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TOWN OF SULLIVAN'S ISLAND



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DEPUTY ADMINISTRATOR/COMPTROLLER

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CHIEF OF POLICE

ELLEN MILLER
TOWN CLERK

RANDY ROBINSON
BUILDING OFFICIAL

M. ANTHONY STITH
FIRE CHIEF

DESIGN REVIEW BOARD

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

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES FROM SEPTEMBER 16, 2015
- C. CERTIFICATES OF APPROPRIATENESS– HISTORIC PROPERTIES
 - 1. 2402 Myrtle Avenue: Beau Clowney Architects, applicants, request preliminary approval for a bedroom addition and perform an historic restoration of a structure designated as a Sullivan's Island Landmark. (TMS# 529-06-00-064)
- D. ITEMS FOR CONSIDERATION
- 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:

2402 MYRTLE AVE.

Submittal Date:

09 · 18 · 15

Meeting Date:

10 · 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: 2402 MYRTLE AVE
 Submittal Date: 09.18.15
 Meeting Date: 10.21.15 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

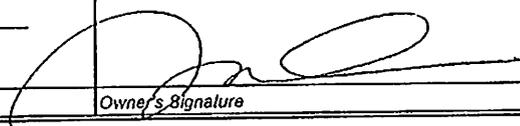
Historic Survey #: 78 Historic Survey #: _____

Nature of Work: (circle all that apply)

Accessory Structure Demolition / Relocation Addition / Alteration New Construction

Owner's Name: MICHAEL & KELLY ANDREWS Architect / Designer: KATE CAMPBELL
 Address: 2402 MYRTLE AVE. Contact #: 843.722.2040
SULLIVAN'S ISLAND, SC 29482 email: KATEBCDESIGN@BELLSOUTH.NET.
 email: MICHAEL.ANDREWS@BLACKBAUD.COM Contractor: _____
 Contact #: 843.327.9204 Contact #: _____
 email: _____

Enter a Brief Description of the Project and Scope of Work to be Performed:
ONE STORY BEDROOM ADDITION TO AN EXISTING HISTORIC RESIDENCE. THE EXISTING HOUSE DOES NOT MEET CURRENT FLOOD REQUIREMENTS AND THEREFORE THE 50% FLOOD WOULD APPLY IN ORDER TO RETAIN THE EXISTING CONDITION. THE NEW ADDITION WILL BE ELEVATED TO MEET CURRENT FLOOD REQUIREMENTS AND BE STRUCTURALLY SEPERATE FROM EXISTING HOUSE AND NEW CONSTRUCTION. WE ARE ALSO REQUESTING AN IN-GROUND POOL AND OPEN AIR PAVILION ADJACENT TO THE POOL, ALONG WITH REVISION TO THE SITE FENCING & DRIVE CURB.

I (We) submit that the above information is true to the best of My (Our) knowledge. <u>Kate Campbell</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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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: 2402 MYRTLE AVE.

Submittal Date: 09.18.2015

Meeting Date: 10.21.15

BREAKDOWN OF LOT COVERAGES

EXISTING / PROPOSED

Lot Information:	
Total Lot Size in Square Feet:	<u>22,047</u> sf
Lot Width:	<u>105</u> ft
Lot Depth:	<u>210</u> ft
Flood Zone / Base Flood Elevation:	<u>AE 14</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>1896 sf / 2953</u> sf
Accessory Building Footprint:	<u>636 / 923</u> sf
<hr/>	
Total Principal Bldg. Coverage Area:	<u>2532 / 3876</u> sf
(Principal Building plus Accessory Structure)	

EXISTING / PROPOSED

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>2950 / 3876</u> sf
Covered Porches:	<u>432 / 488</u> sf
Open Decks / Steps:	<u>405 / 422</u> sf
Pool / Patio:	<u>NA / 1336</u> sf
Drives / Walks:	<u>NA / NA</u> sf
Other Impervious Coverage	<u>418 / 287</u> sf
Total Impervious Coverage	<u>4205 / 6409</u> sf

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>1896 / 2953</u> sf
Second Floor	<u>1024 / 1024</u> sf
Third Floor	<u>80 / 80</u> sf
Accessory Building	<u>636 / 923</u> sf
<hr/>	
Total Principal Building Square Footage:	<u>3636 / 4980</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 pier with ptd. foundation screen</u>	Roof: <u>standing seam to match existing</u>
Walls: <u>painted cedar siding</u>	Windows: <u>clad</u>
Trim: <u>painted</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: 2402 MYRTLE AVE.

