

MINUTES

AGENDA

BOARD OF ZONING APPEALS-ZONING

FEBRUARY 1, 2022

5:15 P.M.

"virtually via Zoom Webinar"

6:56 P.M.

MEMBERS PRESENT: MICHAEL ROBINSON, HOWELL MORRISON, ALLISON GRASS, WALTER JAUDON, ROBBEN RICHARDS, JOHN BENNETT

STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, SCOTT VALENTINE

A. Review of Minutes and Deferred applications from previously advertised BZA-Z agendas. For information, call 843-724-3765.

1. REVIEW OF MINUTES OF THE DECEMBER 21, 2021 BOARD MEETING APP. NO. 2202-01-A1

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: A.Grass VOTE: FOR 4 AGAINST 0
*R.Richards, H.Morrison, absent from this meeting

2. REVIEW OF MINUTES OF THE JANUARY 18, 2022 BOARD MEETING APP. NO. 2202-01-A2

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: H.Morrison SECOND: R.Richards VOTE: FOR 5 AGAINST 0
*W.Jaudon, absent from this meeting

B. New applications.

1. 10 CONCORD ST. (CHARLESTOWNE) (458-13-02-031) APP. NO. 2202-01-B1

Request an appeal of the Zoning Administrator's approval of two one-family attached dwelling units in a DR-1F (Diverse Residential Zone) district.

Owner: Martin Sprock
Applicant: Ford Perry

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: Deferred.

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

2. OAK BLUFF AVE. (LOTS 93-102) (263-00-02-003) APP. NO. 2202-01-B2

Request variances from Sec. 54-301 to allow construction of 3 1/2 story single-family dwellings on ten lots in the Oak Bluff subdivision (SR-1 limits height to 35' and 2 1/2 stories).
Zoned SR-1

Owner: Crescent Homes SC, LLC
Applicant: E. Brandon Gaskins

APPROVED 0

WITHDRAWN XX

DISAPPROVED 0

DEFERRED 0

MOTION: Withdrawn.

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

3. 125 MOULTRIE ST. (HAMPTON PARK TERRACE) APP. NO. 2202-01-B3
(460-03-01-056)

Request variance from Sec. 54-301 to allow construction of a detached accessory building (carport) with a 1.5-ft. rear setback and 12.5-ft. side street setback (25-ft., 25-ft. required).
Zoned DR-1F

Owner: Peter and Nancy Scaramella
Applicant: John Sullivan, S Arch Studio

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

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

4. 252 AND 254 COMING ST. (CANNONBOROUGH/ ELLIOTBOROUGH) (460-08-02-061 AND 062) APP. NO. 2202-01-B4

Request variance from Sec. 54-317 to allow an existing restaurant at 252 Coming St to expand to 254 Coming St, displace 1 on-site parking space and add 234sf of outdoor patron use area and 586sf of inside patron use area without providing 5 spaces for the added restaurant patron area (added patron area requires 8 spaces; property is grandfathered for 3 spaces).
Zoned CT

Owner: Frank Iwanicki
Applicant: Neil Stevenson Architects

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

5. 236 SAINT MARGARET ST. (WAGENER TERRACE) APP. NO. 2202-01-B5
(463-10-03-037)

Request special exception under Sec. 54-110 to allow a 2-story addition (porch/living room extension /garage/bedrooms/baths/laundry room/game room) that extends a non-conforming 4.5-ft west side setback, a non-conforming 21-ft. front setback (9-ft. and 25-ft. required).
Request variance from Sec. 54-301 to allow an (garage/exterior stair/storage and outdoor shower addition with a 3-ft. east side setback (9-ft. required).
Zoned SR-2

Owner: James and Rebecca Bishop
Applicant: James (Billy) Bishop

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferral to have comments from Wagener Terrace Neighborhood Association restudy location of exterior stair and overall scale of proposed garage.

MADE BY: W.Jaudon SECOND: J.Bennett VOTE: FOR 6 AGAINST 0

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.