This meeting is being recorded.

Your Board of Zoning Appeals-Zoning Members are:

John Bennett
Bill Goodwin, Jr.
Allison Cannon Grass

Howell Morrison
Robben Richards
Jeffrey Tibbals

Your City of Charleston Staff are:

Lee Batchelder, Zoning Administrator
Scott Valentine, TRC Coordinator

Pennye Ashby, Senior Planner

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
www.charleston-sc.gov/bza-z

This meeting is being recorded.
Meeting Protocol

Order on Each Application:
- Chair announces each application
- Staff presents application and City’s recommendation. Staff will control slide presentation
- If recommendation is favorable and no one objects to the application, usually the Board treats application as uncontested and passes it
- If there is an objection, applicant and anyone else in favor, after being sworn in, will be allowed to speak on the application. Each speaker will be sworn in before speaking. Each speaker should state their name and address for the record
- Next, opponents, after being sworn in, can speak followed by a short rebuttal from the applicant
- The Board then closes the public hearing on that application and opens discussion for Board members

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.
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

Approval of April 19, 2022 BZA-Z Minutes
https://www.charleston-sc.gov/AgendaCenter/ViewFile/Agenda/_04192022-7404
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
Application for Variance, Special Exception, Reconsideration, or Extension

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: April 5, 2022

Property Address 192 Trickl Street, Charleston, SC 29401
TMS #: 457-07-04-038

Property Owner Jesse and Eileen Kimball
Daytime Phone 843.790.4924

Applicant Sebastian von Marshall Architect, LLC
Daytime Phone 843.790.4924

Applicant’s Mailing Address 43 Broad Street, Suite 204, Charleston, SC 29401

E-mail Address Sebastian@svmarchitect.com

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

Zoning of property SR-2

Information required with application: (check information submitted)
☒ Scanned plans or plots, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
☒ For new construction or additions within a flood zone, show H:\AVC plans and platform on scaled plans
☒ Scanned floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning Staff (3 sets)
☒ Plans or documents necessary to show compliance with special exception requirements (3 sets)
☒ Pending: Check, credit card or cash (make checks payable to the City of Charleston)
☒ YES ☐ NO 3. This property restricted by any recorded covenant that is contrary to, conflicts with or prevents the proposed land use encompassed in this permit application? ☐ 6-29-1145 of the South Carolina Code of Laws

Optional but useful information:
☒ Photographs

Pending: ☐ 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(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

Date 2/17/2022

For office use only

Date application received

Fee $ Time application received

Receipt #
Request variance from Sec. 54-301 to add a covered patio with a 5-ft. east side setback, a 14-ft. total side setback (9-ft. and 18-ft. required).
Zoned SR-2
**Application for Variance, Special Exception, Reconsideration, or Extension**

**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 approval form).
- Extension of an unexpired Variance and/or Special Exception approval.

**Meeting Dates Requested:** May 3, 2022

**Property Address:** 143 St. Margaret Street

**Property Owner:** Alex and John McElroy

**Daytime Phone:** 843.696.5488

**Applicant:** John McElroy

**Daytime Phone:** 843.696.5488

**Applicant’s Mailing Address:** 143 St. Margaret Street, Charleston, SC 29403

**E-Mail Address:** john@boomtownroi.com

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

**Zoning of property:** SR-2

**Information required with application (check information submitted):**
- Scaled plans or plots, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
- For new construction or additions within a flood zone, show HVCA units, and platform on scaled plots.
- Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances 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 checks payable to the City of Charleston)
- YES or NO is this property restricted by any recorded covenants that are contrary to, conflicts with or prohibits the proposed land use encompassed in the 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 interested in the application

I certify that the information on this application and any attachments is correct, that the proposed improvement(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:**

**Date:** 4/1/2022

**For office use only**

**Date application received:**

**Fee:** $5

**Time application received:**

**Receipt #:**
April 4, 2022

RE: Board of Zoning Appeals – 143 St. Margaret Street Patio Roof

To whom it may concern:

My wife and I are the residents of 137 St. Margaret Street. We have reviewed the proposed plans for a patio "shed roof" to be constructed adjacent to our property at 143 St. Margaret Street. We understand that the McElroy's are requesting that this new roof line extend to 50' from our shared property line. We have discussed and reviewed the plans for this and do not have any objection. We support an approval for a variance to the side set-back.

