



CITY OF CHARLESTON BOARD OF ZONING APPEALS – ZONING

PUBLIC COMMENT FEBRUARY 6, 2024

A meeting of the Board of Zoning Appeals – Zoning (BZA-Z) will be held on **Tuesday, February 6, 2024** at **5:15 p.m.** in the **Public Meeting Room, First Floor, 2 George Street.**

The following comments will be provided to the board members 24 hours in advance of the meeting and also be acknowledged into the record and summarized. The public is encouraged to attend the meeting in person to speak in order for comments to be fully heard.

Application information is available at www.charleston-sc.gov/bza-z. Please check the website on the meeting date to view any withdrawn or deferred agenda items.

For additional information, please contact:
DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
2 George Street, Suite 3100, Charleston, SC 29401 | 843-724-3781



CITY OF CHARLESTON

BOARD OF ZONING APPEALS – ZONING

52 Saint Margaret St.

Wagener Terrace | TMS #463-11-04-016 | Zoned: SR-2

Request variance from Sec. 54-301 to allow a 2-story addition (den/master bedroom suite) that connects a 1-story detached garage to the main house having a 1.4-ft. rear setback 25-ft. required).

Owner: Thomas Acree

Applicant: Seraphin Michael Millon

Five (5) Comments Submitted:

- **Petar Lemajic, Wagener Terrace Neighborhood Association**
See attached letter.
- **Resident, 46 St. Margaret St.**
See attached letter.
- **Baker P. Manning, 61 Gordon St.**
See attached letter.
- **Brendan Sweeney, 58 St. Margaret St.**
See attached letter.
- **Samuel Holmes, 49 Saint Margaret St.**
See attached letter.

Wagener Terrace Neighborhood Association (WTNA)

Charleston, SC 29403

October 28, 2023

WTNA Board Members

Petar Lemajic, President

Jarret Nicholson, Vice-President

Gail Thomas, Treasurer

Nancy Wilson, Secretary

Anna Lee Turner, Board Member

Susan Cale, Board Member

Jeanie Knowlton, Board Member

Re: 52 Saint Margaret Street Letter of Support

Pennye Ashby

BOARD OF ZONING APPEALS – ZONING

2 George Street, Suite 3100

Charleston, SC 29401

Dear Ms. Ashby:

I hope this message finds you well. I am reaching out as a representative of the Wagener Terrace Neighborhood Association (WTNA) to express our strong and unanimous support for the variance application submitted by Thomas and Allison Acree, residing at 52 Saint Margaret Street.

Mr. Acree actively engaged with our association, seeking community input and support during our meeting on October 16th. Following a comprehensive discussion, the members of WTNA voted unanimously to support the Acree family's thoughtful plan to expand their living space.

This expansion is essential for the Acree family, who are blessed with the impending arrival of another child. They cherish their community ties and are committed to remaining in our vibrant neighborhood. Their plan for enlargement not only respects the character and aesthetic of our locality but also aligns seamlessly with the community's values and long-term vision.

We respectfully urge the Board of Zoning Appeals to favorably consider and approve the Acree's application for variance. Your approval will foster a continued sense of community and family well-being, ensuring that the Acrees can sustainably accommodate their growing family in the home and neighborhood they deeply love.

Thank you for your time and consideration.

Respectfully submitted,



Petar Lemajic

President WTNA

To Whom it May Concern,

We are writing this letter in support of our neighbors at 52 Saint Margaret Street, as they request a variance approval from the City of Charleston for an addition to their home meant to accommodate their growing family. They have shown us their potential plans and we have no concerns about the proposed addition at this time. We are confident that the resulting structure will be aesthetically pleasing, while maintaining the charm of this wonderful neighborhood. We have no issues with them moving forward with the renovation.

Kind Regards,

Printed Name: Ivetté Metz

Signature: Ivetté Metz

Home address: 46 St. Margaret St

Comments:

To Whom it May Concern,

I am writing this letter in support of my neighbors at 52 Saint Margaret Street, as they request a variance approval from the City of Charleston for an addition to their home meant to accommodate their growing family. They have shown me their potential plans and I have no concerns about the proposed addition at this time. I am confident that the resulting structure will be aesthetically pleasing, while maintaining the charm of this wonderful neighborhood. I have no issues with them moving forward with the renovation.

