

MEMBERSA PRESENT: LEONARD KAWCHECK, MICHAEL ROBINSON, MARGARET SMITH,  
WALTER JAUDON, ALLISON GRASS, ROSS APPEL  
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, VANESSA ELLINGTON

AGENDA

**BOARD OF ZONING APPEALS-ZONING**

JUNE 19, 2018

5:15 P.M.

2 GEORGE STREET

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

1. 36 N. MARKET ST. (458-05-03-041) APP. NO. 186-19-A1

Request reconsideration of the Zoning Administrator's decision to allow an event space use without providing off-street parking spaces or receiving the approval of the Board of Zoning Appeals-Zoning for a change to the non-conforming use of the building.

Zoned GB-A.

Owner-Pearce Development, LLC/Applicant-241-243 East Bay Holdings, LLC

APPROVED 0

WITHDRAWN 0

DISAPPROVED XX

DEFERRED 0

MOTION: Disapproval (Standing).

MADE BY: R.Appel SECOND: W.Jaudon VOTE: FOR 2 AGAINST 4 Motion failed

MOTION: Disapproval of appeal.

MADE BY: R. Appel SECOND: W.Jaudon VOTE: FOR 6 AGAINST 0

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2. 15 STRAWBERRY LN. (NORTH CENTRAL) APP. NO. 186-19-A2  
(460-03-02-168)

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,949sf; 2,500sf required).

Request variance from Sec. 54-301 to allow construction of a single-family residence with a 3.3-ft. west side setback, a 6.25-ft. total side setback (3-ft. and 10-ft. required).

Request variance from Sec. 54-317 to allow a single-family residence with 1 off-street parking space (2 spaces required).

Zoned DR-2F.

Owner-782-A Rutledge, LLC/Applicant-Clarke Design Group

APPROVED 0

WITHDRAWN 0

DISAPPROVED XX

DEFERRED 0

MOTION: Disapproval.

MADE BY: M.Robinson SECOND: A.Grass VOTE: FOR 6 AGAINST 0

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**B. New Applications:**

1. 99 IRON BOTTOM LN. (DANIEL ISLAND) APP. NO. 186-19-B1  
(276-01-02-057)

Request variance from Sec. 54-823 (Daniel Island Master Plan) to allow a deck/spa addition with an 8-ft. rear setback (20-ft. required).

Zoned DI-R.

Owner/Applicant-Michael Golden

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APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: M.Smith VOTE: FOR 6 AGAINST 0

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2. 121 CHADWICK DR. (SOUTH WINDERMERE) APP. NO. 186-19-B2  
(421-05-00-098)

Request variance from Sec. 54-301 to allow a 2-story addition (garage/  
craft room) with a 4-ft. north side setback (9-ft. required).  
Zoned SR-1.

Owners/Applicants-Thomas A. & Roberta Jennings

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: M.Robinson VOTE: FOR 5 AGAINST 0  
\*R.Appel did not vote - absent

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3. 23 MONTAGU ST. (HARLESTON VILLAGE) APP. NO. 186-19-B3  
(457-03-04-100)

Request variance from Sec. 54-301 to allow a 1-story addition (garage)  
with a 4-ft. rear setback, a 4-ft. west side setback and to allow a hvac  
platform with a 2.5-ft. west side setback (25-ft. and 9-ft. required).  
Zoned DR-1F.

Owner-Trapp Hampton Reid Lewis/Applicant-Craft Design Studio, PLLC

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: M.Smith VOTE: FOR 5 AGAINST 0  
\*L.Krawcheck – did not vote

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4. 61 STATE ST. (458-05-03-088) APP. NO. 186-19-B4

Request special exception under Sec. 54-220 to allow a 50-unit  
accommodations use in a GB-A (General Business-Accommodations)  
zone district.

Owners-IBG Partners, Poppy Holdings, LLC/Applicant-James Wilson

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval with condition – no rooftop bar and accessory uses limited to  
uses shown on plans.

MADE BY: R.Appel SECOND: W.Jaudon VOTE: FOR 5 AGAINST 0  
\*A.Grass recused

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5. STEFAN DR. (343-07-00-181,182,183 AND 184) APP. NO. 186-19-B5

Request variance from Sec. 54-824 to allow a subdivision to create 7 lots that do not meet the minimum lot frontage requirement (80-ft. required). Zoned DR-12.

Owner-Stephan Drive, LLC/Applicant-Rooke Company, LLC

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Smith SECOND: A.Grass VOTE: FOR 6 AGAINST 0

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6. 1408 FT. JOHNSON RD. (OAKCREST) APP. NO. 186-19-B6  
(425-14-00-097)

Request variance from Sec. 54-301 to allow a carport addition with a 9.5-ft. rear setback (25-ft. required) Zoned SR-1.

Owners/Applicants-Theodore & Barbara McDaniel

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: R.Appel 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.