

MEMBERS PRESENT: LEONARD KRAWCHECK, MICHAEL ROBINSON, ALLISON GRASS,
JOHN LESTER, WALTER JAUDON, MARGARET SMITH
STAFF PRESENT: LEE BATCHELDER, VANESSA ELLINGTON

AGENDA

BOARD OF ZONING APPEALS-ZONING

APRIL 16, 2019

5:15 P.M.

2 GEORGE STREET

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

1. 116 CANNON ST. (CANNONBOROUGH/ELLIOTTBOROUGH) (460-11-04-164) APP. NO. 194-16-A1

Request special exception under Sec. 54-110 to allow a 2-story addition that extends a non-conforming 12.9-ft. total side setback (15-ft. required).
Request variance from Sec. 54-301 to allow the reestablishment of two dwelling units (duplex) with 2,361sf of lot area per dwelling unit (3,000sf required).
Zoned LB.

Owners-Jon & Ashley Baize/Applicant-AJ Architects

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

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

2. 193,195,197 AND 199 JACKSON ST. (EASTSIDE) (459-05-01-047) APP. NO. 194-16-A2

Request variance from Sec. 54-317 to allow (4) existing buildings with restaurant uses having 1,242sf of inside restaurant patron use area and 1,670sf of outside restaurant patron use area with 6 off-street parking spaces (26 spaces required).
Zoned LB.

Owner-Mt. Vernon Partners/Applicant-Marc Eves

APPROVED 0 WITHDRAWN 0

DISAPPROVED XX DEFERRED 0

MOTION: Disapproval.

MADE BY: J.Lester SECOND: W.Jaudon VOTE: FOR 6 AGAINST 0

B. New Applications:

1. 35 BARRE ST. (HARLESTON VILLAGE) (457-03-03-042) APP. NO. 194-16-B1

Request variance from Sec. 54-824 to allow a subdivision of this lot to create (Lot 5-1 and Lot 5-2), with (Lot 5-2) having a lot frontage of 21.4-ft. (52.9-ft. required).
Zoned SR-2.

Owner-Twin Rivers, LLC/Applicant-Hank Hofford

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APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

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

2. 2311 PEONIE ST. (ROSEMONT) (464-01-00-169) APP. NO. 194-16-B2

Request special exception under Sec. 54-110 to allow the horizontal expansion and vertical extension of a non-conforming building footprint (single-family residence) that does not meet the required 9-ft. east side setback and 25-ft. front setback.

Request variance from Sec. 54-301 to allow a (2-story porch addition) with a 8.5-ft. west side setback (9-ft. required).

Zoned SR-1.

Owner-Michele Day/Applicant-Crosby Creations

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

3. 1 WATER ST. (CHARLESTOWNE) (457-16-04-063) APP. NO. 194-16-B3

Request special exception under Sec. 54-110 to allow the addition of front steps that extends a non-conforming 4.5-ft. east side setback (6-ft. required).

Request variance from Sec. 54-301 to allow front steps addition, rear elevated patio and rear steps having a 49% lot occupancy (35% limitation; existing lot occupancy 43%).

Zoned SR-3.

Owners-Denise & Bernard Mansheim/Applicant-Julia F. Martin Architects

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

4. NORTH MARKET ST., CHURCH ST., ANSON ST., APP. NO. 194-16-B4
AND PICKNEY ST. (458-05-03-005 AND 017)

Request special exception under Sec. 54-220 to allow a 115-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner-SCM Charleston Market Investors, LLC/Applicant-Capers G. Barr, III

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APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

*L.Krawcheck recused

5. 33 HASELL ST. (ANSONBOROUGH) (458-05-01-067) APP. NO. 194-16-B5

Request variance from Sec. 54-301 to allow a 1-story garden shed addition with a 0-ft. rear setback and a 0-ft. east side setback (6-ft. and 25-ft. required).
Zoned STR.

