

MEMBERS PRESENT: LEONARD KRAWCHECK, MARGARET SMITH, ALLISON GRASS,
ROSS APPEL
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, ANA HARP, VANESSA ELLINGTON

AGENDA

BOARD OF ZONING APPEALS-ZONING

MAY 15, 2018

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

2 GEORGE STREET

6:49 P.M.

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

1. 19 KING ST. (CHARLESTOWNE) (457-16-01-029) APP. 185-15-A1

Request special exception under Sec. 54-110 to allow a ~~21~~-story ~~vertical~~horizontal extension (bedrooms) to a non-conforming building footprint that does not meet required 3-ft. north side setback and 35% lot occupancy restriction.

Zoned SR-4.

Owner-Ed Ross/Applicant-Meadors, Inc.

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with conditions as stated in May 15, 2018 letter from Brian Hellman to James Wilson.

MADE BY: R.Appel SECOND: A.Grass VOTE: FOR 4 AGAINST 0

2. 456 MEETING ST. (459-09-01-001 AND 044) APP. NO. 185-15-A2

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

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Smith SECOND: R.Appel VOTE: FOR 4 AGAINST 0

B. New Applications:

1. 161 GRIMBALL AVE. (343-03-00-158) APP. NO. 185-15-B1

Request variance from Sec. 54-301 to allow sections of a fence to be up to 8-ft. in height (Limit is 6-ft.).

Zoned SR-1.

Owner/Applicant-Kathleen Ellis

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: R.Appel SECOND: A.Grass VOTE: FOR 4 AGAINST 0

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2. 17 TRUMBO ST. (HARLESTON VILLAGE) APP. NO. 185-15-B2
(457-12-01-019)
Request variance from Sec. 54-301 to allow construction of a single-family residence with a 3-ft. front setback, an 8-ft. rear setback and 11-ft. total front and rear setback (25-ft., 25-ft. and 50-ft. required).
Zoned DR-1F.
Owners-Beckie & Scott Hoffman/Applicant-LFA Architecture

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: M.Smith VOTE: FOR 4 AGAINST 0

3. 70 LOGAN ST. (HARLESTON VILLAGE) APP. NO. 185-15-B3
(457-12-02-028)
Request variance from Sec. 54-301 to allow a covered courtyard entry with a 0-ft. front setback and 0-ft. south side setback and 82% lot occupancy (25-ft 9-ft. required and 50% limitation; existing lot occupancy is 80%).
Zoned DR-1F.
Owner-Lawrence Thompson/Applicant-LFA Architecture

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Smith SECOND: A.Grass VOTE: FOR 4 AGAINST 0

4. 2 CARLSON CT. (CANNONBOROUGH/
ELLIOTBOROUGH) (459-05-03-117) APP. NO. 185-15-B4
Request special exception under Sec. 54-506 to allow a late night use bar within 500 feet of a residential zone district.
Request special exception under Sec. 54-511 to allow 1,191sf of inside patron use area for a bar use without required off-street parking spaces (8 spaces required).
Zoned LI.
Owner-Kingsmen, LLC c/o Trey Lucy/Applicant-David Thompson Architect

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: Deferral to discuss trash and recycle disposal plans.

MADE BY: R.Appel SECOND: A.Grass VOTE: FOR 4 AGAINST 0

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5. 22 REID ST., 24 REID ST. AND 25 AMHERST ST. APP. NO. 185-15-B5
(EASTSIDE) (459-09-04-038, 050 AND 051)

Request variance from Section 54-824 to allow a subdivision to create 5 lots that do not meet the required lot frontage (50-ft. required).

Zoned DR-2F.

Owners-262 Ashley Avenue, LLC, Amherst Street, LLC, 25 Nassau Charleston, LLC/Applicant-Luke Morrison

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferral due to lack of a quorum.

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

6. 54 HANOVER ST. (EASTSIDE) (459-05-04-099) APP. NO. 185-15-B6

Request variance from Sec. 54-301 to allow the establishment of two dwelling units (duplex) with 1,754.5sf of lot area per dwelling unit (2,000sf required).

Request special exception under Sec. 54-110 to allow a horizontal expansion and vertical extension (bedrooms/kitchens/baths/office/covered porches) that extends a non-conforming 0.5-ft. north side setback (3-ft. required).

Request special exception under Sec. 54-511 to allow two dwelling units (duplex) with 3 off-street parking spaces (4 spaces required).

Zoned DR-2F.

Owner-Mike Elder/Applicant-Barbara Looney, Architect

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Smith SECOND: A.Grass VOTE: FOR 4 AGAINST 0

7. 23-25 ASHE ST. (CANNONBOROUGH/
ELLIOTBOROUGH)(460-08-03-131) APP. NO. 185-15-B7

Request variance from Section 54-301 to allow construction of a single-family residence with a 0-ft. north side setback having a 52% lot occupancy (3-ft. required, 50% limitation).

Zoned DR-2F.

Owner/Applicant-Ian Tomlinson

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: R.Appel VOTE: FOR 4 AGAINST 0

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8. 369 ASHLEY AVE. (HAMPTON PARK TERRACE) APP. NO. 185-15-B8
(460-03-03-118)

Request special exception under Sec. 54-110 to allow a horizontal expansion (kitchen expansion) and a vertical extension (bay window) that extends a non-conforming ~~7.62-ft.~~ 2-ft. 7 ½ -inch west ~~side-rear~~ setback (9-ft. required). Request variance from Sec. 54-301 to allow a shed addition with a 35.2-ft. front setback, a 1.5-ft. rear setback and a 1.5-ft. north side setback (70-ft. 25-ft. and 3-ft. required).
Zoned DR-1F.

Owners-Allison & Merritt Abney/Applicant-Beau Clowney Architects

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: M.Smith VOTE: FOR 4 AGAINST 0

9. 4009 EAST AMY LN (ST. JOHNS WOODS) APP. NO. 185-15-B9
(279-00-00-436)

Request variance (after-the-fact) to allow an existing carport (support columns) having a 1-ft. west side setback and a 0.7-ft. (roof overhang) (3-ft. required).
Zoned DR-6.
Owner-Kelly Donahue/Applicant-William Chivers

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Smith SECOND: A.Grass VOTE: FOR 4 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.