

MICHAEL PERKIS
MAYOR

TOWN OF SULLIVAN'S ISLAND

ANDY BENKE
TOWN ADMINISTRATOR



TOWN COUNCIL
JERRY KAYNARD, MAYOR PRO TEM
CHAUNCEY CLARK
HARTLEY COOPER
SUSAN MIDDAGH
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, September 17, 2014 - 6:00 P.M.
Town Hall

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES FROM AUGUST 20, 2014
- C. PRESENTATIONS
 - 1. Sullivan's Island Town Hall: Creech and Associates Architectural Design request to present the conceptual design for the new construction of Town Hall.
- D. CERTIFICATES OF APPROPRIATENESS – NON HISTORIC PROPERTIES
 - 1. 2707 Bayonne Street: Philip Noland, applicant, requests conceptual approval to modify the home's front elevations and enclose an existing porch along the rear elevations, with relief requested from the standards for principal building square footage. (TMS# 529-11-00-063)
 - 2. 910 Middle Street: Julia F. Martin Architects, applicants, request design review and approval of proposed new home construction. Relief is requested from the standards for the structure's side setbacks, principal building square footage, and principal building coverage. (TMS# 523-06-00-021) 
- E. PUBLIC INPUT
- F. ADJOURN

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: 2707 Bayonne St, Sullivan's Island, SC 29482

Submittal Date: August 22, 2014 12:00pm

Meeting Date: September 17th, 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

**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: <u>2707 Bayonne St, Sullivan's Island, SC 29482</u>	
Submittal Date: <u>August 22, 2014 12:00pm</u>	Parcel I.D. (TMS#): <u>529-11-00-063</u>
Meeting Date: <u>September 17th, 2014</u>	
Requested Approval (check ONE) <input checked="" type="checkbox"/> Conceptual <input type="checkbox"/> Preliminary <input type="checkbox"/> Final	
Check one:	
<input checked="" type="checkbox"/> Submittal is <u>outside</u> the Historic District, not classified historic, and requests DRB relief.	<input type="checkbox"/> Submittal is <u>within</u> the Historic District and is: _____ designated as Historic Resource _____ not designated as Historic Resource Historic Survey #: _____
<input type="checkbox"/> Submittal is <u>outside</u> the Historic District and _____ designated as Historic Resource _____ not designated as Historic Resource Historic Survey #: _____	
Nature of Work: (circle all that apply)	
<input type="checkbox"/> Accessory Structure <input type="checkbox"/> Demolition / Relocation <input type="checkbox"/> Addition / Alteration <input type="checkbox"/> New Construction	
Owner's Name: <u>Steve & Luba Seidman</u>	Architect / Designer: <u>Philip Noland - designer</u>
Address: _____	Contact #: <u>406-250-9748</u>
email: _____	email: <u>philipnoland@gmail.com</u>
Contractor: <u>sscidman@willkie.com</u>	Contractor: <u>Curt Rogers - contractor</u>
Contact #: <u>917 846 2909</u>	Contact #: <u>843-296-7438</u> <u>tfgcontractors@gmail.com</u>
email: _____	email: <u>philipnoland@gmail.com</u>
Enter a Brief Description of the Project and Scope of Work to be Performed:	
approval to add approximately 200sf of enclosed space on the street side of the building, improving the curb appeal of this structure. All new construction will occur on the main level. 440sf of improvements will be made to the existing screened in porch by enclosing the existing space with new windows & doors.	
I (We) submit that the above information is true to the best of My (Our) knowledge. <u>Steve & Luba Seidman</u> <u>[Signature]</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>Curt Rogers</u>
Applicant Signature	Owner's Signature
	Fee Received by: <u>Kat Kenyon</u>
	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: 2707 Bayonne St., Sullivan's Island, SC 29482

Submittal Date August 22, 2014 12:00pm

Meeting Date: September 17th, 2014

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet:	<u>22,060</u>	sf
Lot Width:	<u>104.90</u>	
Lot Depth:	<u>210.29</u>	
Flood Zone / Base Flood Elevation:	<u>17'</u>	

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint:	<u>2873.97</u>	sf
Accessory Building Footprint:	<u>n/a</u>	sf
<hr/>		
Total Principal Bldg. Coverage Area:	<u>2873.97</u>	sf
(Principal Building plus Accessory Structure)		

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area	<u>2833.22</u>	sf
Covered Porches:	<u>n/a</u>	sf
Open Decks / Steps:	<u>473.8</u>	sf
Pool / Patio:	<u>n/a</u>	sf
Drives / Walks:	<u>1013.80</u>	sf
Other Impervious Coverage	<u>n/a</u>	sf
Total Impervious Coverage	<u>4324.4</u>	sf

Sec. 21-27 Principal Building Square Footage

First Floor	<u>1421.54</u>	sf
Second Floor	<u>2873.97</u>	sf
Third Floor	<u>n/a</u>	sf
Accessory Building	<u>n/a</u>	sf
<hr/>		
Total Principal Building Square Footage:	<u>4295.51</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: _____

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

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

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Project Address: 2707 Bayonne St, Sullivan's Island, SC 29482

Submittal Date: August 22, 2014 12:00pm

Meeting Date: September 17th, 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	X	15% (3.75')			
	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 <u>3309</u> sf	X	20% _____ sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>6618</u> sf	X	20% _____ sf			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>4106</u> sf	X	25% _____ sf			
	I	21-28 Third Story	as per formula: Enter Result <u>n/a</u> sf	N/A	15% _____ sf			
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result <u>43' - 1"</u> sf	X	100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result <u>89' - 0"</u> 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	existing structure FFE is .06' above of 17'	flood base	
	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

