

MEMBERS PRESENT: LEONARD KRAWCHECK, SANDRA CAMPBELL, MICHAEL ROBINSON,
WALTER SMALLS, MARGARET SMITH, JOHN LESTER, SAM ALTMAN
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY
CLERK: VANESSA ELLINGTON

AGENDA

BOARD OF ZONING APPEALS-ZONING

AUGUST 19, 2014 5:18 P.M. 75 CALHOUN STREET
6:10 P.M.

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

1. No Deferred Applications.
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B. New Applications:

1. 60 BULL ST. (HARLESTON VILLAGE) (457-03-02-090) APP. NO. 148-19-B1

Request approval under Sec. 54-110 to amend the condition placed by the Board on February 7, 2006 to not allow on-premises consumption of beer and wine with an existing café/deli use.

Zoned DR-1F.

Owner/Applicant-Alberta Savonozzi

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with conditions: 5:00 p.m. to 8:00 p.m. – Monday – Saturday.

MADE BY: M.Robinson SECOND: W.Smalls VOTE: FOR 6 AGAINST 0

2. 377 HUNTLEY DR. (HOFF GARDENS) (350-11-00-051) APP. NO. 148-19-B2

Request variance after-the-fact from Sec. 54-301 to allow a detached accessory structure (pole shed) with a 5-ft. north side setback (9-ft. required).

Zoned SR-1.

Owners-Steven & Lisa Stine/Applicant-Lisa Stine

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: S.Campbell SECOND: M.Robinson VOTE: FOR 7 AGAINST 0

3. 337 KING ST. (UNIT B) (457-04-02-118) APP. NO. 148-19-B3

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

Owner-LP&B Associates, LLC/Applicant-Andy W. Bleggi

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferral.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

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4. 18 NUNAN ST. (WESTSIDE) (460-07-02-235) APP. NO. 148-19-B4

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area, 1590.93sf; 2,500sf required).

Zoned DR-2F.

Owner-Marsha Aleem/applicant-Eric Draper

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: W.Small SECOND: M.Smith VOTE: FOR 7 AGAINST 0

5. 106 AND 108 GROVE ST. (WAGENER TERRACE) APP. NO. 148-19-B5
(463-15-01-046 AND 047)

Request variance from Sec. 54-301 to allow a property-line adjustment which reduces the lot area for 108 Grove St. to 4,752sf (6,000sf required).

Request special exception under Sec. 54-110 to allow a change to a non-conforming use from a bar to a bakery and restaurant with indoor and outdoor patron use areas, days and hours of operation, Monday-Sunday 6:30 am to 10pm and on-premises consumption of beer and wine in a SR-2 (Single-Family Residential) zone district.

Request special exception under Sec. 54-110 to allow a commercial bakery addition that extends a non-conforming 3-ft. east side setback (9-ft. required).

Request variance from Sec. 54-301 to allow a commercial bakery addition with a 20-ft. rear setback, an 8-ft. west side setback, an 11-ft. total side setback (25-ft., 9-ft. and 18-ft. required respectively).

Request variance from Sec. 54-301 to allow a hvac platform with a 0-ft. east side setback (9-ft. required).

Request special exception under Sec. 54-511 to allow 243sf of outside patron use area for a bakery and restaurant without required parking spaces (2 spaces required).

Zoned SR-2.

Owner-ReNew Urban/applicant-Mike Ray

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with conditions concerning hours of operation and on-premises consumption beer and wine noted above and no amplified music outside.

MADE BY: M.Smith SECOND: J.Lester VOTE: FOR 7 AGAINST 0

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6. 99 KING ST. (CHARLESTOWNE) (457-12-04-058) APP. NO. 148-19-B6

Request special exception under Sec. 54-110 to allow a vertical expansion (2nd flr deck) to be enclosed to a non-conforming building footprint that does not meet the required 3-ft. north side setback.

Zoned SR-5.

Owners-Lou & Robin Perella/Applicant-AJ Architects

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: S.Altman SECOND: J.Lester VOTE: FOR 7 AGAINST 0

7. 31 AMHERST ST. (EASTSIDE) (459-09-04-049) APP. NO. 148-19-B7

Request use variance from Sec. 54-203 to allow the reestablishment of a commercial use (office use on first floor) in a DR-2F (Diverse-Residential) zone district.

Request special exception under Sec. 54-511 to allow an (office use on the first floor) and one dwelling unit (second floor) with 2 off-street parking spaces (4 spaces required).

Zoned DR-2F

Owner-31 Amherst Street LLC/Applicant-Lucas Morrison

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Smith SECOND: W.Smalls VOTE: FOR 7 AGAINST 0

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 three business days prior to the meeting.