



City of Charleston

BOARD OF ZONING APPEALS-ZONING

July 21, 2020

5:15 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
www.charleston-sc.gov/bza-sd

****Video and microphone is currently disabled for all attendees.****

This meeting is being recorded.

Go to www.charleston-sc.gov/bza-z for instructions to join. Call (843) 724-3770 if you are experiencing technical difficulties.

These slides may be supplemented
with additional slides and the order
may change in the Board meeting

Board of Zoning Appeals-Zoning

Your Board of Zoning Appeals-Zoning Members are:

Leonard Krawcheck – *Chair*

Allison Cannon Grass

Walter Jaudon

John Lester

Howell Morrison

Robben Richards

Michael Robinson

Your City of Charleston Staff are:

Lee Batchelder, *Zoning
Administrator*

Scott Valentine, *TRC Coordinator*

Penny Ashby, *Senior Planner*

Vanessa Ellington, *Clerk*

The Board of Zoning Appeals—Zoning has the authority to do three things:

1. Hear appeals to decisions of the Zoning Administrator;
2. Grant special exceptions, a fact finding function of the Board; and
3. Grant variances to the Zoning Ordinance if the application meets the hardship test outlined in Section 54-924 of the ordinance.

Board of Zoning Appeals-Zoning

Requirements for Granting a Variance

A variance may be granted by the Board of Zoning Appeals in an individual case of unnecessary hardship if the Board makes the following findings:

- a. there are extraordinary and exceptional conditions pertaining to the particular piece of property;
- b. these conditions do not generally apply to other property in the vicinity;
- c. because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
- d. the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

Public Comment

Order on Each Application:

- Chair announces each application followed by staff presentation and recommendation.
- Staff will call on applicant to present their application after being sworn in by Chair
- Staff will open the public comment period to receive comments from registered attendees in favor (first spoken, then written). Each speaker will be sworn in by the Chair.
- Staff will then recognize registered attendees for public comments in opposition after speaker is sworn in (first spoken, then written).
- Staff will recognize the applicant for a short rebuttal.
- Chair will then close the public comment period and begin Board discussion.

Providing Comment:

- If you submitted a request to speak on an item before the deadline, staff will call your name when it is your turn to speak and enable your microphone.
- Your microphone will be disabled after you are done speaking.
- **You may only speak once for each item and you must state your name and address for the record or you will not be permitted to provide comment.**

Board Discussion

- Following public comment period, Board members can make comments, ask questions and make motions.
- After a motion and second, Board members will vote “Aye, in favor” or “Nay, not in favor”. If vote is not unanimous, Chair will poll each member for their vote. The Chairman shall announce the vote on the motion and the final decision on the application.
- If a Board member needs to recuse, he will be temporarily removed from the meeting and placed back in the meeting at the start of the next agenda item.
- If the Board needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.

Virtual Meeting Protocol

Staff will control the slides displayed throughout the meeting.

Applicants, staff, Board members and members of the public should give their name first whenever speaking.

Applicants and members of the public must be sworn in before speaking for the first time.

Only attendees who have registered to speak before the deadline at noon today may speak during the meeting.

Video and microphone have been disabled for all attendees. Attendees will only be given the capabilities to speak when they are called on during the public comment period.

Board members who need to recuse themselves from voting will be temporarily removed from the meeting and re-admitted prior to addressing the next item.

If the Board needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.

Chat has been disabled for everyone.

This meeting is being recorded.

Agenda Item #B-1

235 EAST BAY ST., 36 N. MARKET ST., AND 5 GUIGNARD ST.

TMS # 458-05-03-041, 138 AND 036

Request second one-year extension of a vested right that expires on July 18, 2020, pursuant to Sec. 54-962. Vested right is an approved special exception under Sec. 54-220 for a 50-unit accommodations use with conditions in a GB-A (General Business-Accommodations) zone district.





City of Charleston

Instructions – This application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days.** An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- A Variance and/or Special Exception as indicated on page 2 of this application.
- Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
- Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: April 21, 2020
 Property Address 235 E. Bay, 36 D. Market, S Guignard TMS # 458-05-03-041, 138, 036
 Property Owner Pearce Development, LLC Daytime Phone 843-972-1111
 Applicant Womble Bond Dickinson (US) LLP Daytime Phone 843-720-4640
 Applicant's Mailing Address 5 Exchange St., Charleston 29401
 E-mail Address james.wilson@wbd-us.com

Relationship of applicant to owner (same, representative, prospective buyer, other) Attorney

Zoning of property GB / AI Accommodations

Information required with application: (check information submitted)

- Scaled plans or plats, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
- For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
- Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
- Plans or documents necessary to show compliance with special exception requirements (3 sets)
- Check, credit card or cash (make checks payable to the City of Charleston)
- YES or NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- Photographs
- Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant [Signature] Date 3/5/2020

For office use only			
Date application received	<u>3/2/2020</u>	Fee \$ <u>1200.00</u>	Time application received <u>11 AM</u>
Staffperson	<u>[Signature]</u>		Receipt # <u>471572</u>

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

Variance Test: The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

See Attached Exhibit A

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

EXHIBIT A
to
Application for Extension of Special Exception

Pursuant to Section 54-962 of the Ordinances of the City of Charleston, the Owner hereby requests a one-year extension of the previously approved Special Exception for a 50 room hotel and related facilities to be constructed at 235 East Bay Street, 36 N. Market Street and 5 Guignard Street. A copy of the Minutes from the previously approved Special Exception granted by the BZA on July 18, 2017, along with copies of the previously approved first one-year extension granted by the BZA on January 15, 2019, are attached hereto and incorporated herein by reference. This is the second one-year extension being requested.

The two-year vested right term for the Special Exception for 235 East Bay Street, 36 N. Market Street and 5 Guignard Street commenced upon approval by the BZA on July 18, 2017 and extended through July 18, 2019. The first one-year extension period granted by the BZA commenced on July 19, 2019 and extends through July 18, 2020. This second one-year extension period should commence on July 19, 2020 and extend through July 18, 2021.



PROPERTY LOCATION, TMS NUMBER(S) AND DESCRIPTION OF REQUEST(S):

235 EAST BAY ST., 36 N. MARKET ST. AND 5 GUINARD ST. (458-05-03-041, 138 AND 036)
Request one-year extension of a vested right that expires on July 18, 2019, pursuant to Sec. 54-962.
Vested right pertains to a special exception granted under Sec. 54-220 for a 50-unit accommodations use with conditions in a GB-A (General Business-Accommodations) zone district.

~~Order on Special Exception Request~~

The Board of Zoning Appeals-Zoning held a public hearing to consider the above appeal for a special exception which may be permitted by the Board pursuant to the Zoning Ordinance for the property described above. After consideration of the evidence and arguments presented, the Board makes the following findings of fact and conclusions.

DENIED. The Board concludes that the standards in the Section(s) of the Zoning Ordinance listed above, which are applicable to the requested special exception(s), have not been met and therefore orders that the special exception(s) be denied.

APPROVED. The Board concludes that the standards in the Section(s) of the Zoning Ordinance listed above, which are applicable to the requested special exception(s), have been met and therefore orders that the special exception(s) be granted, subject to the following conditions, if any:

One - year extension through July 18, 2020 with conditions

Date issued: 1/15/19 Chairman [Signature]

Order on Variance Request

The Board of Zoning Appeals-Zoning held a public hearing to consider an appeal for a variance from the strict application of the Zoning Ordinance for the property described above. After consideration of the evidence and arguments presented, the Board makes the following findings of facts and conclusions.

DENIED. The Board concludes that the requirements for granting a variance have not been met and, therefore, orders that the variance be denied.

APPROVED. The board concludes that:
1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. Authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

THE BOARD, THEREFORE, finds that the applicant has an unnecessary hardship and orders that the variance be granted, subject to the following conditions, if any:

Date issued: _____ Chairman _____

Approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Section 54-962. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.
1/09



PROPERTY LOCATION, TMS NUMBER(S) AND DESCRIPTION OF REQUEST(S):

36 N. MARKET ST. 5 GUIGNARD ST. AND 235 EAST BAY ST. (458-05-03-041, 138 AND 036)
Request special exception under Sec.54-220 to allow a 50-unit accommodations use in a GB-A
(General Business-Accommodations) zone district.

SECTION(S) OF ZONING ORDINANCE REQUESTED

The Board of Zoning Appeals-Zoning held a public hearing to consider the above appeal for a special exception which may be permitted by the Board pursuant to the Zoning Ordinance for the property described above. After consideration of the evidence and arguments presented, the Board makes the following findings of fact and conclusions.

DENIED. The Board concludes that the standards in the Section(s) of the Zoning Ordinance listed above, which are applicable to the requested special exception(s), have not been met and therefore orders that the special exception(s) be denied.

APPROVED. The Board concludes that the standards in the Section(s) of the Zoning Ordinance listed above, which are applicable to the requested special exception(s), have been met and therefore orders that the special exception(s) be granted, subject to the following conditions, if any:

*No access to cab room for Market St
Mandatory right turn onto Guignard for left turn
Hotel.*

Date issued: 7/18/17 Chairman James Hill

Order on Variance Request

The Board of Zoning Appeals-Zoning held a public hearing to consider an appeal for a variance from the strict application of the Zoning Ordinance for the property described above. After consideration of the evidence and arguments presented, the Board makes the following findings of facts and conclusions.

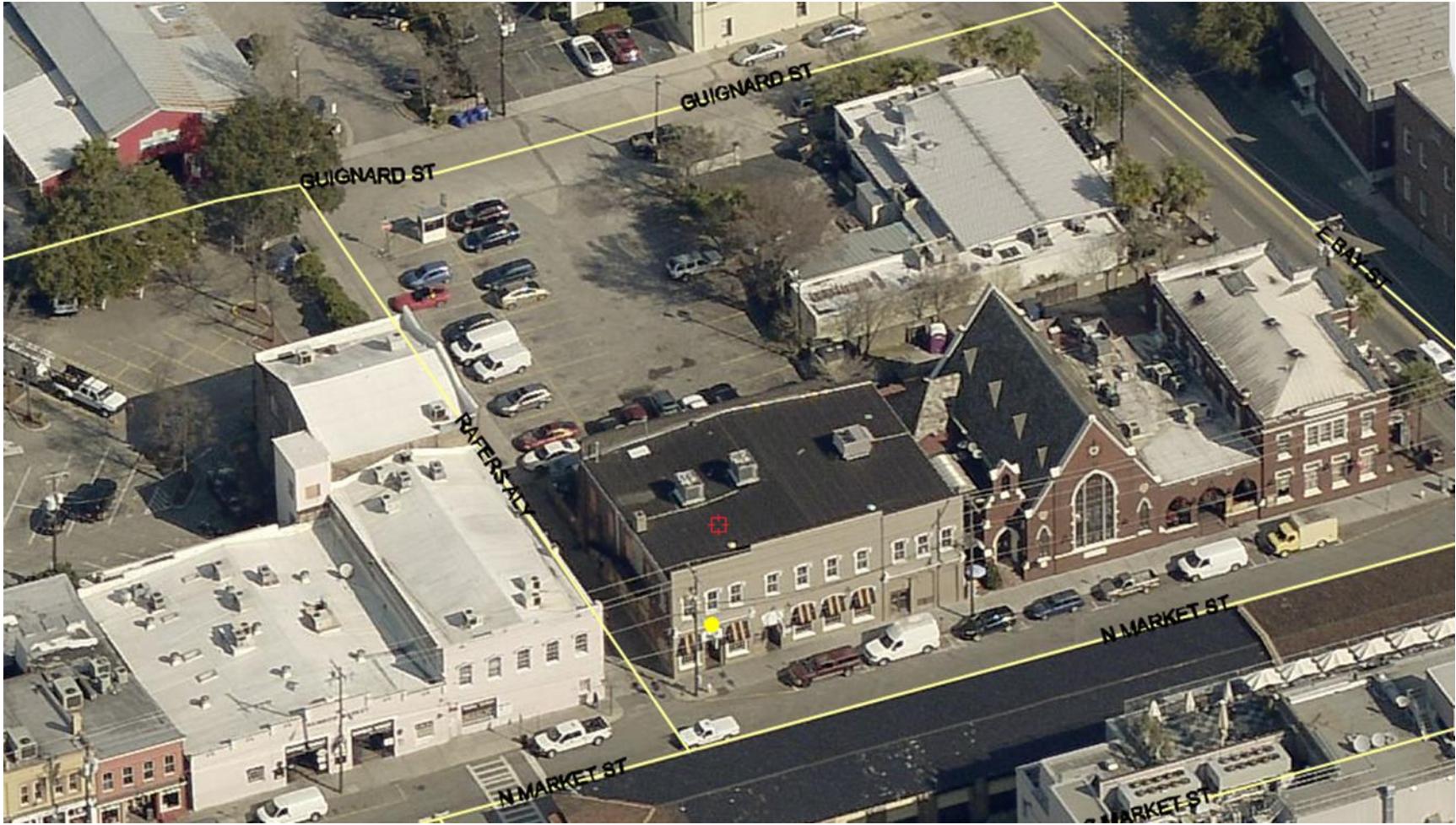
DENIED. The Board concludes that the requirements for granting a variance have not been met and, therefore, orders that the variance be denied.

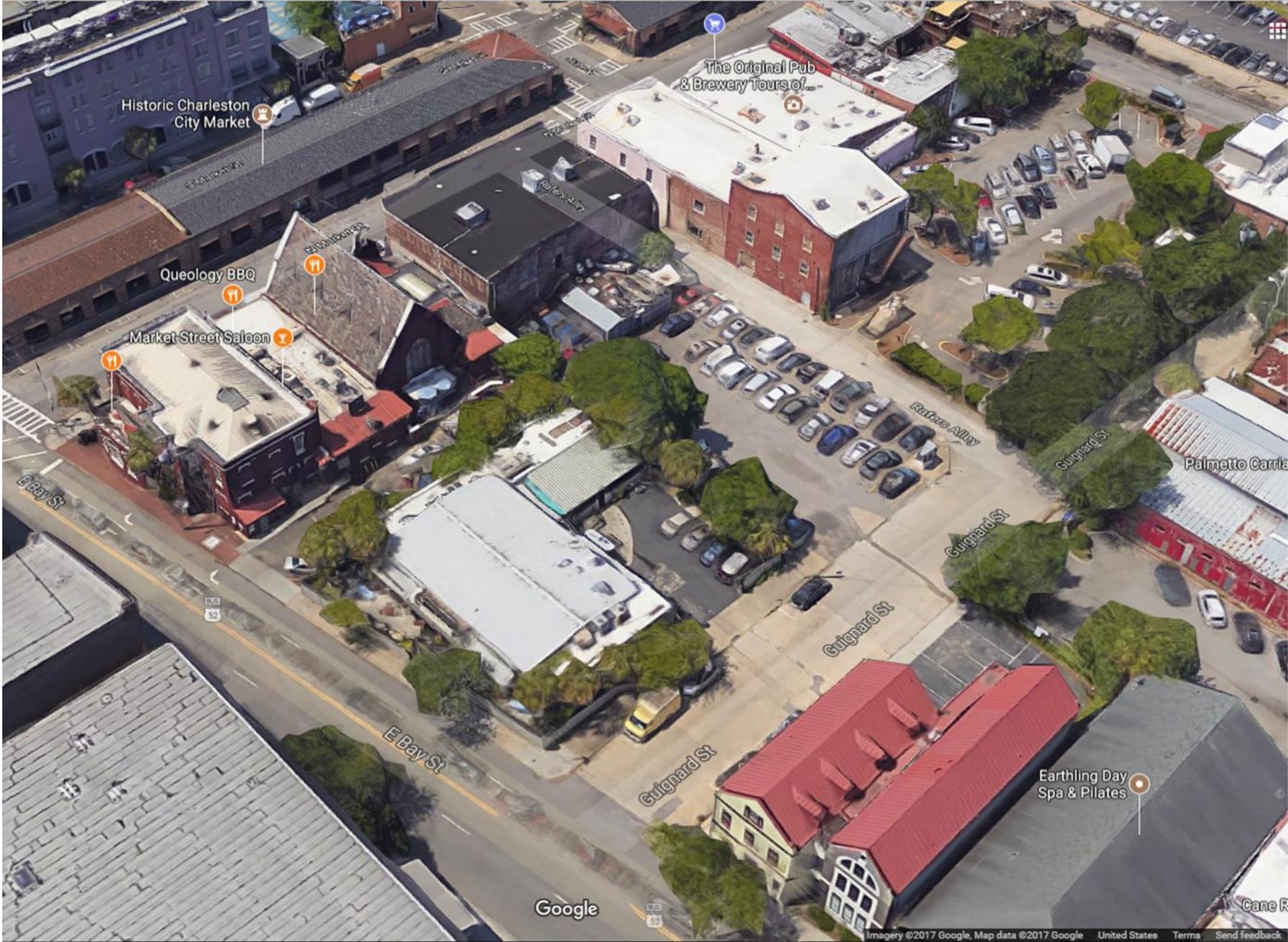
APPROVED. The Board concludes that:
1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. Authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

THE BOARD, THEREFORE, finds that the applicant has an unnecessary hardship and orders that the variance be granted, subject to the following conditions, if any:

Date issued: _____ Chairman _____

Approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Section 54-962. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.
1/99









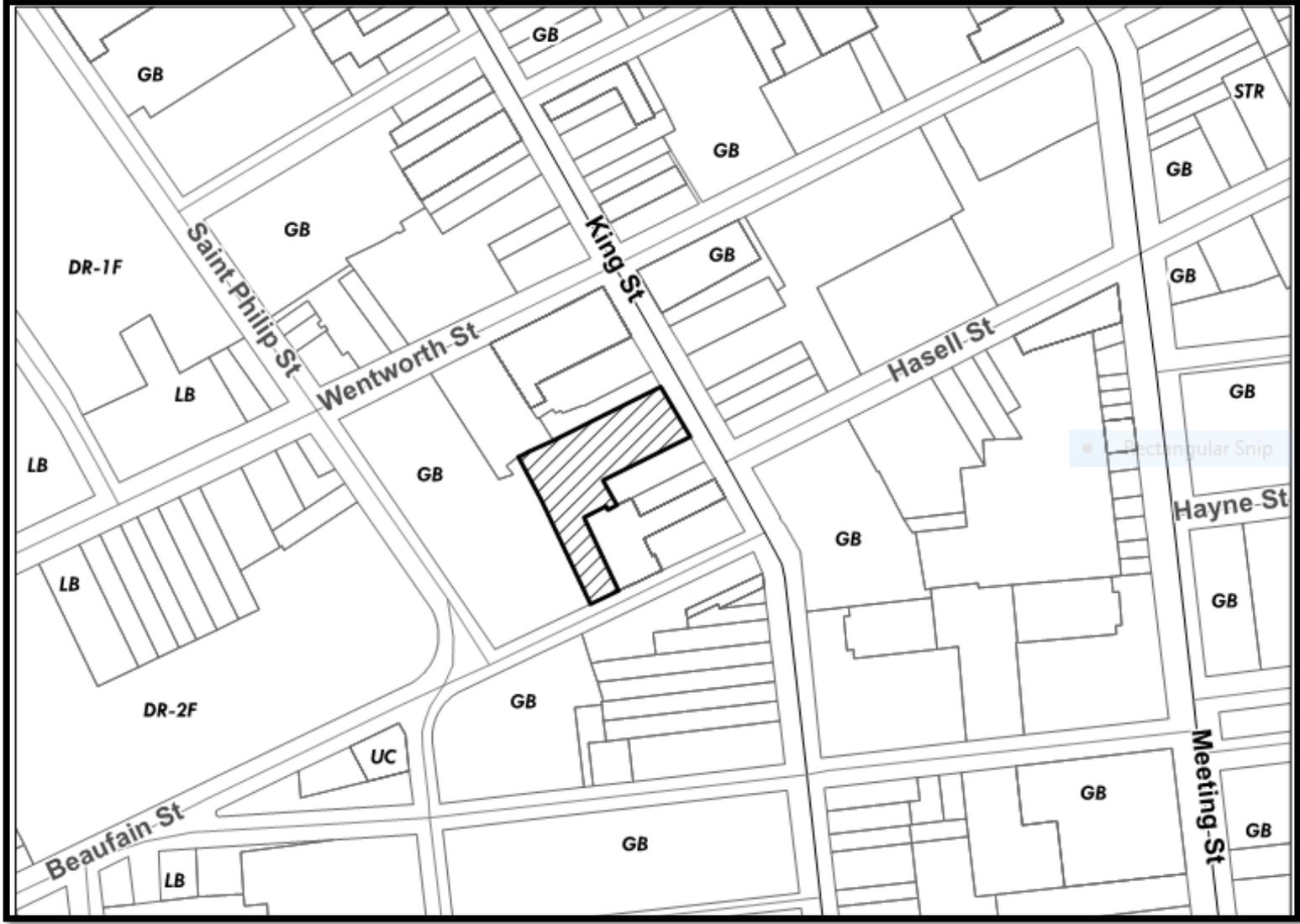


Agenda Item #B-2

257-261 KING STREET

TMS # 460-07-01-041

Request special exception under Sec. 54-220 to allow a 12-unit accommodations use in a GB-A (General Business-Accommodations) zone district.





City of Charleston

Instructions - This application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals - Zoning. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days.** An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- A Variance and/or Special Exception as indicated on page 2 of this application.
- Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
- Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: 4/21/2020
 Property Address 257-261 King Street TMS # 4570801050
 Property Owner 257 King Street Partnership Daytime Phone 404.229.9210
 Applicant Reggie Gibson Architects - Alicia Reed Daytime Phone 842.722.9040
 Applicant's Mailing Address 12B Vanderhorst Street Charleston, SC 29403
alicia@reggiegibsonarchitects.com E-mail Address _____
 Relationship of applicant to owner (same, representative, prospective buyer, other) Architect

Zoning of property G1B

Information required with application: (check information submitted)

- Scaled plans or plats, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
- For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
- Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
- Plans or documents necessary to show compliance with special exception requirements (3 sets)
- Check, credit card or cash (make checks payable to the City of Charleston)
- YES or NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- Photographs
- Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant Alicia Reed / Reggie Gibson Date 3/16/2020

For office use only			
Date application received	<u>3/17/20</u>	Time application received	<u>9:30</u>
Staffperson	<u>AA</u>	Fee \$	<u>1,240.00</u>
		Receipt #	<u>941575</u>

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

Variance Test: The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

Request for Special Exception for Accommodation Use for
property at 257-261 King Street. Property is within
Accommodations Overlay Zone and meets requirements of
Section 54-220 of Charleston Zoning Ordinance as
exhibited by attached documents. Drawings: MAP-01, MAP-02,
MAP-03, A100, A101, A102, A200, A201, A202

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

**ZONING ACCOMMODATIONS USE SPECIAL EXCEPTION:
257-261 King Street**

Summary:

1. **ZONING CONFORMANCE:** The proposed 12 room short term rental units fulfill all of the 20 requirements of the City of Charleston Accommodations Special Exception Test.
2. **GOOD FOR CARS:** The short term parking/drop off is contained entirely on the site and all required parking for accommodations use is provided on the site.
3. **REVITALIZATION:** The short term rental units will replace an empty print shop and unused second floor of a building that was vacant for twenty years.
4. **AFFORDABLE HOUSING:** The project will contribute \$74,898.60 to the City of Charleston Affordable & Workforce Housing .

RESPONSES TO ACCOMMODATIONS TEXT IN RED

- a. *Intent. The A Overlay Zone is intended to identify those areas within the City limits where accommodations uses are allowed. Accommodation uses are prohibited except within the A Overlay Zone, with the exception of short term rentals and bed and breakfasts that are approved in accordance with the provisions of sections 54-208, 54-208.1, 54-208.2, 54-208.3, 54-224, b.1 or 54-227. The City places a high value on the preservation of the character of its residential districts. Outside of its residential districts, the City places a high value on the preservation and creation of a diverse mix of uses, containing a balance of uses comprised of retail uses, office uses, service industry uses, educational uses, cultural uses, and appropriate residential uses. Potential negative impacts of accommodations uses affecting residential districts shall be avoided or minimized to the greatest extent possible, and, outside residential districts, accommodations uses shall contribute to preservation or creation of diverse, mixed-use districts. The City places a high value on assuring that its residents have access to housing that is safe and decent and affordable to persons of all income levels. While accommodations uses are a source of jobs, many, if not most, of the jobs created are low-paying, with minimal benefits, heightening the need for housing that is attainable by those employed in the field of accommodations uses and rendering it necessary and proper for accommodations uses to reasonably contribute to the creation of housing affordable for its workforce. The City places a high value on maintaining a free and safe flow of traffic and the availability of parking spaces convenient to residents, patrons, workers and visitors. As accommodations uses give rise to employees often having to drive to reach the workplace, to assist in the maintenance of a free and safe flow of traffic and convenient parking, it is necessary and proper and in furtherance of good order that accommodations uses provide a plan for parking employees and/or promoting the use of public transportation.*
- b. *Permitted uses. In any Accommodations overlay zone, land may be used and buildings or structures may be erected, altered or used for any purpose allowed by the base zoning district as listed in Article 2: Part 3, and the following uses, subject to the approval of the Board of Zoning Appeals-Zoning:*

1. *Accommodations uses.* The Board of Zoning Appeals-Zoning may permit accommodations uses as an exception where it finds that:

(a) *the accommodations use will not result in a net loss of dwelling units that have been occupied within five years of the date of application for the exception; provided however, the BZA-Z may approve the alteration or replacement of such existing dwelling units on the same site as the accommodations use, or within a radius of one quarter (1/4) mile from the site if the proposed off site location does not result in an over concentration of low income households, as defined by the U.S. Department of Housing and Urban Development, as adjusted by the Department of Housing and Community Development; and provided further, the BZA-Z shall require any such alteration or replacement to include dwelling units of substantially the same size and type of those being altered or replaced and shall require that no certificate of occupancy shall be issued for the accommodations uses until either a certificate of occupancy has been issued for all dwelling units being altered or replaced or irrevocable bonds or letters of credit in favor of the City in amounts equivalent to one hundred twenty-five (125%) per cent of the costs to complete construction or renovation of the dwelling units, as determined by the Chief Building Inspector, has been filed with the City.*

NOT APPLICABLE to 257-261 King Street as there are no existing dwelling units, nor have there been within the last 5 years.

(b) *the accommodations use, if located in the Accommodations Overlay on the peninsula, will not reduce or displace more than 25% of office space that has been used for such purpose within five years of the application for the exception;*

NOT APPLICABLE to 257-261 King Street as there is no existing office space, nor has there been within the last 5 years.

(c) *the accommodations use, if located in the Accommodations Overlay on the peninsula, will not displace more than 25% of the linear frontage of existing ground floor storefront retail space on the property;*

The linear frontage of existing ground floor storefront retail space at 257-261 King will remain the same as it has been for at least twenty years- 58'-10".

(d) *the location of the accommodations use will not significantly increase automobile traffic on streets within residential districts;*

Based on the projected trip generation, the project is expected to generate 6 total trips (3 entering and 3 exiting) during the AM peak hour and 7 total trips (3 entering and 4 exiting) during the PM peak hour. It is expected that a portion of these trips would use Beaufain Street, Coming Street or Wentworth Street to access the site traveling through Harleston Village and Ansonborough. Beaufain Street, Coming Street and Wentworth Street are all classified as major collectors by SCDOT and traffic on these roadways is not projected to be significantly increased by this project. The site in question was formerly used as a Duncan Parnell print shop, a retail use, generating more trips throughout the day than are estimated for the proposed short-term rental residential use.

(e) *the location of the accommodations use will contribute to the maintenance, or creation, of a diverse mixed-use district;*

257-261 King Street is a mixed use project as retail use will remain on the majority of the ground floor of the building.

- (f) *the total square footage of interior and exterior floor area for restaurant and bar space in the proposed accommodations use, including restaurant/bar patron use areas, bar areas, kitchen, storage, and bathroom facilities, shall not exceed 12 percent of the total interior, conditioned floor area in the accommodations use, except that each accommodations use shall be permitted to exempt from the calculation of total restaurant floor area one interior, ground floor restaurant tenant space if the total tenant space does not exceed 2,000 square feet, the restaurant tenant does not serve alcoholic beverages, and the exempt restaurant tenant space is clearly labeled with these restrictions on the floor plans submitted with the application for this zoning special exception;*

NOT APPLICABLE to 257-261 King Street as there will be no restaurants or bars on the property.

- (g) *the accommodations use proposed guest drop off and pick up area(s) is located outside the public right-of-way and on the property utilized for the accommodations use if the accommodations use contains more than 50 sleeping units, and if 50 sleeping units or less, the proposed guest drop off and pick up area(s) are located outside the public right-of-way if feasible, and the location and design of the guest drop-off and pick-up area(s) has been reviewed by the Department of Traffic and Transportation and determined to be safe and not be an impediment to traffic and that every effort has been made to minimize traffic impacts;*

257-261 King Street has 12 sleeping units (less than 50). However, 257-261 King will provide one short term/drop-off/pick-up parking space next to the main entry and well outside of the public right-of-way.

- (h) *the total number of sleeping units within the buildings or structures on the lot or parcel in which the accommodations use is located is equal to or exceeds ten (10) sleeping units.*

257-261 King Street has 12 sleeping units.

- (i) *within areas of the accommodations overlay zone designated as "A-1", "A-2", "A-3", "A-4", "A-5", "A-6", or "A-7" on the zoning map, the number of sleeping units within the buildings or structures on the lot or parcel in which the accommodations use is located shall not exceed 50 in areas designated "A-1"; 180 in areas designated "A-2"; 225 in areas designated "A-3"; 100 in areas designated "A-4"; 150 in areas designated "A-5"; 69 in areas designated "A-6"; and 175 in areas designated "A-7"; provided, however, that within the portion of the area designated "A-1" bounded by King Street on the west, Meeting Street on the east, Mary Street on the south and Line Street on the north (the "Full-Service Corridor"), the number of sleeping units within the buildings or structures on the lot or parcel in which the accommodations use is located may exceed 50, but shall not exceed 250, if the accommodations use qualifies as a Full-Service Hotel, meaning that the accommodations use provides 20,000 or more square feet of meeting, conference and banquet space of which 15,000 square feet thereof is contiguous, an on-site restaurant that serves breakfast, lunch and dinner seven days a week and other services such as a concierge, a spa/health club, laundry, turndown service, newspaper delivery, security personnel and airport shuttle; and in no event shall any accommodations use on the peninsula exceed 250 sleeping units;*

257-261 King Street has only 12 sleeping units and does not offer full service.

- (j) *the proposed accommodations use will not share any of its buildings, structures, facilities, or operations with another accommodations use;*

257-261 King Street will not share any of its buildings, structures, facilities, or operations with any other accommodations use.

- (k) (1) *The proposed accommodations use incorporates meeting and conference space at a ratio of 400 square feet per 10 sleeping units, or fraction thereof, with respect to the first 150 sleeping units, and incorporates meeting and conference space at a ratio of 1000 square feet for every 10 sleeping units, or fraction thereof, exceeding 150 sleeping units. In either case, at least 75% of the meeting and conference space shall be contiguous;*

257-261 King Street has one 494 square foot meeting room (480 square feet is required for 12 sleeping units.

- (2) *Notwithstanding subsection k(1) hereof, if the accommodations use contains more than 50 sleeping units and is located in the Full-Service Corridor, the provisions of subsection (i) hereof shall govern the square footage of required meeting and conference space;*
- (l) *the proposed accommodations use will not result in there being more than eight (8) Full-Service Hotels on the peninsula, inclusive of those Full-Service Hotels existing on the peninsula and those with approved special exceptions as of the effective date of the ordinance from which this section derives; for purposes of this subsection (l) only, a Full-Service Hotel means (1) a Full-Service Hotel as defined in subsection (i); and (2) any accommodations use on the peninsula having in excess of 150 sleeping units; and*

NOT APPLICABLE to 257-261 King Street as there are less than 50 sleeping units and will not be full service.

- (m) *to assist in providing affordable housing opportunities for its employees, the applicant for the accommodations use commits to contribute to the City of Charleston Affordable/Workforce Housing Account a fee payable upon the issuance of a Certificate of Occupancy, calculated as follows: \$5.10 per square foot of area used for sleeping units and the hallways adjacent to sleeping units, stairwells and elevators.*

257-261 King Street will contain 14,686 of area dedicated to sleeping units and hallways adjacent to sleeping units, stairwells, and elevators. Therefore the applicant will contribute \$74,898.60 to the City of Charleston Affordable/Workforce Housing Account.

Application requirements. In making the findings required in subsection b.1, the Board of Zoning Appeals-Zoning shall consider the following information to be provided by the applicant in site plans, floor plans and building elevations that will govern the construction of the building in which the accommodations use is located, along with a detailed written assessment report to be submitted with the application:

1. *The number of existing dwelling units on the property, including units on the property that were occupied as dwelling units within five years of the date of the application for the exception, the type of unit (rental or owner-occupied; one-family detached; one-family attached; two-family or multi-family; occupied or unoccupied), by income range of the most recent occupant(s), the rental price for rental units and market price for owner occupied units relative to the area median income figures that are determined annually by the U.S. Department of Housing and Urban Development and adjusted by the City of Charleston Department of Housing and Community Development, or its successor, the physical condition of the units (sound, deficient, deteriorated or dilapidated), the square footage and number of bedrooms in each unit, and if the units are proposed to be physically altered or replaced, a description and plan showing the square footage and number of bedrooms in the altered or replaced units, and their location;*

NOT APPLICABLE to 257-261 King Street as there are no existing dwelling units, nor have there been within the last 5 years.

2. *The effect of the physical alteration or replacement or relocation of dwelling units on the housing stock of a particular type on the property and whether a condition should be attached to a special exception approval for the accommodations use requiring a minimum percentage of the dwelling units on the property or replaced off-site to remain affordable based on the annually updated median area income values;*

NOT APPLICABLE to 257-261 King Street as there are no existing dwelling units, nor have there been within the last 5 years.

3. *The presence of office space on the property, or the presence of spaces on the property that were occupied as office spaces within five years of the date of application for the exception;*

NOT APPLICABLE to 257-261 King Street as there is no existing office space, nor has there been within the last 5 years.

4. *The linear frontage of existing ground floor storefront retail space on the property;*

The linear frontage of existing ground floor storefront retail space at 257-261 King will remain the same as it has been for at least twenty years- 58'-10".

5. *The location and design of guest drop off and pick up areas for the accommodations use;*

Guest drop off and pick up will occur on 257-261 property at a parking space designated for 15 minute parking. See drawing sheet A100.

6. *The cumulative number of vehicle trips generated by the proposed accommodations use and other accommodations uses that are either existing or approved within an area identified by the Department of Traffic and Transportation, the traffic circulation pattern serving the accommodations use and efforts made to minimize traffic impacts;*

Based on the projected trip generation, the project is expected to generate 6 total trips (3 entering and 3 exiting) during the AM peak hour and 7 total trips (3 entering and 4 exiting) during the PM peak hour. On-site parking with no valet operations will minimize traffic impacts associated with the site.

7. *The distance of the main entrance and parking entrance of the accommodations use from a road classified as an arterial or collector road;*

The main entry for the accommodations use at 257-261 King Street is on the west (back) side of the building. This area is accessed from Beaufain Street (L-393), which is a two-lane, two-way undivided major collector roadway. Distance from Beaufain Street to main parking entry is 0'. Distance from parking entry to the main entrance for accommodations drop off is 94'.

8. *The land uses within five hundred feet (500') of the accommodations use, to include the location, square footage, and number of rooms in existing accommodations uses and accommodations uses that have been approved;*

Primary land use within 500' of 257-261 King is retail. There are also restaurants, offices, and other accommodations. Accommodations include The Restoration (50 rooms), Renaissance (166 rooms, and Belmond Hotel (439 rooms). These are noted on attached MAP-02.

9. *The proximity of residential districts to the accommodations use;*

There is a school, Memminger Elementary, between 257-261 King and the closest residential district, Harleston Village. Therefore closest residential use is about 900' feet away. This is noted on attached MAP-02.

10. *The accessory uses proposed for the accommodations use, such as restaurants, spas, bars, pools and the like, in terms of their location, size, impact on parking, traffic generation, noise or odors in or to a residential district;*

257-261 King will not contain any accessory uses such as restaurants, spas, bars, or pools.

11. *The demonstrated provision of off-street parking at the rate of two spaces that meet the design requirements of section 54-318 for each three sleeping units, provided however, the utilization of mechanical or other means of parking that meet the ratio of two spaces for each three sleeping units shall be allowed;*

257-261 King will have 12 sleeping units. At the rate of 2 parking spaces per 3 sleeping units, 8 parking spaces are required. 257-261 King has 10 parking spaces, one of which will be designated as short-term/drop-off parking, and one of which will be designated accessible. See drawing sheet A100. All parking requirements for the retail use are grandfathered by previous retail use at the property.

12. *The presence of industrial uses and uses which use, store, or produce toxic or hazardous materials in quantities in excess of those specified by the EPA listing of toxic and hazardous materials, within five hundred feet (500') of the accommodations use;*

NOT APPLICABLE to 257-261 Street as there will be no industrial uses which use or store toxic or hazardous materials within 500'.

13. *The commitment to environmental sustainability and recycling;*

257 King Street Partnership, LLC is committed to following environmental sustainability and recycling practices in the operation of the 257 King -261 King

14. *The distance of the accommodations use from major tourist attractions;*

In addition to the retail uses in the immediate vicinity of 257-261 King, there are many major tourist attractions within one mile including the Historic City Market, Old Exchange, and The Battery. This is noted on attached MAP-03.