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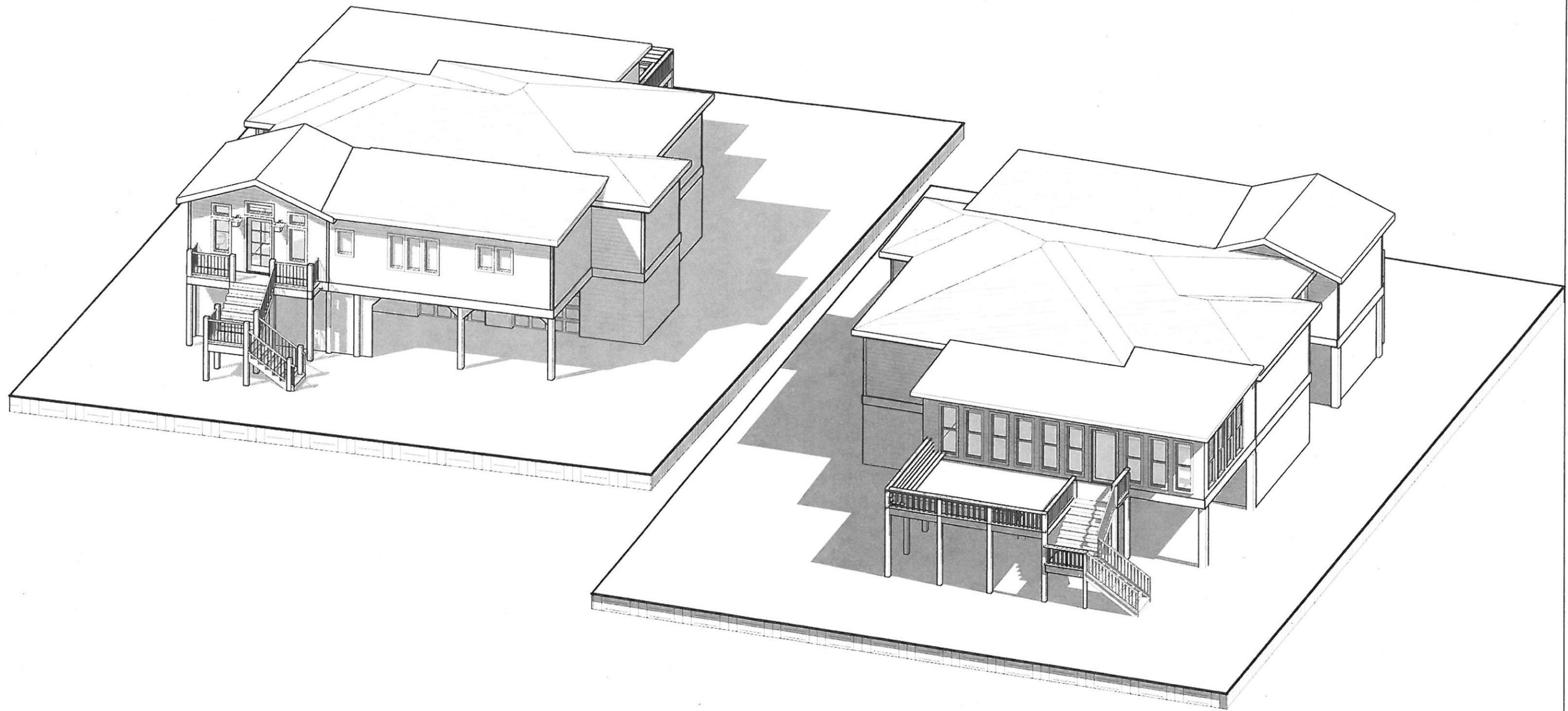
Project Address: _____

Submittal Date: _____

Meeting Date: _____

		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		50% Enter Result: _____ sf			
	B	21-43 Existing Principle Building Coverage Area		50% Enter Result: _____ sf			
	C	21-43 Existing Impervious Coverage Area		50% Enter Result: _____ sf			

CONCEPTUAL PLAN SET FOR SULLIVAN'S ISLAND DESIGN REVIEW BOARD
 SEIDMAN RESIDENCE -2707 Bayonne St, Sullivan's Island, SC 29482



