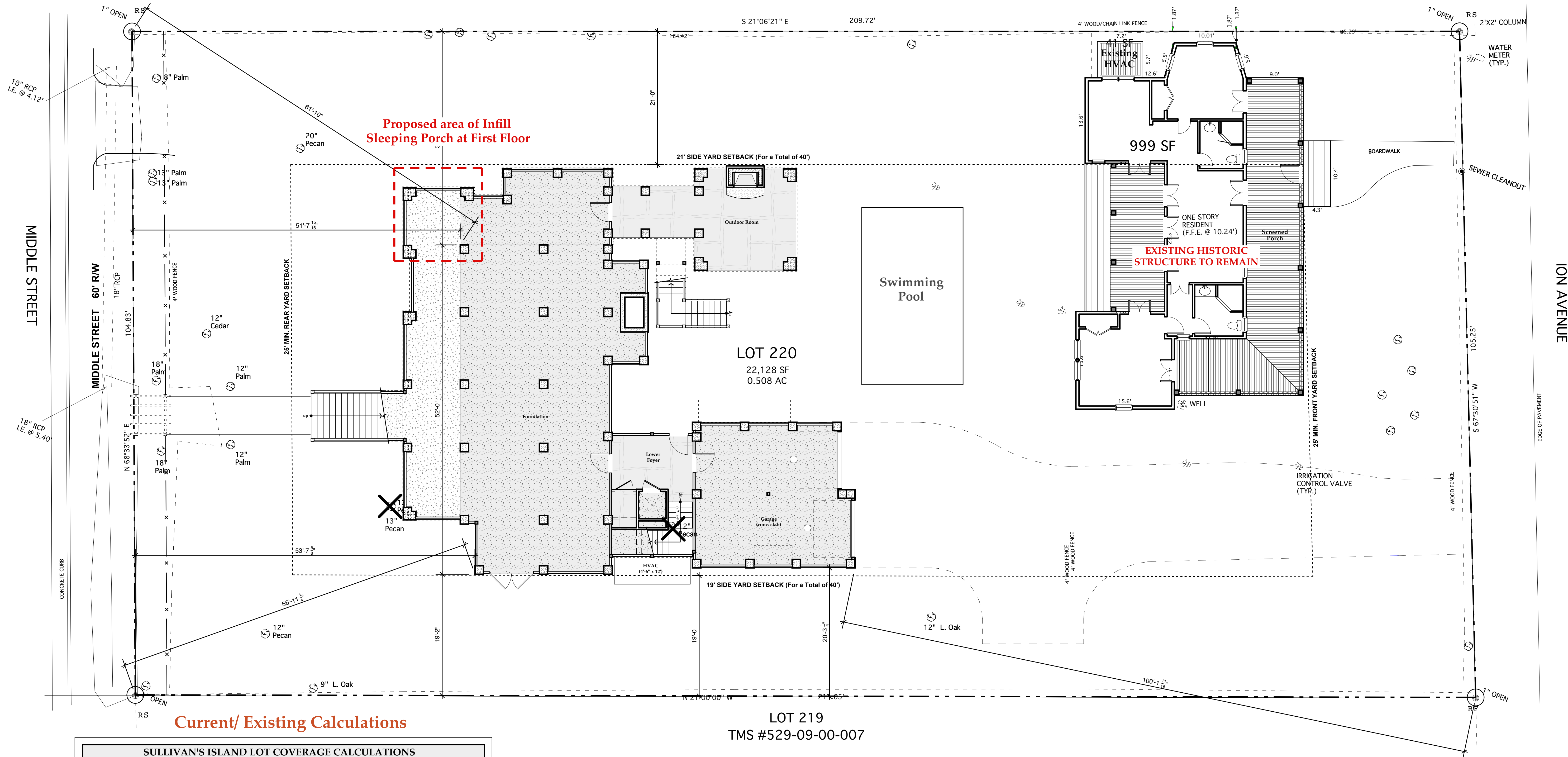


Unchanged Building Footprint

LOT 221
TMS #529-09-00-009



No.	Issued For	Date
1	Sullivan's Island DRB Presentation	6/20/25
2		
3		

The England RESIDENCE

1908 I'On Ave. • Sullivan's Island, SC

SULLIVAN'S ISLAND LOT COVERAGE CALCULATIONS

Principal Building Coverage Area:

Allowed: 3,319 sf

Actual: 3,120 sf

22,128 sf x 15%= 3,319 sf

Principal Building Square Footage:

Allowed: 4,112.8 sf

Actual: 4,112.0 sf

New House: 3,113 sf

Existing ADU: 999 sf

Impervious Surface Coverage Area:

Allowed: 6,665 sf

Actual: 5,977 sf

Heated: 3,120 sf

Porches: 1,910 sf

Steps: 404 sf

HVAC: 118 sf

Pool: 425 sf

TOTAL: 5,977 sf

Total Pervious Hard Surfaces:

TBD

[(22,128 sf-5000 sf) / 100sf] x (10)+ 2400= 4,112.8 sf

ZONING INFORMATION

Address: 1908 I'on Avenue

Sullivan's Island

South Carolina

Flood Zone: AE Elev 15

VE Elev 16

Base Flood Elevation: 16.0' MSL

Map & Panel No.: 45019C-0538

Suffix: J

TMS #: 529-09-00-008

County Name: Charleston

Sullivan's Island Historic District Designation: Traditional Island Resource: Map # 190

Setbacks:

Front: 25 ft.

plus additional 45° over 20'

Rear: 25 ft.

plus additional 45° over 20'

Side: 15 ft./25 ft.

plus additional 45° over 20'

1908 I'On Avenue,
Sullivan's Island, South Carolina

Unchanged Building Footprint

Updated Principal Building Coverage Area

Principal Building Coverage Area:

Allowed: 3,319 sf

Actual: 3,120 sf

22,128 sf x 15%= 3,319 sf

Sec. 21-25 Principal Building Coverage Area.

