

PATRICK M. O'NEIL
MAYOR

TOWN OF SULLIVAN'S ISLAND

ANDY BENKE
TOWN ADMINISTRATOR

TOWN COUNCIL
CHAUNCEY CLARK, MAYOR PRO TEM
SARAH CHURCH
MARK HOWARD
RITA LANGLEY
SUSAN MIDDGAUGH
BACHMAN SMITH, IV



JASON BLANTON
DEPUTY ADMINISTRATOR/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, December 16, 2015 - 6:00 P.M.
Town Hall

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES FROM NOVEMBER 18, 2015
- C. HISTORIC DESIGNATION AND HISTORIC SPECIAL EXCEPTION
 1. 2668 Goldbug Avenue: Allen Porter, applicant, requests conceptual approval of historic designation in accordance with Z.O. §21-94, and conceptual approval for the RS District Historic Structure Special Exception in accordance with Z.O. §21-20 C. (2). (TMS# 529-07-00-008)
- D. CERTIFICATES OF APPROPRIATENESS– NON-HISTORIC PROPERTIES
 1. 2714 Atlantic Avenue: Eddie Fava, applicant, requests final approval of a new home construction redesign, and requests modification from the zoning standard for the principal building foundation height. (TMS# 529-11-00-028)
 2. 2251 Atlantic Avenue: Beau Clowney Architects, applicants, request conceptual approval of additions to a single-family home and relief from the zoning standard for principal building square footage, second floor side setback, and side setback relief. (TMS# 529-10-00-054)
 3. 1711 Atlantic Avenue: Michael Taliercio, applicant, requests final approval for a new home construction and modification from the zoning standard for principal building square footage and second story side setback. (TMS# 523-12-00-013)
 4. 2720-B Goldbug Avenue: Paul Boehm, applicant, requests approval for accessory structure modifications at 2720-B Goldbug Avenue. (TMS# 529-07-00-002)
- E. PUBLIC INPUT
- F. ADJOURN

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- F. ADJOURN

<p>DESIGN REVIEW BOARD</p> <p>STAFF REPORT</p> <p>HISTORIC SPECIAL EXCEPTION</p> <p>2668 GOLDBUG AVENUE</p> <p>DECEMBER 16, 2015</p>	 <p>Building Department</p>
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Applicant:
(Allen Porter)

Staff:
Joe Henderson,
Zoning Administrator
jhenderson@sullivanisland-sc.com

Tax ID:
TMS# 529-07-00-008

Current Zone:
RS

Current Use:
Single-Family Detached (non-historic)

Historic Designation:
Outside of any historic district

Applicable Regulations:

- **Section 21-97. C:**
Criteria for Certificate of Appropriateness
- **Section 21-20:**
Special Exception in the RS-District: Historic Structure Used as Accessory Dwelling Unit

Request

2662 Goldbug Avenue: Allen Porter, applicant, requests conceptual approval of historic designation in accordance with Z.O. §21-94, and conceptual approval for the RS District Historic Structure Special Exception in accordance with Z.O. §21-20 C. (2).

Staff Analysis

In order for the applicant to be awarded the Special Exception, the DRB must proceed in the following way:

1. First, DRB must determine that the property holds one or more of the historic designation criteria (§21-94 -attached)
2. Secondly, DRB must make findings in accordance with 21-20 C. (2) – attached

Following conceptual approval by the DRB, the BZA must award the special exception in accordance with Z.O. Section 21-178. DRB must then grant final approval.

The project architect must demonstrate the project meets the criteria during the presentation supporting materials, photographs and historic documentation.

Staff Recommendation

- Review the applicant’s presentation of work to be completed on the historic structure to ensure all additions or appendages are less than 50 years old. Removal should reveal elements of important historic character and designate structure as historic.
- Ensure all work is in keeping with Secretary of the Interior’s Standards for Rehabilitating Historic Buildings (§ 21-97.C).
- Ensure the second (new) structure is compatible in height, scale, mass, and placement with the historic structure and surrounding neighborhood.

Historic Designation Criteria
Zoning Ordinance Section 21-94 D.

The DRB must make a finding of one or more of the following:

- Has significant inherent character, interest, or value as part of the development or heritage of the Town, state, or nation;
- Is the site of an event significant in history;
- Is associated with a person or persons who contributed significantly to the culture and development of the Town, state, or nation;
- Exemplifies the cultural, political, economic, social, ethnic, or historic heritage of the Town, state, or nation;
- Individually, or as a collection of resources, embodies distinguishing characteristics of a type, style, period, or specimen in architecture or engineering;
- Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation;
- Represents an established and familiar visual feature of a neighborhood or the Town; or
- Has yielded, or may be likely to yield, information important in pre-history or history.

B. Conditional uses in the RS-District.

- (1) Accessory use in compliance with the provisions in article XV.
- (2) Customary home occupation established under the provisions in article XV.
- (3) Modular building unit as a single family detached dwelling provided it meets all requirements of the South Carolina Modular Building Construction Act.
- (4) Lots containing two occupied dwellings:
 - (a) Documentation that since August 1, 1977, both dwellings have been continually occupied by a family member or under a long-term rental agreement;
 - (b) If one or both buildings remain unoccupied or not rented for a period of more than one (1) year, then the right to occupy one of the two buildings shall be terminated; and,
 - (c) If rented, a current rental agreement must be on file with the Town.
- (5) Electrical and water meters:
 - (a) Only one electrical and/or water meter shall be allowed per residentially zoned lot.
 - (b) An owner shall be permitted to maintain additional meters if the additional meters were lawfully installed on a legally authorized dwelling for which a Certificate of Occupancy was duly issued at the time of the original ratification of the Zoning Ordinance in 1977; provided, such additional meter's use has not been discontinued as evidenced by a lack of use for a period of at least one (1) year. In the event any additional meter is removed, no additional electrical and/or water meter shall be reinstalled in place thereof.
- (6) Attached additions that do not share heated space with the principal dwelling provided
 - (a) No kitchen facilities are allowed, and
 - (b) Deed restrictions are placed on the property prohibiting rental as a separate dwelling, and
 - (c) Any attached addition with an established connection to the principal building, shall be located under one roof and retain a permanent floor constructed above grade. The length to width ratio of the proposed connection may not exceed a two to one (2:1) dimension ratio, with a minimum width of four (4) feet, a maximum length of twenty (20) feet, and shall be visually and architecturally integrated with the existing principal building; said structures, as conditional uses, being reviewed and aesthetically approved by the Design Review Board. (9/17/2013)

C. Special exceptions in the RS-District.

- (1) Definition and approval.
 - (a) A use permitted in a zoning district that possesses characteristics that require certain controls in order to ensure compatibility with other uses in the district within which they are proposed for location and therefore shall be approved by the Board of Zoning Appeals.
 - (b) In addition to requiring the approval of the Board of Zoning Appeals, special exceptions in the RS-Single Family District are subject to specific conditions that are enumerated by type of use.

(2) Historic structure used as accessory dwelling unit.

As an incentive to preserve historic structures and avoid their demolition, a second dwelling may be constructed on the same lot as an historic structure, and the historic structure may be used as an accessory dwelling, when all of the following conditions are met:

- (a) Prior use shall have been used as a dwelling; and
- (b) The size of the historic structure is less than twelve hundred (1200) square feet of heated space at the time of its designation as historic and is listed as an historic property as described in Section 21-94 Historic Property Designation Criteria; provided, however, that a structure reduced to less than 1200 square feet of heated space after its designation as historic may qualify for special exception approval for an additional dwelling on the same lot, but only if the Design Review Board review determines and specifies in findings, that: (5-15-07)

a. Special circumstances justify such reduction in square feet based on the criteria listed in Section 21-94D. (1-8); and (5-15-07)

b. The portions removed from the historic property were added less than fifty (50) years ago and/or obscured an earlier feature of the historic house which contributed substantially to the most important elements of its historic character, definition and integrity. Examples of the latter instance include the removal of an enclosure of a porch when the open porch had been characteristic of a particular type of Island structure, or removal of an addition which covered a distinctive feature of the structure that is shared by neighboring structures. (5-15-07)

These provisions shall supersede any inconsistent provisions contained in other portions of Chapter 21 relating to the use of historic structures as accessory dwellings, including but not limited to Section 21-140. (5-15-07)

- (c) In the event the historic structure does not meet current FEMA elevation requirements, the Design Review Board finds that bringing it into compliance would significantly impair the historic and architectural character of the structure; and
 - (d) In the event the historic structure meets current FEMA elevations requirements, the Design Review Board finds that there is no feasible design solution for an addition to the historic structure that would not significantly impair the historic and architectural character of the structure; and
 - (e) No separate utility service meters shall be permitted; and
 - (f) The bottom elevation of the new second structure's first story floor joists shall be no greater than two (2) feet above the FEMA base flood elevation; and
 - (g) The Design Review Board must find that the height, scale, mass and placement of the second structure are appropriate to and compatible with the lot on which it is sited, the character of the historic structure and surrounding neighborhood. When necessary to achieve such appropriateness and compatibility, the Design Review Board may impose stricter limits on height, setback, size and coverage than those of the zoning standards; and
 - (h) Permission to build a second structure and to use the historic structure as an accessory dwelling is approved as a special exception by the Board of Zoning Appeals; and
 - (i) The following conditions as covenants running with the property shall be placed on the real estate title to the property by the owner of the lot by recording deed restrictions for the benefit of the Town of Sullivan's Island on the owner(s) title and recording the same in the RMC office for Charleston County before a building permit is issued:
 - (i) The lot shall remain in single ownership; more specifically, regardless of the type of ownership every owner, member, partner, shareholder, or unit owner, must have the same percentage of ownership in the historic structure as in any additional structure(s); and
 - (ii) Every owner, member, partner, shareholder or unit owner must have the same amount of control over the use of the historic structure as over any additional structure(s); and
 - (j) Discretionary increases by the Design Review Board in principal building coverage, impervious surface coverage and square footage may not be granted to properties with a second structure.
 - (k) If the historic structure used as an accessory dwelling is destroyed, it may not be replaced
 - (l) The historic structure used as an accessory dwelling may be used as a long-term rental, but only so long as the principal structure is occupied by an owner of the property as primary residence and a current business license is held on the same property. Primary residence is defined as a dwelling where the owner or owners reside on a permanent basis and are assessed at the four percent (4%) assessment rate on their ad valorem property tax.
- (3) Religious institution:
- (a) Limited to one building per lot;
 - (b) Housed in a permanent building;
 - (c) Located on a lot not less than one-half (½) acre in area;
 - (d) Provides off-street location for picking-up and dropping-off adults and children;

<p>DESIGN REVIEW BOARD</p> <p>STAFF REPORT</p> <p>NEW HOME CONSTRUCTION 2714 Atlantic Avenue DECEMBER 16, 2015</p>	 <p>Building Department</p>
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Applicant:
Eddie Fava

Staff:
Joe Henderson,
Zoning Administrator
jhenderson@sullivansisland-sc.com

TMS Number:
529-11-00-028

Current Zone:
RS (Residential Single-Family)

Current Use:
Vacant Property

Historic Designation:
None

Applicable Regulations:

- *Section 21-30 Orientation of Principal Building*
- *Section 21-22 Side Setback*
- *Section 21-97. A-B:* DRB review required for Certificate of Appropriateness

Request

Eddie Fava, applicant, requests final approval of a new home construction redesign, and requests modification from the zoning standard for the building foundation height.

Staff Analysis

The subject property is located between Ion and Atlantic Avenue. Town regulations mandate that all residential properties maintain addresses and orient new homes toward the ocean (Atlantic Avenue).

On August 20, 2014, the property owner requested to reorient the front of the home to Ion Avenue in a effort to be more compatible with the surrounding neighborhood. The DRB approved this design and a pool on the Atlantic Avenue side of the parcel.

July 15, 2015, property owner received a reduction of 25% in side setbacks.

The new home design would allow the pool to be located in the side yard and away from the required front yard (Atlantic Avenue).

Modification For 22,044 sq. ft. lot	Z.O. Standard Allowed	Allowed DRB Increase	Requested Relief
<i>Side setback relief (previously approved relief)</i>	40' total	25% (10')	25% (10') 30' total
<i>Foundation Height</i>	3' above BFE	1' (4')	1' (4')

Staff Recommendation

DRB should consider the redesign and ensure design compatibility with the surrounding properties when allowing relief increase in the foundation height.

<p>Design Review Board STAFF REPORT</p>	 Building Department
<p>2251 ATLANTIC AVENUE</p>	
<p>DECEMBER 16, 2015</p>	
<p>RENOVATION AND ADDITIONS</p>	

Applicant:
Todd and Kate Boehly

Staff:
Joe Henderson,
Zoning Administrator
jhenderson@sullivanisland-sc.com

TMS#:
529-11-00-042

Current Zone:
RS (Residential Single-family)

Current Use:
Single-family Home

Applicable Regulations:
Section 21-22, 25,26,27,29:

- Principal Building Square Footage
- Side Setback
- Second story side setback

Request

Beau Clowney Architects, applicants, request conceptual approval of additions to a single-family home and relief from the zoning standard for principal building square footage, second floor side setback, and side setback relief.

Staff Analysis

Modification For 22,059 sq. ft. lot	Z.O. Standard Allowed	Allowed DRB Increase	Requested Relief
<i>Principal Building Sq. Ft.</i>	4,102	25% (1,025) 5,127'	19.7% (812') 4,914'
<i>Side Setback</i>	40' comb.	25% = 10'	23.5%=9.4'
<i>2nd Story Side Setback</i>	2' setback	100% (2')	100% (2')

Design for Neighborhood Compatibility

- Explanation to be given during presentation how the project meets Section 21-111 (Neighborhood Compatibility)
- Consider photographs of proposed additions from the Station 22 beach path.

**Design Review Board
STAFF REPORT**

1711 ATLANTIC AVENUE

DECEMBER 16, 2015

NEW HOME CONSTRUCTION



Building Department

Applicant:

Darshan and Preethi Ayandia

Staff:

Joe Henderson,
Zoning Administrator
jhenderson@sullivansisland-sc.com

TMS#:

523-12-00-013

Current Zone:

RS (Residential Single-family)

Current Use:

Single-family Home

Applicable Regulations:

Section 21-22, 25,26,27,29:

- Building Square Footage
- 2nd Story Side Setback

Request

Michael Taliercio, applicant, requests final approval for a new home construction and modification from the zoning standard for principal building square footage and second story side setback.

During the September 16th DRB meeting, the board requested that additional porch depth be included and that additional architectural treatment be given to the side elevations to give the appearance of side façade articulation.

- Both the right and left elevations are in need of relief from the 2nd story side setback provision
- No relief is needed from the 30' articulation requirement
- Stairs may not encroach into the 25' foot front setback. Redesign will be necessary to meet ZO requirements.
- Front porch depth has been increased 8' feet.

Staff Analysis

Modification For 12,183 sq. ft. lot	Z.O. Standard Allowed	Allowed DRB Increase	Requested Relief
<i>Principal Building Sq. Ft.</i>	3,118	25% (780) 3,897	19.5% (609') 3,727
<i>30' articulation</i>	30'	No request	No request
<i>2nd story side setback</i>	2' required	100%	100%-right and left elevation

Design for Neighborhood Compatibility

- Explanation to be given during presentation how the project meets Section 21-111(Neighborhood Compatibility)

**Design Review Board
STAFF REPORT**

2720-B GOLDBUG AVENUE

DECEMBER 16, 2015

**MODIFICATIONS TO A NONCONFORMING USE
AND STRUCTURE**



Building & Zoning
Department

Applicant:

Paul Boehm

Staff:

Joe Henderson,
Zoning Administrator
jhenderson@sullivansisland-sc.com

TMS#:

529-07-00-002

Current Zone:

RS (Residential Single-family)

Current Use:

Single-family Home

Applicable Regulations:

Section 21-150;

Section 21-151;

Section 21-108 (F);

Request

Boehm, applicant, requests approval for accessory structure modifications at 2720-B Goldbug Avenue.

Staff Analysis

Applicant is requesting an alteration to a structure directly adjacent to 2720-B Goldbug Avenue (slathouse). 2720-B Goldbug is considered by Town staff and the TOSI Board of Zoning Appeals to be a nonconforming structure. The requested improvements would in effect expand the useable square footage of a nonconforming structure and use.

Section 21-150 and Section 21-151 does not allow the expansion of nonconforming uses or structures and therefore may not be expanded. Because Mr. Boehm's request does not meet the requirements of the Zoning Ordinance, staff must refer to the procedural requirements of Section 21-109 (F) (4). The below summary describes this process and how it applies to Mr. Boehm's request:

Section 21-109 (F) (4)

- If the application does not meet the standards of the ZO, the applicant may ask staff to deny the application. Applicant may then appeal to the BZA.

Mr. Boehm has not asked for a staff denial

- If the DRB finds that the application is inconstant with the ZO and they don't have the power to approve:
 - DRB may deny the application accompanied by suggested changes that might be made to the application and/or variances
 - Approve subject to a variance being granted

Mr. Boehm has been denied by the BZA twice for requests to expand the usable square footage of the structure/use.

Section 21-109 (F) (4)

F. Procedures.

(1) An application for a Certificate of Appropriateness shall be submitted to the Zoning Administrator who initially determines whether the application is complete and whether it requires approval by the Design Review Board.

(2) If the Zoning Administrator determines the application for a Certificate of Appropriateness does not require approval by the Design Review Board, the Zoning Administrator shall make the determination as to whether or not the application is in compliance with the Zoning Ordinance.

(3) If the Zoning Administrator determines the application requires approval by the Design Review Board, the Zoning Administrator shall place the application on the Design Review Board's next meeting agenda that falls within the time limits and notification requirements of this Article. The Zoning Administrator shall note any inconsistencies between the application and the Zoning Ordinance including the need for modifications or variance to such standards.

(4) If the Zoning Administrator informs the applicant that the submission does not meet the Zoning Ordinance standards, and adequate relief from such standards is not available from the Design Review Board under this Ordinance, the applicant may request that the Zoning Administrator deny the application prior to its submission to the Design Review Board to enable the applicant to appeal forthwith for a variance to the Board of Zoning Appeals. In such a case, the Zoning Administrator shall issue such denial and, if the variance is granted, the applicant may reapply to the Zoning Administrator who shall then forward the application, along with a copy of the variance decision, to the Design Review Board for further action.

(5) Upon hearing the application, the Design Review Board shall approve, approve subject to modification or conditions, or deny the Certificate of Appropriateness. The Design Review Board may also continue the application hearing to allow for changes to be made to the application or additional information being provided.

(6) If the Design Review Board finds that the application is inconsistent with one or more of the Zoning Ordinance Standards which it does not have the power to modify, or if the Design Review Board determines that a requested application does not meet the Standards of neighborhood Compatibility as described in Sec. 21-111, the Design Review Board shall

- (a) Deny the application accompanied by suggested changes that might be made to the application and/or variances that might be sought that would make the application more appropriate and consistent with the spirit of the Zoning Ordinance; or,
- (b) Approve the application subject to a variance being granted by the Board of Zoning Appeals modifying the required standards.

Sec. 21-111. Standards of Neighborhood Compatibility

Where this Ordinance grants the Design Review Board discretion to modify a Zoning Standard or a Design Standard, the Board shall determine whether or not the proposed modification is compatible with the neighborhood. In making this determination the Board shall consider, with reference to adjoining lots, lots facing across the street, and lots in the immediate vicinity:

- A. The pattern of setback, foundation elevations and building heights;
- B. The massing and orientation of structures;
- C. Fenestration (windows) and doorway spacing and alignment patterns;
- D. The placement and use of porches, decks and patios;
- E. The placement and alignment of driveways;
- F. The treatment of front and side facades;
- G. Where appropriate, the types of roofs, the roof pitches, and other aspects of roof design;
- H. Where appropriate, distinctive architectural styles that characterize a street or neighborhood; and
- I. Such other factors as the Board may consider relevant to defining the character of the neighborhood.

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- F. The treatment of front and side facades;
- G. Where appropriate, the types of roofs, the roof pitches, and other aspects of roof design;
- H. Where appropriate, distinctive architectural styles that characterize a street or neighborhood; and
- I. Such other factors as the Board may consider relevant to defining the character of the neighborhood.

Section 21-97. C Secretary of the Interior's Standards for Rehabilitating Historic Buildings

For an historic property, consistency with the Secretary of the Interior's pamphlet entitled, Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings:

- (a) Using a property as it was used historically or giving a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;
- (b) Retaining and preserving the historic character of a property; avoidance of the removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property;
- (c) Avoiding changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings;
- (d) Retaining and preserving changes to a property that have acquired historic significance in their own right;
- (e) Preserving distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property;
- (f) Repairing rather than replacing deteriorated historic features; or where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials;
- (g) Utilizing the gentlest means of chemical or physical treatments;
- (h) Protecting and preserving the archeological resources in place, and if disturbing, mitigation measures will be undertaken;
- (i) Not destroying historic materials, features, and spatial relationships that characterize the property; differentiating the new work from the old and making it compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment; and,
- (j) Undertaking new construction in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

GENERAL NOTES:

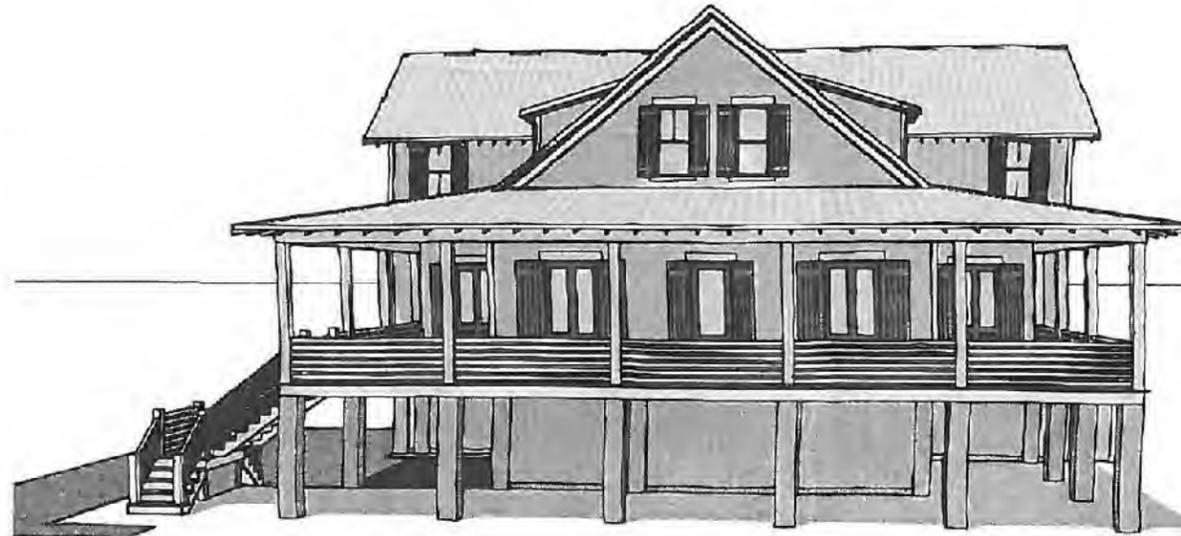
- 1) ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND MANUFACTURER'S INSTALLATION INSTRUCTIONS AS APPLICABLE.
- 2) OWNER AND/OR BUILDER SHALL BE RESPONSIBLE FOR ANY SOIL TESTING REQUIRED TO DETECT ANY UNSUITABLE CONDITIONS WHICH MAY AFFECT THE PERFORMANCE OF THE FOOTINGS AND PIERS. A MINIMUM 2000 PSF SOIL BEARING PRESSURE IS ASSUMED WHERE THIS STRUCTURE IS CONCERNED.
- 3) THE INTERNATIONAL RESIDENTIAL CODE (IRC) CURRENT EDITION WITH SOUTH CAROLINA AMENDMENTS SHALL GOVERN WHEREVER THESE DRAWINGS ARE SILENT, OR ARE IN CONFLICT.
- 4) ALL DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER, OR ENGINEER FOR JUSTIFICATION AND/OR CORRECTION PRIOR TO THE START OF CONSTRUCTION AND/OR FABRICATION. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- 5) DIMENSIONS SHALL BE READ, OR CALCULATED AND NEVER SCALED.
- 6) FOLLOW TRUSS MANUFACTURER'S INSTALLATION GUIDE & INSTRUCTIONS.
- 7) PREFABRICATED FIREPLACES & FLUES SHALL BE U.L. APPROVED AND INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
- 8) ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
- 9) BUILDER SHALL FIELD APPROVED LAYOUT OF ELECTRICAL, HVAC, REGISTER LOCATIONS AND CABLE/PHONE JACKS.
- 10) BUILDER SHALL FIELD APPROVE SHOP DRAWINGS OF ALL CABINETS AND BUILTINS PRIOR TO INSTALLATION.
- 11) LOCATE THE IGNITION SOURCE FOUND ON ANY APPLIANCE LOCATED IN THE GARAGE AT 18" ABOVE FINISHED FLOOR (MINIMUM).
- 12) CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
- 13) CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE PRIOR TO BEGINNING CONSTRUCTION.
- 14) ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND SHALL REST ON UNDISTURBED SOIL CAPABLE OF SUPPORTING THE BUILDING.
- 15) ALL WOOD, CONCRETE AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE AND LOCAL BUILDING CODES WHERE APPLICABLE.
- 16) WINDOW SUPPLIER SHALL VERIFY TYPE OF GLASS REQUIRED AT ALL LOCATIONS FOR CODE COMPLIANCE, PROVIDE TEMPERED GLASS AS REQUIRED BY 2012 IRC, SECTION 308 AND EGRESS WINDOWS AS REQUIRED BY 2012 IRC, SECTION 310.
- 17) SPECIFIED WINDOW DIMENSIONS ARE GENERIC AND MAY VARY ACCORDING TO THE MANUFACTURER SELECTED. CONTRACTOR SHALL COORDINATE ACTUAL WINDOW ROUGH OPENINGS IN THE FIELD.
- 18) KITCHEN LAYOUT SHOWN IN APPROXIMATE MANNER ONLY, FINAL CABINET DESIGN SHALL BE BY CABINET SUPPLIER, COORDINATE EXACT LAYOUT AND FINISHES WITH OWNER/BUILDER PRIOR TO FABRICATION.

