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 APP. NO. 2202-01-A1
BOARD MEETING
APPROVED XX WITHDRAWN 0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 APP. NO. 2202-01-A2
BOARD MEETING
APPROVED XX WITHDRAWN 0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APPROVED 0 WITHDRAWN 0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 ½ story single-family dwellings on ten lots in the Oak Bluff subdivision (SR-1 limits height to 35' and 2 ½ stories).
Zoned SR-1

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

MOTION: Approval.
MADE BY: _______ SECOND: _______ VOTE: FOR ______ AGAINST _______
APPROVED 0  WITHDRAWN XX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MOTION: Withdrawn.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   APPROVED 0  WITHDRAWN 0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) (460-08-02-061AND 062)

   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
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.