



City of Charleston

BOARD OF ZONING APPEALS-ZONING

September 15, 2020

5:15 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY

www.charleston-sc.gov/bza-z

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

This meeting is being recorded.

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

Board of Zoning Appeals-Zoning

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*

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

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

Board of Zoning Appeals-Zoning

Requirements for Granting a Variance

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

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

Public Comment

Order on Each Application:

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

Providing Comment:

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

Board Discussion

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

Virtual Meeting Protocol

Staff will control the slides displayed throughout the meeting.

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

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

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

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

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

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

Chat has been disabled for everyone.

This meeting is being recorded.

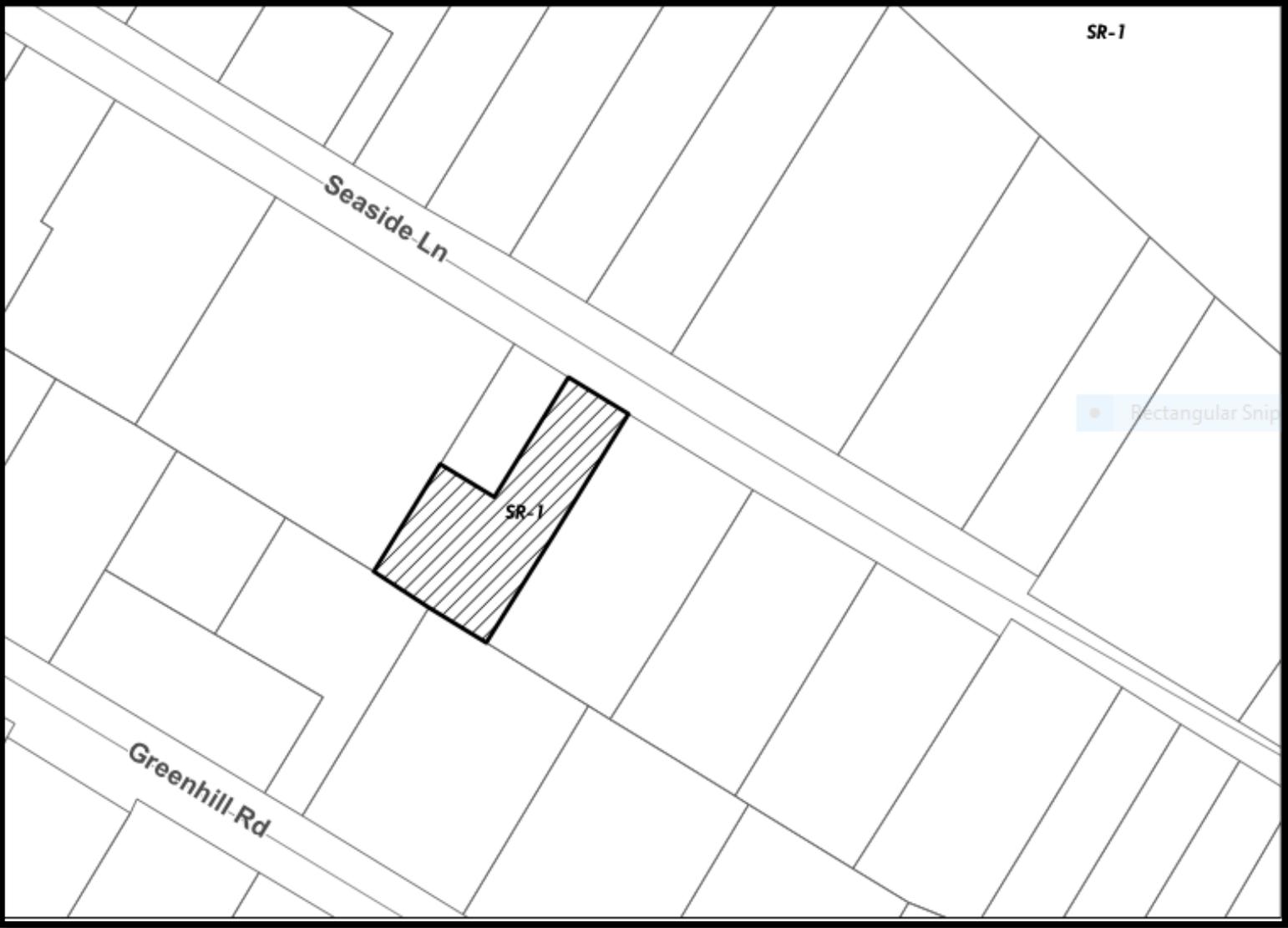
Agenda Item #B-1

1079 SEASIDE LANE

(SEASIDE PARK)

TMS # 428-00-00-098

Request use variance from Sec. 54-203 to allow a mobile home in a SR-1 (Single-Family Residential) zone district.





City of Charleston

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

THE APPLICANT HEREBY REQUESTS:

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

MEETING DATE REQUESTED: September 15, 2020
Property Address: 1079 Seaside Ln, 29712 TMS #: 428-08-00-098
Property Owner: Leroy Brown Daytime Phone: 843-697-4028
Applicant: * Ramona Roach Daytime Phone: 703-655-2058
Applicant's Mailing Address: 1068 Seaside Lane, 29712
E-mail Address: Cmhornas@aol.com

Relationship of applicant to owner (same, representative, prospective buyer, other): Daughter, Buyer
Zoning of property: SRI * Carol Jackson City Council Member

- 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 [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? § 6-29-11-45 of the South Carolina Code of Laws

Optional but very helpful information:
[] Photographs - neighborhood map
[X] 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: Col A Jackson for Ramona Roach Date: Aug 17, 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):

Approval of Variance allowed by City Zoning Code, if granted by BZA to construct a HUD code approved Manufactured Home, after construction of properly permitted Site improvements for utilities and driveway access from Seaside Lane
(See attached for explanation in response to the Variance test)

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

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

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

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

X

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.

Specific Variance Requested:

Approval to construct as will be Permitted for site and structure foundations for the installation of a Manufactured Home requiring a Variance on Zone SR1 building lot.

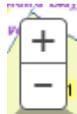
Satisfaction of the Variance Test:

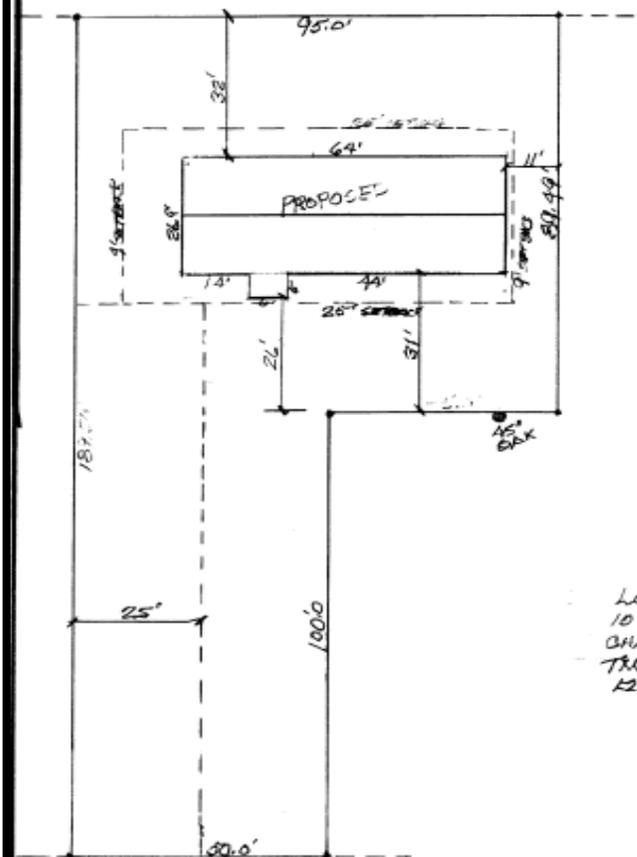
As located on Seaside Lane, on James Island following a strict application of the zoning ordinance prohibiting Manufactured Homes on SR1 properties will create an extreme hardship for the Applicant. Ms. Roach is retiring from her work and family life in Virginia in order to relocate to the subject property, subdivided with BZA Approval in 2018, from her parents long owned heirs property in what was once rural James Island. Her plan is to be her parents' good neighbor and companion as they are choosing to age in place on their family property. When Seaside Lane was in County unincorporated, her parents property was surrounded by a mix of small homes, including many manufactured homes. The attached map, now identifies that most of the streets surrounding the Subject site, are now incorporated in the Town of James Island. On Seaside Lane and Greenhill, the next street contiguous, there are only 8 properties total in City of Charleston limits versus 91 in the Town of James Island.

Ms. Roach's hardship stems from the municipality's zoning law that controls her site. As the attached letter from TOJI Planning Director, citing TOJI Zoning Law, clearly states: If Ms. Roach's land was in TOJI limits, the conditions to place a Manufactured Home on Single Family Zoned lot, would be met without any question. Yet, because her parents applied to annex into the City years ago, her necessary budgeted funds-directed decision to install a Manufactured Home in an area where there are many within 300', cannot be Permitted in the City, without a zoning Variance. This same condition does not apply to other property in the vicinity, because the other properties are in the Town. Rectangula

Lastly, the granting of this Manufactured Home Variance will not be a detriment to the adjacent property or to the public good. On the contrary, her home will meet the latest HUD standards and is acceptable to her parents next door, as well as her backyard neighbor on Greenhill Road, who is her Site Contactor and family relation.







LOT 7A3
1079 SEA SIDE LANE
CHARLESTON, S.C.
TRK & 42B-08-00-098
K200 ZONE 'X'



SITE PLAN
SCALE: 1"=200'

Agenda Item #B-2

5 PORTERS COURT
(CANNONBOROUGH/ELLIOTBOROUGH)
TMS # 460-08-01-145

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (lot area 1,124sf; 2,500sf required).

