City of Charleston

BOARD OF ZONING APPEALS-ZONING

February 2, 2021
5:15 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
www.charleston-sc.gov/bza-sd

**Video and microphone is currently disabled for all attendees.**
This meeting is being recorded.

Go to www.charleston-sc.gov/bza-z for instructions to join. Call (843) 724-3770 if you are experiencing technical difficulties.
Zoom Meeting Protocol

Order on Each Application:

• Chair announces each application followed by staff presentation and recommendation
• Staff presents application and City’s recommendation. Staff will control slide presentation
• Staff announces comments received and whether anyone has signed up to speak
• Applicant, after being sworn in, will be allowed to present their application if opposition or questions are raised, followed by public comments from pre-registered attendees in favor. Each speaker will be sworn in before speaking
• Staff then recognizes registered attendees for public comments in opposition. Each speaker will be sworn in
• Staff then recognizes the applicant for a short rebuttal before Chair closes public comments and begins Board discussion

Providing Comment:

• People who sign up to speak prior to the 12 noon deadline will be called on when it is your turn to speak and your microphone will be enabled. You may only speak once on each item.
• Your microphone will be disabled after you are finished speaking.

Go to www.charleston-sc.gov/bza-z for instructions to join. Call (843) 724-3770 if you are experiencing technical difficulties.
Your Board of Zoning Appeals-Zoning Members are:

- Michael Robinson - Chair
- John Bennett
- Allison Cannon Grass
- Walter Jaudon

Your City of Charleston Staff are:

- Lee Batchelder, Zoning Administrator
- Robben Richards
- Geiza Vargas-Vargas
- Scott Valentine, TRC Coordinator
- Penny Ye, Senior Planner
- Vanessa Ellington, Clerk

The Board of Zoning Appeals—Zoning has the authority to do three things:

1. Hear appeals to decisions of the Zoning Administrator;

2. Grant special exceptions, a fact finding function of the Board; and

3. Grant variances to the Zoning Ordinance if the application meets the hardship test outlined in Section 54-924 of the ordinance.
Board of Zoning Appeals - Zoning

Requirements for Granting a Variance

A variance may be granted by the Board of Zoning Appeals in an individual case of unnecessary hardship if the Board makes the following findings:

a. there are extraordinary and exceptional conditions pertaining to the particular piece of property;

b. these conditions do not generally apply to other property in the vicinity;

c. because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and

d. the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.
Agenda Item #A-1

32 COUNCIL STREET
(CHARLESTOWNE)
TMS # 457-11-02-017

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
Application for Variance, Special Exception, Reconsideration, or Extension to the Board of Zoning Appeals – Zoning (BZA-2)

City of Charleston

Instructions – This application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda. A sign will be placed on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days. An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:
☐ A Variance and/or Special Exception as indicated on page 2 of this application.
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: 1/19/2021
Property Address: 32 COUNCIL STREET TMS # 457-11-02-017
Property Owner: EMIL+ NATALIE MANUEL Daytime Phone:
Applicant: JEM ARCHITECTS Daytime Phone 843-577-3775
Applicant's Mailing Address: 210 'B' RUTLEDGE AVE, CHAS, SC 29403
Email Address: JULIA@JEMARCHITECTS.COM

Relationship of applicant to owner (name, representative, prospective buyer, other): ARCHITECT

Zoning of property: EB-2

Information required with application: (check information submitted)
☐ Scaled plans or plots, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
☐ For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
☐ Scaled floor plans, with rooms sized, and the total floor area for each dwelling unit noted are required for all density variances and building additions unless exempted by the Zoning Staff (3 sets)
☐ Plats or documents necessary to show compliance with special exception requirements (3 sets)
☐ Check, cash, or money order payable to the City of Charleston.
☐ YES ☐ NO - Is this property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:
☐ Photographs:
☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant: ___________________________ Date 1/8 nov. '20

For office use only
Date application received: ___________________________ Fee $ __________ Time application received ___________________________ Receipt # __________
For Variance requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (and as an attachment if necessary):


Variance Test: The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. [SC Code of Laws § 6-29-800]

For Special Exception requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (and as an attachment if necessary):

See Attached

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.
SPECIAL EXCEPTION
Requesting a special exception to permit the following:

- construction of a new covered porch on the south side of the existing house, and
- shifting of the existing rear steps (east side) approximately 12’ south, to align with a shifted back door.

The entire house is currently non-conforming (the front setback overlaps the rear setback), and the proposed changes would not decrease any existing non-conforming setbacks, nor would they exceed the maximum lot coverage.

Pursuant to § 540.11 of the Ordinance, regarding special exceptions, the proposed changes:

1. are limited to extending/increasing the non-conforming use already in existence,
2. do not result in an unreasonable intensification of the non-conforming use (the back stair is simply shifted, and the new covered porch is unheated and modestly sized),
3. will not have any adverse effect on properties in the vicinity, and
4. (in the case of the new covered porch) actually reflect the original designer’s original intent for the property.

Pending approval by the BZA-Z, the proposed design will subsequently be submitted for review and approval by the Board of Architectural Review as required.
Agenda Item #B-1

692 ARCADIAN WAY (AVONDALE)  
TMS # 418-15-00-037

Request an appeal of the Zoning Administrator’s decision to allow a subdivision to create 4 lots that do not meet the minimum 105-ft. lot frontage requirement on a public right-of-way.

