

SULLIVAN'S ISLAND DESIGN REVIEW BOARD

SUBMITTAL APPLICATION (PAGE 1)

PROPERTY ADDRESS: 2118 ATLANTIC AVE PARCEL ID (TMS #): 529 09 00 061

SUBMITTAL DATE: 12/27/24 MEETING DATE: 2/18/25

REQUEST: CONCEPTUAL REVIEW: PRELIMINARY APPROVAL: FINAL APPROVAL:

DESCRIPTION OF SCOPE OF WORK: ADD MASTER SUITE = 449 SQFT

- 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: \$116.00
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
Site Plan [ 1/16" = 1'-0" OR 1" = 20'-0" scale ], illustrating the following:
Existing structures, if applicable
Proposed new structures
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.
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 SUITE 1011 EMAIL: MAIL@CLARKFERGUSON.COM

CONTRACTOR: MATT TEITSORT PHONE NUMBER: 843 279 5470
ADDRESS: HANAHAN 29410 EMAIL: MATT@BUBBIESHORNS

(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.

Applicant name (print): CLARK FERGUSON
Applicant's signature: [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: [Signature] JOHN EBERT
Owner's signature: [Signature] CYNTHIA M. EBERT

**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:<br>Enter result:<br>_____<br>____min:<br>____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)<br>B: 20% _____sf (21-94)<br>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 Compatability   |                              |                                       |             |
|                  | 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 Compatability   |                              |                                       |             |
|                  | O                                  | 21-138 ACCESSORY STRUCTURE              | Height (15)<br>Setback (20)<br>Area 625' footprint and 750' total | N/A                             | 40%(4')<br>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 FAÇADE.

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

