

MEMBERS PRESENT: MICHAEL ROBINSON, ALLISON GRASS, ROBBEN RICHARDS,  
HOWELL MORRISON, JOHN BENNETT, GEIZA VARGAS-VARGAS  
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, VANESSA ELLINGTON

AGENDA

**BOARD OF ZONING APPEALS—ZONING**

OCTOBER 6, 2020 ~~5:15-27~~ P.M. "virtually via Zoom Webinar"  
7:46 P.M.

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

**1. 127 FISHBURNE ST. (WESTSIDE) (460-04-03-066)** APP. NO. 2010-06-A1

Request variance from Sec. 54-301 to allow the establishment of two dwelling units (duplex) with 2,675sf of lot area per dwelling unit (3,000sf required).  
Request special exception under Sec. 54-511 to allow two dwelling units (duplex) with 2 off-street parking spaces (4 spaces required).  
Zoned DR-1F

Owner: Patrick Hall  
Applicant: S Arch Studio/John C. Sullivan

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval with condition that the driveway be cleared to accommodate parking for two vehicles.

MADE BY: H.Morrison SECOND: R.Richards VOTE: FOR 6 AGAINST 0

**2. 10 NASHMOR RD. (WAPPOO HEIGHTS) (421-13-00-025)** APP. NO. 2010-06-A2

Request special exception under Sec. 54-110 to allow a 1-story addition (sunroom/covered porch) that extends a non-conforming 7-ft. rear setback (25-ft. required).  
Zoned SR-1

Owner: Arthur Grimball  
Applicant: Bill Marshall, Architect

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval with condition that gutters shown on attached plans be installed on the house.

MADE BY: A.Grass SECOND: H.Morrison VOTE: FOR 6 AGAINST 0

**B. New applications.**

**1. 4A ORRS CT. (WESTSIDE) (460-07-02-079)** APP. NO. 2010-06-B1

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 2,088sf; 2,500sf required).  
Zoned DR-2F

Owner: Mulberry Street Development  
Applicant: Chamberlain Chesnut

APPROVED 0 WITHDRAWN 0  
DISAPPROVED 0 DEFERRED XX

MOTION: Deferral.

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

**2. 1891 BILLS CT. (GEDDES HALL) (350-10-00-159)**

APP. NO. 2010-06-B2

Request variance from Sec. 54-301 to allow a detached building (storage shed) with a 31-ft. front setback (60-ft. required).  
Zoned SR-1

Owner: Rebecca Grieff  
Applicant: Da-Niel Belaustegui (Ravenel Builders)

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: H.Morrison VOTE: FOR 6 AGAINST 0

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**3. 23 ANITA DR. (MAGNOLIA) (418-09-00-057)**

APP. NO. 2010-06-B3

Request variance from Sec. 54-301 to allow a detached accessory building (storage shed with a 10-ft. rear setback (25-ft. required).  
Zoned SR-2

Owner: Bradley and Laura Sapper  
Applicant: Bradley and Laura Sapper

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

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**4. 741 MEETING ST. (EAST CENTRAL)  
(463-12-02-020,021,022 AND 026)**

APP. NO. 2010-06-B4

Request variance from Sec. 54-319 to allow required off-street parking spaces (40) for a multi-use development to be located on a lot that is 1,130-ft. away from subject lot (Ordinance allows parking to be provided on a properly zoned lot within 400-ft.).  
Zoned LB

Owner: MSP 741 Meeting, LLC  
Applicant: Glenn Maddux (Middle Street Partners)

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with conditions: 1) that a 10-year lease for the 40 spaces shall be executed with the City prior to the City granting final TRC approval for the 741 Meeting Street development; 2) that the shelter is constructed pursuant to the terms of the letter from Belen K. Vitello of Berkeley-Charleston-Dorchester Council of Governments dated September 24, 2020, before the City issues a Certificate of Construction Completion for the 741 Meeting Street development.

MADE BY: H.Morrison SECOND: R.Richards VOTE: FOR 4 AGAINST 1 A.Grass  
H.Morrison \*J.Bennett recused  
R.Richards  
G.Vargas-Vargas  
M.Robinson

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**5. 297 ASHLEY AVE. (WESTSIDE) (460-07-02-016)**

APP. NO. 2010-06-B5

Request variance from Sec. 54-301 to allow a detached accessory building (garage) with a 1.5-ft. south side setback (7-ft. required).  
Zoned DR-2F

Owner: Connor McCann  
Applicant: Connor McCann

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: H.Morrison SECOND: R.Richards VOTE: FOR 6 AGAINST 0

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**6. 842 RUTLEDGE AVE. (NORTH CENTRAL) (463-11-02-034)**

APP. NO. 2010-06-B6

Request variance from Sec. 54-301 to allow a 2-story addition (master bedroom/bath/closet/ bedroom/bath) with a 14.2-ft. rear setback (25-ft. required).  
Zoned SR-2

Owner: James Watts and Paige Morris  
Applicant: CK Contracting, LLC (Christopher Klick)

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: H.Morrison SECOND: G.Vargas-Vargas VOTE: FOR 5 AGAINST 0

\*A.Grass recused

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**7. 28 S. BATTERY ST. (CHARLESTOWNE) (457-16-02-056)**

APP. NO. 2010-06-B7

Request variance from Sec. 54-301 to allow a detached accessory building (pool house) with a 5-ft. 8-inch west side setback an 11.4-ft. total side setback (12-ft. and 18-ft. required).  
Zoned SR-3

Owner: Elliott Merck  
Applicant: Glenn Keyes Architects

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

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

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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.