

MICHAEL PERKIS
MAYOR

TOWN OF SULLIVAN'S ISLAND

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TOWN ADMINISTRATOR

TOWN COUNCIL
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TOWN ATTORNEY

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WATER AND SEWER MANAGER

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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, April 15, 2015 - 6:00 P.M.
Town Hall

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES FROM MARCH 18, 2015
- C. CERTIFICATES OF APPROPRIATENESS–NON-HISTORIC PROPERTIES
 - 1. 1601 Atlantic Avenue: Beau Clowney Architects, applicants, are requesting conceptual approval for a new home construction. Applicants request relief from the minimum development standards for the property's principal building square footage, principal building coverage, side setback, second floor side setback and principal building side façade design. (TMS# 523-12-00-001)
- D. CERTIFICATES OF APPROPRIATENESS–HISTORIC PROPERTIES
 - 1. 2508 Myrtle Avenue: Heather Wilson, applicant, is requesting conceptual review and approval for two rear additions to a Sullivan's Island Landmark. (TMS# 529-06-00-057)
 - 2. 2214 Middle Street: Herlong and Associates, applicants, request final commercial design review and approval of rear additions to a Traditional Island Resource. (TMS# 529-05-00-090, 090,032)
- E. PUBLIC INPUT
- F. ADJOURN

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

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3100

(FORM A)

Project Address: 1601 ATLANTIC AVENUE
 Submittal Date: 3/20/15
 Meeting Date: 4/15/15 Parcel I.D. (TMS#): 523-12-00-001

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:	<input type="checkbox"/> Submittal is <i>outside</i> the Historic District and
	_____ designated as Historic Resource _____ not designated as Historic Resource	_____ designated as Historic Resource
	Historic Survey #: _____	Historic Survey #: _____

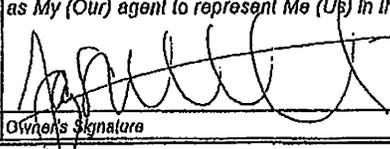
Nature of Work: (circle all that apply)

Accessory Structure Demolition / Relocation Addition / Alteration **New Construction**

Owner's Name	<u>JAY + VICKI WHITE</u>	Architect / Designer:	<u>BEAU CLOWNEY ARCHITECTS</u>
Address:	<u>27 EDENTON RD</u>	Contact #:	<u>843.722.2040</u>
	<u>MT. PLEASANT, SC</u>	email:	<u>ROSSRBCDESIGN@BELLSOUTH.NET</u>
email:	_____	Contractor:	<u>TBD</u>
Contact #:	_____	Contact #:	_____
		email:	_____

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

NEW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE

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.  Owner's Signature	Fee Received by _____ check # _____
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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: 1601 ATLANTIC AVENUE

Submittal Date: 3/20/15

Meeting Date: 4/15/15

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>16,633</u> sf
Lot Width:	<u>93' 6 1/2"</u>
Lot Depth:	<u>±176'</u>
Flood Zone / Base Flood Elevation:	<u>VE 16</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>2830</u> sf
Accessory Building Footprint:	<u>—</u> sf
Total Principal Bldg. Coverage Area: (Principal Building plus Accessory Structure)	<u>2830</u> sf

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>2830</u> sf
Covered Porches:	<u>824</u> sf
Open Decks / Steps:	<u>385</u> sf
Pool / Patio:	<u>795</u> sf
Drives / Walks:	<u>—</u> sf
Other Impervious Coverage	<u>156</u> sf
Total Impervious Coverage	<u>4,990</u> sf

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>2830</u> sf
Second Floor	<u>1449</u> sf
Third Floor	<u>—</u> sf
Accessory Building	<u>—</u> sf
Total Principal Building Square Footage: (Principal Building plus Accessory Structure)	<u>4279</u> sf

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>CMU PIERS W/STUCCO, PAINTED BRICK</u>	Roof: <u>METAL</u>
Walls: <u>CEDAR SHINGLE, PAINTED, PAINTED BRICK</u>	Windows: <u>CLAD</u>
Trim: <u>WOOD, PAINTED</u>	Doors: <u>MAHOGANY</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: _____