INTERNATIONAL CONSERVATION CODE (IECC) REQUIREMENTS (2009)

1. WINDOWS AND SKYLIGHTS SHALL HAVE A U-FACTOR LESS THAN OR EQUAL TO 0.80
2. WINDOWS AND SKYLIGHTS SHALL BE LOW E WITH A SOLAR HEAT GAIN COEFFICIENT (SHGC) LESS THAN OR EQUAL TO 0.30
3. CEILING INSULATION SHALL BE R-30 OR GREATER
4. WALL INSULATION SHALL BE R13 OR GREATER
5. FLOOR INSULATION SHALL BE R18 OR GREATER
6. HVAC UNITS AND DUCT SYSTEMS SHALL BE SIZED AND SPECIFIED BY A QUALIFIED MECHANICAL CONTRACTOR, HEAT PUMPS SHALL HAVE ADAPTIVE RECOVERY THERMOSTATS.
7. THE MANUAL J LOAD SIZING REPORT MAY BE REQUIRED AT TIME OF PERMITTING, COORDINATE WITH LOCAL BUILDING OFFICIAL.
8. DUCTS OUTSIDE CONDITION SPACES SHALL BE INSULATED TO R8 OR GREATER AND SHALL BE SEALED AND TESTED TO SUBSTANTIALLY AIRTIGHT
9. ALL HOLES AND PENETRATION AT THE BUILDING ENVELOPE SHALL BE SEALED.
10. ALL RECESSED CANS AT INSULATED ATTIC SPACES SHALL BE IC AIRTIGHT (ICAT)
11. ALL PIPES CARRYING FLUIDS ABOVE 105 DEGREES (F) SHALL BE INSULATE TO R-3 OR GREATER
12. 50% OF LAMPS MUST BE HIGH-EFFICIENT

THE PORTER RESIDENCE

2668 GOLDBURG AVENUE
LOT 114 MOULTRIEVILLE EAST
TOWN OF SULLIVANS ISLAND
SOUTH CAROLINA
TMS 529-07-00-008



ILLUSTRATIVE RENDERING (NTS)

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY, SEE ELEVATIONS FOR DETAILING
COLORS SHOWN ARE NOT REPRESENTATIVE OF FINAL COLORS COORDINATE WITH
OWNER.

PLAN HISTORY

04-24-2015 REVIEW SET #1
06-24-2015 REVIEW SET #2
07-10-2015 REVIEW SET #3
07-23-2015 REVIEW SET #4
09-21-2015 REVIEW SET #5
10-09-2015 REVIEW SET #6
11-02-2015 REVIEW SET #7
11-19-2015 REVIEW SET #8
11-25-2015 REVIEW SET #9
12-03-2015 REVIEW SET #10

DRAWING INDEX

- | | |
|----|------------------------------|
| A1 | TITLE PAGE & PLAN HISTORY |
| A2 | SITE PLAN |
| A3 | GROUND FLOOR PLAN |
| A4 | FIRST FLOOR PLAN |
| A5 | SECOND FLOOR PLAN & SECTIONS |
| A6 | PERSPECTIVE VIEWS |
| A5 | FRONT & LEFT ELEVATIONS |
| A6 | REAR & RIGHT ELEVATIONS |
| | |
| S1 | FOUNDATION PLAN |
| S2 | FOUNDATION DETAILS |
| S3 | 1ST FLOOR FRAMING PLAN |
| S4 | 2ND FLOOR FRAMING PLAN |
| S5 | ROOF FRAMING PLAN |
| S6 | FRAMING & CONNECTION DETAILS |

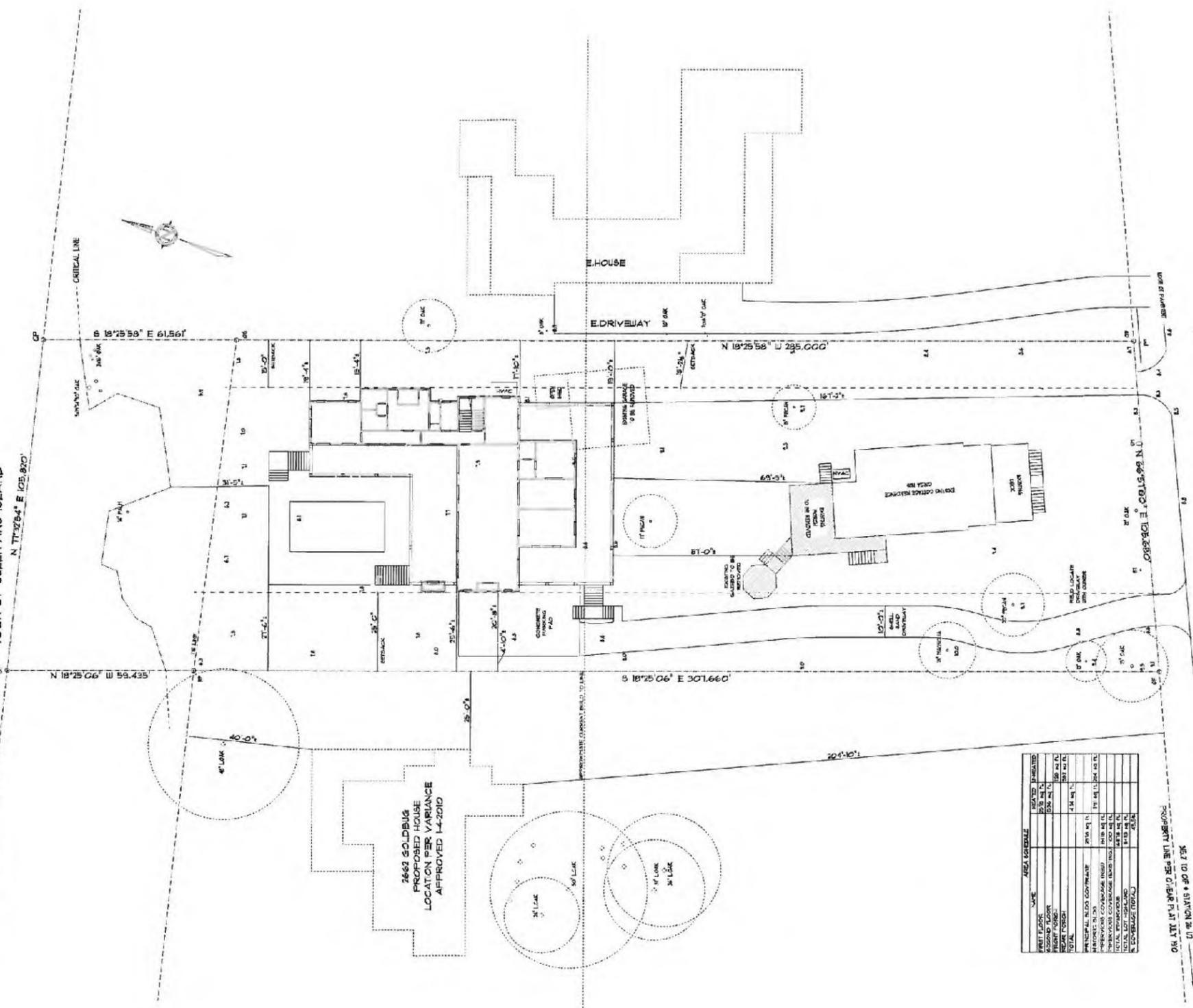
BUILDER:

Plans and Structural Engineering by:



DRB CONCEPTUAL SUBMITTAL

MARSHES OF THE
TOWN OF SULLIVAN ISLAND



2662 GOLDBUG
PROPOSED HOUSE
LOCATION PER VARIANCE
APPROVED 14-2010

AREA SCHEDULE	AREA	PERCENTAGE
FRONT YARD	1.14	1.14
REAR YARD	1.14	1.14
SIDE YARD	1.14	1.14
TOTAL	3.42	3.42
MINIMUM COVERED AREA	1.14	1.14
MINIMUM COVERED AREA (MIN)	1.14	1.14
MINIMUM COVERED AREA (MAX)	1.14	1.14
MINIMUM COVERED AREA (AVG)	1.14	1.14
MINIMUM COVERED AREA (TOTAL)	3.42	3.42

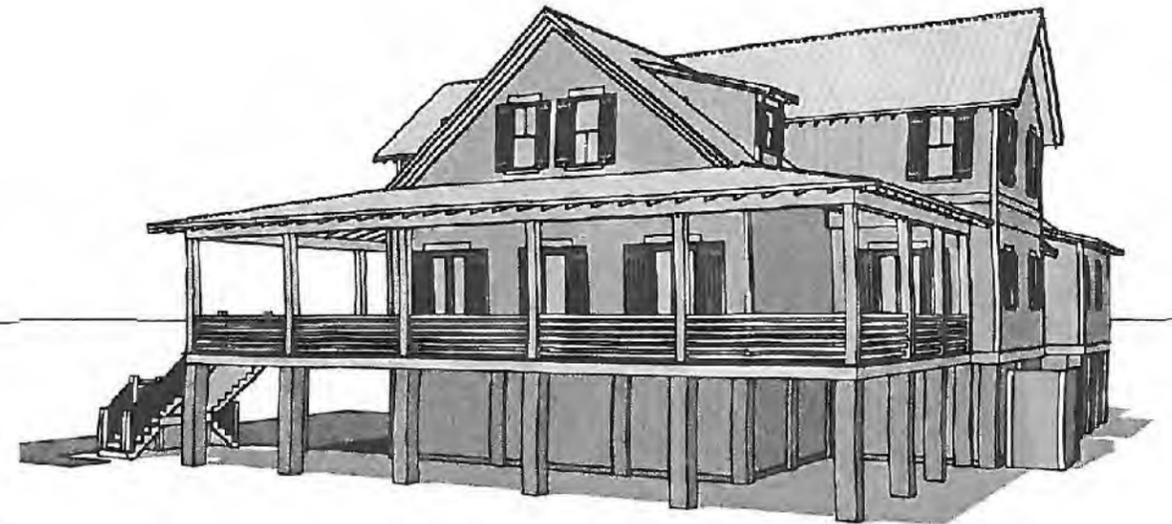
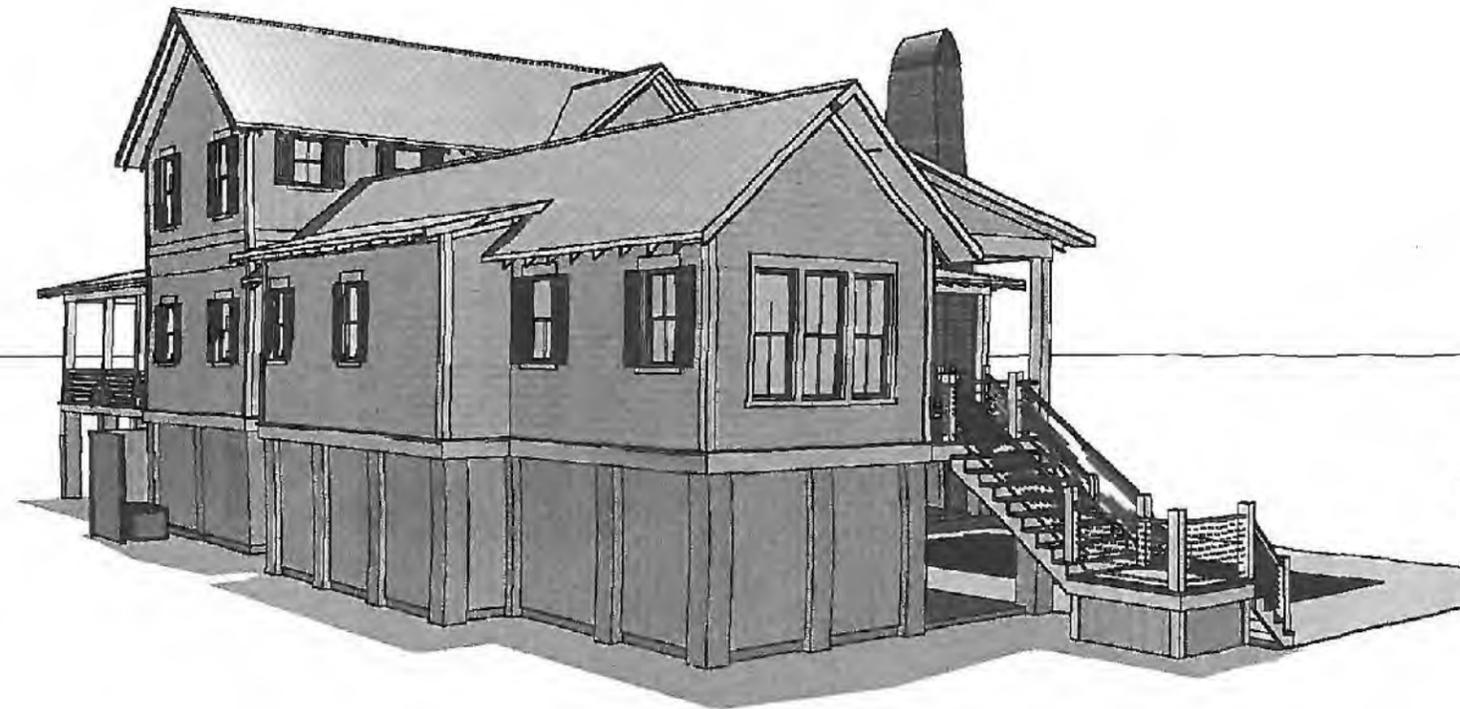
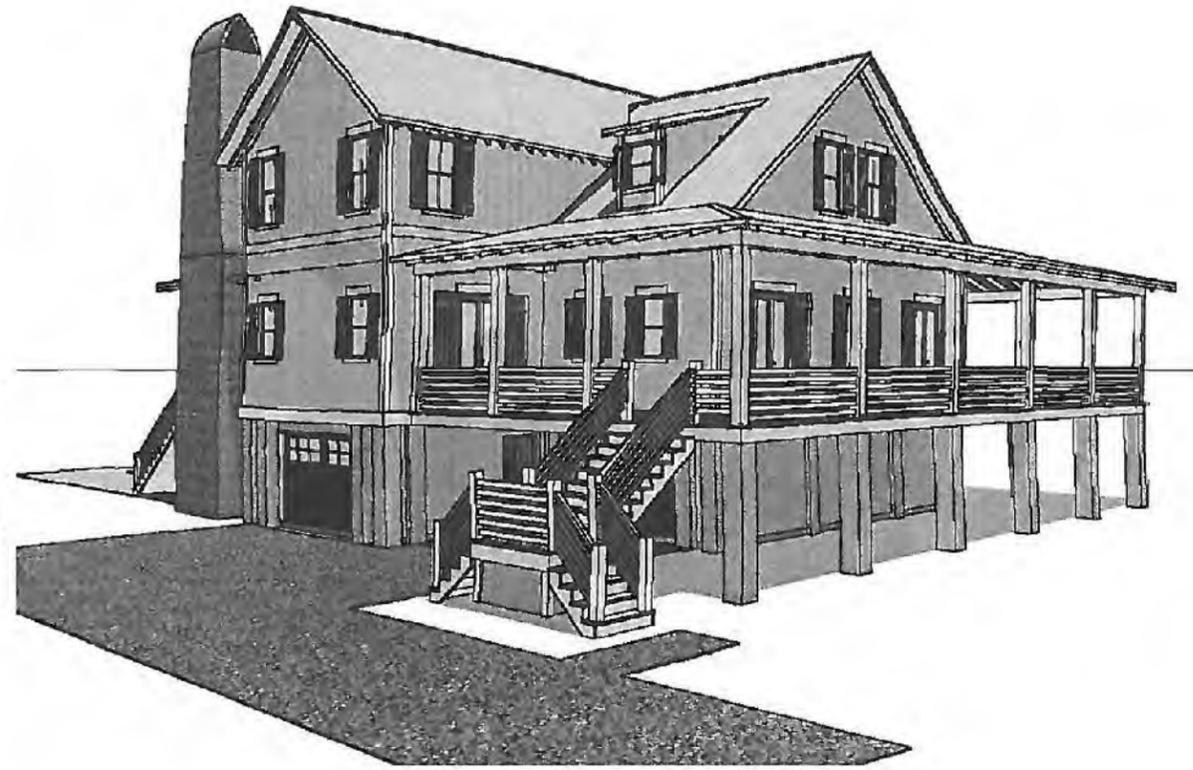
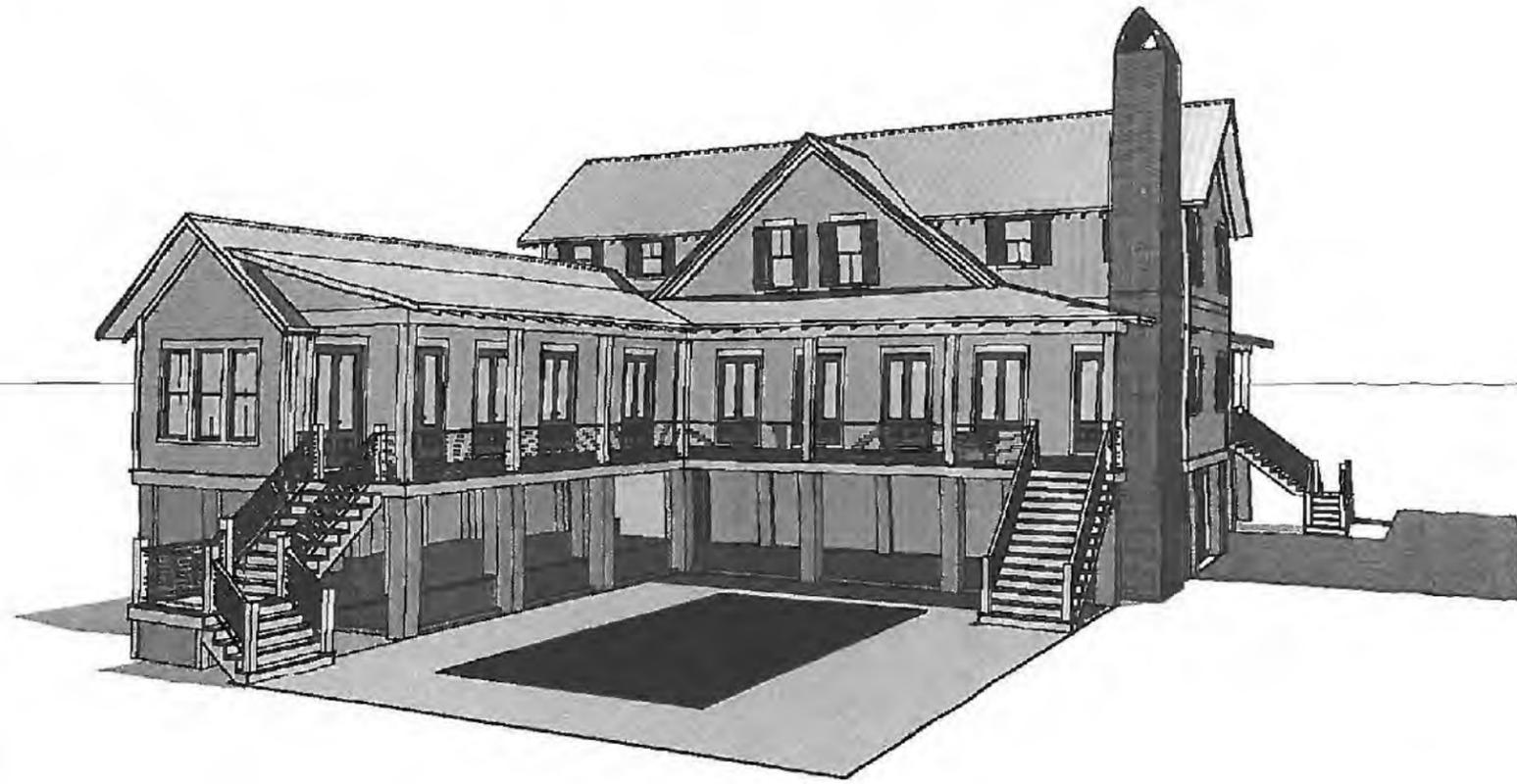
BENCH MARK
PK VAL • CL
ELEV 1.01

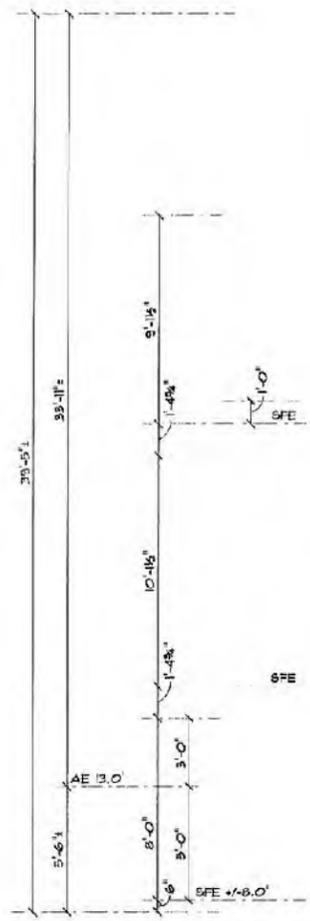
GOLDBUG AVENUE 40' R/W

SITE PLAN

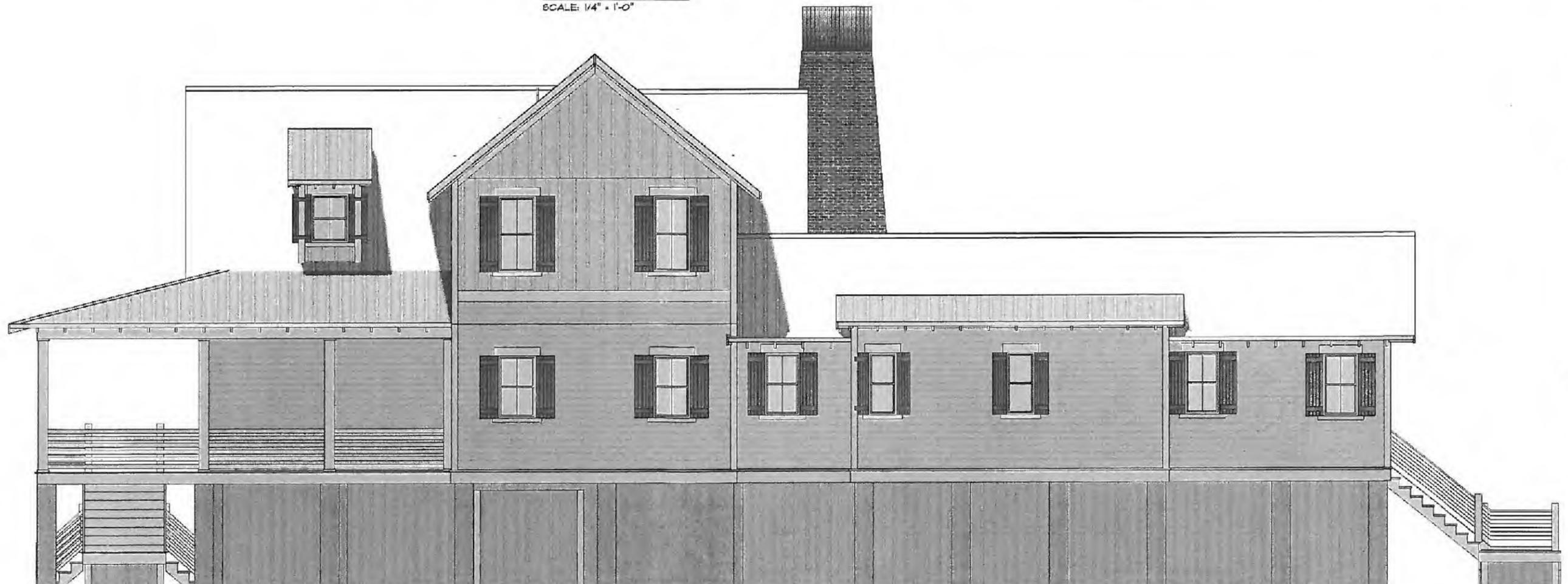
SCALE: 1" = 20'-0"

THIS PLAN DOES NOT REPRESENT A SERVICE OR A PLAN. IT IS A SITE PLAN TO HELP
BE PERFORMED BY A LICENSED ARCHITECT. DIMENSIONS SHOWN ON THIS PLAN
SHOULD BE USED TO CONSTRUCT THE PROPOSED STRUCTURE. ALL DIMENSIONS
SHOWN ON THIS PLAN SHOULD BE VERIFIED BY THE BUILDER
PRIOR TO CONSTRUCTION.



