

SULLIVAN'S ISLAND DESIGN REVIEW BOARD

SUBMITTAL APPLICATION (PAGE 1)

PROPERTY ADDRESS: 2118 ATLANTIC AVE PARCEL ID (TMS #): 5290900061

SUBMITTAL DATE: 3/26/2025 MEETING DATE: 5/21/2025

REQUEST: CONCEPTUAL REVIEW: PRELIMINARY APPROVAL: FINAL APPROVAL: X

DESCRIPTION OF SCOPE OF WORK: ADD MASTER SUITE = 449 SQ FT

☒ 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: JOHN & CINDY EBERT PHONE NUMBER: 304 476 2404

ADDRESS: 2118 ATLANTIC AVE EMAIL: CINDYMEBERT@icloud.com

ARCHITECT/DESIGNER: CLARK FERGUSON PHONE NUMBER: 918 378 0753

ADDRESS: 316 HYDRANGEA ST SUMMITTENVILLE EMAIL: MAIL@CLARKFERGUSON.COM

CONTRACTOR: MATT TEITSOFT PHONE NUMBER: 843 279 5470

ADDRESS: HANAHAN 29410 EMAIL: MATT@BUBBLEDHOMES

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

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

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

CLARK FERGUSON

Applicant name (print)

Applicant's signature

John & Cindy Ebert

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: _____ min: _____ comb: _____	✓	25%			
	D	21-22 2ND STORY SIDE FAÇADE SETBACK	10 feet (wall length) 2' setback from wall	✓	100%			
	E	21-22 REAR SETBACK	25 feet	✓	N/A	X	X	X
LOT COVERAGE	F	21-25 PRINCIPAL BUILDING COVERAGE	as per formula: enter result _____ sf	✓	20%			
	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 A, B, or C (circle one) result _____ sf	EXISTING IS 51 SQ FT OVER	A: 15% _____ sf not to exceed 500 sf (21-27B) B: 20% _____ sf (21-94) C: 25% _____ sf (21-20C)	449 SQ FT	11%	4,533 SQ FT
	I	21-28 THIRD STORY	as per formula: enter result _____ sf	N/A	15% _____ sf			
DESIGN STANDARDS	J	21-29 PRINCIPAL BUILDING FRONT FAÇADE	50' feet or, 2/3 lot width (whichever is less)	✓	100%			
	K	21-29 PRINCIPAL BUILDING SIDE FAÇADE	30 feet (wall length)	✓	100%			
	L	21-30 BUILDING ORIENTATION	towards ocean, excluding marsh and ocean lots	✓	Adjust for Neighborhood Compatibility			
	M	21-30 BLDG. FOUNDATION HEIGHT	8' to LSM & 9'4" to FFE	✓	1 foot			
	N	21-32 FOUNDATION ENCLOSURE	1/2" space	✓	Adjust for Neighborhood Compatibility			
	O	21-13B ACCESSORY STRUCTURE	Height (15) Setback (20) Area 625' footprint and 750' total	N/A	40% (4') 20% Area 750'-900'			

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: 21,332sf Highland lot area: _____sf (if applicable)

Principal Building Square Footage (21-27): Existing SF: 4,084 Standard SF: _____ Proposed SF: 4,533
THE OWNERS WOULD LIKE TO HAVE A NEW MASTER SUITE
TAKING ADVANTAGE OF THE EXPANSIVE REAR YARD
AND POOL WHILE KEEPING IN CHARACTER AND
APPROPRIATENESS OF THE EXISTING STRUCTURE, AND
NOT DISRUPTING THE FRONT STREET FACADE.

Principal Building Coverage (21-25): Existing SF: 2,639 Standard SF: _____ Proposed SF: 3,044

EVEN WITH THE ADDED PRINCIPAL BUILDING SQUARE
FOOTAGE NOTED ABOVE, THE PRINCIPAL BUILDING COVERAGE
WILL BE BELOW THE MAXIMUM, 3,200 SQ. FT.

Front Side Building Setbacks (21-22): Standard, combined _____ Proposed, combined _____, min _____

EXISTING FRONT SETBACK = 34'-5"
EXISTING WEST SIDE SETBACK = 18'-8" PROPOSED = 56'-2"
EXISTING REAR SETBACK = 83'-0" PROPOSED = 63'-3"
EXISTING EAST SIDE SETBACK = 21'-8" PROPOSED = 27'-5"

Second Story Side Façade Setback (21-22): Requested relief: N/A

Principal Building Front/Side Façade Setback (21-29): Requested Relief: N/A

Other (circle any that apply):

Third Story, Principal Building Front Façade, Building Orientation, Building Foundation Height, Foundation Enclosure, or Accessory Structure: N/A

REQUEST FOR HISTORIC DESIGN REVIEW (PAGE 4)

Do you propose any exterior changes to the historic structure? Yes: _____ No: _____
If you answered "yes", please provide a detailed explanation and sequence of the work below:

Section 21-97. C Historic Preservation Standards:

Submit in writing and be prepared to describe how your project is consistent with the following ten preservation standards, and the most recent version of the Secretary of Interior's Guidelines for the Treatment of Historic Properties. ****On your elevation drawings show all existing conditions and proposed changes. Detail existing materials and highlight all new and preserved architectural and structural elements.**

<https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>

- (a) Using a property as it was used historically or giving a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;
- (b) Retaining and preserving the historic character of a property; avoidance of the removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property;
- (c) Avoiding changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings;
- (d) Retaining and preserving changes to a property that have acquired historic significance in their own right;
- (e) Preserving distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property;
- (f) Repairing rather than replacing deteriorated historic features; or where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials;
- (g) Utilizing the gentlest means of chemical or physical treatments;
- (h) Protecting and preserving the archeological resources in place, and if disturbing, mitigation measures will be undertaken;
- (i) Not destroying historic materials, features, and spatial relationships that characterize the property; differentiating the new work from the old and making it compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment; and,
- (j) Undertaking new construction in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

2118 ATLANTIC AVENUE IS NOT IN HISTORIC DISTRICT.

(Please use extra sheet as needed)