15. *The distance of the accommodations use from existing or planned transit facilities;*

257-261 King is directly on a CARTA bus route. The bus station is about .68 miles away. This is noted on attached MAP-03.

16. *The long term provision of on- or off-site parking for employees who drive vehicles to work, including an estimate of the number of employees that will drive to work during the maximum shift and the location of parking spaces to be provided, and the demonstrated provision of free transit passes or other incentives to encourage employee use of public transportation;*

257-261 King will not have any full time staff on site. Cleaning crew will park in spaces of unoccupied units or between check-out and check-in times (approximately 11am-4pm).

17. *The number of sleeping units proposed as part of the accommodations use;*

257-261 King will have 12 sleeping units as part of the accommodations use. This is noted on attached conceptual floor plans A101 and A102.

18. *The provision of shuttle bus services to and from the Historic Districts by accommodations uses with more than 50 sleeping units located outside the area designated "A-1" through "A-6" on the zoning map;*

NOT APPLICABLE to 257-261 Street as there are less than 50 sleeping units.

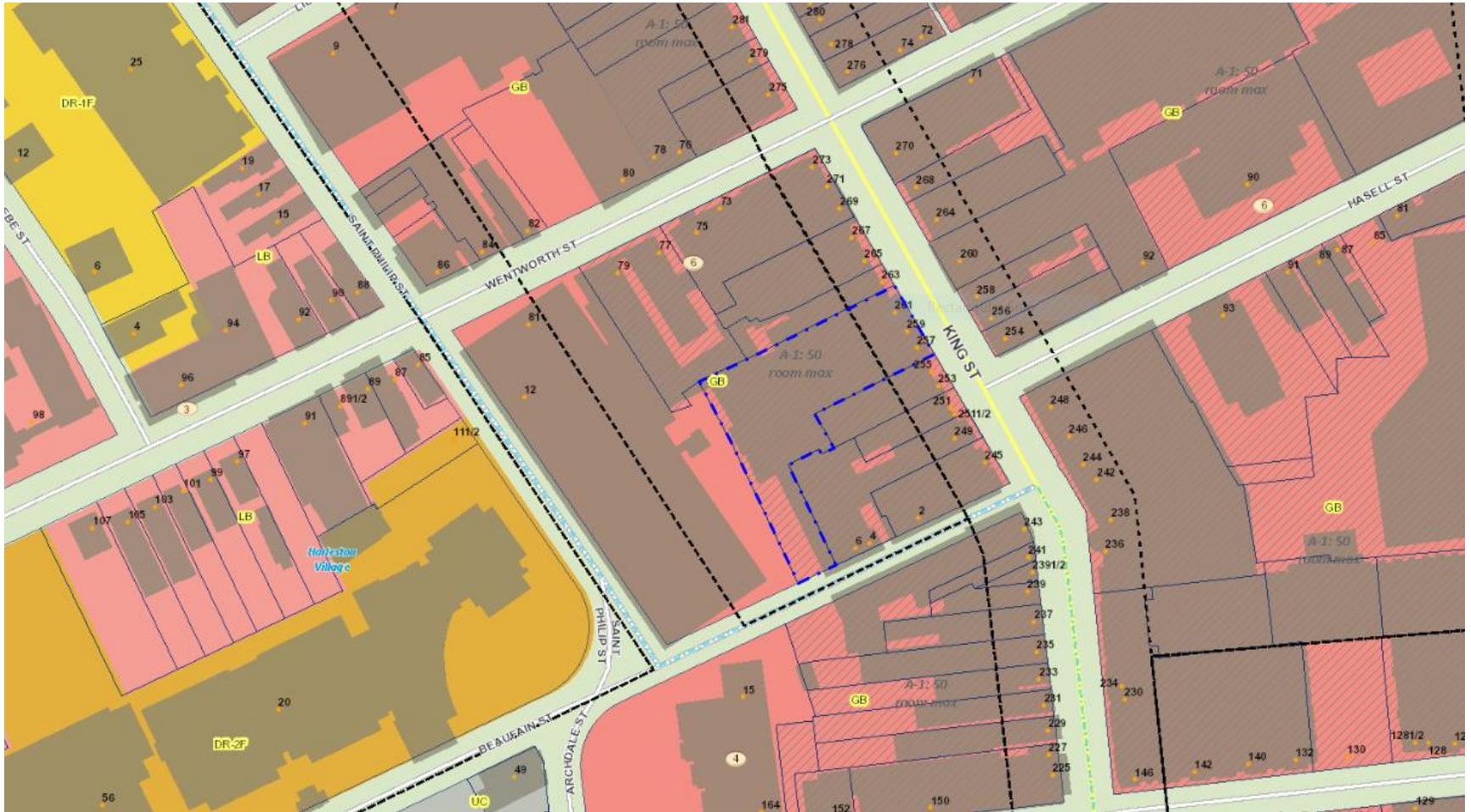
19. *The commitment to make affirmative, good faith efforts to see that construction and procurement opportunities are available to MBEs (minority business enterprises) and WBEs (women business enterprises) as outlined in section 2-268 (e)(1), (2), and (3) of the Code of the City of Charleston;*

Managers will use and encourage contractors to make best efforts/good faith efforts to see that construction and procurement opportunities are available to MBEs (minority business enterprises) and WBEs (women business enterprises) as outlined in section 2-268 (e)(1), (2), and (3) of the Code of the City of Charleston; and will encourage contractors and procurement agents to do the same, wherever possible.

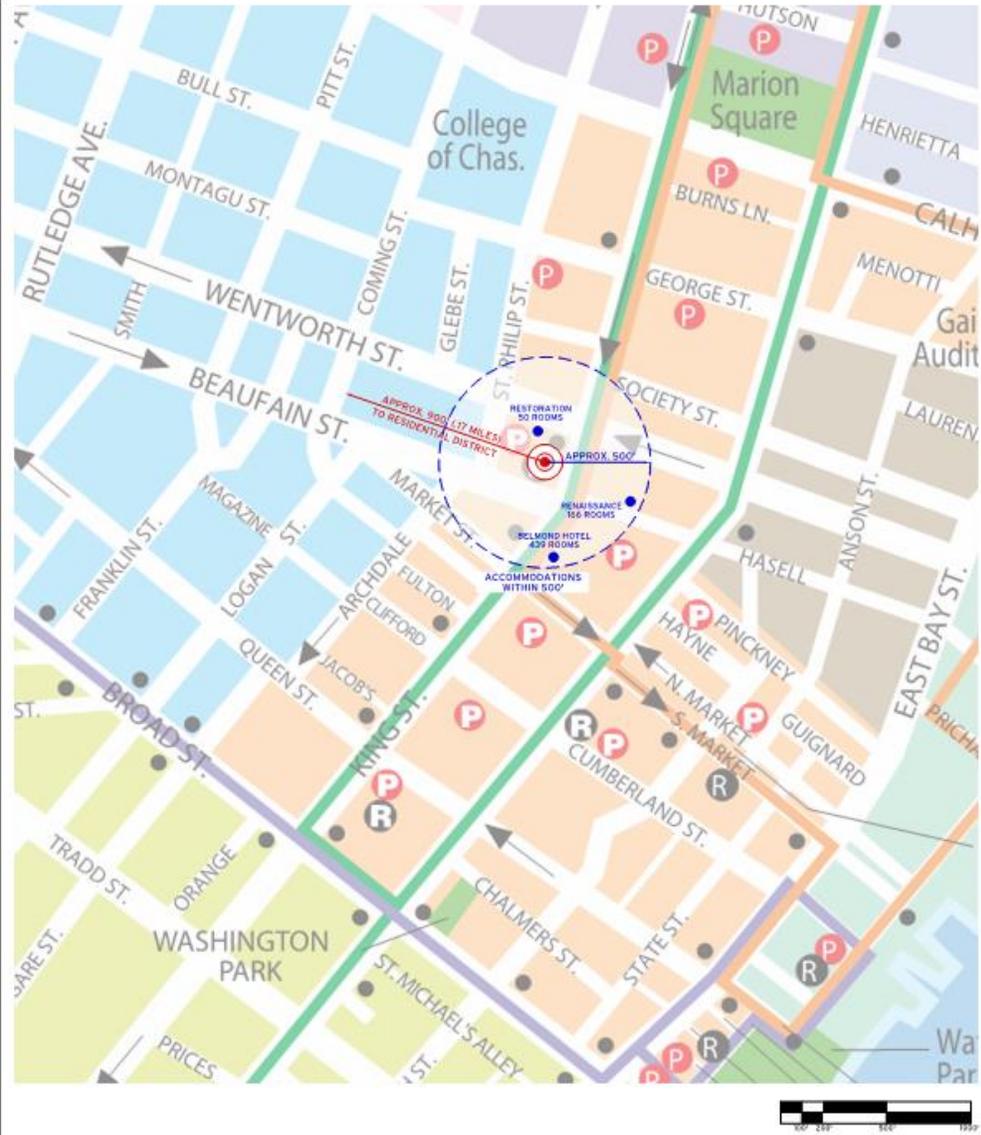
20. *The commitment to make affirmative, good faith efforts to hire personnel, representative of the population of the Charleston community, at all employment levels.*

The manager of 257 King Street LLC agrees to make affirmative, good faith efforts to hire personnel, representative of the population of the Charleston community, at all employment levels.





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REGGIE GIBSON ARCHITECTS
 128 VANDERBURGH ST.
 CHARLESTON SC 29403
 T. 843-722-8040
 www.reggiegibsonarchitects.com

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 CHARLESTON, SC 29401

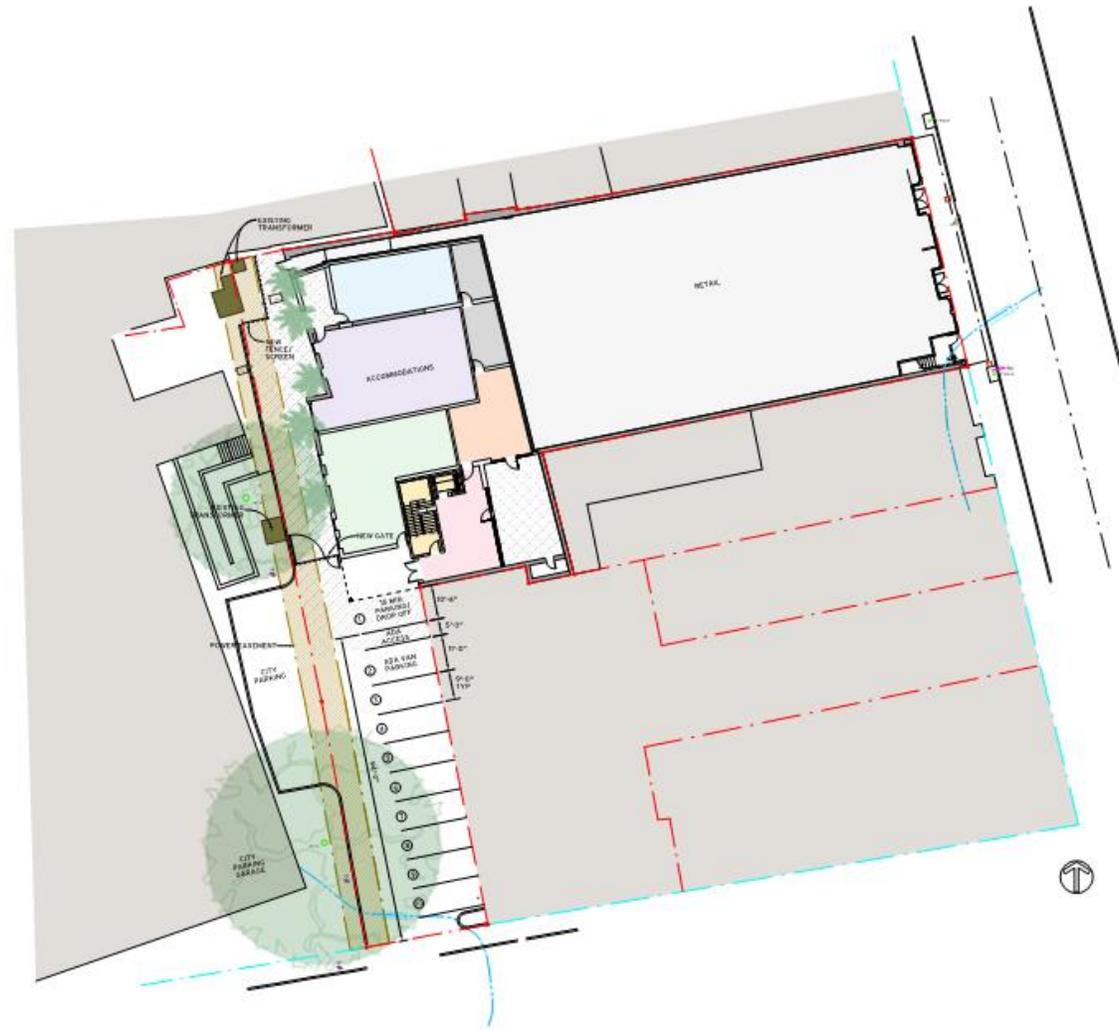
TMS NO. 457-08-01-050

REVISIONS	ISSUE DATE
NA3 SUBMITTAL	01.02.2016

RESIDENTIAL & ACCOMMODATIONS PROXIMITY

MAP-02

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Rectangular Snip

REGGIE GIBSON ARCHITECTS
100 WASHINGTON ST.
CHARLESTON, SC 29403
T 843-722-1940
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TMS NO. 457-08-01-050

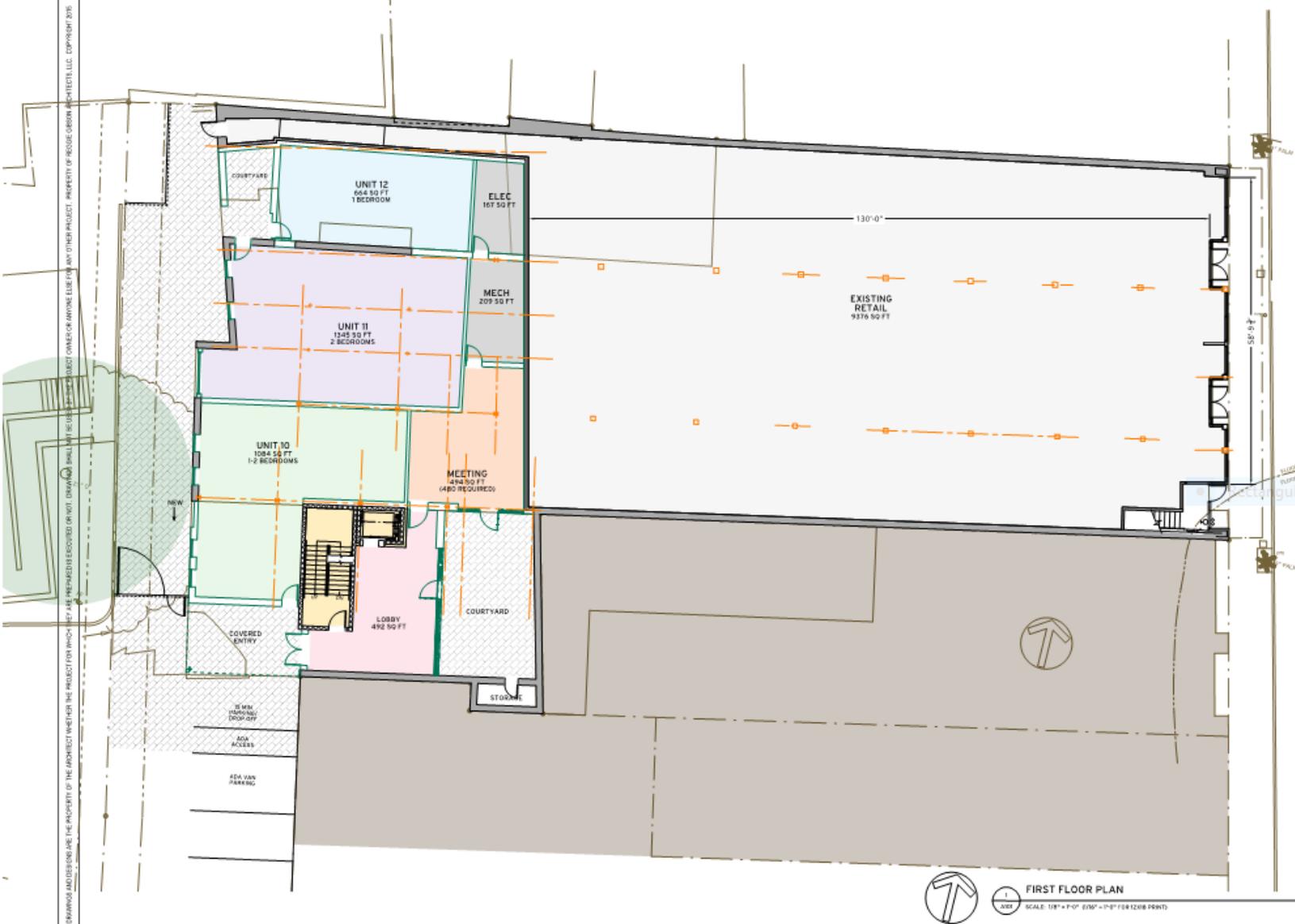
REVISIONS	ISSUE DATE
JONAS LUBKOFF	02.23.2020

SITE PLAN

A100

CONCEPTUAL SITE PLAN
SCALE: 1/8" = 1'-0" (1/32" = 1'-0" FOR 12 1/8" PRINT)

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REGGIE GIBSON ARCHITECTS
128 VANDERHORST ST.
CHARLESTON, SC 29403
T. 843-732-1040
www.reggiegibsonarchitects.com

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TMS NO. 457-08-01-050

REVISIONS	ISSUE DATE
ZONING SUBMITTAL	03.23.2020

1ST FLOOR PLAN
A101

 **FIRST FLOOR PLAN**
SCALE: 1/8" = 1'-0" 1/32" = 1'-0" (1/8" 1/32" POINTS)

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50 WASHINGTON ST.
CHARLESTON, SC 29403
T 843-722-9140
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TMS NO. 457-08-01-050

REVISIONS	ISSUE DATE
TOWNE SUBMITTAL	03.23.2020

2ND FLOOR PLAN

A102



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" (1/8" = 1'-0" FOR 12X18 PRINT)

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VIEW FROM DRIVE/ALLEY



VIEW FROM DRIVE/PARKING
ON BEAUFAIN STREET



AERIAL



VIEW ON KING STREET

REGGIE GIBSON ARCHITECTS
100 VANDERHORST ST.
CHARLESTON, SC 29403
T 843-722-5040
www.reggiegibsonarchitects.com

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CHARLESTON, SC 29401

TMS NO. 457-08-01-050

REVISIONS ISSUE DATE
RMR SUBMITTAL 04/22/2020

PHOTOS

A200

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2 PROPOSED WEST ELEVATION
 SCALE: 1/8" = 1'-0" (3/16" = 1'-0" FOR 1208 PRINT)



2 EXISTING WEST ELEVATION
 SCALE: 1/8" = 1'-0" (3/16" = 1'-0" FOR 1208 PRINT)



1 KING STREET (EAST) ELEVATION
 SCALE: 1/8" = 1'-0" (3/16" = 1'-0" FOR 1208 PRINT)

Rectangular Snip

REVISIONS	ISSUE DATE
BAR SUBMITTAL	03.22.2022

ELEVATIONS

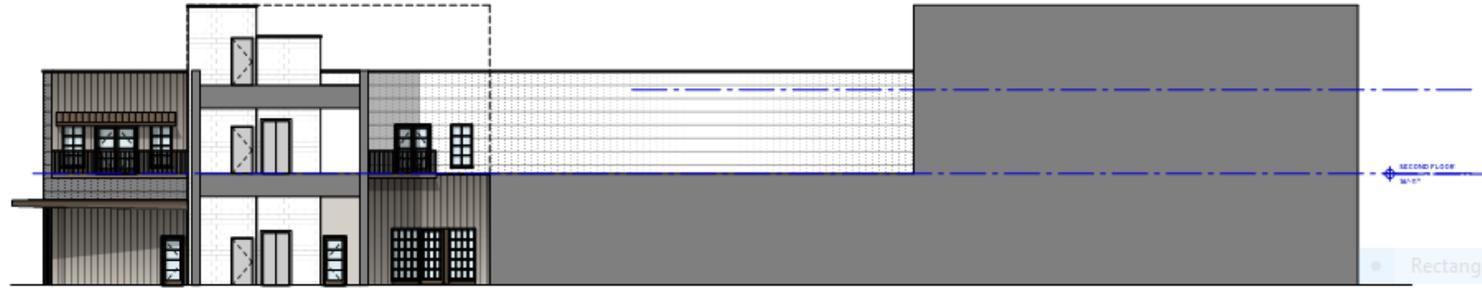
A201

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 CHARLESTON, SC 29401

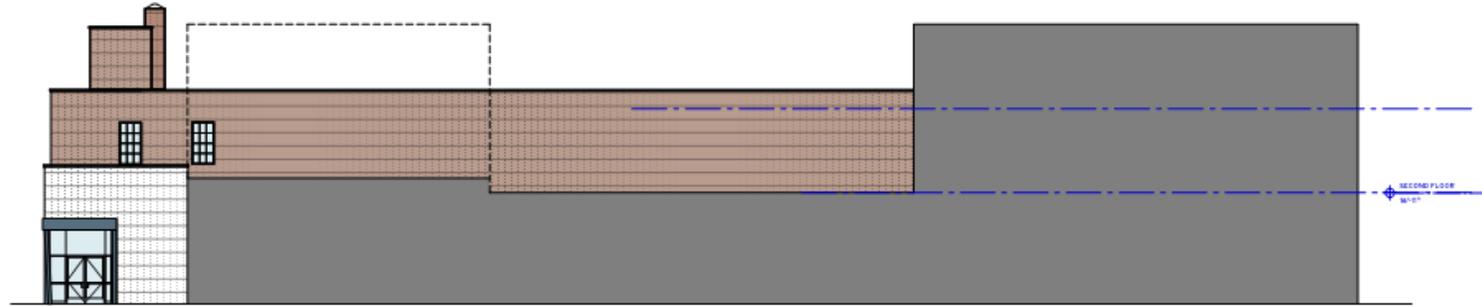
TMS NO. 457-08-01-050

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2
A202
PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0" 8/16" = 1'-0" FOR 12x18 PRINT



1
A202
EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0" 8/16" = 1'-0" FOR 12x18 PRINT

REVISIONS	ISSUE DATE
FOR SUBMITTAL	05.02.2015

**SOUTH/SIDE
ELEVATION**

A202

**257, 259, & 261 KING STREET
CHARLESTON, SC 29401**

TMS NO. 457-08-01-050

Agenda Item #B-3

10 WOOLFE STREET

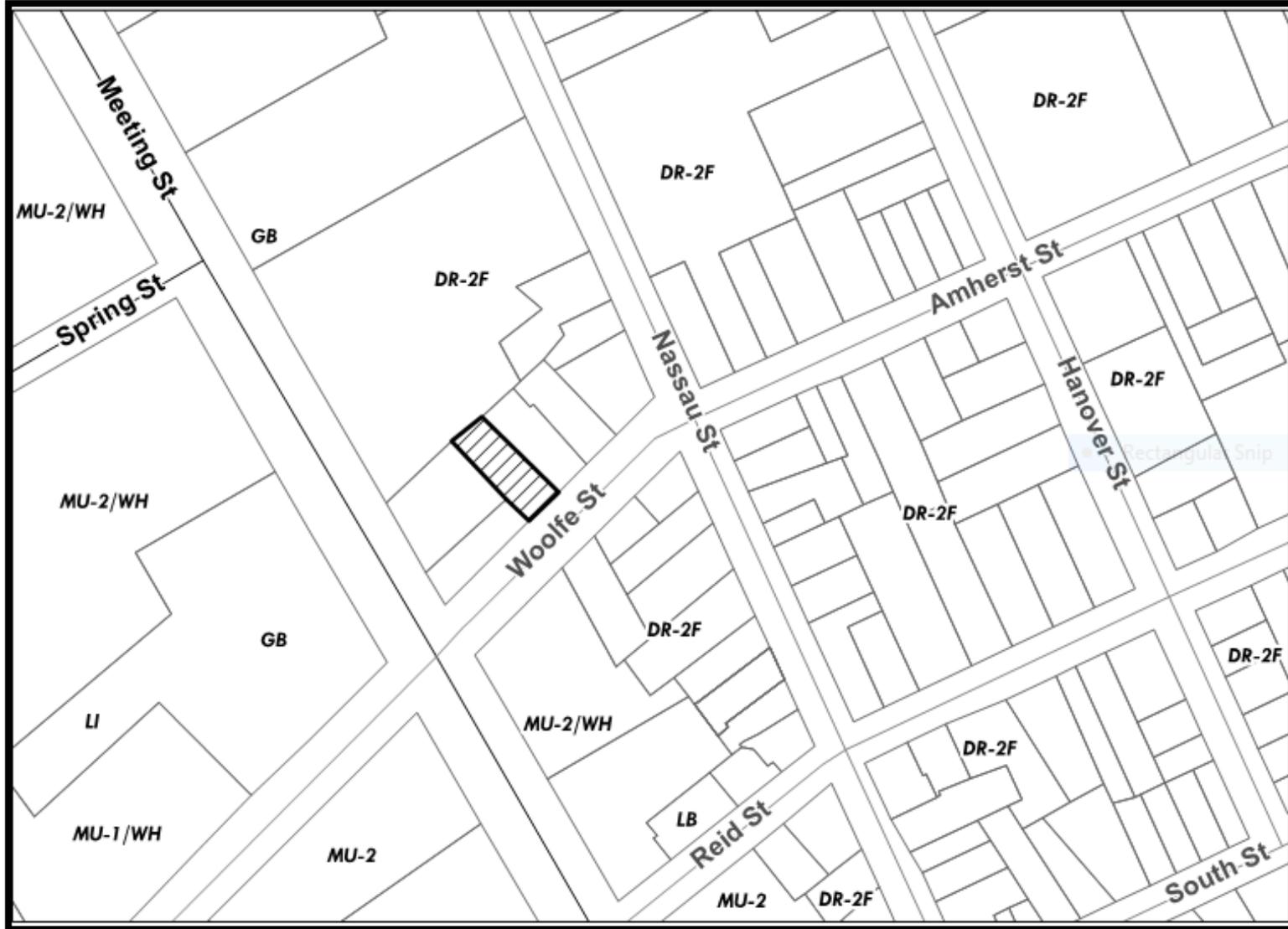
(EASTSIDE)

TMS # 459-09-01-018

Request variance from Sec. 54-301 to allow reestablishment of two dwelling units (duplex) with 1,748sf of lot area per dwelling unit (2,000sf required).

Request special exception under Sec. 54-511 to allow two dwelling units (duplex) without off-street parking spaces (four spaces required).

Zoned DR-2F





City of Charleston

Instructions – This application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda. A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days. An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- [x] A Variance and/or Special Exception as indicated on page 2 of this application.
[] Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
[] Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: 4/21/2020
Property Address 10 Woolfe Street, Charleston, SC 29403 TMS # 459-09-01-018
Property Owner Frances R Just Daytime Phone 843-813-0330
Applicant Anthony Diesu Daytime Phone 631-617-8155
Applicant's Mailing Address 124 Spring Street, Charleston, SC 29403
E-mail Address Ant.diesu@gmail.com

Relationship of applicant to owner (same, representative, prospective buyer, other) Prospective Buyer

Zoning of property DR-2F

Information required with application: (check information submitted)

- [x] Scaled plans or plats, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
[] For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
[x] Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
[] Plans or documents necessary to show compliance with special exception requirements (3 sets)
[] Check, credit card or cash (make checks payable to the City of Charleston)
[] YES or [] NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- [x] Photographs
[] Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant Anthony Diesu Date March 20, 2020

For office use only
Date application received 3/23/20 Fee \$ 180
Time application received 8:30
Staffperson CAP Receipt # CAP

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

Denial Variance, Permitting Variance-

Please See attached: Exhibit A

Variance Test: The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

Parking

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

Exhibit A.

Density Variance:

We are requesting a density variance to allow the property at 10 Woolfe Street to be reconvered back into a Duplex. Zoned DR-2F, the lot does not meet the square foot requirement for two units. The extraordinary and exceptional condition that pertains to this property is that the home has a history of being multi-family. At one point the property was a quad but most recently a legal duplex. 10-12 Woolfe Street was recently converted from a duplex into a single-family home in 2012. These conditions do not generally apply to other properties in the vicinity as most duplexes in the vicinity were converted from single family to multifamily. Photos of the drawings that were submitted during the approval process in 2012 are attached to this application, in Exhibit B, but are also in the city's possession for reference. Our plan is to undo what was approved in 2012 and re-implement the pre- 2012 floor plan. We will not make any changes nor additions to the current footprint or exterior of the property adding no building density to the lot at all. Therefore, and in conclusion, the authorization of this variance will not be of any substantial detriment to the adjacent or to the public good as all changes will be internal.

• Rec

10 Woolfe Street: Parking Special Exception Request

Introduction of request:

We are requesting a parking special exception to allow the property at 10 Woolfe Street to be reconverted back into a duplex. Zoned DR-2F, currently the parcel does not meet the parking requirements for two units. The fact that 10 Woolfe street was recently converted from a legal duplex into a single-family home is an extraordinary and exceptional condition in itself, but it is also important to note the extraordinarily large size of the single-family home that resulted from this conversion. This condition does not generally apply to other single-family homes in the area, at 3,289 square feet with 6 bedrooms and 4 bathrooms, 10 Woolfe is much larger than other single-family homes in its vicinity.

When examining this particular part of the Eastside neighborhood it is apparent that when this home is sold it will most likely be repurposed as a rental property. As a rental this home will comfortably house 6 individuals but can legally house much more tenants with six bedrooms. When converting this property back into a duplex we do not plan on adding any bedrooms and therefore the number of tenants legally allowed to rent this home will not increase. This will have no added impact on the number of cars that may park on the street.

Not only is 10 Woolfe street a large home, it is also in a unique and important location. Acting as a gateway to the Eastside community the property is conveniently located near The College of Charleston and Charleston's most popular downtown bars and nightlife. This relevant fact will attract a younger, most likely college renter to 10 Woolfe. As a single-family home 10 Woolfe street would most likely attract six different tenants each with their own cars and own daily routines who are ecstatic to live with 6 of their best friends. We can foresee the house and the neighborhood being at a higher risk of disrespect, partying, and other disturbances. As a two, three-bedroom unit multifamily home, the likelihood of having a young couple or family as tenants is much higher. These tenants are more likely to share a car, have similar daily routines, and abide by local parking laws. They are less likely to disrespect the home and neighborhood.

The authorization of this variance may very well add an additional vehicle required to park on the street, but on-street parking is not scarce in this particular area. It is also important to note that there are multiple off-street parking options in a very close vicinity to the property. The character of the district will not be harmed by the granting of this exception it will be preserved.

On the next page you will find answers to the requirements stated in Sec. 54-511 on the City of Charleston's Municode.

1. *Whether the proposed use is an allowed use in the applicable zoning district;*

10 Woolfe Street is zoned DR-2F. This zoning district does allow the proposed use of a duplex. In fact, on the City of Charleston public records the property class listed is 130-RESID-DUP-TRI.

Property ID	4590901018
Physical Address	10 WOOLFE ST
Property Class	130 - RESID-DUP/TRI
Plat Book/Page	/
Neighborhood	261204 PBD4 East Side; Hampstead Mall
Deed Acres	0.0000
Legal Description	

2. *Whether the existing building(s) as configured on the lot, or the existing building(s) as configured on adjoining lots, make it feasible to provide off-street parking;*

Unfortunately, as seen on the submitted survey the existing structure is built on a zero-lot line with no possible ingress capabilities. Therefore, it is not feasible to provide off-street parking without demolition of the existing structure.

3. *Whether street frontage of an existing lot is so limited that a driveway for access to a parking area would unreasonably or impracticably reduce the area available for occupancy by structures;*

As previously mentioned, the existing structure has a zero-lot line. The street frontage for the home runs from the far east corner of the parcel to the far west corner of the parcel, leaving no room for ingress/egress capabilities on to Woolfe Street. This will not reduce the area available for occupancy of structures because we do not plan on making any additions or changes to the existing footprint, but this is still a relevant fact to consider.

4.

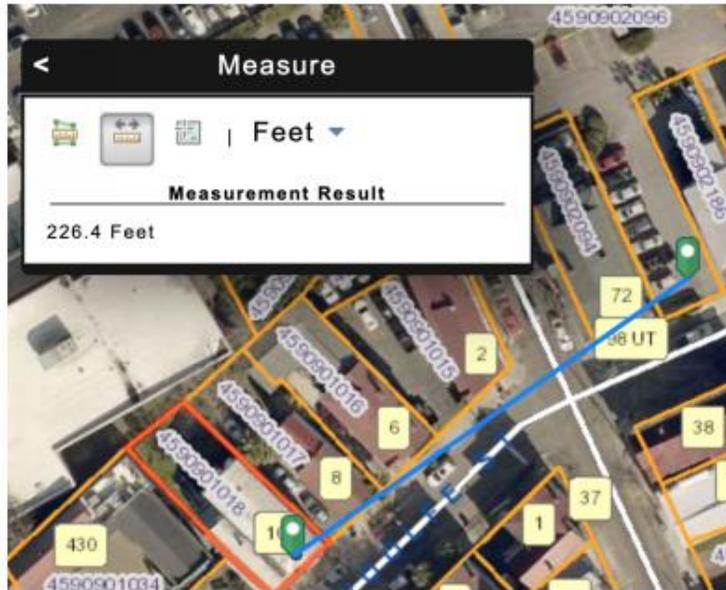
Whether grant of the special exception will adversely affect neighboring properties;

Grant of this special exception will not adversely affect neighboring properties in anyway. There will be no physical changes to the exterior of the property nor added street traffic.

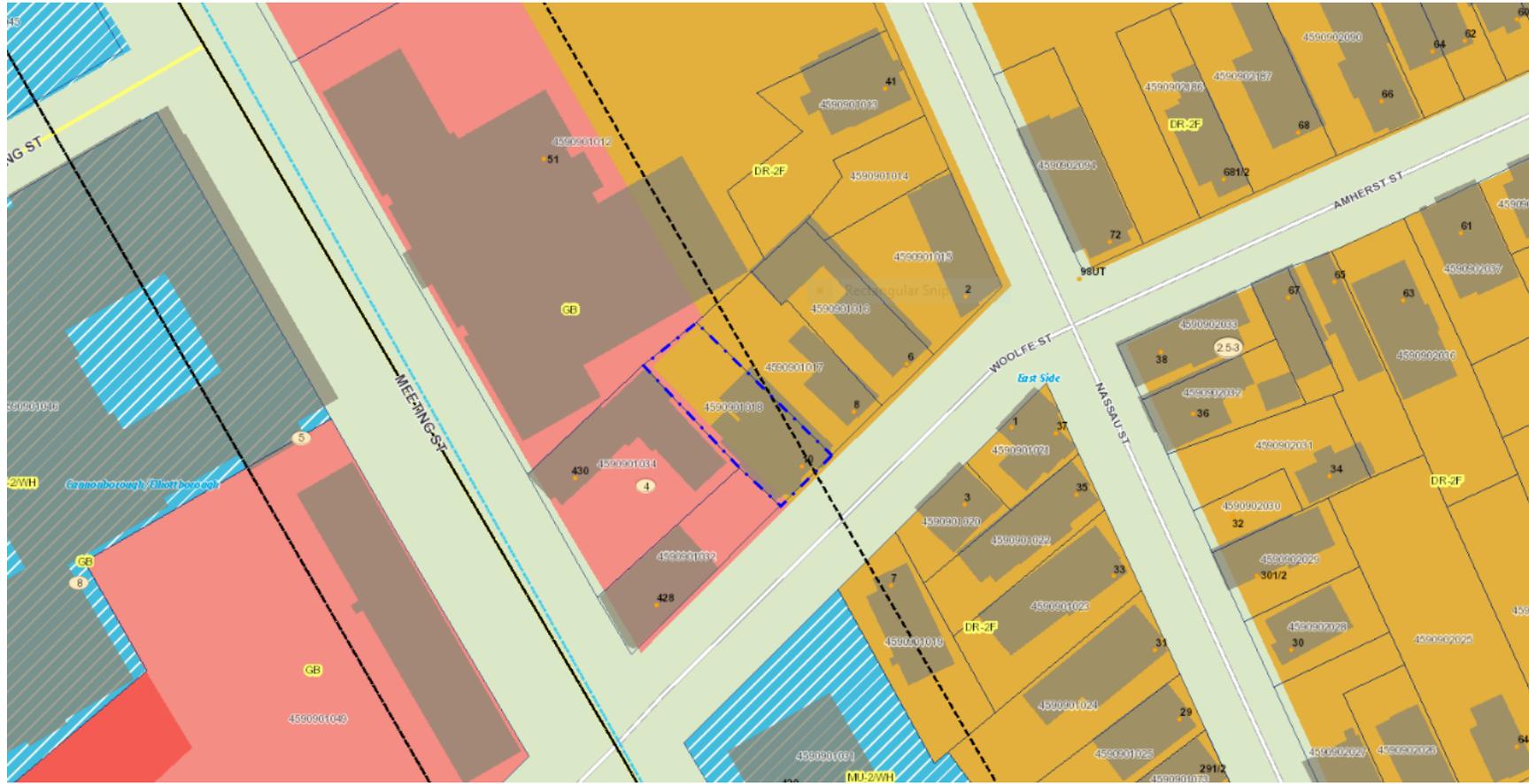
5.

