

SULLIVAN'S ISLAND DESIGN REVIEW BOARD

SUBMITTAL APPLICATION (PAGE 1)

PROPERTY ADDRESS: 1659 Atlantic Avenue PARCEL ID (TMS #): 5231200008

SUBMITTAL DATE: Feb. 14, 2025 MEETING DATE: Mar. 19, 2025

REQUEST: CONCEPTUAL REVIEW: PRELIMINARY APPROVAL: FINAL APPROVAL: x

DESCRIPTION OF SCOPE OF WORK: Requesting an adjustment to currently approved and permitted pool plan. Asking for 4.75' setback variance towards public beach access to make pool symmetrical.

Change is within allowed impervious coverage calculations for lot.

- 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.
Submittal is within the Historic District and is:
designated as Historic Resource
Not designated as a Historic Resource

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).
Zoning Standards Compliance Worksheet (Page 2).
Neighborhood Compatibility Worksheet (Page 3).
Historic Design Review Worksheet (Page 4).
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.

- 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: Kait & Luke Morrison PHONE NUMBER: 843 530 6202
ADDRESS: 2808 Brooks St. EMAIL: kaitmorrison@gmail.com
ARCHITECT/DESIGNER: Garrett Mattes PHONE NUMBER: 843 801 6915
ADDRESS: EMAIL: garrett@inkandmoss.com
CONTRACTOR: Luke Morrison PHONE NUMBER: 843 329 8186
ADDRESS: 2808 Brooks St. EMAIL: lpmorris1632@gmail.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.

Kait Morrison
Applicant name (print)
Kait Morrison
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
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%	4.75'	11.4%
	D	21-22 SECOND STORY SIDE SETBACK	per lot: Enter result: ___ min: ___ comb:		25%		
LOT COVERAGE	E	21-22 REAR SETBACK	25 feet	✓	N/A	X	X
	F	21-25 PRINCIPAL BUILDING COVERAGE	as per formula: enter result 3034.5 sf	✓	20%		
	G	21-26 IMPERVIOUS COVERAGE	as per formula: enter result 30% sf maximum	✓	N/A	X	X
	H	21-27 PRINCIPAL BUILDING SQUARE FOOTAGE	as per formula: enter result 4323 sf		A: New Construction / Non-historic additions: 15% _____ sf (not to exceed 500 sf) B: Historic additions: 20% _____ sf C: Historic ADU Special Exceptions:	778 sf	18%
DESIGN STANDARDS	I	21-28 THIRD STORY	as per formula: enter result _____ sf		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)		20% Height (3 ft 6 in) 40%(4')		