



**The Design Review Board  
of Sullivan's Island  
Meeting  
6:00PM  
Wednesday, August 18, 2010  
Town Hall, 1610 Middle Street**

**AGENDA**

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

# 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: 7.23.10

Meeting Date: 8.18.10

Requested Approval:  Conceptual  Preliminary  Final

### 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.

**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: 2826 Marshall Blvd. - PHASE TWO  
 Submittal Date: 7.23.10  
 Meeting Date: 8.18.10

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 is:  
      designated as Historic Resource

Historic Survey #: \_\_\_\_\_                      Historic Survey #: 436

Nature of Work: (circle all that apply)

Accessory Structure    Demolition / Relocation    Addition / Alteration    New Construction

Owner's Name	<u>Jim &amp; Elizabeth Foster</u>	Architect / <u>Designer</u>	<u>Beau Clawney Design</u>
Address:	<u>1508 Dilworth Road</u>	Contact #:	<u>843.722.2040</u>
	<u>Charlotte, NC 28203</u>	email:	<u>katebcdesign@bellsouth.net</u>
email:	<u>lfoster926@yahoo.com</u>	Contractor:	_____
Contact #:	<u>704.650.0062</u>	Contact #:	_____
		email:	_____

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

New two-story addition to existing historic structure. New in-ground pool pending Board of Zoning Appeals approval.

I (We) submit that the above information is true to the best of My (Our) knowledge.  <u>Kate Campbell</u> Print Applicant's Name  <u>Kate Cull</u> 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.  <u>James E. Foster</u> Owner's Signature	Fee Received by _____  _____ check # _____
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# REQUEST FOR REVIEW FORM (FORM B)

Sullivan's Island Design Review Board

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## BREAKDOWN OF LOT COVERAGES

### Lot Information

Total Lot Size in Square Feet: 21,453 sf  
 Lot Width: 99.84' / 100.94'  
 Lot Depth: 210.42' / 219.87'  
 Flood Zone / Base Flood Elevation: VE1b e new structure

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

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

### Sec. 21-26 Impervious Coverage

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

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

Ground  
 First Floor: 1,863 sf  
 Second Floor: 2,496 sf  
 Third Floor: 630 sf  
 Accessory Building: N/A sf  
 Total Principal Building Square Footage: 4,989 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. FL	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%	9'-7"	25%	28'-9" (15'-5" + 13'-4")
	D	21-22 Side Setback 2nd Floor Setback	2 feet		100%		100%	
	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	* see Form C.1 Historic Exemption (5621 sf - allowed)		4,045 + 944 (requested) = 4,989 SF
	I	21-28 Third Story	as per formula: Enter Result _____ sf	N/A	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> ✗		100%	7'-4"		37'-4"
	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

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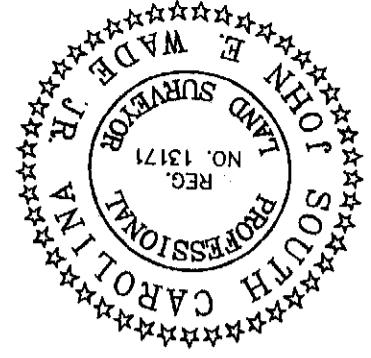
		1	2	3	4	5	
		Zoning Ordinance Reference Section	Total Area of Existing Structures (sf)	DRB Authority for Exemption	Applicant's Request for Relief in FL/Sq. Ft.	Percent (%) Relief Requested	NOTES
<b>HISTORIC EXEMPTIONS</b>	<b>A</b>	21-43 Existing Principal Building Square Footage	3,152	50% Enter Result: 1,576 sf	944	30%	
	<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			

