

MINUTES

AGENDA

BOARD OF ZONING APPEALS-ZONING

APRIL 19, 2022

5:18 P.M.

2 GEORGE STREET

7:43 P.M.

MEMBERS PRESENT: ALLISON GRASS, ROBBEN RICHARDS, JOHN BENNETT, JEFFREY TIBBALS, BILL GOODWIN, JR.

STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY OMAR MUHAMMAD

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

1. ELECTION OF BOARD CHAIR

APP. NO. 2204-19-A1

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: J.Bennett SECOND: A.Grass VOTE: FOR 4 AGAINST 0

2. REVIEW OF MINUTES OF THE MARCH 15, 2022 BOARD MEETING

APP. NO. 2204-19-A2

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: J.Bennett SECOND: R.Richards VOTE: FOR 3 AGAINST 0

*J.Tibbals

*B.Goodwin

3. NORTH MARKET ST., CHURCH ST., ANSON ST., AND PINCKNEY ST. (458-05-03-005 AND 458-05-03-017)

APP. NO. 2204-19-A3

Request second one-year extension of a vested right that expires on April 16, 2022, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on April 16, 2019 for a 115-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner: SCM Charleston Market Investors, LLC

Applicant: Capers G. Barr, III

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: J.Bennett SECOND: A.Grass VOTE: FOR 5 AGAINST 0

4. 15 SAVAGE ST. (CHARLESTOWNE) (457-12-03-056)

AP. NO. 2204-19-A4

Request special exception under Sec. 54-110 to allow a porch/balcony addition that extends a non-conforming 4-ft. south side setback (9-ft. required).

Zoned DR-1F

Owner: Kevin Huffman and Allan Duncan

Applicant: Becky Fenno

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: B.Goodwin VOTE: FOR 5 AGAINST 0

5. 183 3RD AVE. (WAGENER TERRACE) (463-10-03-118) APP. NO. 2204-19-A5

Request variance from Sec. 54-301 to allow construction of single-family residence with a 3-ft. east side setback side setback, a 15-ft. total side setback (9-ft. 18-ft. required).
Zoned SR-2

Owner: R. Chamberlain Chesnut, II
Applicant: Becky Fenno

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: J.Bennett SECOND: B.Goodwin VOTE: FOR 3 AGAINST 2

*A.Grass
*J. Tibbals

6. 192 TRADD ST. (CHARLESTOWNE) (457-07-04-038) APP. NO. 2204-19-A6

Request special exception under Sec. 54-110 to allow a 2-story addition (kitchen/family room expansion/bedroom/bath) that extends a non-conforming 1.5-ft. east side setback (9-ft. required).
Zoned SR-2

Owner: Jesse and Eliza Kimball
Applicant: Sebastian von Marschall Architect, LLC

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferral to meet with neighbors.

MADE BY: A.Grass SECOND: R.Richards VOTE: FOR 4 AGAINST 0

*J.Bennett recused

**7. 209 AMBERJACK LN. (DANIEL ISLAND) APP. NO. 2204-19-A7
(272-09-01-046)**

Request variance from Sec. 54-263 Daniel Island PUD Master Plan zoning regulations to allow a screen porch enclosure with a 15-ft. rear setback (20-ft. required).
Zoned DI-R

Owner and Applicant: Arlene and Kieven Goodman

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: R.Richards SECOND: J.Bennett VOTE: FOR 5 AGAINST 0

**8. 730 RUTLEDGE AVE. (NORTH CENTRAL)
(463-15-04-133)**

APP. NO. 2204-19-A8

Request variance from Sec. 54-317 to allow an existing restaurant to displace 6 on-site parking spaces and add 1,100sf of outdoor patron use area without providing 9 spaces for the added area (expanded restaurant requires 16 spaces; 2 spaces to remain).
Zoned LB

Owner: Michael Rabin
Applicant: Karalee Fallert

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with condition: no sound amplification greater than speaking level in outdoor setting.

MADE BY: A.Grass SECOND: J.Bennett VOTE: FOR 5 AGAINST 0

*J.Bennett leaves

**9. 221 SAINT PHILIP ST. (CANNONBOROUGH/
ELLIOTBOROUGH) (460-08-02-095)**

APP. NO. 2204-19-A9

Request special exception under Sec. 54-511 to allow a restaurant use with 370sf of outdoor patron use area (patio) without providing required off-street parking spaces (3 spaces required).
Zoned GB

Owner: James Groetzinger
Applicant: Luke Jarrett, Synchronicity

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with condition: no live music or amplification beyond normal speaking tones either inside or outside shall be prohibited.

MADE BY: R.Richards SECOND: B.Goodwin VOTE: FOR 5 AGAINST 0

10. 100 FARMFIELD AVE. (FARMFIELD) (349-11-00-070)

APP. NO. 2204-19-A10

Request variance from Sec. 54-301 to allow construction of a 2 ½ story residence with a 46-ft. total height (Height limitation 42.5-ft. 2 ½ stories).
Request variance from Sec. 54-301 to allow construction of a detached accessory building with a 35-ft. front setback (60-ft. required).
Zoned SR-1

Owner: Ruthie Ravenel and Chris Welch
Applicant: Kirsten Schoettelkotte

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with condition: no short term rentals of accessory structure.

MADE BY: B.Goodwin SECOND: A.Grass VOTE: FOR 4 AGAINST 0

11. 651 KING ST. (CANNONBOROUGH/ELLIOTBOROUGH) APP. NO. 2204-19-A11
(460-04-04-095)

Request variance from Sec. 54-317 to allow a restaurant use (1st floor) with 800sf of inside patron use area and one residential unit (2nd and 3rd floors) without providing off-street parking spaces (8 spaces required).

Zoned GB

Owner: William H. Orange
Applicant: Greg Smith and Scott Kay

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: B.Goodwin SECOND: A.Grass VOTE: FOR 4 AGAINST 0

12. 1134 KING ST. (NORTH CENTRAL) (463-12-01-014) APP. NO. 2204-19-A12

Request special exception under Sec. 54-110 to allow a stair addition to an existing 2-story building that extends a non-conforming 6.10-ft. south side setback and extends a non-conforming 19-ft. side street setback (9-ft. and 25-ft. required).

Zoned DR-1F

Owner: Susan Gregory and Reggie Smith
Applicant: Kim Hlavin-Solid

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: R.Richards SECOND: B.Goodwin VOTE: FOR 4 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.