

SULLIVAN'S ISLAND DESIGN REVIEW BOARD
SUBMITTAL APPLICATION (PAGE 1)

PROPERTY ADDRESS: 1808 Ion Avenue PARCEL ID (TMS #): 529-09-00-002

SUBMITTAL DATE: 10.17.2025 MEETING DATE: 11.19.2025

REQUEST: CONCEPTUAL REVIEW: ☒ PRELIMINARY APPROVAL: ☐ FINAL APPROVAL: ☐

DESCRIPTION OF SCOPE OF WORK: _____

Small rear addition to an existing non-original and non-historic mass, opening modifications to non-historic infill sections, reconstruction of non-original roof at central bay and the addition of a low rear deck

☐ 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
- OCRM Critical Lines, or Baseline and Setback if applicable
- Existing Structures, if applicable

☒ Spot elevations required to comply with § 21-24

☒ 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: Franklin Adams PHONE NUMBER: 843-723-5099

ADDRESS: 1808 Ion Avenue EMAIL: e@eefava.com

ARCHITECT/DESIGNER: e. e. fava architects PHONE NUMBER: 843-723-5099

ADDRESS: 54 Broad Street, Third Floor, Charleston SC 29401 EMAIL: e@eefava.com

CONTRACTOR: To Be Determined PHONE NUMBER: 843-723-5099

ADDRESS: _____ EMAIL: _____

eef (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.

e e fava architects

Applicant name (print)

e e fava architects

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

Franklin Adams by eef

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 SECOND STORY SIDE SETBACK	per lot: Enter result: _____min: _____comb:	N/A	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 _____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 result _____sf	✓	A: New Construction / Non-historic additions: 15% _____sf (not to exceed 500 sf) B: Historic additions: 20% _____sf C: Historic ADU Special Exceptions:			
DESIGN STANDARDS	I	21-28 THIRD STORY	as per formula:enter result _____sf	N/A	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%	6'-4"	16.6%	44'-4"
	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 Compatiblity			
	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 Compatiblity			
	P	21-138 ACCESSORY STRUCTURE	Height (15 to 18) Setback (20)	N/A	20% Height (3 ft 6 in) 40%(4')			

* we have an articulation, but it does not meet the 16" depth requirement as the total existing mass width is only 12'-4". We found it more appropriate to stay within the existing mass width rather than increase the width of the addition.

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: 22,171sf Highland lot area: _____sf (if applicable)

Principal Building Square Footage (21-27): Existing SF: _____ Standard SF: _____ Proposed SF: _____

N/A

Principal Building Coverage (21-25): Existing SF: _____ Standard SF: _____ Proposed SF: _____

N/A

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

N/A

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

N/A

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

Side setback meets the standard through grandfathered existing condition. Requesting 6'-4" of relief from the Principal Building Side Façade for a total length of 44'-4". The side facade does have an articulation, but the articulation does not meet the 16" depth requirement as we are matching the width of the existing mass which is only 12'-4" wide. We found it more appropriate to match the existing mass width than increase the width to meet the 16" articulation depth. We believe that the differentiation of the roof forms achieves the intent of the ordinance.

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: X 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.

We are proposing a small addition to an existing non-historic addition to the historic property. We also propose replacing non-historic infill with more historically appropriate openings per the attached elevations. A low rear deck is proposed which would interact only with the non-historic foundation.

The proposed addition and deck do not interact with the historic fabric of the original home. The addition ties into a non-original and non-historic section of the property, and the window / door changes affect only the non-historic infill areas. All of these changes could be reversed without affecting the historic fabric of the home.

Any necessary repairs to the historic fabric of the home will follow the Rehabilitation Hierarchy of Intervention from the Secretary of the Interiors Standards and as noted below and on all of our elevation drawing sheets.

1. Historic material is preserved in place

2. Historic material is repaired in place using least degree of intervention possible

3. Historic material is replaced in limited sections in kind with the same material

4. Historic material is replaced in limited sections with a compatible architect approved substitute material, which can effectively replicate the appearance of the remaining material features

5. Full replacement of an entire character-defining feature with new material in kind because the level of deterioration or damage of materials precludes repair. If the missing feature is character defining or if it is critical to the survival of the building (e.g., a roof), it should be replaced to match the historic feature based on physical or historic documentation of its form and detailing.

6. Full replacement of an entire character-defining feature with new a compatible substitute material that can reproduce the overall appearance of the historic material

(Please use extra sheet as needed)