Submittal Date: 09-18-15

Meeting Date: 10-21-15

		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)
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>12'-10"</u> min.; <u>40'</u> comb.		25%	10 FT	25%	EXISTING COMBINED 12'-10" + 27'-2" = 40' REQUESTED COMBINED 12'-10" + 17'-2" = 30'
	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>3,307</u> sf	✓	20% <u>661</u> sf	SEE FORM C.1		
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>6,614</u> sf	✓	20% 25% <u>1,654</u> sf			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>4,104</u> sf	✓	25% <u>1,026</u> sf	SEE FORM C.1		
	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	✓	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			

SEC. 21-43 B. REQUEST FOR HISTORIC EXEMPTIONS (FORM C.1)

Sullivan's Island Design Review Board

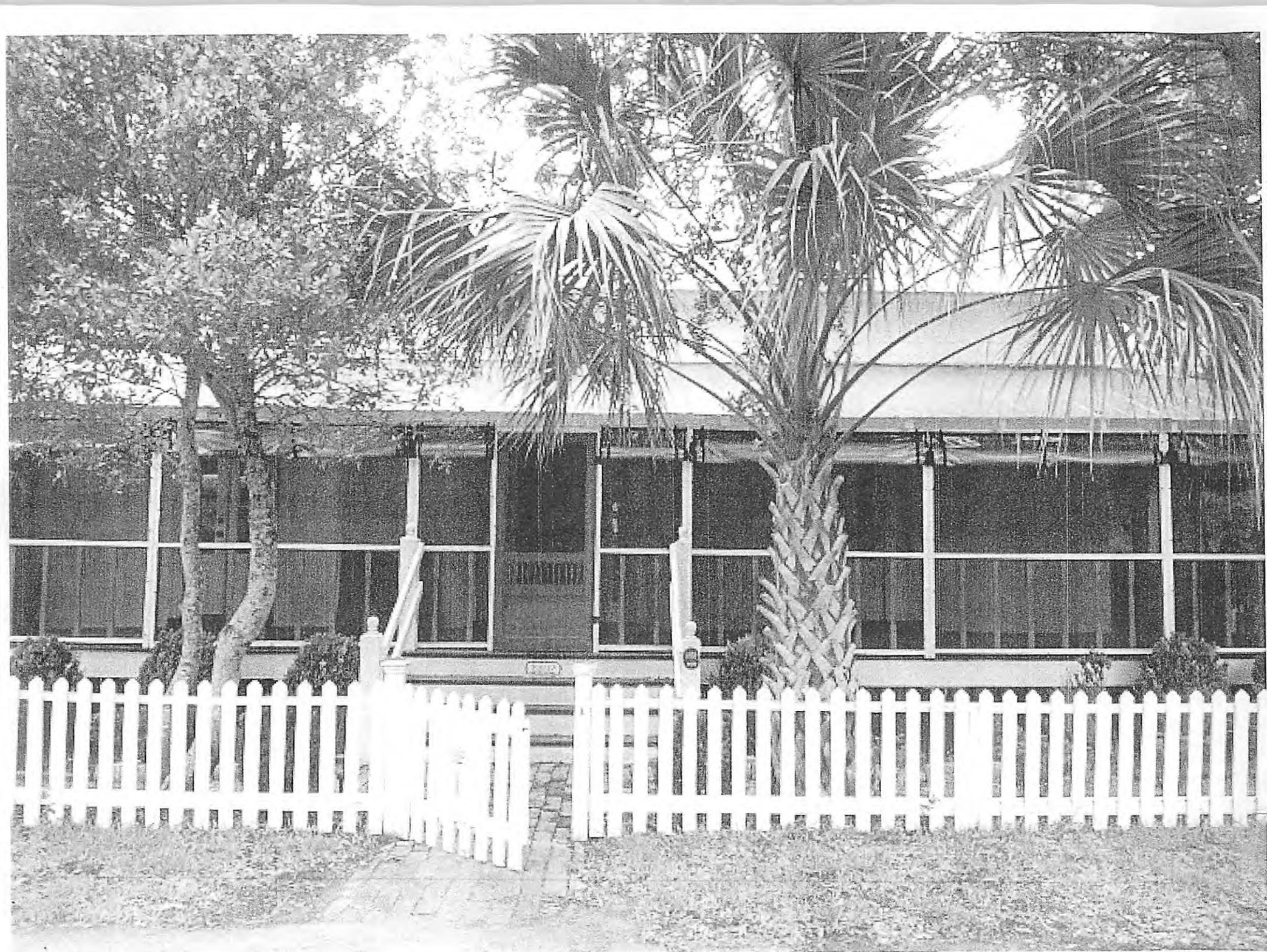
1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: 2402 MYRTLE AVE