Sincerely,

[Signature]

[Signature]

Cole, Raechl, Aspins 4/4/22
Agenda Item #B-2

26 F STREET
(WESTSIDE)
TMS # 463-16-03-047

Request variance from Sec. 54-301 to allow construction of a single-family residence with a 2-ft. north side setback, a 1-ft. rear setback (3-ft. 3-ft. required).

Zoned DR-2F
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):

We, as the owner of 26 E Street, would like a variance that would allow us to shift the house next to the property line. When we purchased the adjoining property from the City of Charleston, we were unaware that a sewage line ran through the property, thus limiting us to build the house.

**Variance Test:** The Board of Zoning Appeals-Zoning 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; 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 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 §4-110, §4-236, or as stated in Article 5 (add as an attachment if necessary):

The sewage line runs through the property and the property is useless.

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 5 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-3

8 CLEVELAND STREET
(NORTH CENTRAL)
TMS # 463-15-04-085

Request variance from Sec. 54-301 to allow construction of a single-family residence with a 1-ft. east side setback, a 3.5-ft. west side setback, a 4.5-ft. total side setback (3-ft., 9-ft. and 15-ft.).

Zoned GB
Application for Variance, Special Exception, Reconsideration, or Extension to the Board of Zoning Appeals - Zoning (BZA-2)

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 1, 2022

Property Address 8 Cleveland Street

Property Owner Charleston Development Company, LLC

Daytime Phone 843-324-1161

Applicant Julie O'Connor - American Vermacular, Inc.

Daytime Phone 843-345-7248

Applicant’s Mailing Address 151 Sheppard Street, Charleston, SC 29403

E-Mail Address julieoconnor@americanvermacular.com

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

Zoning of property GB

Information required with application (check information submitted)
☐ Scaled plans or plots, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
☐ For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
☐ Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances 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 checks 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? § 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 improvement(s) comply with private neighborhood covenants, if any 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 Julie O'Connor

Date 3/1/22

For office use only
Date application received

Stafferson

Fee $ Receipt #

BZA-Z Application (continued)

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):

Requesting variance to east and west setbacks and total setbacks and parking. The lot is 17' wide and the total setback required by ordinance is 14'. We are proposing a single family residence that meets all other setbacks and lot coverage requirements. We can probably park 2 cars in the front side-by-side, but the lot does not meet the required width of 2 parking spaces of 18' -

1. The extraordinary and exceptional conditions are that the lot is only 2' wider than the required setbacks, is a lot of record, and the setbacks would prevent any development.
2. Other properties in the vicinity are either significantly wider or do not meet their setbacks either.
3. As mentioned above, the remaining width of the lot, if required setbacks were used, would be around 2' which would prohibit building anything on this property
4. The construction of a single family residence in this residential neighborhood would not be a detriment and would enhance the neighborhood by continuing the streetscape and eliminating a vacant piece of land

Variance Test: The Board of Zoning Appeals-Zoning 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 unreasonable 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; 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 regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to promote established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-600)

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 5 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) 724-3781 www.charleston-sc.gov/zoning

5/19
First Floor Plan

- Bedroom 1: 12' x 10'
- Bedroom 2: 12' x 11'
- Living Room: 16' x 12'
- Kitchen: 12' x 10'
- Bathroom: 7' x 6'
- Porch: 6' x 12'

Total SF: 750 SF

Second Floor Plan

- Bedroom 3: 12' x 10'
- Bedroom 4: 12' x 11'
- Living Room: 16' x 12'
- Bathroom: 7' x 6'
- Balcony: 6' x 12'

