

MEMBERS: LEONARD KRAWCHECK, HOWELL MORRISON, MICHAEL ROBINSON,
JOHN LESTER, WALTER JAUDON, ALLISON GRASS, ROBBEN RICHARDS
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, VANESSA ELLINGTON

AGENDA

BOARD OF ZONING APPEALS-ZONING

JUNE 16, 2020

5:15-18 P.M.

"virtually via Zoom"

7:16 P.M.

**A. Deferred applications from previously advertised BZA-Z agendas.
For information call 724-3781.**

1. No Deferred Applications.

B. New applications.

1. 304 GROVE ST. (WAGENER TERRACE) (463-10-03-005) APP. NO. 2006-16-B1

Request variance from Sec. 54-301 to allow a 1-story addition (walk-in closet/great room) with a 6.8-ft. rear setback (25-ft. required).

Zoned SR-2.

Owner: Mr. Fred Sommons

Applicant: Joel Adrian

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: J.Lester VOTE: FOR 7 AGAINST 0

2. 6 WOODALL CT. (WESTSIDE) (460-07-01-041) APP. NO. 2006-16-B2

Request special exception under Sec. 54-110 to extend a nonconforming 0-ft. east side building setback (3-ft. required).

Request variance from Sec. 54-301 to allow a building with a 3-ft. west side setback, a 3-ft. total side setback and a 69% lot occupancy (landing/steps and hvac platform) (7-ft. 10-ft. required, 50% Limitation; existing lot occupancy 62%).

Zoned DR-2F.

Owner: 5 Woodall Court, LLC

Applicant: John Sullivan/S Arch Studio

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: H.Morrison VOTE: FOR 7 AGAINST 0

**3. 51 ELIZABETH ST. (MAZYCK/WRAGGBOROUGH) APP. NO. 2006-16-B3
(459-09-03-139)**

Request variance from Sec. 54-301 to allow construction of a wall with a 7-ft. 10-inch height and an 8.5-ft. pier height (Height limitation 7-ft. and 8-ft.)

Zoned DR-1F.

Owner: John & Jennifer Grosso
Applicant: Glen Gardner, Landscape Architect

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: R.Richards SECOND: H.Morrison VOTE: FOR 7 AGAINST 0

4. 2217 HERIOT ST. (464-13-00-017)

APP. NO. 2006-16-B4

Request use variance from Sec. 54-203 to allow the reestablishment of two dwelling units (duplex) in a SR-1 (Single-Family Residential) zone district.

Owner: People's Federation Bank Building, LLC
Applicant: Frank Iwanicki

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: A.Grass VOTE: FOR 7 AGAINST 0

**5. 81-83 CANNON ST. (CANNONBOROUGH/
ELLIOTBOROUGH (460-15-02-017)**

APP. NO. 2006-16-B5

Request special exception under Sec. 54-511 to allow 1,149sf of inside patron use area for a restaurant use without providing required parking spaces (12 spaces required). Zoned LB.

Owner: Lowcountry Marketing Group LLC
Applicant: Laura Altman, LFA & Mark Regalbuto, Renew Urban

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: R.Richards VOTE: FOR 7 AGAINST 0

6. 571 SAVANNAH HWY. (OLD WINDERMERE) (421-06-00-129) APP. NO. 2006-16-B6

Request variance from Sec. 54-412 to allow a free standing sign monument sign with 22.5 square feet of sign face area per side and a total sign face area of 45 square feet (Ordinance limits sign face area to 12 and 24 square feet).

Zoned SR-2/SH Overlay.

Owner: Edward L. Phipps/Virtute Quies LLC

Applicant: Phipps Law Firm, LLC

APPROVED 0

WITHDRAWN 0

DISAPPROVED XX

DEFERRED 0

MOTION: Disapproval.

*W.Jaudon leaves

MADE BY: A.Grass SECOND: R.Richards VOTE: FOR 5 AGAINST 1

*L.Krawcheck

*J.Lester

*A.Grass

*R.Richards

*M.Robinson

*H.Morrison

7. 21 ATLANTIC ST. (CHARLESTOWNE) (457-16-04-031) APP. NO. 2006-16-B7

Request variance from Sec. 54-301 to allow an addition (family room) with a 49% lot occupancy (35% limitation; existing lot occupancy 45%).

Zoned SR-4.

Owner: Atlantic Street Properties, LLC

Applicant: Edward K. Pritchard, III, Esq.

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: H.Morrison VOTE: FOR 6 AGAINST 0

8. 2321 BIRDIE GARRETT ST. (ROSEMONT) 464-01-00-109) APP. NO. 2006-16-B8

Request special under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 3,000sf; 9,000sf required).

Request variance from Sec. 54-301 to allow construction of a single-family residence with a 5-ft. east side setback and 16.51-ft. total side setback (9-ft. and 18-ft. required)

Zoned SR-1.

Owner: Charleston Redevelopment Corporation

Applicant: Jillian Ready, PLA with Johnson, Laschober & Associates

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: A.Grass VOTE: FOR 6 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 schmacherj@charleston-sc.gov three business days prior to the meeting.