

MEMBERS PRESENT: LEONARD KRAWCHECK, MICHAEL ROBINSON, ALLISON GRASS,
JOHN LESTER, HOWELL MORRISON
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, VANESSA ELLINGTON

AGENDA

BOARD OF ZONING APPEALS-ZONING

MARCH 3, 2020

~~5:15-17~~ P.M.
6:31 P.M.

2 GEORGE STREET

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

1. No Deferred Applications.
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B. New Applications:

1. 1000 FT. JOHNSON RD. (428-00-00-011 AND 428-11-00-092) APP. NO. 2003-03-B1

Request reconsideration of the Board's decision on January 21, 2020 to deny a Bus Lot at James Island Charter High School in a SR-1/S (Single-Family Residential/School Overlay) zone district.

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

APPROVED 0 WITHDRAWN 0

DISAPPROVED XX DEFERRED 0

MOTION: Disapproval.

MADE BY: M.Robinson SECOND: A.Grass VOTE: FOR 4 AGAINST 0
*H.Morrison abstains

2. 7 ½ GIBBES ST. (CHARLESTOWNE) (457-16-03-135) APP. NO. 2003-03-B2

Request special exception under Sec. 54-110 to allow a 2-story addition (den/living room/storage) that enlarges a non-conforming residential unit.
Request variance from Sec. 54-301 to allow a 2-story addition (den/living room/storage) with a 38% lot occupancy (35% limitation; existing lot occupancy is 37%).
Zoned SR-4.

Owner-Christine Wilson/Applicant-American Vernacular, Inc.

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: A.Grass VOTE: FOR 5 AGAINST 0

3. 1093 BROWNSWOOD (312-00-00-178) APP. NO. 2003-03-B3

Request variance from Sec. 54-824 to allow a subdivision of this lot to create 2 lots with Lot 49-A1 not having frontage on a public right-of-way (50-ft. required).
Zoned SR-1.

Owner-Earl Vennings/Applicant-Forsberg Engineering

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

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MOTION: Approval.

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

4. 46-C STATE ST. (FRENCH QUARTER) (458-09-01-143) APP. NO. 2003-03-B4

Request one-year extension of a vested right that expires on March 20, 2020, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 for a 1-unit accommodations use and a special exception granted under Sec. 54-511 to allow a 1-unit accommodations use without required parking spaces in a GB-A (General Business-Accommodations) zone district.

Owner-John F. Abess MD PA/Applicants-John T. Abess, John F. Abess, MD

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval with conditions of first one-year extension to expire on March 20, 2021.

MADE BY: A.Grass SECOND: J.Lester VOTE: FOR 5 AGAINST 0

5. 25 KENNEDY ST. (WESTSIDE) (460-07-04-087) APP. NO. 2003-03-B5

Request variance from Sec. 54-301 to allow the reestablishment of two dwelling units (duplex) with 1,306.8sf of lot are per dwelling unit (2,000sf required).

Request special exception under Sec. 54-511 to allow two dwelling units (duplex) with 2 off-street parking spaces (4 spaces required).

Zoned DR-2F.

Owner/Applicant-Aaron Youmans

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: H.Morrison SECOND: M.Robinson VOTE: FOR 5 AGAINST 0

6. 13 TRADD ST. (CHARLESTOWNE) (458-13-01-045) APP. NO. 2003-03-B6

Request special exception under Sec. 54-110 to allow a horizontal expansion (covered patio) and vertical extension (expanded deck) that extends a non-conforming 1-ft. 4-inch east side setback (3-ft. required).

Request variance from Sec. 54-301 to allow a covered patio addition with a 1-ft. west side setback having a 39% lot occupancy (7-ft. required, 35% limitation; existing lot occupancy is 32%).

Zoned SR-5.

Owner-Mike Smith/Applicant-Simons Young

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APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: J.Lester SECOND: M.Robinson VOTE: FOR 5 AGAINST 0

7. 1 BEVERLY RD. (OLD WINDERMERE) (421-06-00-093) APP. NO. 2003-03-B7

Request variance from Sec. 54-301 to allow construction of a detached accessory building (garage) with a 37-ft. 10-inch front setback, a 3-ft. rear setback and a 13-ft. 4-inch side street setback (60-ft. 25-ft. 25-ft. required).
Zoned SR-2.

Owner-Jessica White/Applicant-Studio 291, LLC

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: A.Grass VOTE: FOR 5 AGAINST 0

8. 11 ½ SAINT PHILIP ST. (HARLESTON VILLAGE) APP. NO. 2003-03-B8
(457-04-03-112)

Request use variance from Sec. 54-203 to allow an office use in a DR-2F (Diverse-Residential) zone district
Request variance from Sec. 54-301 to allow construction of a 3-story office building with a 0-ft. rear setback, a 0-ft. north side setback, a 9.9-ft. total side setback, having a 53% lot occupancy (3-ft., 3-ft., 7-ft. 10-ft. required 50% limitation).
Request special exception under Sec. 54-511 to allow a 3-story building with 4,786sf of office space without required off-street parking spaces (10 spaces required).
Zoned DR-2F.

Owner-CKC Properties, LLC/Applicant-Bello Garris Architects

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: H.Morrison SECOND: J.Lester VOTE: FOR 4 AGAINST 0
*A.Grass recused

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.