

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

PROPERTY ADDRESS: 2857 Jasper Blvd. PARCEL ID (TMS #): 529-07-00-041

SUBMITTAL DATE: Feb. 21, 2025 MEETING DATE: March 19, 2025

REQUEST: CONCEPTUAL REVIEW: PRELIMINARY APPROVAL: FINAL APPROVAL:

DESCRIPTION OF SCOPE OF WORK: Two small additions and interior renovations to the existing home. One side addition encroaches into the total side setback by 1.58' and puts the Principal Building square footage over by 122 s.f.

- 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)
- N/A 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
 - All applicable survey information
 - Proposed new structures
 - Narrative for Scope of Work (all Historic projects) Floor Plans [1/8" = 1'-0" scale], with the following requirements:
 - Exterior dimensions
 - In the case of renovations and/or additions, the outlines of existing and new construction must also be shown.
 - 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.
 - Roof ridge heights to natural grade. Finished Floor Elevation (FFE), Lowest Structural Member (LSM), Base Flood Elevation (BFE) to finish grade.
 - Must be rendered with shadows depicting roof and / or deck overhangs, changes in wall plane, or massing.
 - 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: Emily and Stirling Morrison PHONE NUMBER: 504-236-6096

ADDRESS: 2262 I'on Ave. Sullivans Island SC 29482 EMAIL: emilyimmorrison@gmail.com

ARCHITECT/DESIGNER: SLC Architect LLC PHONE NUMBER: 843-532-3817

ADDRESS: 916 Darwin St. Charleston SC 29412 EMAIL: sabrina@slc-architect.com

CONTRACTOR: M&W Projects PHONE NUMBER: 843-200-2301

ADDRESS: P.O. Box 266 Mt. Pleasant, SC 29465 EMAIL: jroland@mandwprojects.com

(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

Sabrina Vogel
Applicant name (print)
Sabrina Vogel
Applicant's signature

Owner's signature

Owner's signature

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OWNER NAME: Emily and Stirling Morrison PHONE NUMBER: 504-276-5086

ADDRESS: 2382 1st Ave. Sullivan's Island SC 29482 EMAIL: emilymorrison@gmail.com

ARCHITECT/DESIGNER: SLC Architect LLC PHONE NUMBER: 843-532-3817

ADDRESS: 316 Derwin St. Charleston SC 29412 EMAIL: sebrina@slc-architect.com

CONTRACTOR: M&W Projects PHONE NUMBER: 843-200-2301

ADDRESS: P.O. Box 266 Mt. Pleasant SC 29466 EMAIL: island@mandwprojects.com

(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.

Sabrina Vogel
 Applicant name (print)
Sabrina Vogel
 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
Stirling Morrison
 Owner's signature
Emily Morrison
 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: 15' min: 38.33' comb:		25%	1.58'	4.12%	38.33' allowed 36.75' requested
	D	21-22 SECOND STORY SIDE SETBACK	per lot: Enter result: min: comb:	N/A - knee wall 37" tall	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 2,614 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 4,192 sf		A: New Construction / Non-historic additions: 15% 500 sf (not to exceed 500 sf) B: Historic additions: 20% sf C: Historic ADU Special Exceptions:	122 s.f.	2.9%	4,192 allowed + 122 requested = 4,314 s.f.
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%			
	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 Compatability			
	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 Compatability			
P	21-138 ACCESSORY STRUCTURE	Height (15 to 18) Setback (20)	N/A	20% Height (3 ft 6 in) 40%(4')				

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: 22,923 sf Highland lot area: N/A sf (if applicable)

Principal Building Square Footage (21-27): Existing SF: 3,058 Standard SF: 4,192 Proposed SF: 4,314

We are requesting an additional 122 s.f. due to an addition to the front right corner of the house, which allows symmetry in the main roof mass along with a symmetrical front elevation, new entry porch and new centered entry stair. We feel this symmetry, along with new window and door alignment, and centered front entry greatly contribute to neighborhood compatibility.

Principal Building Coverage (21-25): Existing SF: 1,941 Standard SF: 3,438 Proposed SF: 2,614

No relief requested.

Front/Side/2nd-Story Building Setbacks (21-22): Standard, combined 38.33' Proposed, combined 36.75', min 15'-9"

We are requesting relief of 1.58' in the total combined side setback due to the addition to the front right of the house in order to make a more symmetrical roof line, front porch and entry door and stair, as described above.

Second Story Side Façade Setback (21-22): Requested relief: None

Principal Building Side Façade Setback (21-22): Requested Relief: None

Other (circle any that apply):

Third Story, Principal Building Front Façade, Building Orientation, Building Foundation Height, Foundation Enclosure, or Accessory Structure: None