



**The Design Review Board
of Sullivan's Island
Meeting
6:00PM
Wednesday, July 21, 2010
Town Hall, 1610 Middle Street**

AGENDA

- 1. Approval of June 2010 Minutes**
- 2. 2826 Marshall Boulevard,
Addition/Alteration**
- 3. Staff Approvals**

FINAL SUBMITTAL CHECKLIST

Sullivan's Island Design Review Board

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

Project Address: 2826 Marshall Blvd - PHASE TWO

Submittal Date: 6.18.10

Meeting Date: 7.21.10

Requested Approval:	<input type="checkbox"/> Conceptual	<input type="checkbox"/> Preliminary	<input checked="" type="checkbox"/> Final
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Final Review: All Applicants are strongly encouraged to submit for Conceptual Review prior to submitting for Final Review. Only the simplest of requests is likely to pass final review without having first received Conceptual Approval. 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 Final 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
 - Location of HVAC/ Equipment stands and electrical meter
 - Driveways, guest parking, garage back-up areas
 - 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 for exterior walls and porches
 - 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)
 - Additional front yard setback shown on both side elevations for clarity.
 - Optional:
 - 3-D perspective sketches and / or models are encouraged.
 - Any relevant photographs or documentation that might be descriptive.

REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

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BREAKDOWN OF LOT COVERAGES

Total Lot Size in Square Feet:	<u>21,453</u>	sf
Lot Width:	<u>99.84' / 100.94'</u>	
Lot Depth:	<u>210.42' / 219.87'</u>	
Flood Zone / Base Flood Elevation:	<u>VE 1b c NEW</u>	

structure

Principal Building Footprint:	<u>2,871</u>	sf
Accessory Building Footprint:	<u>N/A</u>	sf
Total Principal Bldg. Coverage Area:	<u>2,871</u>	sf
(Principal Building plus Accessory Structure)		

Principal Building Coverage Area	<u>2,871</u>	sf
Covered Porches:	<u>660</u>	sf
Open Decks / Steps:	<u>502</u>	sf
Pool / Patio:	<u>416</u>	sf
Drives / Walks:	<u>1,688</u>	sf
Other Impervious Coverage	<u>299</u>	sf
Total Impervious Coverage	<u>6,436</u>	sf

Ground		
First Floor	<u>1,863</u>	sf
Second Floor	<u>2,496</u>	sf
Third Floor	<u>630</u>	sf
Accessory Building	<u>N/A</u>	sf
Total Principal Building Square Footage:	<u>4,989</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: CMU pier w/ stucco / wood screen

Walls: Painted wood siding

Trim: Painted wood trim

Roof: Metal roof

Windows: Clad

Doors: Mahogany

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

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		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in FL/ 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>10'</u> min.: <u>38'-4"</u> comb.		25%	<u>9'-7"</u>	<u>25%</u>	<u>28'-9"</u> (<u>15'-5" + 13'-4"</u>)
	D	21-22 Side Setback 2nd Floor Setback	2 feet		100%		<u>100%</u>	
	E	21-22 Rear Setback	25 feet	✓	None			
LOT COVERAGE	F	21-25 Principal Building Coverage	as per formula: Enter Result <u>3,218</u> sf	✓	20% _____ sf			
	G	21-26 Impervious Coverage	as per formula: Enter Result <u>6,436</u> sf	✓	25% _____ sf			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result <u>4,045</u> sf		20% _____ sf	<u>* see Form C.1 Historic Exception (5621 sf - allowed)</u>		<u>4,045 + 944 (requested) = 4,989 sf</u>
	I	21-28 Third Story	as per formula: Enter Result _____ sf	<u>N/A</u>	20% _____ 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 <u>30'</u> x		100%	<u>7'-4"</u>		<u>37'-4"</u>
	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			