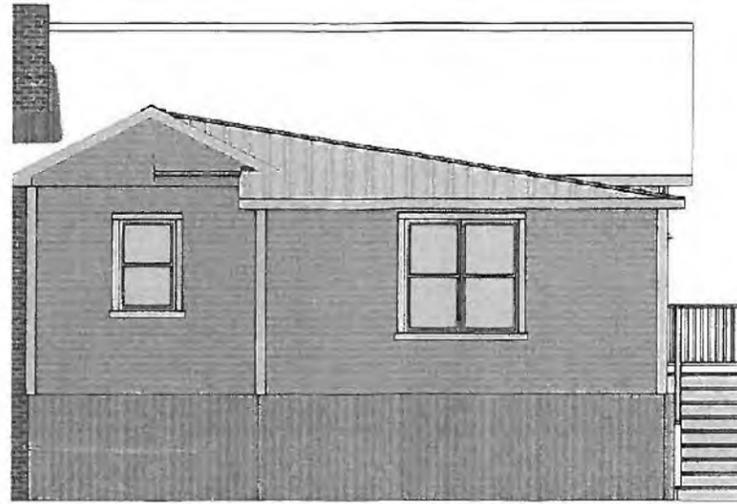


Elevation Rear
SCALE: 1/4" = 1'-0"

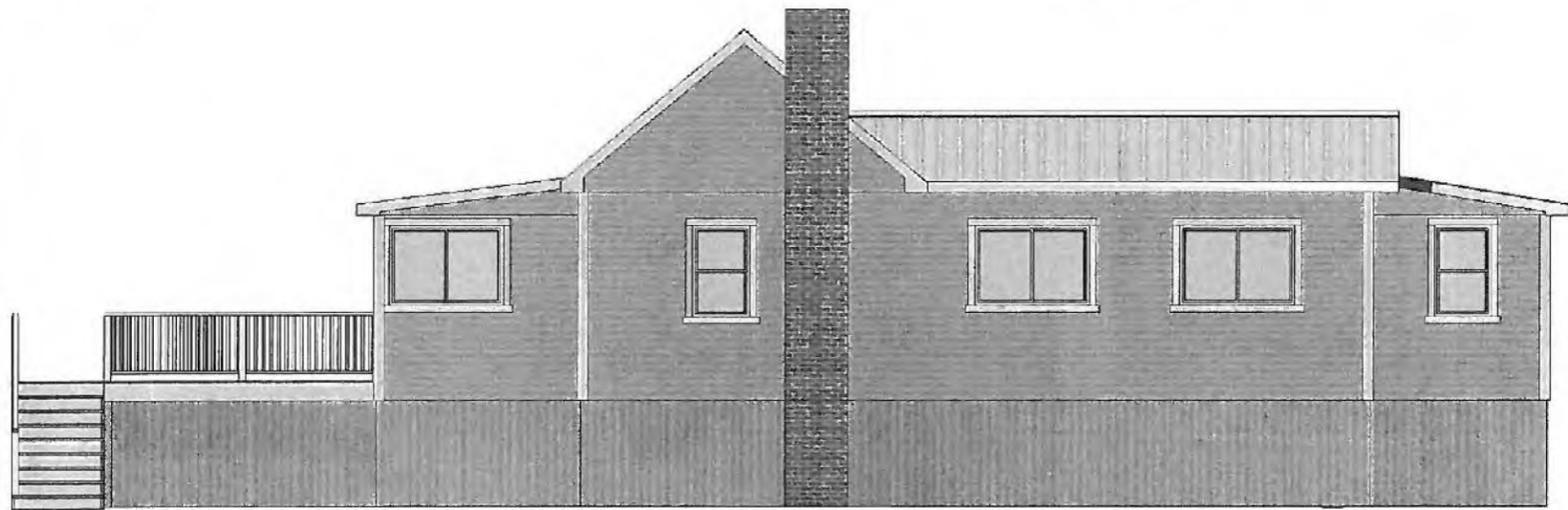




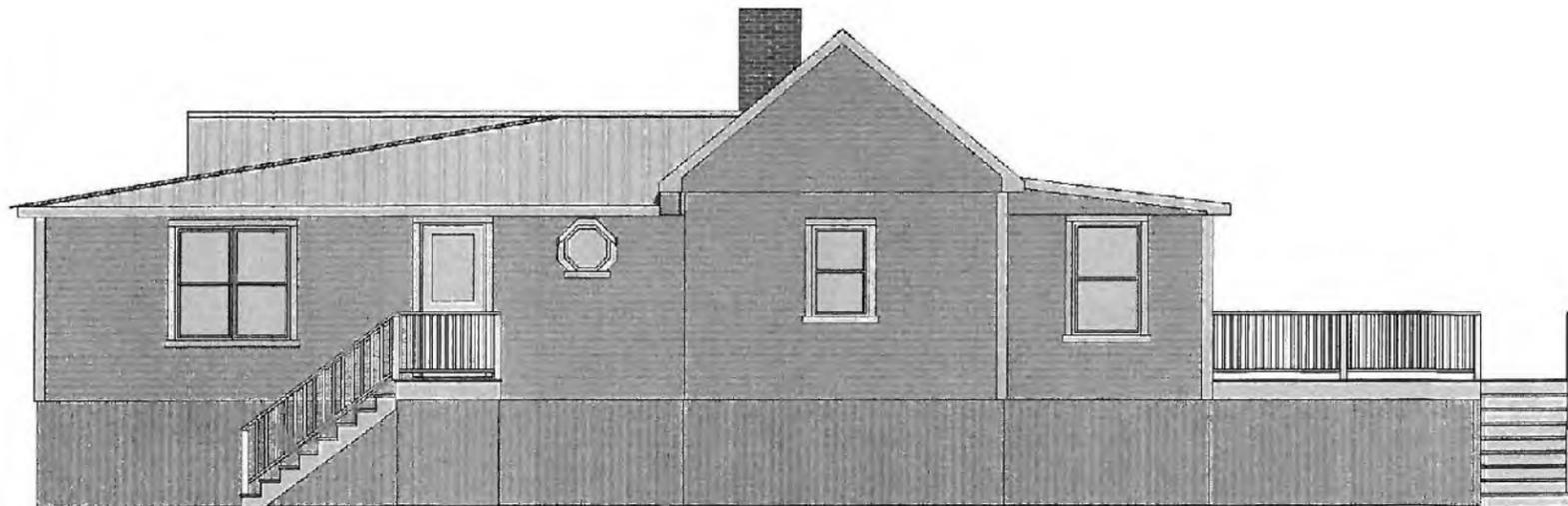
Elevation Front
SCALE: 1/4" = 1'-0"



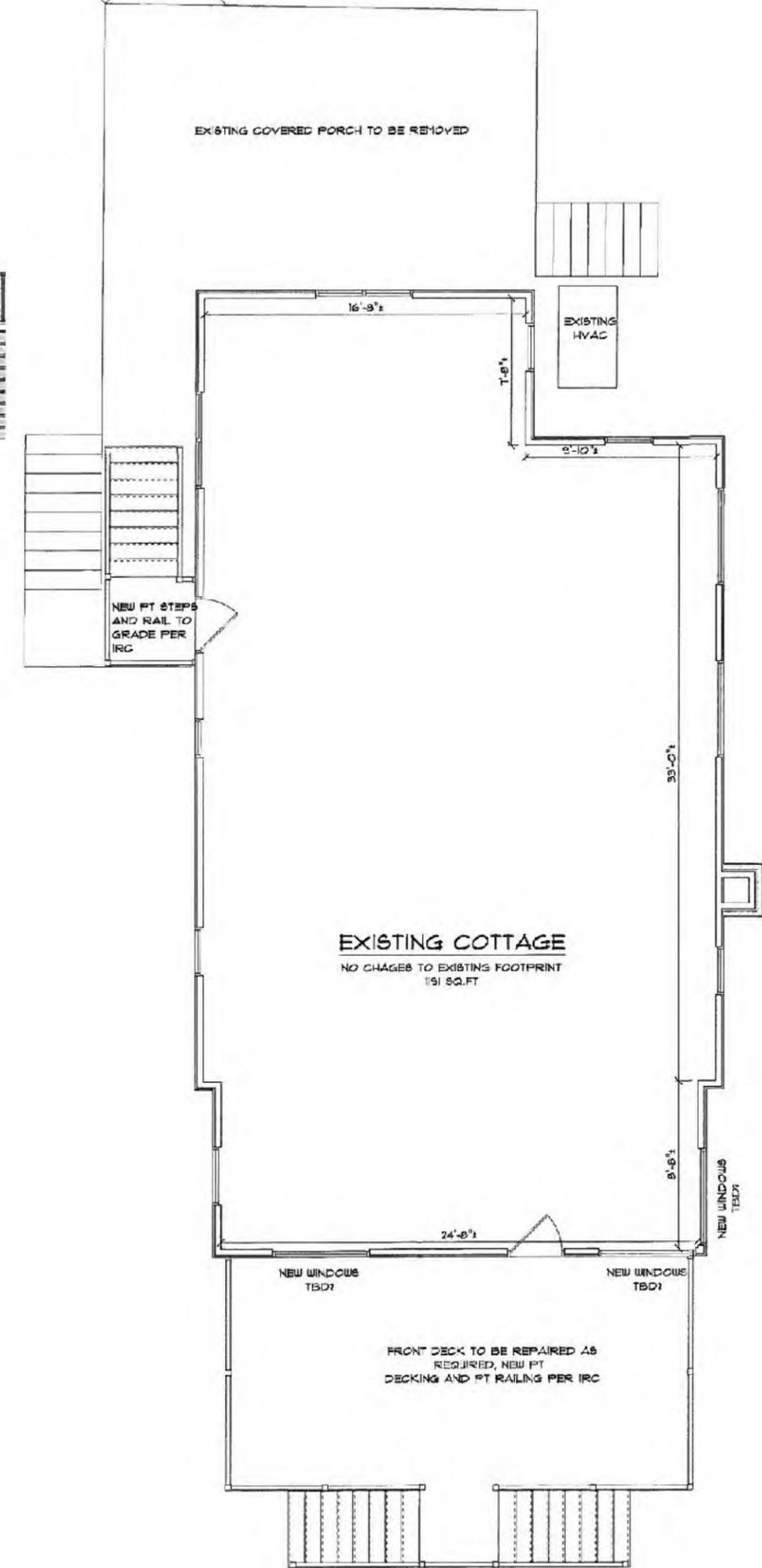
Elevation Rear
SCALE: 1/4" = 1'-0"



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



Elevation Left

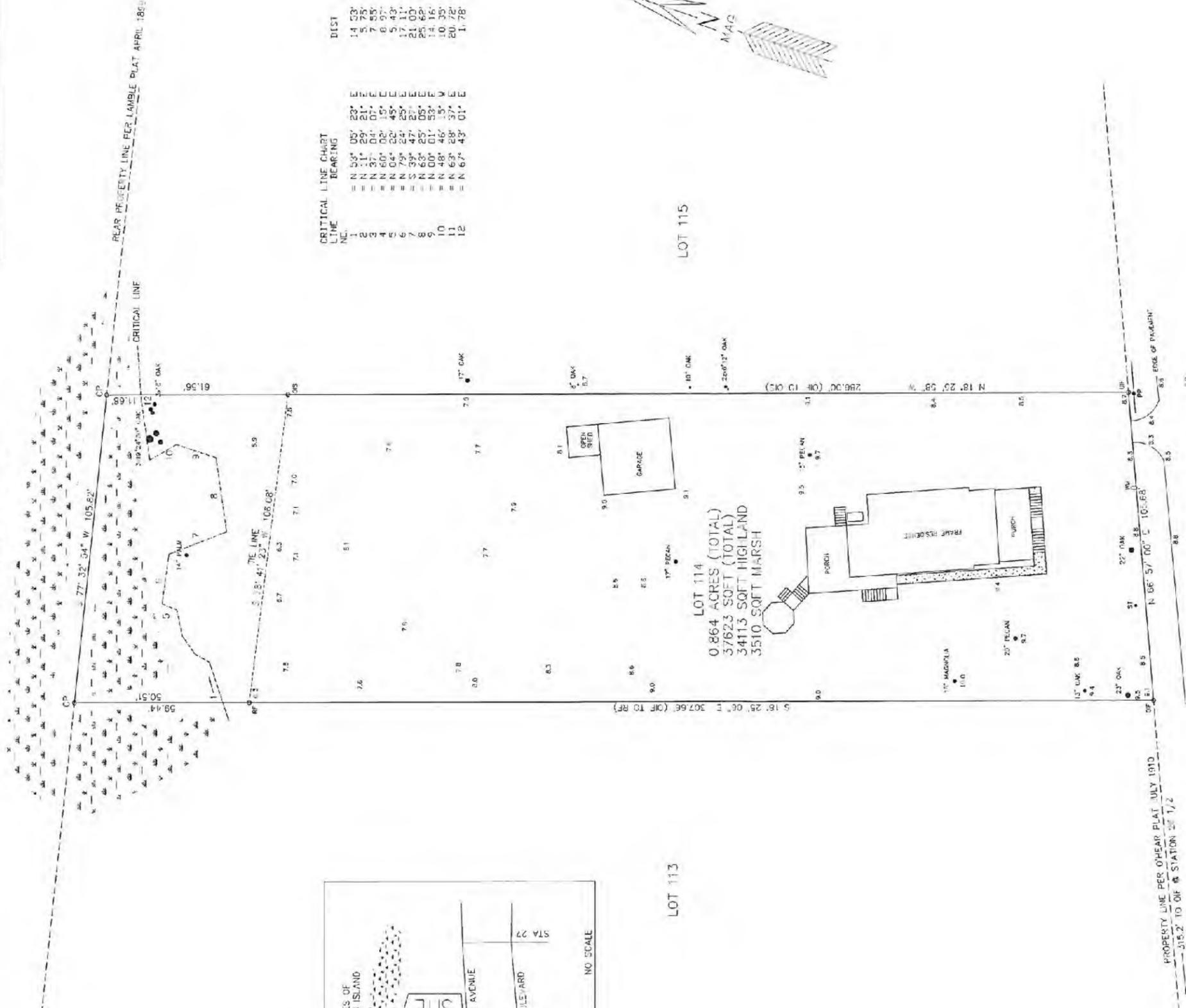


SUBMITTED BY ARCHITECTURAL & DESIGN BY KATHLEEN P. T. C. ENG.

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.

LESS TRUMBULL FOR STEVE BROOKS 7-27-10
 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.

MARSHES OF THE TOWN OF SULLIVANS ISLAND



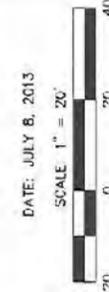
CRITICAL LINE NO.	BEARING	DIST
1	N 59° 05' 23" E	14.53'
2	N 11° 29' 21" E	5.75'
3	N 37° 04' 07" E	7.55'
4	N 60° 08' 15" E	8.97'
5	N 04° 32' 45" E	5.43'
6	N 79° 47' 27" E	17.11'
7	S 39° 47' 27" E	21.00'
8	N 63° 25' 05" E	25.62'
9	N 00° 01' 53" E	14.16'
10	N 48° 48' 35" W	10.35'
11	N 63° 28' 37" E	20.78'
12	N 67° 43' 01" E	1.78'

UNITY MAP NO SCALE

FENCH MARK
 PK NAIL 3/4 CL
 ELEV 3.07

- NOTES:
- 1) TMS# 520-07-00-006
 - 2) PROPERTY LOCATED IN FLOOD ZONE AE ELEV 13
 - 3) PER FRY 450190-0510-1 (11-17-2004)
 - 4) SURVEY REQUESTED BY ALLEN PORTER
 - 5) REFERENCE PLAT BY JAMES CHEAR, CE DATED JULY 1310 PLAT BOOK D PAGE 184
 - 6) REFERENCE PLAT BY HIL LAMBLE, CE AND LS DATED APRIL 1993
 - 7) RECORDED MARCH 12, 1902 PLAT BOOK D PAGE 194
 - 8) REFERENCE DEED TOWN OF SULLIVANS ISLAND TO BRADLEY B. NEWMAN PER CHEAR PLAT DATED APRIL 20, 2010 RECORDED APRIL 30, 2010 AT BOOK 0119 PAGE 725
 - 9) REFERENCE DEED TOWN OF SULLIVANS ISLAND TO ARTHUR FURMAN BROWN JR, PER LAMBLE PLAT DATED OCTOBER 16, 1990 RECORDED OCTOBER 23, 1990 AT BOOK R197 PAGE 437
 - 10) REFERENCE DEED ARTHUR FURMAN BROWN JR, TO BRADLEY B. NEWMAN DATED APRIL 9, 2010 RECORDED APRIL 9, 2010 AT BOOK 0116 PAGE 540

HN E. WADE JR., RLS
 ST OFFICE BOX 606
 JE OF PALMS
 ITH CAROLINA



DATE: JULY 8, 2013
 SCALE: 1" = 20'

SURVEY OF
 2668 GOLDBUG AVENUE
 AKA LOT 114 MOULTRIEVILLE EAST END
 AKA LOT 114 ATLANTICVILLE
 LOCATED IN THE



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE 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 THAT I AM A LICENSED SURVEYOR AS REQUIRED THEREIN.

- LEGEND:
- OP 1" OPEN IRON FOUND
 - RF 1" REBAR FOUND
 - OS 1" OPEN IRON SET
 - SI SLEWED IAP
 - WM WATER METER
 - PP POWER POLE
 - HACK HACKBERRY
 - CP COMPUTED POINT









265

POSTAL SERVICE
MAIL BOX
NO. 1234







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:

2714 ATLANTIC AVENUE

Submittal Date:

11/12/15

Meeting Date:

12/16/15

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.

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: 2714 ATLANTIC AVENUE
 Submittal Date: 11/12/15
 Meeting Date: 12/16/15 Parcel I.D. (TMS#): 529-11-00-029

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

Submittal is *outside* the Historic District and _____ 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: BRIAN JOSE HELLMAN Architect / Designer: E E FAVA ARCHITECTS
 Address: 105 BRADST/5800 Contact #: 843-723-5899
CHARLIE 2949 email: E.E.FAVA.COM
 email: h.hellman@eefava.com contractor: T&D
 Contact #: _____ Contact #: _____
 email: _____

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

REQUEST RELIEF OF 1' FOR BUILDING FOUNDATION
 HEIGHT TO ACCOMMODATE PROPOSED STRUCTURE +
 DUCTWORK - BUILDING HEIGHT WOULD
 BE JUST 27'

I (We) submit that the above information is true to the best of My (Our) knowledge. <u>E E FAVA ARCHITECTS</u> 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. <u>HELLMAN</u>	Fee Received by _____ CHECK # _____
	Owner's 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: 2714 ATLANTIC AVENUE
 Submittal Date: 11/12/15
 Meeting Date: 12/16/15

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>22,014</u> sf
Lot Width:	<u>105'</u>
Lot Depth:	<u>210'</u>
Flood Zone / Base Flood Elevation:	<u>AE15</u>

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

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	_____ sf
Covered Porches:	_____ sf
Open Decks / Steps:	_____ sf
Pool / Patio:	<u>SEE DRAWINGS</u> sf
Drives / Walks:	<u>N/A</u> sf
Other Impervious Coverage	<u>N/A</u> sf
Total Impervious Coverage	<u>SEE DRAWINGS</u> sf

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

Walls: _____ SEE DRAWINGS Windows: _____

Trim: _____ SEE DRAWINGS Doors: _____

THIS IS NOT ENTIRE

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 • 29462 • (843) 883-3198

Project Address:

2714 ATLANTIC AVENUE

Submittal Date:

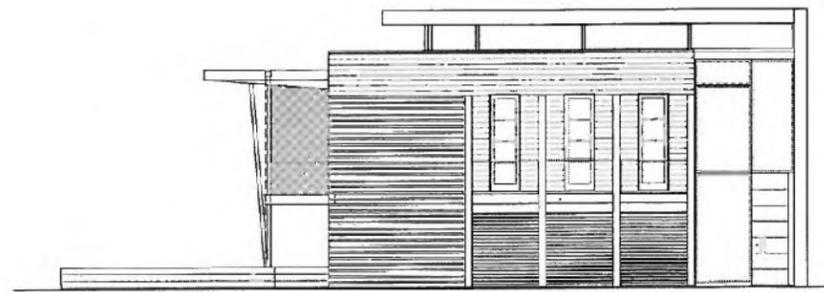
11/13/15

Meeting Date:

12/16/15

		Zoning Ordinance Reference Section	Zoning Standard	✓ if it 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>20'</u> min. <u>40'</u> comb.	GRANTED PREVIOUSLY	25%	* GRANTED PREVIOUSLY <u>10'</u>	<u>25%</u>	<u>30'</u>
	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 _____ sf	✓	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	1 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'</u>	<u>1'</u>	<u>1'</u>
	N	21-32 Foundation Enclosure	Check Ordinance	✓	Adjust for Neighborhood Compatibility			
	O	21-34 Site Lighting	Check Ordinance	✓	Adjust for Neighborhood Compatibility			

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These drawings are strictly representations of the proposed conditions for the structure located at 1909 Tree Street, St. SC They are the result of on site investigations of the site areas. All dimensions and scaled elements noted herein are for reference only and should be verified by all individuals utilizing these documents for any other purpose.



Cover

Survey

PLANS

- A001 Siteplan and Zoning Info
- A100 Ground Floor Plan
- A101 First Floor Plan
- A102 Clerestory Plan
- A103 Roof Plan

ELEVATIONS
with and without 1' orb increase to foundation f

- A201 Atlantic Street Elevations
- A202 Garden Elevations | side
- A203 Ion Street Elevations | re
- A204 Drive Elevations | side (es

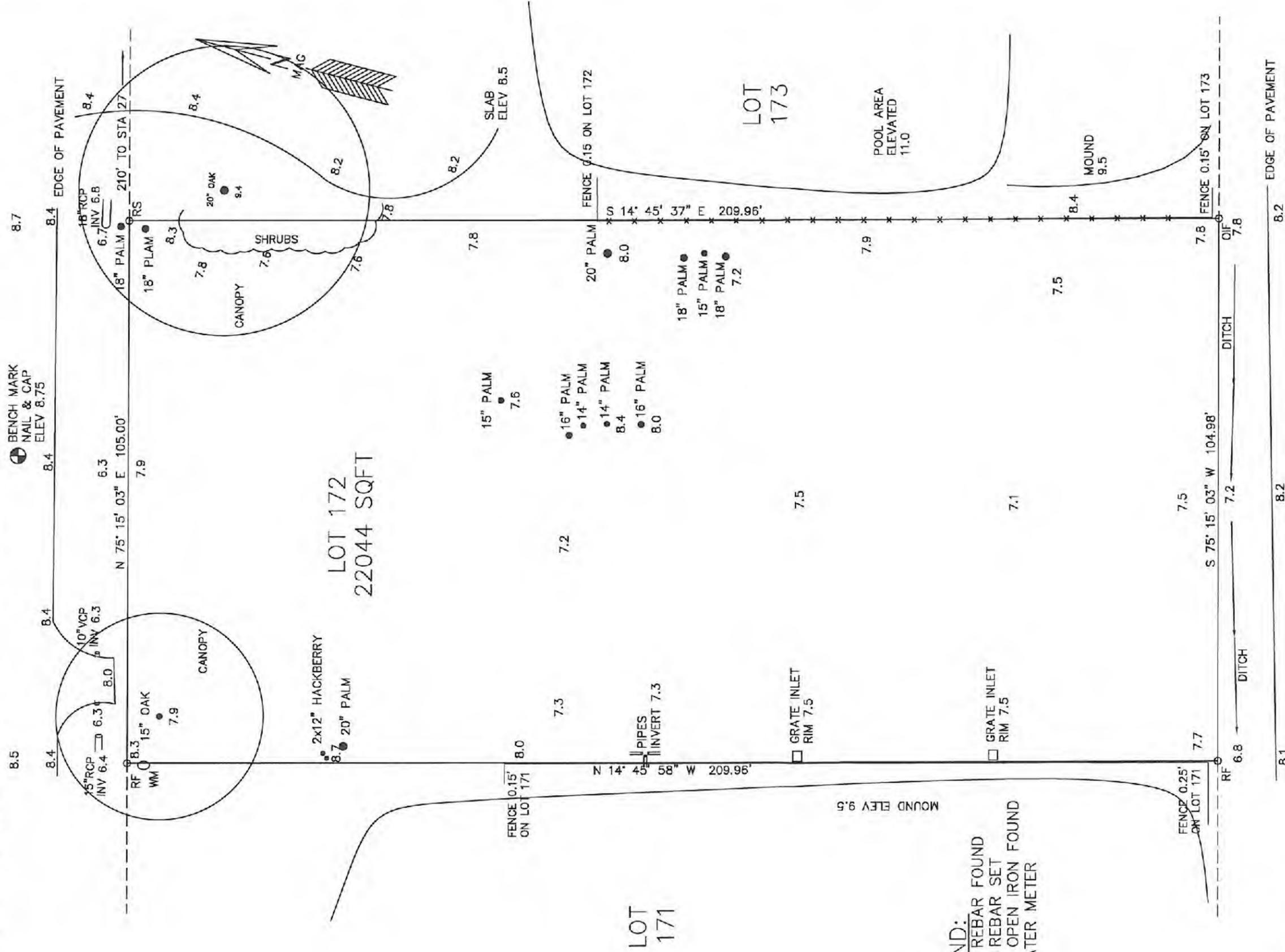
SECTIONS
with and without 1' orb increase to foundation f

- A300 Building Sections | NOR
- A301 Building Sections | EAST

TO LOCAL ATTRACTION. ANYTHING SHOWN OUTSIDE THE PRESCRIBED BOUNDARIES OR THIS SURVEY IS FOR DESCRIPTIVE PURPOSES ONLY

© DRAWING COPYRIGHT PROTECTED AND IS NOT A LEGAL COPY UNLESS SEALED WITH RAISED IMPRESSION SEAL

ION AVENUE 40' R/W



LEGEND:

- RF #5 REBAR FOUND
- RS #5 REBAR SET
- OIF 1" OPEN IRON FOUND
- WM WATER METER

NOTES:

- 1) TMS# 529-11-00-028
- 2) REFERENCE PLAT D-184
- 3) FLOOD ZONE AE ELEV 15
- 4) 45019C-0539-J (11-17-04)
- 5) REQUESTED BY BRIAN HELLMAN

SCALE: 1" = 20' DATE: OCTOBER 8, 2015



ATLANTIC AVENUE 40' R/W



"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."

