

MEMBERS PRESENT: LEONARD KAWCHECK, MICHAEL ROBINSON, MARGARET SMITH,  
WALTER JAUDON, JOHN LESTER, ROSS APPEL  
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, VANESSA ELLINGTON

AGENDA

**BOARD OF ZONING APPEALS-ZONING**

MAY 1, 2018

~~5:15-21~~ P.M.

2 GEORGE STREET

5:46 P.M.

**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. 192 EAST BAY ST. (Suite 300) (458-09-02-159) APP. NO. 185-01-B1

Request special exception under Sec. 54-220 to allow a 1-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Request variance from Sec. 54-317 to allow a 1-unit accommodations use without the required off-street parking (1 space required).

Zoned GB-A.

Owner-Grassroots Holdings II, LLC/Applicant-Michael John Clemmens

APPROVED 0

WITHDRAWN XX

DISAPPROVED 0

DEFERRED 0

MOTION: Withdrawn.

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

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2. 171 MOULTRIE ST. (HAMPTON PARK) APP. NO. 185-01-B2  
(460-02-04-001)

Request special exception under Sec. 54-206 (w) to allow the Citadel Real Estate Foundation to use the building as a small event space, for guest accommodations, and as office space.

Zoned DR-1F.

Owner-The Citadel-The Military College of South Carolina/Applicant-The Citadel Real Estate Foundation, LLC

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

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3. 456 MEETING ST. (459-09-01-001 AND 044) APP. NO. 185-01-B3

Request special exception under Sec. 54-511 to allow 1,188sf of inside patron use area and 811sf of outside patron use area for a restaurant with 4 off-street parking spaces (18 spaces required).

Zoned GB.

Owner-456 Meeting Street, LLC/Applicant-Reggie Gibson Architects

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APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferral.

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

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4. 13 LINE ST. (EASTSIDE) (459-05-04-149) APP. NO. 185-01-B4

Request variance from Sec. 54-301 to allow the reestablishment of two dwelling units (duplex) with 660sf of lot area per dwelling unit (2,000sf required).

Request variance from Sec. 54-301 to allow an addition (hvac platform) with a 40-ft. front setback, a 0.3-ft. west side setback, a 1-ft. rear setback having a 67% lot occupancy (60-ft., 7-ft. and 3-ft. required, 50% limitation; existing lot occupancy is 66%).

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

Owner-Southern Management Properties, Inc./Applicant-Andrew Gould

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

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5. 241-243 EAST BAY ST. (458-05-03-031) APP. NO. 185-01-B5

Request special exception under Sec. 54-511 to allow 2,038sf of inside patron use area for events with 7 off-street parking spaces (14 spaces required). Zoned GB-A.

Owner-241-243 E. Bay Holdings, LLC/Applicant-Tyrone Hanlan Managing Partner

APPROVED 0

WITHDRAWN XX

DISAPPROVED 0

DEFERRED 0

MOTION: Withdrawn.

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

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6. 411 MEETING STREET (CANNONBOROUGH/  
ELLIOTBOROUGH) (459-09-03-114) APP. NO. 185-01-B6

Request one year extension of a vested right that expires on December 31, 2018, 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

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APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Same conditions attached to 6/7/2016 approval. Extension will vest this approval through December 31, 2019.

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

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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](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.