

MINUTES

AGENDA

BOARD OF ZONING APPEALS-ZONING

MAY 17, 2022

5:14 P.M.

2 GEORGE STREET

7:29 P.M.

MEMBERS PRESENT: ALLISON GRASS, JOHN BENNETT, JEFFREY TIBBALS, BILL GOODWIN
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 MAY 3, 2022 BOARD MEETING APP. 2205-17-A1

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: B.Goodwin SECOND: J.Bennett VOTE: FOR 4 AGAINST 0

2. 8 CLEVELAND ST. (NORTH CENTRAL) (463-15-04-085) APP. NO. 2205-17-A2

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).

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

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

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

B. New applications.

1. 37C F ST. (WESTSIDE) (463-16-03-054) APP. NO. 2205-17-B1

Request variance from Sec. 54-301 to allow construction of a detached single-family residence with a 6-ft. south side setback, a 9-ft. total side setback (9-ft. 15-ft. required).
Zoned DR-1

Owner: Howard Barrow
Applicant: Patrick Orefice, Arwen Studio

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: Deferred.

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

2. 48 POPLAR ST. (NORTH CENTRAL) (463-12-01-118) APP. NO. 2205-17-B2

Request special exception under Sec. 54-110 to allow construction of a detached accessory building that extends a non-conforming 5-ft. east side setback and a non-conforming 12-ft. 3-inch side street setback (9-ft. 25-ft. required).

Request variance from Sec. 54-301 to allow construction of a detached accessory building (garage) with an 11.9-ft. rear setback (25-ft. required).
Zoned SR-2

MOTION: Deferred.

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

6. 71 KING ST. (CHARLESTOWNE) (457-16-01-010) APP. NO. 2205-17-B6

Request variance from Sec. 54-301 to allow a 1-story covered patio addition with a 48% lot occupancy (35% limitation; existing lot occupancy 44%).
Zoned SR-5

Owner: Gerrit Nicholas
Applicant: Julie Keyes, Fortress Architecture Studio

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: Deferral – no quorum.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____
*J.Bennett recused

7. CENTRAL PARK (340-03-00-007) APP. NO. 2205-17-B7

Request variance from Sec. 54-301 to allow construction of single-family residences on lots (1-38) that exceeds the 2 ½ story height restriction for the SR-1 (Single-Family Residential) zone district, because the home’s designed drive-under garage constitutes a 3rd story under Sec. 54-120. Zoned SR-1

Owner: Central Park Road, LLC
Applicant: Lesemann & Associates, LLC

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: Deferred – no quorum.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____
*J.Tibbals recused

8. 2 LONGITUDE LN. (CHARLESTOWNE) (458-13-01-124) APP. NO. 2205-17-B8

Request variance from Sec. 54-301 to allow construction of a single-family residence with a 3-ft. west side setback and 49% lot occupancy (7-ft. required 35%limitation)
Zoned SR-5

Owner/Applicant: Alison Brewer

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

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

9. 1779 OPAL AVE. (DUPONT STATION) (350-11-00-077) APP. NO. 2205-17-B9

Request variance from Sec. 54-301 to allow a detached accessory building (3 car garage) with an 11-ft. rear setback (25-ft. required).
Zoned SR-1

Owner: Kevin Martin and Sheila Warren
Applicant: Kevin Martin

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with condition: Height limitation no greater than 11-foot eaves on accessory building.

MADE BY: J.Bennett SECOND: A.Grass VOTE: FOR 3 AGAINST 1
*B.Goodwin

10. 860 MORRISON DR. (459-02-00-005)

APP. NO. 2205-17-B10

Request special exception under Sec. 54-220 to allow a 150-unit accommodations use in an UP-A Upper Peninsula-Accommodations) zone district.

Owner: ODP Hotel Owner, LLC
Applicant: DSM Real Estate Partners (c/o Seamon Whiteside)

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: J.Bennett 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.