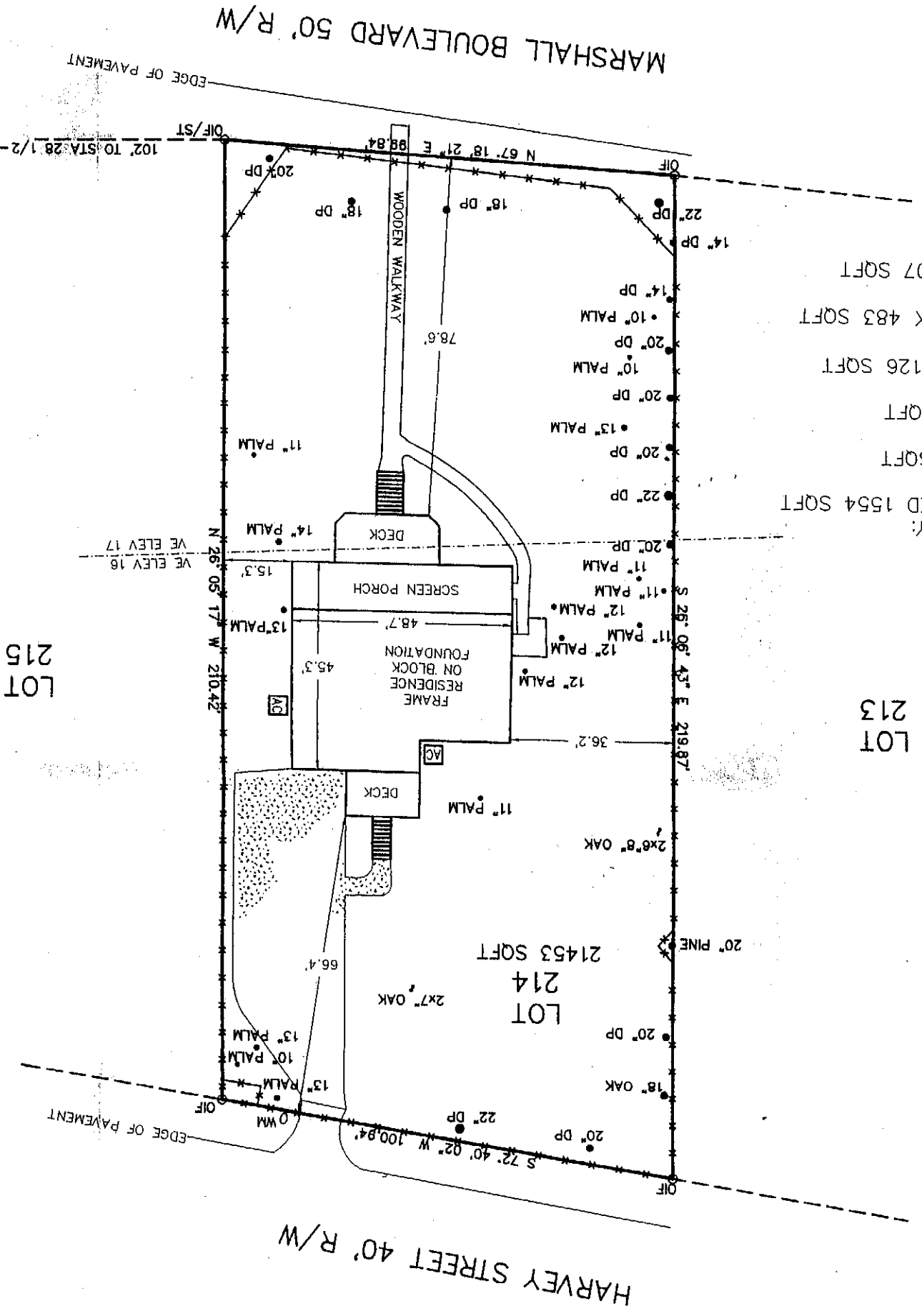
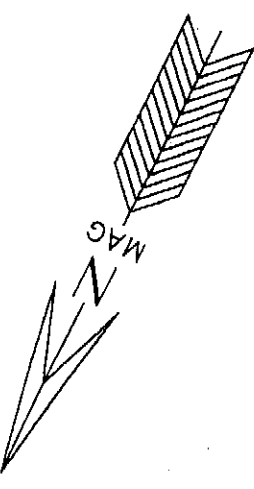
SEC. 21-43 B. REQUEST FOR HISTORIC EXEMPTIONS (FORM C.1)
Sullivan's Island Design Review Board

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

Project Address: 2026 Marshall Blvd. - PHASE TWO
 Submittal Date: 6.18.10
 Meeting Date: 7.21.10

		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 FL/Sq. Ft.	Percent. (%) Relief Requested	NOTES
HISTORIC EXEMPTIONS	A	21-43 Existing Principal Building Square Footage	3,152	50% Enter Result: 1,576 sf	944	30%	
	B	21-43 Existing Principle Building Coverage Area		50% Enter Result: _____ sf			
	C	21-43 Existing Impervious Coverage Area		50% Enter Result: _____ sf			

DESCRIPTIVE PURPOSES ONLY.