1601 ATLANTIC AVENUE

Submittal Date: _____

3/20/15

Meeting Date: _____

4/15/15

		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>10'</u> min.; <u>36'</u> comb.		25% <u>91'</u>	<u>7'-11"</u>	<u>22%</u>	<u>10' MIN</u> <u>28'5" COMB</u>
	D	21-22 Side Setback 2nd Floor Setback	2-feet		100%	<u>2'</u>	<u>100%</u>	
	E	21-22 Rear Setback	25 feet	✓	None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>2,495</u> sf		20% <u>499</u> sf	<u>335</u> SF	<u>13%</u>	<u>2830</u> SF
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>4,990</u> sf	✓	20% _____ sf			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>3,563</u> sf		25% <u>891</u> sf	<u>716</u> SF	<u>20%</u>	<u>4279</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 <u>44'</u> sf	✓	100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result <u>30'</u> sf		100%	<u>30'</u>	<u>100%</u>	
	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			

**APPLICATION
TO SULLIVAN'S ISLAND DESIGN REVIEW BOARD
(FORM A)**

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

Project Address: <u>2508 Myrtle Ave</u>	
Submittal Date: <u>Mar 20 '15</u>	Parcel I.D. (TMS#): <u>529.06.00.657</u>
Meeting Date: <u>Apr. 18 '15</u>	
Requested Approval (check ONE) <input checked="" type="checkbox"/> Conceptual <input type="checkbox"/> Preliminary <input type="checkbox"/> Final	
Check one:	
<input type="checkbox"/> Submittal is <i>outside</i> the Historic District, not classified historic, and requests DRB relief.	<input checked="" type="checkbox"/> Submittal is <i>within</i> the Historic District and is:
<input type="checkbox"/> designated as Historic Resource <input type="checkbox"/> not designated as Historic Resource	<input checked="" type="checkbox"/> designated as Historic Resource <input checked="" type="checkbox"/> designated as Historic Resource
Historic Survey #: _____	Historic Survey #: _____
Nature of Work: (circle all that apply)	
Accessory Structure	Demolition / Relocation
	<input checked="" type="radio"/> Addition / Alteration
	New Construction
Owner's Name <u>Mr/Mrs McCulley Architect / Designer: Heather Wilson</u>	
Address: <u>2508 Myrtle Sullivan's SC</u>	Contact #: <u>843 814 2021</u>
email: <u>bmcculley@gmail.com</u>	email: <u>ha.wilson@me.com</u>
Contact #: _____	Contractor: <u>T.B.D.</u>
	Contact #: _____
	email: _____
Enter a Brief Description of the Project and Scope of Work to be Performed:	
<u>Interior renovation and master bedroom addition</u>	
I (We) submit that the above information is true to the best of My (Our) knowledge.	
<u>Heather Wilson</u> Print Applicant's Name	I (We) hereby appoint the person named as Applicant as My (Our) agent to represent Me (Us) in this application.
<u>Heather Wilson</u> Applicant Signature	Fee Received by _____
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: 2508 Myrtle Ave

Submittal Date: May 20

Meeting Date: Apr. 18

BREAKDOWN OF LOT COVERAGES	
<p>Lot Information:</p> <p>Total Lot Size in Square Feet: <u>21,788</u> sf</p> <p>Lot Width: <u>105</u></p> <p>Lot Depth: <u>208</u></p> <p>Flood Zone / Base Flood Elevation: <u>AE14</u></p>	<p>Sec. 21-25 Principal Building Coverage Area</p> <p>Principal Building Footprint: <u>2,655</u> sf</p> <p>Accessory Building Footprint: <u>✓</u> sf</p> <p>Total Principal Bldg. Coverage Area: <u>2655</u> sf (Principal Building plus Accessory Structure)</p>
<p>Sec. 21-26 Impervious Coverage</p> <p>Principal Building Coverage Area: <u>2655</u> sf</p> <p>Covered Porches: <u>706</u> sf</p> <p>Open Decks / Steps: <u>225</u> sf</p> <p>Pool / Patio: <u>450</u> sf</p> <p>Drives / Walks: <u>0</u> sf</p> <p>Other Impervious Coverage: <u>0</u> sf</p> <p>Total Impervious Coverage: <u>5941</u> sf</p>	<p>Sec. 21-27 Principal Building Square Footage</p> <p>First Floor: <u>2655</u> sf</p> <p>Second Floor: <u>1350</u> sf</p> <p>Third Floor: <u>✓</u> sf</p> <p>Accessory Building: <u>✓</u> sf</p> <p>Total Principal Building Square Footage: <u>4,005</u> sf (Principal Building plus Accessory Structure)</p>