Submittal Date: 09.18.15

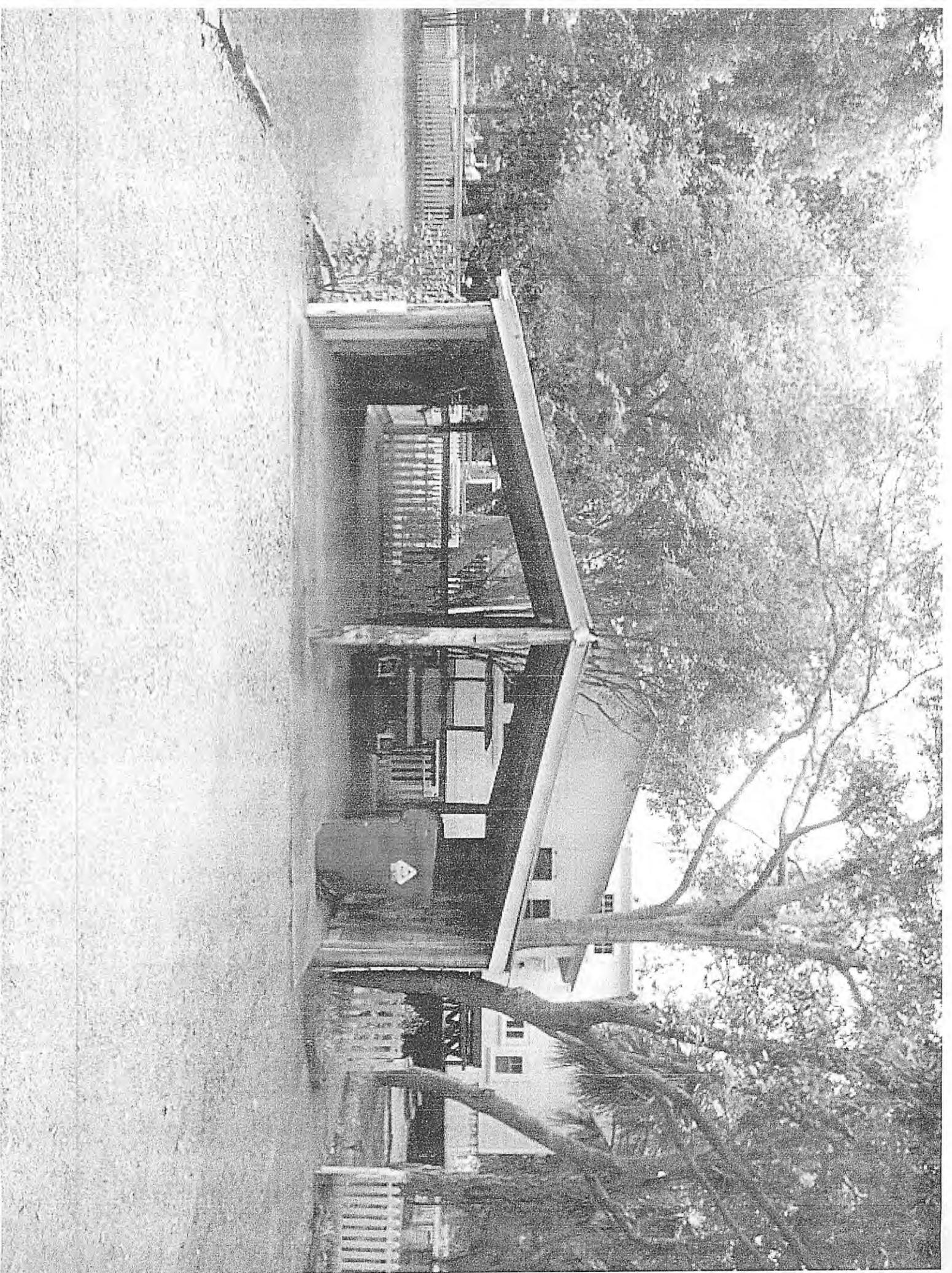
Meeting Date: 10.21.15

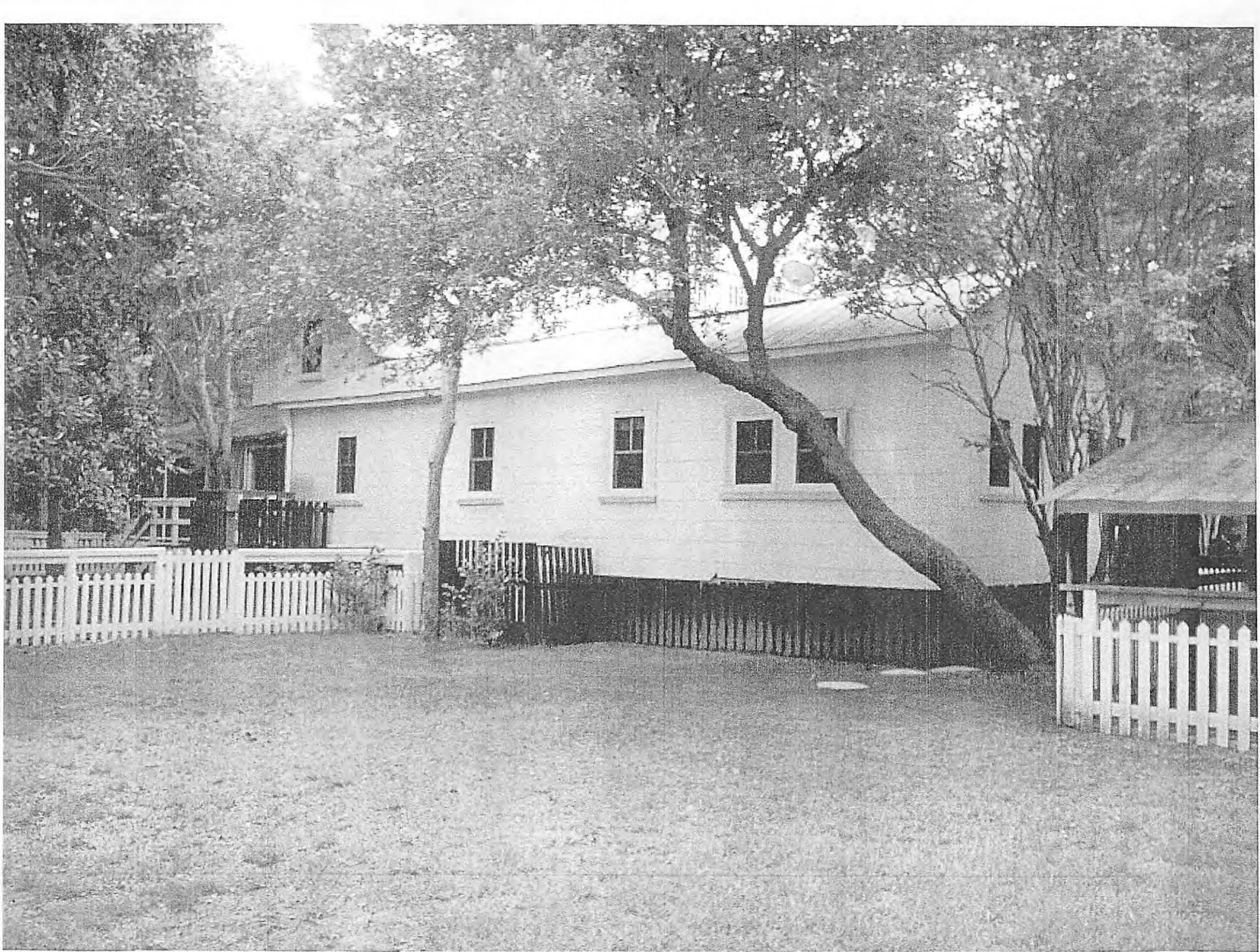
		1	2	3	4	5	
		Zoning Ordinance Reference Section	Total Area of Existing Structures (sf)	DRB Authority for Exemption	Applicant's Request for Relief in Ft./Sq. Ft.	Percent (%) Relief Requested	NOTES
HISTORIC EXEMPTIONS	A	21-43 Existing Principal Building Square Footage	3,636	50% Enter Result: <u>1,818</u> sf	870 sf	24%	
	B	21-43 Existing Principle Building Coverage Area	2,532	50% Enter Result: <u>1,266</u> sf	569 sf	22%	
	C	21-43 Existing Impervious Coverage Area	4,205	50% Enter Result: _____ sf			









