

MICHAEL PERKIS
MAYOR

TOWN OF SULLIVAN'S ISLAND



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BUILDING OFFICIAL

M. ANTHONY STITH
FIRE CHIEF

DESIGN REVIEW BOARD

Wednesday, May 20, 2015 - 6:00 P.M.
Town Hall

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES FROM APRIL 15, 2015
- C. CERTIFICATES OF APPROPRIATENESS—HISTORIC PROPERTIES
 - 1. 2602 Atlantic Avenue: John Selby, applicant, requests approval for the historic home located at 2602 Atlantic Avenue, to be removed from the historic designation list. (TMS# 529-10-00-033)
- D. CERTIFICATES OF APPROPRIATENESS—NON-HISTORIC PROPERTIES
 - 1. 3308 Jasper Boulevard: Herlong and Associates, applicants, request conceptual approval for the construction of a new single-family residence. Applicant requests relief of the zoning standards for the property's principal building square footage, side setbacks and building foundation height. (TMS# 529-08-00-056)
- E. PUBLIC INPUT
- F. 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:

2602 ATLANTIC Ave S.I. 29482

Submittal Date:

2 APRIL 2015

Meeting Date:

20 MAY 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: *See Query Report*
 - 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: _____

Submittal Date _____

Meeting Date: _____

BREAKDOWN OF LOT COVERAGES

Lot Information:

Total Lot Size in Square Feet: _____ sf
Lot Width: _____
Lot Depth: _____
Flood Zone / Base Flood Elevation: _____

Sec. 21-25 Principal Building Coverage Area

Principal Building Footprint: _____ sf
Accessory Building Footprint: _____ sf

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

Sec. 21-26 Impervious Coverage

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

Sec. 21-27 Principal Building Square Footage

First Floor _____ sf
Second Floor _____ sf
Third Floor _____ sf
Accessory Building _____ sf
Total Principal Building Square Footage: _____ 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

TOWN OF SULLIVAN'S ISLAND
DESIGN REVIEW BOARD

APPLICATION FOR REMOVAL OR ADDITION OF A PROPERTY OR
STRUCTURE TO THE HISTORIC PROPERTY DESIGNATION LIST

Date Filed 2 April 2015 Property designation # 440
Property Address 2602 ATLANTIC Ave
Name of Property Owner(s) JOHN B. & JANE D. SELBY

Applicant/s requesting a decision of the Design Review Board for removal or addition of a property or structure from the Historic Resource Designation Study List must submit The following minimum documentation.

9 copies of all forms, site pictures and any other documentation necessary to support your case. All documentation must on 8.5 x 11" paper and must be placed in (8) separate 9"X 12" manila envelopes. All envelopes must contain identical documentation.

In determining whether a property should be designated an historic property, it should be considered whether the property:

- (1) Has significant inherent character, interest, or value as part of the development or heritage of the town, state, or nation;

**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: 3308 JASPER BLVD.
 Submittal Date: 4.17.15
 Meeting Date: 5.20.15 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

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 FLINT & JULIE McNAUGHTON Architect / Designer: HERLONG & ASSOCIATES

Address: 6101 CARNEGIE BLDG. SUITE 180 CHARLOTTE, NC 28209 Contact #: 843.883.9190
 email: bronwyn@herlongarchitects.com

email: fmcnaughton@suncaappg.com Contractor: TBD

Contact #: 704-579-9445 Contact #: _____
 email: _____

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

NEW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE

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

REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

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

Project Address: 3308 JASPER BLVD.

