

MEMBERS PRESENT: LEONARD KRAWCHECK, MICHAEL ROBINSON, WALTER JAUDON,  
ALLISON GRASS, ROBBEN RICHARDS, JOHN LESTER  
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, VANESSA ELLINGTON

AGENDA

**BOARD OF ZONING APPEALS-ZONING**

JANUARY 21, 2020

~~5:15-17~~ P.M.

2 GEORGE STREET

12:02 A.M.

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

1. 1000 FT. JOHNSON RD. (428-00-00-011 AND 428-11-00-092) APP. NO. 2001-21-A1

Request special exception under Sec. 54-225 to allow additions and improvements to an existing school (James Island Charter H.S.). The additions consist of a Bus Lot for use of District 3 (James Island) buses, a bus driver office building, relocation of existing mobile classrooms, a new Competition Gymnasium and a new Career & Technology Education (CTE) building in a SR-1 (Single-Family Residential) zone district.

Owner-Charleston County School District/Applicant-ADC Engineering, Inc.

APPROVED XX WITHDRAWN 0

DISAPPROVED XX DEFERRED 0

MOTION: Disapproval – Bus lot.  
Approval – Building additions and relocation of existing mobile classrooms.

MADE BY: M.Robinson SECOND: R.Richards VOTE: FOR 6 AGAINST 0

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2. 510 AND 502 KING STREET (CANNONBOROUGH/ ELLIOTBOROUGH) (460-12-02-017, 018, 019 AND 021) APP. NO. 2001-21-A2

Request special exception under Sec. 54-220 to allow a full service 200-unit accommodations use in a MU-2/WH/GB/LI-A (Mixed-Use, General Business, Light Industrial) zone districts.

Owner – Charleston OZ Site 1, LLC; Charleston Site 2, LLC/Applicant – Mike Shuler

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval with condition that City Council adopts Ordinance correcting Scriveners error.

MADE BY: M.Robinson SECOND: A.Grass VOTE: FOR 6 AGAINST 0

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3. 32 CHARLOTTE ST. (MAZYCK/WRAGGBOROUGH) (459-13-01-100) APP. NO. 2001-21-A3

Request variance from Sec. 54-301 to allow a masonry wall with an 8-ft. 7-inch height and a 9-ft. 8-inch pier height (Height limitation 7-ft. and 8-ft.).

Zoned DR-1F.

Owner – Ben & Robin Gramling/Applicant – Glen Gardner

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APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: R.Richards VOTE: FOR 6 AGAINST 0

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4. 82 MARY ST. (CANNONBOROUGH/ELLIOTBOROUGH) APP. NO. 2001-21-A4  
(460-12-02-096)

Request special exception under Sec. 54-220 to allow a full service 225-unit accommodations use in a MU-2/WH (Mixed-Use Workforce Housing) zone district.

Owner – Mary Street Parking/Applicant – Nathan J. Schutte

APPROVED 0

WITHDRAWN 0

DISAPPROVED XX

DEFERRED 0

MOTION: Approval – Motion failed.

MADE BY: M.Robinson SECOND: J.Lester VOTE: FOR 3 AGAINST 3  
M.Robinson L.Krawcheck  
J.Lester A.Grass  
W.Jaudon R.Richards

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**B. New Applications:**

1. 57 BOGARD ST. (CANNONBOROUGH/  
ELLIOTBOROUGH) (460-08-03-085) APP. NO. 2001-21-B1

Request an appeal of the Zoning Administrator's decision that zoning ordinance requirements for maneuverable parking for a Bed and Breakfast use are not met and subsequent denial of B&B permit application.

Zoned DR-2F.

Owner-Bulldog Holdings/Applicant-Gordon Jenkinson

APPROVED 0

WITHDRAWN 0

DISAPPROVED XX

DEFERRED 0

MOTION: Disapproval.

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

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2. 64 HASELL ST. (ANSONBOROUGH) (458-05-01-051) APP. NO. 2001-21-B2

Request variance from Sec. 54-203 to allow an existing inn use to increase the number of inn units from 8 units to 9 units. (Use variance approved in 1987 for existing inn with apartment for owner).

Zoned STR.

Owner-Indigo Inn, Limited Partnership/Applicant-Tony Giuliani

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APPROVED 0

WITHDRAWN 0

DISAPPROVED XX

DEFERRED 0

MOTION: Disapproval.