Whether the applicant has pursued good faith efforts to provide off-street parking.

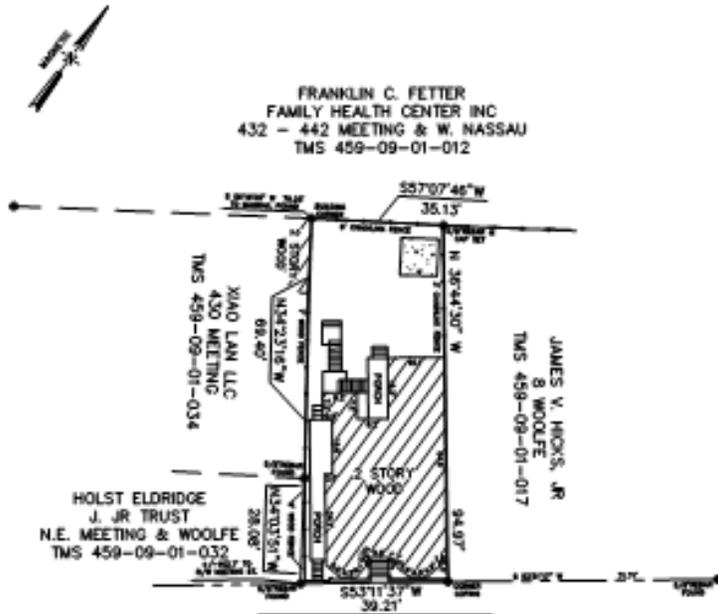
After examination of the parcel it should be apparent that there is virtually no way to reconfigure this parcel to allow for off-street parking. We still have made a good faith effort to compensate for this deficiency. Approximately 226 feet away from 10 Woolfe street there is a parking lot that is managed by HAH parking. This lot is available for rent 24/7 through HAH Parking's platform. The lot number is #29. We have also been in contact with the manager of HAH parking to arrange a monthly/yearly lease for tenants of 10 Woolfe street.







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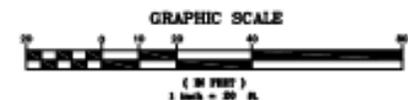


PLANNING AND RMC USE ONLY



NOTES & REFERENCES:

1. REFERENCE DEED RECORDED IN THE CHARLESTON CO. REC OFFICE IN DEED BOOK 0548 PAGE 907 & PLAT BY JAMES G. PENNINGTON RECORDED IN PLAT BOOK 512 PAGE 0237.
2. THIS SURVEY DOES NOT REFLECT A TITLE SEARCH AND IS BASED ENTIRELY ON THE ABOVE REFERENCED DOCUMENT(S) AND FIELD EVIDENCE. THIS SURVEY DOES NOT GUARANTEE TITLE NOR DEPICT ANY ENCUMBRANCES NOT SHOWN ON THE REFERENCED PLAT. THE BOUNDARY LINES DEPICTED ARE A COMBINATION OF RECORD INFORMATION, FOUND MONUMENTATION AND LINES OF OCCUPATION OF LONG DURATION.
3. CERTIFICATION IS TO THE PARTY/PARTIES FOR WHOM THIS SURVEY WAS PREPARED AND IS NOT TRANSFERABLE TO ANY OTHER INSTITUTIONS OR INDIVIDUALS.
4. 0.082 ACRES.
5. PROPERTY ZONED DR-2F.
6. PROPERTY OWNED BY FRANCES R. JUST
7. FLOOD ZONE: X
FIRM 45019C 0512J
EFFECTIVE: NOV. 17, 2004
COMMUNITY NUMBER: 455412



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

JAMES KELLY DAVIS, P.L.S. No. 9756



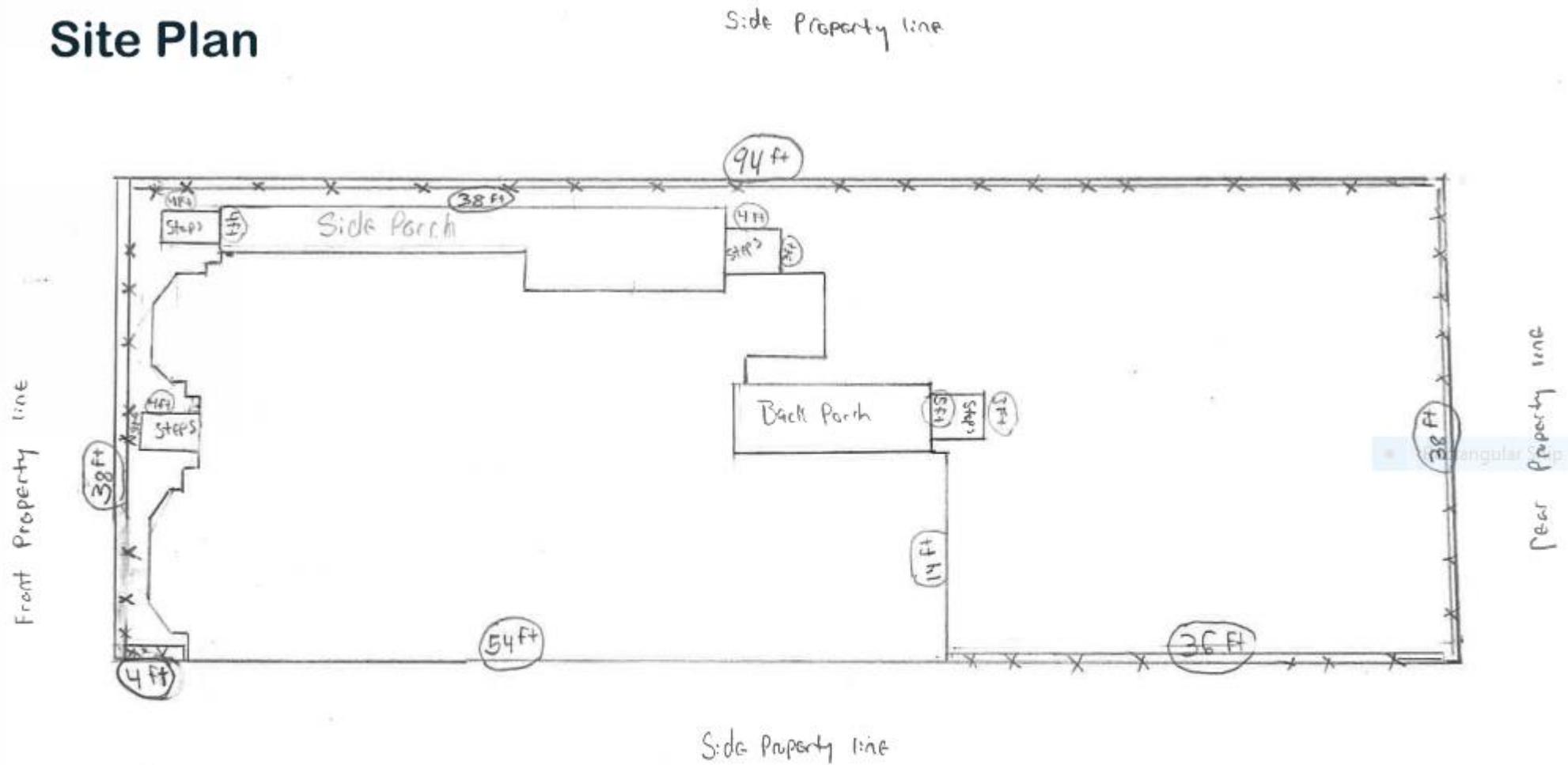
**BOUNDARY SURVEY OF EXISTING LOT
TMS 459-09-01-018 (0.082 AC.)
LOCATED ON WOOLFE STREET IN THE
CITY OF CHARLESTON, CHARLESTON CO., SC
PROPERTY OF FRANCES R. JUST**

Atlantic
Surveying, Inc.

ATLANTIC SURVEYING, INC.
1500 LAWRENCE ROAD
CALLETON, SOUTH CAROLINA 29907
(843) 785-5666 (FAX) 781-7811 752
www.atlanticsurveying.com

DATE	11/26/2019
BY	JAMES KELLY DAVIS
CHECKED BY	JAMES KELLY DAVIS
SCALE	1"=40'

Site Plan

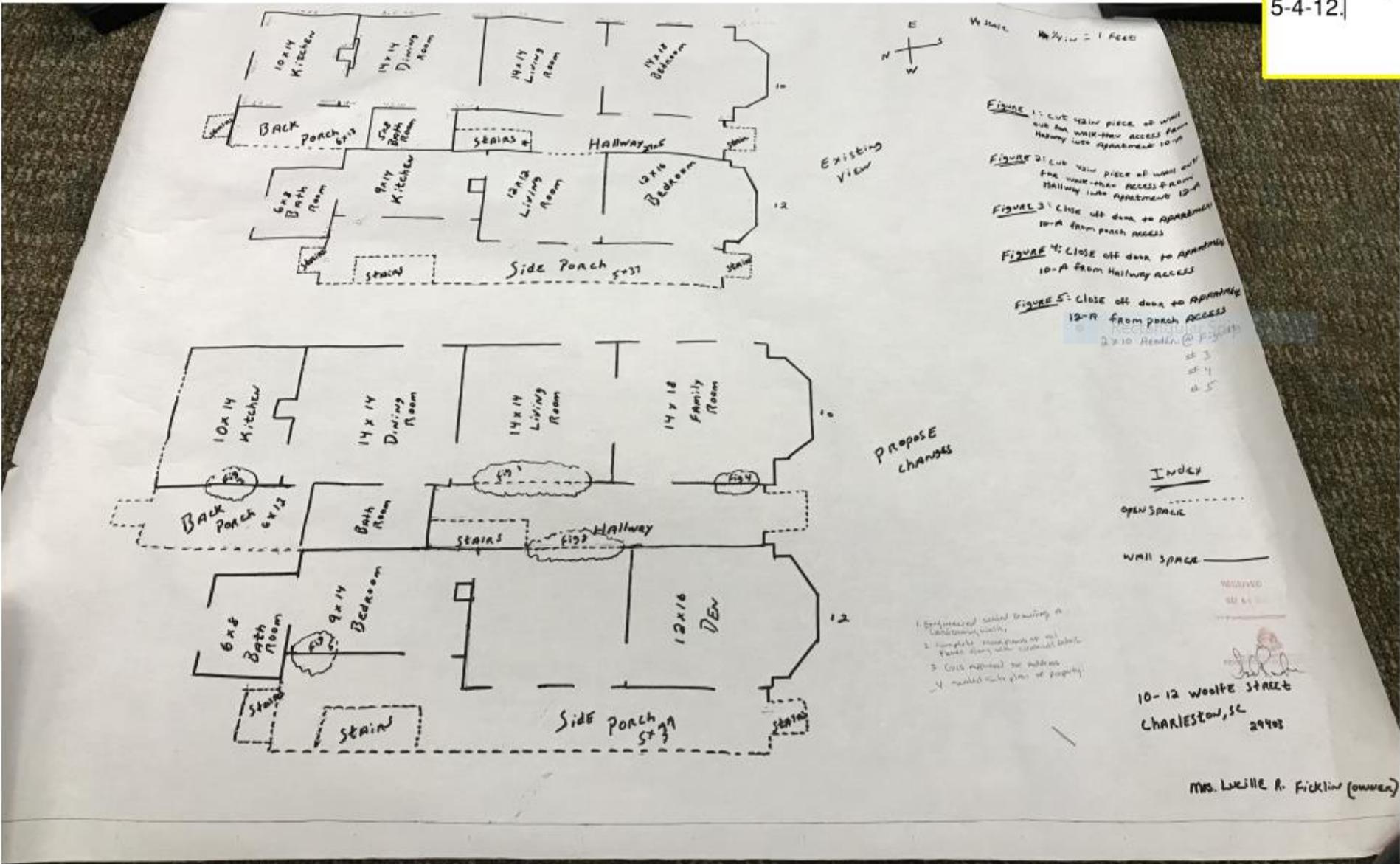


W
S + N
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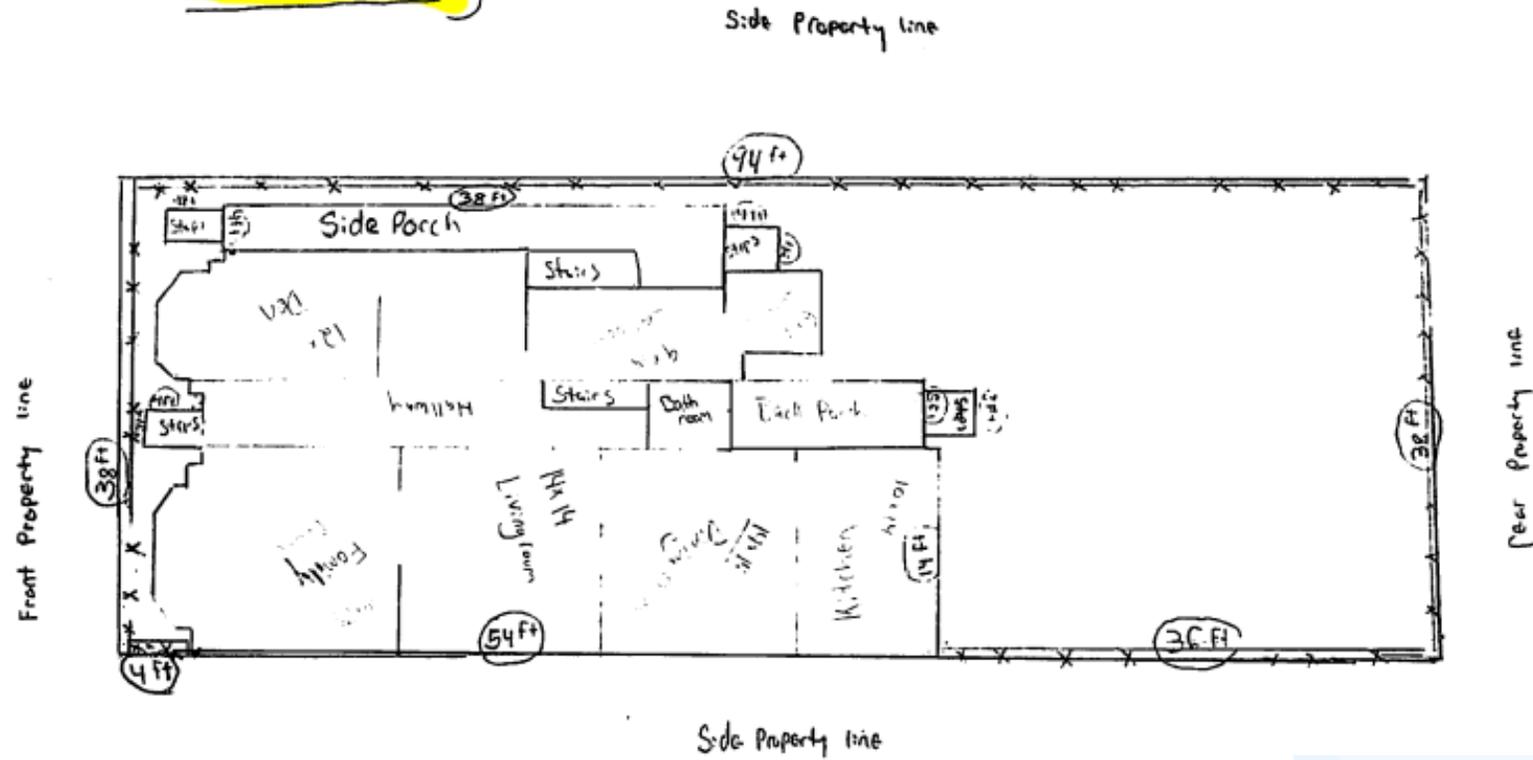
TMS#: 459-09-01-018
Address: 10 Wolfe Street

Exhibit B

Note
 Floor plan represents when owner requested to convert duplex use into a single-family residential unit. 5-4-12.



First Floor Existing



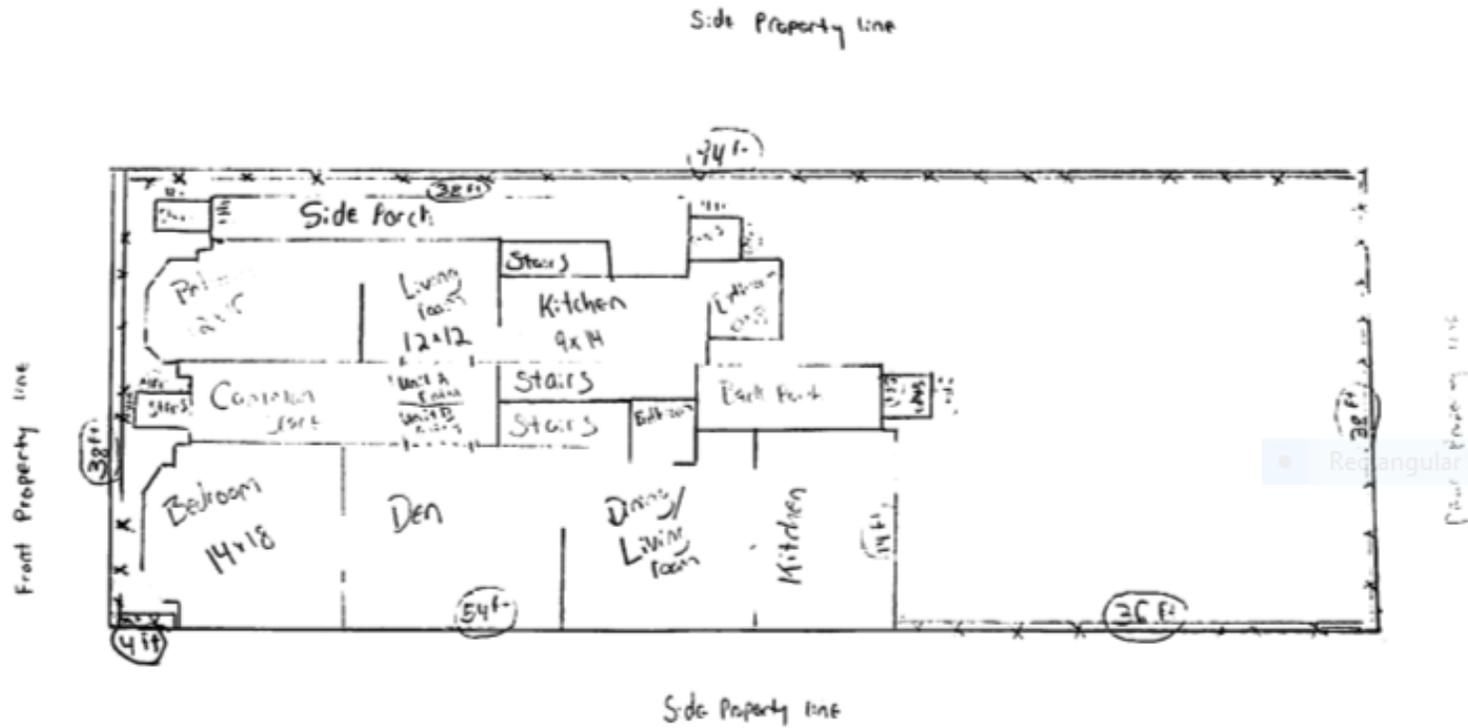
• Rectangular Snip

W
S + N
E

TMS #: 4590901018
Address: 10 Woolfe street
owner: Frances R Just
Scale: 3/32" = 1'
Date: 3/07/2020

Floor Area = 1,644 sf

First Floor Proposed change



W
S + N
E

TMS#: 459-09-01-018
Address: 10 Wolfe Street
owner: Frances R. Just
Scale: 3/32" = 1'
Date: March 5th 2020

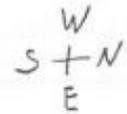
Floor Area = 1,644sf

Second Floor Existing

Side Property line



Rectangular Strip



TMS#: 459-09-01-018

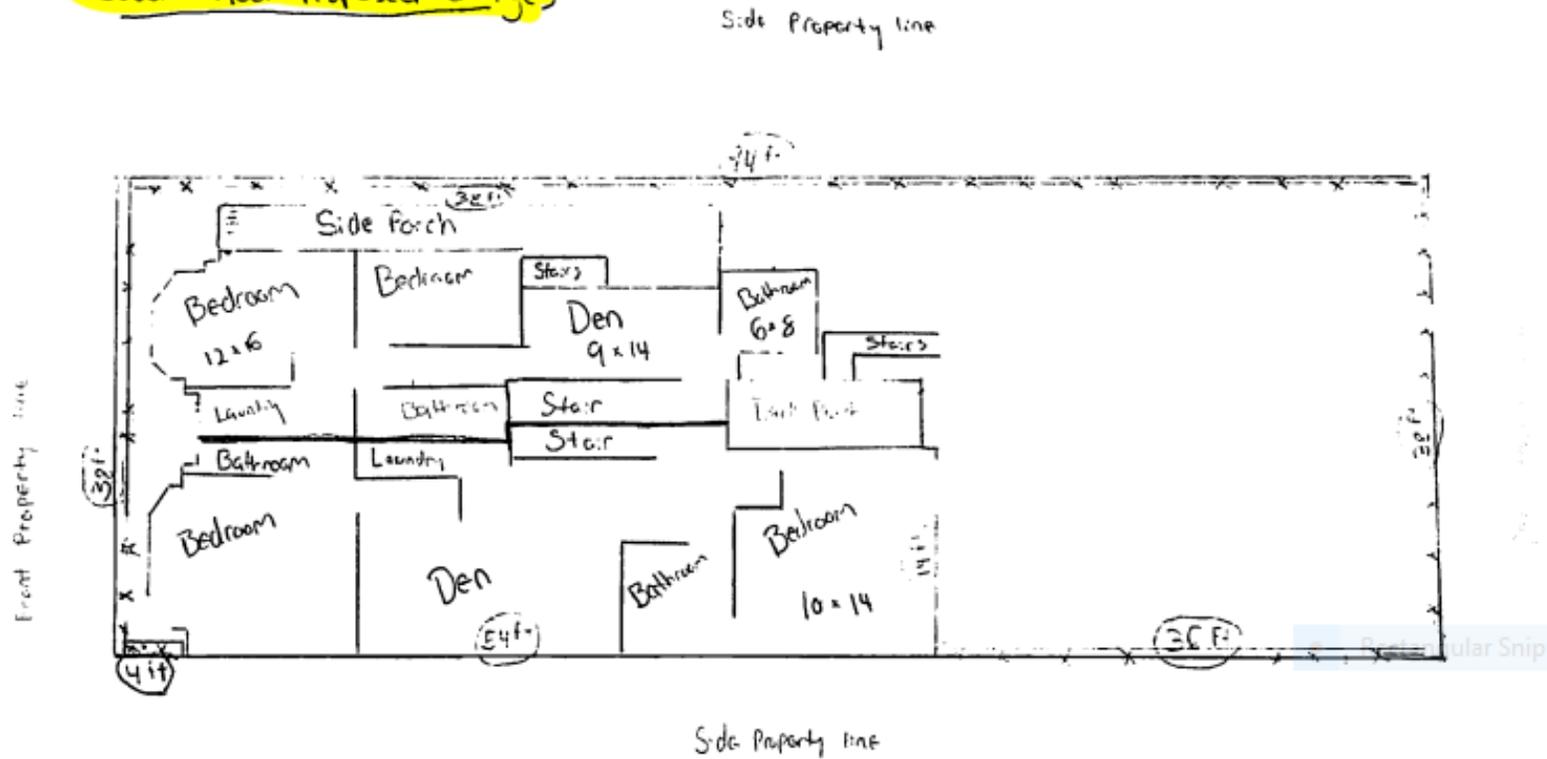
Address: 10 Wolfe Street
owner: Frances R. Just

Scale: $\frac{3}{32}'' = 1'$

Date: March 5th 2020

Floor Area = 1,644sf

Second floor Proposed changes



W
S + N
E

TMS#: 459-09-01-018
Address: 10 Wolfe Street
owner: Frances R Just

Floor Area = 1,644 sf

Scale: 3/32" = 1'

Date: March 5th 2020





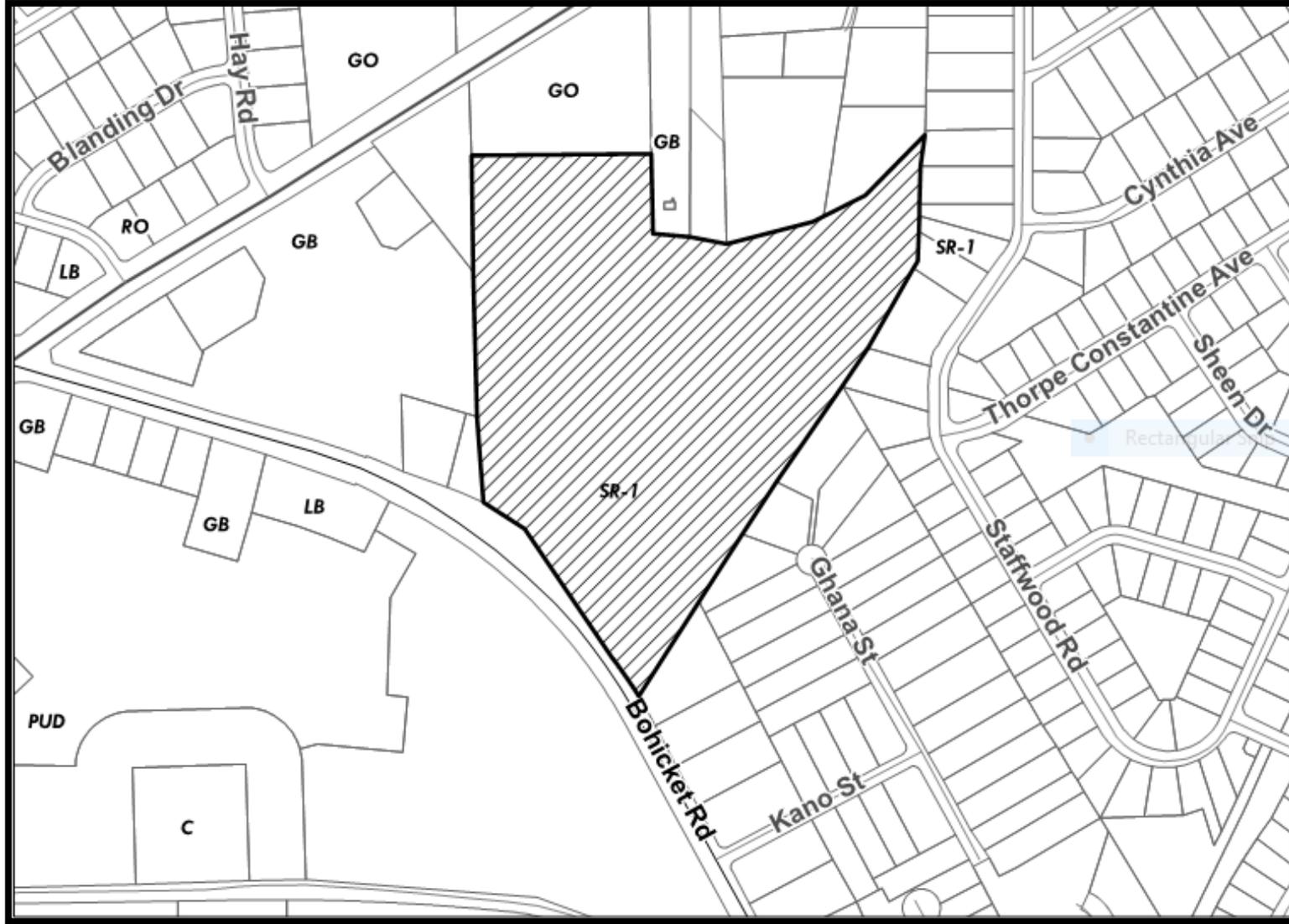


Agenda Item #B-4

1861 BOHICKET RD.

TMS # 279-00-00-160

Request special exception under Sec. 54-225 to allow an addition (music/band classrooms) to an existing school in a SR-1 /S (Single-Family Residential/School Overlay) zone district.





City of Charleston

Instructions – This application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda. A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days. An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- [X] A Variance and/or Special Exception as indicated on page 2 of this application.
[] Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
[] Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: April 21, 2020

Property Address 1861 Bohicket Road Johns Island, SC 29455 TMS # 2790000160

Property Owner ST JOHNS SCHOOL DIST NO 9 Daytime Phone

Applicant Richard Bailey Daytime Phone 843 849 7500

Applicant's Mailing Address 474 Wando Park Blvd, Suite 201 Mt. Pleasant SC 29464

E-mail Address rbailey@husseygaybell.com

Relationship of applicant to owner (same, representative, prospective buyer, other) representative

Zoning of property SR-1

Information required with application: (check information submitted)

- [X] Scaled plans or plats, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
[] For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
[X] Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
[X] Plans or documents necessary to show compliance with special exception requirements (3 sets)
[X] Check, credit card or cash (make checks payable to the City of Charleston)
[] YES or [X] NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- [] Photographs
[] Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant [Signature] Date 3/23/2020

For office use only
Date application received
Staffperson Fee \$
Time application received
Receipt #

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

N/A

Five horizontal lines for providing additional information or attachments.

Variance Test: The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

The Applicant is requesting a Special Exception from Sec. 54-225. - School S Overlay Zone to allow for the construction of a 15,250 sf addition and associated site improvements to the existing 51,400 sf school. See attached Special Exception Request.

Five horizontal lines for providing additional information or attachments.

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

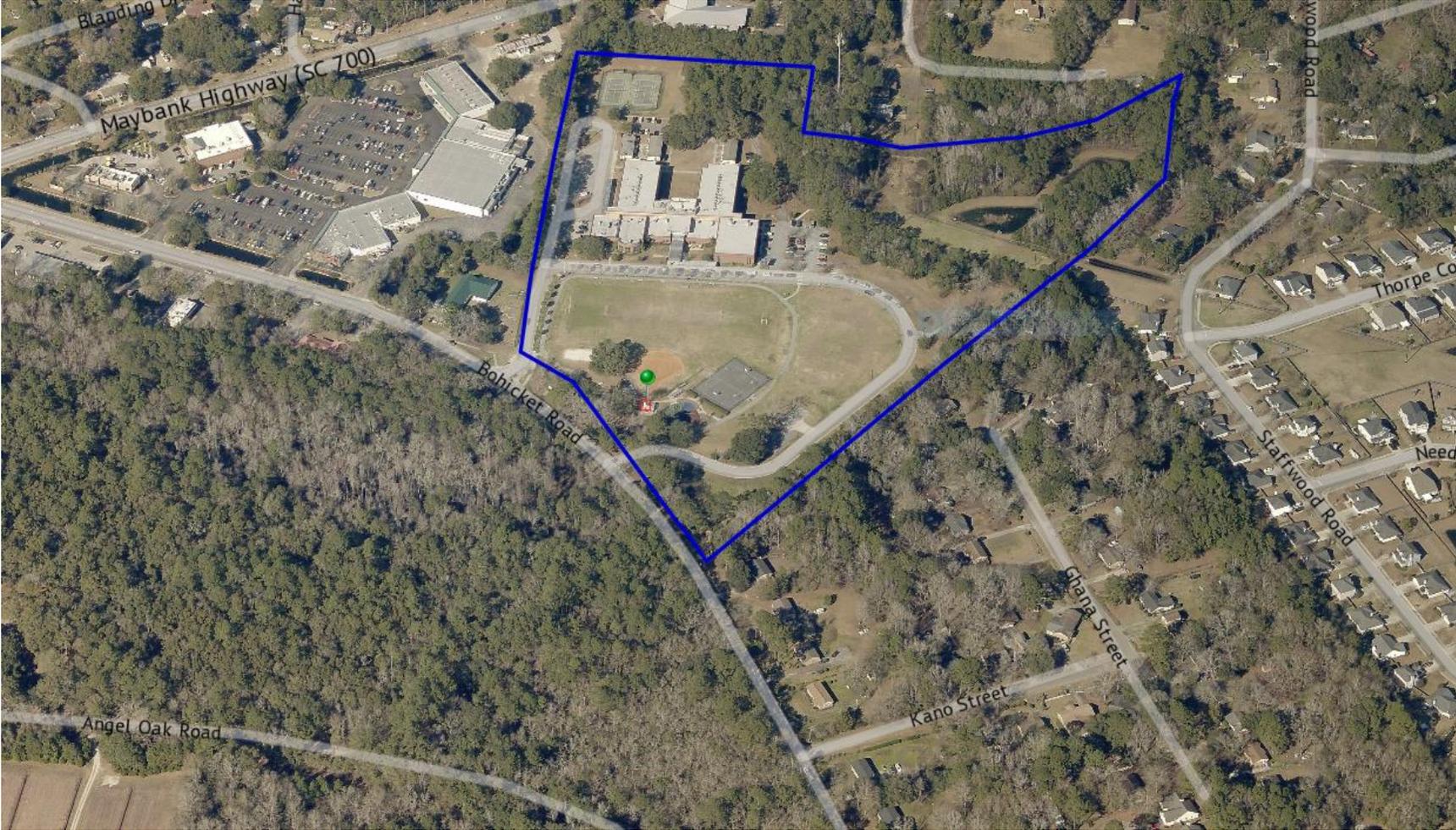
Special Exception Request

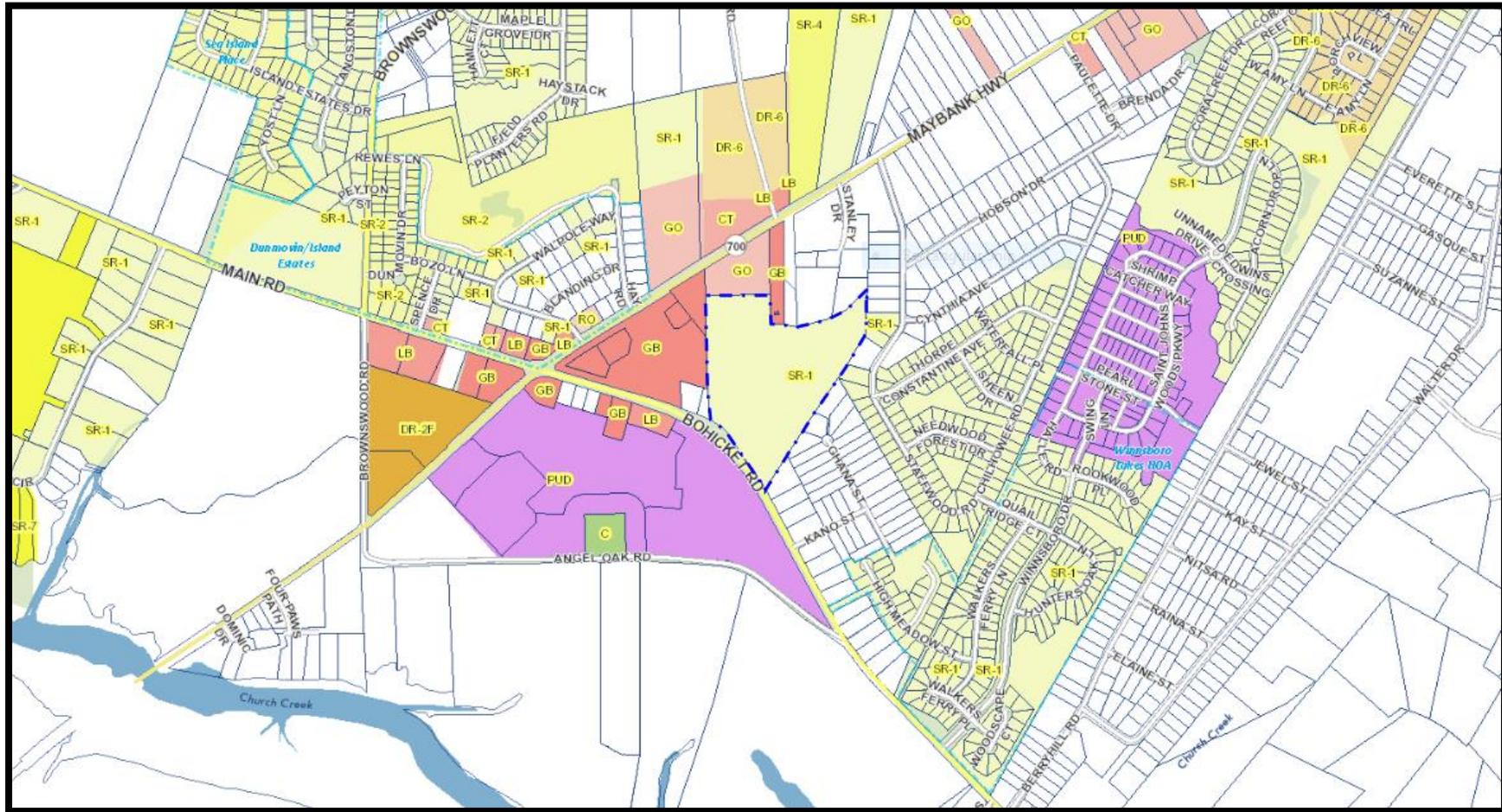
Haut Gap Middle School = BZA SITE DESIGN ATTACHMENT

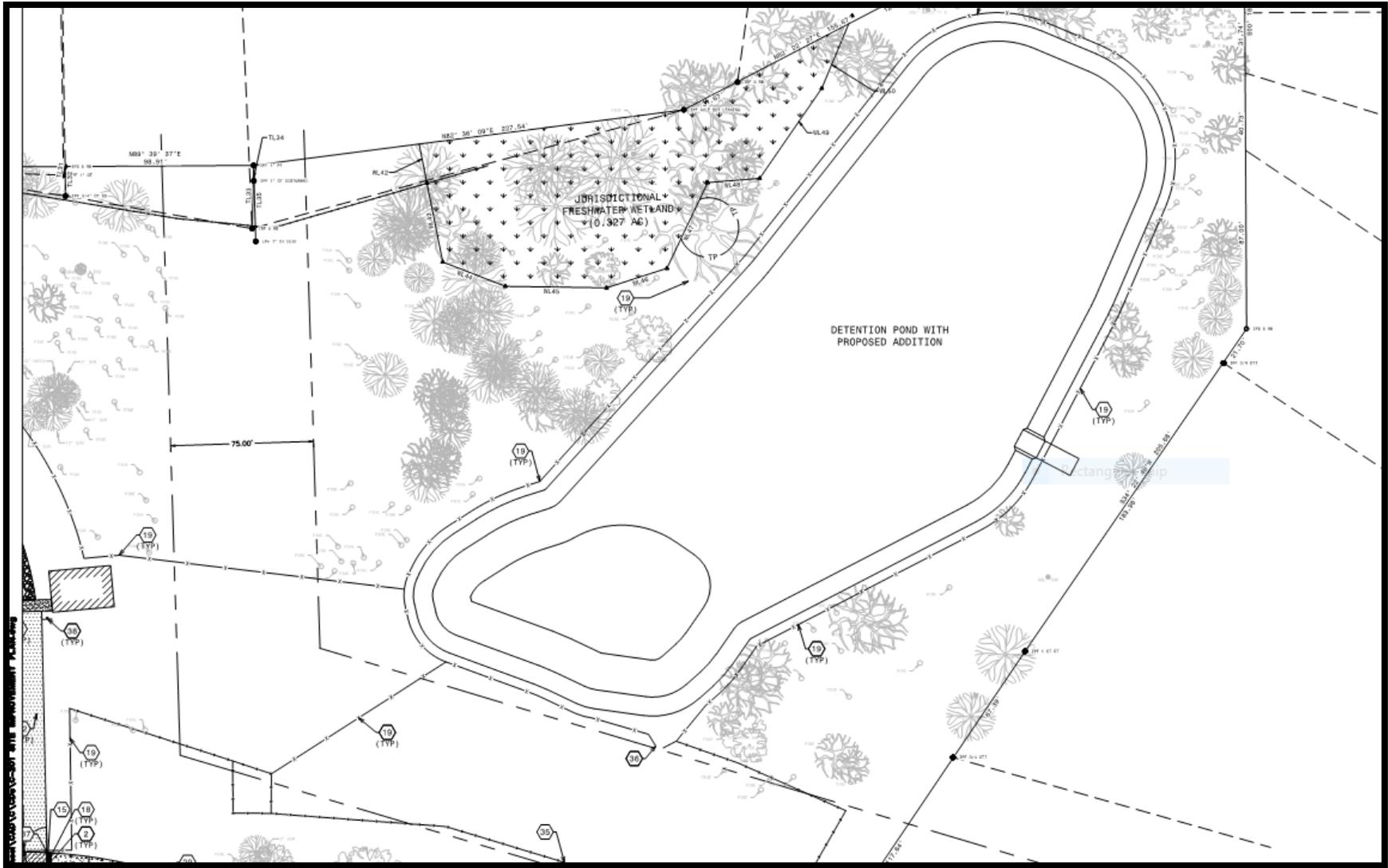
The original “elementary and high school” was built on the subject property in 1950. In 2010, the existing 1950 school and associated structure was demolished and a 51,400 sf middle school was constructed, which is currently in full operation. The construction of a 15,250 sf addition is intended to remove three temporary portable classrooms currently located to the north of the school. All the other properties in the vicinity are fully developed and building expansion is necessary to remove temporary portable classrooms and to provide required music, band and orchestra curriculum to meet S.C. Office of School Facility (OSF) standards for middle schools. The existing stormwater detention pond will be expanded to accommodate increased impervious site improvements. Additional perimeter fencing will be installed to protect the students and provide controlled access points for the public. Pedestrian access from the County Library to the north to the Recreation Facility adjacent to Bohicket Road will continue to function as outlined in the existing MOU. There is no proposed increase to faculty count nor student enrollment. School will remain in session during construction. All work will be conducted within existing property lines and will not impact existing buffers to adjacent residential zoning.

