

MEMBERS PRESENT: LEONARD KRAWCHECK, MICHAEL ROBINSON, WALTER JAUDON,
ALLISON GRASS, ROBBEN RICHARDS, HOWELL MORRISON
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, SCOTT VALENTINE, VANESSA ELLINGTON

AGENDA

BOARD OF ZONING APPEALS-ZONING

JUNE 2, 2020

5:15-13 P.M.

(virtually via Zoom)

7:49 P.M.

A. Deferred applications from previously advertised BZA-Z agendas. For information call 724-3765.

1. No Deferred Applications.
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B. New Applications:

1. 363, 367, AND 369 KING ST. APP. NO. 2006-02-B1
(457-04-02-029, 028 AND 027)

Request the first one-year extension of a vested right that expires on April 3, 2020, pursuant to Sec. 54-962. Vested right pertains to a special exception granted with conditions under Sec. 54-511 for 21 parking spaces to allow 9,139sf of retail space and 70 dwelling units.

Zoned MU-2/WH.

Owner: 23 Bond Owner, 363-369 King Street Applicant: Stephen Ramos, LS3P

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval – approval of first one-year extension with conditions to expire on 04/03/21.

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

2. 19 HAGOOD AVE. (WESTSIDE) (460-00-00-017) APP. NO. 2006-02-B2

Request the first one-year extension of a vested right that expires on July 17, 2020, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on July 17, 2018 for a 250-unit accommodations use with conditions in a MU-2/WH (Mixed Use 2 Workforce Housing) zone district.

Owner: South Park Ventures, LLC Applicant: Womble Bond Dickinson (US) LLP

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval - approval of first one-year extension with conditions to expire on 07/17/21.

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

3. 411 MEETING ST. (CANNONBOROUGH/
ELLIOTBOROUGH) (459-09-03-114) APP. NO. 2006-02-B3

Request a third one-year extension of a vested right that expires on December 31, 2020, 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

BOARD OF ZONING APPEALS-ZONING/JUNE 2, 2020
PAGE 2

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval – approval of third one-year extension with conditions to expire on 12/31/21.

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

4. 317 SAVANNAH HWY. (421-07-00-003) APP. NO. 2006-02-B4

Request a third one-year extension of a vested right that expires on December 4, 2020, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on December 4, 2007 for a 150-unit accommodations use in a GB-A(General Business Accommodations) zone district.

Owner: Riverview Ventures, LLC Applicant: Womble Bond Dickinson (US) LLP

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval - approval of third one-year extension to expire on 12/4/21.

MADE BY: H.Morrison SECOND: W.Jaudon VOTE: FOR 6 AGAINST 0

5. 246 SPRING ST. (WESTSIDE) (460-10-02-005) APP. NO. 2006-02-B5

Request a third one-year extension of a vested right that expires on December 31, 2020, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on December 18, 2012 for a 125-unit accommodations use in a MU-2/WH (Mixed-Use 2 Work Force Housing) zone district.

Owner: Spring Street Ventures, LLC Applicant: Womble Bond Dickinson (US) LLP

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval - approval of third one-year extension to expire on 12/31/21.

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

6. 28 BLAKE ST. (EASTSIDE) 459-06-01-048) APP. NO. 2006-02-B6

Request variance from Sec. 54-301 to allow 7 residential dwelling units with 1,466sf of lot area per dwelling unit (1,650sf required).
Zoned DR-2F.

Owner: S.C. Palmetto Properties LLC Applicant: Mark Sharpe/Burr Forman McNair

BOARD OF ZONING APPEALS—ZONING/JUNE 2, 2020
PAGE 3

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: W.Jaudon VOTE: FOR 6 AGAINST 0

7. 60 HANOVER ST. (EASTSIDE) (459-05-04-102) APP. NO. 2006-02-B7

Request variance from Sec. 54-301 to allow the reestablishment of two dwelling units (duplex) with 1,760sf of lot area per dwelling unit (2,000sf required).
Request variance from Sec. 54-301 to allow a hvac platform with a 0-ft. north side setback (3-ft. required).
Request special exception under Sec. 54-511 to allow two dwelling units (duplex) with three off-street parking spaces (four spaces required).
Zoned DR-2F.

Owner: Green Rock Investments, LLC Applicant: Green Rock Investments, LLC c/o Shane Langdale

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: H.Morrison SECOND: W.Jaudon VOTE: FOR 6 AGAINST 0

8. 963 BATTERY AVE. (MARYVILLE/
ASHLEYVILLE) (418-06-00-113) APP. NO. 2006-02-B8

Request special exception under Sec. 54-501 to allow a single-family residence on a lot of insufficient size (Lot area 5,524sf; 6,000sf required).
Request variance from Sec. 54-301 to allow a single-family residence with a 6-ft. east side setback (porch) (9-ft. required).
Zoned SR-2.

Owner: Charleston Redevelopment Corporation Applicant: Jillian Ready, PLA

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: R.Richards VOTE: FOR 6 AGAINST 0

9. 1, 3, 5 AND 7 FATHER GRANTS CT. (EASTSIDE) APP. NO. 2006-02-B9
(459-09-02-132, 183, 184 AND 185)

Request variance from Sec. 54-301 to allow a subdivision to create six lots that do not meet the required minimum lot size of 2,500sf (Lot sizes range from 1,275sf to 2,105sf).
Request variance from Sec. 54-824 to allow six lots that do not meet the minimum 50-ft. lot frontage requirement (Lot frontages will range from 23.98-ft. to 49.84-ft.). Request variance from Sec. 54-301 to allow (Lot 1 with a 0-ft.

BOARD OF ZONING APPEALS—ZONING/JUNE 2, 2020
PAGE 4

front setback, (Lots 2,3 and 4) with a 1.5-ft. front setback (Lot 6) with a 6-ft. front setback and a 3-ft. south side setback (25-ft., and 7-ft. required).
Zoned DR-2F.

Owner: City of Charleston (JJR Development by Development Agreement)
Applicant: JJR Development, LLC

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: H.Morrison SECOND: A.Grass VOTE: FOR 6 AGAINST 0

10. 36 SOUTH ST. (EASTSIDE) (459-09-03-027) APP. NO. 2006-02-B10

Request special exception under Sec. 54-110 to allow a 2-story addition (storage/kitchen expansion/bedrooms/baths) that extends a non-conforming 3-ft. 8-inch west side setback (7-ft. required).
Zoned DR-2F.

Owner: Ali Weber and Kyle Parker Applicant: Barbara Looney Architect LLC

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: R.Richards SECOND: W.Jaudon VOTE: FOR 6 AGAINST 0

11. 34 SAVAGE ST. (CHARLESTOWNE) APP. NO. 2006-02-B11
(457-12-03-134)

Request special exception under Sec. 54-110 to allow a vertical extension (2nd story exercise/office) to a non-conforming building with a 6-inch north side setback and a 0-ft. rear setback (3-ft. and 25-ft. required) Request variance from Sec. 54-301 to allow an elevator/stair/landing additions having a 55% lot occupancy (50% limitation; existing lot occupancy 52%).
Zoned DR.

Owner: Gary and Carolyn Glidersleeve Applicant: Becky Fenno

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: A.Grass VOTE: FOR 5 AGAINST 0
*L.Krawcheck abstains.

For more information, contact the Zoning and Codes Division Office at 724-3765.

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.