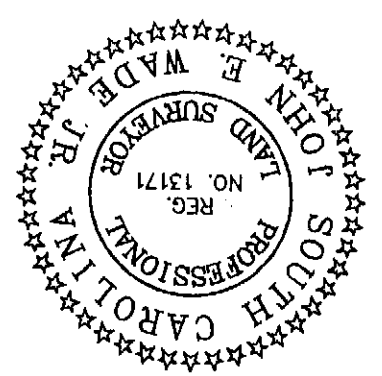
LOT SUMMARY:
 HOUSE HEATED 1554 SQFT 7.2%
 PORCH 507 SQFT 2.4%
 DECKS 404 SQFT 1.9%
 STEPS & AC 126 SQFT 0.6%
 WOODEN WALK 483 SQFT 2.2%
 DRIVEWAY 1707 SQFT 8%

2826 MARSHALL BOULEVARD
 AKA LOT 214
 TOWN OF SULLIVANS ISLAND
 CHARLESTON COUNTY, SOUTH CAROLINA

- NOTES
- 1) REFERENCE PLAT BOOK E PAGE 32
 - 2) TMS # 529-11-00-054
 - 3) SURVEY REQUESTED BY: JIM FOSTER & LIZ FOSTER

SUBJECT PROPERTY LOCATED IN
 FLOOD ZONE VE ELEV 16-17
 FIRM PANEL 45019C-0539-J
 DATED NOVEMBER 17, 2004

JOHN E. WADE JR., R.L.S.
 POST OFFICE BOX 686
 ISLE OF PALMS
 SOUTH CAROLINA, 29451
 (843) 866-6262
 FILE #124-08



DATE: SEPTEMBER 10, 2008
 SCALE: 1" = 30'

- LEGEND
- OIF 2" OPEN IRON FOUND
 - X WOODEN FENCE
 - DP DATE PALM
 - ST SEWER TAP
 - WM WATER METER

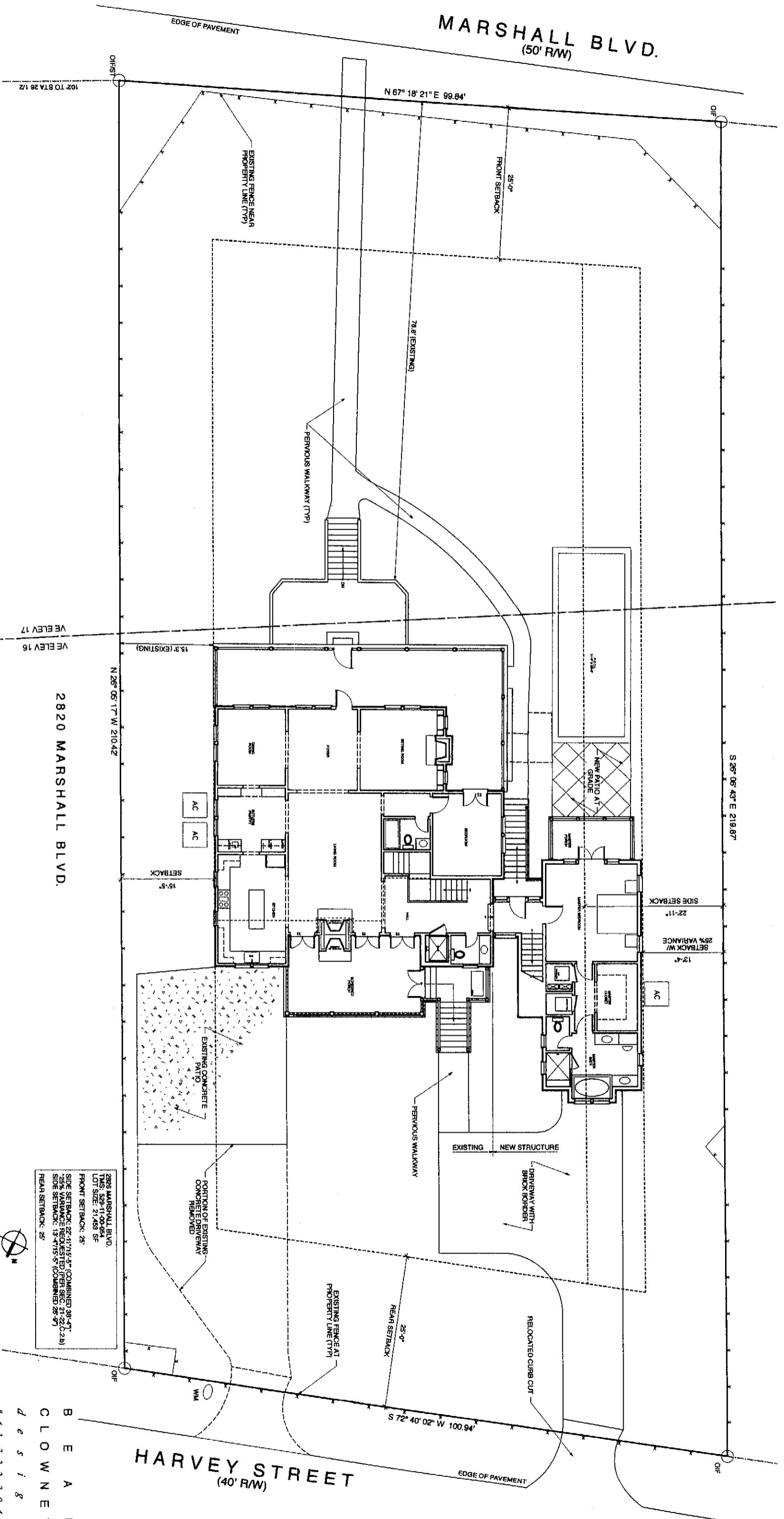
"I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown."

