

MICHAEL PERKIS
MAYOR

TOWN OF SULLIVAN'S ISLAND

ANDY BENKE
TOWN ADMINISTRATOR



TOWN COUNCIL
JERRY KAYNARD, MAYOR PRO TEM
CHAUNCEY CLARK
HARTLEY COOPER
SUSAN MIDDAUGH
PATRICK O'NEIL
MARY JANE WATSON

JASON BLANTON
COMPTROLLER

LAWRENCE A. DODDS
TOWN ATTORNEY

GREG GRESS
WATER AND SEWER MANAGER

JOE HENDERSON
ZONING ADMINISTRATOR

DANIEL S. HOWARD
CHIEF OF POLICE

ELLEN MILLER
TOWN CLERK

RANDY ROBINSON
BUILDING OFFICIAL

M. ANTHONY STITH
FIRE CHIEF

DESIGN REVIEW BOARD

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

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES FROM FEBRUARY 18, 2015
- C. CERTIFICATES OF APPROPRIATENESS–NON-HISTORIC PROPERTIES
 - 1. 2114 Atlantic Avenue: Beau Clowney Architects, applicants, are requesting conceptual approval for several additions and renovations to an existing non-historic home. Applicants request relief for the property's principal building square footage and building orientation requirements. (TMS# 529-09-00-059)
 - 2. 2618 Raven Drive: Rachel Burton of Swallowtail Architecture, applicant, is requesting conceptual approval for a new home construction. Applicants request relief for the property's principal building coverage and foundation height requirements. (TMS# 529-06-00-117)
 - 3. 2662 I'on Avenue: Herlong and Associates, applicants, are requesting conceptual approval to modify the zoning standard for orientation of a new construction and relief for the required side setbacks. (TMS# 529-11-00-003)
- D. CERTIFICATES OF APPROPRIATENESS–HISTORIC SPECIAL EXCEPTION
 - 1. 2320 I'on Avenue: Heather Wilson, applicant, is requesting preliminary review and approval of a previously issued Historic Special Exception for a Traditional Island Resource. Applicants request a change of design for a proposed new construction. (TMS# 529-05-00-090)
- E. CERTIFICATES OF APPROPRIATENESS–HISTORIC PROPERTIES
 - 1. 2614 Myrtle Avenue: Heather Wilson, applicant, is requesting conceptual review and approval of an addition to a Traditional Island Resource. (TMS# 529-06-00-050)
 - 2. 2702 Jasper Boulevard: Heather Wilson, applicant, is requesting conceptual review and approval to enclose a portion of a front porch on a Sullivan's Island Landmark. (TMS# 529-07-00-018)
 - 3. 2214 Middle Street: Herlong and Associates, applicants, request conceptual approval to add a front façade addition and rear addition to a Traditional Island Resource. (TMS# 529-05-00-090, 090,032)
- F. PUBLIC INPUT
- G. ADJOURN

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: 2114 Atlantic Avenue

Submittal Date: 2-20-15

Meeting Date: 3-18-15

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.

**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: 2114 Atlantic Avenue
 Submittal Date: 2.20.15
 Meeting Date: 3.18.15 Parcel I.D. (TMS#): 52A.09.00.059

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 is: _____ 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: Alan & Charlotte Artus Architect / Designer: Beau Clowry Architects
 Address: 2114 Atlantic Avenue Contact #: 843-722-2040
Sullivan's Island, SC email: Katebedesign@bellsouth.net
 email: _____ Contractor: Daly Sawyer Const.
 Contact #: _____ Contact #: _____
 email: _____ email: _____

Enter a Brief Description of the Project and Scope of Work to be Performed:
Renovations and exterior alterations to existing house including: Removal of front steps/deck + rear steps/walkway, Extension of screened porch on front and rear of house with new decks/steps to grade, Rem fig. of sidedeck steps, Extension of bedroom wings towards front of house (Atlantic side elev), New window bag on East elevation first floor, Replacement of existing windows and doors, New bath additions on East and West sides of second floor, New porch extension on second floor rear elevation, New inground pool and spa, New dormer windows to replace existing.

I (We) submit that the above information is true to the best of My (Our) knowledge. <u>Kate Campbell</u> Print Applicant's Name <u>Kate Campbell</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: 2114 Atlantic Avenue

Submittal Date: 2-20-15

Meeting Date: 3-19-15

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>22071</u> sf
Lot Width:	<u>105.02' / 104.93'</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>(Existing) 2,789 (Proposed) 3,021</u> sf
Accessory Building Footprint:	<u>N/A.</u> sf
Total Principal Bldg. Coverage Area: <u>(Proposed) 3,021</u> sf (Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage		
Principal Building Coverage Area	<u>(Existing) 2,789</u>	<u>(Proposed) 3,021</u> sf
Covered Porches:	<u>1,599</u>	<u>1,943</u> sf
Open Decks / Steps:	<u>907</u>	<u>491</u> sf
Pool / Patio:	<u>0</u>	<u>632</u> sf
Drives / Walks:	<u>569</u>	<u>80</u> sf
Other Impervious Coverage	<u>65</u>	<u>65</u> sf
Total Impervious Coverage	<u>5,929</u>	<u>6,232</u> sf

Sec. 21-27 Principal Building Square Footage		
First Floor	<u>(Existing) 2,789</u>	<u>(Proposed) 3,021</u> sf
Second Floor	<u>1,678</u>	<u>1,794</u> sf
Third Floor		
Accessory Building	<u>(Existing) 4,467</u>	
Total Principal Building Square Footage:	<u>(Proposed) 4,981</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>CMU / wood breakaway / stucco</u>	Roof: <u>standing seam metal</u>
Walls: <u>cedar siding to match exst'g</u>	Windows: <u>clad</u>
Trim: <u>wood to match exst'g</u>	Doors: <u>mahogany</u>

Sec. 21-111 Standards of Neighborhood Compatibility

NOTE: Particular attention will be paid to the Standards of Neighborhood Compatibility. Please include a narrative addressing these standards or be prepared to address in depth at presentation. If including narrative, please use the following sheet.

(check all that apply)

Narrative attached

Will discuss at presentation

Not Applicable

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

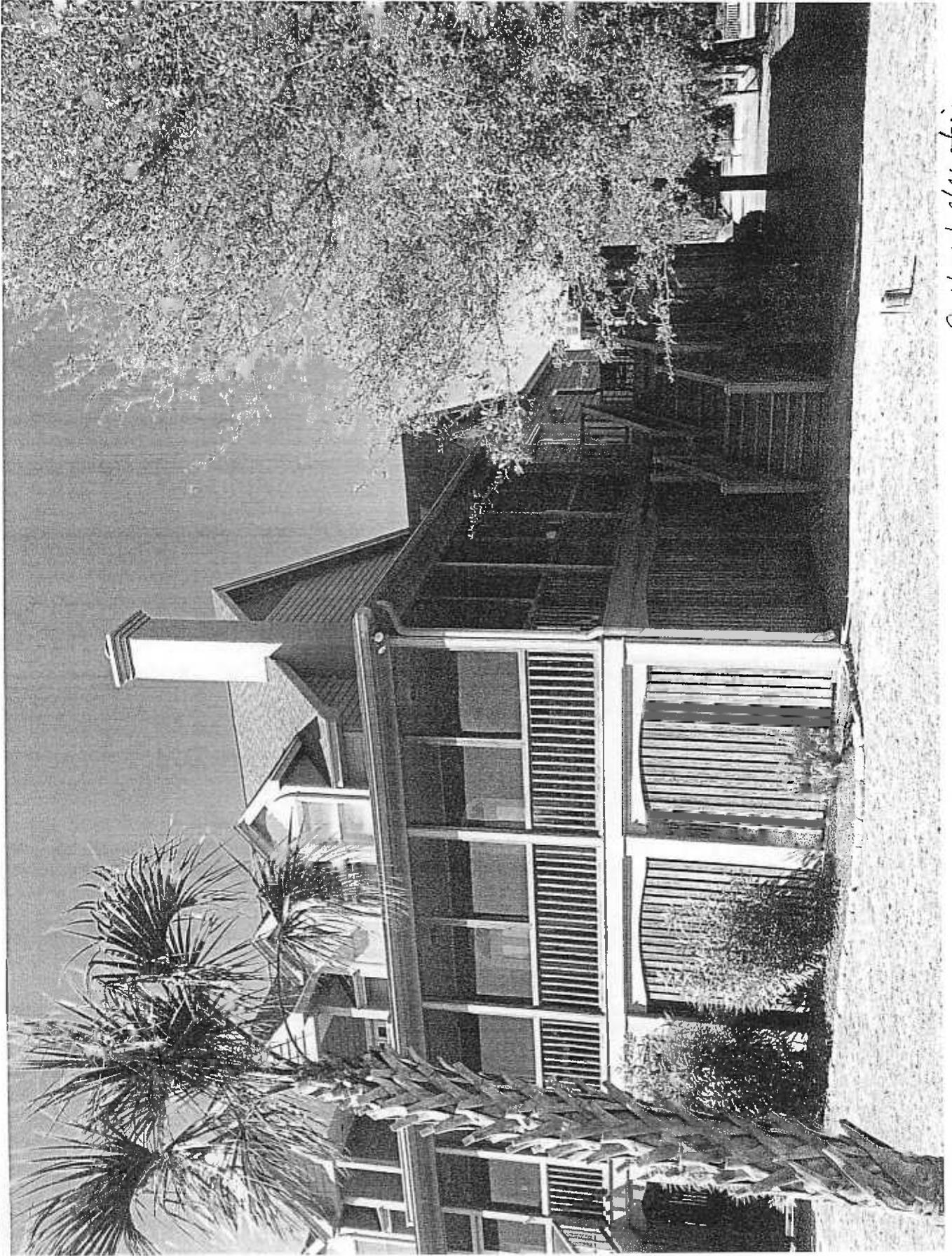
1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: 2114 Atlantic Avenue
 Submittal Date: 2-20-15
 Meeting Date: 3-18-15

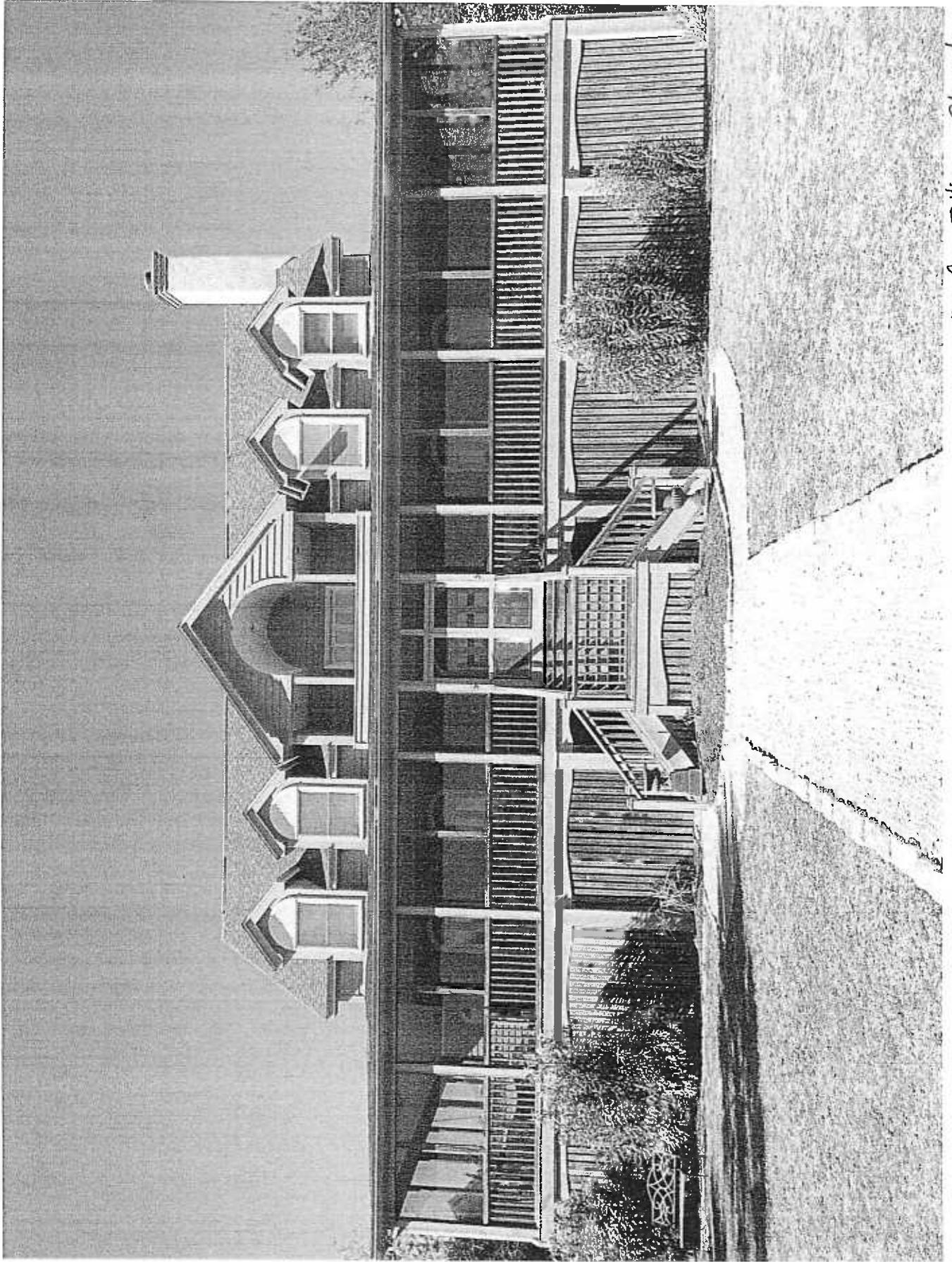
		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in Ft./ Sq. Ft.	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
SETBACKS	A	21-22 Front Setback	25 feet	✓	15% (3.75')			
	B	21-22 Additional Front Yard Setback	45° above 20'	✓	15%			
	C	21-22 Side Setback	Per lot; Enter Result: ____ min.; ____ comb.	✓ Exstg	25%			
	D	21-22 Side Setback 2nd Floor Setback	2 feet	✓ Exstg	100%			
	E	21-22 Rear Setback	25 feet	✓	None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>3,310</u> sf	✓	20% <u>662</u> sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>6,621</u> sf	✓	20% 5% <u>1,055</u> sf			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>4,107</u> sf		25% <u>1,027</u> sf	<u>874</u> sf	<u>21%</u>	<u>Exstg - 4,428 sf</u> <u>4,107 + 874 = 4,981 sf</u>
	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 _____ sf	✓ Exstg	100%			
	K	21-29 Principal Building Side Façade	as per formula: Enter Result _____ sf	✓ Exstg	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	✓ Exstg	1 foot			
	N	21-32 Foundation Enclosure	Check Ordinance	✓	Adjust for Neighborhood Compatibility			
	O	21-34 Site Lighting	Check Ordinance	✓	Adjust for Neighborhood Compatibility			