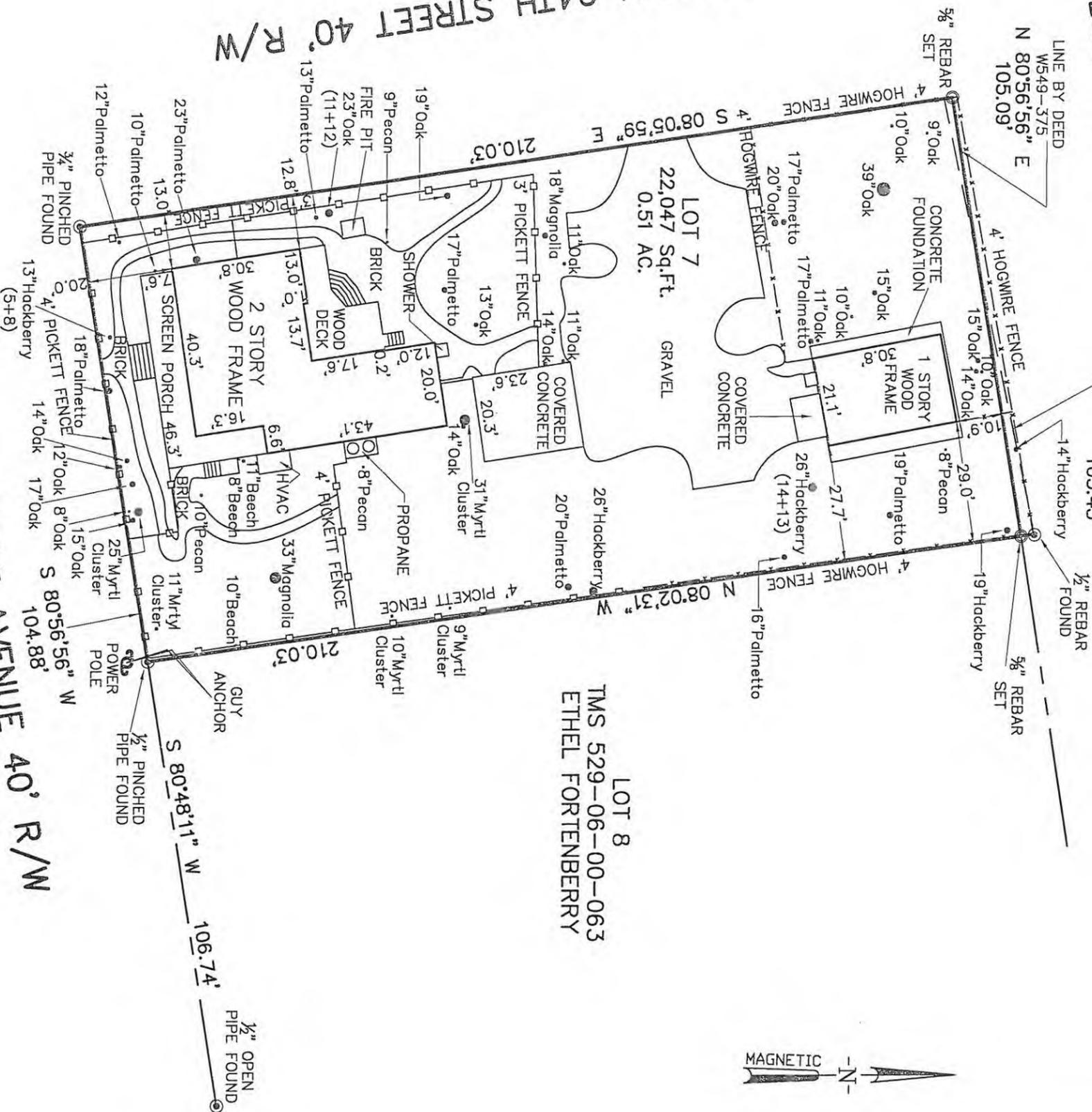
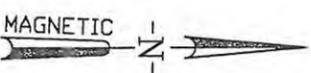




GOLDBUG AVENUE 40' R/W

LINE BY SURVEY AEGIS
LAND SURVEYING
S 78°06'33" W
105.43'

LINE BY DEED
WS49-375
N 80°56'56" E
105.09'



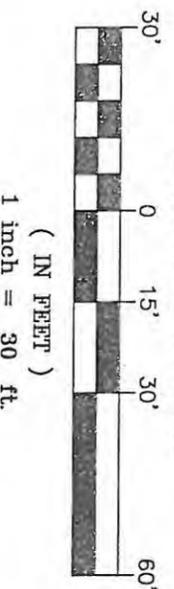
LOT 8
TMS 529-06-00-063
ETHEL FORTENBERRY

MYRTLE AVENUE 40' R/W

NOTES & REFERENCES:

1. REFERENCE PLAT BY ARTHUR H. BURTON, RECORDED IN THE CHARLESTON CO. OFFICE IN PLAT BOOK K AT PAGE 179.
2. THIS SURVEY DOES NOT REFLECT A TITLE SEARCH AND IS BASED ENTIRELY ON THE ABOVE REFERENCED DOCUMENT(S). ANY EASEMENTS OR ENCUMBRANCES OF RECORD NOT SHOWN ON THE REFERENCE PLAT MAY NOT BE SHOWN ON THIS SURVEY.
3. CERTIFICATION IS TO THE PARTY/PARTIES FOR WHOM THIS SURVEY WAS PREPARED AND IS NOT TRANSFERABLE TO ANY OTHER INSTITUTIONS OR INDIVIDUALS.

