

MINUTES

AGENDA

BOARD OF ZONING APPEALS-ZONING

AUGUST 3, 2021

5:15 P.M.

"virtually via Zoom Webinar"

7:55 P.M.

MEMBERS PRESENT: MICHAEL ROBINSON, ALLISON GRASS, WALTER JAUDON, ROBBEN RICHARDS, JOHN BENNETT, GEIZA VARGAS-VARGAS
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY

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

1. REVIEW OF MINUTES OF THE JULY 20, 2021 BOARD MEETING APP. NO. 2108-03-A1

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: A.Grass VOTE: FOR 6 AGAINST 0

2. 1012 AVENUE OF OAKS (MARYVILLE/ASHLEYVILLE) APP. NO. 2108-03-A2 (418-06-00-124)

Request an appeal of the Zoning Administrator’s decision to deny building permit on the grounds that the proposed home exceeds the 2 ½ story height restriction for the SR-1 (Single-Family Residential) zone district under Sec. 54-301, because the home’s designed drive-under garage constitutes a 3rd story under Sec. 54-120.
Zoned SR-1

Owner: Crescent Homes SC, LLC
Applicant: E. Brandon Gaskins, Esq., Moore & Van Allen PLLC

APPROVED 0 WITHDRAWN 0
DISAPPROVED XX DEFERRED 0

MOTION: Disapproval.

MADE BY: W.Jaudon SECOND: J.Bennett VOTE: FOR 6 AGAINST 0

3. 16 BROUGHTON RD. (CRESCENT) (421-14-00-046) APP. NO. 2108-03-A3

Request variance from Sec. 54-301 to allow an addition (garden room) to an existing garage with a 5.4-ft. east side setback and a 6.4-ft. rear setback (9-ft. and 25-ft. required).
Request special exception under Sec. 54-110 to allow an existing hvac platform expansion that extends a non-conforming 3.2-ft. rear setback (25-ft. required).
Zoned SR-8

Owner: H.N. Ritter, III and Ann K. Ritter
Applicant: Sebastian von Marschall Architect, LLC

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: R.Richards VOTE: FOR 5 AGAINST 0

*J.Bennett recused

4. 301 ASHLEY AVE. (WESTSIDE) (460-07-02-015) APP. NO. 2108-03-A4

Request variance (after-the-fact) from Sec. 54-301 to allow a deck/gazebo addition with a 1.5-ft west side setback (3-ft. required).
Zoned DR-2F

Owner: Stephen Gerhard
Applicant: Stephen Gerhard

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: R.Richards SECOND: G.Vargas-Vargas VOTE: FOR 6 AGAINST 0

B. New applications.

1. 62 CHURCH ST. (CHARLESTOWNE) (458-13-01-097) APP. NO. 2108-03-B1

Request special exception under Sec. 54-110 to allow a horizontal expansion (garden room) and vertical extension (hall/closet/exercise/laundry) that extends a non-conforming 6.2-ft. south side setback (9-ft. required).
Request variance from Section 54-301 to allow a 2-story addition having a 43% lot occupancy (35% limitation; existing lot occupancy 37%)
Zoned SR-4

Owner: Erika and George Wallace
Applicant: George Wallace

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: Deferred.

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

2. 1029 AVENUE OF OAKS (LOT 40) (418-06-00-158) APP. NO. 2108-03-B2

Request variance from Sec. 54-301 to allow construction of a 3-story single-family residence that exceeds 35-ft.in height (Limit is 2 ½ stories, 35-ft.).
Zoned SR-1

Owner: Crescent Homes SC, LLC
Applicant: Kelly McGuinn

APPROVED 0 WITHDRAWN 0
DISAPPROVED XX DEFERRED 0

MOTION: Disapproval.

MADE BY: W.Jaudon SECOND: A.Grass VOTE: FOR 6 AGAINST 0

3. 1027 AVENUE OF OAKS (LOT 41) (418-06-00-159) APP. NO. 2108-03-B3

Request variance from Sec. 54-301 to allow construction of a 3-story single-family residence that exceeds 35-ft. in height (Limit is 2 ½ stories, 35-ft.).
Zoned SR-1

Owner: Crescent Homes, LLC
Applicant: Kelly McGuinn

APPROVED 0 WITHDRAWN 0
DISAPPROVED XX DEFERRED 0

MOTION: Disapproval.

MADE BY: R.Richards SECOND: G.Vargas-Vargas VOTE: FOR 6 AGAINST 0

4. 131 COLUMBUS ST. (CANNONBOROUGH/ ELLIOTBOROUGH) (460-08-02-001) APP. NO. 2108-03-B4

Request special exception under Sec. 54-220 to allow a 175-unit accommodations use in a LI-A (Light Industrial-Accommodations) zone district.

Owner: Southern Realty Development Corporation
Applicant: Hellman & Yates, PA, Brian A. Hellman

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: J.Bennett SECOND: W.Jaudon VOTE: FOR 6 AGAINST 0

5. 657, 661 AND 663 KING ST. (CANNONBOROUGH/ ELLIOTBOROUGH) (460-04-04-090, 091 AND 092) APP. NO. 2108-03-B5

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

Owner: Richards Gregory, The Twisted Bubble LLC
Applicant: Stephen Ramos, LS3P (For John Hamilton, Hamilton Development, INC.)

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: Deferred.

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

6. 21 FENWICK DR. (OLD WINDEMERE) (421-11-00-015) APP. NO. 2108-03-B6

Request special exception under Sec. 54-110 to allow a horizontal expansion (1-story porch addition) and vertical extension (bedrooms/closets/baths/family room/laundry room) to a non-conforming building footprint that extends a non-conforming 0-ft. south side setback (9-ft. required).

Zoned SR-2

Owner: David Dick
Applicant: David Dick

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: J.Bennett SECOND: W.Jaudon VOTE: FOR 6 AGAINST 0

7. 42 HALSEY BLVD. (HARLESTON VILLAGE) 457-03-03-169 APP. NO. 2108-03-B7

Request variance from Sec. 54-301 to allow construction of a single-family residence with a 7.4-ft. south side setback, a 10.3-ft. total side setback, having a 44% lot occupancy (9-ft., 15-ft. required, 35% limitation)

Zoned DR-1

Owner: Lindsay Colbert and Garrett Voegeli
Applicant: AJ Architects, Ashley Jennings

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

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

8. 42 LEGARE ST. (CHARLESTOWNE) (457-12-04-092) APP. NO. 2108-03-B8

Request special exception under Sec. 54-110 to allow a horizontal expansion (den/kitchen expansion) and vertical extension (master bedroom/bath) that extends a non-conforming 6-inch north side setback (3-ft. required).

Request variance from Sec. 54-301 to allow (2-story addition, hvac stand and deck) having a 43% lot occupancy (35% limitation; existing lot occupancy 37%)

Zoned SR-4

Owner: Harrison Malpas
Applicant: AJ Architects, Ashley Jennings

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: J.Bennett SECOND: W.Jaudon VOTE: FOR 6 AGAINST 0

9. 66 DARLINGTON AVE. (WAGENER TERRACE)
(463-11-02-128)

APP. NO. 2108-03-B9

Request special exception under Sec. 54-110 to allow a detached accessory building (storage/office/guest room) that extends a non-conforming 1.5-ft. south side setback, a non-conforming 2.5-ft. rear setback (9-ft. and 25-ft. required).
Zoned SR-2

Owner: Caitlin Dirkes
Applicant: Caitlin Dirkes

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: R.Richards 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.