

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

PROPERTY ADDRESS: 3104 I'On Avenue PARCEL ID (TMS #): 529-12-00-033  
SUBMITTAL DATE: 6/20/25 MEETING DATE: 7/16/25  
REQUEST: CONCEPTUAL REVIEW:      PRELIMINARY APPROVAL: X FINAL APPROVAL:       
DESCRIPTION OF SCOPE OF WORK: New construction of a 2 story raised 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
- 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)

☒ 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: Adam & April Monroe PHONE NUMBER: (843) 991-3539

ADDRESS: 68 Jane Jacobs Street, Mt. Pleasant EMAIL: amonroe@middlestreet.com

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

ADDRESS: 1100 Palm Blvd Ste 1-A, Isle of Palms SC 29451 EMAIL: keleri@clarkedesigngroup.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 Chastain

Applicant name (print)

Keleri Chastain

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

[Signature]

Owner's signature

[Signature]



\*\*Project submittal falls under the previous Zoning Standards for approval in effect  
June 2023\*\*

### 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%	5'	25%	15' allowed 10' proposed
	D	21-22 SECOND STORY SIDE SETBACK	per lot: Enter result: _____ min: _____ comb:		25% (20')	9' 10"	100%	10' + 9' - 10" = 19' - 10"
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>2,584</u> sf		20% (517 sqft)	+223 sqft requested	8.6% = 223 sqft requested	2584 + 223 = 2,807 proposed
	G	21-26 IMPERVIOUS COVERAGE	as per formula: enter result 30% sf maximum	✓ 5,169 sqft.	N/A	X	X	5,169 allowed X 4,339 proposed
	H	21-27 PRINCIPAL BUILDING SQUARE FOOTAGE	as per formula: enter result <u>3,623</u> sf	25% = 906 sqft	A: New Construction / Non-historic additions: 15% _____ sf (not to exceed 500 sf) B: Historic additions: 20% _____ sf C: Historic ADU Special Exceptions:	+ 694 sqft requested	19.2% = 694 sqft	3,623 + 694 = 4,317 proposed
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%	38' - 4" requested	36% due to tree coverage	88' - 4" - 50' - 0" 38' - 4" requested
	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 Compatibility			
	N	21-30 BLDG. FOUNDATION HEIGHT	8' to LSM & 9'4" to FFE	✓	1 foot			
	O	21-32 FOUNDATION ENCLOSURE	1/2" space	N/A	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')			

### 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: 17,232 sf Highland lot area:        sf (if applicable)

**Principal Building Square Footage (21-27):** Existing SF:        Standard SF: 3,623 Proposed SF: 4,317

Home has been designed with the appearance of multiple structures added to over time with one structure being a single story structure. The design kept the mass and height of the overall structure in proper proportion. The size of this home is in keeping with the neighborhood.

**Principal Building Coverage (21-25):** Existing SF:        Standard SF: 2,584 Proposed SF: 2,807

As preferred by the SI DRB guidelines, the majority square footage of this home has been designed on the main level. The resulting square footage we have on the primary level is appropriate for the lot size and neighborhood compatibility.

**Front/Side/2<sup>nd</sup>-Story Building Setbacks (21-22):** Standard, combined 40' Proposed, combined 32', min 10' -9"

Due to the trees located at the corner of I'On Ave. and Station 31, side setback relief is requested. The one story cottage structure sits at 10'-9 3/4" off the side property line and the two story stucco massing sits within the 25' side setback. However, vertical projections added to breakup the two story stucco massing protrude over the setback, by 3' at the most. Thus relief of 8' total is requested.

**Second Story Side Façade Setback (21-22):** Requested relief: 9' -10"

Due to the trees located at the corner of I'On Ave. and Station 31, the side facade along Station 31 presents a two story structure. The mass is broken up and has second story setback after a 19' long side. The elevation has vertical projections on the second floor, a balcony and bumpout to break up the massing.

**Principal Building Side Façade Setback (21-22):** Requested Relief:       

**Other (circle any that apply):**

**Third Story, Principal Building Front Façade, Building Orientation, Building Foundation Height, Foundation Enclosure, or Accessory Structure:**       

38' -4" requested = 36% due to tree coverage