

MINUTES

AGENDA

BOARD OF ZONING APPEALS-ZONING

MARCH 1, 2022

5:15 P.M.

“virtually via Zoom Webinar

6:05 P.M.

MEMBERS PRESENT: MICHAEL ROBINSON, HOWELL MORRISON, WALTER JAUDON, ROB BEN RICHARDS, JOHN BENNETT

STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, SCOTT VALENTINE

A. Review of Minutes and Deferred applications from previously advertised BZA-Z agendas. For information, call 843-724-3765.

1. REVIEW OF MINUTES OF THE FEBRUARY 15, 2022 BOARD MEETING APP. NO. 2203-01-A1

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: H. Morrison SECOND: W.Jaudon VOTE: FOR 5 AGAINST 0

2. 15 BEDONS ALY (CHARLESTOWNE) (458-09-03-087) APP. NO. 2203-01-A2

Request variance from Sec. 54-301 to allow construction of single-family residence with a 42% lot occupancy (35 % limitation).
Zoned SR-5

Owner: Elizabeth C. Simmons
Applicant: Sebastian von Marschall, Architect

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: H. Morrison SECOND: W.Jaudon VOTE: FOR 4 AGAINST 0

*J.Bennett recused

B. New applications.

1. 2 ANSON ST. (458-05-03-131) APP. NO. 2203-01-B1

Request the fifth one-year extension of a vested right that expires on December 31, 2022, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on February 2, 2016 for a 50-unit accommodations use with conditions in a GB-A (General Business-Accommodations) zone district.

Owner: Rainbow Market LLC
Applicant: Gramling Brothers

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with conditions for one-year extension to expire on December 31, 2023.

MADE BY: W.Jaudon SECOND: R.Richards VOTE: FOR 5 AGAINST 0

2. 40-46 N. MARKET (458-05-03-035)

APP. NO. 2203-01-B2

Request fifth one-year extension of a vested right that expires on December 31, 2022, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on February 2, 2016 for a 50-unit accommodations use with conditions and a variance granted from Sec. 54-306 to allow a 3-story building in a GB-A (General Business-Accommodations) zone district.

Owner: Rainbow Market LLC
Applicant: Gramling Brothers

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with conditions for one-year extension to expire on December 31, 2023.

MADE BY: R.Richards SECOND: J.Bennett VOTE: FOR 5 AGAINST 0

3. 8 CLEVELAND ST. (NORTH CENTRAL) (463-15-04-085)

APP. NO. 2203-01-B3

Request variance from Sec. 54-301 to allow construction of a single-family residence with a 3-ft. west side setback, a 6-ft. total side setback (9-ft. 15-ft. required).
Request variance from Sec. 54-317 to allow construction of a single-family residence with 1 maneuverable off-street parking space (2 spaces required).
Zoned GB

Owner: Charleston Development, LLC
Applicant: Julie O’Conner, American Vernacular, Inc.

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

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

4. 19 PEACHTREE ST. (NORTH CENTRAL)
(463-12-01-058)

APP. NO. 2203-01-B4

Request special exception from Sec. 54-110 to allow a 1-story addition (hallway/living room/bedroom/bath/closet) that extends a non-conforming 3-ft. east side setback (9-ft. required).
Request variance from Sec. 54-301 to allow a 1-story addition with an 8.16-ft. rear setback (25-ft. required).
Zoned SR-2

Owner: Kristin VanGuilder
Applicant: Julie O’Conner, American Vernacular, Inc.

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: R.Richards SECOND: J.Bennett VOTE: FOR 5 AGAINST 0

**5. 468 KING ST. (MAZYCK/WRAGGBOROUGH)
(460-12-02-031)**

APP. NO. 2203-01-B5

Request special exception under Sec. 54-506 to allow existing late night use bar/restaurant within 500-ft. of a residential zone district to expand by adding outdoor patron use area (1,220sf deck). Request special exception under Sec. 54-511 to allow existing bar/restaurant to add 1,220sf of outdoor patron use area (deck) without providing 10 parking spaces. (expanded restaurant requires 28 spaces).
Zoned MU-2/WH

Owner: Roy Neal
Applicant: Synchronicity

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with conditions: 1) no amplified or live music outside/deck; 2) no increase in the patron occupancy limit on this property.

MADE BY: J.Bennett SECOND: H.Morrison VOTE: FOR 5 AGAINST 0

6. 16 KING ST. (CHARLESTOWNE) (457-16-02-066)

APP. NO. 2203-01-B6

Request special exception under Sec. 54-110 to allow a vertical extension, 2nd story addition (bathroom/laundry area) to a non-conforming building footprint that does not meet the required 3-ft. north side setback and 3-ft. rear setback.
Zoned SR-4

Owner: Sanford A. Cockrell, III and Stewart Corchiani
Applicant: Beau Clowney Architects, Victoria Goss

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferral.

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

**7. 2414 SYLVAN SHORES DR. (SYLVAN SHORES)
(310-05-00-051)**

APP. NO. 2203-01-B7

Request variance from Sec. 54-301 to allow an 8-ft fence to rear and side property lines (6-ft. height limitation).
Zoned SR-1

Owner and Applicant: Alton G. Silver

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: H. Morrison SECOND: W.Jaudon VOTE: FOR 5 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 schmacherj@charleston-sc.gov three business days prior to the meeting.