

SULLIVAN'S ISLAND DESIGN REVIEW BOARD

SUBMITTAL APPLICATION (PAGE 1)

PROPERTY ADDRESS: 2350 JASPER BLVD. PARCEL ID (TMS #): 5290600043
SUBMITTAL DATE: 11/21/25 MEETING DATE: 12/17/25
REQUEST: CONCEPTUAL REVIEW: ☒ PRELIMINARY APPROVAL: ☐ FINAL APPROVAL: ☐
DESCRIPTION OF SCOPE OF WORK: NEW CONSTRUCTION

- ☐ Submittal **outside** of the Historic District, not classified historic, and requests DRB relief.
☐ Submittal is **outside** of the Historic District and designated as a historic resource.
☐ DRB relief requests ☐ No DRB requests
☒ Submittal is **within** the Historic District and is:
☐ designated as Historic Resource ☐ DRB relief requests ☐ No DRB requests
☒ Not designated as a Historic Resource: ☒ DRB relief requests ☐ No DRB requests

DRB SUBMITTAL CHECKLIST: The following items must be included in the submittal for placement on the DRB agenda.

- ☐ Application fee (Historic properties: \$116.00; New constructions: \$1,280; Addition/renovations: \$426.60)
☐ Completes and signed submittal application (Page 1). (All submissions)
☐ Zoning Standards Compliance Worksheet (Page 2). (All submissions with relief requests)
☐ Neighborhood Compatibility Worksheet (Page 3). (All submissions with relief requests)
☐ Historic Design Review Worksheet (Page 4). (All submissions involving a designated Historic Resource)
☐ Online submittal through BSA; Town of Sullivan's Island online submittal portal.
☐ Two (2) sets of drawings, no bigger than 11X17"; Drawings to include:
☐ A current as-built survey, Certified by a S.C. Registered Land Surveyor [1/16" = 1'-0" OR 1" = 20'-0"]
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 § 21-24
 - OCRM Critical Lines, or Baseline and Setback if applicable
 - Existing Structures, if applicable☐ 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
 - Narrative for Scope of Work (all Historic projects)☐ Floor Plans [1/8" = 1'-0" scale], with the following requirements:
 - Exterior dimensions
 - 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.
 - Must be rendered with shadows depicting roof and / or deck overhangs, changes in wall plane, or massing.
 - Roof ridge heights to natural grade. Finished Floor Elevation (FFE), Lowest Structural Member (LSM), Base Flood Elevation (BFE) to finish grade.
 - Detailed descriptions of treatment of all historic materials. (all Historic projects)☐ Conditional/Optional:
 - 3-D perspective sketches and / or models, as well as streetscape renderings that include adjacent properties are always encouraged and are **required for submissions with requests for relief, additional coverage, or additional square footage.**
 - Any relevant photographs or documentation that might be descriptive (of adjacent properties).

OWNER NAME: _____ PHONE NUMBER: _____
ADDRESS: _____ EMAIL: _____
ARCHITECT/DESIGNER: MC3 DESIGNS, CARL MCCANTS PHONE NUMBER: 843-906-1502
ADDRESS: 1228 THAMES RD., AWENDAW SC EMAIL: CARLMCCANTS3@GMAIL.COM
CONTRACTOR: _____ PHONE NUMBER: _____
ADDRESS: _____ EMAIL: _____

_____(Initials): I understand that incomplete applications will be rejected.

I (we) submit that the above information is true to the best of my (our) knowledge.

CARL MCCANTS

Applicant name (print)

Applicant's signature

If Owner is not the Applicant:

I (we) hereby appoint the person named as applicant as my (our) agent to represent me (us) in this application

Owner's signature

Owner's signature

ZONING STANDARDS COMPLIANCE WORKSHEET (PAGE 2)

		Zoning ordinance reference section	Zoning Standard	✓ if meets standard	DRB's Max. authority for relief	applicant request for relief	Percent (%) relief requested	Total allowed + requested relief (SF)
SETBACKS	A	21-22 FRONT SETBACK	25 Feet	✓	15%			
	B	21-22 ADDITIONAL FRONT YARD SETBACK	45 above 20'	✓	15%			
	C	21-22 SIDE SETBACK	per lot: Enter result: 15 min: 40 comb:	✓	25%			
	D	21-22 SECOND STORY SIDE SETBACK	per lot: Enter result: min: comb:	✓	25%			
LOT COVERAGE	E	21-22 REAR SETBACK	25 feet	✓	N/A	X	X	X
	F	21-25 PRINCIPAL BUILDING COVERAGE	as per formula: enter result 2197 sf		20%	178 SQ. FT.	8%	2375 SQ. FT.
	G	21-26 IMPERVIOUS COVERAGE	as per formula: enter result 30% sf maximum	✓	N/A	X	X	X
	H	21-27 PRINCIPAL BUILDING SQUARE FOOTAGE	as per formula: enter result 3365 sf		A: New Construction / Non-historic additions: 15% sf (not to exceed 500 sf) B: Historic additions: 20% sf C: Historic ADU Special Exceptions:	357 SQ. FT.	10%	3722 SQ. FT.
DESIGN STANDARDS	I	21-28 THIRD STORY	as per formula: enter result sf	✓	15% sf			
	J	21-22 PRINCIPAL BUILDING FRONT FAÇADE	50' feet or, 2/3 lot width (whichever is less)	✓	15%			
	K	21-22 PRINCIPAL BUILDING SIDE FAÇADE	38 feet (wall length) 16 feet within 15 ft x 2 16-in articulations	✓	25%			
	L	21-22 2ND STORY SIDE FAÇADE SETBACK	32 feet (wall length) 6-foot (knee wall) 16-in articulations	✓	25%			
	M	21-30 BUILDING ORIENTATION	towards ocean, excluding marsh and ocean lots	✓	Adjust for Neighborhood Compatability			
	N	21-30 BLDG. FOUNDATION HEIGHT	8' to LSM & 9'4" to FFE	✓	1 foot			
	O	21-32 FOUNDATION ENCLOSURE	1/2" space	✓	Adjust for Neighborhood Compatability			
	P	21-138 ACCESSORY STRUCTURE	Height (15 to 18) Setback (20)	✓	20% Height (3 ft 6 in) 40%(4')			

NEIGHBORHOOD COMPATIBILITY WORKSHEET (PAGE 3)

Have you reached out to the neighbors to get their feedback on the proposed plans? Yes: ____ No: ____

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 surrounding neighborhood. **See the DRB application submittal guidance document for additional information for filling in this form.** Lot area: 14,647 sf Highland lot area: ____ sf (if applicable)

Principal Building Square Footage (21-27): Existing SF: ____ Standard SF: ____ Proposed SF: ____
Requesting an additional 357 sq. ft. of principal building square footage

Principal Building Coverage (21-25): Existing SF: ____ Standard SF: ____ Proposed SF: ____
Requesting an additional 178 sq. ft. of additional principal building coverage

Front/Side/2nd-Story Building Setbacks (21-22): Standard, combined ____ Proposed, combined ____, min ____

Second Story Side Façade Setback (21-22): Requested relief: ____

Principal Building Side Façade Setback (21-22): Requested Relief: ____

Other (circle any that apply):

Third Story, Principal Building Front Façade, Building Orientation, Building Foundation Height, Foundation Enclosure, or Accessory Structure: ____

