

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 16, 2018 ~~5:15~~ 7:10 P.M. 2 GEORGE STREET

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

1. 36 N. MARKET ST. 5 GUINGARD ST. AND APP. NO. 1801-16-A1
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 Bond Dickinson (US) LLP

APPROVED 0 WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Hearing held on remand from Circuit Court to reconstruct hearing from the July 18, 2017 meeting.

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

2. 8 QUEEN ST. (FRENCH QUARTER) APP. NO. 1801-16-A2
(458-09-01-121)

Request variance from Sec. 54-208 to allow 1 (one) Bed and Breakfast unit without the required one off-street parking space.
Zoned SR-5.

Owner-Leon R. Glass/Applicant-John A. Massalon, Esq.

APPROVED 0 WITHDRAWN 0

DISAPPROVED XX DEFERRED 0

MOTION: Approval.

MADE BY: R.Appel SECOND: J.Lester VOTE: FOR 2 AGAINST 4
*L.Krawcheck recused

B. New Applications:

1. 17 LEGARE ST. (CHARLESTOWNE) APP. NO. 1801-16-B1
(457-11-04-111)

Request special exception under Sec. 54-110 to allow a horizontal expansion (equipment building) and vertical extensions (bedroom/bathrooms/stairs) to a non-conforming building footprint with a 0-ft. north side setback (6-ft. required).
Request variance from Sec. 54-301 to allow an addition (1-story equipment building) with a 1-ft. 2-inch rear setback (3-ft. required).
Zoned SR-3.

Owner-Lee Richards/Applicant-Beau Clowney Architects

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APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferral.

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

2. 393 MEADOW BREEZE LN. APP. NO. 1801-16-B2
(SYLVAN SHORES EAST) (310-10-00-197)

Request variance from Sec. 54-301 to allow construction of a single-family residence with a ~~43~~17-ft. front setback (25-ft. required).
Zoned SR-1.

Owners/Applicants-Jeffrey & Jeneen Nance

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

3. 217 ASHLEY AVE. (CANNONBOROUGH/
ELLIOTBOROUGH) (460-11-04-080) APP. NO. 1801-16-B3

Request use variance from Sec. 54-203 to allow a 7-unit accommodations use in a DR-2F (Diverse-Residential) zone district.

Request variance from Sec. 54-317 to allow a 7-unit accommodations use with 3 off-street parking spaces (5 spaces required).

Zoned DR-2F.

Owners-Robert J. Lowe, Jr. Trust & Gwendolyn M. Lowe Trust

Applicant-Robert J. Lowe, Jr., Trustee of Robert J. Lowe, Jr. Trust

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferral.

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

4. 36 HASELL ST. (ANSONBOROUGH) APP. NO. 1801-16-B4
(458-05-01-035)

Request special exception under Sec. 54-110 to allow a horizontal expansion (1st floor bay) and vertical extensions (2nd floor bay, master bath expansion, closets and dormer) to a non-conforming building footprint that does not meet required 6-ft. east and 12-ft. west side setbacks.

Zoned STR.

Owners-Michael A. Mitchell & R. Tyler Hill/Applicant-Dufford Young Architects

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APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: W.Jaudon VOTE: FOR 6 AGAINST 0

*M.Robinson recused

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5. 96 S. BATTERY ST. (CHARLESTOWNE) APP. NO. 1801-16-B5
(457-11-02-031)

Request special exception under Sec. 54-110 to allow a new garage that extends the non-conforming 2-ft-rear and 2.5-ft.west side setback (25-ft. and 9-ft. required).

Request variance from Sec. 54-301 to allow a new garage with a 22.7-ft. side street setback (25-ft. required).

Zoned SR-2.

Owner-Everett Smith/Applicant-David Thompson Architect

APPROVED 0

WITHDRAWN XX

DISAPPROVED 0

DEFERRED 0

MOTION: Withdrawn.

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

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6. 46 B STATE ST. (FRENCH QUARTER) APP. NO. 1801-16-B6
(458-09-01-142)

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

Request special exception under Sec. 54-511 to allow a 1-unit accommodations use without required parking spaces (2 spaces required).

Zoned GB-A.

Owner/Applicant-Gerald A. Kaynard

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferral.

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

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7. 46 C STATE ST. (FRENCH QUARTER) APP. NO. 1801-16-B7
(458-09-01-143)

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

Request special exception under Sec. 54-511 to allow a 1-unit accommodations use without required parking spaces (2 spaces required).

Zoned GB-A.

Owner/Applicant-John F. Abess

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APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferral.

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

8. 475 EAST BAY ST. (MAZYCK/
WRAGGBOROUGH) (459-13-04-041, 459-13-
04-026 THRU 029, 459-13-04-022 AND 023) APP. NO. 1801-16-B8

Request special exception under Sec. 54-220 to allow a 100-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner-Mayzyck Holdings, LLC/Applicant-Strand Capital Group, LLC

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

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

9. 286 MEETING ST. (ANSONBOROUGH) APP. NO. 1801-16-B9
(458-01-03-142)

Request variance from Sec. 54-301 to allow an existing office to be an office use and/or an additional dwelling unit for a total of 10 dwelling units with 1,205sf of lot area per dwelling unit (1,650sf required).
Zoned GB.

Owner-Ken Koffler/Applicant- Neil Stevenson

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

10. 20 F ST. (WESTSIDE) (463-16-03-044) APP. NO. 1801-16-B10

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 2,320sf; 4,000sf required).
Request variance from Sec. 54-301 to allow construction of a single-family residence with a 3.2-ft. south side setback, a 6.2-ft. total side setback (9-ft. and 15-ft. required).

Zoned DR-1.

Owner-USA Regrowth, LLC/Applicant-Troy Ah Yo

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APPROVED 0

WITHDRAWN 0

DISAPPROVED XX

DEFERRED 0

MOTION: Disapproval.

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

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 three business days prior to the meeting.