

MEMBERS PRESENT: JOEL ADRIAN, AMANDA BARTON, NELL POSTELL, JEFF WEBB,  
VERTELLE MIDDLETON  
STAFF PRESENT: LEE BATCHELDER, ERIC SCHULTZ, TECHINA JACQUES

AGENDA

**BOARD OF ZONING APPEALS – SITE DESIGN**

APRIL 6, 2016

5:00 P.M.

2 GEORGE STREET

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**A. Deferred application from previously advertised BZA-SD agendas.**

1. 7 St Teresa Dr (Westwood)(TMS#4210200172) APP. NO. 164-06-A1

Request a special exception from Sec 54-327 to allow the removal of one grand tree.

Zoned SR-2

Owner: Catholic Dioceses/Applicant: John Tarkany

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with staff conditions.

MADE BY: N.Postell SECOND: A.Barton VOTE: FOR 5 AGAINST 0

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**B. New Applications.**

1. 97 Logan St (Harleston Village)(TMS#4570803007) APP. NO. 164-06-B1

Request a special exception from Sec 54-327 to allow the removal of one grand tree.

Zoned DR-1F

Owner: Heather & Dshamal Schoetz/Applicant: Same

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferral.

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

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2. 2 Wharfside St (Laurens Place)(TMS#4590000008) APP. NO. 164-06-B2

Request a variance from Sec 54-327 to allow the removal of one protected tree.

Zoned GB

Owner: Laurens Place Condominium Owners Association/Applicant: April Gawrych/Dennis Wheelus

APPROVED 0

WITHDRAWN 0

DISAPPROVED XX

DEFERRED 0

MOTION: Disapproval.

MADE BY: A.Barton SECOND: N.Postell VOTE: FOR 3 AGAINST 2

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3. 307 Hammock Ln (Beresford Hall) APP. NO. 164-06-B3  
(TMS#2681302019)

Request a variance from Sec 54-327 to allow the removal of one grand tree.

Zoned PUD

Owner: Richard Glanz/Laura Mower/Applicant: Bill Huey + Assoc.

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with conditions recommended by staff.

MADE BY: A.Barton SECOND: V.Middleton VOTE: FOR 5 AGAINST 0

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4. 99 Alexander St (Mazyck-Wraggborough) APP. NO. 164-06-B4  
(TMS#4591301093)

Request a special exception from Sec 54-327 to allow the removal of one grand tree.

Zoned DR-1F

Owner: 99 Alexander Street LLC/Applicant: Fred Willis III

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferral.

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

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5. 1577 Seabago Dr (Boltons Landing)(TMS# 2860000359) APP. NO. 164-06-B5

Request a variance from Sec 54-327 to allow the removal of one grand tree.

Zoned SR-1 (ND)

Owner: Brian & Rachel Riggs/Applicant: Same

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with conditions recommended by staff.

MADE BY: J.Webb SECOND: V.Middleton VOTE: FOR 5 AGAINST 0

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6. 57 Hanover St/78-92 Nassau St (East Side) APP. NO. 164-06-B6  
(TMS#4590504156, 172, 174-177)

Request a special exception from Sec 54-327 to allow the removal of two grand trees.

Request a variance from Sec 54-330 to allow the encroachment of impervious construction near the bases for two grand trees.

Zoned PUD

Owner: East Village Gardens, LLC/Applicant: Byers Design Group

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APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with conditions.

MADE BY: V.Middleton SECOND: J.Webb VOTE: FOR 5 AGAINST 0

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7. 292 Nassau St (East Central)(TMS#4590103053) APP. NO. 164-06-B7

Request a special exception from Sec 54-511 to allow a non-hard parking surface.

Zoned GB

Owner: Joseph Green/Application Forsberg Engineering & Surveying, Inc

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with staff conditions.