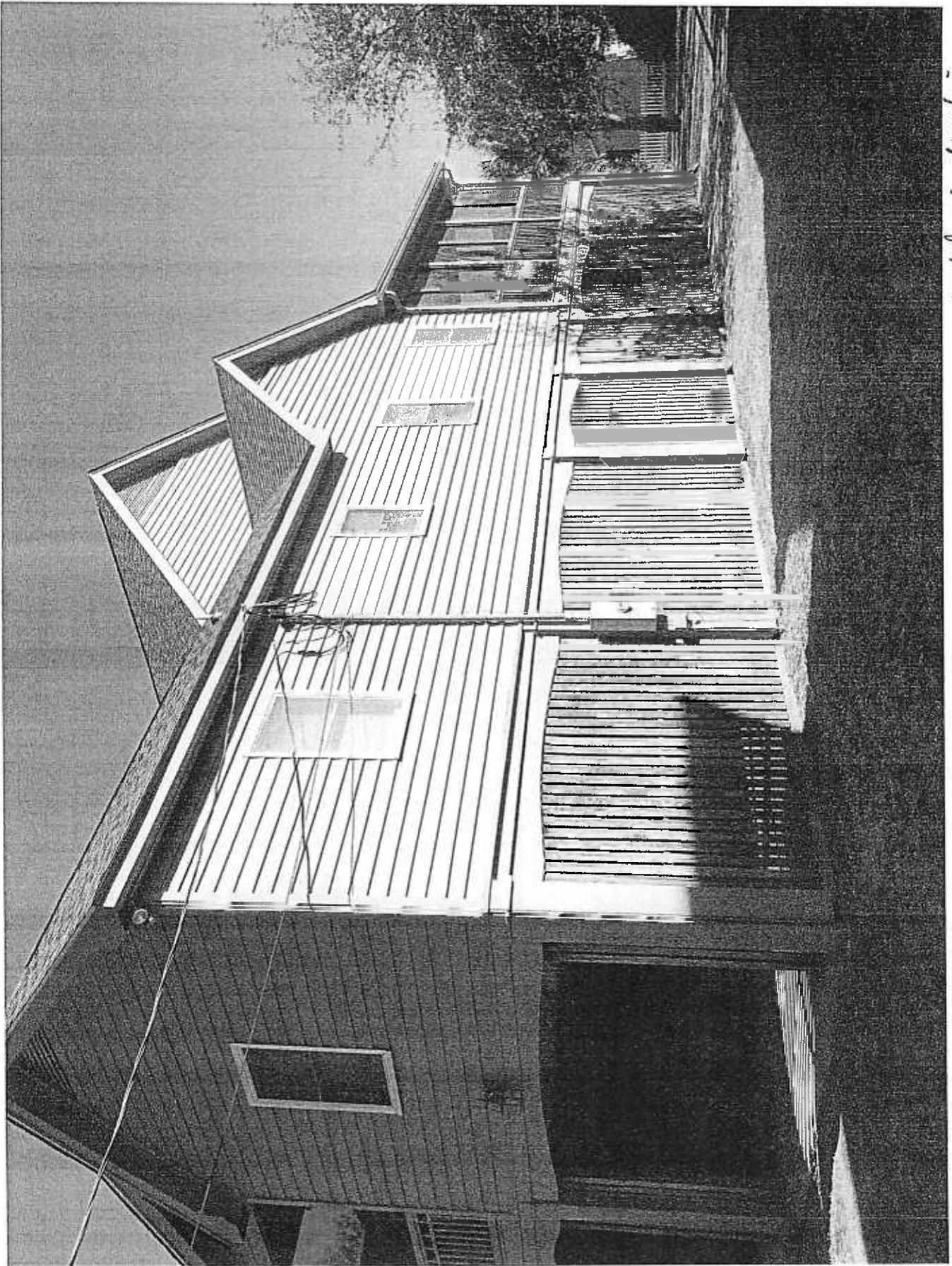
2114 Atlantic Avenue
North elevation



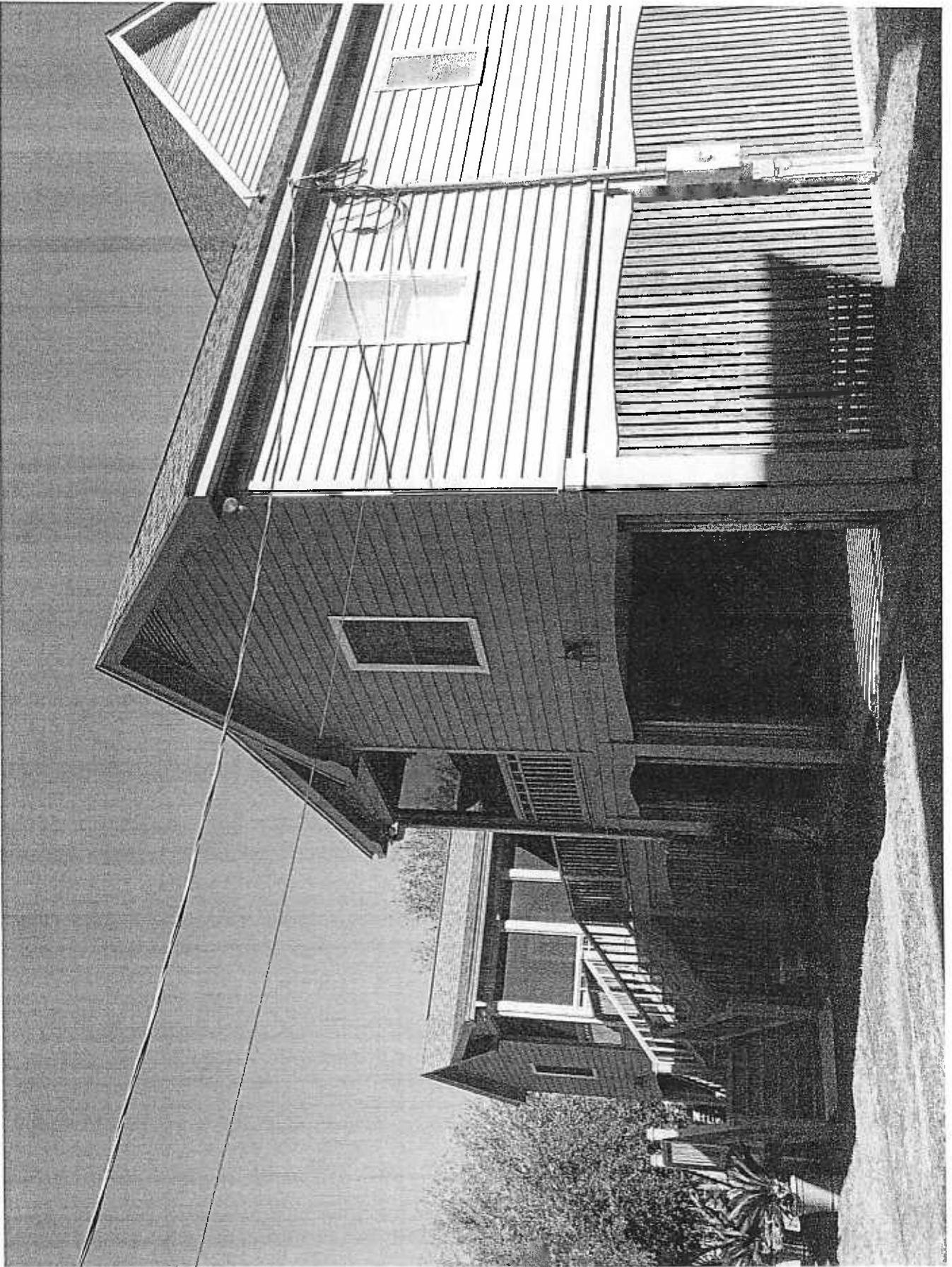
South-east elevation



View from Pettigrew Street



West-facing elevation

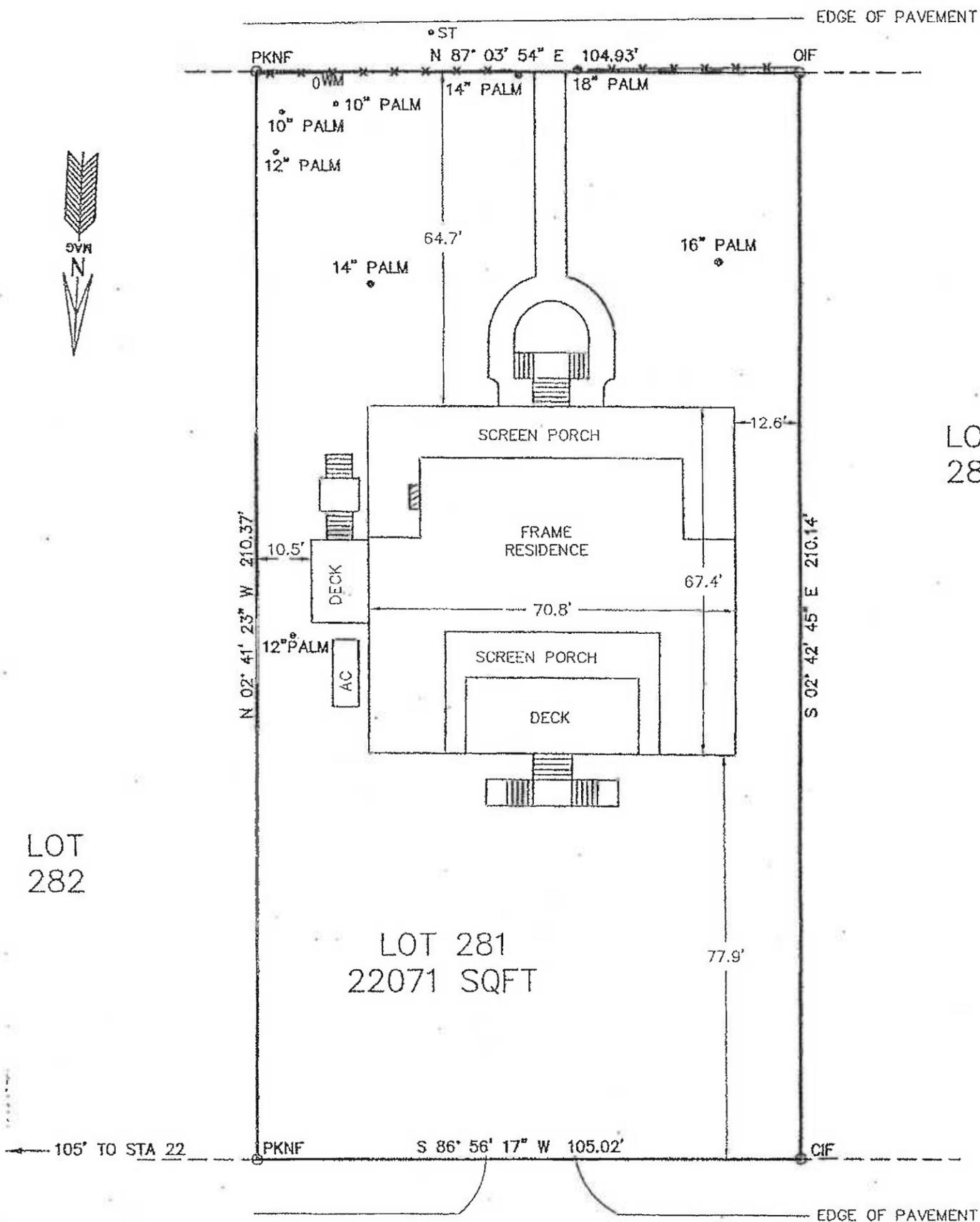


THIS SURVEY IS BASED ON THE REFERENCES SHOWN AND IN NO WAY CONSTITUTES A TITLE SEARCH. THE BEARINGS SHOWN

ARE MAGNETIC (UNLESS STATED OTHERWISE) AND ARE SUBJECT TO LOCAL ATTRACTION.
DRAWING COPYRIGHT PROTECTED AND IS NOT A LEGAL COPY UNLESS SEALED WITH RAISED IMPRESSION SEAL

ANYTHING OUTSIDE THE PRESCRIBED BOUNDARIES IS SHOWN FOR DESCRIPTIVE PURPOSES ONLY

PETTIGREW STREET 40' R/W



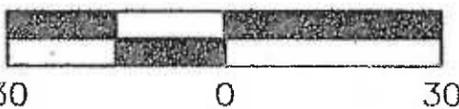
ATLANTIC AVENUE 40' R/W

2114 ATLANTIC AVENUE
LOT 281
TOWN OF SULLIVANS ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA

NOTES

- 1) REFERENCE PLAT BOOK D PAGE 189
- 2) TMS # 529-09-00-059
- 3) REQUESTED BY:
CHARLOTTE ARTUS
& MARILYN LEONARD

DATE: OCTOBER 15, 2013
SCALE: 1" = 30'



LEGEND

- OIF 1" OPEN IRON FOUND
- CIF 1" CRIMPED IRON FOUND
- PKNF PK NAIL FOUND
- X PICKET FENCE

SUBJECT PROPERTY LOCATED IN FLOOD ZONE VE ELEV 17 FIRM PANEL 45019C-0539-J DATED NOV. 17, 2004

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

FILE #212-13



"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



○ ATLANTIC AVENUE ELEVATION

B E A U
C L O W N E Y
architects
8 4 3 . 7 2 2 . 2 0 4 0

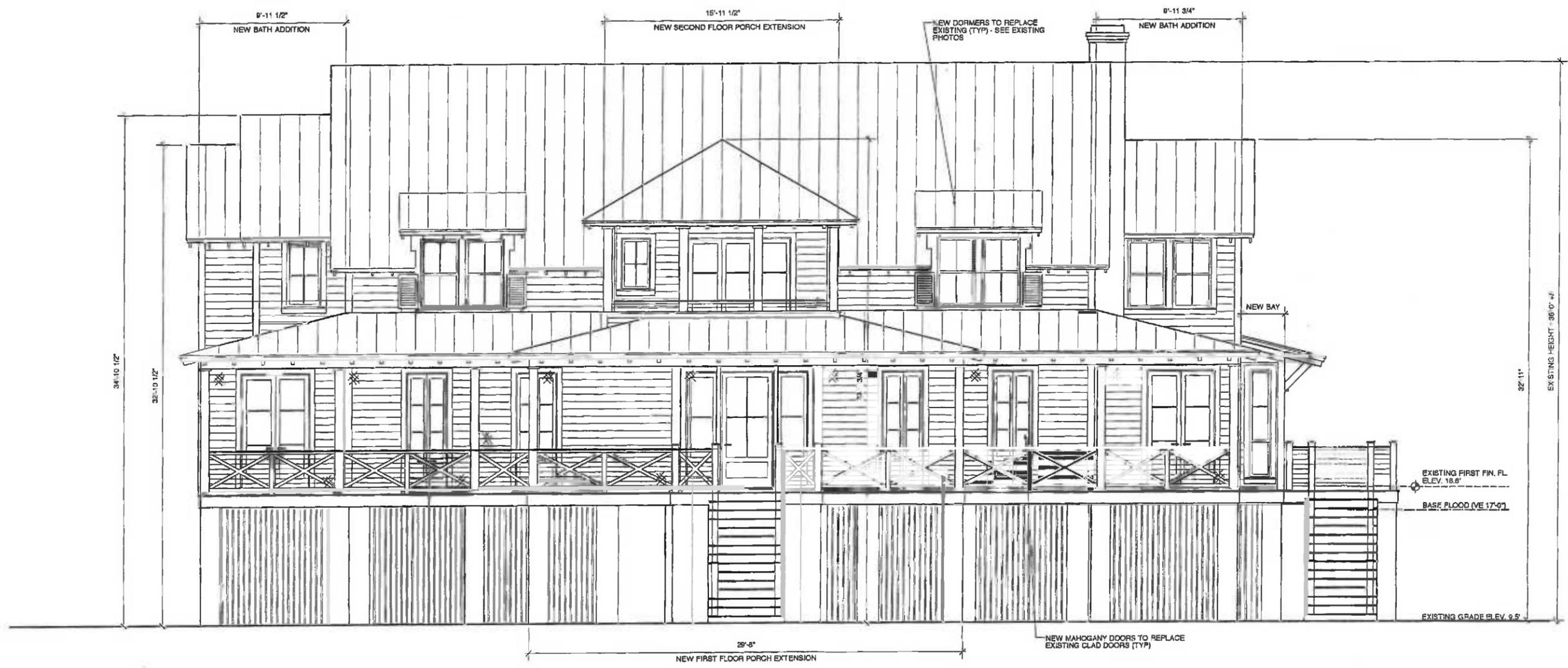
ARTUS RESIDENCE
2114 ATLANTIC AVENUE
SULLIVAN'S ISLAND, SC
EXTERIOR ELEVATION
1/8" = 1'-0"
02. 20. 15



○ EAST ELEVATION

B E A U
C L O W N E Y
architects
843.722.2040

ARTUS RESIDENCE
2114 ATLANTIC AVENUE
SULLIVAN'S ISLAND, SC
EXTERIOR ELEVATION
1/8"=1'-0"
02.20.15

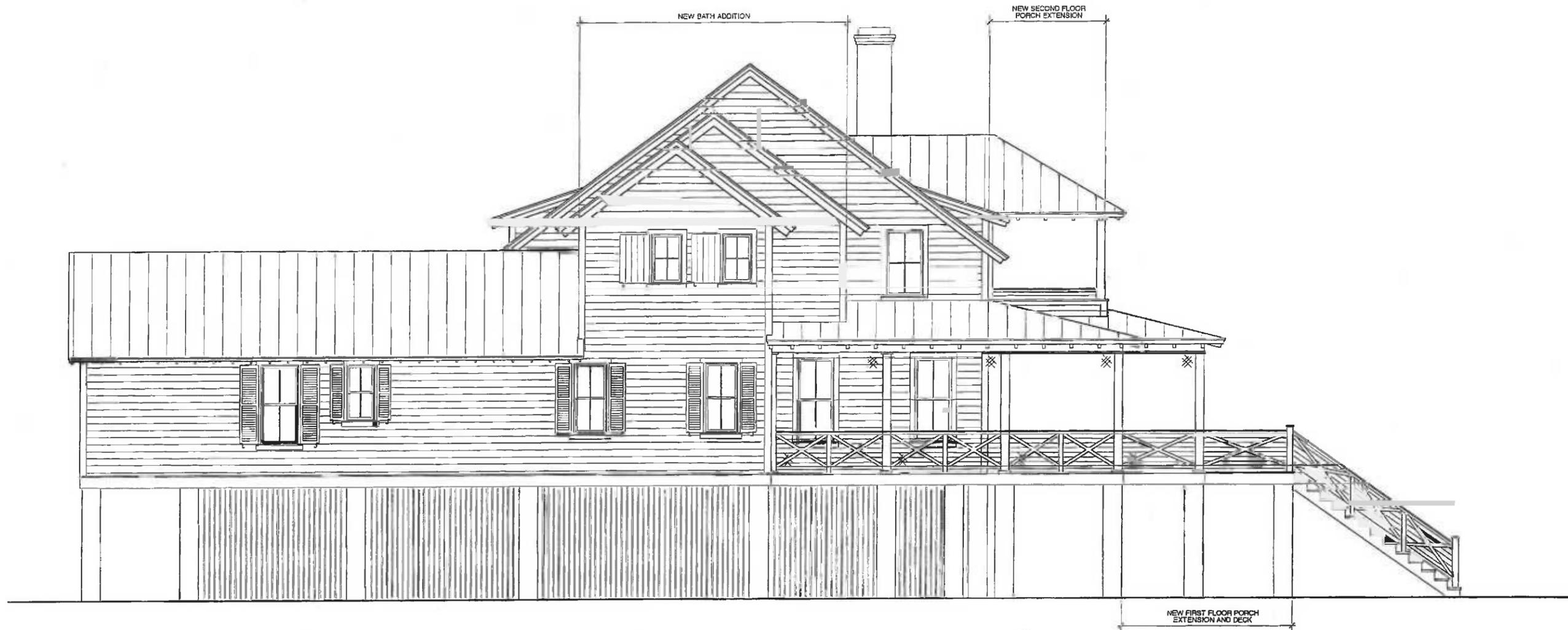


○ PETTIGREW STREET ELEVATION

B E A U
 C L O W N E Y
architects
 843.722.2040

ARTUS RESIDENCE
 2114 ATLANTIC AVENUE
 SULLIVAN'S ISLAND, SC
 EXTERIOR ELEVATION
 1/8" = 1'-0"
 02.20.15

© 2015 BEAU CLOWNEY ARCHITECTS, LLC
All rights reserved. The reproduction or use of
this drawing or its design items or without the
written consent of the Architect is prohibited.