JOHN E. WADE JR., RLS
 PO BOX 686
 ISLE OF PALMS
 SOUTH CAROLINA
 29451
 (843) 886-6262

2714 ATLANTIC AVENUE
 LOT 172 EAST
 MOULTRIEVILLE
 LOCATED IN THE
 TOWN OF SULLIVANS ISLAND
 CHARLESTON COUNTY

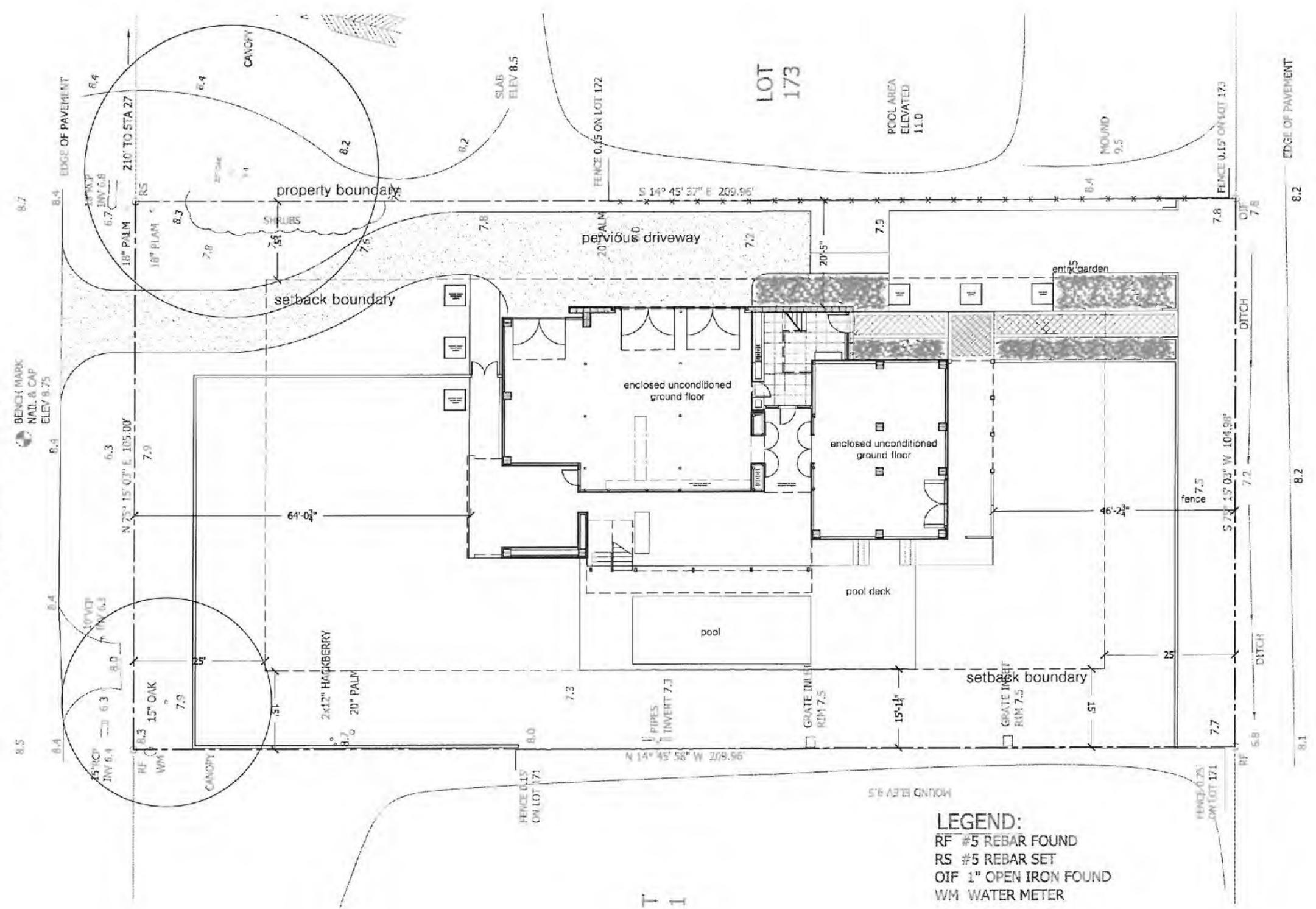
JOHN E. WADE JR. R.L.S.

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SCALE : 3/32" = 1'

ION AVENUE 40' R/W



LEGEND:
 RF #5 REBAR FOUND
 RS #5 REBAR SET
 OIF 1" OPEN IRON FOUND
 WM WATER METER

BENCH MARK
 NAIL & CAP
 ELEV 8.36

ATLANTIC AVENUE 40' R/W

Lot Size 22,044 SF

Building Coverage

Lot Size x 15%
 Total allowable building coverage

Proposed Building Coverage

Proposed Building Coverage

Required Setbacks

FRONT (south)	30'
REAR (north)	25'
SIDE (east / west)	40'
	(not to scale)

Allowable Impervious

Lot Size x 30%
 Total allowable impervious coverage

Proposed Impervious

Proposed impervious coverage
 (excluding driveway and site preparation)

Building Square Footage

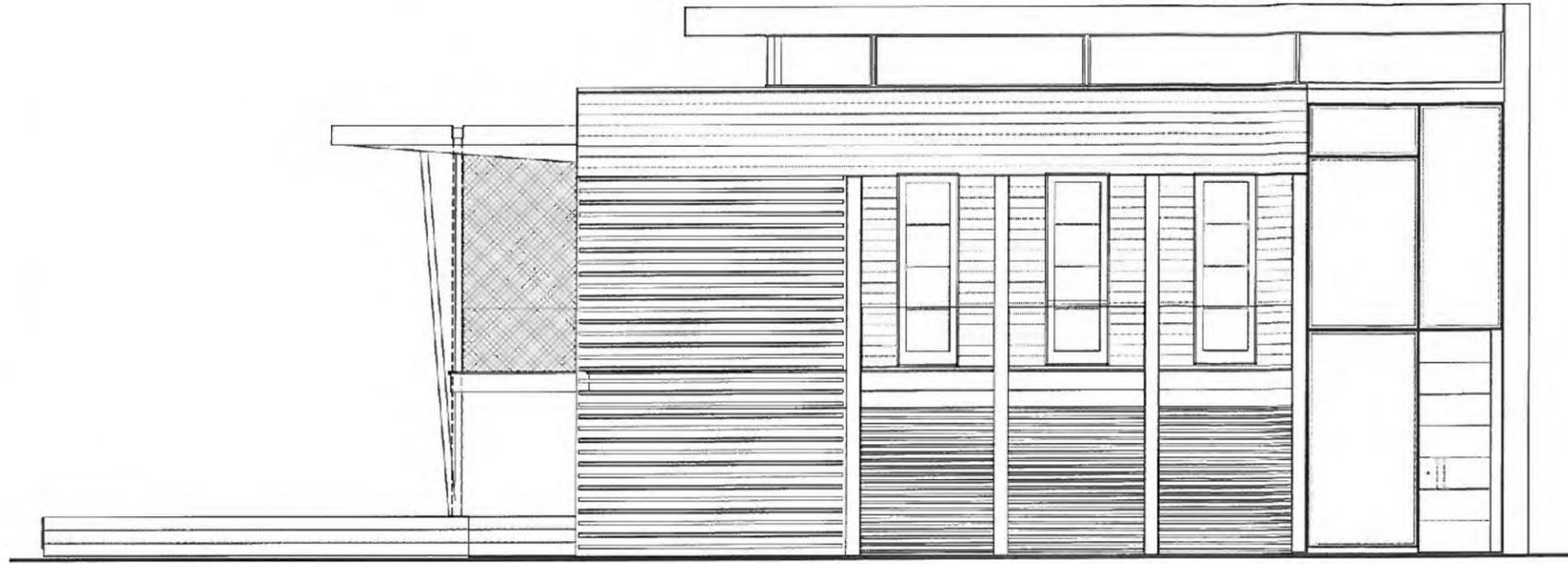
(Lot Size - 5000)/100 x 10 + 2

Total allowable building square footage

Proposed Square Footage

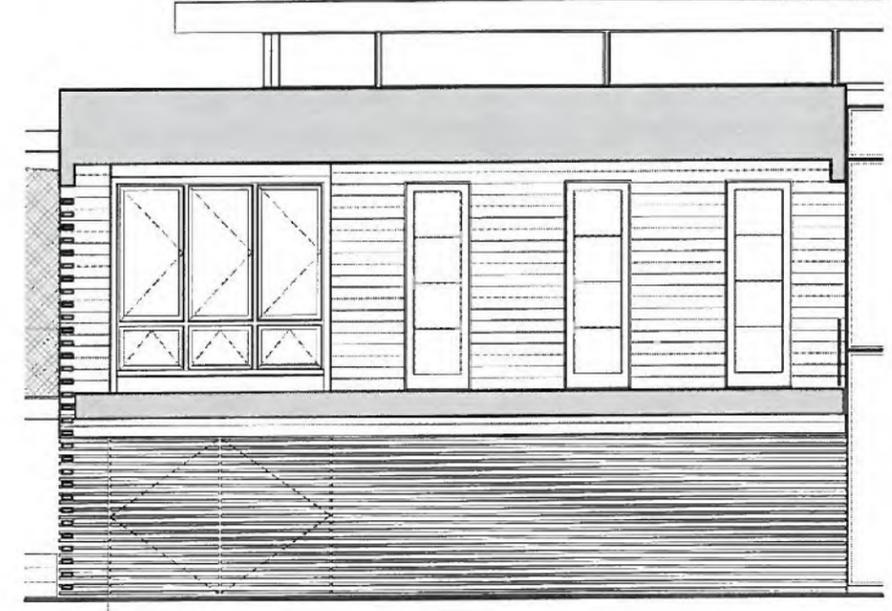
Total conditioned square footage

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1 Atlantic Street Elevation | South
 PER SULLIVAN'S ISLAND D.R.B REQUIRED FOUNDATION HEIGHT | FFE 3' ABOVE BFE

Scale 1/4" = 1'



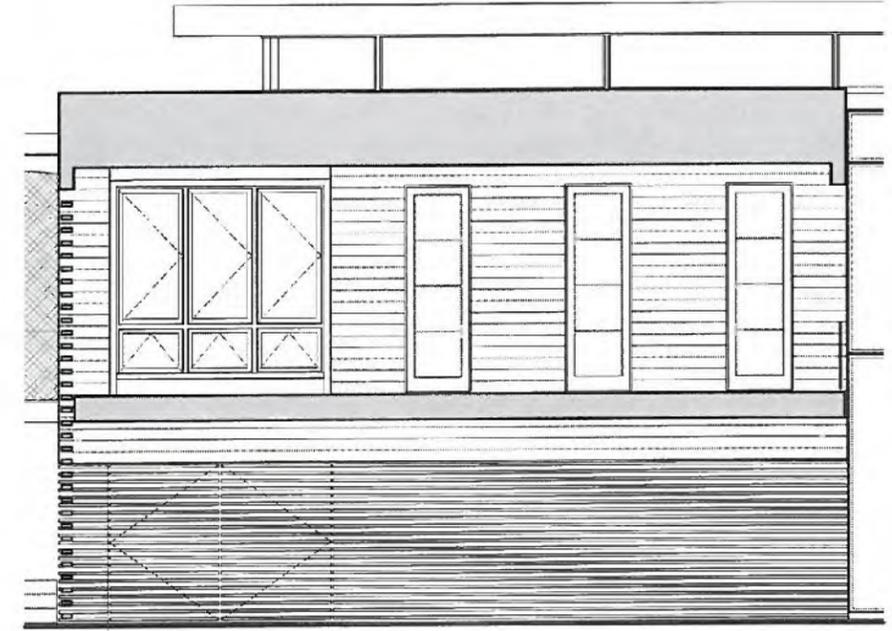
2 Atlantic Street Elevation . BEHIND PORCH | South
 PER SULLIVAN'S ISLAND D.R.B REQUIRED 3' FFE ABOVE BFE

Scale 1/4" = 1'



3 Atlantic Street Elevation | South
 WITH SULLIVAN'S ISLAND D.R.B 1' ALLOWABLE FOUNDATION HEIGHT INCREASE | FFE 4' ABOVE BFE

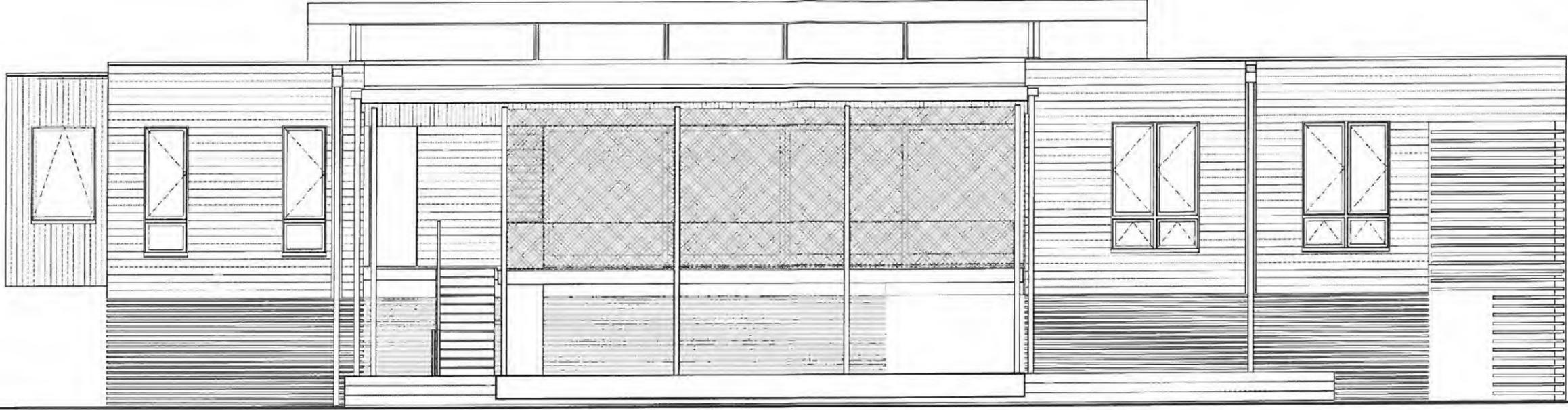
Scale 1/4" = 1'



4 Atlantic Street Elevation . BEHIND PORCH | South
 WITH SULLIVAN'S ISLAND D.R.B 1' ALLOWABLE FOUNDATION HEIGHT INCREASE | FFE 4' ABOVE BFE

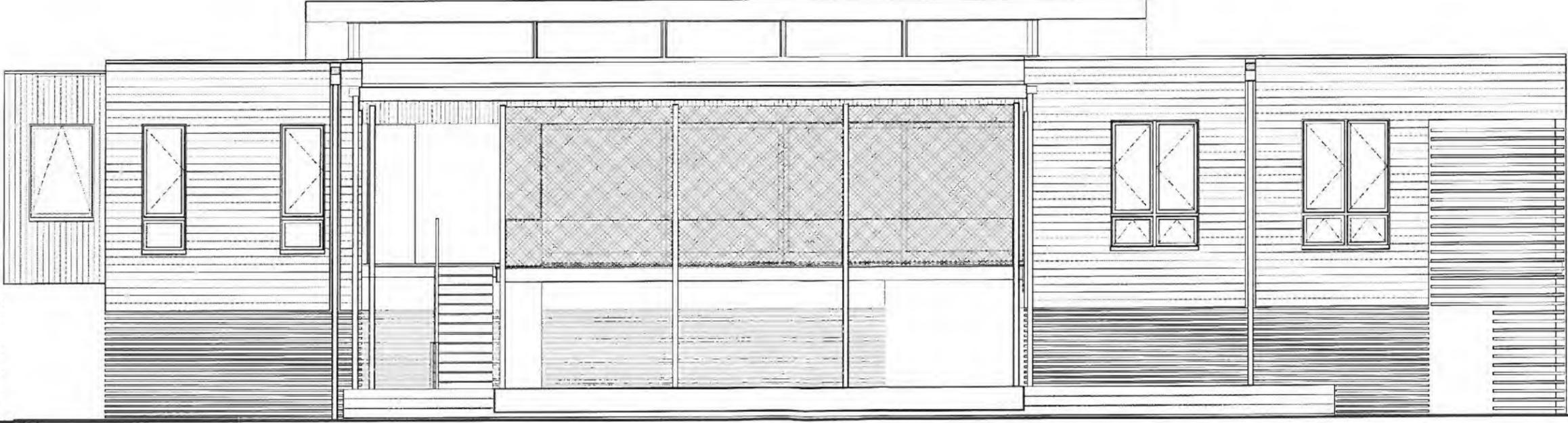
- General Notes:**
1. Contractor shall maintain construction site at all times. The building shall remain safe at all times.
 2. Contractor shall be responsible for obtaining all required permits and approvals from the City of Charleston and the State of South Carolina.
 3. Contractor shall be responsible for obtaining all required permits and approvals from the City of Charleston and the State of South Carolina.
 4. All demolition and/or excavation work shall be done in accordance with current local regulations, the City of Charleston and the State of South Carolina.
 5. Contractor shall protect all existing utilities, easements, and structures on the site.
 6. Contractor shall be responsible for obtaining all required permits and approvals from the City of Charleston and the State of South Carolina.
 7. Contractor shall be responsible for obtaining all required permits and approvals from the City of Charleston and the State of South Carolina.
 8. Contractor shall be responsible for obtaining all required permits and approvals from the City of Charleston and the State of South Carolina.
 9. Contractor shall be responsible for obtaining all required permits and approvals from the City of Charleston and the State of South Carolina.
 10. The design is based on the information provided by the Owner. The Contractor shall verify all information and conditions on the site prior to construction.
 11. All interior and exterior finishes shall be in accordance with the specifications and schedule of materials.
 12. Exterior windows/doors shall be removed or replaced as specified. The openings may be finished as specified.
 13. Removal of any existing structure shall be approved. Contractor shall proceed with caution and protect adjacent property.
 14. All dimensions shall be to the exterior face of the structure unless otherwise noted. Contractor shall verify all dimensions with the Architect prior to construction.
 15. Contractor shall verify all structural, mechanical, and electrical conditions requiring approval. Contractor shall submit all HSWC, Plumbing, and Electrical specifications and Engineer prior to construction.
 16. Contractor shall submit all HSWC, Plumbing, and Electrical specifications and Engineer prior to construction.
 17. The Owner, Engineer, and Architect shall be responsible for any inconsistencies or conflicts which may arise.

SIGN AND DETAILS ARE THE EXCLUSIVE PROPERTY OF [redacted] architects, etc. ALL RIGHTS RESERVED - DRAWINGS MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT 2015.
 These drawings are strictly representations of the proposed conditions for the structure located at 1009 Third Street, SE, SC. They are the result of on site investigations of the site area. All dimensions and scaled elements noted herein are for reference only and should be verified by all individuals utilizing these documents for any other purpose.



1 Side Elevation | West
 PER SULLIVAN'S ISLAND D.R.B REQUIRED FOUNDATION HEIGHT | FFE 3' ABOVE BFE

Scale 1/4" = 1'

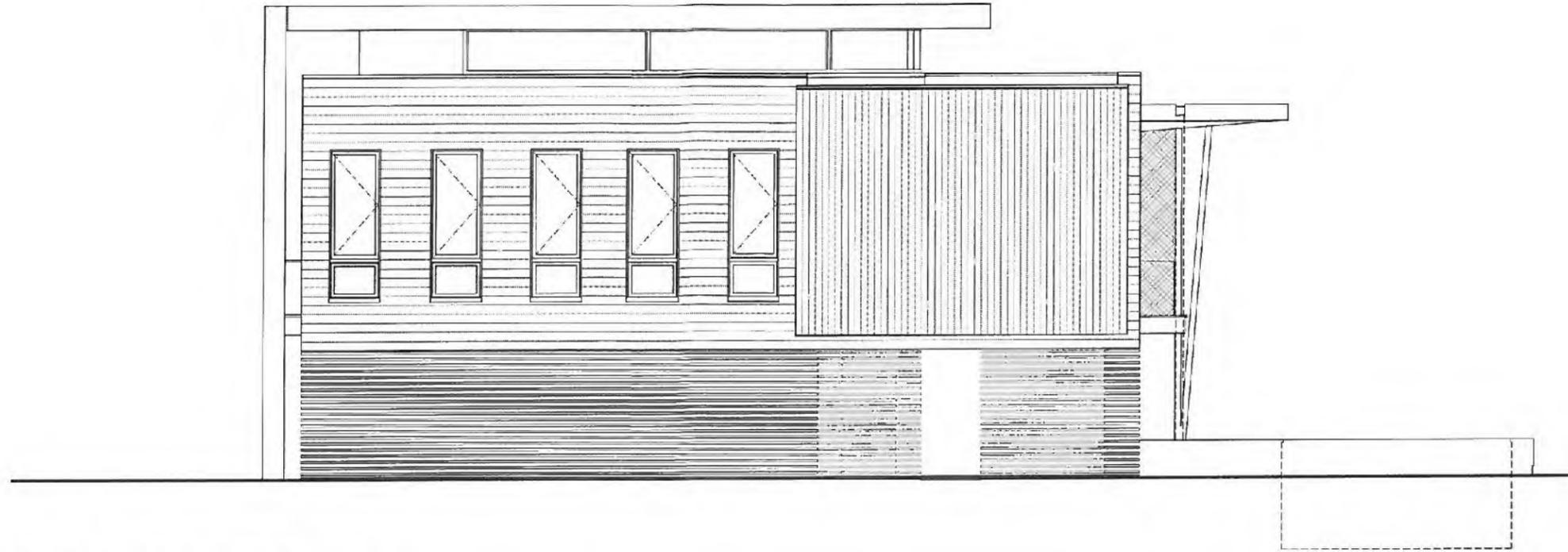


2 Side Elevation | West
 WITH SULLIVAN'S ISLAND D.R.B 1' ALLOWABLE FOUNDATION HEIGHT INCREASE | FFE 4' ABOVE BFE

Scale 1/4" = 1'

- General Notes:**
1. Contractor shall maintain construction site as the unnecessary and debris. Contractor's dumpster, and portable toilet shall be removed with the commencement of the building shall be kept at all times.
 2. Contractor shall be required permits and complete All demolition and excavation work and local regulations, the City of Charleston and the State of South Carolina and All Contractor shall provide windows, casings, brackets/nails/balusters as specified to Contractor shall not performing demolition boundaries. All done Contractor prior to Contractor shall not any problems/damage conditions revealed construction Contractor shall not Owner immediately any additional items that have not been included in separate required, produce a hazardous materials Column, exterior components to permit otherwise or approval.
 3. The design adequacy, accuracy, and responsibility of the Contractor shall remain ALL interior and exterior mechanical equipment building components. Escalator windows/doors removal or replace the openings may be framed as specified.
 4. Removal of any brick structure shall be pre-approval. Contractor with precast, cast-in-place concrete adjacent component. All dimensions must be confirmed to dimensions of future and architect. Contractor shall verify all structural, masonry conditions requiring approval. Contractor all HVAC, Plumbing, future specifications and Engineer prior to Contractor shall not writing from the Owner prior to construction change order.
 5. The Owner, Licensed responsibility & shall follow the associated design they convey. From either failure Engineer's / Architect's inconsistency or conflicts which

DESIGN AND DETAILS ARE THE EXCLUSIVE PROPERTY OF [redacted] architects, etc. ALL RIGHTS RESERVED - DRAWINGS MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT 2015.
 These drawings are strictly representations of the proposed conditions for the structure located at 1909 Tree Street, St. SC They are the result of on site investigations of the site areas. All dimensions and scaled elements noted herein are for reference only and should be verified by all individuals utilizing these documents for any other purpose.



1 Ion Street Elevation | North
 PER SULLIVAN'S ISLAND D.R.B REQUIRED FOUNDATION HEIGHT | FFE 3' ABOVE BFE

Scale 1/4" = 1'

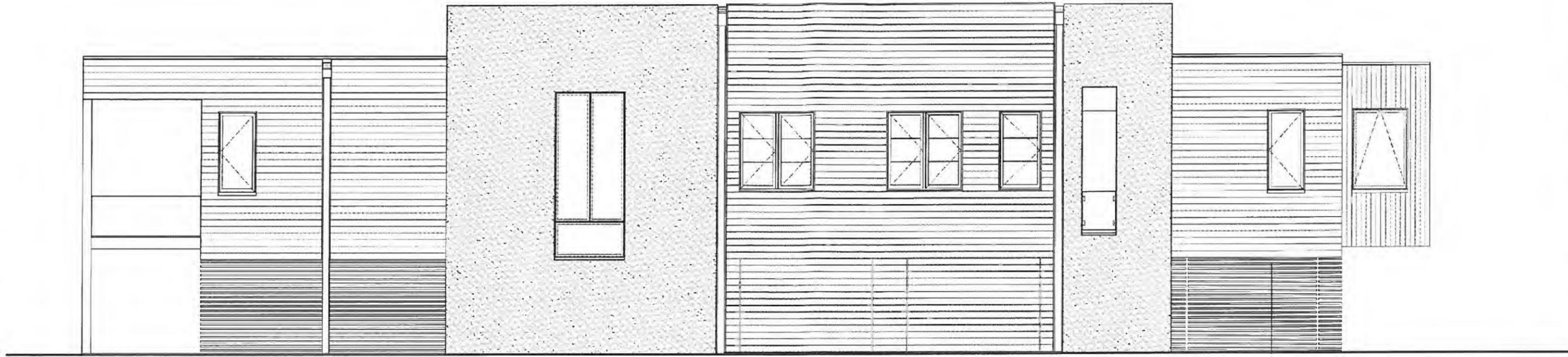


2 Ion Street Elevation | North
 WITH SULLIVAN'S ISLAND D.R.B 1' ALLOWABLE FOUNDATION HEIGHT INCREASE | FFE 4' ABOVE BFE

Scale 1/4" = 1'

- General Notes:**
1. Contractor shall maintain construction site at all times. Contractor shall be responsible for the unnecessary accidents. Contractor's cleanup, and partial coordination with any other contractors. The building shall be kept at all times. Contractor shall be responsible for the required permits and insurance and complete. All demolition and construction shall be in accordance with current and local regulations, the City of Charleston and the State of South Carolina. Contractor shall be responsible for the windows, casing, masonry, etc. Contractor shall be responsible for the surfaces specified to Contractor shall be responsible for performing demolition boundaries. All time Contractor prior to the Contractor shall notify any conditions/force conditions revealed construction.
 2. Contractor shall notify Owner in immediate any additional items that have not been reviewed all mechanical systems, proposed hazardous materials.
 3. Columns, exterior components to remain. Contractor shall submit or approve Engineer.
 4. The design includes supports, bracing, and responsibility of the Contractor shall remain. All interior and exterior mechanical equipment building components exterior windows for removal or replacement the openings may be finished as specified.
 5. Removal of any final structure shall be per approval. Contractor with greatest caution adjacent components. All dimensions noted to commencement of of future and/or are future and are to be verified with Arch. Contractor shall verify all structural, mechanical conditions requiring approval Contractor all HVAC, Plumbing, etc. fixtures specifications and engineer prior to Contractor shall see writing from the Owners prior to commence charge order.
 6. The Owner, Engineer responsibility & liability follow the associated design they convey, from others' failure to Engineer's Architect any inconsistencies, or conflicts which are

DESIGN AND DETAILS ARE THE EXCLUSIVE PROPERTY OF [Redacted] ARCHITECTS, etc. ALL RIGHTS RESERVED - DRAWINGS MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT 2015.
 These drawings are strictly representations of the proposed conditions for the structure located at 1909 Tree Street, St. SC They are the result of on site investigations of the site. All dimensions and scaled elements noted herein are for reference only and should be verified by all individuals utilizing these documents for any other purpose.