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

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

Project Address: 2508 Myrtle Ave

Submittal Date: Mar 20 15

Meeting Date: Apr 18 15

		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: _____ min.; _____ comb.	✓	25%			
LOT COVERAGE	D	21-22 Side Setback 2nd Floor Setback	2 feet	✓	100%			
	E	21-22 Rear Setback	25 feet	✓	None			
	F	21-25 Principal Building Coverage	as per formula: Enter Result _____ sf	✓	20% _____ sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result _____ sf	✓	20% _____ sf			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result _____ sf	✓	25% _____ sf			
DESIGN STANDARDS	I	21-28 Third Story	as per formula: Enter Result _____ sf	✓	15% _____ sf			
	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			



PROPOSED C. NORTH ELEVATION

scale 1/4"=1'-0"

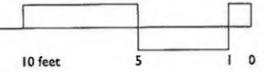


EXISTING C. NORTH ELEVATION

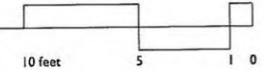
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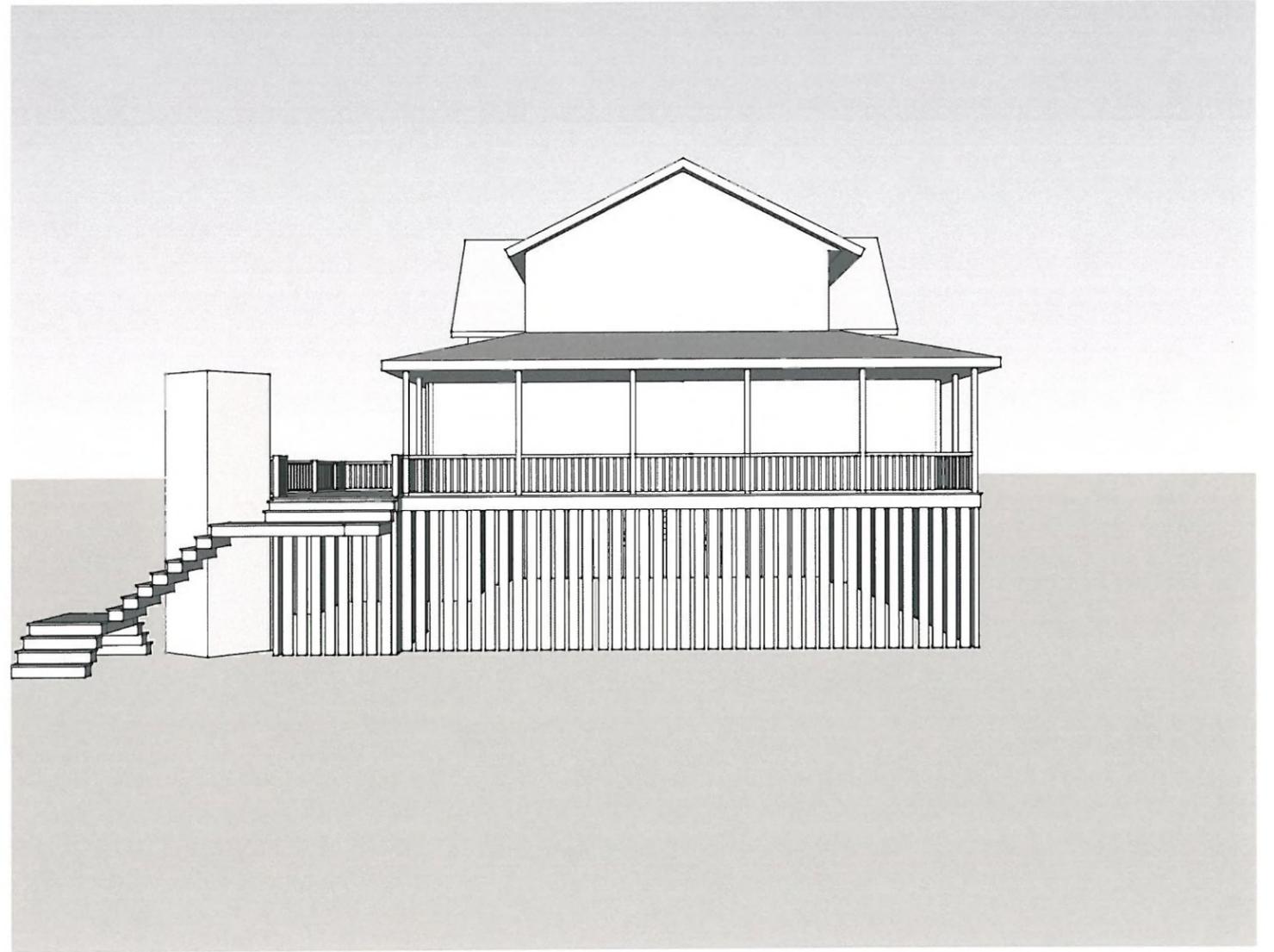
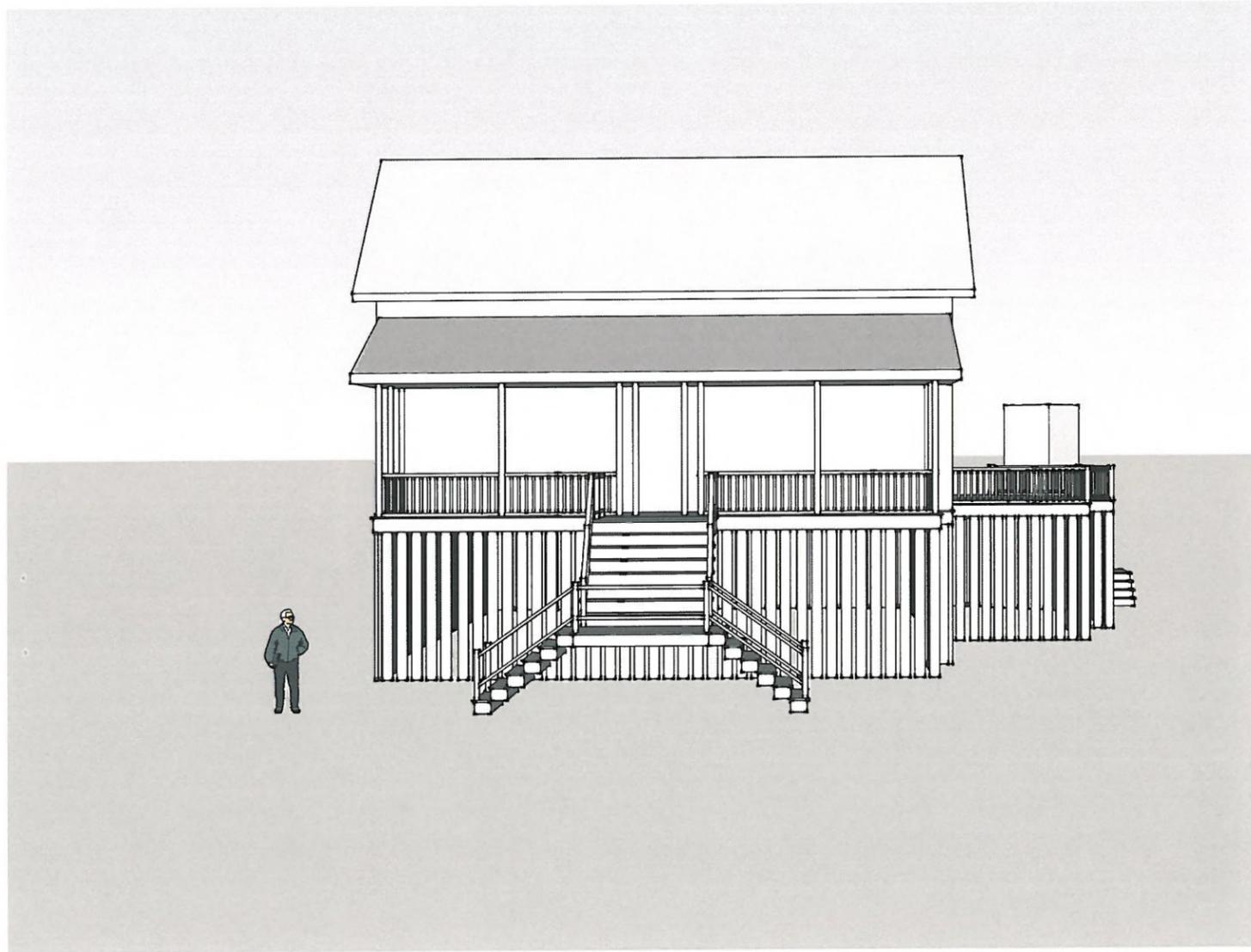


