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

1. REVIEW OF MINUTES OF THE JUNE 15, 2021 BOARD MEETING

   APP. NO. 2107-20-A1

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   MOTION: Approval.
   MADE BY: H. Morrison  SECOND: W. Jaudon  VOTE: FOR 7 AGAINST 0

2. 80 ASHLEY AVE. (HARLESTON VILLAGE) (457-03-04-068)  
   APP. NO. 2107-20-A2

   Request use variance from Sec. 54-203 to allow a café with indoor and outdoor patron use areas and garden shop, with on-premises consumption of beer and wine and liquor. Café limited hours: Monday to Friday 7:30 a.m. to 6:30 p.m.; Saturday and Sunday, 8:00 a.m. to 6:30 p.m. Garden store: Monday to Sunday, 10:00 a.m. to 6:30 p.m. Café staff arriving 1 hour earlier and leaving 1 hour later. Alcohol (beer, wine and liquor) sales to be tied to 7:30/8:00 a.m. breakfast service. Request variance from Sec. 54-317 to allow a café with indoor and outdoor patron use areas and garden shop with 2 off-street parking spaces (13 spaces required).

   Owner: John B. Howard
   Applicant: SWB Holdings, LLC, Steve Brown

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   MOTION: Disapproval.
   MADE BY: A. Grass  SECOND: W. Jaudon  VOTE: FOR 4 AGAINST 0

   *M.Robinson, H. Morrison, J.Bennett recused

B. New applications.

1. 1 ASHLEY BLVD. (CHARLESTOWNE) (457-11-01-039)  
   APP. NO. 2107-20-B1

   Request the second one-year extension of a vested right that expires on June 5, 2021, pursuant to Sec. 54-962. Vested right is an approved variance under Sec. 54-353 for attached dwelling units (duplexes) in a STR (Single-Two Family Residential) zone district.

   Owner: Barnes, Moultrie, Ward, LLC
   Applicant: Neil Stevenson Architects (Tara Romano)

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   MOTION: Approval.
   MADE BY: H. Morrison  SECOND: W. Jaudon  VOTE: FOR 7 AGAINST 0
2. 411 MEETING ST. (CANNONBOROUGH/ELLIOTBOROUGH) (459-09-03-114) APP. NO. 2107-20-B2

Request the fourth one-year extension of a vested right that expires on December 31, 2021, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on June 7, 2016 with conditions for a 300-unit accommodations use in a MU-2 (Mixed Use) zone district.

Owner: Bennett Meeting Street, LLC
Applicant: Womble Bond Dickinson (US) LLP

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: H.Morrison SECOND: W.Jaudon VOTE: FOR 6 AGAINST 0 *J.Bennett recused

3. 19 HAGOOD AVE. (WESTSIDE) (460-00-00-017) APP. NO. 2107-20-B3

Request the second one-year extension of a vested right that expires on July 17, 2021, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on July 17, 2018 with conditions for a 250-unit accommodations use in a MU-2/WH (Mixed Use 2 Workforce Housing) zone district.

Owner: South Park Ventures, LLC
Applicant: Womble Bond Dickinson (US) LLP

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: A.Grass VOTE: FOR 7 AGAINST 0

4. 246 SPRING ST. (WESTSIDE) (460-10-02-005) APP. NO. 2107-20-B4

Request the fourth one-year extension of a vested right that expires on December 31, 2021, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on December 18, 2012 for a 125-unit accommodations use in a MU-2/WH (Mixed Use 2 Work Force Housing) zone district.

Owner: Spring Street Ventures, LLC
Applicant: Womble Bond Dickinson (US) LLP

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: R.Richards VOTE: FOR 7 AGAINST 0
5. 317 SAVANNAH HWY. (421-07-00-003) APP. NO. 2107-20-B5

Request the fourth one-year extension of a vested right that expires on December 4, 2021, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on December 4, 2007 for a 150-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner: Riverview Ventures, LLC
Applicant: Womble Bond Dickinson (US) LLP

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: G.Vargas-Vargas SECOND: J.Bennett VOTE: FOR 7 AGAINST 0


Request the third one-year extension of a vested right that expires on July 18, 2021, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on July 18, 2017 with conditions for a 50-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner: Pearce Development, LLC
Applicant: Womble Bond Dickinson (US) LLP

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: J.Bennett SECOND: H.Morrison VOTE: FOR 7 AGAINST 0

7. 16 BROUGHTON RD. (CRESCENT) (421-14-00-046) APP. NO. 2107-20-B7

Request variance from Sec. 54-301 to allow an addition (garden room) to an existing garage with a 5.4-ft. east side setback and a 6.4-ft. rear setback (9-ft. and 25-ft. required). Request special exception under Sec. 54-110 to allow an existing hvac platform expansion that extends a non-conforming 3.2-ft. rear setback (25-ft. required).