Kind Regards,

Printed Name: Baker Patterson Manning

Signature: *Baker P. Manning*
Baker P. Manning (Oct 10, 2023 13:56 EDT)

Home address: 61 Gordon St Charleston SC 29403

61 Gordon St Charleston SC 29403

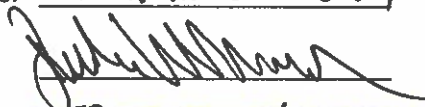
Additional Comments, if Applicable:

To Whom it May Concern,

We are writing this letter in support of our neighbors at 52 Saint Margaret Street, as they request a variance approval from the City of Charleston for an addition to their home meant to accommodate their growing family. They have shown us their potential plans and we have no concerns about the proposed addition at this time. We are confident that the resulting structure will be aesthetically pleasing, while maintaining the charm of this wonderful neighborhood. We have no issues with them moving forward with the renovation.

Kind Regards,

Printed Name: BRANDAN SWENNEY

Signature: 

Home address: 50 ST. MARGARET
CHS SC 29403

Comments:

To Whom it May Concern,

We are writing this letter in support of our neighbors at 52 Saint Margaret Street, as they request a variance approval from the City of Charleston for an addition to their home meant to accommodate their growing family. They have shown us their potential plans and we have no concerns about the proposed addition at this time. We are confident that the resulting structure will be aesthetically pleasing, while maintaining the charm of this wonderful neighborhood. We have no issues with them moving forward with the renovation.

Kind Regards,

Printed Name: Samuel Holmes

Signature: _____

Home address: 49 Saint Margaret
Charleston, SC 29403

Comments:

* Verbal support received from Samuel Holmes on 10/11/23 after review of digital plans. We were not able to secure signature of a letter prior to 10/16 mtg.



CITY OF CHARLESTON

BOARD OF ZONING APPEALS – ZONING

32 Dunnemann Ave.

Wagener Terrace | TMS #463-14-02-017 | Zoned: SR-2

Request special exception under Sec. 54-110 to allow a rear 2-story addition (kitchen/bathroom/laundry/mudroom/master bedroom suite) that extends a non-conforming 4.4-ft. east side setback (9-ft. required).

Owner: Earl Navarro

Applicant: John Douglas Tucker, Architect

One (1) Comment Submitted:

- **Petar Lemajic, Wagener Terrace Neighborhood Association**
See attached letter.

Wagener Terrace Neighborhood Association (WTNA)

Charleston, SC 29403

January 20, 2024

WTNA Board Members

Petar Lemajic, President

Jarret Nicholson, Vice-President

Gail Thomas, Treasurer

Nancy Wilson, Secretary

Anna Lee Turner, Board Member

Susan Cale, Board Member

Jeanie Knowlton, Board Member

Re: TMS#463-14-02-017; 32 Dunneemann Ave Letter of Support

Pennye Ashby

BOARD OF ZONING APPEALS – ZONING

2 George Street, Suite 3100

Charleston, SC 29401

Dear Ms. Ashby:

As President of the Wagener Terrace Neighborhood Association, I am writing to express our full support for Earl Navarro's application for a special exception to extend a nonconforming east-side setback.

During our association meeting on January 15, 2024, Navarro presented his expansion plan and sought our feedback. After thorough discussion, our members unanimously agreed to endorse his proposal.

We respectfully request that the Board of Zoning Appeals approve Navarro's request, recognizing its alignment with our community's interests.

Thank you for considering our perspective.

Sincerely yours,



Petar Lemajic

President WTNA



CITY OF CHARLESTON

BOARD OF ZONING APPEALS – ZONING

25 Gadsden St.

Harleston Village | TMS #457-03-03-028 | Zoned: STR

Request special exception under Sec. 54-110 to allow the extension of a non-conforming 1-ft. south side setback by allowing an addition to an accessory structure (shed). (12-ft. required).