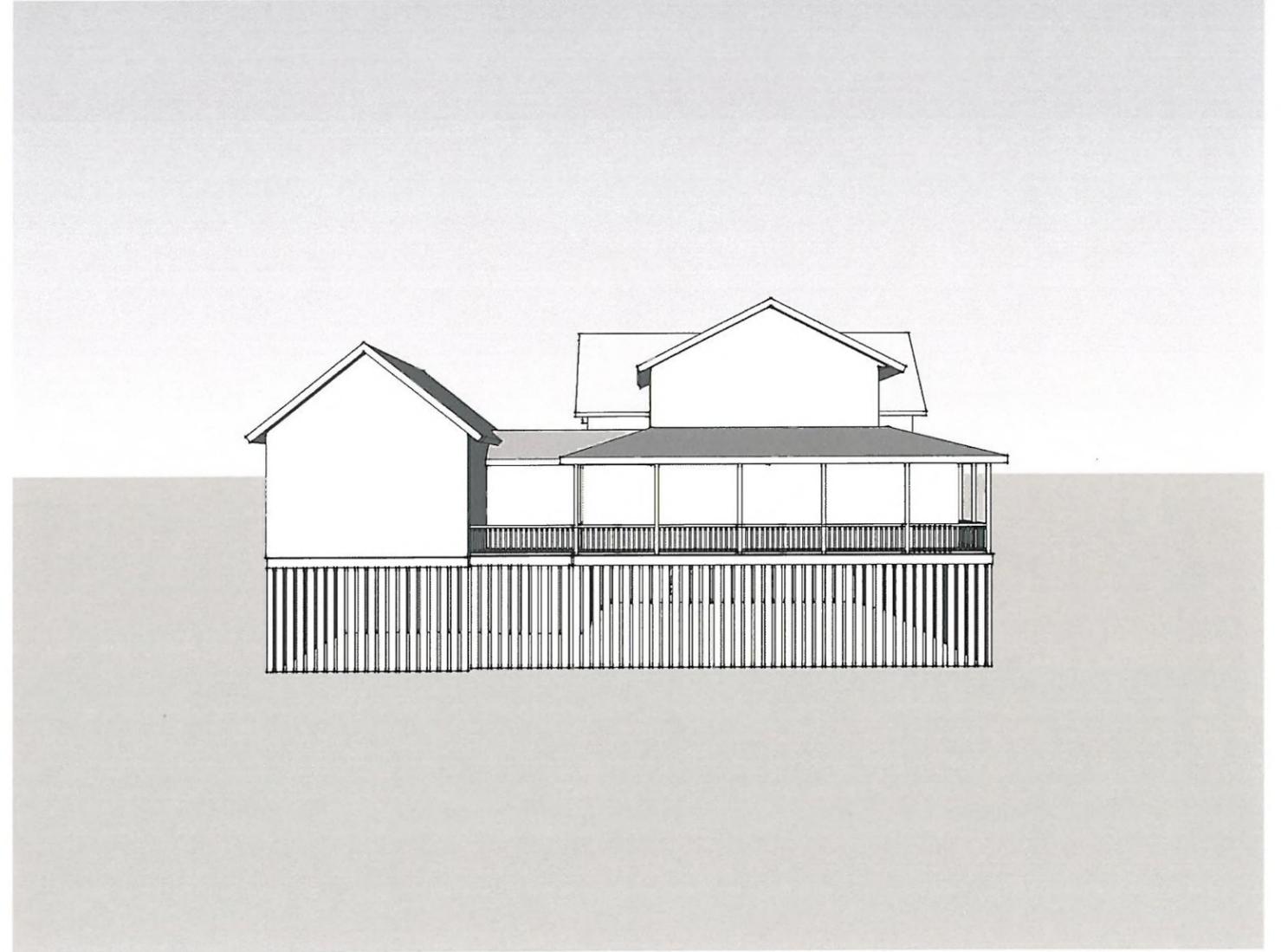
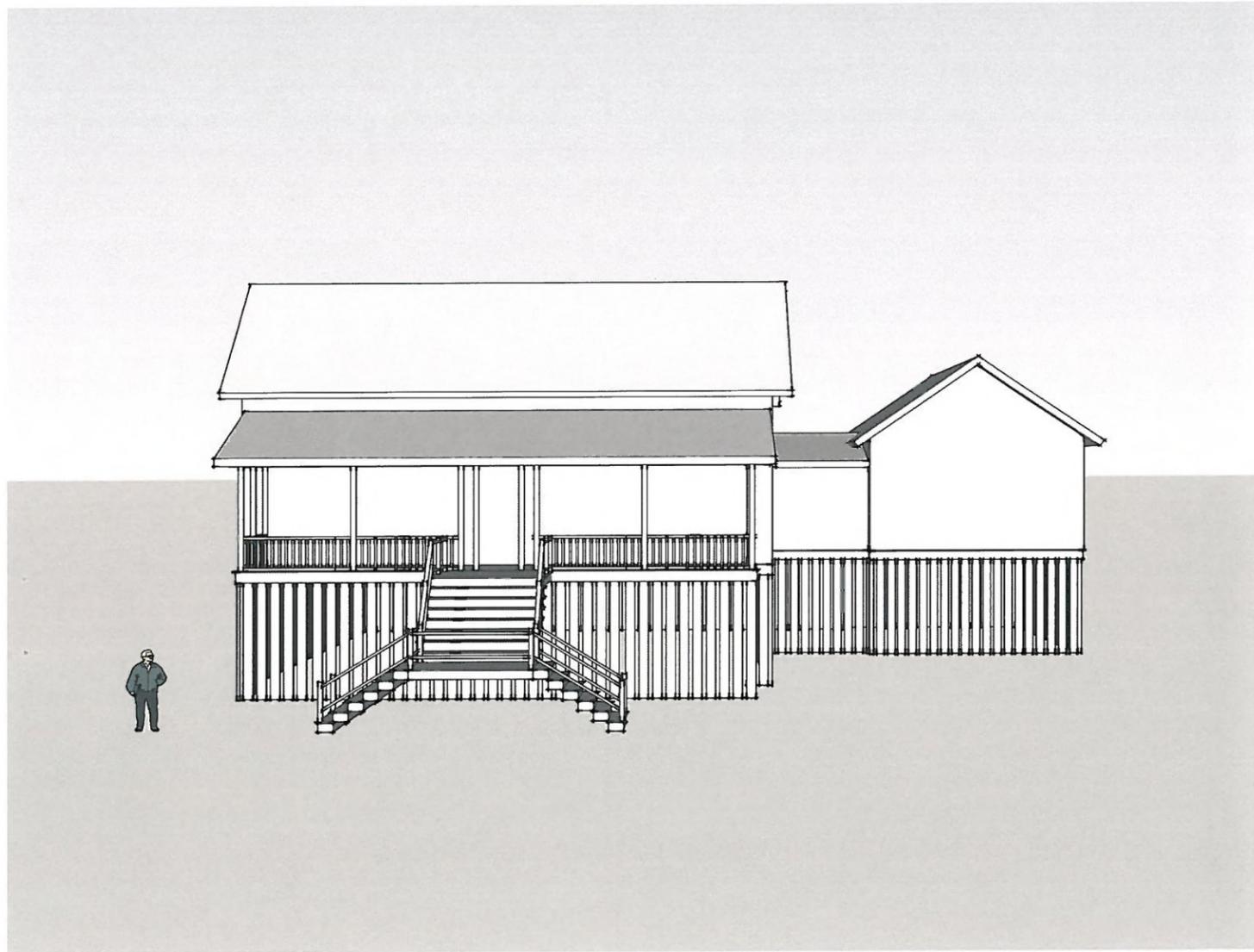
PROPOSED D. EAST ELEVATION
 scale 1/4"=1'-0"