○ WEST ELEVATION

B E A U
C L O W N E Y
architects
843.722.2040
ARTUS RESIDENCE
2114 ATLANTIC AVENUE
SULLIVAN'S ISLAND, SC
EXTERIOR ELEVATION
1/8" = 1'-0"
02.20.15

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: 2618 Raven Street Sullivan's Island

Submittal Date: Feb 20, 2015

Meeting Date: March 18, 2015

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.

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: 2618 Raven Street Sullivan's Island

Submittal Date: Feb 20, 2015

Meeting Date: March 18, 2015

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet:	<u>17399</u>	sf
Lot Width:	<u>107.24</u>	
Lot Depth:	<u>143.08</u>	
Flood Zone / Base Flood Elevation:	<u>AE13</u>	

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint:	<u>1759</u>	sf
Accessory Building Footprint:	<u>0</u>	sf
<hr/>		
Total Principal Bldg. Coverage Area:	<u>1759</u>	sf
(Principal Building plus Accessory Structure)		

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area	<u>1647</u>	sf
Covered Porches:	<u>112</u>	sf
Open Decks / Steps:	<u>N/A</u>	sf
Pool / Patio:	<u>135</u>	sf
Drives / Walks:	<u>705</u>	sf
Other Impervious Coverage	<u>0</u>	sf
Total Impervious Coverage	<u>2599</u>	sf

Sec. 21-27 Principal Building Square Footage

First Floor	<u>1647</u>	sf
Second Floor	<u>904</u>	sf
Third Floor	<u>0</u>	sf
Accessory Building	<u>0</u>	sf
<hr/>		
Total Principal Building Square Footage:	<u>2551</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>Pressure treated wood lattice w/ stucco piers</u>	Roof:	<u>metal roof</u>
Walls:	<u>Cementitious siding</u>	Windows:	<u>Impact resist. clad windows</u>
Trim:	<u>Cementitious or pressure treated trim</u>	Doors:	<u>Impact resist clad doors Front - custom mahogany</u>

Sec. 21-111 Standards of Neighborhood Compatibility

NOTE: Particular attention will be paid to the Standards of Neighborhood Compatibility. Please include a narrative addressing these standards or be prepared to address in depth at presentation. If including narrative, please use the following sheet.

(check all that apply)

Narrative attached

Will discuss at presentation

Not Applicable

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

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

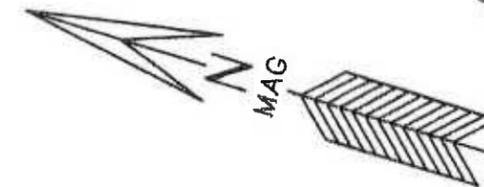
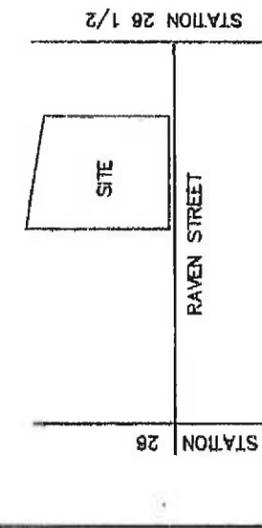
Project Address: 2618 Raven street Sullivans Island

Submittal Date: Feb 20, 2015

Meeting Date: March 18, 2015

* as per variance,
no relief sought

		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%	3 ft.	15%	23 ft.
	C	21-22 Side Setback	Per lot; Enter Result: ____ min.; ____ 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>1489.9</u> sf		20% <u>297.98</u> sf	<u>269</u>	<u>18%</u>	<u>1759</u>
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>2599.75</u> sf	✓	20% _____ sf			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>2639.9</u> sf	✓	25% _____ sf			
	I	21-28 Third Story	as per formula: Enter Result _____ sf		15% _____ sf			N/A
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	as per formula: Enter Result <u>50</u> 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	<u>4"</u>		<u>3'-4"</u>
	N	21-32 Foundation Enclosure	Check Ordinance	✓	Adjust for Neighborhood Compatibility			
O	21-34 Site Lighting	Check Ordinance		Adjust for Neighborhood Compatibility				

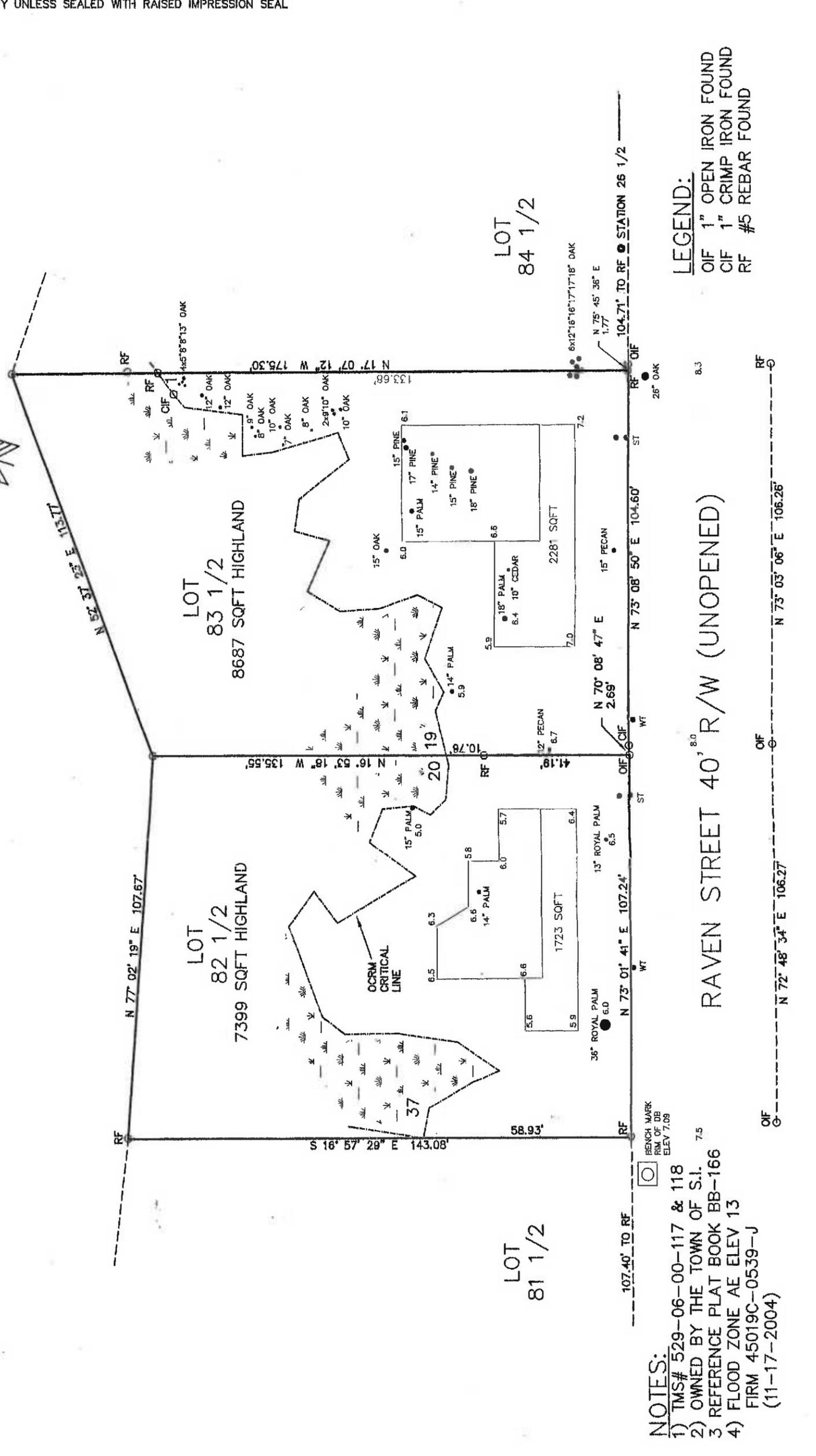


CRITICAL LINE CHART	BEARING	DIST	LINE NO.
=	N 81° 42' 26" W	5.56'	18
=	S 59° 50' 19" W	12.95'	19
=	S 59° 50' 19" W	2.99'	20
=	S 78° 26' 39" W	9.51'	21
=	N 60° 23' 59" W	6.09'	22
=	N 10° 02' 11" E	5.39'	23
=	N 22° 14' 42" W	8.83'	24
=	N 85° 19' 23" W	10.19'	25
=	S 20° 40' 32" W	16.44'	26
=	N 46° 45' 08" W	25.59'	27
=	N 34° 59' 11" E	10.88'	28
=	N 70° 03' 36" W	12.00'	29
=	S 52° 33' 06" W	26.98'	30
=	S 17° 35' 19" W	7.89'	31
=	S 18° 27' 34" E	14.81'	32
=	S 08° 57' 00" E	17.42'	33
=	S 17° 23' 59" W	14.42'	34
=	S 39° 35' 28" W	8.19'	35
=	N 47° 15' 13" W	14.37'	36
=	S 84° 02' 51" W	8.55'	37

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT JURISDICTION ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT JURISDICTION OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY INTENDS TO WAIVE ITS RIGHT TO PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

STEVEN BROOKS 2-17-12
 SIGNATURE DATE

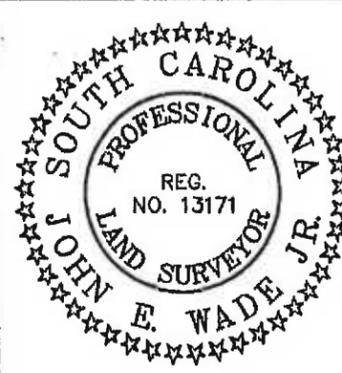
THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE (5) YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.



SCALE: 1" = 30' DATE: DECEMBER 4, 2013

JOHN E. WADE JR., RLS
 PO BOX 686
 ISLE OF PALMS
 SOUTH CAROLINA
 29451
 (843) 886-6262
 E #021-12

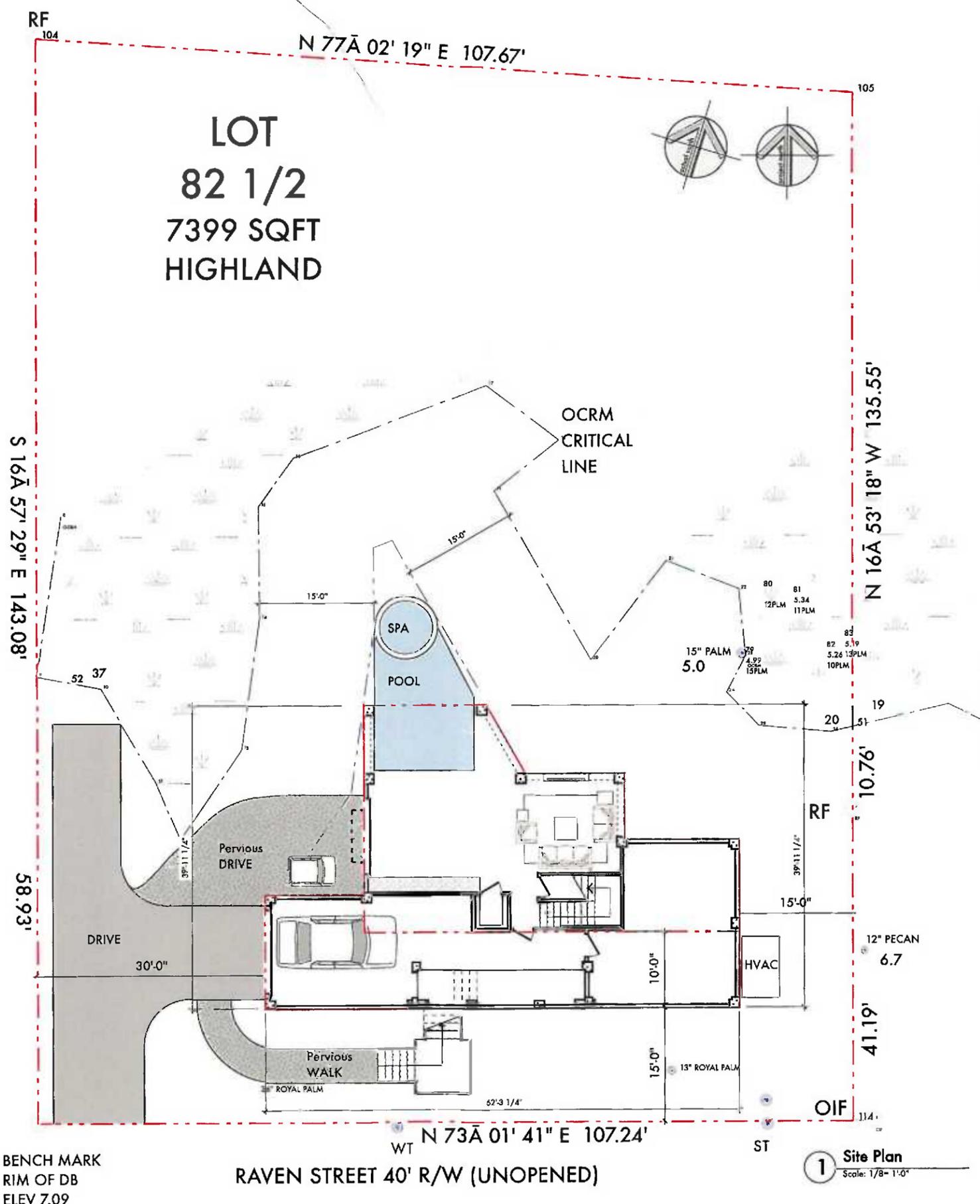
CRITICAL LINE DELINEATION
 LOTS 82 1/2 & 83 1/2
 LOCATED ON
 SULLIVANS ISLAND
 CHARLESTON COUNTY
 SOUTH CAROLINA



"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.
 JOHN E. WADE JR., RLS.
 S.C. REG. NO. 13171

- NOTES:**
- 1) TMS# 529-06-00-117 & 118
 - 2) OWNED BY THE TOWN OF S.I.
 - 3) REFERENCE PLAT BOOK BB-166
 - 4) FLOOD ZONE AE ELEV 13
 FIRM 45019C-0539-J
 (11-17-2004)




BENCH MARK
 RIM OF DB
 ELEV 7.09

WT N 73A 01' 41" E 107.24'
RAVEN STREET 40' R/W (UNOPENED)


1 Site Plan
 Scale: 1/8" = 1'-0"

SULLIVAN'S ISLAND RESIDENTIAL ZONING	
Address: 2618 Raven Street, Sullivan's Island South Carolina	
Lot High Area:	17399 sq ft
Flood Zone:	AE 13
Base Flood Elevation:	13 MSL
TMS #:	#529-06-00-117
City Name:	Town of Sullivan's Island
Setbacks:	
Front:	15 ft. and additional 10' for 1 story
Additional Front:	over 20', and 1' back every 1' height
	Proposed: Increase 15% or 3' to 23'
Sides:	15' and 30'
Rear:	as defined
Critical Line:	15' for accessory structures
Lot Coverage	
Principal Building Coverage	1759
Allowed:	1487.9 sq ft
Proposed:	1647 sq ft
Increase:	15.94%
Impervious Coverage	1370
Allowed:	2599.75 sq ft
House and Porches:	1759 sq ft
Pool, spa and coping:	135 sq ft
Driveway and walks:	705 sq ft
Total Impervious:	2599 sq ft
Principal Building Square Footage	
Principal Building Coverage	1759
Allowed:	2630 sq ft
Proposed First Floor:	1647 sq ft
Proposed Second Floor:	904 sq ft
Total Proposed:	2551 sq ft
Maximum Height	
Allowed:	38 ft
Proposed:	38 ft
Principal Building Primary Front Facade	
Allowed:	50' or 2/3 of lot
Proposed:	22'-3 1/4"
Principal Building Side Facade Length	
Required:	articulation every 30'
Proposed:	N/A
Foundation Height Allowed	
Required:	Top of Finished Floor 3' above FEMA
Proposed:	Top of Finished Floor 4' - 6" above FEMA Increase of 6" requested
Information from Survey	
1) TMS# 529-06-00-117 & 118	
2) OWNED BY THE TOWN OF S.I.	
3 REFERENCE PLAT BOOK BB-166	
4) FLOOD ZONE AE ELEV 13	
FIRM 45019C-0539-J (11-17-2004)	

No.	Issued For	Date
1	Issued For Preliminary DRB Review	Feb 20, 2015
2		
3		
4		

CONKLIN RESIDENCE
NEW CUSTOM HOME

SWALLOWTAIL ARCHITECTURE, LLC
ARCHITECTURE AND INTERIOR DESIGN
843.985.9418 • swallowtailarchitect.com
788 Franklin Blvd., Suite 15, Summerville, SC 29485

