

**MICHAEL PERKIS**  
MAYOR

# TOWN OF SULLIVAN'S ISLAND



**TOWN COUNCIL**  
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TOWN CLERK

**RANDY ROBINSON**  
BUILDING OFFICIAL

**M. ANTHONY STITH**  
FIRE CHIEF

## **DESIGN REVIEW BOARD**

Wednesday, February 18, 2015 - 6:00 P.M.  
Town Hall

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES FROM JANUARY 21, 2015
- C. CERTIFICATES OF APPROPRIATENESS–NON-HISTORIC PROPERTIES
  - 1. 2874 Brownell Avenue: Darryl Cobb, of Cobb Architects, requests conceptual design approval to enclose two (2) first floor porches located on the home's rear elevation. Relief is requested from the design standards for the structure's principal building square footage. (TMS# 529-11-00-110)
- D. PUBLIC INPUT
- E. ADJOURN

# CONCEPTUAL SUBMITTAL CHECKLIST

## Sullivan's Island Design Review Board

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

Project Address: 2874 BROWNELL AVENUE

Submittal Date: 1/23/15

Meeting Date:

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



# 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: 2874 BROWNELL AVENUE, SULLIVAN'S ISLAND, 29482

Submittal Date: 1/23/15

Meeting Date: \_\_\_\_\_

### BREAKDOWN OF LOT COVERAGES

#### Lot Information:

Total Lot Size in Square Feet:	<u>14990</u>	sf
Lot Width:	<u>100.19'</u>	
Lot Depth:	<u>149.87'</u>	
Flood Zone / Base Flood Elevation:	<u>VE 1G</u>	

#### Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint:	<u>2369</u>	sf
Accessory Building Footprint:	<u>0</u>	sf
<hr/>		
<b>Total Principal Bldg. Coverage Area:</b>	<u>2369</u>	sf
(Principal Building plus Accessory Structure)		

#### Sec. 21-26 Impervious Coverage

Principal Building Coverage Area	<u>2369</u>	sf
Covered Porches:	<u>825</u>	sf
Open Decks / Steps:	<u>239.39</u>	sf
Pool / Patio:	<u>1986.74</u>	sf
Drives / Walks:	<u>617.82</u>	sf
Other Impervious Coverage	<u>0</u>	sf
<b>Total Impervious Coverage</b>	<u>6038.13</u>	sf

#### Sec. 21-27 Principal Building Square Footage

First Floor	<u>1989</u>	sf
Second Floor	<u>1648</u>	sf
Third Floor	<u>0</u>	sf
Accessory Building	<u>0</u>	sf
<hr/>		
<b>Total Principal Building Square Footage:</b>	<u>3889</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>NOT CHANGING</u>	Roof:	<u>NOT CHANGING</u>
Walls:	<u>MATCH EXISTING</u>	Windows:	<u>MATCH EXISTING</u>
Trim:	<u>MATCH EXISTING</u>	Doors:	<u>N/A</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:

