



*City of Charleston*

# BOARD OF ZONING APPEALS-ZONING

September 1, 2020

5:15 PM

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DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY

[www.charleston-sc.gov/bza-z](http://www.charleston-sc.gov/bza-z)

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

**This meeting is being recorded.**

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# Board of Zoning Appeals-Zoning

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## Your Board of Zoning Appeals-Zoning Members are:

Allison Cannon Grass

Robben Richards

Walter Jaudon

Michael Robinson

Howell Morrison

## Your City of Charleston Staff are:

Lee Batchelder, *Zoning  
Administrator*

Penny Ashby, *Senior Planner*

Vanessa Ellington, *Clerk*

Scott Valentine, *TRC Coordinator*

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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

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## 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

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## 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

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- 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

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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 #A-1

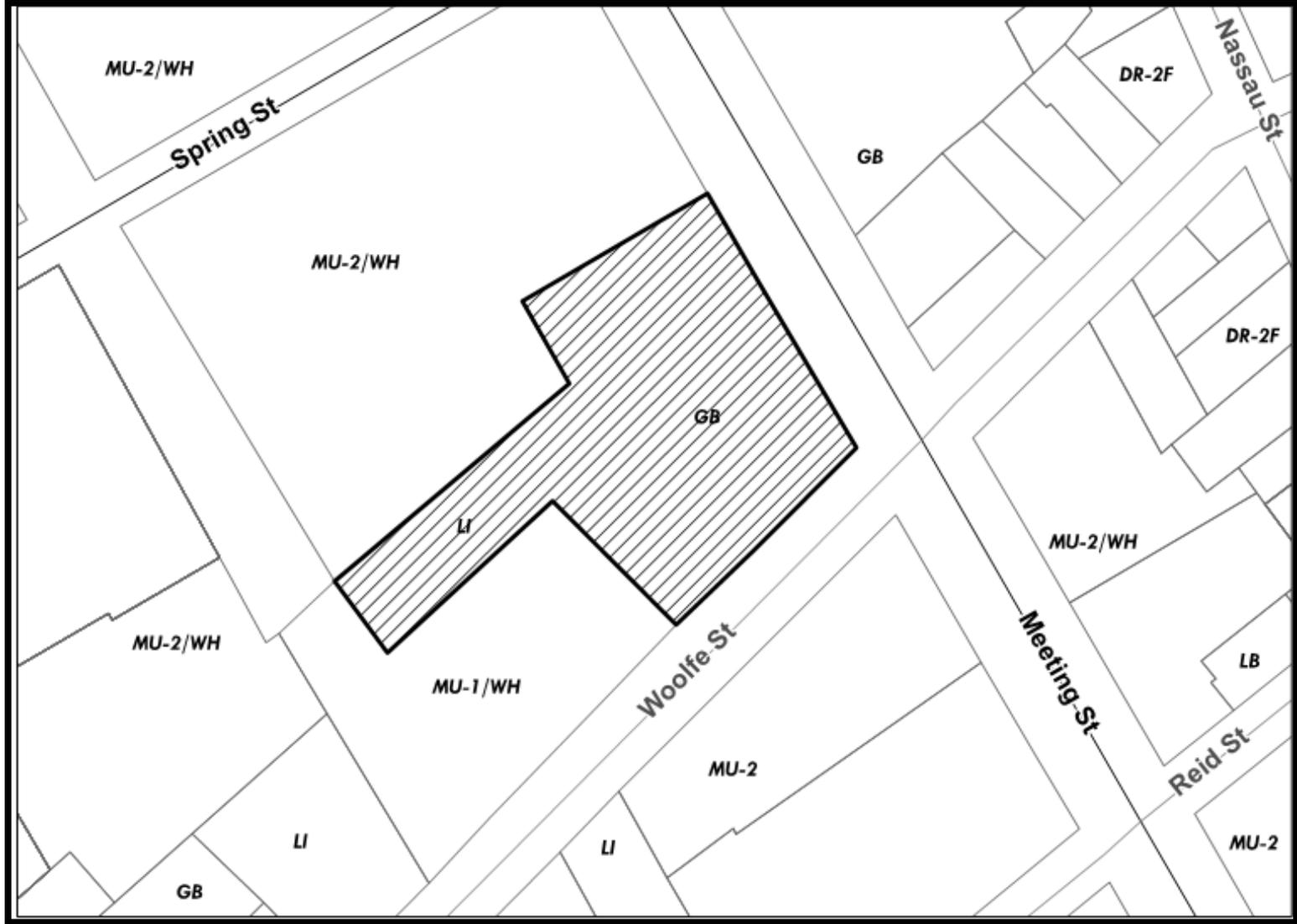
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431 MEETING STREET  
(CANNONBOROUGH/ELLIOTBOROUGH)

TMS # 459-09-01-049

Request special exception under Sec. 54-220 to amend an approved site specific development plan for a 250-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





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 431 Meeting Street TMS # 459-09-01-049

Property Owner OMS Charleston, LLC Daytime Phone \_\_\_\_\_

Applicant Capers G. Barr, III Daytime Phone 843-377-1226

Applicant's Mailing Address 11 Broad Street, Charleston, SC, 29401

E-mail Address cgb@barrungermcintosh.com

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

Zoning of property GB

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 Capers G. Barr III Date 6/22/2020

For office use only	Date application received <u>6/22/20</u>	Fee \$ <u>800.00</u>	Time application received <u>11:00</u>
Staffperson <u>GA</u>			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):

\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_

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):

Rooftop activity at 431 Meeting Street; Reduce parking from 260 to 220 spaces. See attached Memorandum.

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\_\_\_\_\_
\_\_\_\_\_

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.

**Capers G. Barr, III**  
Direct Dial: 843-377-1226  
Email: [cgb@barrungermcintosh.com](mailto:cgb@barrungermcintosh.com)

MEMORANDUM

TO: BOARD OF ZONING APPEALS – ZONING,  
LEE BATCHELDER, ZONING ADMINISTRATOR

FROM: CAPERS G. BARR, III  
ATTORNEY FOR OMS CHARLESTON, LLC;  
431 MEETING STREET

DATE: JUNE 29, 2020

SUBJECT: **SUPPLEMENT** TO APPLICATION FOR ROOFTOP SPECIAL EXCEPTION,  
PARKING SPACE REDUCTION; AND NOTICE OF PLAN MODIFICATIONS

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**SCOPE OF REVIEW AND AUTHORITY FOR THE APPLICATION.**

(Note: This Memorandum supplements the application filed by OMS Charleston LLC on June 22, 2020.)

This Application is filed pursuant to Section 54-960, *et seq.*, of the City of Charleston Code of Ordinances, which provides, *inter alia*, that a zoning application approved by the Board of Zoning Appeals-Zoning vests in the applicant and in the property the right to undertake and to complete the development, which may not be affected by subsequent legislation.

Section 54-964 provides for the amendment of an approved application as follows: "A site specific development plan may be amended upon application of the landowner and the approval of the applicable local governing body utilizing procedures then applicable for approval of a site specific development plan."

The Board of Zoning Appeals – Zoning, approved the application for the accommodations use of 431 Meeting Street at its February 19, 2019 meeting, therefore vesting in Applicant the right to undertake and to complete the development of the property in accordance with the BZA-Z approval.

Section 54-964, as quoted above, permits an amendment of the approved application. The amendment, or modification, of the parking plan and of the renderings depicting the building's layout, including rooftop use, is the subject matter of the principal memorandum which is here supplemented. Therefore, the Board's consideration of the proposed modifications is made under the accommodations ordinance that was in existence on the date of approval.

That said, and as discussed in the principal memorandum, the present legislative standards applicable to the items discussed in this memorandum are unchanged in both versions of the ordinance; in fact, they are the same in each version: (1) The first item for consideration, parking requirements, is unchanged between the earlier and the present versions of Section 54-220. (2) The second item, rooftop activity, was not previously the subject of legislation at the time of the prior approval; and no legislation regulates rooftop activity even today. However, as discussed in the principal memorandum, a draft ordinance has appeared on City Council's agenda without any action taken. Applicant will comply with that draft ordinance.

*Capers G. Barr, III*  
*Direct Dial: 843-377-1226*  
*Email: [cgb@harrungermcintosh.com](mailto:cgb@harrungermcintosh.com)*

MEMORANDUM

TO: BOARD OF ZONING APPEALS – ZONING,  
LEE BATCHELDER, ZONING ADMINISTRATOR

FROM:  CAPERS G. BARR, III  
ATTORNEY FOR OMS CHARLESTON, LLC;  
431 MEETING STREET

DATE: JUNE 22, 2020

SUBJECT: APPLICATION FOR ROOFTOP SPECIAL EXCEPTION, PARKING SPACE  
REDUCTION; AND NOTICE OF BUILDING PLAN MODIFICATIONS

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**OVERVIEW AND SUMMARY OF APPLICATION.**

The property at 431 Meeting Street was approved for an accommodations use at the February 2019 meeting of the BZA-Z for an eight story hotel. At the time of approval, no rooftop activity was proposed.

This application includes the request for approval of “rooftop” activity. However, rather than propose features on the rooftop of the eight story building to be constructed, OMS here proposes to locate an enclosed restaurant on the 8<sup>th</sup> Floor, which will also include adjacent guest rooms as depicted in the attached renderings; and to create open spaces on the 8<sup>th</sup> Floor for the relocation of the hotel swimming pool from the third floor roof, and to create outdoor dining terraces adjacent to the restaurant and swimming pool. This configuration thus creates a “rooftop” that was previously depicted as enclosed, 8<sup>th</sup> floor guest room space.

Although no rooftop ordinance has been enacted by City Council to this date, and neither is a roof top ordinance “pending” in the legal sense, a proposed rooftop ordinance has been drafted and has appeared on City Council’s agenda, although no action has been taken on it. In the interests of transparency and compliance nevertheless, and to secure its position going forward with further design and construction, the first item in this application seeks approval of the BZA-Z for the use of the proposed “rooftop” area of the 8<sup>th</sup> Floor, which will be fully compliant with the draft roof top ordinance.

OMS secondly seeks approval of the Board to reduce the number of parking spaces to be provided in its on-site garage from 260 spaces to 220, where the accommodations ordinance requires 217 spaces. The modified proposal will thus be compliant with both the prior and present versions of the Accommodations Ordinance.

Finally, OMS is making modifications to its building design that depart from the renderings used in the February 2019 approval. Although OMS believes no approval by the BZA-Z as to these aspects is necessary, they are enumerated as items (3) through (6) below, and they are discussed in the body of this memorandum. They are presented to the Board, to Planning Staff, and to the public, for information and comment.

In summary, the modifications to the building design that are presented for either approval or for comment, are as follows:

- (1) Roof top activity: relocate swimming pool and restaurant to 8<sup>th</sup> floor with outdoor spaces for pool, and terraces for outdoor dining.
- (2) Reduce parking from 260 to 220 spaces.
- (3) Reconfigure guest drop-off/pick-up area of the ground floor;

(4) Relocate the designated "full service" restaurant which will serve 3 meals per day, 7 days per week, from the ground floor to the 8<sup>th</sup> Floor;

(5) Increase the food and beverage capacity of the project from 1.5% of the total square footage to 8%, still below the statutory 12%;

(6) Relocate the swimming pool from the 3<sup>rd</sup> Floor roof on Meeting Street, to the 8<sup>th</sup> Floor.

**ATTACHMENTS.**

Attached as Exhibit "A" is a nine-page exhibit depicting renderings of the first floor, the parking level, third floor, and eighth floor of the Property in two versions: first, as previously presented and approved on February 19, 2019 and secondly, as proposed by this application.

**HISTORY AND PROCEDURAL FACTS.**

On February 19, 2019, the BZA-Z approved the application of OMS Charleston, LLC (OMS), for the accommodations use of the property at 431 Meeting Street. The property is titled in the name of Charleston School of Law, and the applicant OMS, holds a contract to purchase the property.

Following approval of the application on February 19, 2019, Historic Charleston Foundation (HCF) filed an appeal for reconsideration, which was denied by the Board on April 2, 2019. Thereafter, HCF filed its appeal to the Circuit Court for Charleston County.

HCF's appeal was settled with OMS on September 26, 2019, on terms that substantially bring this project into compliance with the now existing accommodations ordinance, as follows:

A. OMS reduced the number of hotel rooms to be constructed from the approved 252

rooms to 250 rooms, so as to be in conformity with the provisions of the accommodations ordinance then pending, (which was subsequently adopted as the current accommodations ordinance);

B. OMS agreed to conform with the intent of the then-pending ordinance, by contributing a sum to the City of Charleston Redevelopment Corporation account for affordable/workforce housing in the City, calculated at the rate of \$5.10 per square feet of heated and unheated spaces of the Property, excluding parking garages, to be payable prior to the issuance of a certificate of occupancy for the Property.

C. Whereas the renderings presented to the BZA-Z depicted an open restaurant area within the lobby of the hotel, OMS committed to construct an enclosed, separately named, full service restaurant, advertised and open to the community at large.

D. OMS agreed to certain architectural betterments:

i. That improvements to the property would be constructed consistently with the standards expected of a 4-Star or better hotel;

ii. to use its best efforts to meet or exceed the BAR Standards, including material and craftsmanship of the highest, most durable quality;

iii. that ceiling heights of any improvements to the property shall be no less than 14 feet high on the ground floor; that exterior-cladded materials used on any improvement on the property shall be authentic – such as brick, cut stone, smooth stucco and clapboard, rather than composite or processed materials, in all areas of the improvements visible to the public, through and including its first four stories;

iv. that on stories five and above, the BAR Standards will otherwise apply;

v. that windows above the storefront level on any improvement on the Property shall be vertical in orientation, with a ratio between 2:1 and 3:1;

vi. that window depths on any improvements on the Property shall provide relief and shadow-lines with a minimum recess of 4 inches from the frontage;

vii. and that on any improvement on the Property, design details such as mullions, string courses, trim details, brackets, cornices and columns shall be considered to create a textured façade that helps break down the scale of large buildings and provides visual interest.

The Settlement Agreement between OMS and HCF thus committed OMS to construct improvements on the Property that meet and exceed City of Charleston building and architectural standards, thereby substantially contributing to the quality of building inventory form and design within the Full-Service Hotel Corridor of the City of Charleston.

The Affected Provisions of the Previous Accommodation Ordinance and of the Current Ordinance Are No Different.

The provisions of the current accommodations ordinance, and of the accommodations ordinance on the date of approval in February 2019 are unchanged in their provisions for parking, and in their provisions for the percentage ratio of food and beverage service to total square footage of the Property. There is at present no rooftop ordinance enacted, although an ordinance has been proposed, with which OMS will fully comply.

**THIS APPLICATION.**

After BZA-Z approval of the accommodations use, OMS retained the Charleston architectural firm of LS3P for the project. Substantial design work is on-going with a target date of presenting a design package to the BAR sometime in early Fall of 2020. Based upon the advice and counsel of LS3P, and in the interests of furthering its commitment to construct a building of

4-star hotel quality or better, OMS has made modifications to the plan renderings that were presented to the BZA-Z in February of 2019. In the interests of transparency with interested parties, OMS seeks BZA-Z's approval, as to some, and its insight and that of staff and from public comment as to other modifications, which are as follows:

**A. Rooftop Activities.**

**(1) Swimming Pool.**

The original application depicted an outdoor, rooftop swimming pool on the 3<sup>rd</sup> floor rooftop, overlooking Meeting Street (See Ex. A at Page 5/9.) The previous renderings depicted a completely enclosed 8<sup>th</sup> floor occupied by guest rooms. (See Ex. A at page 7/9.)

Applicant proposes to locate the outdoor swimming pool to the 8<sup>th</sup> floor space previously depicted as guest rooms in the original renderings. (See Ex. A at Page 8/9.). Relocation of the swimming pool to the 8<sup>th</sup> Floor will remove the pool from its former location on the 3d floor roof, in the shadow of the adjoining building structure, and will reduce, if not eliminate, noises emanating to the adjacent public spaces; and the eighth floor outdoor location will provide a more open and pleasant outdoor experience for swimming pool guests.

**(2) Restaurant/Bar**

The original renderings depicted a restaurant within the open lobby area of the hotel. OMS subsequently agreed with HCF that the restaurant would be an enclosed, full-service restaurant in conformity with the Ordinance. (See Ex. A at Page 2/9.) The space encompassing the ground floor restaurant was estimated to have been 3,000 sq.ft., or approximately 1.5% of the total square footage of the property.

Applicant proposes to redesignate an area of approximately 6000 sq.ft. on the ground floor (for potential indoor and outdoor dining area, kitchen, rest rooms, storage and trash

circulation) for alternative uses, including restaurant, bar and/or retail use. (See Ex. A, page 3/9.) This would not be the restaurant dedicated as the “full-service” restaurant for the hotel as required by the ordinance and the agreement with HCF.

Instead, Applicant further proposes to locate to the 8<sup>th</sup> floor the principal, “full service” restaurant and bar, open seven days per week, offering three meal services per day, advertised to and offered to the general public as well as to hotel patrons. Adjoining the restaurant is an outdoor terrace where food and beverages would also be served; all of which is connected, by terrace, with the swimming pool. (See Exhibit “A”, page 8/9.) The eighth floor food and beverage area is 10,500 square feet, including indoor/outdoor dining space, kitchen, restrooms, storage, trash and circulation.

The total area of restaurant and bar use will be a maximum of 16,500 square feet. The food and beverage use under the modified plans will represent 8% of the total square footage of the property; still well below the maximum 12% ratio.

**Draft Proposed Rooftop Ordinance.** The draft proposed rooftop ordinance, a copy of which is attached as Exhibit B, provides that within the GB Zoning Districts, eating and drinking places with rooftop patron use area shall only be permitted as an exception where the BZA-Z finds that the application satisfies each of the following requirements:

1. No electrical loud speakers or amplifiers of any type shall be installed or allowed with the rooftop eating and drinking place.

OMS will comply with this requirement.

2. The building shall incorporate architectural features that are permanent and sufficient to minimize the spread of noise beyond the roof top patron use area.

The rooftop activity at issue will occur on the 8<sup>th</sup> floor level of the building to be constructed on the Property. Permanent architectural features designed to mitigate sound transmission are depicted on pages 8/9 and 9/9 of Exhibit "A", and will include the following: On the east, west, and north facades of the 8<sup>th</sup> floor outdoor area, as indicated in green shading on Page 8/9, there will be constructed a 24" wide buffer, which will likely be planted, to create horizontal distancing of human activity from the edges of the parapet wall. There will also be constructed a four foot high (48 inches) vertical barrier at the roof's edge, which will likely be a solid parapet wall or a solid glass railing or a combination of the two. See page 9/9. This design, and the vertical distance of eight stories of building, is intended to mitigate sound transmissions from the 8<sup>th</sup> floor terrace level of the hotel.

3. The use of strobes or flashing lights shall be prohibited and roof top lighting levels shall not exceed 5 foot candles.

OMS will comply with this requirement.

4. The rooftop patron use area shall not be located within 150 feet of a residential zoning district. Such distance shall be measured from the nearest point of the rooftop so used to the nearest boundary of a residential zoning district.

As shown on Page 8/9 of Exhibit A, the distance from the nearest point of the rooftop to the Eastside Neighborhood is 210 feet, therefore complying with the requirement.

**B. Parking.**

The number of onsite parking spaces represented in the original application

was 260. That number was somewhat arbitrarily calculated as representing the maximum number of spaces that could fit onto the Property by the original design team; and was not set by reference to any requirement of the ordinances.

The required number of parking spaces for the project is 217: 167 are required for the 250 room hotel, plus 50 for the number of employees who will drive to work at peak shift.

Applicant therefore proposes to provide 220 on-site parking spaces for hotel guests and employees, rather than the 260 spaces as represented in the renderings. See Exhibit "A" at page 4/9. The reduction in the number of parking spaces meets the requirements of the ordinances and will afford greater efficiency in the construction of the Property, and in its functional use.

**C. Guest Drop Off/Pick Up Area; Service Access.**

Finally, the guest drop-off and pick up area has been reconfigured. See Exhibit "A", pages 1/6 and 2/6. Just as previously designed, the area is accessed from Woolfe Street. No change to traffic impact is expected.

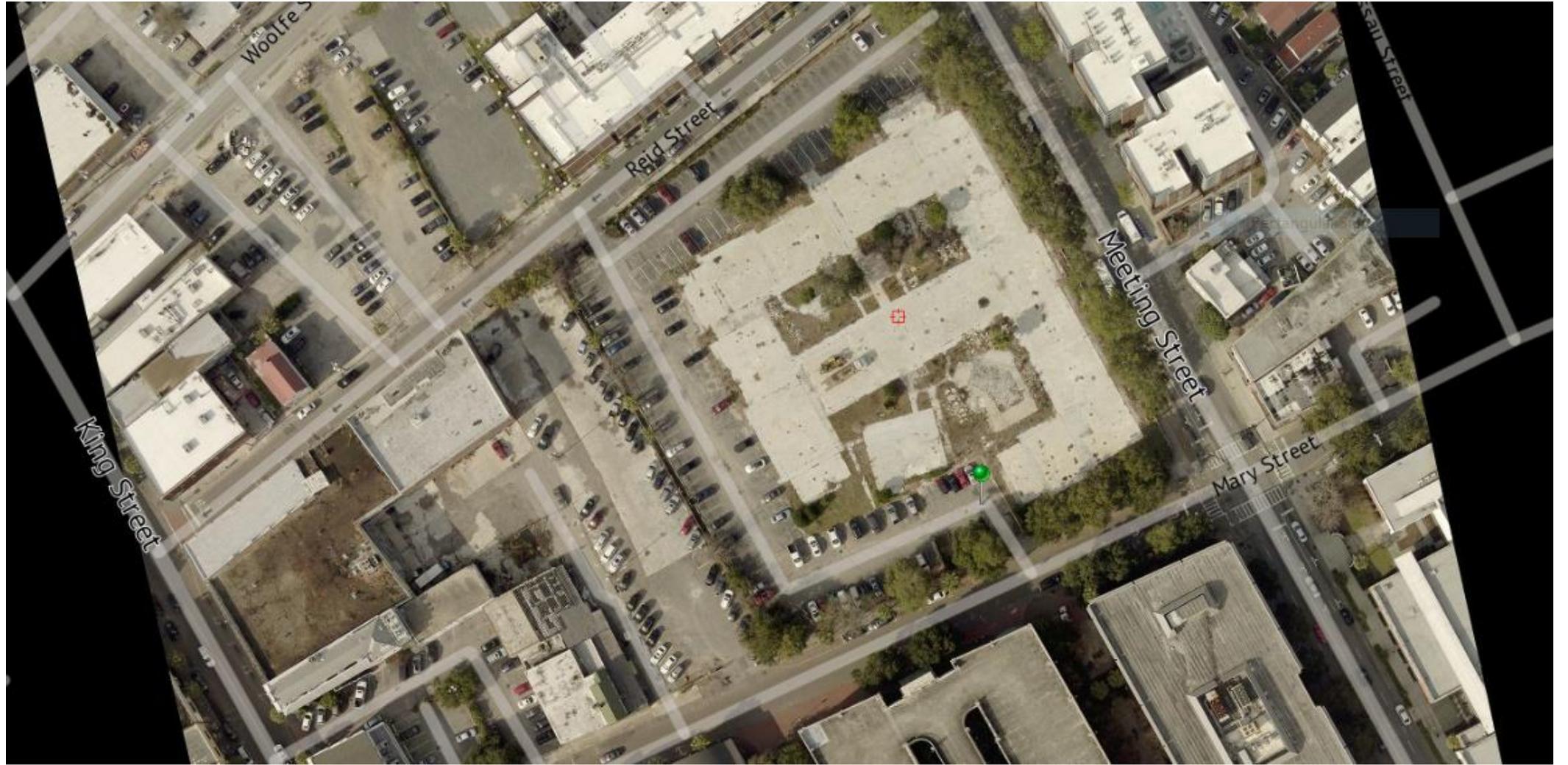
OMS proposes, as well, to locate a service vehicle access point on the Meeting Street frontage of the Property, that will lessen such activity on the Woolfe Street frontage.