Submittal Date: 4.17.15

Meeting Date: 5.20.15

BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>24,372</u> sf
Lot Width:	<u>77'-10" ±</u>
Lot Depth:	<u>297'-10" ±</u>
Flood Zone / Base Flood Elevation:	<u>16'</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>3425</u> sf
Accessory Building Footprint:	_____ sf

Total Principal Bldg. Coverage Area:	<u>3425</u> sf
(Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>3425</u> sf
Covered Porches:	<u>1313</u> sf
Open Decks / Steps:	<u>293</u> sf
Pool / Patio:	<u>480</u> sf
Drives / Walks:	<u>IMR. MAT'L</u> sf
Other Impervious Coverage	_____ sf
Total Impervious Coverage	<u>5,511</u> sf

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>3,425</u> sf
Second Floor	<u>1,790</u> sf
Third Floor	_____ sf
Accessory Building	_____ sf

Total Principal Building Square Footage:	<u>5,216</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: BRICK / STUCCO
 Walls: CEDAR SHAKE
 Trim: _____

Roof: METAL
 Windows: WOOD / CLAD
 Doors: WOOD

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

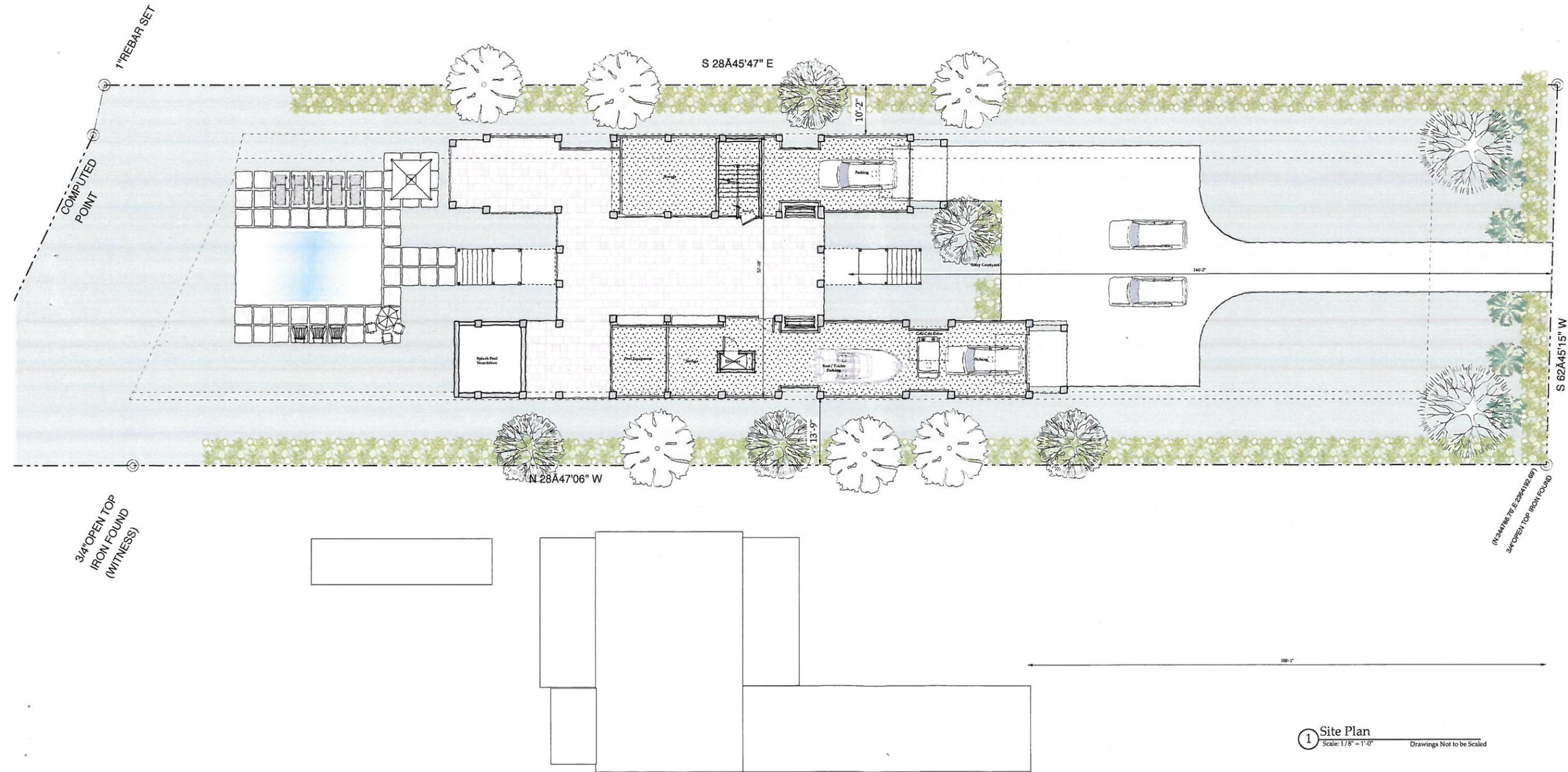
ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

