

DRAFT MINUTES

AGENDA

BOARD OF ZONING APPEALS-ZONING

JANUARY 19, 2021

5:15 P.M.

“virtually via Zoom Webinar

6:16 P.M.

MEMBERS PRESENT: MICHAEL ROBINSON, HOWELL MORRISON, ALLISON GRASS, ROBBEN RICHARDS, JOHN BENNETT, GEIZA VARGAS-VARGAS

STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, WANDA STEPP

A. Deferred applications from previously advertised BZA-Z agendas. For information call 724-3765.

1. No Deferred Applications.

B. New applications.

1. 32 COUNCIL ST. (CHARLESTOWNE) (457-11-02-017) APP. NO. 2101-19-B1

Request special exception under Sec. 54-110 to allow an existing stair/landing to be relocated having an existing 0-ft. rear setback; to allow a 1-story porch/terrace addition that extends a non-conforming 5-ft. rear setback (25-ft. required).

Zoned SR-2

Owner: Emil and Natalie Emanuel

Applicant: JFM Architects

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred by applicant.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

2. 29 LEGARE ST. (CHARLESTOWNE) (457-11-04-105) APP. NO. 2101-19-B2

Request variance from Sec. 54-301 to allow a porte cochere with a 1.2-ft. north side setback (6-ft. required).

Zoned SR-3

Owner: Hillary Lamendola

Applicant: Glenn Keyes Architects

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: R.Richards VOTE: FOR 6 AGAINST 0

3. 90 SAINT MARGARET ST. (WAGENER TERRACE) (463-10-04-043) APP. NO. 2101-19-B3

Request variance from Sec. 54-301 to allow a 1-story addition (chimney/mudroom) with a 22.8-ft. rear setback (25-ft. required).

Zoned SR-2

Owner: Whitney and Neil Butler

Applicant: Laura F. Altman, LFA Architecture

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: J.Bennett SECOND: G.Vargas-Vargas VOTE: FOR 6 AGAINST 0

4. 2232 SUNNYSIDE AVE. (WAGENER TERRACE)
(464-13-00-036)

APP. NO. 2101-19-B4

Request special exception under Sec. 54-110 to allow a one story addition (bedroom/bath/porch) that extends a non-conforming 4.3-ft. west side setback (9-ft. required).
Request variance from Sec. 54-301 to allow (bedroom/bath/porch/stairs) having a 39% lot occupancy (35% limitation; existing lot occupancy 35%).
Zoned SR-1

Owner: Courtney Melvin
Applicant: Crosby Creations

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: J.Bennett VOTE: FOR 6 AGAINST 0

5. 61 CAMPBELL ST. (BYRNES DOWNS) (421-02-00-006)

APP. NO. 2101-19-B5

Request variance from Sec. 54-301 to allow a garage addition with a 21-ft. 10-inch front setback (25-ft. required).
Zoned SR-2

Owner: John Mitchell and William Gauldin
Applicant: John Mitchell

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: H.Morrison SECOND: A.Grass VOTE: FOR 6 AGAINST 0

6. 1 MICHEL PL. (HARLESTON VILLAGE) (457-12-01-036)

APP. NO. 2101-19-B6

Request special exception from Sec. 54-110 to allow a stair addition that extends a non-conforming 3-ft. rear setback (25-ft. required).
Zoned DR-1F

Owner: Robert Vanderwege
Applicant: Jane Maybank (MA Architects)

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: R.Richards SECOND: A.Grass VOTE: FOR 6 AGAINST 0

7. 565 KING ST. (CANNONBOROUGH/ELLIOTBOROUGH) APP. NO. 2101-19-B7
(460-12-02-072)

Request special exception under Sec. 54-511 to allow an existing restaurant/bar to have 735sf of outdoor patron use area without providing 6 required parking spaces.
Zoned GB

Owner: Mary Agnes Taylor
Applicant: Kevan Hoertdoerfer

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval with condition: No sound amplification louder than normal conversational tones.

MADE BY: H.Morrison SECOND: J.Bennett VOTE: FOR 6 AGAINST 0

8. 5 CEDAR ST. (EAST CENTRAL) (459-01-01-061) APP. NO. 2101-19-B8

Request variance from Sec. 54-301 to allow construction of a single-family residence with an 8-ft. front setback (steps) a 1.5-ft. east side setback (25-ft. and 3-ft. required).
Zoned DR-2F

Owner: Chamberlain Chesnut
Applicant: Chamberlain Chesnut

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: G.Vargas-Vargas SECOND: H.Morrison VOTE: FOR 6 AGAINST 0

9. 692 ARCADIAN WAY (AVONDALE) (418-15-00-037) APP. NO. 2101-19-B9

Request an appeal of the Zoning Administrator's decision to allow a subdivision to create 4 lots that do not meet the minimum 92-ft. lot frontage requirement on a public right-of-way.
Zoned SR-1

Owner: Derwin and Maria Simpson
Applicant: Levi Grantham Land Group by Capers Barr, III, Attorney

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: Deferred.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

10. 692 ARCADIAN WAY (AVONDALE) (418-15-00-037)

APP. NO. 2101-19-B10

Request variance from Sec. 54-824 to allow a subdivision to create 4 lots that do not meet the minimum 92-ft. lot frontage requirement on a public right-of way (Lot frontages will range from 75-ft. to 81.67-ft.).
Zoned SR-1

Owner: Derwin and Maria Simpson
Applicant: Lesemann for Levi Grantham Land Group

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

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 schmacherj@charleston-sc.gov three business days prior to the meeting.