

DRAFT MINUTES

AGENDA

BOARD OF ZONING APPEALS-ZONING

FEBRUARY 2, 2021

5:15-19 P.M.

“virtually via Zoom Webinar”

7:11 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, WANDA STEPP

A. Deferred applications from previously advertised BZA-Z agendas.

1. 32 COUNCIL ST. (CHARLESTOWNE) (457-11-02-017) APP. NO. 2102-02-A1

Request special exception under Sec. 54-110 to allow an existing stair/landing to be relocated having an existing 0-ft. rear setback; to allow a 1-story porch/terrace addition that extends a non-conforming 5-ft. rear setback (25-ft. required).

Zoned SR-2

Owner: Emil and Natalie Emanuel

Applicant: JFM Architects

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

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

B. New applications.

1. 692 ARCADIAN WAY (AVONDALE) (418-15-00-037) APP. NO. 2102-02-B1

Request an appeal of the Zoning Administrator’s decision to allow a subdivision to create 4 lots that do not meet the minimum 105-ft. lot frontage requirement on a public right-of-way.

Zoned SR-1

Owner: Derwin and Maria Simpson

Applicant: Levi Grantham Land Group by Capers Barr, III Attorney

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: H.Morrison SECOND: G.Vargas-Vargas VOTE: FOR 6 AGAINST 1  
\*A.Grass

2. 692 ARCADIAN WAY (AVONDALE) (418-15-00-037) APP. NO. 2102-02-B2

Request variance from Sec. 54-824 to allow a subdivision to create 4 lots that do not meet the minimum 105-ft. lot frontage requirement on a public right-of way (Lot frontages will range from 75-ft. to 81.67-ft.).

Zoned SR-1

Owner: Derwin and Maria Simpson

Applicant: Lesemann for Levi Grantham Land Group

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred by Board Chair.

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

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**3. 321 BAYLEY RD. (DANIEL ISLAND) (276-02-01-036) APP. NO. 2102-02-B3**

Request variance (after-the-fact) from Sec. 54-823 Daniel Island Master Plan zoning regulations to allow a hvac platform with a 15-ft. 9-inch setback from the rear property line (20-ft. required.)  
Zoned DI-R

Owner: Kelly and Will Swicord  
Applicant: Eric Schoenbaechler (Barrow Building Group)

APPROVED	XX	WITHDRAWN	0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. 190 COMING ST. (CANNONBOROUGH/ELLIOTBOROUGH) APP. NO. 2102-02-B4**  
**(460-12-01-048)**

Request special exception under Sec. 54-110 to allow the expansion of a non-conforming building footprint, by allowing a 1-story addition to an existing hair salon that extends a non-conforming 0-ft. north side setback (3-ft. required).  
Zoned DR-2F

Owner: Mark D. Morris  
Applicant: Mark D. Morris

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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For more information contact Zoning and Codes Division Office at (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 [schmacherj@charleston-sc.gov](mailto:schmacherj@charleston-sc.gov) three business days prior to the meeting.