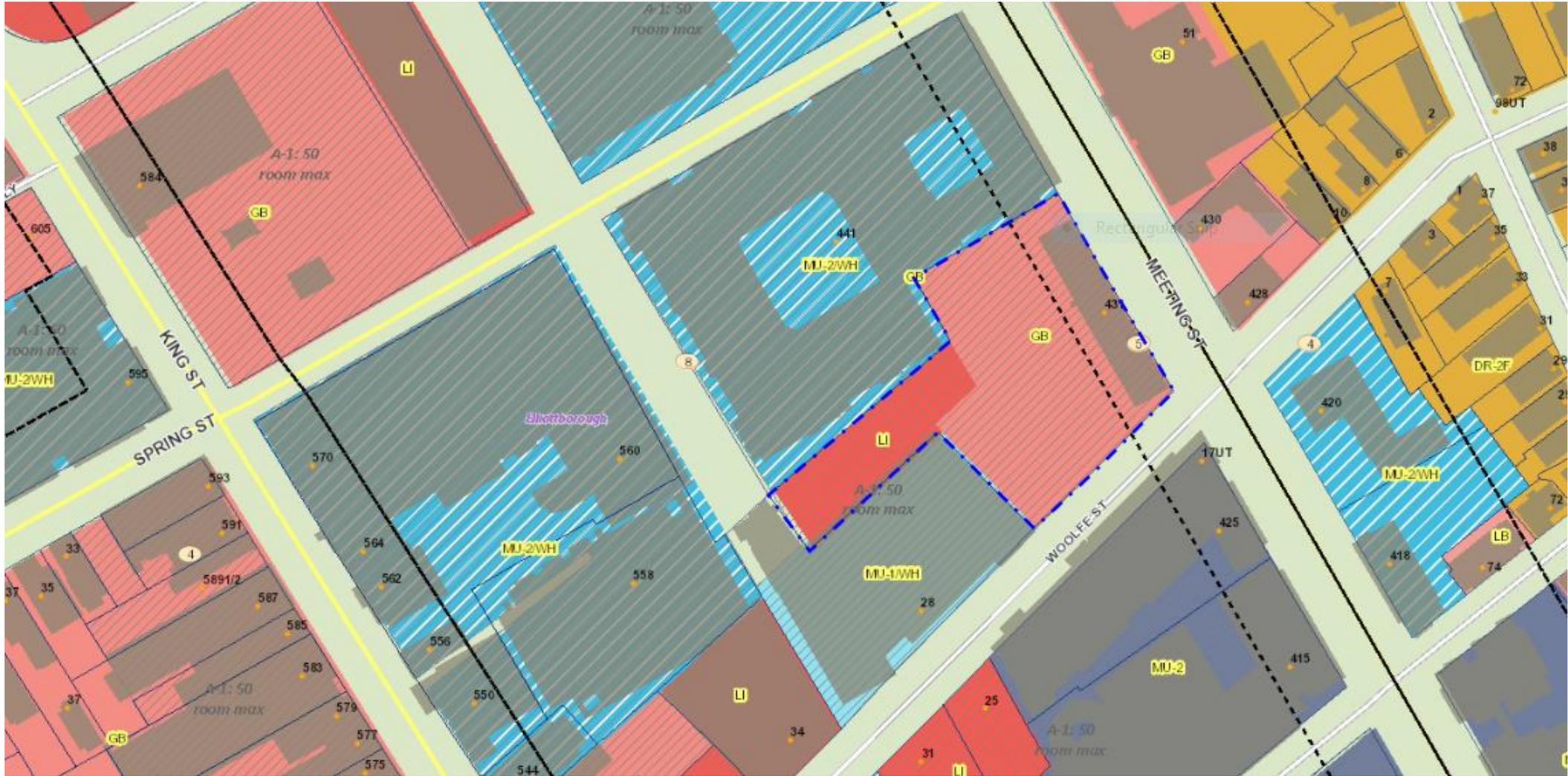
**CONCLUSION.**

Because an accommodations use has been approved for the Property and a hotel will be constructed pursuant to the BZA-Z's previous approval, it is in the interests of all constituencies that the quality of the final product be of the four-star caliber that OMS has committed to achieve. That is, to make this hotel the best it can possibly be. Respectfully, not only are the four star

aspirations in the financial interests of OMS, but they are also in the in best interests of the City at large.

The modifications discussed in this application are intended to create excellence in design as well as in function. Although rooftop activity is a sensitive issue within the City, OMS has sought to present a thoughtful design that will present no meaningful impact on interested persons and parties: neighbors, the historical and preservation communities, neighborhood associations, and on the City of Charleston at large.





1/9 - COVER PAGE



BZA EXHIBITS

SCALE:



**The Woolfe Hotel**

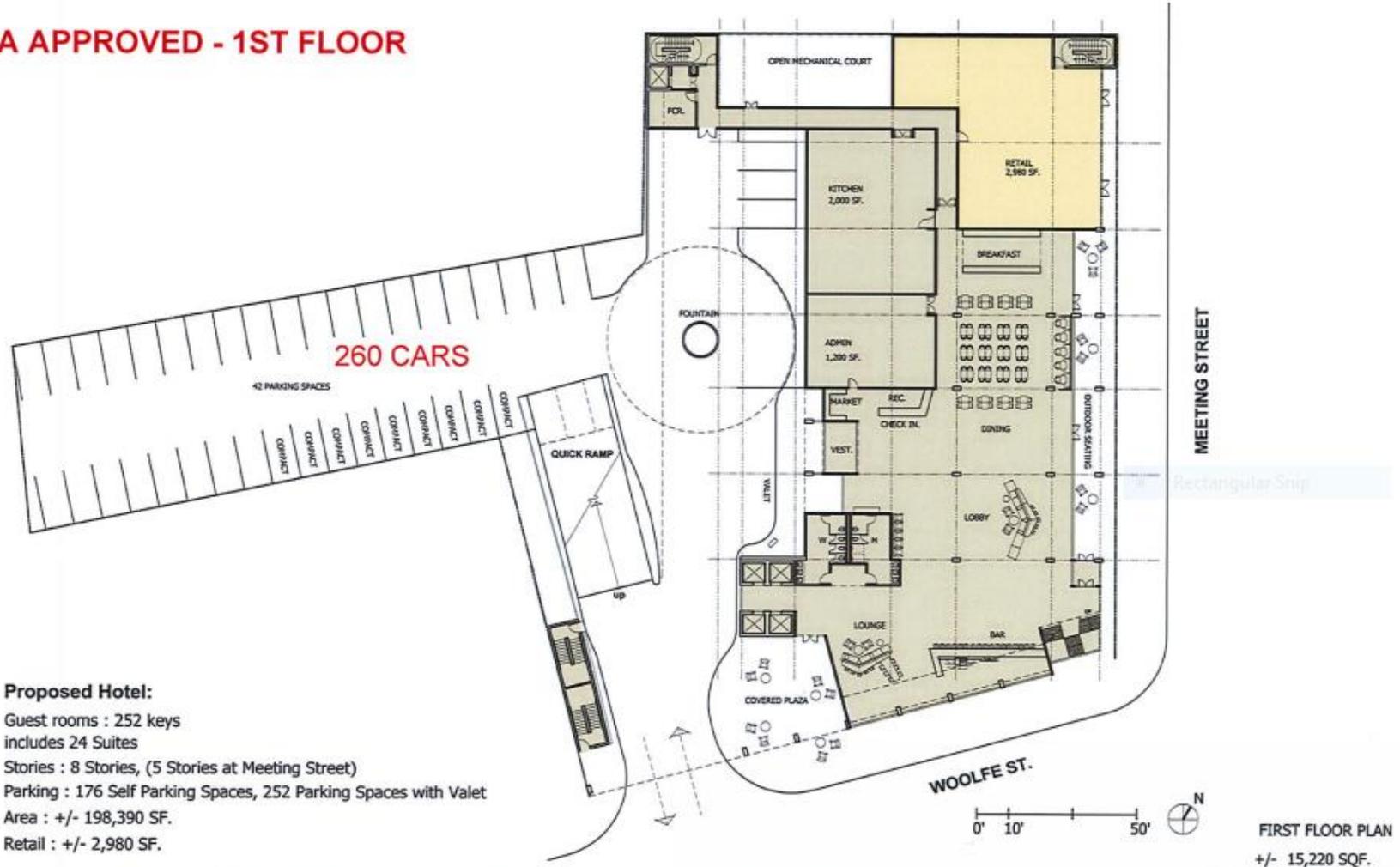
431 Meeting Street - Conceptual Design

**COVER SHEET**

MAY 20, 2020

**P-0001**

**2/9 - BZA APPROVED - 1ST FLOOR**



**Proposed Hotel:**

Guest rooms : 252 keys  
 includes 24 Suites  
 Stories : 8 Stories, (5 Stories at Meeting Street)  
 Parking : 176 Self Parking Spaces, 252 Parking Spaces with Valet  
 Area : +/- 198,390 SF.  
 Retail : +/- 2,980 SF.

**PROPOSED HOTEL**  
CHARLESTON, SC.

01 10 2019

FIRST FLOOR PLAN

Overcash Demmitt Architects - [www.oda.us.com](http://www.oda.us.com)

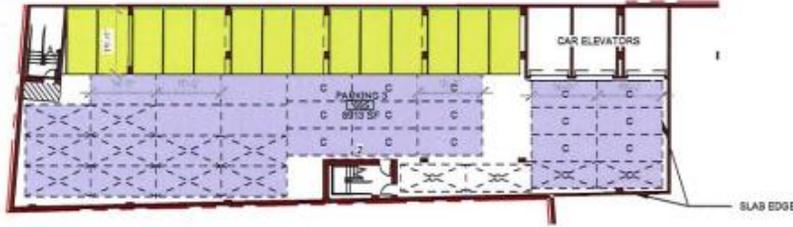
**OMSHERA**  
HOTEL GROUP



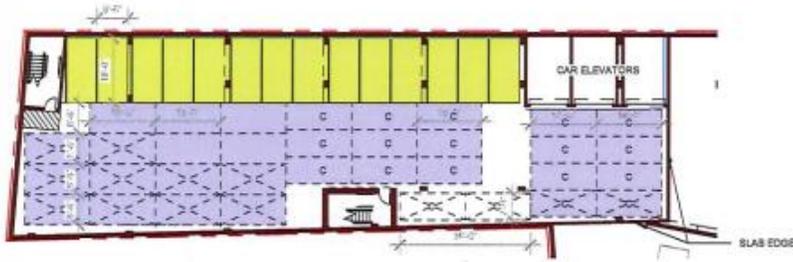
FIRST FLOOR PLAN  
+/- 15,220 SQF.



## 4/9 - NEW PARKING PLANS



③ PARKING - LEVEL 3  
1" = 30'-0"



② PARKING - LEVEL 2  
1" = 30'-0"



① PARKING - LEVEL 1  
1" = 30'-0"

⊕ SCALE: As Indicated

### PARKING LEVEL 3 - 9,883 SF

OVERHEAD SUSPENDED LIFTS: 32 CARS  
DOUBLE STACKERS: 28 CARS  
TRIPLE STACKERS: 0 CARS  
REGULAR SURFACE SPACES: 10  
COMPACT SURFACE SPACES: 4

**TOTAL CARS (LEVEL 2): 74 CARS**

COMPACT SPACES: 21  
134SF PER CAR

### PARKING LEVEL 2 - 9,883 SF

OVERHEAD SUSPENDED LIFTS: 32 CARS  
DOUBLE STACKERS: 28 CARS  
TRIPLE STACKERS: 0 CARS  
REGULAR SURFACE SPACES: 10  
COMPACT SURFACE SPACES: 4

**TOTAL CARS (LEVEL 2): 74 CARS**

COMPACT SPACES: 21  
134SF PER CAR

### PARKING LEVEL 1

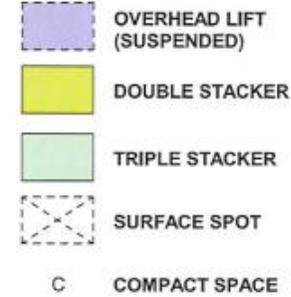
OVERHEAD SUSPENDED LIFTS: 31 CARS  
DOUBLE STACKERS: 28 CARS  
TRIPLE STACKERS: 3 CARS  
REGULAR SURFACE SPACES: 9  
COMPACT SURFACE SPACES: 1

**TOTAL CARS (LEVEL 1): 72 CARS**

COMPACT SPACES: 17

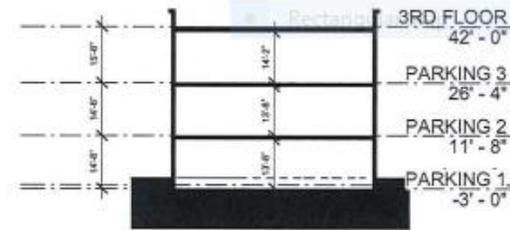
**TOTAL CARS: 220 CARS**

COMPACT SPACES: 59 OR 27%



### ZONING STANDARDS

STANDARD PARKING SPACE - 8'-6" X 18'  
COMPACT PARKING SPACE - 7'-6" X 18'  
UP TO 45% OF SPACES CAN BE COMPACT

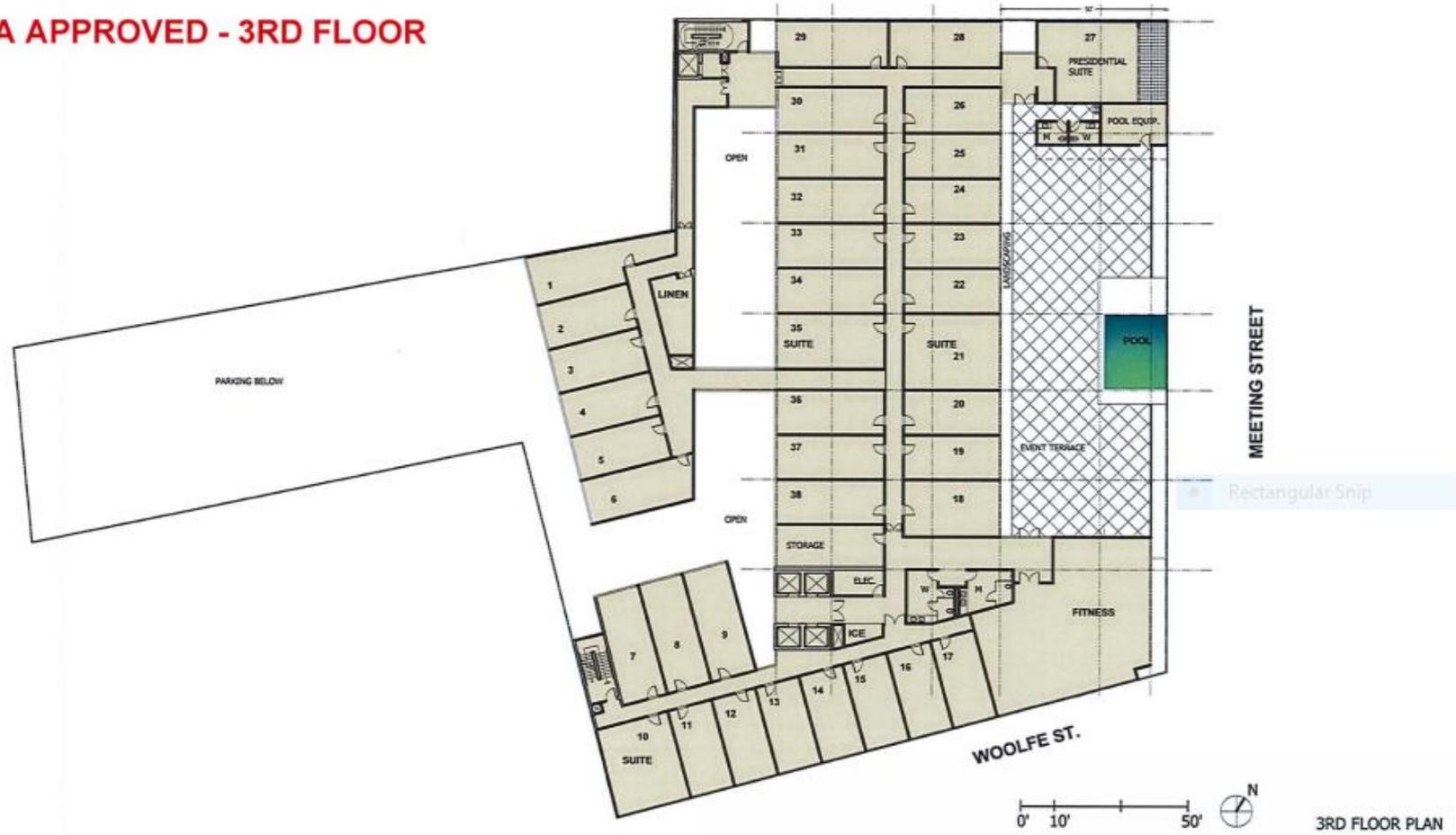


#### SECTION NOTES

- A. SLABS TO BE POST-TENSION CONCRETE, 10-12" IN THICKNESS
- B. 12'-0" CLEAR IDEAL FOR PARKING LIFTS
- C. THE 15'-6" CLEAR SHOWN ALLOWS FOR 12" OF SPACE FOR SPRINKLER HEADS, LIGHTS, FIRE EXIT SIGNS, ETC.
- D. ADDITIONAL HEIGHT HAS BEEN ALLOWED AT LEVEL 3 BECAUSE THERE WILL BE PLUMBING FROM THE UPPER FLOORS THAT WILL NEED TO BE ROUTED THROUGH THE CEILING AS WELL AS INSULATION.
- E. PARKING LEVEL 1 WILL BE DERESSED 3' FROM THE GROUND FLOOR AND 2' FROM GRADE.

④ SECTION THROUGH PARKING  
1" = 30'-0"

**5/9 - BZA APPROVED - 3RD FLOOR**

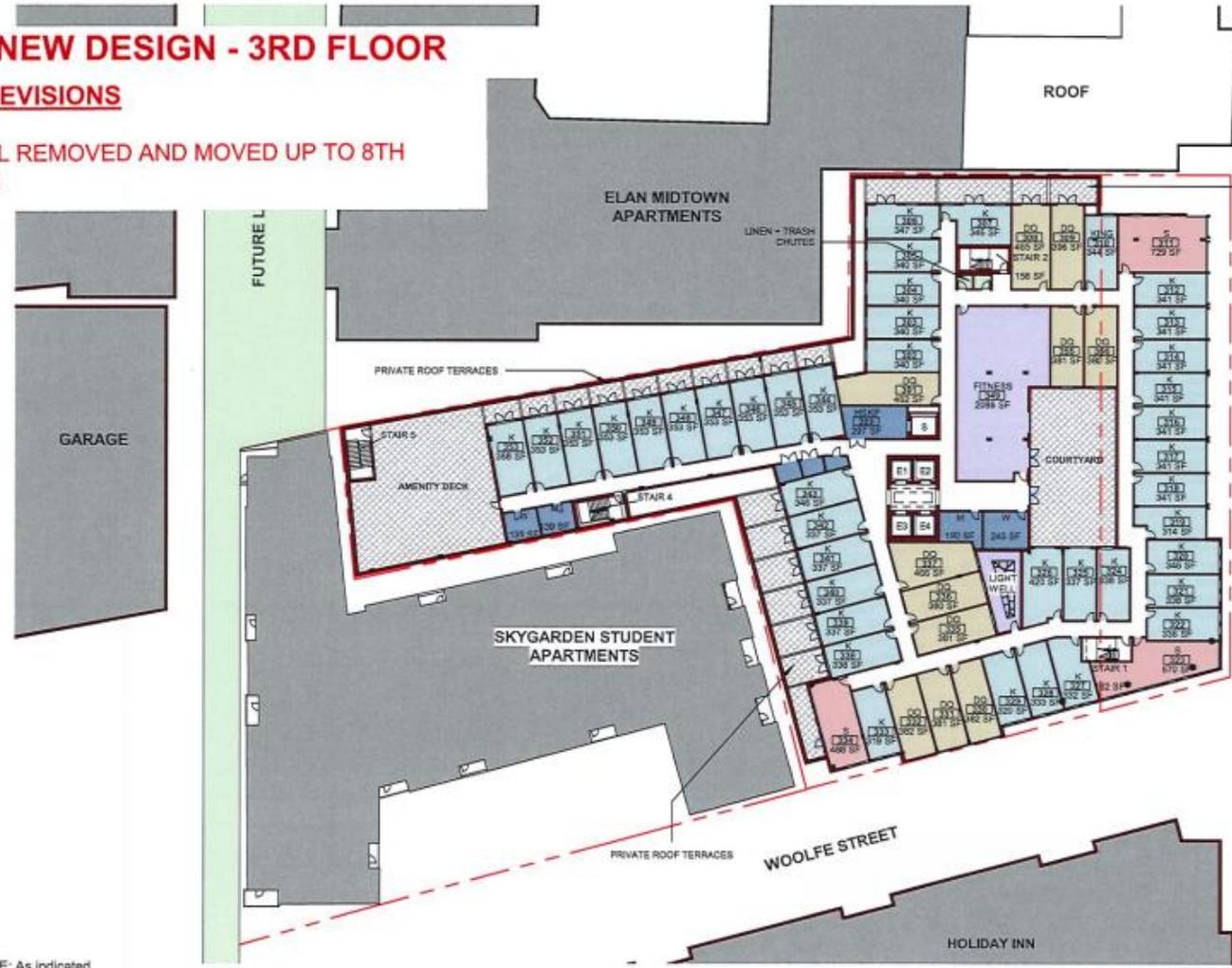


3RD FLOOR PLAN  
 38 KEYS  
 +/- 25,900 SQF.

# 6/9 - NEW DESIGN - 3RD FLOOR

## KEY REVISIONS

4. POOL REMOVED AND MOVED UP TO 8TH FLOOR



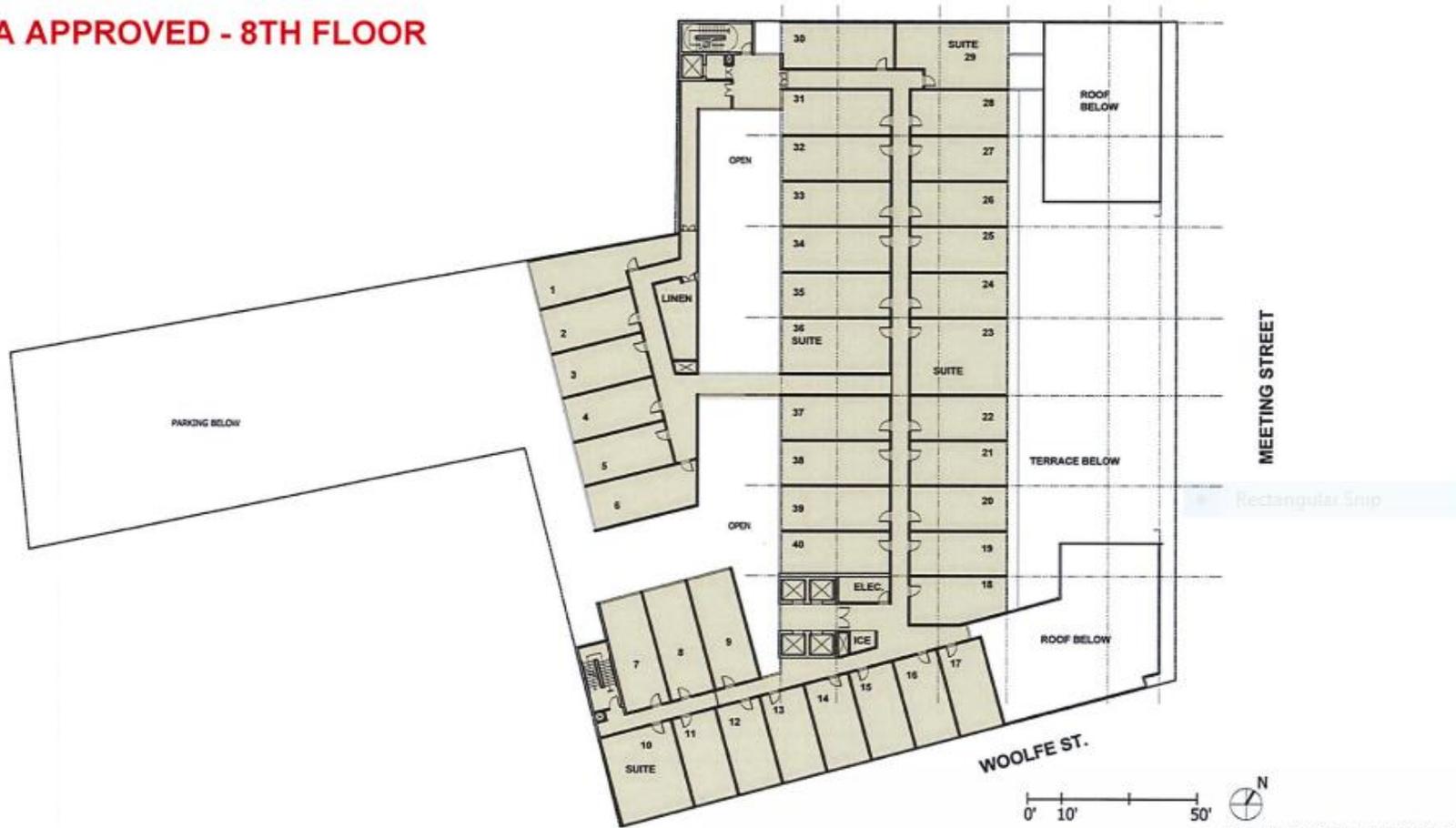
**SHEET NOTES**  
 B. AREAS INDICATED WITH A CROSSHATCH ARE HABITABLE ROOF TERRACES.

**3rd (REVISED)**  
 55 KEYS  
 41 KING  
 11 DOUBLE QUEEN  
 3 SUITE  
 33,384 SF

\*TYP. DQ = 375 SF  
 \*TYP. K = 332 SF

SCALE: As indicated

7/9 - BZA APPROVED - 8TH FLOOR



6TH, 7TH AND 8TH FLOOR PLAN  
 40 KEYS PER FLOOR  
 +/- 22,285 SQF. (PER FLOOR)

PROPOSED HOTEL  
 CHARLESTON, SC.