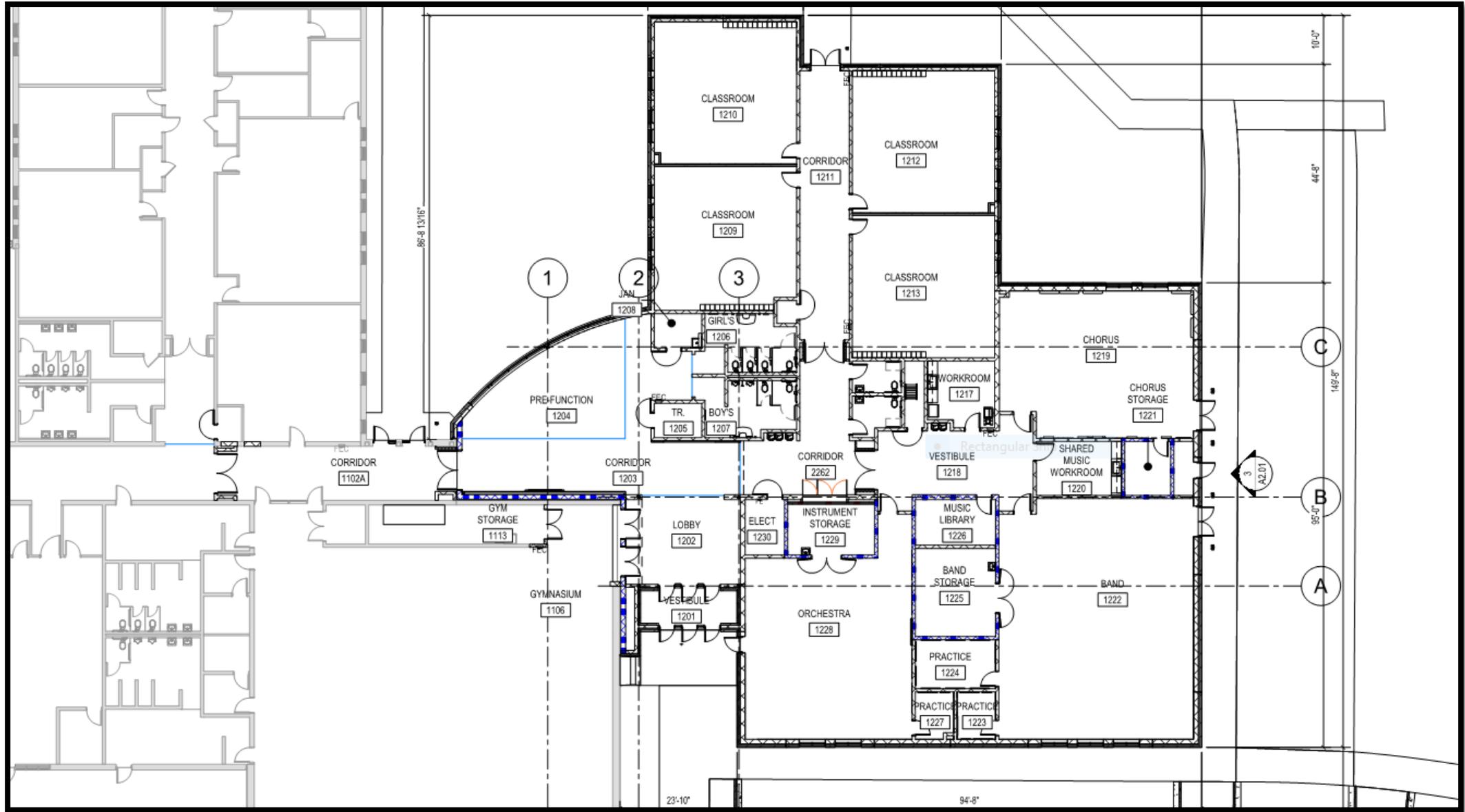
The 15,250 sf addition meets Article 2 - Land Use Regulations, Part 5 - Permitted Uses for Overlay Zones, Sec. 54-225. - School S Overlay Zone to minimize the potential negative impacts to the greatest extent possible as outlined below:

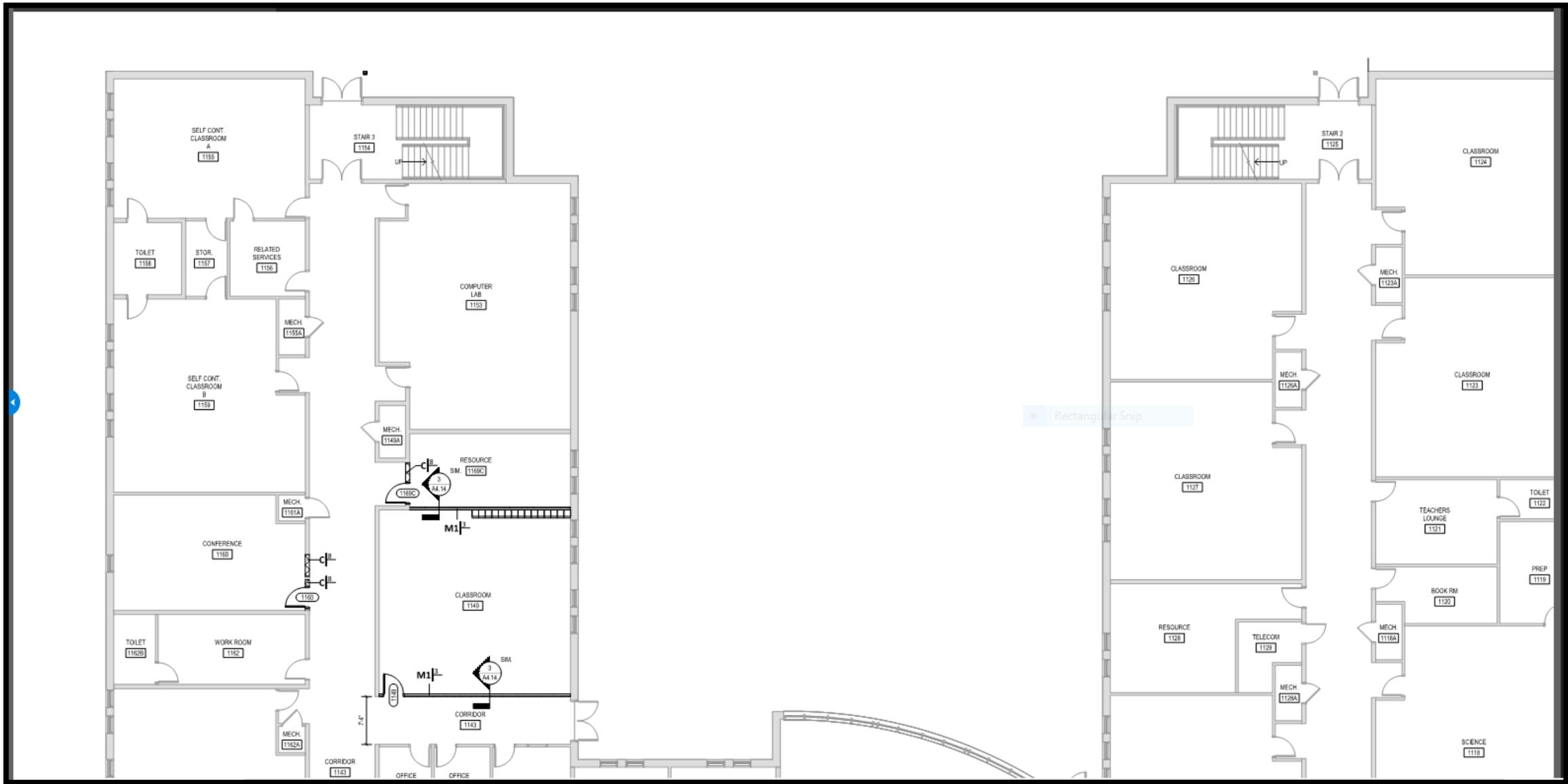
- (a) The property is 23.5 ac and the existing building with the proposed expansion is 1.5 ac total, which is significantly below the maximum required area that the principal building(s) shall occupy.
- (b) Required parking has been provided and will not impact existing buffers.
- (c) No dormitory facilities are existing or proposed on this parcel.
- (d) Faculty count nor student enrollment is increasing, thus no additional traffic is projected from this site on Bohicket Road or surrounding residential roads.
- (e) The facility will remain compatible with the surrounding neighborhoods as the student population is not increasing, locations of the facility, play areas, parking and loading will remain largely unchanged. Existing grassed parking will be paved in some areas of the site, but existing circulation will primarily remain unaffected.

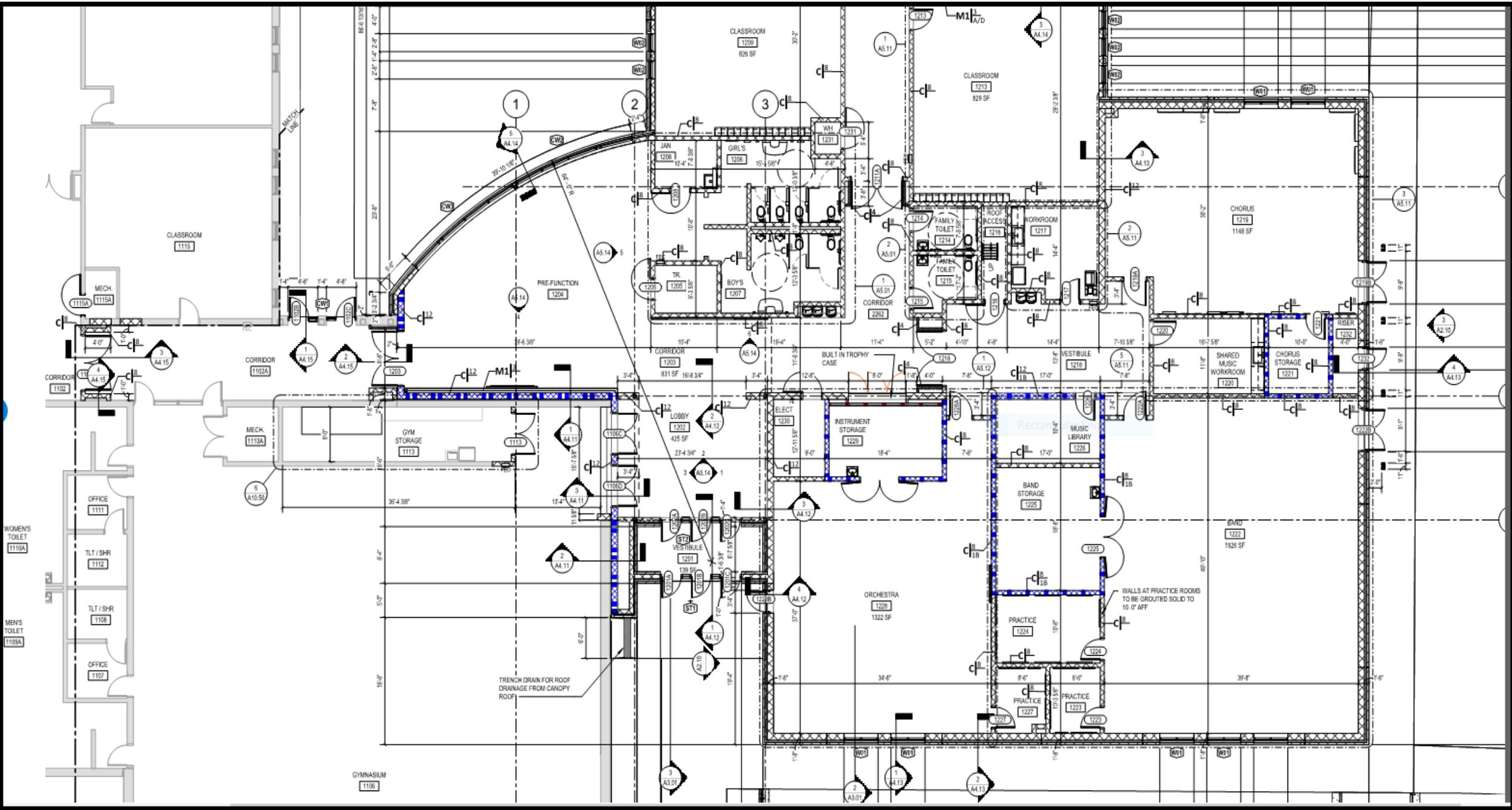












Agenda Item #B-5

159 WENTWORTH STREET
(HARLESTON VILLAGE)
TMS # 457-03-04-009

Request special exception under Sec. 54-110 to allow a change to a non-conforming use; by allowing a change from a dental office to a Medi-Spa and Wellness office in a STR (Single and Two Family Residential) zone district.



STR

STR

Montagu St

DR-1F

DR-1F

STR

Rutledge Ave

Wentworth St

Rectangular Snip

DR-1F

STR

Smith St

STR

DR-1F

STR

Beaufain St

DR-1F

DR-1F



City of Charleston

Instructions – This application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda. A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days. An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- Checked: A Variance and/or Special Exception as indicated on page 2 of this application.
Unchecked: Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
Unchecked: Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: April 21
Property Address #159 Wentworth Street TMS # 457-03-04-009
Property Owner Brian Alexander Daytime Phone (843) 723-9861
Applicant Stacy Phillips Daytime Phone (843) 901-0824
Applicant's Mailing Address 3015 Scuba Drive, Charleston SC 29414
E-mail Address stacy.p@comcast.net
Relationship of applicant to owner [same, representative, prospective buyer, other] Prospective Leaser
Zoning of property STR

Information required with application: (check information submitted)

- Checked: Scaled plans or plats, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
Unchecked: For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
Unchecked: Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
Unchecked: Plans or documents necessary to show compliance with special exception requirements (3 sets)
Checked: Check, credit card or cash (make checks payable to the City of Charleston)
Unchecked: YES or NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- Unchecked: Photographs
Unchecked: Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant Stacy Phillips Date 3/17/20

For office use only
Date application received 3/20/20 Fee \$ 400 Time application received 12 Noon
Staffperson CAP Staff Receipt # 00163565

CAP Act.

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

Variance Test: The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

Please see request attached!

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.



March 17, 2020

10 Exchange Street, Suite 105
Charleston, SC 29401

Board of Appeals
Gaillard Center
2 George Street, 3rd Floor
Charleston, SC 29401

Dear Board Members,

Mink Total Medi-Spa + Wellness would like to request permission to relocate and conduct business at 159 Wentworth Street. Mink Total Medi-Spa is currently located at 10 Exchange Street, Suite 105 nest between Rainbow Row and the Waterfront Park. We are a small facility with a staff of two. Our operating hours are Tuesday through Saturday 9 - 5 pm and closed on Sundays and Mondays . Our facility is focused on wellness and is dedicated to providing services such as Facials, Massages, Adjustments, Nuromuscular Therapy and more. Our upscale professional setting will calm, relax and renew your mind while re-balancing your body and soul.

Over the last two years Mink Total Medi-Spa has grown and has been very successful at its current location. However, parking has been a challenge and we have out grown the space. With your approval, we would like to relocate to 159 Wentworth because it is conveniently located in the heart of Historic Downtown Charleston, more spacious and has free parking in the rear of the building. The free parking in the rear of the building is key as it will definitely relieve street parking congestion and offer clients a cost effective, safe secure area to park while being serviced. Please consider this request.

Sincerely,

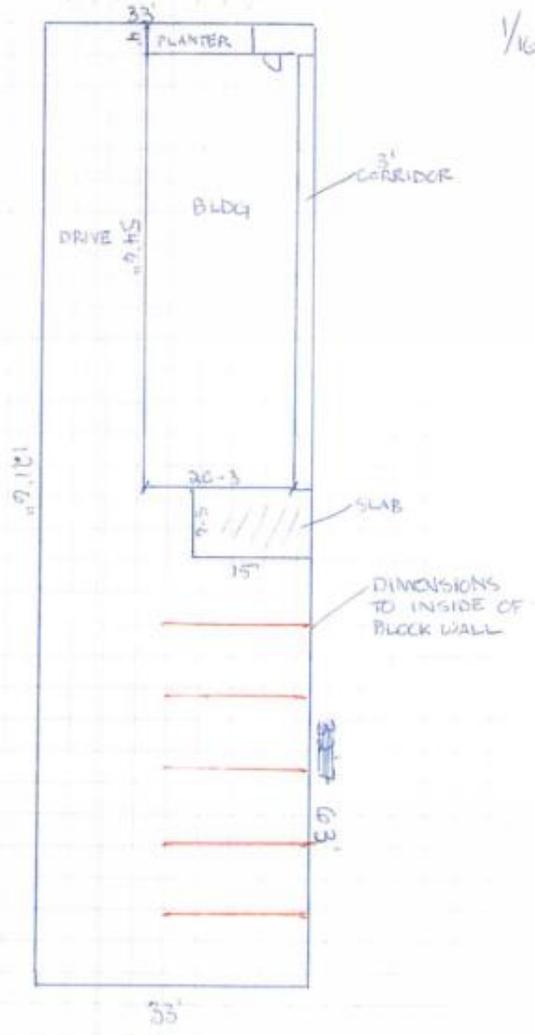

Stacy Phillips, M.H.R.M, L.E. , O.C. (Oncology Certified)





WENTWORTH
SIDEWALK

$\frac{1}{16}'' = 1 \text{ FOOT}$



Rectangular

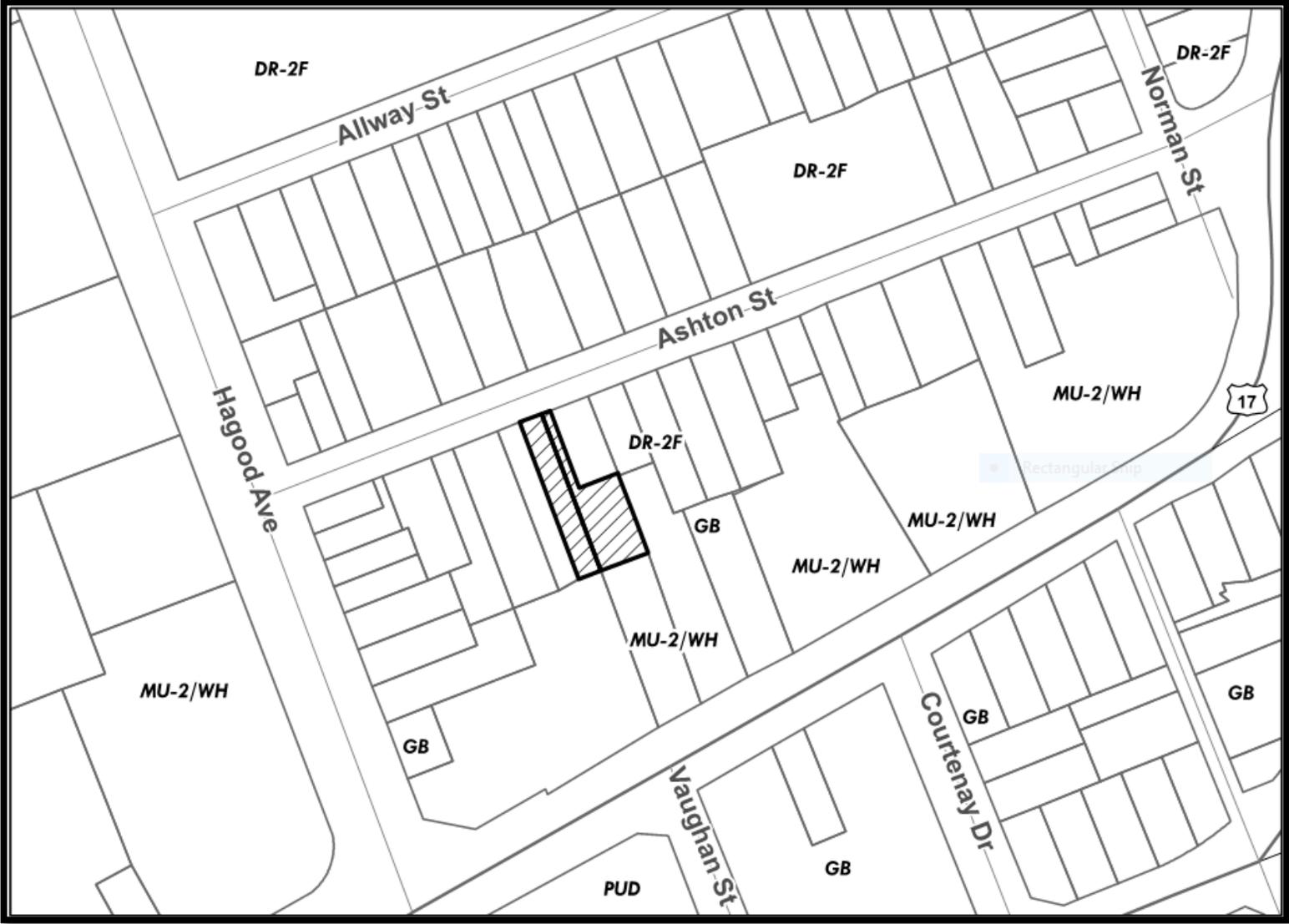
Agenda Item #B-6

33 ASHTON STREET AND 31 ½ ASHTON STREET
(WESTSIDE)

TMS # 460-11-01-036 AND 037

Request variance from Sec. 54-301 to allow a property-line adjustment which reduces the lot area for 33 Ashton St. from 3,080sf to 2,128sf.

Zoned DR-2F/MU-2/WH





City of Charleston

Instructions – Submit this application, along with the required information and fee, to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days.** An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- A Variance and/or Special Exception as indicated on page 2 of this application.
- Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
- Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: TBD 5/5/20
 Property Address 33 Ashton Street TMS # 460-11-01-036
 Property Owner 214-216 Spring Street Development, LLC Daytime Phone 843-224-1183
 Applicant 214-216 Spring Street Development, LLC Daytime Phone 843-224-1183
 Applicant's Mailing Address 42 Broad Street, 2nd Floor Charleston, SC 29401
 E-mail Address jeffroberts11@bellsouth.net

Relationship of applicant to owner (same, representative, prospective buyer, other) owner

Zoning of property DR-2F

Information required with application: (check information submitted)

- Scaled plans or plats, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
- For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
- Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
- Plans or documents necessary to show compliance with special exception requirements (3 sets)
- Check, credit card or cash (make checks payable to the City of Charleston)
- YES or NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- Photographs
- Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant Jeffrey Roberts Date 4-2-20

For office use only	
Date application received <u>4/2/20</u>	Time application received <u>2pm</u>
Staffperson <u>AAA</u>	Receipt # <u> </u>
Fee \$ <u>150.00</u>	

CAP Act.

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

*See attached memo

Variance Test: The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-800)

Res

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-1-10, § 54-206, or sections in Article 5 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

April 2, 2020

To: Lee Batchelder, Zoning Administrator
City of Charleston

From: Jeffrey Roberts, managing
member JJR Development, LLC

33 Ashton Street

460-11-01-036

Mr. Batchelder:

Enclosed for ease of reference our Zoning submission for 17 and 19 Ashton. Thus far, our affiliated company's similar efforts with historic restorations and new construction at 1,2,3,4,7, 15, 29 and most recently 17 & 19 Ashton have had a tremendous positive effect on the neighborhood, including recent Carolopolis Awards from the Preservation Society of Charleston.

Variance Test

Accordingly, we respectfully submit our plans meet all facets of the Variance (and Special Exception) Test as follows:

A variance may be issued by BZA on an individual case of unnecessary hardship if the Board makes the following findings:

a. Are there extraordinary and exceptional conditions pertaining to the property.

This is a larger, narrow residential lot that contains the front of a historic house, with a non-historic CMU block extension added in the mid to later 20th century.

The rear multi-family appendage has been recently removed after BAR Staff approval. Moreover, the home's previous/current use was as a multi-family (see 2 meters cans in front pictures). **Our plan is to demolish and remove the ugly and non-historic element of the rear addition, de-intensify the use from multi-family down to single family, and then fully restore the original structural form of the front historic house.** Additionally, **we will add a strip of property currently to the East of the parcel which will allow us to move the house over and create a driveway on the West side which will add 2 conforming off street parking spots that 33 Ashton does not have now.** As it is now, 33 Ashton sits less than 1ft from both side property lines and is within 6"

of 33 ½ Ashton at the roof line. We proposed to move the house East keeping it 1ft from the new East property line and more than 9ft from the West property line and the structure at 33 ½ Ashton. This will be of substantial benefit to both 33 Ashton and 33 ½ Ashton as they currently sit too close together and are causing constant water damage to each other. By doing this, we will reduce the existing non-conforming duplex lot of 3,080 sqft down to a non-conforming single family lot of 2,128 sqft, when additions and subtractions are made.

b. These conditions do not generally apply to others in the vicinity.

Currently, the property is zoned DR2F, requiring 2,500 sq. ft. minimum lot size. Examination of the surrounding tax maps indicate that most residential properties do not conform anywhere close to those existing regulations. Some of the existing homes have similar or smaller lot sizes and configurations, and we are virtually replicating a programming model of what successfully exists on Ashton Street . Additionally, as noted above, we are adding property to the East to widen the lot and allow for a driveway, 2 parking spots and enough space to put some much need distance between the 2 structures at 33 and 33 ½ Ashton.

c. Because of these conditions, the application of the ordinance to this particular piece of property would effectively prohibit or unreasonably restrict the utilization.

Strict adherence to the ordinance insofar as "currently zoned" lot sizes would unreasonably restrict virtually identical and sensibly sized/planned full restorations of the residential homes to occur in this area, making it completely inconsistent with the existing work done by our affiliated company on the street (and identical variances/special exceptions already granted on the block). The existing ordinance would not allow most of existing historical residential homes in the vicinity to be built, and clearly would not be following what was intended when this section of the City was formed, and can now thrive in the future.

d. The authorization of the variance would not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

The plan for the home is wholly in keeping with the sensible and historically intended plan for what was always conceived for this neighborhood and removes non-historic appendage. As noted above, the proposed will create substantial benefit to the neighborhood by inserting much needed distance between the 2 structures at 33 and 33 ½ Ashton. Their current configuration makes it impossible to keep roof run-off from causing constant deterioration of both structures. An issue

immediately understandable upon entering 33 Ashton and seeing the rotting and collapsing stair to the 2nd floor caused by this problem.

Additionally, The backyard of 33 Ashton leads into 214-216 Spring St. a large mixed use project. The lot line adjustment will also provide more green space, parking, and possible detention for 214-216 Spring, and greatly benefit Ashton Street residents by the de-intensification and revitalization of this property.

Our plan for 33 Ashton provides substantial benefit by:

- 1. De-intensifying the existing size and use from multi-family TO SINGLE FAMILY
- 2. Allows for historic "period authentic" restoration of original structure as single family, not multi-family.
- 3. We are adding width to the site to allow a driveway and off-street parking where none currently exists. From zero parking spaces to two.
- 4. Widening of the lot will allow us to move the house away from 33 ½ Ashton providing relief to both structures from the constant onslaught of water run-off from their rooftops.
- 4. Add to restored residential fabric of this area to highly positive effect on all surrounding properties.

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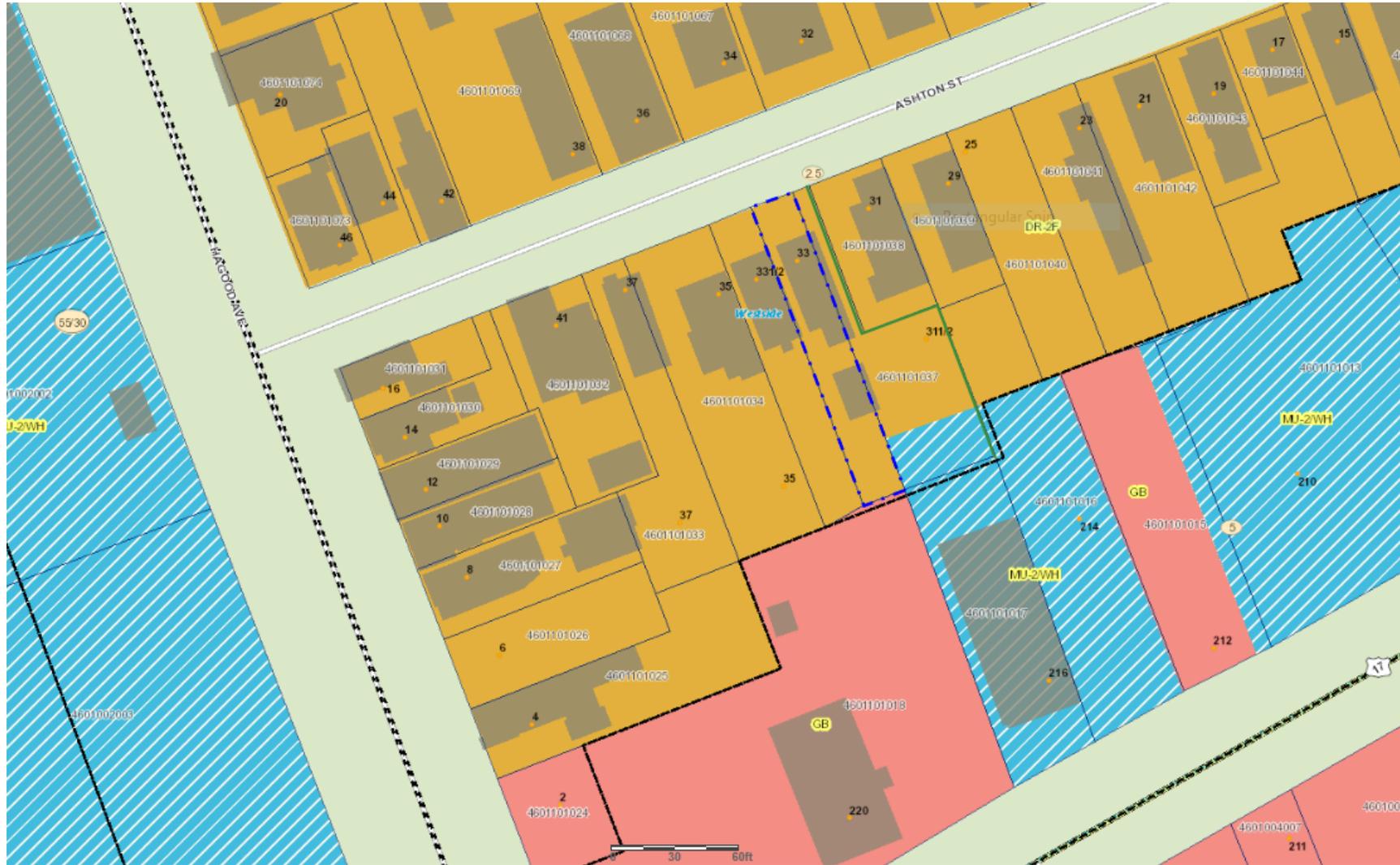
In conclusion, thoughtful and sensible efforts as being put forth in the application will provide substantial improvement by granting of this variance.