Total SF: 750 SF

Total Lot SF: 2620 SF

63% Lot Coverage (1620 SF)

Current Lot Coverage (1260 SF)
EXISTING CLEVELAND STREET SITE ELEVATION

PROPOSED CLEVELAND STREET SITE ELEVATION

EXISTING CLEVELAND STREET PHOTOS
Agenda Item #B-4

31 DARLINGTON AVENUE
(WAGENER TERRACE)
TMS # 463-11-03-004

Request special exception under Sec. 54-110 to allow a vertical extension (2nd story master bedroom/bath/closet/laundry room) to a non-conforming building footprint having a 6.7-ft. north side setback (9-ft. required).
Zoned SR-2
Instructions — Submit this application, along with the required information and fee, 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.

MEETINGS DATE REQUESTED: May 3, 2022

Property Address: 31 Darlington Ave. TMS #

Property Owner: Kenneth Warren Miller III
Daytime Phone: 803-355-6625

Applicant: 
Daytime Phone: 

Applicant’s Mailing Address: 31 Darlington Ave., Charleston, SC 29403

E-mail Address: kwarrenmiller@gmail.com

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

Zoning of property: SP-2

Information required with application: (check information submitted)
☐ Scaled plans or plots, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
☐ For new construction or additions within a flood zone, show HVAC unit and platform on scaled plans
☐ Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances 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 checks payable to the City of Charleston)

YES or NO — Is the 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 improvement(s) comply with private neighborhood covenants, if any 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: K. Warren Miller
Date: 3/30/2022

For office use only
Date application received: 
Time application received: 
Signature: FEE: 
Receipt #: 2BZA-Z Application (continued)

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):

Variances Test: The Board of Zoning Appeals-Zoning 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; 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 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):
We are seeking to construct a vertical extension of a non-conforming setback. The north setback is less than 9’ as indicated on the plans/survey therefore we are seeking a special exception.

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 5 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) 724-3781 FAX (843) 724-3772 www.charleston-sc.gov
6/15
SECOND STORY ADDITION

31 DARLINGTON AVENUE
CHARLESTON, SOUTH CAROLINA 29403
TMS # 463 11 03 004

ARCHITECTURAL DRAWINGS
FOR BAR REVIEW

SP1.0 SITE PLAN AND PROPERTY INFORMATION
A1.0 FLOOR PLANS
A2.0 EXTERIOR ELEVATIONS
A2.1 EXTERIOR ELEVATIONS
March 29, 2022

WTNA Board Members
Petar Lemaic, President
Jarret Nicholson, Vice-President
Gail Thomas, Treasurer
Nancy Wilson, Secretary
Tyler Heuter, Board Member
Anna Lee Turner, Board Member
Susan Calle, Board Member
Jennie Knowlton, Board Member
Re: TMS #463 11 03 004, 31 Darlington Avenue

Penny Ashby
Board of Zoning Appeals
2 George Street Suite 3100
Charleston, SC 29401

Dear Ms. Ashby:

Wagener Terrace Neighborhood Association conducted a (virtual) public meeting on Monday, March 21, 2022, where we considered Mr. Warren Miller’s request of support for his second story addition to 31 Darlington Avenue.

With a quorum present, WTNA voted unanimously to support Mr. Miller’s request for variance from the Board of Zoning Appeals.

Wagener Terrace Neighborhood Association encourages the Board of Zoning Appeals to approve Mr. Miller’s application.

Respectfully submitted,

Petar Lemaic
President WTNA

WTNA Board Members
Petar Lemaic, President
Jarret Nicholson, Vice-President
Gail Thomas, Treasurer
Nancy Wilson, Secretary
Tyler Heuter, Board Member
Anna Lee Turner, Board Member
Susan Calle, Board Member
Jennie Knowlton, Board Member
Re: TMS #463 11 03 004, 31 Darlington Avenue

Penny Ashby
Board of Zoning Appeals
2 George Street Suite 3100
Charleston, SC 29401

Dear Ms. Ashby:

Wagener Terrace Neighborhood Association conducted a (virtual) public meeting on Monday, March 21, 2022, where we considered Mr. Warren Miller’s request of support for his second story addition to 31 Darlington Avenue.

