

PATRICK M. O'NEIL  
MAYOR

# TOWN OF SULLIVAN'S ISLAND

ANDY BENKE  
TOWN ADMINISTRATOR

TOWN COUNCIL  
CHAUNCEY CLARK, MAYOR PRO TEM  
SARAH CHURCH  
MARK HOWARD  
RITA LANGLEY  
SUSAN MIDDAGH  
BACHMAN SMITH, IV



JASON BLANTON  
DEPUTY ADMINISTRATOR/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, April 20, 2016 - 6:00 P.M.  
Town Hall

- A. CALL TO ORDER
- B. APPROVAL OF MINUTES FROM MARCH 16, 2016
- C. SPECIAL EXCEPTION
  1. 3117 Marshall Boulevard: Ian Duncan Design, applicants, request design review and approval of a conservation easement structure to place on the property in accordance with Zoning Ordinance section 21-20 C. (5). (TMS# 529-12-00-104)
  2. 2668 Goldbug Avenue: Allen Porter, applicant, requests preliminary approval for the historic designation of an existing cottage in accordance with Z.O. §21-94, and preliminary approval for the RS District Historic Special Exception in accordance with Z.O. §21-20 C. (2). (TMS# 529-07-00-008)
- D. COMMERCIAL DESIGN REVIEW
  1. Brown & Glaws Construction: Jay Brown, applicant, request review and approval of façade modifications and site improvements at 2019 Middle Street. (TMS# 529-09-00-014)
- E. CERTIFICATES OF APPROPRIATENESS—HISTORIC PROPERTIES
  1. 2114 I'on Avenue: Herlong Architects, applicants, request conceptual approval of exterior modifications for a property designated as a Sullivan's Island Landmark. (TMS# 529-09-00-021)
  2. 1023 Middle Street: E. E. Fava Architects, applicants, request conceptual approval to enclose and existing screen porch, window replacement, and entry stair modifications for a property designated as a Sullivan's Island Landmark. (TMS# 523-06-00-067)
- F. CERTIFICATES OF APPROPRIATENESS—NON-HISTORIC PROPERTIES
  1. 209 Station 17: Ron Denton, of Add-Dwelling Group, requests final approval of a new home construction and relief from the zoning standards for principal building square footage and principal building coverage. (TMS# 523-12-00-064)
  2. 6 Conquest Avenue: Sandlapper Design Group, applicants, request conceptual approval to enclose an existing covered front porch and add an in ground pool and spa. Modification from the zoning standards are requested for principal building square footage and principal building coverage. (TMS# 523-06-00-026)
  3. 2816 Marshall Boulevard: Samuel Rhodes, applicant, requests a conceptual design review and modification from the zoning standard for principal building square footage. (TMS# 529-11-00-056)

4. 3003 Brownell Avenue: Level Properties LLC., applicant, requests conceptual approval of new home construction and modification from the zoning standard for principal building square footage and principal building coverage. (TMS# 523-12-00-043)
5. 1319 Thompson: Carl Berry, applicant, requests conceptual approval for a new home construction and modification from the zoning standard for principal building coverage. (TMS# 523-07-00-037)

A. PUBLIC INPUT

B. 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:

2019 MIDDLE STREET - D

Submittal Date:

\_\_\_\_\_

Meeting Date:

\_\_\_\_\_

Requested Approval:



Conceptual



Preliminary



Final

## Conceptual Review:

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

The following items shall be included in the Conceptual Submittal:

- Application fee (checks payable to Sullivan's Island Design Review Board)
- Completed Application to Sullivan's Island Review Board form (FORM A)
- Completed Sullivan's Island DRB Request for Review form (FORM B)
- Completed Zoning Standards Compliance Worksheet (FORM C)
- Eleven (11) sets of Drawings, 11" x 17" size. Drawings to include:
  - A current As-Built Survey, Certified by a S.C. Registered Land Surveyor [ 1/16" = 1'-0" OR 1" = 20'-0" scale] 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 depicted landscape.
    - 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 • 29462 • (843) 683-3198  
**(FORM A)**

Project Address: 2019 MIDDLE STREET, UNIT D  
 Submittal Date: 3-16-16  
 Meeting Date: 4-20-16

Requested Approval: (check ONE)     Conceptual     Preliminary     Final

Check one:

<input checked="" 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 is: _____ designated as Historic Resource Historic Survey #: _____
--	---	---

Nature of Work: (circle all that apply)

Accessory Structure    Demolition / Relocation    Addition / Alteration    New Construction

Owner's Name: <u>JAMIE GRADY</u>	Architect / Designer: _____
Address: <u>2019 MIDDLE ST</u> <u>SI S.I.</u>	Contact #: _____
email: _____	email: _____
Contact #: <u>JAMIE GRADY</u>	Contractor: <u>BROWN CLAWS</u>
	Contact #: <u>J. BROWN</u>
	email: <u>843.460.4481</u>

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

CHANGE & UPDATE FRONT FACADE. COMMERCIAL STRUCTURE

(We) submit that the above information is true to the best of My (Our) knowledge. <u>[Signature]</u> Applicant's Name <u>[Signature]</u> 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. <u>[Signature]</u> Owner's Signature	Fee Received by _____ check # _____
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## REQUEST FOR REVIEW FORM (FORM B)

### Sullivan's Island Design Review Board

1010 Middle Street • PO Box 427 • Sullivan's Island, SC • 29462 • (843) 883-3188

Project Address: 2109 MIDDLE ST.  
 Submittal Date: 3.16.16  
 Meeting Date: \_\_\_\_\_

#### BREAKDOWN OF LOT COVERAGES

<b>Sec 21-111</b>	
Total Lot Size in Square Feet:	_____ sf
Lot Width:	_____
Lot Depth:	_____
Flood Zone / Base Flood Elevation:	_____

<b>Sec 21-125 Principal Building Coverage Area</b>	
Principal Building Footprint:	_____ sf
Accessory Building Footprint:	_____ sf
_____	
<b>Total Principal Bldg. Coverage Area:</b>	_____ sf
(Principal Building plus Accessory Structure)	

<b>Sec 21-126 Impervious Coverage</b>	
Principal Building Coverage Area	_____ sf
Covered Porches:	_____ sf
Open Decks / Steps:	_____ sf
Pool / Patio:	_____ sf
Drives / Walks:	_____ sf
Other Impervious Coverage	_____ sf
<b>Total Impervious Coverage</b>	_____ sf

<b>Sec 21-127 Principal Building Square Footage</b>	
First Floor	_____ sf
Second Floor	_____ sf
Third Floor	_____ sf
Accessory Building	_____ sf
_____	
<b>Total Principal Building Square Footage:</b>	_____ 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>Block</u>	Roof: <u>5-V GAL.</u>
Walls: <u>WOOD LAP SIDING / STUCCO</u>	Windows: <u>SAME</u>
Trim: <u>WOOD</u>	Doors: <u>MAHOGANI</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: \_\_\_\_\_

Submittal Date: \_\_\_\_\_

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

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

**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: \_\_\_\_\_  
 Submittal Date: \_\_\_\_\_  
 Meeting Date: \_\_\_\_\_

		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
<b>HISTORIC EXEMPTIONS</b>	<b>A</b>	21-43 Existing Principal Building Square Footage		50% Enter Result: _____ sf			
	<b>B</b>	21-43 Existing Principle Building Coverage Area		50% Enter Result: _____ sf			
	<b>C</b>	21-43 Existing Impervious Coverage Area		50% Enter Result: _____ sf			



# Town of Sullivan's Island

Sullivan's Island, South Carolina

## BUILDING PERMIT APPLICATION

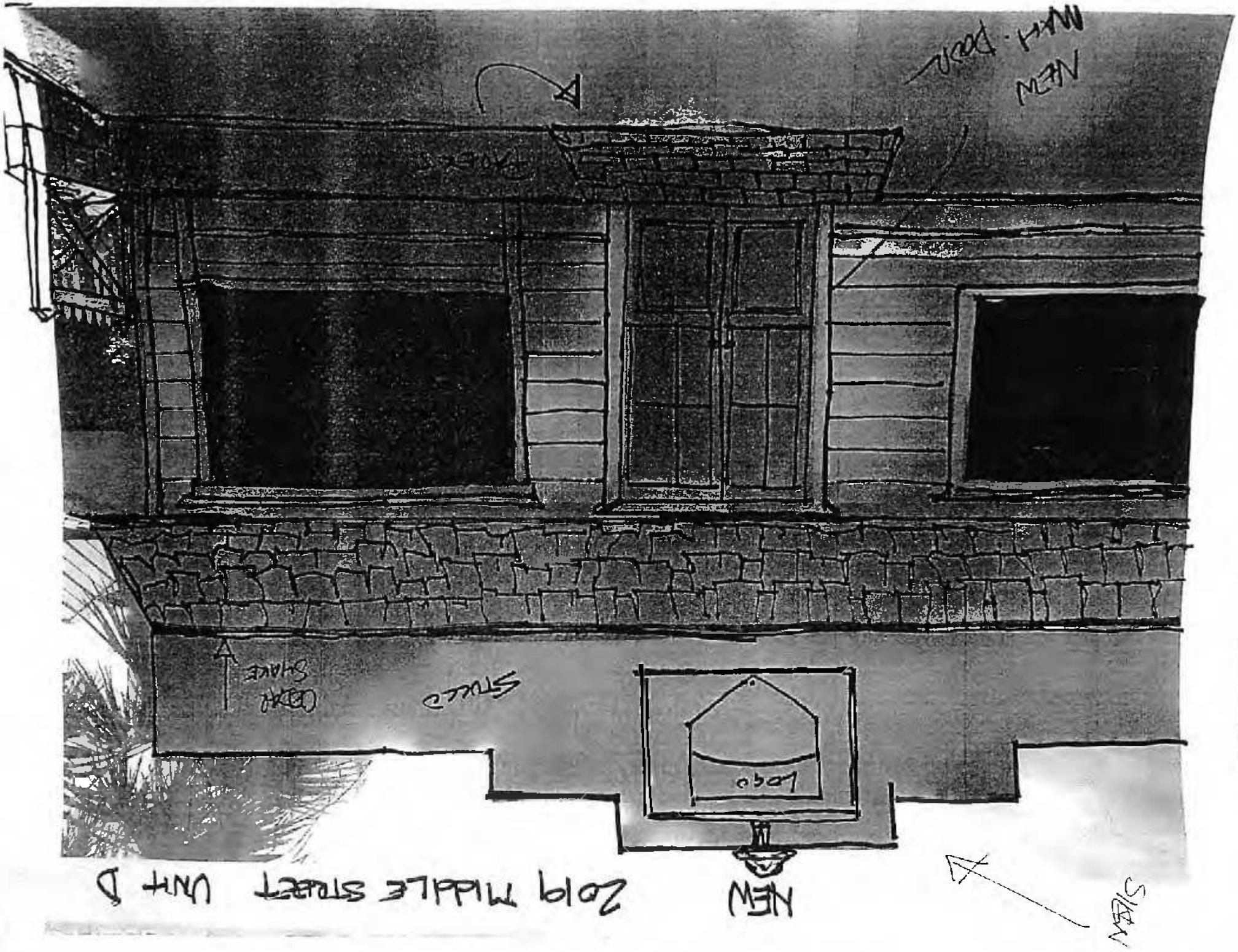
2/19/16 K1  
RECEIVED

Sullivan's Island Building Department  
1610 Middle Street

Phone: (843) 863-5743  
Sullivan's Island South Carolina

FAX: (843) 863-3009  
http://www.sullivanislandsc.com

Address of Work Site: _____		TMS# _____	Zoning: _____		
Owner of Property: _____		Mailing Address: _____			
Phone #: _____	Fax #: _____	_____			
Contractor: <u>BROWN &amp; LAWS</u>		Mailing Address: <u>P.O. BOX 306</u>			
Phone #: _____	Fax #: _____	<u>Sullivan's Island, SC</u>			
City Business License #: _____		State License #: _____	Expiration Date: _____		
Architect/Designer: _____		Mailing Address: _____			
Phone #: _____	Fax #: _____	_____			
Engineer: _____		Mailing Address: _____			
Phone #: _____	Fax #: _____	_____			
Type of Work: New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Move <input type="checkbox"/> Remove <input type="checkbox"/> Other <input checked="" type="checkbox"/>					
Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Other <input checked="" type="checkbox"/> <u>NEW COMMERCIAL SIGN</u>					
Explain Scope of Work: _____					
Signature of Contractor or Authorized Agent <u>J. Brown</u> Print Name: _____		<b>VALUATION OF WORK: <u>30750.00</u></b> Valuation on Building Permits will be calculated by Building Department. Separate permits may be required. Subcontractor information must be provided. <b>NOTE: ALL SEWER &amp; WATER FEES MUST BE PAID PRIOR TO THE ISSUANCE OF PERMITS ON NEW CONSTRUCTION.</b>			
Signature of Owner (if Builder) _____ Print Name: _____					
Approvals	Building	Zoning	Total Sq. Ft.	Total Impervious	Total Specified Sq. Ft.
Building Permit	\$	_____	Total Sq. Ft.	Constr. Type	Occupancy
Electrical Permit	_____	_____	# Stories	# Dwelling Units	# Bedrooms
Plumbing Permit	_____	_____	# Bedrooms	Sec. Amp	HVAC
Mechanical Permit	_____	_____	Flood Elevation	Fire Protection	# of Seats
Gas Permit	_____	_____	Date Issued: _____		
Sign Permit	_____	_____	Issued By: _____		
Plan Review Fee	_____	_____	Permit # _____	Permit Amt \$ _____	
Fire Sprinklers	_____	_____			
Other	_____	_____			
Total Amount Due \$ _____					



