

MEMBERS PRESENT: LEONARD KRAWCHECK, MICHAEL ROBINSON, MARGARET SMITH,
WALTER JAUDON, JOHN LESTER, ROSS APPEL
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, (NO CLERK – RECORDED VIDEO)

AGENDA

BOARD OF ZONING APPEALS-ZONING

FEBRUARY 19, 2019

~~5:15-23~~ P.M.
10:46 P.M.

2 GEORGE STREET

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

1. 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APPROVED 0 WITHDRAWN 0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 XX DEFERRED 0

MOTION: Disapproval.

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

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2. 585 King Street (CANNONBOROUGH/
ELLIOTBOROUGH) (460-08-04-065) APP. NO. 1902-19-A2

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

Owner-Vanderking 585 King, LLC/Applicant-Neil Stevenson Architects

APPROVED 0 WITHDRAWN 0

DISAPPROVED XX DEFERRED 0

MOTION: Disapproval.

MADE BY: J.Lester SECOND: W.Jaudon VOTE: FOR 5 AGAINST 1
*R.Appel

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3. 15 STRAWBERRY LN (NORTH CENTRAL) APP. NO. 1902-19-A3
(460-03-02-168)

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,880sf; 2,500sf required).
Zoned DR-2F.

Owner-782 A Rutledge, LLC/Applicant-Clarke Design Group

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval with condition that pole blocking proposed driveway, must be removed before City approves permits for construction.

MADE BY: M.Smith SECOND: M.Robinson VOTE: FOR 4 AGAINST 2
*R.Appel
*W.Jaudon

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4. 844 MAGNOLIA RD. (MARYVILLE/ ASHLEYVILLE) (418-09-00-117) APP. NO. 1902-19-A4

Request variance from Sec. 54-317 to allow construction of a mixed-use building with 2,523sf of office space, 1,800sf of interior patron use area (café) and 1,196sf of retail space (art gallery/workshop) with 7-off-street parking spaces (37 spaces required).

Zoned CT.

Owner-546 Elm, LLC/Applicant-Matteo Rapallini

APPROVED 0 WITHDRAWN 0

DISAPPROVED 0 DEFERRED XX

MOTION: Deferral.

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

B. New Applications:

1. 8 ELMWOOD AVE. (HAMPTON PARK TERRACE) APP. NO. 1902-19-B1
(460-02-04-132)

Request an appeal of the Zoning Administrator's decision to deny an STR permit application based on the date the building was constructed (Ordinance requires building to have been constructed fifty (50) or more years ago.

Zoned DR-1F.

Owner/Applicant-A.Tyler Nance

APPROVED 0 WITHDRAWN 0

DISAPPROVED 0 DEFERRED XX

MOTION: Deferral.

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

2. 179 3rd AVENUE (WAGENER TERRACE) APP. NO. 1902-19-B2
(463-10-03-075)

Request use variance from Section 54-203 to allow up to six (6) dwelling units on this lot in a SR-2 (Single-Family Residential) zone district.

Owner-Michael Duane Dennis/Applicants-Michael & Emerald Dennis

APPROVED 0 WITHDRAWN 0

DISAPPROVED XX DEFERRED 0

MOTION: Deferral.

MADE BY: M.Robinson SECOND: M.Smith Motion withdrawn without a vote.

MOTION: Disapproval.

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

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3. 161 MOULTRIE ST. (HAMPTON PARK TERRACE) (460-02-04-005) APP. NO. 1902-19-B3

Request special exception under Sec. 54-110 to allow the horizontal extension of a non-conforming 1.4-ft. east side setback for a garage (3-ft. required).
Zoned DR-1F.

Owner/Applicant-Eric M. Poulin

APPROVED	0	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	XX

MOTION: Deferral.

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

4. MAGNOLIA DR. (LOT 28) (ASHLEYVILLE/ MARYVILLE) (418-09-00-131) APP. NO. 1902-19-B4

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 4,686sf; 6,000sf required).
Request variance from Sec. 54-301 to allow construction of a single-family residence with a 14-ft. 11-inch rear setback, a 3-ft. south side setback, a 7-ft. north side setback, a 10-ft. total side setback (25-ft., 9-ft., 9-ft. and 18-ft. required).
Zoned SR-2.

Owner-H. Allen Strickland Trust/Applicant-Douglas W. Hardman

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

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

5. 36 STATE ST. (FRENCH QUARTER) (458-09-01-113) APP. NO. 1902-19-B5

Request variance from Sec. 54-301 to allow a detached accessory building addition (storage shed) with a 0-ft. rear setback, 3-ft. south side setback a 6-ft. total side setback, and having a 63% lot occupancy (3-ft., 7-ft., 10-ft. required, 35% limitation; existing lot occupancy 59%).
Zoned SR-5.

Owner-Deborah Nutting/Applicant-Charlotte Reeves

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

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

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6. 654 KING ST. (WESTSIDE) (460-04-04-031) APP. NO. 1902-19-B6

Request special exception under Sec. 54-206 to allow an existing restaurant and bar to have a late night use within 500 feet of a residential zoned district. Zoned MU-2/WH.

Owner-King Street Holdings, LLC/Applicant-Jeffrey Yurfest

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval to allow existing indoor and outdoor patron use area to be a late night use.

MADE BY: W.Jaudon SECOND: J.Lester VOTE: FOR 6 AGAINST 0

7. 8 VANDERHORST ST. (UNITS A&B) APP. NO. 1902-19-B7
(RADCLIFFEBOROUGH) (460-16-02-073 AND 074)

Request use variance from Sec. 54-203 to allow a boutique bridal salon in Unit A (first floor) and Unit B (second floor) in a DR-1 (Diverse-Residential) zone district.

Owner-JFRONE, LLC-c/o Barry Gumb/Applicant-J. Sidney Boone, Jr., Esq.

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: J.Lester VOTE: FOR 6 AGAINST 0

8. 135 CALHOUN ST. (457-04-02-064) APP. NO. 1902-19-B8

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

Owner-Neil Lykins/Applicant-Briggs & Inglese, LLC

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

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

9. 431 MEETING ST. (459-09-01-049) APP. NO. 1902-19-B9

Request special exception under Sec. 54-220 to allow a 252-unit accommodations use in a LI-A/GB-A (Light Industrial and General Business-Accommodations) zone district.

Owner-Charleston School of Law, LLC/Applicant-OMS Charleston, LLC c/o Seamon Whiteside+

