

SULLIVAN'S ISLAND DESIGN REVIEW BOARD

SUBMITTAL APPLICATION (PAGE 1)

PROPERTY ADDRESS: 1702 ION AVENUE PARCEL ID (TMS #): 562-12-00-065

SUBMITTAL DATE: 09.19.25 MEETING DATE: 10.17.25

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

DESCRIPTION OF SCOPE OF WORK:

REPLACEMENT OF EXISTING NON HISTORIC STRUCTURE WITH NEW ACCESSORY STRUCTURE. MODIFICATION OF PREVIOUSLY APPROVED CHANGES IN LOT COVERAGE WITH THE PROPOSAL OF A NEW ACCESSORY STRUCTURE.

☐ 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:

☒ 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: Mark and Inna Moore PHONE NUMBER: 781-223-1042 (Inna)

ADDRESS: 1702 Ion Avenue EMAIL: inna@moore@gmail.com (Inna)

ARCHITECT/DESIGNER: Beau Clowney Architects - Jon Morris PHONE NUMBER: 843-722-2040

ADDRESS: 1 King Street, Ste 102, Charleston SC, 29401 EMAIL: kate@beauclowney.com

CONTRACTOR: Sheppard Construction PHONE NUMBER: 843-856-3430

ADDRESS: 859 Coleman Blvd. Mt. Pleasant, SC, 29464 EMAIL: russhep@yahoo.com

JXM (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.

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

Jon Morris

Applicant name (print)

Applicant's signature

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: 40' Enter result: ____ min: 10' ____ comb: 40' | ✓ 19'-2" MIN. 68'-6" COMBINED | 25% | - | - | - |
| | D | 21-22 SECOND STORY SIDE SETBACK | per lot: Enter result: ____ min: ____ comb: | existing non-conforming | 25% | - | N/A, to remain as-is, non-conforming | - |
| LOT COVERAGE | E | 21-22 REAR SETBACK | 25 feet | ✓ | N/A | - | - | - |
| | F | 21-25 PRINCIPAL BUILDING COVERAGE | as per formula: enter result 3931 ____sf | existing: 4270 non-conforming | 20% | - | N/A, to remain as-is, non-conforming | - |
| | G | 21-26 IMPERVIOUS COVERAGE | as per formula: enter result 30% sf maximum | existing non-conforming =8,998 | N/A | - | N/A, to remain as-is, non-conforming | - |
| | H | 21-27 PRINCIPAL BUILDING SQUARE FOOTAGE | as per formula: enter result 4521 ____sf | existing non-conforming =7,344 | A: New Construction / Non-historic additions: 15% ____sf (not to exceed 500 sf) B: Historic additions: 20% ____sf C: Historic ADU Special Exceptions: | - | N/A, to remain as-is, non-conforming | - |
| DESIGN STANDARDS | I | 21-28 THIRD STORY | as per formula: enter result 400 SF MAX | existing non-conforming | 15% ____ 460 ____sf | - | N/A, to remain as-is, non-conforming | - |
| | J | 21-22 PRINCIPAL BUILDING FRONT FAÇADE | 50' feet or, 2/3 lot width (whichever is less) | existing non-conforming | 15% | - | existing to remain | - |
| | K | 21-22 PRINCIPAL BUILDING SIDE FAÇADE | 38 feet (wall length) 16 feet within 15 ft x 2 16-in articulations | existing non-conforming | 25% | - | existing to remain | - |
| | L | 21-22 2ND STORY SIDE FAÇADE SETBACK | 32 feet (wall length) 6-foot (knee wall) 16-in articulations | existing non-conforming | 25% | - | existing to remain | - |
| | 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 | existing non-conforming | 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) | DRB RELIEF GIVEN TO PRIOR PROPERTY OWNER ON REAR SETBACK ON 05.19.17 | 20% Height (3 ft 6 in) 40%(4') | ✓ | 27% RELIEF = 8'-3" | 27% RELIEF = 8'-3" ALLOWED = 30' FROM STREET EDGE. 30' - 8'-3" = 21'9" |

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: 26,209 sf Highland lot area: 26,209 sf (if applicable)

Principal Building Square Footage (21-27): Existing SF: 7,344 Standard SF: 4,521 Proposed SF: 7,344

NO CHANGE AS OF PRIOR SUBMITTAL + APPROVAL TO
MAIN HOUSE, SUBMITTED 12.20.24

Principal Building Coverage (21-25): Existing SF: 4,270 Standard SF: 3,931 Proposed SF: 4,270

NO CHANGE AS OF PRIOR SUBMITTAL + APPROVAL TO
MAIN HOUSE, SUBMITTED 12.20.24

Front/Side/2nd-Story Building Setbacks (21-22): Standard, combined 68'-6" Proposed, combined 68'-6", min 19'-2"

NO CHANGE AS OF PRIOR SUBMITTAL + APPROVAL TO
MAIN HOUSE, SUBMITTED 12.20.24

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

NO CHANGE AS OF PRIOR SUBMITTAL + APPROVAL TO
MAIN HOUSE, SUBMITTED 12.20.24

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

NO CHANGE AS OF PRIOR SUBMITTAL + APPROVAL TO
MAIN HOUSE, SUBMITTED 12.20.24

Other (circle any that apply):

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

AS SHOWN ON SHEET C0.2, THERE HAVE BEEN MULTIPLE ACCESSORY STRUCTURES / SHEDS / UTILITY BUILDINGS ON ALL OF THE FORMER OFFICER'S QUARTER HOUSES THROUGH THE YEARS. WE HAD SUBMITTED, APPROVED, AND CONSTRUCTED A CARPORT AND SHED AT THE PROPERTY IN 2017. WE RECEIVED 33% SETBACK RELIEF ON THE ACC. STRUCTURE REAR SETBACK AT DRB APPROVAL. WE ARE NOW PROPOSING TO REMOVE AND REPLACE THAT SHED AND REQUESTING LESSER RELIEF OF 27%. THE NEW SHED WOULD BE IN KEEPING WITH OTHER ACCESSORY STRUCTURES ON POE AVE, AND WOULD HAVE A LESSER ENCROACHMENT TO THE REAR ACCESSORY BUILDING SETBACK. THE PROPOSED SHED WILL NOT BE ANY CLOSER TO THE STREET THAN THE PREVIOUSLY APPROVED CARPORT.

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.

(Please use extra sheet as needed)