1 Side Elevation | East
 PER SULIVAN'S ISLAND D.R.B REQUIRED FOUNDATION HEIGHT | FFE 3' ABOVE BFE

Scale 1/4" = 1'



2 Side Elevation | East
 WITH SULIVAN'S ISLAND D.R.B 1' ALLOWABLE FOUNDATION HEIGHT INCREASE | FFE 4' ABOVE BFE

Scale 1/4" = 1'

General Notes:

1. Contractor shall maintain construction site at all times in a safe and sanitary condition. Contractor shall be responsible for the removal of all debris, Contractor's dumpster, and portable toilet(s) with and without the building shall remain at all times.
2. Contractor shall be responsible for obtaining all necessary permits and licenses and complete all construction and obtain all necessary approvals from the City of Charleston and the State of South Carolina and Appropriate Agencies.
3. Contractor shall provide all necessary materials, labor, and equipment for the construction of the building.
4. Contractor shall be responsible for obtaining all necessary permits and licenses and complete all construction and obtain all necessary approvals from the City of Charleston and the State of South Carolina and Appropriate Agencies.
5. Contractor shall be responsible for obtaining all necessary permits and licenses and complete all construction and obtain all necessary approvals from the City of Charleston and the State of South Carolina and Appropriate Agencies.
6. Contractor shall be responsible for obtaining all necessary permits and licenses and complete all construction and obtain all necessary approvals from the City of Charleston and the State of South Carolina and Appropriate Agencies.
7. Contractor shall be responsible for obtaining all necessary permits and licenses and complete all construction and obtain all necessary approvals from the City of Charleston and the State of South Carolina and Appropriate Agencies.
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10. Contractor shall be responsible for obtaining all necessary permits and licenses and complete all construction and obtain all necessary approvals from the City of Charleston and the State of South Carolina and Appropriate Agencies.
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14. Contractor shall be responsible for obtaining all necessary permits and licenses and complete all construction and obtain all necessary approvals from the City of Charleston and the State of South Carolina and Appropriate Agencies.
15. Contractor shall be responsible for obtaining all necessary permits and licenses and complete all construction and obtain all necessary approvals from the City of Charleston and the State of South Carolina and Appropriate Agencies.
16. Contractor shall be responsible for obtaining all necessary permits and licenses and complete all construction and obtain all necessary approvals from the City of Charleston and the State of South Carolina and Appropriate Agencies.
17. Contractor shall be responsible for obtaining all necessary permits and licenses and complete all construction and obtain all necessary approvals from the City of Charleston and the State of South Carolina and Appropriate Agencies.

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

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29462 • (843) 883-3198

(FORM A)

Project Address: 2251 ATLANTIC AVENUE
 Submittal Date: 11/20/2015
 Meeting Date: 12/16/2015 Parcel I.D. (TMS#): 5291000054

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

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: Tony & Katie Boehly Architect / Designer: BEAU CLOWNEY ARCHITECTS
 Address: 865 HOLLOW TREE RIDGE Contact #: 843.722.2040
DARIEN, CT 06820 email: JAMES@BCDESIGN@BELLSOUTH.NET
 email: KATIE.BOEHLY@GMAIL.COM Contractor: ILDERTON CONTRACTING
 Contact #: 917.334.0895 Contact #: _____
 email: _____

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

THIS PROJECT IS TO RENOVATE AND ADD ONTO AN EARLY 1990'S HOME. IMPROVEMENTS WILL BE MADE TO THE INTERIOR AND THE EXTERIOR OF THE HOME.

I (We) submit that the above information is true to the best of My (Our) knowledge. <u>JAMES QUARTLES</u> 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.	Fee Received by _____ check # _____
	Owner's 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: 2251 ATLANTIC AVE.

Submittal Date: 11/20/2015

Meeting Date: 12/16/2015

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>22,059</u> sf
Lot Width:	<u>105'</u>
Lot Depth:	<u>210'</u>
Flood Zone / Base Flood Elevation:	<u>VE17</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>3,293</u> sf
Accessory Building Footprint:	_____ sf
Total Principal Bldg. Coverage Area:	<u>3,293</u> sf
(Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>3,293</u> sf
Covered Porches:	<u>1,664</u> sf
Open Decks / Steps:	<u>824</u> sf
Pool / Patio:	_____ sf
Drives / Walks:	<u>2,920</u> sf
Other Impervious Coverage	_____ sf
Total Impervious Coverage	<u>8,701</u> sf

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>3,258.4</u> sf
Second Floor	<u>1,869.3</u> sf
Third Floor	_____ sf
Accessory Building	_____ sf
Total Principal Building Square Footage:	<u>5,127.7</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>WOOD PILES (EXISTING)</u>	Roof: <u>STANDING SEAM METAL</u>
Walls: <u>LAPPED SIDING ON WOOD FRAMING</u>	Windows: <u>CLAD WOOD</u>
Trim: <u>WOOD</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:

2251 ATLANTIC AVE

Submittal Date:

11/20/2015

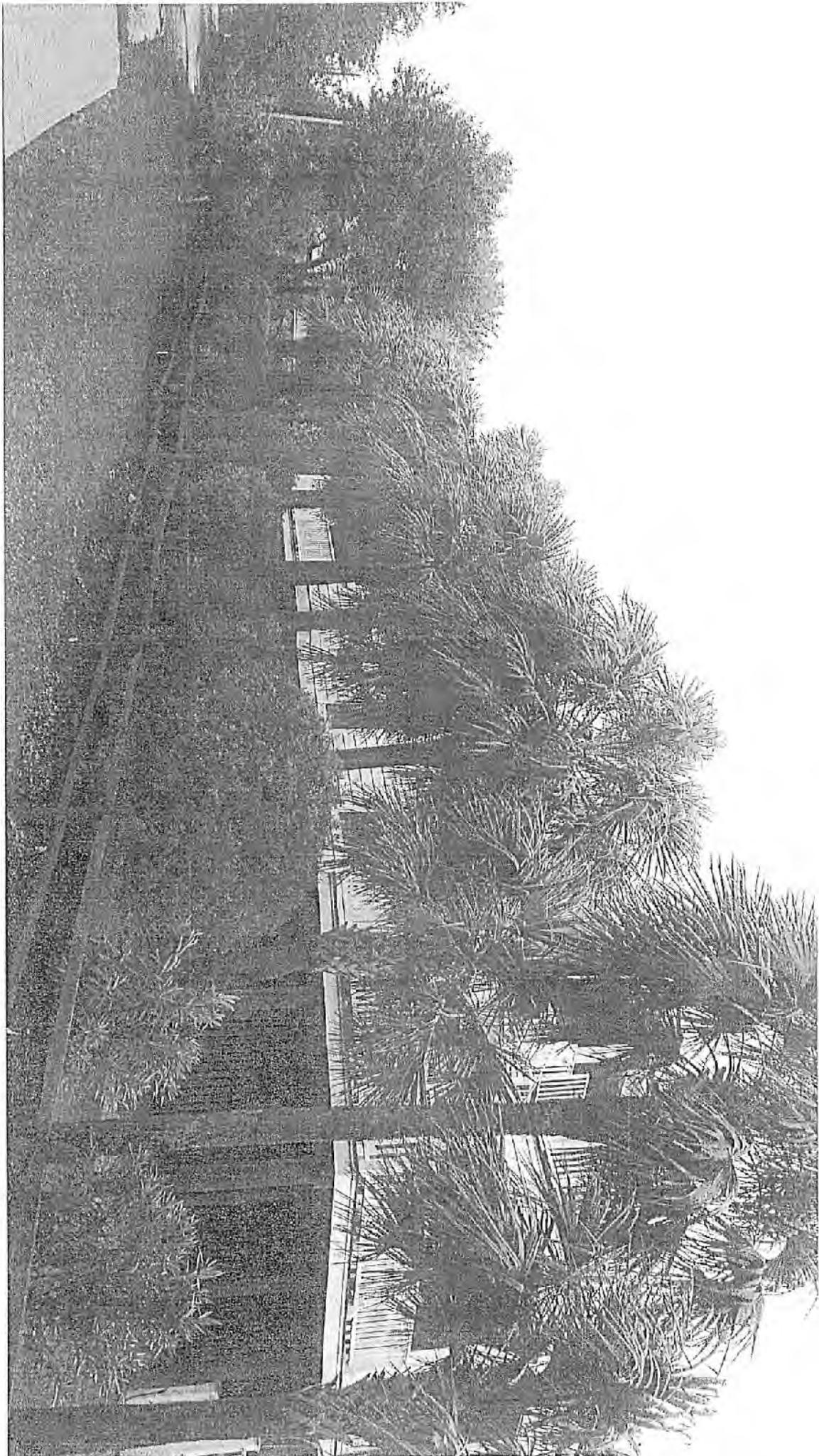
Meeting Date:

12/16/2015

		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%	9.4'	23.5%	30.6'
	D	21-22 Side Setback 2nd Floor Setback	2 feet		100%	2'	100%	2'
	E	21-22 Rear Setback	25 feet	✓	None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>3308.25</u> sf	✓	20% _____ sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>6,617.7</u> sf		20% <u>1,323.5</u> sf	2,083.3 (EXISTING)	31% EXISTING	6,617.7 + 2,083.3 <u>8,701</u> (EXISTING)
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>4,105.9</u> sf		25% <u>1,026.5</u> sf	1,022	24.9%	5,127.7
	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			











○ EXISTING NORTH ELEVATION

B E A U
C L O W N E Y
architects
843.722.2040
BOEHLY RESIDENCE
2251 ATLANTIC AVE.
SULLIVANS ISLAND, SC
EXISTING EXTERIOR ELEVATION
1/8" = 1'-0"
10.31.15



EXISTING WEST ELEVATION

B E A U
C L O W N E Y
architects
843.722.2040
BOEHLY RESIDENCE
2251 ATLANTIC AVE.
SULLIVANS ISLAND, SC
EXISTING EXTERIOR ELEVATION
1/8"=1'-0"
11.20.15



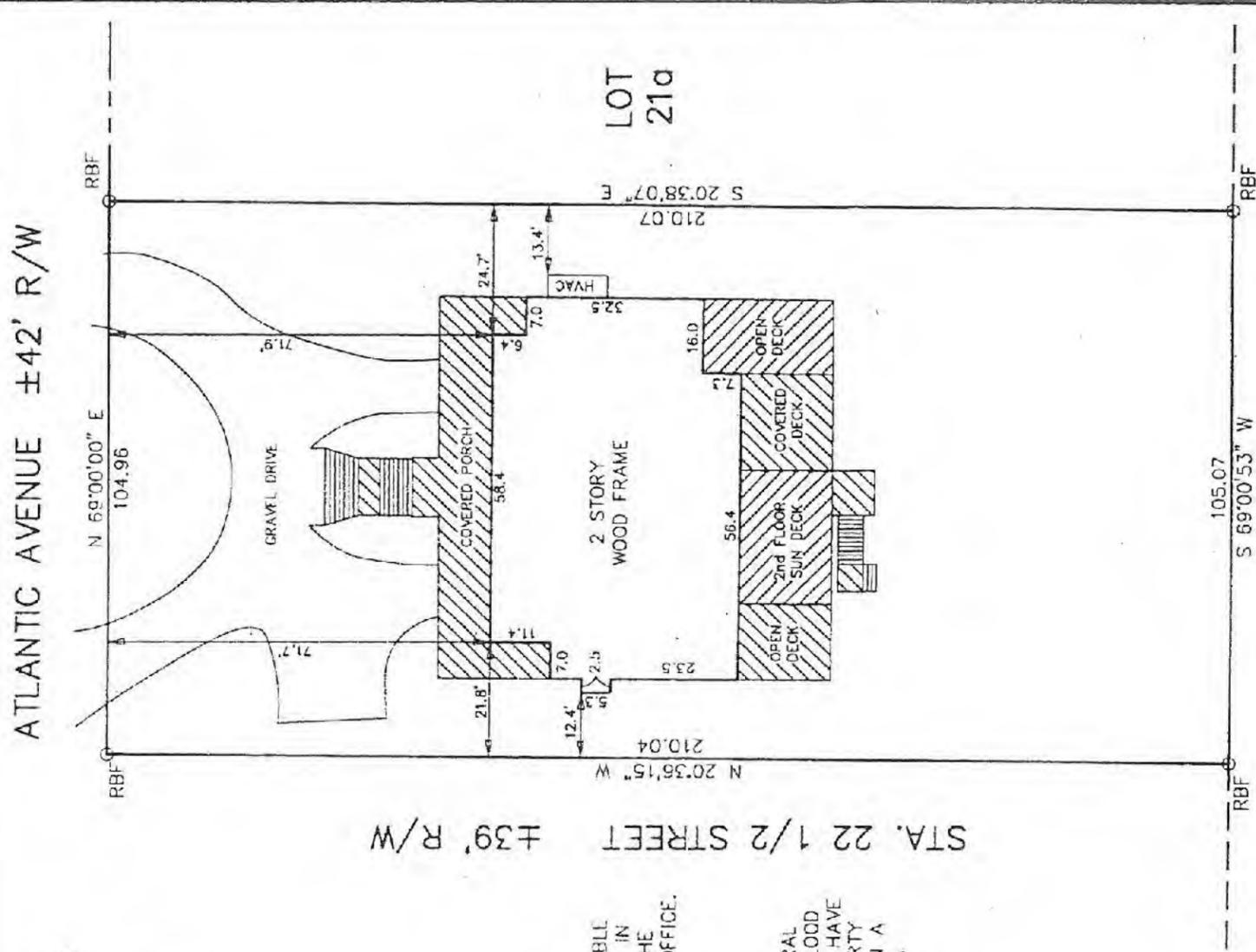
EXISTING SOUTH ELEVATION

B E A U
C L O W N E Y
architects
843.722.2040
BOEHLY RESIDENCE
2251 ATLANTIC AVE.
SULLIVANS ISLAND, SC
EXISTING EXTERIOR ELEVATION
1/8"=1'-0"
11.20.15



○ EXISTING EAST ELEVATION

B E A U
C L O W N E Y
architects
843.722.2040
BOEHLY RESIDENCE
2251 ATLANTIC AVE.
SULLIVAN'S ISLAND, SC
EXISTING EXTERIOR ELEVATION
1/8" = 1'-0"
11.20.15



STA. 22 1/2 STREET ±39' R/W

LEGEND:
RBF - 1/2" REBAR FOUND

REFERENCE PLAT BY H.S. LAMBLE DATED APRIL 1902, RECORDED IN PLAT BOOK D, PAGE 189 IN THE CHARLESTON COUNTY R.M.C. OFFICE.

I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND HAVE DETERMINED THAT THE PROPERTY SHOWN HEREON IS LOCATED IN A SPECIAL FLOOD HAZARD AREA.



I, WILLIAM PORCHER, a Professional Land Surveyor of the State of South Carolina, hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of 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.

William Porcher

WILLIAM PORCHER
LAND SURVEYOR
S.C. Reg. No. 7407



SCALE: 1" = 30' NOVEMBER 22, 1994

FINAL SURVEY
LOT 20a MOULTRIEVILLE
2251 ATLANTIC AVE.
TOWN OF SULLIVANS ISLAND
CHARLESTON COUNTY, S.C.
PROPERTY OF
DAVID AND LISSIE MORGAN

ENGINEERING, SURVEYING, & PLANNING, INC.
980 MORRISON DR., CHARLESTON, SOUTH CAROLINA 29403
(803)577-4926

MOULT20A.DWG
MOULT20A.CRD
ROTATE .20.9853
DWG. NO. LS-1330



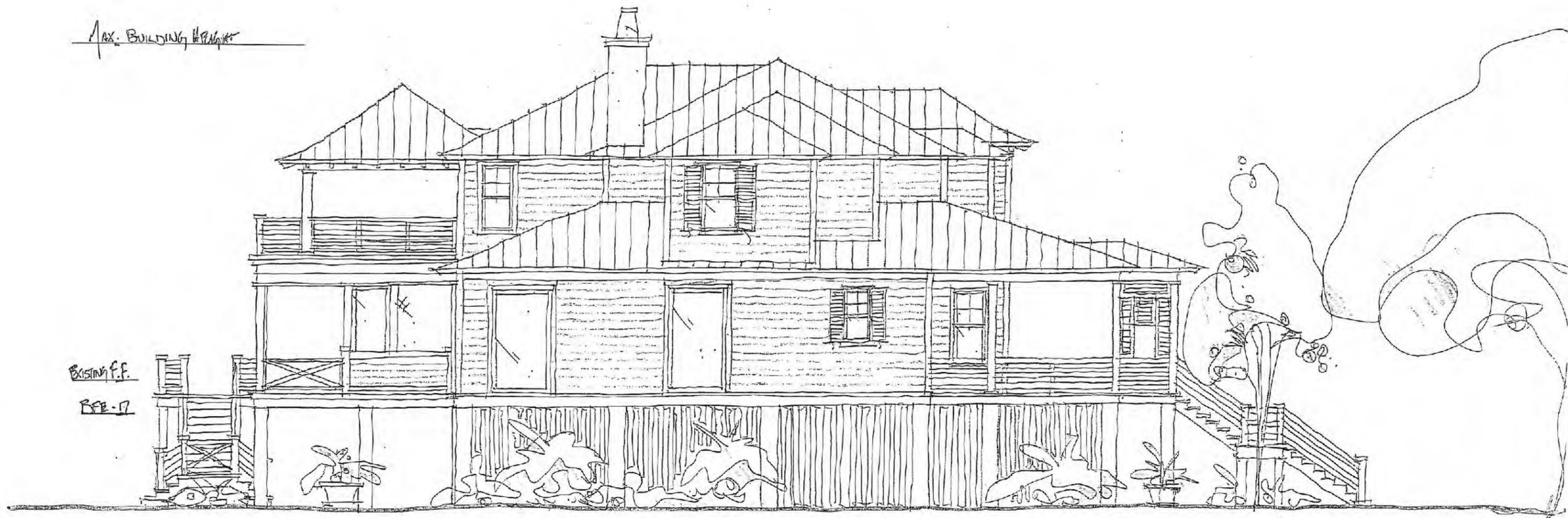
Max. Building Height 38'-0"

FF. (EXISTING)

BFE -17

2251 Atlantic Ave.

MAX. BUILDING HEIGHT

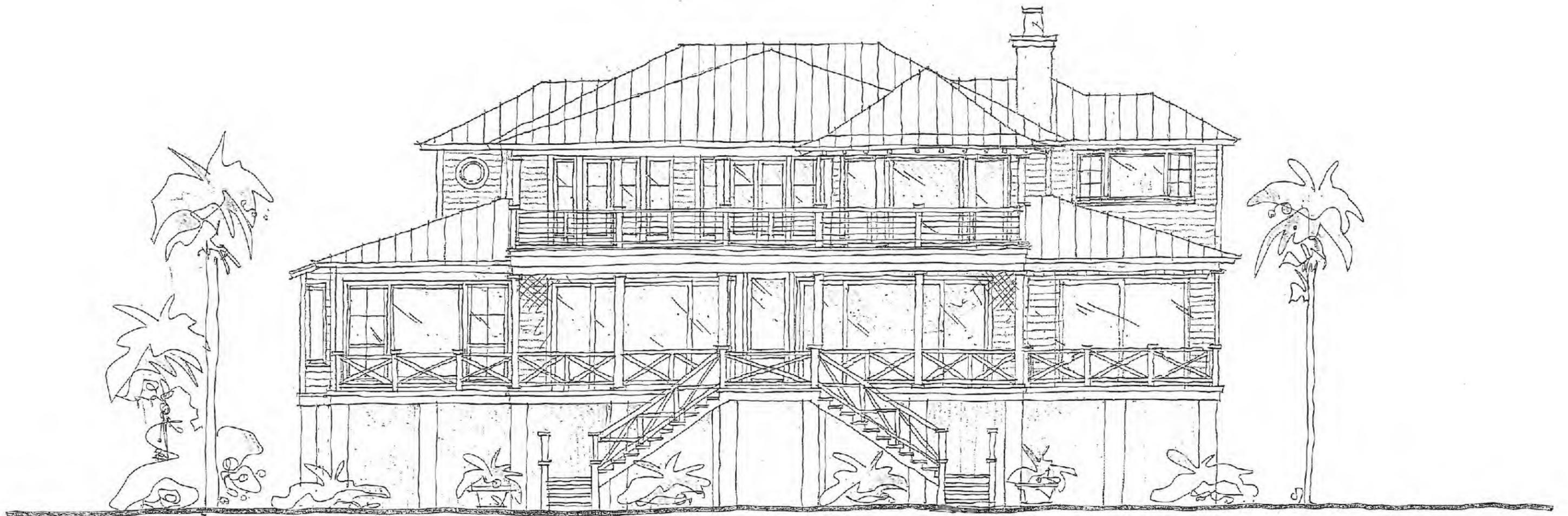


EXISTING F.F.

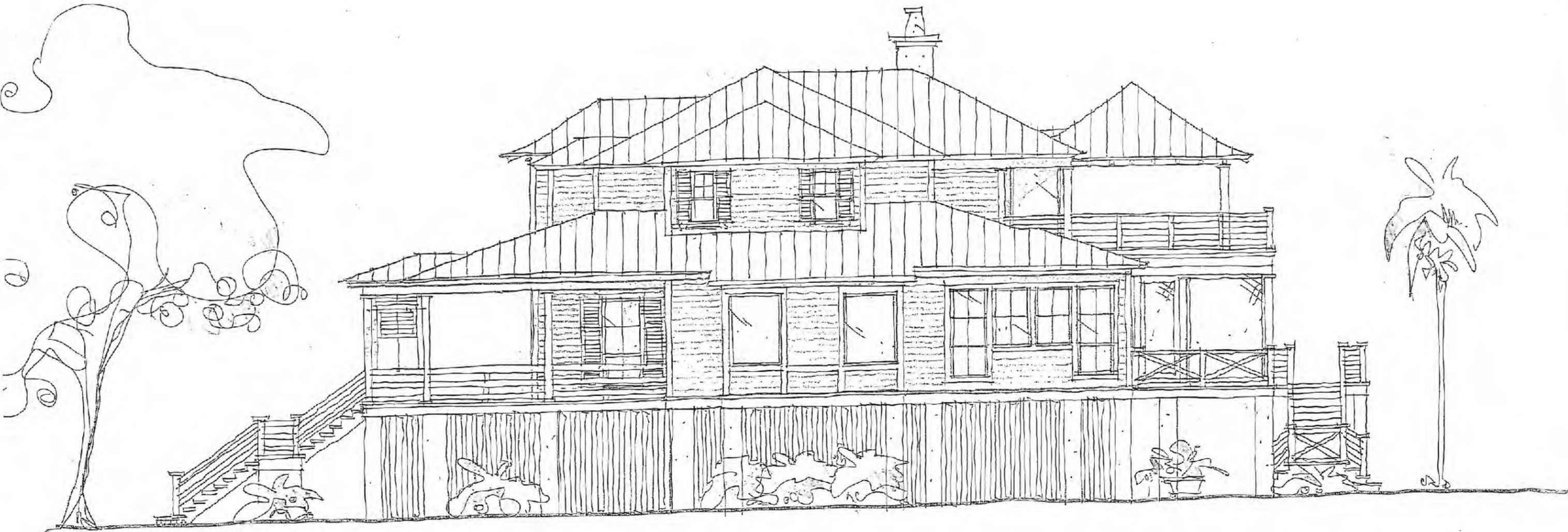
RFE-17

East Elevation.

1/8" = 1'-0"



Ocean Elevation.



West Elevation

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: 1711 Atlantic Avenue

Submittal Date: November 20, 2015

Meeting Date: December 16, 2015

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*) *Paid at prior submittal
- 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.