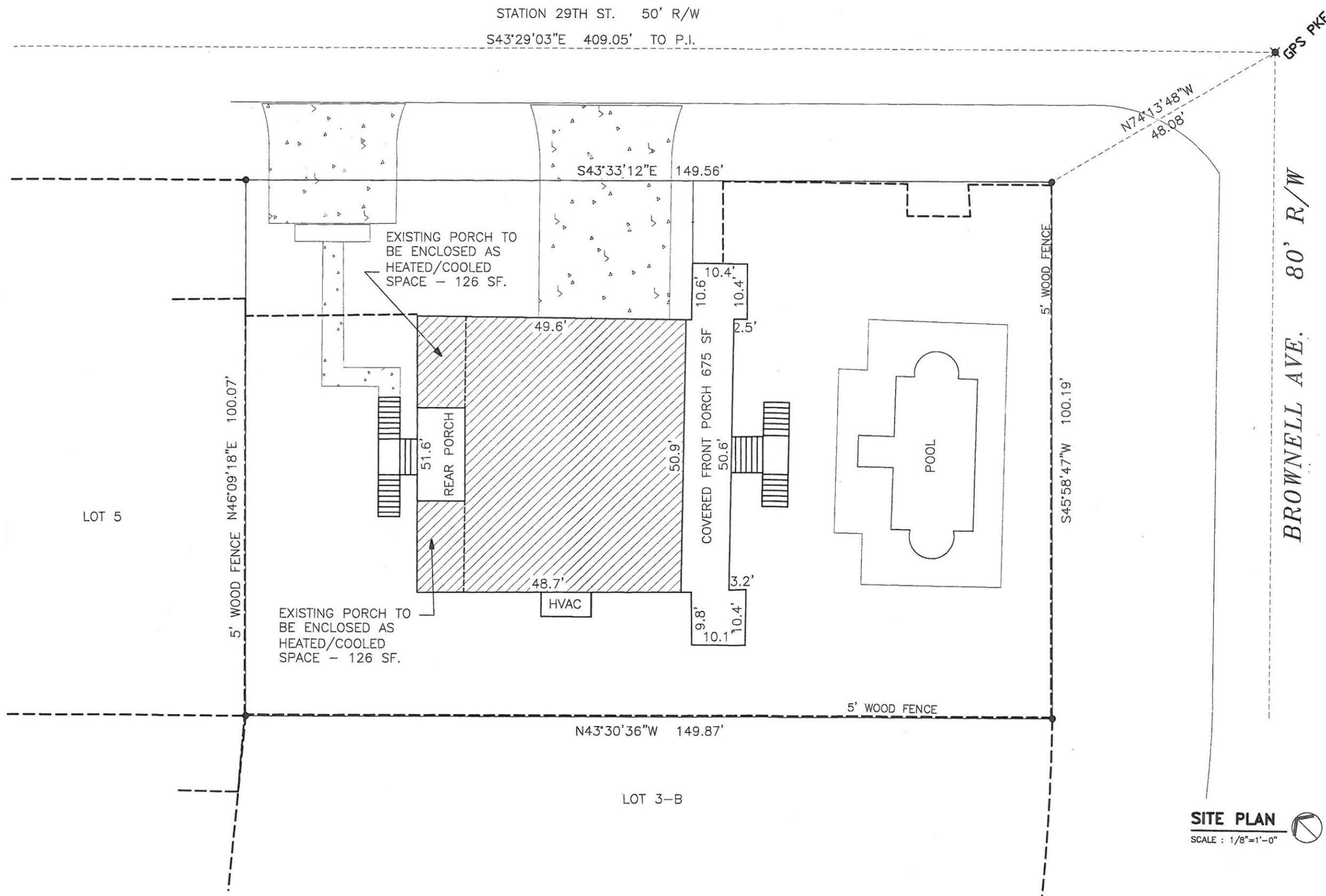
2874 BROWNELL AVENUE

Submittal Date:

1/23/15

Meeting Date:

		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in Ft./ Sq. Ft.	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
<b>SETBACKS</b>	<b>A</b>	21-22 Front Setback	25 feet	✓	15% (3.75')			
	<b>B</b>	21-22 Additional Front Yard Setback	45° above 20'	✓	15%			
	<b>C</b>	21-22 Side Setback	Per lot; Enter Result: ____ min.; ____ comb.	✓	25%			
	<b>D</b>	21-22 Side Setback 2nd Floor Setback	2 feet	✓	100%			
	<b>E</b>	21-22 Rear Setback	25 feet	✓	None			
<b>LOT COVERAGE</b>	<b>F</b>	21-25 Principal Building Coverage	as per formula: Enter Result _____ sf	✓	20% _____ sf			
	<b>G</b>	21-26 Impervious Coverage	as per formula: Enter Result _____ sf	✓	20% _____ sf			
	<b>H</b>	21-27 Principal Building Square Footage	as per formula: Enter Result <u>3399</u> sf		25% <u>4248</u> sf	<u>440</u> sf	<u>.14%</u>	<u>3889</u> SF
	<b>I</b>	21-28 Third Story	as per formula: Enter Result _____ sf	✓	15% _____ sf			
<b>DESIGN STANDARDS</b>	<b>J</b>	21-29 Principal Building Front Façade	as per formula: Enter Result _____ sf	✓	100%			
	<b>K</b>	21-29 Principal Building Side Façade	as per formula: Enter Result _____ sf	✓	100%			
	<b>L</b>	21-30 Building Orientation	Towards ocean, excluding marsh and ocean lots	✓	Adjust for Neighborhood Compatibility			
	<b>M</b>	21-30 Bldg. Foundation Height	3 feet above Base Flood Elev. To Finished First Floor	✓	1 foot			
	<b>N</b>	21-32 Foundation Enclosure	Check Ordinance	✓	Adjust for Neighborhood Compatibility			
<b>O</b>	21-34 Site Lighting	Check Ordinance	✓	Adjust for Neighborhood Compatibility				