Stamps

Plot Date: 2/17/15

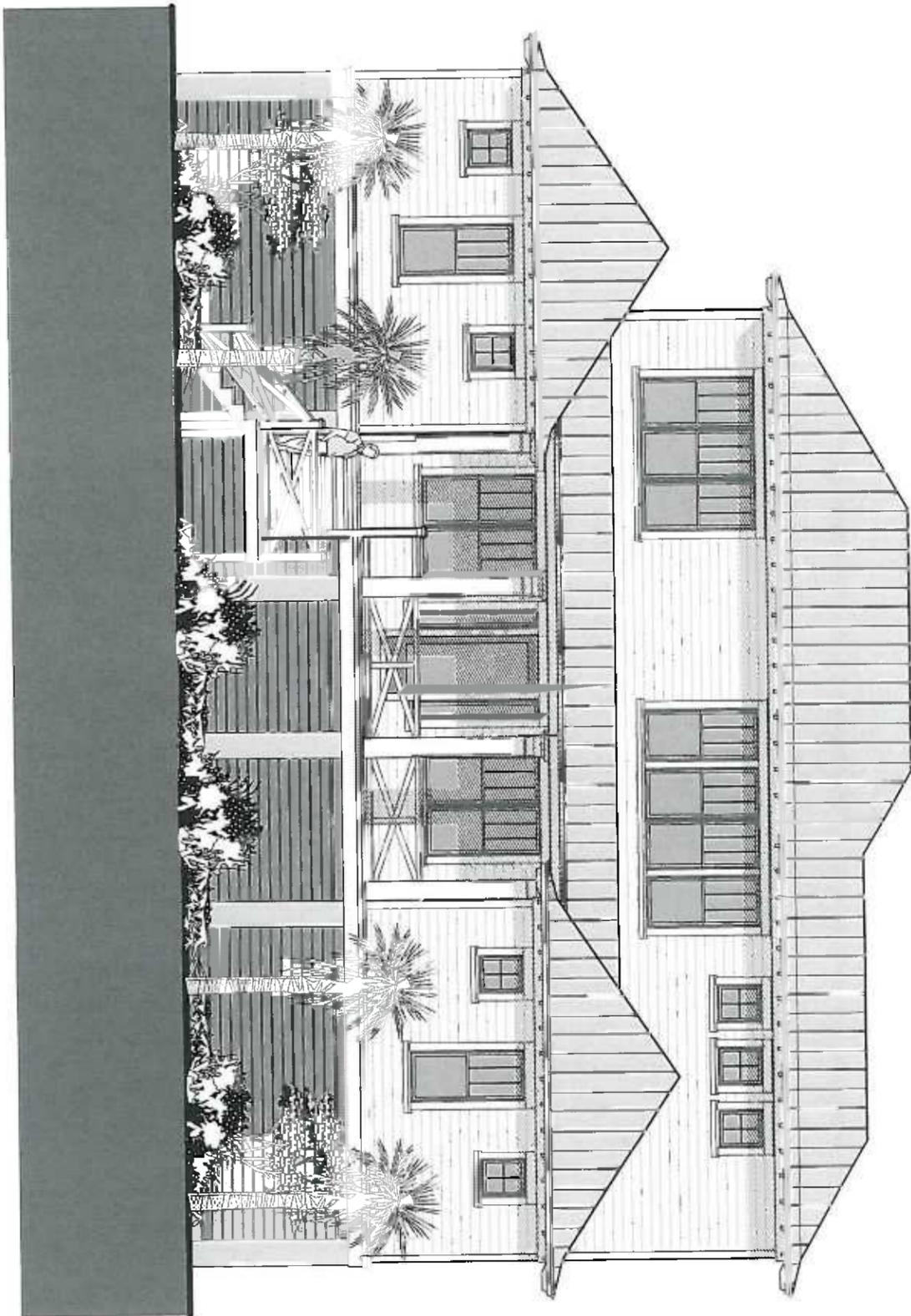
Checked: RB

Drawn: RB

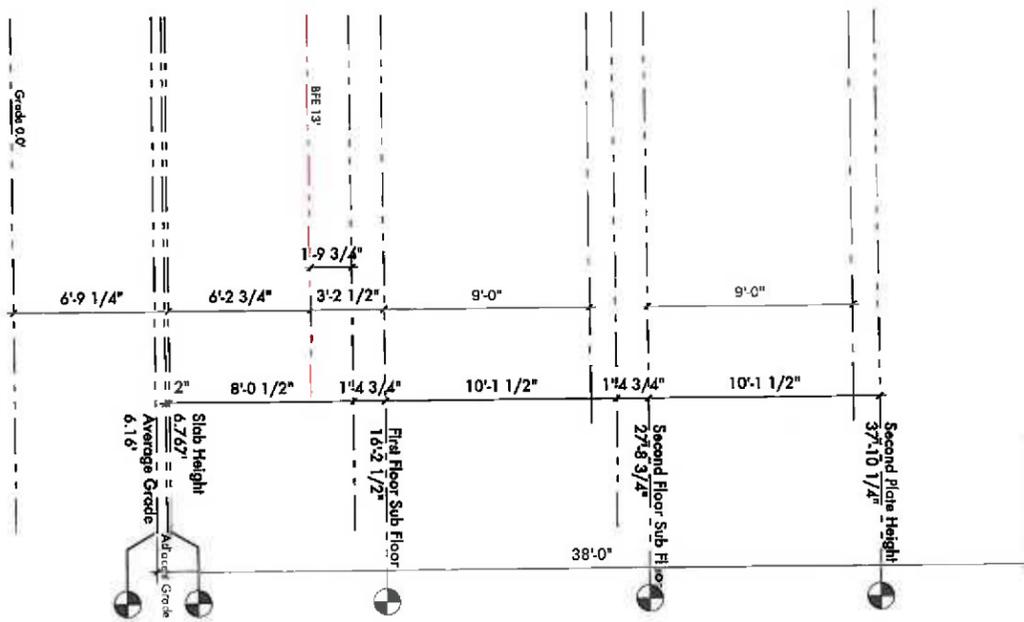
Drawing Title: **Site Plan**

Drawing No.: **C1.0**

The information contained on this drawing was created specifically for the Client for this project on this site, and may not be used for any other purpose than the legal permit as granted through this Project without the consent of the Architect. This drawing may not be reproduced without the written permission of Swallowtail Architecture, LLC © 2015 Swallowtail Architecture, LLC



1 Front Raven Drive Elevation
Scale: 1/8" = 1'-0"

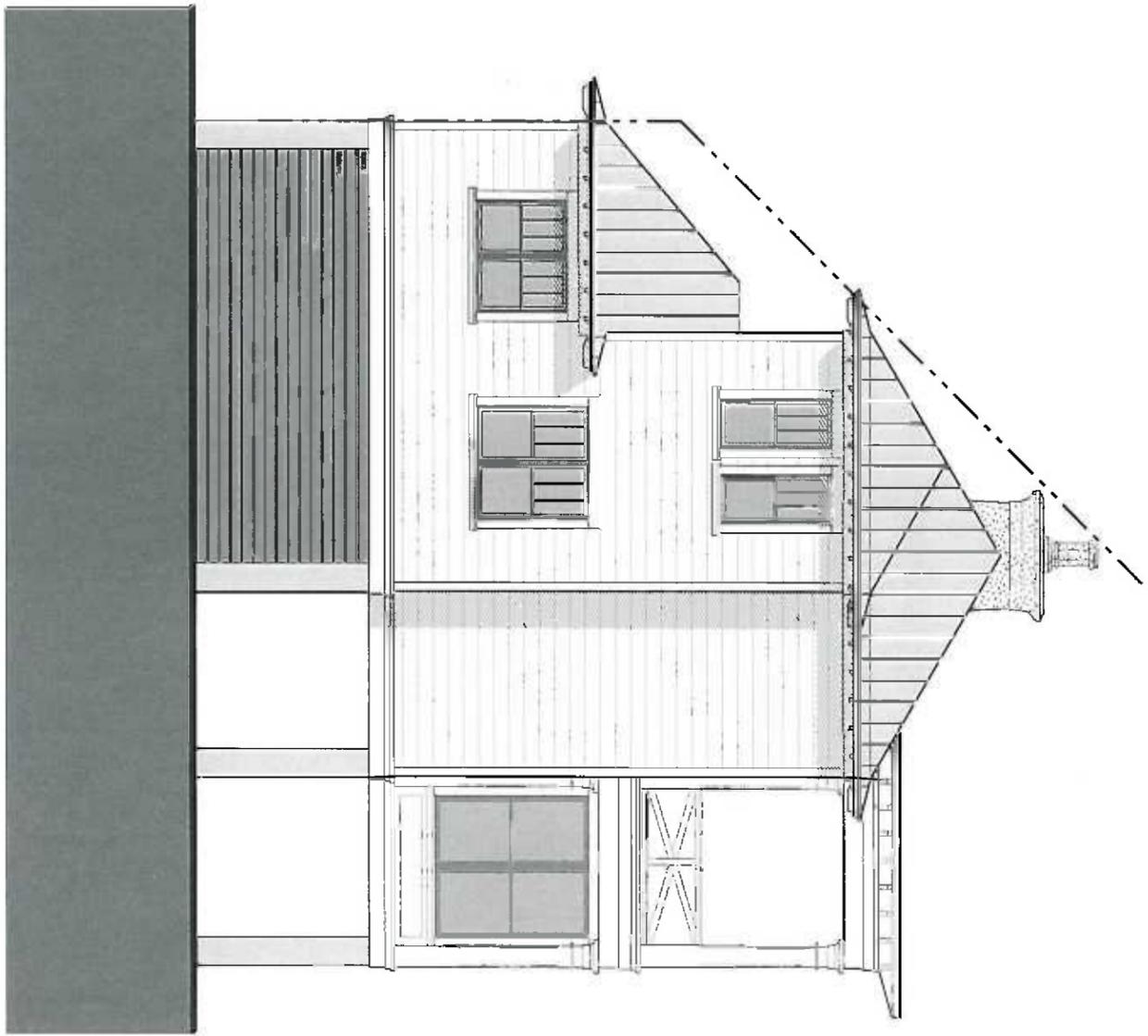


Project Date	2/19/15
Checked	RS
Drawn	RS
Drawing Title	Front Elevation
Drawing No.	A2.0

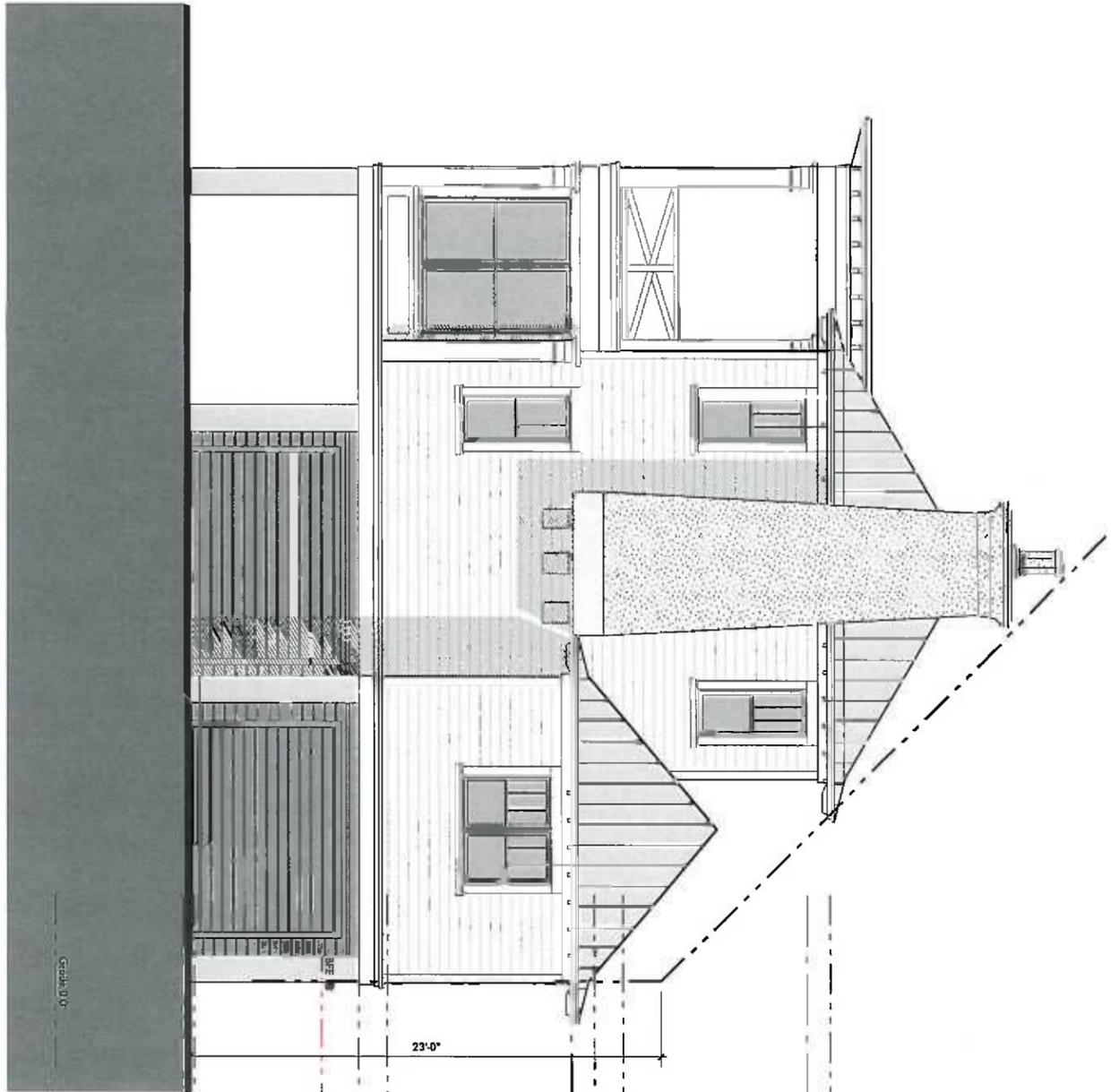
SWALLOWTAIL ARCHITECTURE, LLC
ARCHITECTURE AND INTERIOR DESIGN
843 665-9480 • SwallowtailArchitecture.com
760 Travelers Blvd, Suite 1, Summerville, SC, 29985

CONKLIN RESIDENCE
NEW CUSTOM HOME
RAVEN DRIVE
SULLIVAN'S ISLAND South Carolina

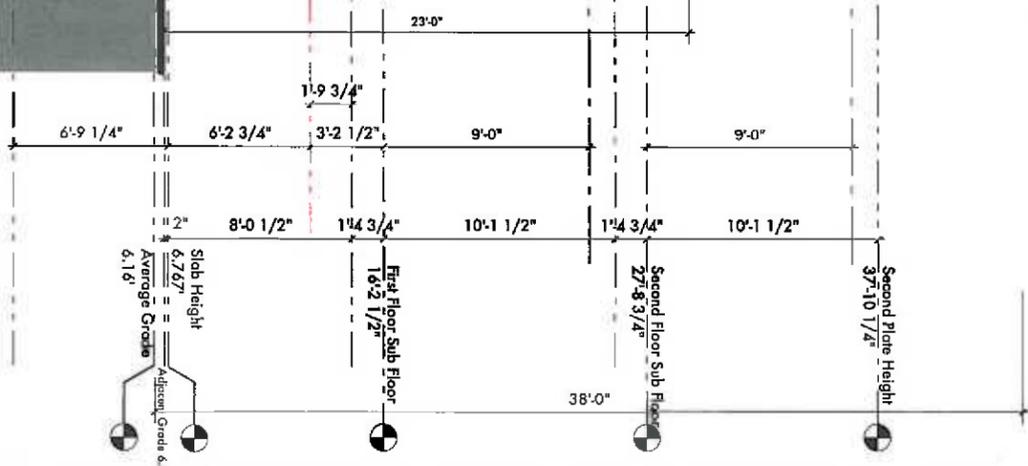
No.	Issued For	Date
1	Issued For Preliminary DRB Review	Feb 20, 2015
2		
3		
4		
4		



1 East Side Elevation
Scale: 1/8" = 1'-0"



2 West Side Elevation
Scale: 1/8" = 1'-0"

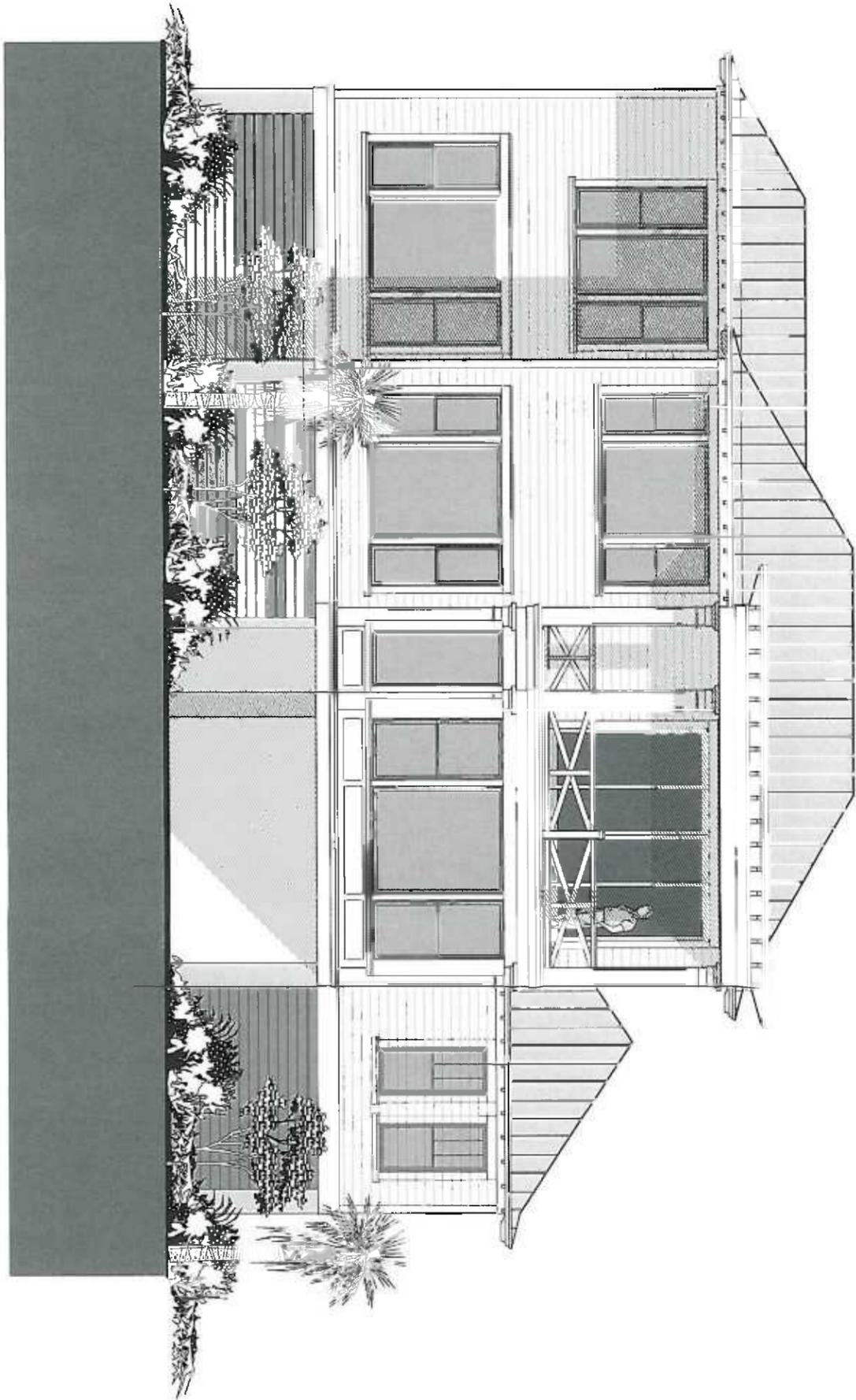


Plot Date	2/19/15
Checked	RB
Drawn	RB
Drawing Title	Side Elevations
Drawing No.	A2.1