Steve and Luba Seidman

www.nolanddesignstudio.com

Sullivans Is. Beach House
 Remodel

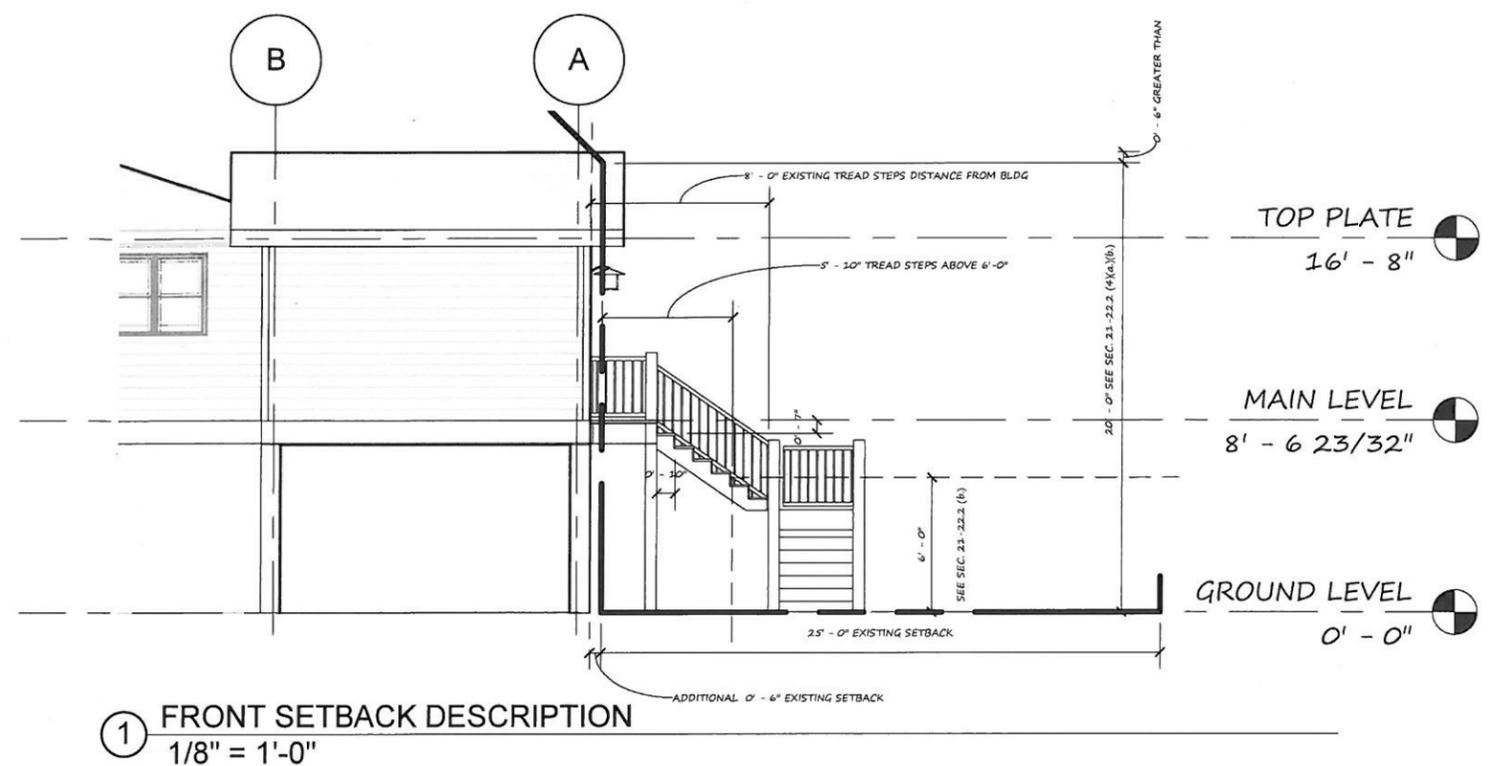
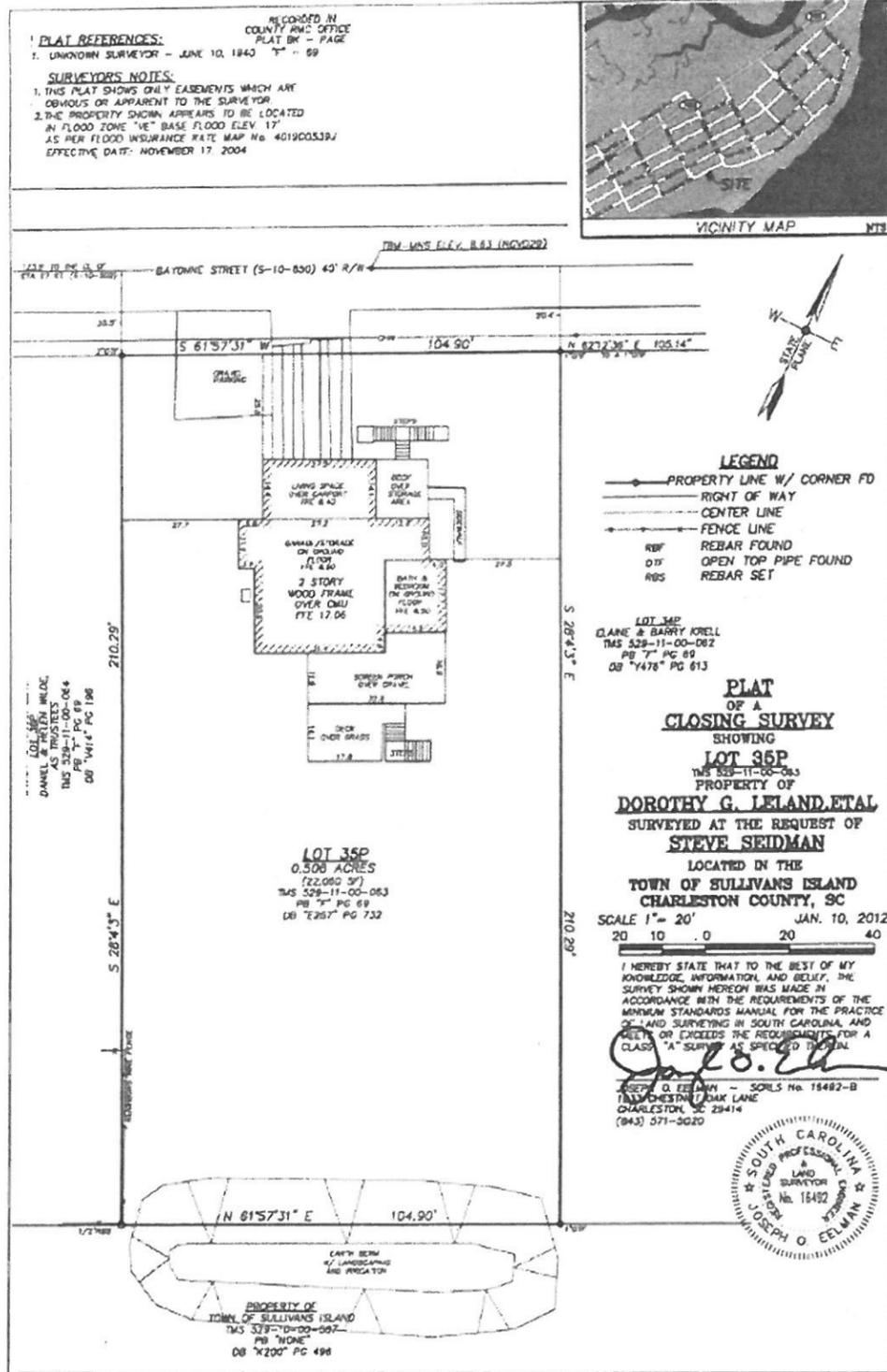
No.	Description	Date

3D VIEWS

Project number 2014
 Date 8/20/2014
 Drawn by NDS
 Checked by PCN

A001

Scale



Steve and Luba Seidman

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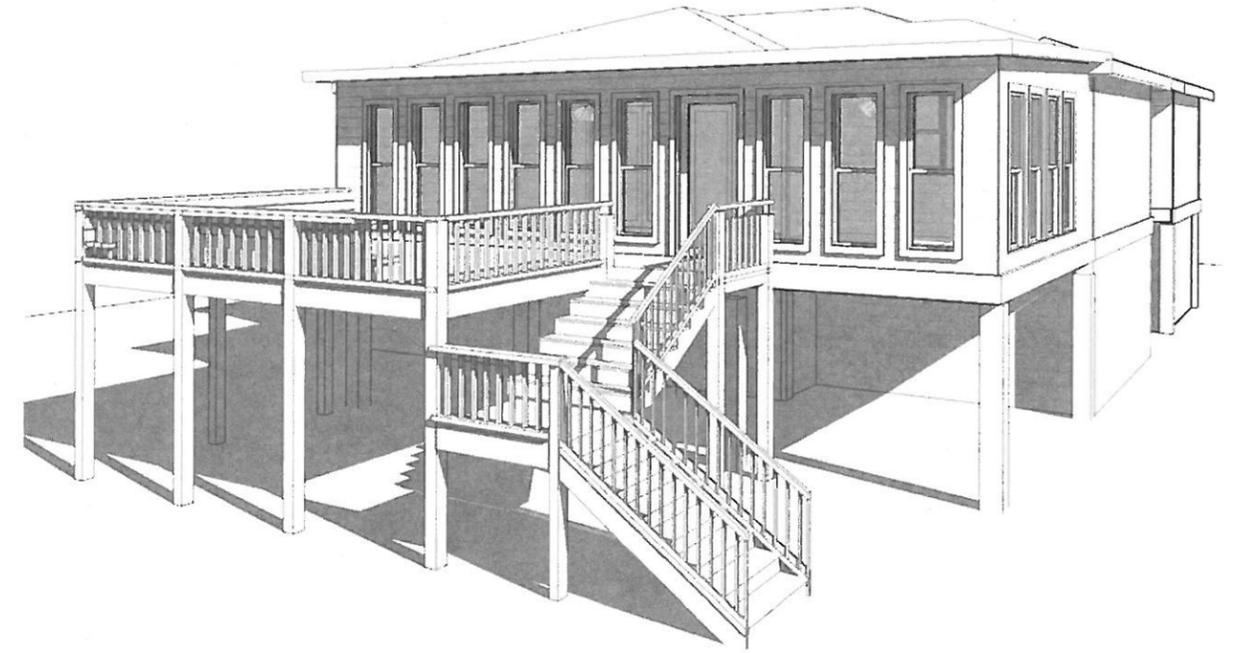
Sullivans Is. Beach House Remodel

