

SULLIVAN'S ISLAND DESIGN REVIEW BOARD

SUBMITTAL APPLICATION (PAGE 1)

PROPERTY ADDRESS: 1311 Thompson Avenue PARCEL ID (TMS #): 523-07-00-035

SUBMITTAL DATE: 8/21/26 MEETING DATE: 9/16/26

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

DESCRIPTION OF SCOPE OF WORK: Requesting demolition of existing Non-Historic residence. (Now in Progress)
New construction of a 2 story raised single family residence designed to compliment the scale and massing of the neighboring homes.

☒ 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; New constructions: \$1,280; Addition/renovations: \$426; Accessory Structures: \$232)

☒ 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.

☒ One (1) set 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
- 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)
- 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.**
- Historic property assessment and report for all historic resource property applications
- Any relevant photographs or documentation that might be descriptive (of adjacent properties).

OWNER NAME: Freeman & Margaret Barber ADDRESS: 1311 Thompson Avenue

(PROVIDE OWNER'S CONTACT INFORMATION WITH ONLINE SUBMITTAL)

ARCHITECT/DESIGNER: Keleri Chasteen PHONE NUMBER: (843) 329-0667

ADDRESS: 952 Houston Northcutt Blvd Ste 204 Mt. Pleasant EMAIL: keleri@clarkdesigngroup.com

CONTRACTOR: Gray Tiller - Tiller Construction PHONE NUMBER: (843) 296-7804

ADDRESS: PO Box 22254 Charleston, SC 29413 EMAIL: gray@tillerconstruction.com

KC (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.

Keleri Chasteen

Applicant name (print)

Keleri Chasteen

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

Margaret Barber

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%	3' -9"	15%	21' -3"
	B	21-22 ADDITIONAL FRONT YARD SETBACK	45 above 20'	✓	15%			
	C	21-22 SIDE SETBACK	per lot: Enter result: 10' min: 35' comb:		25%	28' -2 3/8"	19.4%	6' -9 5/8"
	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	X
	F	21-25 PRINCIPAL BUILDING COVERAGE	as per formula: enter result 1,772 _{sf}		20% 2,127 sqft	329 sqft	19%	1,772 sqft + 329 sqft = 2,101 sqft
	G	21-26 IMPERVIOUS COVERAGE	as per formula: enter result 30% sf maximum		N/A 26.8% =	X 2,667 sqft	X	X
	H	21-27 PRINCIPAL BUILDING SQUARE FOOTAGE	as per formula: enter result 2,922 _{sf}		A: New Construction / Non-historic additions: 15% 438 _{sf} (not to exceed 500 sf) B: Historic additions: 20% _____sf C: Historic ADU Special Exceptions:	234 sqft	8%	2,922 sqft + 234 sqft = 3,156 sqft
DESIGN STANDARDS	I	21-28 THIRD STORY	as per formula: enter result ____sf	n/a	15% _____sf	n/a	n/a	n/a
	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 Compatiblity			
	N	21-30 BLDG. FOUNDATION HEIGHT	8' to LSM & 9'4" to FFE		1 foot	requesting 8'-2" to LSM &	9'-8 1/4" to FFE	
	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')	n/a	n/a	n/a

NEIGHBORHOOD COMPATIBILITY WORKSHEET (PAGE 3)

Have you reached out to the neighbors to get their feedback on the proposed plans? Yes: ___ No: X

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: 10,226 sf Highland lot area: _____ sf (if applicable)

Principal Building Square Footage (21-27): Existing SF: n/a Standard SF: 2,992 Proposed SF: 3,156

Requesting relief on the principal building square footage. Our design incorporates various 1-story volumes that encircle the second floor massing of the house, which increases circulation as compared to a stacking two story box. These 1-story volumes lessen the visual effect of the house from the street.

Principal Building Coverage (21-25): Existing SF: n/a Standard SF: 1,772 Proposed SF: 2,101

Requesting relief on the principal building coverage. Our design incorporates various 1-story volumes that encircle the second floor massing of the house, which increases circulation as compared to a stacking two story box. These 1-story volumes lessen the visual effect of the house from the street.

Front/Side/2nd-Story Building Setbacks (21-22): Standard, combined Front - 25'
Side - 35' comb Proposed, combined Front - 21' -3"
Side - 6'-9 5/8", min 10'

Requesting relief on the combined on the combined first floor average side setback. Our design incorporates various 1-story volumes that encircle the second floor massing of the house, which increases circulation as compared to a stacking two story box. The upper floor design of the home sits within the roof line and steps in on both sides to again lessen the visual effect of the house from the street.

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

N/A

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

Building Foundation Height - requesting 8' -2" to LSM & 9' -8 1/4" to FFE