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

1. ELECTION OF BOARD CHAIR

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

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

2. REVIEW OF MINUTES OF THE MARCH 15, 2022

BOARD MEETING

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.
MADE BY: J. Bennett SECOND: R. Richards VOTE: FOR 3 AGAINST 0

*J. Tibbals
*B. Goodwin

3. NORTH MARKET ST., CHURCH ST., ANSON ST., AND PINCKNEY ST. (458-05-03-005 AND 458-05-03-017)

Request second one-year extension of a vested right that expires on April 16, 2022, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on April 16, 2019 for a 115-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner: SCM Charleston Market Investors, LLC
Applicant: Capers G. Barr, III

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

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

4. 15 SAVAGE ST. (CHARLESTOWNE) (457-12-03-056)

Request special exception under Sec. 54-110 to allow a porch/balcony addition that extends a non-conforming 4-ft. south side setback (9-ft. required).
Zoned DR-1F

Owner: Kevin Huffman and Allan Duncan
Applicant: Becky Fenno

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.
MADE BY: J. Bennett SECOND: A. Grass VOTE: FOR 5 AGAINST 0
5. 183 3RD AVE. (WAGENER TERRACE) (463-10-03-118)  APP. NO. 2204-19-A5

Request variance from Sec. 54-301 to allow construction of single-family residence with a 3-ft. east side setback side setback, a 15-ft. total side setback (9-ft. 18-ft. required).
Zoned SR-2
Owner: R. Chamberlain Chesnut II
Applicant: Becky Fenno

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.
MADE BY: A.Grass SECOND: B.Goodwin VOTE: FOR 5 AGAINST 0

*J. Tibbals


Request special exception under Sec. 54-110 to allow a 2-story addition (kitchen/family room expansion/bedroom/bath) that extends a non-conforming 1.5-ft. east side setback (9-ft. required).
Zoned SR-2
Owner: Jesse and Eliza Kimball
Applicant: Sebastian von Marschall Architect, LLC

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: Deferral to meet with neighbors.
MADE BY: A.Grass SECOND: R.Richards VOTE: FOR 4 AGAINST 0 *J. Bennett recused

7. 209 AMBERJACK LN. (DANIEL ISLAND) (272-09-01-046)  APP. NO. 2204-19-A7

Request variance from Sec. 54-263 Daniel Island PUD Master Plan zoning regulations to allow a screen porch enclosure with a 15-ft. rear setback (20-ft. required).
Zoned DI-R
Owner and Applicant: Arlene and Kieven Goodman

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.
MADE BY: R.Richards SECOND: J.Bennett VOTE: FOR 5 AGAINST 0
8. 730 Rutledge Ave. (North Central)  
   (463-15-04-133)  
   APP. NO. 2204-19-A8  
   Request variance from Sec. 54-317 to allow an existing restaurant to displace 6 on-site parking spaces and add 1,100sf of outdoor patron use area without providing 9 spaces for the added area (expanded restaurant requires 16 spaces; 2 spaces to remain).  
   Zoned LB  
   Owner: Michael Rabin  
   Applicant: Karalee Fallert  
   APPROVED  XX  
   WITHDRAWN  0  
   DISAPPROVED  0  
   DEFERRED  0  
   MOTION: Approval with condition: no sound amplification greater than speaking level in outdoor setting.  
   MADE BY: A.Grass  SECOND: J.Bennett  VOTE: FOR 5 AGAINST 0  
   *J.Bennett leaves

9. 221 Saint Philip St. (Cannonborough/Elliottborough) (460-08-02-095)  
   APP. NO. 2204-19-A9  
   Request special exception under Sec. 54-511 to allow a restaurant use with 370sf of outdoor patron use area (patio) without providing required off-street parking spaces (3 spaces required).  
   Zoned GB  
   Owner: James Groetzinger  
   Applicant: Luke Jarrett, Synchronicity  
   APPROVED  XX  
   WITHDRAWN  0  
   DISAPPROVED  0  
   DEFERRED  0  
   MOTION: Approval with condition: no live music or amplification beyond normal speaking tones either inside or outside shall be prohibited.  
   MADE BY: R.Richards  SECOND: B.Goodwin  VOTE: FOR 5 AGAINST 0  

10. 100 Farmfield Ave. (Farmfield) (349-11-00-070)  
    APP. NO. 2204-19-A10  
    Request variance from Sec. 54-301 to allow construction of a 2 ½ story residence with a 46-ft. total height (Height limitation 42.5-ft. 2 ½ stories).  
    Request variance from Sec. 54-301 to allow construction of a detached accessory building with a 35-ft. front setback (60-ft. required).  
    Zoned SR-1  
    Owner: Ruthie Ravenel and Chris Welch  
    Applicant: Kirsten Schoettelkotte  
    APPROVED  XX  
    WITHDRAWN  0  
    DISAPPROVED  0  
    DEFERRED  0  
    MOTION: Approval with condition: no short term rentals of accessory structure.  
    MADE BY: B.Goodwin  SECOND: A.Grass  VOTE: FOR 4 AGAINST 0
11. 651 KING ST. (CANNONBOROUGH/ELLIOTBOROUGH)  
 (460-04-04-095)  
APP. NO. 2204-19-A11

Request variance from Sec. 54-317 to allow a restaurant use (1st floor) with 800sf of inside patron use area and one residential unit (2nd and 3rd floors) without providing off-street parking spaces (8 spaces required). 
Zoned GB

Owner: William H. Orange  
Applicant: Greg Smith and Scott Kay

APPROVED XX WITHDRAWN 0 
DISAPPROVED 0 DEFERRED 0

MOTION: Approval. 
MADE BY: B.Goodwin SECOND: A.Grass VOTE: FOR 4 AGAINST 0

12. 1134 KING ST. (NORTH CENTRAL) (463-12-01-014)  
APP. NO. 2204-19-A12

Request special exception under Sec. 54-110 to allow a stair addition to an existing 2-story building that extends a non-conforming 6.10-ft. south side setback and extends a non-conforming 19-ft. side street setback (9-ft. and 25-ft. required). 
Zoned DR-1F

Owner: Susan Gregory and Reggie Smith  
Applicant: Kim Hlavin-Solid

APPROVED XX WITHDRAWN 0 
DISAPPROVED 0 DEFERRED 0

MOTION: Approval. 
MADE BY: R.Richards SECOND: B.Goodwin VOTE: FOR 4 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.