



**The Design Review Board  
of Sullivan's Island  
Meeting**

**6:00PM**

**Wednesday, May 20 2009  
Town Hall, 1610 Middle Street**

**Agenda**

- 1. Approval of April 2009 minutes.**
- 2. 2808 Middle St., accessory structures**
- 3. 2708 Goldbug / demo/relocation**
- 4. 3314 Jasper Blvd, fence**



For Permitting

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SULLIVAN'S ISLAND / LOT COVERAGE  
CALCULATIONS AND CERTIFICATION

Existing  Proposed

Property address 2808 Middle Street

Owner name Gary Agardy

Calculated by: Name Mike Arant  
Address 1634 Sun R: thurston Blvd.  
City Charleston  
State S.C.  
Phone 843-769-7727

Based on survey by: Atlantic Surveying Inc Dated: 3/20/09

TOTAL LOT SIZE IN SQ. FT. x 22,015.36 SQ FT

Total high ground in sq. ft. (landward of critical line) \_\_\_\_\_

Total marsh in sq. ft. \_\_\_\_\_

(If lot borders on the RC-1 or RC-2 area the critical line or the set back lines must be shown, if applicable, on the site plan and must be verified by a recent survey.)

Total footprint of enclosed principal building	<u>1661.7</u> sq. ft.	<u>7</u> % of lot	}
Total other impervious surfaces	<u>2720</u> sq. ft.	<u>12</u> % of lot	
Total pervious hard surfaces	<u>0</u> sq. ft.	<u>0</u> % of lot	
Total landscape surfaces (green space)	<u>17,633.6</u> sq. ft.	<u>81</u> % of lot	
Total of above figures	<u>22,015.3</u> sq. ft.	= <u>100</u> % of lot	

Total square footage of Principal Building \_\_\_\_\_

Total square footage allowed by ordinance \_\_\_\_\_

Total increase allowed by DRB, (if applicable) \_\_\_\_\_

Based upon review of the plans and survey provided,

I Mike Arant certify that the calculations provided on this certification are correct.

Signature [Signature] Date 4/6/09

Note

If this form is being used for an addition, one form should be filled out to reflect the existing conditions and another for the proposed condition.

See attached explanation for lot coverage requirements.

2708  
Goldbug

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### 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: 2708 GOLDBUG AVENUE  
 Submittal Date: ~~APRIL 20, 2009~~ APRIL 17, 2009  
 Meeting Date: MAY 20, 2009 Parcel I.D. (TMS#): \_\_\_\_\_  
 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 #: 050

Nature of Work: (circle all that apply)  
 Accessory Structure  Demolition / Relocation  Addition / Alteration  New Construction

Owner's Name: TIM COOK Architect / Designer: DAVID SCHNEIDER  
 Address: 2820 JASPER BLVD Contact #: 256-310-6320  
SULLIVAN'S ISLAND email: dschneider@bellsouth.net  
 email: 2820jasper@comcast.net Contractor: NA  
 Contact #: (843) 216-8887 Contact #: NA  
 email: NA

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

CERTIFICATE OF APPROPRIATENESS TO REMOVE STRUCTURE.

I (We) submit that the above information is true to the best of My (Our) knowledge.

TIM COOK  
Print Applicant's Name  
TIM COOK  
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.

TIM COOK  
Owner's Signature

Fee Received by \_\_\_\_\_  
check: \_\_\_\_\_

# REQUEST FOR REVIEW FORM (FORM B)

## Sullivan's Island Design Review Board

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

Project Address: 2708 GOLDBUG AVE 2084  
 Submittal Date: ~~APRIL 20, 2009~~ APRIL 17, 2009  
 Meeting Date: MAY 20, 2009

### BREAKDOWN OF LOT COVERAGES

Total Lot Size in Square Feet:	<u>20,741.03</u> sf
Lot Width:	<u>105.44</u>
Lot Depth:	<u>195.44 / 215.91</u>
Flood Zone / Base Flood Elevation:	<u>AE / 13</u>

Principal Building Footprint:	<u>1101.40</u> sf
Accessory Building Footprint:	<u>0</u> sf
Total Principal Bldg. Coverage Area: (Principal Building plus Accessory Structure)	<u>1101.40</u> sf

Principal Building Coverage Area	<u>1101.40</u> sf
Covered Porches:	<u>70.20</u> sf
Open Decks / Stairs:	<u>0</u> sf
Pool / Patio:	<u>0</u> sf
Drives / Walks:	<u>0</u> sf
Other Impervious Coverage:	<u>0</u> sf
Total Impervious Coverage	<u>1171.60</u> sf

First Floor	<u>1101.40</u> sf
Second Floor	<u>0</u> sf
Third Floor	<u>0</u> sf
Accessory Building	<u>0</u> sf
Total Principal Building Square Footage: (Principal Building plus Accessory Structure)	<u>1101.40</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>HOLLOW CMU PIERS</u>	Roof: <u>METAL</u>
Walls: <u>WOODEN FRAME</u>	Windows: <u>WOOD</u>
Trim: <u>WOOD</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 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:

2708 GOLDBUG AVE      3084  
APRIL 17, 2009  
MAY 20, 2009

		Zoning Ordinance Reference Section	Zoning Standard	✓ if meets standard	DRB's Max. Authority for Relief	Applicant's Request for Relief in FL/94, 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: min.: _____ comb.	✓	25%			
	D	21-22 Side Setback 2nd-Floor Setback	2 feet	✓	100%			
	E	21-22 Rear Setback	25 feet	✓	None			
LOT COVERAGE	F	21-26 Principal Building Coverage	as per formula: Enter Result _____ sf	✓	20%			
	G	21-26 Impervious Coverage	as per formula: Enter Result _____ sf	✓	<del>20%</del> Cross Parity			
	H	21-27 Principal Building Square Footage	as per formula: Enter Result _____ sf	✓	<del>20%</del> 25%			
	I	21-28 Third Story	as per formula: Enter Result _____ sf	✓	<del>20%</del> 5%			
DESIGN STANDARDS	J	21-29 Principal Building Front Facade	as per formula: Enter Result _____ sf	✓	100%			
	K	21-29 Principal Building Side Facade	as per formula: Enter Result _____ sf	✓	100%			
	L	21-30 Building Orientation	Towards ocean, excluding yards 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			

# FINAL SUBMITTAL CHECKLIST

## Sullivan's Island Design Review Board

1610 Middle Street • PO Box 427 • Sullivan's Island, SC • 29482 • (843) 863-3188

Project Address: 2708 GOLDBUG AVE 40/4  
 Submittal Date: APRIL 17, 2009  
 Meeting Date: MAY 20, 2009

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' 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
  - NA  Site Plan [ 1/16" = 1'-0" OR 1" = 20' scale ], illustrating the following:
    - Existing Structures, if applicable
    - Proposed new structures
    - All applicable survey information (see as-built survey requirements)
  - NA  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.
  - NA  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.
  - NA  Optional:
    - 3-D perspective sketches and / or models are encouraged.
    - Any relevant photographs or documentation that might be descriptive.