NEW MEN

NEW

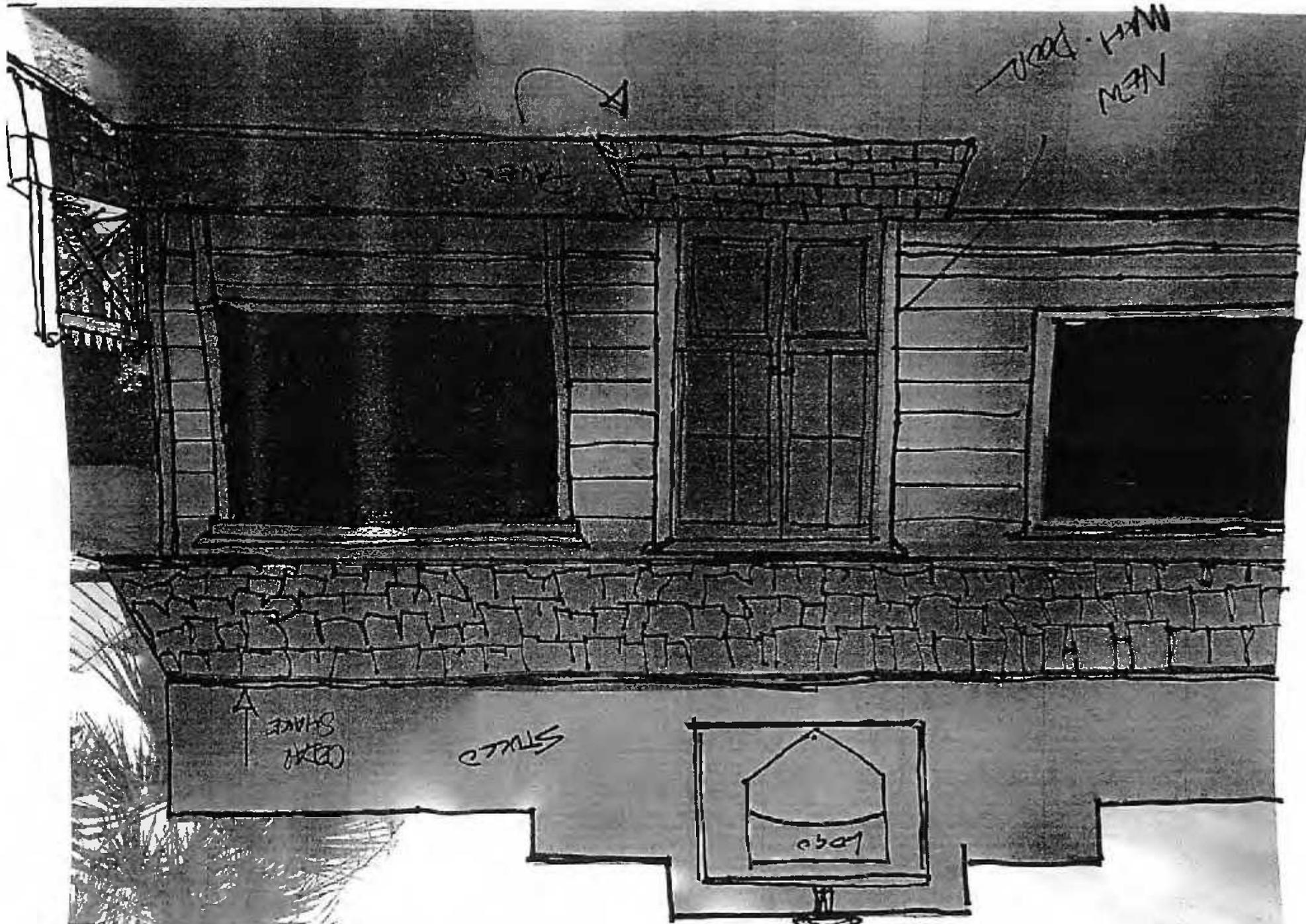
NEW

STUCCO

SHADE

2019 MIDDLE STREET UNIT D

NEW  
MEN  
WOOD - DOWN

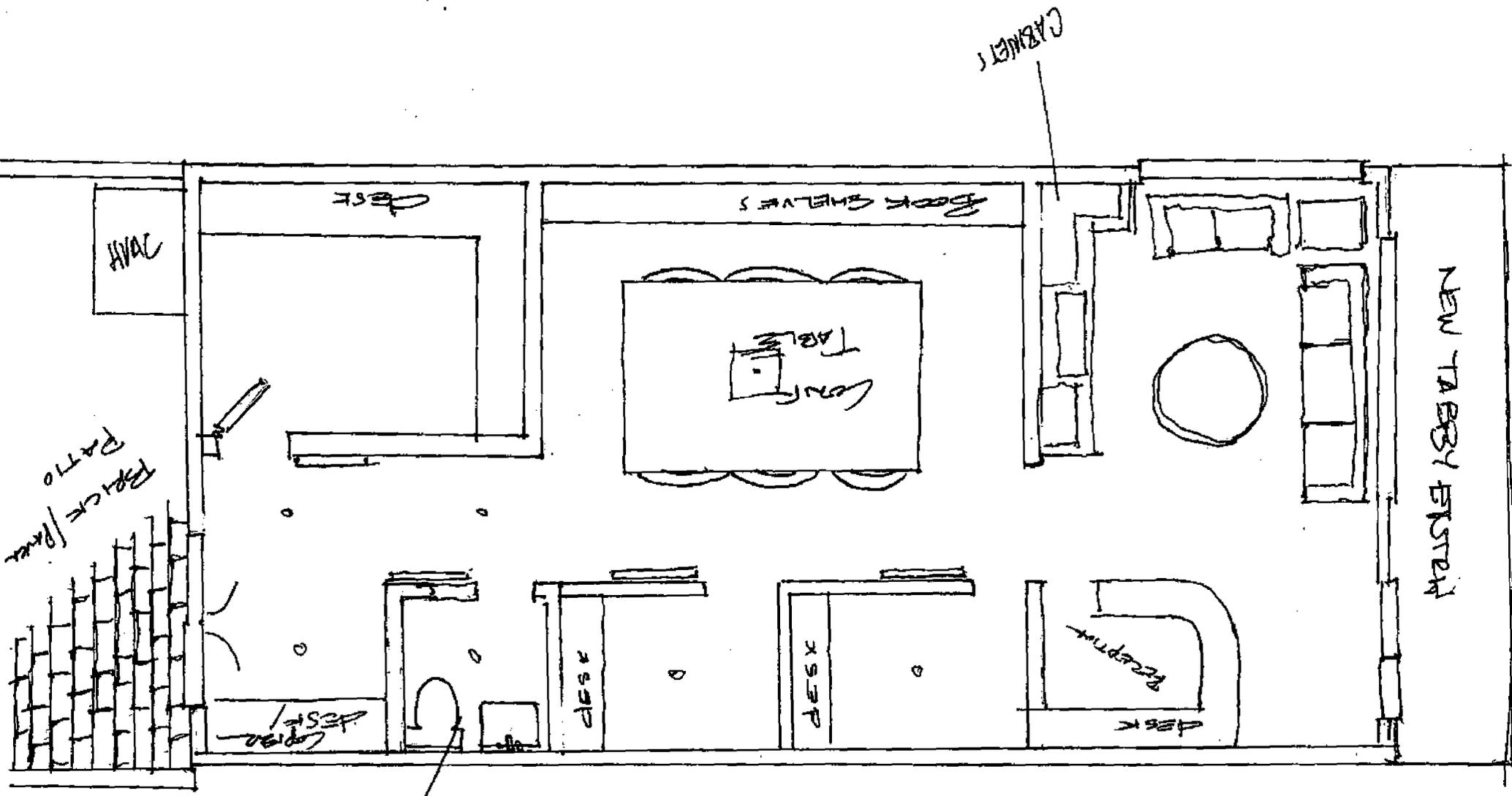


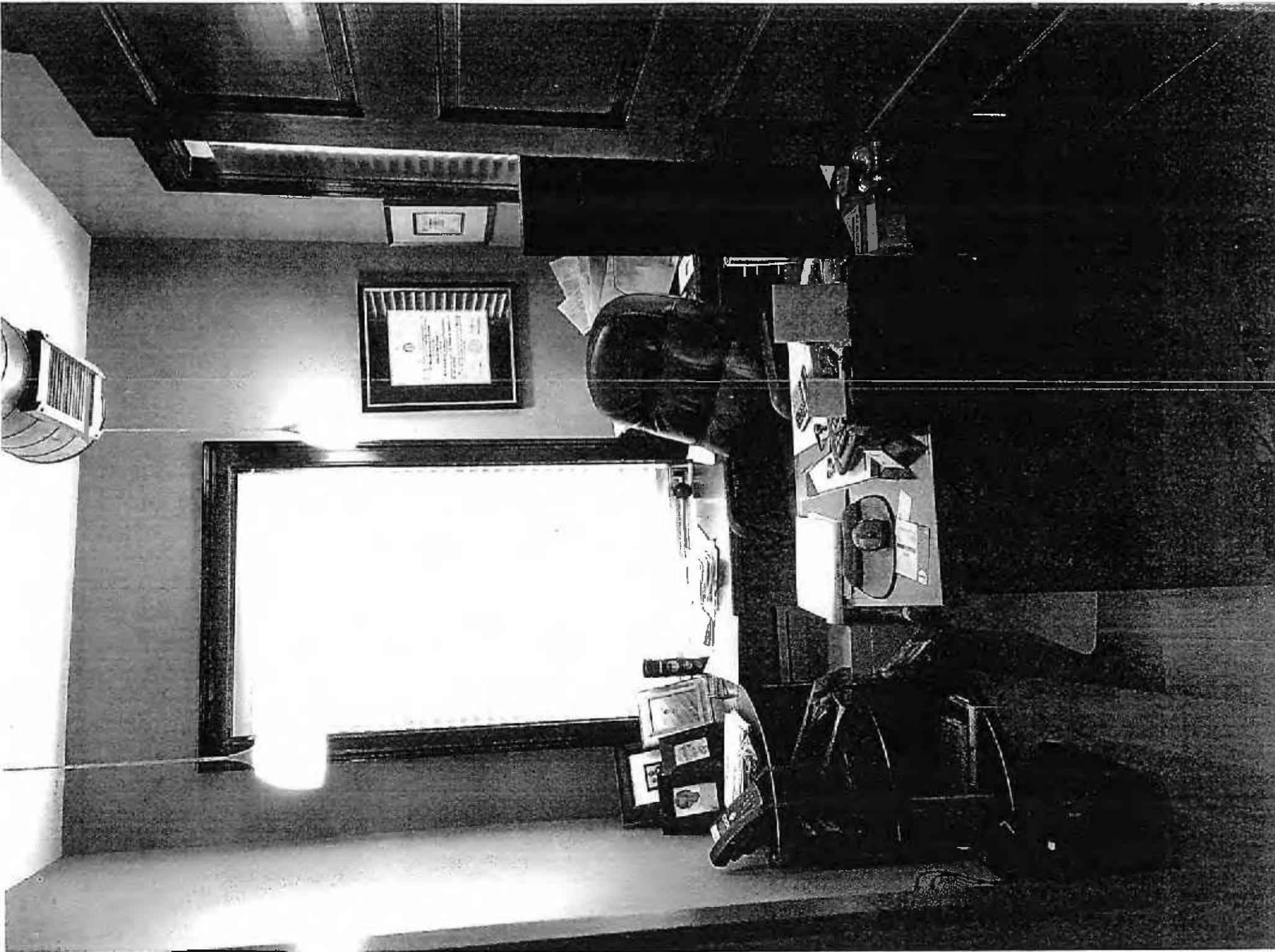
2019 MIDDLE STREET UNIT D

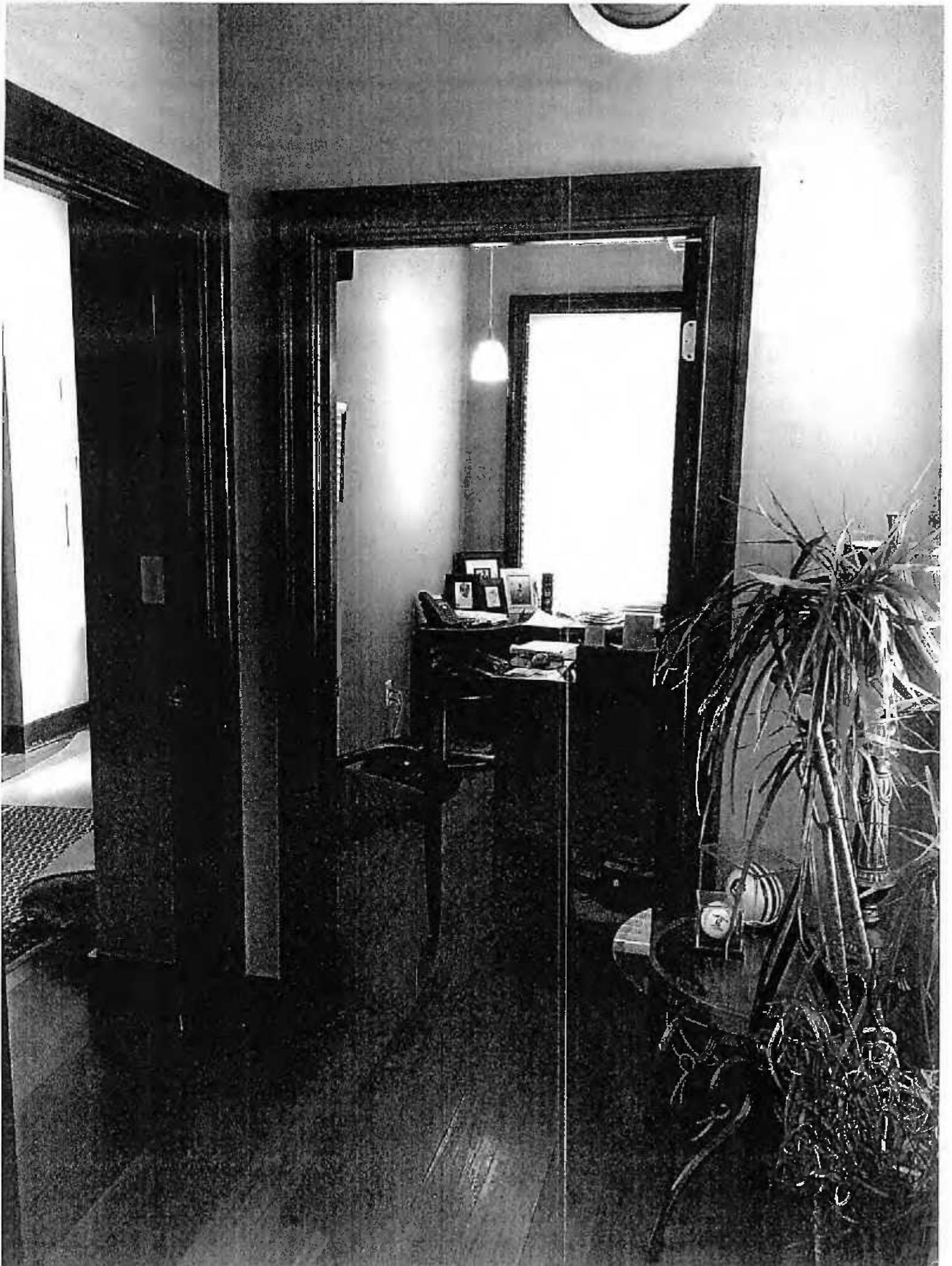
NEW

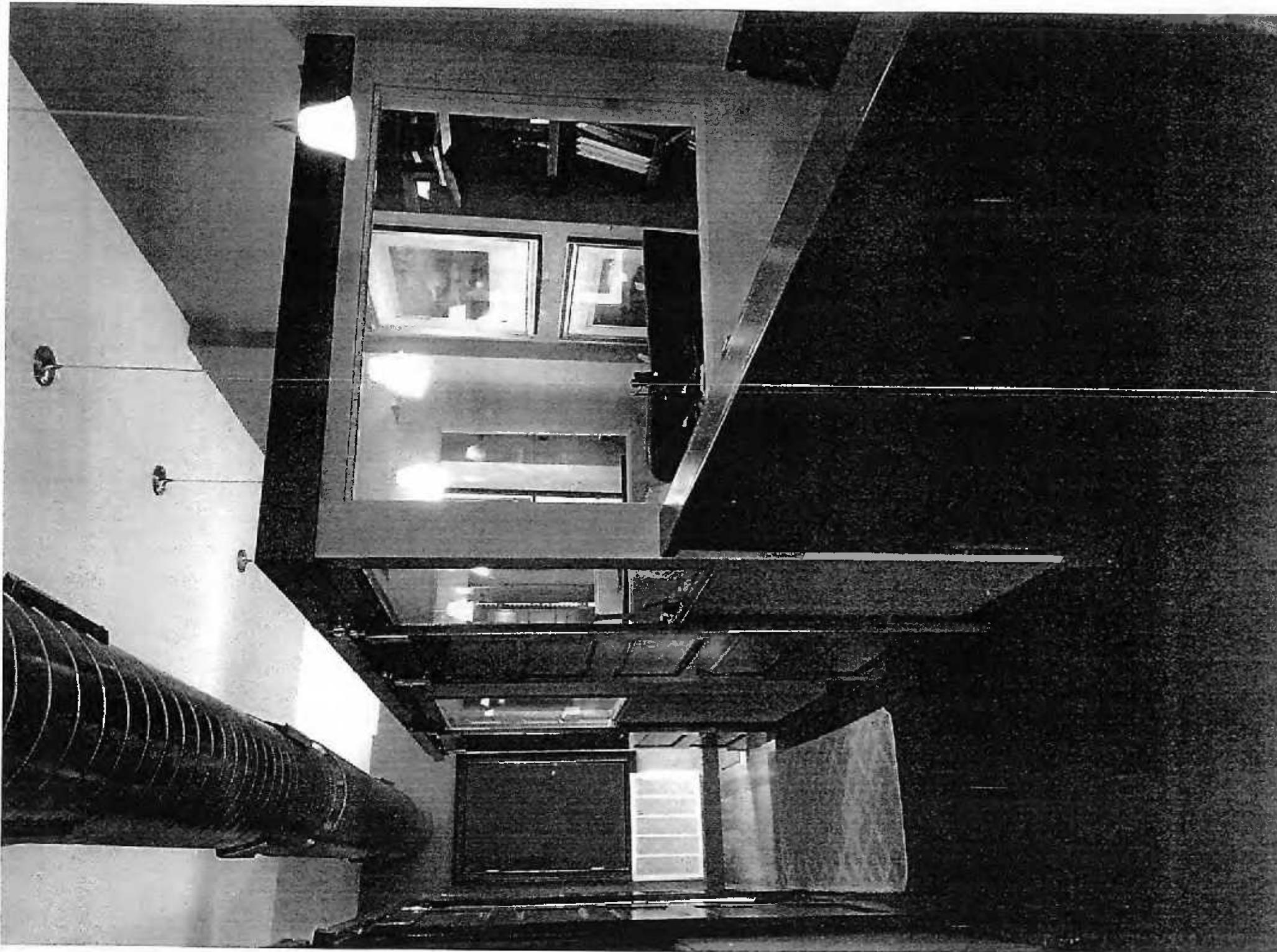
2019 MIDDLE STREET UNIT D

GRAND ENTRANCE IN

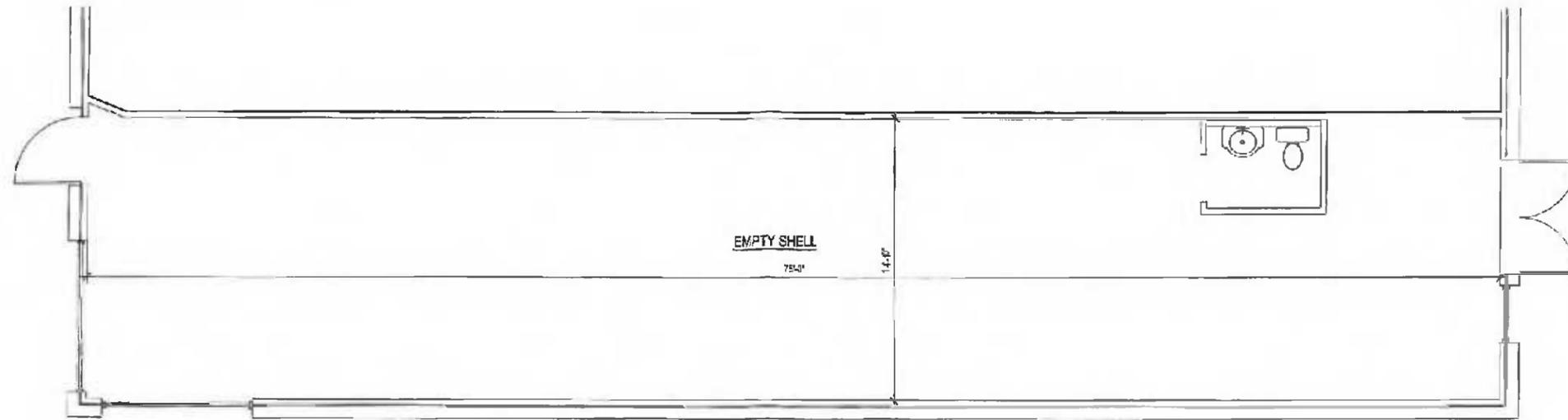




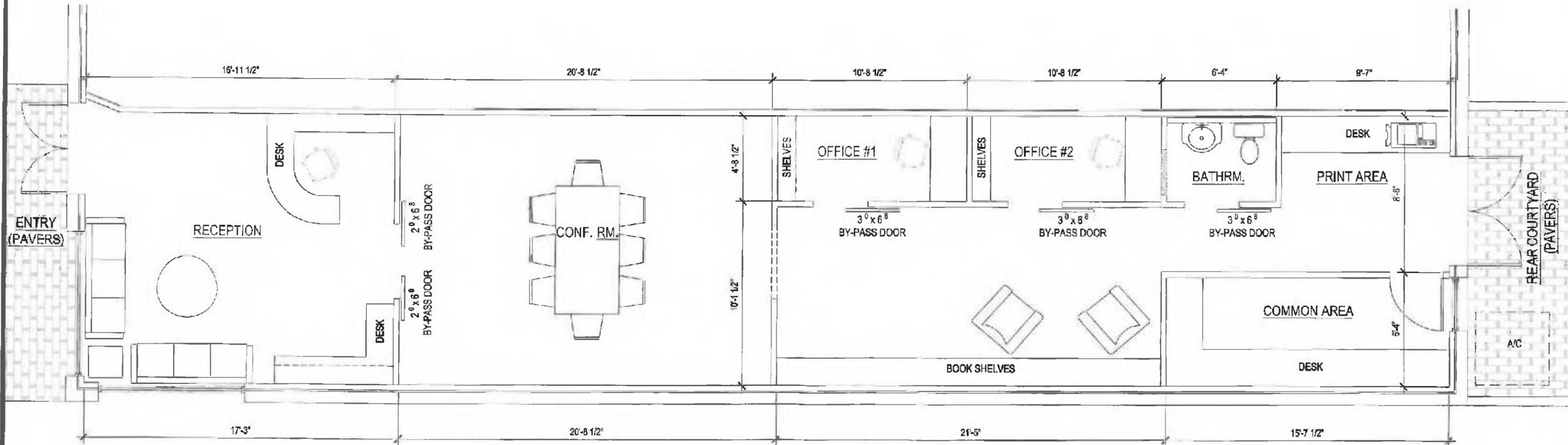


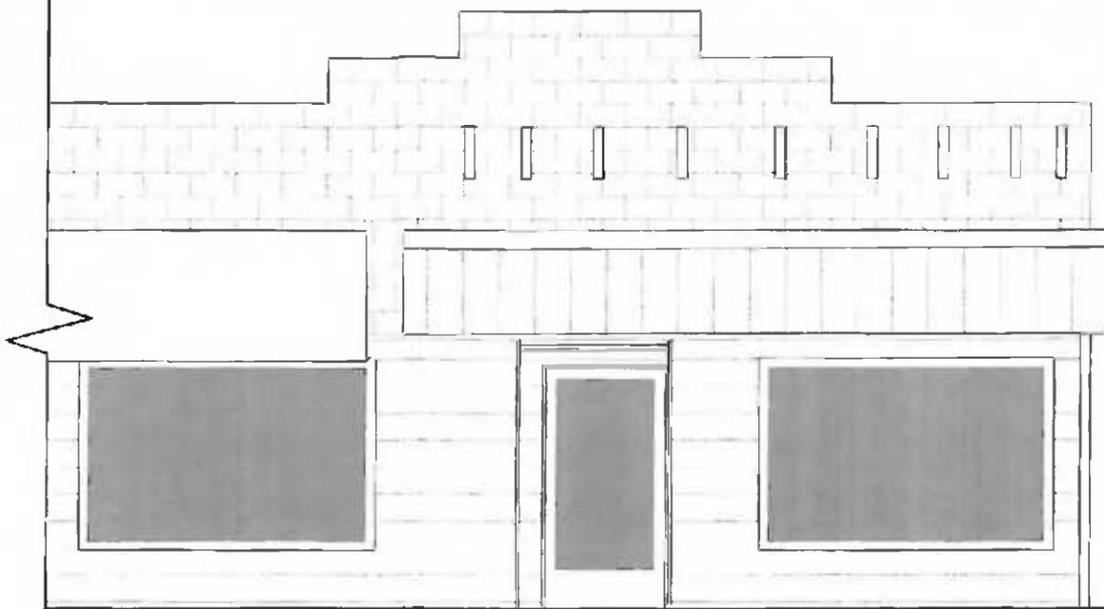






1 EXISTING FLOOR PLAN  
A101 SCALE: 1/4"=1'-0"





**2** EXISTING FRONT ELEVATION  
A201 SCALE: 3/8"=1'-0"



NEW SIGNAGE DOWN LIGHTING

NEW LOGO/SIGNAGE

NEW STUCCO FINISH OVER  
 EXISTING CMU BLOCK WALL

CEDAR SHAKE ROOFING OVER  
 EXISTING AWNING

NEW PAINTED WOOD TRIM, TYP.

NEW HARDI BOARD SIDING

NEW MAHOGANY DOOR(S)

PAINTED WD BAND BOARD

**APPLICATION  
TO SULLIVAN'S ISLAND DESIGN REVIEW BOARD**

2050-B Middle Sl. • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

**(FORM A)**

Project Address: 2114 10N AVE.  
 Submittal Date: MARCH 18, 2016  
 Meeting Date: APRIL 20, 2016 Parcel I.D. (TMS#): \_\_\_\_\_

Requested Approval (check ONE)  Conceptual  Preliminary  Final

Check one:

Submittal is *outside* the Historic District, not classified historic, and requests ORB 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 #: 185

Nature of Work: (circle all that apply)

Accessory Structure    Demolition / Relocation    **Addition / Alteration**    New Construction

Owner's Name: JEFF & MARITZA VALKO Architect / Designer: HERLONG ARCHITECTS  
 Address: 2005 CALLE DE LOS ANIMOS Contact #: 843 883 9190  
SAN CLEMENTE, CA 92672 email: \_\_\_\_\_  
 email: jeffrovalko@gmail.com Contractor: TBD  
 Contact #: 949 685 2747 Contact #: \_\_\_\_\_  
 email: \_\_\_\_\_

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

GENERAL REPAIRS AND RENOVATIONS TO BE EXPLAINED AT MEETING

