

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

AGENDA

BOARD OF ZONING APPEALS-ZONING

JULY 16, 2019 ~~5:15-29~~ P.M. 2 GEORGE STREET
8:10 P.M.

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

1. 673 WAMPLER DR. (EASTWOOD) (454-02-00-004) APP. NO. 197-16-A1

Request variance from Sec. 54-208.3 to allow an existing Residential Short Term Rental unit to exceed four (4) adults.

Zoned SR-1.

Owner/Applicant-James B. Arnold

APPROVED 0

WITHDRAWN 0

DISAPPROVAL XX

DEFERRED 0

MOTION: Disapproval.

MADE BY: M.Robinson SECOND: A.Grass VOTE: FOR 5 AGAINST 0

B. New Applications:

1. TRIPE ST. AND MAIN ST. (MARYVILLE/
ASHLEYVILLE) (418-11-00-034) APP. NO. 197-16-B1

Request reconsideration of the Board's decision on May 21, 2019.

Request variance from Sec.54-824 to allow a subdivision of this lot to create 6 lots with 5 lots (Lots B, C, D, E and F) that do not meet the required frontage of 52.9-ft. on a public right-of-way (Lot frontages will range from 50.21-ft. to 51.11-ft.).

Zoned SR-4.

Owner-Bubsy, LLC/Applicant-Marsha E. Higgins

APPROVED XX

WITHDRAWN 0

DISAPPROVAL 0

DEFERRED 0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: A.Grass VOTE: FOR 3 AGAINST 1

*R.Appel

*M.Robinson did not participate

2. 473 SAVANNAH HWY (OLD WINDEMERE)
(421-06-00-151) APP. NO. 197-16-B2

Request variance (after-the-fact) from Sec. 54-412 (a) to allow a freestanding monument with a total height of 9-ft. and sign face area of 36sf per side (Ordinance limits height to 5-ft. and 12sf per side of sign face area).

Request variance (after-the-fact) from Sec. 54-212 (c) to allow a directional sign with a total height of 3.5-ft. and sign face area of 6sf per side (Ordinance prohibits directional signs in the SH Overlay zone district).

Zoned SR-2/SH Overlay.

Owners-Augusta & John Kuhn/Applicant-Kuhn & Kuhn Law Firm

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APPROVED XX

WITHDRAWN 0

DISAPPROVAL XX

DEFERRED 0

MOTION: Disapproval of monument sign.

MADE BY: M.Robinson SECOND: W.Jaudon VOTE: FOR 4 AGAINST 0

MOTION: Approval of directional sign.

MADE BY: M.Robinson SECOND: W.Jaudon VOTE: FOR 4 AGAINST 0

*L.Krawcheck recused.

3. 24 N. MARKET ST. (458-05-04-023) APP. NO. 197-16-B3

Request special exception under Sec.54-220 to allow a 50-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner-Karl Kuester dba Carroll Building, LLC/Applicant-Christopher B. Fraser, CCIM

APPROVED 0

WITHDRAWN 0

DISAPPROVAL 0

DEFERRED XX

MOTION: Deferred.

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

4. 198 EAST BAY ST. (458-05-04-003) APP. NO. 197-16-B4

Request special exception under Sec. 54-206 to allow a late night use bar/ restaurant within 500 feet of a residential zone district.

Zoned GB.

Owner-Brian Solari/Applicant-David Thompson, Architect

APPROVED 0

WITHDRAWN 0

DISAPPROVAL XX

DEFERRED 0

MOTION: Approval with condition that approval be limited to current applicant, Carmellas, motion failed due to lack of a second.

MADE BY: R.Appel

MOTION: Disapproval.

MADE BY: M.Robinson SECOND: W.Jaudon VOTE: FOR 4 AGAINST 1

*R.Appel

5. 842 RUTLEDGE AVE. NORTH CENTRAL APP. NO. 197-16-B5
(463-11-02-034)

Request variance from Sec. 54-301 to allow a (2-story addition) with a 14.2-ft. rear setback (25-ft. required).

Zoned SR-2.

Owners-Paige Morris & Jim Watts/Applicant-CB Murray Construction

APPROVED XX

WITHDRAWN 0

DISAPPROVAL 0

DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: R.Appel VOTE: FOR 5 AGAINST 0

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6. 414 KING ST. (MAZYCK/WRAGGBOROUGH) APP. NO. 197-16-B6
(460-16-02-048)

Request special exception under Sec. 54-511 to allow 6,783sf of retail space (1st and 2nd flrs.) and 2,411sf of office space (2nd flr.) without required off-street parking spaces (22 spaces required).

Zoned GB.

Owner-414 King Street, LLC/Applicants-Mitchell Hill & The Middleton Group

APPROVED XX WITHDRAWN 0

DISAPPROVAL 0 DEFERRED 0

MOTION: Approval with condition special exception applies to office/retail use not restaurant/bar use.

MADE BY: W.Jaudon SECOND: M.Robinson VOTE: FOR 5 AGAINST 0

7. 399 HUGER ST. (NORTH CENTRAL) (460-03-02-085) APP. NO. 197-16-B7

Request variance from Sec. 54-301 to allow the establishment of two dwelling units (duplex) with 1,877.5sf of lot area per dwelling unit (3,000sf required).

Zoned LB.

Owner-Zach Powell/Applicant-R. Chamberlain Chesnut, II

APPROVED XX WITHDRAWN 0

DISAPPROVAL 0 DEFERRED 0

MOTION: Approval with condition ground floor in back restricted to unfinished storage area.

MADE BY: A.Grass SECOND: M.Robinson VOTE: FOR 5 AGAINST 0

8. 64 TRADD ST. (CHARLESTOWNE) (458-09-03-176) APP. NO. 197-16-B8

Request special exception under Sec. 54-110 to allow a horizontal expansion (kitchen/family room) and vertical extension (master bedroom/bath/terrace) to a non-conforming building footprint that does not meet the required 16-ft. rear setback.

Request variance from Sec. 54-353 to allow a horizontal expansion (kitchen/family room) having a 56.5% lot occupancy (50% limitation; existing lot occupancy 53.3%).

Zoned SR-5.

Owner-David Simmons/Applicant-Beau Clowney Architects

APPROVED XX WITHDRAWN 0

DISAPPROVAL 0 DEFERRED 0

MOTION: Approval.

MADE BY: R.Appel SECOND: W.Jaudon VOTE: FOR 5 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.