01 09 2019

6TH, 7TH & 8TH FLOOR PLAN

OMSHERA  
 HOTEL GROUP



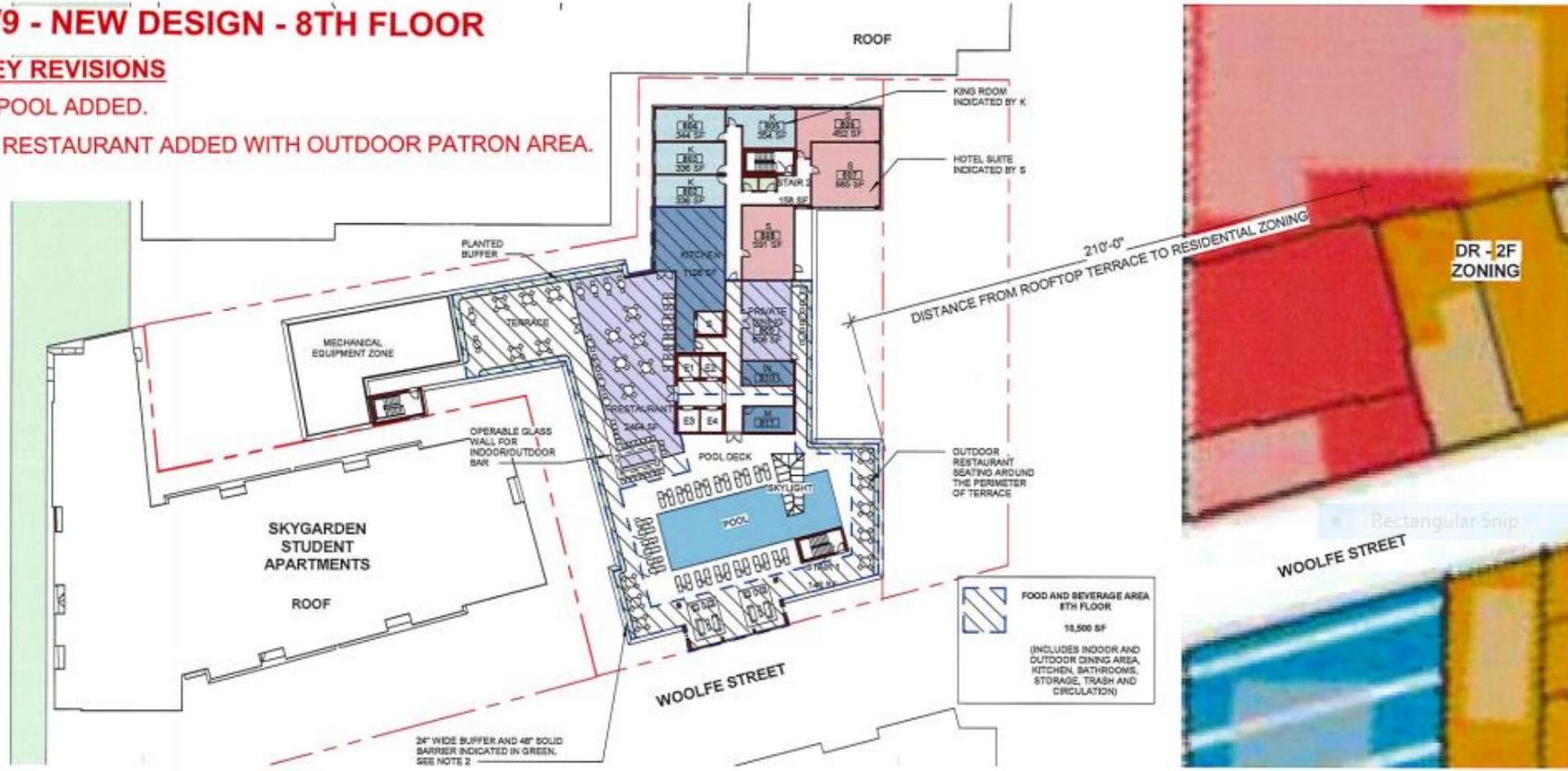
Overcash Demmitt Architects · www.oda.us.com



# 8/9 - NEW DESIGN - 8TH FLOOR

## KEY REVISIONS

- 5. POOL ADDED.
- 6. RESTAURANT ADDED WITH OUTDOOR PATRON AREA.

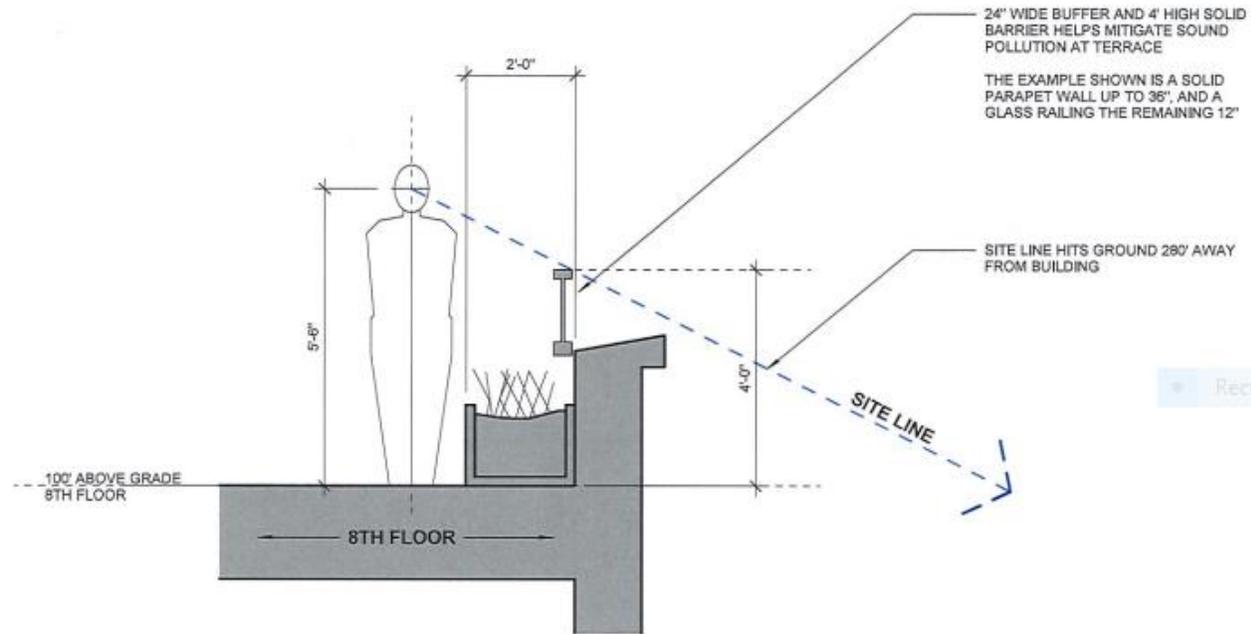


**City of Charleston Pooling Rooftop Ordinance Requirements**

1. No electrical loudspeakers or amplifiers of any type shall be installed or allowed with the rooftop eating and drinking place.  
Response: The hotel operations will comply with this requirement.
2. The building shall incorporate architectural features that are permanent and sufficient to minimize the spread of noise beyond the rooftop patron use area.  
Response: A 24" wide buffer, and 48" solid barrier has been provided at the perimeter of the terrace spaces that face residential uses. This occurs at the East, West and North facades as indicated in green on the plan.
3. The use of strobes or flashing lights shall be prohibited and rooftop lighting levels shall not exceed five (5) footcandles; and  
Response: The hotel operations will comply with this requirement.
4. The rooftop patron use area shall not be located within 150' of a residential zoning district. Such distance shall be measured from the nearest point of the rooftop to the nearest boundary of a residential zoning district.  
Response: The closest residential zoning district is the DR-2F zoning in the Eastside Neighborhood which is 210' from the rooftop terrace.

SCALE: 1" = 40'-0"

## 9/9 - NEW DESIGN - BUFFER AND BARRIER DIAGRAM



Rectangular Snip

SCALE: 1/2" = 1'-0"



**The Woolfe Hotel**

431 Meeting Street - Conceptual Design

**BUFFER AND BARRIER DIAGRAM**

**P-108C**

MAY 20, 2020

# Agenda Item #B-1

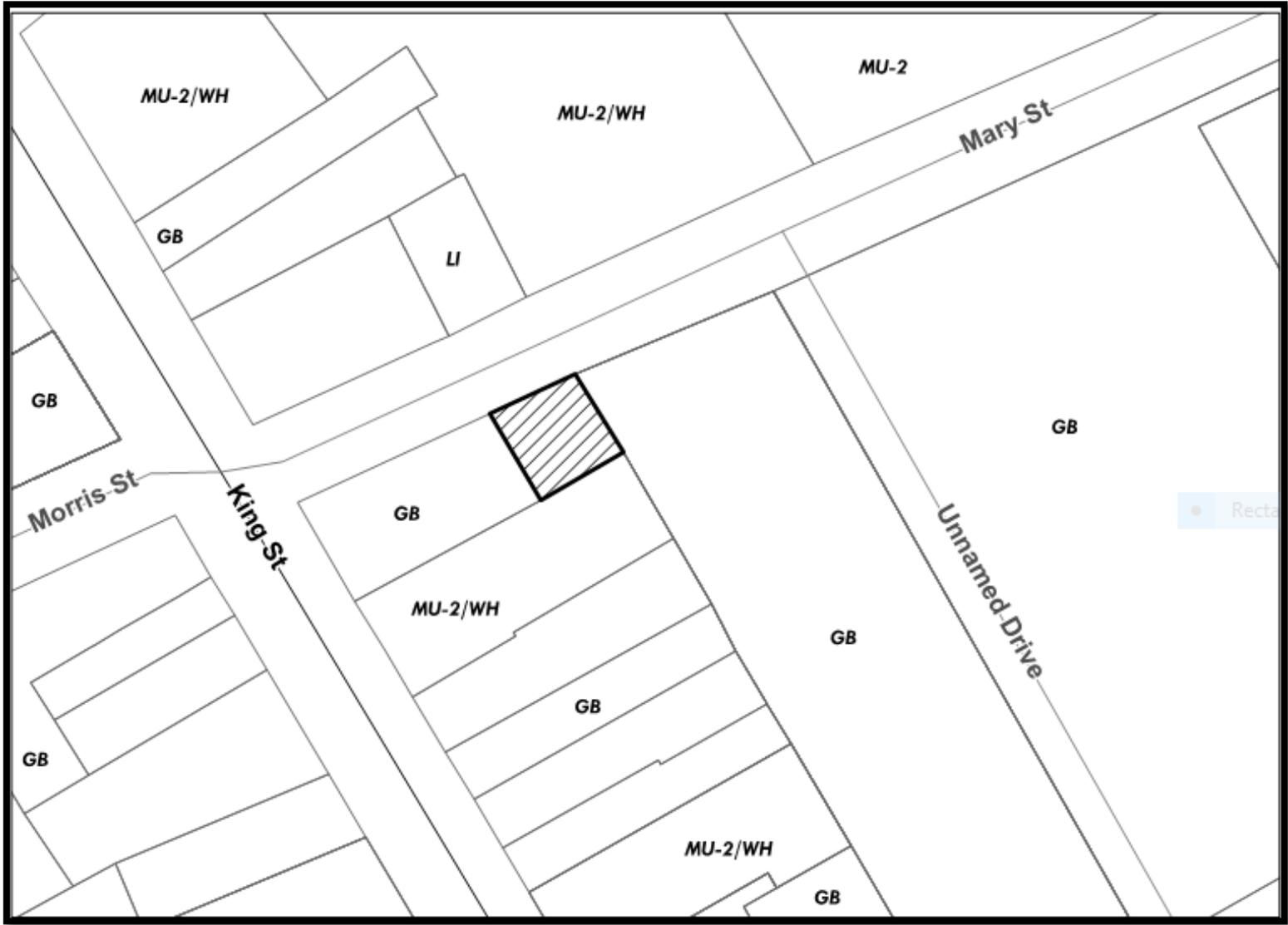
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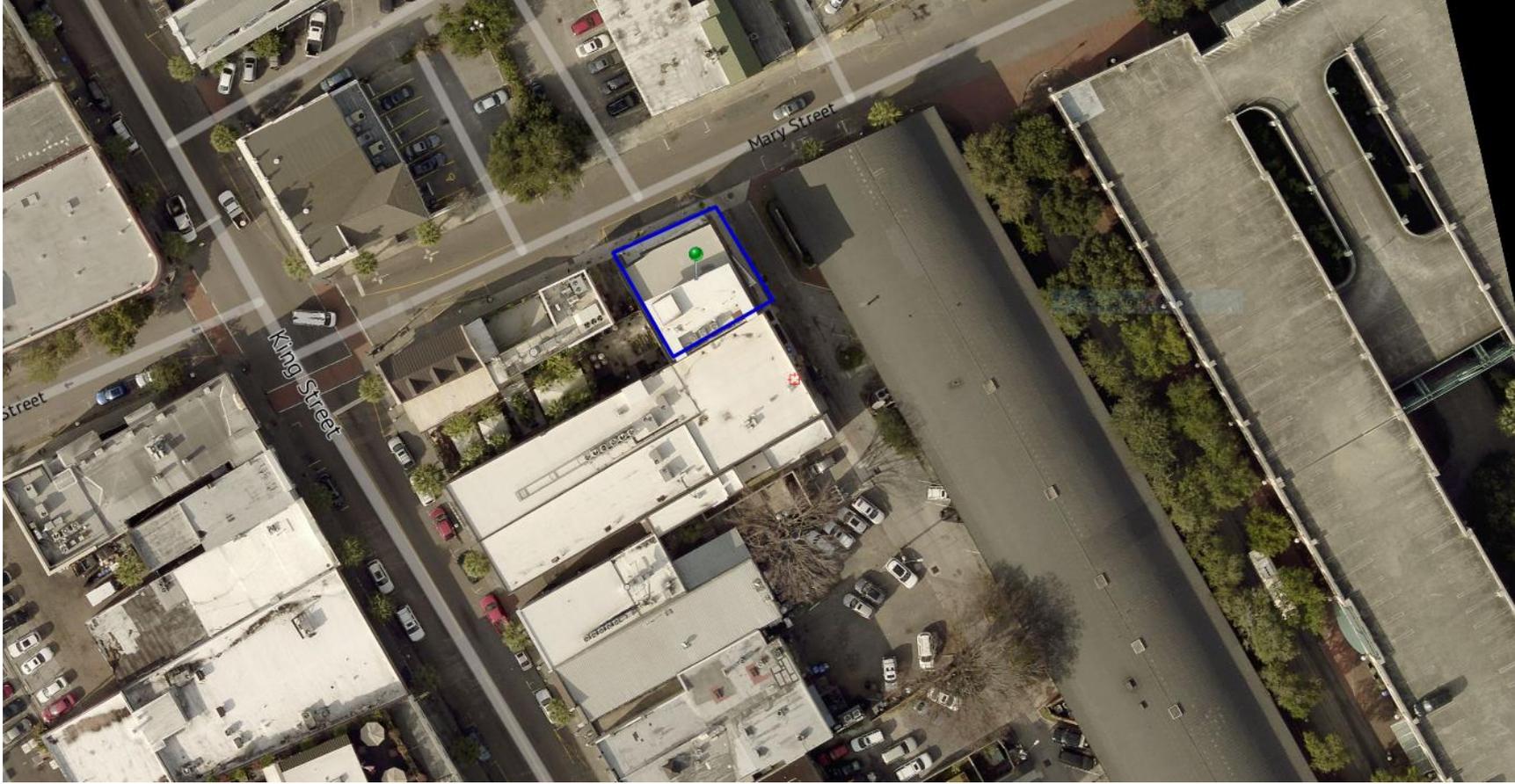
83 MARY STREET

TMS # 460-12-02-024

Request special exception under Sec. 54-511 to allow a restaurant use (change from office use) on the (3<sup>rd</sup> flr.) with 1,399sf of inside patron use area without providing additional off-street parking spaces (10 spaces required).

Zoned MU-2/WH











VE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART

C

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B

—

## **PROPOSED OFF-STREET PARKING REQUIREMENTS**

1ST FLOOR; 1,204 SQ. FT. OF MERCANTILE/RESTAURANT/BAR (BUSINESS) USE.  
EXISTING APPROVED PARKING OF BUSINESS USE (SEE ABOVE) 2 SPACES:  
**NO CHANGE OF USE - NO ADDITIONAL PARKING REQUIRED.**

2ND FLOOR: 1,319 SQ. FT. OF BUSINESS USE.  
EXISTING APPROVED PARKING OF BUSINESS USE (SEE ABOVE):  
**NO CHANGE OF USE - NO ADDITIONAL PARKING REQUIRED.**

3RD FLOOR: 1,399 SQ. FT. OF BUSINESS KITCHEN  
EXISTING APPROVED PARKING OF BUSINESS USE (SEE ABOVE):

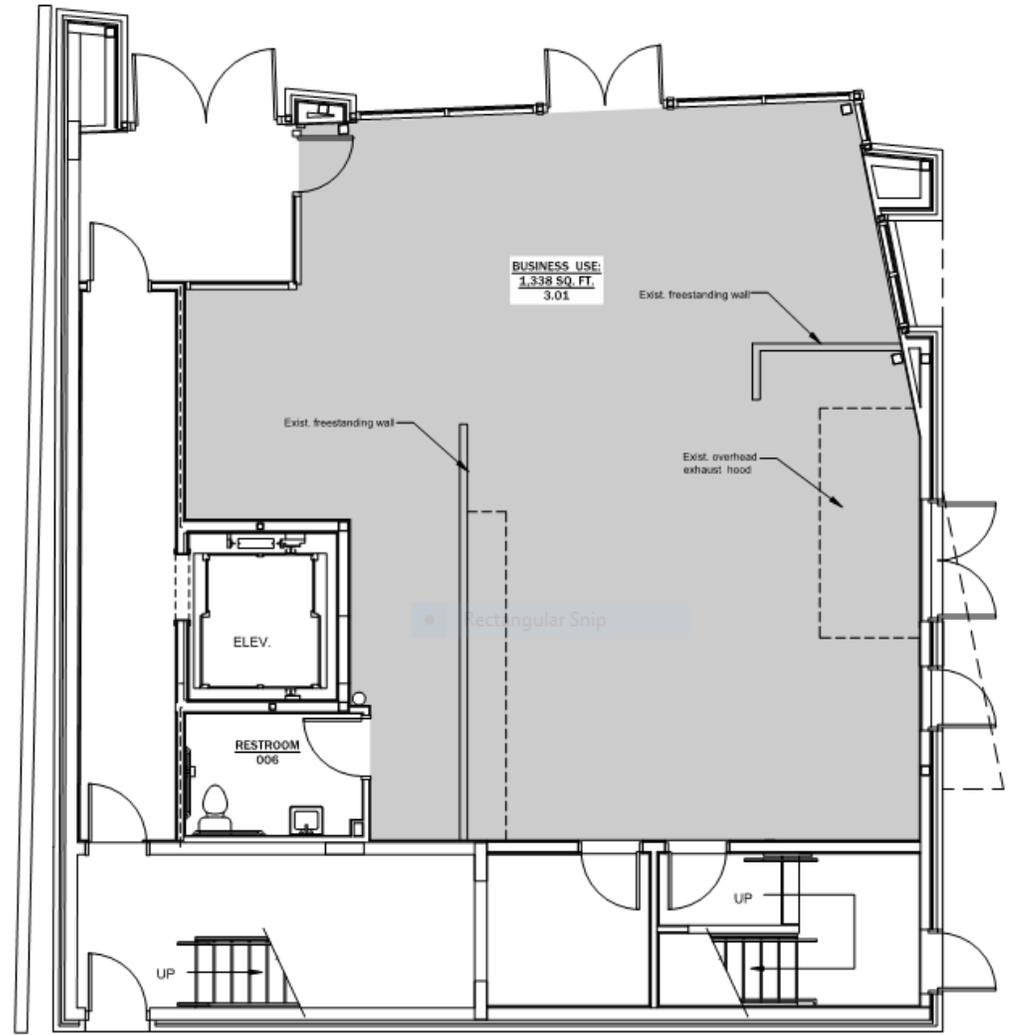
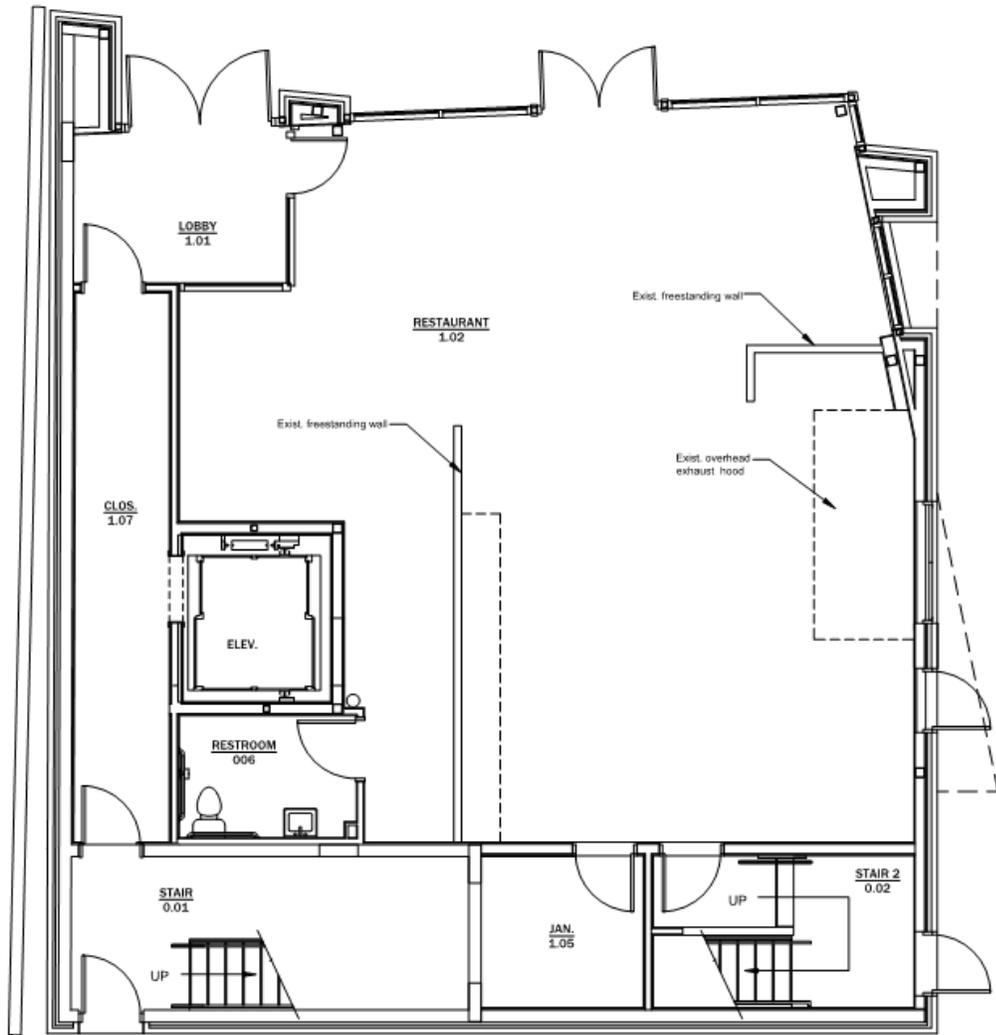
**PROPOSED CHANGE IN USE TO EATING AND DRINKING PLACES;** SIT DOWN  
ESTABLISHMENTS SERVING FOOD AND BEVERAGE (ON THE PENINSULA) 1 PER  
SQUARE FEET OF INSIDE PATRON USE AREA.

**PARKING SPACES REQUIRED BY SQ. FT. BASIS:** (1,399 DIV. 150 = 9.32):  
**10 PARKING SPACES REQUIRED.**

4TH FLOOR : 1,185 SQ. FT. OF OPEN AREA DINING ASSEMBLY AND STORAGE  
EXISTING APPROVED PARKING OF BUSINESS USE (SEE ABOVE):  
**NO CHANGE OF USE - NO ADDITIONAL PARKING REQUIRED.**

TOTAL NEW PARKING SPACES REQUIRED: 10 PARKING SPACES,

**SPECIAL EXCEPTION REQUIRED FOR PARKING SHORTAGE OF 10 PARKING SPACES:**



**C1**  
**A101** **FIRST FLOOR EXISTING/DEMOLITION PLAN**

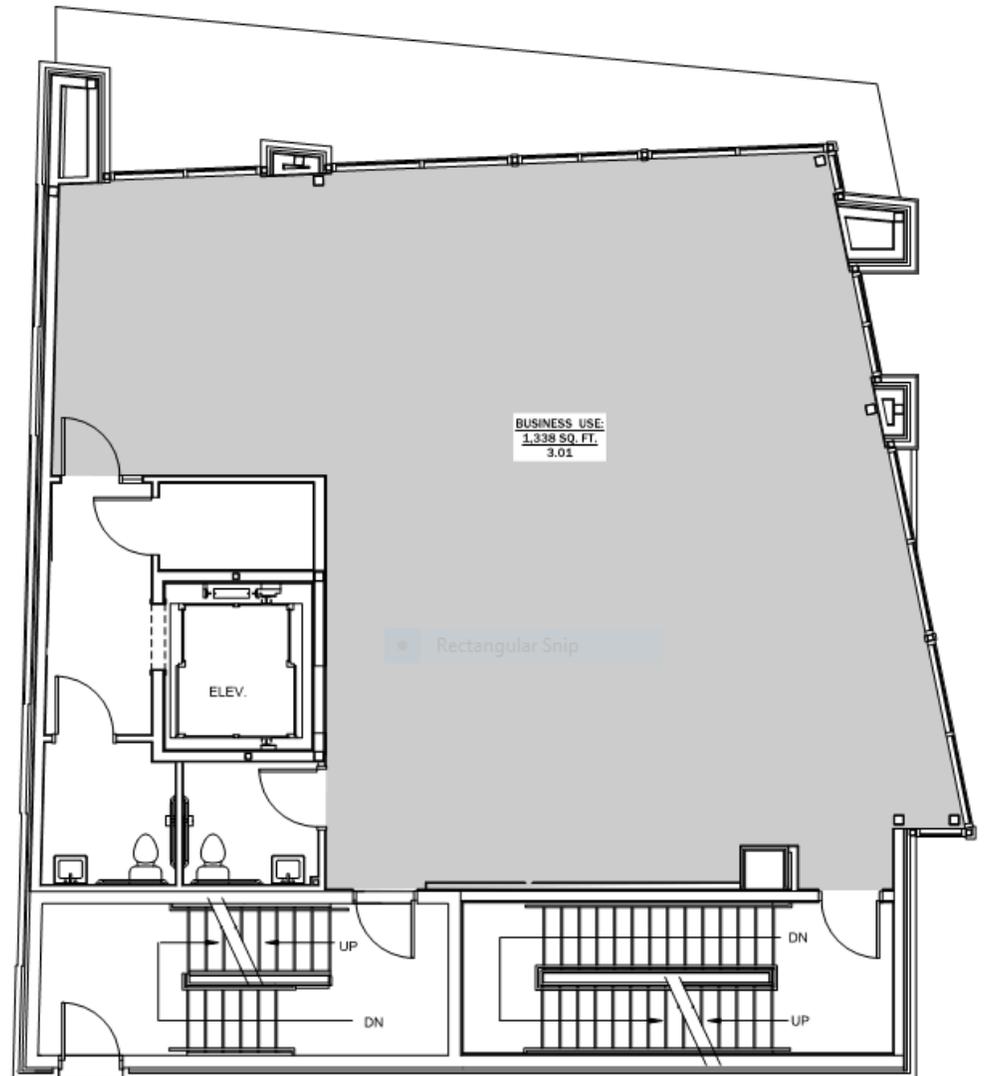
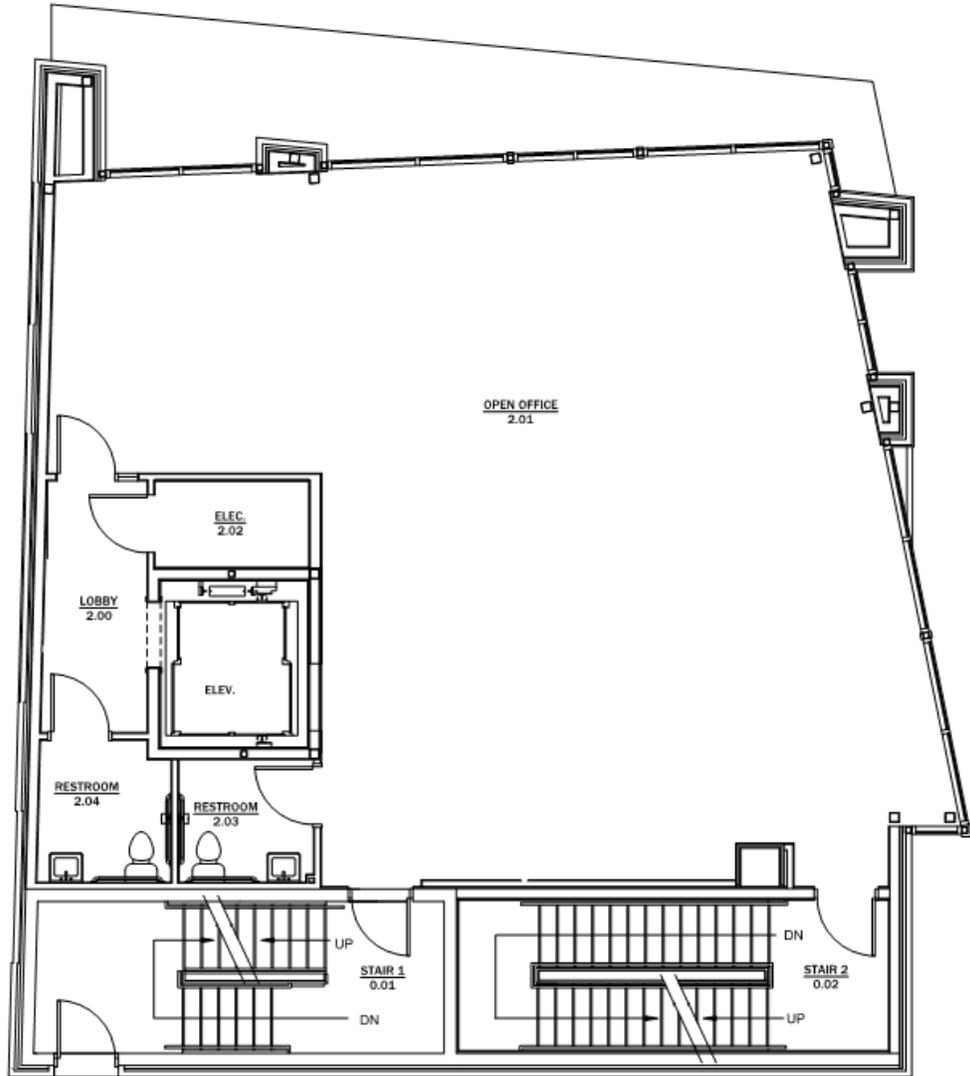
SCALE: 1/4"=1'-0" (24x36)  
SCALE: 1/8"=1'-0" (12x18)



