

MINUTES

AGENDA

BOARD OF ZONING APPEALS-ZONING

AUGUST 17, 2021

5:16 P.M.

"virtually via Zoom Webinar"

5:54 P.M.

MEMBERS PRESENT: MICHAEL ROBINSON, HOWELL MORRISON, ROBBEN RICHARDS, JOHN BENNETT, ALLISON GRASS, 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 AUGUST 3, 2021 BOARD MEETING APP. NO. 2108-17-A1

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: R.Richards VOTE: FOR 5 AGAINST 0
*H.Morrison was absent for this meeting and did not vote.

B. New applications.

**1. 826 5TH AVE. (MARYVILLE/ASHLEYVILLE) APP. NO. 2108-17-B1
(418-11-00-154)**

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size ((Lot area 5,003sf; 6,000sf required).
Request variance from Sec. 54-301 to allow construction of a single-family residence with an 8-ft. east setback, an 8-ft. west side setback, a 16-ft. total side setback (9-ft. and 18-ft. required).
Zoned SR-2

Owner: Shaun Laursen
Applicant: Shaun Larsen

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: H.Morrison SECOND: A.Grass VOTE: FOR 6 AGAINST 0

2. 80 ALEXANDER ST. (WRAGGBOROUGH (459-13-04-045) APP. NO. 2108-17-B2

Request variance from Sec. 54-301 to allow a 1-story addition (master bedroom/bath/closet) with a 0.9-ft. north side setback (3-ft. required).
Zoned DR-2F

Owner: Cheryl Noble and Thomas Conklin
Applicant: Glenn Keyes Architects

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: R.Richards VOTE: FOR 5 AGAINST 0
*J.Bennett recused.

3. 1679 PINCKNEY PARK RD. (DUPONT STATION) APP. NO. 2108-17-B3
(350-06-00-105)

Request variance from Sec. 54-301 to allow construction of an 8-ft. fence and gate to the rear property line. (6-ft. limitation).
Zoned STR

Owner: Robert Clendenin
Applicant: Brien Bethards, Aspen Fencing, LLC

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

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

4. 106 COOPER ST. (EASTSIDE) (459-05-03-007) APP. NO. 2108-17-B4

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,637sf; 2,500sf required).
Request variance from Sec. 54-301 to allow construction of a single-family residence with a 3.5-ft. west side setback, a 13-ft. total side setback (9-ft. and 15-ft. required).
Zoned GB

Owner: Mulberry Street Development
Applicant: Chamberlain Chesnut

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: Deferred.

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

5. 169 CONGRESS ST. (WESTSIDE) (460-03-03-068) APP. NO. 2108-17-B5

Request special exception under Sec. under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 3,896sf; 4,000sf required).
Zoned DR-1F

Owner: Michael Belgraiier
Applicant: Chamberlain Chesnut

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

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

6. 1981 PITTSBURG AVE. (A PORTION OF 466-00-00-048) APP. NO. 2108-17-B6

Request variance from Sec. 54-207 to allow the expansion of a shipping container storage yard without the installation of a 25-ft. landscape buffer along Pittsburg Ave.
Zoned HI

Owner: Tekna Investments Inc.
Applicant: Woodman C. Kapp

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

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

7. 21 SAVAGE ST. (CHARLESTOWNE) (457-12-03-053) APP. NO. 2108-17-B7

Request special exception under Sec. 54-110 to allow a vertical extension (sunroom) to a non-conforming building footprint that does not meet the required 3-ft. north side setback and 25-ft. rear setback.
Zoned DR-1F

Owner: Roberto Garziera
Applicant: Kyle Moriarty, Collaborative Construction, LLC

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: H.Morrison SECOND: A.Grass VOTE: FOR 6 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.