JOHN E. WADE JR., R.L.S.
 SOUTH CAROLINA REG. NO. 13171

THIS SURVEY IS BASED ON THE REFERENCES SHOWN AND DOES NOT CONSTITUTE A TITLE SEARCH. THE BEARINGS SHOWN ARE MAGNETIC (UNLESS STATED

MARSHALL BLVD.
(50' R/W)

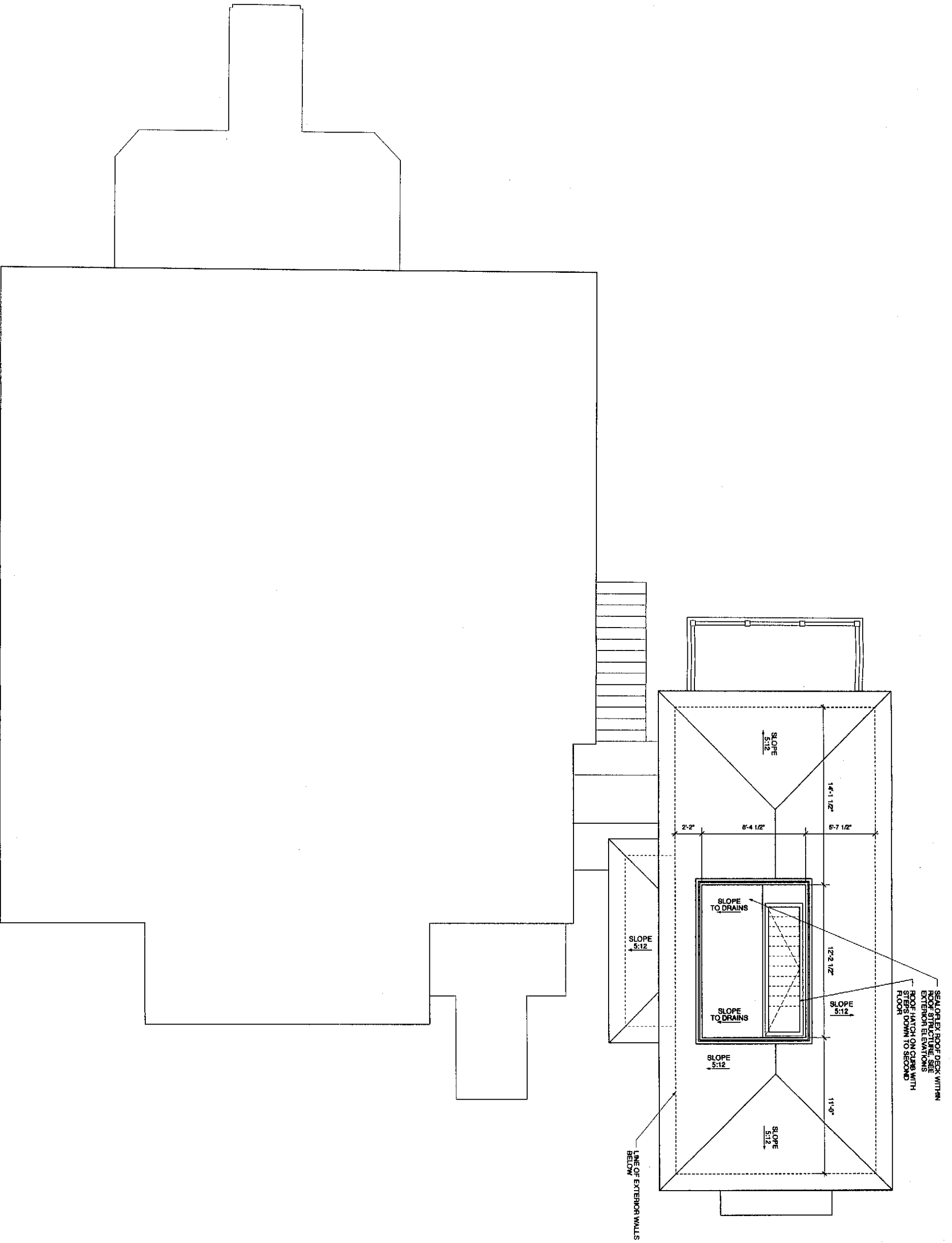
2830 HARVEY STREET



2826 MARSHALL BLVD.
 1.5 AC
 LOT SIZE: 21,469 SF
 FRONT SETBACK: 25'
 SIDE SETBACK: 22'-11" (COMBINED 28'-4")
 25% VARIANCE REQUESTED (PER SEC. 21-22 C.2.b)
 SIDE SETBACK: 13'-4" (COMBINED 28'-9")
 REAR SETBACK: 25'

