

MEMBERS PRESENT: LEONARD KRAWCHECK, MICHAEL ROBINSON, WALTER SMALLS,  
MARGARET SMITH, ROSS APPEL  
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, VANESSA ELLINGTON

AGENDA

**BOARD OF ZONING APPEALS-ZONING**

JANUARY 17, 2017

5:~~15~~25 P.M.  
9:20 P.M.

2 GEORGE STREET

**A. Deferred applications from previously advertised BZA-Z agendas. For information call 724-3781.**

1. 39 EAST BATTERY (CHARLESTOWNE) APP. NO. 1701-17-A1  
(458-13-01-077)

Request special exception under Sec. 54-110 to allow a vertical extension (half-story/studio) to a non-conforming building footprint (garage) that does not meet the required 3-ft. rear setback.

Zoned SR-3.

Owner-Caroline Seitz/Applicant-Glenn Keyes Architects

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: W.Smalls VOTE: FOR 5 AGAINST 0

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2. 78 SOCIETY ST. (457-04-04-029) APP. NO. 1701-17-A2

Request special exception under Sec. 54-220 to allow a ~~3~~1-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Zoned GB-A.

Owner-Ginger Evans/Applicant-Neil Stevenson

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: W.Smalls VOTE: FOR 5 AGAINST 0

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3. 36 N. MARKET ST. 5 GUIGNARD ST. AND APP. NO. 1701-17-A3  
235 EAST BAY ST. (458-05-03-041,138 AND 036)

Request special exception under Sec.54-220 to allow a 50-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owners-Apex Real Property, LLC, East Bay 7, LLC/Applicant-Womble Carlyle Sandridge & Rice, LLP

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferral to provide more information regarding Traffic Study Analysis.

MADE BY: M.Smith SECOND: W.Smalls VOTE: FOR 5 AGAINST 0

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**B. New Applications:**

1. 118 CANNON ST. (CANNONBOROUGH/ ELLIOTBOROUGH) (460-11-04-163) APP. NO. 1701-17-B1

Request reconsideration of the Zoning Administrator's decision to deny a third short term rental unit under the Short Term Rental, ST Overlay Zone.  
Zoned LB.

Owner-Baldor Properties, LLC/Applicant-Inglese & Associates, LLC

APPROVED 0 WITHDRAWN 0  
DISAPPROVED XX DEFERRED 0

MOTION: Disapproval – motion fails.

MADE BY: M.Smith SECOND: W.Smalls VOTE: FOR 2 AGAINST 2  
\*R.Appel  
M.Robinson

\*L.Krawcheck recused

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2. 48 LAURENS ST. (ANSONBOROUGH) (458-01-01-011) APP. NO. 1701-17-B2

Request reconsideration of the Zoning Administrator's decision that a proposed addition requires a special exception approval under Sec. 54-110 (f).  
Zoned STR.

Owner-Robert B. Falk, Jr./Applicant-Hellman Yates & Tisdale, PA

APPROVED 0 WITHDRAWN XX  
DISAPPROVED 0 DEFERRED 0

MOTION: Withdrawn by applicant.

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

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3. 48 LAURENS ST. (ANSONBOROUGH) (458-01-01-011) APP. NO. 1701-17-B3

Request special exception under Sec. 54-110 to allow a 2-story addition (kitchen expansion/bath/stairs) that extends a non-conforming 3-ft. 4-inch west side setback and 11-ft. rear setback (12-ft. and 25-ft. required).

Request special exception under Sec. 54-110 to allow a horizontal expansion and vertical extension (1-story garage/bedroom/bath) that extends a non-conforming 3-ft. 5-inch rear setback (25-ft. required).

Zoned STR.

Owner-Juliana Falk/Applicant-Simons Young & Tisdale

APPROVED 0 WITHDRAWN XX  
DISAPPROVED 0 DEFERRED 0

MOTION: Withdrawn by applicant.

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

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4. 11 AND 13 SAINT TERESA DR. (WESTWOOD) APP. NO. 1701-17-B4  
(421-02-00-176 AND 177)

Request special exception under Sec. 54-206 to allow an existing church to have overflow parking on vacant lots in a SR-2 (Single-Family Residential) zone district.

Owner-John Wesley United Methodist Church/Applicant-Forsberg Engineering & Surveying, Inc.

APPROVED 0 WITHDRAWN 0

DISAPPROVED 0 DEFERRED XX

MOTION: Deferred.

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

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5. 10 GORDON ST. (WAGENER TERRACE) APP. NO. 1701-17-B5  
(463-11-04-052)

Request variance from Sec. 54-301 to allow a stair/landing addition with a 0-ft. front setback (10-ft. required).

Zoned SR-2.

Owner/Applicant-Brad Hawkins

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: W.Smalls VOTE: FOR 5 AGAINST 0

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6. 14 SHERIDAN RD. (SOUTH WINDERMERE) APP. NO. 1701-17-B6  
(421-05-00-146)

Request variance from Sec. 54-301 to allow a detached 1-story garage addition with a 3-ft. east side setback and a 3-ft. rear setback (9-ft. and 25-ft. required). Zoned SR-1.

