

ZONING BOARD OF APPEALS

June 1, 2020

5:00 P.M.

NORTH CHARLESTON CITY HALL

2500 City Hall Lane

City Council Chambers, 3rd Floor

- I. Call to Order – Chairman Daniel Svrcek
- II. Consideration of the March 2, 2020 Meeting Minutes
- III. The applicant and owner, Ryan W. Gammons is seeking a variance from Article V, Section 5-11, Paragraph (k) relating to the building height requirements for the property located at 8636 McChune Court (TMS #172-02-06-015) in the R-1, Single-Family Residential Zoning District/Dorchester Road Corridor I Overlay District/Council District 4.
- IV. The applicant and owner, Donna Landrum is seeking a variance from Article VI, Section 6-1, Paragraph (c)(2)(d) relating to the placement of a detached accessory use structure or detached swimming pool in the side yard lot area for the property located 5300 Deep Blue Lane (TMS #181-07-06-001) in the R-1, Single-Family Residential Zoning District/Dorchester Road Corridor I Overlay District/Council District 9.
- V. The applicant and owner, John S. Popelka, JSP Parcels, LLC, is seeking a variance from Article VI, Section 6-1, Paragraph (c)(1)(a) relating to the front yard building setback requirements for the property located at 2340 Otranto Road (TMS #486-15-00-255) in the R-1, Single-Family Residential Zoning District/University Boulevard Overlay District/Council District 3.
- VI. The applicant, Andy Bajoczky, Cranston Engineering Group, P.C. on behalf of the owner Nick Patel, Vishnu, LLC is seeking a variance from Article VI, Section 6-17, Paragraph (b)(1) relating to encroachment within the required 50-foot undisturbed riparian buffer for the property located at 6155 Fain Street (TMS #475-15-00-004) in the B-2, General Business Zoning District/Council District 6.
- VII. The applicant, Trey Linton, Forsberg Engineering & Surveying, Inc. on behalf of the owner and representative Nick Cimorelli, Charleston Southern University is seeking a variance from Article VI, Section 6-17, Paragraph (b)(1) relating to encroachment within the required 50-foot undisturbed riparian buffer for the property located at 9200 University Boulevard (TMS #486-00-00-002) in the B-2, General Business Zoning District/M-1, Light Industrial Zoning District /University Boulevard Overlay District/Council District 3.
- VIII. The applicant and representative, Vince Sottile, Earthsource Engineering, on behalf of the owner, Robert Pratt, Parkway Associates, LLC, is seeking a variance from Article V, Section 5-14, Paragraph (b)(1)(B) relating to the 25-foot side yard buffer required for the property located at 2725 Shadow Lane (TMS #486-06-00-037) in the ON, Neighborhood Office Zoning District/University Boulevard Overlay District/Council District 3.
- IX. The applicant, Richard Waters, PE, Bowman Consulting Group, on behalf of the representative Katie Marschke, Ice Miller Legal Counsel, and owner, Matt Fernand, Seritage SRC Finance LLC, is seeking a variance from Article IV, Section 4-6 relating to vehicular and pedestrian street access required for the property located at 7801 and 7811 Rivers Avenue (TMS #484-12-00-004) in the B-2, General Business Zoning District/Council District 2.

- X. The applicant, Richard Waters, PE, Bowman Consulting Group, on behalf of the representative Katie Marschke, Ice Miller Legal Counsel, and owner, Matt Fernand, Seritage SRC Finance LLC, is seeking a variance from Article IV, Section 4-6 relating to vehicular and pedestrian street access required for the property located at 7801 Rivers Avenue and 2150 Northwoods Boulevard (TMS #484-12-00-004 and TMS #484-12-00-008) in the B-2, General Business Zoning District/Council District 2.
- XI. The applicant and owner, Ian Hardy, is seeking a variance from Article IV, Section 4-7, Paragraph 3 relating to the fence height and installation requirement for the properties located at 1135 and 1137 Bexley Street (TMS #470-07-00-253 and 470-07-00-252) in the R-1, Single-family Residential Zoning District/Council District 8.
- XII. The applicant, Brad Kallmeyer, CertainTeed, Saint Gobain, on behalf of the representative Jake Serrano, P.E., Live Oak Consultants, LLC is seeking a variance from Article VI, Section 6-4, Paragraph b2 relating to the front yard building setback for the property located at 2900 Bird Street (TMS #412-02-00-002) in the M-2, Heavy Industrial Zoning District/Council District 5.

Those persons who wish to appear before the Board should sign-in or contact the office of the Planning and Zoning Department no later than 4:45 P.M. on the date of the meeting.