C. 1 The Design Review Board may increase by no more than twenty percent (20%) the maximum permitted Principle Building Coverage Area if this or other modifications achieve greater Neighborhood Compatibility as described in ARTICLE XII. (5-15-07) (2-20-24)

Allowed 3,319 PBCA x 20%= 664 sf

Allowed PBCA: 3,319 sf

with 20% (664 sf): 3,983 sf

Asking for and additional 6% PBCA requested (7-16-2025): 3,508 sf total PBCA w/ requested sf

Unchanged Building Footprint

Updated Principal Building Square Footage

Principal Building Square Footage:

Allowed: 4,112.8 sf

Actual: 4,112.0 sf

New House: 3,113 sf

Existing ADU: 999 sf

[(22,128 sf-5000 sf) / 100sf] x (10)+ 2400= 4,112.8 sf

Existing 4,112 PBSF x 25%= 1,028 sf

Actual PBSF: 4,112 sf

with 25% (1,028 sf): 5,140 sf

Previously asked for 17% (698 sf) and granted (9-18-2024): 4,810 sf total w/ granted sf

Asking for and additional 2% (81 sf) (19% total) requested (7-16-2025): 4,891 sf total w/ requested sf

Sec. 21-27 Principal Building Square Footage.

C. 1(i) In cases of the special exception, Section 21-20 C. (2), allowing a second residential structure on a lot with the historic structure used as an accessory dwelling unit, wherein the Design Review Board may permit increases in the Principal Building Square Footage by no more than twenty-five (25%).

Special Exception Granted to this property July 9th, 2015

Plot Date

Project No.

