

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

AGENDA

BOARD OF ZONING APPEALS-ZONING

JUNE 5, 2018

5:15 P.M.

2 GEORGE STREET

8:00 P.M.

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

1. 332 KING ST., 334 KING ST. AND APP. NO. 186-05-A1
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APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval Staff recommends approval with the following conditions:

1. Two units in 334 King Street shown as apartments on applicant's plans shall only be used as residential apartments pursuant to the definition for "residential use" in the City's zoning ordinance with minimum rental terms of not less than thirty (30) consecutive days unless a zoning special exception allowing conversion of these units to an accommodations use is approved by the Board of Zoning Appeals-Zoning.
2. Eating and drinking place uses at 332 and 334 King Street properties shall be limited to the cafe space shown on applicant's plans submitted to the BZA-Z.
3. Ground floor spaces shown on the applicant's plans as retail spaces shall be restricted to retail use as shown on the plans submitted to the BZA-Z.
4. No hotel accessory uses on the 332 King Street or 334 King Street properties shall be permitted other than what is shown on the applicant's plans submitted to the BZA-2.

Although the applicant's plans state that the project will provide eight surplus parking spaces, the correct number, according to the "Required Parking" table on sheet A100.I, is three surplus parking spaces.

MADE BY: R.Appel SECOND: J.Lester VOTE: FOR 6 AGAINST 0
*M.Robinson recused.

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2. 22 REID ST., 24 REID ST. AND 25 AMHERST ST. APP. NO. 186-05-A2
(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APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

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MOTION: Approval with condition all driveways shall be at least nine feet in width.

MADE BY: W.Jaudon SECOND: J.Lester VOTE: FOR 6 AGAINST 0
*L.Krawcheck recused.

B. New Applications:

1. 36 N. MARKET ST. (458-05-03-041) APP. NO. 186-05-B1

Request reconsideration of the Zoning Administrator's decision to allow an event space use without providing off-street parking spaces or receiving the approval of the Board of Zoning Appeals-Zoning for a change to the non-conforming use of the building.

Zoned GB-A.

Owner-Pearce Development, LLC/Applicant-241-243 East Bay Holdings, LLC

APPROVED 0 WITHDRAWN 0

DISAPPROVED 0 DEFERRED XX

MOTION: Deferred by Chairman until June 19, 2018 meeting.

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

2. 52 NUNAN ST. (WESTSIDE) (460-07-01-023) APP. NO. 186-05-B2

Request special exception under Sec. 54-110 to allow a additions (porches/ stairs/hvav platform) that extend a non-conforming 4.98-ft. west side setback 8.67 total side setback (7-ft. and 10-ft. required).

Zoned DR-2F.

Owner-Deborah Rene Diggles/Applicant-Walter Brown

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: M.Smith VOTE: FOR 7 AGAINST 0

3. 46 KENNEDY ST. (WESTSIDE) (460-07-04-103) APP. NO. 186-05-B3

Request variance from Sec. 54-301 to allow construction of a detached accessory building (storage/studio/bath/loft) with a 40.5-ft. front setback (60-ft. required).

Zoned DR-2F.

Owner-Emily Connor/Applicant-Crosby Creations

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: A.Grass VOTE: FOR 7 AGAINST 0

4. 35 HANOVER ST. (EASTSIDE) (459-09-02-076) APP. NO. 186-05-B4

Request variance from Sec. 54-301 to allow the establishment of two dwelling units (duplex) with 1,271sf of lot area per dwelling unit (2,000sf required).

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Request special exception under Sec. 54-511 to allow two dwelling units (duplex) without required off-street parking spaces (4 spaces required).
Zoned DR-2F.

Owner-35 Hanover, LLC/Applicant-Christopher DiMatria

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| APPROVED | XX | WITHDRAWN | 0 |
| DISAPPROVED | 0 | DEFERRED | 0 |

MOTION: Approval.

MADE BY: J.Lester SECOND: R.Appel VOTE: FOR 7 AGAINST 0

5. 209 FISHBURNE ST. (WESTSIDE) (460-07-01-012) APP. NO. 186-05-B5

Request special exception under Sec. 54-110 to allow a one-story addition (master bedroom/baths/closet/storage) that extends a non-conforming 0-ft. east setback, a 7-ft. total side setback (3-ft. and 10-ft. required)
Request variance from Sec. 54-301 to allow front steps and rear one-story addition with a 55% lot occupancy (50% limitation; existing lot occupancy is 40%).
Zoned DR-2F.

Owner/Applicant-Baldor Properties, LLC

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| APPROVED | XX | WITHDRAWN | 0 |
| DISAPPROVED | 0 | DEFERRED | 0 |

MOTION: Approval.

MADE BY: M.Smith SECOND: M.Robinson VOTE: FOR 7 AGAINST 0

6. 1620 PINCKNEY PARK DR. (STONO PARK) APP. NO. 186-05-B6
(350-06-00-093)

Request variance from Sec. 54-301 to allow a fence addition with an 8-ft. height adjacent to Betsy Road right-of-way (Limit is 6-ft.).
Zoned STR.

Owner-Jack Vander Pol/Applicants-Jack Vander Pol, Rebecca Dagley

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| APPROVED | XX | WITHDRAWN | 0 |
| DISAPPROVED | 0 | DEFERRED | 0 |

MOTION: Approval with condition: Fence height along Betsy Road side and rear yard only.

MADE BY: A.Grass SECOND: W.Jaudon VOTE: FOR 7 AGAINST 0

7. 78 VANDERHORST (RADCLIFFEBOROUGH) APP. NO. 186-05-B7
(460-15-04-018)

Request variance from sec. 54-301 to allow an addition (steps) with a 63% lot occupancy (35% limitation; existing lot occupancy is 60%).
Zoned DR-1.

Owner-MaryAnne Poole/Applicant-Becky Fenno, Architect

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14. 176 CONCORD ST. (PORTION OF APP. NO. 186-05-B14
TMS# 459-00-00-009)

Request to amend special exception, Sec. 54-220 approval on
September 20, 2016, to add retail as an accessory use and revise
the parking plan for an approved 225-unit accommodations use in
a LI-A (Light Industrial-Accommodations) zone district.

Owner/Applicant-Leucadia Coast Properties, LLC

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| APPROVED | XX | WITHDRAWN | 0 |
| DISAPPROVED | 0 | DEFERRED | 0 |

MOTION: Approval.

MADE BY: M.Robinson SECOND: M.Smith VOTE: FOR 7 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](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.