<p>I (We) submit that the above information is true to the best of My (Our) knowledge.</p> <p><u>[Signature]</u>          Print Applicant's Name  <b>BRONWYN LURKIN</b>          Applicant Signature</p>	<p>Owner is not Applicant:          I (We) hereby appoint the person named as Applicant as My (Our) agent to represent Me (Us) in this application.</p> <p><u>[Signature]</u> 3-17-16          Owner's Signature</p>	<p>Fee Received by _____</p> <p align="right">check # _____</p>
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# REQUEST FOR REVIEW FORM (FORM B)

## Sullivan's Island Design Review Board

2050-B Middle St. • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: 2114 10th AVE.

Submittal Date: MARCH 18, 2010

Meeting Date: APRIL 20, 2010

### BREAKDOWN OF LOT COVERAGES

#### Lot Information:

Total Lot Size in Square Feet: 10,815 sf  
 Lot Width: 104'  
 Lot Depth: 104'  
 Flood Zone / Base Flood Elevation: VE-10

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

Principal Building Footprint: 1271 sf  
 Accessory Building Footprint: — sf  
 Total Principal Bldg. Coverage Area: 1271 sf  
 (Principal Building plus Accessory Structure)

#### Sec. 21-26 Impervious Coverage

Principal Building Coverage Area: 1201 sf  
 Covered Porches: 899 sf  
 Open Decks / Steps: 333 sf  
 Pool / Patio: — sf  
 Drives / Walks: — sf  
 Other Impervious Coverage: — sf  
 Total Impervious Coverage: 12433 sf

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

First Floor (GROUND): 1269 sf  
 Second Floor (1ST): 1194 sf  
 Third Floor (2ND): 372 sf  
 Accessory Building: — sf  
 Total Principal Building Square Footage: 12829 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: MASONRY  
 Walls: MASONRY / WOOD  
 Trim: WOOD

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 and be prepared to address in depth at presentation. The narrative and presentation should reference the attached outline of the Standards for Neighborhood Compatibility.

(check all that apply)       Narrative attached       Will discuss at presentation       Not Applicable (no relief req.)

# ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

## Sullivan's Island Design Review Board

2050-B Middle St. • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: 12114 10th AVE

Submittal Date: MARCH 18, 2016

Meeting Date: APRIL 20, 2016

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



No.	Issued For	Date
1	DRB Submittal	3/16/16
2		
3		
4		

**Valko Residence**  
**Renovations**  
 2114 Ion Ave.  
 Sullivan's Island, SC

**HERLONG & ASSOCIATES, INC.**  
 ARCHITECTURE  
 INTERIORS  
10431 POB 9199 • herlongarchitects.com  
 103 Palm Blvd. • Sea of Palms, NC 29451



DATE	2011-08-08
PROJECT	SPH

100 AVENUE

40' RW

105.50' (Tie)  
S 81° 39' 11" W

Property Line  
104.01'

S 65° 19' 52" W

N 88° 05' 40" E  
104.40' (Tie)

104.50'

Property Line

LOT 272  
TMS# 529-09-00-020  
Owned By: William C. & Deborah R. Zacharias  
P.B. AX, Pg. 54

Building Setback w possible relief

Building Setback

Footprint of Existing Residence

Building Setback

Building Setback

Building Setback w possible relief

Property Line

Zoned R35

Utility Easement

Property Line

104.50'

3' GRAIN LINK FENCE

LOT 274  
TMS# 529-09-00-022  
Owned By: Robert F. & Anne L. Graham  
D.B. T-462, Pg. 686



Existing Site Plan

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

Date

Issued For

No.

EDITION

Sheet

2nd

1st

3rd



1 Existing South Elevation



1 Optional South Elevation  
with no infill shed dormers

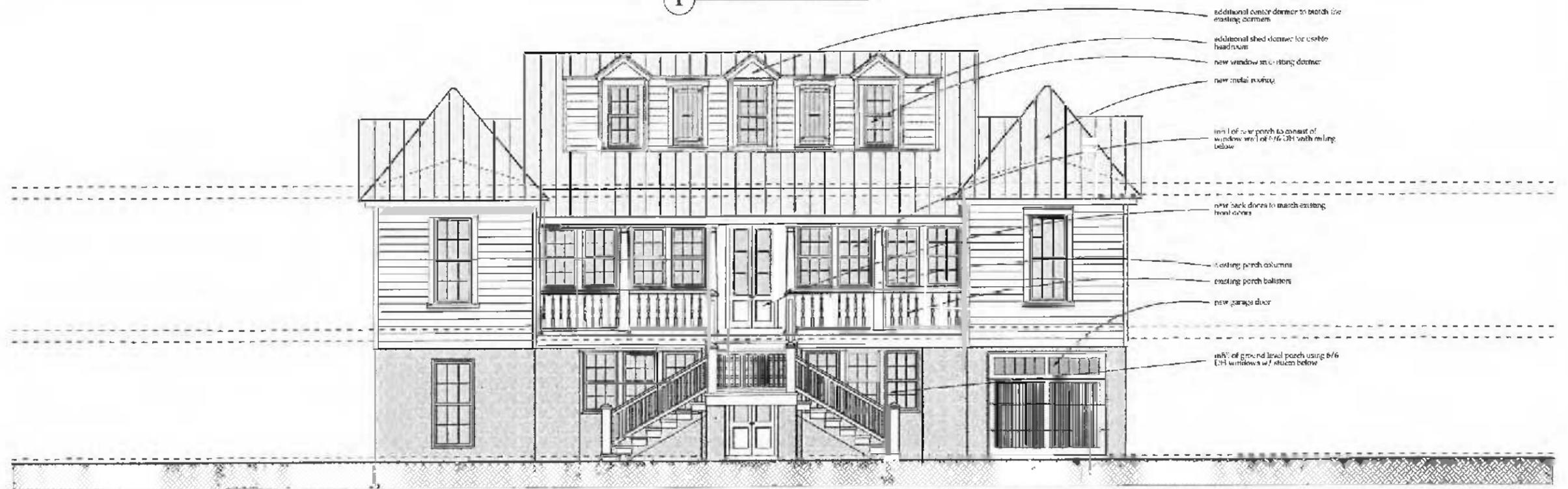


1 Proposed and Preferred South Elevation

- new brick chimney (to be added to match original chimney; destroyed in 1910) (see photos)
- additional center dormer to match the existing dormers
- additional shed dormer for usable headroom
- new window in existing dormer
- new metal roofing
- repair existing porch doors
- new iron fence
- existing porch columns
- existing porch balustrade
- remove 1910's era cast-iron arch and replace with stuccoed masonry piers



