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 20, 2021  APP. NO. 2105-04-A1
   BOARD MEETING
   APPROVED XX WITHDRAWN 0
   DISAPPROVED 0 DEFERRED 0
   MOTION: Approval.
   MADE BY: H.Morrison  SECOND: W.Jaudon  VOTE: FOR 6 AGAINST 0

2. 48 SOCIETY ST. (ANSONBOROUGH) (458-01-03-039)  APP. NO. 2105-04-A2
   Request use variance from Sec. 54-203 to allow a salon with days of operation Tuesday-Saturday and hours of operation 9a.m.-5p.m. in a STR (Single and Two Family Residential) zone district.
   Owner: WMJR, LLC (Edward and Leda Jackson)
   Applicant: Edward and Leda Jackson
   APPROVED XX WITHDRAWN 0
   DISAPPROVED 0 DEFERRED 0
   MOTION: Approval. The Board rules that this request is for approval to change a non-conforming use pursuant to Sec. 54-1 10, c. and that the proposed salon use, is equally appropriate or more appropriate to the district, than the existing nonconforming office use with the following conditions:
   1. No parties, no groups of bridesmaids, no groups otherwise, and no crowds.
   2. No filming on the exterior of the site or building.
   3. Salon use is restricted to the following days and hours of operation:
   Tuesday-Saturday, 9am-5pm.
   MADE BY: G.VargasVargas  SECOND: A.Grass  VOTE: FOR 4 AGAINST 0
   *M.Robinson, J.Bennett recused

3. 10 WESTEDGE ST. (WESTSIDE) (460-00-00-014)  APP. NO. 2105-04-A3
   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   APPROVED XX WITHDRAWN 0
   DISAPPROVED 0 DEFERRED 0
MOTION: Approval with conditions: 1) no sound on outside terrace louder than conversational levels; 2) conditioned on terms that are in the letter from the Westedge Development Manager as to hours of outside terrace occupancy, etc.

MADE BY: H.Morrison SECOND: G.Vargas-Vargas VOTE: FOR 6 AGAINST 0

B. New applications.

1. 2120 BOOKER ST. (SILVER HILL/MAGNOLIA)  APP. NO. 2105-04-B1 (464-10-00-047)

   Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 2,722.1sf; 9,000sf required).
   Request variance from Sec. 54-301 to allow construction of a single-family residence with a 2.5-ft. front setback (steps), a 3-ft. rear setback (steps), a 5.5-ft. total front and rear setback, a 7.5-ft. east side setback, a 7.5-ft. west side setback, a 15-ft. total side setback having a 54% lot occupancy (25-ft., 25-ft., 9-ft., 9-ft. and 18-ft. required, 35% lot occupancy limitation)
   Zoned SR-1

   Owner: Demond McElveen
   Applicant: Demond McElveen

   APPROVED XX WITHDRAWN 0
   DISAPPROVED 0 DEFERRED 0

   MOTION: Approval.

   MADE BY: A.Grass SECOND: G.Vargas-Vargas VOTE: FOR 6 AGAINST 0

2. 11 ANSON ST. (ANSONBOROUGH) (458-05-01-092)  APP. NO. 2105-04-B2

   Request variance from Sec. 54-301 to allow a 2-story addition (sunroom/closet) having a 61% lot occupancy (35% limitation; existing lot occupancy 56%).
   Zoned CT

   Owner: Jennifer Jernigan
   Applicant: Glenn Keyes Architects

   APPROVED XX WITHDRAWN 0
   DISAPPROVED 0 DEFERRED 0

   MOTION: Approval.

   MADE BY: G.Vargas-Vargas SECOND: J.Bennett VOTE: FOR 6 AGAINST 0

3. 13 GREENHILL ST. (CHARLESTOWNE) (457-11-04-062)  APP. NO. 2105-04-B3

   Request special exception under Sec. 54-110 to allow a vertical extension (2nd story, master bath/closet expansion) to a non-conforming building footprint that does not meet the required 3-ft. north side setback.
   Zoned DR-1

   Owner: Rebecca and William Martin
   Applicant: Virginia Lane, VDL Associates, LLC

   APPROVED XX WITHDRAWN 0
   DISAPPROVED 0 DEFERRED 0
MOTION: Approval.
MADE BY: G.Vargas-Vargas SECOND: J.Bennett VOTE: FOR 6 AGAINST 0

4. 16 SHEPPARD ST. (EASTSIDE) (459-05-04-128) APP. NO. 2105-04-B4

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 2,232sf; 2,500sf required).
Zoned DR-2F

Owner: Mt. Carmel United Methodist Church, C/O Anthony Jenkins
Applicant: Hemant Patel

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.
MADE BY: J.Bennett SECOND: H.Morrison VOTE: FOR 6 AGAINST 0

5. 35 STATE ST. (FRENCH QUARTER) (458-09-01-103) APP. NO. 2105-04-B5

Request variance from Sec. 54-301 to allow a stair addition with a 0-ft. rear setback having 72% lot occupancy (3-ft. required, 35% limitation; existing lot occupancy 67%).
Zoned SR-5

Owner: Eddie Irions
Applicant: Eddie Irions

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.
MADE BY: H.Morrison SECOND: W.Jaudon VOTE: FOR 5 AGAINST 0

*J.Bennett recused

6. 24 LIMEHOUSE ST. (CHARLESTOWNE) (457-11-04-043) APP. NO. 2105-04-B6

Request special exception under Sec. 54-110 to allow a one-story addition (dining room expansion/den) that extends a non-conforming 0.2-ft east side setback (3-ft. required).
Request variance from Sec. 54-301 to allow a one-story addition (dining room expansion/den/) and to allow a one-story covered porch, stairs and raised patio having a 39% lot occupancy (35% limitation; existing lot occupancy is 33%).
Zoned DR-1

Owner: Chris and Tamera Dengler
Applicant: Julie O’ Connor-American Vernacular, Inc.

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.
MADE BY: W.Jaudon SECOND: A.Grass VOTE: FOR 6 AGAINST 0
7. 26 Montagu St. (Harleston Village)  
   APP. NO. 2105-04-B7  
   (457-03-02-047)

   Request special exception under Sec. 54-110 to allow a horizontal expansion and vertical extension that extends a non-conforming 6-inch east side setback (kitchen expansion/elevator/mudroom/family room/screen porch/bedrooms/baths, 3-ft. required).  
   Zoned DR-1F

   Owner: Estate of Myrna Rowland  
   Applicant: Rachel and Paul Alexander Crystal  
   (Becky Fenno, Architect/Representative)

   APPROVED XX  WITHDRAWN  0
   DISAPPROVED  0  DEFERRED  0

   MOTION: Approval.  
   MADE BY: A.Grass  SECOND: G.Vargas-Vargas  VOTE: FOR 5 AGAINST 0  
   *J.Bennett recused

8. Verbena Ln., Apiary Ln. and Mead Ln.  
   (Laurel Oaks) (287-00-00-371 thru 402)

   Request variance from Sec. 54-301 to allow construction of 3-story single-family residences Lots 1-32 that exceed 35-ft. in height (Limit is 2 ½ stories, 35-ft.).  
   Zoned SR-1

   Owner: Toll Southeast LP Company Inc.  
   Applicant: Ashley Vaughan, VP Land Development, South Carolina

   APPROVED XX  WITHDRAWN  0
   DISAPPROVED  0  DEFERRED  0

   MOTION: Approval.  
   MADE BY: H.Morrison  SECOND: J.Bennett  VOTE: FOR 6 AGAINST 0

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 schumacherj@charleston-sc.gov three business days prior to the meeting.