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Charleston, SC 29403  
p. 843.856.7333  
cobbarch@cobbarchitecture.com

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NOTES

PROJECT  
Alphin Residence  
2874 Brownell Avenue  
Sullivan's Island SC, 29482

OWNER  
Steele and Debby Alphin  
2874 Brownell Avenue  
Sullivan's Island SC, 29482

BUILDER  
Palmetto Craftsmen, Inc.  
46 Romney Street  
Charleston, SC 29403  
Andrew Pelland 843.364.3590

PHASE	DATE
Conceptual Review	
Preliminary Review	
Final Review	
Building Permit	

DATE	1.22.2015
PROJECT #	14-040
SHEET	T1

**SITE PLAN**  
SCALE: 1/8"=1'-0"



**LEGEND:**

- ⊙ CABLE TV
- ⊙ WATER VALVE
- IS 5/8" RBS (REBAR SET)
- IF (IRON FOUND) SIZE/TYPE NOTED
- ▲ PK NAIL SET
- ▲ PK NAIL FOUND
- ⊗ WATER METER
- ⊠ ELECTRICAL TRANSFORMER
- ◇ ELECTRICAL BOX
- ⊙ TELEPHONE BOX
- + SPOT ELEVATION
- ⊕ POWER POLE
- ⊗ WATER SERVICE
- LOT LINE
- +— DHEC-OCRM (MARSH GRASS LINE)
- - - ADJACENT LOT LINE
- X - X - FENCE

**DATUM:**

SOUTH CAROLINA GRID SYSTEM  
NAD 1983 (2007 MODEL).

**NOTES:**

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

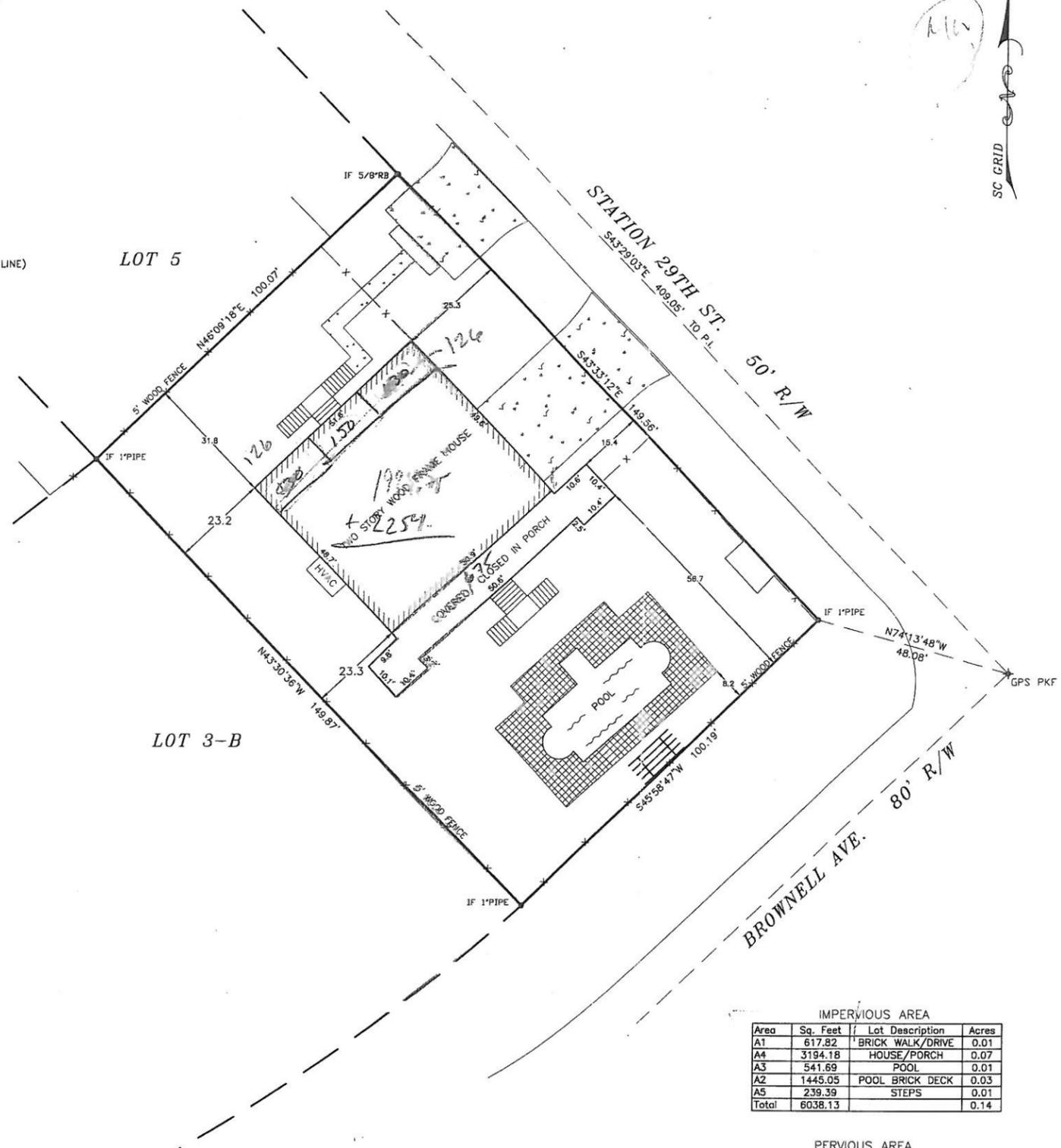
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.  
THE SURVEY SHOWN HEREON REFLECTS THE ABOVE RECORDED REFERENCES.  
THE BEARINGS SHOWN HEREON ARE SOUTH CAROLINA GRID NAD 1983 (2012) MODEL.