Yours truly:

Jeffrey Roberts, managing member
 JJR Development, LLC
 42 Broad Street 2nd floor
 Charleston, SC 29401 843-224-
 1183 jeffroberts11@bellsouth.net

Rec





33 Ashton Street

Charleston, SC 29403
TMS: 460-11-01-036

Zoning Documents

Existing Photos





View of North and East Facades



Existing duplex meter cans



Rear of house prior to demolition



Rear of house after demolition of non-historic structure



Close proximity of 33 and 33 1/2 Ashton houses



1 & 3 Ashton
Similar Restorations done by Development Team



3 Ashton
Similar Work done by Development Team



1 & 3 Ashton
Similar Restorations done by Development Team



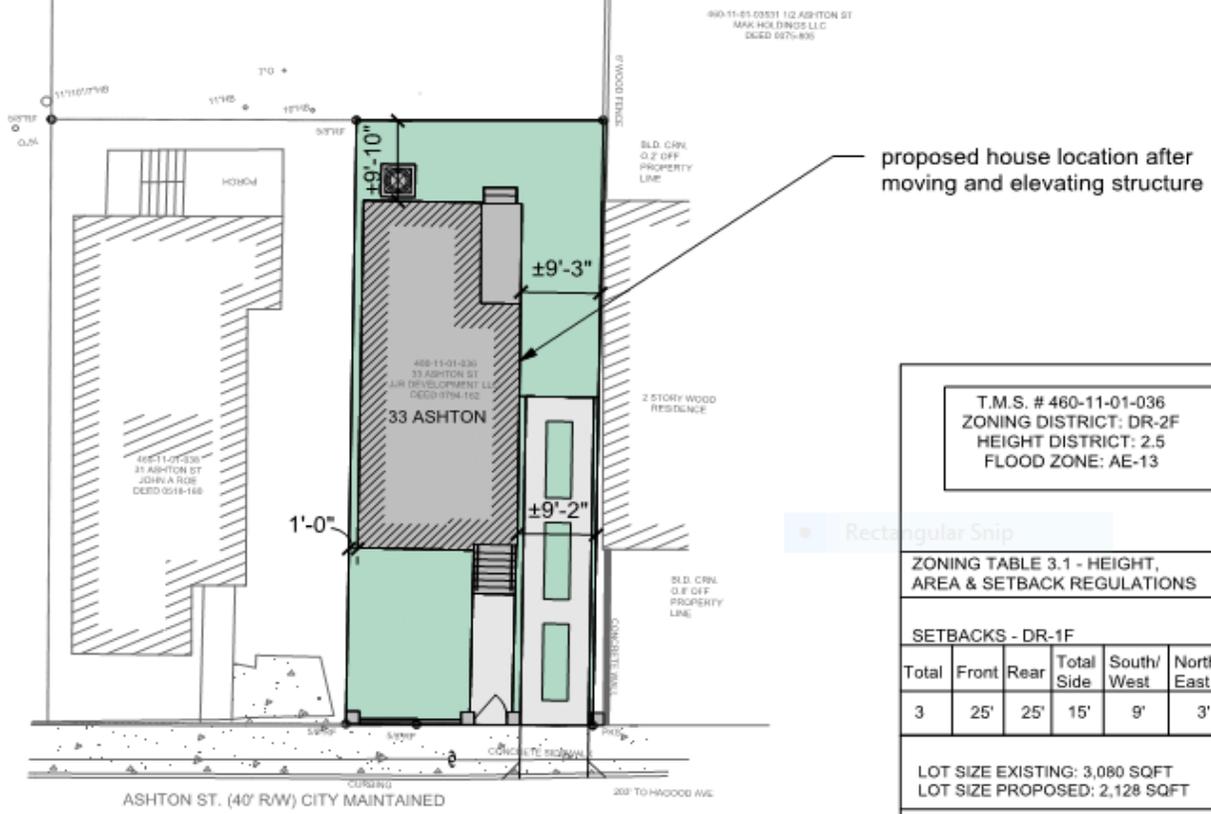
19 Ashton
Front and porch view



17 Ashton
Front View of Restoration



17 Ashton
Side view of restored piazza



T.M.S. # 460-11-01-036
 ZONING DISTRICT: DR-2F
 HEIGHT DISTRICT: 2.5
 FLOOD ZONE: AE-13

ZONING TABLE 3.1 - HEIGHT, AREA & SETBACK REGULATIONS

SETBACKS - DR-1F

Total	Front	Rear	Total Side	South/ West	North/ East
3	25'	25'	15'	9'	3'

LOT SIZE EXISTING: 3,080 SQFT
 LOT SIZE PROPOSED: 2,128 SQFT

ALLOWED LOT COVERAGE: 50%
 PROPOSED FOOTPRINT: 850 SQFT
 PROPOSED LOT COVER: 40%

PROPOSED HEIGHT - 2.5 STORIES
 (EXISTING 2 STORY ELEVATED PER FEMA)

EXISTING OFF-STREET PARKING - 0
 PROPOSED OFF-STREET PARKING - 2

EXISTING DWELLING UNITS - 2
 PROPOSED DWELLING UNITS - 1

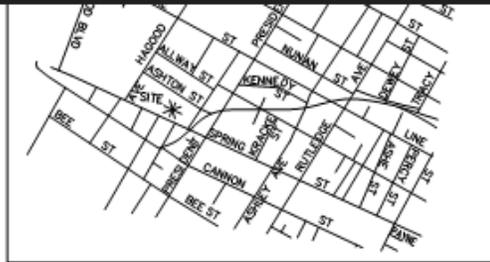
PROVISIONAL PROPOSED SITE PLAN
 33 ASHTON STREET, CHARLESTON, SC

Site Plan based on Survey
 by Forsberg Engineering
 August 27, 2019



PROPOSED
 SAMPLE PANEL

Z-2



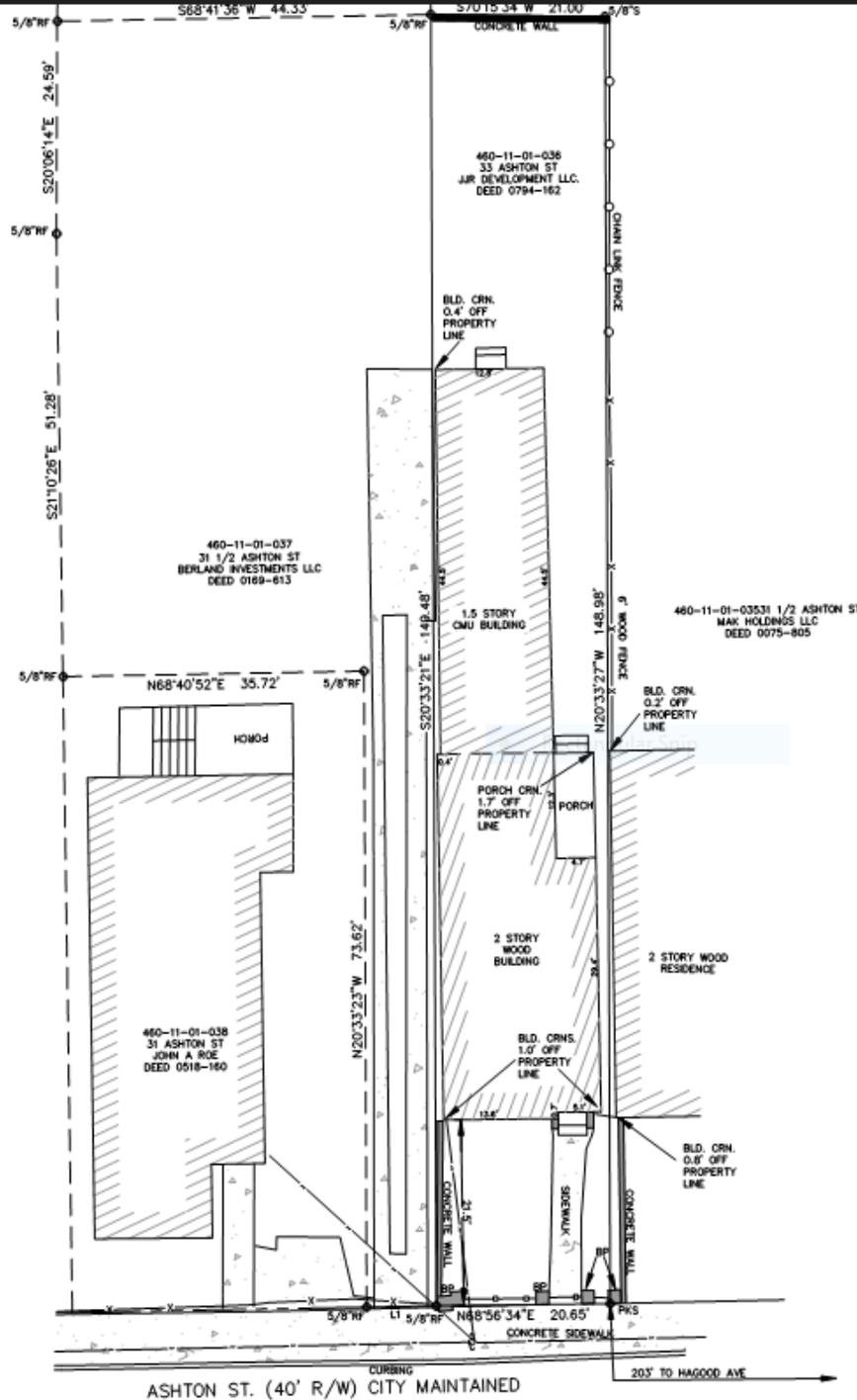
NOTES AND REFERENCES

- 1) THE PROPERTY IS OWNED BY JUR DEVELOPMENT LLC - THE TMS IS 460-11-01-036.
- 2) ACCORDING TO FLOOD INSURANCE RATE MAP 45019C0512 J DATED 11/17/2004 THIS PROPERTY LIES IN FLOOD ZONE AE ELEVATION 13.
- 4) THIS BOUNDARY LINES SHOWN ARE BASED ON REFERENCE PLATS, DEEDS AND LINES OF OCCUPATION. THIS SURVEY DOES NOT REFLECT A TITLE SEARCH. THERE MAY BE EXISTING EASEMENTS NOT SHOWN ON THIS PLAT.
- 5) REFERENCE THE FOLLOWING PLATS RECORDED IN THE CHARLESTON COUNTY ROD OFFICE:
 - A) LEWIS SMITH MOORE - 6/5/2017 - PLAT BOOK L17 PAGE 0303
 - B) LEWIS SMITH MOORE - 9/17/2015 - PLAT BOOK L16 PAGE 0001
 - C) MARK S BUSEY - 12/8/1987 - PLAT BOOK BQ PAGE 038
 - D) JODIE PORTH - 12/11/2012 - PLAT BOOK L16 PAGE 0206
 - E) GEORGE AZ JOHNSON - 4/20/1979 - PLAT BOOK AN PAGE 002.
 - F) GEORGE AZ JOHNSON - 5/11/1978 - PLAT BOOK Q PAGE 155.
 - G) LEWIS SMITH MOORE - 2/28/2014 - PLAT BOOK S14 PAGE 0046
 - H) W.L. GALLARD - 12/27/2018 - PLAT BOOK AM PAGE 105.
- 6) THIS SURVEY IS NOT INTENDED TO SHOW THE EXISTENCE OR NON EXISTENCE OF US ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
- 7) THE TOTAL AREA IS 0.071 ACRES (3,080 SQ.FT.).

LEGEND

- BP - BRICK PILLAR
- RF - REBAR FOUND
- RS - REBAR SET
- PKS - PK NAIL SET
- UD - UTILITY POLE
- - OVERHEAD UTILITY LINE
- - CHAIN LINK FENCE
- X—X—X—X— - WOOD FENCE
- - METAL RAIL FENCE
- - ADJACENT PROPERTY LINE
- - - - - R/W LINE
- - - - - PROPERTY LINE

Line Table		
Line #	Length	Direction
L1	8.25'	N68° 43' 07"E



Agenda Item #B-7

126 SHEPPARD STREET

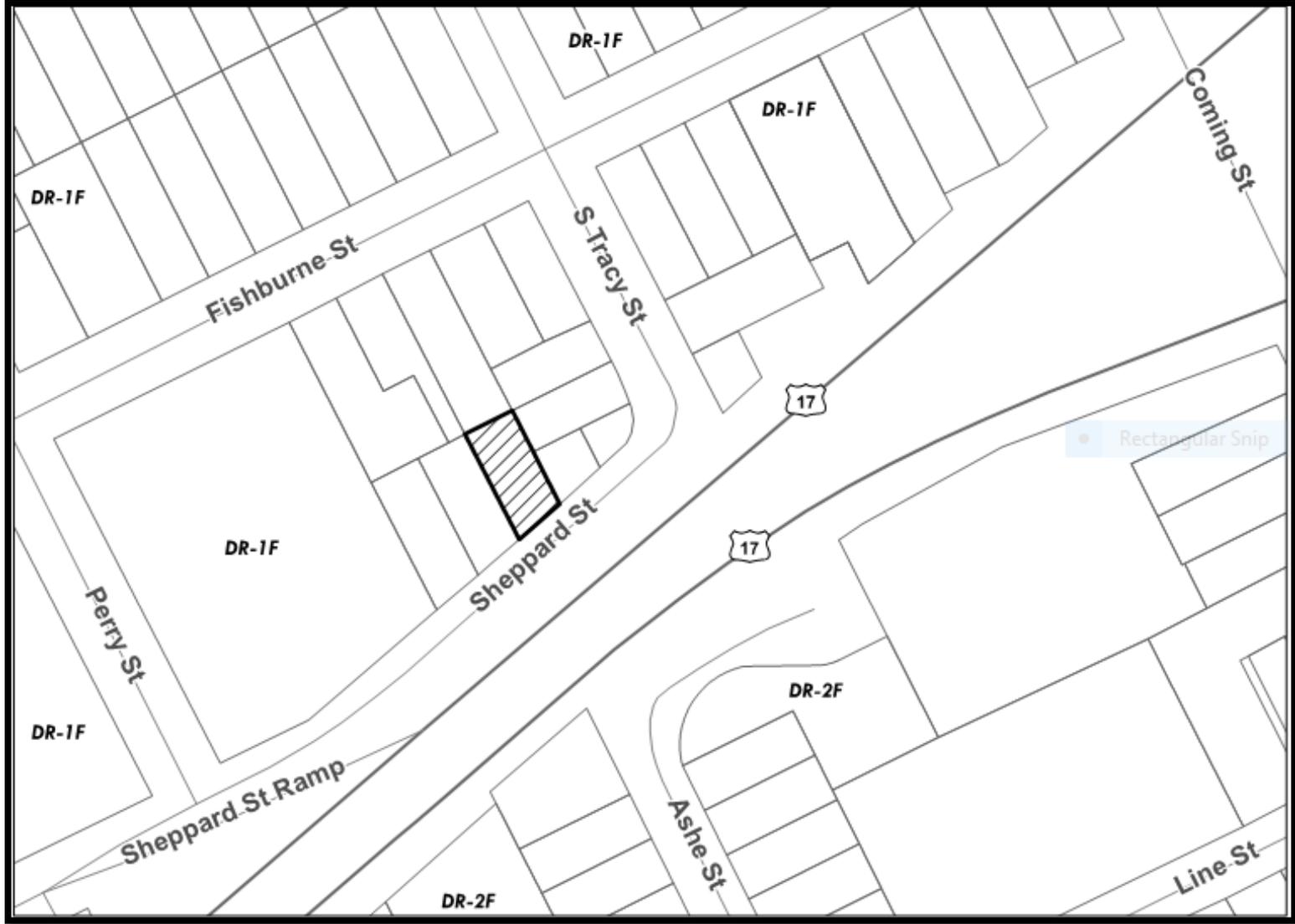
(WESTSIDE)

TMS # 460-04-03-133

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 2,655sf: 4,000sf required).

Request variance from Sec. 54-301 to allow construction of a single-family residence with a 15-ft. 4-inch rear setback (25-ft. required).

Zoned DR-1F





City of Charleston

Instructions - This application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda. A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals - Zoning. Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days. An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- [X] A Variance and/or Special Exception as indicated on page 2 of this application.
[] Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
[] Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: May 5, 2020
Property Address 126 Sheppard St. TMS # 460-04-03-133
Property Owner Saccaro Partners, LLC Daytime Phone 702-234-6128
Applicant Troy Ah Ye Daytime Phone 702-234-6128
Applicant's Mailing Address 4716 Caline Morse Lane NCHS SC 29405
E-mail Address troyahye@gmail.com

Relationship of applicant to owner (same, representative, prospective buyer, other) representative

Zoning of property DR-1F

Information required with application: (check information submitted)

- [] Scaled plans or plats, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
[] For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
[] Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
[] Plans or documents necessary to show compliance with special exception requirements (3 sets)
[X] Check, credit card or cash (make checks payable to the City of Charleston)
[] YES or [X] NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- [X] Photographs
[] Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant [Signature] Date 4/6/20

For office use only
Date application received 4/6/20 Fee \$ 180.00 Time application received 12 Noon
Staffperson CAH Receipt #

CAP Adct.

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

Request approval ^{variance} under section ⁵⁴⁻⁵⁰¹ 54-111 to allow new
construction (single family residence) that extends a
non-conforming 8 foot front setback and a 15 foot
rear setback. The side setbacks are conforming (9 feet
South/West & 3 feet north/east).

Variance Test: The Board of Zoning Appeals/Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

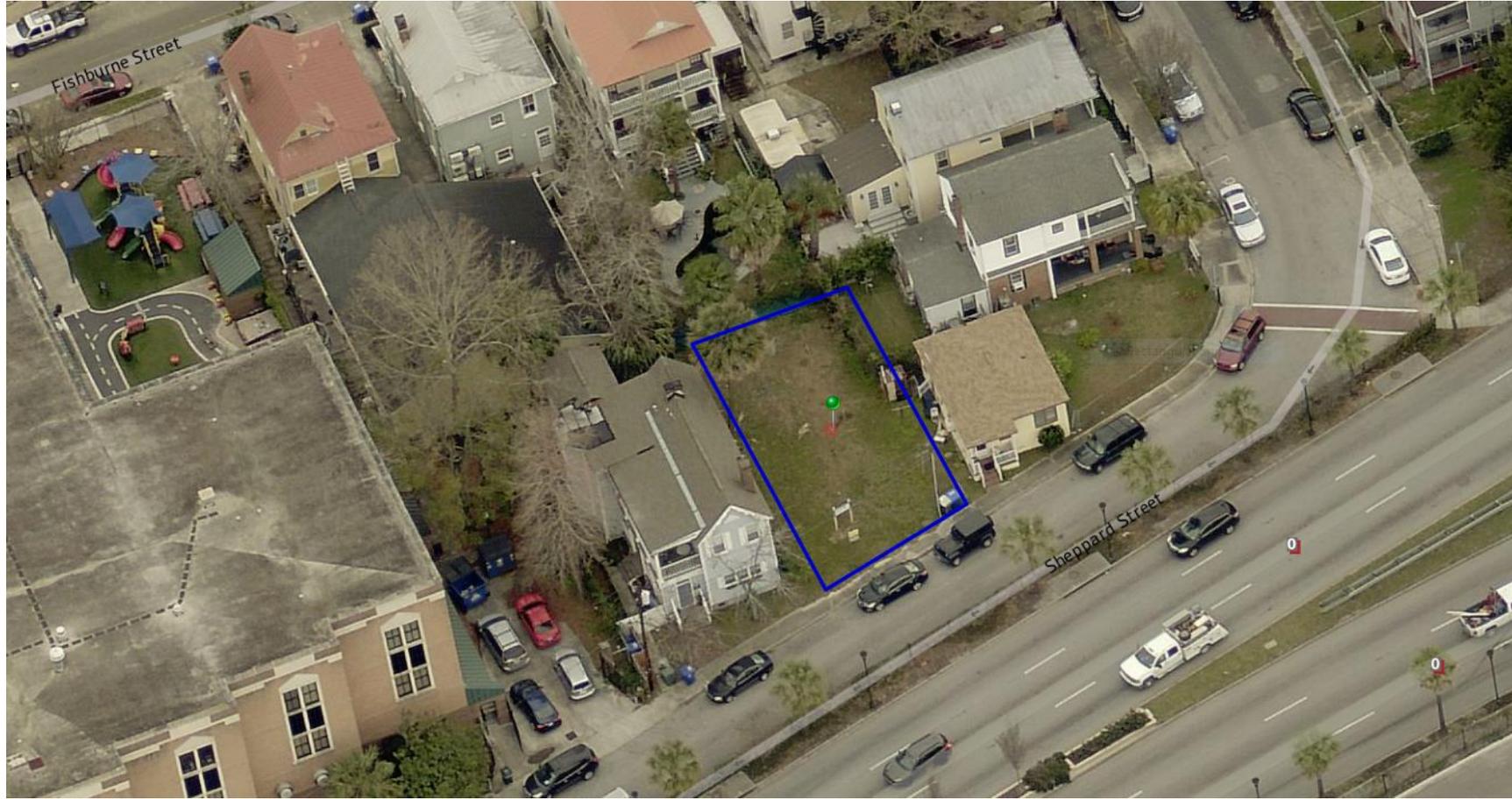
1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

Request special exemption from section 54-501 to
allow new construction of a single family residence
on a lot of insufficient size. Code requires 4000 sf
lot for DR-1F zoning, the actual size of the lot
is 2655 sf.

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.







Rectangular Snip

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE PRIOR TO COMMENCEMENT OF THE WORK, AND SHALL NOTIFY CLARKE DESIGN GROUP IMMEDIATELY OF ANY DISCREPANCIES AND/OR ANY EXISTING SITE CONDITIONS THAT ARE INCONSISTENT WITH THE DRAWINGS.

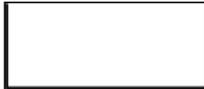
2. ALL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ALL OTHER DRAWINGS RELATED TO OTHER DISCIPLINES. THE GENERAL CONTRACTOR SHALL CHECK AND COORDINATE DIMENSIONS AND CLEARANCES WITH THE WORK OF ALL TRADES.

3. THE DRAWINGS HEREIN ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO CONVEY ALL INFORMATION NECESSARY FOR CONSTRUCTION. CONTRACTOR SHALL COORDINATE SYSTEMS, INSTALLATION REQUIREMENTS, ROUGH-IN CONNECTIONS, AND NATIONALS REQUIREMENTS FOR INSTALLATION.

INDEX

- A101 SITE PLAN
- A103 FLOOR PLANS
- A201 ELEVATIONS
- A202 ELEVATIONS

RESIDENCE
126 SHEPPARD STREET
CHARLESTON, SC

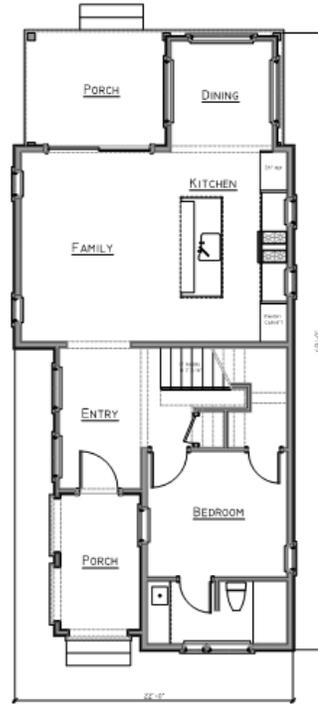


RESIDENCE
126 SHEPPARD STREET, CHARLESTON, SC

CLARKE DESIGN GROUP
1000 JOHNNIE DODDS BLVD.
STE. 77-100
MT. PLEASANT, SC 29464
843-529-0667
WWW.CLARKEDESIGNGROUP.COM

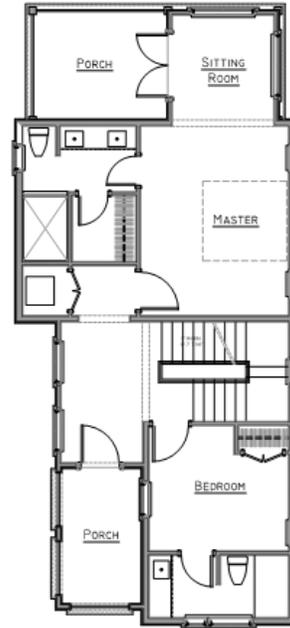


A100



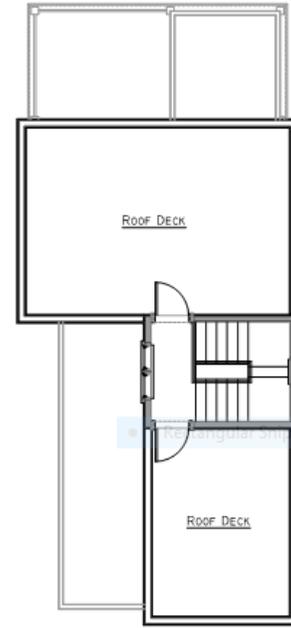
FIRST FLOOR

HSP: 794
SCALE: 1/8" = 1'



SECOND FLOOR

HSP: 794
SCALE: 1/8" = 1'



THIRD FLOOR

SCALE: 1/8" = 1'

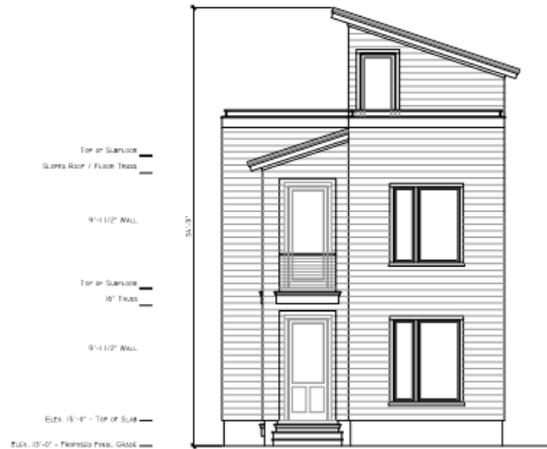


RESIDENCE
126 SHEPPARD STREET, CHARLESTON, SC

CLARKE DESIGN GROUP
1000 JOHANNES BOGOS BLVD.
STE. 77-104
MT. PLEASANT, SC 29664
843-529-0167
WWW.CLARKEDESIGNGROUP.COM



A103



FRONT ELEVATION

SCALE: 1/8" = 1'



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'

Top of Substructure
 Gables Roof / Floor Truss
 9'-4 1/2" Wall
 Top of Substructure
 8' Truss
 9'-4 1/2" Wall
 Sills: 15'-4" - Top of Sill
 Eave: 15'-0" - Finished Floor: Grade

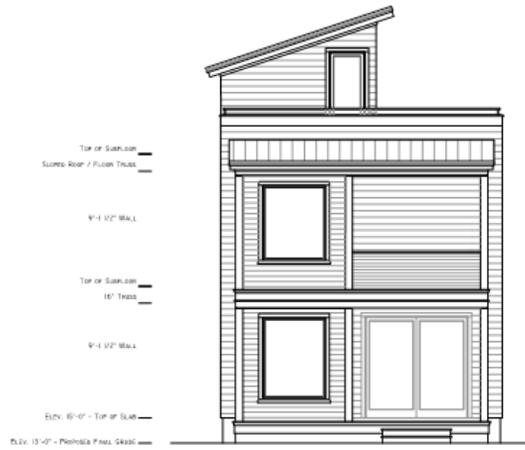


RESIDENCE
 126 SHEPPARD STREET, CHARLESTON, SC

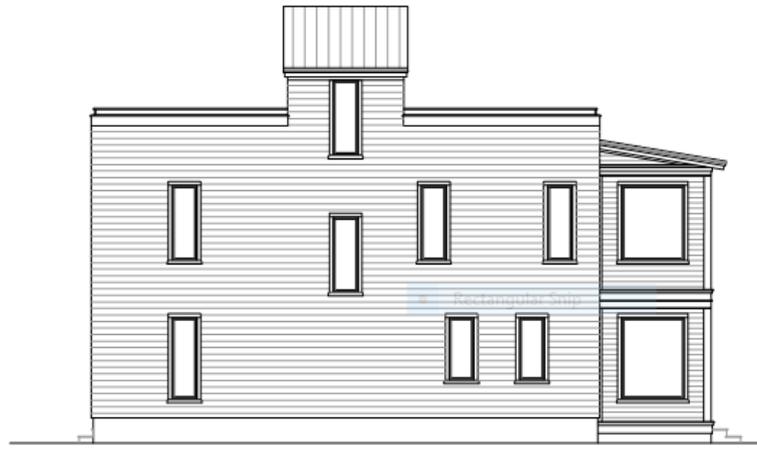
CLARKE DESIGN GROUP
 1000 JOHNNIE GOODE BLVD.
 STE. 77-104
 MT. PLEASANT, SC 29564
 843-579-0667
 WWW.CLARKEDESIGNGROUP.COM



A201



REAR ELEVATION
SCALE: 1/8" = 1'



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'



RESIDENCE
126 SHEPPARD STREET, CHARLESTON, SC

CLARKE DESIGN GROUP
1000 JOHNNIE GODDSE BLVD.
STE. 77-104
MT. PLEASANT, SC 29464
843-529-0667
WWW.CLARKEDESIGNGROUP.COM



A202



The corner of Sheppard and Tracy



128 Sheppard – rear setback
under 15 feet

◀ Rectangular Snip



7 and 9 Tracy St. – rear setbacks
under 15 feet.

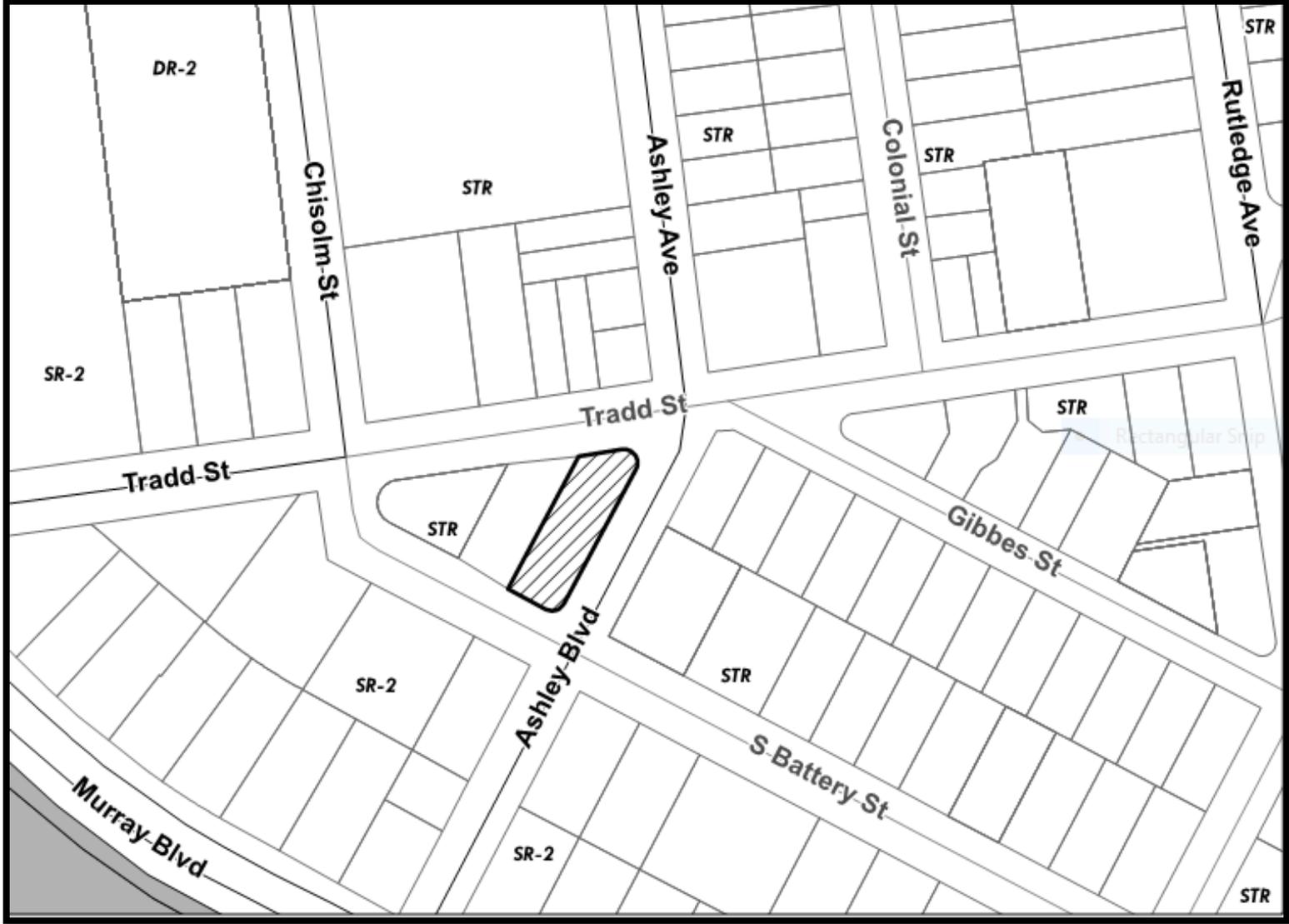


124 and 128 Sheppard – rear
Setbacks shown.

Agenda Item #B-8

1 ASHLEY BOULEVARD
(CHARLESTOWNE)
TMS # 457-11-01-039

Request the first one-year extension of a vested right that expires on June 5, 2020, pursuant to Sec. 54-962. Vested right is an approved variance under Sec. 54-353 for attached dwelling units (duplexes) in a STR (Single and Two Family Residential) zone district.



DR-2

SR-2

STR

STR

STR

STR

Tradd St

STR

Rectangular Strip

Tradd St

STR

Gibbes St

Ashley Blvd

STR

SR-2

S Battery St

Murray Blvd

SR-2

STR



City of Charleston

Instructions – Submit this application, along with the required information and fee, to the Permit Center at 2 George Street. Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda. A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days. An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- A Variance and/or Special Exception as indicated on page 2 of this application.
Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: TBD (PRIOR TO 06/05/20 EXPIRATION)

Property Address 1-11 ASHLEY BLVD TMS # 457-11-01-039

Property Owner BARNES, MOULTRIE, WARD, LLC Daytime Phone

Applicant NEIL STEVENSON ARCHITECTS (TARA ROMANO) Daytime Phone 843-442-0260

Applicant's Mailing Address 680 KING ST, SUITE B, CHARLESTON SC 29403

E-mail Address TARA@NEILSTEVENSONARCHITECTS.COM

Relationship of applicant to owner (same, representative, prospective buyer, other) DESIGN PROFESSIONAL

Zoning of property STR

Information required with application: (check information submitted)

- Scaled plans or plats, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
Plans or documents necessary to show compliance with special exception requirements (3 sets)
Check, credit card or cash (make checks payable to the City of Charleston)
YES or NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- Photographs
Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant [Signature] Date 04/13/20

For office use only
Date application received
Staffperson
Fee \$
Time application received
Receipt #

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

REQUESTING ONE-YEAR EXTENSION OF A VARIANCE PREVIOUSLY GRANTED ON 06/05/18. SINCE APPROVAL
 OF THIS VARIANCE, THE PROJECT RECEIVED DEMOLITION APPROVAL FROM THE B.A.R. ON 06/13/18 (AND THE
 EXISTING BUILDING HAS SINCE BEEN DEMOLISHED), AND THE PROJECT RECEIVED CONCEPTUAL BAR APPROVAL
 INCLUDING AN ADDITIONAL 1/2 STORY (3-STORY BUILDING APPROVED) ON 06/13/20. A REQUEST FOR A ONE-YEAR
 EXTENSION OF THE CONCEPTUAL BAR APPROVAL IS ALSO BEING SUBMITTED. PROJECT WENT THRU A FIRST TRC
 REVIEW ON 10/25/18.

Variance Test: The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.



PROPERTY LOCATION, TMS NUMBER(S) AND DESCRIPTION OF REQUEST(S):

1 ASHLEY BLVD. (CHARLESTOWNE) (457-11-01-039)

Request variance from Sec. 54-353 to allow construction of attached dwelling units (duplexes) with a 9-ft. rear setback (overhang) (16-ft. required).

Request variance from Sec. 54-353 to allow construction of an attached dwelling unit with a 6-ft. 3-inch (building) side street setback (South Battery) and a 2-ft. 1-inch (balcony overhang) side street setback (South Battery) (10-ft. required).

Request variance from Sec. 54-353 to allow construction of an attached dwelling unit with a 8-inch (balcony overhang) side street setback (Tradd Street) (10-ft. required).

Zoned STR.

Order on Special Exception Request

Order on Variance Request

The Board of Zoning Appeals-Zoning held a public hearing to consider an appeal for a variance from the strict application of the Zoning Ordinance for the property described above. After consideration of the evidence and arguments presented, the Board makes the following findings of facts and conclusions.

DENIED. The Board concludes that the requirements for granting a variance have not been met and, therefore, orders that the variance be denied.

