

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

FEBRUARY 20, 2018

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

2 GEORGE STREET

7:10 P.M.

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

1. 17 LEGARE ST. (CHARLESTOWNE) APP. NO. 182-20-A1
(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

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

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

B. New Applications:

1. 142 TRADD ST. (CHARLESTOWNE) APP. NO. 182-20-B1
(457-12-03-069)

Request use variance from Sec. 54-203 to allow the Charleston Symphony Orchestra Designer Show House from March 13, 2018 to April 15, 2018.
Zoned DR-1F.

Owner-Dave Killoran/Applicant-Claudia Porter

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval with condition to provide police guidance during move in, move out and opening party.

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

2. 86 LENWOOD BLVD. (CHARLESTOWNE) APP. NO. 182-20-B2
(457-11-04-093)

Request variance from Sec. 54-301 to allow an existing storage shed to be separately metered for electrical service (Ordinance requires lot area to meet square footage requirement for buildings separately metered).
Zoned DR-1F.

Owners-Margaret & Gordon Garrett/Applicant-LFA Architecture

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APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with condition: document recorded in Register of Deeds mandating meter does not allow a second unit.

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

3. 20 F ST. (WESTSIDE) (463-16-03-044) APP. NO. 182-20-B3

Request special exception under Sec. 54-301 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 4.4-ft. south side setback, a 7.9-ft. total side setback and a 40% lot occupancy (9-ft., 15-ft. and 35% lot occupancy limit).
Zoned DR-1.

Owner-USA Regrowth, LLC/Applicant-Troy Ahyo

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

4. 502 KING ST. (CANNONBOROUGH/
ELLIOTBOROUGH) (460-12-02-018) APP. NO. 182-20-B4

Request special exception under Sec. 54-206 to allow a late night use (bar/restaurant) within 500 feet of a residential zone district. Request special exception under Sec. 54-511 to allow 744sf of inside patron use area for a bar/restaurant use and 1,641sf of office area without required off-street parking spaces (9 spaces required).
Zoned GB.

Owner-Ben D'Allesandro/Applicant-AJ Architects

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

*M.Robinson recused

5. 2407 CASTLEREAGH RD. (HEMMINGWOOD) APP. NO. 182-20-B5
(353-02-00-149)

Request variance from Sec. 54-301 to allow sections of a fence to be 6-10⁸-ft. in height (Limit is 6-ft.).
Zoned PUD.

Owner/Applicant-Lawrence Brubaker

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APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

6. 1068 SEASIDE LN. (428-08-00-050) APP. NO. 182-20-B6

Request variance from Sec. 54-824 to allow a subdivision of this lot into three lots with Lot 7-A2 not having any frontage on a public right-of-way and Lot 7-A3 having a frontage of 50-ft. on a public right-of-way (97.14-ft. required).

Zoned SR-1.

Owners-Leroy & Shelley Brown/Applicant-Leroy Brown

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

7. 44 MORRIS ST/183 COMING ST. APP. NO. 182-20-B7
(CANNONBOROUGH/ELLIOTBOROUGH)
(460-12-01-081 and 132)

Request variance from Sec. 54-301 to allow construction of a duplex building for a total of 6 dwelling units (4 dwelling units existing) with 1,176sf of lot area per dwelling unit (2,250sf required).

Request variance from Sec. 54-301 to allow 58% lot occupancy (50% lot occupancy limit).

Zoned LB.

Owner-Andrew Hollowell/Applicant-Kevan Hoerthofer Architects

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferral.

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

8. 28 PITT ST. (HARLESTON VILLAGE) APP. NO. 182-20-B8
(457-04-01-088)

Request special exception under Sec. 54-110 to allow a change to a non-conforming use; by allowing a change from a grocery store to a market/cafe' with 286sf of inside patron use area, days of operation Monday-Sunday, hours of operation 7am-10pm and with on-premises consumption of alcohol.

Zoned DR-1F.

Owner-Fingers 1032, LLC/Applicant-Edward Crouse

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APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND R.Appel 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.