**REFERENCE:**

1) PLAT RECORDED IN CHARLESTON COUNTY RMC OFFICE IN PLAT BOOK CG AT PAGE 33.

**FLOOD NOTE:**

THIS LOT IS SITUATED IN A FLOOD ZONE VE 16 AS PER SCALING FROM FEMA F.I.R.M. MAP NUMBER 45019C0539J DATED NOVEMBER 17, 2004. TOWN OF SULLIVANS ISLAND COMMUNITY NUMBER 455418.



IMPERVIOUS AREA

Area	Sq. Feet	Lot Description	Acres
A1	617.82	BRICK WALK/DRIVE	0.01
A4	3194.18	HOUSE/PORCH	0.07
A3	541.69	POOL	0.01
A2	1445.05	POOL BRICK DECK	0.03
A5	239.39	STEPS	0.01
Total	6038.13		0.14

PERVIOUS AREA

Area	Sq. Feet	Lot Description	Acres
A1	14990.16	LOT 4	0.34

TOTAL IMPERVIOUS AREA 24.8%  
PERVIOUS AREA 75.2%



**LOCATION MAP N.T.S.**

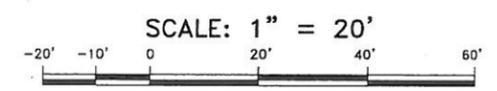
**BRITT LAND SURVEYING, INC.**  
P.O. BOX 80333  
CHARLESTON, SC 29416  
843-810-6771  
WWW.BRITTSURVEYINGINC.COM



I, Dean L. Britt, a Registered Professional Land Surveyor in the State of South Carolina, certify to owner(s) shown hereon that this 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 \_\_\_ survey as specified therein.

Date: / /  
**DEAN L. BRITT PLS** S.C. REG. NO. 15792

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.



**PLAT OF:**  
**AS-BUILT SURVEY SHOWING LOT 4**  
**BLOCK 3 MARSHALL RESERVATION**  
**PREPARED FOR:**  
**ALPHIN J STEELE TRUST ALPHIN DEBORAH M**  
**LOCATED IN THE TOWN OF**  
**SULLIVANS ISLAND**  
**CHARLESTON COUNTY - SOUTH CAROLINA**

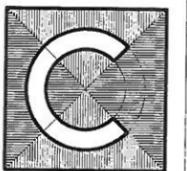
LOCATION:	2674 BROWELL AVE. - 29482
TAX MAP #	529-11-00-110
DATE:	DECEMBER 18, 2014
FIELD DATE:	DECEMBER 04, 2014
JOB NO.	142073
COUNTY/STATE	CHARLESTON, S.C.