Zoned SR-1
Application for Variance, Special Exception, Reconsideration, or Extension to the Board of Zoning Appeals - Zoning (BZA Z)

City of Charleston

Instructions - This application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda. A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals - Zoning. Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days. An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

☐ A Variance and/or Special Exception as indicated on page 7 of this application
☐ Reconsideration of a decision of the Board or action of a zoning officer (attach Appeal form).
☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: JANUARY 19, 2021

Property Address: 295 Arcadian Way, Charleston, SC 29407 TMS # 418-15-11-037

Property Owner: Danthon & Marie Simpson Daytime Phone: 843-571-5861

Applicant: Levi Graham Land Group by Capers G. Barr, III, Attorney Daytime Phone: 843-593-4379

Applicant's Mailing Address: 11 Broad Street, Charleston, SC 29401

E-mail Address: cgh@bghamgraham.com

Relationship of applicant to owner (same, representative, prospective buyer, other): Prospective Buyer

Zoning of property: SR-1

Information required with application: (check information submitted)

☐ Scaled plans or prints, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
☐ For new construction or additions within a flood zone, show floodplain design criteria in scaled plans
☐ Scaled floor plans with rooms labeled and the total floor area for each subdividing unit noted are required for all density variances and building additions, unless exempted by the zoning staff (3 sets)
☐ Plans or documents necessary to show compliance with special exception requirements (3 sets)
☐ Check, credit card or cash (make checks payable to the City of Charleston)

YES ☐ NO ☐ Is this property restricted by any recorded covenants that may conflict with or prohibit the proposed land use encompassed in this permit application? § 6-291-1145 of the South Carolina Code of Laws

Optional but very helpful information:

☐ Photographs
☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant: Clay A. Muncy

Date: 12/30/2020

For official use only

Date application received _____________ Time application received _____________ Staff member ___ Fee ____ Bill # ______
Appeal for Reconsideration to the
Board of Zoning Appeals – Zoning (BZA-2)

City of Charleston

Applicants appealing for reconsideration of a Board decision or decision of the zoning administrator must submit the following information with the BZA-2 application and fee to the Permit Center at 2 George Street:

In the case of an appeal for reconsideration of a Board decision, applicant shall state below the grounds upon which it is considered that the Board misinterpreted or misconceived the question or questions involved, or the ground upon which it is considered that the Board has erred in its finding or disposition of the appeal, application or matter (add as an attachment if necessary). THE DEADLINE FOR SUBMITTING THIS APPEAL FORM WITH THE BZA-2 APPLICATION AND FEE IS THE CLOSE OF BUSINESS ON THE 5TH BUSINESS DAY FOLLOWING THE DATE OF THE BOARD DECISION BEING APPEALED.

In the case of an appeal for reconsideration of a decision of the zoning administrator, applicant shall state below the interpretation(s) of the Zoning Ordinance being appealed, how the applicant is aggrieved by the interpretation(s), and what the applicant contends is the correct interpretation of the Zoning Ordinance (add as an attachment if necessary):

Crescent Homes, LLC (also known as Levin Grahmann, LLC appeals the decision of the City Zoning Administrator dated December 22, 2020 a copy of which attached hereto.

See attached Memorandum.

Signature of Applicant: ___________________________ Date: ___________________________
Capers G. Barr III, Attorney for Crescent Homes, LLC (Levin Grahmann, LLC)

For office use only
Date application received: 12/30/20
Time application received: 5:06
Stafferson: [blank]
MEMORANDUM

TO: BOARD OF ZONING APPEALS - ZONING,

FROM: CAPERS G. BARR, III
ATTORNEY FOR CRESCENT HOMES, LLC/LEVI GRANTHAM, LLC

DATE: DECEMBER 29, 2020

SUBJECT: APPEAL OF ZONING ADMINISTRATOR’S DECISION IN THE MATTER OF 692 ARCADIAN WAY, AVONDALE SUBDIVISION; FRONT FOOT CALCULATION OF SUBDIVIDED LOTS

Crescent Homes, for and on behalf of Levi Grantham, LLC, the contract buyer of 692 Arcadian Way (the “Subject Property”), appeals the decision of the Zoning Administrator dated December 22, 2020, which concludes that, in a subdivision of the Subject Property, the front footage of each subdivided lot must be at least 92 feet wide. A copy of the Zoning Administrator’s decision of December 22, 2020 is attached as Exhibit “A” to this memorandum.

The City Zoning Ordinance, in Section 54-824.c.3 provides, in pertinent part:

“The following lot frontage requirements in Table 8.2.3 shall apply to all new single and two family residential lots, except that residential lots within existing residential subdivisions may not be subdivided with lot frontages less than the average front footage of all abutting residential lots, residential lots across the street(s), and residential lots within five (5) lots on either side of the frontage of the subject lot, or the minimum lot frontage for that zone district, whichever is greater...”
Crescent Homes, by its attorney, submitted a Memorandum to the Zoning Administrator dated August 13, 2020, which states Crescent’s rationale for the subdivision of the Subject Property into four lots, with an average front footage of 77.4 feet. The comparable existing lots average 76.875 front feet per lot; a front footage slightly larger than the comparable average. The proposed subdivision should be approved. See attached Exhibit “B”.

