MINUTES

AGENDA
BOARD OF ZONING APPEALS-ZONING
FEBRUARY 15, 2022  5:15 P.M.  “virtually via Zoom Webinar”
6:10 P.M.

MEMBERS PRESENT: MICHAEL ROBINSON, ALLISON GRASS, WALTER JAUDON, HOWELL MORRISON, ROBBEN RICHARDS
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, SCOTT VALENTINE

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

1. REVIEW OF MINUTES OF THE FEBRUARY 1, 2022  APP. NO. 2202-15-A1
BOARD MEETING
APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.
MADE BY: H.Morrison SECOND: W.Jaudon VOTE: FOR 5 AGAINST 0

2. 236 SAINT MARGARET ST. (WAGENER TERRACE)  APP. NO. 2202-15-A2
(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APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: (Variance) – Approval.
MADE BY: H.Morrison SECOND: W.Jaudon VOTE: FOR 3 AGAINST 2
* A.Grass
* R.Richards
MOTION: (Special Exception) – Approval.
MADE BY: H.Morrison SECOND: W.Jaudon VOTE: FOR 3 AGAINST 2
* A.Grass
* R.Richards

B. New applications.

1. 363, 367, AND 369 KING ST.  APP. NO. 2202-15-B1
(457-04-02-029, 028 AND 027)
Request third one-year extension of a vested right that expires on April 3, 2022, pursuant to Sec. 54-962. Vested right pertains to a special exception granted with conditions under Sec. 54-511 for 21 parking spaces to allow 9,139sf of retail space and 70 dwelling units.
Zoned MU-2/WH
Owner: 23 Bond Owner, 363-369 King Street
Applicant: Kyra Brower, LS3P
APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0
**MOTION:** Approval.

**MADE BY:** W. Jaudon  **SECOND:** A. Grass  **VOTE:** FOR 5 AGAINST 0

### 2. 23 Reid St. (Eastside) (459-09-04-030)  APP. NO. 2202-15-B2

Request first one-year extension of a vested right that expires on February 18, 2022, pursuant to Sec. 54-962. Vested right pertains to variance granted with a condition to allow a single-family residence and hvac platform.
Zoned DR-2F

| Owner: Dawn Limberg  |
| Applicant: Clay Shackelford, Architect |

| APPROVED XX | WITHDRAWN 0 |
| DISAPPROVED 0 | DEFERRED 0 |

**MOTION:** Approval.

**MADE BY:** A. Grass  **SECOND:** R. Richards  **VOTE:** FOR 5 AGAINST 0

### 3. 721 King St. (Westside) (460-04-01-001)  APP. NO. 2202-15-B3

Request special exception under Sec. 54-511 to allow existing restaurant to add 390sf of outdoor patron use area without meeting the off-street parking requirements (additional patron area requires 3 additional parking spaces but zoning ordinance prohibits use of 3 existing, leased off-site parking spaces due to proximity of residentially zoned property).
Zoned GB

| Owner: Optimistic Chicken, LLC  |
| Applicant: Synchronicity, LLC |

| APPROVED XX | WITHDRAWN 0 |
| DISAPPROVED 0 | DEFERRED 0 |

**MOTION:** Approval.

**MADE BY:** R. Richards  **SECOND:** H. Morrison  **VOTE:** FOR 5 AGAINST 0

### 4. 141 East Bay St. (French Quarter)  APP. NO. 2202-15-B4

(458-09-01-010)

Request special exception under Sec. 54-511 to allow new restaurant use with 2,014sf of inside patron use area without providing required parking spaces (21 spaces required).
Zoned LB

| Owner: Aqua Marine LLC  |
| Applicant: Glenn Keyes Architects |

| APPROVED XX | WITHDRAWN 0 |
| DISAPPROVED 0 | DEFERRED 0 |

**MOTION:** Approval.

**MADE BY:** H. Morrison  **SECOND:** W. Jaudon  **VOTE:** FOR 5 AGAINST 0
5. **15 BEDONS ALY (CHARLESTOWNE) (458-09-03-087) APP. NO. 2202-15-B5**

Request variance from Sec. 54-301 to allow construction of single-family residence with a 42% lot occupancy (35% limitation).
Zoned SR-5

Owner: Elizabeth C. Simmons
Applicant: Sebastian von Marschall Architect, LLC

**APPROVED** 0  **WITHDRAWN** 0  **DISAPPROVED** 0  **DEFERRED** XX

MOTION: Deferred to 03/01/2022 BZAZ meeting.

MADE BY: SECOND: VOTE: FOR AGAINST

6. **1917 CAMPION HALL RD. (SANDHURST) (352-03-00-034) APP. NO. 2202-15-B6**

Request variance (after-the-fact) from Sec. 54-301 to allow 8-ft. fence along the rear and side property line and 8-ft. gate to the side property line (6-ft. height limitation).
Zoned SR-1

Owner: Robbie and Glenda Shumate
Applicant: Robbie Shumate

**APPROVED** XX  **WITHDRAWN** 0  **DISAPPROVED** 0  **DEFERRED** 0

MOTION: Approval.

ADE BY: W. Jaudon  SECOND: A. Grass  VOTE: FOR 5 AGAINST 0

7. **5 GORDON ST. (WAGENER TERRACE) (463-11-04-045) APP. NO. 2202-15-B7**

Request variance from Sec. 54-301 to allow 1-story additions (dining room expansion/bedroom) with a 3-ft. and 7.5-ft. west side setback (9-ft. required).
Zoned SR-2

Owner: Margaret Legare
Applicant: Carson Homes, LLC

**APPROVED** XX  **WITHDRAWN** 0  **DISAPPROVED** 0  **DEFERRED** 0

MOTION: Approval.

MADE BY: W. Jaudon  SECOND: A. Grass  VOTE: FOR 5 AGAINST 0

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