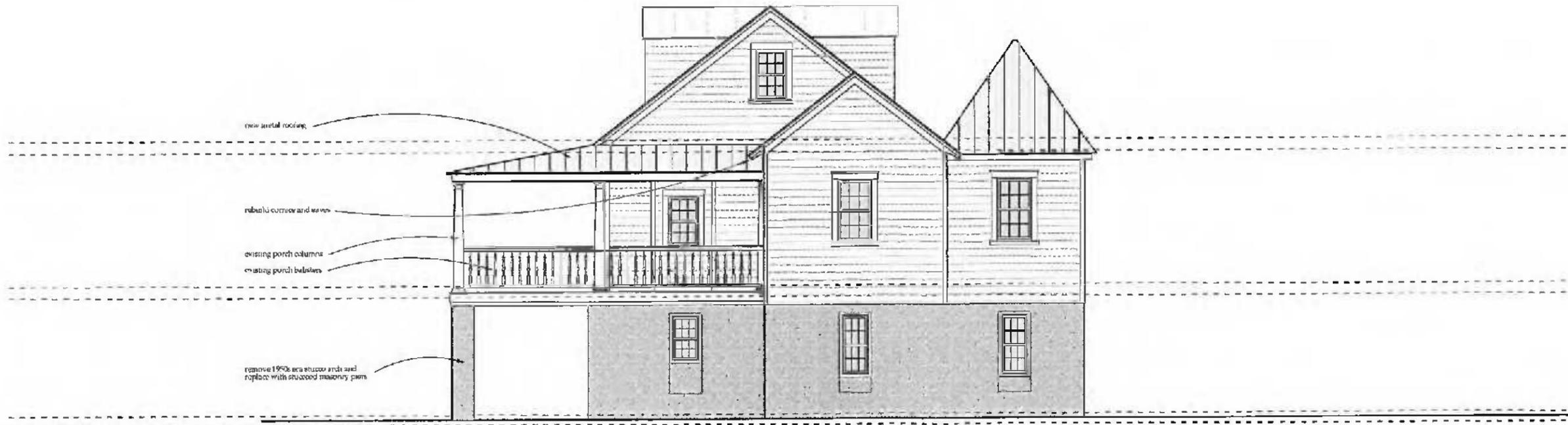
1 Existing North Elevation



1 Proposed North Elevation



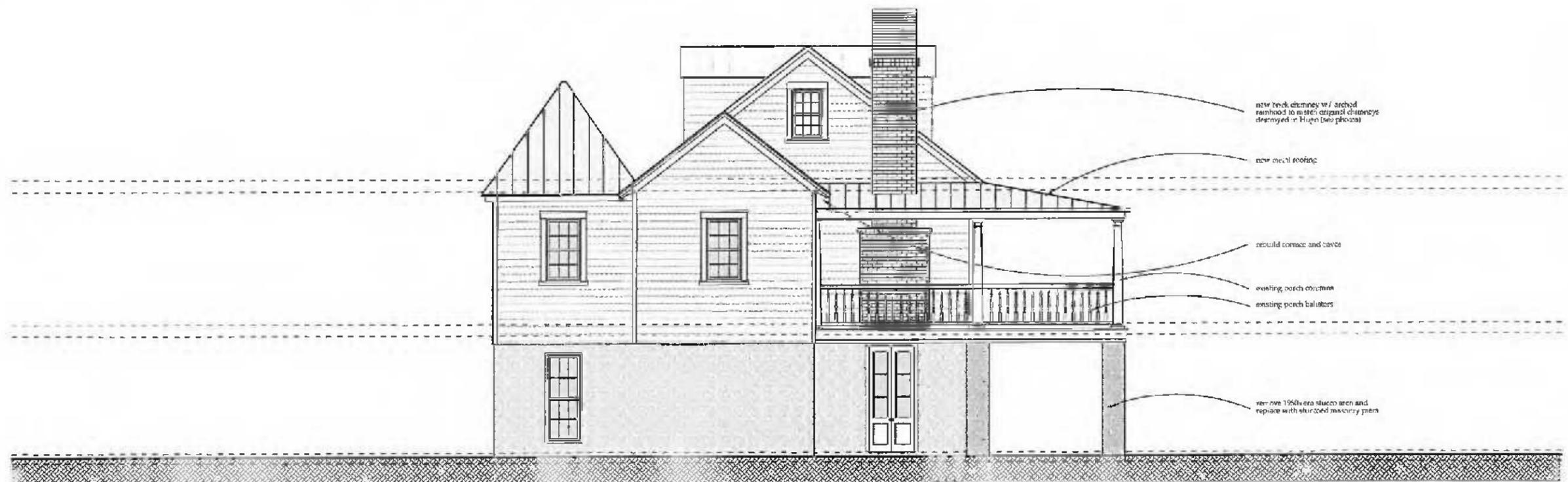
1 Existing East Elevation



1 Proposed East Elevation



1 Existing West Elevation



1 Proposed West Elevation

**APPLICATION  
TO SULLIVAN'S ISLAND DESIGN REVIEW BOARD**

2050-B Middle St. • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

**(FORM A)**

Project Address: 1023 MIDDLE STREET  
 Submittal Date: 03 18 16  
 Meeting Date: 04 20 16 Parcel I.D. (TMS#): 5030600 067

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

designated as Historic Resource

Submittal is *outside* the Historic District and

designated as Historic Resource

not 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: H. JONES Architect / Designer: EE FAVA

Address: 1023 MIDDLE ST Contact #: 843 723 5099

CL, SC 29482 email: E@EEFAVA.COM

email: \_\_\_\_\_ Contractor: STOCKY CARE/OMNI SERVICES

Contact #: \_\_\_\_\_ Contact #: 843 722 0691

email: STOCKY@OMNISERVICESLLC.COM

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

REMOVE PORTION OF EXISTING SCREEN PORCH THAT DRAGS AWAY FROM FACADE

INSTALL TRADITIONAL CASEMENT WINDOWS TO EXISTING GIVE SCREEN PORCH

ADD NEW ENTRY SCREEN TO MATCH ORIGINAL TO STREET SIDE

INSTALL PRIVACY FENCE TO BEAUTIFY THE PROPERTY WITH A MATCH

NEIGHBORHOOD TO OPPOSITE SIDE OF PATH

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

# CONCEPTUAL SUBMITTAL CHECKLIST

## Sullivan's Island Design Review Board

2050-B Middle St. • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: 1023 MIDDLE STREET  
Submittal Date: 03 18 16  
Meeting Date: 04 20 16

Requested Approval:	<input checked="" type="checkbox"/> Conceptual	<input type="checkbox"/> Preliminary	<input type="checkbox"/> 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 January 2016

# REQUEST FOR REVIEW FORM (FORM B)

## Sullivan's Island Design Review Board

2050-B Middle St. • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address: 1023 MIDDLE STREET  
 Submittal Date: 03 18 16  
 Meeting Date: 04 20 16

### BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>29990</u> sf
Lot Width:	<u>VARIES 118'-6"</u>
Lot Depth:	<u>VARIES 240-70</u>
Flood Zone / Base Flood Elevation:	<u>VE 14/22</u> <u>(FOR REMANATION CURBS)</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint:	<u>2372</u> sf
Accessory Building Footprint:	<u>488</u> sf
<b>Total Principal Bldg. Coverage Area:</b> (Principal Building plus Accessory Structure)	<u>2860</u> sf

Sec. 21-26 Impervious Coverage	
Principal Building Coverage Area	<u>2141</u> sf
Covered Porches:	<u>719</u> sf
Open Decks / Steps:	<u>228</u> sf
Pool / Patio:	<u>N/A</u> sf
Drives / Walks:	<u>568</u> sf
Other Impervious Coverage	_____ sf
<b>Total Impervious Coverage</b>	<u>3796</u> sf

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>1845</u> sf
Second Floor	<u>302</u> sf
Third Floor	_____ sf
Accessory Building	<u>296</u> sf
<b>Total Principal Building Square Footage:</b> (Principal Building plus Accessory Structure)	<u>2843</u> sf

### 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>WOOD POLES</u>	Roof: <u>EXISTING ASPHALT SHINGLE</u>
Walls: <u>PTD. WOOD SLANG</u>	Windows: <u>WOOD/COMPOSITE/GLASS</u>
Trim: <u>PTD. WOOD</u>	Doors: <u>WOOD, GLASS</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 and be prepared to address in depth at presentation. The narrative and presentation should reference the attached outline of the Standards for Neighborhood Compatibility.

(check all that apply)     Narrative attached     Will discuss at presentation     Not Applicable (no relief req.)

# ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

## Sullivan's Island Design Review Board

2050-B Middle St. • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

Project Address:

1023 MIDDLE STREET

Submittal Date:

06/18/16

Meeting Date:

04/20/16

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

e.

March 18, 2016

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Design Review Board Submission

Re:  
1023 Middle Street  
Sullivan's Island South Carolina  
29482

Per the drawings and application submitted  
is a classic Sullivan's Island beach house, built c. 1929

Our goal is to make simple & appropriate improvements that retain the existing and original interior character as well as the exterior massing and character. These include:

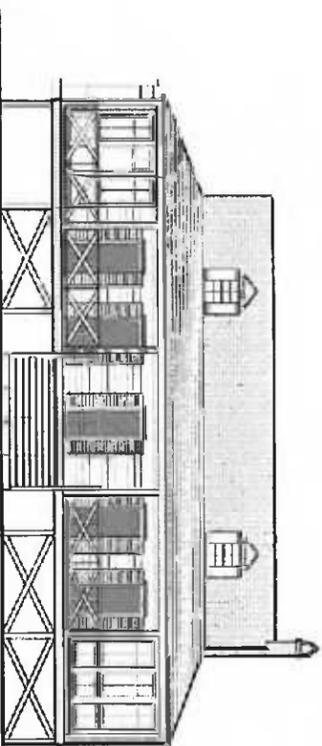
- 1) Removal of existing section of screened porch that obscures the classic ocean side façade (so that now is visible in its entirety from the beach)
- 2) Install traditional casement windows at the remaining side screened porches (not or just minimally visible from public right of way and remaining within the existing building footprint)
- 3) Construct a new, wood, side entry stair (at middle street elevation) that is simple in character and matches the existing stair in place.
- 4) Install a new painted wood privacy fence at the public beach path property line that matches that of the existing neighbor's fence on the opposite side of the path in character and height (5'-6")

Thank you for your review of the request for minor modifications to 1023 Middle Street as per our drawing submittal.

Sincerely,

Ernest E. Fava, Jr. NCARB  
e. c. fava architects, etc.

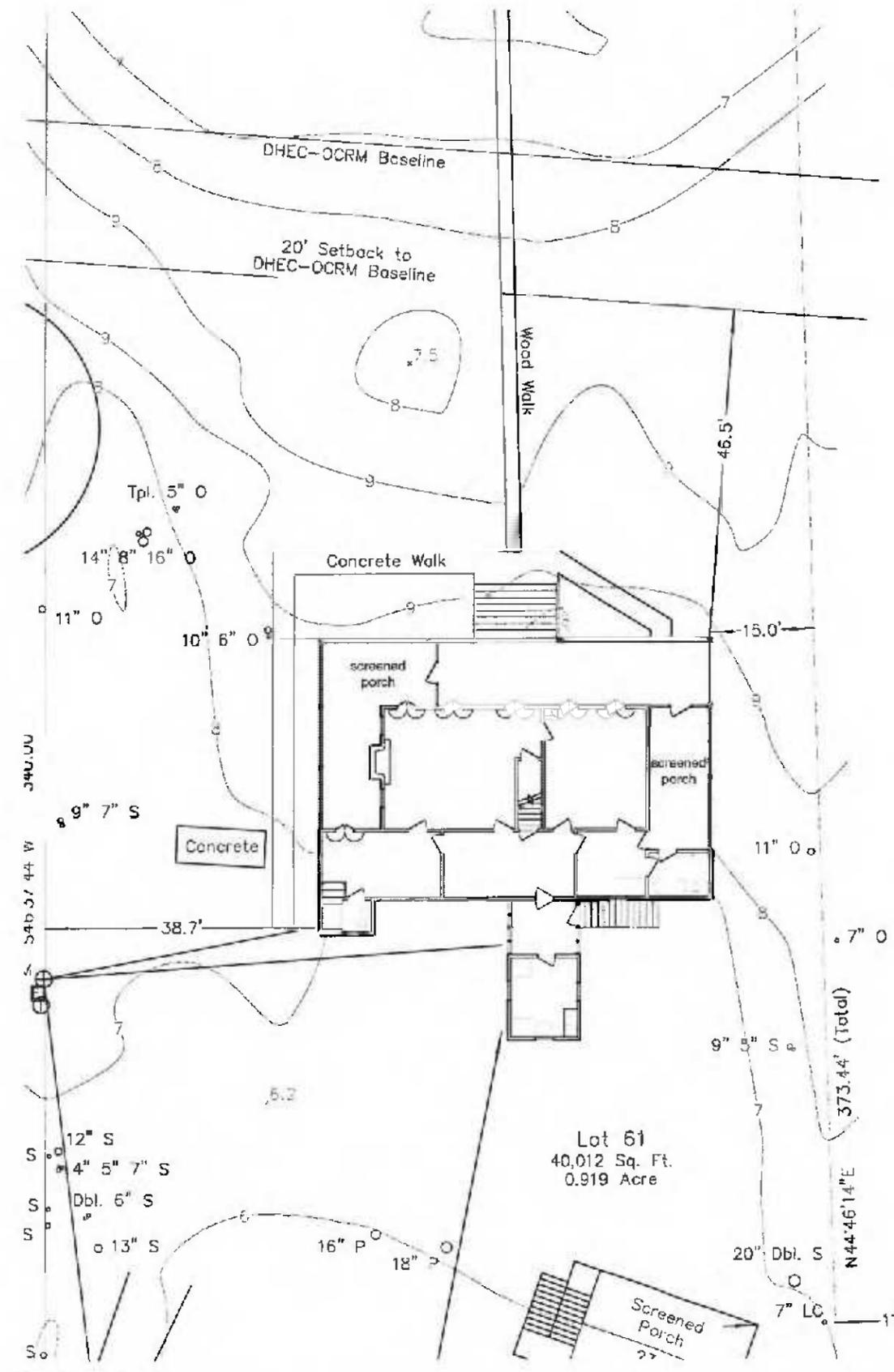
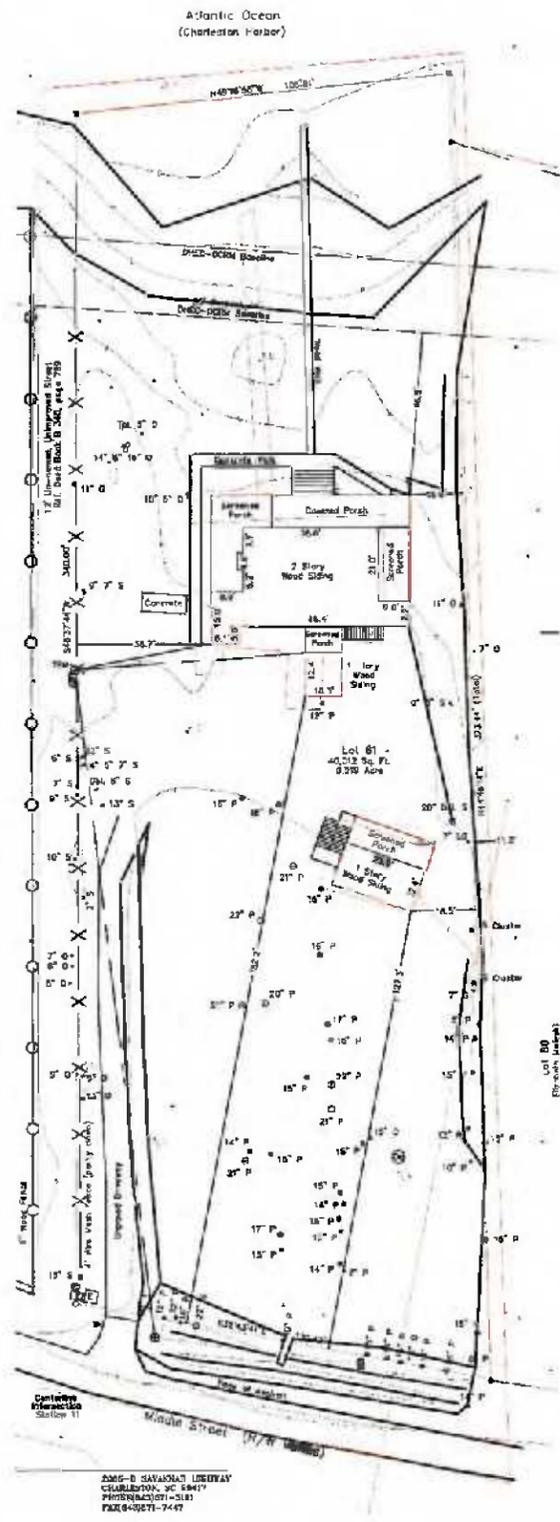
DESIGN AND DETAILS ARE THE EXCLUSIVE PROPERTY OF [redacted] architects, etc. ALL RIGHTS RESERVED - DRAWINGS MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT 2016.  
These drawings are strictly representations of the existing conditions of the structure located at 1023 Middle Street are the result of on site investigations of accessible areas.  
All dimensions and scaled elements noted herein are for reference only and should be verified by all individuals utilizing these documents for any other purpose.



