

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

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

(FORM A)

Project Address:	<u>2851 MARSHALL BLVD</u>		
Submittal Date:	<u>08.22.19</u>		
Meeting Date:	<u>09.18.19</u>	Parcel I.D. (TMS#):	<u>529-11-00-077</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.1</u>	<input type="checkbox"/> Submittal is within the Historic District and is: <u>Complete Historic Form D.2</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.2</u> _____ designated as Historic Resource Historic Survey #: _____
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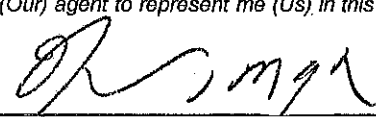
Nature of Work: (circle all that apply)

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

Owner's Name	<u>1601 Atlantic LLC</u>	Architect / Designer:	<u>BEAU CLOWNEY ARCHITECTS</u>
Address:	_____	Contact #:	<u>843.722.2040</u>
email:	_____	email:	<u>JAMES @ BEAUCLOWNEY.COM</u>
Contact #:	_____	Contractor:	_____
		Contact #:	_____
		email:	_____

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

RENOVATION AND ADDITION TO NON HISTORIC RESIDENCE OUTSIDE OF HISTORIC DISTRICT. ADDITION IS TO THE REAR AND SIDE OF EXISTING AND ONLY 1 STORY. ADDITION ALSO INCLUDES THE CONSTRUCTION OF POOL AND TERRACE TO THE REAR. MOST IMPROVEMENTS WILL NOT BE VISIBLE FROM THE STREET.

I (We) submit that the above information is true to the best of my (Our) knowledge. <u>JAMES QUARLES</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.  <small>Owner's Signature</small>	Fee Received by _____ <small>check #</small>
<small>Applicant Signature</small>	<small>Owner's Signature</small>	<small>check #</small>

REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

2056 Middle St. • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 883-5727

Project Address 2851 MARSHALL BLVD

Submittal Date 8.23.19

Meeting Date: 9.18.19

BREAKDOWN OF LOT COVERAGES

<i>Lot Information:</i>		
Total Lot Size in Square Feet:	<u>19,547</u>	sf
Lot Width:	<u>100'</u>	
Lot Depth:	<u>195'</u>	
Flood Zone / Base Flood Elevation:	<u>VE1749</u>	

FUTURE: AE10

<i>Sec. 21-25 Principal Building Coverage Area</i>		
Principal Building Footprint:	<u>3,310</u>	sf
Accessory Building Footprint:	<u> </u>	sf
<hr/>		
Total Principal Bldg. Coverage Area:	<u>3,310</u>	sf
(Principal Building plus Accessory Structure)		

<i>Sec. 21-26 Impervious Coverage</i>		
Principal Building Coverage Area	<u>3,310</u>	sf
Covered Porches:	<u>594</u>	sf
Open Decks / Steps:	<u>1,234</u>	sf
Pool / Patio:	<u>726</u>	sf
Drives / Walks:	<u>-</u>	sf
Other Impervious Coverage	<u>-</u>	sf
Total Impervious Coverage	<u>5,864</u>	sf

<i>Sec. 21-27 Principal Building Square Footage</i>		
First Floor	<u>3,310</u>	sf
Second Floor	<u>1,508</u>	sf
Third Floor	<u> </u>	sf
Accessory Building	<u> </u>	sf
<hr/>		
Total Principal Building Square Footage:	<u>4,818</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>STUCCO ON CONCRETE</u>	Roof: <u>MEMBRANE OR EQUAL</u>
Walls: <u>STUCCO ON CONCRETE / GLASS / ALUMINUM</u>	Windows: <u>STEEL OR CLAD WOOD</u>
Trim: <u>PAINTED WOOD & METAL</u>	Doors: <u>WOOD</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 Standards for Neighborhood Compatibility and design guidance form.

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

ZONING STANDARDS COMPLIANCE WORKSHEET (FORM C)

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Project Address: 2851 MARSHALL BLVD
 Submittal Date: 8.23.19
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	Zoning Ordinance Reference Section	Zoning Standard	√ If meets standard	DRB's Max. Authority for Relief	Applicant 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>38'-4"</u> comb.		25%	EXISTING NON CONFORMITY	REQUEST EXTENSION OF NON-CONFORMING EXISTING SETBACK	
	D	21-22 2nd Story Side Façade Setback	10 feet (wall length)		100% (20 feet)		100%	WILL DISCUSS EXISTING AT MEETING
	E	21-22 Rear Setback	25 feet		None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>2,432</u> sf		20% <u>3,518</u> sf	13%	<u>2,932 + 378</u> <u>3,310 SF</u>	
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>30%</u> sf maximum	✓	N/A	N/A	N/A	
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>3,855</u> sf		25% <u>963</u> sf	25%	<u>4,818 SF</u>	
	I	21-28 Third Story	as per formula: Enter Result _____ sf	-	15% _____ sf			
DESIGN STANDARDS	J	21-29 Principal Building Front Façade	50' feet or, 2/3 lot width (whichever is less)	✓	100%			
	K	21-29 Principal Building Side Façade	30 feet (wall length)	✓	100% (60 feet)			
	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	21-138 Accessory Structure	Height (18') Setback 10'		20% (3.6' high) 40% (4' setback)			