Sullivan's Island Design Review Board

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

Project Address: 3308 JASPER BLVD.
 Submittal Date: 4.17.15
 Meeting Date: 5.20.15

	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 $105-70' = 27' / 33 = 9$ Side Setback	Per lot; Enter Result: min.; <u>31</u> comb.		<u>25%</u>	<u>8'</u>	<u>25%</u>	<u>31-8- 23 COMB.</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 $24,372 \times 15\%$ Principal Building Coverage	as per formula: Enter Result <u>3,656</u> sf	✓	20%				
	G	21-26 $24,372 \times 30\%$ Impervious Coverage	as per formula: Enter Result <u>7,312</u> sf	✓	20%				
	H	21-27 $24,372 - 5,000 = 19,372 / 100 \times 1.8 + 1,400 = 193.72$ Principal Building Square Footage	as per formula: Enter Result <u>4,337</u> sf		25%	<u>1,084</u> sf	<u>879</u>	<u>20%</u>	<u>5,216</u>
	I	21-28 Third Story	as per formula: Enter Result _____ sf	NA	15%				
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	<u>± 8"</u>		<u>3'-8"</u>	
	N	21-32 Foundation Enclosure	Check Ordinance	✓	Adjust for Neighborhood Compatibility				
	O	21-34 Site Lighting	Check Ordinance	✓	Adjust for Neighborhood Compatibility				



