

MEMBERS PRESENT: LEONARD KRAWCHECK, MICHAEL ROBINSON, MARGARET SMITH,  
WALTER JAUDON, ALLISON GRASS, JOHN LESTER, ROSS APPEL  
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, VANESSA ELLINGTON

AGENDA

**BOARD OF ZONING APPEALS-ZONING**

JANUARY 15, 2019

5:15-16 P.M.  
7:20 P.M.

2 GEORGE STREET

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

1. 41 BROUGHTON RD. AND BROUGHTON RD. APP. NO. 191-15-A1  
(LOT 3) 421-14-00-017 AND 061)

Request reconsideration of the Board's decision on October 2, 2018.  
Request reconsideration of the Zoning administrator's decision that the Zoning Division's 2012 approval of a property line adjustment between Lot 2 and Lot 3 at 41 Broughton Rd. meets all City zoning regulations and that the approval that was granted in 2012 was properly granted.  
Zoned SR-8.

Owners-Richard & Robin Cooper/Applicants-Donald & Greta Howe

APPROVED	0	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	XX

MOTION: Deferred.

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

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2. 99 ALEXANDER ST. (MAZYCK/ APP. NO. 191-15-A2  
WRAGGBOROUGH) (459-13-01-093)

Request variance from Sec. 54-301 to allow a subdivision of this lot to create two lots with (Lot 1) having a lot area of 3,210sf (4,000sf required)  
Request variance from Sec. 54-301 to allow the house on (Lot 1) having a 0-ft. rear setback (25-ft. required).  
Request variance from Sec. 54-824 to allow (rear Lot 2) without required frontage on a public right-of-way (50-ft. required).  
Zoned DR-1F.

Owner-99 Alexander Street, LLC/Applicant-Fred L. Willis, III

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

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

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**B. New Applications:**

1. 270 ½ KING ST. (457-08-01-125,126 AND 127) APP. NO. 191-15-B1

Request special exception under Sec. 54-511 to allow a portion of the first floor (A2) and all of the second and third floors (B and C) to be used for up to twelve (12) twelve residential units and related facilities without providing required off-street parking spaces (18 spaces required).  
Zoned GB.

Owner-American Tea Growers/Applicants-East-West Partners, Inc., Womble Bond Dickson (US) LLP

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APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with conditions: 270 ½ King Street – 457-08-01-125, 126, and 127. The BZA-Z approved a special exception to allow 12 dwelling units with no off street parking on January 15, 2019, with the following condition:  
“Developer to construct a gate (at the Wentworth Street driveway for 268 King Street) at its expense per requirements of the City and Mr. McIntosh, which will not be unreasonably withheld!”

MADE BY: M.Robinson SECOND: R.Appel VOTE: FOR 6 AGAINST 1  
\*A.Grass

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2. 29 BROUGHTON RD. (THE CRESENT) APP. NO. 191-15-B2  
(421-14-00-024)

Request reconsideration of the Board’s decision on December 4, 2018, to deny an appeal of the Zoning Administrator’s decision that a 60-ft. tall flagpole cannot be considered a “monument” under the terms of the City of Charleston Zoning Ordinance (Height of structures are limited to 35-ft.) Zoned SR-8.

Owners-David W. Abdo, Ilonka Sonja Taylor/Applicant-John A. Massalon, Esq.

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

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

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3. 235 EAST BAY ST., 36 N. MARKET ST. APP. NO. 191-15-B3  
AND 5 GUINARD ST. (458-05-03-  
041,138 AND 036)

Request one-year extension of a vested right that expires on July 18, 2019, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 for a 50-unit accommodations use with conditions in a GB-A (General Business-Accommodations) zone district.

Owner-Pearce Development, LLC/Applicant-Womble Bond Dickson (US) LLP

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval – one-year extension through July 18, 2020 with conditions.

MADE BY: W.Jaudon SECOND: A.Grass VOTE: FOR 7 AGAINST 0

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4. ORRS CT. (WESTSIDE) (460-07-02-079) APP. NO. 191-15-B4

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 2,086sf; 2,500sf required). Request variance from Sec. 54-301 to allow construction of a single-family residence with a 3-ft. south side setback, a 6-ft. total side setback (7-ft. and 10-ft. required).

Zoned DR-2F.

Owner-Zach Powell/Applicant-RCCBB Properties, LLC

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APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

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

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5. 2000 MEETING ST. RD. (466-16-00-127) APP. NO. 191-15-B5

Request variance from Sec. 54-404 and Sec. 54-415 to allow an off-premises monument sign that exceeds the allowed height and sign face square footage. Zoned GB.