GRAPHIC SCALE



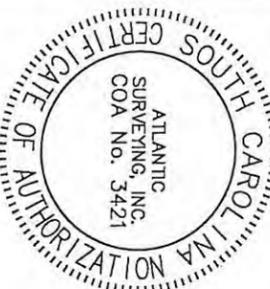
GENERAL PROPERTY SURVEY

LOT 7
TMS 529-06-00-064
2402 MYRTLE AVENUE
SULLIVANS ISLAND
CHARLESTON COUNTY, SC

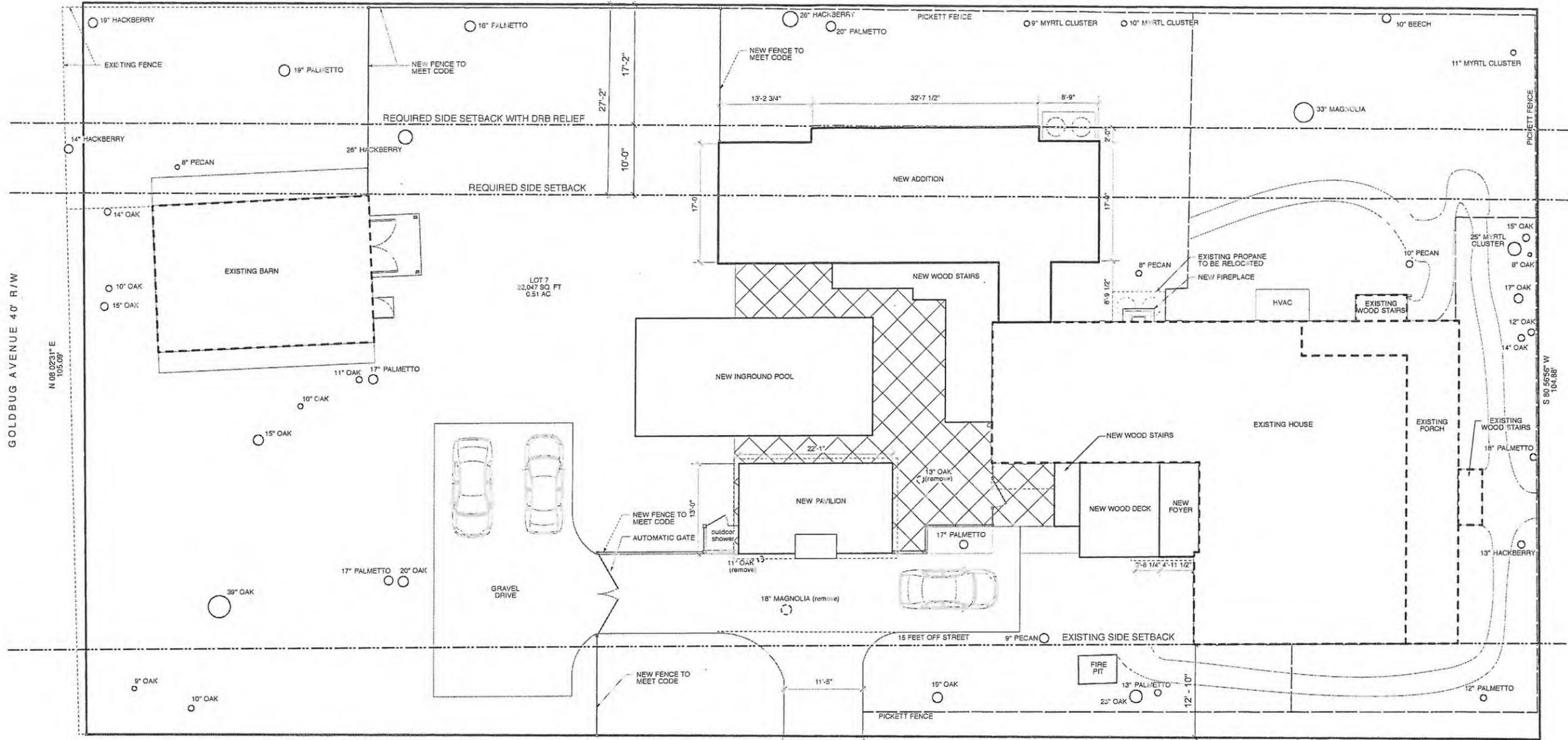
BEING CONVEYED TO
MICHAEL ANDREWS

DATE: 7-23-15 SCALE: 1" = 30'
ATLANTIC SURVEYING, INC.