1 Site Plan
 Scale: 1/8" = 1'-0"
 Drawings Not to be Scaled

Issued For	Issued For No.	Date
Conceptual DRB Submittal	1	04-17-15
	2	
	3	

McNaughton Residence
 1389 Jasper Blvd
 Sullivan's Island, South Carolina

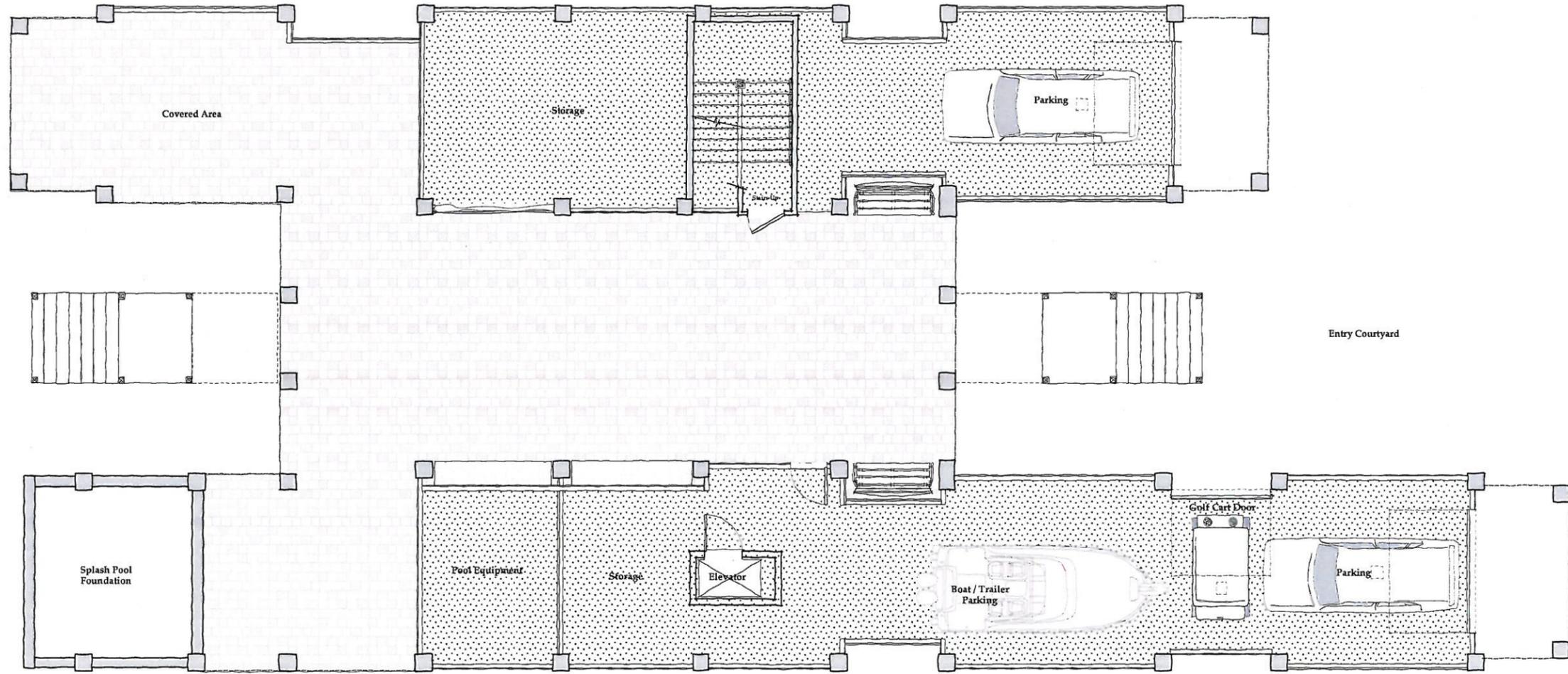
HERLONG & ASSOCIATES, INC.
 ARCHITECTURE
 1077 Main Street • Isle of Palms, SC 29557
 (843) 886-9999 • herlong.com



Project No.	
Sheet No.	
Revision	

Site Plan
 C100

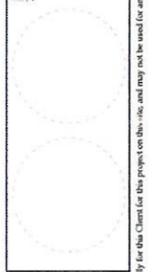
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No.	Issued For	Date
1	Conceptual DRB Submittal	04-17-15
2		
3		

McNaughton Residence
 3309 Jasper Blvd
 Sullivan's Island, South Carolina

HERLONG & ASSOCIATES, INC.
 ARCHITECTURE
 INTERIORS
 107 Palm Blvd • Isle of Palms, SC 29557



Project:
 Date:
 Scale:
 Drawing No.:

Ground Floor Plan

A100

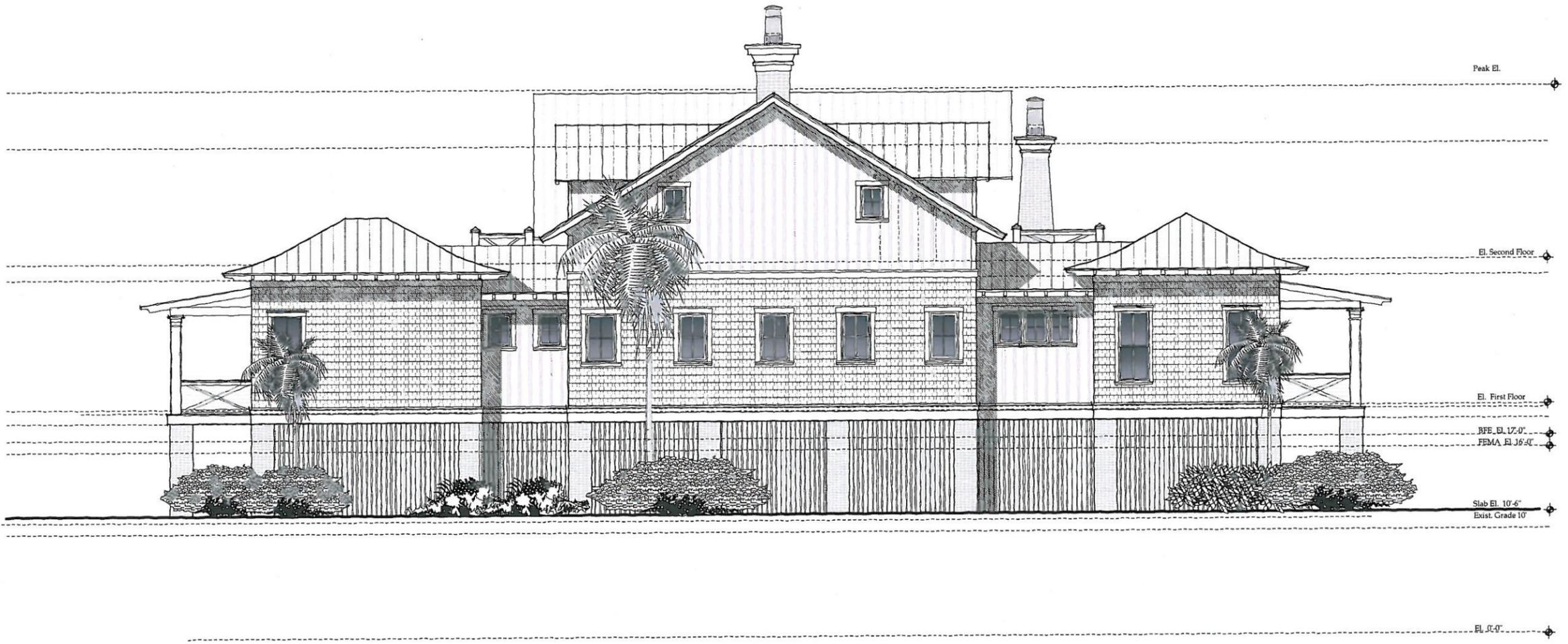
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No.		Issued For	Date
1	Conceptual DRB Submittal		08-17-15
2			
3			
McNaughton Residence			
2385 Jasper Blvd Sullivan's Island, South Carolina			
			
<small>HERLONG & ASSOCIATES, INC. ARCHITECTURE INTERIORS 1075 W. 10th Street, Suite 100, Charleston, SC 29405 (843) 722-1111 • Fax: (843) 722-1112</small>			
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South (Front) Elevation

A200

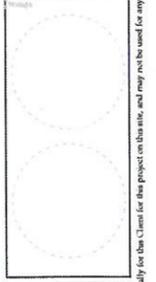


No.	Issued For	Date
1	Conceptual DRB Submittal	04-17-15
2		
3		

McNaughton Residence
 3308 Jasper Blvd.
 Sullivan's Island, South Carolina



HERLONG & ASSOCIATES, INC.
 ARCHITECTURE
 INTERIORS
 103 Palm Blvd. • Isle of Palms, SC 29552
 (843) 886-8800 • www.herlong.com



Project No.
 Date
 Drawing Title

East Elevation

A201

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No.	Issued For	Date
1	Conceptual DRB Submittal	04-17-15
2		
3		

McNaughton Residence
 3085 Jasper Blvd
 Sullivan's Island, South Carolina

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 1017 Palmetto Blvd • Isle of Palms, SC 29551
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Project No.
 Date
 Drawing Title

North Elevation

A202

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No.	Issued For	Date
1	Conceptual DRB Submittal	04-17-15
2		
3		

McNaughton Residence
 3308 Jasper Blvd.
 Sullivan's Island, South Carolina

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 ARCHITECTS
 107 Palm Bl. • Isle of Palms, SC 29551



Scale:
 Project No:
 Date:
 Drawing Title:

West Elevation

A203

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