Clark-Glidewell
ARCHITECT, LLC

10 Ponce De Leon Ct
Charleston, SC 29407
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December 12, 2023

RE: 58 St. Margaret Street

Dear Petar & WTNA,

I have discussed the project with Abigail Walsh and Brendan Sweeney, owners of 58 St. Margaret Street, and we have made some changes to the previous submission I presented to WTNA on November 17, 2023. When we called for the special meeting, Abigail and Brendan wanted to present the new information, but we understand how it is difficult to get people to attend a meeting so close to the Holidays. I am including a brief explanation of the project below:

We need to submit to BAR for demolition of the existing CMU garage at 58 St. Margaret Street. The garage itself is in disrepair and is definitely an eyesore to the neighborhood. It is not compatible with the existing house and does not contribute architecturally to the neighborhood.

When I presented the project previously, I had noted that we were going to request two setback variances from Zoning and attach the addition to the main house. As I researched the requirements for variances and the code requirements for an Accessory Building, the owners decided to take another direction with the project. The Garage addition is NOT going to be attached to the house. An Accessory Building is going to be designed to meet all the city requirements, including the Zoning and Building departments. It will be a separate two story building that will have the second floor as an office space. An Accessory Building can be two stories if the Main House is two stories, but it cannot be taller than 24'. The existing height for the main house is 31'-4", so the new Accessory Building will be substantially lower.

I know some of the neighbors were concerned that Abigail and Brendan were going to make this Accessory Building into an Airbnb, but they want to use it for their family needs. To get a business they would have to ask for support from WTNA, submit to Zoning and the City for approval. They are not interested in having an additional business at their property. They are not installing a kitchen but they are installing a half bath at the first level. All of this meets code and flood requirements, so no variances will be requested.

We are still on the BAR agenda for the December 14, 2023 meeting this Thursday. If we were to wait for WTNA to review the project, they would have to defer the meeting to January 25, 2024. I really feel the revisions that Abigail and Brendan have made to the design, along with the additional information about city requirements for businesses, will make the neighbors feel more at ease. I was hoping that you could submit this letter to the WTNA for review. I know we don't have time to get a letter, but I wanted to inform you before we presented to BAR.

I have attached to this email adjacent neighbor letters supporting the demolition of the existing garage. The neighbors also understand that Abigail and Brendan are not making this new building into an Airbnb.

Sincerely,

Shelley Clark-Glidewell

Shelley Clark-Glidewell, AIA
Clark-Glidewell/Architect, LLC

Abigail B. Walsh

Abigail Walsh
Owner of 58 St. Margaret

Brendan Sweeney
Owner of 58 St. Margaret