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

FILE #124-08  
 (843) 886-8262  
 SOUTH CAROLINA, 29461  
 ISLE OF PALMS  
 POST OFFICE BOX 686  
 JOHN E. WADE JR., RLS

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

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



DATE: SEPTEMBER 10, 2008  
 SCALE: 1" = 30'  
 30 0 30

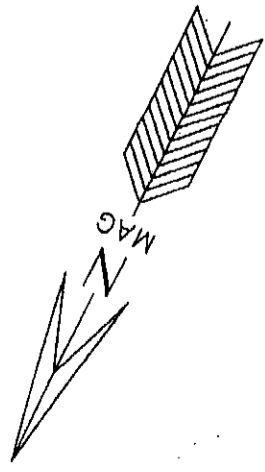
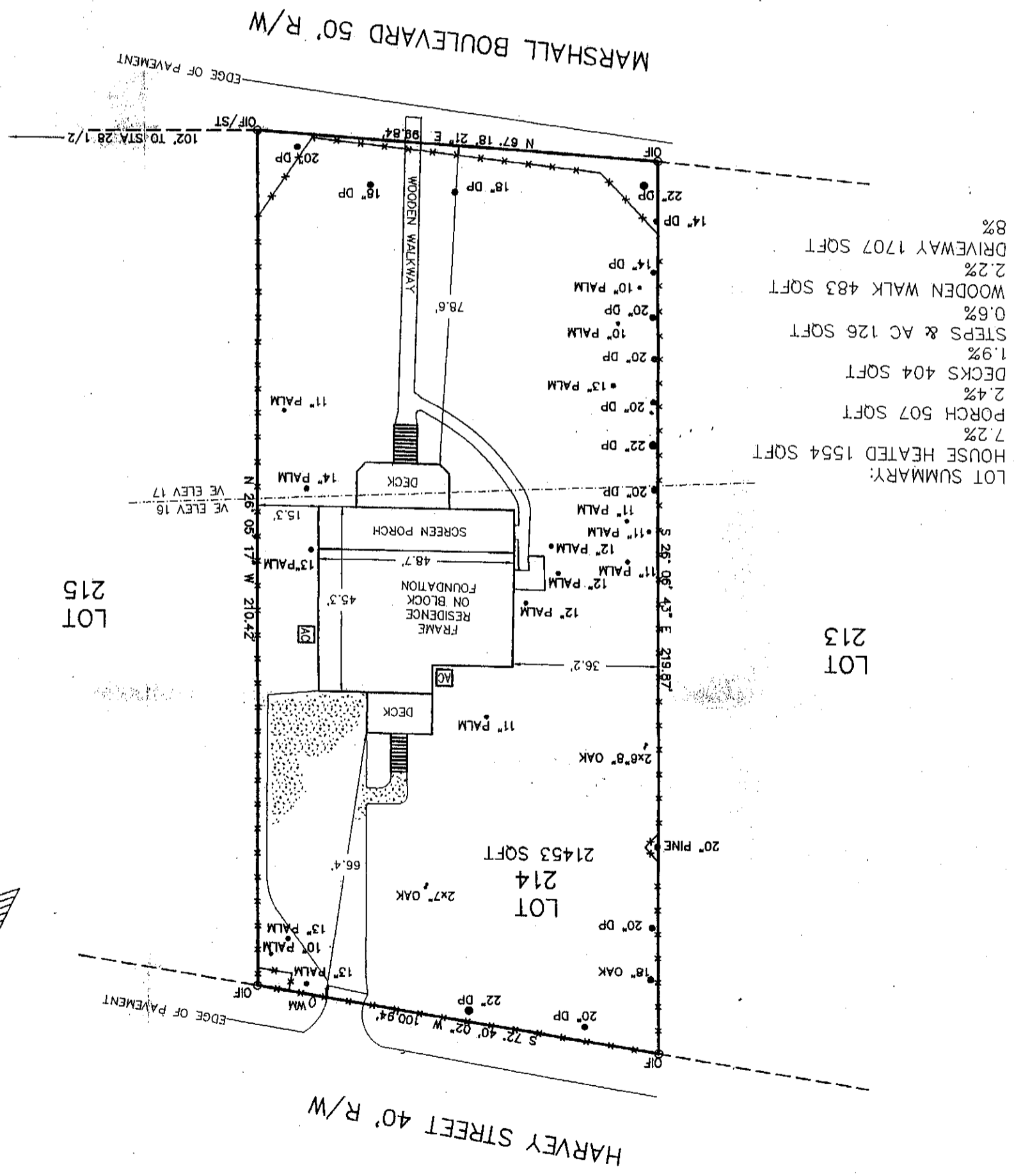
LEGEND

- 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., RLS.  
 SOUTH CAROLINA REG. NO. 13171