**C7**  
**A101** **FIRST FLOOR PLAN**

SCALE: 1/4"=1'-0" (24x36)  
SCALE: 1/8"=1'-0" (12x18)





C1  
A103 **SECOND FLOOR EXISTING/DEMOLITION PLAN**

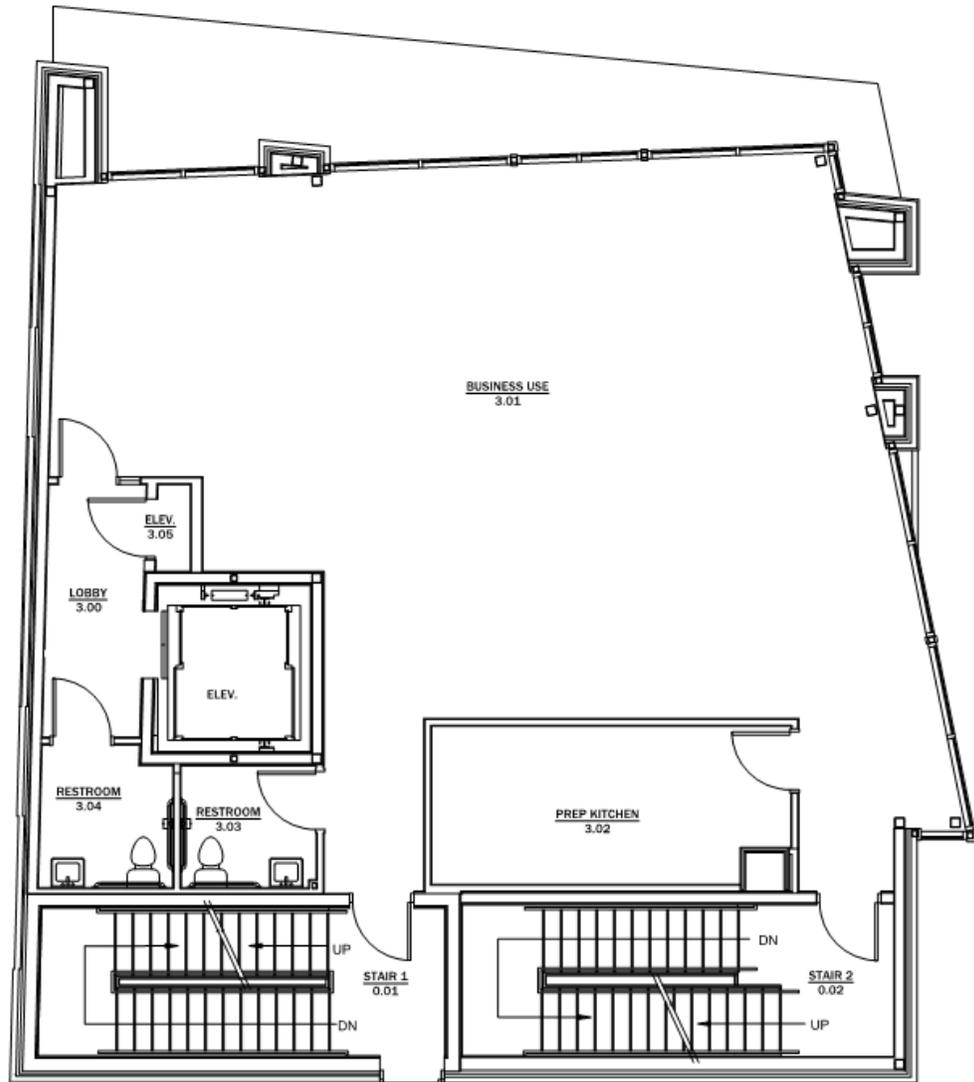
SCALE: 1/4"=1'-0" (24x36)  
SCALE: 1/8"=1'-0" (12x18)



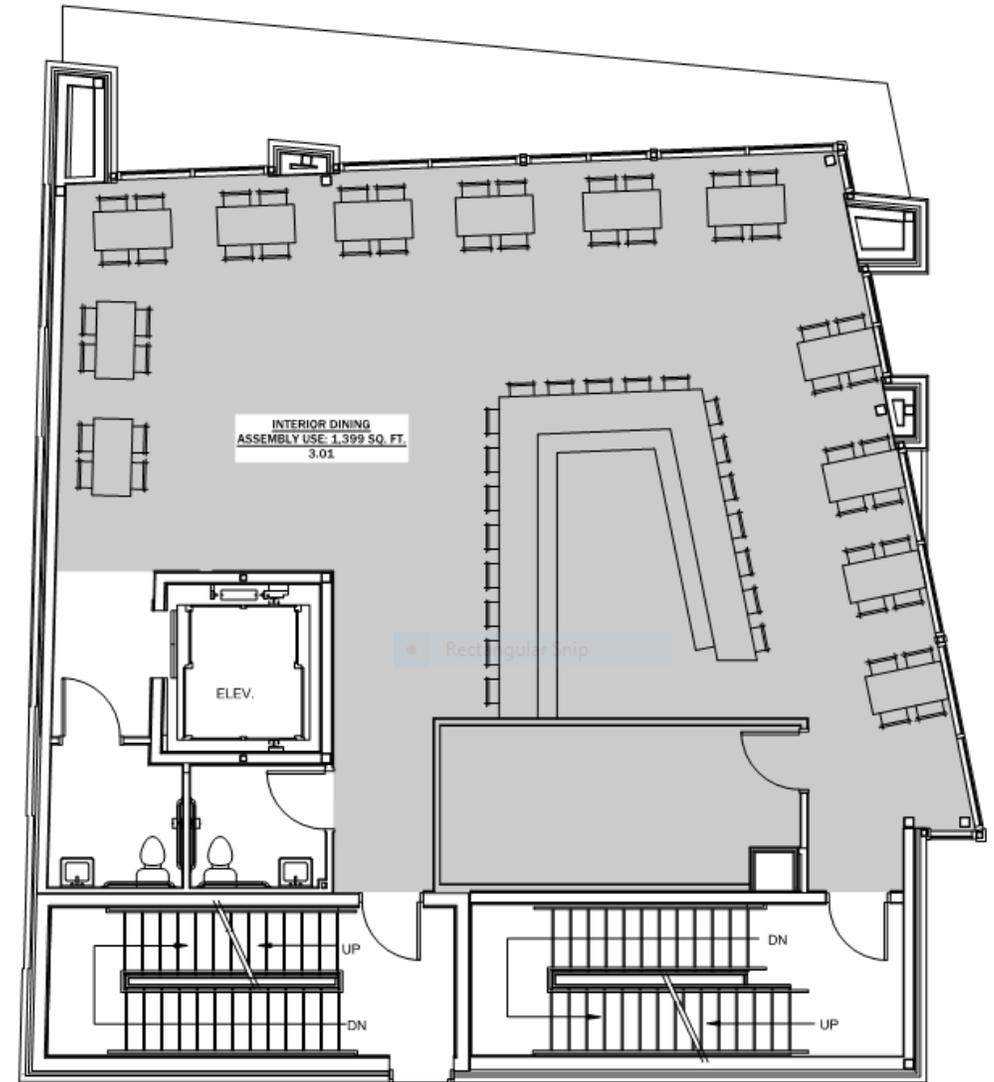
C7  
A103 **SECOND FLOOR PLAN**

SCALE: 1/4"=1'-0" (24x36)  
SCALE: 1/8"=1'-0" (12x18)

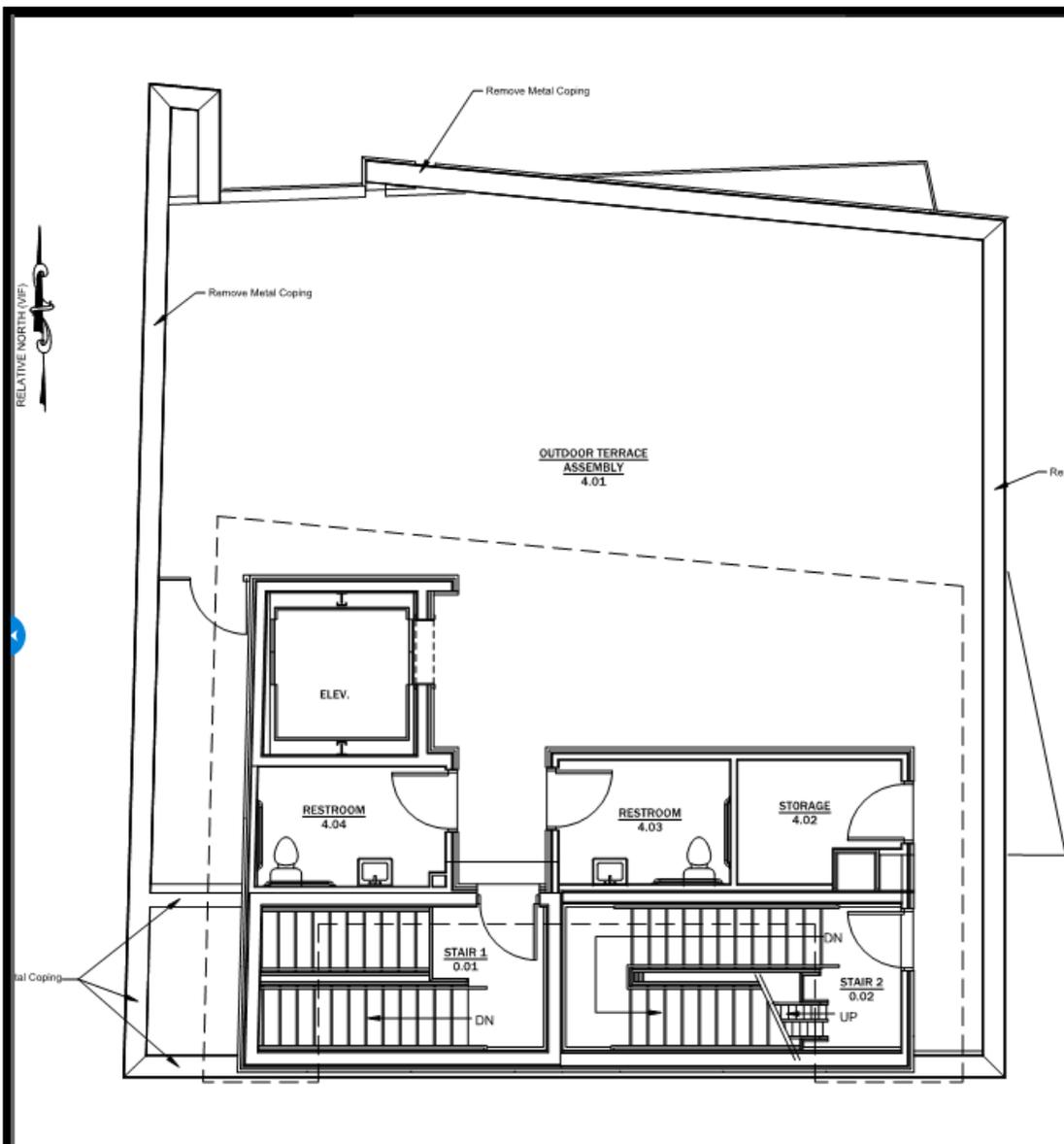




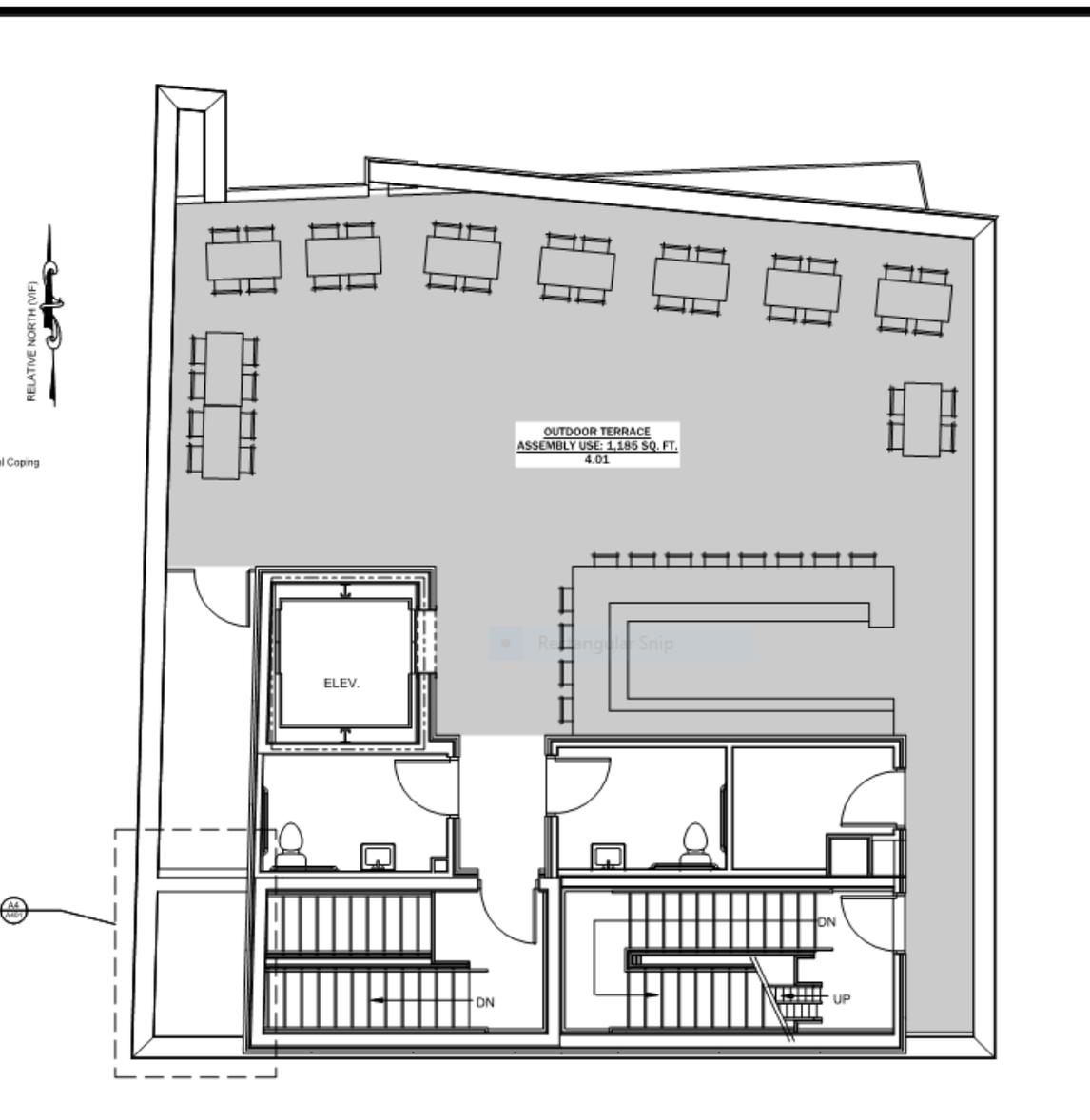
**C1**  
**A105**  
**THIRD FLOOR DEMOLITION PLAN**  
 SCALE: 1/4"=1'-0" (24x36)  
 SCALE: 1/8"=1'-0" (12x18)



**C7**  
**A105**  
**THIRD FLOOR PLAN**  
 SCALE: 1/4"=1'-0" (24x36)  
 SCALE: 1/8"=1'-0" (12x18)

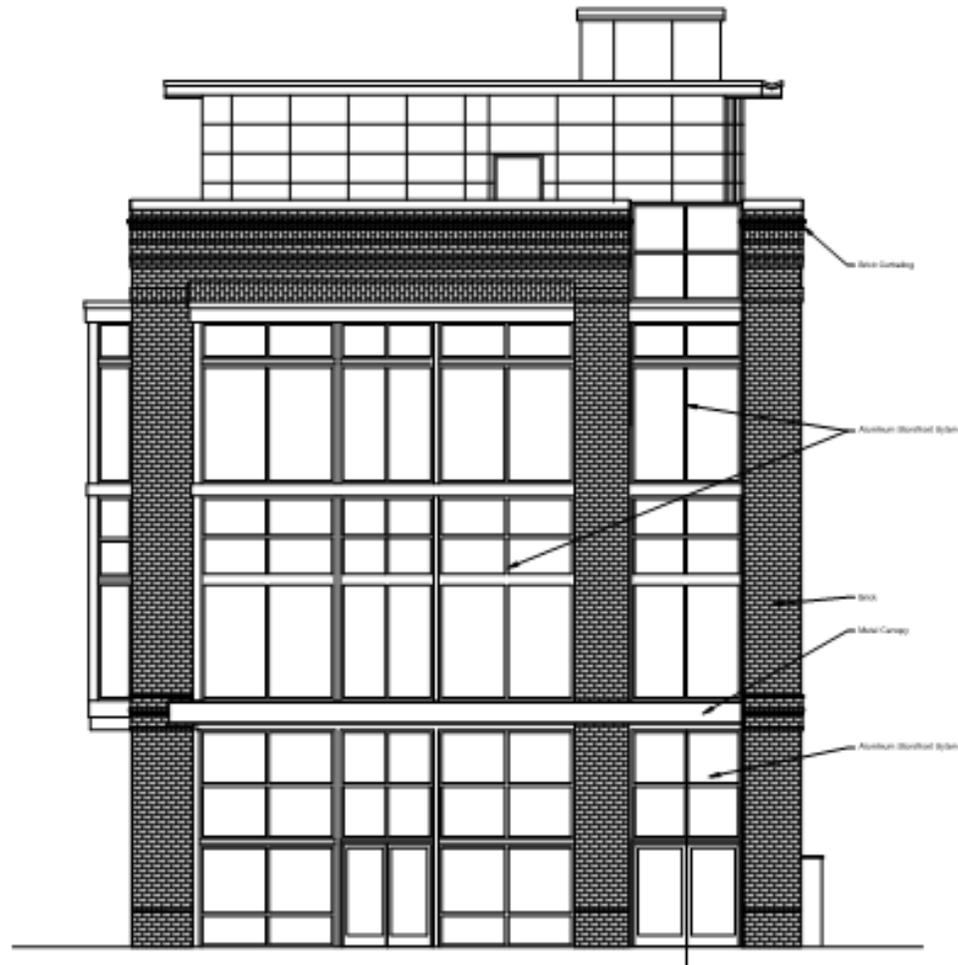


**C1**  
**A107**  
**FOURTH FLOOR DEMOLITION PLAN**  
 SCALE: 1/4"=1'-0" (24x36)  
 SCALE: 1/8"=1'-0" (12x18)



**C7**  
**A107**  
**FOURTH FLOOR PLAN**  
 SCALE: 1/4"=1'-0" (24x36)  
 SCALE: 1/8"=1'-0" (12x18)

THE DRAWING IS THE PROPERTY OF THE ARCHITECT. NO PART HEREOF MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"  
SCALE: 1/4" = 1'-0"

DECLARATION  
NOT FOR  
CONSTRUCTION



**DAVID B. HARRIS ARCHITECT**  
100 West Street, Charleston, SC 29401  
Phone: 843.725.1233  
Email: david.harris@dbha.com

**83 MARY STREET**  
CHARLESTON, SOUTH CAROLINA

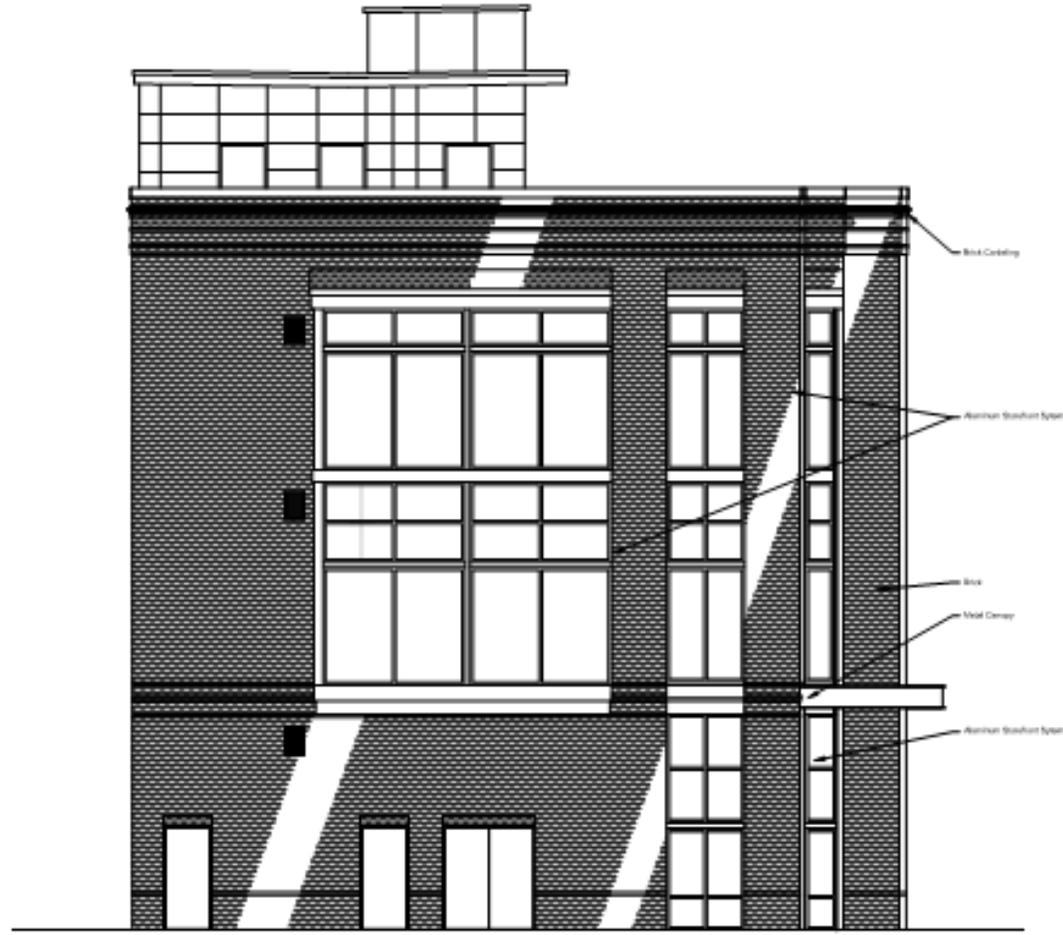
● Rectangular Snip

**ROOF PLAN**

DATE: 01/14/2020
DRAWN BY: JH
CHECKED BY: JH
SCALE: 1/8" = 1'-0"
REVISIONS
NO. DESCRIPTION

**A201**

NO DIMENSIONS TO EXISTING CONDITIONS UNLESS SPECIFICALLY NOTED OTHERWISE. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFICALLY NOTED OTHERWISE.