FOSTER RESIDENCE
 2826 MARSHALL BLVD.
 SULLIVANS ISLAND, SC
 SITE PLAN
 PHASE 2
 1/16"=1'-0"
 06.18.10

A1.0



SEALED ROOF DECK WITHIN
ROOF STRUCTURE. SEE
EXTERIOR ELEVATIONS
ROOF HATCH ON CURB WITH
FLOOR DOWN TO SECOND
FLOOR

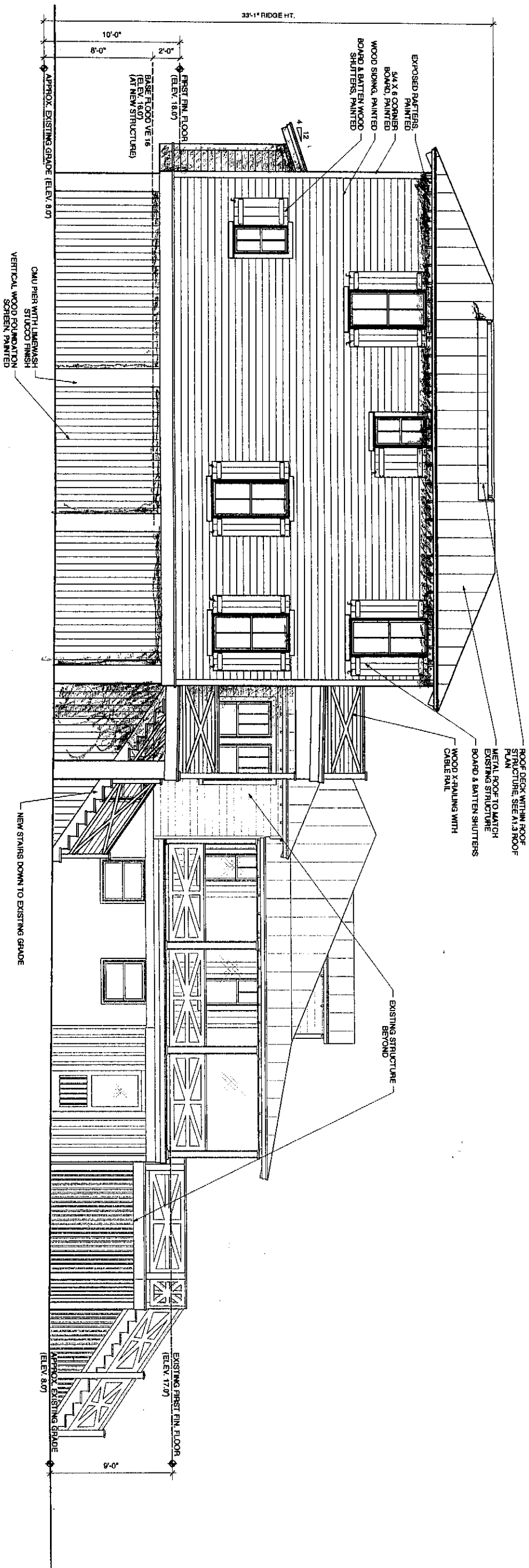
