



CITY OF CHARLESTON BOARD OF ZONING APPEALS – ZONING

PUBLIC COMMENT JUNE 20, 2023

A meeting of the Board of Zoning Appeals – Zoning (BZA-Z) will be held on **Tuesday, June 20, 2023** at **5:15 p.m.** in the **Public Meeting Room, First Floor, 2 George Street.**

The following comments will be provided to the board members 24 hours in advance of the meeting and also be acknowledged into the record and summarized. The public is encouraged to attend the meeting in person to speak in order for comments to be fully heard.

Application information will be available at www.charleston-sc.gov/bza-z in advance of the meeting. Please check the website on the meeting date to view any withdrawn or deferred agenda items.

For additional information, please contact:

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
2 George Street, Suite 3100, Charleston, SC 29401 | 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.

BOARD OF ZONING APPEALS – ZONING

June 20, 2023 Meeting

Comments Submitted to Innovate website and BZA-Z Staff

AGENDA ITEM A-2: 193, 195, 197 Jackson St.				
First Name	Last Name	Address	Comment	Submitted
Emily	Cox	1640 Meeting Street Rd.	See attached letter.	Submitted to Staff
Maura	Hasenfuss	204 Nassau Street	See attached letter.	Submitted to Staff
Aaron	Pope	109 ½ Hanover Street	See attached letter.	Submitted to Staff
Yvonne	Grant	175 Jackson Street	See attached letter.	Submitted to Staff
AGENDA ITEM B-1: 2326 Sunnyside Ave.				
First Name	Last Name	Address	Comment	Submitted
Franklin	Adams	2322 Sunnyside Ave.	See attached letter.	Submitted to Staff
Anne	Helms	2324 Sunnyside Ave.	See attached letter.	Submitted to Staff
Mac	Hill	2328 Sunnyside Ave.	See attached letter.	Submitted to Staff
David	Simmons	2330 Sunnyside Ave.	See attached letter.	Submitted to Staff
Justin	Mumford	2332 Sunnyside Ave.	See attached letter.	Submitted to Staff
Daniel	Atwill	2337 Sunnyside Ave.	See attached letter.	Submitted to Staff
Kyle & Meagan	O'Keefe	38 Riverside Drive	See attached letter.	Submitted to Staff
AGENDA ITEM B-6: 3 Magazine St.				
First Name	Last Name	Address	Comment	Submitted
Judith	Foley Arnstein	Charleston Day School	See attached letter.	Submitted to Staff

AGENDA ITEM B-7: 68 Spring St.				
First Name	Last Name	Address	Comment	Submitted
Cashion	Drolet	40 East Bay Street	On behalf of Historic Charleston Foundation, I would like to extend our support of this application to amend the conditions attached to this former church in 1995 by the Board of Adjustment. Having met with the applicant and reviewed the application, we find that the amendment proposed will facilitate the revitalization of this prominent corner in Cannonborough-Elliottborough and the restoration of this stately building. Further, we believe the applicant's plans for adaptive reuse will ensure the long-term preservation of the church's sanctuary with little alteration. Respectfully, we encourage the members of the BZA to approve the application.	Jun 15 2023 8:48 PM
Bob	Holt	6 Tully Alley, Charleston SC 29403	City of Charleston Board of Zoning Appeals – Zoning 2 George Street, Suite 3100 Charleston, SC 29401 Re: 68 Spring Street Dear Members of the Board, I am writing to support the application to amend the use conditions placed on the property at 68 Spring Street in 1995, under the condition that the integrity of the upper floor sanctuary space be substantially retained. As a significant historic property for the Cannonboro-Elliottborough neighborhood and for the City, the sanctuary space should be preserved so that it can maintain its historic use well into the future. I support the applicant's intent to maintain the integrity of the sanctuary space and the additional uses that he proposes, including short-term rentals, restaurant space, and an event venue. The current owner of the property has let the property fall into disrepair, in large part, because the building has no economic viability with the use conditions that were placed on the building. If we are to have this building preserved both structurally, and preserving the integrity of the sanctuary space, the building must have economic viability. I have lived in Cannonboro-Elliottborough neighborhood since 1985, and remember when, in 1995, we as a neighborhood supported the use restrictions that were placed on the property as a condition of its subdivision. We believed we were preserving the integrity of the building. We were wrong, and I hope the Board takes this opportunity to right the mistake we all made in 1995. Time has shown that this restriction has doomed the property to disrepair. I ask the Board to approve this application. Sincerely, Bob Holt	Jun 15 2023 10:55 PM
George	Holt	8 Charles St. Charleston S.C. 29403	Dear Board Members , Many of my neighbors and I have admired this fine building for years from inside and out for years but of late have become concerned as time has taken it toll on it . Lovely old churches such as this are difficult to maintain and repurpose when millions are needed for restoration and business prospects justifying the expenditure almost never materialize without radical changes to the original sanctuary being needed to generate a future source of income sufficient for lenders and investors to risk their money. Fortunately at 68 Spring such an adaptation wouldn't be needed since the basement space can be renovated in a way to provide enough future income to pay for a fine renovation for the whole structure without having to alter whats important about the building. I request that you approve this variance for extra rental capability in the basement as this small change will guarantee just enough future income to make the whole renovation of this important building financially possible. Even if approved the applicant is still taking a huge financial risk on this project and I'm grateful that he has found a way to make . Thanks for your consideration. George Holt and Jerry Moran.	Jun 16 2023 12:01 PM
Marion	Hawkins		Cannonborough/Elliottborough Neighborhood Association See attached letter.	Submitted to Staff
Erin	Minnigan		Preservation Society of Charleston See attached letter.	Submitted to Staff