1058 GARDNER ROAD
P.O. BOX 30604
CHARLESTON, SOUTH CAROLINA 29417
PHONE (843)763-6669 FAX (843)766-7411



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; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



STATION 24TH STREET 40' R/W

2402 MYRTLE AVENUE
 TMS: 529-06-00-064

FRONT SETBACK: 25'
 SIDE SETBACK: 12'-10" / 27'-2" (COMBINED 40'-0")
 REQUESTED SIDE SETBACK: 12'-10" / 17'-2" (COMBINED 30")
 25% VARIANCE REQUESTED (PER SEC. 21-22.C.2.b)
 REAR SETBACK: 25'

LOT COVERAGE INFORMATION:

LOT INFORMATION:
 TOTAL LOT SIZE: 22,047 SF
 LOT WIDTH: 104.88' +/-
 LOT DEPTH: 210.03'
 FLOOD ZONE / BASE FLOOD ELEVATION: AO 14.0'

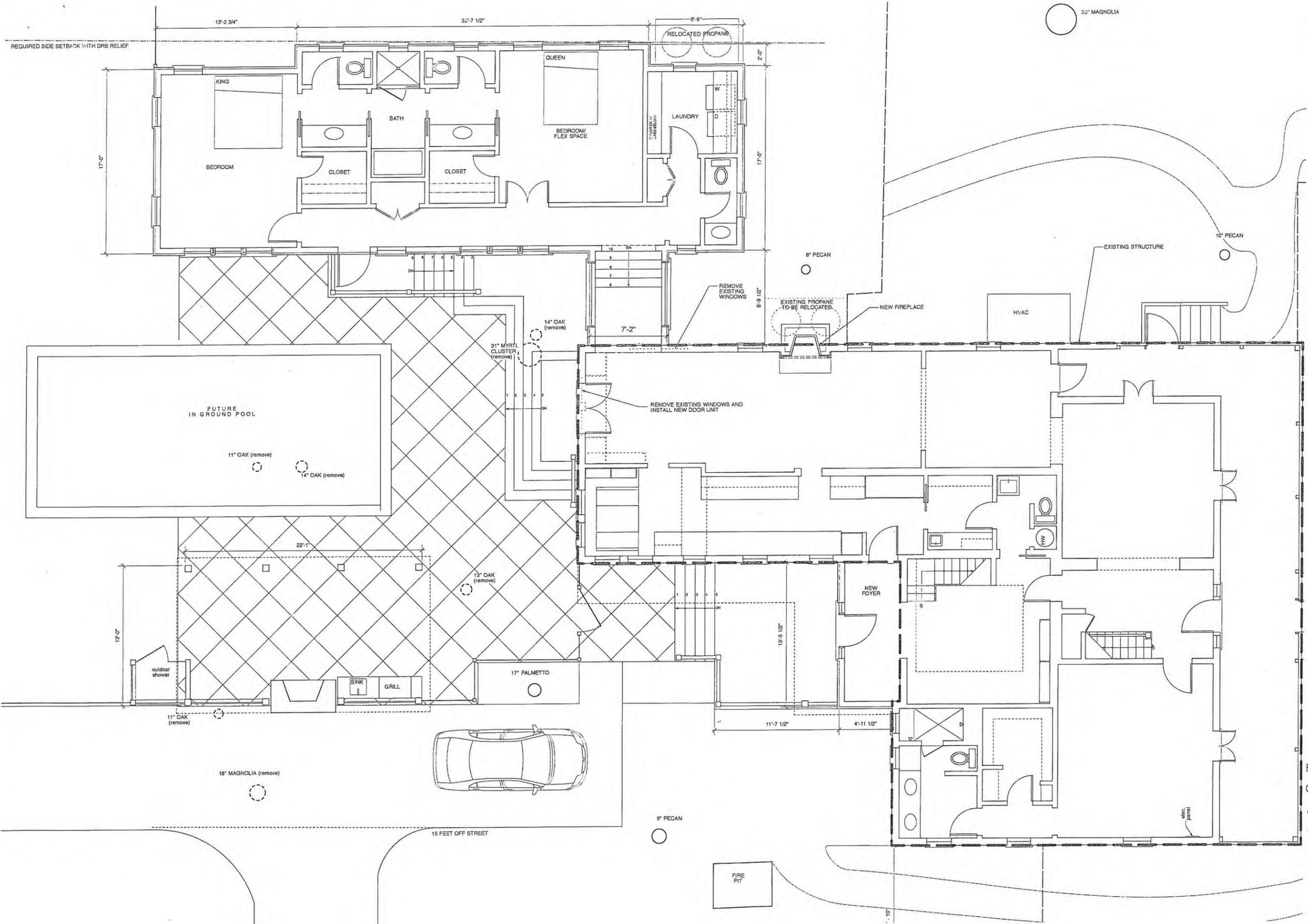
SEC. 21-25 PRINCIPAL BUILDING COVERAGE AREA:	2,853 SF
PRINCIPAL BUILDING FOOTPRINT:	923 SF
ACCESSORY BUILDING FOOTPRINT:	422 SF
TOTAL PRINCIPAL BLDG. COVERAGE AREA:	3,876 SF
PRINCIPAL BLDG. COVERAGE (ALLOWED BY ZONING):	3,307 SF
REQUEST FOR HISTORIC EXEMPTION:	569 SF
SEC. 21-26 IMPERVIOUS COVERAGE:	
PRINCIPAL BUILDING COVERAGE AREA:	3,876 SF
COVERED PORCHES:	488 SF
OPEN DECKS / STEPS:	422 SF
POOL / PATIO:	1,336 SF
DRIVES / WALKS:	N/A
OTHER IMPERVIOUS COVERAGE:	287 SF
TOTAL IMPERVIOUS COVERAGE:	6,409 SF
IMPERVIOUS COVERAGE (ALLOWED BY ZONING):	6,614 SF
SEC. 21-27 PRINCIPAL BUILDING SQUARE FOOTAGE:	
FIRST FLOOR:	2,953 SF
SECOND FLOOR:	1,024 SF
THIRD FLOOR:	80 SF
ACCESSORY BUILDINGS:	923 SF
TOTAL PRINCIPAL BLDG. SQ. FOOTAGE:	4,980 SF
PRINCIPAL BLDG. SQ. FOOTAGE (ALLOWED BY ZONING):	4,104 SF
REQUEST FOR HISTORIC EXEMPTION:	876 SF