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



OTHERWISE) AND ARE SUBJECT TO LOCAL ATTRACTION. ANYTHING SHOWN OUTSIDE THE PRESCRIBED BOUNDARIES IS FOR  
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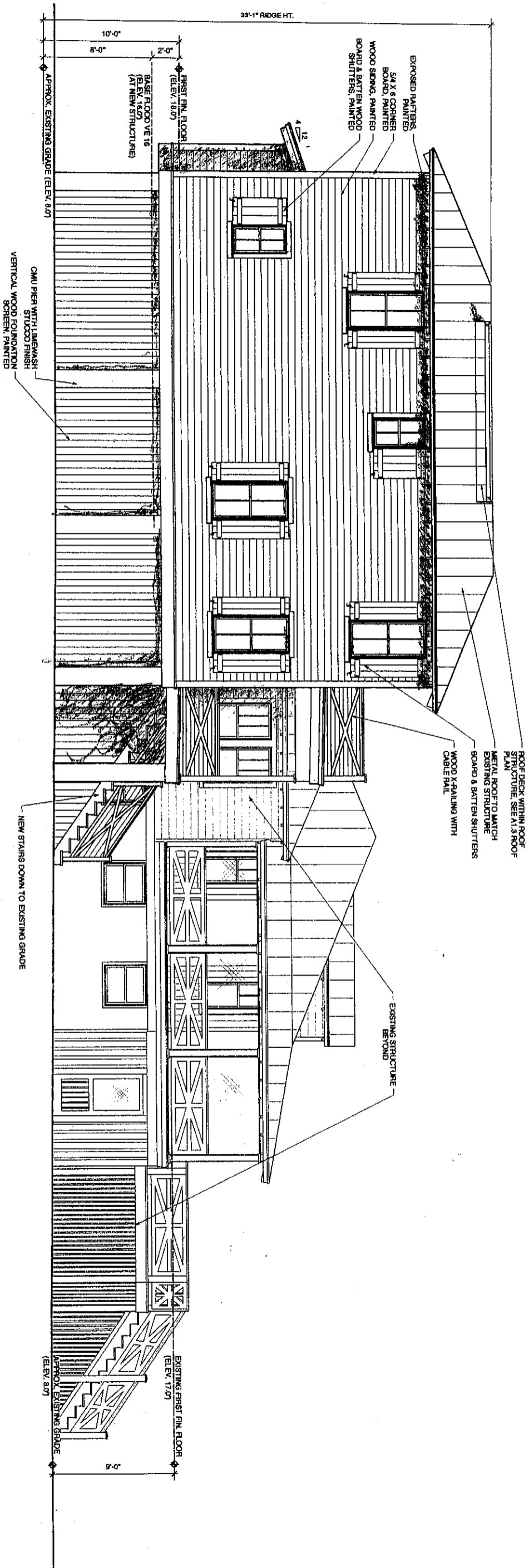
DESCRPTIVE PURPOSES ONLY.





View from Marshall Blvd.