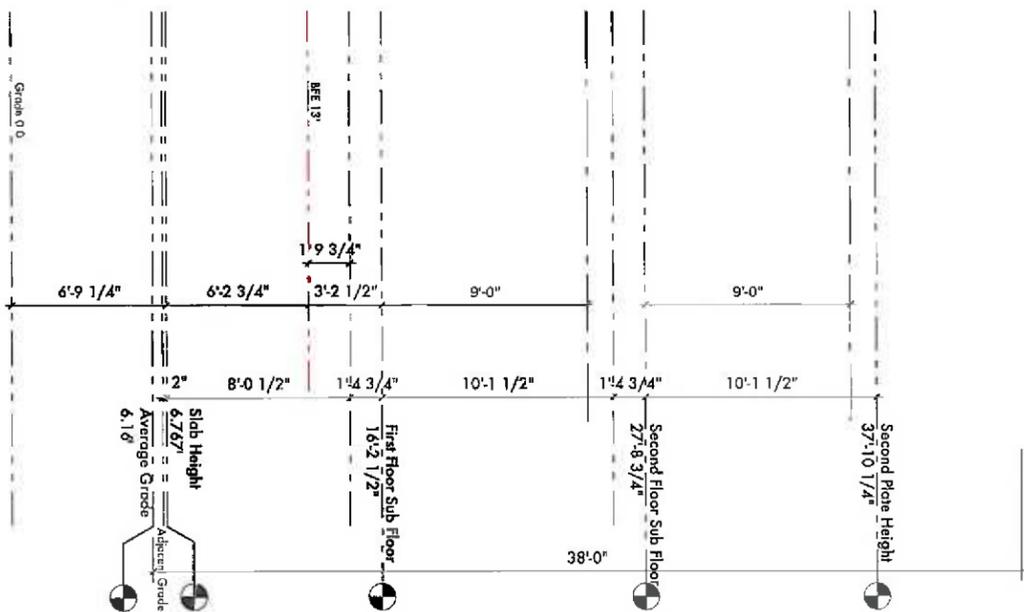
SWALLOWTAIL ARCHITECTURE, LLC
ARCHITECTURE AND INTERIOR DESIGN
843-985-9400 • SwallowtailArchitecture.com
740 Travelers Blvd, Suite L, Summerville, SC, 29485

CONKLIN RESIDENCE
NEW CUSTOM HOME
RAVER DRIVE
SULLIVAN'S ISLAND South Carolina

No.	Issued For	Date
1	Issued For Preliminary DRB Review	Feb 20, 2015
2		
3		
4		
4		



1 North Side Elevation
Scale: 1/8" = 1'-0"



Plot Date	2/19/15
Checked	RB
Drawn	RB
Drawing Title	Marsh Side Elevation
Drawing No.	A2.2

SWALLOWTAIL ARCHITECTURE, LLC
ARCHITECTURE AND INTERIOR DESIGN
843-885-9400 • SwallowtailArchitecture.com
760 Truwick Blvd, Suite 1, Summerville, SC, 29485

CONKLIN RESIDENCE
NEW CUSTOM HOME
RAVEN DRIVE
SULLIVAN'S ISLAND South Carolina

No.	Issued For	Date
1	Issued For Preliminary DRB Review	Feb 20, 2015
2		
3		
4		
4		

**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: 2662 Ion
 Submittal Date: 2.21.15
 Meeting Date: 3.18.15 Parcel I.D. (TMS#): 529-11-00-003

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: Baxter Hahn Architect / Designer: Herlong & Associates.
 Address: 963 Scriven Dr. Contact #: 843.883.9190
Florence, SC 29501 email: radd@herlongarchitects.com
 email: thahn1@sc.rr.com Contractor: _____
 Contact #: 843.229.1097 Contact #: _____
 email: _____

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

We are asking for side setback relief for the porch stair and to consider the front of the house (entry) toward Middle St and the back of the house (oceanside) toward Ion so that the pool can be considered in the backyard. Similar to other homes along Ion.

I (We) submit that the above information is true to the best of My (Our) knowledge.	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 _____
Print Applicant's Name <u>Rodd Heinen</u> Applicant Signature	Owner's Signature	check #

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:

2662 Ion

Submittal Date:

2.20.15

Meeting Date:

3.18.15

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.

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: 2662 Ion

Submittal Date: 2.20.15

Meeting Date: 3.18.15

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>21,779</u> sf
Lot Width:	<u>105</u>
Lot Depth:	<u>208</u>
Flood Zone / Base Flood Elevation:	<u>AE 14</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>308</u> sf
Accessory Building Footprint:	_____ sf
Total Principal Bldg. Coverage Area:	<u>308</u> sf
(Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>3028</u> sf
Covered Porches:	<u>817</u> sf
Open Decks / Steps:	<u>258</u> sf
Pool / Patio:	<u>565</u> sf
Drives / Walks:	<u>TBD</u> sf
Other Impervious Coverage	<u>TBD</u> sf
Total Impervious Coverage	<u>4668</u> sf

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>3028</u> sf
Second Floor	<u>1050</u> sf
Third Floor	<u>—</u> sf
Accessory Building	<u>—</u> sf
Total Principal Building Square Footage:	<u>4078</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>spread footing/piers - stucco</u>	Roof: <u>metal</u>
Walls: <u>wood frame - lap siding</u>	Windows: <u>Andersen.</u>
Trim: <u>wood</u>	Doors: <u>Andersen.</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:

2662 Jon

Submittal Date:

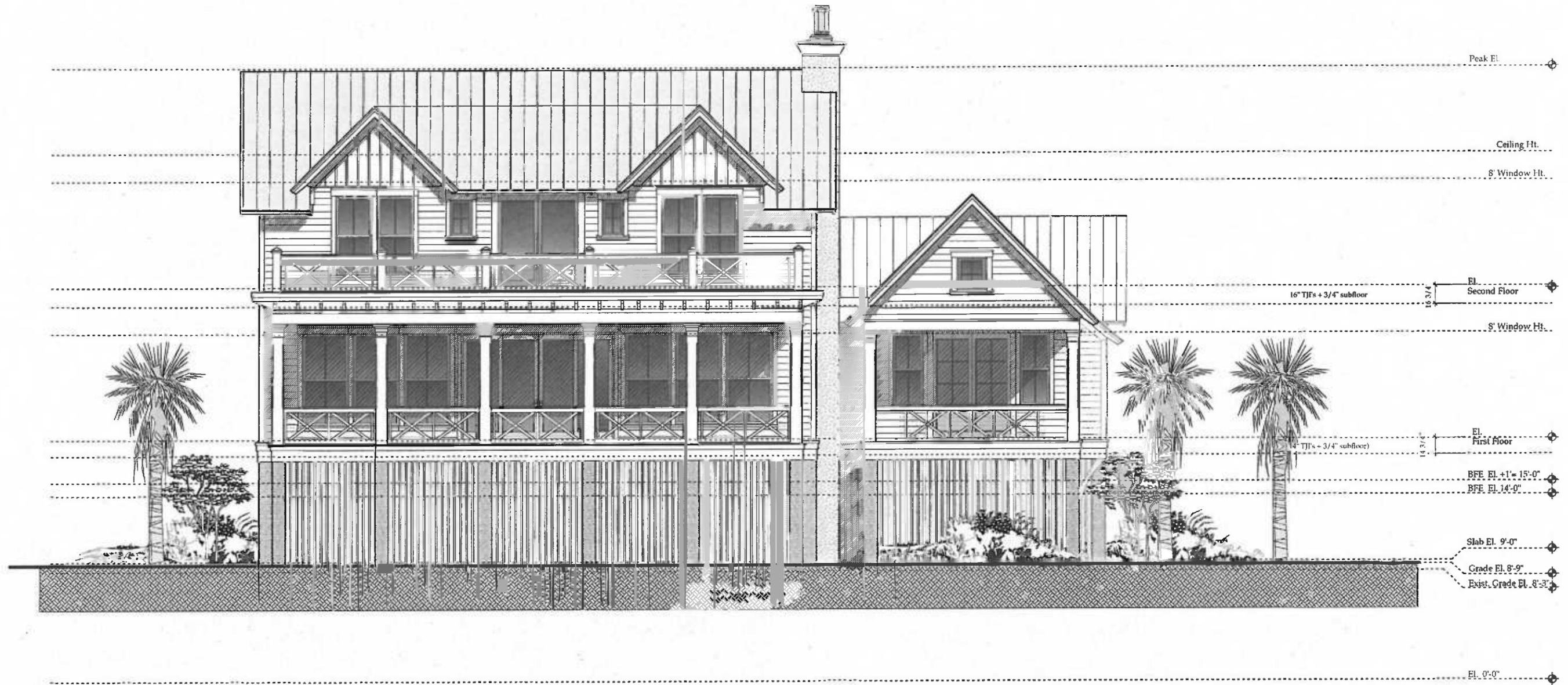
2.20.15

Meeting Date:

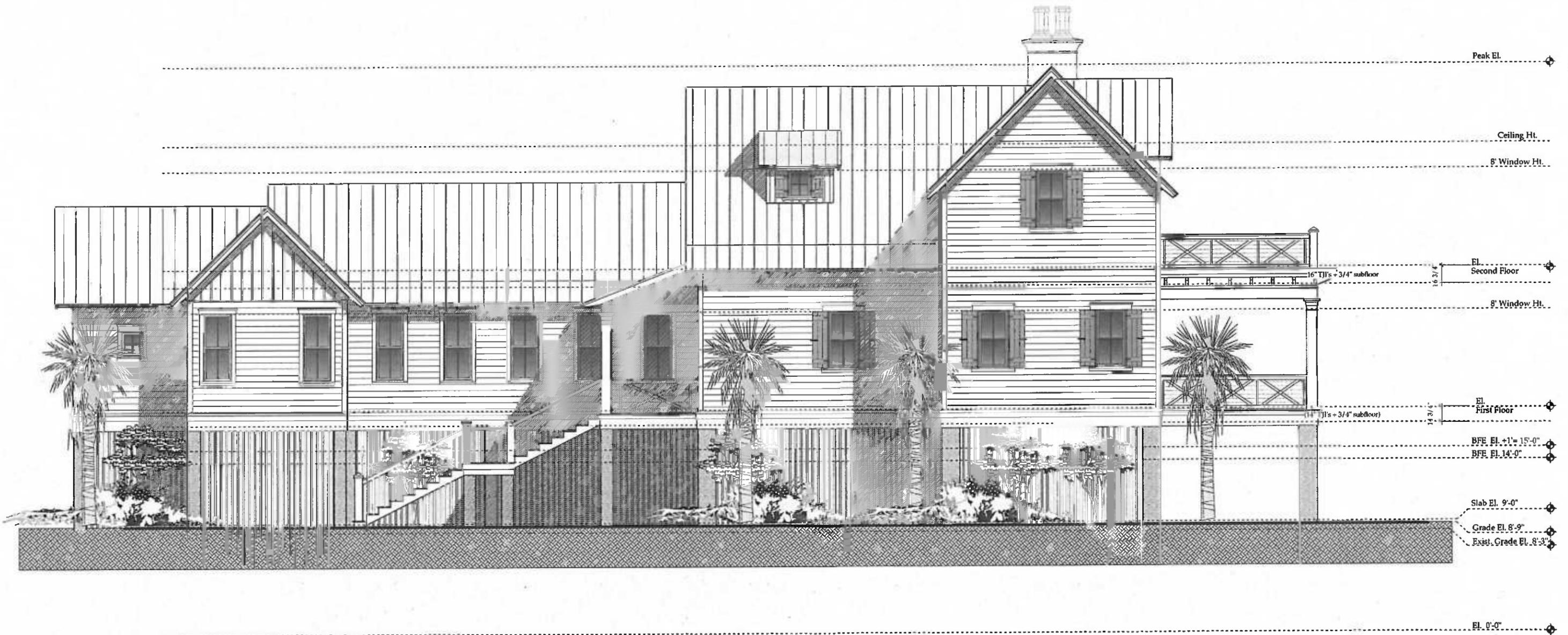
3.18.15

		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max Authority for Relief	Applicant's Request for Relief in Ft./ Sq. Ft.	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
SETBACKS	A	21-22 Front Setback	25 feet	✓	15% (3.75')			
	B	21-22 Additional Front Yard Setback	45° above 20'	✓	15%			
	C	21-22 Side Setback	Per lot; Enter Result: <u>15</u> min.; <u>25</u> comb.		25%			stair 9'-1" into setback
	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	N/A.	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	see description		
	N	21-32 Foundation Enclosure	Check Ordinance	✓	Adjust for Neighborhood Compatibility			
	O	21-34 Site Lighting	Check Ordinance		Adjust for Neighborhood Compatibility			