Owner-HR Charleston V, LLC/Applicant-Stuart Coleman

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: R.Appel SECOND: J.Lester VOTE: FOR 7 AGAINST 0

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6. 638 BERMUDA ISLE DR. (DANIEL ISLAND) APP. NO. 191-15-B6  
(272-10-01-042)

Request variance (after-the-fact) from Sec. 54-823 Daniel Island Master Plan zoning regulations to allow a section of a garage (outdoor living area) to encroach within the required 10-ft. setback from the Visual Buffer Zone. Zoned DI-R.

Owner-Paul Keating/Applicant-Novella Homes

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: M.Smith VOTE: FOR 7 AGAINST 0

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7. 214 PRESIDENT ST. (WESTSIDE) APP. NO. 191-15-B7  
(460-07-04-157)

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,483sf; 2,500sf required). Zoned DR-2F.

Owner-Sutterlin Investments, LLC/Applicant-John Douglas Tucker, Architect

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred by applicant.

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

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8. 179 WENTWORTH ST. (HARLESTON VILLAGE) APP. NO. 191-15-B8  
(457-03-03-065)

Request special exception under Sec. 54-110 to allow a 2-story addition (laundry room/master bedroom expansion) that extends a non-conforming 12.3-ft. rear setback (25-ft. required).

Request variance from Sec. 54-301 to allow a 2-story addition (covered entrance/ 2-story piazza/sitting room/pantry/laundry/master bath/master bedroom expansion) with a 9.2-ft. west side setback, a 9.2-ft. total side setback and having a 61.4% lot occupancy (12-ft. and 18-ft. required, 50% limitation; existing lot occupancy 50%). Zoned STR.

Owners-Mike & Sheri Calandra/Applicant-Julie O'Connor

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferral to meet with neighbors and neighborhood Association.

MADE BY: M.Smith SECOND: A.Grass VOTE: FOR 7 AGAINST 0

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9. 96 S. BATTERY ST. (CHARLESTOWNE) APP. NO. 191-15-B9  
(457-11-02-031)

Request special exception under Sec. 54-110 to allow a horizontal extension of a non-conforming building footprint (carport) that does not meet the required 25-ft. rear setback and 9-ft. west side setback.

Request variance from Sec. 54-301 to allow a carport addition with a 53% lot occupancy (50% limitation; existing lot occupancy is 50%). Zoned SR-2.

Owners-Jane & Everett Smith/Applicant-Beau Clowney Architects

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

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10. 510 KING ST. (460-12-02-017) APP. NO. 191-15-B10

Request special exception under Sec. 54-220 to allow a 50-unit accommodations use in a ~~GB-A (General Business Accommodations)~~(MU-2/WH) zone district.

Owner-Vanderking 510, LLC/Applicant-Mike Shuler

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: R.Appel SECOND: W.Jaudon VOTE: FOR 7 AGAINST 0

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11. 8 GREENHILL ST. (CHARLESTOWNE) APP. NO. 191-15-B11  
(457-11-04-071)

Request variance from Sec. 54-301 to allow a storage shed addition with a 33.4-ft. front setback and a 5-inch rear setback (70-ft. and 25-ft. required).  
Zoned DR-1F.

Owners-Jamee & Todd Schlesinger/Applicant-Julia F. Martin Architects

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: W.Jaudon VOTE: FOR 7 AGAINST 0

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12. 603 S. WINDERMERE BLVD. APP. NO. 191-15-B12  
(SOUTH WINDERMERE) (421-05-00-188)

Request Board approval of design modifications to exterior of proposed dwelling units. Board approved use and setback variances on May 5, 2009 to permit six dwelling units with conditions, including a condition that required the buildings to be constructed with the same exterior design and materials as shown on the plans.  
Zoned SR-1.

Owner/Applicant-Ron Hamilton

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: R.Appel VOTE: FOR 7 AGAINST 0

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13. 1140 SAM RITTENBERG BLVD. (352-08-00-002) APP. NO. 191-15-B13

Request use variance from Sec. 54-207 to allow a gasoline station with pumps, vents, safety valves, and storage tanks, within one hundred (100) feet of an existing church building and within fifty (50) feet of a residential zoning district.  
Zoned GB.

Owner-Harper Revocable Trust/Applicant-The Parker Companies

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