Zoned DR-2F





City of Charleston

Instructions – Submit this application, along with the required information and fee, to the Zoning Division office at 75 Calhoun 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:

- Checkboxes for: 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: (earliest possible)

Property Address 5 PORTERS COURT TMS # 460-08-01-145

Property Owner City of Charleston (c/o Mike Kiefer) Daytime Phone 843-965-4181

Applicant Julia F Martin Architects Daytime Phone 843-577-3275

Applicant's Mailing Address 210 Rutledge Avenue, 2nd Floor

Charleston SC 29403 E-mail Address julia@jmartinarchitects.com

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

Zoning of property DR-2F *Affordable house*

Information required with application: (check information submitted)

- Checkboxes for: 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); Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this Property, which is the subject of this Application, restricted by any recorded covenant, restriction, easement or other document that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? YES NO

Optional but very helpful information:

- Checkboxes for: 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 Date

For office use only: Date application received 8/12/20, Fee \$, Time application received 2:27, Receipt #

Affordable Housing

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:

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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 Section 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 Sec. 54-110, Sec. 54-206, or sections in Article 5 (add as an attachment if necessary):

Per Sec. 54-501 in the Ordinance, the lot in question does not meet the required minimum size (lot area = 1124sf; required minimum for a 2-BR Affordable Dwelling in Zone DR-2F is 1,400 per exception 54-207 Section P).

The lot has historically contained a 2-story dwelling, similar to all the adjacent lots on the court, as evidenced by the Sanborn Map excerpts provided. Note: As an Affordable Dwelling, this proposal does not require off-street parking, per the Ordinance. The proposed design meets all other requirements of the Ordinance.

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.







PORTERS COURT (View from South End @ Bogard)



No. 5 PORTERS COURT (Vacant Parcel w/Plantings)



AERIAL VIEW

A NEW [AFFORDABLE] SINGLE-FAMILY RESIDENCE AT
5 PORTERS COURT
 CHARLESTON, SOUTH CAROLINA

TMS #: 460-08-01-145
 ZONING DISTRICT: DR-2F (OLD CITY HEIGHTS DISTRICT 2.5-3)
 GOVERNING CODE: IRC 2018
 FLOOD ZONE: X

OWNER/DEVELOPER

CITY OF CHARLESTON, Housing & Community Development

SQUARE FOOTAGE:

FIRST FLOOR: 548 SQ FT
 SECOND FLOOR: 548 SQ FT
 TOTAL: 1096 SQ FT

DRAWING SCHEDULE:

- A-001 TITLE + DRAWING SCHEDULE
- A-002 SURVEY
- A-003 SITE PLAN AND SANBORN MAPS
- A-101 1st & 2nd FLOOR PLANS
- A-102 ROOF PLAN + GENERAL NOTES
- A-201 EXTERIOR ELEVATIONS
- A-202 STREETSCAPE STUDIES
- A-301 DETAILS
- A-302 DETAILS
- E-101 ELEC. LAYOUTS + fixture SELECTIONS

STRUCTURAL ENGINEERING TO ACCOMPANY THE SET FOR PERMITTING AND CONSTRUCTION*



ZONING MAP EXCERPT

JULIA F. MARTIN ARCHITECTS

210 RUTLEDGE AVENUE, 2ND FLOOR • CHARLESTON, SC 29403
 P: 803.737.8225 WWW.JFMARCHITECTS.COM



PROJECT NO.: 2022-04
 DATE: 28 MAR 2023
 DRAWN BY: S.J.J./J.S.S.
 CHECKED BY: J.F.M.

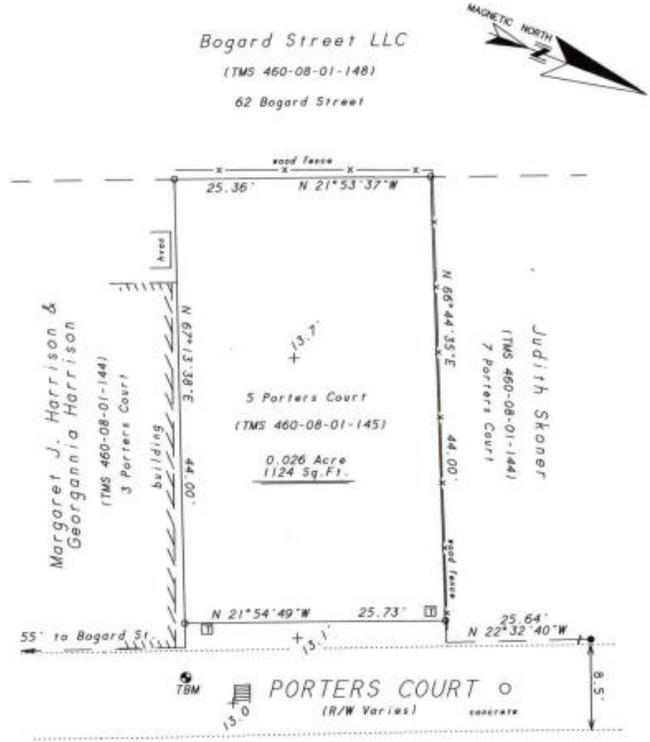
A NEW [AFFORDABLE] SINGLE-FAMILY RESIDENCE AT
5 PORTERS COURT
 CHARLESTON, SC

PROJECT NO.: 2022-04
 DATE: 28 MAR 2023
 DRAWN BY: S.J.J./J.S.S.
 CHECKED BY: J.F.M.

TITLE +
 SITE PLAN

A-001

- LEGEND**
- 5/8" Iron Rod New
 - 5/8" Iron Rod Old
 - ▬ Storm Drain
 - Sewer Manhole
 - ▬ Telephone Pedestal
 - + 13.0' Ground Elevation
 - ⊕ Temporary Benchmark
Mag. Nail in concrete
Elevation: 13.06' NGVD29



SURVEY NOTES

1. Reference Tax Map Number 460-08-01-145
2. Reference Deed Book E196 Page 261
3. Property Owner: City of Charleston
4. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
5. This lot has been checked against area FEMA maps and to the best of this surveyor's knowledge, said lot is located in Flood Zone X. Ref. Map No. 45019C0512 J dated 11-17-2004. It is the responsibility of the owner and/or builder to verify the flood zone with the governing municipality prior to design and construction.
6. Area: 0.026 Acre 1124 Sq. Ft.

**BOUNDARY SURVEY
5 PORTERS COURT
LOCATED
CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA**



SURVEYOR'S STATEMENT

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown.

By: *[Signature]* Date: *4/18/20*
James G. Pennington, P.L.S. No. 10291



2065 SAVANNAH HIGHWAY
SUITE 2
CHARLESTON, SC 29407
PHONE (843) 571-5191
EMAIL: psoffice@palmettois.com

PREPARED EXCLUSIVELY FOR:
City of Charleston

NO.	REVISION DESCRIPTION:	DATE:	BY:

10 0 10 20
GRAPHIC SCALE: 1"=10'

FIELD SURVEY DATE: 9 April 2020	FIELD SURVEY BY: DG/CMcD	CLIENT PROJECT NO.:	9286
DRAWING DATE: 18 April 2020	DRAWN BY: JGP	DRAWING NO.:	9286

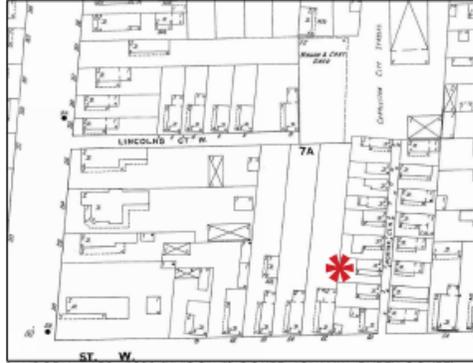
1 SHEET
OF
1

JULIA F. MARTIN ARCHITECTS
210 Rutledge Avenue, 3rd Floor - Charleston, SC 29403
P: 843.577.8275 www.jfmarchitects.com

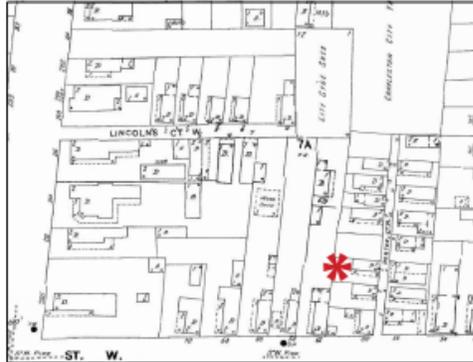
A NEW [AFFORDABLE] SINGLE-FAMILY RESIDENCE AT
5 PORTERS COURT
CHARLESTON, SC

PROJECT NO.: 202004
DATE: 29 MAY 2020
DRAWN BY: BJJ/JJ/DA
CHECKED BY: JGP

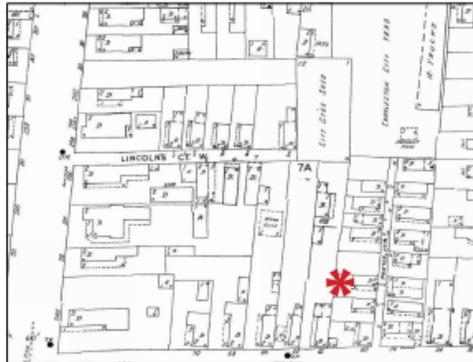
SURVEY
A-002



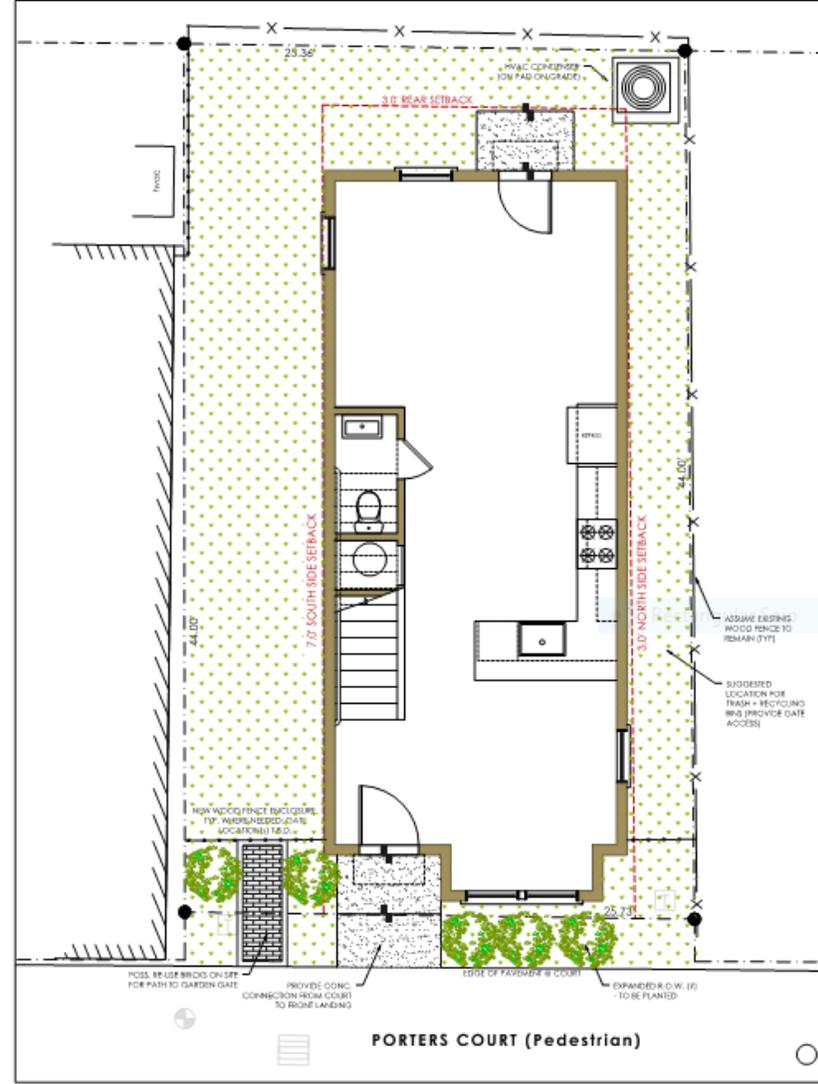
SANBORN MAPS - 1902 [LINCOLN'S COURT NOW HUMPHREY COURT]