In his decision of December 22, 2020, (Exhibit “A”), the Zoning Administrator disagrees that front footages averaging 77.4 feet comport with Section 54-824.6.1; instead concluding that the required front footage is 92 feet, for the reasons stated in his letter.

GROUND FOR THE APPEAL:

1. The Zoning Administrator erred by including Lot 48 on Colony Drive in the calculation of average front footage applicable to the Subject Property under Section 54-824; the error being that Lot 48 is an “outlier” lot with a wider front footage than any of the original lots subdivided in the entirety of Avondale Subdivision. Because Lot 48 is an aberration, and because it only slightly touches the Subject Property, to include it in the front footage calculation of a subdivision of the subject property contradicts the spirit and the intent of the subdivision regulations, which are “to provide for the harmonious development of the City of Charleston and its environs” (City Ordinance Section 54-801). The harmony of Avondale Subdivision is defined by residential lots with front footages of 75 feet.

2. The Zoning Administrator erred by measuring the front footages of the lots on Reveille Court, as curved lines. The front footage should instead be defined by the distance in width between the parallel lot lines and not by the curved line along the street.
The Zoning Administrator reports front foot calculations totaling 371 feet of the curved front lot lines on Reveille Court. However, the entirety of the property that contains the four lots on Reveille Court is only 333 feet wide.

It makes little sense to say that the average front footage of the Reveille Court lots should be 92 feet when, had the lots had perpendicular frontages, their width along the street could only be an average of 83.25 feet, at most (333 feet ÷ 4 lots ÷ 83.25 feet per lot). Because the width of the larger lot now encompassing the subdivided lots on Reveille Court is only 333 feet, the most obtainable number of subdivided lots within that space could be only four, because any greater number of lots would result in lot widths of less than the average 75 feet, that is predominant in the neighborhood.

The Reveille Court lots, therefore, are also aberrations in that the front footage width of those lots is defined by the space within which the lots are placed.

3. The Zoning Administrator’s decision runs counter to the intent and spirit of the ordinance. A specifically stated purpose of the Zoning Ordinance is to achieve “harmony” within the subdivision. The predominance “harmony” of Avondale subdivision as a whole is its proliferation of 75-foot-wide lots. The construction of the ordinance urged by this Appellant further that harmony.

4. The Zoning Administrator’s 92 front foot conclusion is inconsistent with the harmony of the neighborhood, as well as with the entirety of Avondale subdivision.

5. Statutes or Ordinances in derogation of natural rights of persons over their property are to be strictly construed, as they are in derogation of the common law right to use private property so as to realize its highest utility, and should not be impliedly extended to cases not clearly within their purpose or scope. Purdy v. Matsen, 223 SC 298, 75 S.E.2d 605 (SC 1953).
December 22, 2020

VIA EMAIL

Capers G. Burr, III  
11 Broad Street  
Charleston, SC 29401

Re: 692 Arcadian Way, Average Lot Frontage Calculation

Dear Capers,

This is to provide you with my decision regarding the minimum lot frontage calculation for the subdivision of 692 Arcadian Way, which has a base zoning of SR-1, Single-family Residential.

Sec. 54-824.c.1, of the City of Charleston Zoning Ordinance sets forth the requirements for determining the minimum lot frontage requirement for new single and two-family residential lots “within existing residential subdivisions”. This section applies to the subdivision of the subject lot because the lot is located within the Avondale subdivision.

Sec. 54-120 includes a definition for “lot frontage” which reads as follows:

Lot Frontage. The front side of a lot that adjoins a street or thoroughfare from which direct vehicular access to lots may be available.

Applying the requirements of Sec. 54-824.c.1, the minimum lot frontage requirement for the subdivision of 692 Arcadian Way should be calculated by averaging the lot frontages of the following lots:

815 Colony Drive = 106’ lot frontage (this lot abuts 692 Arcadian Way)
701 Arcadian Way = 75’
502 Reveille Court = 92’
504 Reveille Court = 91’

2 George Street - 3rd Floor - Charleston, South Carolina 29401 - Tel. (843) 724-3765 - Fax (843) 724-3772
506 Reveille Court = 91'
508 Reveille Court = 97'
(the preceding five lots are located across the street from 692 Arcadian Way)

The minimum lot frontage requirement using the average of these lot frontages is 92'.

With Arcadian Way making a 90 degree turn at 692 Arcadian Way, the following lots could be included in the average lot frontage calculation because they could be considered residential lots within five (5) lots on either side of the frontage of the subject lot:

- 706 Arcadian Way = 75' lot frontage
- 708 Arcadian Way = 75'
- 712 Arcadian Way = 75'
- 3 Ookolite Place = 73'
- 4 Ookolite Place = 80'

If all lots listed above are included, the minimum lot frontage requirement using the average of these lots is 94'.

Although the following lots about 692 Arcadian Way, they should not be used to calculate the average frontage because they are not single-family or two-family residential lots:

- 672-580 St. Andrews Boulevard
- 684 Arcadian Way
- 511 Colony Drive

The subject lot cannot be subdivided into four lots because it does not have enough lot frontage on Arcadian Way and Reveille Court to allow each lot to meet the minimum lot frontage requirement of 92' and the minimum lot size requirement for the SR-1 base zoning district of 9,000 square feet.