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0" (VERTICAL)  
SCALE: 1/8" = 4'-0" (HORIZONTAL)

PRELIMINARY  
NOT FOR  
CONSTRUCTION



**DAVID BULLIARD ARCHITECT**  
1000 W. 10TH STREET, SUITE 100  
CHARLESTON, SOUTH CAROLINA 29401  
TEL: 803.733.1111 FAX: 803.733.1112  
WWW.DBAARCHITECTS.COM

**83 MARY STREET**  
CHARLESTON, SOUTH CAROLINA

Rectangularity

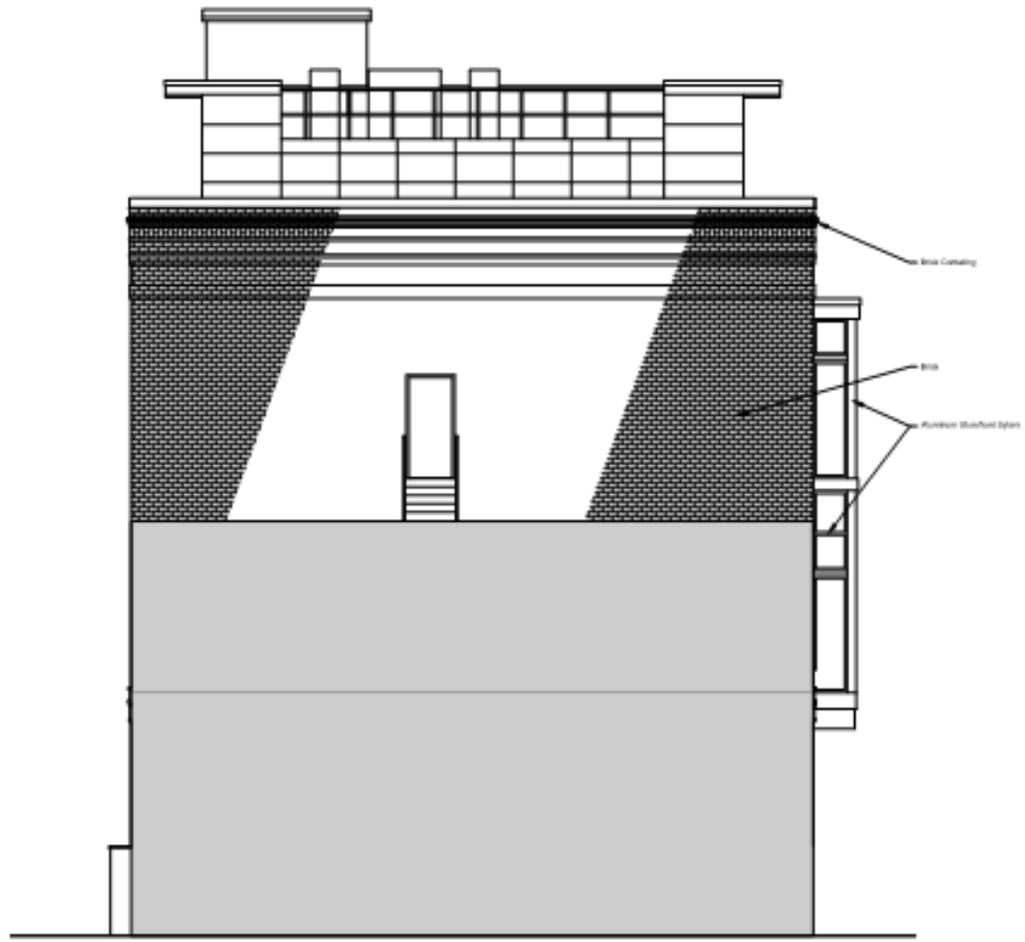
**EAST ELEVATION**

DATE	NOV 14 2018	
PROJECT	83 MARY ST	
SCALE	1/8" = 1'-0" (VERTICAL) 1/8" = 4'-0" (HORIZONTAL)	
REVISIONS		
NO.	DATE	DESCRIPTION

**A202**

1 2 3 4 5 6 7 8 9 10 11 12

NOT TO SCALE UNLESS SPECIFICALLY NOTED OTHERWISE. ALL DIMENSIONS ARE IN FEET AND INCHES. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFICALLY NOTED OTHERWISE.



**SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"  
 SCALE: 1/4" = 1'-0"

NOT A SHEDY  
NOT FOR  
CONSTRUCTION



DAVID RICHARDS ARCHITECT  
100 West Street, Charleston, SC 29401  
Phone: 843.733.1111  
Email: david@drichards.com

83 MARY STREET  
CHARLESTON, SOUTH CAROLINA

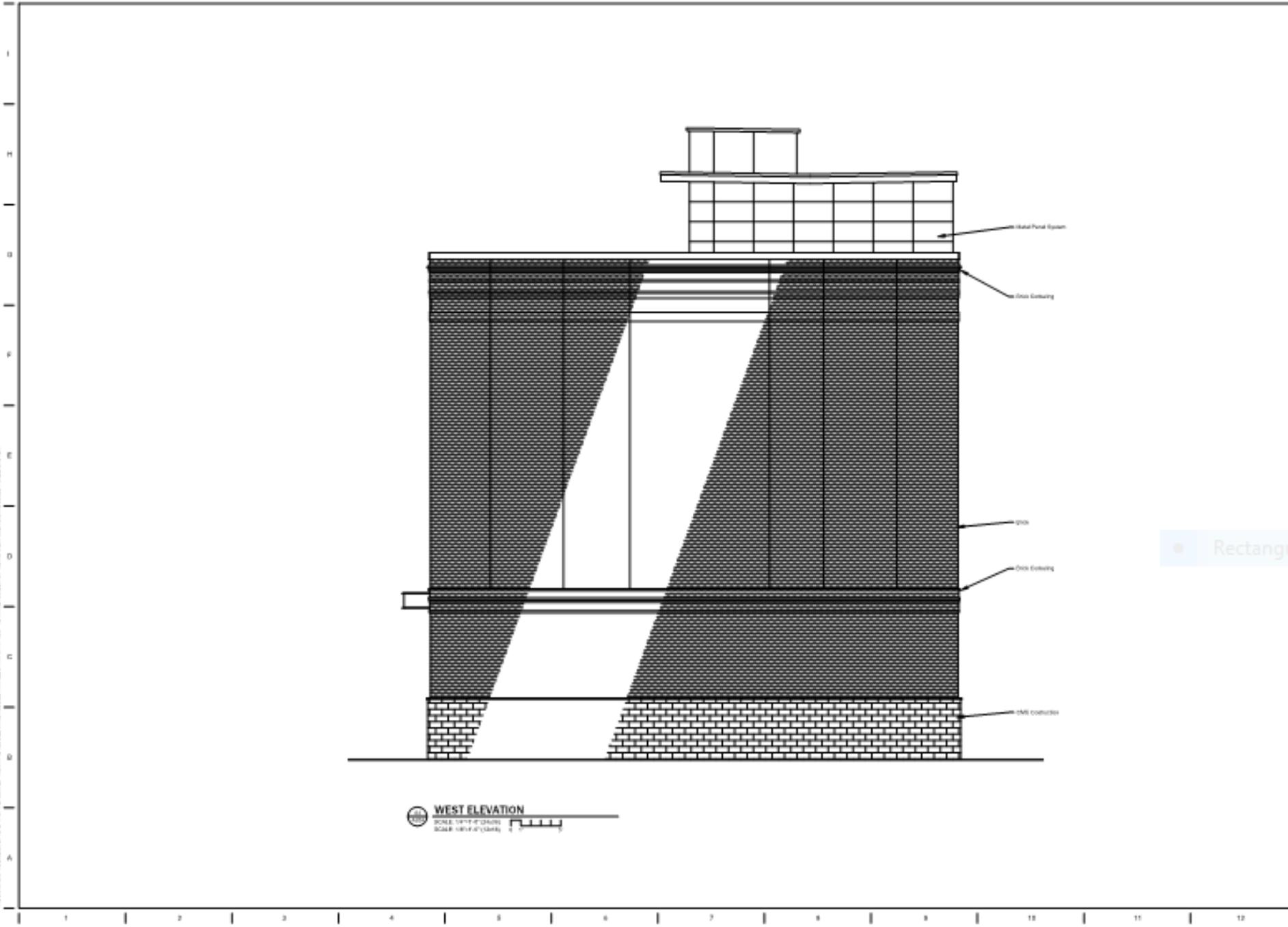
• Rectangular

SOUTH ELEVATION

PROJECT NO.	00000	
OWNER	DR	
DATE	11/11/2010	
REVISIONS		
NO.	DATE	DESCRIPTION

A203

THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.



**WEST ELEVATION**  
 SCALE: 1/8" = 1'-0" (VERT.)  
 SCALE: 1/8" = 4'-0" (HORIZ.)

PRELIMINARY  
NOT FOR  
CONSTRUCTION



**DAVID RICHMONDS ARCHITECTS**  
 101 West Street, Charleston, SC 29401  
 Phone: (843) 723-1111  
 Email: david@drarchitects.com

**83 MARY STREET**  
 CHARLESTON, SOUTH CAROLINA

Rectangular

WEST ELEVATION

PROJECT NO.	2008
DATE	01/28
SCALE	1/8" = 1'-0" (VERT.) 1/8" = 4'-0" (HORIZ.)
DESCRIPTION	
DATE	

A204

## Agenda Item #B-2

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104 COOPER STREET

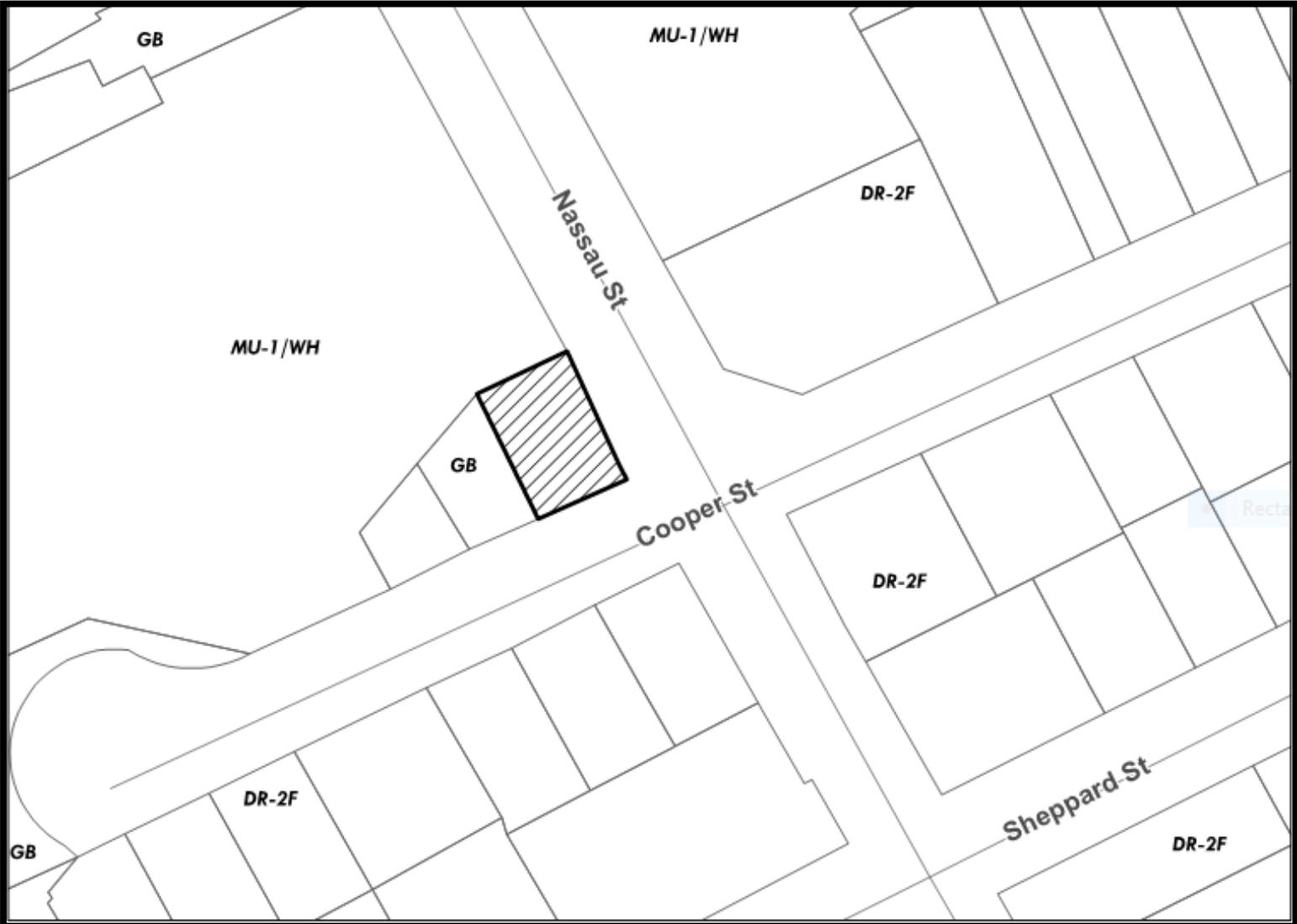
(EASTSIDE)

TMS # 459-05-03-006

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,498sf; 2,500sf required).

Request variance from Sec. 54-301 to allow construction of a single-family residence with a 7.2-ft. west side setback, a 10.2-ft. total side setback (9-ft. and 15-ft. required).

Zoned GB









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 stops 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.

MEETINGS DATE REQUESTED: September 1, 2020

Property Address 104 Cooper Street TMS # 4580503806

Property Owner Milton East Development Daytime Phone 4046448134

Applicant Charlotte Chenail Daytime Phone 8436183321

Applicant's Mailing Address 114A Cooper Street Charleston, SC 29401

E-mail Address charlene@mail.com

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

Zoning of property CG

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 FEMA 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 (1 set)
[ ] Plans or documents necessary to show compliance with special exception requirements (3 sets)
[ ] Checks, 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 Charlotte Chenail Date April 1, 2020

For office use only
Date application received \_\_\_\_\_ Time application received \_\_\_\_\_
\$240/annum Fee \$ \_\_\_\_\_ Receipt # \_\_\_\_\_

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

We are requesting a rear side setback variance, currently 10' as the required 15'

We are requesting a South/West Side setback, currently the plans show 7' as the required 9'

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**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 § 6-27-300)

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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):

This lot is zoned GL and is a lot of insufficient size, we are asking for a special exception to build on this lot.

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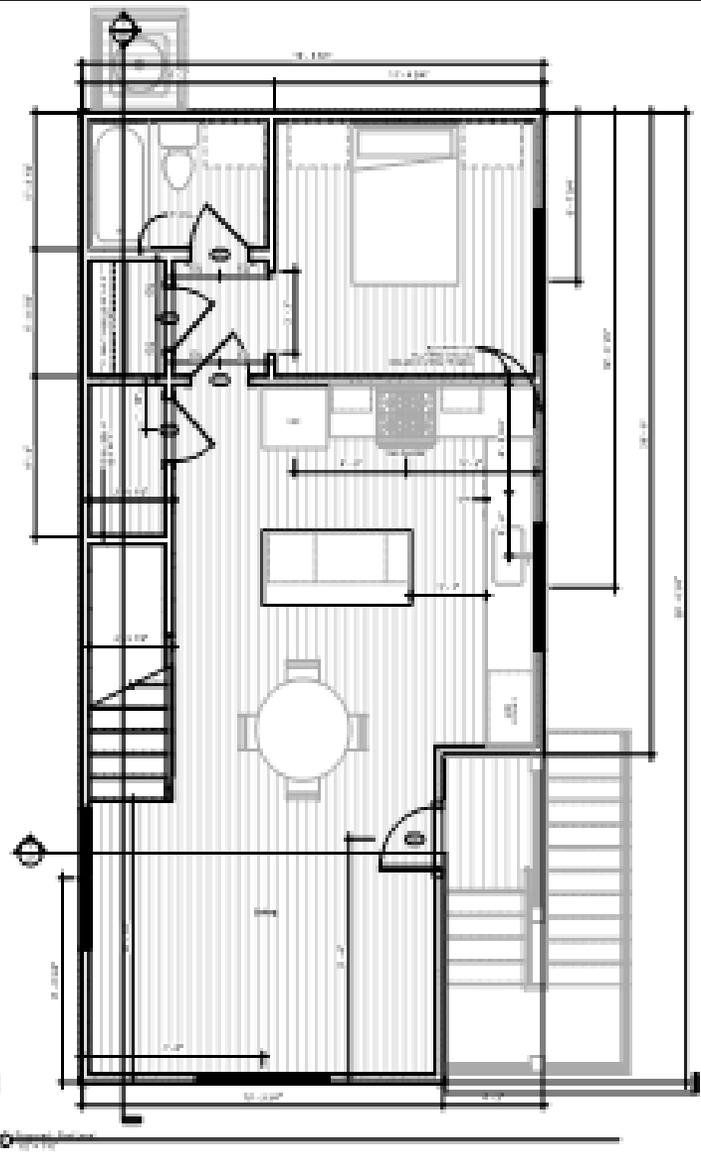
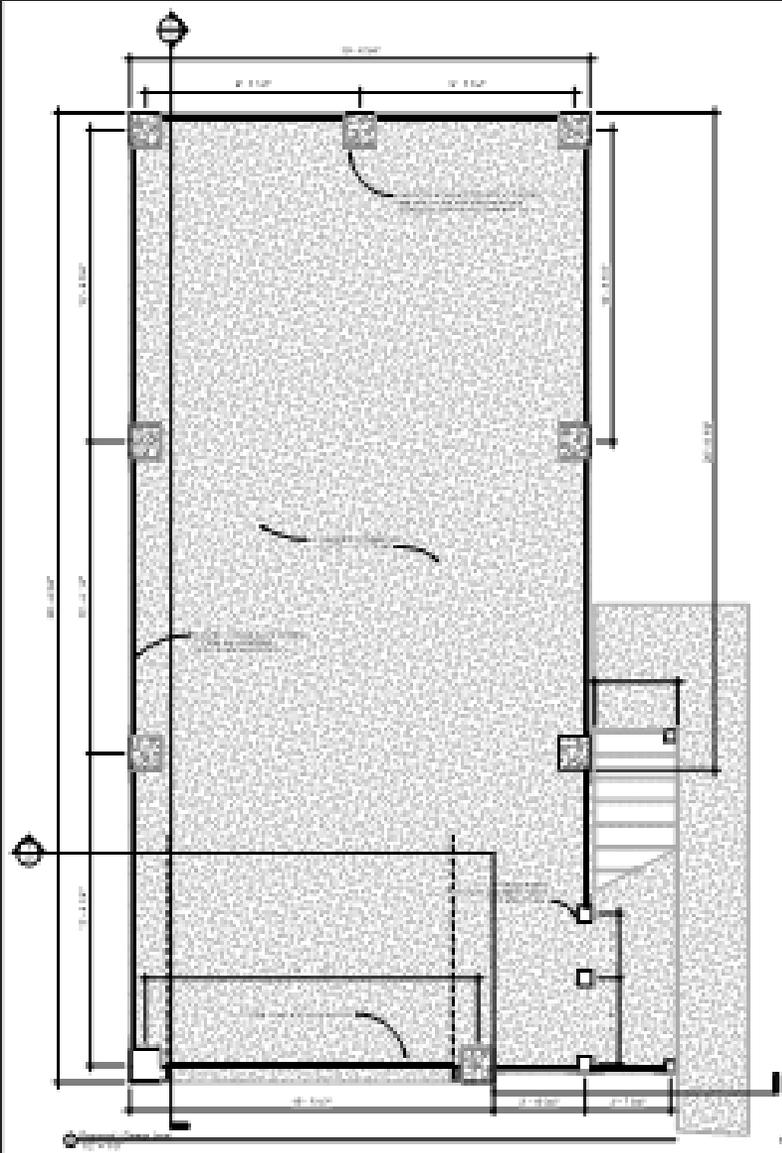
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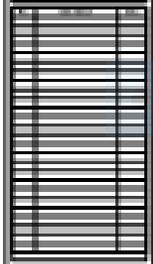
**All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part II of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has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







