

CITY OF CHARLESTON BOARD OF ZONING APPEALS-ZONING

MEETING OF JUNE 15, 2021

A meeting of the BZAZ will be held **Tuesday, JUNE 15, 2021, at 5:15 p.m.**, virtually via a Zoom Webinar: Register and access the meeting online at:

<https://us02web.zoom.us/j/84632656340?pwd=VFcyNWQ0TkhWR0lrS2NLTmRzY2JCZz09>

To access via phone, call 1 (301) 715-8592. Meeting ID# 846-3265-6340, then password 011921

Public Comment Instructions:

Use **one** of the following methods to request to speak at the meeting or provide comments. **Provide your name, address, telephone number, meeting date, and project number. Requests to speak at the meeting and comments must be received by 12:00p.m., Tuesday, June 15th.**

1. Call 843 724-3765; or
2. Complete the form at <http://innovate.charleston-sc.gov/comments/>; or
3. Send an email to Boards@charleston-sc.gov; or
4. Mail comments to: Department of Planning, Preservation & Sustainability, 2 George St. Charleston, SC 29401

The following applications will be considered. Information on the applications, will be available at www.charleston-sc.gov/bza-z one week prior to the meeting.

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

1. REVIEW OF MINUTES OF THE JUNE 1, 2021 BOARD MEETING

B. New applications.

1. 48 SOCIETY ST. (ANSONBOROUGH) (458-01-03-039)

Request reconsideration of the Board's decision on May 4, 2021 to approve a salon with conditions in a STR (Single and Two Family Residential) zone district.

Owner: WMJR, LLC (Edward and Leda Jackson)

Applicant: James Rice on behalf of HANA

2. 1012 AVENUE OF OAKS (MARYVILLE/ASHLEYVILLE) (418-06-00-124)

Request an appeal of the Zoning Administrator's decision to deny building permit on the grounds that the proposed home exceeds the 2 ½ story height restriction for the SR-1 (Single-Family Residential) zone district under Sec. 54-301, because the home's designed drive-under garage constitutes a 3rd story under Sec. 54-120.

Zoned SR-1

Owner: Crescent Homes SC, LLC

Applicant: E. Brandon Gaskins, Esq., Moore & Van Allen PLLC

3. AVENUE OF OAKS (MARYVILLE/ASHLEYVILLE) (LOTS 1-7, 16 AND 42) (418-06-00-119-125, 134 AND 160)

Request variance from Sec. 54-301 to allow construction of 3-story single-family residences (Lots 1-7, 16 and 42 that exceed 35-ft. in height (Limit is 2 ½ stories, 35-ft.).

Zoned SR-1

Owner: Crescent Homes SC, LLC
Applicant: Kelly McGuinn

4. 2 ANSON ST. (458-05-03-131)

Request third one-year extension of a vested right, pursuant to Sec. 54-962, that expired on December 31, 2020. Vested right pertains to a special exception granted under Sec. 54-220 on February 2, 2016 for a 50-unit accommodations use with conditions in a GB-A (General Business-Accommodations) zone district.

Owner: Rainbow Market, LLC
Applicant: G. Trenholm Walker, Walker Gressette Freeman & Linton, LLC

5. 40-46 MARKET ST. (458-05-03-035)

Request third one-year extension of a vested right, pursuant to Sec. 54-962, that expired on December 31, 2020. Vested right pertains to a special exception granted under Sec. 54-220 on February 2, 2016 for a 50-unit accommodations use with conditions and a variance granted from Sec. 54-306 to allow a 3-story building in a GB-A (General Business- Accommodations) zone district.

Owner: Rainbow Market, LLC
Applicant: G. Trenholm Walker, Walker Gressette Freeman & Linton, LLC

6. 125/127 SMITH ST. (RADCLIFFEBOROUGH) (460-15-04-013 AND 012)

Request special exception under Sec. 54-110 to allow a property line adjustment that reduces the non-conforming lot area for 125 Smith St. from 2,556sf to 2,173sf and increases the non-conforming lot area for 127 Smith St from 2,431sf to 2,814sf (4,000sf required).
Request variance from Sec. 54-301 for 125 Smith St. to allow a 42% lot occupancy and 7-ft. total side setback (35% limit, existing lot occupancy 36%; 15-ft. required).
Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size at 127 Smith St. (Lot area 2,814sf; 4,000sf required).
Request variance from Sec. 54-301 to allow construction of a single-family residence at 127 Smith St. with a 1.5-ft. south side setback, a 13-ft. total side setback and 44% lot occupancy (9-ft. 15-ft. required, 35% limitation).
Zoned DR-1

Owner: Michael Ellison
Applicant: Michael Ellison

7. 40 SAVAGE ST. (CHARLESTOWNE) (457-12-03-131)

Request special exception under Sec. 54-110 to allow a horizontal expansion (kitchen expansion/bedroom) and vertical extension (master bedroom suite/closet/stairs) that extends a non-conforming 1.9-ft. east side setback and non-conforming 3-ft. rear setback (3-ft. and 25-ft. required).
Zoned DR-1F

Owner: Chris Allen
Applicant: EE Fava Architects

8. 12 TRADD ST. (CHARLESTOWNE) (458-09-03-155)

Request special exception under Sec. 54-110 to allow a horizontal expansion (kitchen expansion/stair/hallway) and vertical extension (loft/stair) that extends a non-conforming 1.5-ft.

north side setback (3-ft. required).

Request variance from Sec. 54-301 to allow an addition (stair/hallway) with a 0-ft. rear setback having a 62% lot occupancy (3-ft. required, 35% limitation; existing lot occupancy 55%).

Zoned SR-5

Owner: Bowe and Edward Pritchard

Applicant: EE Fava Architects

9. 8 FENWICK DR. (OLD WINDERMERE) (421-11-00-025)

Request variance from Sec. 54-301 to allow one-story additions (pantry/porch/carport/shed/covered walkway) with a 2-ft. rear setback; to allow carport with a 20-ft. front setback (25-ft. and 60-ft. required).

Zoned SR-2

Owner: Troy Baird

Applicant: Troy Baird

10. 511 RUTLEDGE AVE. (WESTSIDE) (460-07-02-220)

Request use variance from Sec. 54-203 to allow a dental office on the ground floor with days of operation Monday-Saturday and hours of operation 8am-5pm in a DR-1F (Diverse-Residential) zone district.

Owner: BFF LLC, Richard Fishman

Applicant: Dr. Susan Dubrinski

11. 638 KING ST. (CANNONBOROUGH/ELLIOTBOROUGH) (460-04-04-027 AND 028)

Request variance from Sec. 54-317 to allow a restaurant use with 328sf of inside patron use area with one off-street parking space (3 spaces required).

Zoned GB

Owner: Jacqueline Lowndes

Applicant: AJ Architects, Ben D'Allesandro Tenant

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 schmacherj@charleston-sc.gov three business days prior to the meeting.