

APPLICATION

Sullivan's Island Design Review Board

2056 Middle St. • P O Box 427 • Sullivan's Island, SC • 29482 • (843) 883-3198

(FORM A)

Project Address:	<u>1817 Back Street, Sullivan's Island, SC 29482</u>		
Submittal Date:	<u>May 27, 2022</u>		
Meeting Date:	<u>June 15, 2022</u>	Parcel I.D. (TMS#):	<u>5290500074</u>

Requested Approval (check ONE) Conceptual Preliminary Final

Check one:

<input checked="" type="checkbox"/> Submittal is outside the Historic District, not classified historic, and requests DRB relief. <u>Complete Neighborhood Compatibility Form D.2</u>	<input type="checkbox"/> Submittal is within the Historic District and is: <u>Complete Historic Form D.1</u> _____ designated as Historic Resource _____ not designated as Historic Resource Historic Survey #: _____	<input type="checkbox"/> Submittal is outside the Historic District and <u>Complete Historic Form D.1</u> _____ designated as Historic Resource Historic Survey #: _____
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Nature of Work: (circle all that apply)

Historic Property
 Accessory Structure
 Demolition / Relocation
 Addition / Alteration
 New Construction

Owner's Name	<u>Chuck Galis</u>	Architect / Designer:	<u>Atkinson Pool</u>
Address:	<u>1817 Back Street</u>	Contact #:	<u>843-867-6256</u>
	<u>Sullivan's Island, SC 29482</u>	email:	<u>katlyn@atkinsonpools.com</u>
email:	<u>chuck@galisproperties.com</u>	Contractor:	<u>N/A at this point</u>
Contact #:	<u>706-380-1100</u>	Contact #:	_____
		email:	_____

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

1) We are contemplating the possible installation of a pool on our property. Before moving forward with designing a pool, we would like to verify the location where a pool would be allowed. We are located on a corner lot. It is our understanding that the front yard of our lot will need to be changed from Back Street to Station 181/2. Under Section 21-30.B.(3), the Ordinance provides the following: "Corner lots: the Principal Building's Primary Facade shall be oriented toward the ocean or marsh, unless the Principal Building is replacing one oriented otherwise."
 (Please continue on attached sheet)....

I (We) submit that the above information is true to the best of my (Our) knowledge. <u>Chuck Galis & Jane Galis</u> <small>Print Applicant's Name</small>	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 _____ check # _____
<small>Applicant Signature</small>	<small>Owner's Signature</small>	

Brief Description of the Project and Scope of Work to be Performed – (Continued)

As indicated on the photograph provided by Staff, the prior structure was oriented toward Station 18 1/2. Our front door is located on Station 18 1/2, and this is indeed the front entrance of our home. We are requesting that the front yard of our lot be permanently relocated so that it is oriented to Station 18 ½.

2) With the front yard oriented to Station 18 ½, there is a non-conforming encroachment in the rear yard setback that can be used to satisfy the requirements of Section 21-151. (B. Structural alterations) and (C. Moving). This nonconformity allows expansion of a pool along the limits of this encroachment, and a portion of the encroachment can be moved per the Ordinance so that the entire pool area falls within the setback lines. This is illustrated on the attached Site Plan with Box A, the encroachment, being moved inside the setback line to Box B. With Box A being moved to Box B, the pool area becomes more compact than the existing structure. Additionally, to meet the lot coverage ratio (and in fact reduce it) we are removing the stairs currently located on the Back Street side of the house.

3) Requested per Section 21-142.B, the pool area is to be an “integral part of the principal building.” As proposed, all setbacks are met. Per the attached rendering, the pool is elevated to the same height as existing decking. Pool railing, and foundation skirting match existing conditions as shown in attached “before and after” photographs. This request does not call for a free standing pool.

REQUEST FOR REVIEW FORM (FORM B)

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BREAKDOWN OF LOT COVERAGES

Lot Information:	
Total Lot Size in Square Feet:	<u>11,325.6</u> sf
Lot Width:	<u>115.09</u>
Lot Depth:	<u>106.16</u>
Flood Zone / Base Flood Elevation:	<u>AE, elev 13</u>

Sec. 21-25 Principal Building Coverage Area	
Principal Building Footprint <small>(1st floor heated = 2,251 porches/decks/stairs = 1,114)</small>	<u>3,395</u> sf
Accessory Building Footprint:	<u>0</u> sf
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Total Principal Bldg. Coverage Area:	<u>3,395</u> sf
(Principal Building plus Accessory Structure)	

Sec. 21-26 Impervious Coverage	CURRENT	PROPOSED
Principal Building Coverage Area	<u>2,251</u> sf	2,251
Covered Porches:	<u>1,114</u> sf	878
Open Decks / Steps:	<u> </u> sf	
Pool / Patio:	<u> </u> sf	144.2
Drives / Walks:	<u> </u> sf	
Other Impervious Coverage	<u> </u> sf	
Total Impervious Coverage	<u>3,395 / 29.9%</u> sf	3,279 28.9%

Sec. 21-27 Principal Building Square Footage	
First Floor	<u>2,445</u> sf
Second Floor	<u>1,941</u> sf
Third Floor	<u>384</u> sf
Accessory Building	<u>0</u> sf
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Total Principal Building Square Footage:	<u>4,770</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>Skirting is 1 x 6 vertical pressure treated lumber</u>	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 and be prepared to address in depth at presentation. The narrative and presentation should reference the Standards for Neighborhood Compatibility and design guidance form.

(check which applies) Form D.2 attached Not Applicable (no relief requested)