NEIGHBORHOOD COMPATIBILITY WORKSHEET (FORM D-2)

Sullivan's Island Design Review Board

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In accordance with the Sullivan's Island Zoning Ordinance, Section 21-111, the DRB shall only grant modifications of the Zoning Ordinance standards if the design is compatible with the Standards for Neighborhood Compatibility:

- The pattern of setback, foundation elevations and building heights;
- The massing and orientation of structures;
- Fenestration (windows) and doorway spacing and alignment patterns;
- The placement and use of porches, decks and patios;
- The placement and alignment of driveways;
- The treatment of front and side facades;
- Where appropriate, the types of roofs, the roof pitches, and other aspects of roof design;
- Where appropriate, distinctive architectural styles that characterize a street or neighborhood; and
- Such other factors as the Board may consider relevant to defining the character of the neighborhood.

Additionally, the following check-list will help the applicant and DRB determine if the proposed design is properly integrated into the context and character of the existing neighborhood.

Principal Building Square Footage (§ 21-27) : When requesting relief for additional Principal Building Square Footage, the DRB will be looking carefully at ways the applicant is offsetting the impact of the requested relief. The applicant might choose one or more of the following techniques, for example:

- Lower the first-floor height closer to grade to offset the additional massing.
- Lower the main roof eave height to offset the additional massing.
- Lower the overall roof height to reduce the additional massing
- Reduce the amount of second floor wall surface
- Place the second floor square footage within the roofline
- Provide additional setbacks for second story walls to reduce the impact to neighbors
- Assure to the DRB that the design is unique, well articulated and appropriately scaled
- DRB suggests that prior to submittal please review your plans with neighbors and request their approval of square footage changes.

REQUEST FOR ADDITIONAL SQUARE FOOTAGE IS FOR A SINGLE STORY ADDITION AND FOR INTERNAL RENOVATION TO SECOND FLOOR. MAJORITY OF ADDITION IS TO THE SIDE AND REAR OF EXISTING STRUCTURE.

Principal Building Coverage (§ 21-25): When requesting relief for Principal Building Coverage, the DRB will be looking at ways the applicant is offsetting the impact of the requested relief. The applicant might choose one or more of the following techniques, for example:

- Lower the first-floor height closer to grade to offset any additional massing.
- Coverage relief typically includes additional lower one-story design elements. Please indicate clearly these one-story elements in the design.
- Reduce the amount of second story wall surface area and second story heated sq. ft.

- Coverage Relief is typically granted for smaller than average lots due to zoning formulas.
- Assure to the DRB that the design is unique, well articulated and appropriately scaled.

PLEASE SEE PREVIOUS RESPONSE

Front and Side Building Setbacks (§ 21-22): Building setbacks are intended to create open space (landscaping, sunlight, distance) between buildings and the right-of-way. When requesting relief for Front and Side Setbacks, the DRB will be looking at ways the applicant is offsetting the impact of the requested relief. The applicant might choose one or more of the following techniques, for example:

- Request Side Setback relief as a means of preserving trees, tree canopies or other significant landscape elements.
- Consider designing one story construction in the requested relief zone to preserve sunlight and views.
- Provide well articulated side facades with separated massing elements.
- DRB suggests that prior to submittal please review your plans with neighbors and request their approval of setback changes.

REQUESTING RELIEF AND APPROVAL TO EXTEND NON CONFORMING SETBACK OF EXISTING STRUCTURE UP TO 50% OF LENGTH OF NON CONFORMITY

Second Story Side Façade Setback (§ 21-22): Second story side façade setback of two feet reduces the overall height and mass of the wall and ensures more sunlight for the adjacent property. Two foot second floor setbacks are required for any wall in excess of 10'. DRB can double that width to 20'. The DRB does not have the authority to completely eliminate the second story setback.

EXISTING STRUCTURE IS A DOME AND MEETS THE SETBACK IN THEORY BUT IS MONOLITHIC.

Side Façade Articulation (§ 21-29): The depth and width of a building has a substantial impact on its mass and scale. Removing the requirement for articulations in the side wall can result in a long unbroken side façade, which lacks visual appeal and creates more mass.

- It is unlikely that the DRB will grant 100% relief allowing a 60' long unarticulated wall.
- When requesting any relief less than 100%, assure to the DRB that the design is unique, well articulated and appropriately scaled

ALTHOUGH MONOLITHIC, THE WALLS ARE CURVED AND ABOVE OVER 2' IN A 30' SECTION OF WALL