**EXISTING  
NORTHWEST ELEVATION**  
SCALE : 1/4"=1'-0"



**NEW  
NORTHWEST ELEVATION**  
SCALE : 1/4"=1'-0"



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SHEET	A3



**EXISTING  
SOUTHEAST ELEVATION**  
SCALE : 1/4"=1'-0"



**NEW  
SOUTHEAST ELEVATION**  
SCALE : 1/4"=1'-0"

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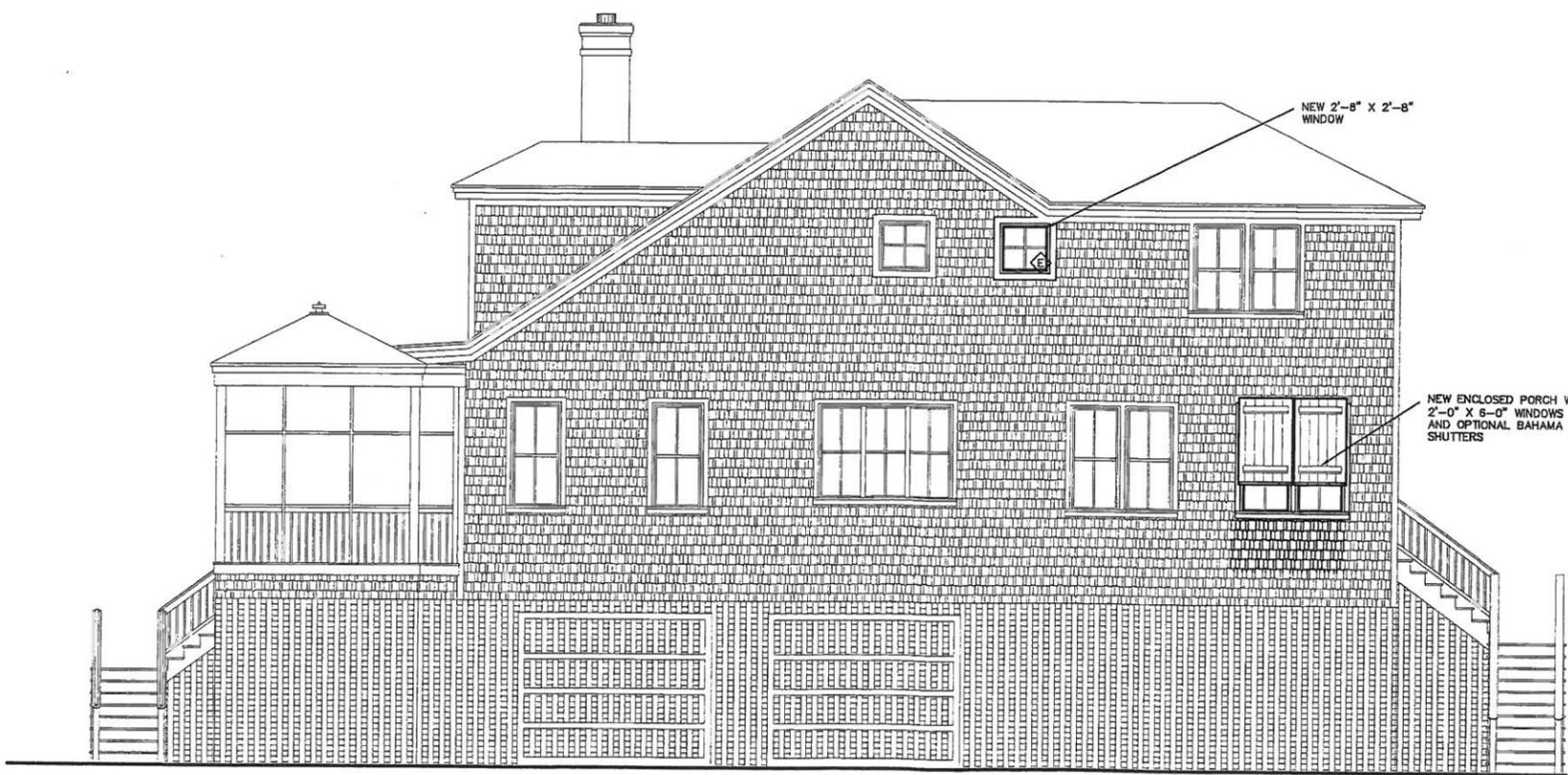
DATE	1.22.2015
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SHEET	A4