SINGLE FAMILY DWELLING  
104 COOPER STREET

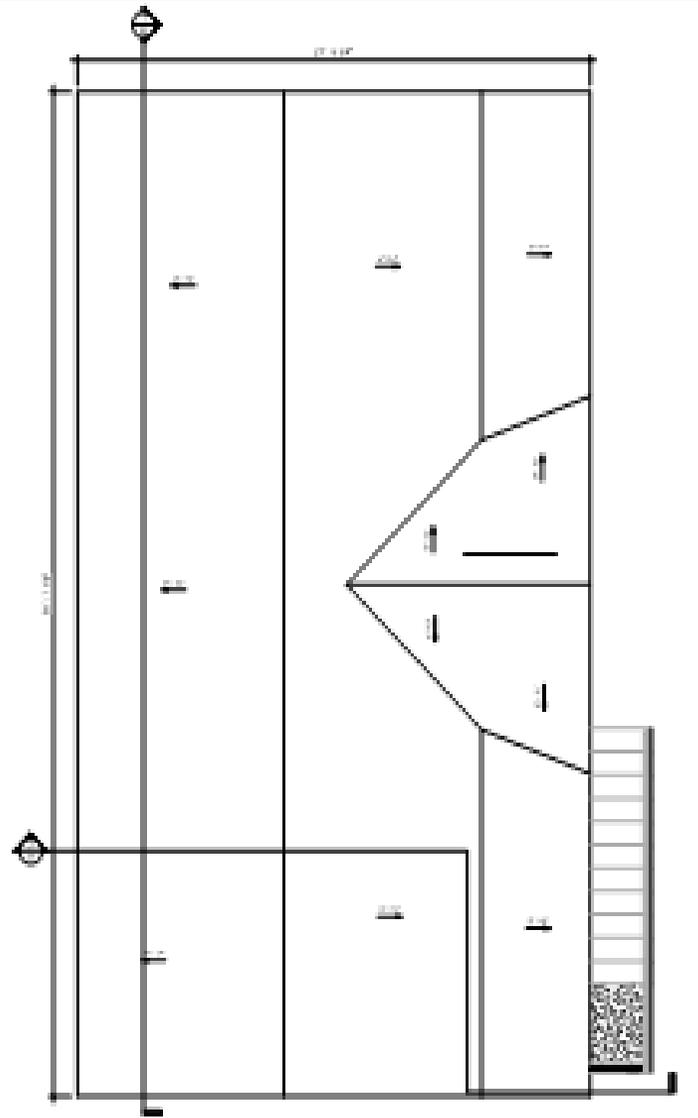


PLAN VIEWS

A0

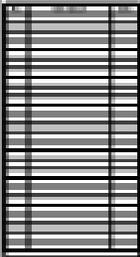


© 2014



RASPBERRY STREET  
DEVELOPMENT

SINGLE FAMILY DWELLING  
104 COOPER STREET

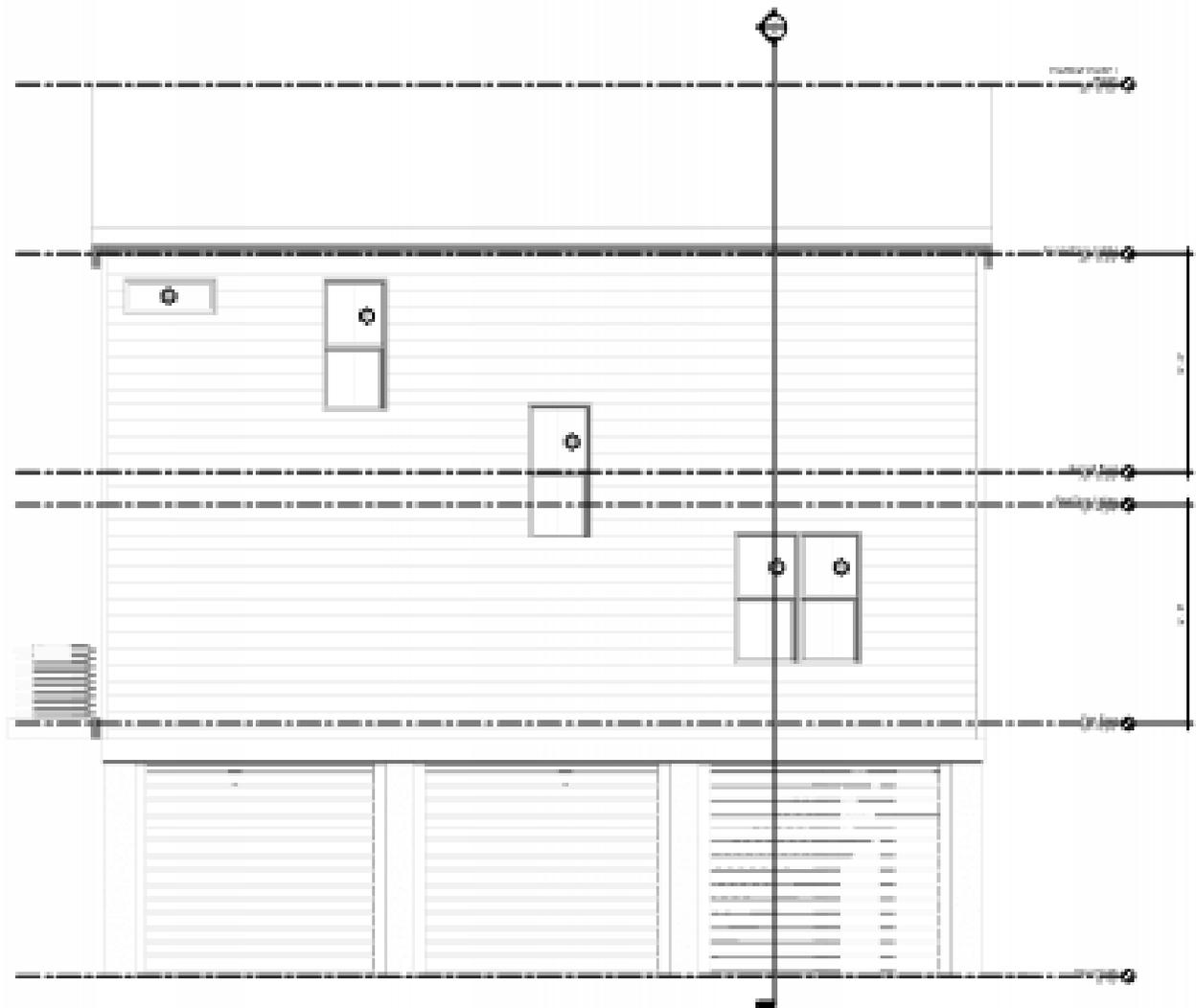


PLAN VIEWS

A2

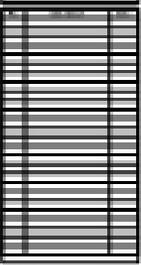






OLIVE STREET  
DESIGN/ART

SINGLE FAMILY DWELLING  
104 COOPER STREET

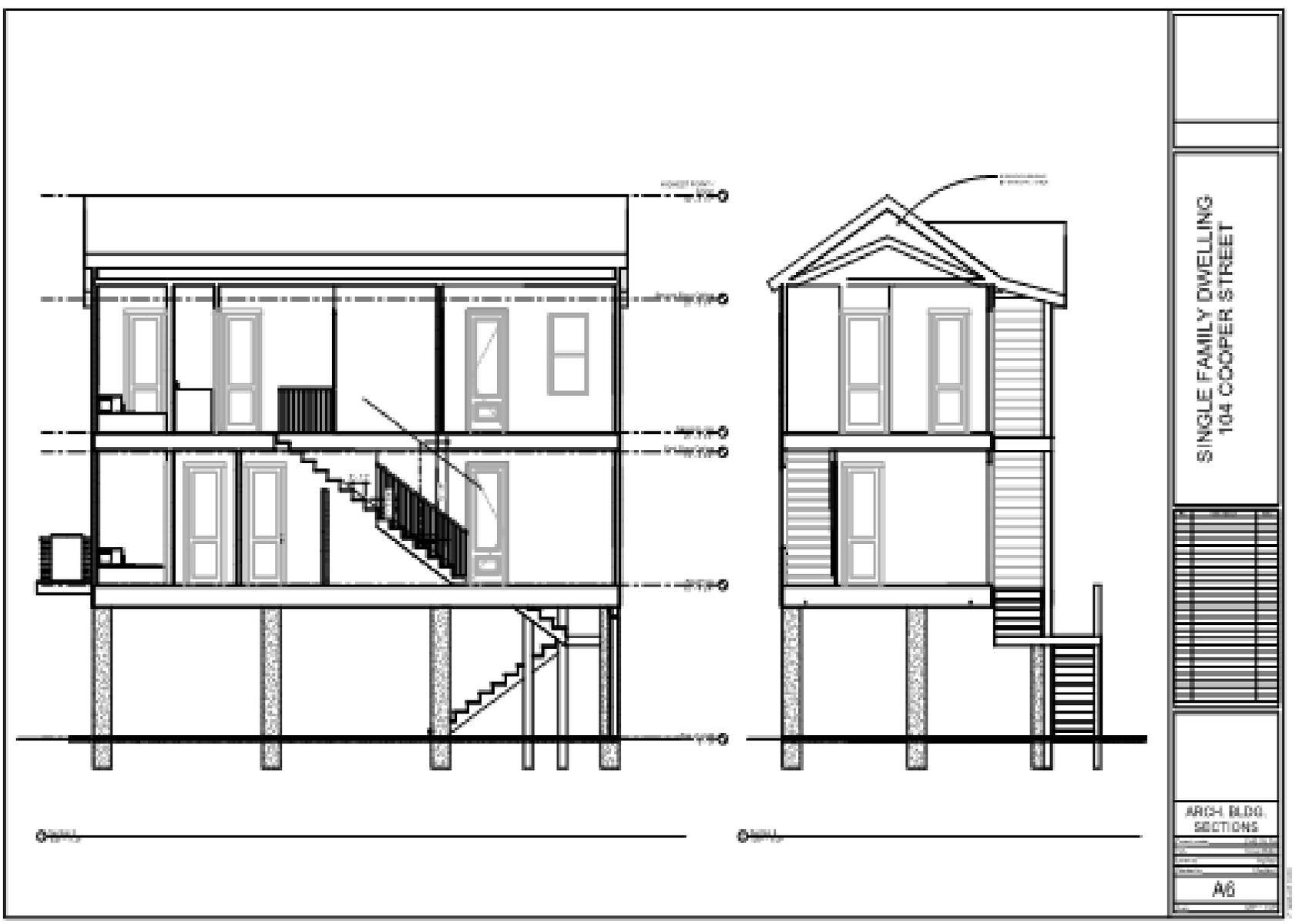


ELEVATION  
VIEW

DATE: 10/15/2014  
DRAWN BY: J. COOPER  
CHECKED BY: J. COOPER

A5

© 2014



## Agenda Item #B-3

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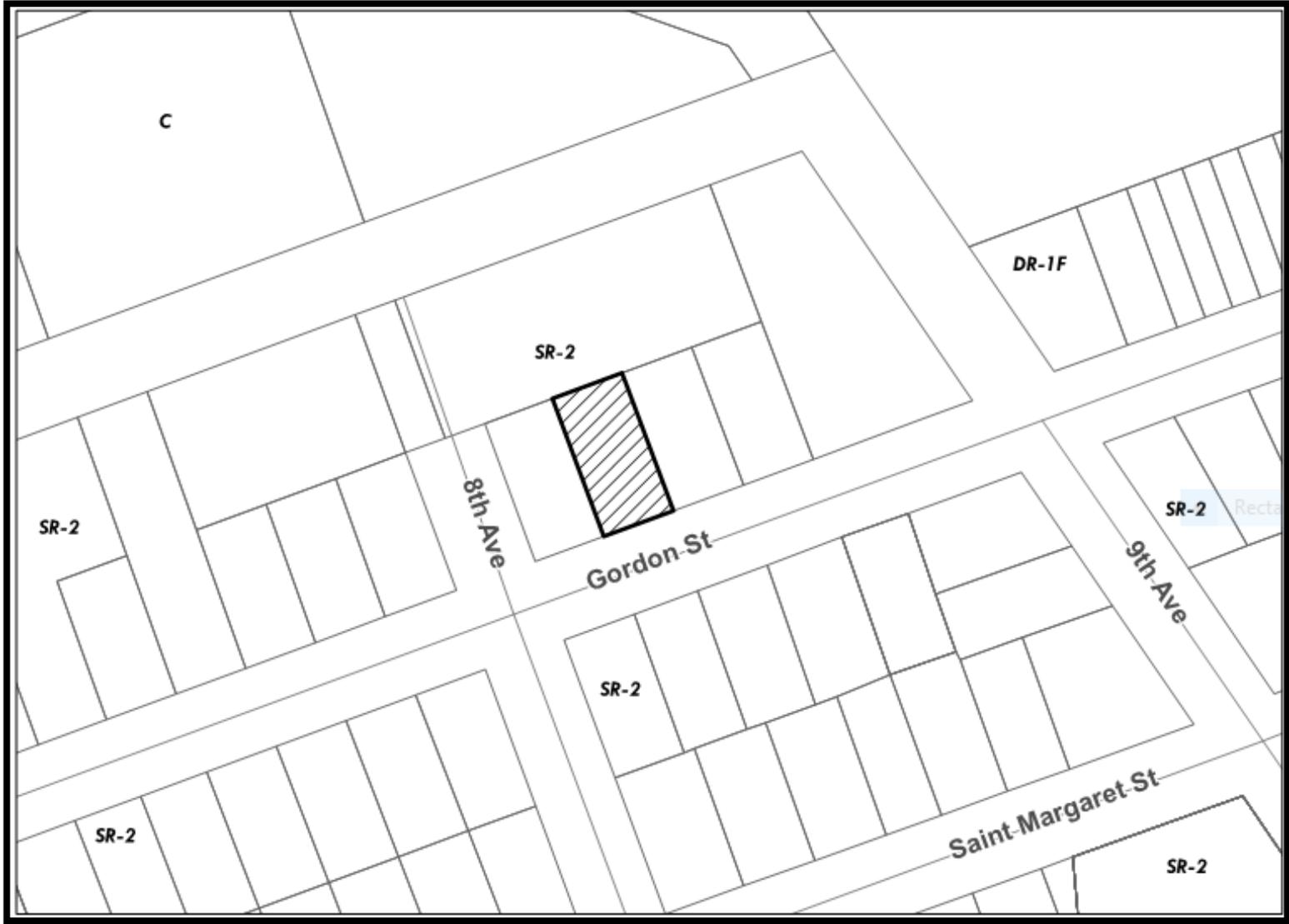
174 GORDON STREET

(WAGENER TERRACE)

TMS # 463-10-04-119

Request variance from Sec. 54-301 to allow a one-story addition (family room/bath) with an 18.8-ft. rear setback; to allow a hvac platform with a 3.2-ft. east side setback (25-ft. and 9-ft.) required.

Zoned SR-2









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: 9/1/2020

Property Address 174 Gordon St. TMS # 463-10-04-119

Property Owner Joshua Walker Daytime Phone 843-814-6294

Applicant Joshua Walker Daytime Phone 843-814-6294

Applicant's Mailing Address 174 Gordon St, Charleston, SC 29403

E-mail Address joshua.li.walker@gmail.com

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

Zoning of property SR2

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 Aug 3rd 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):

please see as attachment

**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.**

July 30, 2020

To: Lee Batchelder, Zoning Administrator  
City of Charleston

From: Josh Walker

174 Gordon Street

463-10-04-119

Mr. Batchelder:

Enclosed are detailed site plans, measurements, and basic elevations for a subordinate and small one story addition on our single family house.

**Variance Test**

Accordingly, we respectfully submit our plans meet all facets of the Variance 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 normal sized residential lot that contains a modest 2 story house (Circa 1937) Our plan is to add a small and subordinate one story rear addition and add to the footprint 448 sq. ft. total, including an AC platform. The front house is small and inefficient for a growing family with children.

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

Currently, the property is zoned SR2 with a total lot size of 5,532 sqft. Examination of the surrounding tax maps indicate that a number of residential properties do not conform anywhere close to those existing regulations. Some of the existing homes have similar configurations, and we are virtually replicating a programming model of what successfully exists in this neighborhood.

**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" existing side and rear setbacks would unreasonably restrict a sensibly sized planned rear addition to our home, making it inconsistent with other modernizations in the existing area. The existing ordinance would not allow the most modest of additions to 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 by propagating residential family life in the Wagener Terrace Neighborhood.

**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 historical residential use for what was always conceived for this neighborhood.

A small encroachment of 3' 2 1/2" into the 10' side setback for the AC stand, and a 6' 4" encroachment into the 25' rear setback is minimal and will not impact the public good nor cause any detriment.

Our plan keeps the footprint substantially under 50% footprint, allows for a diminutive rear addition to the historic home; and with careful planning, these setback variance requests have been thoughtfully minimized.

Our surrounding neighbors are supportive of this plan.

In conclusion, thoughtful and sensible efforts as being put forth in the application will demonstrate we meet the Variance Test.

Yours truly:



Josh Walker

174 Gordon Street

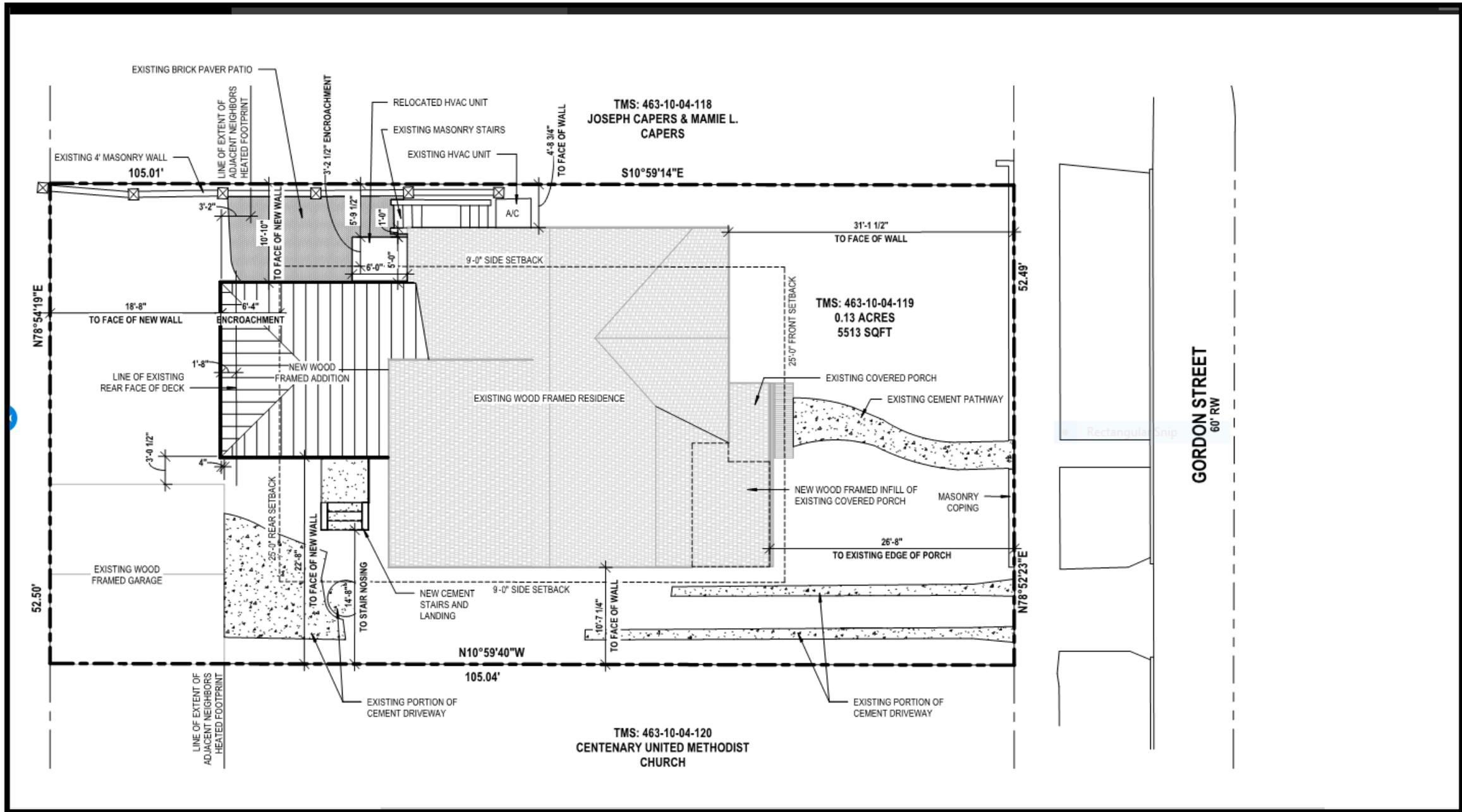
TMS: 463-10-04-118  
JOSEPH CAPERS & MAMIE L.  
CAPERS

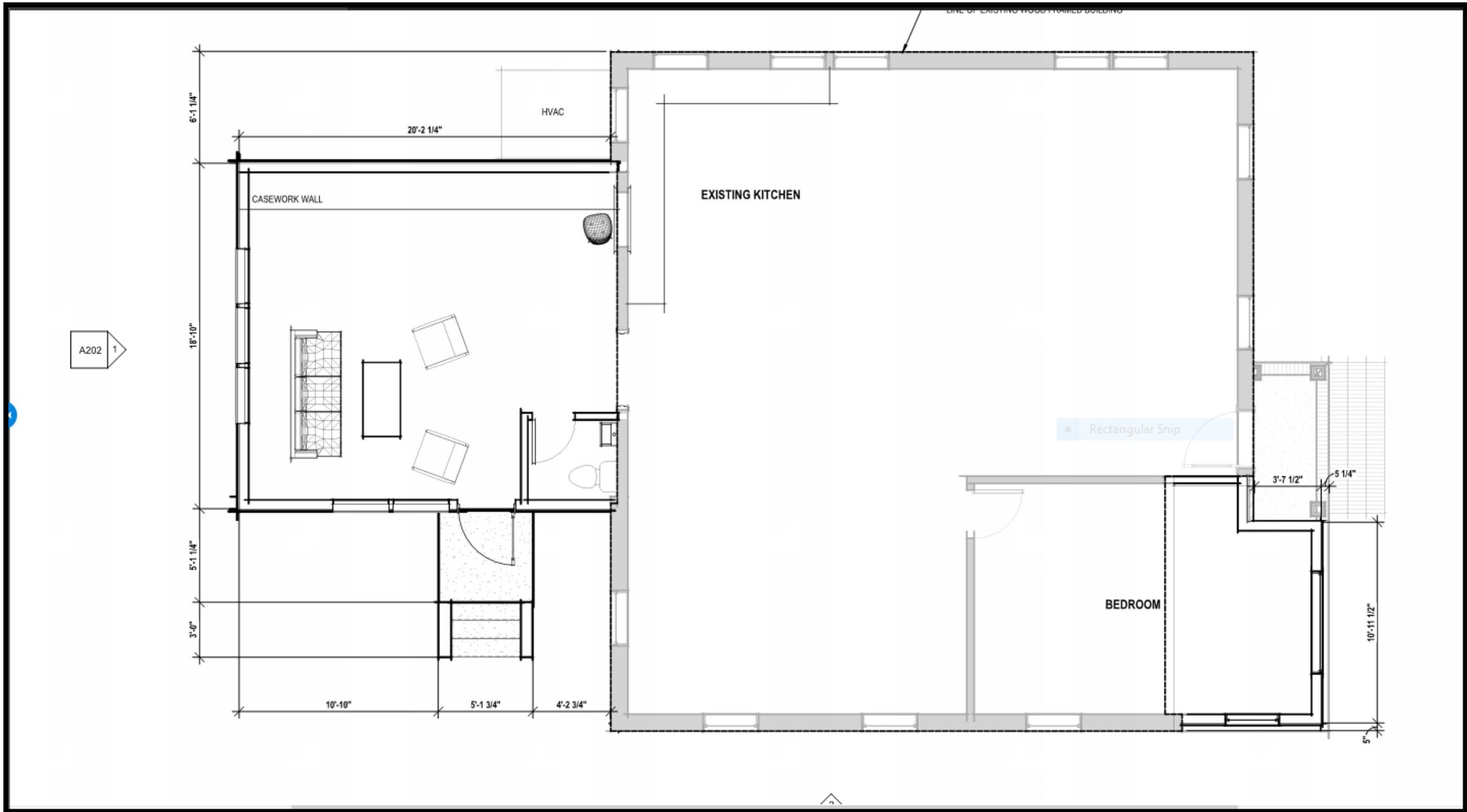
S10°59'14"E

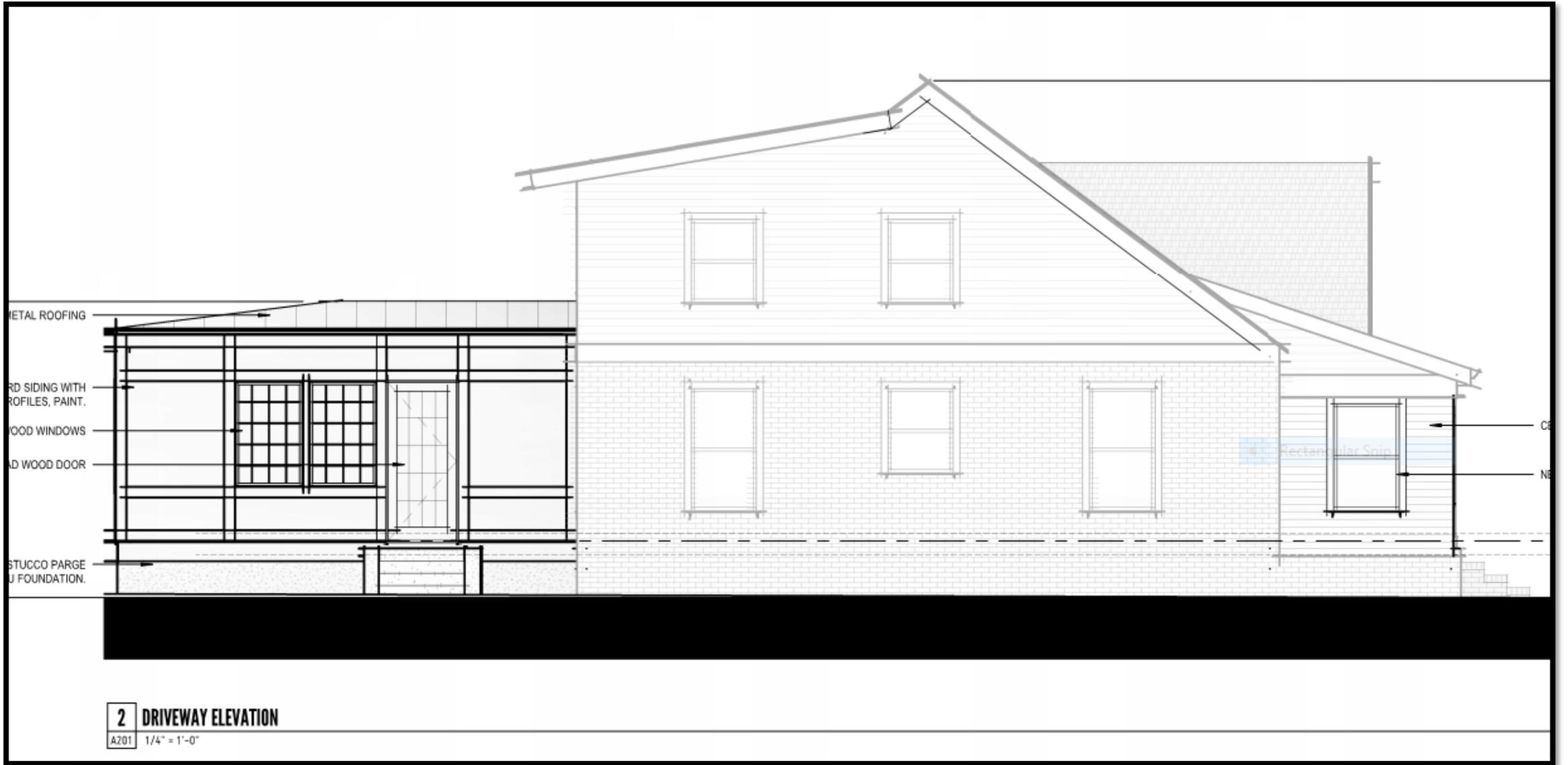
TMS: 463-10-04-119  
0.13 ACRES  
5513 SQFT

TMS: 463-10-04-120  
CENTENARY UNITED METHODIST  
CHURCH

GORDON STREET  
60' RW



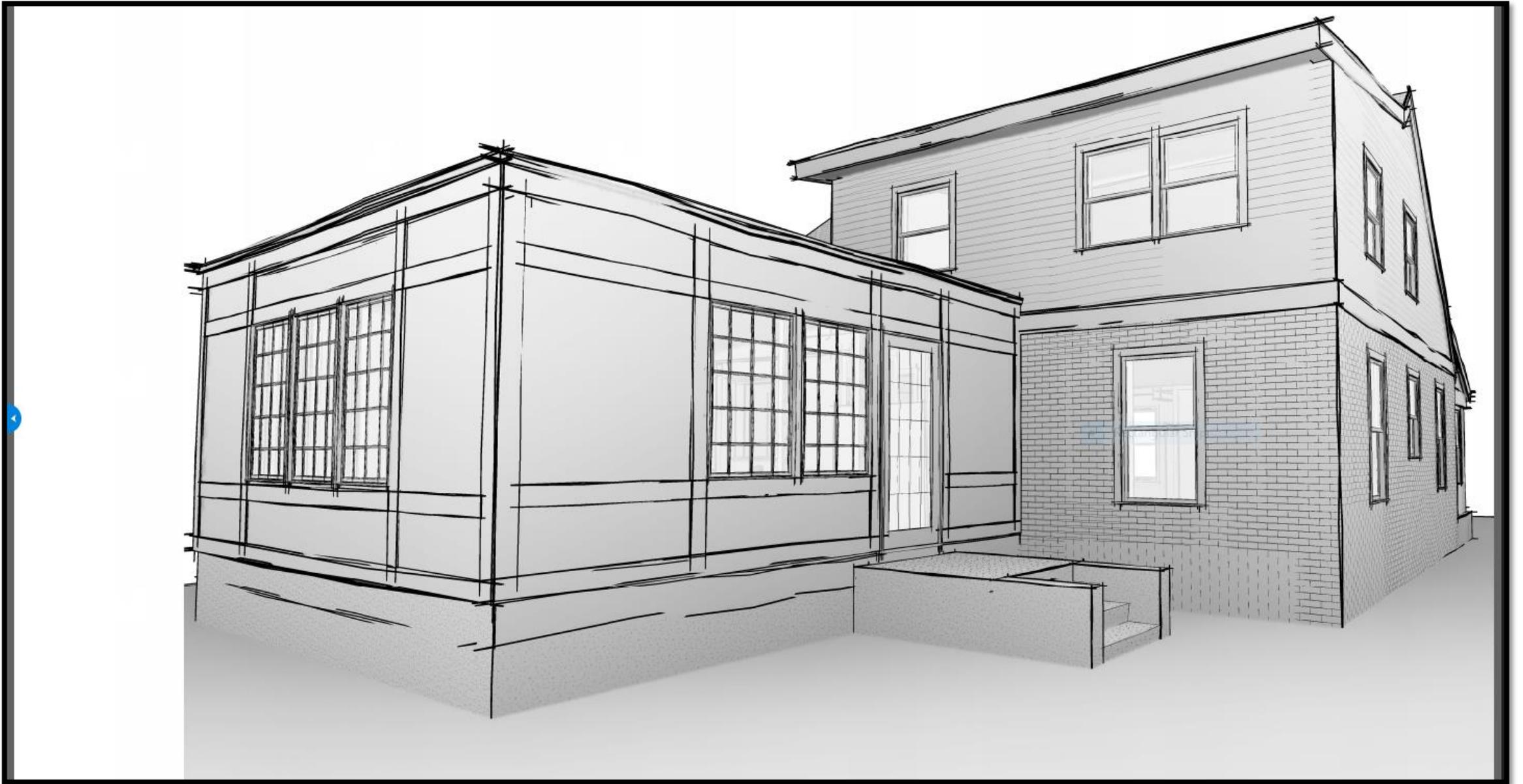






**2 EAST ELEVATION**

A202 1/4" = 1'-0"



