

MINUTES

AGENDA

BOARD OF ZONING APPEALS-ZONING

SEPTEMBER 7, 2021

5:15 P.M.

"virtually via Zoom Webinar"

8:56 P.M.

MEMBERS PRESENT: MICHAEL ROBINSON, HOWELL MORRISON, ALLISON GRASS, WALTER JAUDON, ROBBEN RICHARDS, 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 AUGUST 17, 2021 BOARD MEETING APP. NO. 2109-07-A1**

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

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

**2. 62 CHURCH ST. (CHARLESTOWNE) (458-13-01-097) APP. NO. 2109-07-A2**

Request special exception under Sec. 54-110 to allow a horizontal expansion (garden room) and vertical extension (hall/closet/exercise/laundry) that extends a non-conforming 6.2-ft. south side setback (9-ft. required).

Request variance from Section 54-301 to allow a 2-story addition having a 43% lot occupancy (35% limitation; existing lot occupancy 37%)

Zoned SR-4

Owner: Erika and George Wallace

Applicant: George Wallace

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval with conditions on applicant making best efforts to baffle/reduce noise emanating from generator and hvac units.

MADE BY: G.Vargas-Vargas SECOND: A.Grass VOTE: FOR 7 AGAINST 0

**3. 42 HALSEY BLVD. (HARLESTON VILLAGE) 457-03-03-169) APP. NO. 2109-07-A3**

Request variance from Sec. 54-301 to allow construction of a single-family residence with a 7.4-ft. south side setback, a 10.3-ft. total side setback, having a 44% lot occupancy (9-ft., 15-ft. required, 35% limitation)

Zoned DR-1

Owner: Lindsay Colbert and Garrett Voegeli

Applicant: AJ Architects, Ashley Jennings

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: R.Richards SECOND: W.Jaudon VOTE: FOR 5 AGAINST 2  
\*H.Morrison  
\*A.Grass

**B. New applications.**

**1. 1526 OCEAN NEIGHBORS BLVD. (OCEAN NEIGHBORS) APP. NO. 2109-07-B1  
(431-00-00-039)**

Request reconsideration of the Zoning Administrator's decision to deny an STR permit application based on the Ocean Neighbor's HOA covenants that prohibit this use.  
Zoned SR-2

Owner: Heidi and Travis Kuyper  
Applicant: Heidi Kuyper

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferral until decision made by Court of Law on HOA specifications on STR use.

MADE BY: H.Morrison SECOND: A.Grass VOTE: FOR 7 AGAINST 0

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**2. 200-210 SPRING ST. (WESTSIDE) APP. NO. 2109-07-B2  
(460-11-01-011 AND 460-11-01-013)**

Request first one-year extension of a vested right that expires on October 1, 2021, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on October 1, 2019 with conditions for a 152-unit accommodations use in a MU-2/WH (Mixed Use Work Force Housing) zone district.

Owner: 200 Spring Street Development, LLC and JJR Development, LLC  
Applicant: Jeffrey Roberts, managing member JJR Development, LLC

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with conditions to expire on October 1, 2022.

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

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**3. 10 CYPRESS ST. (EAST CENTRAL) (463-12-02-005) APP. NO. 2109-07-B3**

Request variance from Sec. 54-317 to allow construction of an office building with 1,964sf of office space with 3 off-street parking spaces (4 spaces required).  
Zoned LB

Owner: Maple Cypress Development Associates, LLC  
Applicant: Patrick Head, Director of Development, JJR Development, LLC

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

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**4. 430 MEETING ST. (EASTSIDE) (459-09-01-034)**

**APP. NO. 2109-07-B4**

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: Brendan Kirkpatrick  
Applicant: Robbie Marty

APPROVED 0

WITHDRAWN XX

DISAPPROVED 0

DEFERRED 0

MOTION: Withdrawn.

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

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**5. 1625 SAMUEL RD. (GRIMBALL SHORES) (334-04-00-040)**

**APP. NO. 2109-07-B5**

Request variance from Sec. 54-824 to allow a subdivision to create two lots and to allow Lot A to not have frontage on a public right-of-way.  
Zoned RR-1

Owner: James Tillman  
Applicant: Mary Austin, Richard Heatherly, Carolina One

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

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**6. 106 COOPER ST. (EASTSIDE) (459-05-03-007)**

**APP. NO. 2109-07-B6**

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 having a 50.5% lot occupancy (9-ft. and 15-ft. required, 50% limitation).  
Zoned GB

Owner: Mulberry Street Development  
Applicant: Chamberlain Chesnut

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: R.Richards SECOND: G.Vargas-Vargas VOTE: FOR 7 AGAINST 0

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**7. 16 CHURCH ST. (CHARLESTOWNE) (457-16-04-047)**

**APP. NO. 2109-07-B7**

Request variance from Sec. 54-301 to allow a family room expansion/powder room and closet addition having a 38% lot occupancy (35% limitation; existing lot occupancy is 37%)  
Zoned SR-4

Owner: Mike & Susan O'Neill  
Applicant: Glenn Keyes Architects

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

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**8. 30 F ST. (WESTSIDE) (463-16-03-049)**

**APP. NO. 2109-07-B8**

Request variance from Sec. 54-301 to allow two detached single-family residences with a 0-ft. north side setback (3-ft. required).  
Zoned DR-2F

Owner: ELP Properties LLC  
Applicant: David Richards, Architect

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred by applicant.

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

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**9. 511 RUTLEDGE AVE. (WESTSIDE) (460-07-02-220)**

**APP. NO. 2109-07-B9**

Request use variance from Sec. 54-203 to allow a barber shop on the ground floor with days of operation Monday-Saturday and hours of operation 7am-6pm in a DR-1F (Diverse-Residential) zone district.

Owner: Richard Fishman, c/o Agent William Olasov  
Applicant: Cynthia A. Buhle

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

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**10. 24 SYCAMORE AVE. (MAGNOLIA) (418-09-00-005)**

**APP. NO. 2109-07-B10**

Request special exception under Sec. 54-110 to allow the expansion of an existing non-conforming use (daycare center) with a 1-story classroom addition.  
Zoned SR-2

Owner: Roman Washington (Plymouth Church)  
Applicant: LaQuinta Washington

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

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**11. 31 EAST BATTERY ST. (CHARLESTOWNE) (457-16-04-064) APP. NO. 2109-07-B11**

Request variance from Sec. 54-301 to allow a 3-story addition to main house and new 2-story detached garage having a 46% lot occupancy (35% limitation; existing lot occupancy 39%).  
Zoned SR-3

Owner: Mr. John Streicker  
Applicant: EE Fava Architects

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: H.Morrison SECOND: R.Richards VOTE: FOR 6 AGAINST 0  
\*J.Bennett recused, leaves at 8:36 p.m.

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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](mailto:schmacherj@charleston-sc.gov) three business days prior to the meeting.