EXISTING PORCH TO BE ENCLOSED

**EXISTING  
NORTHEAST ELEVATION**

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

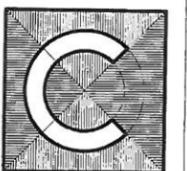


NEW 2'-8" X 2'-8" WINDOW

NEW ENCLOSED PORCH WITH 2'-0" X 6'-0" WINDOWS AND OPTIONAL BAHAMA SHUTTERS

**NEW  
NORTHEAST ELEVATION**

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



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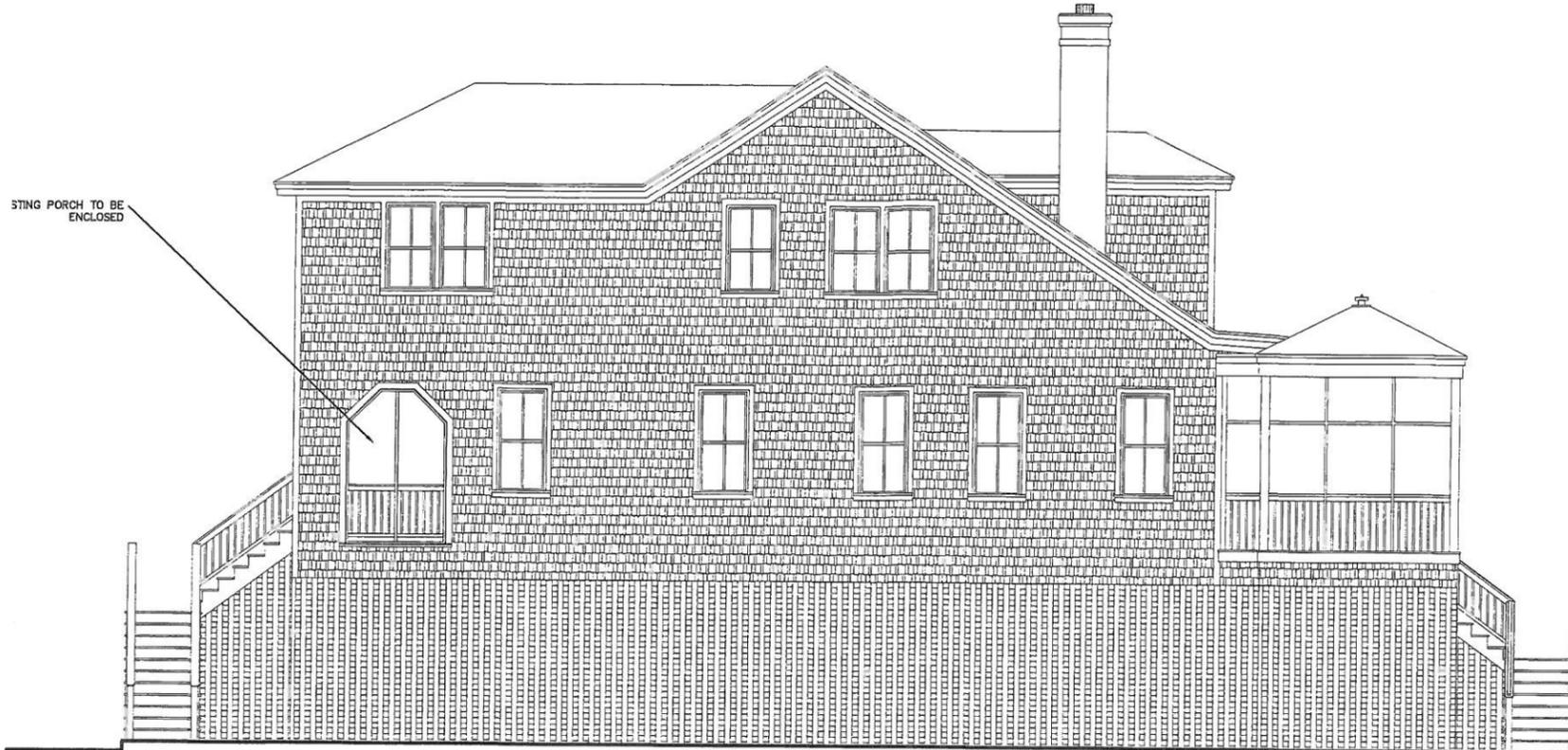