# Agenda Item #B-4

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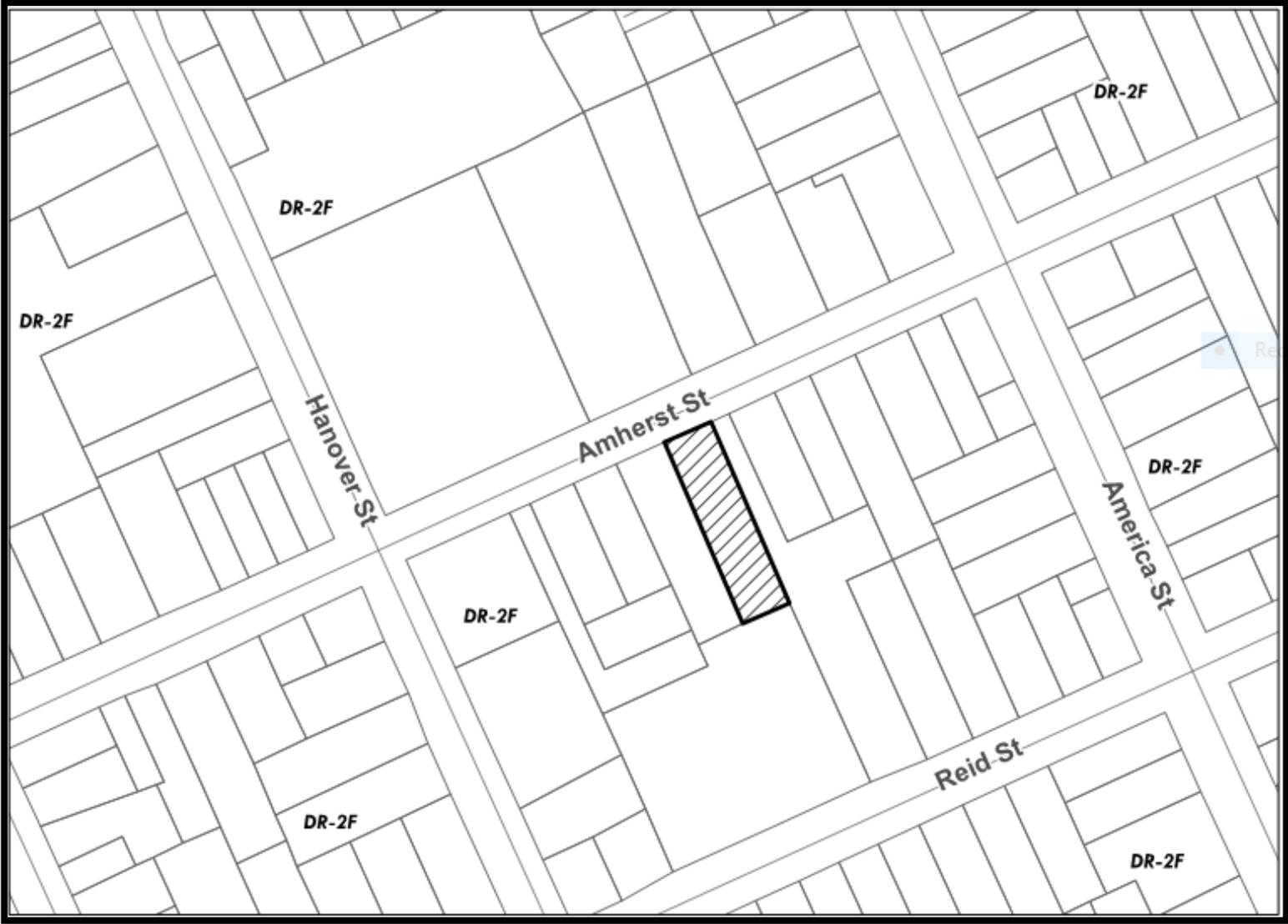
49 AMHERST STREET

(EASTSIDE)

TMS # 459-09-02-046

Request special exception under Sec. 54-110 to allow a horizontal expansion (living/dining room) and vertical extension (2<sup>nd</sup> story-bedroom/bath) to a non-conforming building footprint that extends a non-conforming 0-ft. east side setback (3-ft. 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:**

- 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: 9/1/2020

Property Address 49 AMHERST STREET TMS # 459-09-02-044

Property Owner PETER BIERLE + CAITLYN MAYER Daytime Phone \_\_\_\_\_

Applicant JFM ARCHITECTS Daytime Phone 843.577.3275

Applicant's Mailing Address 210 (B) RUTLEDGE AVE

CHAS. SC 29403 E-mail Address JULIA@JFMARCHITECTS.COM

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

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 [Signature] Date 7/31/2020

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):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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):

WE ARE REQUESTING A SPECIAL EXCEPTION TO CONSTRUCT  
A VERTICAL ADDITION TO A NON-CONFORMING FOOTPRINT  
PER 54-110. THIS IS AN EXISTING SINGLE FAMILY RESIDENCE  
AND WILL REMAIN AS SUCH. ADDITION WILL ALLOW FOR  
A 3RD BEDROOM + LIVING/DINING ROOM.

**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.**



CURRENT STREETVIEW



HISTORIC RESIDENCES EAST OF SITE



HISTORIC RESIDENCE WEST OF SITE



AERIAL VIEW

Rectangular Snip

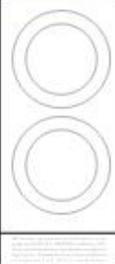


MODERN RESIDENCES ON NORTH SIDE OF AMHERST



CHURCH AND CEMETERY ON NORTH SIDE OF AMHERST

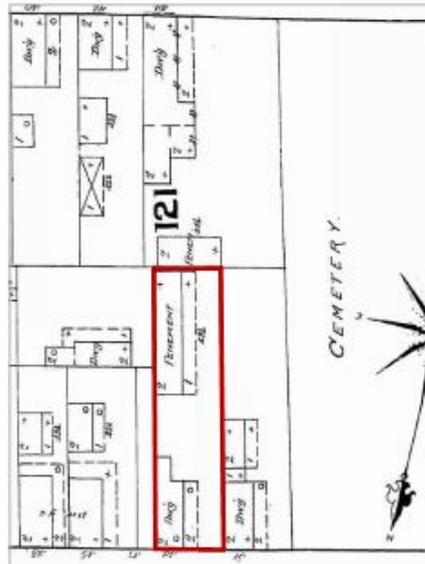
JULIA F. MARTIN ARCHITECTS  
210 RUTLEDGE AVENUE, 2ND FLOOR • CHARLOTTE, NC 28403  
P. 704.377.1270 WWW.JFMARCHITECTS.COM



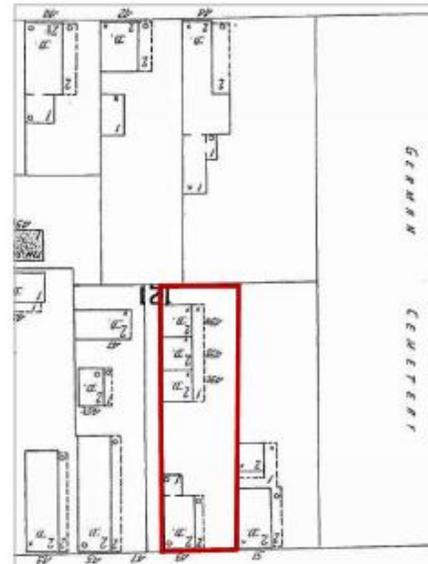
RENOVATION + ADDITION AT  
49 AMHERST STREET

PROJECT NO: 2020-31  
DATE: 26 JULY 2020  
DRAWN BY: RLL/JLS/A  
CHECKED BY: AF/A

CONTEXT  
IMAGES



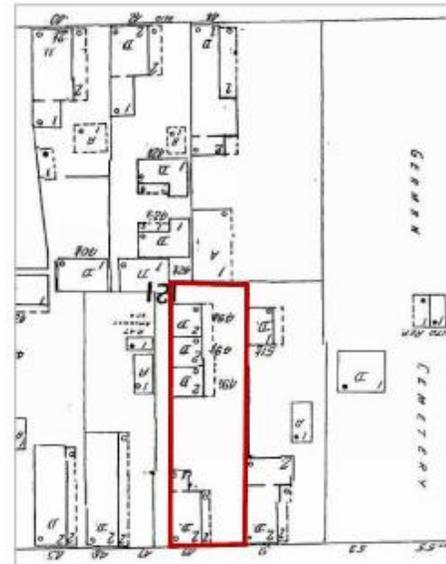
SANBORN MAP EXCERPT (1888)



SANBORN MAP EXCERPT (1902)



SANBORN MAP EXCERPT (1944)



SANBORN MAP EXCERPT (1951)

S.C. DEPARTMENT OF ARCHIVES AND HISTORY

SITE No.: c-459-9-2:46  
 HISTORIC NAME:  
 COMMON NAME:  
 ADDRESS: 49 Amherst Street

CLASSIFICATION: Building  
 TYPE: residence  
 ARCHITECT/CONTRACTOR:  
 DESCRIPTION: 2-s. frame single hse. of 2x5 bays unusual in that it has a central on-ridge chimney suggesting a possible deviation from the center passage single pile plan; gable roof w/ box cornice & full return; weatherboard clad; 6/6 windows; center door @ ea. s. of porch elev.; 2-s. porch w/ facade parapet, sq. posts & balusters; piazza screen w/ 2-light transom @ door & horiz. flushboard  
 OUTBUILDINGS: none  
 RELATIONSHIP TO SURROUNDINGS: Urban; largely residential  
 HISTORICAL SIGNIFICANCE: not on 1872 Drie's View

POTENTIAL: NHL NR NHRD NAER LISTED: NHL NR NHRD NAER S.C. MARKER PROGRAM  
 OWNER/ADDRESS: John Dumas Jr  
 Rt 1 Box 211 Ravenel Chas. SC 29470  
 PRESENT USE: residence  
 CONDITION: good  
 CONSTRUCTION: frame

BIBLIOGRAPHIC & RELATED DATA:  
 INFORMANT/ADDRESS:  
 RECORDED BY: Geier Brown Renfrow Architects, Wash. D.C. DATE: 4/17/85 INITIALS: BW  
 EVALUATION: 4 PHOTO. DATA: 1 (54:26) [a29]

S.C. DEPARTMENT OF ARCHIVES AND HISTORY  
 CONTINUATION FORM

SITE No.: c-459-9-2:46  
 ADDRESS: 49 Amherst Street  
 NAME:  
 COUNTY: Charleston  
 REGION: B-C-D  
 CITY: Charleston

\* @ facade, lat-s. paired windows are later; sections of balustrade removed; 2-s. rear add. of early date

GEIER BROWN RENFROW SURVEY CARD (1985)

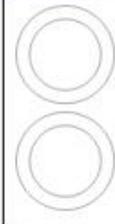


GEIER BROWN RENFROW SURVEY PHOTO (1985)

49 AMHERST WAS CONSTRUCTED c. 1885 AS A SMALL 2-STORY SINGLE HOUSE WITH A ONE-STORY REAR APPENDAGE OR EARLY ADDITION. SOMETIME AFTER 1955, THE 1-STORY APPENDAGE WAS REPLACED BY A TWO-STORY REAR ADDITION THAT MATCHES THE ORIGINAL WIDTH OF THE HOUSE BUT HAS A LOW SLOPE PARAPETTED ROOF. MORE RECENTLY (POST-1985), A 1-STORY ADDITION WAS CONSTRUCTED DIRECTLY BEHIND THE FIRST FLOOR PIAZZA. TO THE WEST OF THE 2-STORY ADDITION, GIVEN THE UNUSUAL ORIGINAL LAYOUT OF THE HOUSE, WITH ITS CENTRAL 'ON RIDGE' CHIMNEY AND L-SHAPED STAIR, THE MIDDLE ROOM ON BOTH FLOORS MUST BE USED FOR CIRCULATION, LEAVING JUST TWO FUNCTIONAL BEDROOMS AND LIMITED GATHERING SPACE FOR A GROWING FAMILY. WE ARE REQUESTING TO EXTEND THE FIRST FLOOR ADDITION UP TO THE SECOND FLOOR TO CREATE A THIRD BEDROOM AT THE 2-STORY ADDITION. THIS CONDITION, OF A TWO-STORY MASS DIRECTLY BEHIND THE PIAZZA, IS UBQUITOUS ON THE EASTSIDE, AND CAN BE FOUND ON BOTH THE ADJACENT HOUSES AS WELL AS THE NEIGHBOR TO THE REAR.

THIS PROPOSAL ALSO SEEKS TO EXTEND TO THE REAR VIA A 1-STORY HYPHEN, PROVIDING FOR A DINING ROOM OFF THE KITCHEN, AND A LIVING ROOM + MASTER BEDROOM IN A SUBORDINATE 2-STORY VOLUME BEYOND.

AS SHOWN IN THE SANBORN MAPS, THIS RATHER LARGE LOT ORIGINALLY CONTAINED 4 DWELLINGS (UNTIL AT LEAST 1951) AND COULD LEGALLY SUPPORT 3 DWELLINGS TODAY. OUR PROPOSAL RETAINS THE SINGLE-FAMILY CONDITION, WHILE PROVIDING FOR REASONABLE LIVING SPACE LACKING IN THE HISTORIC CONFIGURATION, WHICH WE WISH TO PRESERVE.





FRONT (NORTH) ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



DETAIL: 1ST FLOOR PIAZZA



DETAIL: REAR ADDITIONS



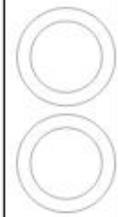
DETAIL: 2ND FLOOR PIAZZA



VIEW TOWARDS REAR OF LOT

JULIA E MARTIN ARCHITECTS

210 BUTLER AVENUE, 3RD FLOOR • CHARLOTTE, NC 28403  
P. 919.577.2275 • WWW.JEMARCHITECTS.COM



RENOVATION + ADDITION AT  
49 AMHERST STREET

PROJECT NO: 3008-11  
DATE: 25 JULY 2020  
DRAWN BY: ELLI JPM  
CHECKED BY: JEM

EXISTING  
CONDITIONS  
PHOTOS



PRECEDENTS FOR 2-STORY VOLUME BEHIND PIAZZA  
(ALL LOCATED IN EASTSIDE NEIGHBORHOOD WITHIN 1 BLOCK RADIUS OF 49 AMHERST)



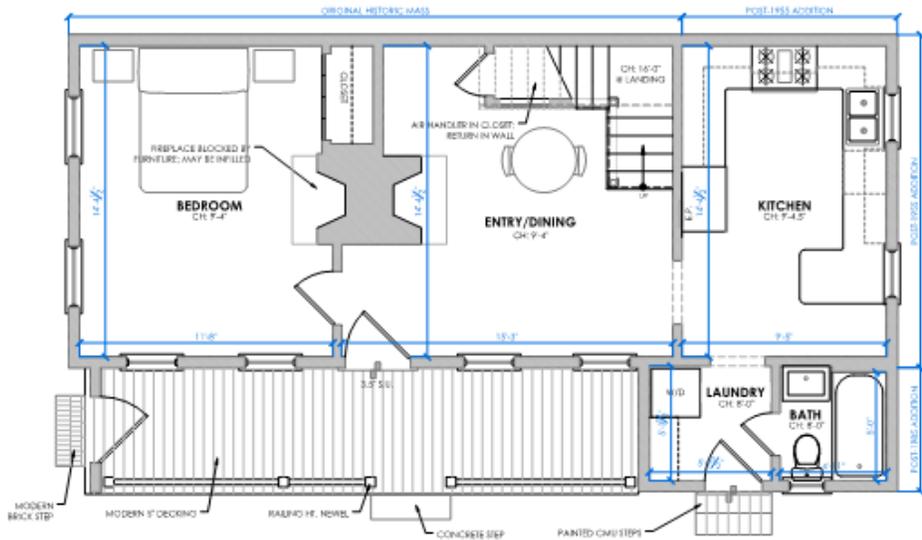
NOT TO SCALE

RENOVATION + ADDITION AT  
49 AMHERST STREET

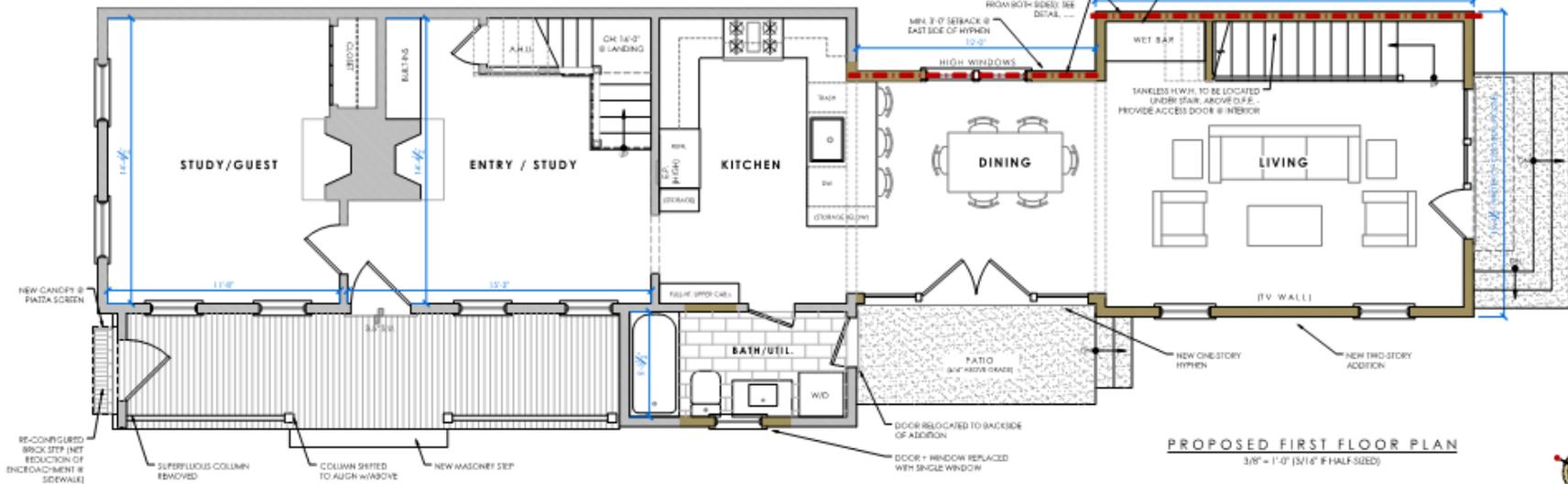
PROJECT NO. 2020-01  
DATE: 20 JAN. 2020  
DRAWN BY: ELLIOTT  
CHECKED BY: JFM

PRECEDENT  
IMAGES



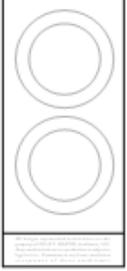


**EXISTING FIRST FLOOR PLAN**  
3/8" = 1'-0" (3/16" = 1/2" HALF-SIZED)



**PROPOSED FIRST FLOOR PLAN**  
3/8" = 1'-0" (3/16" = 1/2" HALF-SIZED)

Rectangular Snip

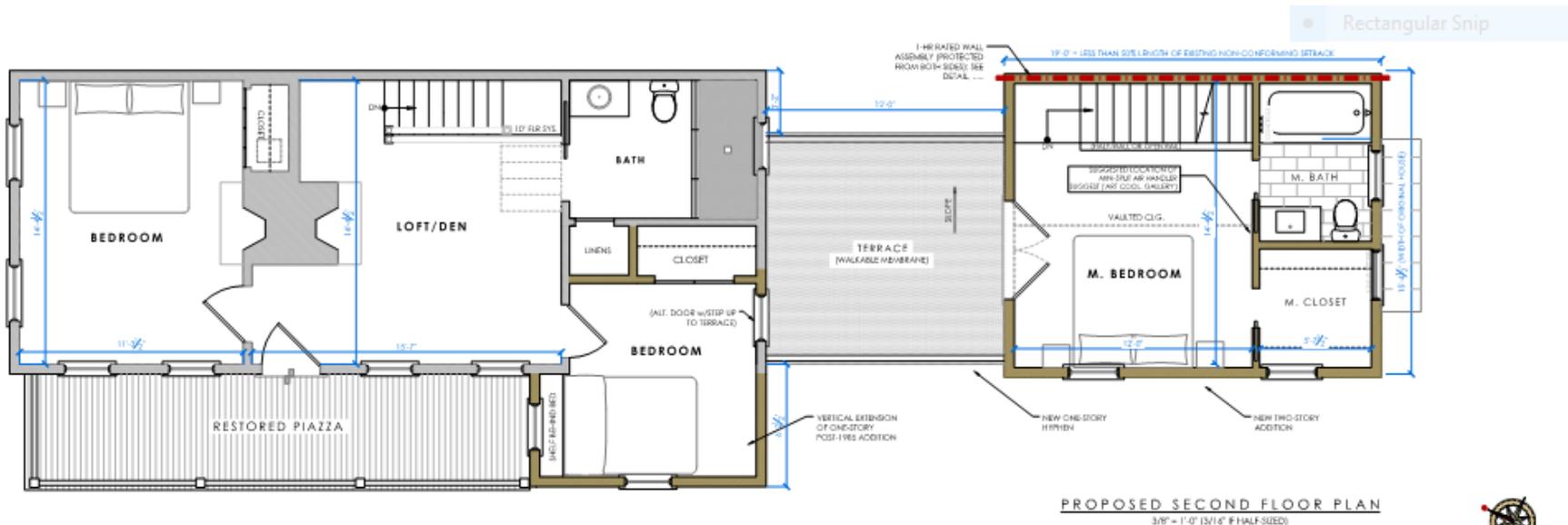
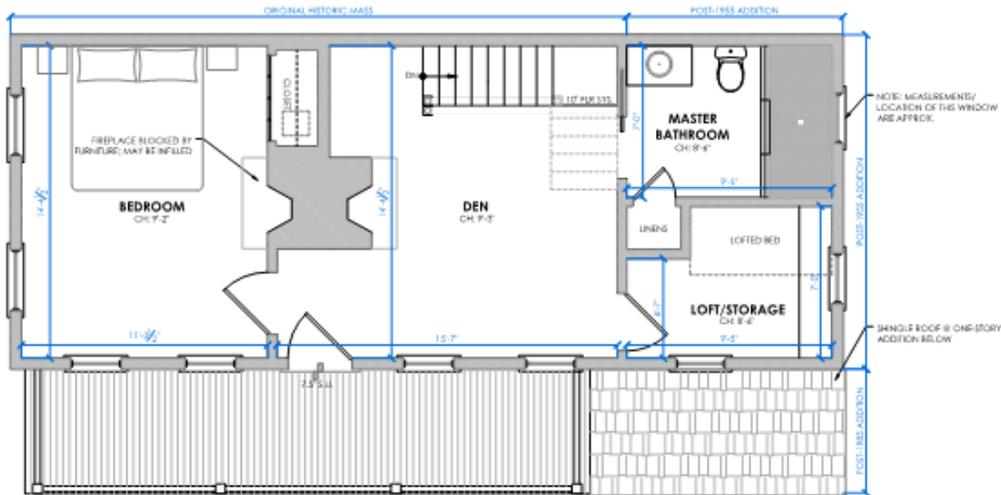


**RENOVATION + ADDITION AT  
49 AMHERST STREET**

PROJECT NO.: 2020-31  
DATE: 25.01.2020  
DRAWING: ELL/JFM  
CHECKED BY: JFM

**EXISTING +  
PROPOSED 1ST  
FLOOR PLAN**





**JULIA F. MARTIN ARCHITECTS**  
 210 RUTLEDGE AVENUE, 3rd FLOOR • CHARLESTON, SC 29403  
 P. 803.772.3275 WWW.JFMARCHITECTS.COM

**RENOVATION + ADDITION AT**  
**49 AMHERST STREET**

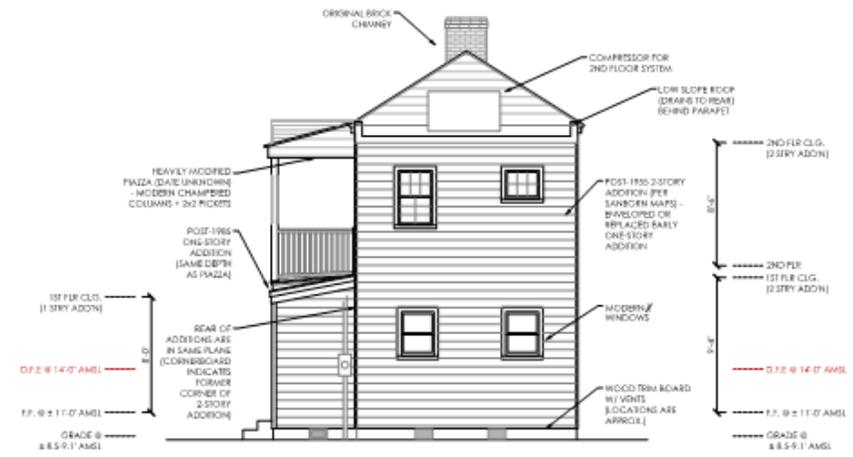
PROJECT NO.: 2008-31  
 DATE: 25 JAN. 2008  
 DRAWN BY: ELLIJA LEE  
 CHECKED BY: JFM