APPROVED. The Board concludes that:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. Authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

THE BOARD, THEREFORE, finds that the applicant has an unnecessary hardship and orders that the variance be granted, subject to the following conditions, if any: _____

Date issued: 6/5/18

Chairman

Approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Section 54-962. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

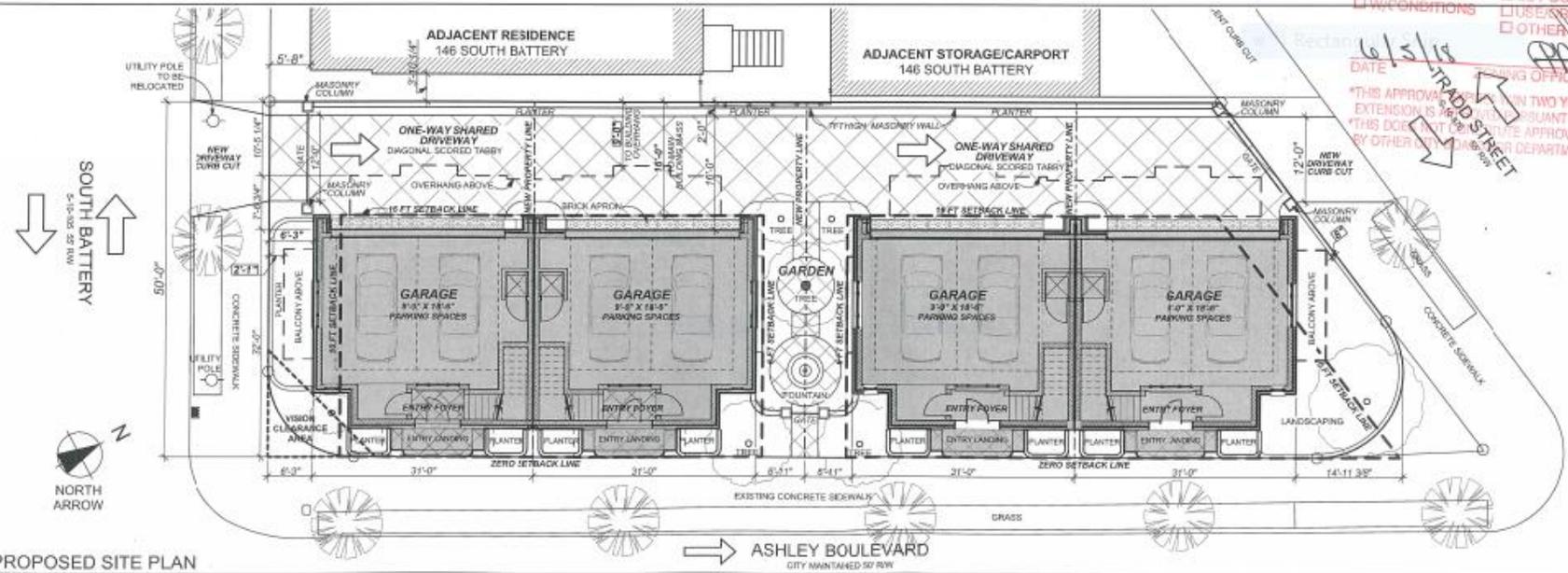
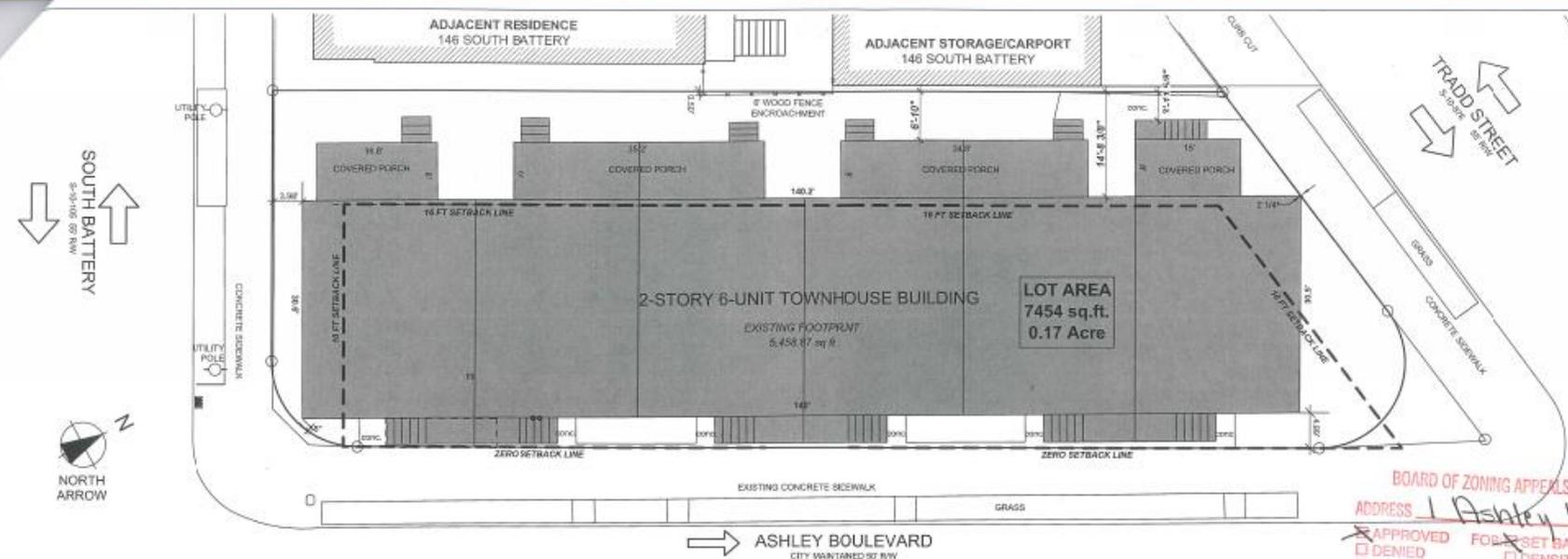




THIS DRAWING IS THE SOLE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. WHEN THIS DRAWING IS PRINTED AT AN 11x17.5 IN. FORMAT, THE SCALE OF THE DRAWING IS:

2 EXISTING SITE PLAN
 SCALE: 1/8" = 1'-0"

1 PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0"



BOARD OF ZONING APPEALS — ZONING
 ADDRESS: 1 Ashley Blvd
 APPROVED FOR SET BACK (New Construction)
 DENIED
 WITHDRAWN
 AS SUBMITTED
 CONDITIONS
 OTHER

DATE: 6/5/18
 TRADD STREET
 *THIS APPROVAL IS VALID FOR TWO YEARS UNLESS AN EXTENSION IS APPLIED FOR IN ACCORDANCE WITH SEC. 5A-102
 *THIS DOES NOT CONSTITUTE APPROVAL BY OTHER CITY DEPARTMENTS.

EXISTING & PROPOSED SITE PLAN																																													
1-11 ASHLEY BLVD CHARLESTON, SC 29401																																													
<table border="1"> <tr> <td>S</td> <td>STAMP SET</td> <td>3/20/18</td> </tr> <tr> <td>U</td> <td>CONCEPTUAL S.A. SET</td> <td>06/14/18</td> </tr> <tr> <td>B</td> <td></td> <td></td> </tr> <tr> <td>M</td> <td></td> <td></td> </tr> <tr> <td>T</td> <td></td> <td></td> </tr> <tr> <td>A</td> <td></td> <td></td> </tr> <tr> <td>L</td> <td></td> <td></td> </tr> <tr> <td>I</td> <td>NSA 206 # 10,100</td> <td></td> </tr> <tr> <td>N</td> <td>ADR: NCS</td> <td></td> </tr> <tr> <td>F</td> <td>Drawn By: TOR</td> <td></td> </tr> <tr> <td>D</td> <td>Date: 05.07.18</td> <td></td> </tr> <tr> <td>S</td> <td></td> <td></td> </tr> <tr> <td>H</td> <td></td> <td></td> </tr> <tr> <td>E</td> <td></td> <td></td> </tr> <tr> <td>T</td> <td></td> <td></td> </tr> </table>	S	STAMP SET	3/20/18	U	CONCEPTUAL S.A. SET	06/14/18	B			M			T			A			L			I	NSA 206 # 10,100		N	ADR: NCS		F	Drawn By: TOR		D	Date: 05.07.18		S			H			E			T		
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D	Date: 05.07.18																																												
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Agenda Item #B-9

9 ROSE LANE

(CANNONBOROUGH/ELLIOTBOROUGH)

TMS # 460-08-03-114

Request variance from Sec. 54-301 to allow construction of an accessory building (storage shed) with a 24.8-ft. front setback, a 2-ft. south side setback and a 2-ft. rear setback (60-ft., 7-ft. and 3-ft. required).

Zoned DR-2F



For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

THE APPLICANT IS PROPOSING A NEW ACCESSORY BUILDING (SHED) LESS THAN 100 GSF TO BE LOCATED AT 9 ROSE LANE. THE APPLICANT IS REQUESTING A ZONING VARIANCE TO LOCATE THE SHED WITHIN 3' OF THE SIDE AND REAR YARD SETBACKS, AND WITHIN 60' OF THE FRONT (STREET) PROPERTY LINE DUE TO EXTENUATING CIRCUMSTANCES OUTLINED IN THE ATTACHED VARIANCE TEST

Variance Test: The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

9 Rose Lane
Charleston, SC 29401
TMS # 460-08-03-114
April 14, 2020

DESCRIPTION OF PROPOSED WORK

Variance Request:

The applicant requests a variance to the accessory building front, side and rear setbacks, reducing from an allowed 60'-0" and 3'-0" per Table 3.1 Sec 54-301 g, to a proposed 24' 9 3/8" Front Yard Setback (35' 2 5/8" reduction), 2 3/8" Side Yard Setback (2'-9 5/8" reduction) and 2 7/8" Rear Yard Setback (2'-9 1/8" reduction).

Variance Test:

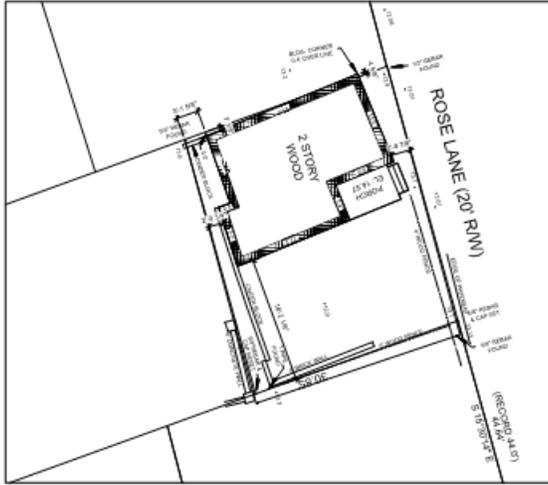
1. There are extraordinary and exceptional conditions pertaining to the particular piece of property:
 - a. The current lot size precludes meeting all of the requirements for accessory building setback, including the requirement for a 60' setback from the front (street) property line as the site is only approximately 30'-10" deep. Furthermore, the applicant is attempting to meet the other requirement for locating an accessory structure behind the principal building, which pushes it against the rear lot line. Locating the shed anywhere else on the property would trigger nonconformance with other requirements for locating an accessory structure, and the applicant is hoping to reduce the overall impact by locating it as far back on the property, close to an existing masonry wall on the neighboring property. Please note that the footprint of the proposed shed is less than 100 gross square feet.
2. These conditions do not generally apply to other properties in the vicinity:
 - a. Other properties in the vicinity are not similarly affected due to their larger and deeper lot sizes.
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property:
 - a. The application of the ordinance effectively prohibits the inclusion of any accessory structure on this lot.
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance:
 - a. The proposed shed is being located against an existing section of masonry wall on the neighbor's property to the rear, and against an existing fence on the property of the adjacent neighbor to the South. The height and mass of the shed is in keeping with the requirements of the zoning variance, and have been scaled to minimize the impact upon the neighbor, with a very narrow elevation facing the adjacent neighbor to the South.
 - b. The proposed shed will be located as far from the public right of way as possible.
 - c. The proposed shed is being integrated within a proposed site wall that meets the requirements of the zoning code.
 - d. The aesthetic consideration given to the shed and accompanying landscape is meant to add to the architectural character and significance of the district.

The applicant thanks the Board for its consideration.

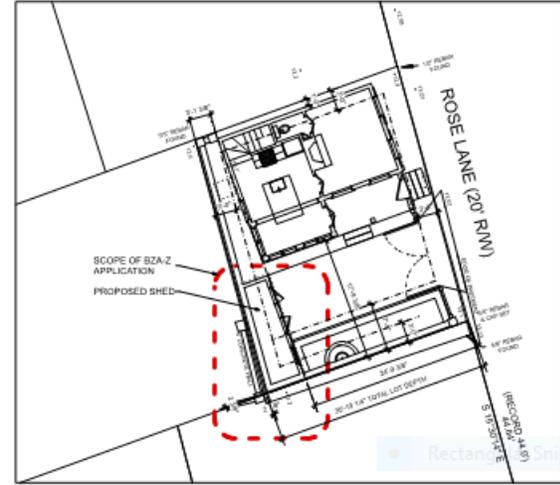




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 express written consent of the architect.



1 EXISTING SITE PLAN
 Scale: 1/8" = 1'-0"



2 PROPOSED SITE PLAN
 Scale: 1/8" = 1'-0"

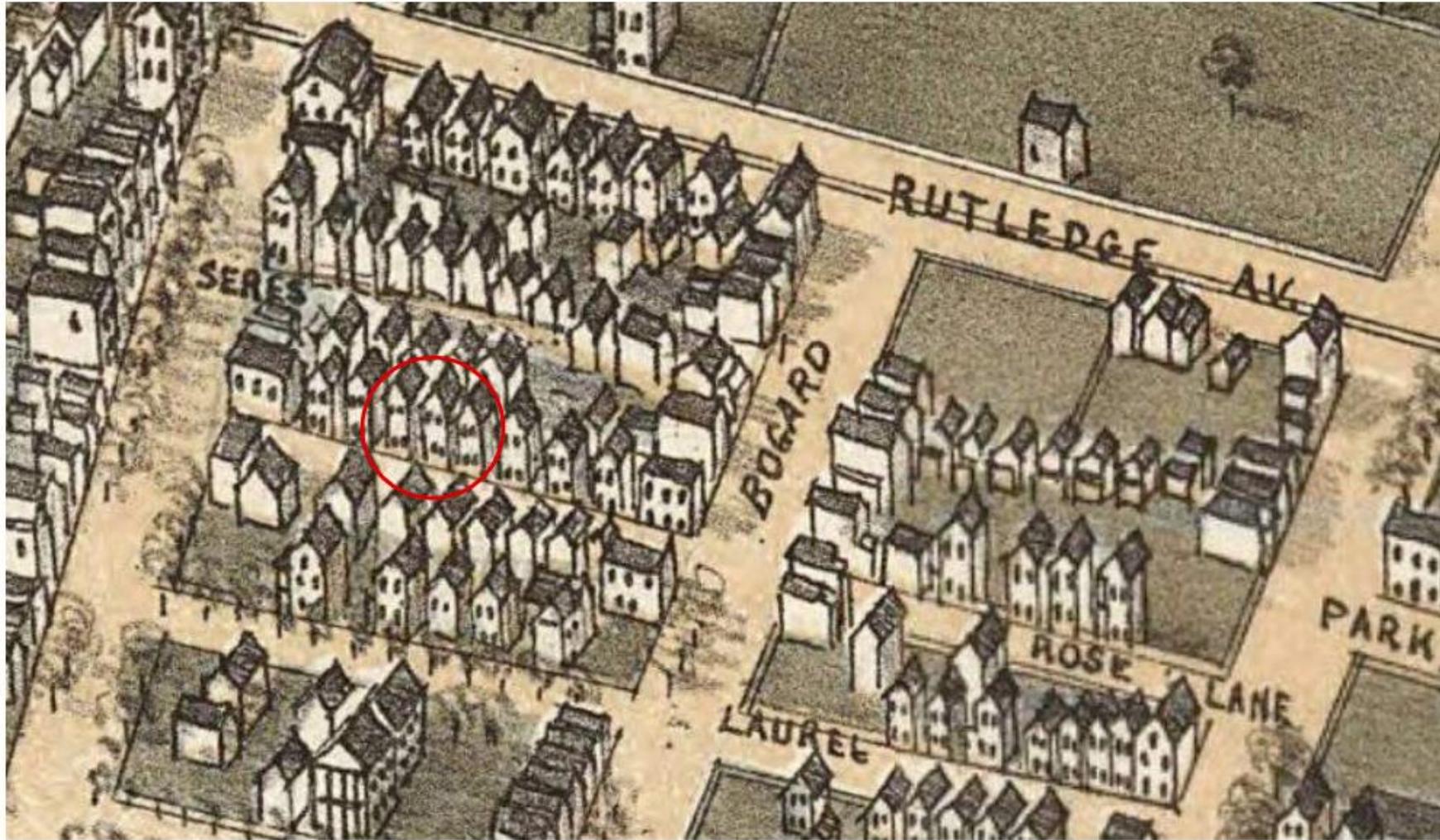
9 ROSE LANE			
TMS #	493-08-05-114		
LOT SIZE	1,169 SF		
LOT WIDTH	35.00'		
LOT DEPTH	33.80'		
FLOOD ZONE	ZONE-X		
ZONING	DD-2F <small>OLD CITY HEIGHT DISTRICT 2.5 - 3.5 HISTORIC DISTRICT OVERLAY</small>		
SETBACKS			
FRONT	25'	EXISTING: 2.6'	PROPOSED: 3.0'
REAR	3'	EXISTING: 2.0'	PROPOSED: 3.1'
COMBINED	3'	EXISTING: 4.6'	PROPOSED: 6.1'
SIDE SOUTHWEST	3'	EXISTING: 18.15'	PROPOSED: 17.75'
SIDE NORTHWEST	3'	EXISTING: 0.4'	PROPOSED: 1.0'
COMBINED SIDE	10'	EXISTING: 18.15'	PROPOSED: 18.75'
SHED (FRONT)	00'	EXISTING: N/A	PROPOSED: 24.74'
SHED (SIDE)	3'	EXISTING: N/A	PROPOSED: 2.78'
SHED (REAR)	3'	EXISTING: N/A	PROPOSED: 2.38'
HEIGHT			
	5/7.9 STORES BY CODE 2.5 STORES BY O.C.H.D. <small>AT OR 0.4 W. LESS THAN 35'</small>		
HEIGHT (SHED)	1.12 STORES W/ 11' EAVE HEIGHT PER SEC. 54-306.C.		
LOT COVERAGE			
ALLOWED: 50%	= 584.5 SF	EXISTING: 40%	= 471 SF
PROPOSED HOUSE	= 460.75 SF		
PROPOSED SHED	= 62 SF		
TOTAL PROPOSED:	46.4%	= 522.75 SF	



DATE OF PREPARED: INCLUDING DATE
 OF REVISIONS, ARCHITECTURAL PLAN,
 FLOOD ZONE, LOCATION OF
 NEIGHBORING HOUSES, ETC. HAVING DATA
 SURVEY PROVIDED BY COBERT BOWEN
 RESURVEILLANCE SURVEYING, INC.
 DATED NOVEMBER 22, 2019.

**B E A U
 C L O W N E Y**
architects
 4 5 3 . 7 2 2 . 2 0 4 0
 PARKER RESIDENCE
 9 ROSE LANE
 CHARLESTON, SC
 SITE PLAN
 1/8" = 1'-0"
 6.14.20

A0.1



1 HISTORIC AERIAL IMAGE LOOKING WEST AT 9 ROSE LANE
"Bird's eye view of the city of Charleston, South Carolina 1872"
Drie, C.N.
From the Library of Congress

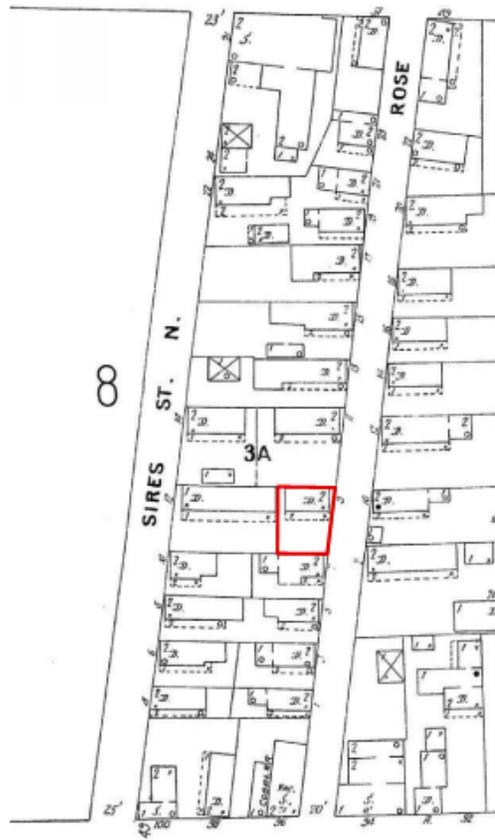


B E A U
C L O W N E Y
a r c h i t e c t s
4 4 3 . 7 2 2 . 2 0 4 0

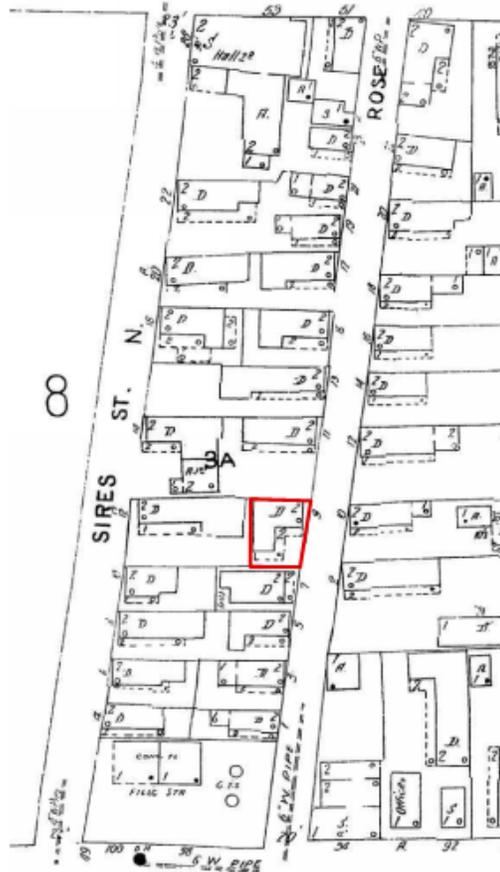
PARKER RESIDENCE
9 ROSE LANE
CHARLESTON, SC
HISTORIC MAPS
NOT TO SCALE
4.19.20

A0.2

PLAN SCALE 1" = 20' (SEE EXPLANATION)
A. 1/4" = 10' (SEE EXPLANATION)
B. 1/8" = 5' (SEE EXPLANATION)
C. 1/16" = 2 1/2' (SEE EXPLANATION)



1 1902 SANBORN MAP DEPICTING 9 ROSE LANE AND ENVIRONS



2 1944 SANBORN MAP DEPICTING 9 ROSE LANE AND ENVIRONS



3 1951 SANBORN MAP DEPICTING 9 ROSE LANE AND ENVIRONS



B E A U
C L O W N E Y
a r c h i t e c t s
5 4 3 . 7 2 2 . 2 0 4 0

PARKER RESIDENCE
9 ROSE LANE
CHARLESTON, SC
HISTORIC MAPS
NOT TO SCALE
4.15.20

A0.3

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NOTE - 9 ROSE LANE

1 AERIAL IMAGE LOOKING SOUTH AT 9 ROSE LANE
GOOGLE MAPS



NOTE - 9 ROSE LANE

2 AERIAL IMAGE LOOKING WEST AT 9 ROSE LANE
GOOGLE MAPS



NOTE - 9 ROSE LANE, PARTIALLY
OBSCURED BY TREES

3 AERIAL IMAGE LOOKING NORTH AT 9 ROSE LANE
GOOGLE MAPS



NOTE - 9 ROSE LANE

4 AERIAL IMAGE LOOKING EAST AT 9 ROSE LANE
GOOGLE MAPS

Rectangular Snip

B E A U
C L O W N E Y
a r c h i t e c t s
8 4 3 . 7 2 2 . 2 0 4 9

PARKER RESIDENCE
9 ROSE LANE
CHARLESTON, SC
AERIAL SITE IMAGES
NOT TO SCALE
6.19.20



1 9 ROSE LANE - STREET ELEVATION LOOKING SOUTH-WEST (3/14/1985)



2 9 ROSE LANE - STREET ELEVATION LOOKING WEST (6/2000 BAR APPLICATION)



3 9 ROSE LANE - STREET ELEVATION LOOKING NORTH-WEST (6/2000 BAR APPLICATION)



4 9 ROSE LANE - STREET ELEVATION DETAIL LOOKING WEST (6/2000 BAR APPLICATION)

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B E A U
C L O W N E Y
a r c h i t e c t s
8 4 3 . 7 2 2 . 2 0 4 0
PARKER RESIDENCE
9 ROSE LANE
CHARLESTON, SC
HISTORIC PICTURES
NOT TO SCALE
4.18.20



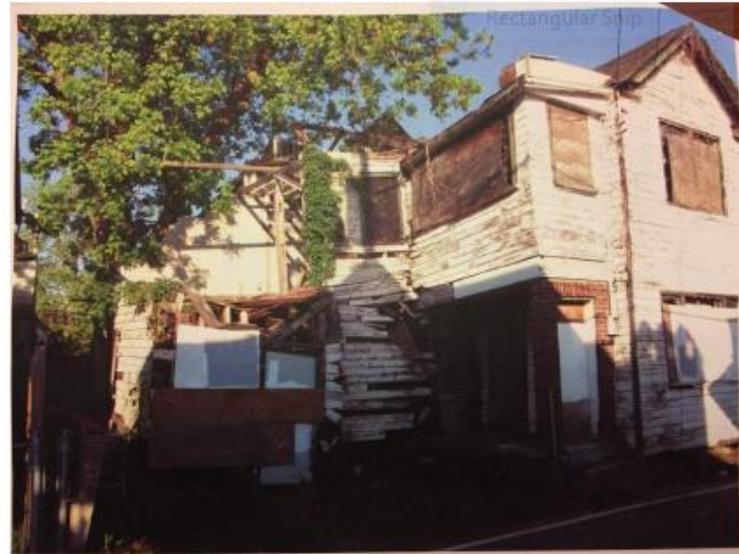
1 9 ROSE LANE - NORTH ELEVATION LOOKING SOUTH (6/2000 BAR APPLICATION)



2 9 ROSE LANE - STREET ELEVATION LOOKING SOUTH-WEST (6/2000 BAR APPLICATION)



3 9 ROSE LANE - STREET ELEVATION LOOKING WEST (4/24/2009 BAR APPLICATION)



4 9 ROSE LANE - STREET ELEVATION LOOKING NORTH-WEST (4/24/2009 BAR APPLICATION)

B E A U
C L O W N E Y
a r c h i t e c t s
8 4 3 . 7 2 2 . 2 0 4 0

PARKER RESIDENCE
9 ROSE LANE
CHARLESTON, SC
HISTORIC PICTURES
NOT TO SCALE
4.18.20



1 9 ROSE LANE - SOUTH (GARDEN) ELEVATION LOOKING NORTH
PHOTOGRAPHED ON JANUARY 5, 2020



2 9 ROSE LANE - NORTH ELEVATION LOOKING SOUTH
PHOTOGRAPHED ON JANUARY 5, 2020



3 9 ROSE LANE - GARDEN SEEN LOOKING WEST FROM ROSE LANE
PHOTOGRAPHED ON JANUARY 5, 2020

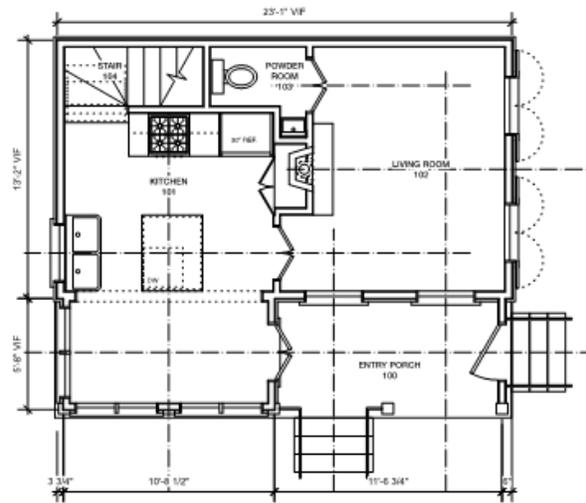


4 9 ROSE LANE - EAST (STREET) ELEVATION LOOKING WEST
PHOTOGRAPHED ON JANUARY 5, 2020

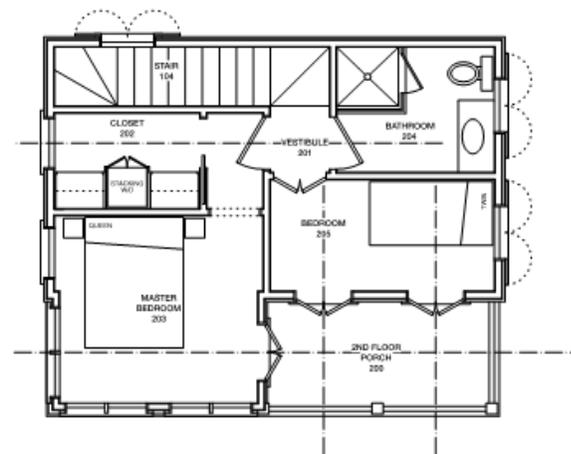
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B E A U
C L O W N E Y
A R C H I T E C T S
8 4 3 . 7 2 2 . 2 0 4 0
PARKER RESIDENCE
9 ROSE LANE
CHARLESTON, SC
EXISTING CONTEXT IMAGES
NOT TO SCALE
4.13.20

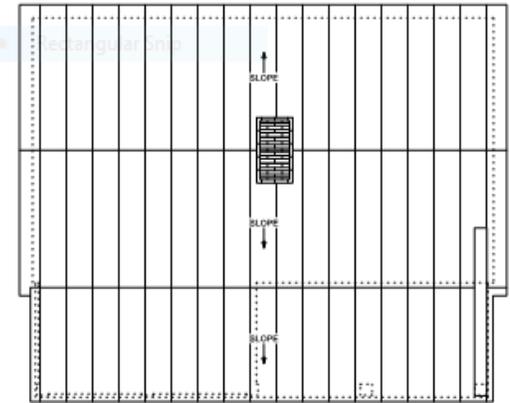
NOTE: EXISTING PLANS ARE UNATTAINABLE. NO PREVIOUS FLOOR PLANS COULD BE LOCATED, AND THE EXISTING STRUCTURE IS INACCESSIBLE TO PERFORM AN EXISTING FIELD SURVEY



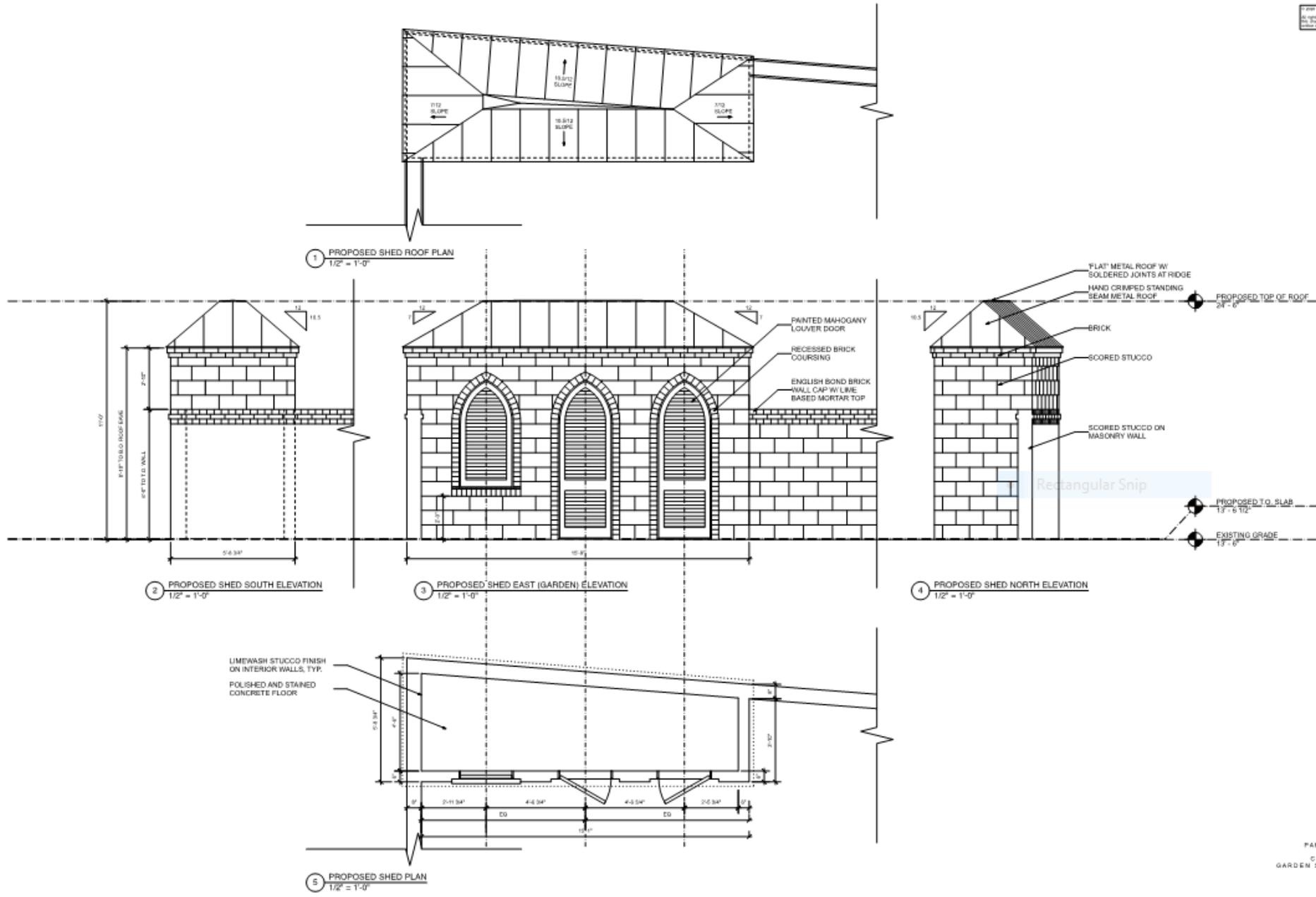
1 PROPOSED FIRST FLOOR PLAN



2 PROPOSED SECOND FLOOR PLAN



3 PROPOSED ROOF PLAN





1 EXISTING STREETSCAPE W/ APPROXIMATE HEIGHT AND MASS OF ADJACENT BUILDINGS

Rectangular Snip



2 PROPOSED STREETSCAPE W/ APPROXIMATE HEIGHT AND MASS OF ADJACENT BUILDINGS

Agenda Item #B-10

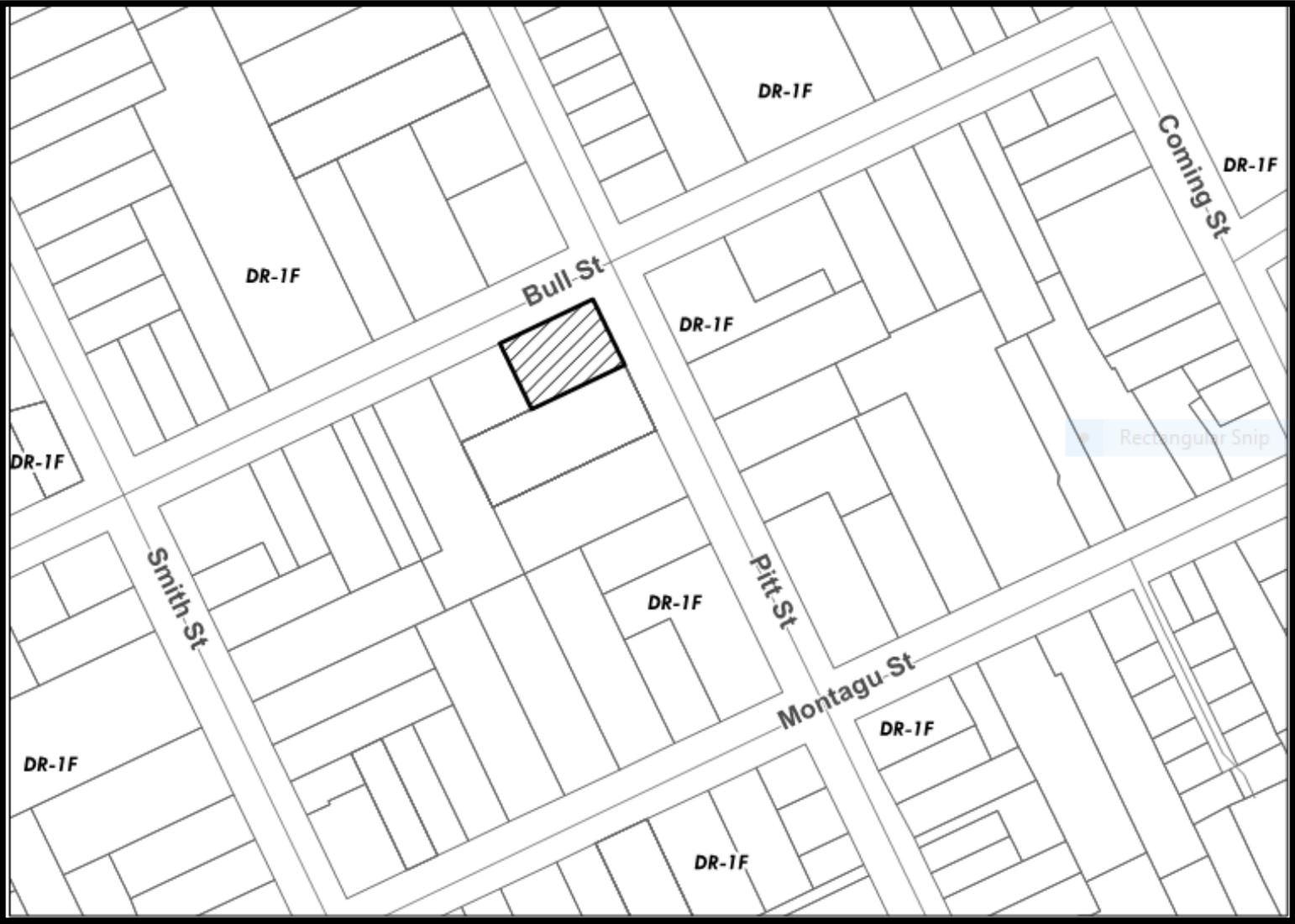
35 PITT STREET

(HARLESTON VILLAGE)

TMS # 457-03-02-040

Request use variance from Sec. 54-208.1 to allow a residential Short Term Rental use (Main house) on a property that is not individually listed on the National Register of Historic Places.

Zoned DR-1F





City of Charleston

Instructions - This application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals - Zoning. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days.** An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- A Variance and/or Special Exception as indicated on page 2 of this application.
- Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
- Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: May 19, 2020
Property Address 35 Pitt St. Charleston SC 29401 **TMS #** 457-030-2040
Property Owner Raymond Holliday **Daytime Phone** 843-577-9171
Applicant same **Daytime Phone** same
Applicant's Mailing Address PO Box 1659 Charleston SC 29402
E-mail Address Lauren.cicione@gmail.com

Relationship of applicant to owner (same, representative, prospective buyer, other) same

Zoning of property residential DR-1F; SR CAT 1

Information required with application: (check information submitted)

- Scaled plans or plats, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
- For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
- Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
- Plans or documents necessary to show compliance with special exception requirements (3 sets)
- Check, credit card or cash (make checks payable to the City of Charleston)
- YES or NO** - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- Photographs
- Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant Raymond Holliday **Date** 4/20/20

For office use only	
Date application received _____	Time application received _____
Staffperson _____	Fee \$ _____ Receipt # _____

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

Please refer to attachments A, B, C, D

Variance Test: The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-800)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

Please refer to attachments A, B, C, D.