SANBORN MAPS - 1944 [LINCOLN'S COURT NOW HUMPHREY COURT]



SANBORN MAPS - 1951 [LINCOLN'S COURT NOW HUMPHREY COURT]



SITE PLAN
3/8" = 1'0" (3/16" = 1/4" = 1/8" = 1/16" = 1/32")

LOT COVERAGE INFORMATION:

LOT AREA: 1,124 SF
PROPOSED FOOTPRINT: 548 SF
PROPOSED LOT COVERAGE: 49%
ALLOWABLE LOT COVERAGE: 65% (PER CHARLES COUNTY ZONING ORDINANCE)

JULIA F. MARTIN ARCHITECTS
210 W. BROADWAY, 5th FLOOR • CHARLESTON, SC 29403
P: 803.737.8278 • WWW.JFMARCHITECTS.COM

A NEW [AFFORDABLE] SINGLE-FAMILY RESIDENCE AT
5 PORTERS COURT
CHARLESTON, SC

PROJECT NO.: 2020-04
DATE: 20 JULY 2020
DRAWN BY: B.S.L./J.P.M.
CHECKED BY: J.F.M.

SITE PLAN + SANBORN MAPS
A-003



EXISTING STREETScape (WEST SIDE)
 5/32" = 1'-0" (5/64" IF HALF-SIZE)

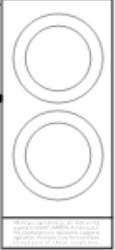


PROPOSED STREETScape (WEST SIDE)
 5/32" = 1'-0" (5/64" IF HALF-SIZE)



PROPOSED STREETScape (EAST SIDE)
 5/32" = 1'-0" (5/64" IF HALF-SIZE)

JULIA F. MARTIN ARCHITECTS
 319 NUTWOOD AVENUE, 2ND FLOOR • CHARLESTON, SC 29403
 P: 843.737.3275 WWW.JFMARCHITECTS.COM



A NEW [AFFORDABLE] SINGLE-FAMILY RESIDENCE AT
5 PORTERS COURT
 CHARLESTON, SC

PROJECT NO.: 2020-04
 DATE: 10.04.2020
 DRAWN BY: E.L.L./J.F.M.
 CHECKED BY: J.F.M.

STREETScape STUDIES
 A-202

Agenda Item #B-3

14 PORTERS COURT
(CANNONBOROUGH/ELLIOTBOROUGH)

TMS # 460-08-01-137

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,086sf; 2,500sf required).

Zoned DR-2F



Humphrey-Ct

Rose Ln

DR-2F

DR-2F

• Rectangular Snip



City of Charleston

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- Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: (earliest possible) _____

Property Address 14 PORTERS COURT TMS # 460-08-01-137

Property Owner City of Charleston (c/o Mike Kiefer) Daytime Phone 843-965-4181

Applicant Julia F Martin Architects Daytime Phone 843-577-3275

Applicant's Mailing Address 210 Rutledge Avenue, 2nd Floor

Charleston SC 29403 E-mail Address julia@jmartinarchitects.com

Relationship of applicant to owner [same, representative, prospective buyer, other] Architect

Zoning of property DR-2F *Affordable house*

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)
- Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this Property, which is the subject of this Application, restricted by any recorded covenant, restriction, easement or other document that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? YES _____ NO

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 _____ Date _____

For office use only	Date application received <u>8/12/20</u>	Time application received <u>3:23</u>
Staffperson <u>JH</u>	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:

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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 Section 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 Sec. 54-110, Sec. 54-206, or sections in Article 5 (add as an attachment if necessary):

Per Sec. 54-501 in the Ordinance, the lot in question does not meet the required minimum size (lot area = 1086sf;

required minimum for a 2-BR Affordable Dwelling in Zone DR-2F is 1,400 per exception 54-207 Section P).

The lot has historically contained a 2-story dwelling, similar to all the adjacent lots on the court, as evidenced by the

Sanborn Map excerpts provided. Note: As an Affordable Dwelling, this proposal does not require off-street parking, per

the Ordinance. The proposed design meets all other requirements of the Ordinance.

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.







PORTERS COURT (View from North End @ Humphrey Ct)



No. 14 PORTERS COURT (Vacant Parcel)



AERIAL VIEW

A NEW [AFFORDABLE] SINGLE-FAMILY RESIDENCE AT
14 PORTERS COURT
 CHARLESTON, SOUTH CAROLINA

TMS #: 460-08-01-137
 ZONING DISTRICT: DR-2F (OLD CITY HEIGHTS DISTRICT 2.5-3)
 GOVERNING CODE: IRC 2018
 FLOOD ZONE: X

OWNER/DEVELOPER

CITY OF CHARLESTON, Housing & Community Development

SQUARE FOOTAGE:

FIRST FLOOR: 483 SQ FT
 SECOND FLOOR: 483 SQ FT
 TOTAL: 966 SQ FT

DRAWING SCHEDULE:

- A-001 TITLE + DRAWING SCHEDULE
- A-002 SURVEY
- A-003 SITE PLAN AND SANBORN MAPS
- A-101 1st & 2nd FLOOR PLANS
- A-102 ROOF PLAN + GENERAL NOTES
- A-201 EXTERIOR ELEVATIONS
- A-202 STREETSCAPE STUDIES
- A-301 DETAILS
- A-302 DETAILS
- E-101 ELEC. LAYOUTS + FIXTURE SELECTIONS

STRUCTURAL ENGINEERING TO ACCOMPANY THIS SET FOR PERMITTING AND CONSTRUCTION



ZONING MAP EXCERPT

JULIA F. MARTIN ARCHITECTS
 310 WILKES AVENUE, 2ND FLOOR • CHARLESTON, SC 29403
 P: 803.733.1111 • www.juliamartinarch.com



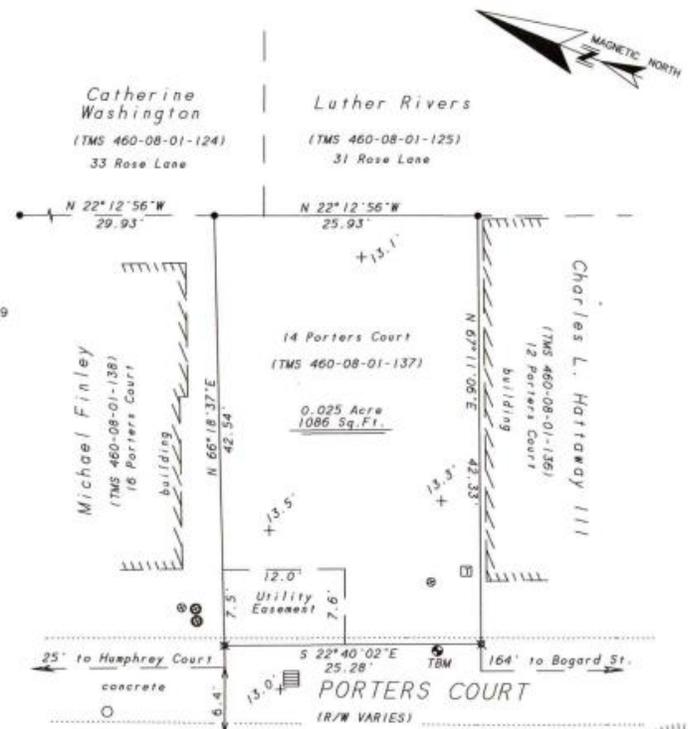
Professional Seal of the Architect
 State of South Carolina
 No. 10000
 Exp. 12/31/2024

A NEW [AFFORDABLE] SINGLE-FAMILY RESIDENCE AT
14 PORTERS COURT
 CHARLESTON, SC

PROJECT NO.: 202004
 DATE: 29 MAY 2023
 DRAWN BY: E.S.J./E.P.A.
 CHECKED BY: J.F.M.

TITLE +
 SITE PLAN
 A-001

- LEGEND**
- ✕ "x" mark in concrete
 - 5/8" Iron Rod Old
 - ▬ Storm Drain
 - ⊙ Water meter
 - ⊙ Sewer Cleanout
 - ⊙ Sewer Manhole
 - ⊙ Telephone Pedestal
 - + 3.0' Ground Elevation
 - ⊙ Temporary Benchmark
Mag. Nail in concrete
Elevation: 13.06' NGVD29



SURVEY NOTES

1. Reference Tax Map Number 460-08-01-137
2. Reference Deed Book J370 Page 518
3. Property Owner: City of Charleston
4. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
5. This lot has been checked against area FEMA maps and to the best of this surveyor's knowledge, said lot is located in Flood Zone X. Ref. Map No. 45019C0512 J dated 11-17-2004. It is the responsibility of the owner and/or builder to verify the flood zone with the governing municipality prior to design and construction.
6. Area: 0.025 Acre 1086 Sq. Ft.