Owners-William C. & Karen P. Prewitt/Applicant-Karen Prewitt

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

*M.Robinson recused

6. 414 KING ST. (MAZYCK/WRAGGBOROUGH) APP. NO. 194-16-B6
(460-16-02-048)

Request special exception under Sec. 54-511 to allow 4,480sf of inside patron use area for a restaurant use without required off-street parking spaces (30 spaces required).

Zoned GB.

Owner-414 King Street, LLC/Applicant-The Middleton Group

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

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

7. 1094 SECESSIONVILLE RD. (FARMINGTON) APP. NO. 194-16-B7
(425-16-00-134)

Request variance from Sec. 54-301 to allow a sunroom addition with a 14-ft. rear setback (25-ft. required).

Zoned SR-1.

Owner/Applicant-Mike Wagoner

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: J.Lester SECOND: W.Jaudon VOTE: FOR 6 AGAINST 0

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8. 472 (A&B) MEETING ST. (EASTSIDE) (459-05-03-135) APP. NO. 194-16-B8

Request special exception under Sec. 54-206 to allow a late night use bar/restaurant with 920 square feet of patron use area within 500 feet of a residential zone district.
Zoned GB.

Owner-Nassau Development, LLC/Applicant-Jeffrey Yurfest

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval with condition regarding lids on garbage and recycling containers, rear door not to be used as patron entrance or exit.

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

9. BROAD AND BARRE STREETS APP. NO. 194-16-B9
(HARLESTON VILLAGE) (457-07-01-030)

Request variance from Sec. 54-353(d) to allow construction of attached dwelling units (townhouses) with (Lots 5 and 6) having a 0-ft. side setback; (Lot 19) having a 0-ft. side setback (6-ft. and 3-ft. required).

Request variance from Sec. 54-353 (e) to allow construction of attached dwelling units (townhouses) with (Lots 6 thru 11) and (Lots 14-19) having an 8-ft. rear setback; (Lots 1 thru 5) and (Lots 12 and 13) having a 0-ft. rear setback (16-ft. required).

Request variance from Sec. 54-353 (g) to allow construction of attached dwelling units (townhouses) that exceed the required 50% maximum lot occupancy.

Request variance from Sec. 54-353 (j) to allow construction of (7) attached dwelling units (townhouses) in a continuous row (Ordinance requires that not more than six (6) such dwelling units shall be constructed or attached together in a continuous row).

Zoned LB.

Owner-The Beach Company c/o Dan Doyle/Applicant- The Beach Company c/o G. Trenholm Walker

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

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

10. TRIPE ST. AND MAIN ST. (MARYVILLE/ APP. NO. 194-16-B10
ASHLEYVILLE) (418-11-00-034)

Request variance from Sec. 54-824 to allow a subdivision of this lot to create 6 lots with 5 lots (Lots B, C, D, E and F) that do not meet the required frontage of 52.9-ft. on a public right-of-way (Lot frontages will range from 50.21-ft. to 51.11-ft.).

Zoned SR-4.

Owner-Bubsy, LLC/Applicant-Keith Waring

APPROVED 0 WITHDRAWN 0

DISAPPROVED 0 DEFERRED XX

MOTION: Deferral with request that applicant discuss this application with opponents.

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

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11. 38 NASSAU ST. (EASTSIDE) (459-09-02-033) APP. NO. 194-16-B11

Request special exception under Sec. 54-110 to allow an addition (bathrooms) that enlarges a non-conforming duplex use.

Zoned DR-2F.

Owners-Beatrice Bernier, Steve Bailey/Applicant-J. Michael Atkinson

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: L.Krawcheck VOTE: FOR 6 AGAINST 0

2. 125 SIMONS ST. (WAGENER TERRACE) APP. NO. 194-16-12
(463-11-04-082)

Request special exception under Sec. 54-110 to allow a vertical extension (studio/bath/closet/stairs) to a non-conforming building footprint (garage) that does not meet required rear and west side setback (25-ft. and 9-ft. required).

Request variance from Sec. 54-306 (A) to allow a vertical extension (2nd story) that exceeds the required one and one-half story limitation for a residential zoned property.

Zoned SR-2.

Owner/Applicant-Will Waterhouse

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

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

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.