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

Attachment A to 35 Pitt Street Variance Application

35 Pitt Street is property on the corner of Pitt and Bull Streets in Harleston Village. Built in approximately 1852, 35 Pitt Street has been owned by the applicant since 1977 and has been in the applicant's family for over 100 years. It is believed that the property was converted from a single-family home in the late 1800s, when the front portions of the piazzas were enclosed to allow for an interior staircase that accessed the front rooms of the house. In or about the 1940s, additional subdivision of rooms and enclosures of portions of the piazzas occurred to allow for use as individual units.

In the past, the house was owned by William B. Ryan who in the 1884 South Carolina Supreme Court Case, *City Council of Charleston v. Ryan*, who apparently lost his money in the civil war—or as described by the Master in Equity at the time, became destitute in the “great overthrow.” Thereafter, the property became used as a boarding house. Additionally, applicant's mother and aunt used the property as a short-term rental for over fifty years prior to the applicant taking possession of the property. In this capacity, the property has been used for short term housing as far back as the late 1800s. Included with this application are several advertisements for rooms for rent dating back to the 1920s.

Currently, the property is broken up into three units. The third-floor unit of the main house is the subject of this request to be used as a short-term rental. A layout of the third-floor unit is submitted with this application. The applicant, Mr. Raymond Holliday, lives full time in the first floor unit of the main house and the carriage house. A separate unit, located on the second floor of the main house, is occupied full time by Lauren Cicione, who would assist Mr. Holliday with management and operation of the short-term rental unit. The income from the unit would be the primary and only source of income used to maintain the property. This includes all necessary maintenance to preserve the exterior of the home in excellent condition.

The applicant seeks a variance for the use of the third floor unit as a short-term rental. The unit had previously been occupied as well by Mr. Holliday. The third floor unit has two bedrooms, accommodating four individuals. It has all of the attributes of a typical dwelling unit including cooking, living, sanitary and sleeping facilities. The property has 2 spaces of off-street parking located on the north side of the property, which would be for use of the short-term rental unit. There are 3 additional off street

parking spots on the east side of the property. Photographs of the parking spaces are submitted with this application.

As a property within the Old and Historic District, Code Sec. 54-208.1 states:

An STR use may be established in a dwelling unit as an accessory to the principal residential use, on any property located within the Old and Historic District, where the zoning administrator, after reviewing an STR Permit application, finds that the following requirements are met:

1. The property shall not contain more than one (1) STR unit. Each unit shall consist of one or more rooms arranged for the purpose of providing sleeping accommodations for occupancy for one (1) to twenty-nine (29) consecutive days by up to two (2) people per bedroom; and
2. The subject property shall be located entirely within the Old and Historic District; and
3. The STR shall be operated by the record owner of the subject property who is a Resident of the subject property; and
4. The STR shall be subordinate and incidental to the principal residential use of the property; and
5. The STR shall provide one (1) off street parking space on the subject property, in addition to providing, on the subject property, required off street parking for existing uses on the property. The parking space provided for the STR may be situated in tandem with the required spaces for other uses; and
6. The STR unit shall be located within an existing structure or accessory building that is individually listed on the National Register of Historic Places; and
7. The STR unit shall not displace an existing dwelling unit which has been occupied within one (1) year prior to the filing date of the application; and
8. The STR use shall not create the need for exterior alterations to any building for the purpose of maintaining such accessory use; and
9. The STR use shall be located on property which is in compliance with allowed uses for the zone district in which the property is located; and

10. The STR use shall be located on a lot which complies with the required minimum lot area for existing uses as specified under Table 3.1: Height, Area and Setback Regulations (applicable to SR and STR residential districts only); and

11. The applicant for the STR use shall not be someone who has had an STR Permit revoked within the previous twenty-four (24) months.

Here, each element of the ordinance is satisfied, except for element 6.

The property would contain (1) only one short term rental unit, (2) is located entirely within the Old and Historic District, (3) is occupied by the record owner who resides at the property and would operate the short-term rental. The STR (4) would not be the primary use of the property which would remain as a full-time residence for Mr. Holliday as well as Ms. Cicione, (5) has adequate off-street and on street parking to accommodate the STR, as well as the full time residents of the property. Furthermore, the unit (7) was revitalized by Mr. Holliday and Ms. Cicione for purposes of a short-term lodging prior to the enactment of the subject ordinance, and therefore, use as an STR will not displace a full-time resident who lived within the unit less than a year prior to this application.

As the unit is the third floor of the house and exists within the current structure, (8) there will be no need for any alterations to the existing structure to accommodate use as an STR. The STR is located within the full-time residence of Mr. Holliday, and therefore, (9) the property is in compliance with the allowed uses for the DR-1F district. Finally, (10) the lot complies with the required minimum lot area for existing uses -the lot size is 5,824 square feet and the entire property is currently occupied by only Mr. Holliday, Ms. Cicione and her daughter, and (11) Mr. Holliday has not had an STR permit revoked in the past two years.

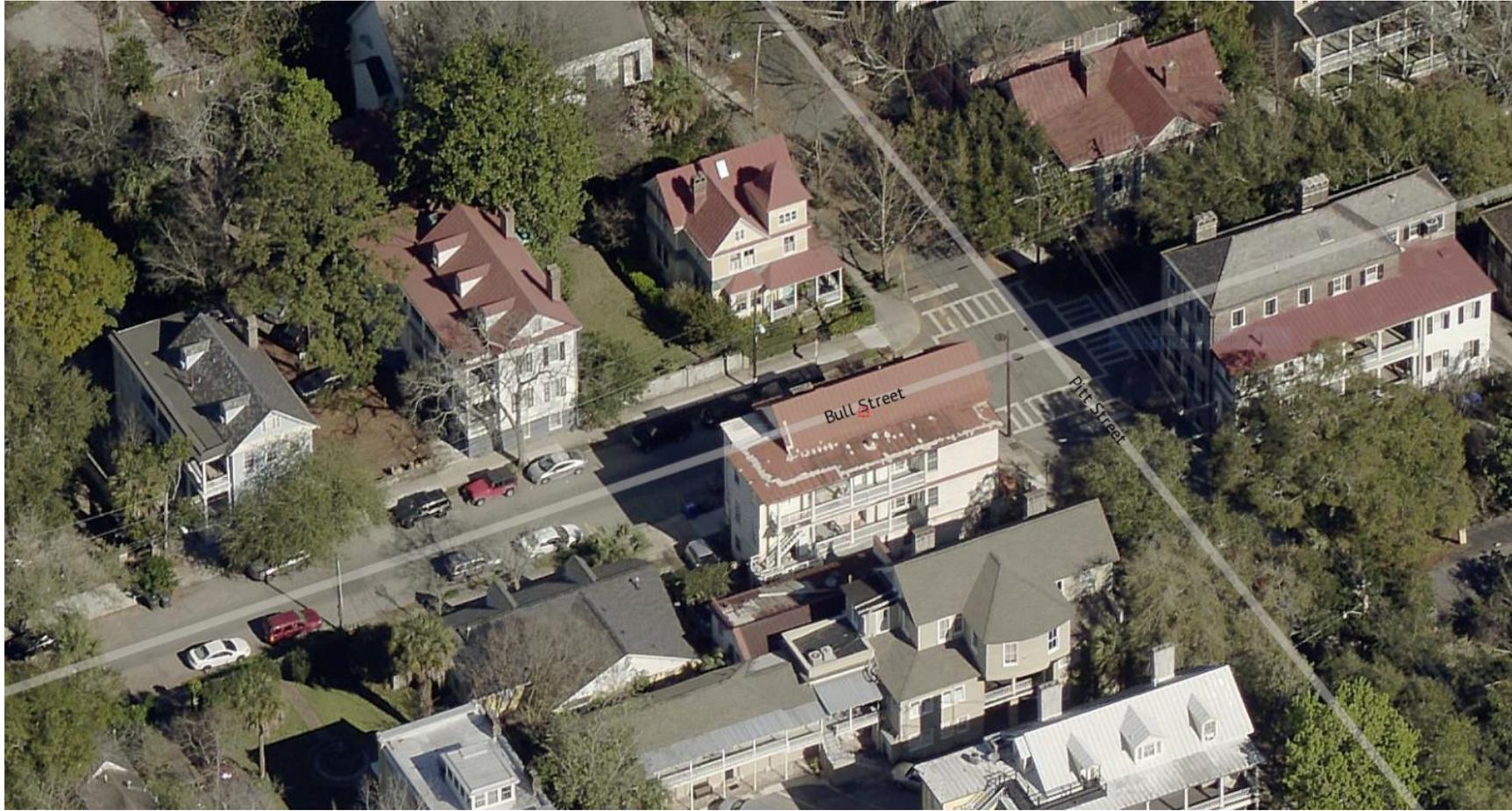
35 Pitt Street is a historical and notable Charleston property, and was specifically recognized as such in Samuel Gaillard Stoney's book "This is Charleston: A Survey of the Architectural Heritage of a Unique American City Undertaken by the Charleston Civic Services Committee." Unfortunately, due primarily to alterations made to the home in the late 1800s and early to mid-1900s, the applicant has been advised that it is not likely to receive approval *individually* listed on the National Register of Historic Places. However, the property is a contributing property to the Charleston Historic District, as representing the city's history and architecture from c.1700 to 1941. 35 Pitt Street represents the development and evolution of the Harleston Village neighborhood and adds to the significance of the district. In this respect, 35 Pitt Street

is listed in National Register of Historic Places, which receives the same protections and benefits from Federal and State governments as those individually listed on the National Register.

Here, the exterior of the property was believed to be altered (enclosing of the piazzas) prior to 1900 to allow for subdivision of the property into multiple units. While it appears this alteration likely prevents individual listing on the National Registry of Historic Places, the age of the alteration is uniquely distinct to the current property. Long before any considerations of a short-term rental ordinance, this specific alteration was made particularly for the purpose of accommodating multiple units and short-term boarding. Had these alterations not been made, the need for a variance request related to Sec. 54.208.1 would be less likely, and individual listing with the National Register could be possible. Respectfully, these factors constitute exceptional characteristics of the property that are unique to this property specifically, and given the age of these alteration, are unlikely to generally apply to other properties in vicinity.

Moreover, as the property is listed in the National Register, and remains subject to the same limitations and benefits as properties individually listed in the National Register, the circumstances preventing *individual* listing in the National Register of Historic Places is unique to this particular piece of property, but approving this variance will not reduce the protections provided to the neighborhood. In other words, denial of a variance will preclude utilization of the property for short term housing, but approval of the variance will have little to no significant impact on the neighborhood, adjacent properties, or the public.

35 Pitt Street is a property well suited to accommodate the one requested two-bedroom STR unit. Due to alterations performed long ago for purposes of providing for multiple short-term residential units, it is unlikely that the property will be eligible for individual listing on the National Registry of Historic Places. This issue is unique to the subject property and will effectively eliminate and otherwise legitimate use of the property where all other elements of Sec. 54-208.1 are met. Accordingly, it is respectfully requested that a variance be granted with respect to element 6 of Sec. 54.208.1 and 35 Pitt Street be allowed to obtain a permit to utilize the third floor two-bedroom unit as a short-term rental.

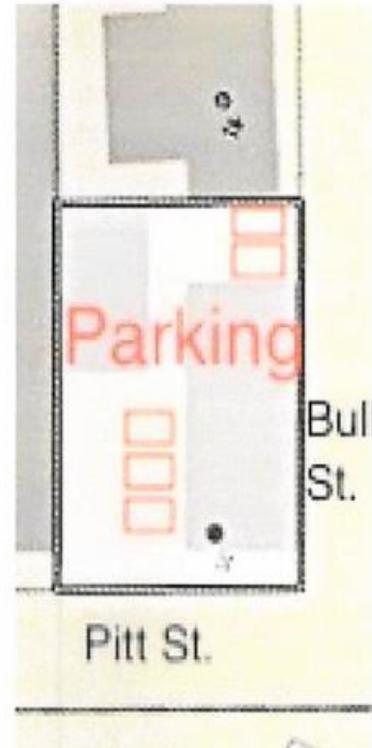




Attachment B to 35 Pitt Street Variance Application

Parking Spaces are noted in red:

- 2 spaces are located on the north side of the property.
- 3 spaces are located from the east entrance to the property.



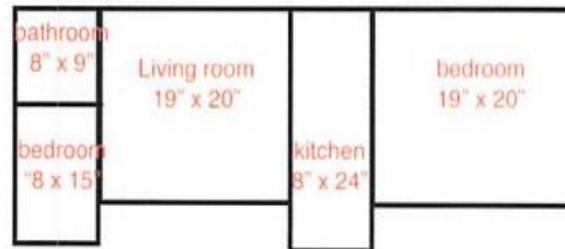
North

Rectangular Snip

Attachment C to 35 Pitt Street Variance Application

Interior layout of the third floor apartment in the main house:

Residence of Mr. Raymond Holliday



Ceiling height- 11 ft.

Rectangular Snip

35 Pitt St.
Charleston, SC
29401
Third floor, Apt C

Total sq footage:
1,144 sq feet

Attachment D to 35 Pitt Street Variance Application

Below, please find a selection of four newspaper advertisements for short-term boarding rooms at 35 Pitt St. dating from 1938 up through 1953. We have also included one advertisement for a cook to help feed boarding room guests.

• Rectangular Snip

News Article

Evening Post (published as THE CHARLESTON EVENING POST)

February 16, 1938

Page: 14

Edition: Final

Document Type: Newspaper

Place(s) of Publication: Charleston, South Carolina

Database: America's Historical Newspapers

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HOLMES—In sad but loving remembrance of my dear wife, Almeta Harry Holmes, who departed this life two years ago today Feb. 15, 1936.

This day brings back sad memories. Of a dear one laid to rest. And although our hearts are broken. Our dear Savior knows best.

Your loving husband,
Chesterfield S. Holmes.

Apts. and Houses Wanted

3 ROOM furnished Apt., private bath. Must be reasonable. Answer L. S. this office.

Business Service

SAFES opened and repaired. Gun repairs of any kind. L. W. Blease, 61 Queen St.

Building Supplies

DOORS, SASHES, BLINDS—All sizes. Builders hardware, plumbing, elec. fixtures, and Devco paints. H. Livingston Co., 438 King. Phone 2337.

Coal—Wood—Oil

2 SACKS COAL, 80 lbs. ea., \$1.00 del. SACKER COAL COMPANY Phone 517

STOVE blocks, \$1.50; mixed blocks, \$1.60; oak blocks, \$1.75; slabs, \$1.25. Dry wood guaranteed. Phone 1342.

FINE blocks, \$1.10; mixed, \$1.20; all oak, \$1.30; pine knots, 75c. Phone 2139-J.

FINE blocks \$1.25; mixed blocks \$1.30; oak blocks \$1.63; knots \$1.15; small split slabs \$1.00 per load. Benton's Wood Yard. Phone 9157.

16 LOGAN street, newly renovated, unfurnished apt., private bath and garage. Rent \$40 per month. Keys 104 Rutledge. Phone 3623-J.

TO RENT lower apartment, 4 rooms and bath, garage. Apply 24 Carolina St.

126 TRADD ST., five-room apt., completely renovated; garage; \$33.00, 72 Society St., doctor's office or beauty parlor, \$25.00. R. M. Marshall & Bro. Phone 263.

Rent—Rooms

FURNISHED bedroom, next to bath; private home. 3 Glebe St. Phone 2370.

ATTRACTIVELY furnished Apt. and rooms with hot water, use of phone. Bercoff's Inn, 226 King.

FURNISHED, 2 room apt. linen, refrigerator, hot water, \$5.00 per wk., single rooms 50c a person. 254 King.

FURNISHED ROOM in private family. Modern conveniences. Phone 1921-R.

LARGE room, furnished for light housekeeping; also small bedroom suitable for gentleman; reasonable. 3 Green St.

DELIGHTFULLY clean, furnished and heated bedroom, adjoining tile bath with continuous hot water, screened porch, front and back entrances. Available about a week, \$5.00 per week. Inspect room between 8 and 10 p. m. any night. 25 Pitt St. 2nd floor.

FOR RENT—Furnished rooms. Reasonable rent. 474 Meeting St.

NICELY furnished front bedroom to 2 gentlemen; connecting bath, hot water, phone, garage. Meals if desired; central. 307.

Sale—Real Estate

FOR SALE—Five acre farm with six room house near North Charleston.

Wanted Autom Grease, \$1.25, at Huger str.

WANT—Young a (cavies) G. R. Phone 2058 or 16

USED canoe in siver "Canoe" this can be seen.

HIGHEST PRICE also silver, old son's 261 King.

WANTED—Ride 1 urday or Sand. Call 9110 or 5407.

The Presid Of the Uni

George Was known as the i try, was child who enjoyed ington's fame and 14 childr was the fathe one was the g of his success dents served one served i Eight were 1 seven in Ohio. of this bookie! your president indispensable i every home li postpaid.

— USE TH

THE EVENT INFORMATION FREDERIC J. I WASHINGTON!

July 22, 1942

Page: 10

Edition: Two Star

Document Type: Newspaper

Place(s) of Publication: Charleston, South Carolina

Database: America's Historical Newspapers

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Andrew's FARM.

Help Wanted

EXPERIENCED Stenographer - bookkeeper, typist, bookkeepers, accountant stenographers, office clerks, club managers, cafeteria managers, practical nurse, white housekeepers, fountain boys and girls and cooks. Charleston Employment Bureau, 227 King.

GOOD general cook. References. Health card. Man or woman. Ruck's Cafeteria, Isle of Palms.

WANTED—One payroll accountant and one stenographer. Dial 3-JRD.

Help Wanted—Female

GIRL with soda fountain experience preferred. Apply McKay's, 43 King.

WANTED at once, beauty operator with not less than 2 yrs. experience. Lureens Beauty Salon, 72 King St.

WE PAY YOU \$25.00 for selling fifty \$1.00 boxes. 30 beautiful assorted name imprinted Christmas cards sell \$1.00—your profit \$6. Free samples. Cheerful Cards Co., 231, White Plains, N. Y.

COOK for boarding house. 3rd floor. 25 Pitt St.

COLORED GIRL, health card, two days a week, 8-12, washing and ironing only for two adults. Good pay. 45 1/2 Montagu, upstairs.

WANTED AT ONCE, experienced colored cook for boarding house. Krummer's, 37 Wentworth.

WANTED competent chamber maid. Easy hours, good pay. Must have health card and references. Apply Villa Margherita, side entrance.

WANTED immediately competent woman to take charge of linen room. Answer Post Office Box 72. Easy hours, good pay.

Home The. (Special rates on 8 and 6 consecutive insertions.) Add 50% to above rates to have your Ad run in both The News and Courier and Evening Post. For example: A 4-line Ad will cost \$6 in either paper or \$4 to run in both.

Rate for general or national copy is 2c a word flat (20-word minimum.)

Covers space in both The Evening Post and The News and Courier.

Money orders, checks, etc., should be made payable to The Post and Courier.

HOURS—Advertisements will be accepted until 10 p. m. (Saturday 9 p. m.) for The News and Courier and 2:00 p. m. for The Evening Post.

(Five Average Size Words to a Line)

MEMORIALS

For those interested this newspaper has on file sample memorials for publication in this column. They may be consulted in the business office. The rate is like a line, with a \$1.00 minimum.

Help Wanted—Male

COLORED WAITERS, EXPERIENCED. ONLY NEED APPLY. GAMBLER'S, 234 KING STREET.

ACCOUNTANTS, permanent positions; national firm; unlimited possibilities for experienced men. State age, education, draft status, experience and salary. Box No. 2, care of this paper

Exchanges
Educational
Eggs, Poultry Supplies
Electric Refrigeration
Furniture
Financial
Furniture Repairs
Farm Products
For Rent—Rooms
For Rent—Business Property
For Rent—Apartments and Houses
For Rent—Offices
Heating Fuels
Help Wanted
Hotels and Resorts
Help Wanted—Male
Help Wanted—Female
Insurance
Instruction
Lawn, Garden and Field
Livestock
Lost
Money to Loan
Moving and Storage
Office Supplies
Pets
Personal
Papering and Painting
Photo Service
Professional
Places to Eat
Plumbing—Roofing—Heating
Resorts
Room and Board
Radio, Pianos, Etc.
Rent—Miscellaneous
Sale—Real Estate
Sale—Business Property
Tax Rooms
Trees and Shrubbery
Tires and Tire Repair
Taxi Service

Money To Loan

LOANS
For Your Vacation
Pay for Your Vacations in
Easy Installments
ACME FINANCE CO.
253 King St.

PHILCO, 6-little, Fin buys. Dial

25-LB. ICE Will sell

SEWING 3 repaired. Margherita's.

1229 PONI good in Burnette, 10c.

ONE SMAT 4th, 800-1 ES sets it, Lee and M

BRIGGS—3 propeller plate; very island.

FLINT and fine con Smith, John

SPECIAL 2 612 For aluminum King, Dial

TWENTY 2 Don used to used on 225 Spring

BOOKS in library; re thors. Also everything pr 23 King St.

CROP SUE lived to GRUB, 408 3

THREE 12 and one 1 St. 2nd St

HELLMAN

Rectangular Smp

News Article

Charleston News and Courier (published as The News and Courier)

August 27, 1946

Page: 10

Edition: Two Star

Document Type: Newspaper

Place(s) of Publication: Charleston, South Carolina

Database: America's Historical Newspapers

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S. C. Sup-
W. Davis,

reans, two
36 King St.

round corner from Reynolds Ave.
Navy Yard.

AUTO LOANS
\$25 to \$2500 on any make
or model automobile.
Low rates and long terms.
Make our loans easy to repay.
TIME FINANCE CO.
620 King St. Dial 2-2998

CONVENIENT LOANS if you need
money now. Bell Brokerage Co.,
Charleston's Senior Lenders. 296 King
St. Dial 8118.

AUTO LOANS
\$50 to \$1,500
Cash Immediately
AUTO FINANCE COMPANY
623 King St. Dial 8717

MONEY TO LOAN
ON REAL ESTATE AS LOW AS 4%
C. DRAS GADSDEN
83 BROAD ST. DIAL 2-9725

MOVING AND HAULING
FURNITURE moving and hauling, crat-
ing, packing, storage. All jobs in-
sured, reasonable rates. Dial 4180.

WE MOVE FURNITURE; do hauling
Reasonable rates. Free estimates. St.
Julian Devine. Dial 2-3299 60 Cooper.

MOVING AND HAULING, local and
long distance; closed body, insured
cargo. Free estimate. J. T. Wren, 44
Grove St. Dial 3-4778.

LOCAL AND LONG DISTANCE mov-
ing. Crating, packing and storage.
Closed vans. Insured cargo. Free esti-
mate. C. B. Scott. Dial 2-3683.

MOVING AND STORAGE
CHARLESTON WAREHOUSE
A Safe Place to Store
Your Furniture
16 Hasell St. Dial 2-2918

FURNITURE STORAGE AND
Grayvan Long Distance Moving
Geo. C. Birlant & Co.
181 King St. Dial 2-1100

PETS
REGISTERED Cocker Spaniels. Reason-
able. Jones Hatchery. Dial 8771.

36 12TH ST., Naval Base. Apply be-
tween 9 a. m. and 8 p. m. Unfur-
nished apartment. Private bath. Reason-
able rent. To married couple only.
No children.

RENT—BUSINESS PROPERTY.
OFFICE SPACE—2-rooms and 1-room,
83 Society St. Suitable for Beauty
Parlors, Loan Office, etc.

RENT—ROOMS
140-A CANNON ST., 2-room furn. apt.
Also furn. bedroom. Both have private
entrances.

308 SUMNER ST., furnished bedroom
next to bath. Use of phone.

229 KING ST., 2nd floor, nicely fur-
nished bedroom suitable for one or
two people. Reasonable. Apply after 5.

FURNISHED bedroom and kitchen,
\$8.50 per wk. Sleeping room \$3.50.
414 Meeting St., entrance Reid.

17 JOHN ST., 2 furnished attic rooms
with exhaust fan and sink. Adults.

133 RUTLEDGE, downstairs, front
room to married couple or 2 gentle-
men.

ROOM furnished for light housekeep-
ing. 77. Bedroom, \$5. 419 King St.

643 KING, large size, nicely furnished
bedroom in good residential section.
For respectable sober couple, no chil-
dren or pets. Dial 3-3063.

YOUNG lady to share cool room, pri-
vate entrance, connecting bath and
shower, maid service, \$5 per week.
Phone 4422 or apply 35 Pitt St., lower
bell.

60 TRADD ST., Apt. C, one furnished
room to rent.

59 CHAPEL ST., room and board for
three men, in private home.

NICELY furnished sleeping room,
next to bath. Apt 2, 80 Anson St.

631 MEETING ST.—Sleeping room,
nile or weekly.

FURNISHED bedroom, adjoining bath,
for two people. Private home. Avail-
able night or week. Dial 3-1507.

PERMANENT 1
curtains, 2 1/4
Craven, Byrnes

THREE rooms
electric refrige-
room and bedro-
one lot. Dial 3-
REFRIGERATOR
spot. 105-C Be

NEW LIVING
room suites, 1
bedroom and 5-
100-lb ice box,
138 Bailey Driv-

3 ROOMS of fur-
\$305. 704-A 1
Homes.

ICE BOXES and
Ave., St. Andr-
844. Dial 2-0701

FOR SALE—Ent
apartment. In
Dial 3-1159.

5 ROOM outfit
living room as
merchandise. P
Clement Furnitu

SALE MILL
STEAM TABLE
holes, chromium
top, cost \$350, w/
Cafe, 12 miles 1

ICE COLD wa-
grade, all kind
or by the case.
Spring St.

ONE LOT of good
songer tires at
tires, all sizes, 1
refiners, reduced
motor oil \$60 a
Spring. Dial 3-25

ELECTRIC drai-
pump. 60 Am
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WE HAVE some
typewriter des-
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J. K. Davis & 1
Mile Viaduct, ph

Rectangular Snip

News Article

Charleston News and Courier (published as The News and Courier)

January 31, 1953

Page: 12
Edition: Two Star
Document Type: Newspaper
Place(s) of Publication: Charleston, South Carolina
Database: America's Historical Newspapers

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★ Rentals ★	★ Rentals ★
<p>50—ROOM AND BOARD</p> <p>ROOM and board. Home cooked meals. Parking. Use of phone. \$18 week. Dial 4418. 48 Amherst St. H CHARLOTTE ST. room and board for man. Dial 2-1228.</p> <p>41 ASHLEY AVE.—room and board. Well heated. Use of telephone. Parking space. Dial 2-2714.</p> <p>ROOM and board, parking space, telephone. Within two blocks of all hospitals. Dial 2-1114.</p> <p>51—ROOMS FOR RENT</p> <p>FURNISHED bedroom, also unfurnished room in private home. No cooking. Apply 281 East Bay St., 2nd floor.</p> <p>43 PITT ST., completely furnished bedroom, twin beds, gas heat, phone, parking. Dial 2-7018.</p> <p>FRONT bedroom with private bath. Steam heat. For gentleman. 43 Rutledge Ave. Dial 2-1228.</p> <p>MIDDLE AGE LADY to share apartment, or will rent sleeping room to girls, 43 St. Phillip St. Dial 2-5532.</p> <p>BATTERY. Steam heat. Lovely furnished bedroom. Private bath, shower. Daily or weekly rates. 76 Murray Blvd. 6</p> <p>COLONIAL LAKE—3 large furnished bedrooms, private bath. Steam heat. Men only. Dial 2-5517.</p> <p>FURNISHED—light housekeeping room. Gas heat furnished. Apply 157 King St.</p> <p>UNFURNISHED rooms, next to bath. Water included. Apply 157 St. Phillip St. Sunday morning.</p> <p>103 SOUTH BATTERY—Boulevard Area. Home-like room. Furnace heat. Hotel conveniences. Free parking. Dial 4418.</p> <p>FOR COLORED—large room, \$5 per week. Apply 38 Randolph St.</p> <p>106 SOUTH BATTERY—Boulevard Area. River View. Steam heat. Bedrooms. Private bath. Daily, weekly, \$40.16.</p> <p>FURNISHED rooms. Cooking privileges. Heat \$3 per week. Apply 229 King, 1st floor.</p> <p>113 RUTLEDGE AVE.—warm, quiet, comfortable room in private home. Every convenience. Gentlemen only. For more information dial 4418 or 4414.</p> <p>FURNISHED bedroom in gentlemen, convenient to bath, parking space 7 Pitt St. Dial 2-2119.</p> <p>ROOMS, private baths, steam heat, clean, quiet. Central location, behind bus station 57 Wentworth. Dial 4497.</p> <p>COLORED comfortable furnished room. Private home. Modern conveniences. Kitchen privileges. Couple. 3 Lenox Street, dial 2-4582.</p> <p>LARGE sleeping room with hot and cold water, 34 Wentworth St.</p> <p>51 PITT ST.—delightful furnished b & d room. Adjoining tile bath. Suitable for couple or 2 business girls.</p> <p>52—APARTMENTS FOR RENT</p> <p>ROOM unfurnished apartment. Adults only. \$30 per month. 34 America St.</p>	<p>52—APARTMENTS FOR RENT</p> <p>14 WOODLEE—2 miles on Dual Lane. 1-bedroom furnished efficiency apartment. Large yard and tile bath. 3 miles from Navy Yard. Dial 2-444 or 2-446.</p> <p>3 PITT ST. 2 room apartment, completely furnished. Also sleeping room. Dial 3-1114.</p> <p>23 ST. PHILIP ST.—4 rooms and bath, unfurnished. \$32.50 per month. Apply at Colonial Appliances, 412 King, dial 2-0515.</p> <p>1 ROOM furnished apartment, private bath, lights and gas. Apply 29 Chapel St.</p> <p>5 NASSAU—2 room furnished apartment. Lights, gas and hot water furnished. Refrigerator, sink. Clean. Dial 2-3800.</p> <p>1 ROOM unfurnished second floor apartment. Recently renovated. 34 Maple, dial 2-2543.</p> <p>4 ROOM apartment, 3 attic rooms, unfurnished, upstairs. \$50 per month. Apply Dr. Jack Rosen, 118 Wentworth.</p> <p>5 ROOM upstairs apartment, 150 William St. \$28.50 per month. Water included. Call 42 Smith St.</p> <p>NEW remodeled 2 room apartment. Tub bath. Also 3 rooms, 118 Wentworth, between Ashley and Gadsden. Dial 2-7725.</p> <p>FURNISHED apartment, 2 rooms, private bath. Adults only, working couple preferred. Close to all bus lines. 25 Masell St.</p> <p>FURNISHED and unfurnished 2 bedroom apartments, also furnished and unfurnished bungalows, two and three bedroom. Also furnished 2 room apartments.</p> <p style="text-align: center;">W. C. WILBUR & CO.</p> <p>Naval Base 4-4231 evenings 4-7733</p> <p>UPPER APARTMENT, five rooms and bath; recently remodeled, 17 Carolina St. Nice residential location.</p> <p>1 ROOM furnished apartment, private bath. Baby accepted, no pets. 1413 English St., Naval Base. Dial 4-4127.</p> <p>49 GEORGE ST.—3rd floor, 2 large rooms, kitchen and bath. \$30. Dial 2-1119.</p> <p>FOR 2 ROOM furnished apartments. All modern conveniences. Centrally located. Apply 329 President St., after 4 p. m.</p> <p>49 SMITH—Nicely—furn. 2 room 1st floor. Refrigerator, range, phone, utilities furn. Reasonable. Adults.</p> <p>UNFURNISHED 2 room apartment. Private entrance and bath. Hot water heater, space heater and garage. 203 Plymouth Ave., Riverland Terrace.</p> <p>2 1/2 ROOM furnished apartment, \$43 per month. Couple only. 119 English St., Naval Base. Dial 4-5015.</p> <p>3 ROOM apartment, furnished, water, gas and lights furnished. 124 Orangeburg Ave., Naval Base.</p> <p>NORTH CHARLESTON—Rugbaker Ave. 4 room apartments, \$49.50 Dial 4-1808 or 4-6037</p> <p>FOR RENT—furnished apartment with</p>

Rectangular Snip

Attachment E to 35 Pitt Street Variance Application

Below, please find photographs of the location of parking spots on the property.

(2) ample spots are located on the Bull St side of the property. These will be used for the Short term rental guests.

Here they include a parked Volkswagan Passat sedan and a Dodge Ram truck.



Rectangular Snip

The below photo here exhibit parking for (3) vehicles on the Pitt St. side of the property. Included are a Volkswagan Passat sedan, Dodge ram truck and a Chevrolet Silverado truck.



• Rectangular Snip

Agenda Item #B-11

1922 FERGUSON ROAD
(FERGUSON VILLAGE)
TMS # 337-00-00-128

Request use variance from Sec. 54-203 to allow an additional mobile home on a lot that has an existing mobile home (Ordinance permits one mobile home on lot).

Zoned DR-3





City of Charleston

Instructions – This application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days.** An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- A Variance and/or Special Exception as indicated on page 2 of this application.
- Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
- Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: July 21, 2020

Property Address 1922 Ferguson rd Charleston sc TMS # 337-00-00-128

Property Owner Sandra Middleton Daytime Phone 843-7183272
Applicant Tara & Darren Butler Daytime Phone 704-352-8648
Applicant's Mailing Address 1922 ferguson rd Charleston sc

E-mail Address mstarabutler210@yahoo.com
Relationship of applicant to owner [same, representative, prospective buyer, other Children]
Zoning of property DR-3

Information required with application: (check information submitted)

- Scaled plans or plats, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
- For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
- Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
- Plans or documents necessary to show compliance with special exception requirements (3 sets)
- Check, credit card or cash (make checks payable to the City of Charleston)
- YES or NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- Photographs
- Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant TARA BUTLER Date 5/7/2020

For office use only	Date application received <u>5/7/20</u>	Time application received <u>12 Noon</u>
Staffperson <u>GA</u>	Fee \$ <u>200.00</u>	Receipt # _____

Unfortunately the lot is a little over 1 acre. However it is large enough by-right to support this project on our family property. Our area is zoned for a mobile home and we meet all criteria. Our driveway will be an extension from our parents driveway. Our situation has changed due to the passing of our father on 3/31/2020. Our parents have lived in the community since 1997 this will not cause any issues to the existing community because we have ties here. We must assist our mother with her daily routine.

Variance Test: The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

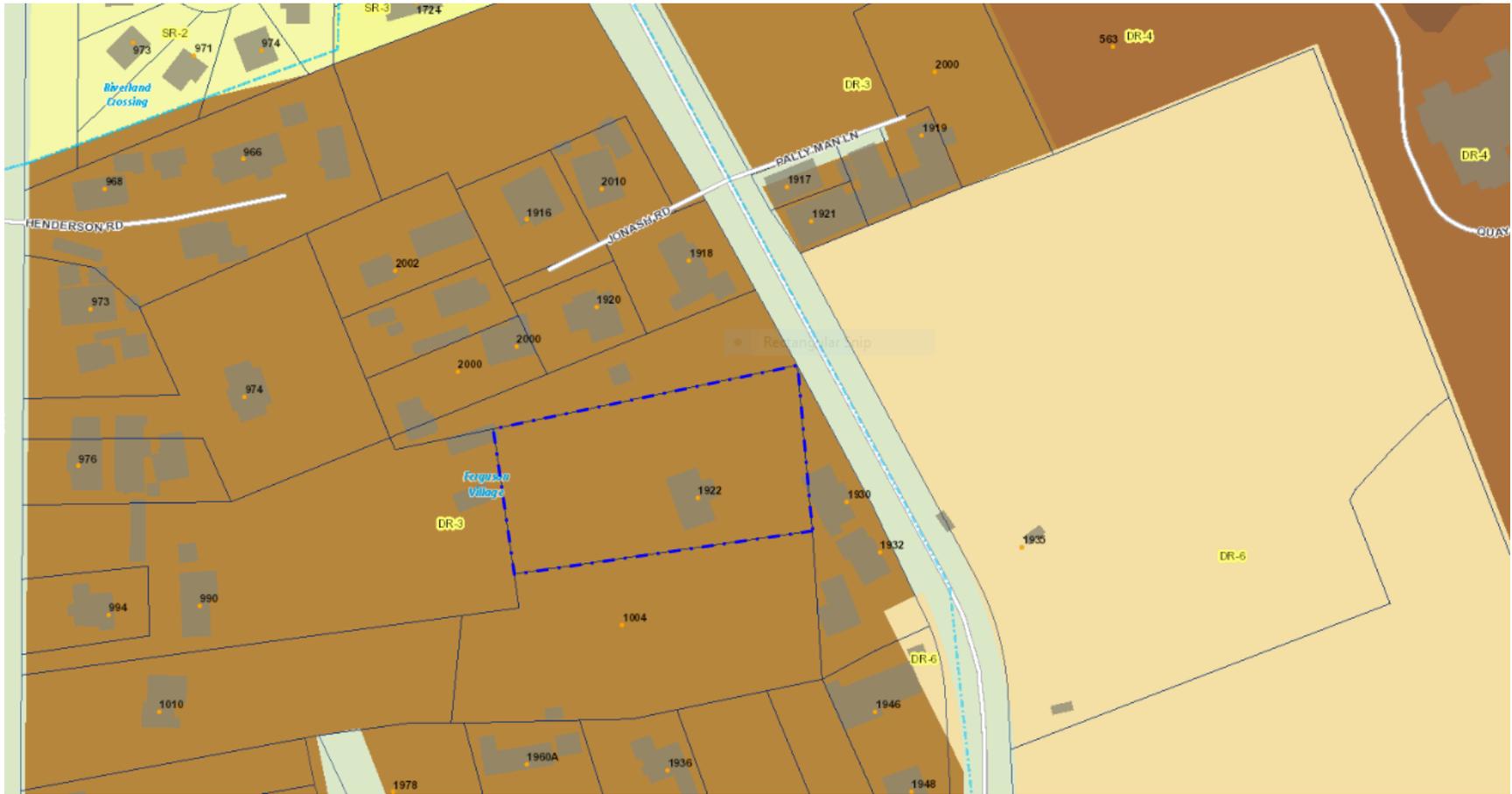
1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. [SC Code of Laws § 6-29-800]

For Special Exception requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.