NOTE: DIMENSIONS SHOWN ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE

BEAU
 CLOWNEY
 architects
 843.722.2040

ANDREWS RESIDENCE
 2402 MYRTLE
 SULLIVANS ISLAND, SC
 SITE PLAN
 1/16" = 1'-0"
 09.18.15

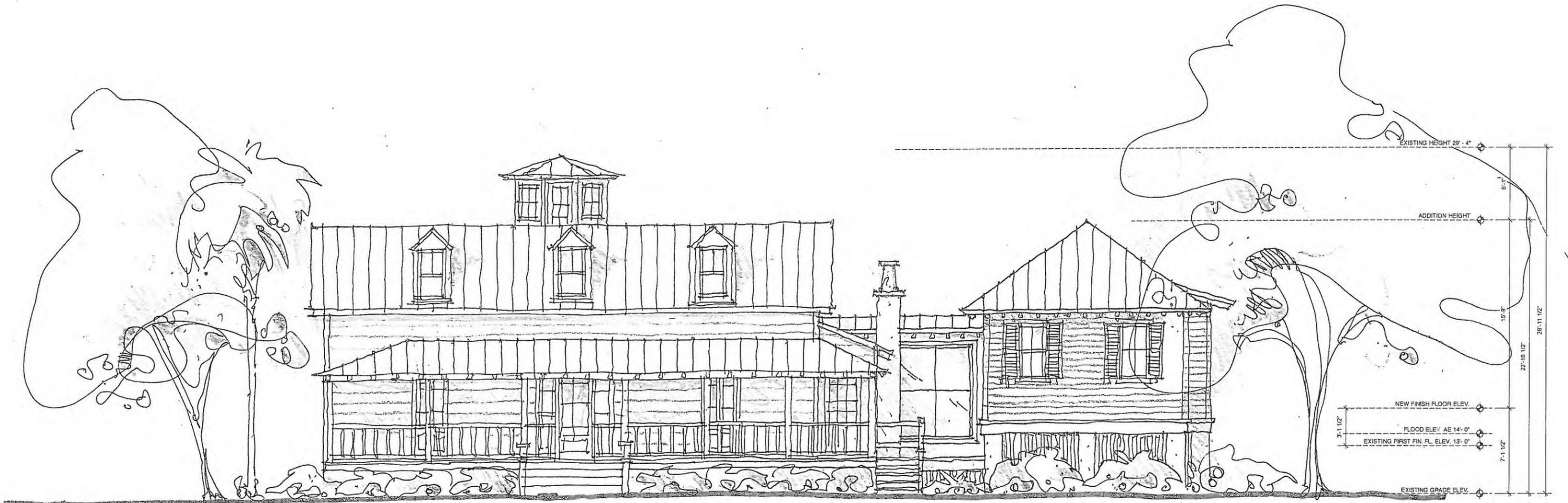


BEAU
CLOWNEY
architects
843.722.2040
ANDREWS RESIDENCE
2402 MYRTLE AVENUE
SULLIVAN'S ISLAND, SC
FIRST FLOOR PLAN
1/8" = 1'-0"
09, 18, 15



Goldbog

Andrews Residence.



Myrtle Avenue Elevation.



Side Elevation.

