

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

AGENDA

BOARD OF ZONING APPEALS-ZONING

FEBRUARY 6, 2018

~~5:15-18~~ P.M.
6:40 P.M.

2 GEORGE STREET

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

1. 475 EAST BAY ST. (MAZYCK/WRAGGBOROUGH) APP. NO. 182-06-A1
(459-13-04-041, 459-13-04-026 THRU 029, 459-13-04-022 AND 023)

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 XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with conditions.

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

*L.Krawcheck recused.

B. New Applications:

1. 23 MONTAGU ST. (HARLESTON VILLAGE) APP. NO. 182-06-B1
(457-03-04-100)

Request variance from Sec. 54-30 to allow construction of a detached accessory building (garage/bedroom/bath) with a 3-ft. west side setback and a 10-ft. rear setback (9-ft. and 25-ft. required).

Zoned DR-1F.

Owner-Siam South LLC/Applicant-William Bates Architect

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferral.

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

-
2. 133 BEAUFAIN ST. (HARLESTON VILLAGE) APP. NO. 182-06-B2
(457-07-01-017)

Request special exception under Sec. 54-110 to allow a 1-story addition (bedroom/bath/family room) that extends a non-conforming 5-ft. east side setback, 10-ft. west side setback and 15-ft. total side setback (6-ft., 12-ft. and 18-ft. required).

Zoned STR.

Owners-Sarah & Simons Young/Applicant-Simons Young

BOARD OF ZONING APPEALS—ZONING/FEBRUARY 6, 2018
PAGE 2

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

3. 21 TIMMERMAN DR. (BYRNES DOWNS) APP. NO. 182-06-B3
(421-01-00-201)

Request special exception under Sec. 54-110 to allow a 1-story addition (bedroom expansion/bedroom) that extends a non-conforming 1-ft. south side setback (9-ft. required).

Zoned SR-2.

Owner/Applicant-Theresa Silo

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: J.Lester VOTE: FOR 6 AGAINST 0

4. 26 REID ST. (EASTSIDE) (459-09-04-040) APP. NO. 182-06-B4

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 2,225sf; 2,500sf required). Request variance from Sec. 54-301 to allow construction of a single-family residence with a 6.9-ft. west side setback and a total 9.9-ft. total side setback (7-ft. and 10-ft. required).

Owner-Charleston Habitat for Humanity/Applicant-Studio Architecture

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

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

5. 529 KING ST. (CANNONBOROUGH/
ELLIOTBOROUGH) (460-12-02-081) APP. NO. 182-06-B5

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

Owner-529 King Investors/Applicant-Stephen Ramos, LS3P

BOARD OF ZONING APPEALS—ZONING/FEBRUARY 6, 2018
PAGE 3

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

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

6. 332 KING ST. (457-04-02-007) APP. NO. 182-06-B6

Request special exception under Sec. 54-220 to allow a 22-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner-332 King Investors, LLC/Applicant-Stephen Ramos, LS3P

APPROVED 0

WITHDRAWN XX

DISAPPROVED 0

DEFERRED 0

MOTION: Withdrawn.

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

7. 9 F ST. (WESTSIDE) (463-16-03-025) APP. NO. 182-06-B7

Request variance from Sec. 54-301 to allow a subdivision of this lot into two lots with Lot 110B having 1,207sf and Lot 110A having 854sf of lot area (2,500sf required).

Request variance from Sec. 54-301 to allow construction of a single-family residence (Lot 110A) with a 1.8-ft. north side setback and an 8.8-ft. total side setback; to allow a hvac platform with a 1-ft. rear setback (3-ft., 10-ft. and 3-ft. required).

Request variance from Sec. 54-301 to allow (Lot 110B) with a 62% lot occupancy (50% lot occupancy limit).

Request variance from Sec. 54-317 to allow Lot 110B and Lot 110A to not provide required off-street parking spaces (2 spaces required for each lot). Zoned DR-2F.

Owner/Applicant-Mark D. Morris

APPROVED 0

WITHDRAWN 0

DISAPPROVED XX

DEFERRED 0

MOTION: Disapproval.

MADE BY: M.Smith SECOND: A.Grass VOTE: FOR 6 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.