



# CITY OF CHARLESTON BOARD OF ZONING APPEALS - ZONING

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## PUBLIC COMMENT OCTOBER 4, 2022

A meeting of the Board of Zoning Appeals - Zoning (BZA-Z) will be held on **Tuesday, October 4, 2022** at **5:15 p.m.** in the **Public Meeting Room, 1<sup>st</sup> Floor, 2 George Street.**

The following written comments will be provided to the board members 24 hours in advance of the meeting and also be acknowledged into the record and summarized. The public is encouraged to attend the meeting in person to speak in order for comments to be fully heard.

Application information will be available at [www.charleston-sc.gov/bza-z](http://www.charleston-sc.gov/bza-z) in advance of the meeting. Please check the website on the meeting date to view any withdrawn or deferred agenda items.

For additional information, please contact:

**DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY**  
**2 George Street, Suite 3100 Charleston, SC 29401 | (843) 724-3781**

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**Board of Zoning Appeals - Zoning (BZA-Z)**  
**Public Comments**  
**October 4, 2022 Meeting**

A meeting of the Board of Zoning Appeals - Zoning (BZA-Z) will be held on Tuesday, October 4, 2022 at 5:15 p.m. in the Public Meeting Room, 1st Floor, 2 George Street. The following written comments were submitted on the Mayor's Office of Innovation Public Meetings Portal (<http://innovate.charleston-sc.gov>) and will be provided to the board members 24 hours in advance of the meeting. The comments will also be acknowledged into the record and summarized. The public is encouraged to attend the meeting in person to speak in order for comments to be fully heard. Application information is available at [www.charleston-sc.gov/bza-z](http://www.charleston-sc.gov/bza-z) in advance of the meeting. Questions can be directed to the Department of Planning, Preservation and Sustainability at 843-724-3781.

Name	Address	Submitted Comment	Item Type	Item Description	Date/Time Submitted
Megan and Travis Garner	12 Stocker Drive	We are the neighbors directly next door to 8 Stocker Drive. Though ideally we would prefer only 2 houses on the property (8 Stocker restored and another neighborhood-appropriate home set back from the street), we feel that the new plan with the 2 additional smaller homes is better than tearing down the house. Our goal is to preserve the house at 8 Stocker and to keep the homes as consistent as possible with the neighborhood. We feel the scale of the homes, the elevation and the setbacks are the most important points on any new build. When it comes to the oak in the backyard, if the tree has to be sacrificed to save the house, we prefer saving the house. The street oaks are the most important for our neighborhood's character. We chose to purchase and live in a neighborhood like Old Windemere because of the character and unique charm of the older homes. Preserving that is very important to us.	4	8 Stocker Drive	Oct 2 2022 8:32PM
Ashton Finley	11 Jamaica Drive	As an historic preservation professional and neighborhood advocate, I support the application for the variances for 6, 8 and 10 Stocker. These variances will allow the developer to save historic 8 Stocker, which is an integral part of the architectural character of historic Old Windemere. Saving 8 Stocker is vital to protecting the architectural integrity and character of the neighborhood and its National Register eligibility. I support the variances in order to save 8 Stocker and hope the variances are approved under the condition that the demolition permit for 8 Stocker be revoked.	#B-4	6, 8 and 10 Stocker Drive	Oct 3 2022 6:49AM

Name	Address	Submitted Comment	Item Type	Item Description	Date/Time Submitted
Donna Jacobs	6 Craven Avenue Byrnes Downs	<p>Dear Members of the Board: Before you tonight is a variance request culminating from an intensive community engagement with the owner, Old Windermere Neighborhood Association, preservationists and interested neighboring residents. The plan will provide a path to save an original home from demolition and provide the owner with the maximum use of his property that fits with the historic footprint of the neighborhood. A bit of context: The neighborhood of Windermere (now known as Old Windermere) was developed by James S. Simmons beginning in 1926, thus making it one of the older subdivisions in St. Andrew's Parish. Stocker was the prominent street traversing the neighborhood from Savannah Highway to Folly Road. Like many of the neighborhoods that began the trend of suburbanization of St. Andrews' Parish, Old Windermere features a variety of housing styles, including what we now refer to as the "Missing Middle" – duplexes, townhomes, garage apartments and ADUs. Trees were planted early to create the lovely tree lined roads we enjoy today. From the beginning residents have been passionate about maintaining the character of their neighborhood. However, the redevelopment of these properties presents concerns from the neighborhood. I would like to bullet a few items for consideration of the Board: -During The City Plan process we learned that housing is a critical issue for the City. This plan allows for 5 residences, where once there was just one, in a neighborhood with an existing variety of housing stock. -The housing is created in a central location in the City close to a variety of transportation modes, like the West Ashley Greenway. - The plan presented works to stay in character with the neighborhood, but since there will be no further review besides building inspections, is it in the purview of this Board to condition the permitting of this variance to the restoration of 8 Stocker and the plan as presented? (Continued below)</p>	#4	6,8,10 Stocker Drive	Oct 3 2022 8:33AM