No.	Description	Date

SURVEY COPY & SETBACKS		
Project number	2014	A001.1
Date	8/20/2014	
Drawn by	Author	
Checked by	Checker	
		Scale 1/8" = 1'-0"



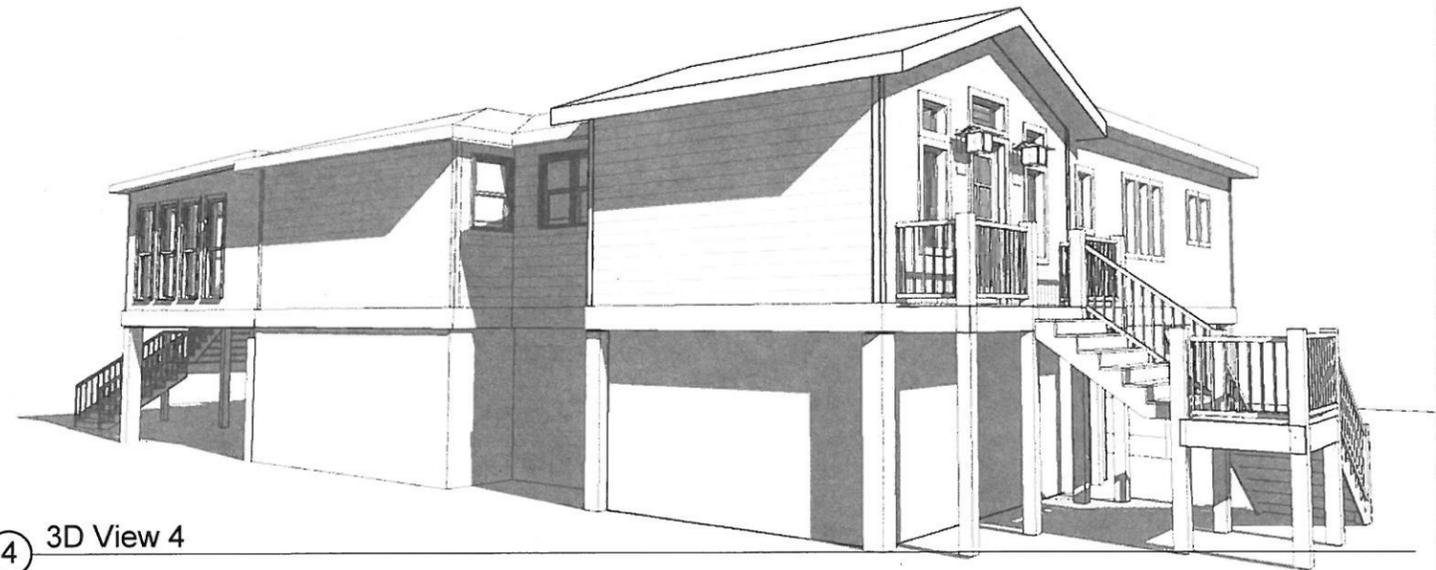
① 3D View 1



③ 3D View 3



② 3D View 2



④ 3D View 4

Steve and Luba Seidman

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Sullivans Is. Beach House Remodel

No.	Description	Date

CAM VIEWS

Project number 2014
 Date 8/20/2014
 Drawn by Author
 Checked by Checker

A002
 Scale



Steve and Luba Seidman

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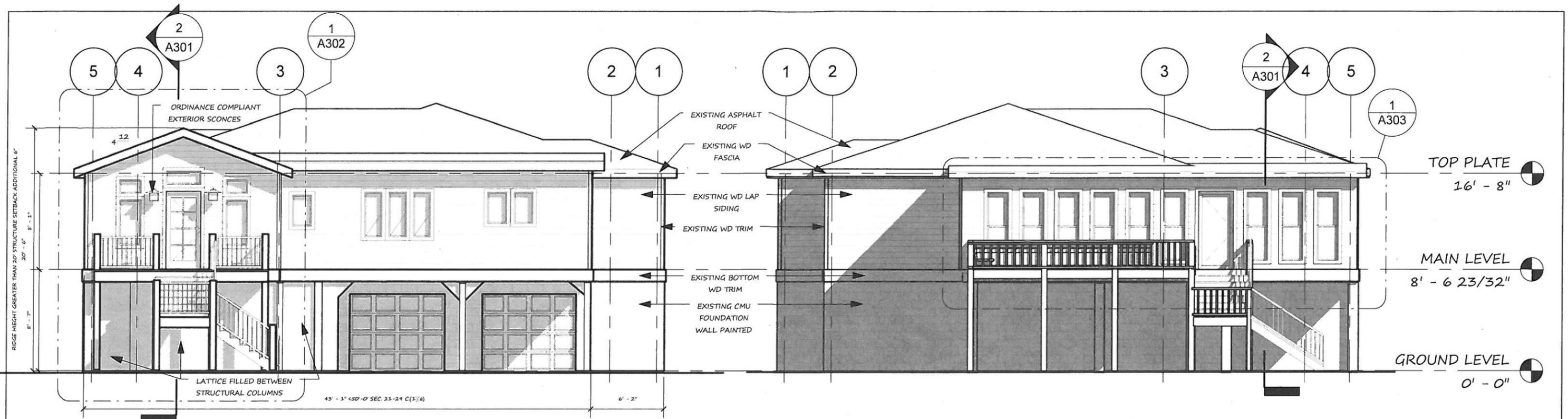
Sullivans Is. Beach House
Remodel

