

# SULLIVAN'S ISLAND DESIGN REVIEW BOARD

## SUBMITTAL APPLICATION (PAGE 1)

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

SUBMITTAL DATE: May 23, 2025 MEETING DATE: June 18, 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
  - 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
  - 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: Tom Golinvaux & Dani Silver PHONE NUMBER: 843-817-8159

ADDRESS: 1420 Thompson Avenue EMAIL: daninotes@icloud.com / tgolinvaux@yahoo.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:

*HAWA* (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

Applicant's 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: 10' min: 20' 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 2,206 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 3,358 sf		A: New Construction / Non-historic additions: 15% 3,858 sf (not to exceed 500 sf) B: Historic additions: 20% sf C: Historic ADU Special Exceptions:	307 sf	9%	3,663 sf
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	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')			

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