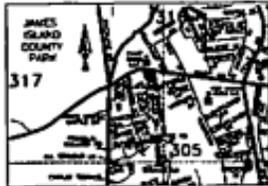


1922 Ferguson Rd
Charleston, South Carolina

Google

Street View





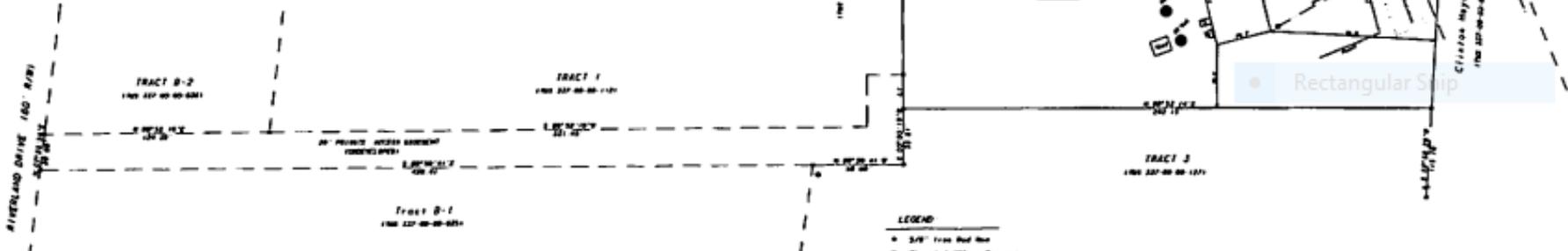
LOCATION MAP

SURVEY NOTES

1. Reference for Map Number 337-00-00-128
2. Reference Plat Book 123 Page 147
3. Surveyor has made an investigation or independent search for records of record encumbrances, restrictive covenants, easements, title evidence, or any other facts that an accurate and correct title search may disclose.
4. No underground utilities were located on this survey.
5. Anything shown outside the defined boundary of this survey is for descriptive purposes only.
6. This lot has been checked against state FEMA maps and to the best of the surveyor's knowledge, said lot is located in Zone AE17.
7. Property Owner: Tara Madelon



PLAT BOOK 123 PAGE 147



Rectangular Sign

**BOUNDARY SURVEY
TRACT 2
FERGUSON VILLAGE SUBDIVISION
LOCATED
JAMES ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA**

LEGEND

- 5/8" Iron Rod Set
- W. Observed "W" in Concrete
- o 5/8" Iron Rod Set
- o 1" Iron Pipe Set
- W. Power Pole

SURVEYOR'S STATEMENT

I hereby state that the facts of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and except the requirements for a Class 3 survey as specified therein, and that it is a valid and correct survey as projected upon the State.

By: James C. Pennington, PLS 12371 Date: _____



2016 Palmetto # 10110400 001

NO.	REVISION/DESCRIPTION	DATE	BY

OWNER: Tara Madelon
 PROJECT: Tract 2 Ferguson Village Subdivision
 ADDRESS: 1222 Ferguson Road James Is. SC 29410

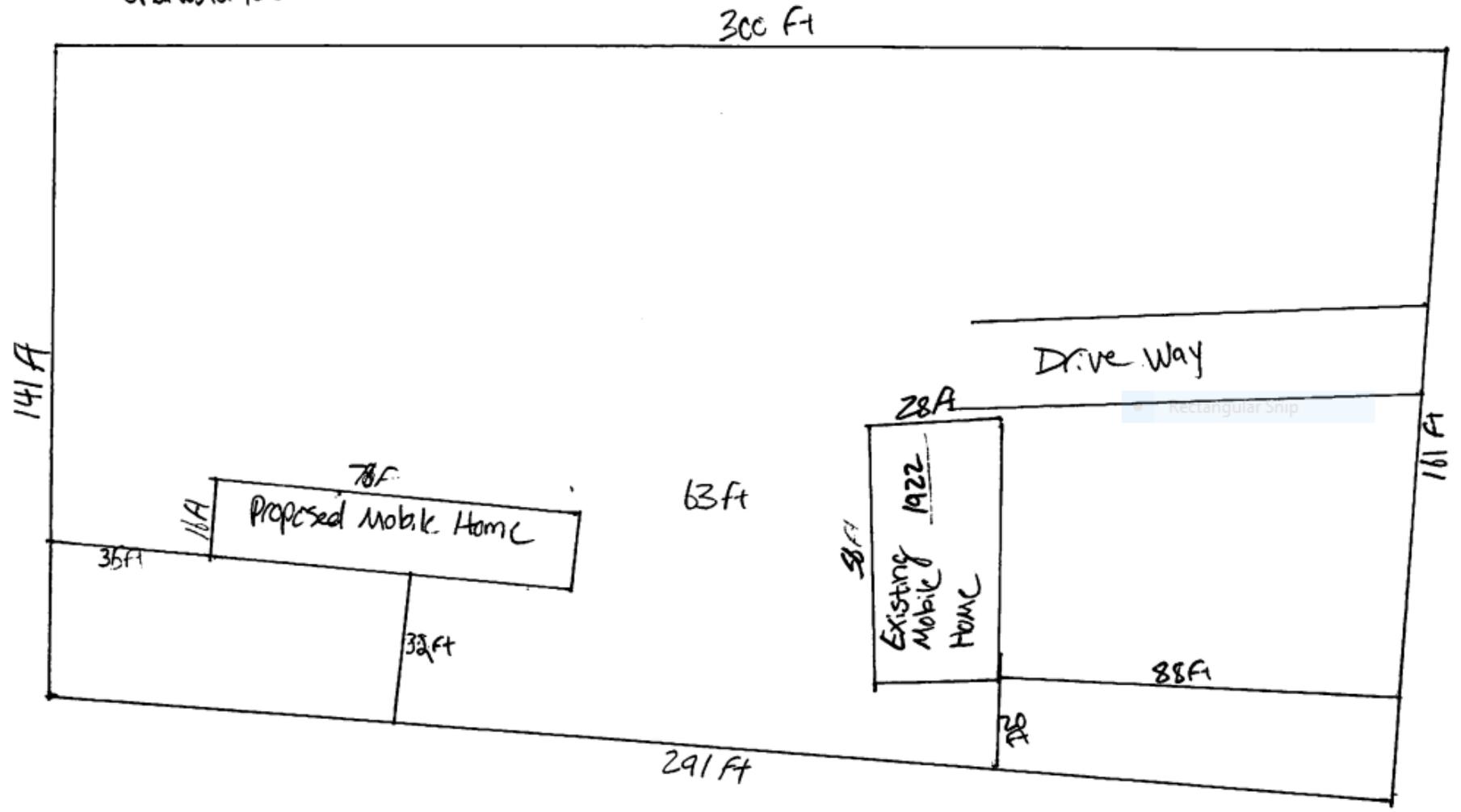
Scale: 1" = 30'

1" = 30'	1" = 30'	1" = 30'
1" = 30'	1" = 30'	1" = 30'

TMS 3370000128

1922 Ferguson RD
Charleston, SC

1 inch = 30 Feet



Agenda Item #B-12

11 BENNETT STREET
(HARLESTON VILLAGE)
TMS # 457-03-01-091

Request variance from Sec. 54-301 to allow a detached accessory building (garage/game room) with a 22.4-ft. west side street setback, a 3-ft. rear setback and 3-ft. east side setback (25-ft., 25-ft. and 6-ft. required).

Zoned STR





City of Charleston

Instructions – This application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days.** An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- A Variance and/or Special Exception as indicated on page 2 of this application.
- Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
- Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: June 16, 2020

Property Address 11 Bennett Street TMS # 457-03-01-091

Property Owner Sarah Beardsley and Chris Randolph Daytime Phone 312-953-8179

Applicant Julie O'Connor - American Vernacular, Inc Daytime Phone 843-345-7248

Applicant's Mailing Address 151 Sheppard Street, Charleston, SC 29403

E-mail Address julieoconnor@americanvernacular.com

Relationship of applicant to owner (same, representative, prospective buyer, other) Designer

Zoning of property STR

Information required with application: (check information submitted)

- Scaled plans or plats, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
- For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
- Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
- Plans or documents necessary to show compliance with special exception requirements (3 sets)
- Check, credit card or cash (make checks payable to the City of Charleston)
- YES or NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- Photographs
- Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant Julia O'Connor Date 5/13/20

For office use only	Date application received <u>5/15/20</u>	Time application received <u>2:36</u>
Staffperson <u>LHA</u>	Fee \$ <u>150</u>	Receipt # <u>CAP</u>

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

We are requesting a variance to the 25' setback for accessory structures from a side street. We are asking to encroach 2.6' over that setback. 1. The extraordinary and exception condition of this lot is that it is quite deep and has plenty of room for a garage, but the garage must enter from Ashley Avenue. With the prescribed setback, a standard depth garage will not fit. 2. These conditions do not apply to other property in the vicinity - there are at least 5 accessory structures within a couple of blocks that are closer than 25' from the side street - see T002. 3. A standard depth garage of 25' will not fit between the 2' side setbacks. 4. The garage is designed to be in keeping with the architecture of the house and the neighborhood. The adjacent neighbor on Bennett Street has a similar size garage structure and the adjacent structure on Ashley Avenue is a duplex that is significantly closer to the street.

Variance Test: The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-800)

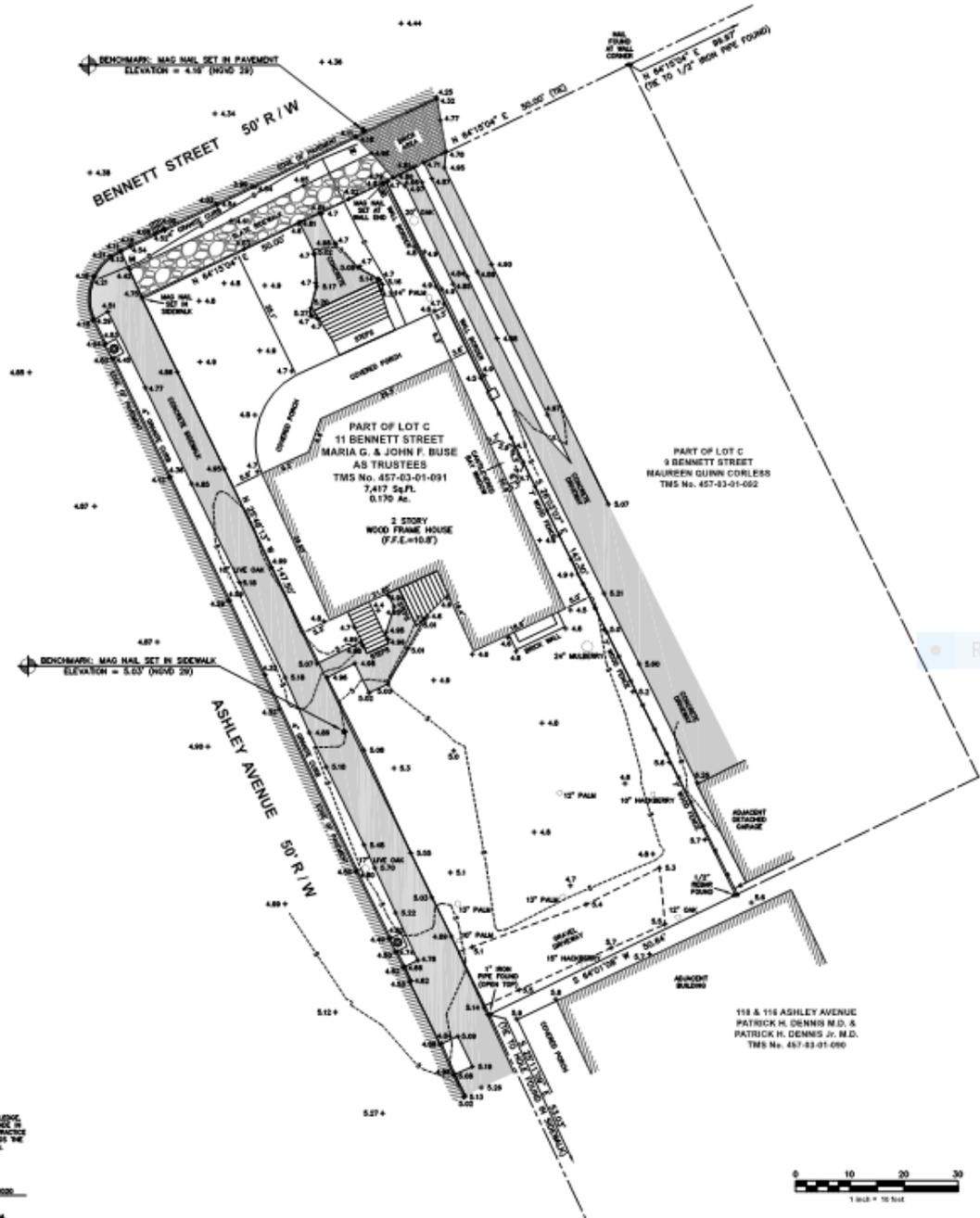
For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.



- LEGEND**
- - PROPERTY CORNER FOUND (AS DESCRIBED)
 - - PROPERTY CORNER SET (3/4" REBAR)
 - - WOOD WELCH
 - ⊗ - STORM/DRAINAGE GRADE PALET
 - ⊗ - STORM/DRAINAGE CURB PALET
 - - UNDERGROUND GAS LINE
 - - SPOT ELEVATION
 - - CONTOUR LINE
 - - FENCE LINE
 - - PROPERTY LINE
 - - ADJACENT PROPERTY LINE
 - - RIGHT-OF-WAY
 - - SETBACK LINE
 - ▭ - CONCRETE

EXISTING LOT COVERAGE
 LOT 50 FT = 7,417 SQ. FT.
 IMPROVISED AREA = 2,417 SQ. FT.
 HOUSE AREA = 1,848 SQ. FT.
 COVERED PORCH AREA = 369 SQ. FT.
 CONCRETE AREA = 224 SQ. FT.
 DRIVE AREA = 186 SQ. FT.
 BRICK WALL AREA = 16 SQ. FT.
 TOTAL LOT COVERAGE = 32,406



FLOOD NOTE
 THIS PROPERTY IS LOCATED IN FLOOD ZONE
 AS SHOWN ON THE FLOOD HAZARD MAP PANEL NO.
 HAZARDOUS COMMUNITY NO. 45424
 (CITY OF CHARLESTON)
 EFFECTIVE DATE: 01-17-2004.



NOTICE

- 1) CONTOURS ARE IN ONE FOOT INTERVALS.
- 2) ELEVATIONS ARE BASED ON NAVD 28 DATUM.
- 3) COORDINATES ARE BASED ON SOUTH CAROLINA STATE PLANE ONE NAD 83 (2011).
- 4) ALL 6" & LARGER TREES OF ALL SPECIES ARE SHOWN EXCEPT THOSE WITH A DBH MEASUREMENT ARE IN INCHES OF DIAMETER. TREE IDENTIFICATIONS ARE NOT MADE BY A CERTIFIED ARBORIST.
- 5) DISTANCES SHOWN HEREON ARE HORIZONTAL. SLOPED DISTANCES ARE NOT SHOWN.
- 6) ANYTHING SHOWN OUTSIDE THE DOTTED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
- 7) THIS PLAN OR SURVEY SHOWS ALL UTILITIES KNOWN TO THE SURVEYOR. THE EXISTENCE OR NON-EXISTENCE OF UTILITIES, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
- 8) NO SUBSTANCE OR ENVIRONMENTAL INVESTIGATION WAS PERFORMED FOR THIS PLAN OR SURVEY. THE PLAN OR SURVEY DOES NOT REFLECT THE EXISTENCE OR NON-EXISTENCE OF HAZARDOUS CONTAMINATION OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
- 9) THE PUBLIC RECORDS REFERENCED ON THIS PLAN OR SURVEY ARE ONLY USED AND/OR NECESSARY TO BE DEVELOPED BY THE SURVEYOR OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
- 10) THIS PROPERTY IS LOCATED IN THE CITY OF CHARLESTON ZONING DISTRICT 27B (SINGLE FAMILY & TWO FAMILY RESIDENTIAL DISTRICT).
- 11) SETBACKS FOR 27B (SINGLE FAMILY & TWO FAMILY RESIDENTIAL DISTRICT) ARE AS FOLLOWS:
 RESIDENCE SETBACKS:
 FRONT = 25'
 REAR = 20'
 SIDE = 12' (SOUTH/WEST) & 8' (NORTH/EAST)
 ACCESSORY BUILDING TO RESIDENCE SETBACKS:
 FROM FRONT STREET = 50'
 FROM SIDE STREET = 25'
 FROM FRONT LOT LINE = 140'
- 12) ZONING AND SETBACK INFO. ALL PARTIES NEED TO VERIFY SETBACKS & CHECK FOR OVERLAY ZONING DISTRICTS WITH THE CITY OF CHARLESTON.

Rectangular Snip

ACKNOWLEDGEMENT

- 1) PROPERTY DEED FOR TRS NO. 457-03-01-091, RECORDED AT CHARLESTON COUNTY REC. DEED BOOK 1306, PAGE 358.
- 2) PLAN ENTITLED "PLAN OF LOTS OF ESTATE OF E. L. HALEY, CHARLESTON, S.C.", DATED: SEPTEMBER 1947, RECORDED IN DEED BOOK 1187, PAGE 360.
- 3) PLAN ENTITLED "SUBDIVISION OF A TRACT OF LAND LITWIND A. B. C. D. E. & F. OWNED BY B. C. HAZEN-WALSH LITWIND A. B. C. D. E. & F. TO BE ADDED TO PL. 116-118 ASHLEY AVENUE", DATED: MARCH 28, 1982, BY HAROLD A. LEWAND, P.E. & L.S., S.C. REG. NO. 2807, RECORDED AT CHARLESTON COUNTY REC. PLAT BOOK V, PAGE 033.
- 4) PLAN ENTITLED "PLAN SHOWING A SURVEY OF COASTLINE OF PL. 5 BENNETT STREET, CITY OF CHARLESTON, CONVEYED TO THE GREAT CHARLESTON COMPANY", DATED: MARCH 15, 1972, BY HAROLD A. LEWAND, P.E., C.E. & L.S., S.C. REG. NO. 2481, RECORDED AT CHARLESTON COUNTY REC. PLAT BOOK 6, PAGE 133.
- 5) PLAN ENTITLED "PLAN OF THE SUBDIVISION OF 116 BENNETT STREET INTO LOTS A, B, C & D, LOCATED IN THE CITY OF CHARLESTON, S.C.", DATED: FEBRUARY 6, 1974, BY HAROLD A. LEWAND, P.E. & L.S., S.C. REG. NO. 2807, RECORDED AT CHARLESTON COUNTY REC. PLAT BOOK 4C, PAGE 112.

LOCAL LAND SURVEYING, LLC

1013 WINDGLOW DRIVE
 CHARLESTON, SC 29412
 PHONE: (812) 996-6232
 EMAIL: jason@locallandsurveying.com



I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND THAT I HAVE MET THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

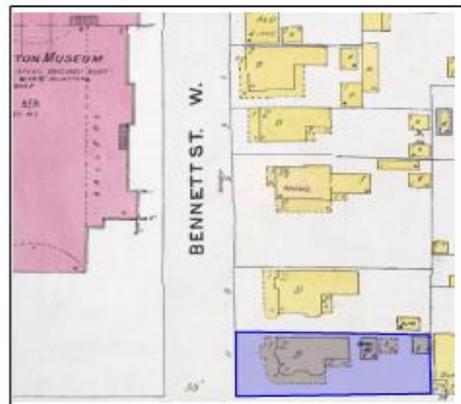
J. W. Jones
 JASON W. JONES, P.E.P.
 S.C.P.S. NO. 2888
 DATE: 4-17-2024



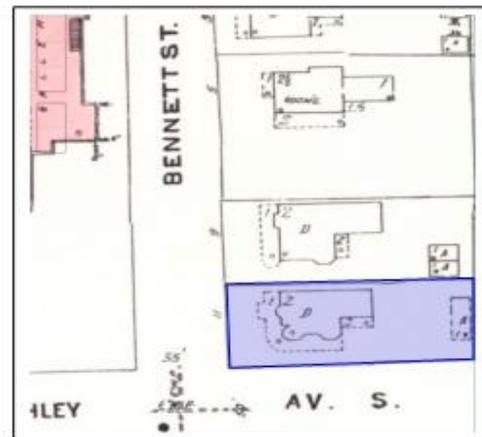
BOUNDARY, TREE, TOPOGRAPHIC & AS-BUILT SURVEY SHOWING PART OF LOT C 11 BENNETT STREET
 THIS NO. 457-03-01-091
 FORMERLY OWNED BY MARIA G. & JOHN F. BUZE
 CONVEYED TO: CHRIS RANDOLPH & SARAH BRADSHAW
 LOCATED IN THE CITY OF CHARLESTON, SOUTH CAROLINA
 DATE: APRIL 21, 2024 SCALE: 1"=10'



1944



1951



1955



11 BENNETT STREET



11 BENNETT STREET



116 ASHLEY AVENUE



116 ASHLEY AVENUE



114 ASHLEY AVENUE



112 ASHLEY AVENUE



9 BENNETT STREET



CARRIAGE HOUSE @ 9 BENNETT STREET



SALES/PURCHASE	
DATE	SYMBOL
REVISION	SYMBOL

Branbley / Randolph Residence
 11 Bennett Street
 Charleston, South Carolina
 SANBORN MAPS AND PHOTOS

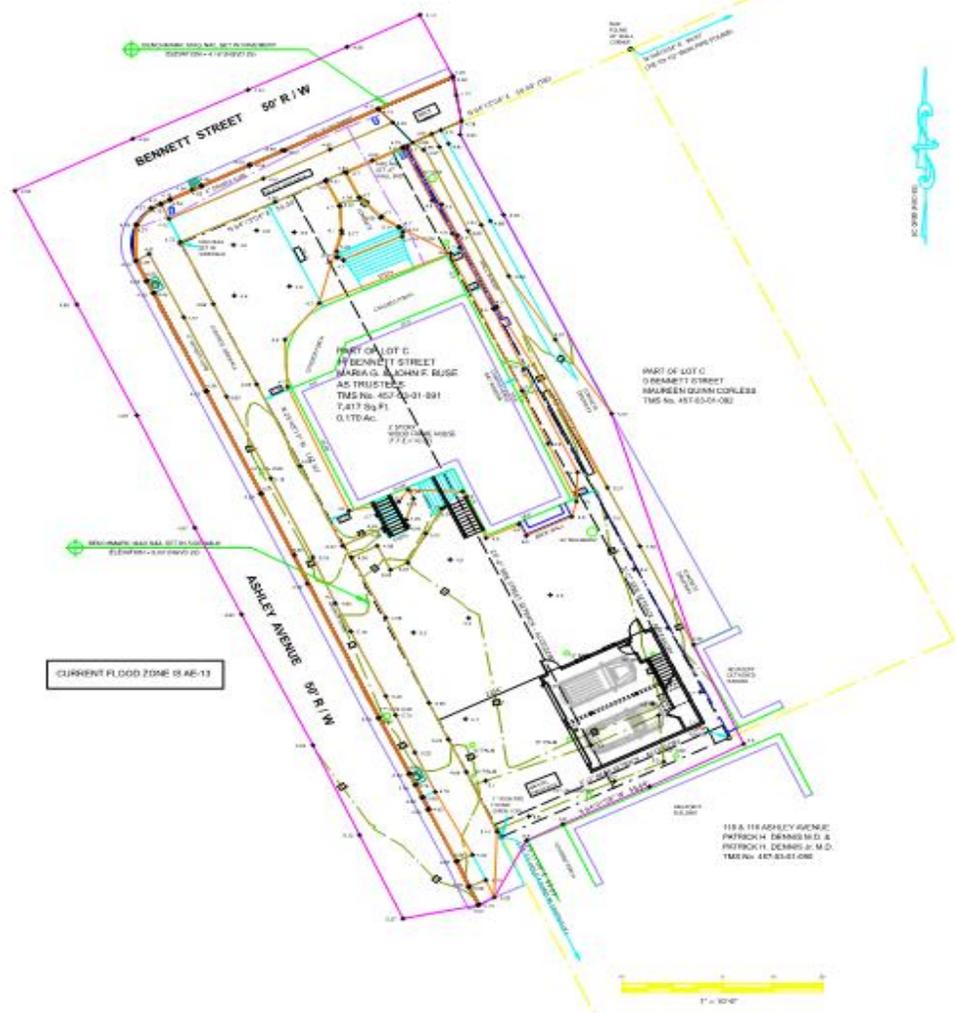
SCALE: NO SCALE
 DATE: May 1, 2025

SANBORN
 MAPS AND
 PHOTOS

1/000

- LEGEND**
- PROPERTY CORNER (FOUND OR OBSERVED)
 - PROPERTY CORNER (SET BY EASEMENT)
 - WATER LETTER
 - STORMWATER INLET
 - STORMWATER OUTLET
 - UNDERDRAIN GAS LINE
 - SEWER LINE
 - WATER MAIN
 - FIRE OF ARMY
 - BOUNDARY PROPERTY LINE
 - EASEMENT LINE
 - UTILITY LINE

EXISTING LOT COVERAGE
 LOT 100 FT x 141.50 FT
 MAXIMUM AREA = 14,150 SF
 HOUSE AREA = 1,000 SF
 DRIVEWAY AREA = 100 SF
 CONCRETE PORCH AREA = 50 SF
 TOTAL AREA = 11,300 SF
 MAX VOLUME = 11,300 SF
 TOTAL LOT COVERAGE = 78.5%



CURRENT FLOOD ZONE IS AE-11

SITE PLAN
 SCALE 1"=10'-0"



AMERICAN VERNACULAR
 100 S. Orange St.
 Charlotte, NC 28202
 704-333-4010
www.americanvernacular.com

SCHEDULE	
NO. 1	CONCRETE
NO. 2	FOUNDATION
NO. 3	FOUNDATION
NO. 4	FOUNDATION
NO. 5	FOUNDATION
NO. 6	FOUNDATION
NO. 7	FOUNDATION
NO. 8	FOUNDATION
NO. 9	FOUNDATION
NO. 10	FOUNDATION

Rectangular Snip

EXISTING BUILDING COVERAGE

LOT SIDE	7,417 SF
BUILDING COVERAGE:	
MAIN HOUSE	1,000 SF
EYANES	150 SF
TOTAL	1,150 SF
BUILDING COVERAGE RATIO:	15.5%
MAX ALLOWED:	30%

PROPOSED BUILDING COVERAGE

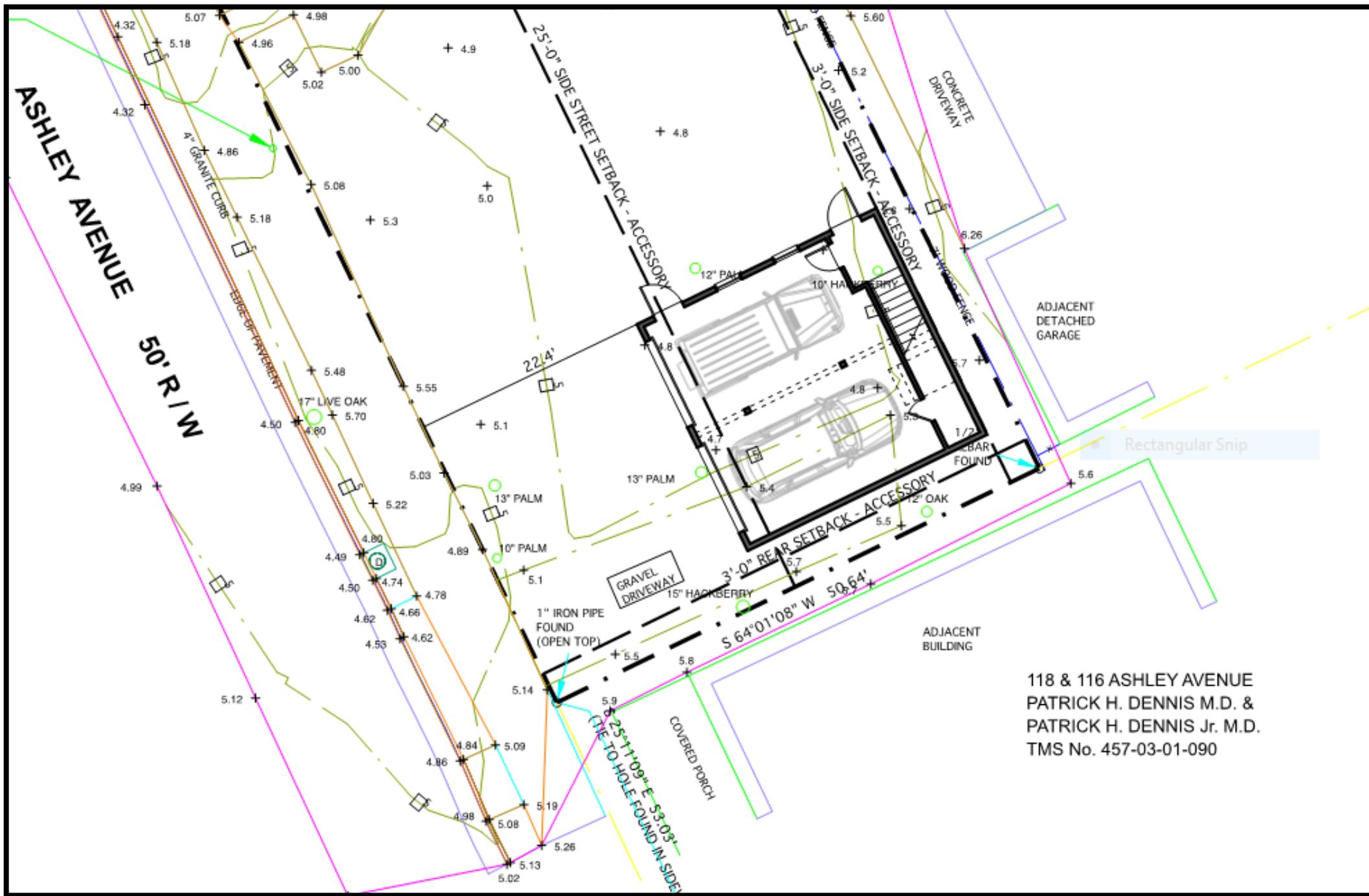
LOT SIDE	7,417 SF
BUILDING COVERAGE:	
MAIN HOUSE	1,849 SF
EYANES	217 SF
CARRIAGE HOUSE	608 SF
TOTAL	2,674 SF
BUILDING COVERAGE RATIO:	36.1%
MAX ALLOWED:	36%

Beardsley / Randolph Residence
 11 Bennett Street
 Charlotte, South Carolina
SITE PLAN

SCALE: 1" = 10'-0"
 DATE: May 1, 2020

SITE PLAN

T001



Rectangular Snip

118 & 116 ASHLEY AVENUE
 PATRICK H. DENNIS M.D. &
 PATRICK H. DENNIS Jr. M.D.
 TMS No. 457-03-01-090



11 HALSEY STREET



95 ASHLEY AVENUE



98 ASHLEY AVENUE



79 ASHLEY AVENUE



61 ASHLEY AVENUE



AMERICAN
VERNACLAR
101 Sheppard St.
Columbus, GA 31906
770-535-4023
www.americanvernacular.com

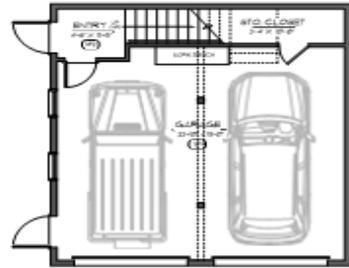


Bearskley / Randolph Residence
11 Halsey Street
Charleston, South Carolina
VICINITY EXAMPLES

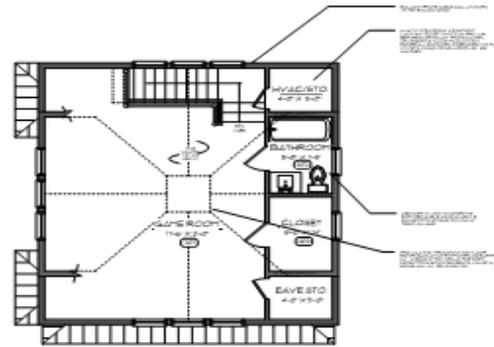
SCALE: NO SCALE
DATE: May 1, 2025

VICINITY
EXAMPLES

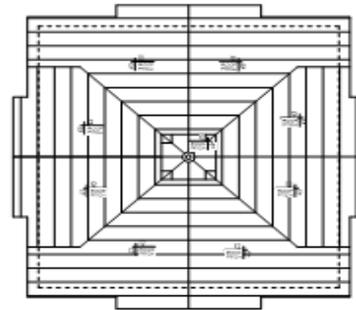
T002



1 FIRST FLOOR PLAN
A101 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN
A101 SCALE: 1/4" = 1'-0"



3 ROOF PLAN
A101 SCALE: 1/4" = 1'-0"

• Rectangular Snip



AMERICAN VENEER
141 Dugway St.
Clarksville, South Carolina
29934
803-634-4018
www.americanveneer.com



DIMENSIONS	
WIDTH	OVERALL
DEPTH	OVERALL
WIDTH	NET FINISH
DEPTH	NET FINISH

Beatrice / Randolph Residence
11 Hornet Street
Clarksville, South Carolina
CARRIAGE HOUSE - FLOOR PLANS

SCALE: 1/4" = 1'-0"
DATE: May 1, 2023

CARRIAGE HOUSE FLOOR PLANS

A101



AMERICAN VERNACULAR
140 S. Orange Ave.
Orlando, FL 32801
407-833-4013
www.americanvernacular.com



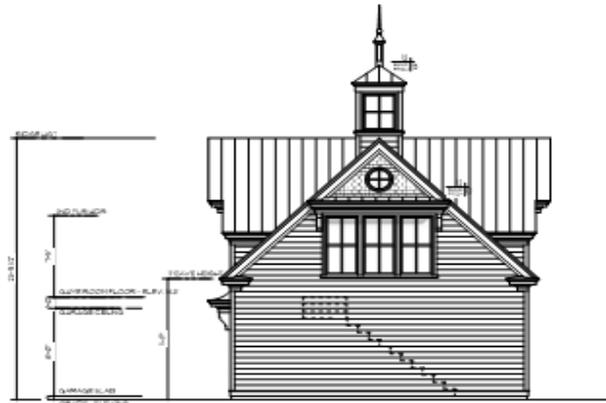
COLLEGE VISUALS	
UNIVERSITY	ARCHITECTURE



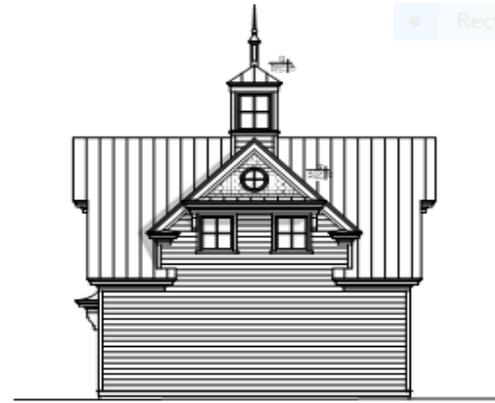
1 WEST ELEVATION
SCALE 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE 1/4" = 1'-0"



3 EAST ELEVATION
SCALE 1/4" = 1'-0"



4 SOUTH ELEVATION
SCALE 1/4" = 1'-0"

Bearskley / Randolph Residence
11 Broad Street
Charlotte, South Carolina
CARRIAGE HOUSE - EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"
DATE: May 1, 2020

CARRIAGE HOUSE ELEVATIONS

A201



AMERICAN
VERNACLULAR

101 Shepard St.
Burlingame, CA 94010
Tel: 415-339-4070
www.americanvernacular.com

f t h

REVISIONS	
NO.	DESCRIPTION

Bearley / Randolph Residence
11 Broad Street
Charleston, South Carolina

CARRIAGE HOUSE - EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"
DATE: May 1, 2020

CARRIAGE
HOUSE
ELEVATIONS

A202



WEST ELEVATION
SCALE 1/4" = 1'-0"