BOUNDARY SURVEY
14 PORTERS COURT Rectangular Snp
 LOCATED
CITY OF CHARLESTON
 CHARLESTON COUNTY, SOUTH CAROLINA

SURVEYOR'S STATEMENT

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown.



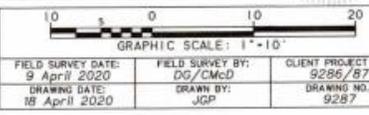
By: *[Signature]*
 James G. Pennington, P.L.S., No. 10291
 Date: 4/18/20



2065 SAVANNAH HIGHWAY
 SUITE 2
 CHARLESTON, SC 29407
 PHONE: (843) 371-5191
 EMAIL: plsoffice@palmettols.com

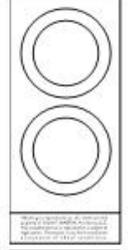
PREPARED EXCLUSIVELY FOR:
 City of Charleston

NO.	REVISION DESCRIPTION:	DATE:	BY:



1 SHEET OF 1

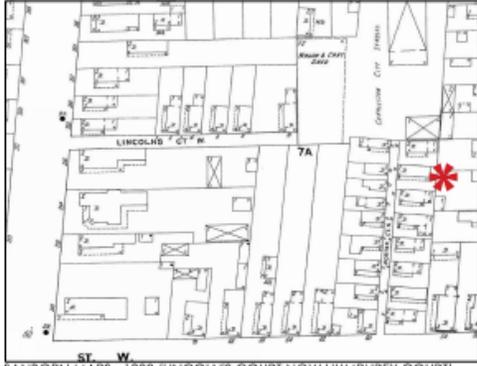
JULIA F. MARTIN ARCHITECTS
 210 WINTERS AVENUE, SUITE 200A - CHARLESTON, SC 29401
 P. 843.527.5275 WWW.JFMARCHITECTS.COM



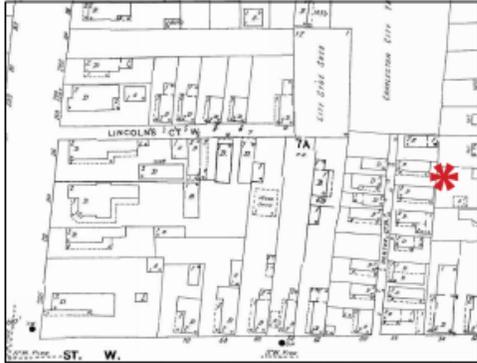
A NEW (AFFORDABLE) SINGLE-FAMILY RESIDENCE AT
14 PORTERS COURT
 CHARLESTON, SC

PROJECT NO.: 2020-04
 DATE: 08.03.2020
 DRAWN BY: 93.12.2020
 CHECKED BY: LFM

SURVEY
 A-002



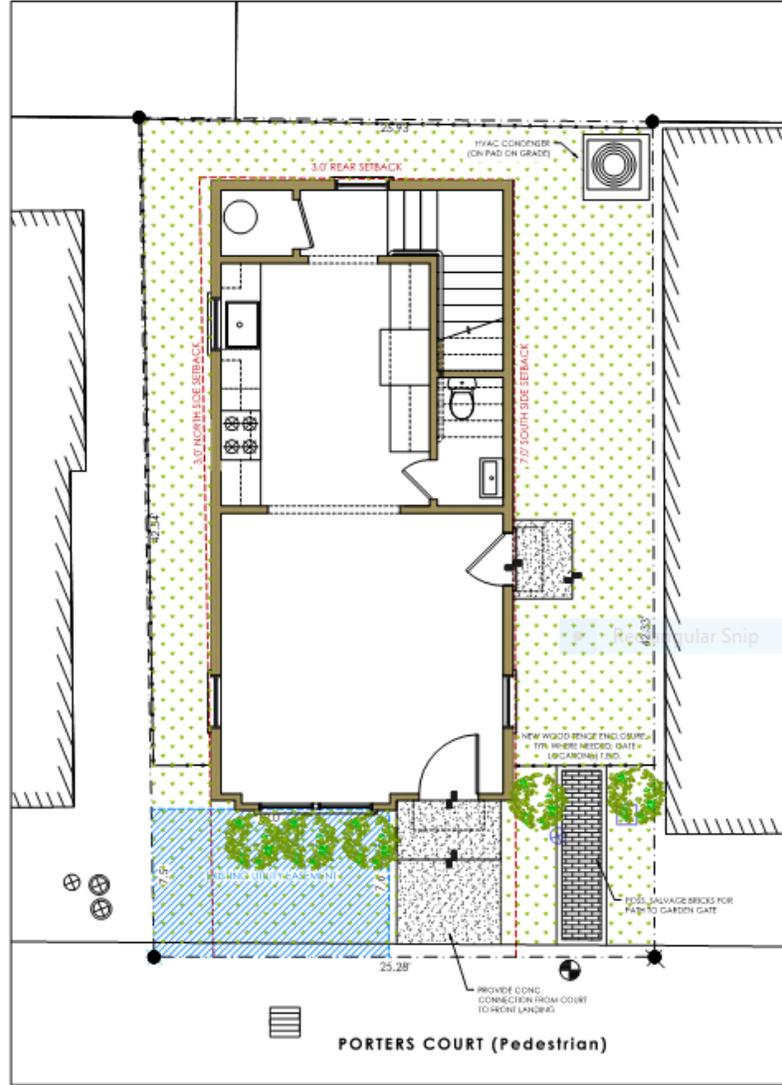
SANBORN MAPS - 1902 [LINCOLN'S COURT NOW HUMPHREY COURT]



SANBORN MAPS - 1944 [LINCOLN'S COURT NOW HUMPHREY COURT]



SANBORN MAPS - 1951 [LINCOLN'S COURT NOW HUMPHREY COURT]

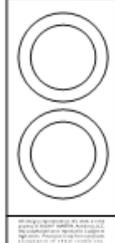


SITE PLAN
3/8" = 1'-0" (3/16" @ HALF SCALE)

LOT COVERAGE INFORMATION:

LOT AREA: 1,086 SF
PROPOSED FOOTPRINT: 483 SF
PROPOSED LOT COVERAGE: 44%
ALLOWABLE LOT COVERAGE: 65% PER (CONV) 54.207, (SECTION F)

JULIA F. MARTIN ARCHITECTS
310 RAYLIDE AVENUE, 2ND FLOOR • CHARLESTON, SC 29403
P: 803.732.0270 • WWW.JFMARCHITECTS.COM

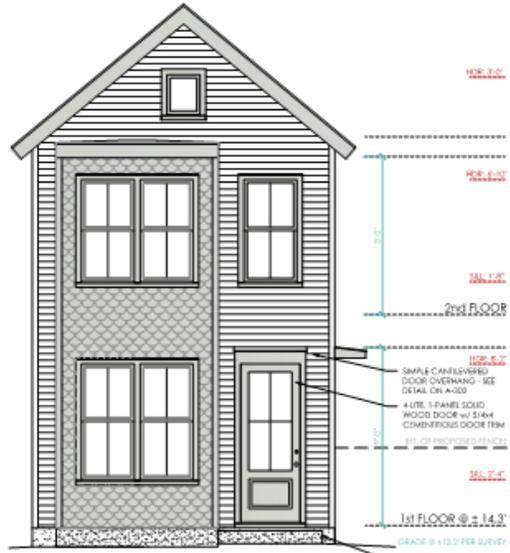


A NEW (AFFORDABLE) SINGLE-FAMILY RESIDENCE AT
14 PORTERS COURT
CHARLESTON, SC

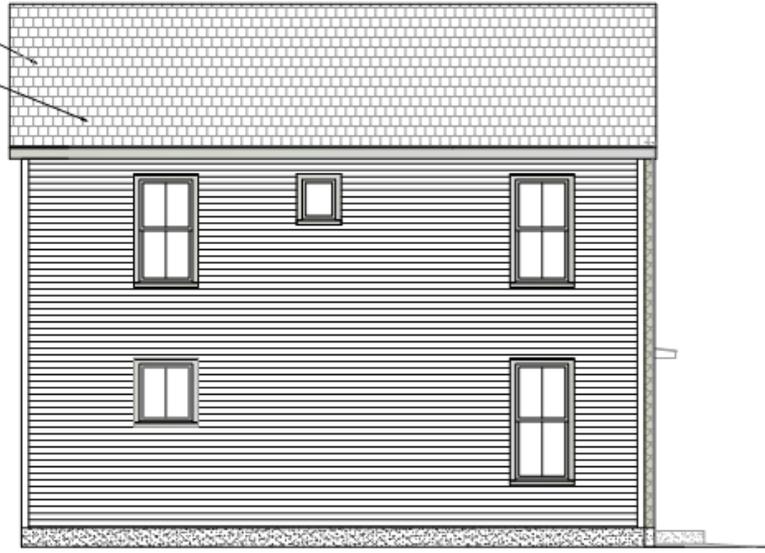
PROJECT NO.: 2020-04
DATE: 19 JAN 2020
DRAWN BY: E.S.J./J.F.M.
CHECKED BY: J.F.M.