AGENDA ITEM B-8: 46 Peachtree St.

First Name	Last Name	Address	Comment	Submitted
Jeffrey & Lydia	Brauser	40 Peachtree St.	See attached letter.	Submitted to Staff
Hailey	Wist	8 Magnolia Ave.	See attached letter.	Submitted to Staff
Christina	Butler		See attached letter.	Submitted to Staff

AGENDA ITEM B-12: 8 Johnson Rd.

Jane	Dowd		See attached letter.	Submitted to Staff
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Ashby, Pennye

From: EMILY COX <emily@onyxdesign.com>
Sent: Thursday, April 27, 2023 4:03 PM
To: Ashby, Pennye; Batchelder, Lee; Schultz, Eric
Subject: BZA Zoning- May 2, Tobin's Market

CAUTION: This email originated outside of the City of Charleston. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there!

I'm very concerned about the upcoming BZA appeals meeting on May 2 as it relates to the operation of a restaurant and food truck at Tobin's Market, in the historic freedman's cottages on Jackson Street. I would appreciate it if you would confirm receipt of this email and include my comments as part of the public record for this meeting.

My name is Emily Cox, and I am a homeowner at 74 Lee St, where I have lived for 15 years. I strongly oppose any amendment to the original conditions sent by the BZA for operations at 193-197 Jackson.

Tobin's Market has proven to be a poor neighbor for the duration of their prior operations. They began by pulling a bait-and-switch on the neighborhood by changing their entire business model after getting approval from the BZA. Loudly amplified live music and full-service restaurant operations were not part of their original approval, and they consistently ignored the neighborhood's liveability concerns while they conducted their unapproved business. They have been constantly cited for noise violations, they have built an outdoor stage without appropriate permissions or oversight, and they have expanded their kitchen capacity without regard to the city's jurisdiction over their operations. This behavior should not be rewarded.

The volume and frequency of their noise violations was such that it drove one homeowner to move out of his home, drove out the tenants that he subsequently lined up to rent his units, and ultimately contributed to him putting his home on the market. Tobin's failed to show up in liveability court to address noise complaints related to their amplified after-hours music multiple times, forcing myself and other concerned neighbors to take time off of work for multiple municipal court sessions in a row to testify to their noise violations and attempt to hold them accountable.

While many neighbors consistently called Liveability to report their excessive noise, Tobin's did not modify their behavior. All that would have been required was to turn down the speakers, but they did not choose to do that. Their outdoor space is the size of a large living room- the degree of amplification was utterly egregious as it could be heard inside homes within a three block radius. It shook the windows of my house multiple nights per week. In direct opposition, Bar Rollins across the street has been a courteous and thoughtful neighbor, so it's entirely possible to run a similar business successfully without amplified outdoor music or full-service kitchen.

Please uphold the reasonable conditions set in 2019 for Tobin's Market and don't allow them an additional inch, as they have proven they will take a mile. The Eastside has suffered enough through the construction noise of excessive development over the last several years- we shouldn't have to listen to live music blasting at all hours too. The quality of life for residents of Nassau, Hanover, Jackson, Lee, and Harris is definitely negatively affected by this business.