1 South Elevation
Scale: 1/8" = 1'-0"

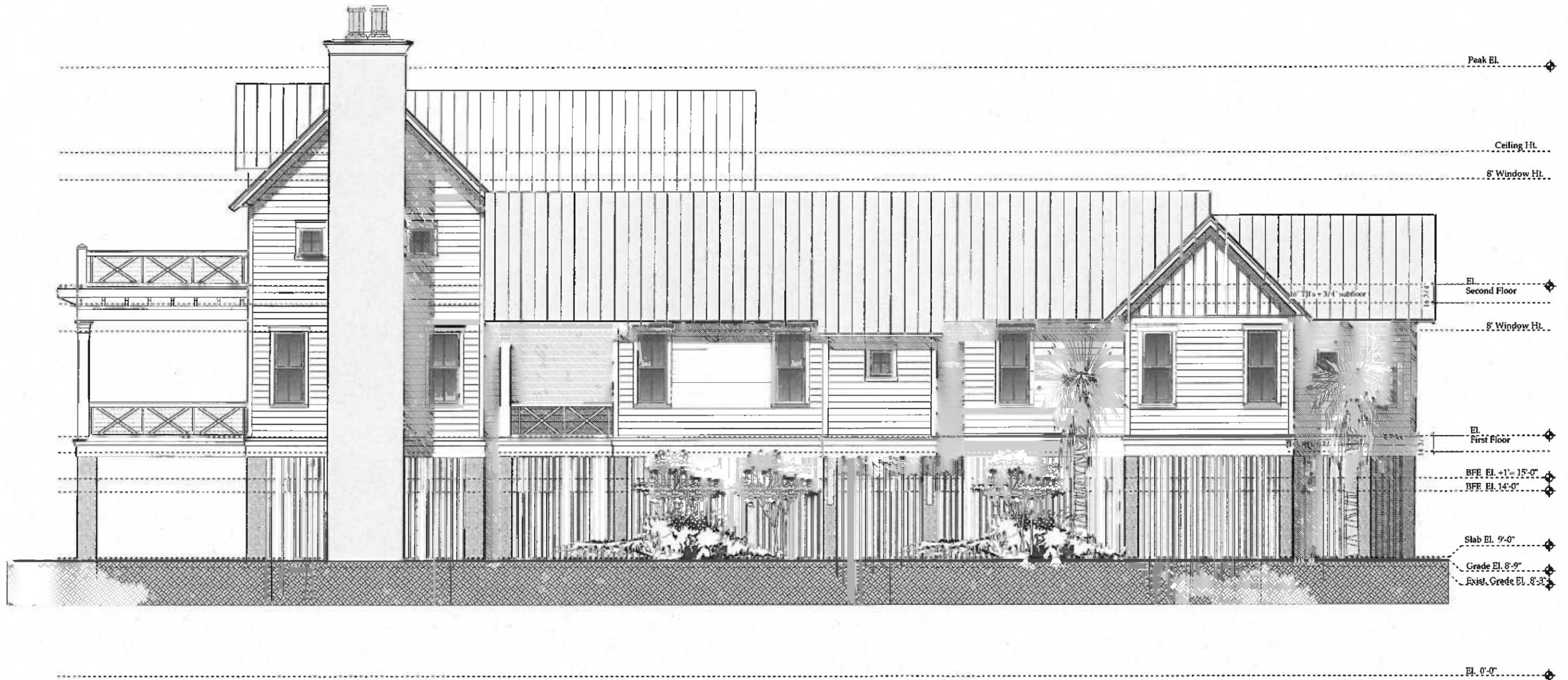


1 West Elevation
Scale: 1/8" = 1'-0"

No. Issued For Date
 HERIONG
 Plan No.
 Dept.
 Drawn
 Checked



1 North Elevation
Scale: 1/8" = 1'-0"



1 East Elevation
Scale: 1/8" = 1'-0"

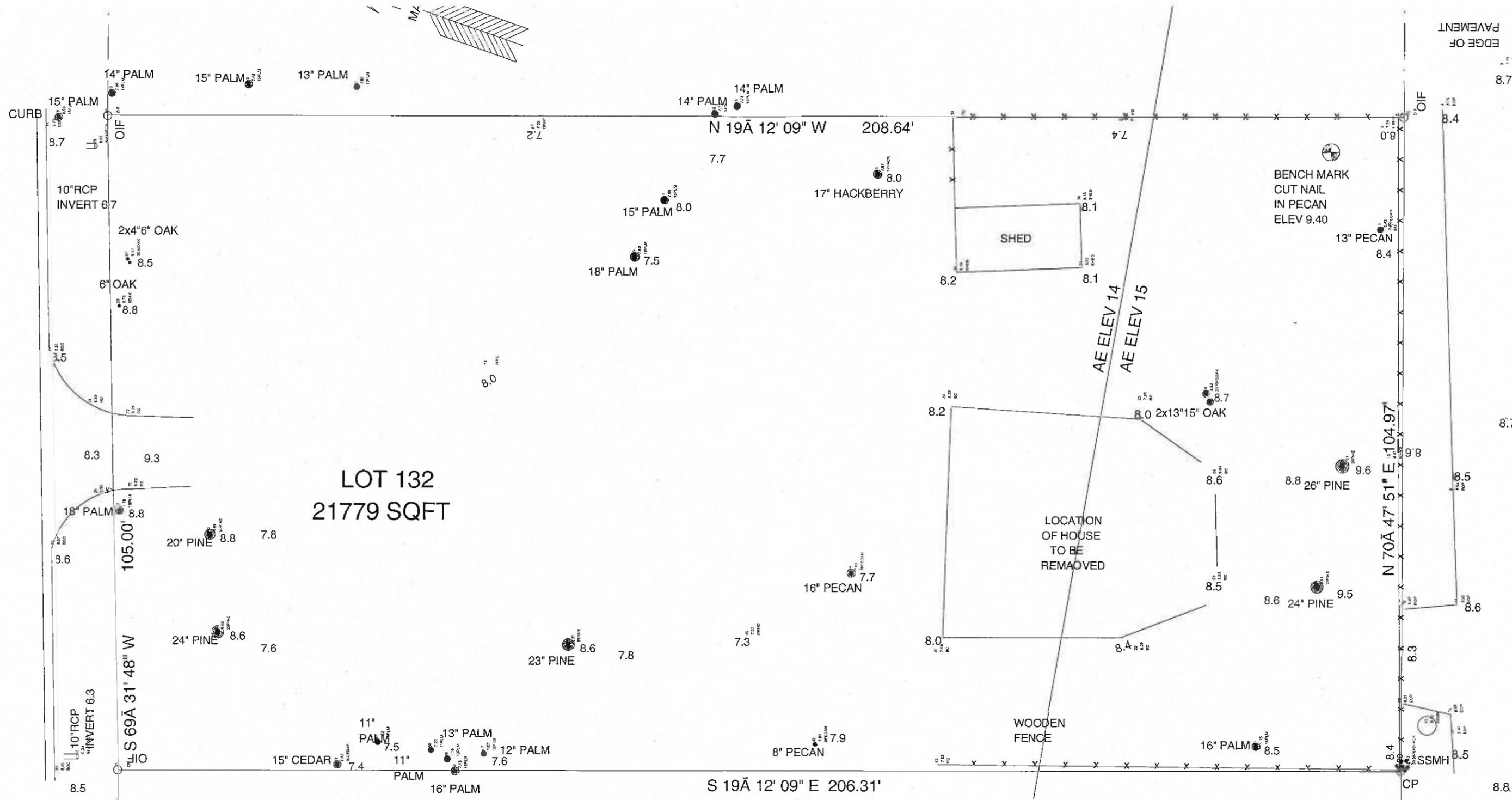
TO LOCAL ATTRACTION. ANYTHING SHOWN OUTSIDE THE PRESCRIBED BOUNDARIES OR THIS SURVEY IS FOR DESCRIPTIVE PURPOSES ONLY

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

9.0 ENC

MIDDLE STREET 60' RAW

0.8 ENC



LOT 132
21779 SQFT

LOT
131

LEGEND:

- OIF 1" OPEN IRON FOUND
- CP COMPUTED POINT
- SSMH SANITARY SEWER HOLE
- RCP CONCRETE DRAIN PIPE

NOTES:

- 1) TMS# 22016003
- 2) REFERENCE PLAT BOOK 00164
- 3) FLOOD ZONE AE 14/15 FIRM 45019C-0539-J

PREPARED BY
HERLONG & ASSOCS.

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: 2320 10th Ave.
 Submittal Date: 2-20-15
 Meeting Date: _____ Parcel I.D. (TMS#): _____

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 #: _____

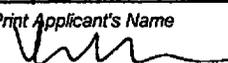
Nature of Work: (circle all that apply)

Accessory Structure Demolition / Relocation Addition / Alteration New Construction

Owner's Name: Bob & Kathy Herlihy Architect / Designer: Heather A Wilson
 Address: 2320 10th Ave Contact #: 843 814 2031
 email: penrh80@gmail.com email: ha.wilson@me.com
 Contractor: unknown
 Contact #: 678-570-3596 Contact #: _____
 email: _____

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

The owners would like to build a new detached home on the same property as a 7120sf cottage.

I (We) submit that the above information is true to the best of My (Our) knowledge. <u>Heather A Wilson</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 # _____
---	--	--

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: 2320 Ion Ave

Submittal Date: 2/20/15

Meeting Date: _____

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet: 22047 sf
 Lot Width: 105
 Lot Depth: 210
 Flood Zone / Base Flood Elevation: AE15

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint: 1908 sf
 Accessory Building Footprint: 1164 sf

 Total Principal Bldg. Coverage Area: 3072 sf
 (Principal Building plus Accessory Structure)

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area: 3072 sf
 Covered Porches: 1908 sf
 Open Decks / Steps: 158 sf
 Pool / Patio: 300 sf
 Drives / Walks: _____ sf
 Other Impervious Coverage: _____ sf
 Total Impervious Coverage: 6014 sf

Sec. 21-27 Principal Building Square Footage

First Floor: 1938 sf
 Second Floor: 1003 sf
 Third Floor: _____ sf
 Accessory Building: 1164 sf

 Total Principal Building Square Footage: 4105 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: _____
 Walls: _____
 Trim: _____

Roof: _____
 Windows: _____
 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: 2320 Ian Ave

Submittal Date: 2.20.15

Meeting Date:

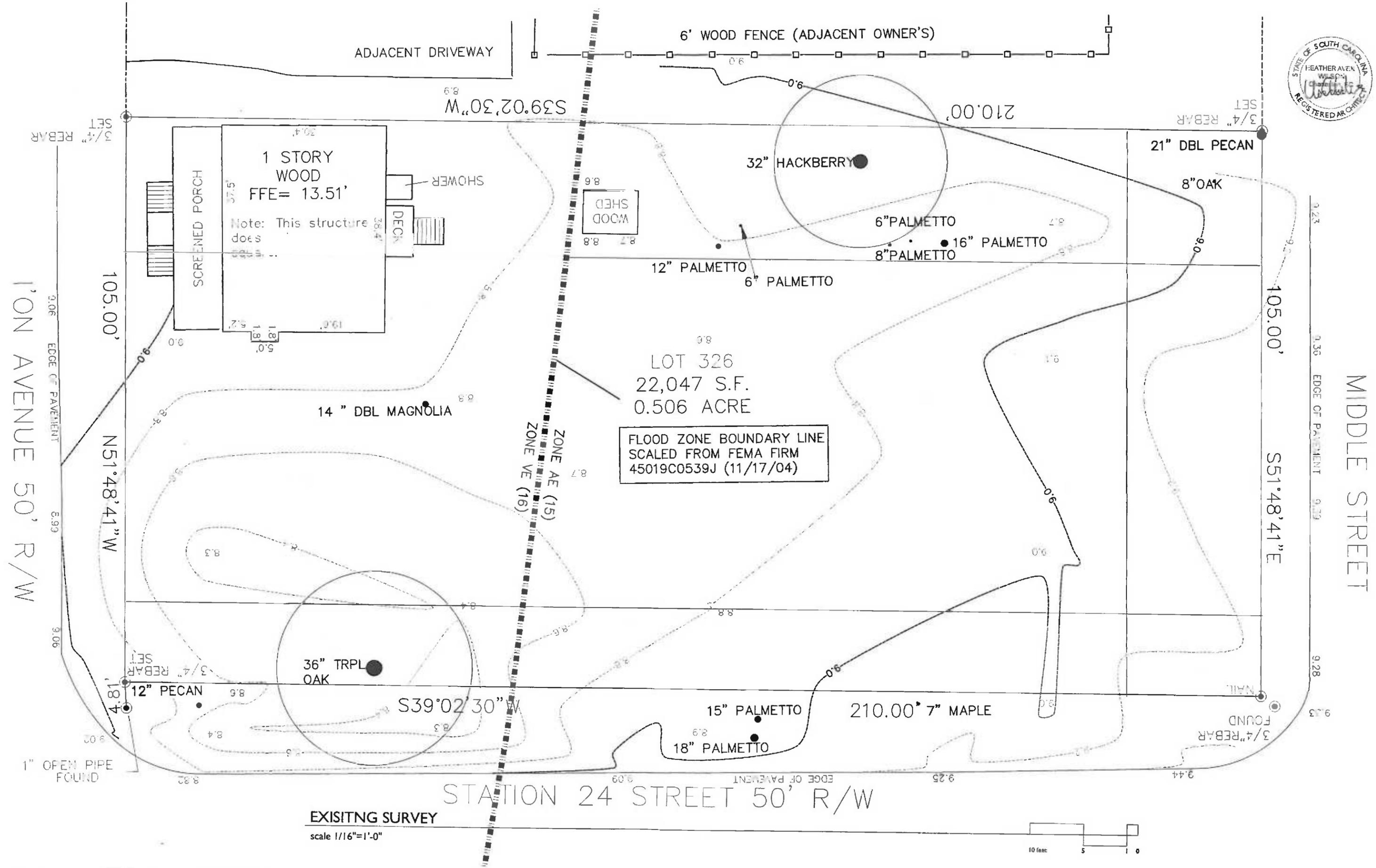
		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in Ft./ Sq. Ft.	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
SETBACKS	A	21-22 Front Setback	25 feet	✓	15% (3.75')			
	B	21-22 Additional Front Yard Setback	45° above 20'	✓	15%			
	C	21-22 Side Setback	Per lot; Enter Result: ____ min.; ____ comb.	✓	25%			
	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>4105</u> sf	✓	20% _____ sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>6614</u> sf	✓	20% _____ sf			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>3307</u> sf	✓	25% _____ sf			
	I	21-28 Third Story	as per formula: Enter Result <u>X</u> 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			



INDEX

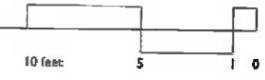
S1	EXISTING SURVEY
S2	PROPOSED SITE PLAN
S3	SITE INFORMATION
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	ROOF PLAN
A2.1	SOUTH ELEVATION
A2.2	EAST ELEVATION
A2.3	NORTH ELEVATION
A2.4	WEST ELEVATION
	3D MASSING STUDIES

HELLER RESIDENCE



LOT 326
22,047 S.F.
0.506 ACRE
FLOOD ZONE BOUNDARY LINE
SCALED FROM FEMA FIRM
45019C0539J (11/17/04)

EXISTING SURVEY
scale 1/16"=1'-0"

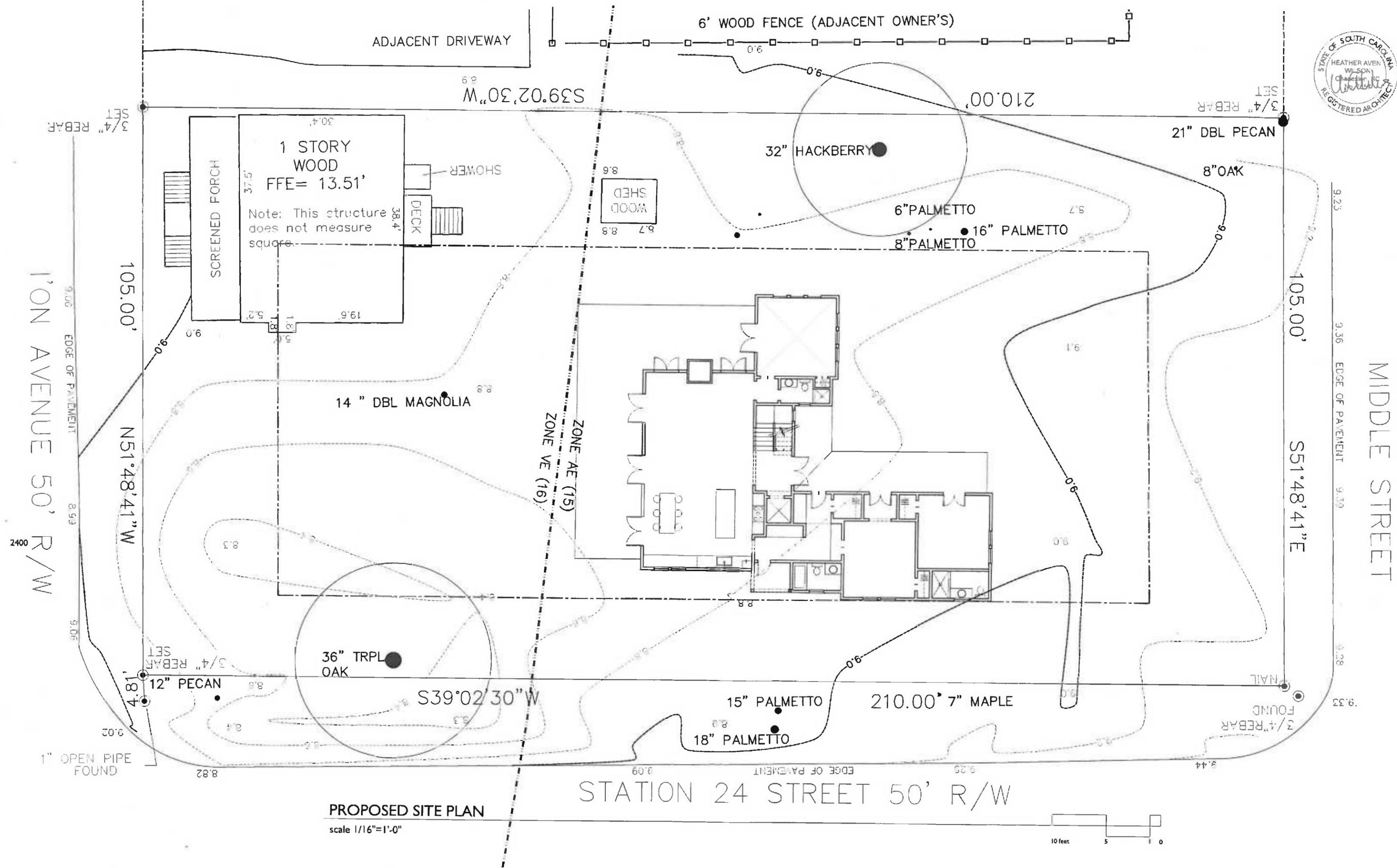


HELLER RESIDENCE . 2320 ION AVENUE . SULLIVANS ISLAND, SC 29482

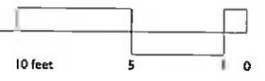
heather a wilson, architect . 734 pitt street mount pleasant, south carolina 29464 843 814.2031

CONCEPTUAL REVIEW : FEBRUARY 20, 2015





PROPOSED SITE PLAN
scale 1/16"=1'-0"



HELLER RESIDENCE . 2320 ION AVENUE . SULLIVANS ISLAND, SC 29482

heather a wilson, architect . 734 pitt street mount pleasant, south carolina 29464 B43.814.2031

CONCEPTUAL REVIEW : FEBRUARY 20, 2015

S2

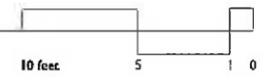
PROPOSED SITE PLAN





B. EAST ELEVATION

scale 1/4"=1'-0"