SITE PLAN +
SANBORN MAPS

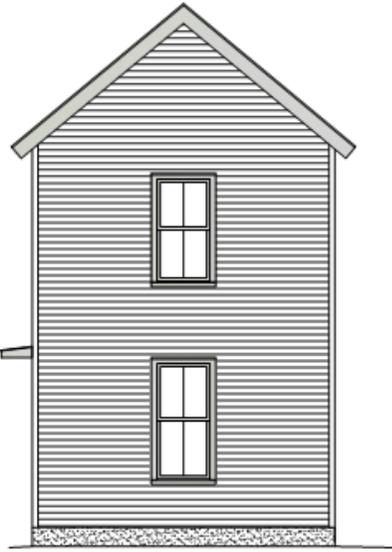
A-003



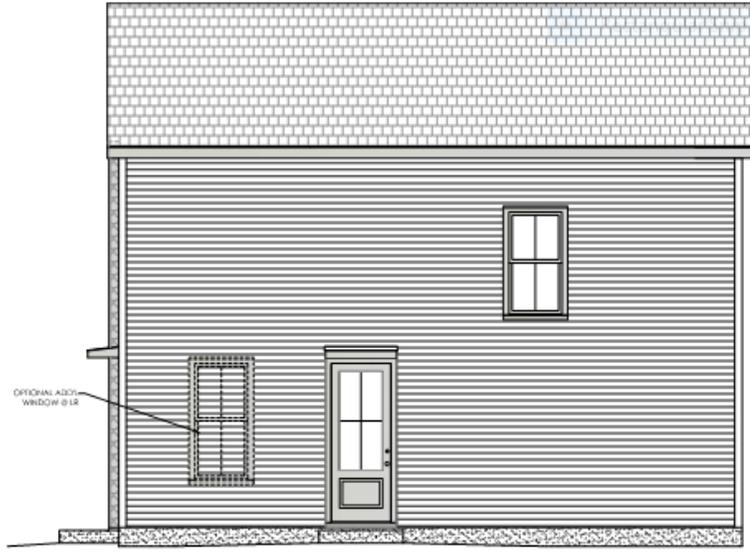
EAST (FRONT) ELEVATION
 3/8" = 1'-0" (3/16" IF HALF SIZE)



SOUTH (SIDE) ELEVATION
 3/8" = 1'-0" (3/16" IF HALF SIZE)



WEST (REAR) ELEVATION
 3/8" = 1'-0" (3/16" IF HALF SIZE)



NORTH (SIDE) ELEVATION
 3/8" = 1'-0" (3/16" IF HALF SIZE)

JULIA F. MARTIN ARCHITECTS
 210 BUTLERIDGE AVENUE, 2ND FLOOR • CHARLESTON, SC 29403
 P: (803) 727-8870 WWW.JFMARCHITECTS.COM

A NEW [AFFORDABLE] SINGLE-FAMILY RESIDENCE AT
14 PORTERS COURT
 CHARLESTON, SC

PROJECT NO.: 2020-04
 DATE: 09 MAY 2020
 DRAWN BY: B.S.J./J.F.M.
 CHECKED BY: J.F.M.

EXTERIOR ELEVATIONS

A-201



EXISTING STREETScape (EAST SIDE)
 5/32" = 1'-0" (5/64" IF HALF-SIZED)



PROPOSED STREETScape (EAST SIDE)
 5/32" = 1'-0" (5/64" IF HALF-SIZED)



PROPOSED STREETScape (WEST SIDE)
 5/32" = 1'-0" (5/64" IF HALF-SIZED)

JULIA F. MARTIN ARCHITECTS
 210 Westmore Avenue, Charleston, SC 29403
 P. 803.737.5270 www.jfmarchitects.com

A NEW [AFFORDABLE] SINGLE-FAMILY RESIDENCE AT
14 PORTERS COURT
 CHARLESTON, SC

PROJECT NO.: 2020-04
 DATE: 29 JULY 2020
 DRAWN BY: B.S.L./J.F.A.
 CHECKED BY: J.F.A.

STREETScape STUDIES
 A-202

Agenda Item #B-4

20 SHEPPARD STREET

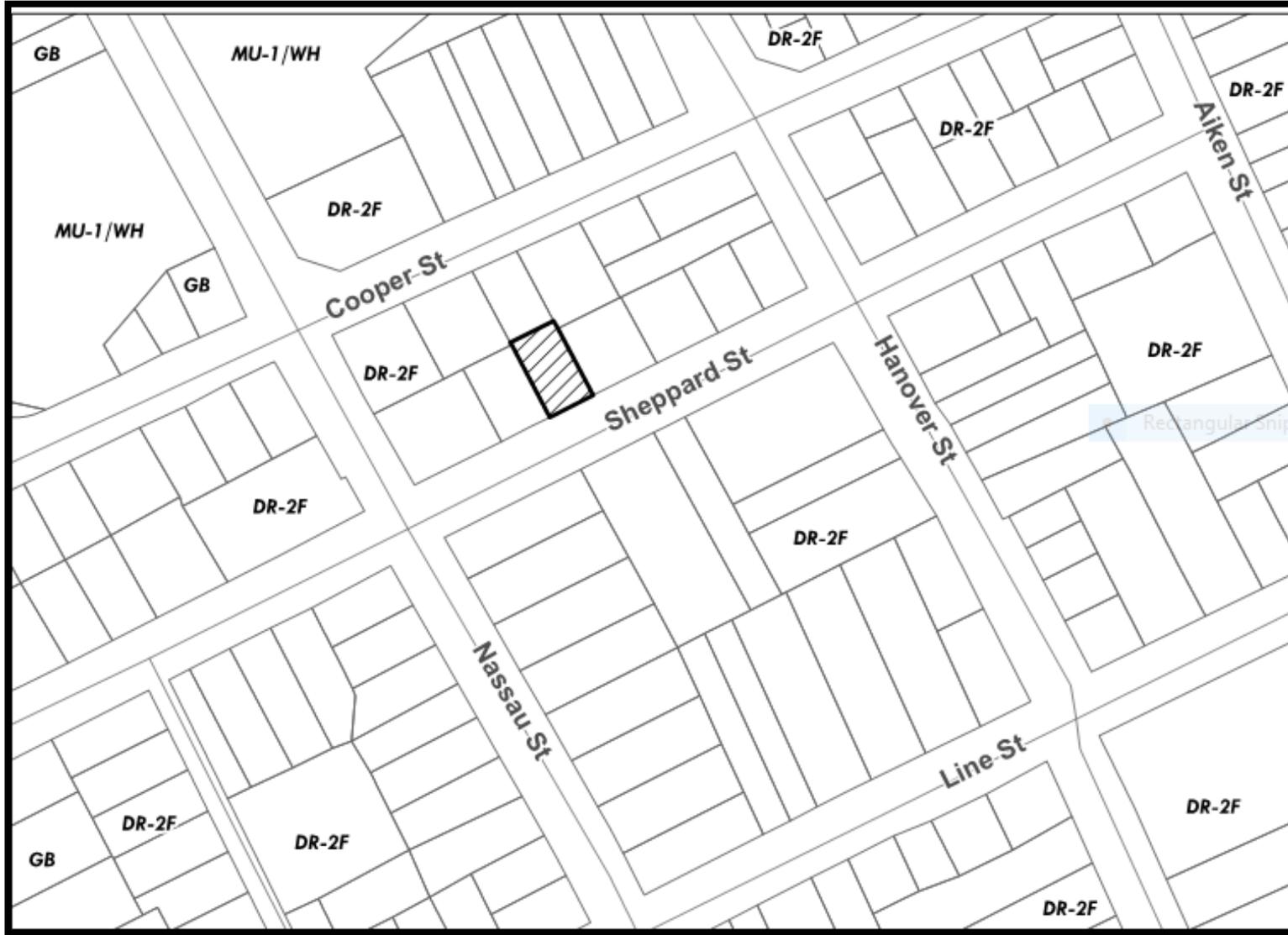
(EASTSIDE)

TMS # 459-05-04-130

Request special exception under Sec. 54-110 to allow a horizontal expansion (bedroom/bath/stair) and vertical extension (2nd story bedroom/bath/stair) to a non-conforming building footprint that extends a non-conforming 0-ft. east side setback (3-ft. required).

Request variance from Sec. 54-301 to allow additions (stairs/bedroom/bath) having a 64% lot occupancy (50% limitation; existing lot occupancy 63%).

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: September 15
 Property Address 20 Sheppard Street TMS # 459-05-04-130
 Property Owner Calluna Bassett LLC Daytime Phone 843-693-7214
 Applicant AJ Architects (Ashley Jennings) Daytime Phone 843-577-7030
 Applicant's Mailing Address 538 King Street, Charleston SC 29403
 E-mail Address ashley@ajarch.net

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 8.17.20

For office use only	Date application received <u>8/17/20</u>	Fee \$ <u>150.00</u>	Time application received <u>11:32</u>
Staffperson <u>[Signature]</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):

See attached letter

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 letter

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.

aj architects

Pennye Ashby, Senior Zoning Planner
City of Charleston Zoning Department
2 George Street, Suite 3100
Charleston SC 29401

Re: Zoning Request - 20 Sheppard Street

Dear Pennye,

Please consider this letter an attachment to the Zoning application for 20 Sheppard Street. My clients have purchased this property with the intention of returning it to a single family residence. The historic cottage is in disrepair; there are several additions that will need to be demolished, and the amount of work to the structure will require it to be raised to meet FEMA requirements. So, the proposed renovation will require the following Zoning approvals:

SPECIAL EXCEPTIONS:

• **Renovations/addition to a single family residence on a lot of insufficient size.**

Ordinance requires a minimum lot size of 2,500 SF, and the lot is 1,759 SF.

• **Renovations/addition to a single family residence that already exceeds 50% lot coverage.**

Ordinance requires a maximum lot coverage of 50%, the original structure occupied 63%, and the current proposed renovation occupies 64%.

• **Extension of a single family residence with a non-conforming n/e side-yard setback.**

Ordinance requires a minimum of 3'-0" on the north or east side-property line, and the existing residence encroaches into that setback 3'-0" at the southeast corner of the lot. The proposed renovation/addition extends that non-conforming side-yard encroachment.

Per Zoning Ordinance Section 54-110:

The non-conforming use of a building or structure cannot be physically extended to provide more area for the non-conforming use, and the number of bedrooms in a non-conforming two-family dwelling or multi-family dwelling use cannot be increased, unless the Board of Zoning Appeals—Zoning, after a duly advertised public hearing, finds that the extension or increase of the non-conforming use is:

- (1) limited to extending or increasing the non-conforming use then in existence; and*
- (2) would not result in an unreasonable intensification of the non-conforming use. In considering the reasonableness of the intensification of the extension or increase, the Board shall consider the effect of the extension or increase on properties in the vicinity to include traffic impacts; vehicular and pedestrian safety; parking impacts; potential impacts of noise, lighting, fumes or obstruction of air flow or light on adjoining property; impacts on the aesthetic character of the environs, to include the possible need for screening.*

This proposed renovation will maintain the original use of a single family residence. The structure will be raised in the same lot position to maintain off-street parking, so the non-conforming relationship to the side-yard setback will remain. We do not believe this is an unreasonable intensification of the non-conformance.