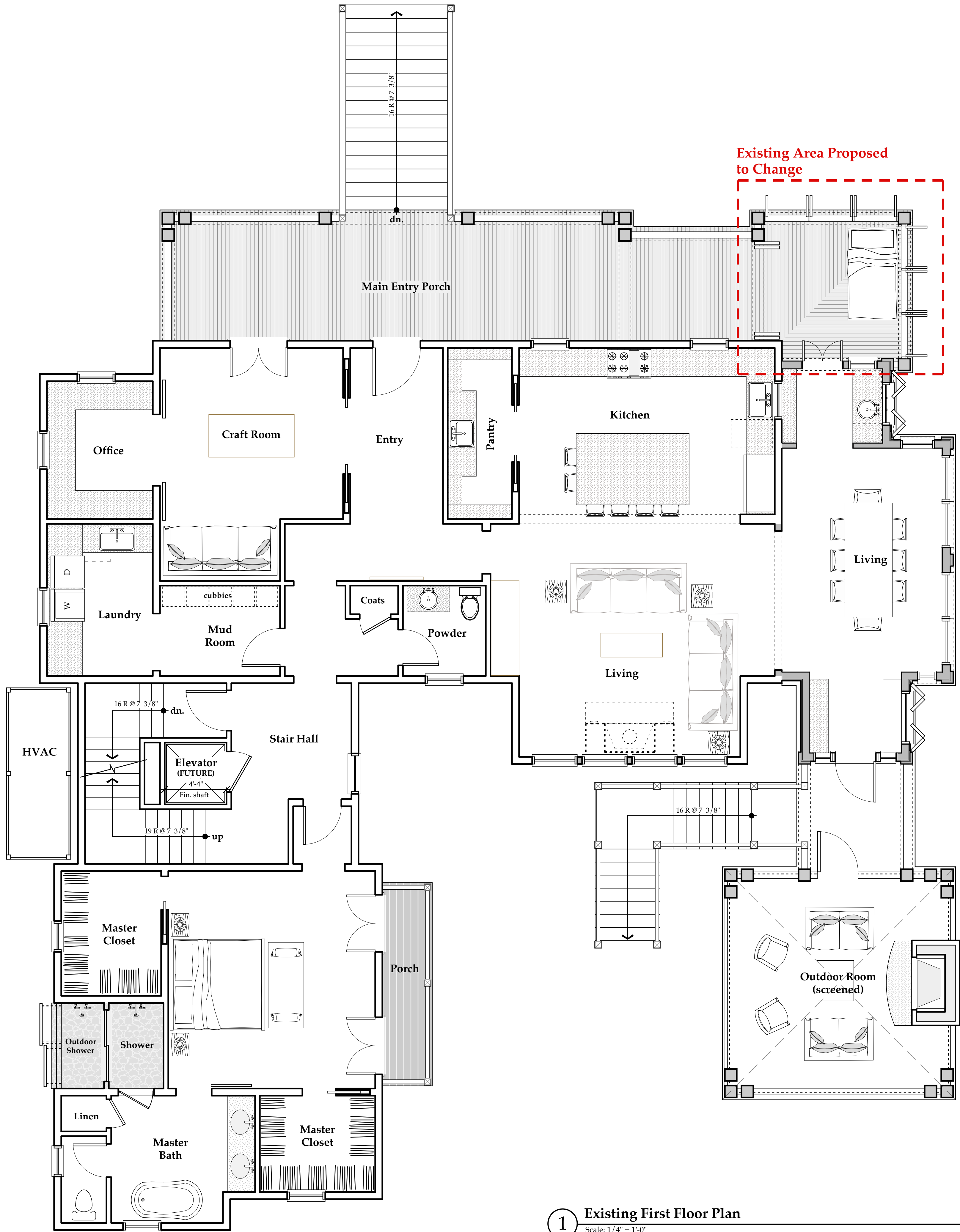
Drawing Title

Site Plan

Drawing No.

C100

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1 Existing First Floor Plan
Scale: 1/4" = 1'-0"



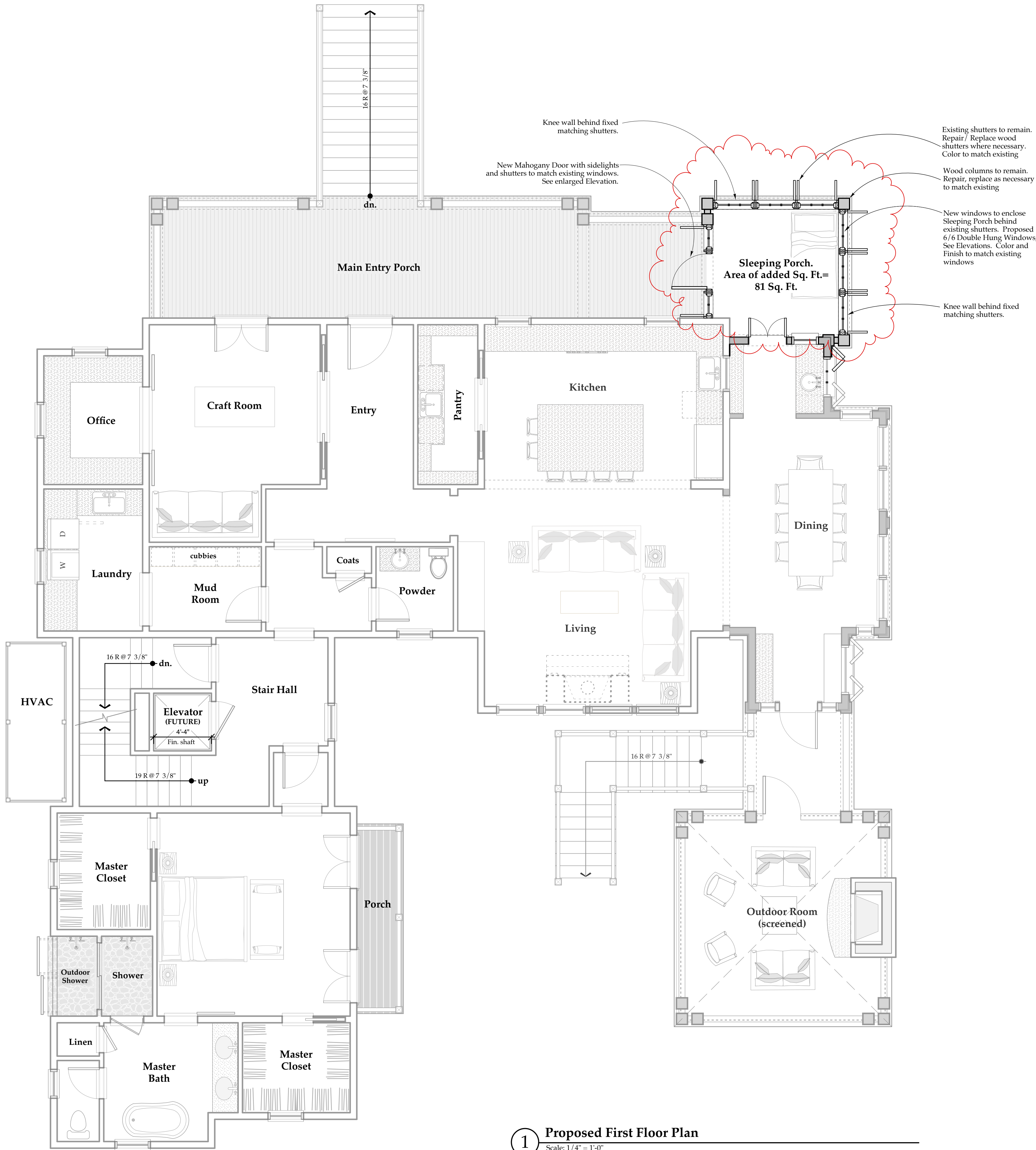