Thank you for your consideration- see you at the hearing on May 2!

Emily Cox

Emily E. Cox

843.367.3667

www.onyxdesign.com

1640 Meeting Street Rd. Suite 205

Charleston, SC 29405



Ashby, Pennye

From: Maura Hasenfuss <mehasenfuss@gmail.com>
Sent: Friday, April 28, 2023 4:26 PM
To: Ashby, Pennye; Schultz, Eric; Batchelder, Lee
Subject: 193-197 Jackson St

CAUTION: This email originated outside of the City of Charleston. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Pennye, Lee, and Eric;

Included are my comments for the upcoming board of zoning appeals meeting related to the restaurant (food truck) operations at the Jackson Street Cottages. Please confirm receipt of this email and distribution of comments as part of the public records for this meeting.

I live at 204 Nassau Street and I oppose any amendment to the original conditions set by the BZA for operations at 193-197 Jackson Street.

When this business was open, it negatively impacted the quality of life of residents living nearby. The business did not consider or respect the neighbors when hosting events several times per week. Neighbors (including myself) reached out to the business directly with noise complaints and the business did not resolve or attempt to fix any issues. In addition to neighbors contacting the business, neighbors (including myself) would contact the police with noise complaints. The police visited the business countless times. I, myself, spoke with the police several times and they understood our frustration and were also surprised at how loud the business was.

My home is very close to the business and when they hosted events, I was forced to retreat to the back room in my house because the other rooms in my home were unusable because of how loud and disruptive the noise was. In an attempt to drown out the noise, I purchased several different machines but the noise was still incredibly disruptive.

A review of livability and police records for this business will show they were cited for noise and also they constructed an outdoor stage and modified their kitchen without permission from the city.

I ask the Board to uphold the conditions set in 2019. If the conditions are not upheld, you will be showing the resident living adjacent to this business (on Jackson, Hanover, Lee and Nassau Streets) that their quality of life is not important and was not considered when making your decision.

I also agree with and support my neighbor, Aaron Pope, comments emailed to you.

Sincerely,
Maura Hasenfuss
204 Nassau Street

Ashby, Penny

From: Batchelder, Lee
Sent: Friday, April 28, 2023 12:38 PM
To: Aaron Pope; Schultz, Eric
Cc: Ashby, Penny
Subject: RE: 193 Jackson Street Waiver of Conditions

Aaron,

Thanks for sending your comments. Your comments will be included in the public comment packet that we post on our website and send to Board members on Monday.

Lee C. Batchelder AICP | Zoning Administrator
City of Charleston | Department of Planning Preservation & Sustainability
2 George Street | Suite 3100 | Charleston, SC 29401
T:(843) 724-3771 | F:(843) 724-3772 | e: batchelderl@charleston-sc.gov | www.charleston-sc.gov

From: Aaron Pope <aarongpope@gmail.com>
Sent: Thursday, April 27, 2023 10:37 AM
To: Batchelder, Lee <BATCHELDERL@charleston-sc.gov>; Schultz, Eric <SCHULTZE@charleston-sc.gov>
Subject: Fwd: 193 Jackson Street Waiver of Conditions

CAUTION: This email originated outside of the City of Charleston. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I submitted the comments below for the BZA Zoning on May 2. Penny's auto reply indicates that she won't be in the office until May 1.

I do not want to miss the deadline for submitting comments. Please confirm receipt of this email and distribution to the Board as public comment.

Aaron Pope

----- Forwarded message -----

From: Aaron Pope <aarongpope@gmail.com>
Date: Thu, Apr 27, 2023 at 9:14 AM
Subject: 193 Jackson Street Waiver of Conditions
To: Ashby, Penny <ASHBYP@charleston-sc.gov>

Penny,

Please see below comments for the upcoming board of zoning appeals meeting related to restaurant operations at the cottages on Jackson Street. Please confirm receipt of this email and distribution of the comments as part of the public record for this meeting.

My name is Aaron Pope, I currently live at 109 and 1/2 Hanover Street and previously resided at 204 Nassau Street. I oppose any amendment to the original conditions sent by the BZA for operations at 193-197 Jackson.

