

MINUTES

AGENDA

BOARD OF ZONING APPEALS-ZONING

JUNE 1, 2021

5:15 P.M.

“virtually via Zoom Webinar”

6:16 P.M.

MEMBERS PRESENT: MICHEAL ROBINSON, HOWELL MORRISON, ALLISON GRASS,
WALTER JAUDON, ROBBEN RICHARDS, JOHN BENNETT, GEIZA VARGAS-VARGAS
STAFF PRESENT: 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 MAY 18, 2021 BOARD MEETING **APP. NO. 2106-01-A1**

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: G.Vargas Vargas SECOND: R.Richards VOTE: FOR 7 AGAINST 0

B. New applications.

1. 58 CYPRESS ST. (NORTH CENTRAL) (463-12-01-069) APP. NO. 2106-01-B1

Request special exception (after-the-fact) under Sec. 54-110 to allow a deck addition that extends a non-conforming 2-ft. east side setback (9-ft. required).
Request variance (after-the-fact) from Sec. 54-301 to allow a deck addition with a 4-ft. west side setback, a 6-ft. total side setback (9-ft. and 18-ft. required).
Zoned SR-2

Owner: Christopher Lam
Applicant: PSH LLC/Juan Sanchez

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval with condition stairs extending into setback be demolished and not replaced.

MADE BY: G.Vargas-Vargas SECOND: J.Bennett VOTE: FOR 7 AGAINST 0

**2. 143 SAINT MARGARET ST. (WAGENER TERRACE) APP. NO. 2106-01-B2
(463-10-04-029)**

Request variance from Sec. 54-301 to allow a 2-story addition (bedrooms/closets) with 20.8-ft. rear setback (25-ft. required).
Zoned SR-2

Owner: Alex and John C. McElroy
Applicant: John McElroy

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: H.Morrison SECOND: W.Jaudon VOTE: FOR 7 AGAINST 0

**3. 182 DUNNEMANN ST. (WAGENER TERRACE)
(463-13-04-004)**

APP. NO. 2106-01-B3

Request special exception under Sec. 54-110 to allow a horizontal expansion (deck/stairs) and vertical extension (office/bath) to a non-conforming building footprint that extends a non-conforming 1.7-ft. east side setback and non-conforming 0-ft. rear setback (9-ft. and 25-ft. required).

Zoned SR-2

Owner: Nathan DeVault
Applicant: Resident LLC, Jeffrey Stasz

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: R.Richards VOTE: FOR 7 AGAINST 0

4. 1715 SANTEE ST. (CENTERVILLE) (425-02-00-186)

APP. NO. 2106-01-B4

Request variance from Sec. 54-301 to allow a 2-story addition (bedroom/pantry/bath/hall) with a 13.7-ft. rear setback (25-ft. required).

Zoned SR-1

Owner: Richard Rockwell
Applicant: Tommy Manuel

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: G.Vargas-Vargas SECOND: J.Bennett VOTE: FOR 7 AGAINST 0

**5. 6 BEE ST. (CANNONBOROUGH/ELLIOTBOROUGH)
(460-15-02-091)**

APP. NO. 2106-01-B5

Request special exception under Sec. 54-110 to allow a 2-story addition (living/dining room/kitchenette/baths/bedrooms/porches) that extends a non-conforming 1.7-ft. east side setback (3-ft. required).

Request variance from Sec. 54-301 to allow a hvac platform with a 1.7-ft. east side setback (3-ft. required).

Zoned DR-2

Owner: Tara Lowry and Richard McKee
Applicant: Richard McKee

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: H.Morrison VOTE: FOR 7 AGAINST 0

**6. 38 RIVERSIDE DR. (WAGENER TERRACE)
(463-07-02-007)**

APP. NO. 2106-01-B6

Request special exception under Sec. 54-110 to allow a one-story addition (bedroom/enclosed carport) that extends a non-conforming 6-ft. rear setback (25-ft. required).
Zoned SR-2

Owner: Kyle O'Keefe
Applicant: John Douglas Tucker

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: R.Richards SECOND: A.Grass VOTE: FOR 7 AGAINST 0

7. CONCORD ST. (CHARLESTOWNE) (458-13-02-031)

APP. NO. 2106-01-B7

Request variance from Sec. 54-301 to allow construction of a two-family residence with a 0-ft. front facade setback, a 9.2-ft. rear setback, a 9.2-ft. total front and rear setback, a 3-ft. south side setback, a 6-ft. total side setback (25-ft., 25-ft., 50-ft., 9-ft. and 15-ft. required).
Request variance from Sec. 54-301 to allow an entry arch and garden wall with a 9.4-ft. height (7-ft. height limitation).
Zoned DR-1F

Owner: Martin H. Sprock
Applicant: Neil Stevenson Architects

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

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

**8. 1316 JULIAN CLARK RD. (CLARKS POINT)
(426-05-00-016)**

APP. NO. 2106-01-B8

Request variance from Sec. 54-301 to allow a detached accessory building with a 3-ft. west side and 3-ft. rear setback (9-ft. and 25-ft. required).
Request variance from Sec. 54-301 to allow a hvac platform with a 3- west side setback and 20-ft. rear setback (9-ft. and 25-ft. required).
Zoned SR-1

Owner: Carter and Suzanne Bagley
Applicant: Carter Bagley

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: J.Bennett SECOND: G.Vargas-Vargas VOTE: FOR 7 AGAINST 0

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 three business days prior to the meeting.