

MINUTES

AGENDA

BOARD OF ZONING APPEALS-ZONING

MAY 4, 2021

5:15 P.M.

"virtually via Zoom Webinar"

8:45P.M.

MEMBERS PRESENT: MICHAEL ROBINSON, ALLISON GRASS, HOWELL MORRISON, WALTER JAUDON, JOHN BENNETT, GEIZA VARGAS-VARGAS

STAFF PRESENT: LEE BATCHELDER, 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 20, 2021 BOARD MEETING APP. NO. 2105-04-A1

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WITHDRAWN 0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WITHDRAWN 0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WITHDRAWN 0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., 50-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)
(457-03-02-047)**

APP. NO. 2105-04-B7

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)**

APP. NO. 2105-04-B8

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.