Name	Address	Submitted Comment	Item Type	Item Description	Date/Time Submitted
Donna Jacobs	6 Craven Avenue Byrnes Downs	(Continue from above) The owner has worked diligently in good faith, but we all know that guarantees and promises can change as the project moves forward. It would ease concerns if there were any conditions that could apply; maybe just simply that the requested changes to frontage requirements and setbacks are linked to execution of the plan as submitted and no future demolition permit will be granted. -Finally as you review this request, please keep the following concepts/values in mind: fabric of the neighborhood, historic footprint of the houses along Stocker, missing middle housing, passion of the residents, character of the area, and the history of the neighborhood. Thank you for your consideration on this critical matter for not only Old Windermere, but also for al the older suburban neighborhoods in West Ashley. Respectfully, Donna Jacobs Byrnes Downs Author of "Byrnes Downs" and "West Ashley" – part of Arcadia's Images of America series	#4	6,8,10 Stocker Drive	Oct 3 2022 8:33AM
<del>Theodore Smith</del>	<del>3303 plow ground- rd johns island</del>	<del>Support option 2 single redistricting for johns island</del> <div style="border: 1px solid black; padding: 5px; text-align: center;"><b>Property is outside City of Charleston's jurisdiction</b></div>	<del>Redistricting Johns Island</del>	<del>Redistricting on johns island</del>	<del>Oct 3 2022 8:41AM</del>
Brittany Lavelle Tulla	Charleston	The retainment of the historic structure at No. 8 Stocker Drive (c. 1940) should be the priority, as it plays a significant role in the overall character of South Windemere, both from a preservation and property value stand point. By approving zoning variances, the city would save this historic property from unnecessary demolition and in turn, the historic neighborhood from insensitive development on a highly-visible and prominent lot.	4	8 Stocker	Oct 3 2022 11:02AM

Name	Address	Submitted Comment	Item Type	Item Description	Date/Time Submitted
Allisyn Morgan	24 Sothel Avenue	<p>To the BZA-Zoning: I fully support the variances of this new plan for 6, 8, and 10 Stocker as long as the demolition permit from 08/24/22 can subsequently be revoked. As a trained preservationist and resident of an historic West Ashley neighborhood, I was called upon to help build bridges and echo the voices of residents who wished to see the historic house at 8 Stocker protected from demolition. In the last few months it has been extraordinary to witness the interest in saving this historic house because it ultimately sets an important tone for the future of this neighborhood and beyond. Having the support of our preservation organizations, City Councilmember Ross Appel, and Mayor Tecklenberg reinforces this critical 'crossroads' moment. Erasing this house would diminish future opportunities in preservation, like historic designation that the neighborhood is already eligible for. It is encouraging to see Apostle Holdings LLC receive this feedback and go back to the drawing board to draft a solution that saves this piece of history for the sake of the neighborhood's character &amp; community. As a liaison for the neighborhood and Brian Wells directly, I have scrutinized this new plan with an array of lenses that focus on priorities like preservation, planning, historic district eligibility, infill impact, storm management, property values, existing neighborhood density, even affordable housing. Saving the house is still the priority and despite the variances needed to accomplish such, this rehabilitates the house without negatively impacting the neighborhood. If passed, this is an excellent example of how developers and preservationists can work together for the sake of Charleston and its unmatched history in preservation loyalty. Allisyn Morgan Resident of Historic Byrnes Downs</p>	4	6, 8, and 10 Stocker Drive	Oct 3 2022 11:10AM

Charleston Zoning Board  
City of Charleston, SC

October 3, 2022

RE: 8 Stocker Drive Request for Variances Rev

Dear Zoning Board,

This letter is regarding the request for variances specific to properties owned by Brian Wells DBA Apostles Holdings LLC relating to 8 Stocker Drive. Mr. Wells has proposed an alternative to demolishing 8 Stocker Drive which involves:

- Building a home on the empty lot at 6 Stocker Drive
- Salvaging, remodeling, and adding onto the existing structure at 8 Stocker Drive
- Building a home on the empty ½ lot at 10 Stocker Drive.