No.	Description	Date

Photograph of Existing Front

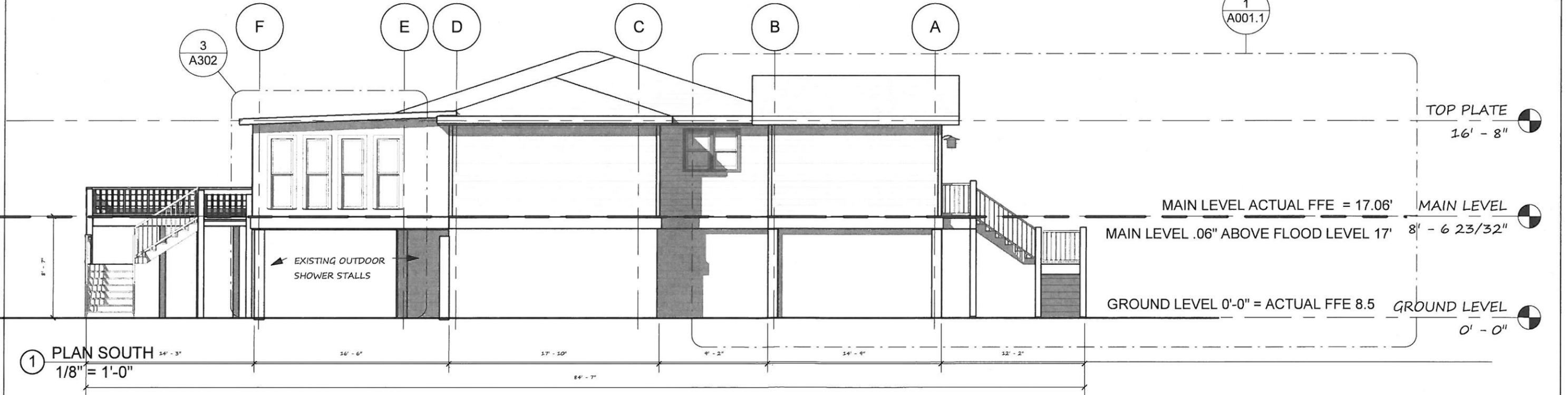
Project number 2014
Date 8/20/2014
Drawn by Author
Checked by Checker

A004
Scale



② PLAN EAST
1/8" = 1'-0"

③ PLAN WEST
1/8" = 1'-0"



① PLAN SOUTH
1/8" = 1'-0"

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Sullivans Is. Beach House
Remodel

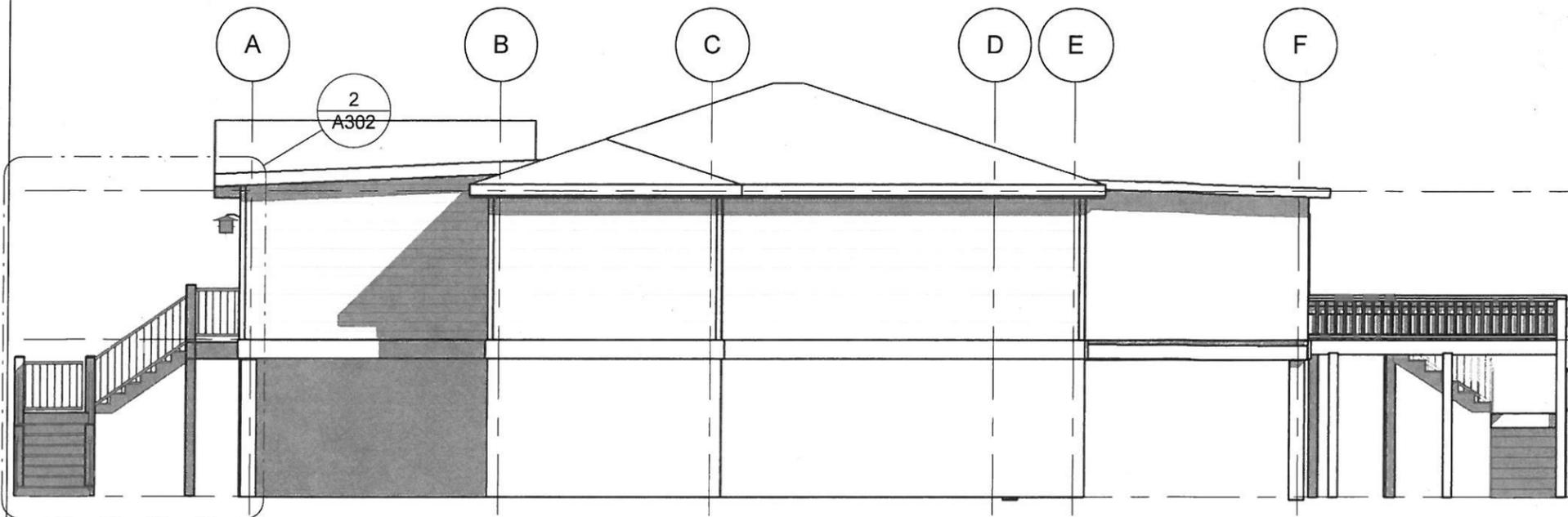
No.	Description	Date

EXT. ELEVATIONS

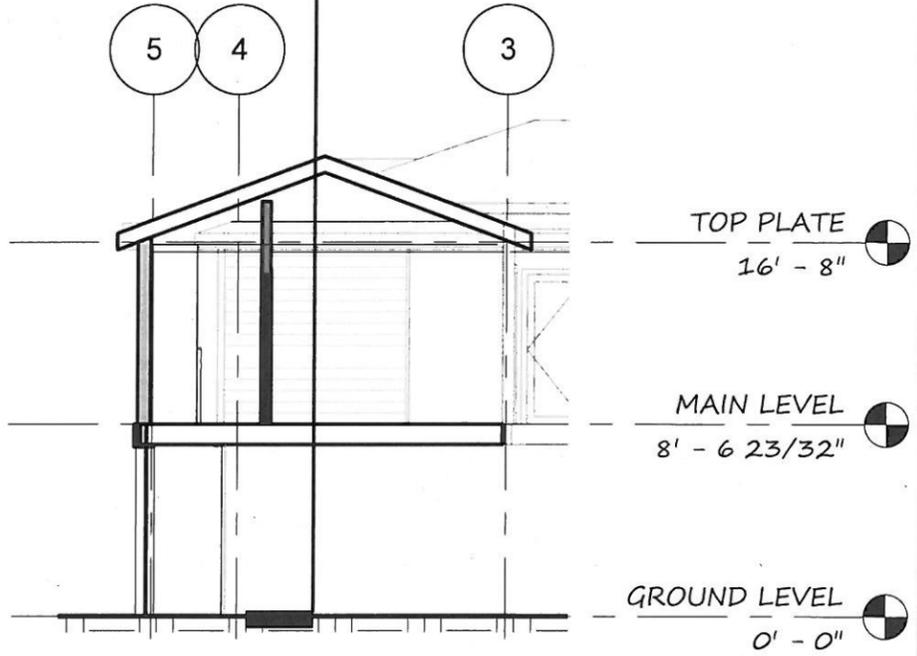
Project number	2014
Date	8/20/2014
Drawn by	Author
Checked by	Checker

