

MEMBERS PRESENT: LEONARD KRAWCZEK, MICHAEL ROBINSON,
ROBBEN RICHARDS, ALLISON GRASS
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, VANESSA ELLINGTON

AGENDA

BOARD OF ZONING APPEALS-ZONING

JULY 21, 2020

5:15-23 P.M.

"Virtually via Zoom"

7:32 P.M.

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

B. New applications.

**1. 235 EAST BAY ST., 36 N. MARKET ST., AND 5 GUIGNARD ST. APP. NO. 2007-21-B1
(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.

Owner: Pearce Development, LLC

Applicant: Womble Bond Dickinson (US) LLP, James Wilson

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

2. 257-261 KING ST. (457-08-01-050) APP. NO. 2007-21-B2

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

Owner: 257 King Street Partnership

Applicant: Reggie Gibson Architects, Alicia Reed

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

3. 10 WOOLFE ST. (EASTSIDE) (459-09-01-018) APP. NO. 2007-21-B3

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

Owner: Frances R Just
Applicant: Anthony Diesu

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: R.Richards VOTE: FOR 5 AGAINST 0

4. 1861 BOHICKET RD. (279-00-00-160)

APP. NO. 2007-21-B4

Request special exception under Sec. 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.

Owner: St. Johns School District #9
Applicant: Richard Baily, Hussey Gay Bell

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: R.Richards VOTE: FOR 5 AGAINST 0

5. 159 WENTWORTH ST. (HARLESTON VILLAGE) (457-03-04-009)

APP. NO. 2007-21-B5

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.

Owner: Brian Alexander
Applicant: Stacy Philips

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: R.Richards SECOND: W.Jaudon VOTE: FOR 5 AGAINST 0

**6. 33 ASHTON ST. AND 31 ½ ASHTON ST. (WESTSIDE) APP. NO. 2007-21-B6
(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

Owner: 214-216 Spring Street Development, LLC

Applicant: 214-216 Spring Street Development, LLC

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

7. 126 SHEPPARD ST. (WESTSIDE) (460-04-03-133) APP. NO. 2007-21-B7

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

Owner: Socorro Partners LLC

Applicant: Troy Ahyo

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

8. 1 ASHLEY BLVD. (CHARLESTOWNE) (457-11-01-039) APP. NO. 2007-21-B8

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-Two Family Residential) zone district.

Owner: Barnes Moultrie Ward, LLC

Applicant: Neil Stevenson Architects (Tara Romano)

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: A.Grass VOTE: FOR 5 AGAINST 0

**9. 9 ROSE LN. (CANNONBOROUGH/ELLIOTBOROUGH)
(460-08-03-114)**

APP. NO. 2007-21-B9

Request variance from Section 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

Owner: Brice S. and Sarah C. Parker

Applicant: Beau Clowney Architects, Sebastian Von Marschall

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

10. 35 PITT ST. (HARLESTON VILLAGE) (457-03-02-040)

APP.NO. 2007-21-B10

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

Owner: Raymond Holliday

Applicant: Raymond Holliday, Lauren Cicione

APPROVED 0

WITHDRAWN 0

DISAPPROVED XX

DEFERRED 0

MOTION: Disapproval.

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

11. 1922 FERGUSON RD. (FERGUSON VILLAGE) (337-00-00-128)

APP. NO. 2007-21-B11

Request ~~use~~ variance from Section 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

Owner: Sandra Middleton
Applicant: Tara and Darren Butler

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

12. 11 BENNETT ST. (HARLESTON VILLAGE) (457-03-01-091)

APP. NO. 2007-21-B12

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 a 3-ft. east side setback (25-ft., 25-ft. and 6-ft. required).

Zoned STR

Owner: Sarah Beardsley and Chris Randolph
Applicant: Julie O'Connor-American Vernacular, Inc.

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

For more information, contact the Zoning and Codes Division Office at 724-3781

In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher At (843) 577-1389 or email to schmacherj@charleston-sc.gov three business days prior to the meeting.