

MINUTES

AGENDA

BOARD OF ZONING APPEALS-ZONING

APRIL 20, 2021

5:15-16 P.M.

"virtually via Zoom Webinar"

9:30 P.M.

MEMBERS PRESENT: MICHAEL ROBINSON, HOWELL MORRISON, GEIZA VARGAS-VARGAS, ALLISON GRASS, ROBBEN RICHARDS, WALTER JAUDON, JOHN BENNETT  
STAFF PRESENT: LEE BTCHOLDER, 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 APRIL 6, 2021 BOARD MEETING APP. NO. 2104-20-A1

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: R.Richards VOTE: FOR 7 AGAINST 0

2. 80 ASHLEY AVE. (HARLESTON VILLAGE) APP. NO. 2104-20-A2  
(457-03-04-068)

Request use variance from Sec. 54-203 to allow a cafe with indoor and outdoor patron use areas and garden shop, with on-premises consumption of beer and wine and liquor. Café limited hours: Monday to Friday 7:30 a.m. to 6:30 p.m.; Saturday and Sunday, 8:00 a.m. to 6:30 p.m. Garden store: Monday to Sunday, 10:00 a.m. to 6:30 p.m. Café staff arriving 1 hour earlier and leaving 1 hour later. Alcohol (beer, wine and liquor) sales to be tied to 7:30/8:00 a.m. breakfast service. Request variance from Sec. 54-317 to allow a café with indoor and outdoor patron use areas and garden shop with 2 off-street parking spaces (13 spaces required).  
Zoned STR

Owner: John B. Howard  
Applicant: Laura F. Altman, LFA Architecture for SWB Holdings, LLC

APPROVED 0 WITHDRAWN 0  
DISAPPROVED 0 DEFERRED XX

MOTION: Deferral to work with Harleston Village Neighborhood Association and adjacent neighbors to address their concerns.

MADE BY: A.Grass SECOND: W.Jaudon VOTE: FOR 3 AGAINST 1  
\*G.Vargas-Vargas  
\*M.Robinson. H.Morrison, J.Bennett recused

3. 304 KING ST. (457-04-04-018) AP. NO. 2104-20-B3

Request special exception under Sec. 54-511 to allow a restaurant and bar use, to add 1,600sf of outdoor patron use area (roof top expansion) without required parking spaces (13 spaces required).  
Zoned GB

Owner: NCGS Properties, LLC  
Applicant: Stephen Ramos, LS3P

APPROVED 0 WITHDRAWN XX  
DISAPPROVED 0 DEFERRED 0

MOTION: Withdrawn.

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

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**B. New applications.**

**1. NORTH MARKET ST., CHURCH ST., ANSON ST., APP. NO. 2104-20-B1  
AND PINCKNEY ST. (CHARLESTOWNE) (458-05-03-005 AND 458-05-03-017)**

Request first one-year extension of a vested right that expires on April 16, 2021, 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 of first one-year extension to expire on April 16, 2022.

MADE BY: H.Morrison SECOND: R.Richards VOTE: FOR 7 AGAINST 0

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**2. 73 GORDON ST. (WAGENER TERRACE) (463-11-04-028) APP. NO. 2104-20-B2**

Request special exception under Sec. 54-110 to allow a 2-story addition (kitchen expansion/living room/bedroom expansion/closet/bedroom) that extends a non-conforming 3-ft. east side setback (9-ft. required).

Request special exception under Sec. 54-110 to allow a front porch expansion that extends a nonconforming 4-ft. east side setback (9-ft. required).

Zoned SR-2

Owner: Glenn and Helen Wolfe  
Applicant: Michael Strople

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: A.Grass VOTE: FOR 7 AGAINST 0

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**3. 1531 TRAYWICK AVE. (FENWICK HILLS) (279-08-00-042) APP. NO. 2104-20-B3**

Request variance from Sec. 54-301 to allow construction of an 8-ft. fence to the rear and north side property lines. (6-ft. limitation).

Zoned SR-1

Owner: Olga Balytska  
Applicant: Olga Balytska

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: R.Richards SECOND: Geiza Vargas-Vargas VOTE: FOR 7 AGAINST 0

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**4. 5 COMING ST. (HARLESTON VILLAGE) (457-04-03-017)**

**APP. NO. 2104-20-B4**

Request special exception under Sec. 54-206 to allow an existing building as an accessory use (office) to an existing church in a DR-2F (Diverse-residential) zone district.

Request variance from Sec. 54-206 to allow building to encroach within the 25-ft. setback from adjoining property-lines.

Zoned DR-2F

Owner: Greg and Nancy Riegle

Applicant: Simons Young

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with all conditions specified in a letter from Harleston Village Neighborhood Association and also setting a three-year term limit on the approval.

MADE BY: H.Morrison SECOND: R.Richards VOTE: FOR 6 AGAINST 0

\*J.Bennett recused

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**5. 10 WESTEDGE ST. (WESTSIDE) (460-00-00-014)**

**APP. NO. 2104-20-B5**

Request special exception under Sec. 54-206 (y) to allow a late night use restaurant and bar within 500 feet of a residential zone district.

Zoned GB

Owner: HPIA Devco, LLC Sean Rosko, Representative

Applicant: Robbie Marty

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

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

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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.