Thank you for your consideration,


Ashley Jennings



if drawing shows a site address, use application address for review submission of a contract. Use a redline.

gj architects



538 KING STREET
CHARLESTON, S.C.
29404-0003

843-577-7030 PHONE
843-577-6960 FAX

revised/added
20 Shepard Street
CHARLESTON, SC

SSA-C

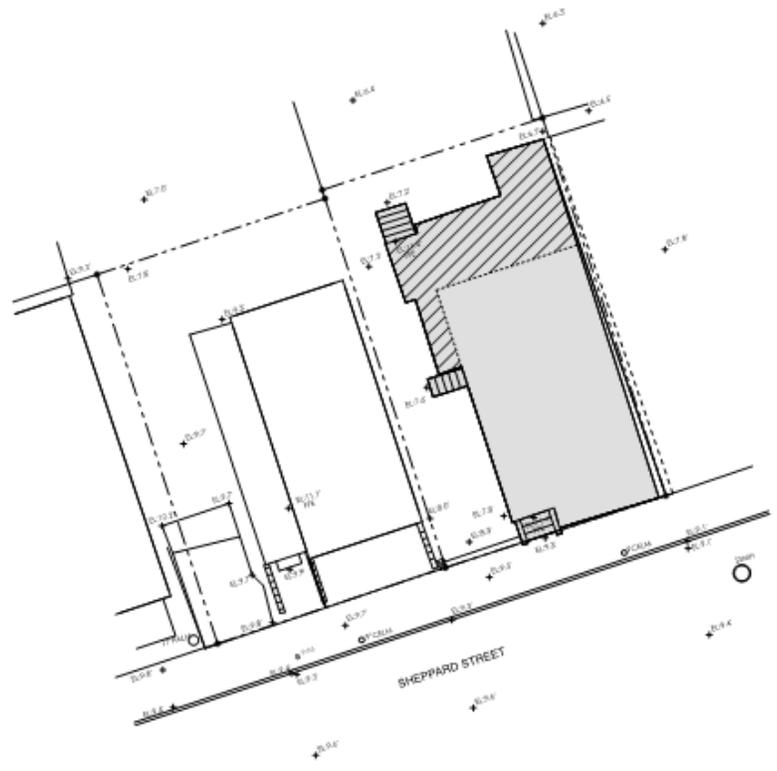
DESIGNED
(M)
DRAWN
(M)
CHECKED
(M)

DATE
06-17-2020

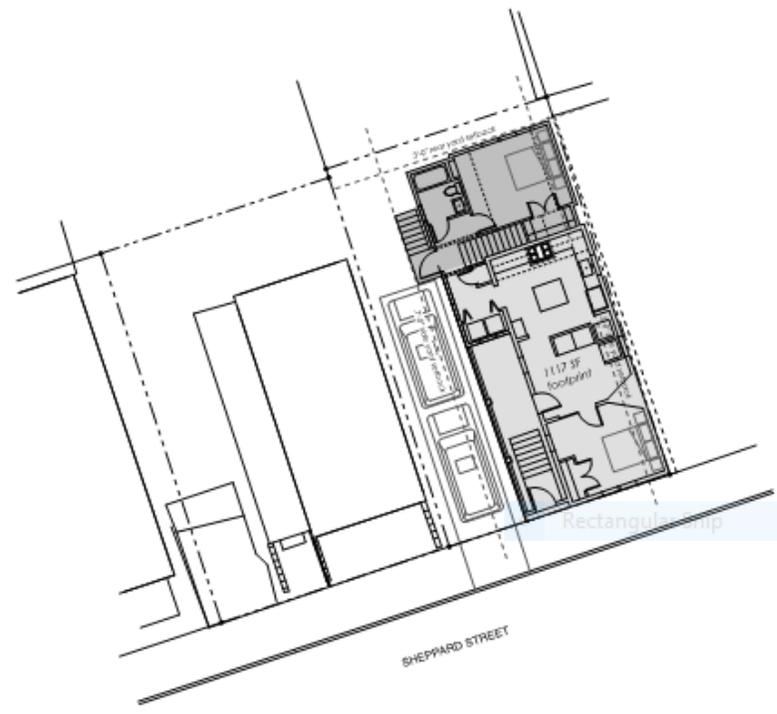
REVISIONS

S H E E T

A1.1
RUCK PLANS



existing site plan: 1/8" = 1'-0"



proposed site plan: 1/8" = 1'-0"

zoning information:

TRC	429-05-04-130
ZONED	DR 2F
FLOOD ZONE	AE-13
LOT SIZE	2,900 SF min - 1,759 SF (non-conforming, REQUIRES SPECIAL EXCEPTION)
BUILDING FOOTPRINT	1,117 SF (residence with proposed addition)
LOT COVERAGE	50% max - 64% (non-conforming, REQUIRES SPECIAL EXCEPTION)
HEIGHT	3 stories max - 1 story (conforming)
SETBACKS (residence)	front - 25'-0" min or aligning w/ neighboring property (conforming) rear - 3'-0" min - 3'-3" (conforming)
	side - 3'-0" min - 0" (non-conforming, REQUIRES SPECIAL EXCEPTION)
	sw side - 7'-0" min - 7'-2" (conforming)
PARKING	2 spaces required - 2 provided (conforming)

All drawings require 15% deposit.
No obligation without the receipt
of payment of 25% contract
fee, a retainer.



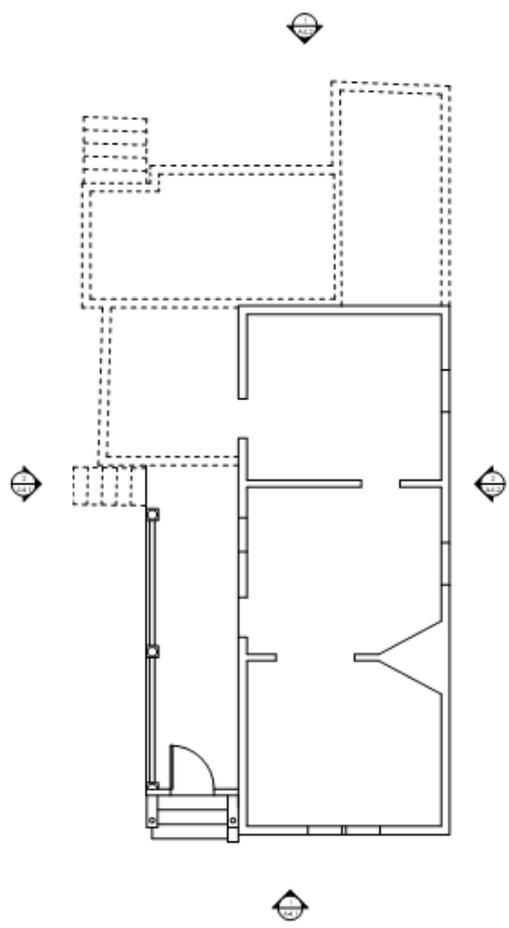
538 KING STREET
CHARLESTON, S.C.
29403
843-577-7030 phone
843-577-6960 fax

reese@reeseandson.com
20 Sheppard Street
CHARLESTON, SC

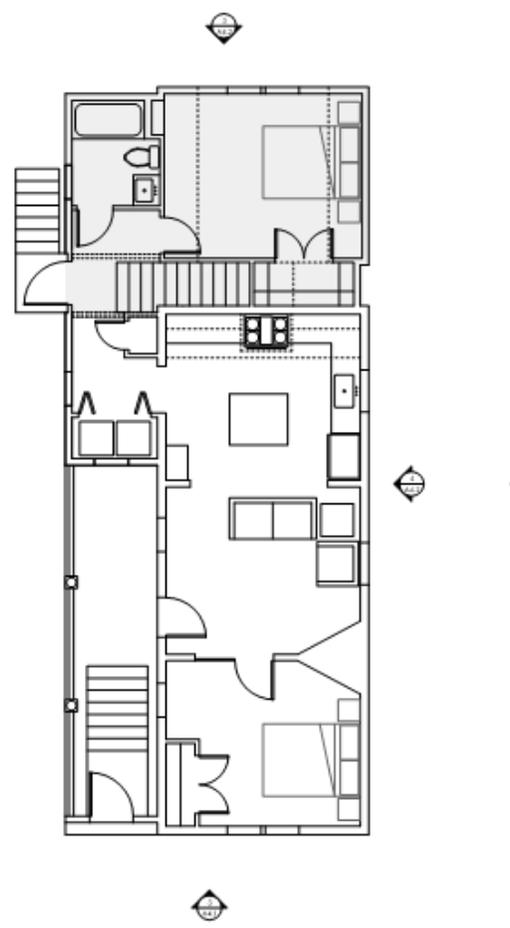
DESIGNED
(AK)
DRAWN
(AK)
CHECKED
(AK)

D A T E
08-17-2020
REVISIONS

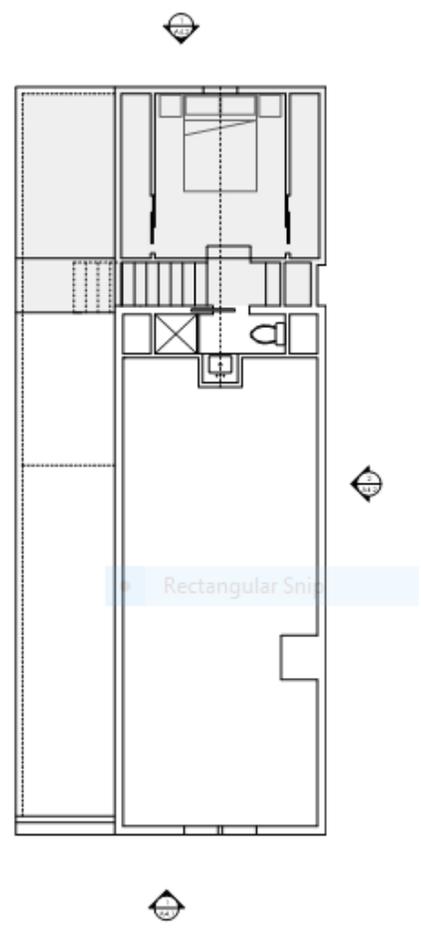
S H E E T
A3.1
FLOOR PLANS



existing first floor plan: 1/4" = 1'-0"



proposed first floor plan: 1/4" = 1'-0"



proposed second floor plan: 1/4" = 1'-0"