I hope this provides a clear explanation of my interpretation of the zoning regulations as they pertain to the subdivision of 692 Arcadian Way. Please let me know if you have any questions.

Sincerely,

[Signature]

Lee C. Bachelet
Zoning Administrator
MEMORANDUM

TO: BOARD OF ZONING APPEALS – ZONING
   LEE BATEHELDER, ZONING ADMINISTRATOR

FROM: CAPERS G. BARR, III
      ATTORNEY FOR CRUSSENT HOMES

DATE: AUGUST 13, 2020

SUBJECT: 692 ARCADIAN WAY SUBDIVISION; FRONT FOOT CALCULATION

INTRODUCTION; STATEMENT OF THE ISSUE.

This memorandum is prepared for the purpose of presenting the rationale for concluding that, pursuant to City Ordinance Section 54-824, the single-family lots proposed to be subdivided from 692 Arcadian Way in Avondale, should be approved for four lots, each with a minimum 75 foot frontage or greater. See Exhibit “A”. The property at 692 Arcadian Way is hereafter referred to as the “Subject Property”. We acknowledge that the same request was preliminarily denied, but perhaps the perspective developed in this memorandum may not have been presented in the earlier proposal.

THE UNDERLYING FACTS.

1. The Operative Ordinance, City Ordinance Section 54-824.c.1, provides, in relevant part, that “...residential lots within existing residential subdivisions may not be subdivided with lot frontages less that the average lot frontage of all abutting residential lots, residential lots across the street, and residential lots within five (5) lots on either side of the frontage of the subject lot,
or the minimum lot front footage for the zoning district, whichever is greater." The subject property is in the SR-1 Zoning District which requires a minimum lot frontage of 50 feet.

2. The broad purpose of Charleston's subdivision regulations is expressly stated in Section 54-801: "...to provide for the harmonious development of the City of Charleston and its environs..." "Harmonious" is defined as "having the parts agreeably related." (Merriam-Webster Dictionary). Although the current City Zoning Code was enacted long after the subdivision of Avondale, the concepts of the code must be applied to and reconciled with the fact that the Avondale Subdivision long predated the current regulations.

3. Avondale generally consists of a triangular tract of land, the apex of which begins at the intersection of Avondale Avenue and Highway 17 South (Savannah Highway). The base of the triangle is the Ashley River. To the east of Avondale is the section known as Mecade, and to the west is Ashley Forest. (See Exhibit "B", Plat by Good recorded at Plat Book M, Page 99).

4. We have been unable to find a comprehensive plat of Avondale. Rather, we have collected 11 separate plats of several of its sections. We are uncertain whether these 11 plats comprise the whole of Avondale, but they provide at least a frame of reference as to the original development scheme, particularly as it relates to the question on the table, which is the proper lot front footage to apply to the Subject Property.

5. The Subject Property and its Environs. In this section is discussed in subparagraphs the relevant plats of the area surrounding the Subject Property.

   a. First, attached as Exhibit "C" is a plat by Good recorded in Plat Book J, Page 147 in 1954. On this plat, the Subject Property consists of Lots 42, 43, and the southern portion of Lot 44 with respect to the question on the table. Note that Lot 42 shows an original 68 foot front footage, Lot 43 shows a 71 foot front footage, and Lot 44 shows a 62 foot front footage.
Notably on this plat, Lot 45 is landlocked. To the north of Lot 45 is a parcel labeled "Cecil Pedaline" with a 75 foot front footage, and the lot to its north labeled "Etta and Arnold Brittain" also shows a 75 foot front footage.

b. In 1981, Lot 44 was subdivided to add a 55 foot wide strip to Lot 45, thereby giving Lot 45 an 11 foot front footage on Arcadian Way. (Because Lot 45 is triangular in size, its front footage is 11 feet, and its rear footage is 205.5 feet.) By this subdivision, the front footage of former Lot 44 was reduced from 62 feet to 51 feet. (See Exhibit "D".) By 1981, however, we believe that a single home had been constructed on Lots 42, 43 and 44. Although we find no instrument abandoning the old lot lines, construction of the home on the property accomplished a similar result of rendering the lot lines moot.

c. The properties directly across Arcadian Way from the Subject Property were platted by Good in 1953 on a plat recorded in Plat Book J, Page 60. (See Exhibit "E"). Notably, the front footage of these lots on Arcadian Way are 75 feet each.

d. Another plat of record of the same area of Arcadian Way was made by W. L. Gallard in February, 1943, and recorded in Plat Book F at Page 123. (See Exhibit "F"). Compare Exhibit "F" with Exhibit "C". Note that on Exhibit C, the large lot shown in 1954 as "James K. Menos" was, in 1943, according to Exhibit "F", four lots: Lots 7 and 8 fronting on Arcadian Way were each 75 foot front footage, and Lots 5 and 6 fronting on Oakdale Place were 81 feet and 100 feet respectively. Also, note that the lots that had been labeled "Brittain" and "Pedaline" on the 1959 plat attached as Exhibit "C", were originally lots 9 and 10 on the 1943 plat at Exhibit "F".
6. As a preliminary observation, note that the front footage scheme of the portions of Avondale shown by the plats attached as Exhibits "E"-"F" are dominated by 70 to 75 foot wide frontages.