EXISTING D. EAST ELEVATION
 scale 1/4"=1'-0"









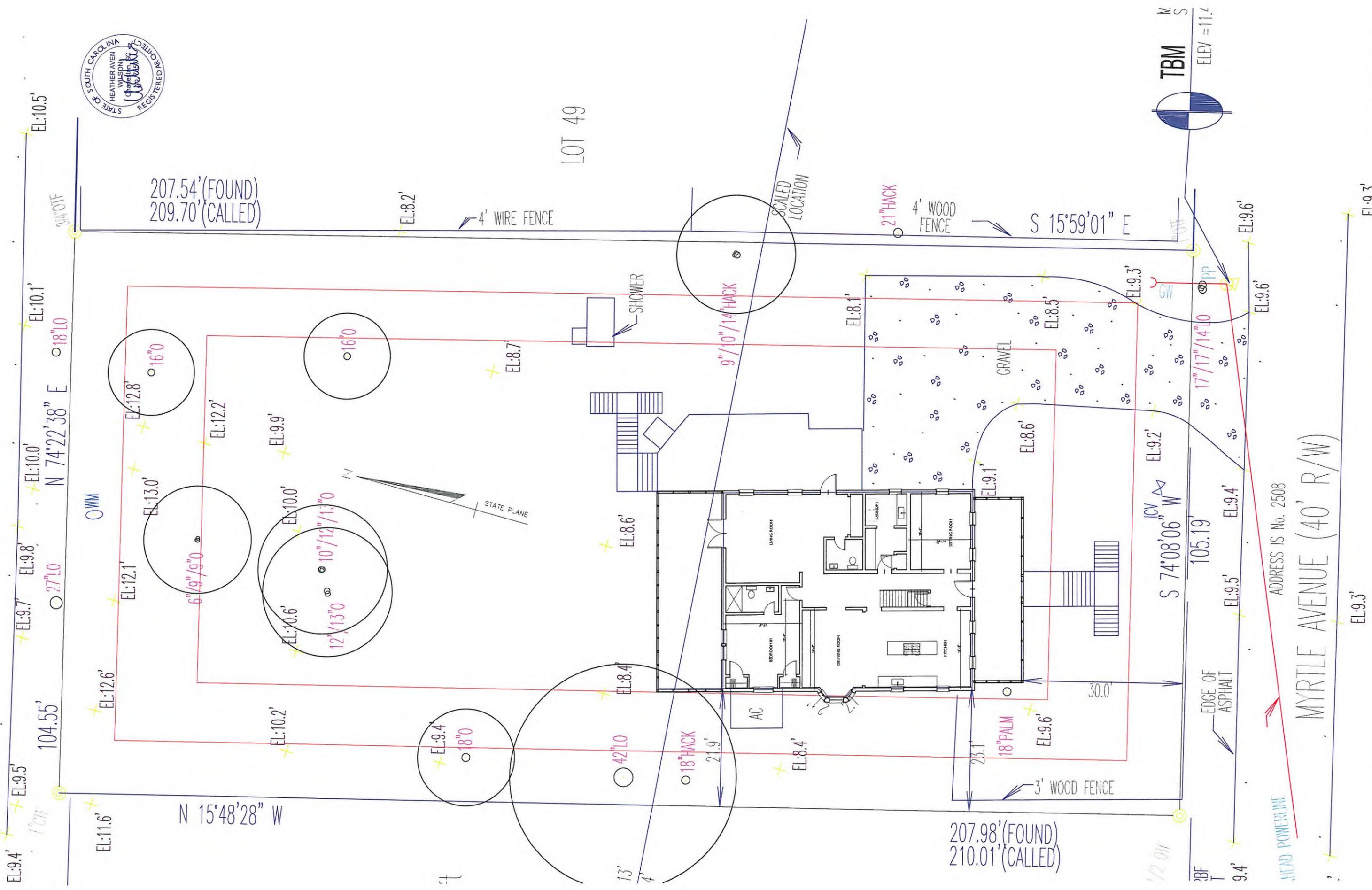




MCCULLY RESIDENCE

INDEX

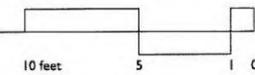
S1	EXISTING SURVEY
S2	PROPOSED SITE INFORMATION
A1.1a	EXISTING FIRST FLOOR PLAN
A1.1b	PROPOSED FIRST FLOOR PLAN
A2.1	SOUTH ELEVATION
A2.2	EAST ELEVATION
A2.3	NORTH ELEVATION
A2.4	WEST ELEVATION
	3D MASSING STUDY
	PHOTOGRAPHS OF EXISTING





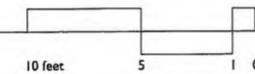
PROPOSED A. SOUTH ELEVATION

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EXISTING A. SOUTH ELEVATION

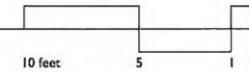
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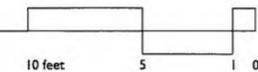
PROPOSED B. WEST ELEVATION

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EXISTING B. WEST ELEVATION

scale 1/8"=1'-0"



CONCEPTUAL REVIEW : APRIL 18, 2015