

MINUTES

AGENDA

BOARD OF ZONING APPEALS-ZONING

FEBRUARY 16, 2021

5:15-16 P.M.

"virtually via Zoom Webinar"

8:23 P.M.

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

STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, VANESSA ELLINGTON

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

1. REVIEW OF MINUTES OF THE JANUARY 19, 2021 APP. NO. 2102-16-A1 BZA-Z BOARD MEETING

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred by Board Chair.

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

2. 692 ARCADIAN WAY (AVONDALE) (418-15-00-037)

APP. NO. 2102-16-A2

Request an appeal of the Zoning Administrator's decision to deny a subdivision that would create 4 lots that do not meet the minimum 105-ft. lot frontage requirement on a public right-of-way. Zoned SR-1

Owner: Derwin and Maria Simpson

Applicant: Levi Grantham Land Group by Capers Barr, III Attorney

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval modified as follows: neighboring lots to have an average width of 77.5 feet. Proposed subdivision to have lots with no less than 77.4 feet of frontage per plat to be provided.

MADE BY: A.Grass SECOND: J.Bennett VOTE: FOR 5 AGAINST 0

3. 692 ARCADIAN WAY (AVONDALE) (418-15-00-037)

APP. NO. 2102-16-A3

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

Owner: Derwin and Maria Simpson

Applicant: Lesemann for Levi Grantham Land Group

APPROVED 0

WITHDRAWN XX

DISAPPROVED 0

DEFERRED 0

MOTION: Withdrawn by Board Chair.

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

**4. 32 COUNCIL ST. (CHARLESTOWNE) (457-11-02-017)                      APP. NO. 2102-16-A4**

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 nonconforming 5-ft. rear setback (25-ft. required).  
Zoned SR-2

Owner: Emil and Natalie Emanuel  
Applicant: JFM Architects

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION:     Approval conditioned on presence of pool being removed from plans submitted with application.

MADE BY: R.Richards SECOND: W.Jaudon VOTE: FOR 5 AGAINST 0

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**B. Ne w applica tions.**

**1. 19 LAMBOLL ST. (CHARLESTOWNE) (457-16-01-042)                      APP. NO. 2102-16-B1**

Request variance from Sec. 54-301 to allow a one-story addition (kitchen/den) and steps having a 43% lot occupancy (35% limitation; existing lot occupancy 38%).  
Zoned SR-4

Owner: Jane Evans Hamilton  
Applicant: JFM Architects

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION:     Approval.

MADE BY: R.Richards SECOND: J.Bennett VOTE: FOR 5 AGAINST 0

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**2. 45 WESPANEE DR. (WESPANEE) (418-03-00-075)                      APP. NO. 2102-16-B2**

Request variance from Sec. 54-301 to allow a detached accessory building (garage/storage) with a 5-ft. south side setback and a 10-ft. rear setback (9ft. and 25-ft. required).  
Zoned SR-1

Owner: Bryan Solomon  
Applicant: Bryan Solomon

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION:     Approval.

MADE BY: W.Jaudon SECOND: R.Richards VOTE: FOR 5 AGAINST 0

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**3. 2420 THAXTON ST. (MELROSE) (310-02-00-054)**

**APP. NO. 2102-16-B3**

Request variance from Sec. 54-301 to allow an addition (carport) with a 2.0-ft east side setback (9-ft. required).  
Zoned SR-1

Owner: Michael S. Wiggins  
Applicant: Michael S. Wiggins

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

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MOTION: Approval.

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

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**4. 10 ASHLEY AVE. (CHARLESTOWNE) (457-07-04-023)**

**APP. NO. 2102-16-B4**

Request variance from Sec. 54-301 to allow a stair addition with a 7-ft. south side setback and to allow a 2-story addition (storage/sunroom/office/covered patio) with an 11-ft. south side setback and a 15.8-ft. rear setback (12-ft. and 25-ft. required).  
Zoned STR

Owner: Conor and Meredith Duffy  
Applicant: Naseem Keshmiran and Julian Leguizamon

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: R.Richards SECOND: W.Jaudon VOTE: FOR 5 AGAINST 0

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**5. 270 KING ST. AND 71 WENTWORTH ST.  
126,127,163)**

**APP. NO. 2102-16-B5 (457-08-01-**

Request special exception under Sec. 54-220 to allow a 12-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner: 270 King Street Development Company, LLC  
Applicant: Womble bond Dickinson (US) LLP, James Wilson

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with condition that gate construction agreement made on prior approval of 12 residential units between 270 King Street Development Company and Thomas McIntosh remains.

MADE BY: A.Grass SECOND: J.Bennett VOTE: FOR 4 AGAINST 0

\*R.Richards recused

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**6. 10 LAFAR ST. (DANIEL ISLAND) (271-15-03-005)**

**APP. NO. 2102-16-B6**

Request variance from Sec. 54-823 Daniel Island Master Plan zoning regulations to allow an existing garage to be enlarged (garage bay/elevator addition) that increases the total garage footprint of 941sf to ~~4,205sf~~1,171sf (Ordinance limits the footprint to 1,000sf).  
Zoned DI-R

Owner: Ashley Severance  
Applicant: Ashley Severance

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: J.Bennett VOTE: FOR 5 AGAINST 0

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##### 7. 1673 PEARLOTT ST. (STONO PARK) (350-06-00-154) APP. NO. 2102-16-B7

Request variance from Sec. 54-301 to allow a detached accessory building (storage/workshop/porch) with a 17.3-ft. rear setback (25-ft. required).  
Zoned STR

Owner: Hammond Living Trust  
Applicant: Charles Hammond

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: J.Bennett VOTE: FOR 5 AGAINST 0

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For more information, contact Zoning and Codes Division Office at (843) 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 [schmacherj@charleston-sc.gov](mailto:schmacherj@charleston-sc.gov) three business days prior to the meeting.