LINE OF EXTERIOR WALLS
BELOW

B E A U
C L O W N E Y
d e s i g n
8 4 3 . 7 2 2 . 2 0 4 0

FOSTER RESIDENCE
2828 MARSHALL BLVD.
SULLIVANS ISLAND, SC
ROOF PLAN
PHASE 2
1/8"=1'-0"
06.18.10



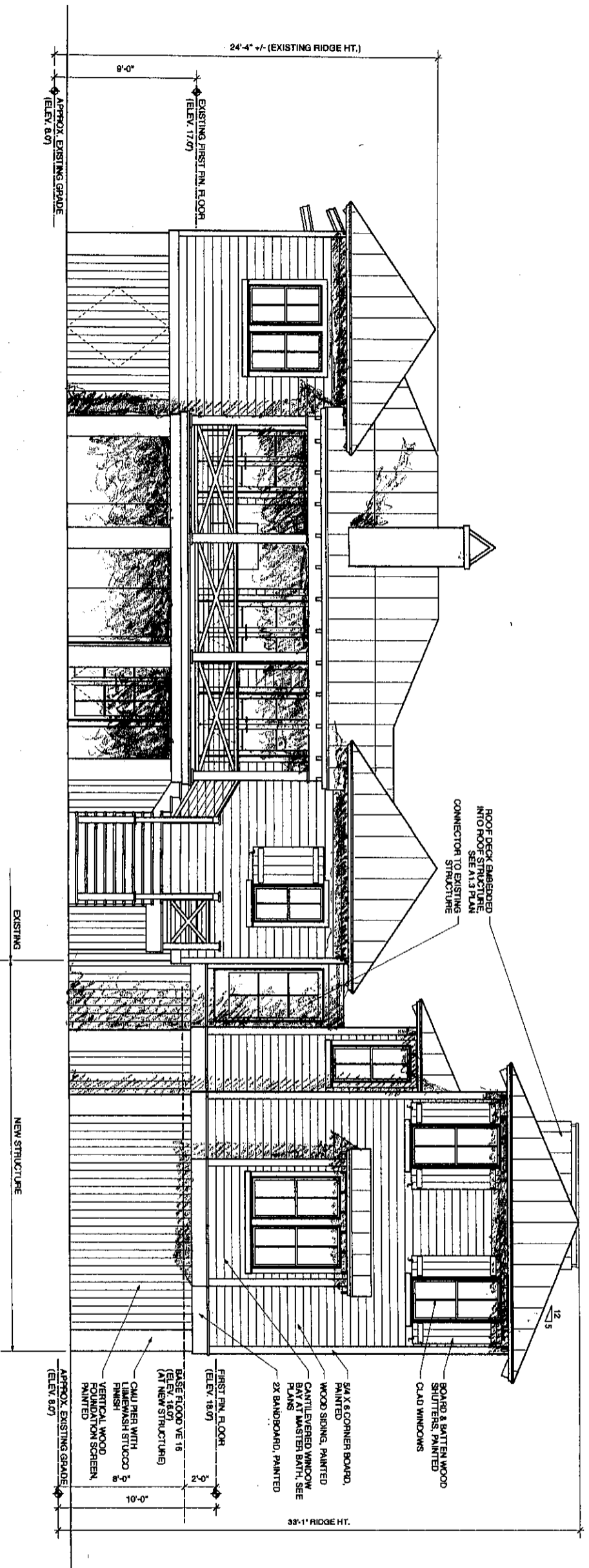
View from Marshall Blvd.