Owner-Delores Lawrence Hunter/Applicants-Delores & Carlton Hunter

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Smith SECOND: R.Appel VOTE: FOR 5 AGAINST 0

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7. 44 ASHE ST. (CANNONBOROUGH/  
ELLIOTBOROUGH) (460-08-01-092) APP. NO. 1701-17-B7

Request variance from Sec. 54-301 to allow the reestablishment of two dwelling units (duplex) with 1,975sf of lot area per dwelling unit (2,000sf required).

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Request special exception under Sec. 54-511 to allow the reestablishment of two dwelling units (duplex) with 2 off-street parking spaces (4 spaces required).  
Zoned DR-2F.

Owner-Laurie Hicks/Applicant-b Studio Architecture

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: R.Appel SECOND: M.Smith VOTE: FOR 5 AGAINST 0

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8. 2298 MOUNT PLEASANT ST. APP. NO. 1701-17-B8  
(WAGENER TERRACE) (464-13-00-029)

Request use variance from Sec. 54-203 to allow an office use (5 tenant units) in a SR-1 (Single-Family Residential) zone district.

Owner/Applicant-Reavis-Comer Development

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: R.Appel VOTE: FOR 5 AGAINST 0

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9. 38 BOGARD ST. (CANNONBOROUGH/  
ELLIOTBOROUGH) (460-08-01-087) APP. NO. 1701-17-B9

Request special exception under Sec. 54-110 to allow a 2-story addition (entry/kitchen expansion/bath/playroom/den/bedrooms) that extends a non-conforming 0.5-ft. east side setback (3-ft. required).  
Zoned DR-2F.

Owners-Taylor & Tift Mitchell/Applicant-Julia F. Martin Architects, LLC

APPROVED 0 WITHDRAWN XX  
DISAPPROVED 0 DEFERRED 0

MOTION: Withdrawn by applicant.

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

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10. 178 RUTLEDGE AVE. (RADCLIFFEBOROUGH) APP. NO. 1701-17-B10  
(460-15-02-053)

Request special exception under Sec. 54-206 to allow an addition to an existing Synagogue.

Request variance from Sec. 54-206 to allow an addition with a 3-ft. north side setback (25-ft. required).

Zoned DR-1.

Owner-Brith Sholom Beth Israel Congregation/Applicant-E.E. Fava Architects

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APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: W.Smalls SECOND: M.Smith VOTE: FOR 5 AGAINST 0

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11. 547 HARBOR VIEW CIR. (424-07-00-008) APP. NO. 1701-17-B11

Request use variance from Sec. 54-203 to allow a temporary parking lot for CWS Plum Island facility in a SR-1 (Single-Family Residential) zone district.  
Owner-Commissioners of Public Works (Charleston Water Systems)/Applicant-Chris Troutman, PE

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred by applicant.

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

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12. 49 SANS SOUCI ST. (NORTH CENTRAL) APP. NO. 1701-17-B12  
(463-08-03-044)

Request variance from Sec. 54-301 to allow a 2-story addition (living room/bath/porch/steps) with a 5-ft. 10-inch west side setback and a 20.5-ft. rear setback (9-ft. and 25-ft. required).  
Zoned SR-2.

Owner/Applicant-Mathew K. O'Hara

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: R.Appel VOTE: FOR 5 AGAINST 0

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13. 108 COOPER ST. (EASTSIDE) (459-05-03-008) APP. NO. 1701-17-B13

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 821sf; 2,500sf required).  
Request variance from Sec. 54-301 to allow construction of a single-family residence with a 12-ft. total side (15-ft. required).  
Zoned GB.

Owner-Jennifer LePaige/Applicant-Keith Barley

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APPROVED 0 WITHDRAWN 0  
DISAPPROVED 0 DEFERRED XX

MOTION: Deferral to meet with neighbors & neighborhood association.

MADE BY: M.Robinson SECOND: W.Smalls VOTE: FOR 5 AGAINST 0

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14. 24 CHURCH ST. (CHARLESTOWNE) APP. NO. 1701-17-B14  
(457-16-04-051)

Request variance from Sec. 54-301 to allow a detached accessory building (shed) with a 2-ft. rear setback and 47% lot occupancy (3-ft. required, 35% lot occupancy limit; existing lot occupancy is 46%).  
Zoned SR-4.

Owners-Peter & Caroline Finnerty/Applicant-Glen Gardner

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: R.Appel SECOND: M.Smith VOTE: FOR 5 AGAINST 0

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15. 12 STRAWBERRY LN. (NORTH CENTRAL) APP. NO. 1701-17-B15  
(460-03-02-071)

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,844sf; 2,500sf required).  
Request variance from Sec. 54-301 to allow construction of a single-family residence with a 3-ft. west side and a 6.5-ft total side setback (7-ft. and 10-ft. required).

Request variance from Sec. 54-317 to allow construction of a single-family residence with one off-street parking space (two spaces required).

Zoned DR-2F.

Owner-Mulberry Street Development, LLC/Applicant-William Easterlin

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Smith SECOND: W.Smalls VOTE: FOR 5 AGAINST 0

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For more information, contact the Zoning and Codes Division Office at 724-3781 or

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 [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.