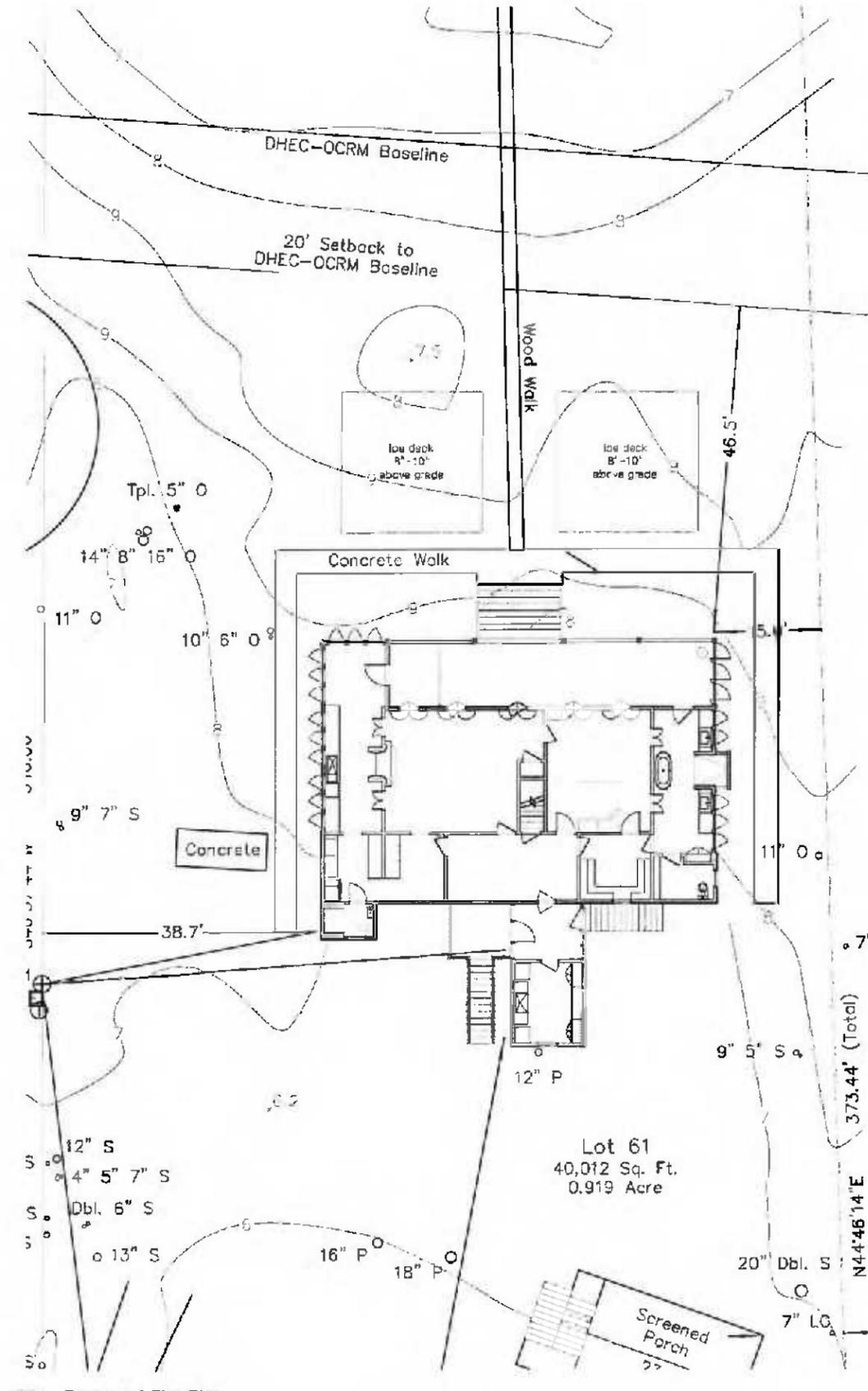
Cover	
PH101	Existing Conditions Photo
A001	Existing & Proposed Site
AE101	Existing First Floor Plan
A101	Proposed First Floor Plan
A201	Existing & Proposed Elevations
A202	Existing & Proposed Elevations
A203	Existing & Proposed Elevations
A204	Existing & Proposed Elevations




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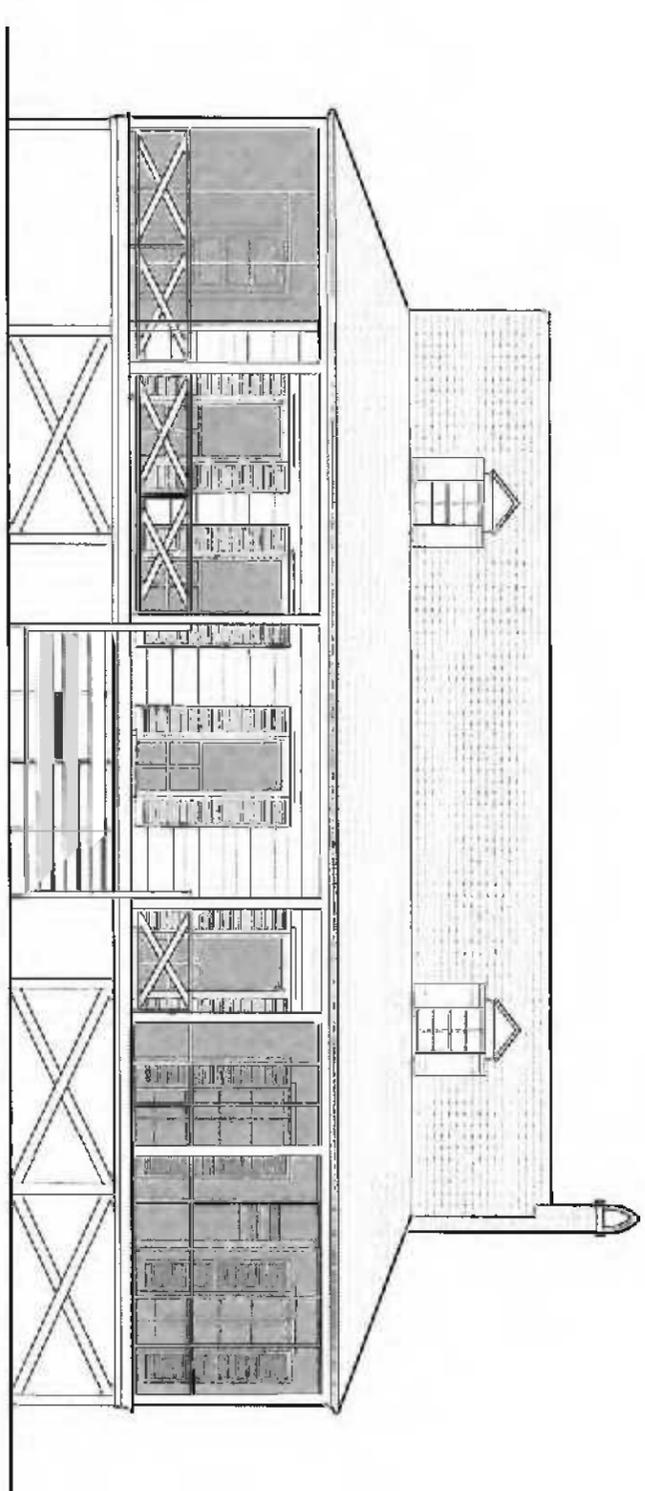


1 Existing Site Plan



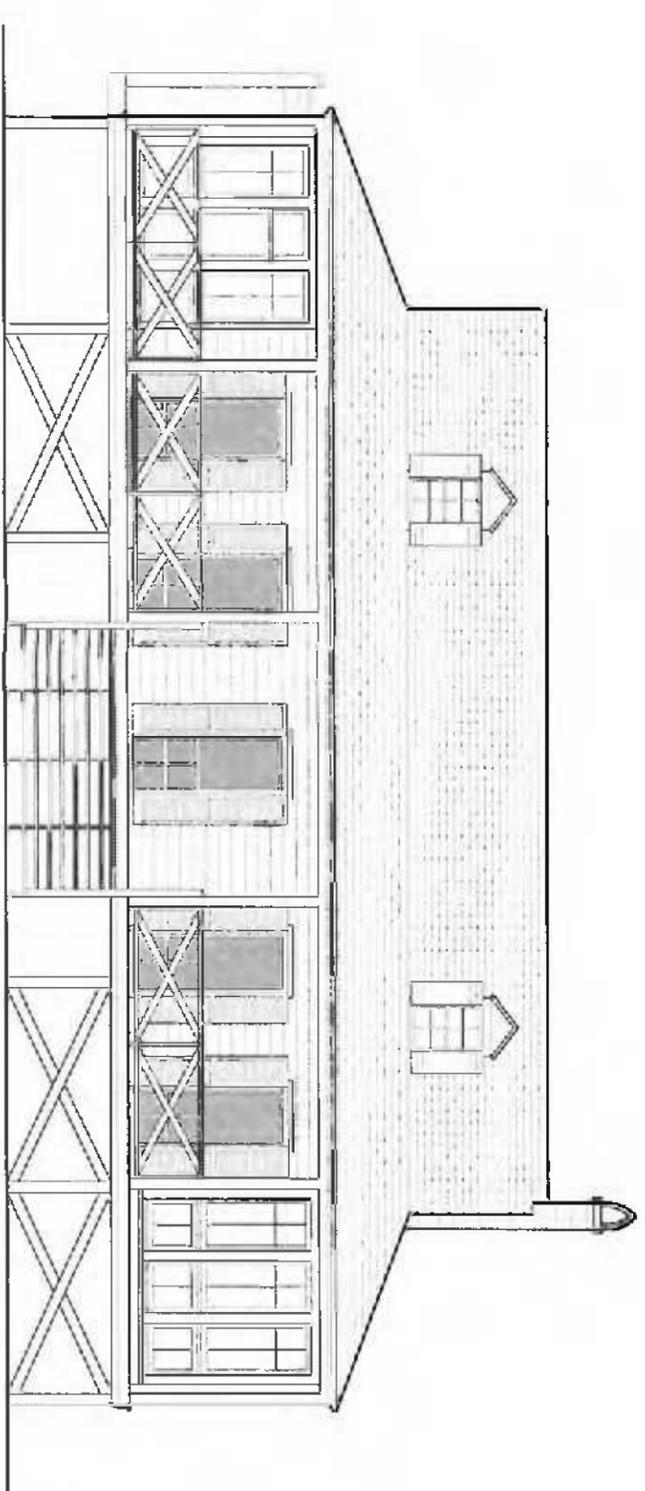
2 Proposed Site Plan

Scale 3/32" = 1'



1 Existing Elevation | SOUTH

Scale 1/4" = 1'