WEST ELEVATION

B E A U
 C L O W N E Y
 d e s i g n
 8 4 3 . 7 2 2 . 2 0 4 0

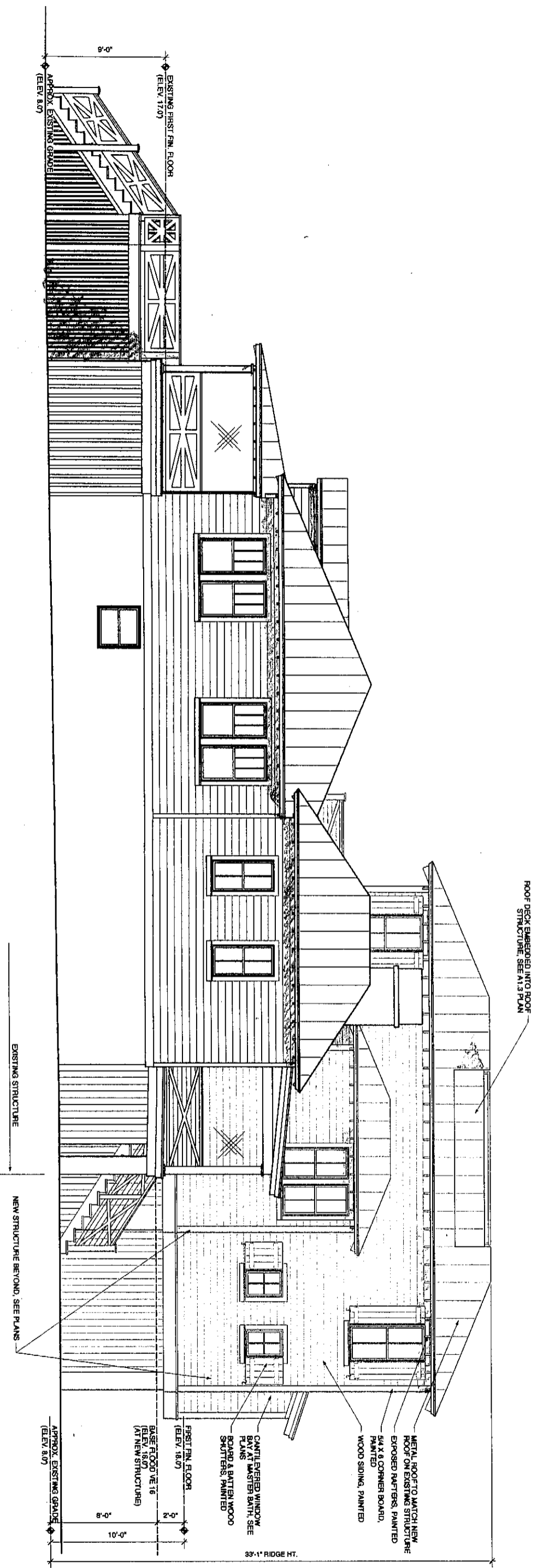
FOSTER RESIDENCE
 2826 MARSHALL BLVD.
 SULLIVANS ISLAND, SC
 EXTERIOR ELEVATION
 PHASE 2
 1/8" = 1'-0"
 06.18.10



NORTH ELEVATION

B E A U
C L O W N E Y
d e s i g n
8 4 3 . 7 2 2 . 2 0 4 0

FOSTER RESIDENCE
2826 MARSHALL BLVD.
SULLIVANS ISLAND, SC
EXTERIOR ELEVATION
PHASE 2
1/0"=1'-0"
06.18.10



EAST ELEVATION

B E A U
C L O W N E Y
d e s i g n
8 4 3 . 7 2 2 . 2 0 4 0

FOSTER RESIDENCE
2826 MARSHALL BLVD.
SULLIVAN'S ISLAND, SC
EXTERIOR ELEVATION
PHASE 2
1/8"=1'-0"
06.18.10