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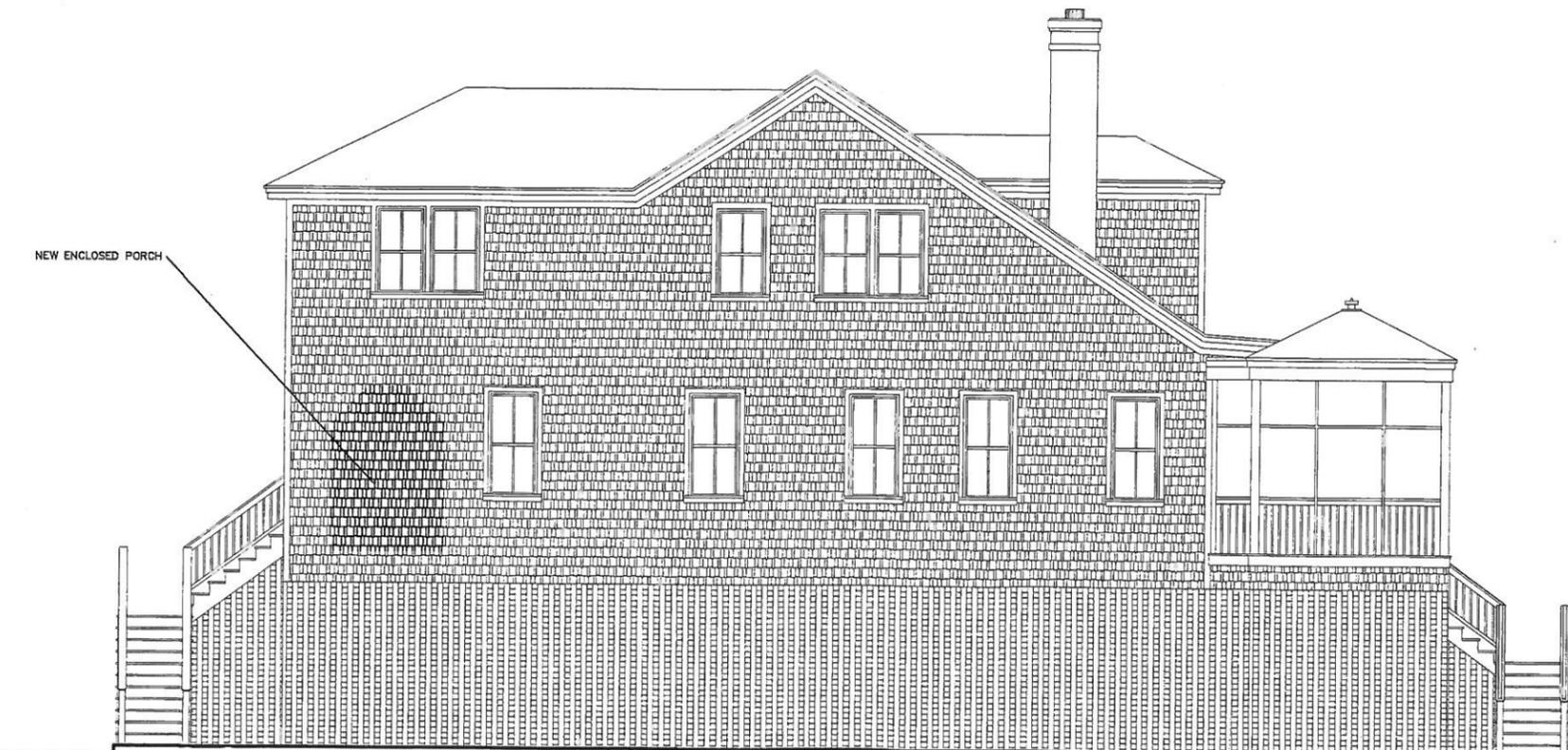
Andre Pelland 843.364.3590

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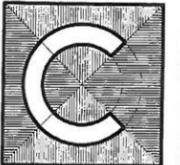
DATE	1.22.2015
PROJECT #	14-040
SHEET	A5



**EXISTING  
SOUTHWEST ELEVATION**  
SCALE : 1/4"=1'-0"



**NEW  
SOUTHWEST ELEVATION**  
SCALE : 1/4"=1'-0"



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PROJECT #  
14-040

SHEET  
A6