The conditions of the original approval were put in place to protect the residents of the neighborhood around Tobin's market. By their own admission, the operators of this business pivoted from the original plan submitted (and publicized to the neighborhood) to create a live music venue and full-service restaurant. This is well documented in a September 2021 article from the Post and Courier.

https://www.postandcourier.com/charleston_scene/outdoor-charleston-venue-tobins-market-born-during-covid-19-and-thriving-1-year-later/article_581788fa-099d-11ec-a94c-7bb38a108172.html

Despite requests from neighbors and multiple police visits for noise calls, this business did not modify their operations. They continued to host multiple events each week which could be heard inside of my home, which is almost 900 feet away. A review of livability and police records show that they were cited for noise, discovered to have illegally constructed an outdoor stage, and modified their kitchen capacity without permission from the city.

I urge the Board to stand firm and uphold the conditions set in 2019. Otherwise, you are once again placing the quality of life of neighbors on Nassau and Hanover Street in danger. The operators of this business have shown that they will push the boundaries of any approval.

Aaron Pope

Ashby, Pennye

From: Maura Hasenfuss <mehasenfuss@gmail.com>
Sent: Sunday, April 30, 2023 10:37 AM
To: Ashby, Pennye; Batchelder, Lee; Schultz, Eric
Subject: 193-197 Jackson Street - emailing on behalf of Ms. Yvonne Grant

CAUTION: This email originated outside of the City of Charleston. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Pennye, Lee, and Eric;

I am emailing on behalf of Ms. Yvonne Grant who lives at 175 Jackson Street. Ms. Yvonne agrees with and supports Aaron Pope's comments submitted to you by email. She urges the Board to uphold the conditions set in 2019. Her quality of life was negatively impacted when this business was open.

Please confirm you received this email.

Thank you,
Maura Hasenfuss
204 Nassau Street

To the City of Charleston Zoning Staff & the Board of Zoning Appeals,

As neighbors of Alyssa & Taylor Gates, who reside at 2326 Sunnyside Avenue, we have reviewed the drawings for their proposed additions to their house (a second floor rear addition- that encloses an existing roof terrace, & a first floor rear addition- a new screened porch at an existing raised open deck area).

We feel that the proposed changes are in keeping with the existing structure & will have no adverse affect on the neighborhood.

We ask that the Board approve the request for Special Exception to extend, vertically, the non-conforming west side setback.


Thank you for your time & consideration,

2322 sunnyside ave
Charleston SC

address

Franklin F Adams

name (printed)

DocuSigned by:

AA87F8DAB4464BA

name (signed)

5/7/2023

date

To the City of Charleston Zoning Staff & the Board of Zoning Appeals,

As neighbors of Alyssa & Taylor Gates, who reside at 2326 Sunnyside Avenue, we have reviewed the drawings for their proposed additions to their house (a second floor rear addition that encloses an existing roof terrace, & a first floor rear addition- a new screened porch at an existing raised open deck area).

We feel that the proposed changes are in keeping with the existing structure & will have no adverse affect on the neighborhood.

We ask that the Board approve the request for Special Exception to extend, vertically, the non-conforming west side setback.

Thank you for your time & consideration,

2324 Sunnyside Avenue

address

Anne M. Helms

name (printed)

DocuSigned by:

Billy and Anne Helms

691619FDA63447A

name (signed)

5/7/2023

date

To the City of Charleston Zoning Staff & the Board of Zoning Appeals,

As neighbors of Alyssa & Taylor Gates, who reside at 2326 Sunnyside Avenue, we have reviewed the drawings for their proposed additions to their house (a second floor rear addition that encloses an existing roof terrace, & a first floor rear addition- a new screened porch at an existing raised open deck area).

We feel that the proposed changes are in keeping with the existing structure & will have no adverse affect on the neighborhood.

We ask that the Board approve the request for Special Exception to extend, vertically, the non-conforming west side setback.

Thank you for your time & consideration,

2328 Sunnyside Ave, Charleston SC 29403

address

Mac Hill

name (printed)

DocuSigned by:
Mac Hill
CD3379A357B7468

name (signed)

5/4/2023

date

To the City of Charleston Zoning Staff & the Board of Zoning Appeals,

As neighbors of Alyssa & Taylor Gates, who reside at 2326 Sunnyside Avenue, we have reviewed the drawings for their proposed additions to their house (a second floor rear addition- that encloses an existing roof terrace, & a first floor rear addition- a new screened porch at an existing raised open deck area).

We feel that the proposed changes are in keeping with the existing structure & will have no adverse affect on the neighborhood.

