust for Neighborhood Compatibility | | | |



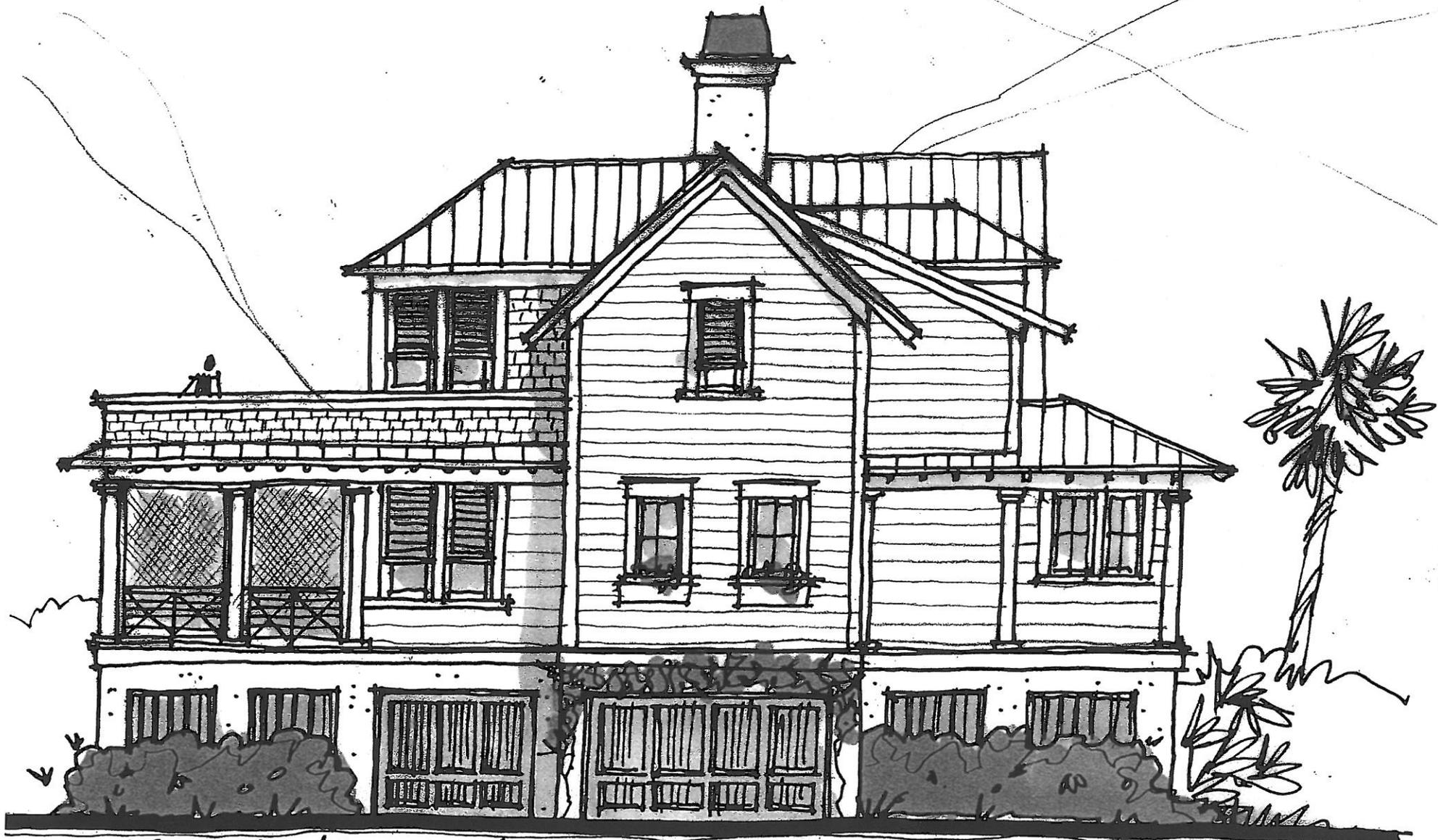
1802 Back Street . Sullivan's Island, SC.
Right side Elevation - $\frac{1}{8}'' = 1'-0''$