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: 1711 Atlantic Avenue
 Submittal Date: November 20, 2015
 Meeting Date: December 16, 2015

		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')			Entry stair encroachment
	B	21-22 Additional Front Yard Setback	45° above 20'		15%	3'	15%	23'
	C	21-22 Side Setback	Per lot; Enter Result: <u>10'</u> min.; <u>35'</u> 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>1,969</u> sf	X	20% _____ sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>3,796</u> sf	X	20% _____ sf			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>3,118</u> sf		25% <u>3,897</u> sf	609 s.f.	19.5%	3,727
	I	21-28 Third Story	as per formula: Enter Result _____ sf	N/A	15% _____ sf			
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result <u>36'</u> sf	X	100%			Exempt per 21-29.C.(1)(b)
	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			street oriented per 21-30.B(2)
	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				

PATRICK M. O'NEIL
MAYOR

TOWN OF SULLIVAN'S ISLAND



TOWN COUNCIL
SARAH CHURCH
CHAUNCEY CLARK
MARK HOWARD
RITA LANGLEY
SUSAN MIDDLEAUGH
BACHMAN SMITH, IV

ANDY BENKE
TOWN ADMINISTRATOR
JASON BLANTON
DEPUTY ADMINISTRATOR/COMPTROLLER
LAWRENCE A. DODDS
TOWN ATTORNEY
GREG GRESS
WATER AND SEWER MANAGER
JOE HENDERSON
ZONING ADMINISTRATOR
DANIEL J. HOWARD
CHIEF OF POLICE
ELLEN MILLER
TOWN CLERK
RANDY ROBINSON
BUILDING OFFICIAL
M. ANTHONY STITH
FIRE CHIEF

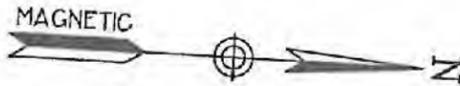
I MICHAEL TALIERCIO HAVE SUBMITTED A
COMPLETED DESIGN REVIEW BOARD APPLICATION, FOR THE MEETING DATE OF
Dec. 16, 2015. I KNOW THAT MYSELF OR A REPRESENTATIVE OF
THE APPLICATION MUST ATTEND THE MEETING WHICH WILL BE HELD AT THE SULLIVAN'S
ISLAND TOWN HALL.

Michael Taliercio

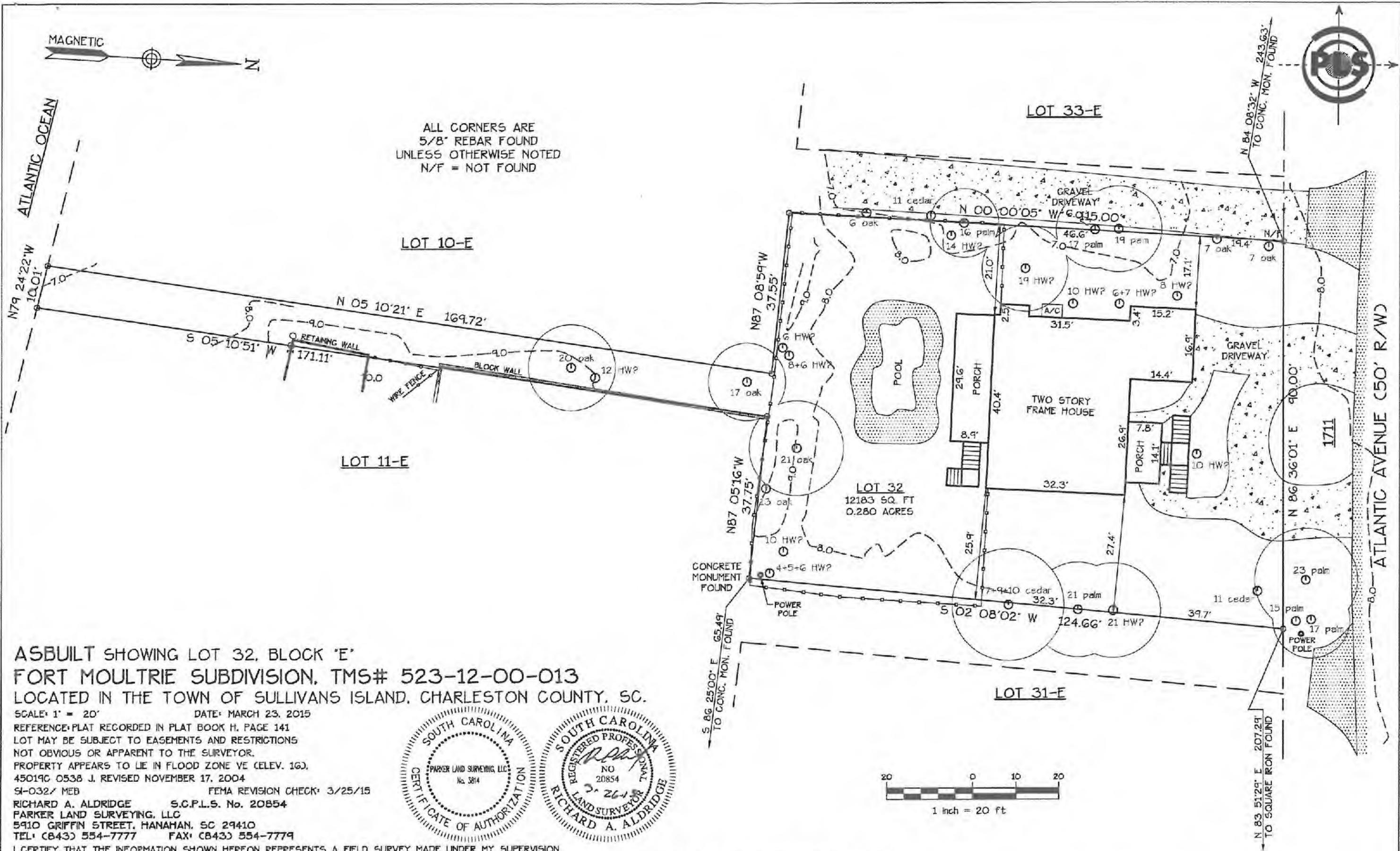
APPLICANT SIGNATURE

11/20/15

DATE

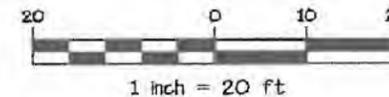


ALL CORNERS ARE
5/8" REBAR FOUND
UNLESS OTHERWISE NOTED
N/F = NOT FOUND



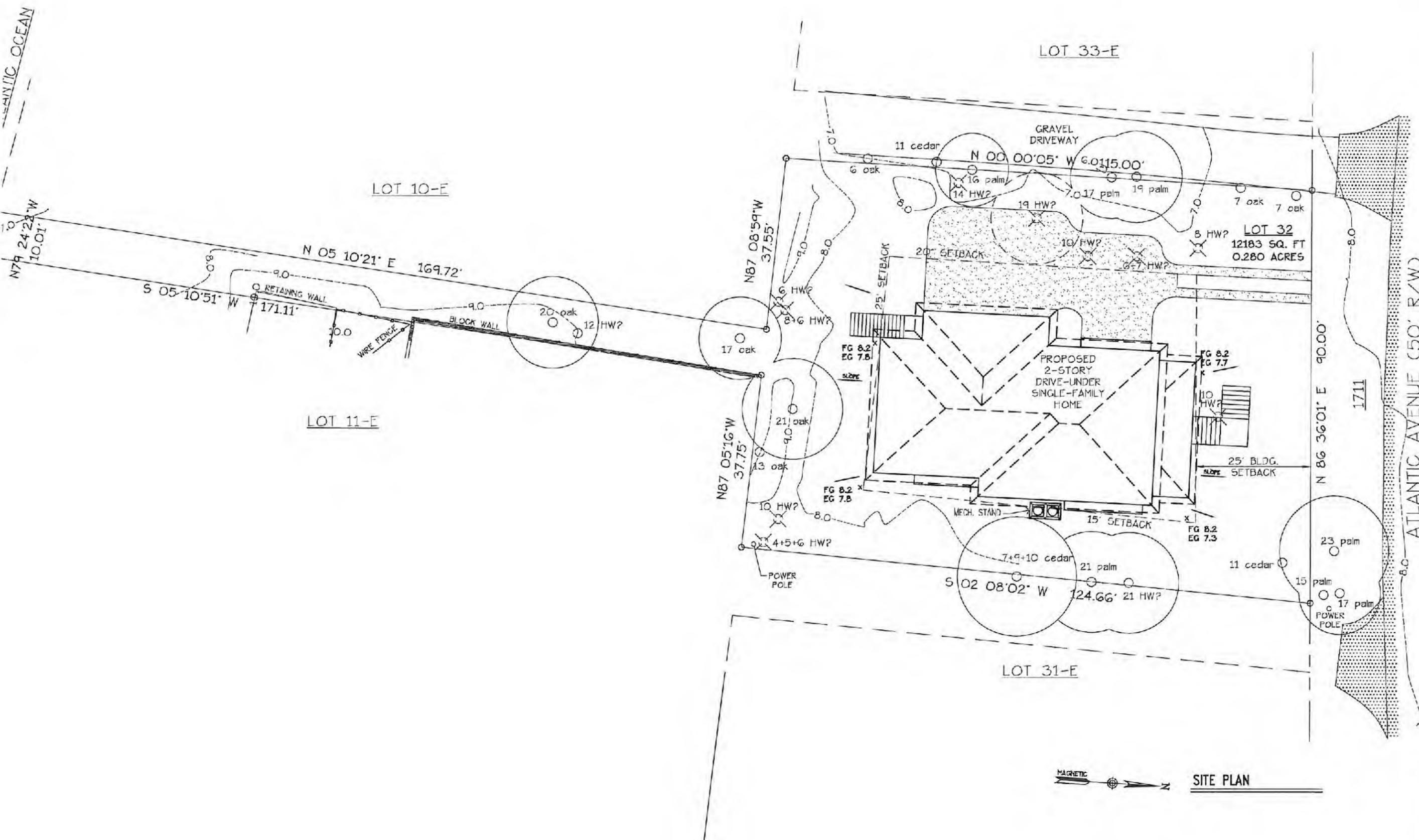
ASBUILT SHOWING LOT 32, BLOCK 'E'
FORT MOULTRIE SUBDIVISION, TMS# 523-12-00-013
LOCATED IN THE TOWN OF SULLIVANS ISLAND, CHARLESTON COUNTY, SC.

SCALE: 1" = 20' DATE: MARCH 23, 2015
REFERENCE: PLAT RECORDED IN PLAT BOOK H, PAGE 141
LOT MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS
NOT OBVIOUS OR APPARENT TO THE SURVEYOR.
PROPERTY APPEARS TO LIE IN FLOOD ZONE VE (ELEV. 16).
45019C 0538 J, REVISED NOVEMBER 17, 2004
SI-032/ MEB FEMA REVISION CHECK: 3/25/15
RICHARD A. ALDRIDGE S.C.P.L.S. No. 20854
PARKER LAND SURVEYING, LLC
5910 GRIFFIN STREET, MANAHAN, SC 29410
TEL: (843) 554-7777 FAX: (843) 554-7779



ELEVATIONS ARE BASED ON NGVD 1929.

I CERTIFY THAT THE INFORMATION SHOWN HEREON REPRESENTS A FIELD SURVEY MADE UNDER MY SUPERVISION ON MARCH 20, 2015 I FURTHER CERTIFY THAT ALL INFORMATION DEPICTED AS A CORRECT REPRESENTATION OF ACTUAL FIELD CONDITIONS, AND THAT ALL HORIZONTAL DIMENSIONS, VERTICAL DIMENSIONS AND GRADE LINES ARE A TRUE REPRESENTATION OF EXISTING CONDITIONS.



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 The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.

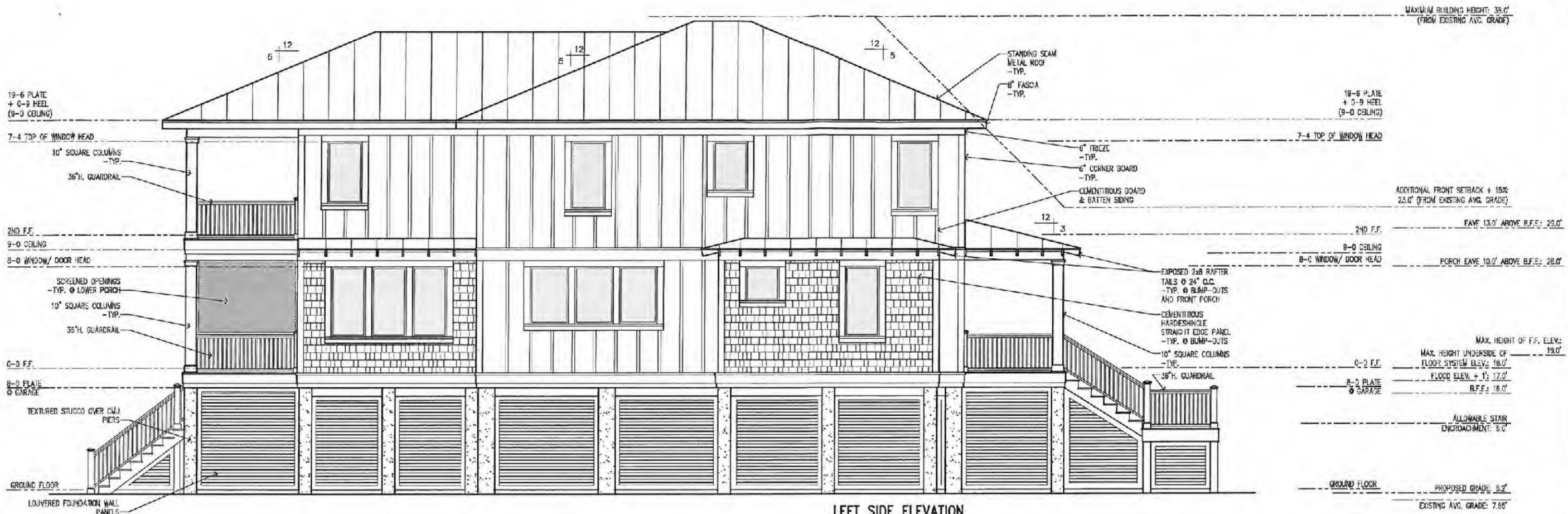
David Weekley Homes
 Date: 11/20/15
 Scale: 1" = 20'
 Rev:

CHARLESTON BOYL - EXECUTIVE
 1711 ATLANTIC AVENUE
 CHARLESTON, SC

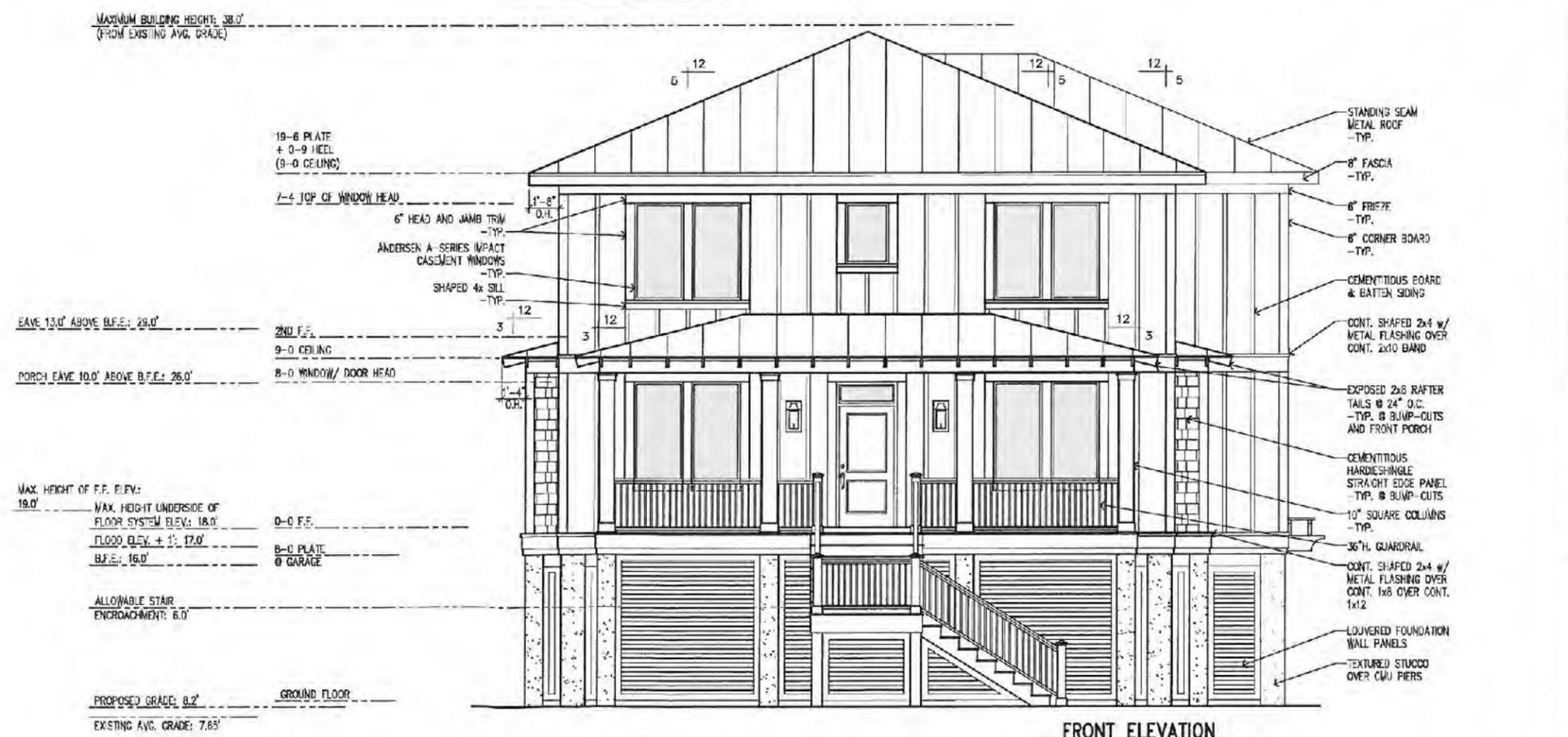
Proj. No.: 4529
 Job No.: 2025

Lot: 32
 Blk: E
 Sect: E

NORTH
 8356-Z
 SITE-1
 SULLIVAN
 CHARLESTON



LEFT SIDE ELEVATION



FRONT ELEVATION

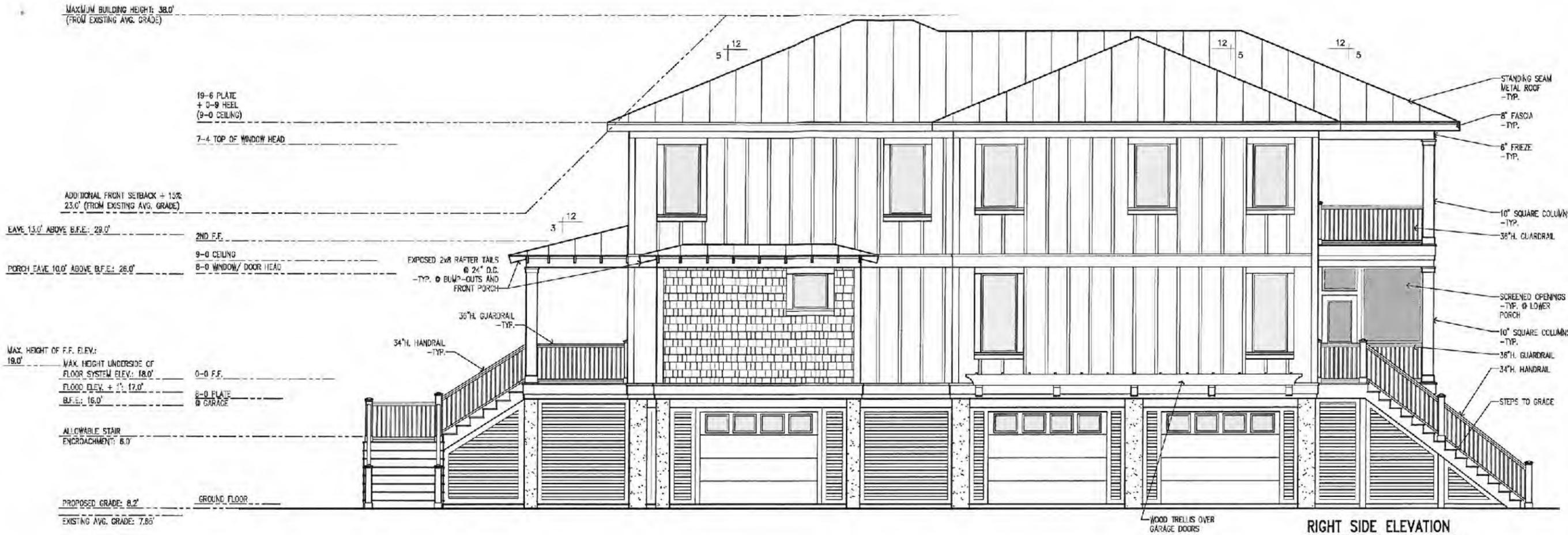
© Wesley Doney L.P. 2010
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David Weekley Homes
 Scale: 1/8" = 1'-0"
 Date: 11/20/15 Rev:

Lot: 32
 Blk: E
 Sect: E
 Proj. No.: 4529
 Job No.: 2025

CHARLESTON BOYL - EXECUTIVE
 1711 ATLANTIC AVENUE
 CHARLESTON, SC

NORTH
 8356-Z
 ELV-1
 SULLIVAN
 CHARLESTON



RIGHT SIDE ELEVATION



REAR ELEVATION

MAXIMUM BUILDING HEIGHT: 38.0'
(FROM EXISTING AVG. GRADE)

ADDITIONAL FRONT SETBACK + 15%
23.0' (FROM EXISTING AVG. GRADE)

EAVE 13.0' ABOVE B.F.E.: 29.0'

PORCH EAVE 10.0' ABOVE B.F.E.: 26.0'

MAX. HEIGHT OF F.F. ELEV.: 19.0'

MAX. HEIGHT UNDERSIDE OF FLOOR SYSTEM ELEV.: 18.0'

FLOOD ELEV. + 1' 17.0'

B.F.E.: 16.0'

ALLOWABLE STAIR ENCROACHMENT: 6.0'

PROPOSED GRADE: 8.2'

EXISTING AVG. GRADE: 7.85'

© Weekley Homes, L.P., 2010
The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.

David Weekley Homes
Scale: 1/8" = 1'-0"
Date: 11/20/15 Rev:

Lot: 32
Blk: E
Sect: E

Proj. No.: 4529
Job No.: 2025

CHARLESTON BOYL - EXECUTIVE
1711 ATLANTIC AVENUE
CHARLESTON, SC

NORTH
8356-Z
ELV-2
SULLIVAN
CHARLESTON

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: 2720 B GOLDBURG
Submittal Date: Oct 23, 2015
Meeting Date: Nov 18, 2015 Dec 16, 2015 PB

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) 683-3198

(FORM A)

Project Address: 2720 B GOLDBAG
 Submittal Date: 10/23/15
 Meeting Date: 11/18/15 Dec 16, 2015 AB Parcel I.D. (TMS#): _____

Requested Approva (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 PAUL BOEHM Architect / Designer: RON DENTON
 Address: 3209 MIDDLEST Contact #: 343-2598
SULLIVAN'S ISLAND email: _____
 email: paulboehm@jodyko.com Contractor: _____
 Contact #: 810 0571 Contact #: _____
 email: _____

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

Construct a roof over the flat house and install rails. Allow the access to be from the existing walkway.

I (We) submit that the above information is true to the best of My (Our) knowledge. <u>PAUL BOEHM</u> Print Applicant's Name <u>Paul Boehm</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 #
--	---	-------------------------------------

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: 2720 B GOLDBAG
 Submittal Date: 10/23/15
 Meeting Date: 11/18/15 Dec 16, 2015

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet: 24,910 sf
 Lot Width: 159'
 Lot Depth: 157' AVE
 Flood Zone / Base Flood Elevation: AE 13

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint: 2560 sf
 Accessory Building Footprint: 160 sf
 Total Principal Bldg. Coverage Area: 2,720 sf
 (Principal Building plus Accessory Structure)

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area: 2560 sf
 Covered Porches: 548 sf
 Open Decks / Steps: 559 sf
 Pool / Patio: 1034 sf
 Drives / Walks: 1345 sf
 Other Impervious Coverage: 12 sf
 Total Impervious Coverage: 5,024 sf

Sec. 21-27 Principal Building Square Footage

First Floor: 2560 sf
 Second Floor: _____ sf
 Third Floor: _____ sf
 Accessory Building: 160 sf
 Total Principal Building Square Footage: 2,720 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

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

Project Address: 2720 B GOLDBAG

Submittal Date: 10/27/15

Meeting Date: 4/18/15 Dec 16, 2015

		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>20</u> min.; <u>55</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>2720</u> sf	✓	20% _____ sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>5,024</u> sf	✓	20% _____ sf			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>2720</u> 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 <u>30.5 + 28.5</u> sf		100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result <u>35.3 + 38.5</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				

The history of the non-conforming use dwelling at 2720 B Goldbug

A Certificate of Occupancy was issued on Nov 20, 1989 stating that the dwelling is an "Apartment Over Garage". The construction of this dwelling must have begun prior to Sept 1989, as it would have been impossible to design it, build it and have a CO issued in less than 2 months following Hurricane Hugo. The roof and floor structures are trusses which would have been a special order.

On 1/1/01, the property was put under contract by me and I then went to the zoning administrator, Kent Prause, to determine what could be done with the property. Kent informed me that the two dwellings on the property were a legal non-conforming use and that the larger dwelling was the conforming use dwelling and the smaller dwelling was the non-conforming use dwelling. (See Kent's letter of 2013) He further stated that his interpretation of the zoning code is that the larger dwelling can be enlarged, but the smaller dwelling cannot be enlarged. (I had no reason not to believe Kent so I didn't verify that he was correct, but the zoning code in effect in 2001 does not state that.)

I closed on the property on Feb 23, 2001, obtained a business license to rent the dwelling, and my son, Ashley Haynes, moved in.

In 2001, it quickly became apparent that the 5' walkway around the back of the dwelling was not adequate to allow the normal outdoor activities for a dwelling on the marsh such as sitting, grilling, dining, birdwatching and just enjoying the view, so I asked Kent if I could add a deck at the rear of the dwelling. He said he considered a deck an enlargement of the dwelling which he said was not permitted, but quickly added that I could build a slathouse at the rear which would serve the same purpose. I had a drawing done for the slathouse/deck, obtained a permit, had it built and inspected and we began using it as a deck. Because it was always intended to be used as a deck, it was designed with 6x6 posts, 2x8 joists and 2x4 and 2x2 deck boards.

In 2007, I obtained approval from the town to remodel the interior of the dwelling which involved adding a new bathroom, adding a fireplace and adding interior paneling and doors from another dwelling on the island. Two new sliding doors were added at the rear of the dwelling and a new sliding door was added at the rear of the garage.