With a quorum present, WTNA voted unanimously to support Mr. Miller’s request for variance from the Board of Zoning Appeals.

Wagener Terrace Neighborhood Association encourages the Board of Zoning Appeals to approve Mr. Miller’s application.

Respectfully submitted,

Petar Lemaic
President WTNA

Current Tenant
33 Darlington Avenue
Charleston, SC 29403

Wagener Terrace Neighborhood Association (WTNA)
www.wagnerterrace.org

City of Charleston – BAR and Zoning Division
2 George Street
Charleston, SC 29401

To Whom It May Concern,

My neighbors, Warren and Alexandria Miller, have notified me of their proposed project to expand their home located at 31 Darlington Avenue. I have reviewed the plans that they submitted to the WTNA and the City of Charleston I am supportive of the project.

Warm regards,

Signature:

Print Name: Jesús Quijada Diaz
Phone: 843-303-7796
Current Tenant, 33 Darlington Avenue
Charleston, SC 29403
Wagener Terrace Neighborhood Association (WTNA)
www.wagenerterrace.org

City of Charleston – BAR and Zoning Division
2 George Street
Charleston, SC 29401

To Whom It May Concern,

Our neighbors, Warren and Alexandria Miller, have notified us of their proposed project to expand their home located at 31 Darlington Avenue. We have reviewed the plans that they submitted to the WTNA and the City of Charleston are supportive of the project.

Warm regards,

Mary French and Adam Cantrell
Owners, 30 Darlington Avenue
Charleston, SC 29403

Wagener Terrace Neighborhood Association (WTNA)
www.wagenerterrace.org

City of Charleston – BAR and Zoning Division
2 George Street
Charleston, SC 29401

To Whom It May Concern,

My neighbors, Warren and Alexandria Miller, have notified me of their proposed project to expand their home located at 31 Darlington Avenue. I have reviewed the plans that they submitted to the WTNA and the City of Charleston I am supportive of the project.

Warm regards,

Patricia Lewis
Owner, 29 Darlington Avenue
Charleston, SC 29403
Agenda Item #B-5

8 CAVALIER AVENUE
(PARKWOOD/FARMFIELD)
TMS # 349-11-00-047

Request variance from Sec. 54-301 to allow an 8-ft. fence to the rear and side property lines (6-ft. height limitation).
Zoned SR-1
Agenda Item #B-6

13 PEEKS PIKE
(AVONDALE)
TMS # 418-10-00-082

Request variance (after-the-fact) from Sec. 54-301 to allow a detached accessory building (greenhouse) with an 5-ft. north side setback (9-ft. required).

Zoned SR-1
Application for Variance, Special Exception, Reconsideration, or Extension Page 1 of 2
City of Charleston

Instructions – Submit this application, along with the required information and fee, 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: MAY 3, 2022

Property Address: 19 PEAKS PLACE
Property Owner: ERIC COOK
Daytime Phone: 843-646-1099
Applicant: JOHNNIE JAMES
Daytime Phone: 843-442-6915
Applicant’s Mailing Address: 19 VEUPOON AVE CHAS. SC 29407

ERIC COOK
Email Address: ERICCOOK@GMAIL.COM

Relationship of applicant to owner (some, representative, prospective buyer, other) REPRESENTATIVE

Zoning of property: S

Information required with application: [check information submitted]
[ ] Scale plans or plots, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
[ ] For new construction or additions within a flood zone, show flood analysis and plan on scaled plans
[ ] Scale floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
[ ] Plans or documents necessary to show compliance with special exception requirements (1 set)
[ ] Check, credit card or cash payment 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? 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:
[ ] Photographs
[ ] Letters of 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 improvement(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: JOHNNIE JAMES
Date: 3/31/22