A200

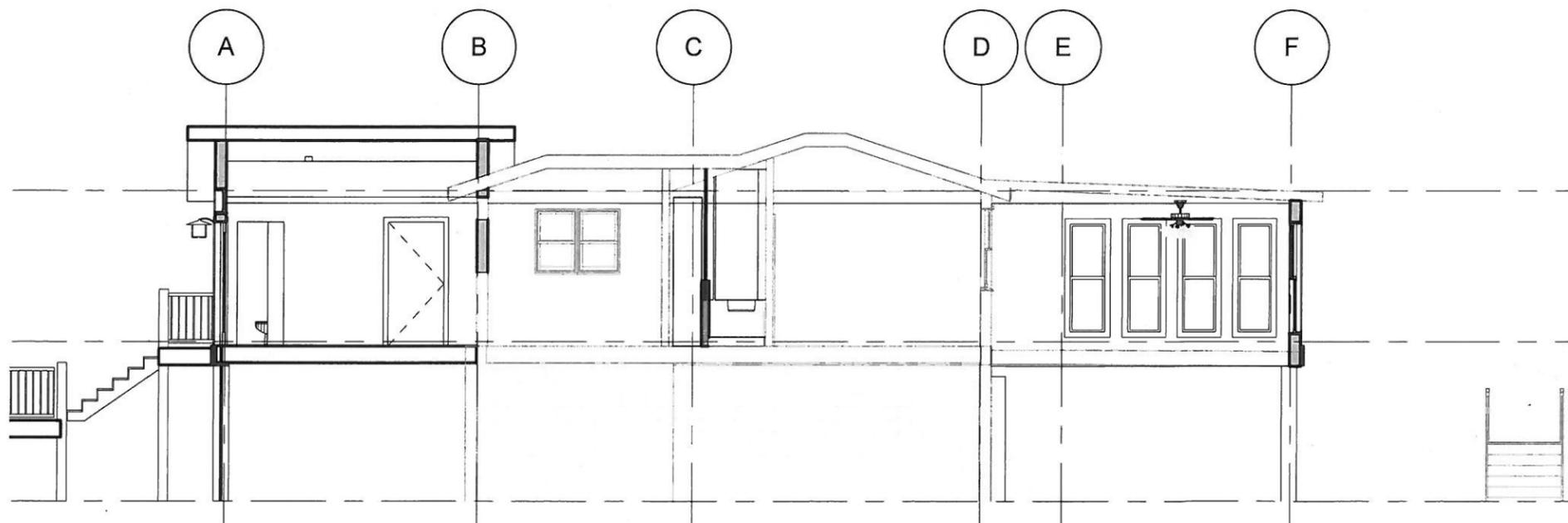
Scale 1/8" = 1'-0"



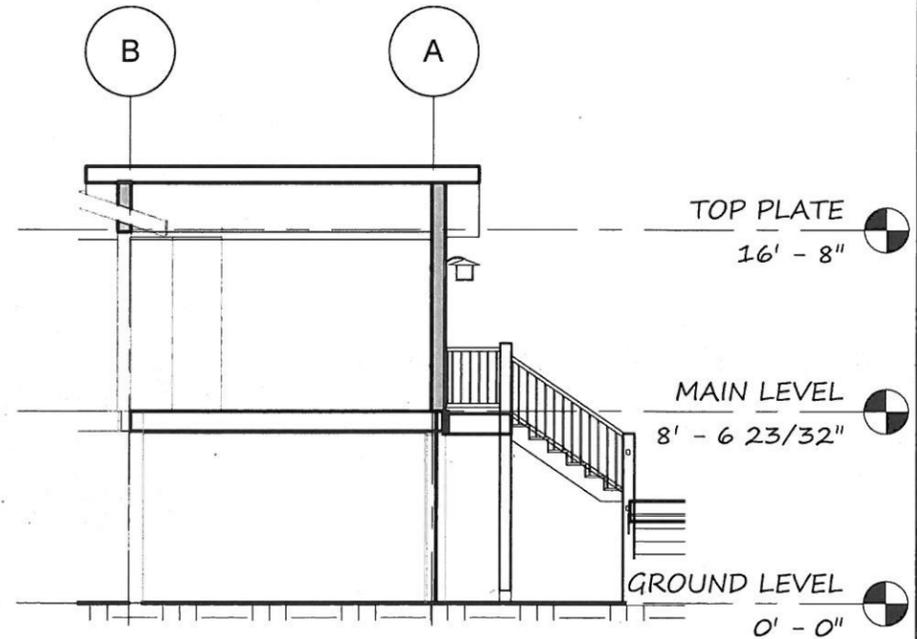
① PLAN NORTH
1/8" = 1'-0"



④ Section 2
1/8" = 1'-0"



② Section 1
1/8" = 1'-0"



③ Section 3
1/8" = 1'-0"

Steve and Luba Seidman

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Sullivans Is. Beach House
Remodel