In 2009, because of safety concerns regarding the lack of a rail around the slathouse deck and insects and harmful UV rays, I requested to be allowed to put a roof, rail and screening around the slathouse deck and to attach the slathouse to the dwelling. I was turned down by the then zoning administrator, Randy Robinson, and also turned down by the BZA, which refused to overturn his ruling.

In 2010, I received approval from the town to enlarge the roof over the front garage doors and to enclose the area under the slat house and rear walkway with screens and to add a metal ceiling. These improvements effectively "connected" the two structures, although the connections were not structural. I also was permitted to insulate the walls of the garage with closed cell foam and to panel and sheetrock the walls and ceiling. I was also allowed to install a fish sink and an outdoor shower.

Also in 2010, after reading about the girl who died falling off of a downtown balcony, I added outdoor furniture to the perimeter of the deck as a safety measure in order to prevent people from getting too close to the edge and falling off. The furniture is screwed to the deck by simple angle braces as an additional safety precaution. This furniture is one of the subjects of the current lawsuit appeal by the town.

On 2/14/ 2013, I received approval from the town to add a roof over the right side and rear walkway of the dwelling. The footers were dug , inspected and approved and the posts were installed, inspected and approved when the town issued a stop work order on 2/3/14. The town alleged that I was expanding the use of the walkway by attaching the 5 ½ inch posts to the outside of the walkway. The location of these posts is also the subject of the current lawsuit appeal.

In Oct, 2013, the new zoning administrator, Joe Henderson, ruled that my dwelling was not a Principal Building, but was rather an accessory structure "garage" because the CO that was issued in 1989 did not state that the structure was a "Principal Building". The problem with that logic is that no dwelling on the island has ever received a CO stating that it is a "Principal Building". The BZA agreed with Mr Henderson and refused to overturn his ruling. The Circuit Court has agreed with my position on all of the above issues and ruled in my favor, but the town is appealing that ruling. (See judge's decision)

In August, 2015, I received approval to enlarge the foundation footers under the dwelling and to add new concrete piers in order to structurally strengthen the dwelling. This work is ongoing.

Because Mr. Henderson has deemed my structure an accessory structure garage and because a slathouse is an accessory structure, both of which come under the purview of the DRB, I am seeking approval from the DRB to enclose the slathouse deck with a roof, rail and screening and to allow unimpeded access to the deck from the existing walkway.

Subject: RE: 2720B Goldbug
From: Kent Prause (KPrause@tompsc.com)
To: paulboehm0@yahoo.com;
Date: Monday, October 28, 2013 8:28 AM

Paul,

I have a vague recollection of this situation, but cannot remember the details. I don't remember which building was deemed conforming and which was non-conforming. Didn't the code at the time reference something about the larger being the conforming use? I seem to remember the Board of Zoning Appeals being involved. Probably should check those records. And finally, you can always appeal the Zoning Administrator's decision.

W. Kent Prause III, AICP

Division Chief/Zoning Administrator

Department of Planning and Development

Town of Mount Pleasant

100 Ann Edwards Lane

Mount Pleasant, SC 29464

P (843) 884-1229

F (843) 856-2195

kprause@tompsc.com



CONCLUSIONS OF LAW

The Sullivan's Island Zoning Ordinance clearly defines a principal building as "any building in which the principal use of the lot is conducted." The principal use of 2720 Goldbug is residential, so any building located on that property in which there is a residence is a principal building. Each and every finding of fact of the BZA found that there was an apartment at 2720B. The Zoning Ordinance defines "residence" and "dwelling" as "a building or portion of a building arranged or designed to provide living quarters for a single family, with no structural features impeding free access throughout the entire structure by all members of the family." Apartment is not defined in the ordinance, but the Court concludes that an apartment is a residence/dwelling under the Zoning Ordinance. The Zoning Ordinance also defines a garage as "an accessory building or portion of a Principal Building used only for the private storage of motor vehicles ..., as an accessory use." Because 2720B contains a residence, it cannot be a garage. Because it contains a residence, it must be a principal building. The Court concludes that 2720B is a principal building under the Town of Sullivan's Island Zoning Ordinance and that the BZA's conclusion is arbitrary, capricious, not based on the law and an abuse of discretion.

The Zoning Ordinance further provides, in Sec. 21-150, "Nonconforming Uses," that "[i]n the event that two or more Principal Buildings occupy a single lot, said occupancy shall constitute a non-conforming use. One structure shall be designated conforming and the other(s) shall be non-conforming ..." The structure with the greatest livable square footage is the conforming use and the other principal building is non-conforming. Thus, 2720B is a nonconforming principal building.

Principal buildings are allowed to have accessory structures under the Zoning Ordinance. The slat house, which acts as a deck for 2720B, is such an accessory structure to 2720B.

Under Sec. 21-151 of the Zoning Ordinance, "structural alterations, including enlargements, are permitted if the structural alteration does not increase the extent of nonconformity." The nonconformity of 2720B is that it is a second residence on the lot. None of Mr. Boehm's requests will increase the extent of nonconformity, because they are merely improvements to the existing one dwelling and will not increase the extent of the nonconformity. The Court concludes that the Town should issue to Mr. Boehm the permits needed to raise the roof and extend the roof over the existing stairs and walkway and should withdraw its Order to remove the furniture on the slat house roof, because there is no provision of the Zoning Ordinance prohibiting furniture on a slat house roof.

IT IS, THEREFORE, ORDERED that the Town of Sullivan's Island shall record on the Certificate of Occupancy for 2720B Goldbug Avenue that it is a nonconforming Principal Building in accordance with Sec. 21-150.F, Zoning Ordinance; shall issue to Paul Boehm a building permit allowing him to raise the roof of this principal building located on 2720B Goldbug Avenue so long as the raised roof is within the height restrictions for a principal building and issue a building permit to complete the roof extension on the posts previously installed; Thereafter the matter is remanded to the BZA for actions consistent with the Court's order.

AND IT IS SO ORDERED.

PMW/6

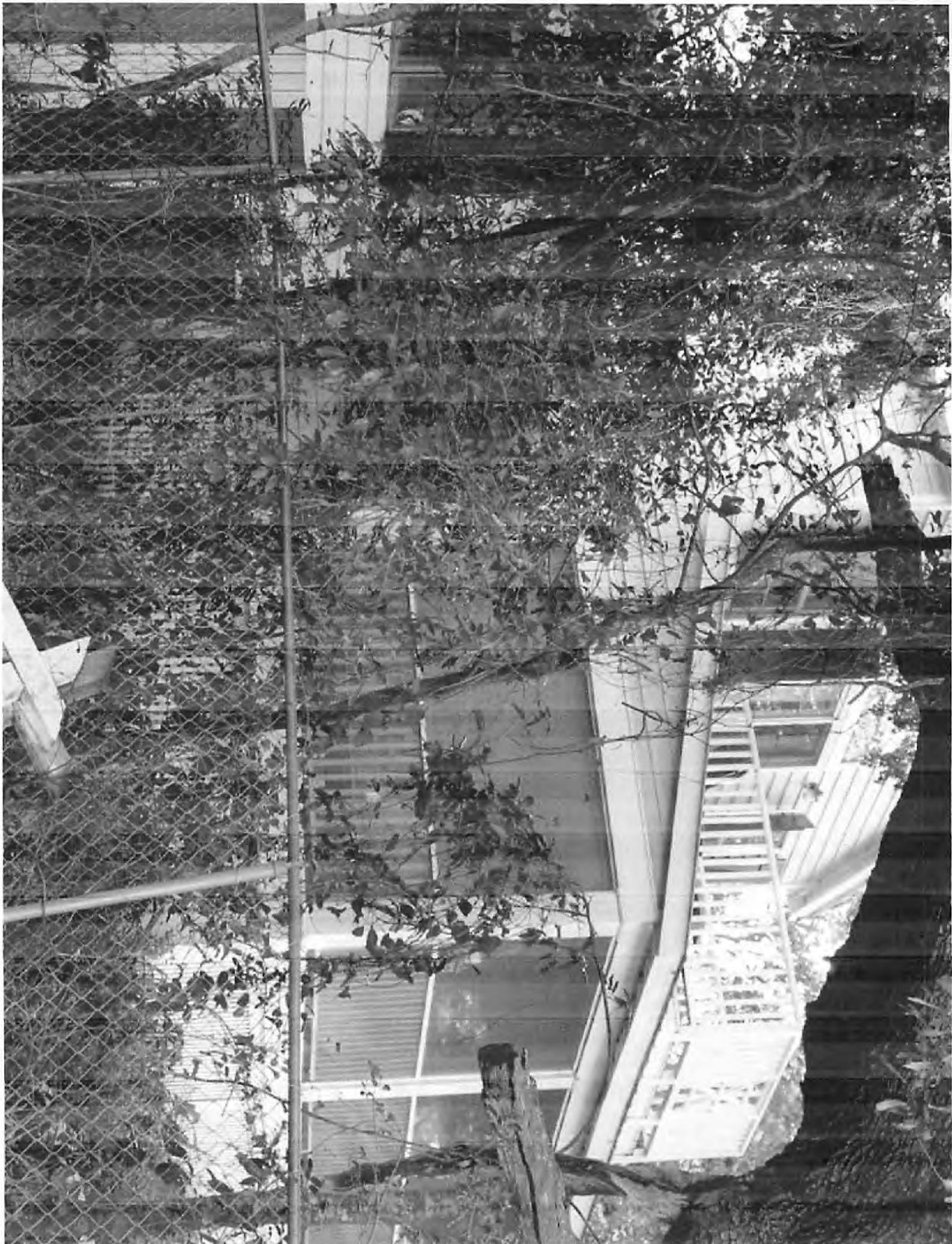

R. MARKLEY DENNIS, JR.
CIRCUIT COURT JUDGE

April ~~23~~ 2015
Charleston, SC

RAUDT/7











STATE OF SOUTH CAROLINA
PLEAS

CIRCUIT
COUNTY OF CHARLESTON

PAUL BOEHM,

Appellant,

v.

TOWN OF SULLIVAN'S ISLAND
BOARD OF ZONING APPEALS
And TOWN OF SULLIVAN'S ISLAND,

Respondents.

) IN THE COURT OF COMMON

) FOR THE NINTH JUDICIAL

) CASE NO: 2015-CP-10-1103

2015 MAY -4 PM 12:22
JULIE J. ARMSTRONG
CLERK OF COURT
FILED

ORDER

This matter came before the Court for a hearing on April 7, 2015, on the Appeal of Paul Boehm from the written Orders of the Town of Sullivan's Island Board of Zoning Appeals ("BZA"), dated April 10, 2014 and February 8, 2015. The BZA heard three appeals from Mr. Boehm and denied the appeals after concluding without any factual findings that Mr. Boehm's structure located on 2720B Goldbug Avenue on Sullivan's Island was a nonconforming accessory structure, a garage. By Order, dated November 19, 2014, this Court remanded the matter to the BZA "to make findings of fact based on evidence in the record to support their conclusion that the structure at issue is a garage under the terms of the Zoning Ordinance." On remand, the BZA made "findings of fact" in an Order, dated February 12, 2015. Mr. Boehm appealed from that Order, and that matter is before the Court. After considering the briefs and oral arguments of both parties, the record on appeal, and the terms of the Zoning Ordinance, the Court has

RND

determined that the decision of the BZA should be reversed and that the Town of Sullivan's Island should issue the requested permits to Mr. Boehm.

STANDARD OF REVIEW

On appeal, the findings of fact by the BZA shall be treated in the same manner as findings of fact by a jury, and the court may not take additional evidence. S.C. Code Ann. § 6-29-930 (Supp. 2011). "In reviewing the questions presented by the appeal, the court shall determine only whether the decision of the Board is correct as a matter of law." Austin v. Bd. of Zoning Appeals, 362 S.C. 29, 33, 606 S.E.2d 209, 211 (Ct. App. 2004). Furthermore, "[a] court will refrain from substituting its judgment for that of the reviewing body, even if it disagrees with the decision." Restaurant Row Assocs. v. Horry Cty., 335 S.C. 209, 216, 516 S.E.2d 442, 446 (1999). "However, a decision of a municipal zoning board will be overturned if it is arbitrary, capricious, has no reasonable relation to a lawful purpose, or if the board has abused its discretion." Id.

FACTS

The facts are not in dispute. In 2001, Mr. Boehm bought the property designated as 2720 Goldbug Avenue on Sullivan's Island after discussing same with the Town's then Zoning Administrator, who assured him that there were two principal buildings on the lot under the Zoning Ordinance. At that time, there were three structures on the property: the main house (a principal building), a small building containing a two bedroom apartment on the second floor above an enclosed unheated parking/storage area (a second principal building), and a carport for use by the main house (an accessory structure). In 2003, Mr. Boehm divided 2720 Goldbug into two condominiums, selling

BMDJ/2

the primary residence to his son and retaining the apartment building as 2720B Goldbug Avenue.

In 2001, the Town issued a building permit to Mr. Boehm to build an accessory structure, a slat house adjacent to 2720B Goldbug for use as a deck by that structure. The residents of the apartment/dwelling have used the roof of the slat house as a deck ever since.

In 2009, Mr. Boehm applied for a variance to connect the slat house roof to the walkway at the back of 2720B. The BZA denied this request, relying on the Zoning Ordinance, Sec. 21-150(B) and (F)(3), which apply to "Two or more Principal Buildings on one lot." In the minutes of the meeting, there was no discussion as to whether 2720B was not a principal building.

During the years of his ownership, Mr. Boehm has continuously rented out 2720B as, and has had a rental license for, the dwelling for each of the last fourteen years. The apartment/dwelling has a separate electric meter and is connected to the City sewer system, both of which are not allowed for an accessory structure under the Zoning Ordinance.

In 2013, Mr. Boehm decided to make some improvements to 2720B and applied for a permit to elevate the roof of 2720B. The Town Zoning Administrator denied this request on the ground that 2720B was a garage, an accessory structure, and was already taller than the height restrictions for an accessory structure under the Zoning Ordinance. Mr. Boehm appealed that decision to the BZA.

During that same time period, Mr. Boehm applied for a permit allowing him to extend the existing roof of 2720B Goldbug to cover the exterior stairway and walkways.

RMD 3

The Zoning Administrator initially granted Mr. Boehm a building permit for these improvements and inspected and approved the posts that were installed but subsequently issued a stop work order, because those same posts were outside the “existing footprint” of 2720B. Mr. Boehm appealed that decision to the BZA.

While inspecting the roof extension, the Zoning Administrator saw furniture installed around the perimeter of the slat house/deck and issued an order requiring that Mr. Boehm remove that furniture. Mr. Boehm had placed the furniture there for safety reasons when the BZA denied his variance request in 2009 asking that he be allowed to place a hand railing around the slat house roof. Mr. Boehm appealed that decision to the BZA.

At the first hearing, the BZA heard all of the above facts and then heard from a BZA member, who had recused himself because he lived next door to the 2720B property. This recused BZA member expressed his personal opinion that Mr. Boehm should not be allowed to improve his property. The BZA determined that the controlling question for all three appeals was whether 2720B was a principal building or an accessory structure and determined that, because it looked like a garage, it was a garage and denied all three appeals.

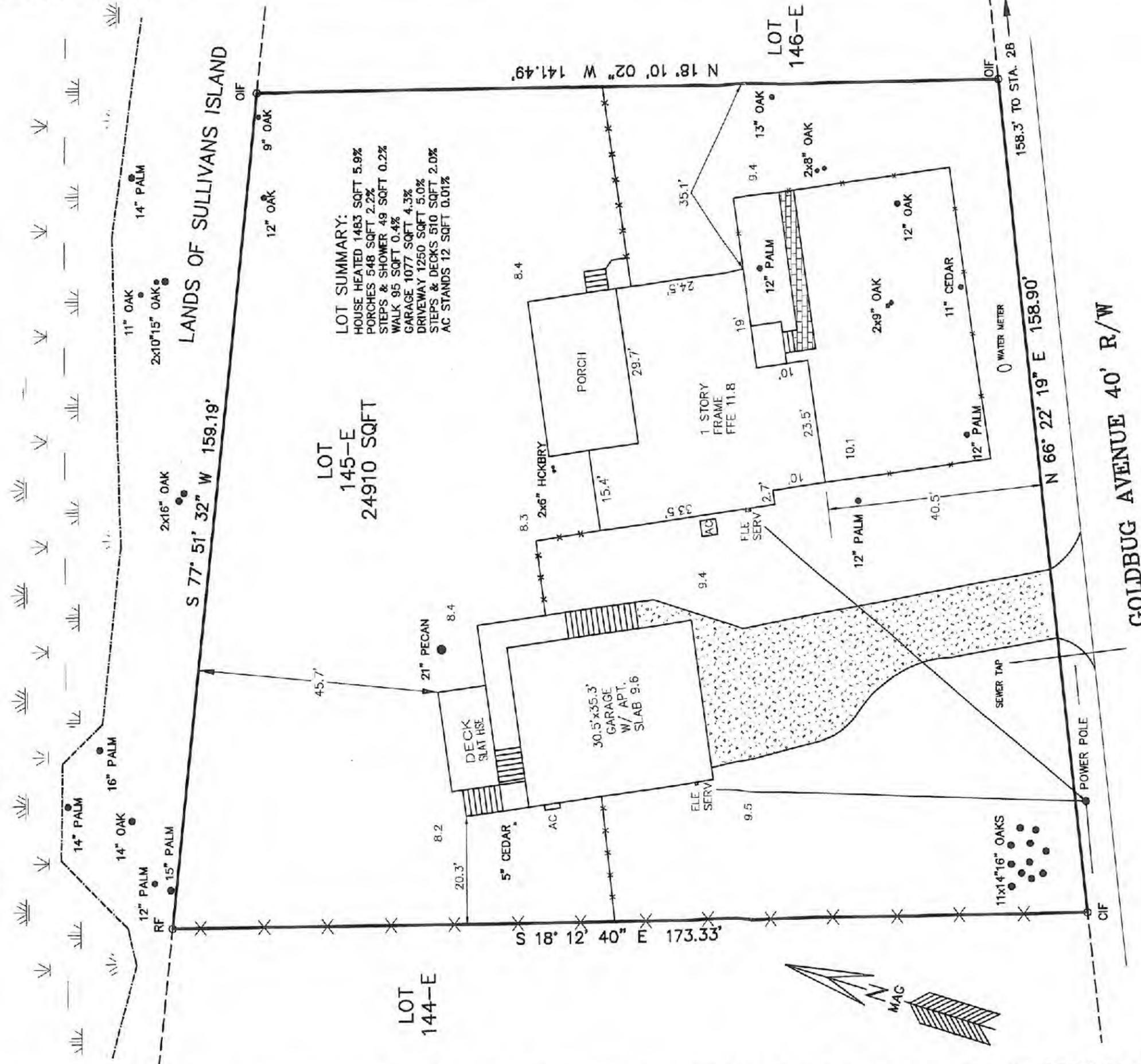
Subsequently, this Court remanded the matter to the BZA to make findings of fact to support its decision under the Zoning Ordinance. The BZA made six findings, all of which determined that 2720B contained an apartment which is a residence or a dwelling under the Zoning Ordinance. None of these findings supported the BZA’s decision that the building containing a residence was a “garage” or an “accessory structure” as defined by the Zoning Ordinance.

PMOJ/a

THIS SURVEY IS BASED ON THE REFERENCES SHOWN AND DOES NOT CONSTITUTE A TITLE SEARCH. THE BEARINGS SHOWN ARE MAGNETIC (UNLESS STATED OTHERWISE) AND HAVE BEEN CORRECTED TO LOCAL MAGNETIC DECLINATION. ANYTHING SHOWN OUTSIDE THE PRESCRIBED BOUNDARIES IS FOR DESCRIPTIVE PURPOSES ONLY.

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MARSHES OF CONCH CREEK



LOT SUMMARY:
 HOUSE HEATED 1483 SQFT 5.9%
 PORCHES 548 SQFT 2.2%
 STEPS & SHOWER 49 SQFT 0.2%
 WALK 95 SQFT 0.4%
 GARAGE 1077 SQFT 4.3%
 DRIVEWAY 1250 SQFT 5.0%
 STEPS & DECKS 510 SQFT 2.0%
 AC STANDS 12 SQFT 0.01%

LOT 145-E
 24910 SQFT

LOT 144-E

LOT 146-E

2720 GOLDBUG AVENUE
 AKA LOT 145-E ATLANTICVILLE
 TOWN OF SULLIVANS ISLAND
 CHARLESTON COUNTY, SOUTH CAROLINA

GOLDBUG AVENUE 40' R/W

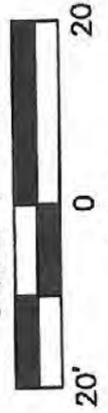
- NOTES**
- 1) REFERENCE PLAT BOOKAE PAGE 127 & D-184
 - 2) TMS # 529-07-00-002
 - 3) SURVEY REQUESTED BY: PAUL BOEHM

SUBJECT PROPERTY LOCATED IN
 FLOOD ZONE AE ELEV 13
 FIRM PANEL 45019C-0539-J
 DATED NOVEMBER 17, 2004

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

FILE #060-01

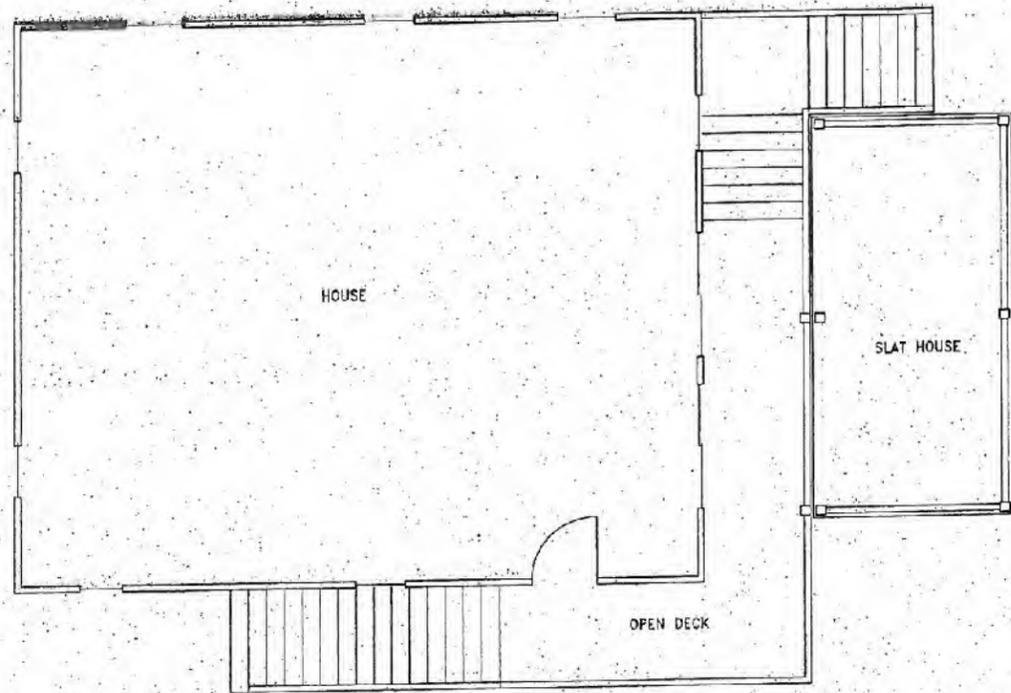
DATE: JULY 14, 2009
 SCALE: 1" = 20'



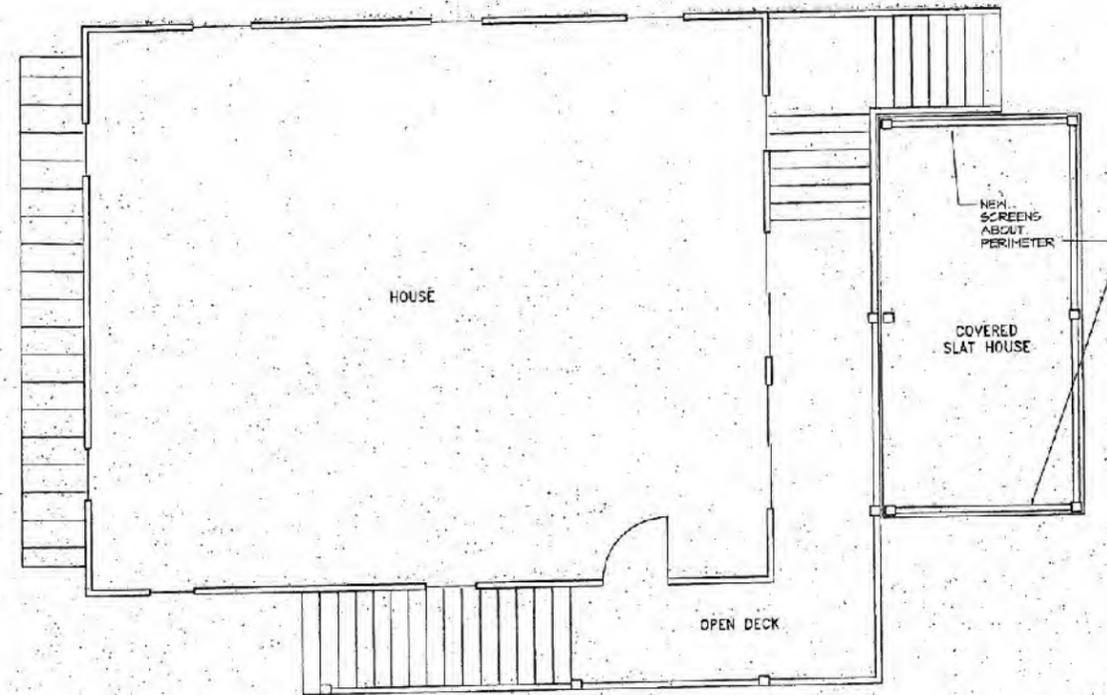
- LEGEND**
- OIF 1" OPEN IRON FOUND
 - CIF 1" CRIMPED IRON FOUND
 - RF #5 REBAR FOUND
 - X WIRE FENCE

"I hereby state that to the best of my knowledge, information, and belief, the survey shown herein 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."

