

MINUTES

AGENDA

BOARD OF ZONING APPEALS-ZONING

FEBRUARY 15, 2022

5:15 P.M.

"virtually via Zoom Webinar"

6:10 P.M.

MEMBERS PRESENT: MICHAEL ROBINSON, ALLISON GRASS, WALTER JAUDON, HOWELL MORRISON, ROBBEN RICHARDS

STAFF PRSENT: 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 FEBRUARY 1, 2022 BOARD MEETING APP. NO. 2202-15-A1

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: H.Morrison SECOND: W.Jaudon VOTE: FOR 5 AGAINST 0

2. 236 SAINT MARGARET ST. (WAGENER TERRACE) APP. NO. 2202-15-A2 (463-10-03-037)

Request special exception under Sec. 54-110 to allow a 2-story addition (porch/living room extension /garage/bedrooms/baths/laundry room/game room) that extends a non-conforming 4.5-ft west side setback, a non-conforming 21-ft. front setback (9-ft. and 25-ft. required).

Request variance from Sec. 54-301 to allow an (garage/exterior stair/storage and outdoor shower addition with a 3-ft. east side setback (9-ft. required).

Zoned SR-2

Owner: James and Rebecca Bishop
Applicant: James (Billy) Bishop

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: (Variance) – Approval.

MADE BY: H.Morrison SECOND: W.Jaudon VOTE: FOR 3 AGAINST 2
*A.Grass
*R.Richards

MOTION: (Special Exception) – Approval.

MADE BY: H.Morrison SECOND: W.Jaudon VOTE: FOR 3 AGAINST 2
*A.Grass
*R.Richards

B. New applications.

1. 363, 367, AND 369 KING ST. APP. NO. 2202-15-B1 (457-04-02-029, 028 AND 027)

Request third one-year extension of a vested right that expires on April 3, 2022, pursuant to Sec. 54-962. Vested right pertains to a special exception granted with conditions under Sec. 54-511 for 21 parking spaces to allow 9,139sf of retail space and 70 dwelling units.

Zoned MU-2/WH

Owner: 23 Bond Owner, 363-369 King Street
Applicant: Kyra Brower, LS3P

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: A.Grass VOTE: FOR 5 AGAINST 0

2. 23 REID ST. (EASTSIDE) (459-09-04-030)

APP. NO. 2202-15-B2

Request first one-year extension of a vested right that expires on February 18, 2022, pursuant to Sec. 54-962. Vested right pertains to variance granted with a condition to allow a single-family residence and hvac platform.
Zoned DR-2F

Owner: Dawn Limberg
Applicant: Clay Shackelford, Architect

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: A.Grass SECOND: R.Richards VOTE: FOR 5 AGAINST 0

3. 721 KING ST. (WESTSIDE) (460-04-01-001)

APP. NO. 2202-15-B3

Request special exception under Sec. 54-511 to allow existing restaurant to add 390sf of outdoor patron use area without meeting the off-street parking requirements (additional patron area requires 3 additional parking spaces but zoning ordinance prohibits use of 3 existing, leased off-site parking spaces due to proximity of residentially zoned property).
Zoned GB

Owner: Optimistic Chicken, LLC
Applicant: Synchronicity, LLC

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: R.Richards SECOND: H.Morrison VOTE: FOR 5 AGAINST 0

**4. 141 EAST BAY ST. (FRENCH QUARTER)
(458-09-01-010)**

APP. NO. 2202-15-B4

Request special exception under Sec. 54-511 to allow new restaurant use with 2,014sf of inside patron use area without providing required parking spaces (21 spaces required).
Zoned LB

Owner: Aqua Marine LLC
Applicant: Glenn Keyes Architects

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: H.Morrison SECOND: W.Jaudon VOTE: FOR 5 AGAINST 0

5. 15 BEDONS ALY (CHARLESTOWNE) (458-09-03-087) APP. NO. 2202-15-B5

Request variance from Sec. 54-301 to allow construction of single-family residence with a 42% lot occupancy (35 % limitation).
Zoned SR-5

Owner: Elizabeth C. Simmons
Applicant: Sebastian von Marschall Architect, LLC

APPROVED	0	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	XX

MOTION: Deferred to 03/01/2022 BZAZ meeting.

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

6. 1917 CAMPION HALL RD. (SANDHURST) APP. NO. 2202-15-B6
(352-03-00-034)

Request variance (after-the-fact) from Sec. 54-301 to allow 8-ft. fence along the rear and side property line and 8-ft. gate to the side property line (6-ft. height limitation).
Zoned SR-1

Owner: Robbie and Glenda Shumate
Applicant: Robbie Shumate

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

ADE BY: W.Jaudon SECOND: A.Grass VOTE: FOR 5 AGAINST 0

7. 5 GORDON ST. (WAGENER TERRACE) APP. NO. 2202-15-B7
(463-11-04-045)

Request variance from Sec. 54-301 to allow 1-story additions (dining room expansion/bedroom) with a 3-ft. and 7.5-ft. west side setback (9-ft. required).
Zoned SR-2

Owner: Margaret Legare
Applicant: Carson Homes, LLC

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: A.Grass VOTE: FOR 5 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 schumacherj@charleston-sc.gov three business days prior to the meeting.