We ask that the Board approve the request for Special Exception to extend, vertically, the non-conforming west side setback.

Thank you for your time & consideration,

2330 Sunnyside Avenue

address

David Simmons

name (printed)

DocuSigned by:
Drew Simmons
91FE0963961948E...

name (signed)

5/4/2023

date

To the City of Charleston Zoning Staff & the Board of Zoning Appeals,

As neighbors of Alyssa & Taylor Gates, who reside at 2326 Sunnyside Avenue, we have reviewed the drawings for their proposed additions to their house (a second floor rear addition- that encloses an existing roof terrace, & a first floor rear addition- a new screened porch at an existing raised open deck area).

We feel that the proposed changes are in keeping with the existing structure & will have no adverse affect on the neighborhood.

We ask that the Board approve the request for Special Exception to extend, vertically, the non-conforming west side setback.

Thank you for your time & consideration,

2332 sunnyside ave

address

Justin Mumford

name (printed)

DocuSigned by:
Justin Mumford
AA43F83FC65E4B5

name (signed)

5/4/2023

date

To the City of Charleston Zoning Staff & the Board of Zoning Appeals,

As neighbors of Alyssa & Taylor Gates, who reside at 2326 Sunnyside Avenue, we have reviewed the drawings for their proposed additions to their house (a second floor rear addition that encloses an existing roof terrace, & a first floor rear addition- a new screened porch at an existing raised open deck area).

We feel that the proposed changes are in keeping with the existing structure & will have no adverse affect on the neighborhood.

We ask that the Board approve the request for Special Exception to extend, vertically, the non-conforming west side setback.

Thank you for your time & consideration,

2337 Sunnyside Ave. Charleston SC 29403

address

Daniel Atwill

name (printed)

DocuSigned by:

70F8AAE6EAS5F492..

name (signed)

5/8/2023

date

To the City of Charleston Zoning Staff & the Board of Zoning Appeals,

As neighbors of Alyssa & Taylor Gates, who reside at 2326 Sunnyside Avenue, we have reviewed the drawings for their proposed additions to their house (a second floor rear addition that encloses an existing roof terrace, & a first floor rear addition- a new screened porch at an existing raised open deck area).

We feel that the proposed changes are in keeping with the existing structure & will have no adverse affect on the neighborhood.

We ask that the Board approve the request for Special Exception to extend, vertically, the non-conforming west side setback.

Thank you for your time & consideration,

38 Riverside Drive, Charleston, SC 29403

address

Kyle and Meagan O'Keefe

name (printed)

DocuSigned by:

E4DECE85F4A14F6

name (signed)

5/8/2023

date



Charleston Day School

May 8, 2023

Board of Zoning Appeals
Attn: Pennye Ashby

Re: 3 Magazine Street

Dear Ms. Ashby,

I am writing to express Charleston Day School's support of the Johnson's request to build an 8 foot stucco and brick wall at the rear of their property, which backs up to the Charleston Day School campus. We understand that the Johnsons intend to do this work over the summer. Please let me know if you require anything else from the school regarding our support of this variance.

Kind Regards,

Judith Foley Arnstein
Head of School



Lee Batchelder
Zoning Administrator
City of Charleston, Department of Planning Preservation & Sustainability
2 George Street
Charleston, SC 29401

May 8, 2023

Re: 68 Spring Street - Vince Graham

Dear Lee,

The Cannonborough-Elliottborough Neighborhood Association held a public meeting on Monday, May 1, 2023, where we heard Mr. Graham's request for CENA support to modify the existing use restrictions on the property at 68 Spring Street to enable additional uses, including short-term rentals (STRs), a restaurant space, and an event venue.

Following the presentation and discussion, CENA voted unanimously to support Mr. Graham's plan, with the condition that the integrity of the upper floor space be substantially retained.

Given the support of the neighborhood at large, the Cannonborough-Elliottborough Neighborhood Association encourages the BZA to approve this application.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Hawkins', with a long horizontal flourish extending to the right.

Marion Hawkins
President

PRESERVATION
ESTD SOCIETY 1920
of CHARLESTON

Position Statement
Board of Zoning Appeals-Zoning
June 20, 2023

68 Spring Street

Dear Board Members:

The Preservation Society would like to thank the applicant for meeting with us to discuss the proposed project. 68 Spring Street is a highly significant historic property, rated as a Category 1 structure on the city's architectural inventory. We are excited to see this proposal come forth to address years of deferred maintenance and foster new life in the building.