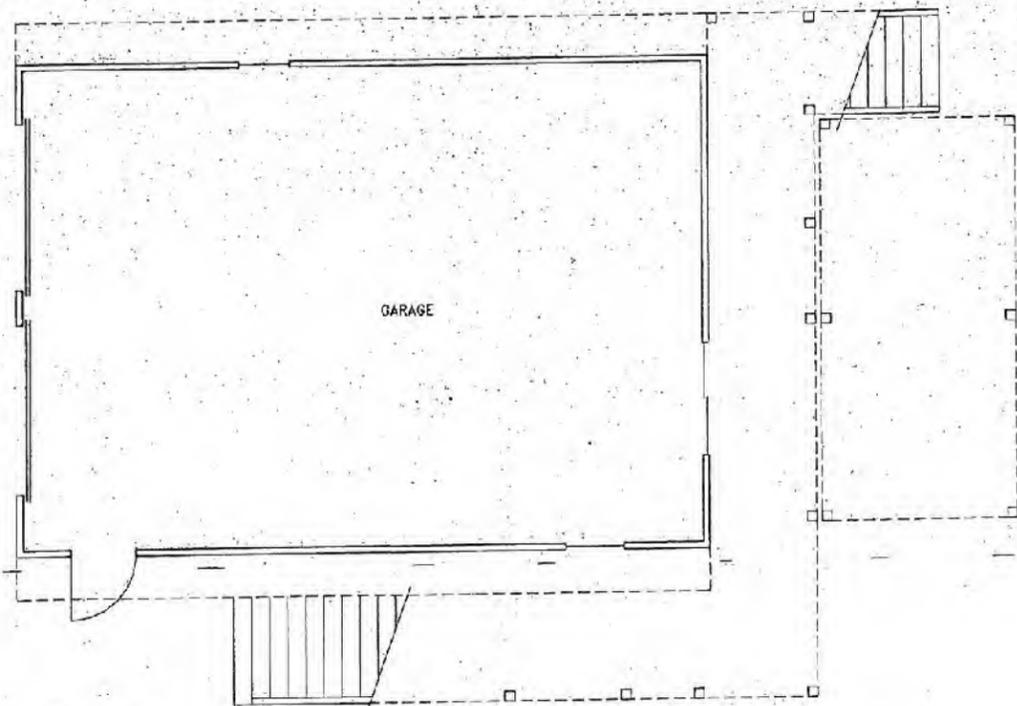
John E. Wade Jr.
 JOHN E. WADE JR., R.L.S.
 SOUTH CAROLINA REG. NO. 13171



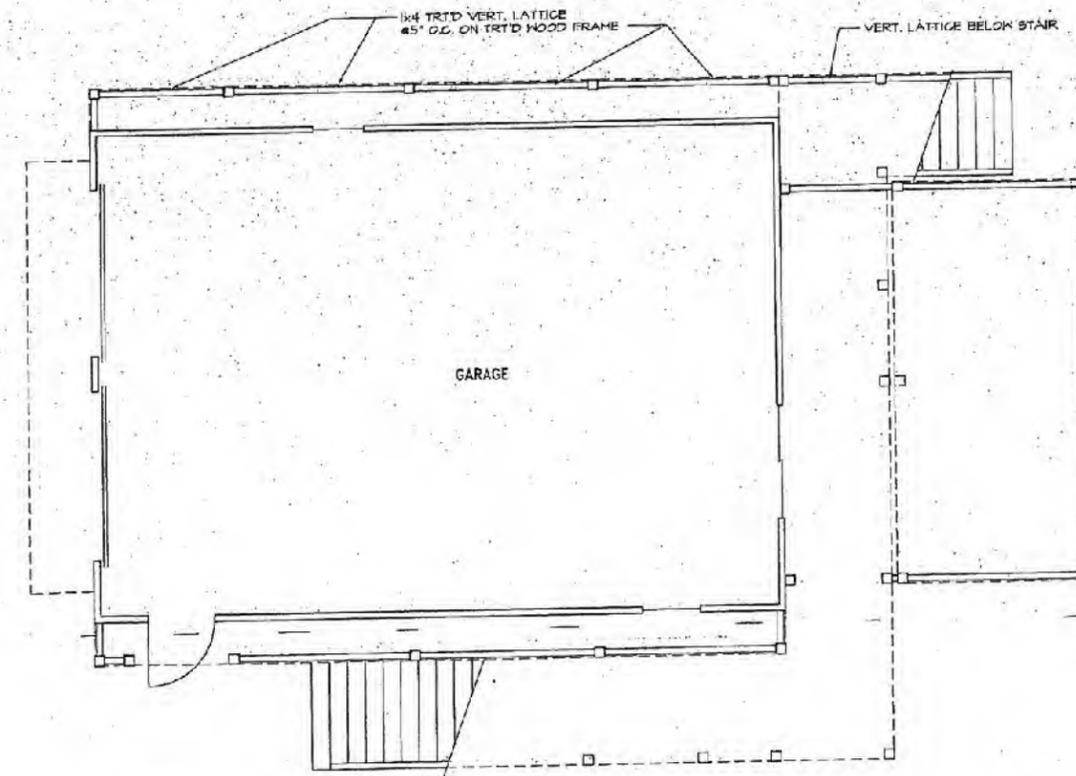
**EXISTING
FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0"



**PROPOSED
FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0"



**EXISTING
GROUND FLOOR PLAN**
SCALE: 1/4" = 1'-0"

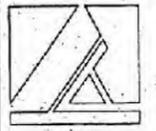


**PROPOSED
GROUND FLOOR PLAN**
SCALE: 1/4" = 1'-0"

REVISIONS	
NO.	DATE



R. Denton ARCHITECTURE
806 Johnnie Dodds Blvd.
Suite 203
Mount Pleasant, SC 29464
(843) 656-8395



BOEHM RES. PORCH ADDITION
2720 GOLDBUG AVE.
SULLIVAN'S ISLAND, SOUTH CAROLINA
FLOOR PLANS

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DATE: 10/22/15
PROJECT NO.:

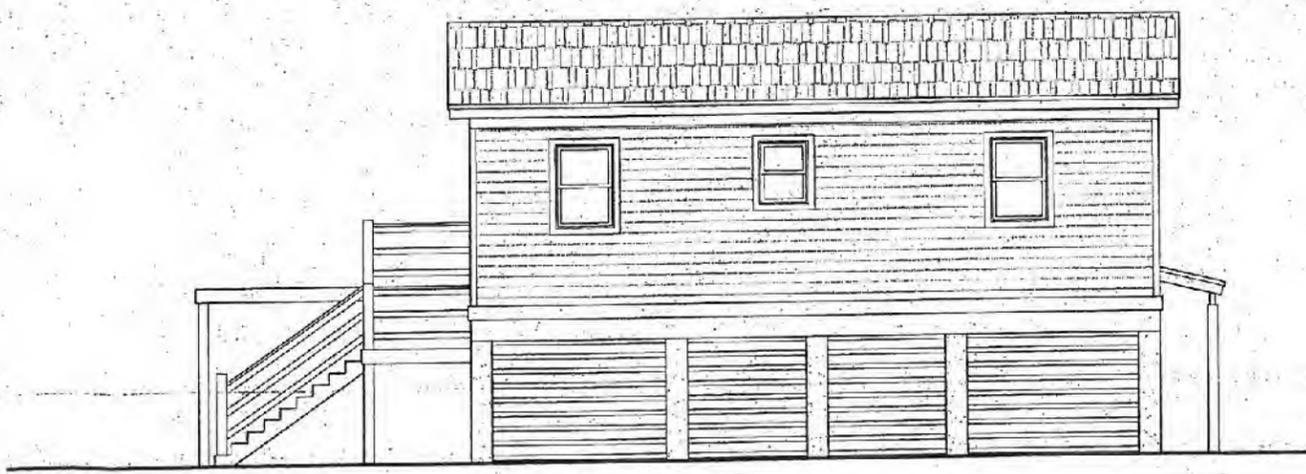
DESIGN: RJD
DRAWN: RJD
CHECKED: RJD



**PROPOSED
RIGHT SIDE ELEVATION**
SCALE: 1/4" = 1'-0"



**PROPOSED
REAR ELEVATION**
SCALE: 1/4" = 1'-0"

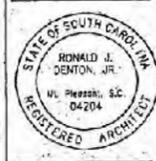
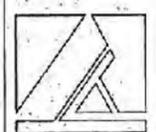


**PROPOSED
LEFT SIDE ELEVATION**
SCALE: 1/4" = 1'-0"

REVISIONS	
NO.	DATE



RJDenton ARCHITECTURE
806 Johnnie Dodds Blvd.
Suite 203
Mount Pleasant, SC 29464
(843) 850-8395



BOEHM RES. ADDITION
2720 GOLDBUG AVE.
SULLIVAN'S ISLAND, SOUTH CAROLINA
EXISTING ELEVATIONS

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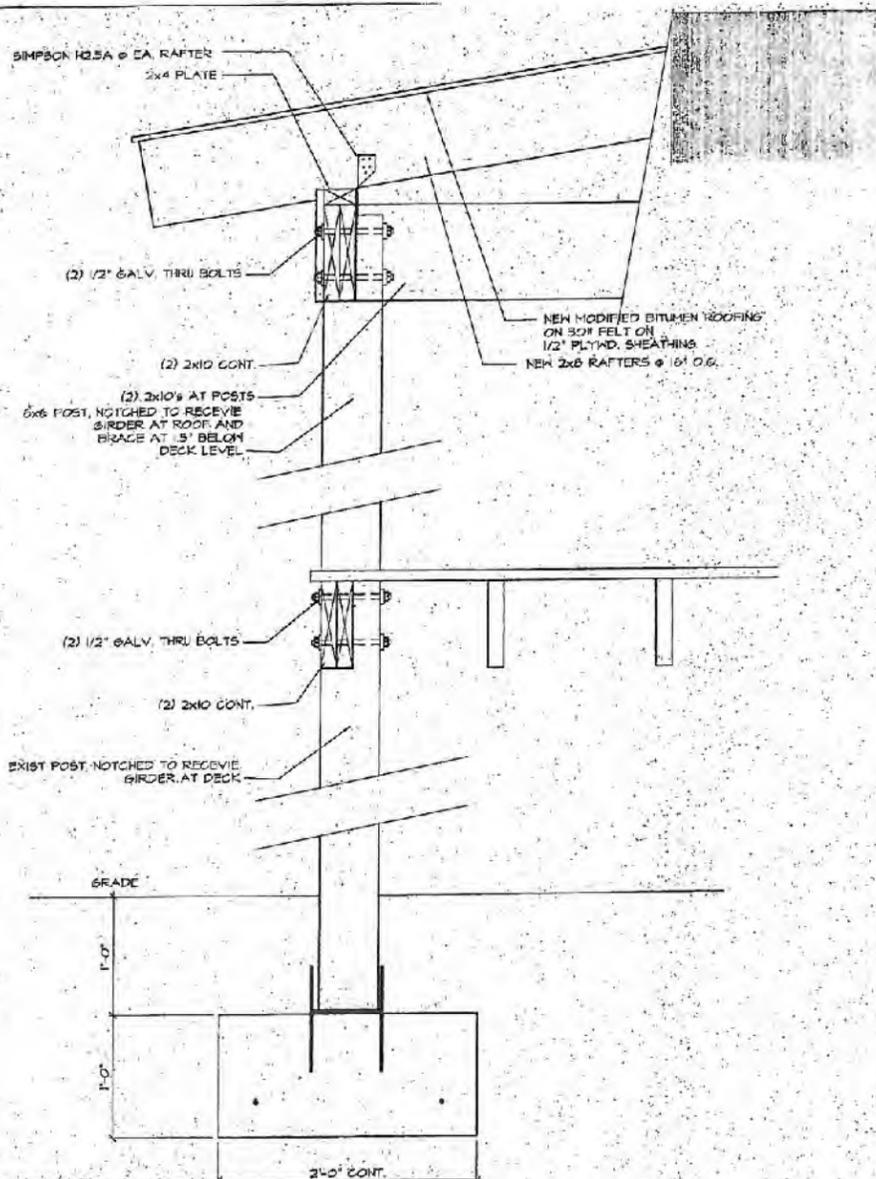
DATE:
10/22/15

PROJECT NO.:

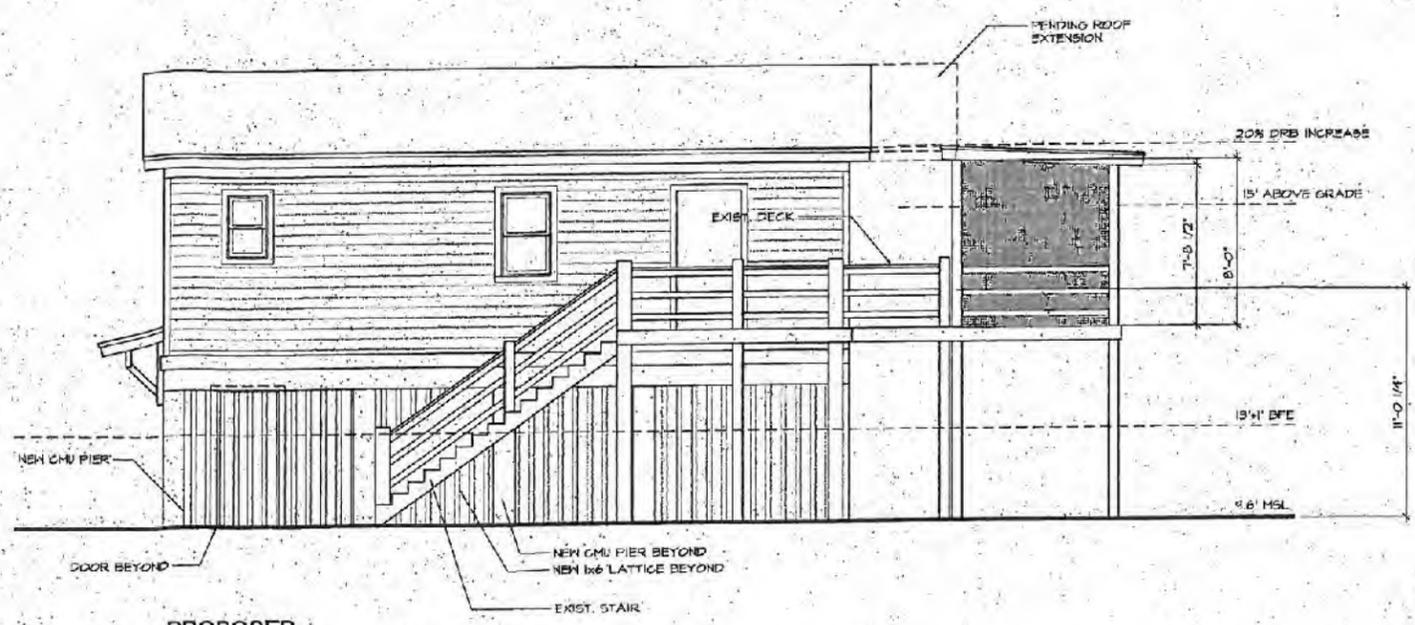
DESIGN: RJD
DRAWN: RJD
CHECKED: RJD

A2

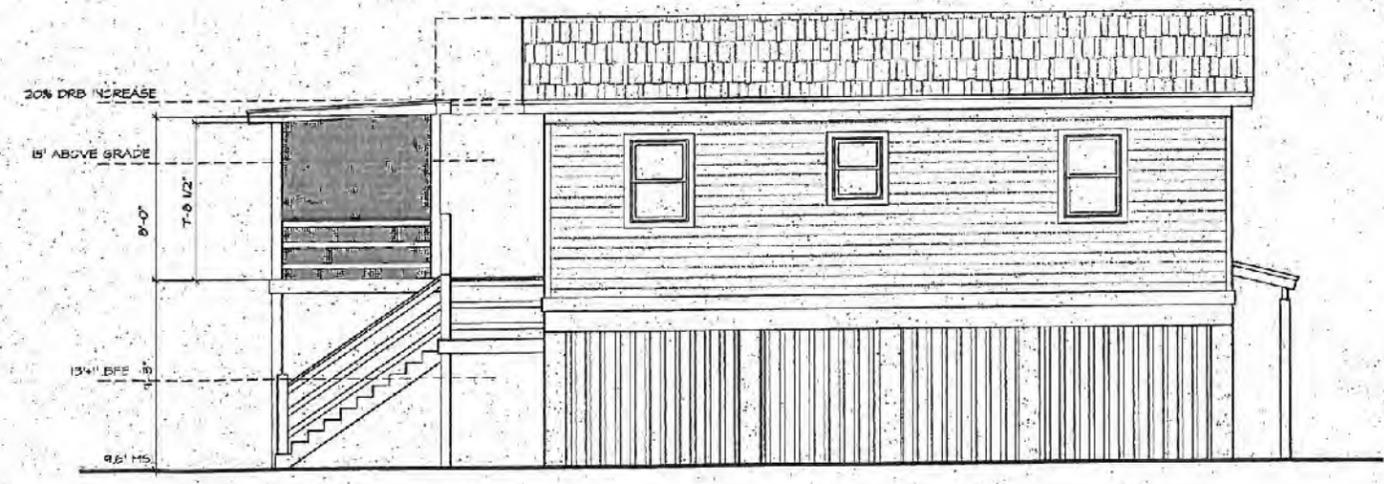
SHEET OF



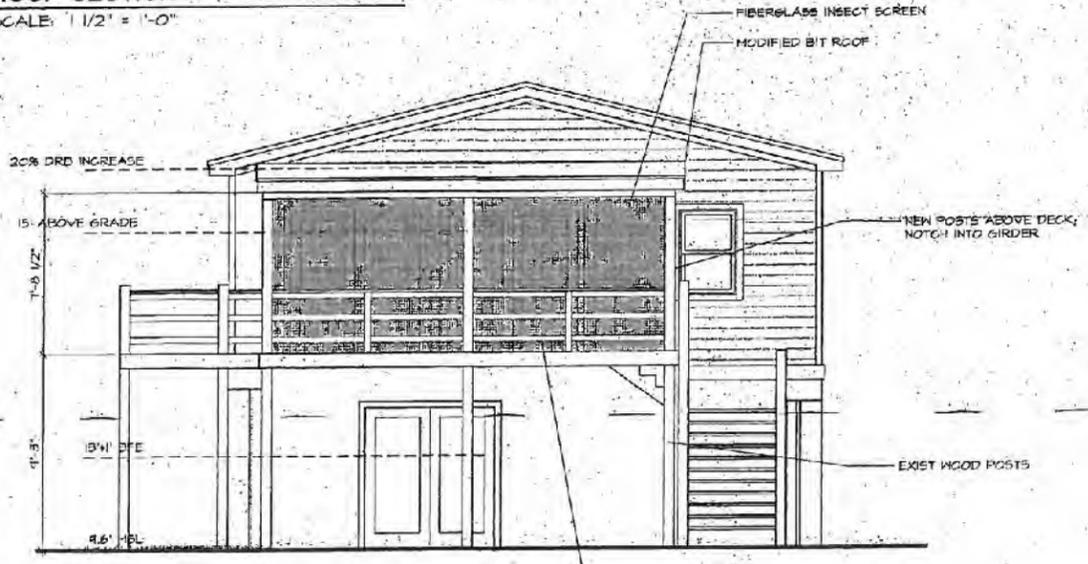
SCREENED PORCH ROOF SECTION
SCALE: 1/2" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



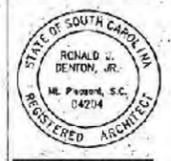
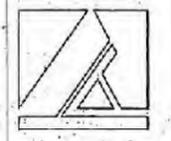
PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS

NO.	DATE



RJD and M. Pleasant ARCHITECTURE
805 Jonathan Dodds Blvd.
Suite 203
Mount Pleasant, SC 29464
(843) 856-8335



BOEHM RES. ADDITION
2720 GOLDBUG AVE.
SULLIVAN'S ISLAND, SOUTH CAROLINA
PROPOSED ELEVATIONS

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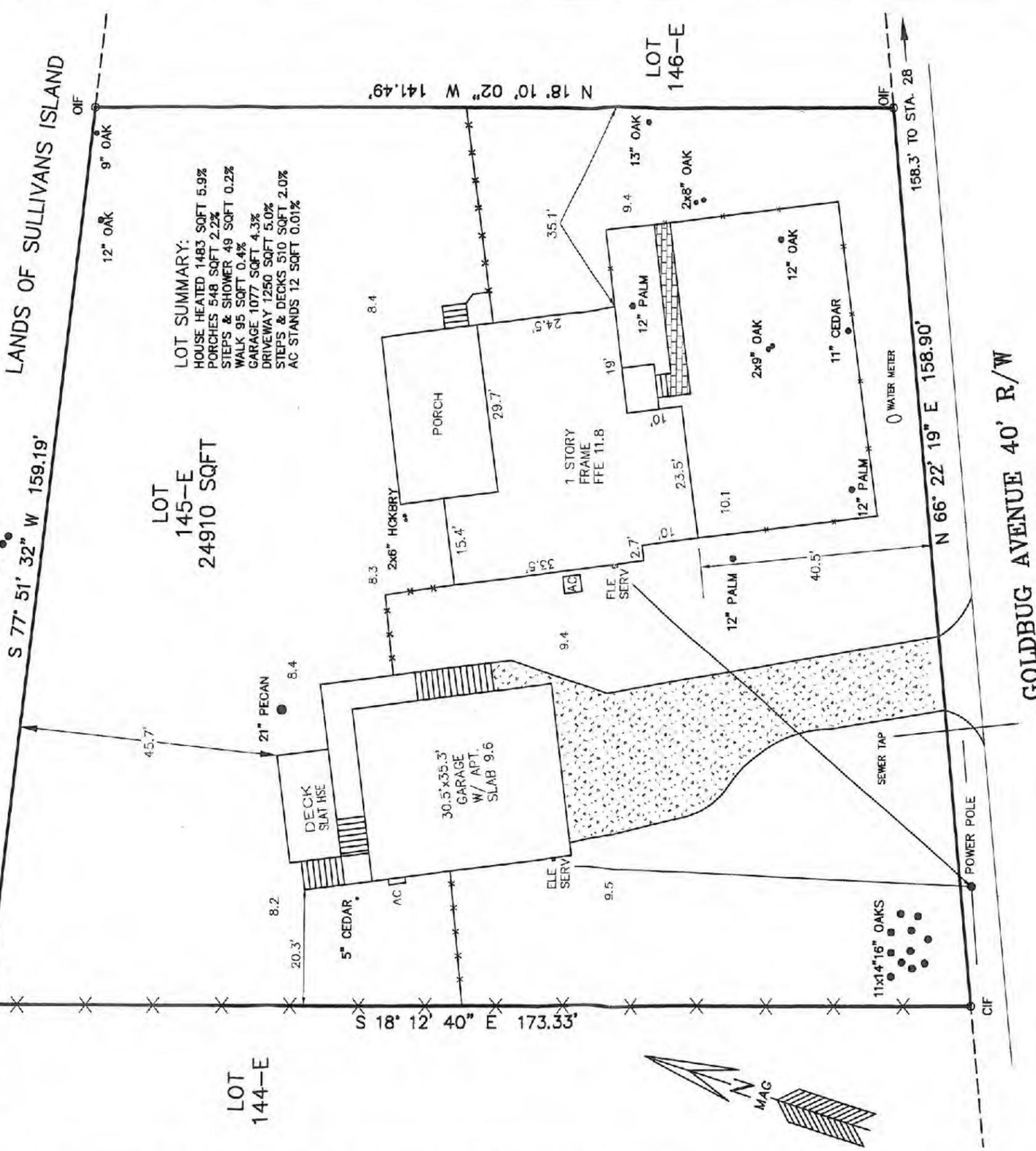
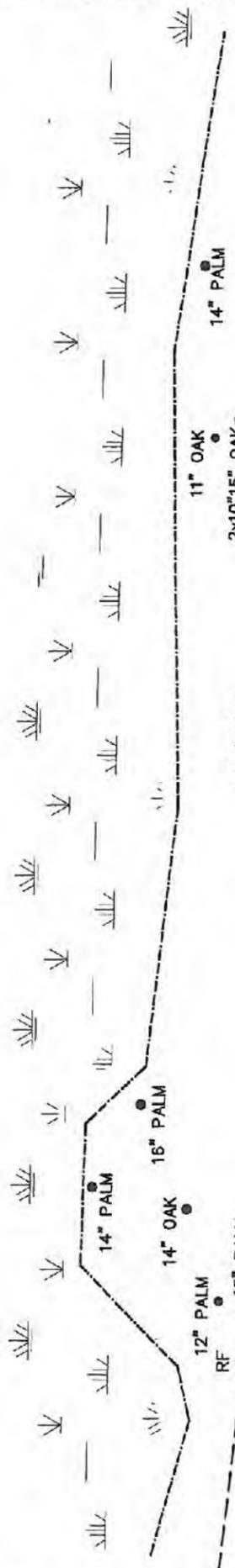
DATE: 10/22/18
PROJECT NO.:

DESIGN: RJD
DRAWN: RJD
CHECKED: RJD

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MARSHES OF CONCH CREEK



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2) TMS # 529-07-00-002
3) SURVEY REQUESTED BY: PAUL BOEHM

DATE: JULY 14, 2009
SCALE: 1" = 20'
Graphic scale bar showing 0, 20, and 20 feet.

SUBJECT PROPERTY LOCATED IN
FLOOD ZONE AE ELEV 13
FIRM PANEL 45019C-0539-J
DATED NOVEMBER 17, 2004



JOHN E. WADE JR., RLS
POST OFFICE BOX 686
ISLE OF PALMS
SOUTH CAROLINA, 29451
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FILE #060-01

I hereby state that to the best of my knowledge, information, and belief, the survey shown herein 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.

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