No.	Issued For	Date
1	Sullivan's Island DRB Presentation	6/20/25
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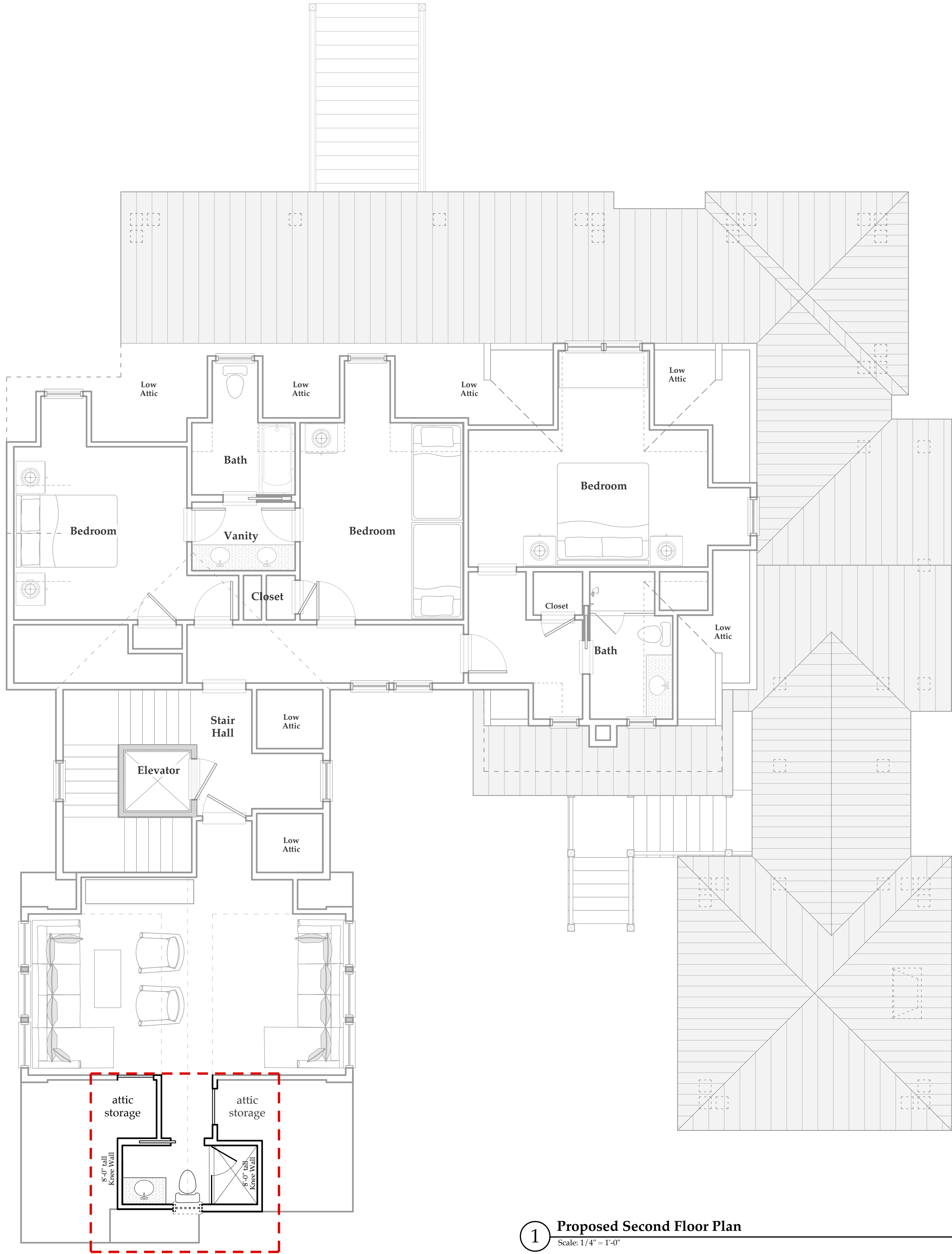
Plot Date
Project No.
Drawing Title
Existing First Floor Plan
Drawing No.
EX101