Therefore, the PSC is pleased to support the request to amend the 1995 BOA conditions to facilitate the proposed mixed-use program and rehabilitation of the property. We urge the BZA to approve the application to allow the project to progress, and we look forward to working with the applicant on a plan that is sensitive to the historic character and integrity of this incredible building.

Thank you for considering our position in this matter.

Sincerely,



Erin Minnigan
Director of Preservation & Planning

01/24/23

Dear Penny:

I am a neighbor of Beth Phelps who is applying for a Zoning Variance to construct an addition - approximately 500 SF - behind her home at 46 Peachtree Street.

She has explained that the addition is to provide a home for her mother who is suffering from Parkinsons.

However, beyond the stated purpose of the space, I believe the addition is consistent with what you see around the entire neighborhood.

We fully support Beth's request for a Zoning variance due to the restrictive setbacks.

Please feel free to reach out to me. My number is listed below.

Sincerely,

Jeffrey Brauser Lydia Brauser

Jeff and Lydia Brauser

Name

Jeff Brauser and Lydia Brauser

Address

40 Peachtree Street NE, Atlanta, GA 30308

Phone

(954) 336-1723 and (802) 558-0677

01.24.23

Dear Penny:

I am a neighbor of Beth Philips who is applying for a Zoning Variance to construct an addition – approximately 500 SF – behind her home at 46 Peachtree Street.

She has explained that the addition is to provide a home for her mother who is suffering from Parkinsons.

However, beyond the stated purpose of the space, I believe the addition is consistent with what you see around the entire neighborhood.

We fully support Beth's request for a Zoning variance due to the restrictive setbacks.

Please feel free to reach out to me. My number is listed below.

Sincerely,

Hailey Wist



Name

8 Magnolia Ave. Charleston SC 29403

Address

760-213-4580

Phone

28 May 2023

To the Board of Zoning Appeals/Department of Planning,

I am writing to express my enthusiastic support for the proposed addition at 46 Peachtree Street, scheduled for review at the 20 June 2023 Board of Zoning Appeals meeting. As a preservationist, I am delighted to see an addition that follows Secretary of Interior Standards. It defers to the existing house by having a smaller height, scale, and mass, and by featuring a simple gable roof with the ridge below that of existing house, rendering the addition invisible from the street. The addition also has simpler details than the main house, clearly differentiating it as a recent addition, without being jarringly different in style or over ornamented. The proposed addition is refreshing to see for East Central neighborhood, where many recent additions and Accessory Dwellings Units have been out of scale and less contextually appropriate. The proposed addition does not encroach on the front or side yard, so it does not disrupt the rhythm of building-to-landscape ratio along Peachtree Street.

46 Peachtree was built in 1938 and is approximately 1050 square feet, with only one bathroom and several steps to enter the living space. Instead of the more common requests to create ADUs for short term rentals, this proposed addition allows long-term owner occupants to stay in their house by creating a small studio space with an ADA compliant bathroom and wheelchair ramp access in the rear yard for their aging mother, who will be living at 46 Peachtree for the duration of her life. The addition will also allow the primary residents to age comfortably in the house in decades to come. Only half of the addition is climatized living space, while the other portion will be used as a small workshop and storage space for bicycles, which are the residents' primary mode of transportation.

The proposed addition at 46 Peachtree Street is appropriate in terms of size and architectural detail, it does not detract from the character of the neighborhood, it has the support of neighbors and preservationists, and lastly, it will allow the current residents, who have lived at 46 Peachtree for over fifteen years, to continue to enjoy the house into the future.

Thank you for your time and consideration,

Christina Butler, M.A.

Professor of Historic Preservation at the American College of the Building Arts; Adjunct professor for College of Charleston's Historic Preservation and Community Planning program.

FROM THE DESK OF
Jane Dowd

May 20, 2023

Board Of Zoning Appeals - Zoning
2 George Street
Charleston SC 29401

To Whom it May Concern,

We live next door to 8 Johnson Road. We do not have any issues with the height of their fence. Most of the fence is with in the SR-8 Guidelines. From what I understand, only a portion of the fence is higher than SR-^ guidelines, at that is mainly because of varying elevation of the lot.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Jane Dowd", written in a cursive style.

Jane Dowd
janedowd@williammeans.com
843-224-2788