

**MICHAEL PERKIS**  
MAYOR

# TOWN OF SULLIVAN'S ISLAND



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HARTLEY COOPER  
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**M. ANTHONY STITH**  
FIRE CHIEF

## DESIGN REVIEW BOARD

Wednesday, January 21, 2015 - 6:00 P.M.  
Town Hall

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES FROM DECEMBER 15, 2014
- C. CERTIFICATES OF APPROPRIATENESS–NON-HISTORIC PROPERTIES
  - 1. 2256 Atlantic Avenue: James Quarles, of Beau Clowney Architects, is requesting conceptual design approval of a proposed new home construction. Relief is requested from the design standards for the structure's principal building coverage, principal building square footage and second floor side setback. (TMS# 529-10-00-052)
- 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: 2256 ATLANTIC AVE

Submittal Date: 12/11/14

Meeting Date: 1/21/15

Requested Approval:



Conceptual



Preliminary



Final

## Conceptual Review:

As soon as the Owner and/or Design Professional are able to identify design objectives, Conceptual plans should be submitted to the Design Review Board for review and comment. Please submit all items as requested. **Incomplete submittals will be returned to the applicant and the project will not be part of the meeting Agenda.**

The following items shall be included in the Conceptual Submittal:

- Application fee (*checks payable to Sullivan's Island Design Review Board*)
- Completed Application to Sullivan's Island Review Board form (**FORM A**)
- Completed Sullivan's Island DRB Request for Review form (**FORM B**)
- Completed Zoning Standards Compliance Worksheet (**FORM C**)
- Eleven (11) sets of Drawings, 11" x 17" size. Drawings to include:
  - A current As-Built Survey, Certified by a S.C. Registered Land Surveyor [ 1/16" = 1'-0" OR 1" = 20'-0" Required for all new construction and for work which expands or is outside of an existing building footprint; illustrating the following:
    - All applicable Flood Zone information
    - Setbacks, Property Lines and Easements
    - Spot elevations required to comply with Section 21-24
    - OCRM Critical Lines, if applicable
    - Trees
    - Existing Structures, if applicable
  - Site Plan [ 1/16" = 1'-0" OR 1" = 20'-0" scale ], illustrating the following:
    - Existing Structures, if applicable
    - Proposed new structures
    - All applicable survey information
  - Floor Plans [ 1/8" = 1'-0" scale ], with the following requirements:
    - Exterior Dimensions
    - Graphically depict the outlines of heated space, covered porches and open decks.
    - In the case of Renovations and/or Additions, the outlines of existing and new construction must also be shown.
  - Exterior Elevations [ 1/8" = 1'-0" scale ], with the following requirements:
    - All exterior materials such as wood, stucco, roofing and / or masonry shall be graphically represented for intent.
    - Elevations must be rendered with shadows depicting roof and / or deck overhangs, changes in wall plane, or massing. Devoid of any graphically
    - Roof ridge heights and Finished Floor Elevation (FFE) and their relationship to FEMA Base Flood Elevation (BFE)
  - Optional:
    - 3-D perspective sketches and / or models are encouraged.
    - Any relevant photographs or documentation that might be descriptive.

Sullivan's Island Design Review Board

last modified September 20, 2007

# APPLICATION TO SULLIVAN'S ISLAND DESIGN REVIEW BOARD

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

## (FORM A)

Project Address: 2256 ATLANTIC AVENUE  
 Submittal Date: 2/19/14  
 Meeting Date: 1/21/15 Parcel I.D. (TMS#): 529-10-00-052

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: TODD AND KATIE BOEHLY Architect / Designer: BEAU CLOWNEY ARCHITECTS  
 Address: 2251 ATLANTIC AVE Contact #: 843.722.2040  
SULLIVAN'S ISLAND email: JAMES@BCDESIGN@BELLSOUTH.NET  
 email: KATIEBOEHLY@GMAIL.COM Contractor: TBD  
 Contact #: 917-334-0895 Contact #: \_\_\_\_\_  
 email: \_\_\_\_\_

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

DEMOLITION OF EXISTING HOUSE AND CONSTRUCTION OF NEW SINGLE FAMILY RESIDENCE.

I (We) submit that the above information is true to the best of My (Our) knowledge.  <u>JAMES D. QUARLES</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.  Owner's Signature	Fee Received by _____  check # _____
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# 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: 2256 ATLANTIC AVENUE

Submittal Date: 12/19/14

Meeting Date: 1/21/15

		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in Ft./ Sq. Ft.	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
<b>SETBACKS</b>	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>16</u> min.; <u>4</u> comb.	✓	25%			
	D	21-22 Side Setback 2nd Floor Setback	2 feet	✓	100%			
	E	21-22 Rear Setback	25 feet	✓	None			
<b>LOT COVERAGE</b>	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>3,308</u> sf		20% <u>661.5</u> <sup>3,969</sup> sf	<u>72</u> SF	<u>2.2%</u>	<u>3,308 + 72 SF =</u> <u>3,380 SF</u>
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>6,615</u> sf	✓	20% _____ sf			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>4,105</u> sf		25% <u>5131</u> ( <sup>1,02625</sup> ) sf	<u>442</u> SF	<u>10.8%</u>	<u>4,105 + 442 =</u> <u>4,547 SF</u>
	I	21-28 Third Story	as per formula: Enter Result _____ sf		15% _____ sf			
<b>DESIGN STANDARDS</b>	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			

# 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: 2256 ATLANTIC AVENUE

Submittal Date: 12/19/14

Meeting Date: 1/21/15

### BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>22,105.0</u> sf
Lot Width:	<u>115'</u>
Lot Depth:	<u>210'</u>
Flood Zone / Base Flood Elevation:	<u>VE 17</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>3380</u> sf
Accessory Building Footprint:	<u>—</u> sf
<b>Total Principal Bldg. Coverage Area:</b>	<b><u>3380</u> sf</b>
(Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>3380</u> sf
Covered Porches:	<u>935</u> sf
Open Decks / Steps:	<u>177</u> sf
Pool / Patio:	<u>1275</u> sf
Drives / Walks:	<u>848</u> sf
Other Impervious Coverage	<u>—</u> sf
<b>Total Impervious Coverage</b>	<b><u>6,615</u> sf</b>

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>3,280</u> sf
Second Floor	<u>1,267</u> sf
Third Floor	<u>0</u> sf
Accessory Building	<u>0</u> sf
<b>Total Principal Building Square Footage:</b>	<b><u>4,547</u> sf</b>
(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>PIERS-STUCCO - PAINTED WOOD SCREEN</u>	Roof: <u>STANDING SEAM</u>
Walls: <u>LAPPED SIDING, SHIP LAP, SHINGLE (WOOD)</u>	Windows: <u>CLAD WOOD W/ SDL</u>
Trim: <u>PAINTED WOOD TRIM</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