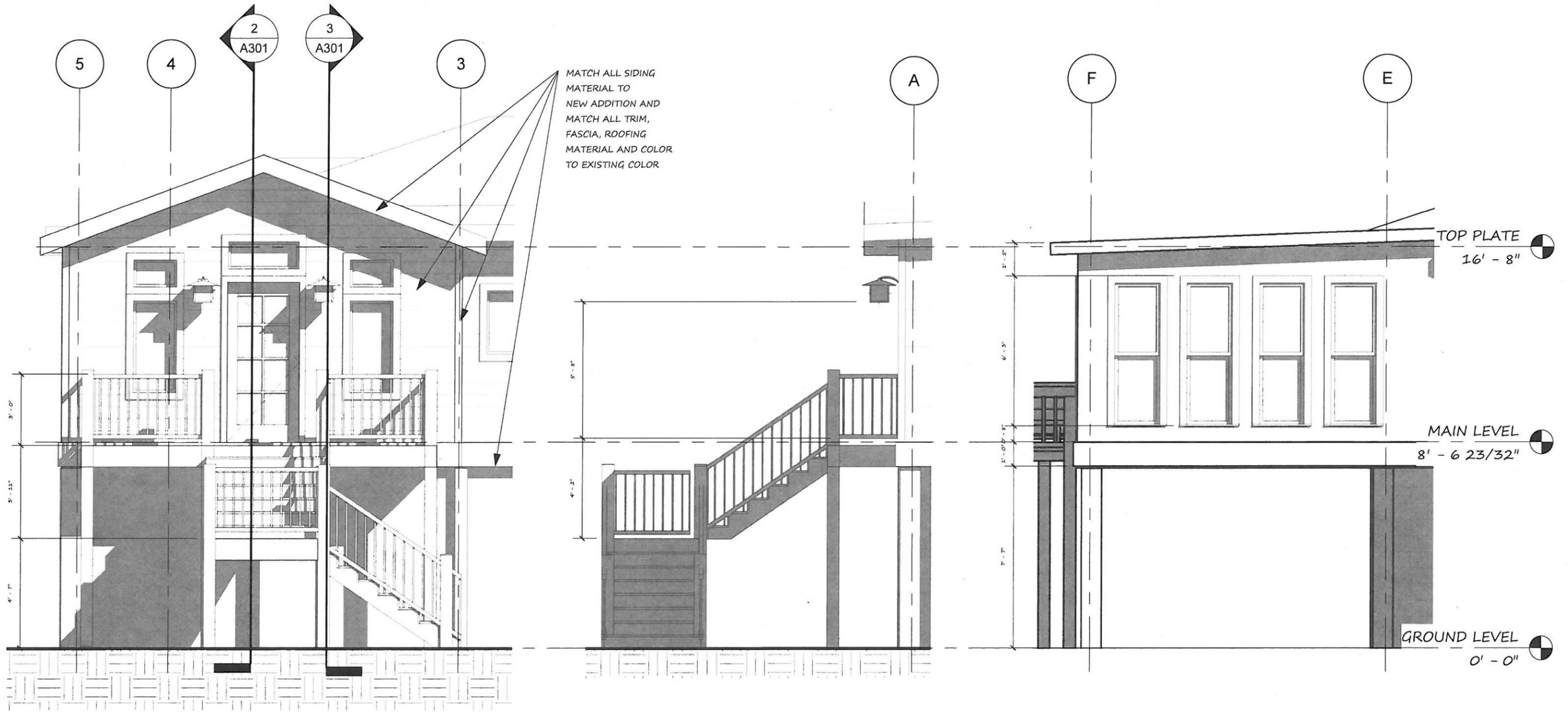
No.	Description	Date

EXT. ELEVATION & SECTIONS

Project number 2014
Date 8/20/2014
Drawn by Author
Checked by Checker

A301

Scale 1/8" = 1'-0"



① Callout of PLAN EAST
1/4" = 1'-0"

② Callout of PLAN NORTH
1/4" = 1'-0"

③ Callout of PLAN SOUTH
1/4" = 1'-0"

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Sullivans Is. Beach House
Remodel