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1 Proposed First Floor Plan
Scale: 1/4" = 1'-0"





Area of reduced square footage
from previous DRB proposal (9-18-24)

1 Proposed Second Floor Plan
Scale: 1/4" = 1'-0"

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1	Sullivan's Island DRB Presentation	6/20/25
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The England RESIDENCE

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Plot Date
Project No.
Drawing Title
Second Floor Plan
Drawing No.

A102

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Existing Area Proposed
to Change



1 Existing North Elevation
Scale: 1/4" = 1'-0"



2 Existing South Elevation
Scale: 1/4" = 1'-0"



New windows to enclose
Sleeping Porch behind
existing shutters. Proposed
6/6 Double Hung
Windows

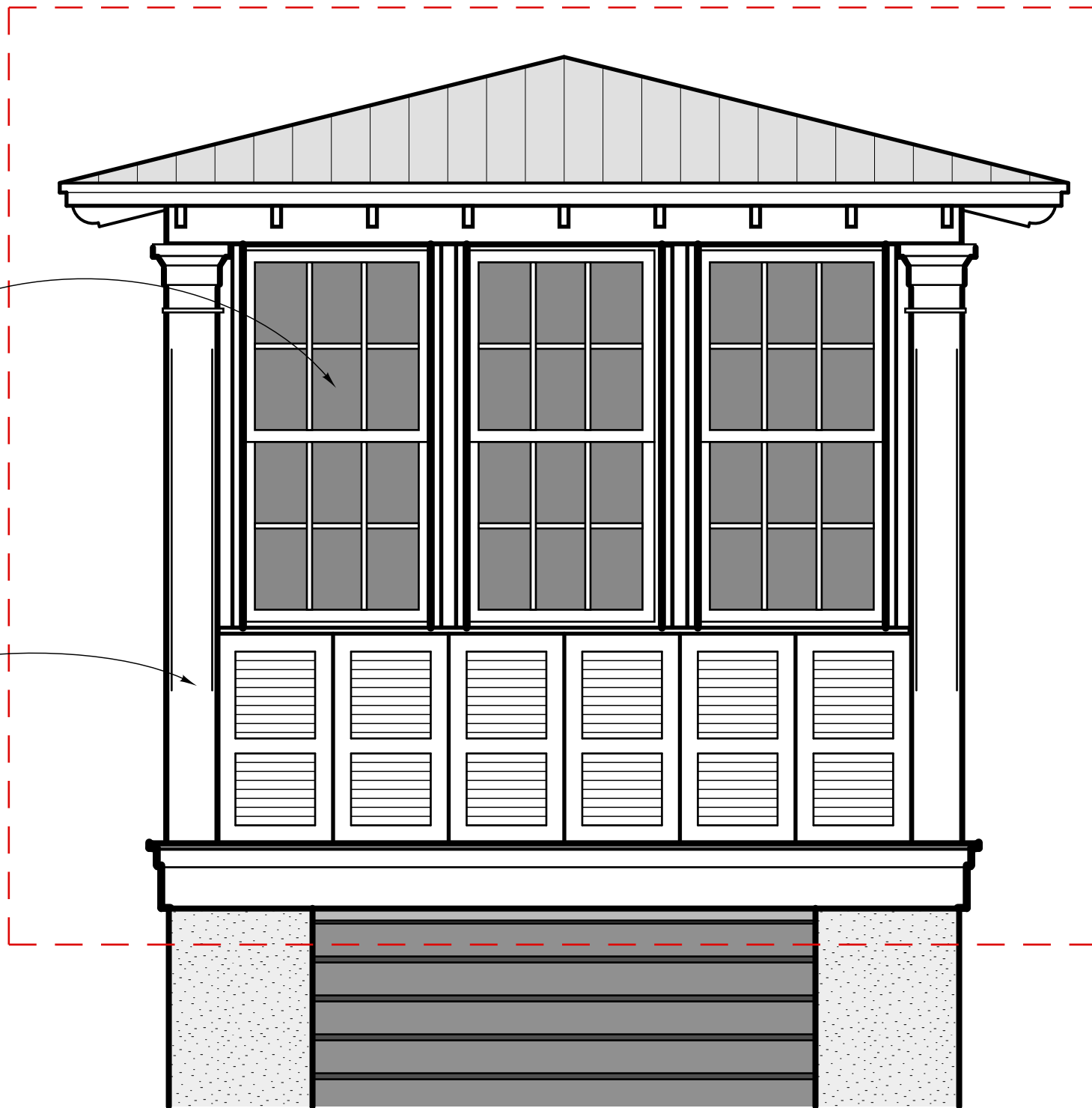


1 Proposed North Elevation
Scale: 1/4" = 1'-0"

Proposed Change with infill Double Hung Windows

New windows to enclose
Sleeping Porch behind
existing wood shutters. Proposed
6/6 Double Hung Windows.
Windows to match existing
finish and color.