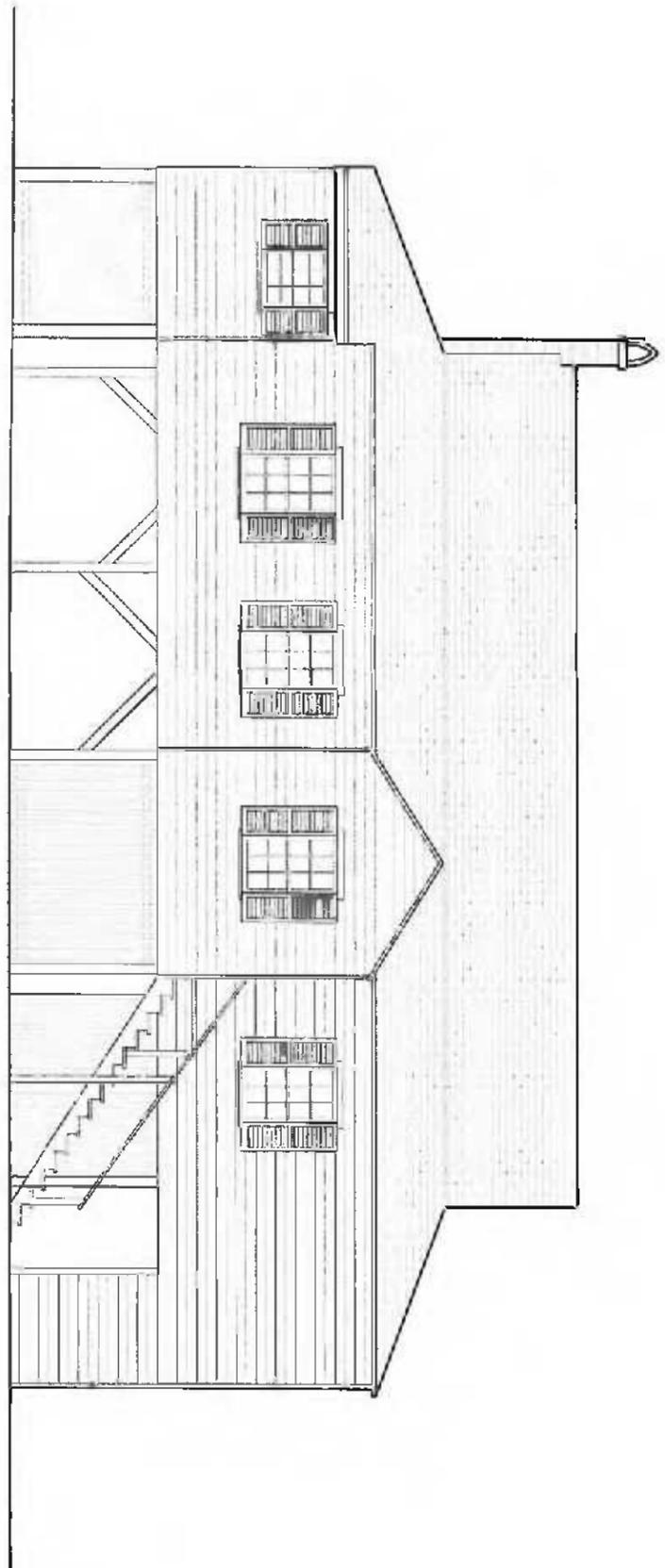


2 Proposed Elevation | SOUTH

Scale 1/4" = 1'

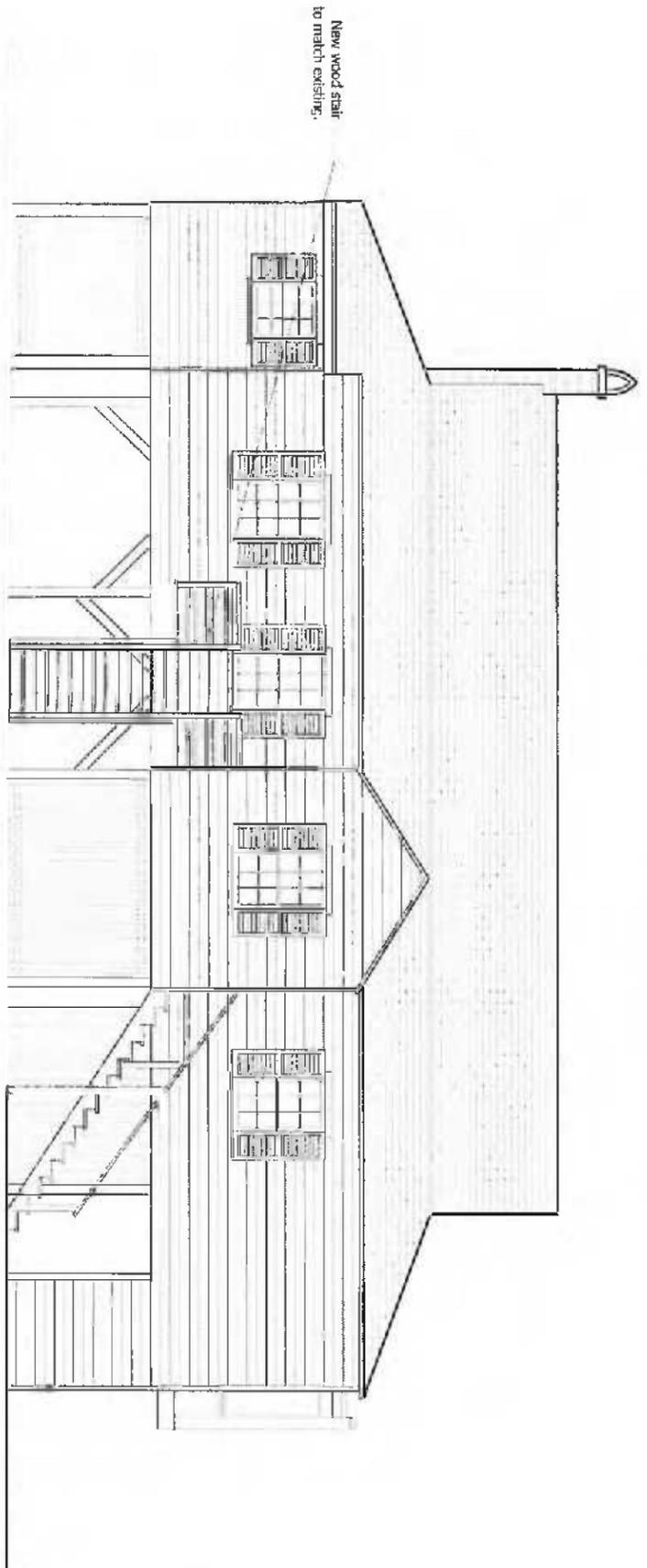
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**General Notes:**  
 1. All work shall conform to the applicable building codes and regulations of the City of Baltimore.  
 2. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.  
 3. The Contractor shall maintain the site in a safe and secure condition at all times.  
 4. The Contractor shall be responsible for protecting all existing utilities and structures on the site.  
 5. The Contractor shall be responsible for the removal and disposal of all debris and materials.  
 6. The Contractor shall be responsible for the installation of all new materials and components.  
 7. The Contractor shall be responsible for the completion of all work in a timely and efficient manner.  
 8. The Contractor shall be responsible for the maintenance of all records and documents related to the project.  
 9. The Contractor shall be responsible for the payment of all taxes and fees associated with the project.  
 10. The Contractor shall be responsible for the insurance and bonding of all workers and equipment.  
 11. The Contractor shall be responsible for the safety of all workers and the public.  
 12. The Contractor shall be responsible for the environmental protection of the site.  
 13. The Contractor shall be responsible for the preservation of all historic and cultural resources.  
 14. The Contractor shall be responsible for the accessibility of the project to all individuals, including those with disabilities.  
 15. The Contractor shall be responsible for the communication and coordination with all stakeholders.  
 16. The Contractor shall be responsible for the quality control and inspection of all work.  
 17. The Contractor shall be responsible for the completion of the project within the specified budget and schedule.  
 18. The Contractor shall be responsible for the final cleanup and restoration of the site.  
 19. The Contractor shall be responsible for the final inspection and approval of the project.  
 20. The Contractor shall be responsible for the final delivery of the project to the owner.



1 Existing Elevation | NORTH

Scale 1/8" = 1'



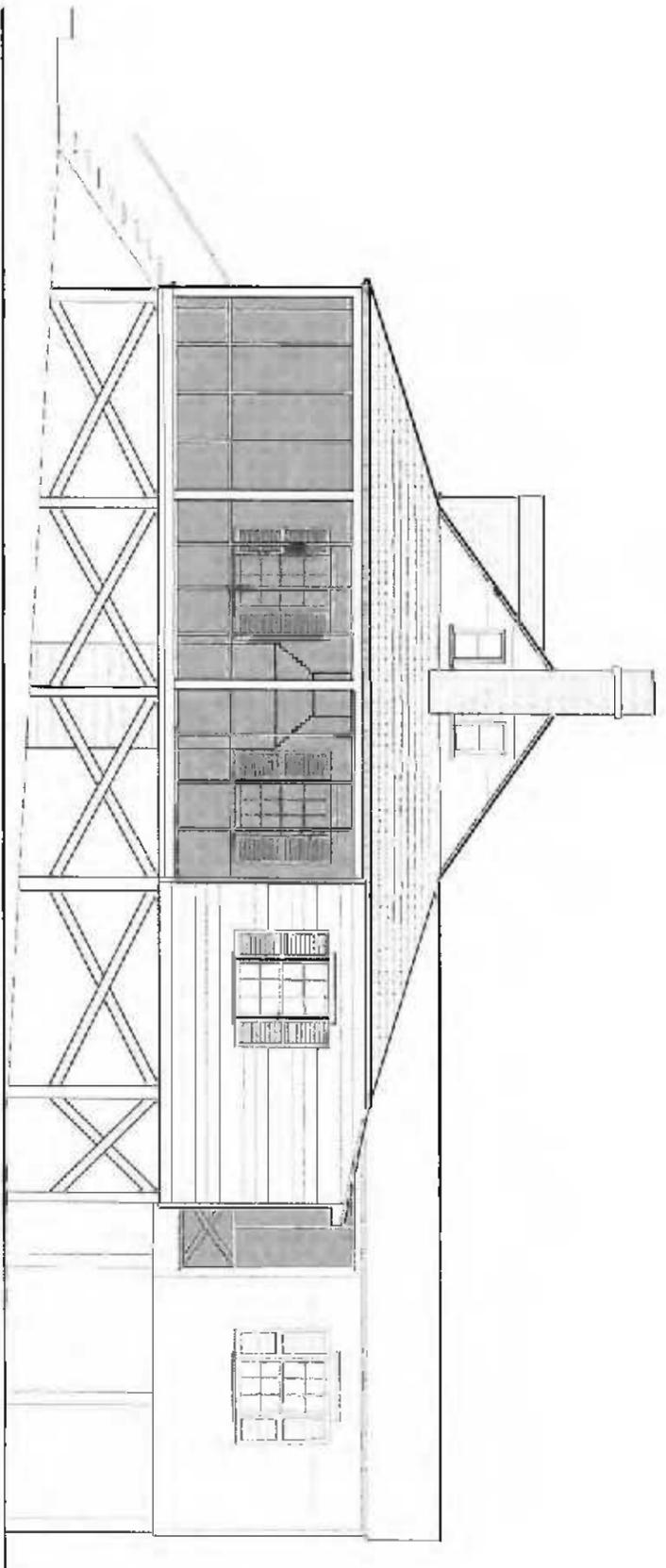
2 Proposed Elevation | NORTH

Scale 1/8" = 1'



