

MEMBERS PRESENT: LEONARD KRAWCHECK, MICHAEL ROBINSON, WALTER SMALLS,  
MARGARET SMITH, SANDRA CAMPBELL, JOHN LESTER, SAM ALTMAN  
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, VANESSA ELLINGTON

AGENDA

**BOARD OF ZONING APPEALS-ZONING**

SEPTEMBER 6, 2016 ~~5:15-18~~ P.M. 2 GEORGE STREET  
6:37 P.M.

**A. Deferred applications from previously advertised BZA-Z agendas. For information call 724-3781.**

1. No Deferred Applications.

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**B. New Applications:**

1. 1872 CAMP RD. AND 871 MELLICHAMP DR. APP. NO. 169-06-B1  
(425-01-00-032 AND 031)

Request special exception under Sec. 54-206 to allow an existing church to have as an accessory use an Outreach Center and Food Bank in a SR-1 (Single-Family Residential) zone district.

Owner-St. James Church/Applicant-Capers G. Barr, III, Esquire

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: S.Campbell SECOND: S.Altman VOTE: FOR 7 AGAINST 0

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2. 204 CONGRESS ST. (HAMPTON PARK TERRACE) APP. NO. 169-06-B2  
(460-03-03-091)

Request special exception under Sec. 54-110 to allow a horizontal (laundry room/ porch) expansion and vertical extension (enclosed balcony/bedroom expansion) that extends a non-conforming 6.7-ft. rear setback (25-ft. required). Request variance from Sec. 54-301 to allow a hvac platform to not meet the required 70-ft. front setback and not meet the required 25-ft. side street setback. Zoned DR-1F.

Owners/Applicants-Robert & Elizabeth Chase, Dargan Realty Assoc., LLC

APPROVED 0 WITHDRAWN 0  
DISAPPROVED 0 DEFERRED XX

MOTION: Deferred.

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

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3. F STREET (LOT 99) (WESTSIDE) (463-16-03-057) APP. NO. 169-06-B3

Request variance from Sec. 54-301 to allow construction of a single-family residence with a 3-ft. south side setback, a 6-ft. total side setback (9-ft. and 15-ft. required).

Zoned DR-1.

Owner-Preservation Properties/Applicant-Luke Jarrett

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APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: J.Lester SECOND: W.Smalls VOTE: FOR 7 AGAINST 0

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4. 127 BEAUFAIN ST. (HARLESTON VILLAGE) APP. NO. 169-06-B4  
(457-07-01-036)

Request special exception under Sec. 54-110 to allow a vertical extension (balcony expansion) to a non-conforming building footprint that does not meet the required 10-ft. front setback.

Request variance from Sec. 54-353 to allow additions (bay windows) with a 4.5-ft. west side setback (6-ft. required).

Zoned STR.

Owner-Harry Ricker/Applicant-Guv Gottshalk

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: W.Smalls VOTE: FOR 7 AGAINST 0

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5. 1107 KING ST. (NORTH CENTRAL) (463-12-01-136) APP. NO. 169-06-B5

Request variance from Sec. 54-301 to allow 4 dwelling units with 1,164sf of lot area per dwelling unit (1,650sf required).

Request variance from Sec. 54-317 to not provide 4 parking spaces (6 spaces required, 2 provided).

Zoned GB.

Owner-RRRay, LLC/Applicant-Ben D'Allesandro

APPROVED 0

WITHDRAWN XX

DISAPPROVED 0

DEFERRED 0

MOTION: Withdrawn.

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

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6. 6 FORMOSA DR. (WAPPOO HEIGHTS) APP. NO. 169-06-B6  
(421-13-00-068)

Request variance from Sec. 54-301 to allow an addition (garage/bonus room with frog) with a 6.83-ft. east side setback (9-ft. required).

Zoned SR-1.

Owner/Applicant-Robert & Mary Barinneau

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APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Smith SECOND: S.Campbell VOTE: FOR 7 AGAINST 0

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\*L.Krawcheck leaves

7. 17 ½ WATER ST. (CHARLESTOWNE) APP. NO. 169-06-B7  
(457-16-04-098)

Request special exception under Sec. 54-110 to allow a change to a non-conforming residential unit by enlarging the habitable space by enclosing a 2<sup>nd</sup> floor porch.  
Zoned SR-4.

Owners-Doug Clark & Allyson Kirkpatrick/Applicant-John Paul Huguley

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: J.Lester VOTE: FOR 6 AGAINST 0

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8. 53 SOUTH ST. (EAST SIDE) (459-09-03-074) APP. NO. 169-06-B8

Request special exception under Sec. 54-110 to allow the horizontal and vertical extension of a non-conforming building footprint (detached single-family residence) that extends the non-conforming 3-ft. west side setback.  
Zoned DR-2F.

Owner-Luke Morrison/Applicants-Luke Morrison, Charlie Letts

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: S.Campbell SECOND: M.Smith VOTE: FOR 6 AGAINST 0

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For more information, contact the Zoning and Codes Division Office at 724-3781.

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.