Wood columns to remain.
Repair, replace as necessary
to match existing

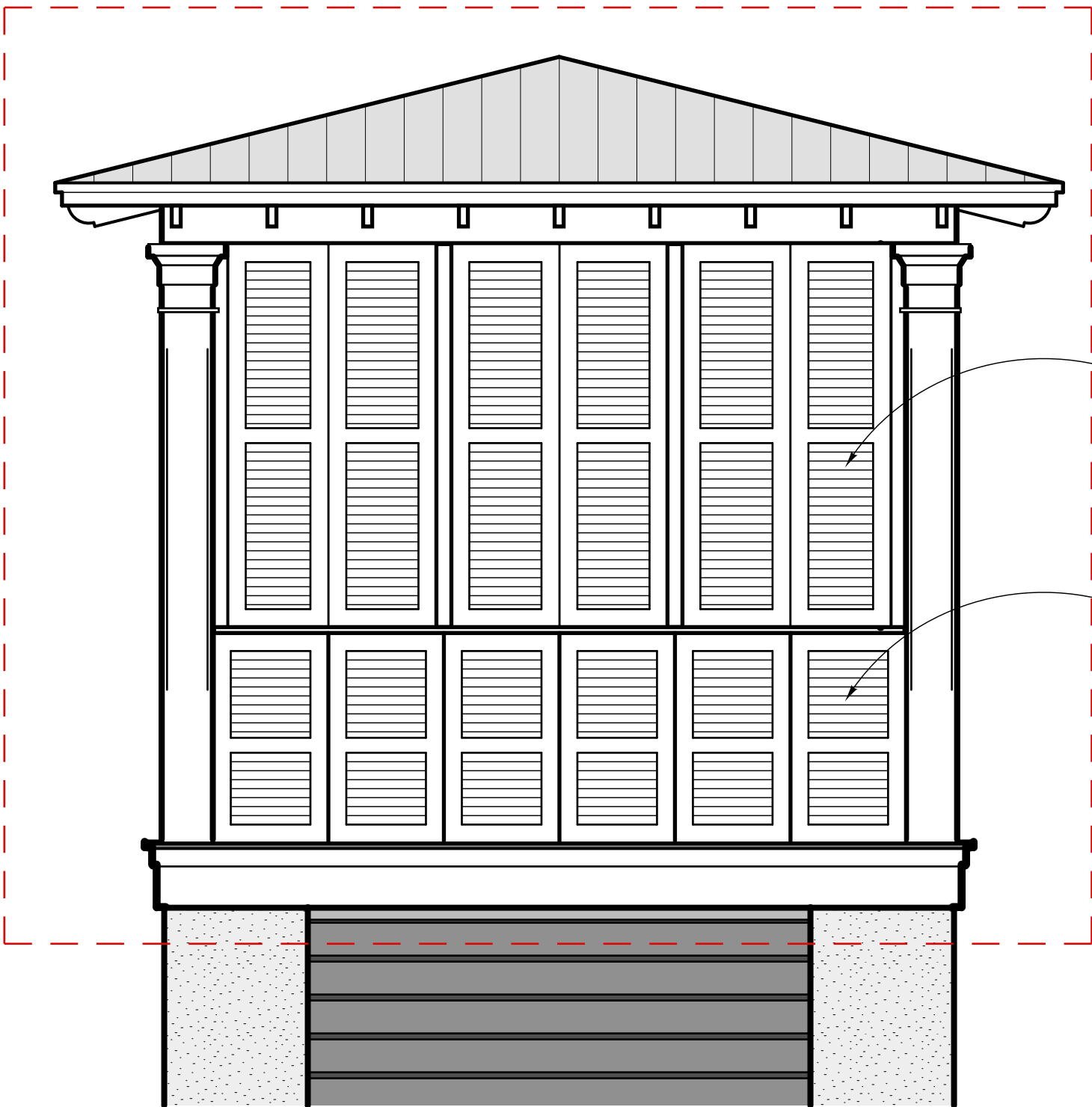


2 Enlarged Proposed Sleeping Porch
East Elevation w/ Shutters open
Scale: 1/2" = 1'-0"

Proposed Change with Shutters closed

Existing shutters to remain.
Repair/ Replace wood
shutters where necessary.
Color to match existing.

Knee wall behind fixed
matching shutters.



3 Enlarged Proposed Sleeping Porch
East Elevation w/ Shutters closed
Scale: 1/2" = 1'-0"

No.	Issued For	Date
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See 1&2 /A202 for enlarged doors beyond



1 Existing West Elevation
Scale: 1/4" = 1'-0"



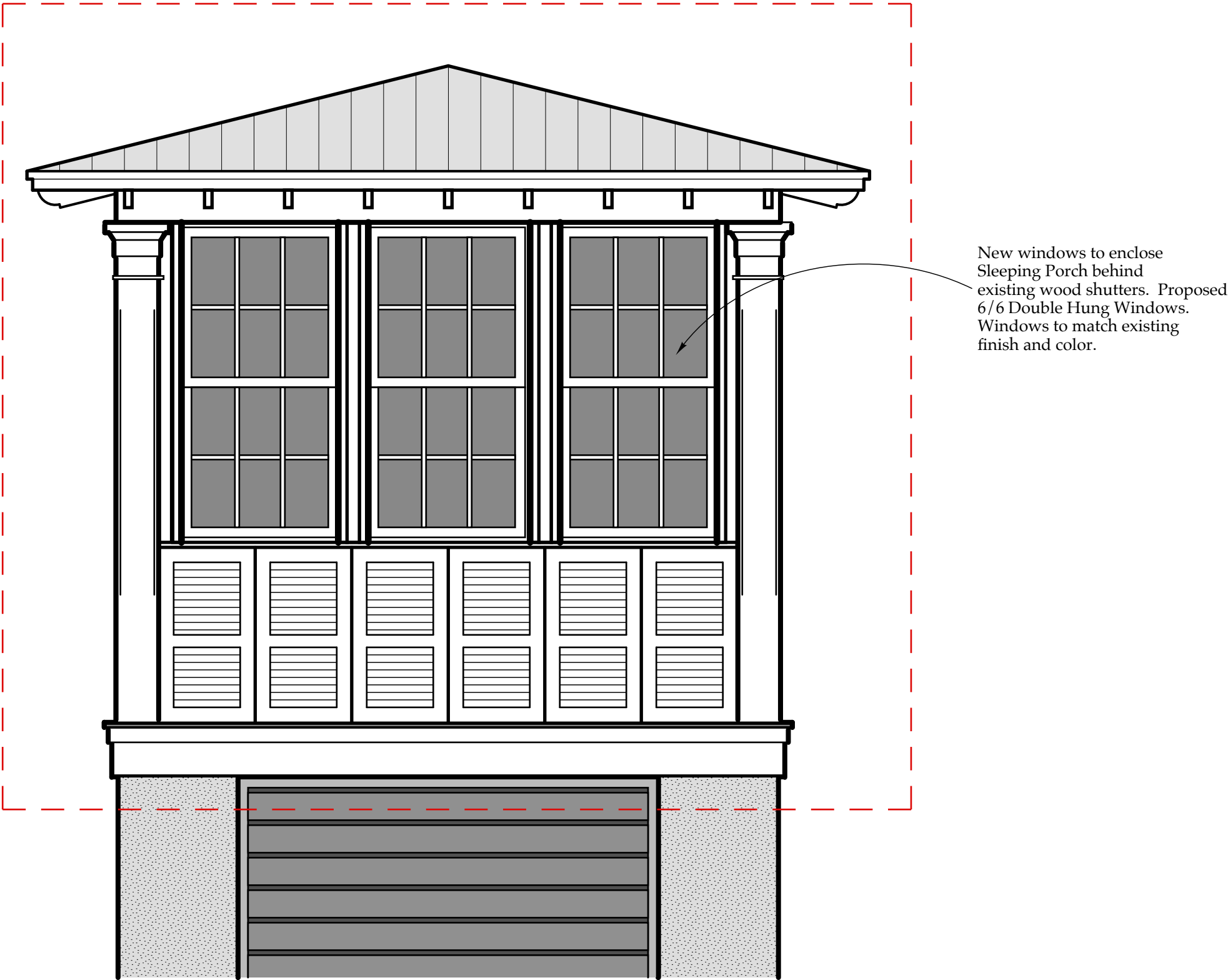
2 Existing East Elevation
Scale: 1/4" = 1'-0"