Bill Huey + Associates . Architects



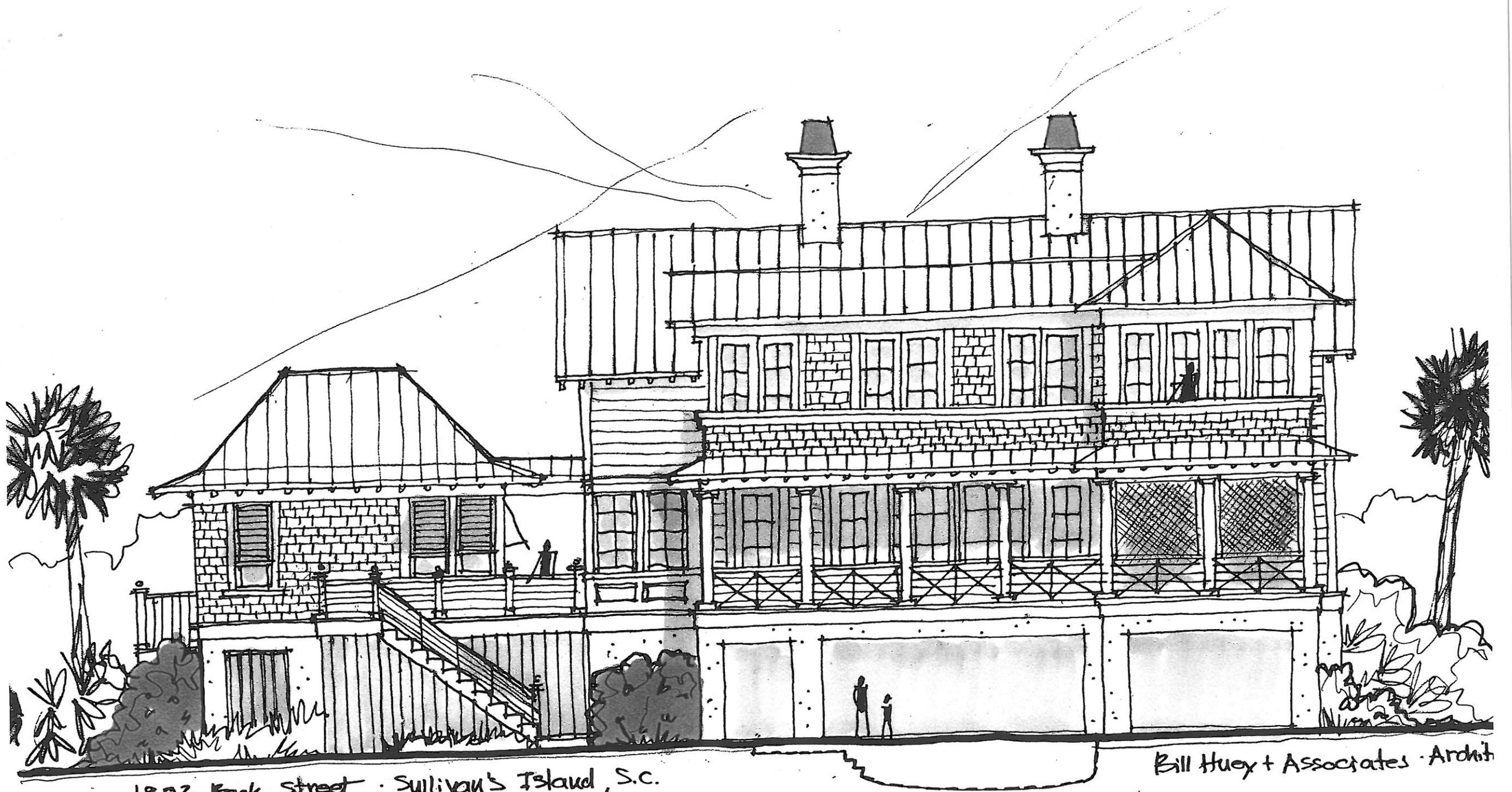
1802 Back Street. Sullivan's Island, SC.
Back Street Elevation ~ Front

Bill Huey + Associates Architects



1802 Back Street · Sullivan's Island, S.C.
Station 18 Elevation - 1/8" = 1'-0"

Bill Huey + Associates · Architects



1802 Back Street - Sullivan's Island, S.C.
Rear Elevation - 1/8" = 1'-0"

Bill Huey + Associates - Architect

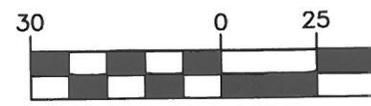
NOTES & REFERENCES:

1. REFERENCE PLAT BY GEORGE IV RECORDED IN THE CHARLESTON OFFICE IN PLAT BOOK X AT
2. THIS SURVEY DOES NOT RESEARCH AND IS BASED ENTIRELY ON ABOVE REFERENCED DOCUMENTS. EASEMENTS OR ENCUMBRANCES NOT SHOWN ON THE REFERENCE PLAT WILL NOT BE SHOWN ON THIS SURVEY.

| LINE TABLE | |
|------------|--------|
| LINE | LENGTH |
| L1 | 6.08 |
| L2 | 10.73 |
| L3 | 10.54 |
| L4 | 10.00 |
| L5 | 6.26 |
| L6 | 34.87 |
| L7 | 42.49 |
| L8 | 25.85 |
| L9 | 15.83 |
| L10 | 12.34 |
| L11 | 12.55 |
| L12 | 8.23 |
| L13 | 14.50 |