7. Additional plats of Avondale, on the east side of St. Andrews Boulevard, are also attached, as follows:
   a. Plat by Gilliland made April, 1943, recorded in Plat Book W 48, Page 183 (Exhibit "G").
   b. Plat by Gilliland made January, 1945, recorded in Plat Book S 45, Page 451 (Exhibit "H").
   c. Plat by Gilliland made September, 1947, recorded in Plat Book G, Page 33 (Exhibit "I").

8. Note that although the plat at Exhibit H shows some lots of 80 feet and higher width, the dominant pattern of front footage remains 75 feet.

9. The Colony Drive Section. To the south of the Subject Property is the Colony Drive section. Attached as Exhibit "J", is a plat by Good recorded in March, 1963 in Plat Book N, Page 136. It is noteworthy that the Colony Drive section was not platted for twenty years after the earliest Avondale Subdivision plats. This plat shows large parcels reserved for multi-family construction. Not only are multi-family apartments presently constructed on the reserved sections shown on this plat, but many of the individual lots have also been re-subdivided into apartments or connected row houses, today.

10. Note from Exhibit "J", the 1963 plat, that Lot 48 on Colony Drive backs up on the Subject Property; but this plat was prepared before the 1981 subdivision of Lot 44 of the Subject
Property as discussed in Paragraph 5b above, which resulted in the length of that common boundary to be reduced by 55 feet.

11. Avondale to the West of St. Andrews Boulevard. Attached as Exhibit "K" are four plats recorded, respectively, in Plat Books F, Page 58; F, Page 120; F, Page 223; and F, Page 179 of Avondale to the west of St. Andrews Boulevard. Although some of the sections provide frontages greater than 75 feet, the dominant theme remains to be a front footage of 75 feet or less.

12. The Most Recent Subdivision, Reaville on the Ashley. On December 4, 2019, a subdivision was recorded in Plat Book L.19 at Page 0521 (See Exhibit "L") of four lots that were subdivided from old lots 10 and 45 (which are shown on Exhibits "C", "D", and "F"). The front footage of the Reaville lots is not shown, but from the scale of the plat, three of the lots appear to be 80 feet wide and one is approximately 75 feet wide. The total front footage of the Reaville property appears to be approximately 315 feet, by the scale.

DISCUSSION OF THE ISSUE.

The application of Section 54-824 in this case must be contextual. That context includes the history of Avondale as discussed above. The four lots proposed to be subdivided by Crescent present wider front footages than were the original three lots shown on the original Avondale subdivision plat: Proposed widths are 75 feet, 81.67 feet, 77.96 feet, and 75 feet (see Exhibit "A"); as compared with original widths of 68 feet, 71 feet, and 62 feet (see Exhibit "C"). As shown in the discussion of facts above, the overall neighborhood of Avondale, from its spot on Savannah Highway to its base on the Ashley River, is dominated by lots with 75 foot frontages.

Yet, the literal application of 54-8-24 would require the following exercise: whereas the original Lots 11-15 of Arcadian Way, as shown on Exhibit "B", and Lots 8 and 9 shown on Exhibit "F" have retained their original 75 foot widths, the new lots on Reaville Court average 78 feet in
width. Moreover, because the rear lot line of the Subject Property is bounded by Lot 48 on Colony Circle for approximately 25 feet on the Subject Property's side lot line, it must also be considered in a literal calculus. The result under a literal application of the ordinance would become this: the Colony lot is 114 feet wide; the Reveille lots across Reveille Court from the subject property, are 80 feet, 80 feet, 80 feet and 75 feet wide; the older Arcadian Court lots, across Arcadian Drive from the subject property are 75 feet wide.

The resulting average would become this:

1. Colony Circle Lot 48 114 Feet
2. Reveille Court 80 Feet
3. Reveille Court 80 Feet
4. Reveille Court 80 Feet
5. Reveille Court 75 Feet
6. Arcadian Way 75 Feet
7. Arcadian Way 75 Feet
8. Arcadian Way 75 Feet
9. Arcadian Way 75 Feet
10. The total is 720 Feet
11. Divided by number of lots 9
12. Average footage 80 Feet

However, the literal calculation is greatly contorted, because the Colony lot and the Reveille lots are outliers. They are aberrations.

They are aberrations for the following reasons: As stated above, the Colony Circle lots were subdivided 25 years after Arcadian Way was subdivided. Moreover, the Colony Circle
subdivision (Exhibit "I") contains lots with dramatically disparate front footages, ranging from 43 feet wide (Lot 36) on the low end, to 110 feet on the high end (Lot 48). Additionally, large areas of Colony Circle are "reserved for multiple dwellings", and are today multi-family units, rather than single-family lots. Even the former single-family lots on East Colony Drive (Lots 31-37) are now concentrated row houses; they are not single-family houses.

Moreover, Colony Circle is almost a world away from Arcadia Way. The sections are separated, both visually and by access, by St. Andrews Boulevard - Highway 61 - a high-use, four-lane thoroughfare. It is a stand-alone section of Arcadia.