He has requested variances to the setback requirements at 8 and 10 Stocker Drive to salvage 8 Stocker.

A vote was held by the neighborhood regarding the two options presented by Mr. Wells. While the neighbors do not generally like having 2 homes in such close proximity (8 and 10 Stocker), we prefer this to the existing structure at 8 Stocker being demolished given its familiarity to those who live in Old Windermere and recognizing the obvious fit of this existing structure to the character of the neighborhood. While we are in favor of approving the variances for these stated reasons, there were several comments regarding this option:

1. There is interest in Mr. Wells taking a closer look at saving the large tree behind 8 Stocker as trees are so important to the character of the neighborhood and the City.
2. Once the variances are granted, that the demolition permit for 8 Stocker be revoked or voided.
3. To understand the means by which the Mr. Wells' option is in fact what is constructed.

Also of paramount importance, the neighborhood considers that under no circumstance is this precedent-setting in regards to reduced setbacks for the following reasons:

- The variances are to ensure the survival of a beloved existing structure instead of demolishing it.
- Each structure is being built on a sperate lot with an existing whole number street address.

The neighborhood is expected to vehemently fight any such variances to reduce setbacks in the future.

However, if the Zoning Board does in fact consider this to be precedent-setting and would invite successful requests for such variances within Old Windermere in the future, then our agreement with these variances is withdrawn.

Otherwise, we support the variances requested by Mr. Wells which saves the existing structure at 8 Stocker Drive. Old Windermere thanks Mr. Wells for hearing our concerns and developing an option for saving the important structure at 8 Stocker Drive. We also thank the Zoning Board for the important work they do to preserve our unique character.

Regards,

*Ron Sassard*

Ron Sassard, President, Old Windermere Neighborhood Association

**The Norvell's  
4 Stocker Drive  
Charleston, SC 29407**

To Whom It May Concern:

We have reviewed the proposed Site Plans for 6, 8 and 10 Stocker Drive, dated September 13, 2022, and reflecting the various options. We prefer "Option 2", which shows three (3) separate lots and houses as follows:

- The existing house at 8 Stocker Drive would remain as to the front façade, but a new rear addition would be constructed, which would require removal of the existing 30" live oak in the rear of the property, and a no more than one story tall accessory structure would be built to the rear.
- 6 Stocker Drive would revert back to its 50' width with a new house that (a) meets or exceeds all setback requirements without the need for a variance, (b) has an accessory structure that is no more than one story tall, (c) has a driveway that is located to the left of the main house (which would minimize impact on the live oaks along Stocker Drive).
- 10 Stocker Drive would be created by creating a property boundary approximately 5'6" to the left of the house to remain at 8 Stocker Drive, which would require setback variances to the left of the house to remain at 8 Stocker Drive and to the right of the house to be built at 10 Stocker Drive.

Our support is due in large part to (i) Option 2's ability to keep the current front façade and main house at 8 Stocker Drive and have three (3) houses that are of similar scale to those other two-story houses along Stocker Drive, (ii) the current owner's confirmation that the houses at 6 Stocker Drive and 8 Stocker Drive will be constructed on raised slab foundations of no more than 24" above current grade, and (iii) the current owner's confirmation that the site work at 6 Stocker Drive shall be such that all stormwater from/on 6 Stocker Drive shall remain on 6 Stocker Drive and be channeled or piped (or otherwise sheet-flowing) directly to the City of Charleston's stormwater system along Stocker Drive.

Sincerely,



Meghan and Forrest Norvell

PRESERVATION  
ESTD SOCIETY 1920  
of CHARLESTON

Position Statement  
Board of Zoning Appeals - Zoning  
October 4, 2022

**8 Stocker Drive**

Dear Board Members:

The Preservation Society has been closely involved in conversations surrounding the future of this property, since plans for its redevelopment were announced last month. The community has voiced strong support for saving the historic building, which shares common features with other similarly-aged residences in the neighborhood and contributes to the character of the district.

We take the loss of historic structures seriously, as these resources are finite and irreplaceable. Established as an early 20<sup>th</sup> century suburb, the Old Windermere neighborhood represents a significant era of development in Charleston's history. 8 Stocker is one of the houses dating to the neighborhood's early phase of construction that helps convey its period of significance and unique sense of place.

Therefore, we support the community's values for preservation and do not object to the variance requests to facilitate a redevelopment plan that retains and incorporates the historic building. However, we urge the Board to consider tying conditions to the variance approval that will assure the community of the preservation of the historic building at 8 Stocker.

Thank you for considering our position in this matter.

Sincerely,



Erin Minnigan  
Director of Preservation & Planning

