

MINUTES

AGENDA

BOARD OF ZONING APPEALS-ZONING

MAY 3, 2022

5:15 P.M.

2 GEORGE STREET

6:44 P.M.

MEMBERS PRESENT: ALLISON GRASS, HOWELL MORRISON, ROBBEN RICHARDS, JOHN BENNETT, BILL GOODWIN, JEFFREY TIBBALS  
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, OMAR MUHAMMAD

**A. Review of Minutes and Deferred applications from previously advertised BZA-Z agendas. For information, call 843-724-3765.**

**1. REVIEW OF MINUTES OF THE APRIL 19, 2022 BOARD MEETING APP. NO. 2205-03-A1**

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval to correct voting error to the Minutes for 183 3<sup>rd</sup> Avenue.  
MADE BY: A.Grass SECOND: R.Richards VOTE: FOR 5 AGAINST 0

MOTION: Approval to approve amended Minutes.  
MADE BY: J.Bennett SECOND: B.Goodwin VOTE: FOR 5 AGAINST 0  
\*H.Morrison did not vote

**2. 192 TRADD ST. (CHARLESTOWNE) (457-07-04-038) APP. NO. 2205-03-A2**

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APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.  
MADE BY: H.Morrison SECOND: R.Richards VOTE: FOR 5 AGAINST 0  
\*J.Bennett recused

**B. New applications.**

**1. 143 SAINT MARGARET ST. (WAGENER TERRACE) APP. NO. 2205-03-B1 (463-10-04-029)**

Request variance from Sec. 54-301 to add a covered patio with a 5-ft. east side setback, a 14-ft. total side setback (9-ft. and 18-ft. required). Zoned SR-2

Owner: Alex and John McElroy  
Applicant: John McElroy

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

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

**2. 26 F ST. (WESTSIDE) (463-16-03-047)**

**APP. NO. 2205-03-B2**

Request variance from Sec. 54-301 to allow construction of single-family residence with a 2-ft. north side setback, a 1-ft. rear setback (3-ft. 3-ft. required).  
Zoned DR-2F

Owner:/Applicant: Arnold and Sara Mack

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: B.Goodwin SECOND: A.Grass VOTE: FOR 6 AGAINST 0

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**3. 8 CLEVELAND ST. (NORTH CENTRAL)**  
**(463-15-04-085)**

**APP. NO. 2205-03-B3**

Request variance from Sec. 54-301 to allow construction of a single-family residence with a 1-ft. east side setback, a 3.5-ft. west side setback, a 4.5-ft. total side setback (3-ft., 9-ft. 15-ft. required).  
Zoned GB

Owner: Charleston Development Company, LLC  
Applicant: Julie O'Connor- American Vernacular

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferral to restudy the design of the building in the rear.

MADE BY: B.Goodwin SECOND: A.Grass VOTE: FOR 6 AGAINST 0

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**4. 31 DARLINGTON AVE. (WAGNER TERRACE)**  
**(463-11-03-004)**

**APP. NO. 2205-03-B4**

Request special exception under Sec. 54-110 to allow a vertical extension (2<sup>nd</sup> story master bedroom/bath/closet/laundry room) to a non-conforming building footprint having a 6.7-ft. north side setback (9-ft. required).  
Zoned SR-2

Owner:/Applicant: Kenneth Warren Miller, III

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

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**5. 8 CAVALIER AVE. (PARKWOOD/FARMFIELD)**  
**(349-11-00-047)**

**APP. NO. 2205-03-B5**

Request variance from Sec. 54-301 to allow an 8-ft. fence to the rear and side property lines (6-ft. height limitation)  
Zoned SR-1

Owner:/Applicant: Edward Bleakley

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

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**6. 13 PEEKS PIKE (AVONDALE) (418-10-00-082)**

**APP. NO. 2205-03-B6**

Request variance (after-the-fact) from Sec. 54-301 to allow a detached accessory building (greenhouse) with an 8-ft. north side setback (9-ft. required).  
Zoned SR-1

Owner: Eric Cook  
Applicant: Joel Labinus

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: R.Richards VOTE: FOR 6 AGAINST 0

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