MADE BY: N.Postell SECOND: A.Barton VOTE: FOR 5 AGAINST 0

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8. 3097 South Shore Dr (W Ashley)(TMS#3100000029) APP. NO. 164-06-B8

Request a variance from Sec 54-327 to allow the removal of one grand tree.

Zoned PUD

Owner: Harold Huffman Trust/Applicant: Richard & Tracy Turner

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferral.

MADE BY: N.Postell SECOND: V.Middleton VOTE: FOR 5 AGAINST 0

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9. 317 Meeting St (Cent. Bus. Dist.)(TMS#4570402066) APP. NO. 164-06-B9

Request a variance from Sec 54-327 to allow the removal of six protected trees.

Zoned GB

Owner: Grambling Brothers Real Estate & Development, Inc/Applicant: Thomas & Hutton

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APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with staff conditions.

MADE BY: A.Barton SECOND: N.Postell VOTE: FOR 5 AGAINST 0

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10. 1401 Sam Rittenberg Blvd (W Ashley) APP. NO. 164-06-B10  
(TMS#3521100101)

Request a variance from Sec 54-327 to allow the removal of three protected trees.

Zoned GB

Owner: Fiason-Ashley Landing, LLC/Applicant: Adams & Wilson Development

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with staff conditions.

MADE BY: V.Middleton SECOND: N.Postell VOTE: FOR 5 AGAINST 0

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11. 615 Parrot Point Dr (Parrot Point)(TMS# 4520600138) APP. NO. 164-06-B11

Request a variance from Sec 54-327 to allow the removal of one grand tree.

Zoned SR-1

Owner: Thomas Lauderdale/Applicant: Same

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with staff conditions.

MADE BY: A.Barton SECOND: N.Postell VOTE: FOR 5 AGAINST 0

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12. 428 ½ & 430 Meeting St (East Side) APP. NO. 164-06-B12  
(TMS# 4590901033-034)

Request a variance from Sec 54-347 to omit a portion of a required 5' landscape area between incompatible uses.

Request a variance from Sec 54-343 to reduce the required 5-foot landscape area along the street frontage.

Zoned GB

Owner: Xiao Lan, LLC/Applicant: Craft Design Studio, LLC

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APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with staff recommendations.

MADE BY: V.Middleton SECOND: J.Webb VOTE: FOR 5 AGAINST 0

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13. 257 St Phillip St (Cannonborough/Elliottborough) APP. NO. 164-06-B13  
(TMS#4600802127)

Request a variance from Sec 54-327 to allow the removal of one grand tree.  
Zoned GB

Owner: Maroon, LLC/Applicant: Andrew Gould

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with staff recommendations except that only new canopy trees can count toward mitigation.

MADE BY: A.Barton SECOND: N.Postell VOTE: FOR 4 AGAINST 1

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14. 2079 Wambaw Creek Rd (Cainhoy) APP. NO. 164-06-B14  
(TMS#2710403001 & 002)

Request a variance from Sec 54-327 to omit the 15 protected trees per acre requirement.

Zoned PUD

Owner: Delmo, LLC/Applicant: Earthsource Engineering

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with staff conditions.

MADE BY: V.Middleton SECOND: J.Webb VOTE: FOR 4 AGAINST 1

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15. Ashley Town Center Dr (W Ashley)(TMS#3100400016, APP. NO. 164-06-B15  
3091500001, 069-070)

Request a special exception from Sec 54-327 to allow the removal of three grand trees.

Request a special exception from Sec 54-513 to allow reduction in the OCRM Critical Line Buffer.

Zoned LI & GB

Owners: West Ashley Town Center 526, LLC & St. Andrews PSD/Applicant: HLA, Inc.

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APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with staff recommendations.

MADE BY: A.Barton SECOND: J.Webb VOTE: FOR 5 AGAINST 0

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For more information, contact the Zoning and Codes Division Office at 724-3781 or [www.charleston-sc.gov](http://www.charleston-sc.gov)

In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.