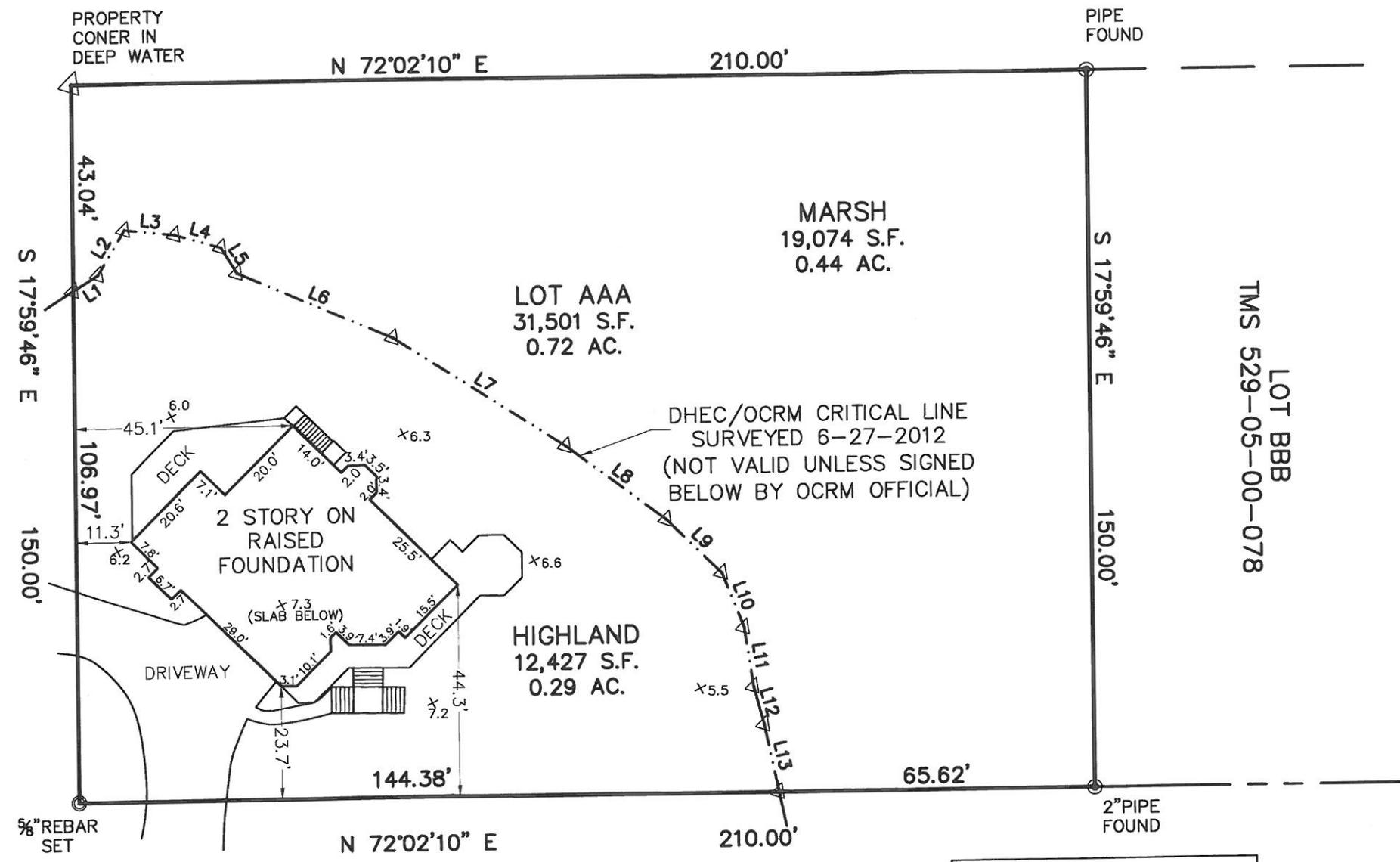
GENERAL PROPERTY
 LOT AAA
 TMS 529-05-1802 BACK
 SULLIVANS ISLAND
 CHARLESTON COUNTY

PREPARED BY
 WILLIAM E. CONNOR
 DATE: MAY 22, 2014
 GRAPHIC SCALE



(IN FEET)
 1 inch = 30 feet
ATLANTIC SURVEYING, INC.
 828 WAPPONING ROAD
 P.O. BOX 306
 CHARLESTON, SOUTH CAROLINA
 PHONE (843)763-6669 FAX (843)763-6669

MARSHES OF THE INTRACOSTAL WATERWAY



LEGEND:
 x6.3 - SPOT ELEVATION
 DATUM: (NGVD 29)

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

 SIGNATURE

 DATE

The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.



I HEREBY STATE THAT 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 VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



JAMES KELLY DAVIS, R.L.S. No. 9758