Because Lot 48 of Colony Circle is an aberration, and because it only slightly touches the Subject Property, it should not be included in the calculation. It is not at all a part of the "harmonious development" purpose expressly envisioned by the subdivision regulations. If this reasoning is followed, and the Colony Circle lot is rejected as an outlier, the average front footage of the other surrounding lots (Items 2-8 in the calculation above, divided by 8 lots) becomes 76.875 feet. The average footage of the Subject Property is 77.4 feet. (75 feet + 81.67 feet + 77.96 feet + 75 feet = 309.63 feet divided by 4 = 77.4 feet.) (See Exhibit "A") The Subject Property is therefore in conformity with the ordinance.

Moreover, the Revello lots are also aberrations. Within a total length of 215 feet, the developer sought to subdivide former Lot 10 of Arcadia (as shown on Exhibit "D"). To subdivide five lots within that span would average 63 feet on the front. Four lots average 78.75 feet. Because, as previously stated, the general average in Arcadia is 75 feet, lot widths of 63 feet could not have been obtained. The only alternative to the developer was to create four lots, and the mathematics determined the width: 78.75 feet on average.
CONCLUSION. Many ordinances, and zoning ordinances in particular, are at times incapable of literal application, because the spirit and intent of the overall ordinance must also be applied to the reasoning. To apply an ordinance literally in every case can defeat its intended purpose and split it can create a result contrary to its basic purpose.

As expressed in the ordinance itself, the intent of the subdivision regulations is to provide for harmonious development. Seventy-five foot wide lots in Avenidae are manifestly harmonious with the overall subdivision scheme and for that reason the Subject Property should be approved for 4 lots.
Agenda Item #B-2

692 ARCADIAN WAY (AVONDALE)
TMS # 418-15-00-037

Request variance from Sec. 54-824 to allow a subdivision to create 4 lots that do not meet the minimum 105-ft. lot frontage requirement on a public right-of-way (Lot frontages will range from 75-ft. to 81.67-ft.)

Zoned SR-1
Application for Variance, Special Exception, Reconsideration, or Extension to the Board of Zoning Appeals – Zoning (BZA-Z)

City of Charleston

Instructions – This application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda. A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days. An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:
- A Variance and/or Special Exception as indicated on page 2 of this application.
- Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
- Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: January 19, 2021

Property Address: 692 Arcadian Way, Charleston, SC 29407
TMS #: 418-15-00-037

Property Owner: Dewitt & Maria Simpson
Daytime Phone: 843-571-6581

Applicant: Lennar & Associates for Levi Grantham Land Group
Daytime Phone: 843-573-0635

Applicant's Mailing Address: 572 Savannah Highway, Charleston, SC 29407

E-Mail Address: joshua.craig@levigrantham.com

Relationship of applicant to owner (name, representative, prospective buyer, other): Prospective Buyer

Zoning of property: S-1

Information required with application (check information submitted)
- Scaled plans or plans, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
- For new construction or additions within a flood zone, show FVAC limits and platform on scaled plans
- Include floor plans with room sizes labeled and the total floor area and per floor exit signing unit noted are required for all density variances and building additions, unless exempted by the zoning staff (2 sets)
- Plans or documents necessary to show compliance with special exception requirements (3 sets)
- Check credit card or cash (make check payable to the City of Charleston)
- Yes or No - is this property restricted by any recorded covenant or is contrary to, conflicts with, or prohibits the proposed land use contemplated in this permit application? Yes

Optional but very helpful information:
- Photographs
- Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenant(s), if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice to the Board hearing and inspected.

Applicant: [Signature] Date: 12/21/2020

For office use only
Date application received
Date application received

Affidavit
Filing:
Payment: $
For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance will result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because these conditions, the application for the variance to the particular piece of property would not unreasonably or unnecessarily restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 4-27-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

---

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.
SUMMARY OF REQUEST FOR VARIANCE – 932 ARCADIAN WAY

Applicant seeks a variance for the subject property from the strict application of City Ordinance Section 51-824.c.1, in order to allow for subdivision of the property into four (4) lots with frontages of 75 feet, 81 feet, 78 feet, and 75 feet (average frontage = 77.4 feet). A copy of the proposed subdivision plat has been submitted with this variance application.

The subject property is zoned “SR-1” and includes 1.002 acres. Under the existing zoning classification, the lot frontage requirement is 50 feet. However, within “existing residential neighborhoods,” Section 51-824.c.1 (the “Ordinance”) applies a formula that modifies the lot frontage requirements based on the frontages of the adjacent/nearby lots. If this formula is strictly applied to the subject property, excessive and unreasonable lot frontages would be required that do not conform with the overall scheme of development in the surrounding area. Therefore, a variance is appropriate under the specific circumstances presented.

There are extraordinary and exceptional conditions pertaining to the particular piece of property. First, the subject property is an oversized lot that, in its current state, is inconsistent with the existing residential neighborhood. The residential lots in Morland (and other existing neighborhoods, such as Avondale) typically have lot frontages of 75 feet. The subject property has an existing frontage of approximately 100 feet on Arcadian Way and 235 feet on Ravine Court. In this regard, the proposed subdivision of the subject property will actually make it consistent with the existing neighborhood, which is the underlying purpose of the Ordinance.