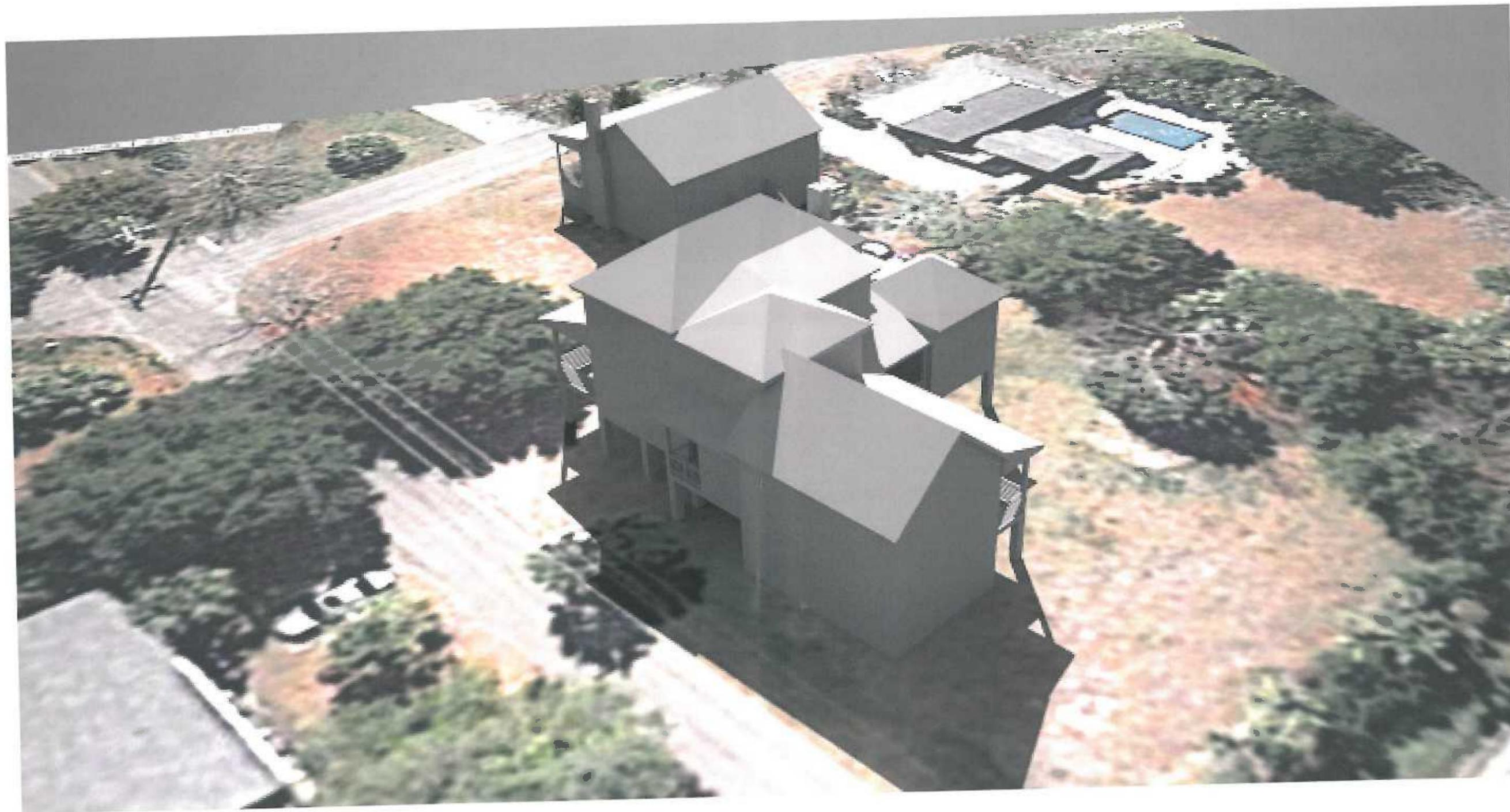




2320 ION AVENUE . SULLIVANS ISLAND, SC 29482

heather a wilson, architect . 734 pitt street mount pleasant, south carolina 29464 843.814.2031

PROPOSED PERSPECTIVE



2320 ION AVENUE . SULLIVANS ISLAND, SC 29482

heather a wilson, architect . 734 pitt street mount pleasant, south carolina 29464 843.814.2031

PROPOSED PERSPECTIVE

**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: 2614 Myrtle Ave Sullivan's Isl. 29482
 Submittal Date: 2.20.15
 Meeting Date: 3.18.15 Parcel I.D. (TMS#): 529.06.00.050

Requested Approval (check ONE) Conceptual Preliminary Final

Check one:

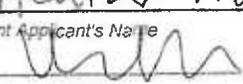
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Submittal is <i>outside</i> the Historic District, not classified historic, and requests DRB relief.	Submittal is <i>within</i> the Historic District and is: _____ designated as Historic Resource _____ not designated as Historic Resource Historic Survey # _____	Submittal is <i>outside</i> the Historic District and ✓ _____ designated as Historic Resource Historic Survey # <u>87</u>

Nature of Work: (circle all that apply)

Accessory Structure Demolition / Relocation Addition / Alteration New Construction

Owner's Name	<u>Nancy Klemm</u>	Architect / Designer:	<u>Heather Wilson</u>
Address:	<u>2614 Myrtle Sullivan's Isl.</u>	Contact #:	<u>843.814.2031</u>
email:	_____	email:	<u>ha.wilson@me.com</u>
Contact #:	_____	Contractor:	<u>T.B.B</u>
		Contact #:	_____
		email:	_____

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

I (We) submit that the above information is true to the best of My (Our) knowledge. <u>Heather Wilson</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 _____
	Owner's Signature _____	check # _____

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:

2614 Myrtle

Submittal Date:

2.20.15

Meeting Date:

3.18.15

		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in Ft./ Sq. Ft.	Percent (%) Relief Requested	Total Allowed + Requested Relief (SF)
SETBACKS	A	21-22 Front Setback	25 feet	✓	15% (3.75')			
	B	21-22 Additional Front Yard Setback	45° above 20'	✓	15%			
	C	21-22 Side Setback	Per lot; Enter Result: <u>15</u> min.; <u>40</u> comb.	✓	25%			
	D	21-22 Side Setback 2nd Floor Setback	2 feet	NA	100%			
	E	21-22 Rear Setback	25 feet	✓	None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>3302</u> sf	✓	20% _____ sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>6603</u> sf	✓	20% _____ sf			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>4101</u> sf	✓	25% _____ sf			
	I	21-28 Third Story	as per formula: Enter Result _____ sf	NA	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	NA	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: 2614 Myrtle Ave Sullivan's Isl. 29482

Submittal Date: 2.20.15.

Meeting Date: 3.18.15.

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet:	<u>22011</u>	sf
Lot Width:	<u>105</u>	
Lot Depth:	<u>210</u>	
Flood Zone / Base Flood Elevation:	<u>AE13</u>	

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint:	<u>3195.</u>	sf
Accessory Building Footprint:	_____	sf
Total Principal Bldg. Coverage Area:	<u>3195</u>	sf
(Principal Building plus Accessory Structure)		

Sec. 21-26 Impervious Coverage

Principal Building Coverage Area	<u>3195</u>	sf
Covered Porches:	<u>610</u>	sf
Open Decks / Steps:	<u>708</u>	sf
Pool / Patio:	<u>915.</u>	sf
Drives / Walks:	_____	sf
Other Impervious Coverage	<u>523</u>	sf
<u>exist garage</u>		
Total Impervious Coverage	<u>5941</u>	sf

Sec. 21-27 Principal Building Square Footage

First Floor	<u>3195</u>	sf
Second Floor	<u>0</u>	sf
Third Floor	<u>0</u>	sf
Accessory Building	<u>0</u>	sf
Total Principal Building Square Footage:	<u>3195</u>	sf
(Principal Building plus Accessory Structure)		

EXTERIOR MATERIALS

(REQUIRED FOR PRELIMINARY AND FINAL SUBMITTALS ONLY)

* REQUIRED FOR ALL PROJECTS WITHIN HISTORIC DISTRICT AND / OR THOSE HOMES DESIGNATED HISTORIC OUTSIDE OF THE HISTORIC DISTRICT

Foundation: _____

Roof: _____

Walls: _____

Windows: _____

Trim: _____

Doors: _____

Sec. 21-111 Standards of Neighborhood Compatibility

NOTE: Particular attention will be paid to the Standards of Neighborhood Compatibility. Please include a narrative addressing these standards or be prepared to address in depth at presentation. If including narrative, please use the following sheet.

(check all that apply)

Narrative attached

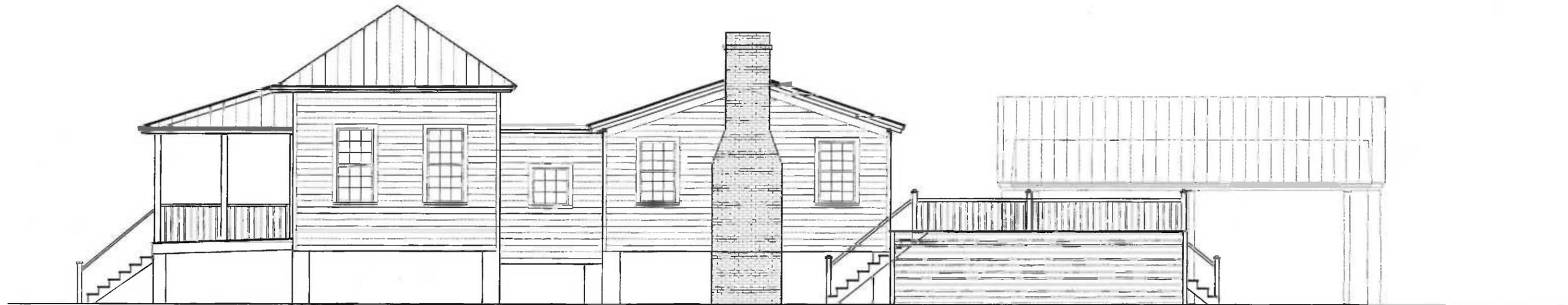
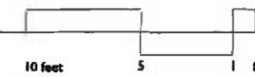
Will discuss at presentation

Not Applicable



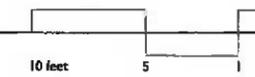
PROPOSED D. EAST ELEVATION

scale 1/4"=1'-0"



EXISTING D. EAST ELEVATION

scale 1/4"=1'-0"





INDEX

S1	EXISTING SURVEY
S2	PROPOSED SITE INFORMATION
A1.1	FIRST FLOOR PLAN
A2.1	SOUTH ELEVATION
A2.2	EAST ELEVATION
A2.3	NORTH ELEVATION
A2.4	WEST ELEVATION

KLEMM RESIDENCE

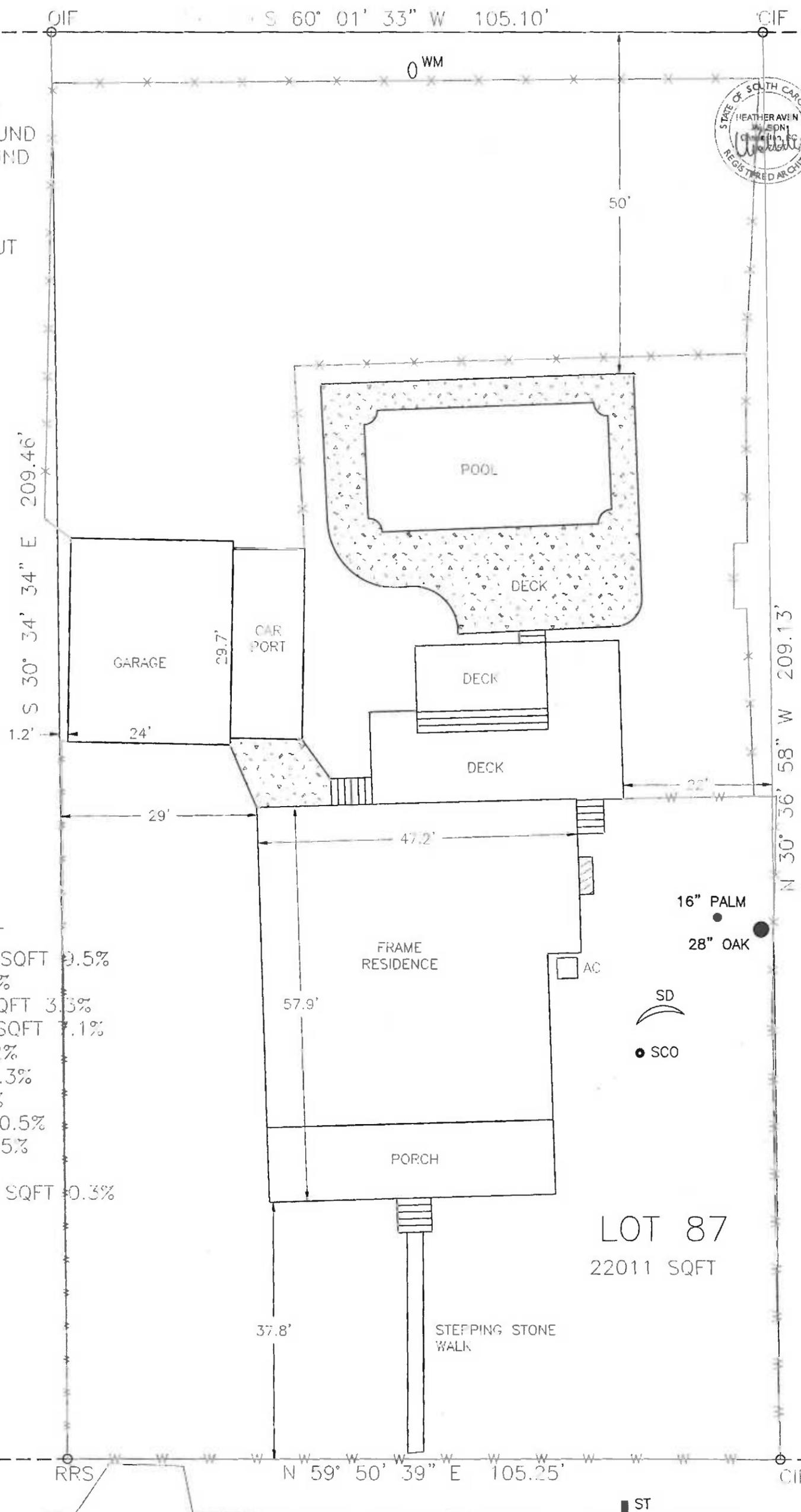
KLEMM RESIDENCE . 2614 MYRTLE AVENUE . SULLIVANS ISLAND, SC 29482

heather a wilson, architect . 734 pitt street mount pleasant, south carolina 29464 . 843.814.2031

CONCEPTUAL REVIEW : FEBRUARY 20, 2015

LEGEND:

- RRS RAILROAD SPIKE
- CIF 1"CRIMP IRON FOUND
- OIF 1"OPEN IRON FOUND
- X WIRE FENCE
- W WOODEN FENCE
- ST SEWER TAP
- SCO SEWER CLEAN OUT
- SD SATILITE DISH
- WM WATER METER



LOT SUMMARY:

- LOT AREA 22011 SQFT
- HOUSE HEATED 2097 SQFT 9.5%
- PORCH 462 SQFT 2.1%
- WOODEN DECK 733 SQFT 3.3%
- POOL & DECK 1560 SQFT 7.1%
- GARAGE 712 SQFT 3.2%
- CARPORT 294 SQFT 1.3%
- STEPS 135 SQFT 0.6%
- CONCRETE 118 SQFT 0.5%
- CHIMNEY 12 SQFT 0.05%
- AC 9 SQFT 0.04%
- STEPPING STONES 70 SQFT 0.3%

LOT 87
22011 SQFT

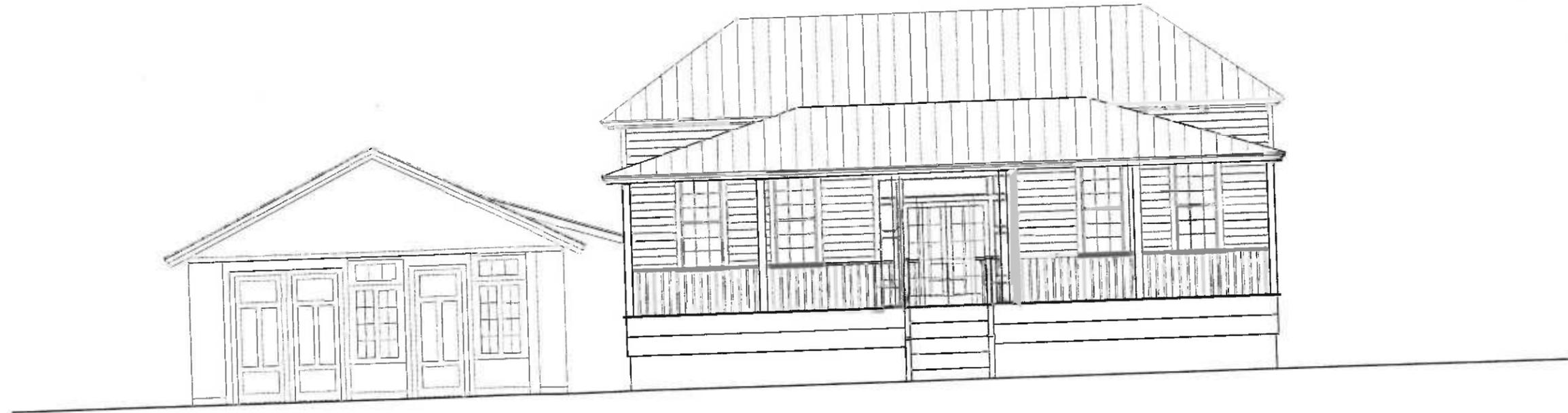
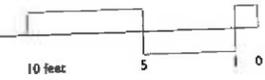
NOTES:

- 1) TMS# 529-06-00-050
- 2) REFERENCE PLAT D-184 & E-043
- 3) FLOOD ZONE AE ELEV 13
FIRM 45019C-0539-J (11-17-2004)
- 4) REQUESTED BY NANCY BARKER

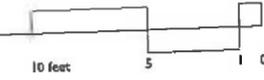
MYRTLE AVENUE 40' R/W

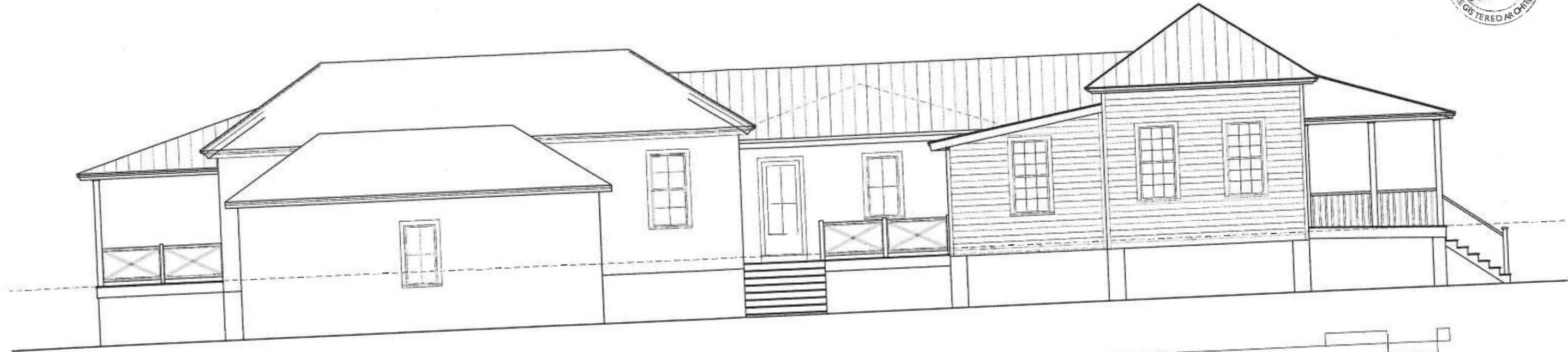


PROPOSED A. SOUTH ELEVATION
 scale 1/8"=1'-0"