Zoned SR-8
Owner: H.N. Ritter, III and Ann K. Ritter
Applicant: Sebastian von Marschall Architect, LLC

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: Deferred by applicant.

MADE BY: ________ SECOND: ________ VOTE: FOR _____ AGAINST ________
8. 1708 BATTERY ISLAND DR. (BATTERY ISLAND)  APP. NO. 2107-20-B8
(334-05-00-023)

Request variance from Sec. 54-824 to allow a subdivision to create four lots and to allow, Lot 2, Lot 3 and residual tract to not have frontage on a public right-of-way.
Request variance from Sec. 54-301 to allow Lot 1 having a 10.9-ft rear setback and a 12.49 west side setback (25-ft. and 15-ft. required).
Request variance from Sec. 54-301 to allow Lot 2 with a 10.9-ft. front setback a 58.07 total front and rear setback (50-ft. and 75-ft. required).
Zoned RR-1
Owner: Elizabeth B. Richardson, Tara D. Backman, Yolanda B. Smalls, and William Goss
Applicant: HLA, Inc.

APPROVED  XX  WITHDRAWN  0
DISAPPROVED  0  DEFERRED  0

MOTION: Approval.

MADE BY: J.Bennett  SECOND: H.Morrison  VOTE: FOR  7  AGAINST  0

9. 12 KING ST. (CHARLESTOWNE)  (457-16-02-065)  APP. NO. 2107-20-B9

Request special exception under Sec. 54-110 to allow a 1-story porch addition that extends a non-conforming 1.5-ft. north side setback (3-ft. required).
Request variance from Sec. 54-301 to allow a 1-story porch addition/stair/landing having a 56% lot occupancy (35% limitation; existing lot occupancy 51.4%).
Zoned SR-4
Owner: Gordon and Bonnie Geer
Applicant: David Richards, Architect

APPROVED  XX  WITHDRAWN  0
DISAPPROVED  0  DEFERRED  0

MOTION: Approval.

MADE BY: H.Morrison  SECOND: W.Jaudon  VOTE: FOR  6  AGAINST  0  *R.Richards recused

10. 75 SOUTH BATTERY ST. (CHARLESTOWNE)  APP. NO. 2107-20-B10
(457-11-02-040)

Request special exception under Sec. 54-110 to allow an addition (master bedroom addition) to a non-conforming building footprint that does not meet the required 9-ft. side setback (4.8-ft. existing).
Zoned SR-2
Owner: Lyle and Alison Passink
Applicant: Victoria Goss

APPROVED  XX  WITHDRAWN  0
DISAPPROVED  0  DEFERRED  0

MOTION: Approval.

MADE BY: W.Jaudon  SECOND: A.Grass  VOTE: FOR  7  AGAINST  0
11. 99 SOUTH BATTERY ST. (CHARLESTOWNE)  APP. NO. 2107-20-B11
(457-11-02-049)

Request variance from Sec. 54-301 to allow a hvac platform for a generator with a 3-ft. west side
setback (9-ft. required).
Zoned SR-2

Owner: Anita G. Zucker
Applicant: Andrew Wall

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: A. Grass SECOND: R. Richards VOTE: FOR 7 AGAINST 0

12. 91 SPRING ST. (CANNONBOROUGH/ ELLIOTBOROUGH) (460-08-03-067)

Request variance from Sec. 54-301 to allow construction of a building with a 3.2-ft. west side
setback (9-ft. required).
Zoned LB

Owner: 91 Spring, LLC
Applicant: Eddie Bello, Bello Garris Architects

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: R. Richards SECOND: G. Vargas-Vargas VOTE: FOR 6 AGAINST 0

*A. Grass recused

13. 974 ASHLEY AVE. (WAGENER TERRACE)  APP. NO. 2107-20-B13
(463-11-01-031)

Request special exception under Sec. 54 110 to allow construction of a single-family residence
that extends a non-conforming 6-ft. north side setback (9-ft. required).
Zoned SR-2

Owner: Gene Plyler
Applicant: Gene Plyler

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: G. Vargas-Vargas SECOND: J. Bennett VOTE: FOR 7 AGAINST 0
14. 301 ASHLEY AVE. (WESTSIDE) (460-07-02-015)  APP. NO. 2107-20-B14

Request variance (after-the-fact) from Sec. 54-301 to allow a deck/gazebo addition with a 1.5-ft. west side setback (7-ft. required).
Zoned DR-2F

Owner: Stephen Gerhard
Applicant: Stephen Gerhard

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: Deferral to meet with Westside Neighborhood Association.