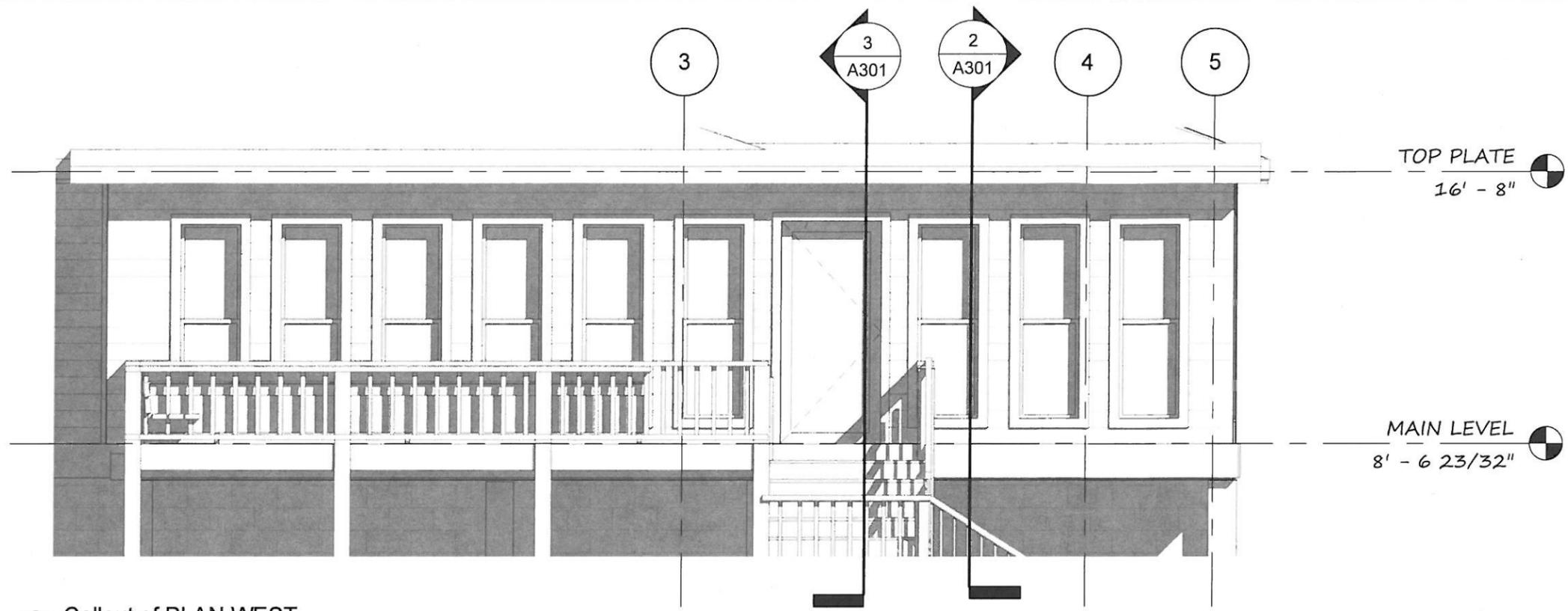
No.	Description	Date

SECTIONS & CALLOUTS

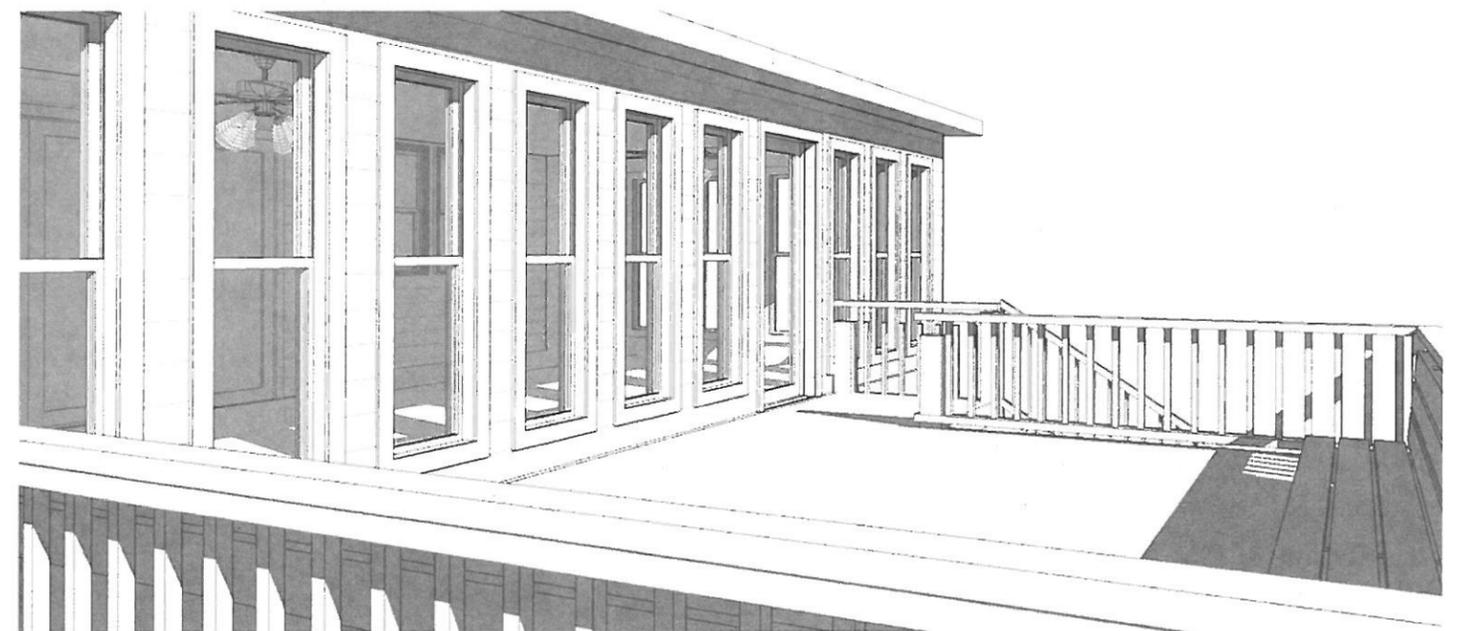
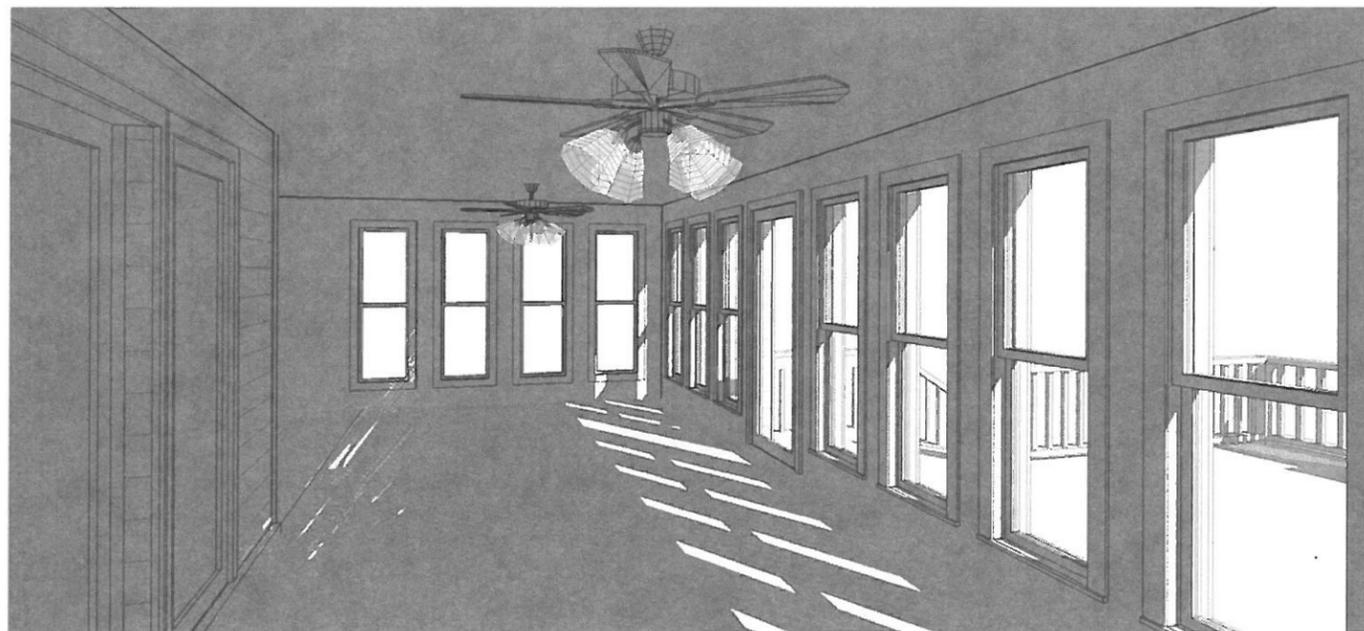
Project number 2014
Date 8/20/2014
Drawn by Author
Checked by Checker

A302

Scale 1/4" = 1'-0"



① Callout of PLAN WEST
1/4" = 1'-0"



Steve and Luba Seidman

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Sullivans Is. Beach House
Remodel

No.	Description	Date

SECTION & CAMERAS

Project number 2014
Date 8/20/2014
Drawn by Author
Checked by Checker

A303

Scale 1/4" = 1'-0"