**EXISTING + PROPOSED 2nd FLOOR PLAN**  
 8

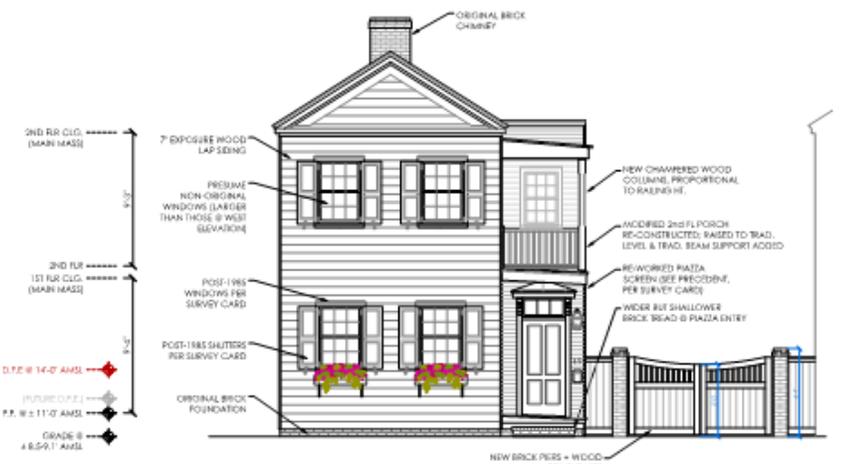




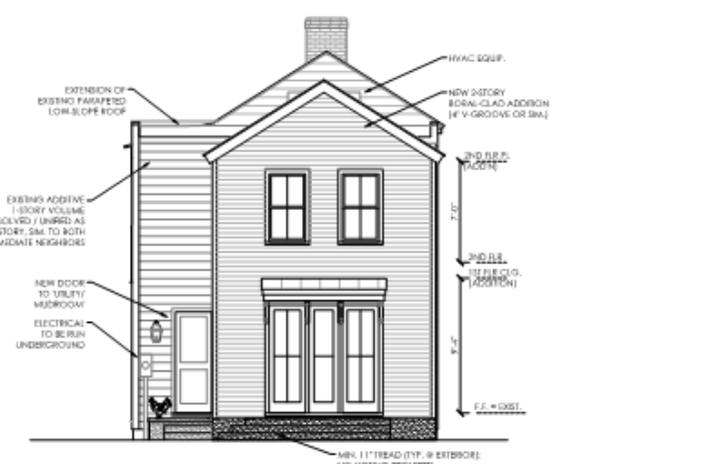
**EXISTING NORTH ELEVATION**  
1/4" = 1'-0" (1/8" IF HALF-SIZED)



**EXISTING SOUTH ELEVATION**  
1/4" = 1'-0" (1/8" IF HALF-SIZED)

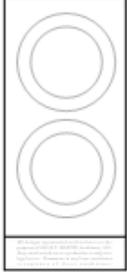


**PROPOSED NORTH ELEVATION**  
1/4" = 1'-0" (1/8" IF HALF-SIZED)



**PROPOSED SOUTH ELEVATION**  
1/4" = 1'-0" (1/8" IF HALF-SIZED)

Rectangular Snip



RENOVATION + ADDITION AT  
**49 AMHERST STREET**

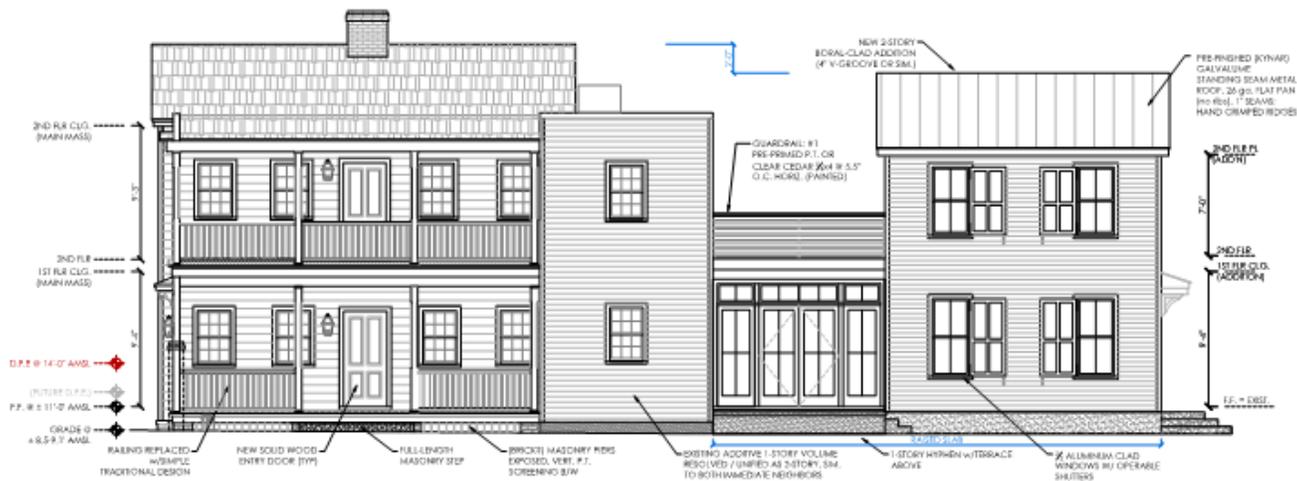
PROJECT NO.: 2020-01  
DATE: 25 JULY 2020  
DRAWN BY: ELLI LUTER  
CHECKED BY: JFM

EXISTING + PROPOSED ELEVATIONS



EXISTING WEST ELEVATION

1/4" = 1'-0" (1/8" IF HALF-SIZED)



PROPOSED WEST ELEVATION

1/4" = 1'-0" (1/8" IF HALF-SIZED)

• Rectangular Snip

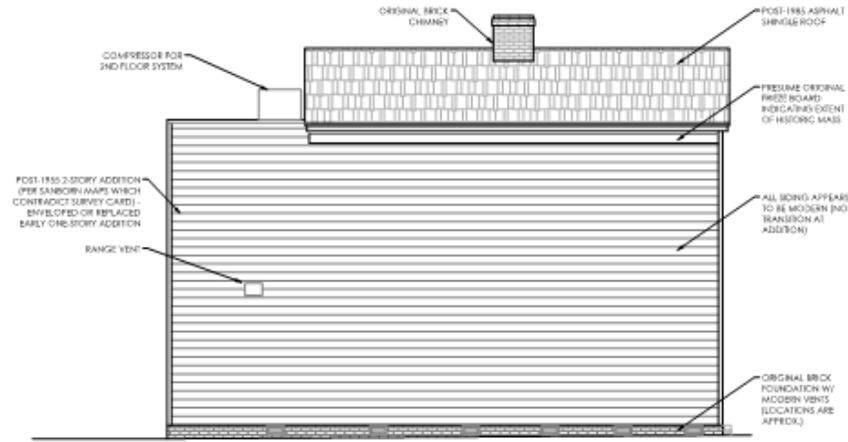




RENOVATION + ADDITION AT  
**49 AMHERST STREET**

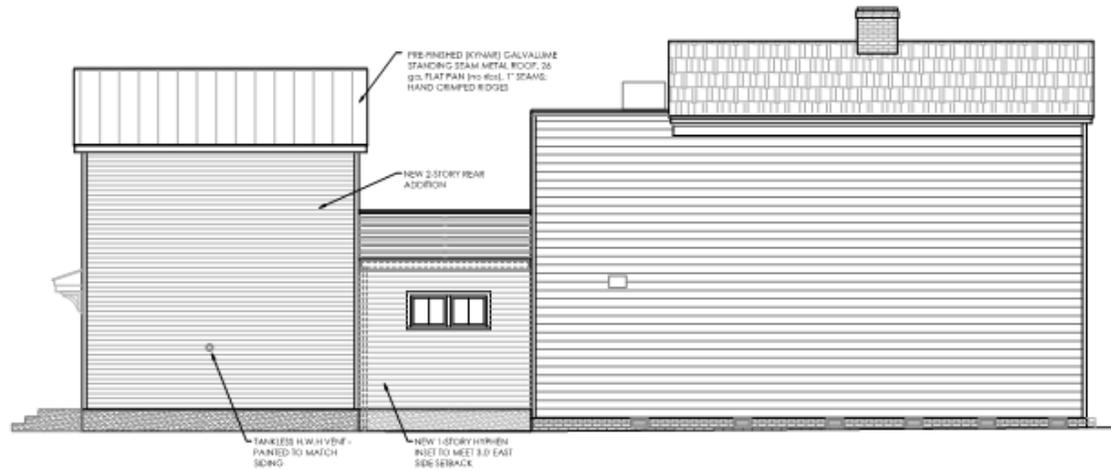
PROJECT NO.: 2008-01  
 DATE: 25 JULY 2008  
 DRAWN BY: ELL/JFM  
 CHECKED BY: JFM

EXISTING +  
 PROPOSED  
 ELEVATIONS



**EXISTING EAST ELEVATION**  
 1/4" = 1'-0" (1/8" IF HALF-SIZED)

• Rectangular Snip



**PROPOSED EAST ELEVATION**  
 1/4" = 1'-0" (1/8" IF HALF-SIZED)



3-D STUDIES (PROPOSED)

Existing (for reference)



RENOVATION + ADDITION AT  
**49 AMHERST STREET**

PROJECT NO.: 2008-01  
 DATE: 30 JULY 2008  
 DRAWN BY: ELLIOTT  
 CHECKED BY: JFM

3D STUDIES

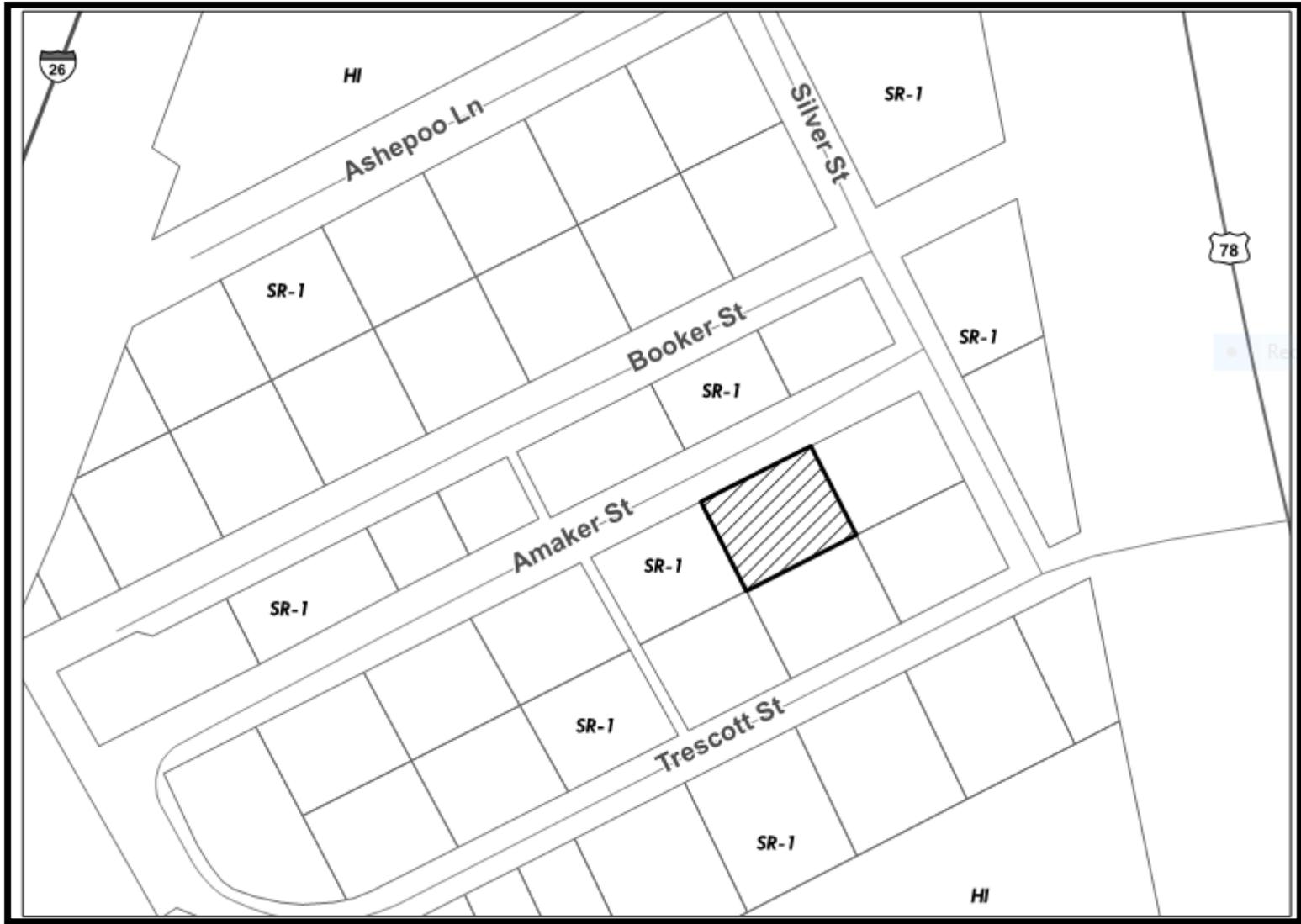
## Agenda Item #B-5

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2113 AMAKER STREET  
(SILVER HILL/MAGNOLIA)  
TMS # 464-10-00-081

Request variance from Sec. 54-206 to allow a church building to be closer than 25-ft. to adjoining properties.

Request special exception under Sec. 54-206 (c) to allow a church facility (food bank and independent living facility) in a SR-1 (Single-Family Residential) zone district.



26

HI

Ashepoo Ln

Silver St

SR-1

SR-1

Booker St

SR-1

78

SR-1

Amaker St

SR-1

SR-1

SR-1

Trescott St

SR-1

HI



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: SR 9/1/20  
 Property Address 2113 AMAKER ST. TMS # 464-10-00-081  
 Property Owner Ms. PATRICIA McLAUGHLIN Daytime Phone 843  
 Applicant ART MAYBANK, ARCHITECTURAL DESIGN/BUILD, LLC. Daytime Phone 843.888.9954  
 Applicant's Mailing Address 5938 E ALTHEA BLVD.  
N. CHARLES, SC. 29406 E-mail Address CITYPLANS.AM@GMAIL.COM  
 Relationship of applicant to owner (same, representative, prospective buyer, other) REP  
 Zoning of property SR-I

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 Art Maybank Date Aug 4, 2020

For office use only		Time application received _____	
Date application received <u>8/4/20</u>	Fee \$ <u>150.00</u>	Receipt # _____	
Staffperson <u>CPA</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):

See attached

**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

**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.**

Midway Baptist Church  
2108 Silver Street  
North Charleston, SC. 29405  
Pastor Gwendolyn Washington  
Minister Zora Johnson

August 4, 2020

Mr. Lee Batchelder

City of Charleston Board of Zoning Appeals

Re:2113 Amaker Street/Food Bank

Dear Sir,

Starting over fifteen years ago we have been serving the greater Silver Hill Community in the Charleston neck area.

Due to the current pandemic, and increased demand to help fill the food gap facing families in our communities, we hereby request your

support to develop a food bank center and Independent Living program at 2113 Amaker Street. The proposed Center would be open Monday through Friday 9am until 5pm, with food pick up 3-5 pm loaded into vehicles. Special holidays and Saturday events not to exceed 11:00pm. Additional parking available on Silver Street behind the church within 400feet.

The Food Bank Center staff will consist of 2 people Mrs. Debra Dixon and myself, Patricia Mclaughlin, my residence 2111 Trescott Street located directly across from the site. We have volunteers that live and work in the area.

Please do not hesitate to call or email if I can be of any assistance. [Mclaughlinpat@outlook.com](mailto:Mclaughlinpat@outlook.com)

Sincerely,

Mrs. Patricia Mclaughlin 843.330.1545





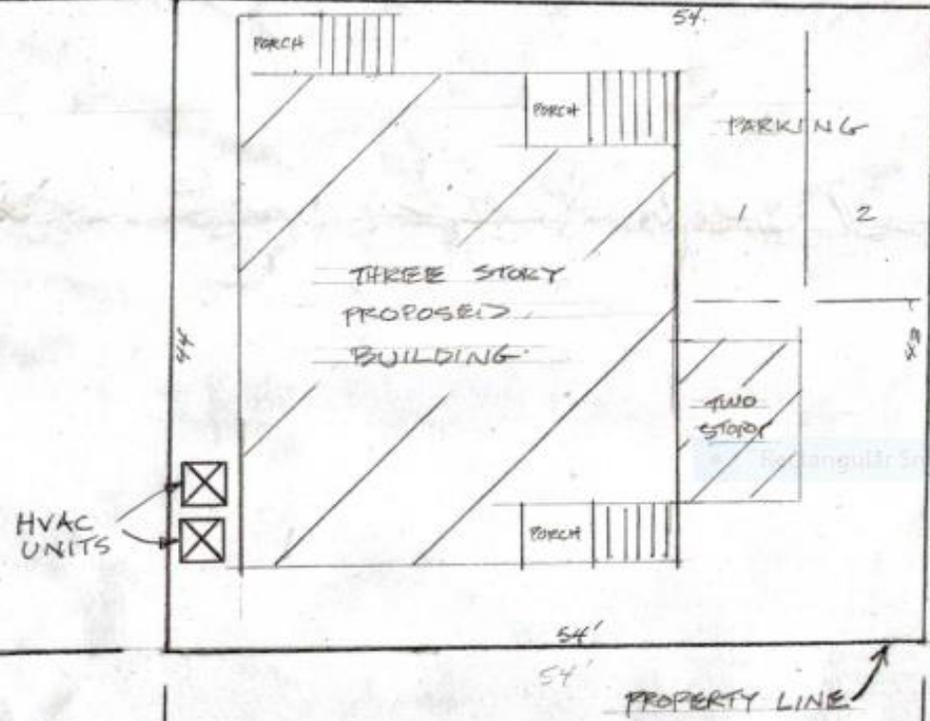






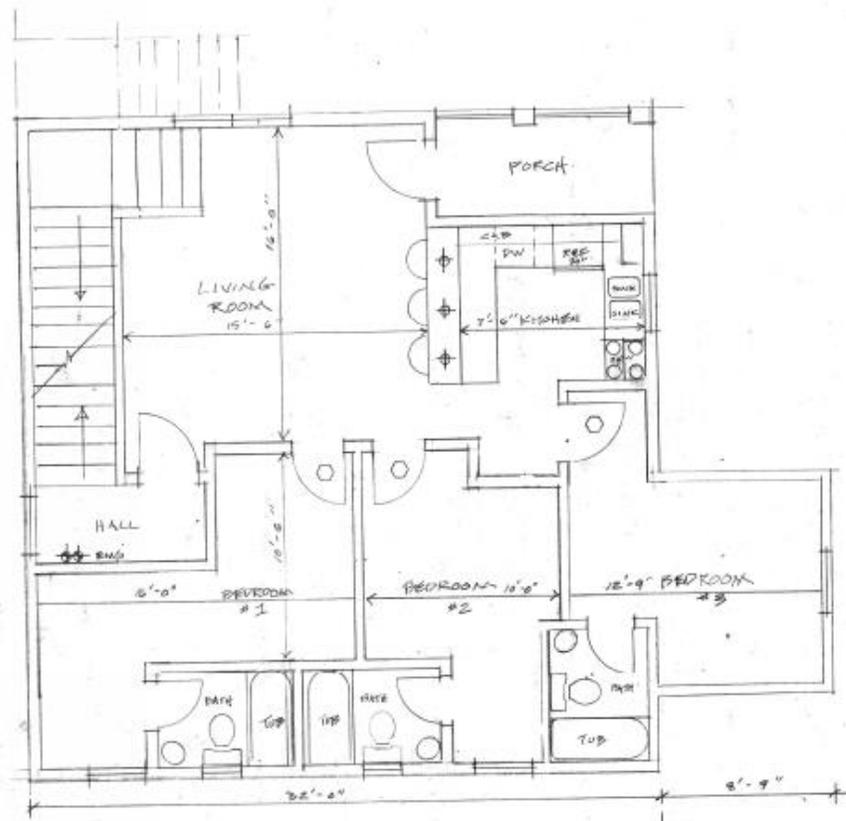
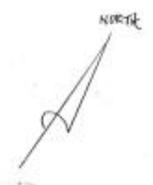
AMAKER ST. R/W

PROPERTY LINE

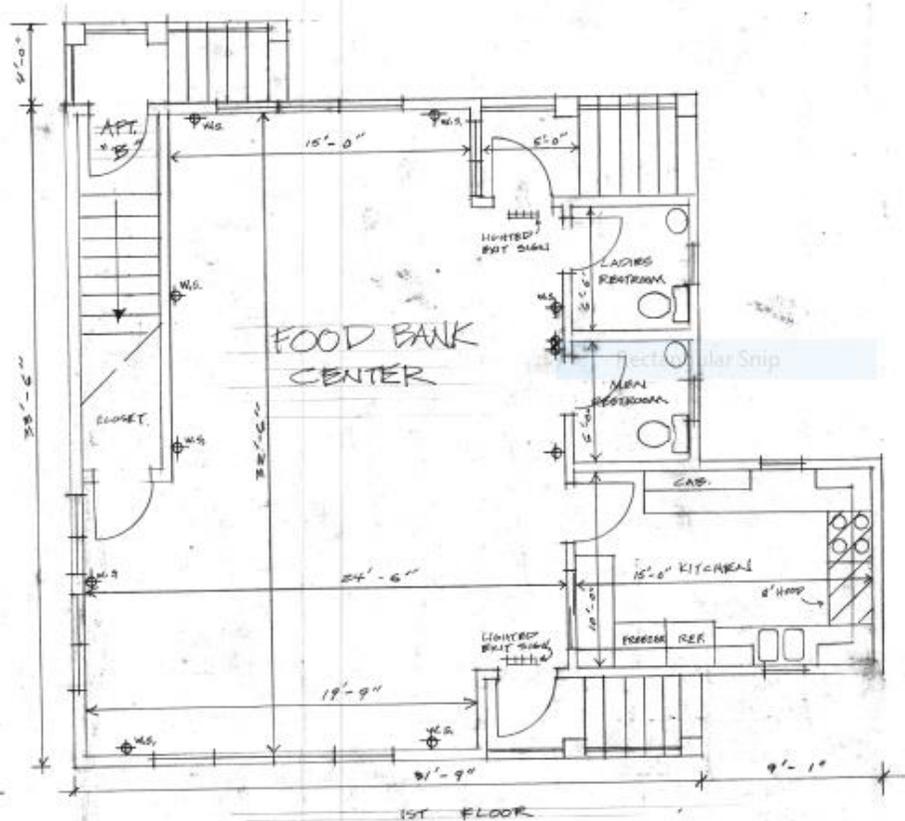


PROPOSED SITE PLAN

SCALE 1" = 10'-0"



2ND FLOOR  
PROPOSED FLOOR PLAN  
SCALE 1/4" = 1'-0"

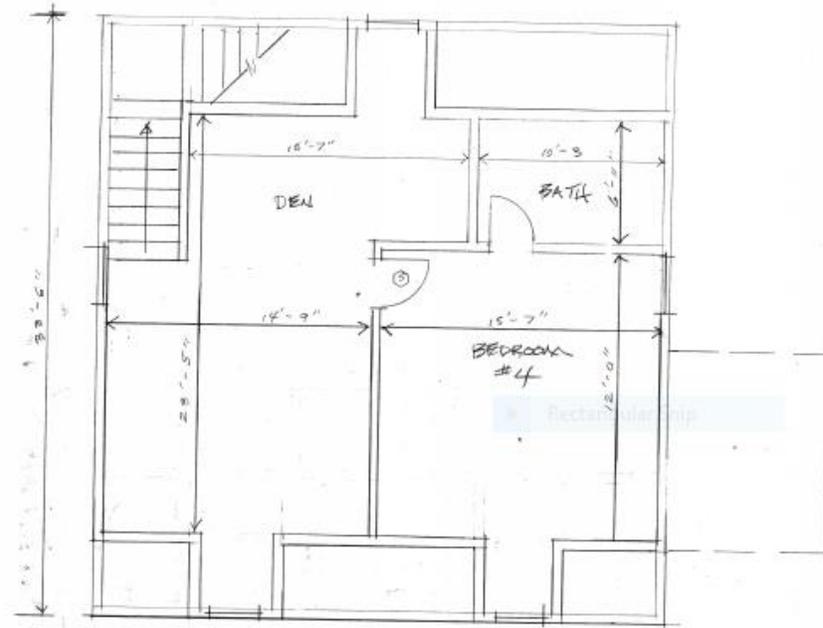


1ST FLOOR  
PROPOSED FLOOR PLAN  
SCALE 1/4" = 1'-0"

ARCHITECTURAL DESIGN/BUILT, LLC.

MIDWAY BAPTIST CHURCH  
FOOD BANK CENTER

2113 ANAKER STREET  
TMS. NO 44-10-00-071



3RD FLOOR  
PROPOSED FLOOR PLAN  
SCALE 1/4" = 1'-0"

2113 AMAKER ST.  
TMS. NO. 44-10-00-071



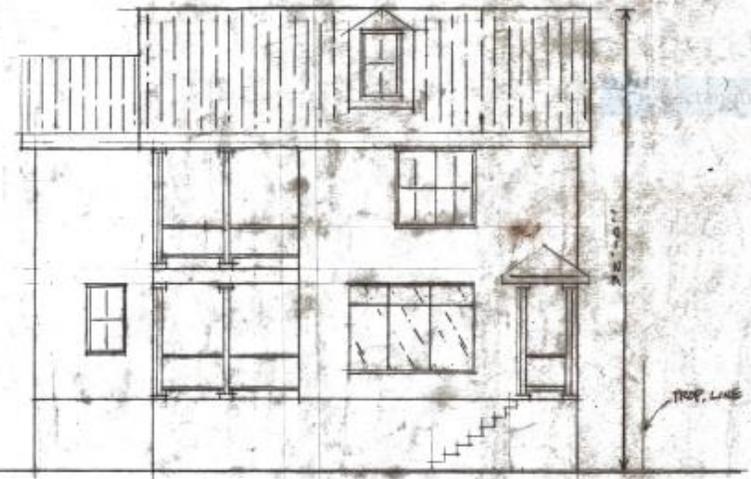
WESTERN ELEVATION  
SCALE 3/8" = 1'-0"



EASTERN ELEVATION  
SCALE 3/8" = 1'-0"



SOUTH ELEVATION



FACADE ELEVATION

ARCHITECTURAL DESIGNBUILT, LLC. 843.888.9954 CITYPLANS.MI@GMAIL.COM

2113 AMAKER STREET		
SCALE 3/8" = 1'-0"	APPROVED BY	DRAWN BY ABEY
DATE: JUNE 2010		M. AYERBACH
MIDWAY BAPTIST CHURCH		
		DRAWING NUMBER