MADE BY: W.Jaudon SECOND: J.Bennett VOTE: FOR 7 AGAINST 0

15. 22 SAVAGE ST. (CHARLESTOWNE) (457-12-03-140) APP. NO. 2107-20-B15

Request variance from Sec. 54-301 to allow construction of a garage/storage building with a 0.8-ft. rear setback and a 0.75-ft. west side setback (25-ft. and 9-ft. required).
Zoned DR-1F

Owner: Kurt and Carol Harrington
Applicant: Ginny L. Conlon

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: J.Bennett SECOND: H.Morrison VOTE: FOR 7 AGAINST 0

16. 550 RUTLEDGE AVE. (WESTSIDE) (460-04-03-136) APP. NO. 2107-20-B16

Request use variance from Sec. 54-203 to allow a coffee shop on the ground floor (518sf) with days of operation Monday-Sunday and hours of operation 7am-9pm in a DR-1F (Diverse-Residential) zone district.
Request special exception under Sec. 54-511 to allow a coffee shop with 518sf of indoor patron use area without providing additional parking spaces (4 spaces required).
Zoned DR-1F

Owner: SD OZ Charleston Project 1, LLC
Applicant: Nate Boykin-The Middleton Group

APPROVED 0 WITHDRAWN XX
DISAPPROVED 0 DEFERRED 0

MOTION: Withdrawn.

MADE BY: ________ SECOND: ________ VOTE: FOR _____ AGAINST ________
17. 19 LOGAN ST. (CHARLESTOWNE) (457-12-03-085)  APP. NO. 2107-20-B17

Request special exception under Sec. 54-110 to allow a horizontal expansion (kitchen expansion) and a vertical extension (bedroom/bath) that extends a non-conforming 0-ft. north side setback (3-ft. required).
Request variance from Sec. 54-301 to allow an addition with a 1-ft. rear setback (25-ft. required).
Zoned DR-1F

Owner: Karl Riner
Applicant: AJ Architects

APPROVED  XX  WITHDRAWN  0
DISAPPROVED  0  DEFERRED  0

MOTION:  Approval.

MADE BY:  H.Morrison  SECOND:  W.Jaudon  VOTE:  FOR  7  AGAINST  0

18. 109 RUTLEDGE AVE. (HARLESTON VILLAGE)  APP. NO. 2107-20-B18
(457-03-01-103)

Request special exception under Sec. 54-110 to allow an existing 3-dwelling unit non-conforming use to be extended by relocating one unit from the main house to the carriage house at the back of the property.
Zoned STR

Owner: 109 Rutledge Avenue, LLC
Applicant: AJ Architects

APPROVED  XX  WITHDRAWN  0
DISAPPROVED  0  DEFERRED  0

MOTION:  Approval.

MADE BY:  R.Richards  SECOND:  H.Morrison  VOTE:  FOR  7  AGAINST  0

19. 477 LESESNE ST. (DANIEL ISLAND) (272-05-00-005)  APP. NO. 2107-20-B19

Request variance from Sec. 54-263 (Daniel Island Master Plan) zoning regulations to allow a garage to meet the frontage requirement on a lot that is 71-ft. wide (80-ft. required per Sec. 4.1(8).
Zoned DI-R

Owner: Scott Schools and Cindi Hubbard
Applicant: Robert Crawford

APPROVED  XX  WITHDRAWN  0
DISAPPROVED  0  DEFERRED  0

MOTION:  Approval.

MADE BY:  W.Jaudon  SECOND:  A.Grass  VOTE:  FOR  7  AGAINST  0
20. 82 ½ SPRING ST. (CANNONBOROUGH/ELLIOTBOROUGH) (460-08-03-177) APP. NO. 2107-20-B20

Request variance from Sec. 54-301 to allow the reestablishment of a duplex use with 1,363sf of lot area per dwelling unit (3,000sf required).

Zoned LB

Owner: Juliette T. Seabrook
Applicant: Juliette T. Seabrook

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: R.Richards VOTE: FOR 7 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 schmacherj@charleston-sc.gov three business days prior to the meeting.