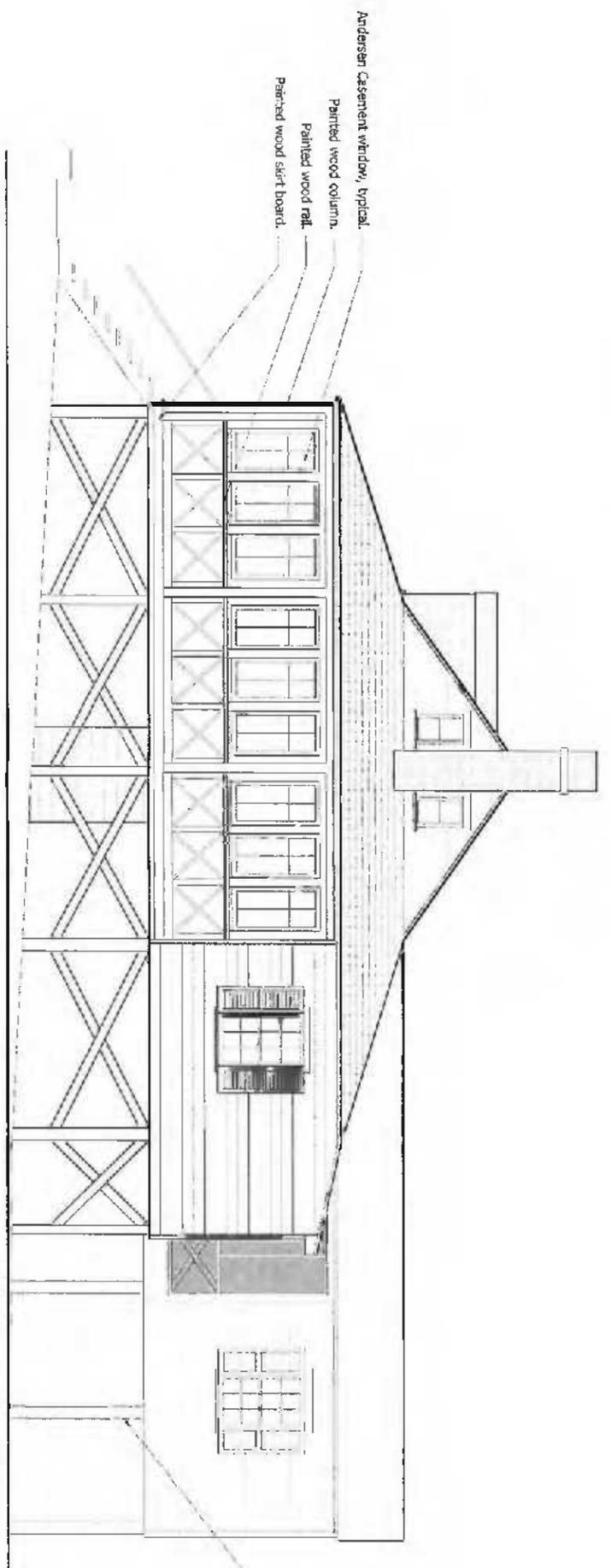
**General Notes:**

1. All work shall conform to the applicable codes and regulations of the City of Baltimore, Maryland.
2. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
3. The contractor shall maintain the site in a safe and clean condition at all times.
4. The contractor shall protect all existing utilities and structures on the site.
5. The contractor shall provide adequate safety measures for all workers and the public.
6. The contractor shall provide a detailed schedule of work and progress reports.
7. The contractor shall provide a list of all subcontractors and vendors.
8. The contractor shall provide a list of all materials and equipment used on the site.
9. The contractor shall provide a list of all laborers and their qualifications.
10. The contractor shall provide a list of all safety equipment and its condition.
11. The contractor shall provide a list of all safety training and certifications.
12. The contractor shall provide a list of all safety incidents and their resolution.
13. The contractor shall provide a list of all safety violations and their correction.
14. The contractor shall provide a list of all safety audits and their results.
15. The contractor shall provide a list of all safety meetings and their minutes.
16. The contractor shall provide a list of all safety records and their retention period.
17. The contractor shall provide a list of all safety documents and their location.
18. The contractor shall provide a list of all safety personnel and their contact information.
19. The contractor shall provide a list of all safety equipment and its location.
20. The contractor shall provide a list of all safety materials and their location.



1 Existing Elevation | EAST  
 (Minimal visibility from beach access path)

Scale 1/4" = 1'



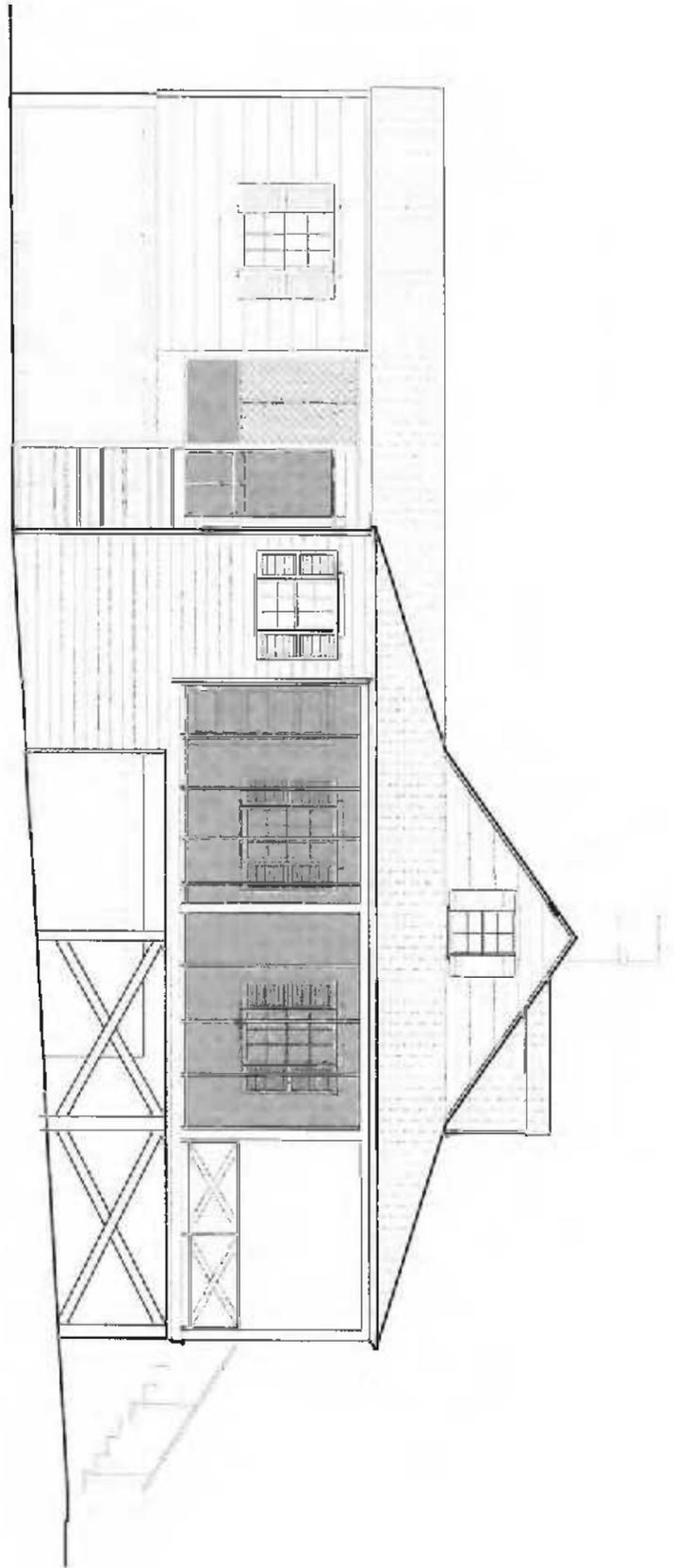
2 Proposed Elevation | EAST  
 (Minimal visibility from beach access path)

Scale 1/4" = 1'

Andersen Casement window, typical.  
 Painted wood column.  
 Painted wood rail.  
 Painted wood skirt board.

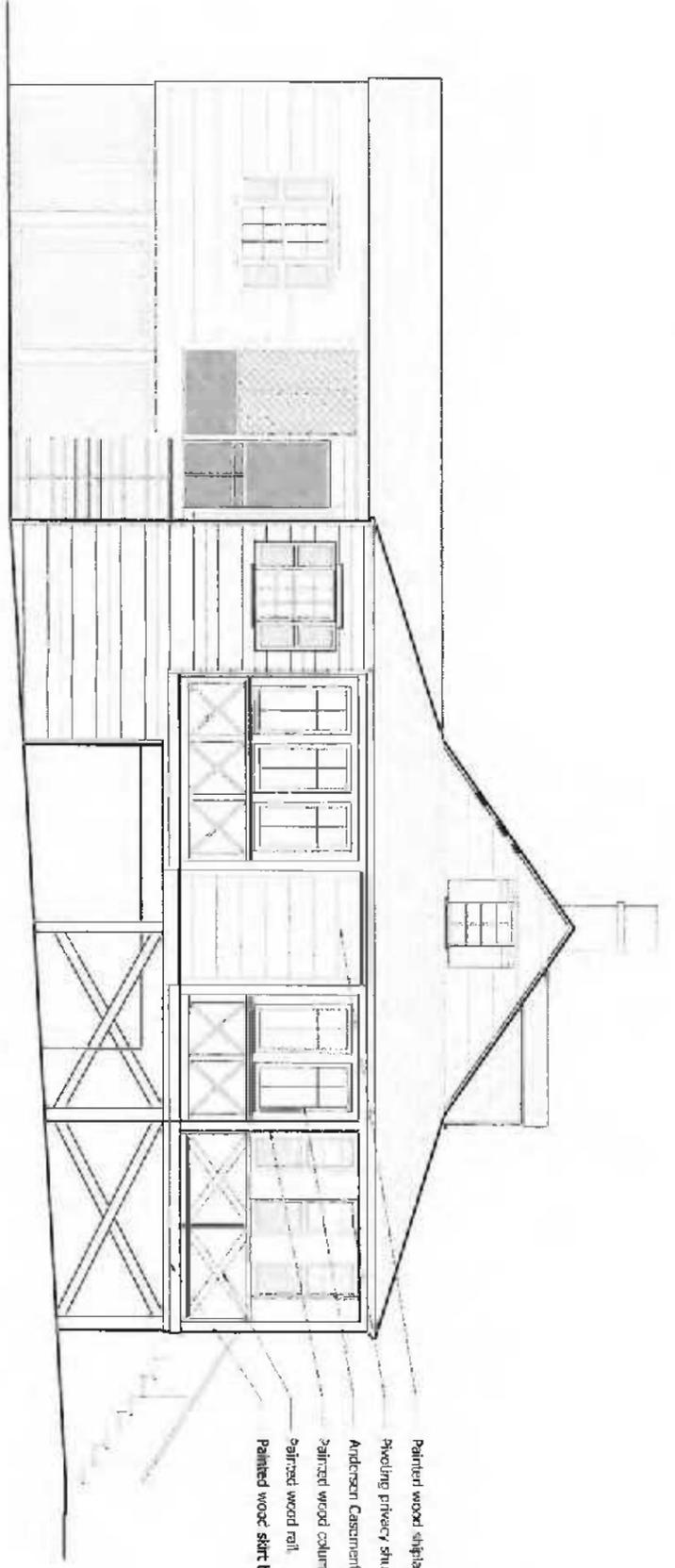
New wood stair  
 to match existing.

1. Contractor shall verify all existing conditions and provide a detailed report of the same to the Architect prior to the start of construction.
2. The Contractor shall be responsible for obtaining all necessary permits and approvals from the local authorities.
3. The Contractor shall maintain the site in a safe and secure condition at all times during the construction process.
4. The Contractor shall be responsible for the removal and disposal of all debris and waste materials from the site.
5. The Contractor shall be responsible for the protection and preservation of all existing trees and landscaping on the site.
6. The Contractor shall be responsible for the installation and maintenance of all safety equipment and signage on the site.
7. The Contractor shall be responsible for the coordination and scheduling of all trades and subcontractors.
8. The Contractor shall be responsible for the timely completion of the project within the specified budget and schedule.
9. The Contractor shall be responsible for the final inspection and certification of the completed work.
10. The Contractor shall be responsible for the cleanup and restoration of the site to its original condition.
11. The Contractor shall be responsible for the maintenance and repair of all existing utilities and infrastructure on the site.
12. The Contractor shall be responsible for the coordination and scheduling of all inspections and testing.
13. The Contractor shall be responsible for the protection and preservation of all existing structures and materials on the site.
14. The Contractor shall be responsible for the installation and maintenance of all fire safety equipment and systems.
15. The Contractor shall be responsible for the coordination and scheduling of all final inspections and approvals.
16. The Contractor shall be responsible for the final cleanup and removal of all construction materials and equipment from the site.
17. The Contractor shall be responsible for the final handover and completion of the project.
18. The Contractor shall be responsible for the final documentation and record keeping of the project.
19. The Contractor shall be responsible for the final review and sign-off of the project by the Architect.
20. The Contractor shall be responsible for the final payment and completion of all contractual obligations.



1 Existing Elevation | WEST  
 (Not visible from public right of way.)

Scale 1/8" = 1'



2 Proposed Elevation | WEST  
 (Not visible from public right of way.)

Scale 1/8" = 1'

- Painted wood shingles siding.
- Revolving privacy shutters to the open porch beyond.
- Anderson Casement window, typical.
- Painted wood column.
- Painted wood rail.
- Painted wood skirt board.

General Notes:

1. Contractor shall verify the accuracy of all dimensions and materials shown on these drawings. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
2. The building shall conform to all applicable building codes and regulations.
3. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
4. All structural steel shall be fabricated and erected in accordance with the specifications and drawings.
5. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
6. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
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