Owner: Zachary Hopkins
Applicant: Tyler A. Smyth Architects

One (1) Comment Submitted:

- **Owner, 23 Gadsden St.**
See attached letter.

10:26



Jerry >



iMessage
Friday 10:26 AM

Hi Jerry, happy Friday. Just wanted to confirm you received my email with information on where to send your support for our proposed structure? Thanks again, Zac

Saturday 8:53 AM

Zach,
I received it and will send an email in support over the weekend. I'll blind copy you.
Jerry

Owner at
23 Gadsden St,

Perfect. Thanks again

Delivered



iMessage





CITY OF CHARLESTON

BOARD OF ZONING APPEALS – ZONING

22 A Gadsden St.

Harleston Village | TMS #457-03-03-022 | Zoned: STR

Request special exception under Sec. 54-110 to allow a 2-story rear addition (porch/stairs/elevated outdoor space/elevator) that extends a non-conforming 1.2-ft. north side setback (6-ft. required). Request variance from Sec. 54-301 to allow a 2-story rear addition (porch/stairs/elevated outdoor space/elevator with a 10-ft. 9-inch rear setback (25-ft. required).

Owner: Lewin Patricia Revocable Trust

Applicant: Julia F. Martin Architects

One (1) Comment Submitted:

- **Owner, 24 Gadsden Street**
See attached letter.



To: Zoning Dept. Staff and Members of the BZA-Z
Re: 22-A Gadsden Street, proposed rear addition (porch and elevator)

Dear Staff and Members of the Board,

I have seen the proposed design for a new rear porch and elevator at 22 (A) Gadsden Street, and I would like to express our support for this application.

Thank you for your consideration.

Ramsay H. Stid James A. Beahm

Name

24 Gadsden Street

Address

January 24, 2024

Date

ADDITIONAL COMMENTS, if any:

We support the plans made by Julia F. Martin Architects as presented to us on January 23, 2024



CITY OF CHARLESTON

BOARD OF ZONING APPEALS – ZONING

141 Beaufain St.

Harleston Village | TMS #457-07-01-010 | Zoned: SR-2

Request special exception under Sec. 54-110 to allow a 2-story rear addition (porch/stairs/elevated outdoor space) that extends a non-conforming 6.8-ft. west side setback (9-ft. required).

Owner: Kristina and Rex McClure

Applicant: Julia F Martin Architects

One (1) Comment Submitted:

- **Adjacent Property Owners at 126 ½, 139, & 143 Beaufain St.**
See attached letter.

RE: 141 Beauvain St.

Hi Rex - city staff just reached out to confirm there's no opposition to our request. I assume the Roofs are still easy-going but am I correct that Ms Rivers is aware of the proposal?

(Just don't want anyone to be surprised by the big red sign going up!)

Owners at 143 Beauvain St
Jeffrey & Susan Roof

Delivered

Today 8:52 AM

The sign is up for 2 days now. We have told Betsy that we are going to do this . The Roof's are having work done on their house right now and are not living in it. Frank Haygood and his wife across the street are aware and the new folks directly across the street are aware that we are going to do it.