For office use only
Date application received: 3/31/22
Time application received: 3:30 PM
Signature: 300

BZA-Z Application (continued)

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):

TO BUILD A SMALL GREEN HOUSE
WITH PERMISISON OF NEIGHBORS IN WRITING
PLEASE SEE PLANS FOR GREENHOUSE WIDTH, HEIGHT, ETC.
AND NEW SET BACK LOCATION

Variances Test: The Board of Zoning Appeals – Zoning 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 9 (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 5 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) 724-3781 FAX (843) 724-3772 www.charleston-sc.gov

6/95
**Quick Overview**

This beautiful bar-style greenhouse gives you a year-round growing space with a heavy-duty construction. Features full-length aluminum frame and 10mm twin-wall polycarbonate panels.

**Key Features**
- **Growth Zones:**
  - Cold Weather Greenhouse: Engineered to perform in harsh environments, the Grandio Summit's rugged durability makes it one of the most insulated greenhouses on the market. Its trim design also allows for tall, elegant and functional, allowing plenty of growing space while looking great in your yard.
  - Basic Greenhouse: Made to meet the highest standards of hobby and professional gardeners alike, the Grandio Summit's premium aluminum frame provides a stronger and more durable build than its competitors.
  - Aluminum Frame Greenhouse: Features the latest range of features and accessories provides a well-ventilated growing space with ample roof windows and re-engineered sliding double doors. The UV-protected 10mm polycarbonate panels have an R value of 1.88 and heat loss (U) value of 0.65, ensuring optimal plant growth in any climate.

**Environmental Benefits**
- The doors are hung from a modified extruded aluminum, and the door handles are made from high-quality steel for durability. The door swing is turned from solid brass with a smooth chrome finish to reduce wear. The doors come standard with heavy-duty lockable door handles and keyed lock.

Go Green!
- Grandio Summit Greenhouses are carefully engineered to the highest standards, gardeners of all types will love the combination of strength, quality, performance, and value that Grandio Greenhouses are known for.

Reach the Summit with Grandio

**Shipping**
- *Free Shipping* to the contiguous 48 states.

**Financing**
- Bill Me Later
- **Interest-Free, 60 Days:**

**Price Guarantee:**
- 15% Price Match
- 15% Price Match

**Description Specifications Reviews**

**Greenhouse Accessories**
- **Consoles:**
  - **Color:** Powder-coated green
  - **Material:** Boys: Magnetic lock doors with key lock
  - **Overall:**
    - **Color:** Powder-coated green
    - **Material:** Boys: Magnetic lock doors with key lock
  - **Options:**
    - **Expandable:** Easy add extension in the future
    - **Options:**
      - **Furnace:** Boys: Stainless steel rails and bolts
      - **Options:**
        - **Gutters:** Built-in rain gutters
        - **Options:**
          - **Ventilation:** Boys: adjustable manual openers/vents

**Additional Options**
- **Phone:**
  - **Color:** Powder-coated green
  - **Material:** Boys: Stainless steel rails and bolts
This letter states that the property owner of 781 St Andrews Blvd, Charleston, SC 29407 situated next to 13 Peeks Pike Charleston, SC 29407 is agreeable to a foundation being built upon, outside of the setback lines originally set by the City of Charleston zoning laws. The owner(s) further states that the construction at this particular location is absolutely not a hindrance or burden to them in any way.

Eric Cook

Kevin Shealy

This letter states that the property owner of 775 St Andrews Blvd, Charleston, SC 29407 situated next to 13 Peeks Pike Charleston, SC 29407 is agreeable to a foundation being built upon, outside of the setback lines originally set by the City of Charleston zoning laws. The owner(s) further states that the construction at this particular location is absolutely not a hindrance or burden to them in any way.

Eric Cook

Hampton Thomas

3/31/2022