

MEMBERS PRESENT: ROSS APPEL, MICHAEL ROBINSON, MARGARET SMITH, WALTER JAUDON,
ALLISON GRASS
STAFF PRESENT: PENNYE ASHBY, ANA HARP, (NO CLERK – RECORDED VIDEO)

AGENDA

BOARD OF ZONING APPEALS-ZONING

MARCH 19, 2019 5:15 P.M. 2 GEORGE STREET
7:04 P.M.

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

1. 725 KING ST. (WESTSIDE) (460-04-01-102) APP. NO. 193-19-A1

Request special exception under Sec. 54-511 to allow construction of a mixed use building, with 1,435sf of retail space (1st floor), 1,684sf of office space (2nd and 3rd floors) and two residential affordable housing units (3rd floor) without required off-street parking spaces (8 spaces required).

Zoned GB.

Owner-725 King, LLC/Applicant-Neil Stevenson Architects

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval with condition – no restaurant use on first floor.

MADE BY: M.Robinson, No Second - Motion failed.

MOTION: Approval with condition – office use only on first floor.

MADE BY: M.Smith SECOND: A.Grass VOTE: FOR 3 AGAINST: 2

*W.Jaudon

*M.Robinson

New Applications:

1. 411 MEETING ST. (CANNONBOROUGH/
ELLIOTBOROUGH) (459-09-03-114) APP. NO. 193-19-B1

Request a second one-year extension of a vested right that expires on December 31, 2019, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on June 7, 2016, with conditions for a 300-unit accommodations use in a MU-2 (Mixed Use) zone district.

Owner-Bennett Meeting Street, LLC/Applicant-Womble Bond Dickinson (US) LLP

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval with same conditions attached to June 7, 2016 approval.

Extension will vest this approval through December 31, 2020.

MADE BY: A.Grass SECOND: W.Jaudon VOTE: FOR 5 AGAINST: 0

2. 26-28 CUMBERLAND ST., 158 CHURCH ST.
AND 9 LINGUARD ST. APP. NO. 193-19-B2
(458-05-03-087,089,090,091 AND 093)

Request a second one-year extension of a vested right that expires on December 31, 2019, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on February 2, 2016, with conditions for a 50-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner-Cumberland, LLC/Applicant-Womble Bond Dickinson (US) LLP

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APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval with same conditions attached to February 2, 2016 approval.
Extension will vest this approval through December 31, 2020.

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

3. 311 HUGER ST. (NORTH CENTRAL) APP. NO. 193-19-B3
(463-16-03-103)

Request special exception under Sec. 54-511 to allow brewery, tap room, distillery, event space, retail, and restaurant uses with 9,987sf of interior patron use area and 2,328sf of outside patron use area with 12 off-street parking spaces (125 spaces required).
Zoned LI.

Owner-Venetian Properties, LLC/Applicant-Loren Ziff, Manager

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval with condition, uses proposed are not late night uses and cannot operate pass midnight.

MADE BY: M.Robinson SECOND: W.Jaudon VOTE: FOR 5 AGAINST: 0

4. 844 MAGNOLIA RD. (MARYVILLE/ASHLEYVILLE) APP. NO. 193-19-B4
(418-09-00-117)

Request variance from Sec. 54-317 to allow construction of a mixed-use building with 3,760sf of office space, 600sf of interior patron use area (café) and 555sf of retail space (art gallery) with 4 off-street parking spaces (26 spaces required).
Zoned CT.

Owner-546 Elm, LLC/Applicant-Matteo Rapallini

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: A.Grass 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 schumacherj@charleston-sc.gov three business days prior to the meeting.