

MEMBERS PRESENT: LEONARD KRAWCHECK, MICHAEL ROBINSON,
HOWELL MORRISON, ALLISON GRASS, WALTER JAUDON,
ROBBEN RICHARDS
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, VANESSA ELLINGTON

AGENDA

BOARD OF ZONING APPEALS-ZONING

AUGUST 4, 2020

5:15-28 P.M.

"Virtually via Zoom"

8:18 P.M.

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

1. No Deferred Applications

B. New applications.

1. 26-28 CUMBERLAND ST. (458-05-03-087,089,090,091,093) APP. NO. 2008-04-B1

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

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval – approval of third one-year extension with conditions to expire on December 31, 2021.

MADE BY: W.Jaudon SECOND: M.Robinson VOTE: FOR 6 AGAINST 0

2. 39 HARLESTON PL. (HARLESTON VILLAGE) (457-03-03-144) APP. NO. 2008-04-B2

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

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: W.Jaudon VOTE: FOR 6 AGAINST 0

3. 13 SOTHEL AVE. (BYRNES DOWNS) (421-01-00-069) APP. NO. 2008-04-B3

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

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: R.Richards VOTE: FOR 6 AGAINST 0

4. 9 LIMEHOUSE ST. (CHARLESTOWNE) (457-11-04-037) APP. NO. 2008-04-B4

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

APPROVED 0

WITHDRAWN 0

DISAPPROVED XX

DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: R.Richards VOTE: FOR 2 AGAINST 4

*A.Grass, L.Krawcheck,
H.Morrison, W.Jaudon

5. 28 SUTHERLAND CT. (HAMPTON PARK TERRACE) (460-03-01-055) APP. NO. 2008-04-B5

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 (Lot1A-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

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: H.Morrison SECOND: W.Jaudon VOTE: FOR 6 AGAINST 0

6. 10 NASHMOR RD. (WAPPOO HEIGHTS) (421-13-00-025) APP. NO. 2008-04-B6

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 R-1

Owner: Arthur Grimball

Applicant: Bill Marshall, Architect

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

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

**7. 104 CANNON ST. (CANNONBOROUGH/ELLIOTBOROUGH) APP. NO. 2008-04-B7
(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

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: R.Richards SECOND: M.Robinson VOTE: FOR 6 AGAINST 0

**8. 431 MEETING ST. (CANNONBOROUGH/ELLIOTBOROUGH) APP. NO. 2008-04-B8
(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

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

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

**9. 6 ELMWOOD AVE. (HAMPTON PARK TERRACE) APP. NO. 2008-04-B9
(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

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: A.Grass VOTE: FOR 6 AGAINST 0

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

APP. NO. 2008-04-B10

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

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: A.Grass VOTE: FOR 6 AGAINST 0

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

APP. NO. 2008-04-B11

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

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: A.Grass VOTE: FOR 6 AGAINST 0

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

APP. NO. 2008-04-B12

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

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: A.Grass VOTE: FOR 6 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.