

CITY OF CHARLESTON BOARD OF ZONING APPEALS-ZONING

MEETING OF AUGUST 4, 2020

A meeting of the BZAZ will be held **Tuesday, August 4, 2020, at 5:15 p.m.**, virtually via Zoom. To access the meeting online, use this link to register:

<https://us02web.zoom.us/j/89590509271?pwd=S2JvdGhyRFJMOGNVCVxo4YnN3R25zQT09>

To access via phone, dial 1 (301) 715-8592, enter Meeting ID# 895-9050-9271, then password 341029. Information on each application, including documents submitted by the applicant, will be available online at www.charleston-sc.gov/bza-z one week prior to the meeting.

Please use one of the following methods to request to speak at the meeting or provide comments for the Board. Requests to speak at the meeting and comments must be received by 12:00 p.m., Tuesday, August 4th:

1. Request to speak or leave a comment via voice mail at 843-724-3765. If requesting to speak or leaving a comment, please provide your name and telephone number;
2. Sign-up to speak or leave comments for the Board of Zoning Appeals-Zoning by completing the form at <http://innovate.charleston-sc.gov/comments/> by Tuesday, August 4th at 12:00 p.m.
3. Request to speak or leave a comment via email to Boards@charleston-sc.gov. If requesting to speak or leaving a comment, you must identify the meeting date and project and provide your name, address, and telephone number;
4. Mail comments to: Department of Planning, Preservation and Sustainability, 2 George Street, 3rd floor, Charleston, SC 29401

The following applications will be considered:

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

No Deferred Applications

B. New applications.

1. 26-28 CUMBERLAND ST. (458-05-03-087,089,090,091,093)

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

Owner: Cumberland, LLC

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

2. 39 HARLESTON PL. (HARLESTON VILLAGE) (457-03-03-144)

Request variance from Sec. 54-301 to allow a hvac platform with a 0.8-ft. south side setback (9-ft. required).

Zoned DR-1

Owner/Applicant: Amy and Andrew Lamparello

3. 13 SOTHEL AVE. (BYRNES DOWNS) (421-01-00-069)

Request special exception under Sec. 54-110 to allow a vertical extension (2nd story-master bedroom/closet) to a non-conforming building footprint having a 5-ft. east side setback (9-ft. required).

Zoned SR-2

Owner: Chet and Anna McCubery

Applicant: Matt O' Hara, Solid Renovations

4. 9 LIMEHOUSE ST. (CHARLESTOWNE) (457-11-04-037)

Request special exception under Sec. 54-110 to allow a vertical extension (2nd story-master bathroom/closet) to a non-conforming building footprint having a 1.5-ft. north side setback (3-ft. required).

Zoned DR-1

Owner: Paul Ansley and Rebecca Williams

Applicant: Glenn Keyes Architects

5. 28 SUTHERLAND CT. (HAMPTON PARK TERRACE) (460-03-01-055)

Request variance from Sec. 54-824 to allow a subdivision of this lot to create 2 lots (Lots 1A-1 and 1A-2) that do not meet the required frontage of 64.2 feet on a public right-of-way (Lot 1A-1 having a lot frontage of 50.71 feet and Lot 1A-2 having a lot frontage of 38.72 feet).

Zoned DR-1F

Owner: Atlantic Management, LLC

Applicant: Crosby Creations

6. 10 NASHMOR RD. (WAPPOO HEIGHTS) (421-13-00-025)

Request special exception under Sec. 54-110 to allow a 1-story addition (sunroom/covered porch) that extends a non-conforming 7-ft. rear setback (25-ft. required).

Zoned SR-1

Owner: Arthur Grimball

Applicant: Bill Marshall, Architect

7. 104 CANNON ST. (CANNONBOROUGH/ELLIOTBOROUGH) (460-11-02-016)

Request special exception under Sec. 54-110 to allow a non-conforming use (triplex) to be expanded with an attic expansion (bedroom/bath) to (Unit A).

Zoned LB

Owner: Cannonborough Investment Property, LLC

Applicant: Oak Tree Enterprises and Tucker Architects

8. 431 MEETING ST. (CANNONBOROUGH/ELLIOTBOROUGH) (459-09-01-049)

Request special exception under Sec. 54-220 to amend an approved site specific development plan for a 252-unit accommodations use. Pursuant to Sec. 54-964 to allow modifications of the

plans to include a roof top amenity and revised parking plan.
Zoned GB-A/LI-A

Owner: OMS Charleston, LLC
Applicant: Capers G. Barr, III

9. 6 ELMWOOD AVE. (HAMPTON PARK TERRACE) (460-02-04-131)

Request special exception under Sec. 54-110 to allow a horizontal expansion (mudroom/stair/laundry room/bedroom/bath) and a vertical extension (master bedroom/bath/closet) that extends a non-conforming 13.87-ft. total side setback (15-ft. required).
Zoned DR-1F

Owner: Brock Schnute
Applicant: Amber Aument

10. 68 GADSDEN ST. (LOT 32) (HARLESTON VILLAGE) (457-03-01-035)

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 4,394sf; 6,000sf required).
Zoned STR

Owner: 68 Gadsden Street, LLC
Applicant: JJR Development, LLC

11. 68 GADSDEN ST. (LOT 33) (HARLESTON VILLAGE) (457-03-01-035)

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 4,374sf; 6,000sf required).
Zoned STR

Owner: 68 Gadsden Street, LLC
Applicant: JJR Development, LLC

12. 46 AND 48 SMITH ST. (HARLESTON VILLAGE) (457-03-04-095)

Request variance from Sec. 54-301 to allow construction of buildings (Units A-D) with a 3-ft. south side setback and (Units E and F) with a 0-ft. rear setback (9-ft. and 25-ft. required).
Zoned DR-1F

Owner: Byron Williams
Applicant: Bill Huey & Associates

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.