

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

AGENDA

BOARD OF ZONING APPEALS-ZONING

SEPTEMBER 1, 2020

5:15 P.M.

“virtually via Zoom Webinar”

6:43 P.M.

Election of Chair and Co-Chair

A. Deferred applications from previously advertised BZA-Z agendas.

1. 431 MEETING ST. (CANNONBOROUGH/ELLIOTBOROUGH) APP. NO. 2009-01-A1  
(459-09-01-049)

Request special exception under Sec. 54-220 to amend an approved site specific development plan for a 250-unit accommodations use. Pursuant to Sec. 54-964 to allow modifications of the plans to include a roof top amenity and revised parking plan.  
Zoned GB-A/LI-A

Owner: OMS Charleston, LLC  
Applicant: Capers Barr, III

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with conditions: 8<sup>th</sup> level uses to be as depicted on plan submitted including sound barrier (except south side); also all requirements under currently unapproved rooftop ordinance to be adhered to.

MADE BY: H.Morrison SECOND: A.Grass VOTE: FOR 5 AGAINST 0

B. New applications.

1. 83 MARY ST. (460-12-02-024) APP. NO. 2009-01-B1

Request special exception under Sec. 54-511 to allow a restaurant use (change from office use) on the (3<sup>rd</sup> flr.) with 1,399sf of inside patron use area without providing additional off-street parking spaces (10 spaces required).  
Zoned MU-2/WH

Owner: 83 Mary Street LLC  
Applicant: David Richards, Architect

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferral.

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

**2. 104 COOPER ST. (EASTSIDE) (459-05-03-006)**

**APP. NO. 2009-01-B2**

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,498sf; 2,500sf required).

Request variance from Sec. 54-301 to allow construction of a single-family residence with a 7.2-ft. west side setback, a 10.2-ft. total side setback (9-ft. and 15-ft. required).

Zoned GB

Owner: Mulberry Street Development

Applicant: Chamberlain Chestnut

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: A.Grass VOTE: FOR 5 AGAINST 0

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**3. 174 GORDON ST. (WAGENER TERRACE) (463-10-04-119) APP. NO. 2009-01-B3**

Request variance from Sec. 54-301 to allow a one-story addition (family room/bath) with an 18.8-ft. rear setback; to allow a hvac platform with a 3.2-ft. east side setback (25-ft. and 9-ft required).

Zoned SR-2

Owner: Joshua Walker

Applicant: Joshua Walker

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: R.Richards SECOND: H.Morrison VOTE: FOR 5 AGAINST 0

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**4. 49 AMHERST ST. (EAST SIDE) (459-09-02-046)**

**APP. NO. 2009-01-B4**

Request special exception under Sec. 54-110 to allow a horizontal expansion (living/dining room) and vertical extension (2<sup>nd</sup> story-bedroom/bath) to a non-conforming building footprint that extends a non-conforming 0-ft. east side setback (3-ft. required).

Zoned DR-2F

Owner: Peter Bierce and Caitlyn Mayer

Applicant: JFM Architects

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: A.Grass VOTE: FOR 5 AGAINST 0

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**5. 2113 AMAKER ST. (SILVER HILL/MAGNOLIA)**  
**(464-10-00-081)**

**APP. NO. 2009-01-B5**

Request variance from Sec. 54-206 to allow a church building to be closer than 25-ft. to adjoining properties.

Request special exception under Sec. 54-206 (c) to allow a church facility (food bank and independent living facility) in a SR-1 (Single-Family Residential) zone district.

Owner: Patricia McLaughlin

Applicant: Art Maybank, Architectural Design Built, LLC

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: W.Jaudon VOTE: FOR 5 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 [schmacherj@charleston-sc.gov](mailto:schmacherj@charleston-sc.gov) three business days prior to the meeting.