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

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3. 16 QUEEN ST. (FRENCH QUARTER) (458-09-01-059) APP. NO. 2001-21-B3

Request second one-year extension of a vested right that expires on December 31, 2019, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-110 to allow a horizontal expansion (kitchen expansion) and vertical extension (2<sup>nd</sup> floor bathrooms) and variance granted from Sec. 54-301 to allow additions with a 40% lot occupancy in a SR-5 (Single-Family Residential) zone district.

Owners-Steve & Pamela Bardill/Applicant-Christopher Rose Architects, PA

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval of second 1-year extension to expire on 12/31/20.

MADE BY: W.Jaudon SECOND: R.Richards VOTE: FOR 6 AGAINST 0

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4. 3 BRIARCLIFF DR. (FOREST NEIGHBORHOOD COALITION) (349-03-00-195) APP. NO. 2001-21-B4

Request variance from Sec. 54-824 to allow a subdivision of this lot to create 2 lots that do not meet the required frontage of 67.3 feet on a public right-of-way. (Lot A frontage 65.50 feet and Lot A-2 frontage 64.50 feet).  
Zoned SR-2.

Owner-Diane K. Husk/Applicant-Peninsula Coastal Construction

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: R.Richards SECOND: J.Lester VOTE: FOR 6 AGAINST 0

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5. 63 ANSON ST. (ANSONBOROUGH) (458-01-03-011) APP. NO. 2001-21-B5

Request variance from Sec. 54-301 to allow a 2-story addition (bedrooms/baths/ stair/hallway/laundry room) with a 0-ft. north side setback and 9-ft. rear setback (6-ft. and 25-ft. required).  
Zoned STR.

Owner Pic Anson, LLC/Applicant-Daniel Beck Architecture, LLC

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APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferral to meet with neighbor to the north.

MADE BY: W.Jaudon SECOND: R.Richards VOTE: FOR 5 AGAINST 0  
\*L.Krawcheck recused

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6. 245 HUGER ST. (NORTH CENTRAL) (459-01-03-048) APP. NO. 2001-21-B6

Request special exception under Sec. 54-220 to allow a150-unit accommodations use in an UP-A (Upper Peninsula-Accommodations) zone district.  
Owner-Chase Furniture Company, Inc./Applicants-LS3P and The Montford Group

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: W.Jaudon VOTE: FOR 5 AGAINST 1  
A.Grass

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7. 2 CAMPBELL DR. (BYRNES DOWNS) (421-02-00-032) APP. NO. 2001-21-B7

Request special exception under Sec. 54-110 to allow a 1-story addition (kitchen expansion/utility room/bath) that extends a non-conforming 3-ft. south side setback (9-ft. required).  
Zoned SR-2

Owner-Josh Noles/Applicant-Guv Gottshalk Architects

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: R.Richards SECOND: A.Grass VOTE: FOR 6 AGAINST 0

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8. 17 BEVERLY RD. (SOUTH WINDERMERE) APP. NO. 2001-21-B8  
(421-06-00-085)

Request variance from Sec. 54-301 to allow construction of a detached accessory building (garage/storage) with a 5-ft. rear setback and a 5-ft. west side setback (25-ft. and 9-ft. required).  
Zoned SR-2.

Owner/Applicant-Matt Stuemke

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APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferral.

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

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9. 34 SAVAGE ST. (CHARLESTOWNE) (457-12-03-134) APP. NO. 2001-21-B9

Request special exception under Sec. 54-110 to allow a vertical extension (2<sup>nd</sup> story, exercise/office) to a non-conforming building footprint that does not meet required north side setback and rear setback (3-ft. and 25-ft. required).

Request variance from Sec. 54-301 to allow an elevator addition having a 53% lot occupancy (50% limitation; existing lot occupancy 52%).

Zoned DR-1F.

Owners-Gary & Carolyn Glidersleeve/Applicant-Becky Fenno

APPROVED 0

WITHDRAWN XX

DISAPPROVED 0

DEFERRED 0

MOTION: Withdrawn.

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

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10. 385 MEETING ST. (MAZYCK/WRAGGBOROUGH) APP. NO. 2001-21-B10  
(459-09-03-117)

Request special exception under Sec. 54-206 to allow a late night use bar and restaurant within 500 feet of a residential zone district.

Zoned GB.

Owner-Eddie Buck/Applicant-Matt Kschinka

APPROVED 0

WITHDRAWN 0

DISAPPROVED XX

DEFERRED 0

MOTION: Disapproval.

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

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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.