No.	Issued For	Date
1	Sullivan's Island DRB Presentation	6/20/25
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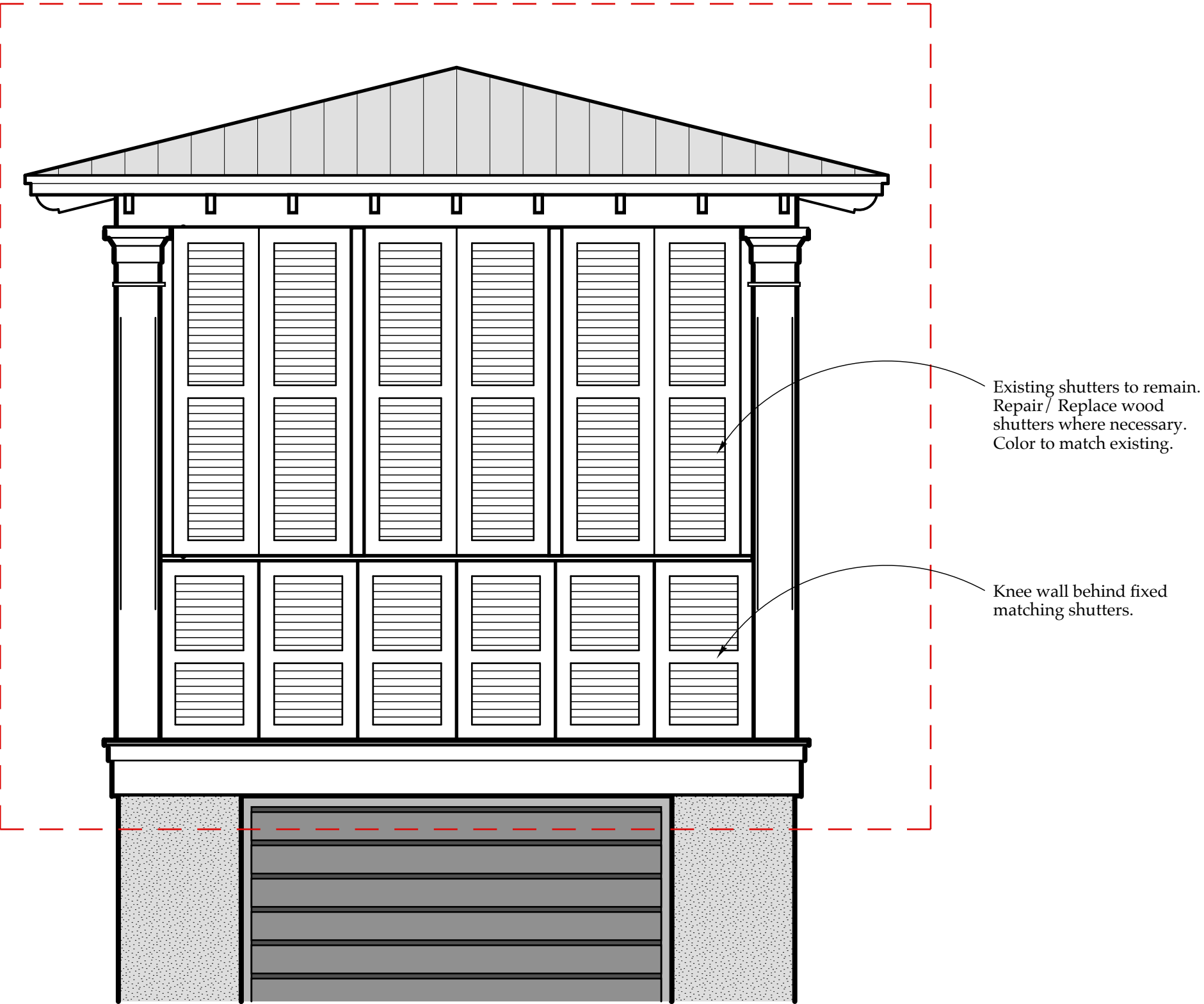
Plot Date
Project No.
Drawing Title
Existing East / West Elevations
Drawing No.

