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.
Board of Zoning Appeals—Zoning

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
- Pennyje Ashby, 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.

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

(click on link below)

https://www.charleston-sc.gov/AgendaCenter/ViewFile/Agenda/01192021-6190
https://www.charleston-sc.gov/AgendaCenter/ViewFile/Agenda/02022021-6257
https://www.charleston-sc.gov/AgendaCenter/ViewFile/Agenda/02162021-6294
https://www.charleston-sc.gov/AgendaCenter/ViewFile/Agenda/03022021-6332
130 BROAD STREET
(HARLESTON VILLAGE)
TMS# 457-12-02-014

Request variance from Sec. 54-301 to allow an addition (garage apartment) with a 3-ft. west side setback and 3-ft. rear setback (9-ft. and 25-ft. required).

Zoned DR-1F
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: March 11, 2021

Property Address: 120 Broad St., TMS #. 4871200214

Property Owner: June & Sam Furr
Daytime Phone: 843/442-5778

Applicant: June & Sam Furr
Daytime Phone: ""

Applicant's Mailing Address: 120 Broad St., Charleston, SC
Email Address: june@samfarrarchitect.com

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

Zoning of property: DR-1F

Information required with application: (check information submitted)
☐ Certified plans or plots, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
☐ New construction or additions within a flood zone: show HVAC units and platform on certified plans
☐ Certified floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all single-family residential and building additions, unless exempted by the zoning staff (3 sets)
☐ Letters 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 ☐ 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 improvements 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 inspection.

Applicant: June & Sam Furr

Date: 3-12-21

For office use only
Date application received: Fee:
Staff person:
Time application received: Receipt #:

Page 1 of 2
For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance fixed to the following is met (add as an attachment if necessary):

**Variance being requested for an accessory building exception: side setback relief of 6". This is a narrow corner lot because of the side street and access ladder. Getting over half the width of the lot unlike all the surrounding lots on the block, the variance the ladder would be too narrow to be utilized as a garage. A precedent for this ladder's location is shown on the Subarea maps. This ladder should not adversely affect the neighboring as water runoff will be drained onto the ladder meets the accessory building setback requirement.**

**Variance Test:** The Board of Zoning Appeals is authorized to approve a variance from the requirements of the Zoning Ordinance whenever strict application of all 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 or 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 respecting 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 § 6-29-400)

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 § 24-110, § 24-206, 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 6 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.
Agenda Item #B-2

313 TALL OAK AVENUE
(ASHLEY FOREST)
TMS # 418-13-00-026

Request variance from Sec. 54-301 to allow a 1-story addition (living room/fireplace/porch/steps) with a 7.5-ft. south side setback (9-ft. required). 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: March 14, 2021

Property Address: 313 Tall Oak Ave

Property Owner: Kathleen T Jackson

Applicant: Kathleen T Jackson

Applicant's Mailing Address: 313 Tall Oak Ave

Charleston, SC 29407

E-mail Address: k.tjackson@gmail.com

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

Zoning of property: R-2

Information required with application: (check information submitted)
- Site plan / 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, draw HVAC units and platform on scaled plans
- Scale floor plans with rooms labeled and the total floor area for each dwelling unit must be required for all density variates 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 check 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 - NO -

I certify that the information on this application and any attachments is correct, that the proposed improvements(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: [Signature]

Date: 01/25/2021

For office use only

Date application received: [ ]

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 (add as an attachment if necessary):

Extension of Addition to accommodate new main entrance


Variances Test: The Board of Zoning Appeals 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.
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 (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 8 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.

Department of Planning, Preservation & Sustainability  2 George Street  Charleston, South Carolina 29401
(843) 724-8761  www.charleston-sc.gov/zoning

5/19
Variance Test For 313 Tall Oak Avenue

1: Per architect planning, the right-hand side of the proposed addition will encroach on the existing 9 foot easement by 1.5 feet, which has been approved by the adjoining neighbor, via letter.

2: This encroachment will not apply to any other property in the vicinity.

3: This proposed change will not effectively prohibit or unreasonably restrict the utilization of the property.

4: The authorization of this variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by the granting of this variance.
Department of Planning, Preservation & Sustainability
Board of Zoning Appeals-Zoning
Permit Center
2 George Street
Charleston, SC 29401

RE: Application for Variance, Special Exception, Reconsideration or Extension for the Property at:

313 Tall Oak Ave
Charleston, SC 29407

To whom it may concern:

I have seen the plans for the addition and renovation of the property located at 313 Tall Oak Ave, and as an adjacent neighbor, I fully support the project in its entirety.

Sincerely,

Ashley Pitcairn
311 Tall Oak Ave