The subject property is in an area that was not developed contemporaneously with the other lots in Morland. As a result, there is an unusual diversity of lot sizes, lot shapes, and land uses on the nearby lots, which are the only lots that are counted for purposes of the Ordinance. For example, here is a photograph of the directly adjacent property, 836 Arcadian Way, which includes several multifamily/townhouse units on an asphalt paved lot:

![Image of 836 Arcadian Way](image)

This use is allowed on the parcel where it is located, but it is not consistent with the existing neighborhood of Morland, which is based upon single family homes on lots with typical frontages of 75 feet.
Additionally, as written, the Ordinance incorporates every abutting residential lot into its formula, even those that front on Colony Drive. The abutting lots on Colony Drive include the "River's Bend on the Ashley" Condominiums, pictured below:

As written, the formula used in the Ordinance incorporates lots on Colony Drive, including lots that are under more dense use. The presence of multifamily/rowhouse uses, and the consideration of lots located on Colony Drive, creates unintended and unreasonable consequences. For example, if Colony Drive is a relevant consideration, it is important to note that there are 23 residential lots located on Colony Drive that have lot frontages of less than 30 feet. Below is a snapshot of the plot of those lots (a full-size copy will be presented during the hearing):

Furthermore, there are a set of adjacent, irregularly shaped lots on Revollie Court that have curved, rather than linear, frontages. This skews the results of the formula even further. The formula is
intended to promote consistency within existing residential neighborhoods. As the proposed subdivision would promote such consistency, it should not be refused through mechanical application of the Ordinance.

The conditions outlined above do not generally apply to other properties in the vicinity. As noted above, the majority of the other properties in the vicinity are single-family, residential lots with frontages of 75 feet, which is what the variance application seeks to achieve for the subject property. The subject property, which sits between Moreland and Colony Drive and is surrounded by mixed use, is an anomaly under the circumstances.

Due to these conditions, the application of the Ordinance to the particular piece of property would unreasonably restrict the utilization of the property. Although the Ordinance does not prohibit residential use of the property, it unreasonably restricts that use by requiring lot frontages that would exceed and be inconsistent with the prevailing frontages in the neighborhood as a whole. This would not have been the City's intention when enacting this Ordinance.

The authorization of a variance will not be of substantial detriment to adjacent property or to the public good. Instead, it will allow for property values to be enhanced through the creation of four, single-family homes on the subject property on lots that are consistent with the streetscape, appeal, and overall plan of development within Moreland as a whole. The variance, if granted, will improve the character of the district.
Agenda Item #B-3

321 BAYLEY ROAD
(DANIEL ISLAND)
TMS # 276-02-01-036

Request variance (after-the-fact) from Sec. 54-823 Daniel Island Master Plan zoning regulations to allow a hvac platform with a 15-ft. 9-inch setback from the rear property line (20-ft. required).

Zoned DI-R
Application for Variance, Special Exception, Reconsentation, or Extension

City of Charleston

Instructions - This application, along with the required information and fee, must be submitted to the Permit Center at 3 George Street. Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda. A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals - Zoning. Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days. An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:
☐ A Variance and/or Special Exception as indicated on page 2 of this application.
☐ Reconsideration of a decision of the Board or action of a zoning official on an appeal form.
☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED:

FEBRUARY 27, 2022

Property Address: 321 BAYLEY RD, DUNBAR, NC 28434

Property Owner: KELLY E. JOHNSON

Daytime Phone: 633-911-528

Applicant: KEVIN S. MACHELY

Daytime Phone: 404-710-5241

Applicant's Mailing Address: 221 E. MIDDLE STREET, SLE, 14440

E-Mail Address: ESKS@BAYLEY REALESTATE.COM

Relationship of applicant to owner (name, representative, prospective buyer, others): KELLY E. JOHNSON

Zoning of property: AE

Information required with application: (check information submitted)
☐ Scanned plans or plot, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
☐ For new construction or additions within a flood zone, show HEC U.S. and elevation or floodplain
☐ Scanned floor plans with rooms labeled and the total floor area for each existing unit noted are required for all density variance and building additions, unless exempted by the Zoning staff (3 sets)
☐ Prior or documents necessary to show compliance with special exception requirements (3 sets)
☐ Check, cash, cash, or cash checks payable to the City of Charleston.

YES or NO - Is this property restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the proposed land use encompassed in this permit application? YES. 11-115 of the South Carolina Code of Laws:

Optional but very helpful information:
☐ Photographs
☐ Letters or positions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the duly authorized representative of the owner. I authorize the subject property to be posted with a notice of the board meetings and inspected.

Applicant: KEVIN S. MACHELY

Date: 1/21/2022

For office use only

For application received Banker's

Signature: KEVIN S. MACHELY

Date: 1/21/2022

Fee: $10
For Variance requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

1. A) AS STAND FACES THE FRONT Property LINE, SEE INCLUDED AS BUILT SURVEY SHOWING THE EXACT DISTANCE FROM THE STAND TO THE PROPERTY LINE. B) THERE ARE NO NEIGHBORS BEHIND THE HOME. C) THE FINAL WASTEWATER ON THE STAND IS A HIGH-SMOKE LAND WITH NO SMOKE OUTPUT.