Proposed Change with infill Double Hung Windows



2 Enlarged Proposed Sleeping Porch
East Elevation w/ Shutters open
Scale: 1/2" = 1'-0"

Proposed Change with Shutters closed



3 Enlarged Proposed Sleeping Porch
East Elevation w/ Shutters closed
Scale: 1/2" = 1'-0"

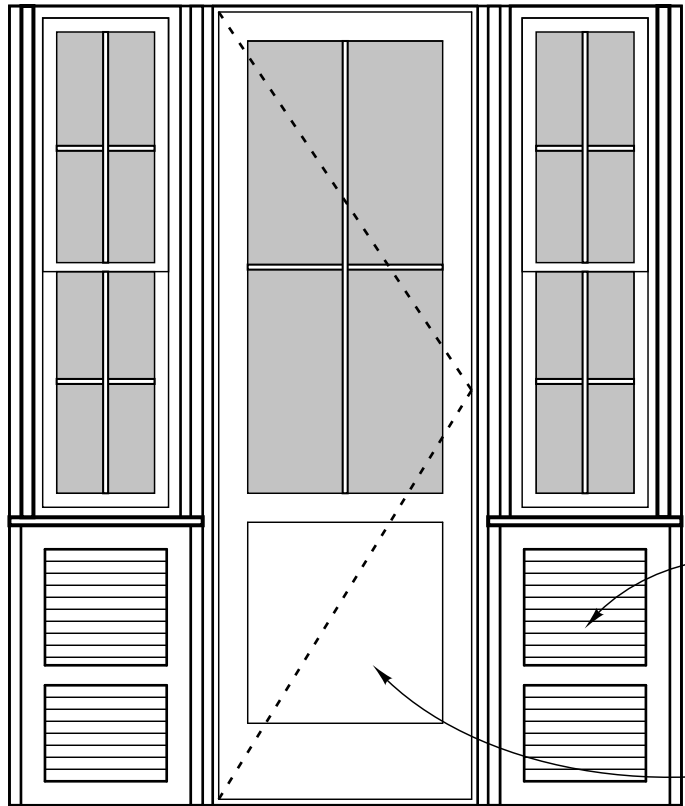


1 Proposed East Elevation
Scale: 1/4" = 1'-0"

No.	Issued For	Date
1	Sullivan's Island DRB Presentation	6/20/25
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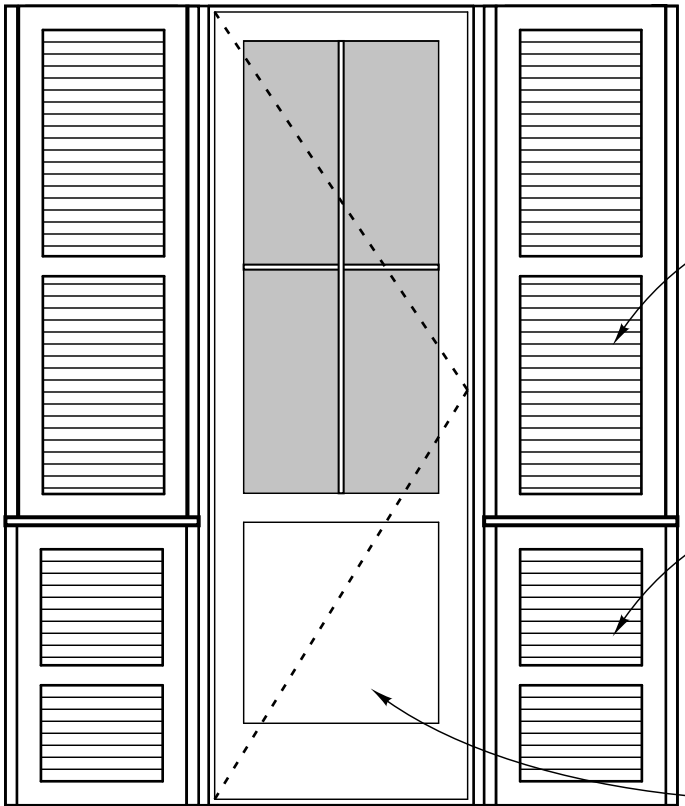
The England RESIDENCE	1908 l'On Ave. • Sullivan's Island, SC
Plot Date	
Project No.	
Drawing Title	Proposed East Elevation
Drawing No.	A201

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Enlarged Proposed Sleeping Porch
West Elevation w/ Shutters open

Scale: 1/2" = 1'-0"



Enlarged Proposed Sleeping Porch
East Elevation w/ Shutters closed

Scale: 1/2" = 1'-0"