EXISTING A. SOUTH ELEVATION
 scale 1/8"=1'-0"





PROPOSED B. WEST ELEVATION

scale 1/8"=1'-0"



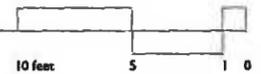
EXISTING B. WEST ELEVATION

scale 1/8"=1'-0"



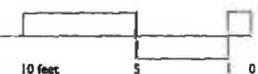
PROPOSED C. NORTH ELEVATION

scale 1/4"=1'-0"



EXISTING C. NORTH ELEVATION

scale 1/4"=1'-0"



**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: 2702 Jasper
 Submittal Date: _____
 Meeting Date: _____ Parcel I.D. (TMS#): 529 07 00 018

Requested Approval (check ONE) Conceptual Preliminary Final

Check one:

<input type="checkbox"/> Submittal is <i>outside</i> the Historic District, not classified historic, and requests DRB relief.	<input type="checkbox"/> Submittal is <i>within</i> the Historic District and is: _____ designated as Historic Resource _____ not designated as Historic Resource Historic Survey #: _____	<input type="checkbox"/> Submittal is <i>outside</i> 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: Jason & Helen O'Leary / Designer: Heather A. Wilson
 Address: 2702 Jasper Contact #: 843 814 2031
 email: helenjoleary@gmail.com email: ha.wilson@me.com
 Contractor: unknown
 Contact #: _____ email: _____

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

Owners would like to enclose one porch and complete an interior renovation

I (We) submit that the above information is true to the best of My (Our) knowledge. <u>Heather A. Wilson</u> Print Applicant's Name	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 _____
---	---	-----------------------

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: 2702 Jasper

Submittal Date: 2/20/15

Meeting Date: _____

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>22,291</u> sf
Lot Width:	<u>105</u>
Lot Depth:	<u>210</u>
Flood Zone / Base Flood Elevation:	<u>AE13</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>2260</u> sf
Accessory Building Footprint:	_____ sf
Total Principal Bldg. Coverage Area:	<u>2260</u> sf
(Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>2260</u> sf
Covered Porches:	<u>464</u> sf
Open Decks / Steps:	<u>278</u> sf
Pool / Patio:	<u>/</u> sf
Drives / Walks:	<u>/</u> sf
Other Impervious Coverage	_____ sf
Total Impervious Coverage	<u>3002</u> sf

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>2260</u> sf
Second Floor	_____ sf
Third Floor	_____ sf
Accessory Building	_____ sf
Total Principal Building Square Footage:	<u>2260</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: _____
Walls: _____
Trim: _____

Roof: _____
Windows: _____
Doors: _____

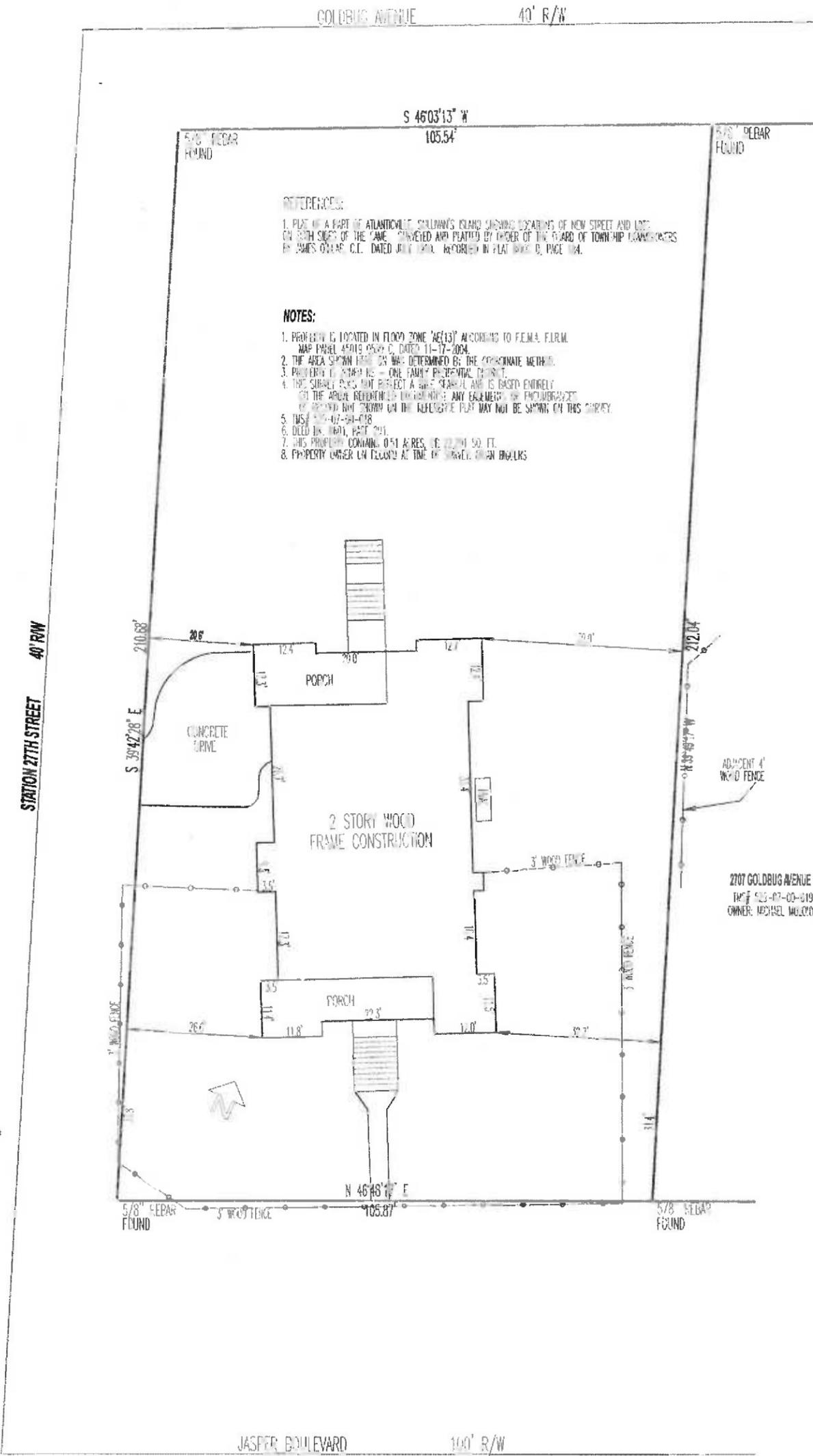
Sec. 21-111 Standards of Neighborhood Compatibility

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.



INDEX

S1	EXISTING SURVEY
S2	PHOTOGRAPHS OF EXISTING EXTERIOR
S3	PROPOSED SITE PLAN
S4	COMPARISON OF HEATED SPACE
A1.1	EXISTING FIRST FLOOR PLAN
A1.2	PROPOSED FIRST FLOOR PLAN
A1.3	EXISTING ROOF PLAN
A1.4	PROPOSED ROOF PLAN
A2.1	EAST ELEVATIONS
A2.2	SOUTH ELEVATIONS
A2.3	WEST ELEVATIONS
A2.4	NORTH ELEVATIONS



REFERENCES:

1. PLAT OF A PART OF ATLANTICVILLE, SULLIVANS ISLAND SHOWING LOCATIONS OF NEW STREET AND LOTS ON BOTH SIDES OF THE SAME. FILED AND PLATED BY ORDER OF THE BOARD OF TOWNSHIP COMMISSIONERS BY JAMES O'LEARY, C.E., DATED JULY 1904. RECORDED IN PLAT BOOK D, PAGE 184.

NOTES:

1. PROPERTY IS LOCATED IN FLOOD ZONE 'AE(1)' ACCORDING TO FEMA, F.I.R.M. MAP PANEL 45019 0509 C, DATED 11-17-2004.
2. THE AREA SHOWN HEREON WAS DETERMINED BY THE COORDINATE METHOD.
3. PROPERTY IS ZONED RS - ONE FAMILY RESIDENTIAL ZONING.
4. THIS SURVEY PLANS INTEND TO SHOW A TRUE SEPARAL AND IS BASED ENTIRELY ON THE APRAISAL REPORTS AND RECORDS ANY ENCUMBRANCES OR RECORDS NOT SHOWN ON THE REFERENCE PLAT MAY NOT BE SHOWN ON THIS SURVEY.
5. THIS SURVEY WAS MADE BY THE SURVEYOR ON 11-17-2014.
6. DEED BY DEED, PAGE 211.
7. THIS PROPERTY CONTAINS 0.51 ACRES, OR 22,291 SQ. FT.
8. PROPERTY UNDER LIT RECORDS AT TIME OF SURVEY, THAN BUILKINS.

AREA CALCULATIONS	
lot area	22,291 s.f.
first floor proposed	2,260 s.f.
principal building coverage	2,260 s.f.
covered porches	464 s.f.
decks & stairs	278 s.f.
Impervious coverage	3,002 s.f.
principal bldg. area	2,260 s.f.

principal building coverage permitted = (22,291 x .15)
 principal building coverage permitted = 3,344 sf
 Impervious coverage area permitted = (22,291 x .30)
 Impervious coverage area permitted = 6,688 sf
 principal building area permitted = (22,291-5000sq)/100 x 10 +2400
 principal building area permitted = 4,129 sf
 front and rear setback : 25'
 side setback = 40' total w/ a min of 15'

SURVEY OF LOT 147
 2702 JASPER BOULEVARD
 SULLIVANS ISLAND
 LOCATED IN CHARLESTON COUNTY, SOUTH CAROLINA

DATE: 29 DECEMBER 2014



NIELSON & ASSOCIATES

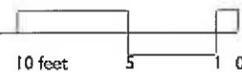
ENGINEERS & SURVEYORS 2724 MARQUINA WOODS ROAD, MT. PLEASANT, S.C. 29464 843-776-1379



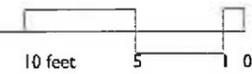


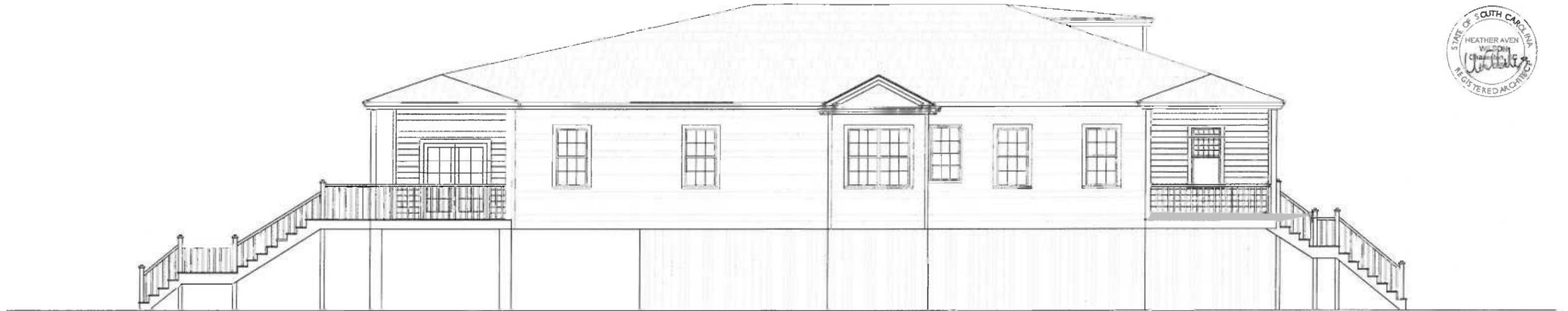


A. EXISTING SOUTH ELEVATION
scale 1/8"=1'-0"



A. PROPOSED SOUTH ELEVATION
scale 1/8"=1'-0"

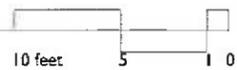




B. EXISTING WEST ELEVATION
scale 1/8"=1'-0"

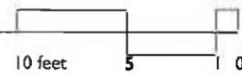


B. PROPOSED WEST ELEVATION
scale 1/8"=1'-0"

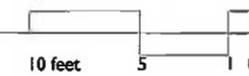


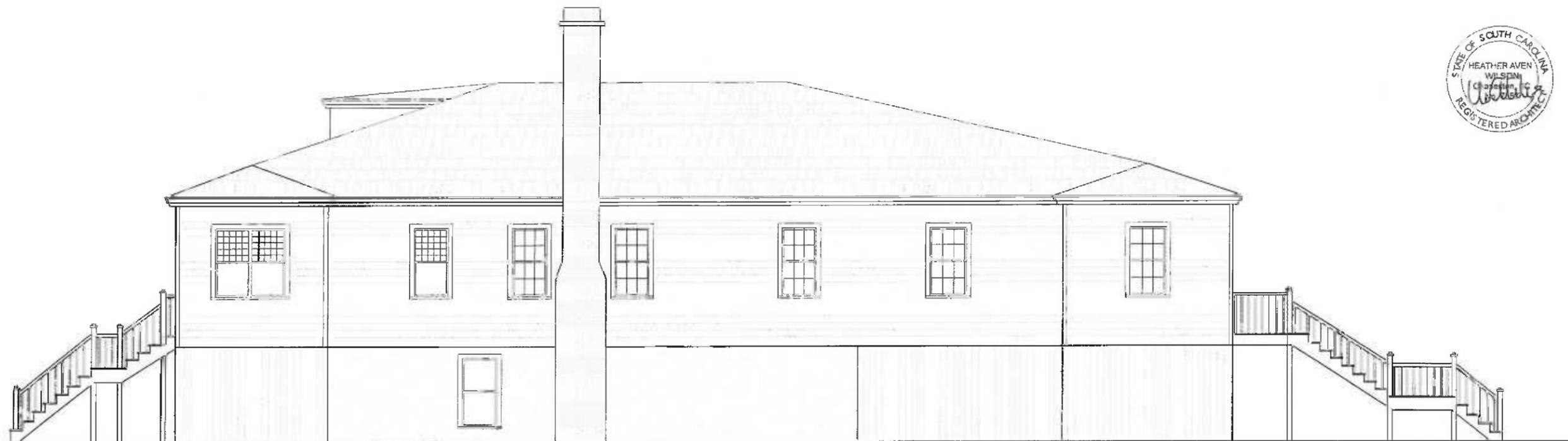


C. EXISTING NORTH ELEVATION
scale 1/8"=1'-0"

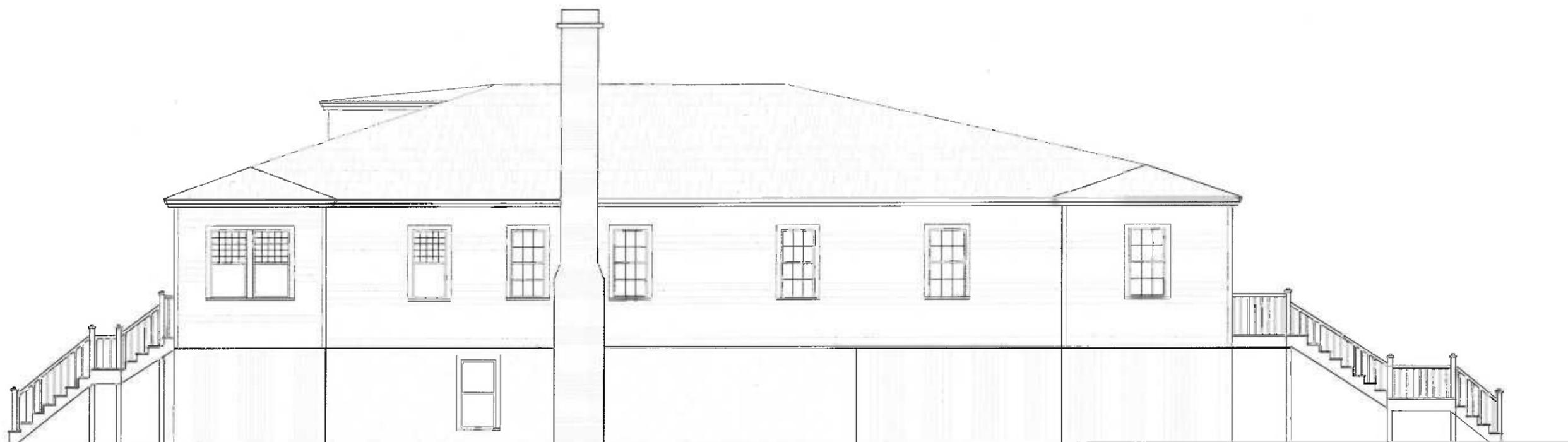
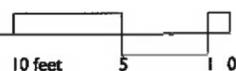


C. PROPOSED NORTH ELEVATION
scale 1/8"=1'-0"





D. EXISTING EAST ELEVATION
scale 1/8"=1'-0"



D. PROPOSED EAST ELEVATION
scale 1/8"=1'-0"