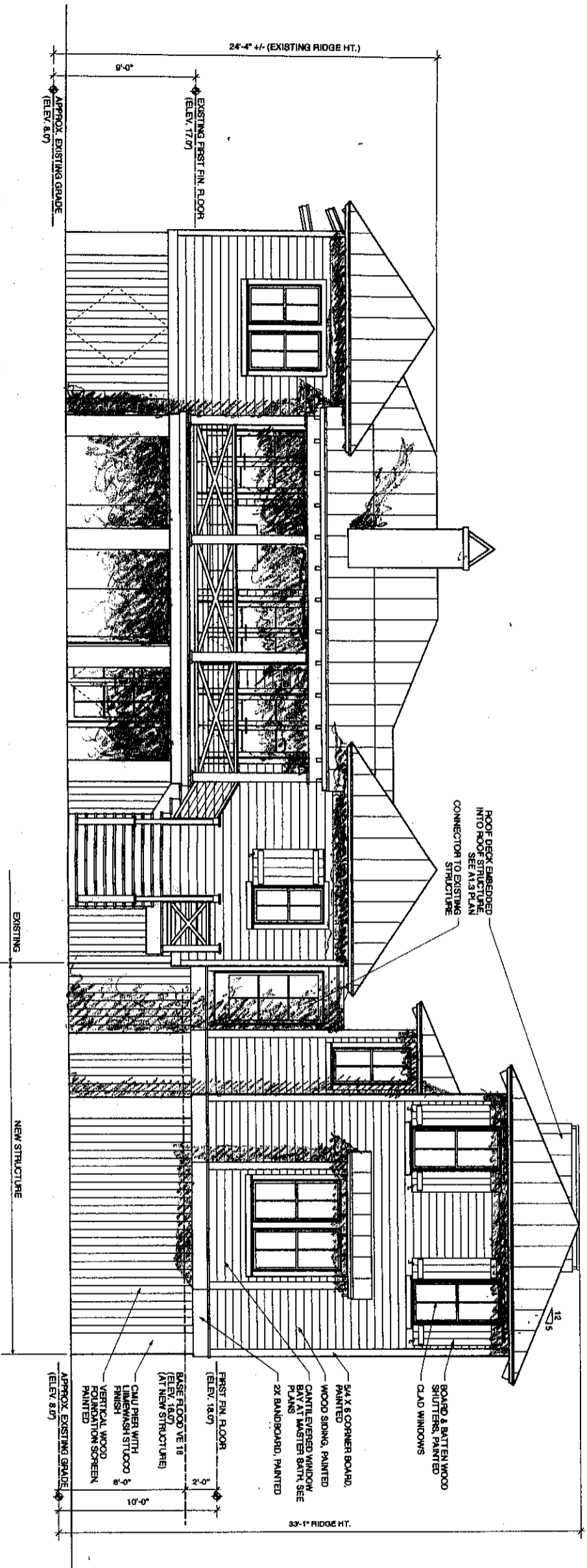




WEST ELEVATION

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

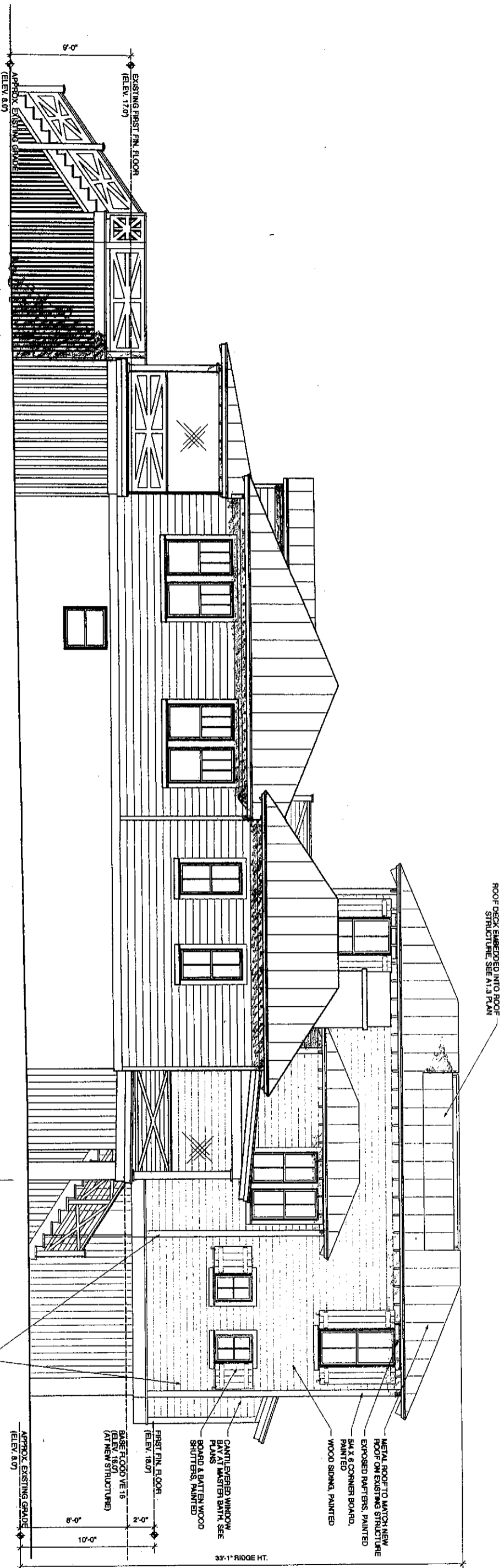
FOSTER RESIDENCE  
2428 MARSHALL BLVD.  
SULLIVANS ISLAND, SC  
EXTERIOR ELEVATION  
PHASE 2  
1/8"x11"-0"  
09.18.10



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  
2828 MARSHALL BLVD.  
SULLIVANS ISLAND, SC  
EXTERIOR ELEVATION  
PHASE 2  
1/8"=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  
 2028 WANS ISLAND, SC  
 EXTERIOR ELEVATION  
 PHASE 2  
 1/8"=1'-0"  
 06.18.10