139 Beauvain St.
Elizabeth Rivers (Betsy)
126 1/2 Beauvain St.
Frank & Kristi Haygood



CITY OF CHARLESTON

BOARD OF ZONING APPEALS – ZONING

72 Murray Blvd.

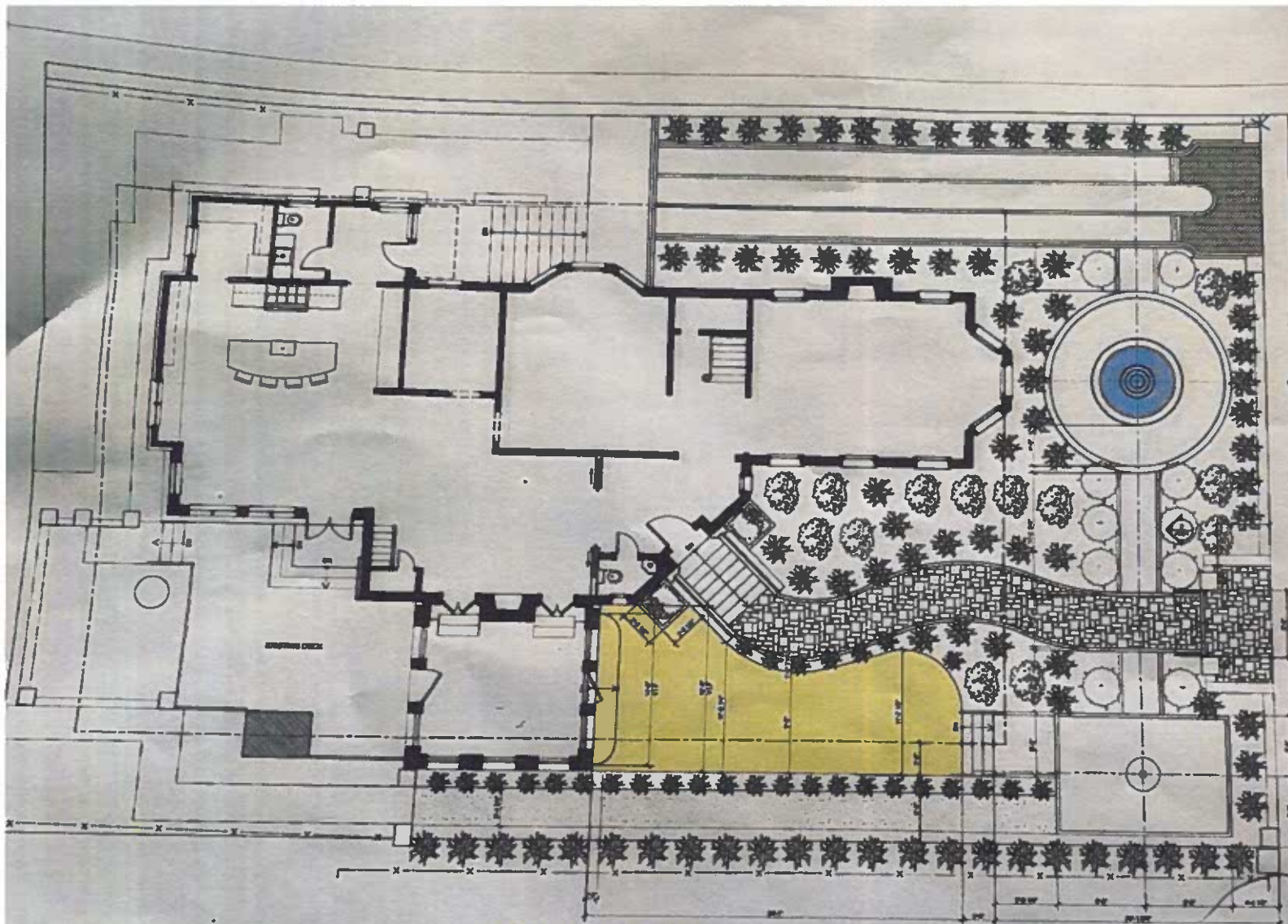
Charlestowne | TMS #457-11-02-059 | Zoned: SR-2

Request special exception under Sec. 54-110 to allow a 1-story deck addition that extends a non-conforming 6-ft. west side setback (9-ft. required).

Owner/Applicant: Alamo Mob LLC, Kevin Leonard

One (1) Comment Submitted:

- **Rebecca Newman, 74 Murray Blvd.**
See attached letter.



ABD
 ADRIAN BERNARD DESIGN

PROJECT NAME

DATE RECEIVED

NOT FOR CONSTRUCTION

LEONARD RESIDENCE

72 MURRAY BLVD.
 CHARLESTON, SC 29401
 TMS: #457-11-02-059

A111
 ENLARGED PLAN

PLAN PROVIDED BY OWNER
SITE PLAN - PROPOSED
 DATE: 08-10-10

RE: 72 Murray Blvd, Approved without
 YARDSMAN CONTRACT AND NO FIREPIT
 DECK NOT TO EXCEED
 36 INCHES HIGH

REBECCA NEWMAN
 79 MURRAY BLVD
 (843) 860-1136