

MEMBERS PRESENT: LEONARD KRAWCHECK, MICHAEL ROBINSON, MARGARET SMITH,
ALLISON GRASS, JOHN LESTER, ROSS APPEL
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, VANESSA ELLINGTON

AGENDA

BOARD OF ZONING APPEALS-ZONING

APRIL 3, 2018

~~5:15-19~~ P.M.
7:24 P.M.

2 GEORGE STREET

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

1. 529 KING ST. (CANNONBOROUGH/ELLIOTBOROUGH) APP. NO. 184-03-A1
(460-12-02-081)

Request special exception under Sec.54-220 to allow a 50-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner-529 King Investors, LLC/Applicant-Stephen Ramos, LS3P

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred by Chair to restudy parking & height concerns.

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

B. Applications:

1. 823 MINNIE ST. (ASHLEYVILLE/MARYVILLE) APP. NO. 184-03-B1
(418-11-00-105)

Request variance from Sec. 54-301 to allow a covered porch addition with a 5-ft. west side setback (9-ft. required).

Zoned SR-2.

Owner-Estate of Bronson Rash/Applicant-Darleen Rash

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

2. 332 KING ST., 334 KING ST. AND APP. NO. 184-03-B2
36 GEORGE ST. (457-04-02-007,008,006 AND 082)

Request special exception under Sec. 54-220 to allow a 22-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owners-Alterman Family Limited Partnership, Alterman Elza M. Life Estate, JPM Naples SPE, LLC
Applicant-LS3P

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred by Chair.

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

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3. 9 F ST. (WESTSIDE) (463-16-03-025) APP. NO. 184-03-B3

Request variance from Sec. 54-301 to allow construction second dwelling unit on a lot with 1063.5sf of lot area per dwelling unit (2,000sf required).
Request variance from Sec. 54-301 to allow construction of a dwelling unit with a 1.8-ft. north side setback, a 5-ft. south side setback, a 6.7-ft. total side setback and a 54% lot occupancy (3-ft., 7-ft., 10-ft. and 50% lot occupancy limit; 35% existing).
Request variance from Sec. 54-317 to allow two dwelling units with 2 off-street parking spaces (4 spaces required).
Zoned DR-2F.
Owner/Applicant-Mark Morris

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: A.Grass SECOND: M.Smith VOTE: FOR 6 AGAINST 0

4. 827 5th AVE. (ASHLEYVILLE/MARYVILLE) APP. NO. 184-03-B4
(418-11-00-160)

Request special exception under Sec. 54-110 to allow a 1-story addition that extends a non-conforming 2.2-ft. east side setback (9-ft. required).
Request variance from Sec. 54-301 to allow a 1-story addition (bedroom/ bedrooms expansion/baths/closets/laundry room) with a 5.2-ft. rear setback and 26.2-ft. total front and rear setback (25-ft. and 50-ft. required).
Zoned SR-2.
Owner-Mary Lois Butler-Hunter/Applicant-Raymond B. Hunter

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

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

5. 363, 367 AND 369 KING ST. APP. NO. 184-03-B5
(457-04-02-029, 028 AND 027)

Request special exception under Sec. 54-511 to allow 83 residential units and 9,139sf of retail space without required off-street parking spaces (94 spaces required; site is grand fathered for 60 spaces).
Zoned MU-2/WH.
Owner/Applicant-23 Bond Owner 363-369 King Street

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval with conditions.

MADE BY: M.Smith SECOND: R.Appel VOTE: FOR 3 AGAINST 3 Motion failed.

MOTION: Approval with conditions for an 8 parking space special exception to allow a five-story building with 57 dwelling units and the retail square footage shown on the applicant's plans. Conditions are 1) that the owner consents to restrict the property with a recorded document that prohibits

short term rental uses or consents to have the property rezoned out of the Accommodations Overlay Zone, and 2) that the owner shall obtain a permanent easement through the Campus Center Apartment property to allow access for residents of the subject property from the rear of the subject property to George Street.

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

6. 22 GORDON ST. (WAGENER TERRACE) APP. NO. 184-03-B6
(463-11-04-058)

Request special exception under Sec. 54-110 to allow a horizontal expansion (bedroom) and vertical extension (family room) to a non-conforming building footprint that does not meet required east side setback (9-ft. required).

Zoned SR-2.

Owner/Applicant-Kevin Brown

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: J.Lester SECOND: A.Grass VOTE: FOR 6 AGAINST 0

7. 63 AMHERST ST. (EASTSIDE) (459-09-02-036) APP. NO. 184-03- B7

Request special exception under Sec. 54-110 to allow porches/stairs/ living room/kitchen expansion that enlarges four non-conforming 2 bedroom residential units and extends a non-conforming 4-ft. west side setback (7-ft. required).

Zoned DR-2F.

Owner-Preservation Development, LLC/Applicant-The Middleton Group

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: M.Smith VOTE: FOR 6 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.