A. Review of Minutes and Deferred applications from previously advertised BZA-Z agendas. For information, call 843-724-3765.

1. REVIEW OF MINUTES OF THE MAY 3, 2022 BOARD MEETING

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MOTION: Approval.

MADE BY: B. Goodwin  SECOND: J. Bennett  VOTE: FOR 4 AGAINST 0

2. 8 CLEVELAND ST. (NORTH CENTRAL) (463-15-04-085) APP. NO. 2205-17-A2

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. 15-ft. required).

Owner: Charleston Development Company, LLC
Applicant: Julie O’Connor-American Vernacular

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MOTION: Approval.

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

B. New applications.

1. 37C F ST. (WESTSIDE) (463-16-03-054) APP. NO. 2205-17-B1

Request variance from Sec. 54-301 to allow construction of a detached single-family residence with a 6-ft. south side setback, a 9-ft. total side setback (9-ft. 15-ft. required).

Zoned DR-1

Owner: Howard Barrow
Applicant: Patrick Orefice, Arwen Studio

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MOTION: Deferred.

MADE BY: ________ SECOND: ________ VOTE: FOR _____ AGAINST ________

2. 48 POPLAR ST. (NORTH CENTRAL) (463-12-01-118) APP. NO. 2205-17-B2

Request special exception under Sec. 54-110 to allow construction of a detached accessory building that extends a non-conforming 5-ft. east side setback and a non-conforming 12-ft. 3-inch side street setback (9-ft. 25-ft. required).

Request variance from Sec. 54-301 to allow construction of a detached accessory building (garage) with an 11.9-ft. rear setback (25-ft. required).

Zoned SR-2
3. **107 ROYAL ASSEMBLY DR. (BERESFORD HALL) (268-10-01-015)**  
   **APP. NO. 2205-17-B3**

   Request variance from Sec. 54-301 to allow an 8-ft. fence along rear property line (6-ft. height limitation).
   Zoned PUD (Beresford Hall)
   Owner: Roseann Drew & Lorelie Brown
   Applicant: Lorelie Brown

   **APPROVED** XX  
   **WITHDRAWN** 0

   **DISAPPROVED** 0  
   **DEFERRED** 0

   **MOTION:** Approval.

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

4. **462 CESSNA AVE. (CITADEL WOODS) (350-09-00-192)**  
   **APP. NO. 2205-17-B4**

   Request variance from Sec. 54-301 to allow an 8-ft. fence along rear property line (6-ft. height limitation)
   Zoned DR-9
   Owner: Michael & Misty Walsh
   Applicant: Misty Walsh

   **APPROVED** XX  
   **WITHDRAWN** 0

   **DISAPPROVED** 0  
   **DEFERRED** 0

   **MOTION:** Approval.

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

5. **1316 JULIAN CLARK RD. (CLARKS POINT)**  
   **APP. NO. 2205-17-B5**

   Request variance from Sec. 54-301 to allow a 2-story detached accessory building with a 3-ft. west side setback and 3-ft. rear setback (9-ft. and 25-ft. required).
   Zoned SR-1
   Owner: Carter and Suzanne Bagley
   Applicant: Carter Bagley

   **APPROVED** 0  
   **WITHDRAWN** 0

   **DISAPPROVED** 0  
   **DEFERRED** XX
MOTION: Deferred.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

6. 71 KING ST. (CHARLESTOWNE) (457-16-01-010) APP. NO. 2205-17-B6

Request variance from Sec. 54-301 to allow a 1-story covered patio addition with a 48% lot occupancy (35% limitation; existing lot occupancy 44%).

Zoned SR-5

Owner: Gerrit Nicholas
Applicant: Julie Keyes, Fortress Architecture Studio

APPROVED 0
WITHDRAWN 0
DISAPPROVED 0
DEFERRED XX

MOTION: Deferral – no quorum.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

*J.Bennett recused

7. CENTRAL PARK (340-03-00-007) APP. NO. 2205-17-B7

Request variance from Sec. 54-301 to allow construction of single-family residences on lots (1-38) that exceeds the 2 1/2 story height restriction for the SR-1 (Single-Family Residential) zone district, because the home's designed drive-under garage constitutes a 3rd story under Sec. 54-120.

Zoned SR-1

Owner: Central Park Road, LLC
Applicant: Lesemann & Associates, LLC

APPROVED 0
WITHDRAWN 0
DISAPPROVED 0
DEFERRED XX

MOTION: Deferred – no quorum.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

*J.Tibbals recused

8. 2 LONGITUDE LN. (CHARLESTOWNE) (458-13-01-124) APP. NO. 2205-17-B8

Request variance from Sec. 54-301 to allow construction of a single-family residence with a 3-ft. west side setback and 49% lot occupancy (7-ft. required 35% limitation)

Zoned SR-5

Owner/Applicant: Alison Brewer

APPROVED XX
WITHDRAWN 0
DISAPPROVED 0
DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: J.Bennett VOTE: FOR 4 AGAINST 0
9. 1779 OPAL AVE. (DUPONT STATION) (350-11-00-077) APP. NO. 2205-17-B9

Request variance from Sec. 54-301 to allow a detached accessory building (3 car garage) with an 11-ft. rear setback (25-ft. required).

Zoned SR-1

Owner: Kevin Martin and Sheila Warren
Applicant: Kevin Martin

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval with condition: Height limitation no greater than 11-foot eaves on accessory building.

MADE BY: J.Bennett SECOND: A.Grass VOTE: FOR 3 AGAINST 1 *B.Goodwin

10. 860 MORRISON DR. (459-02-00-005) APP. NO. 2205-17-B10

Request special exception under Sec. 54-220 to allow a 150-unit accommodations use in an UP-A Upper Peninsula-Accommodations) zone district.

Owner: ODP Hotel Owner, LLC
Applicant: DSM Real Estate Partners (c/o Seamon Whiteside)

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: J.Bennett 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.