Variance Test: The Board of Zoning Appeals (Zoning) is authorized to approve a variance if the requirements of the Zoning Ordinance are met. If the application of the provisions of the ordinance would result in unreasonable hardship, a variance may be granted in an individual case of unnecessary hardship if it follows the following guidelines:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-800)

For Special Exception requests, applicants should list the specific exception(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as §§ 54-110, §§ 54-206, or sections in Article 5 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended. In accordance with the provisions of Article 6, Part 5 of the zoning ordinance, applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has elapsed.
To: City of Charleston  
321 Bayley Rd  
Charleston, SC 29492

This letter is in reference to the outside condenser that is 16' away from the property line but after the fact of rough-in and final inspection and the property in the rear of this outside condenser is a pond. That area is not a lot and is not developable. There is no way to relocate this condenser as it would void the warranty due to refrigerant line length and underground utilities. I personally visited the site and walked to the property line and you cannot even hear the condenser running. The condenser is enclosed with lattice and boards all painted nice and neat.

Any further questions please contact.

Thank you,
Mike Platt
843-696-4600

Carolina Sun Heating and Air
"Where Quality & Comfort Meet"
carolinasinge@gmail.com
(843) 513-2360
Agenda Item #B-4

190 COMING STREET
(CANNONBOROUGH/ELLIOTBOROUGH)
TMS # 460-12-01-048

Request special exception under Sec. 54-110 to allow the expansion of a non-conforming building footprint, by allowing a 1-story addition to an existing hair salon that extends a non-conforming 0-ft. north side setback (3-ft required).
Zoned DR-2F
Application for Variance, Special Exception, Reexamination, or Extension

City of Charleston

Instructions – This application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda. A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. Permits authorized by the board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be thirty (30) calendar days. An appeal to the Board during the appeal period stays all further action on the application.

THE APPLICANT MUST REQUEST:
☐ A Variance and/or Special Exception as indicated on page 2 of this application.
☐ Reexamination of a decision of the Board or action of a zoning official (practice at appeal form).
☐ Extension of an expired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: FRIDAY, FEB 3, 2023

Property Address: 107 CUMING STREET, CHARLESTON, SC 29401

Property Owner: MARK D. METZ
Daytime Phone: (803) 755-0177

Applicant: MARK D. METZ
Daytime Phone: (803) 755-0177

Applicant’s Mailing Address: 117 CUMBIE STREET SUITE B, CHARLESTON, SC 29403

Email Address: cumbie@cox.net

Relationship of applicant to owner (name, representative, prospective buyer, other)

Barring of property DR-FF

Information requested with application. (Check information submitted):
☐ Scattered plans or plots, including structures, showing the variance (or special exception) being requested (3 sets)
☐ Site plan showing the proposed building location, with all site plans, show setbacks, and property lines (3 sets)
☐ Any plan showing the proposed building location, with all site plans, show setbacks, and property lines (3 sets)
☐ Plans or documents necessary to show compliance with special exception requirements (3 sets)
☐ Site plan attached to this application that is necessary to comply with the requirements of this application

Optimal business freedom information

Diagram(s)

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with present neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with notice of the Board hearing and proposed changes.

[Signature]

Date: 2/3/2023

For office use only

Date application received

Staff Signature

Time application received

Email a copy to:

Bureau
For variance requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (and as an attachment if necessary):


Variance Test: The Board of Zoning Appeals of Zoning is authorized to approve variances from the requirements of the Zoning Ordinance when strict application of the provisions of the Ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:
1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property and
4. The authorization of the variance will not be of substantial detriment to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions as regards the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area or to preserve the public health, safety, or general welfare. (C.C. Code of Laws § 5-29-800)

For Special Exception requests, applicants should list the specific approvals being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 5-41-10, § 5-41-206, or sections in Article 5 filed as an attachment if necessary:

1. SPECIAL EXCEPTION IS REQUESTED TO ALLOW A VACANT BARN TO BE USED AS A RETREAT CHAIR FOR EXISTING BUSINESS DUE TO THE CITY'S COVID-19 RESTRICTIONS. THE BARN IS TO BE USED AS A RETREAT ROOM. THE PROPERTY IS TO BE USED AS AN OFFICE/RECEPTION AREA. I HAVE BUILT A PORCH ON THE BARN ATTACHMENT (ATTACHED));

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 6, Part 3 of the existing ordinance. Applicants may not apply for the same request that has been rejected by the Board until a period of at least six months has elapsed.

Department of Planning, Preservation, & Sustainability
2 George Street
Charleston, South Carolina 29401
(843) 724-2461 (843) 724-2722 www.charleston.gov
I employ 2 other hair designers other than myself.

The salon is open 9am-6pm, Monday through Saturday
by appointment only. This expansion allows all 3
hair designers and their clients to be able to work
at the same time.

2. Special erection is requested to place addition on
O-lot line, same as the existing building. This is the
only way to access the driveway to the parking behind
the building. This O-lot line sizing will not negatively
impact any existing building abutting to this property.
SITE PLAN

190

11 ACRES
4,574.28 SQ. FT.

ASSAULT PARKING

2 STORY WP. RESIDENCE

Proposed Addition to
106 Cowper Street,
Charleston, SC 29403
TOLL FREE 1-888-629-0888

Dated: 8/10/91
Drawing By: T.ptolems
WEST ELEVATION
Scale 1/4" = 1'
Drawing by Ray P. Fuller
SOUTH ELEVATION
Scale: 1" = 1'-0"
Drawing Date: 12/11/2003
Drawn by Roy D. Fuller