

**SULLIVAN'S ISLAND DESIGN REVIEW BOARD**

**SUBMITTAL APPLICATION (PAGE 1)**

PROPERTY ADDRESS: 1420 Thompson Avenue PARCEL ID (TMS #): 523-07-00-007

SUBMITTAL DATE: April 18, 2025 MEETING DATE: May 21, 2025

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

DESCRIPTION OF SCOPE OF WORK: Addition and renovation of a non-historic single family residence

- ☒ 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:  
    \_\_\_ 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.  
    • OCRM Critical Lines, or Baseline and Setback if applicable  
    • Existing Structures, if applicable  
    • All applicable survey information  
    • Narrative for Scope of Work (all Historic projects)  
    • In the case of renovations and/or additions, the outlines of existing and new construction must also be shown.  
    • 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: Tom Golinvaux / Dani Silver PHONE NUMBER: 843-817-8159

ADDRESS: 1420 Thompson Avenue Sullivans Island EMAIL: daninotes@icloud.com

ARCHITECT/DESIGNER: Heather A Wilson, Architect PHONE NUMBER: 843.814.2031

ADDRESS: 704 Meeting Street Charleston SC 29401 EMAIL: heather@heatherawilsonarchitect.com

CONTRACTOR: TBD PHONE NUMBER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ EMAIL: \_\_\_\_\_

HW (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.

Heather A Wilson, Architect

Applicant name (print)

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: <u>10'</u> min: <u>20'</u> comb:	✓	25%			
	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 <u>2,206</u> sf		20%	121 sf	6%	2,327
	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 <u>3,356</u> sf		A: New Construction / Non-historic additions: 15% <u>3,856</u> sf (not to exceed 500 sf) B: Historic additions: 20% _____ sf C: Historic ADU Special Exceptions:	307	9%	3,663
	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	N/A	25%			
	M	21-30 BUILDING ORIENTATION	towards ocean, excluding marsh and ocean lots	✓	Adjust for Neighborhood Compatibility			
	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 Compatibility			
	P	21-138 ACCESSORY STRUCTURE	Height (15 to 18) Setback (20)	N/A	20% Height (3 ft 6 in) 40%(4')			
DESIGN STANDARDS								

### 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: 14,557 sf Highland lot area: \_\_\_\_ sf (if applicable)

**Principal Building Square Footage (21-27):** Existing SF: 3,174 Standard SF: 3,356 Proposed SF: 3,663

We have reduced the second floor space and massing. The single story addition is more appropriate to the street and on the waterway.

**Principal Building Coverage (21-25):** Existing SF: 1,696 Standard SF: 2,206 Proposed SF: 2,327

This is a modest 121 sf request which allows the homeowners to live more on the primary floor and accomodate aging parents

**Front/Side/2<sup>nd</sup>-Story Building Setbacks (21-22):** Standard, combined \_\_\_\_ Proposed, combined \_\_\_\_, min \_\_\_\_

The two story massing is existing

**Second Story Side Façade Setback (21-22):** Requested relief: \_\_\_\_

The two story massing is existing

**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:** \_\_\_\_