101 existing south elevation: 1/4" = 1'-0" 0 2 4 6



102 existing west elevation: 1/4" = 1'-0" 0 2 4 6



103 proposed south elevation: 1/4" = 1'-0" 0 2 4 6



104 proposed west elevation: 1/4" = 1'-0" 0 2 4 6

Rectangular Snip

IF DRAWING BECOMES A PUBLIC DOCUMENT, THE APPLICANT ACCEPTS THE RESPONSIBILITY OF OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

gj architects

STATE OF SOUTH CAROLINA
ASHLEY ELITE
LICENSED ARCHITECT
19033

STATE OF SOUTH CAROLINA
AJ ARCHITECTS
LICENSED ARCHITECT
8780

538 KING STREET
CHARLESTON, S.C.
29403
843.577.7030 phone
843.577.6960 fax

residential
20 Sheppard Street
CHARLESTON, SC

82A-2

DESIGNED
(M)

DRAWN
(M)

CHECKED
(M)

D A T E
08-17-2020

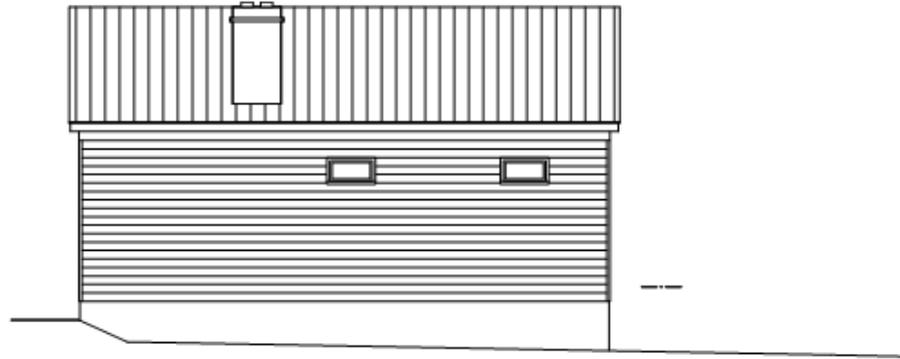
REVISIONS

S H E E T

A4.1
ELEVATIONS



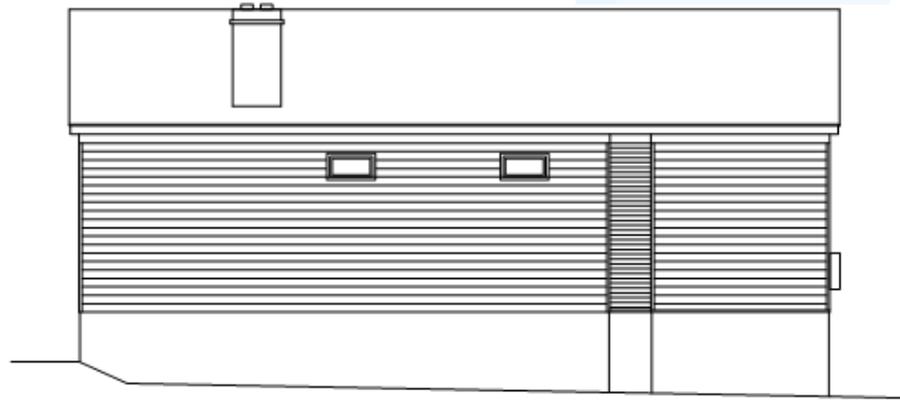
existing north elevation: 1/4" = 1'-0"



existing east elevation: 1/4" = 1'-0"



proposed north elevation: 1/4" = 1'-0"



proposed east elevation: 1/4" = 1'-0"

Rectangular Snip

all drawings are in metric units unless otherwise noted. for more information, contact the architect.

gj architects



538 KING STREET
CHARLESTON, S.C.
29403
843-577-7030 phone
843-577-6940 fax

revision/addition
20 Shepard Street
CHARLESTON, SC
804.2

DESIGNED
(AK)
DRAWN
(AK)
CHECKED
(AK)

DATE
08-17-2020
REVISIONS

SHEET
A4.2
ELEVATION



north view from adjacent property



northwest view from adjacent property

Rectangular Snip

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558 KING STREET
 CHARLESTON, S.C.
 29403
 843-577-7030 PHONE
 843-577-6940 FAX

responsible architect
 20 Shepard Street
 CHARLESTON, SC
 29403

DESIGNED
 (18)
 DRAWN
 (18)
 CHECKED
 (16)

DATUM
 06/17/2020
 REVISIONS

SHEET
 PH-2

Agenda Item #B-5

22 SHEPPARD STREET

(EASTSIDE)

TMS # 459-05-04-131

Request special exception under Sec. 54-110 to allow an addition (bedroom/bath) that extends a non-conforming 0-ft. east side setback (3-ft. required).

Request variance from Sec. 54-301 to allow additions (stairs/bedroom/bath) having a 56% lot occupancy (50% limitation; existing lot occupancy 44%).

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: September 15

Property Address 22 Sheppard Street TMS # 459-05-04-131

Property Owner Calluna Bassett LLC Daytime Phone 843-693-7214

Applicant AJ Architects (Ashley Jennings) Daytime Phone 843-577-7030

Applicant's Mailing Address 538 King Street, Charleston SC 29403

E-mail Address ashley@ajarch.net

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 8.17.20

For office use only	Date application received <u>8/17/20</u>	Fee \$ <u>150.00</u>	Time application received <u>11:33</u>
Staffperson <u>PH</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):

See attached letter

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 letter

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.

aj architects

Pennye Ashby, Senior Zoning Planner
City of Charleston Zoning Department
2 George Street, Suite 3100
Charleston SC 29401

Re: Zoning Request - 22 Sheppard Street

Dear Pennye,

Please consider this letter an attachment to the Zoning application for 22 Sheppard Street. My clients have purchased this property with the intention of returning it to a single family residence. The historic cottage is in disrepair; the piazza has been removed, and the amount of work to the structure will require it to be raised to meet FEMA requirements. So, the proposed renovation will require the following Zoning approvals:

SPECIAL EXCEPTIONS:

•Renovations/addition to a single family residence on a lot of insufficient size.

Ordinance requires a minimum lot size of 2,500 SF, and the lot is 1,782 SF.

•Extension of a single family residence with a non-conforming n/e side-yard setback.

Ordinance requires a minimum of 3'-0" on the north or east side-property line, and the existing residence encroaches into that setback 1'-10". The proposed renovation/addition extends that non-conforming side-yard encroachment.

Per Zoning Ordinance Section 54-110:

The non-conforming use of a building or structure cannot be physically extended to provide more area for the non-conforming use, and the number of bedrooms in a non-conforming two-family dwelling or multi-family dwelling use cannot be increased, unless the Board of Zoning Appeals—Zoning, after a duly advertised public hearing, finds that the extension or increase of the non-conforming use is:

- (1) limited to extending or increasing the non-conforming use then in existence; and*
- (2) would not result in an unreasonable intensification of the non-conforming use. In considering the reasonableness of the intensification of the extension or increase, the Board shall consider the effect of the extension or increase on properties in the vicinity to include traffic impacts; vehicular and pedestrian safety; parking impacts; potential impacts of noise, lighting, fumes or obstruction of air flow or light on adjoining property; impacts on the aesthetic character of the environs, to include the possible need for screening.*

This proposed renovation will maintain the original use of a single family residence. The structure will be raised and positioned to maintain off-street parking, so the non-conforming relationship to the side-yard setback will be similar. We do not believe this is an unreasonable intensification of the non-conformance.

VARIANCE:

• **Renovations/addition to a single family residence that will exceed 50% lot coverage.**
Ordinance requires a maximum lot coverage of 50%, the current proposed renovation with an addition will occupy 56%.

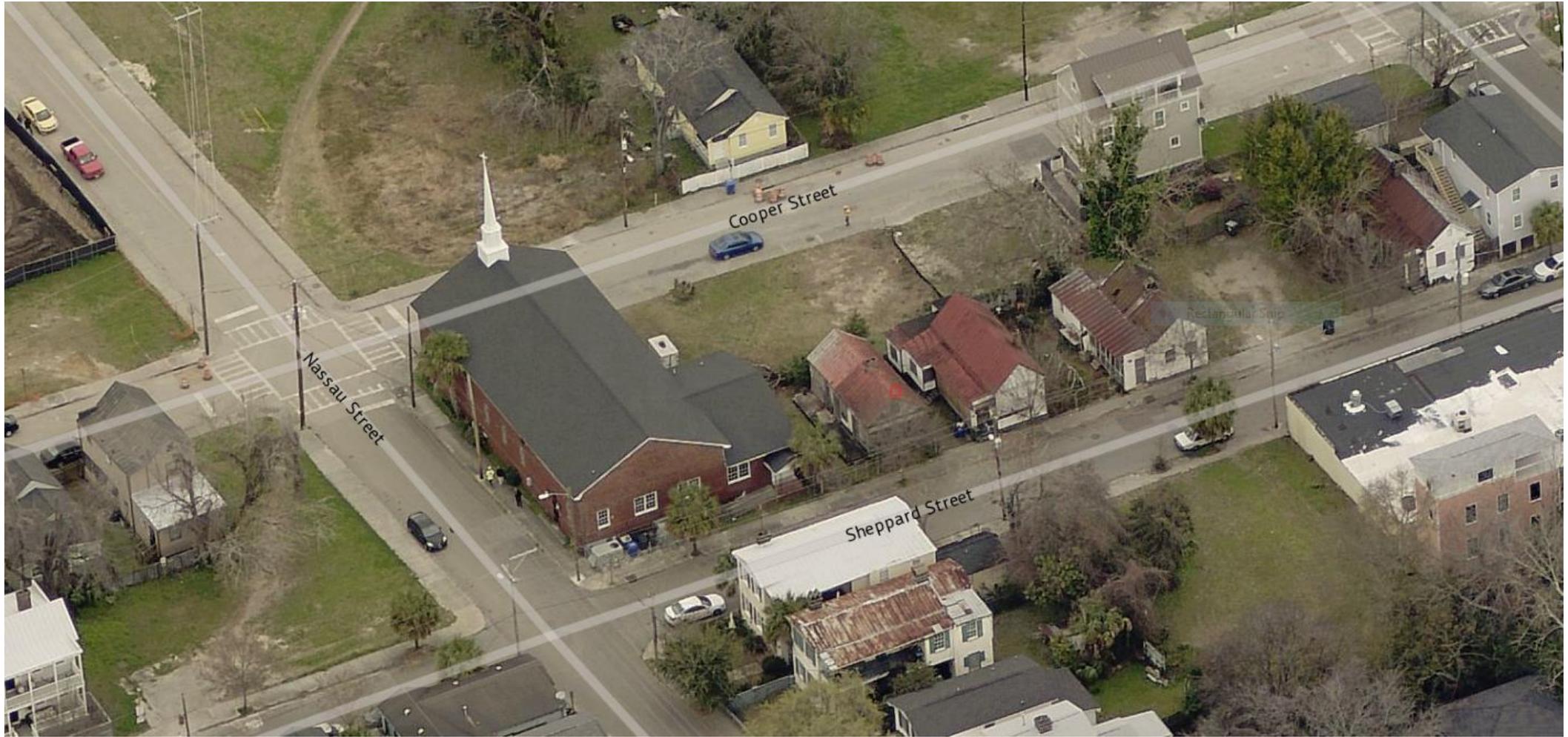
A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following findings:

- *There are extraordinary and exceptional conditions pertaining to the particular piece of property*
- *These conditions do not generally apply to other property in the vicinity*
- *Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the initialization of the property*
- *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.*

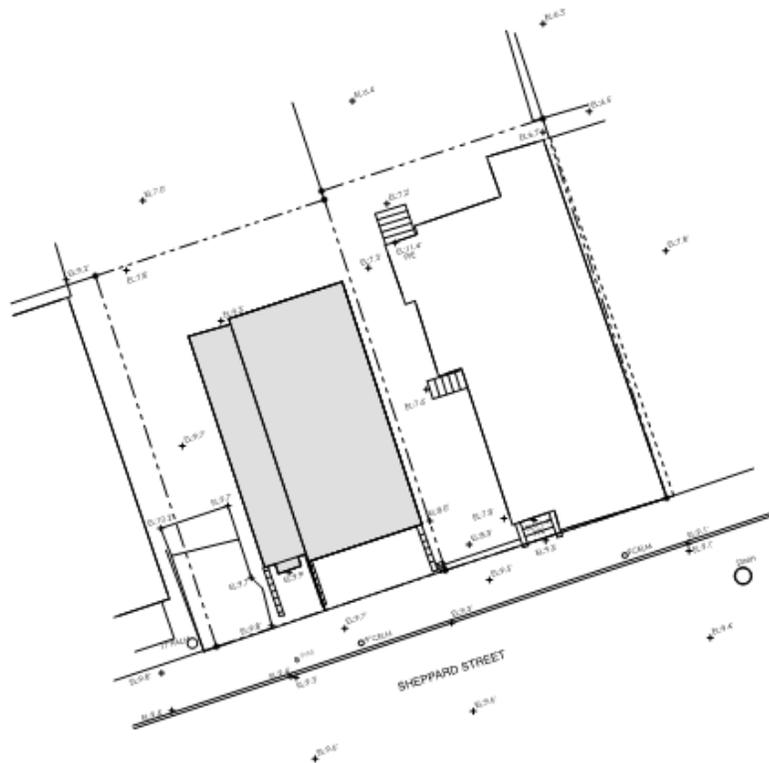
This lot is very small, and the house is positioned on the lot in a non-traditional manner. Since the structure must be raised to meet FEMA, we are proposing to move the existing structure on the lot, shifting it toward the street to align with other historic cottages on Sheppard Street. This will also allow a modest addition to the rear of the structure, which will exceed the maximum lot coverage. We do not believe this addition will be of substantial detriment to the adjacent property or district; the abandoned house will be renovated and returned to a single family residence.

Thank you for your consideration.

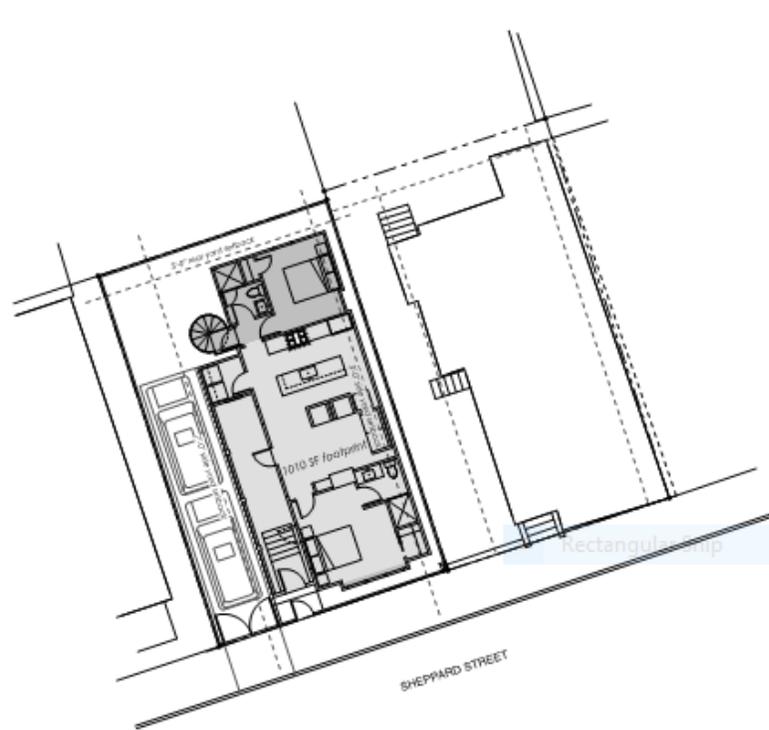

Ashley Jennings







existing site plan: 1/8" = 1'-0"



proposed site plan: 1/8" = 1'-0"

zoning information:

SWS	459-05-04-131
ZONING	DR 2F
FLOOD ZONE	AE-13
LOT SIZE	2,300 SF min - 1,760 SF (non-conforming, REQUIRES SPECIAL EXCEPTION)
BUILDING FOOTPRINT	1,010 SF (190 SF residence with proposed add-on)
LOT COVERAGE	30% max - 50% (non-conforming, REQUIRES VARIANCE)
HEIGHT	3 stories max - 1 story (conforming)
SETBACKS	front - 25'-0" min or abutting w/ neighboring property (conforming) rear - 2'-0" min - 3'-0" (conforming) no side - 3'-0" min - 1'-2" (extension of existing non-conforming, REQUIRES SPECIAL EXCEPTION) w side - 7'-0" min - 9'-7" (conforming)
PARKING	2 spaces required - 2 provided (conforming)

SE-2 zoning district of a project, the applicant shall be required to submit a site plan.



538 KING STREET
CHARLESTON, S.C.
29403
843-577-7030 phone
843-577-8950 fax

revision/addition
22 Sheppard Street
CHARLESTON, SC

SDA-2

DESIGNED
(K)
DRAWN
(K)
CHECKED
(K)

DATE
08/17/2020

REVISIONS

S H E E T

A1.1
FLOOR PLANS

IF A THIRD PARTY HAS A COPY OF THIS DOCUMENT, IT IS REQUESTED THAT YOU CONTACT THE ARCHITECT FOR ANY REVISIONS OR CORRECTIONS.
DATE: 11/11/2010

gj architects



538 KING STREET
CHARLESTON, S.C.
29403
843-577-7030 phone
843-577-8950 fax

revision/addition
22 Sheppard Street
CHARLESTON, SC

02A-2

DESIGNED

(R)

DRAWN

(R)

CHECKED

(R)

DATE

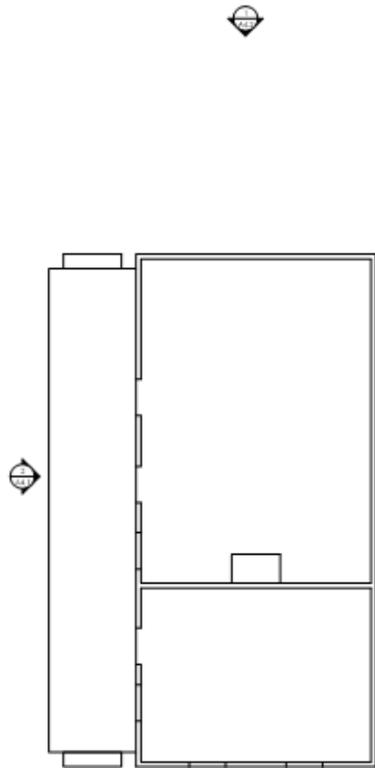
08-17-2010

REVISIONS

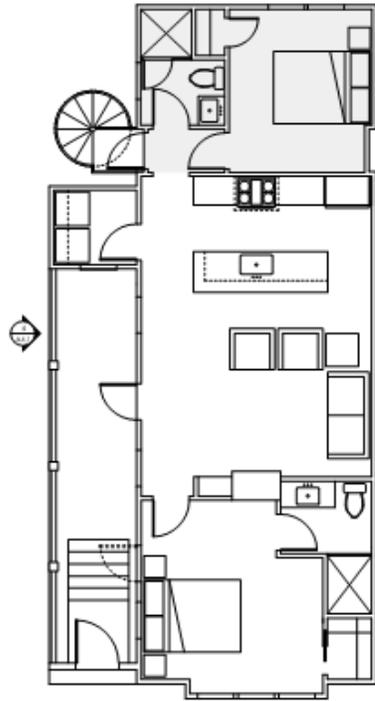
S H E E T

A3.1

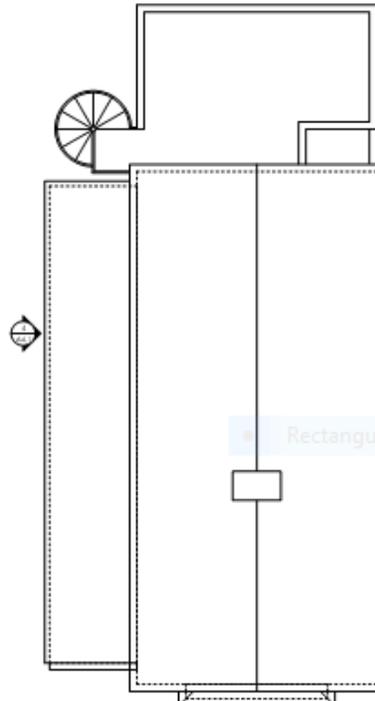
FLOOR PLAN



existing first floor plan: 1/4" = 1'-0"



proposed first floor plan: 1/4" = 1'-0"



proposed roof plan: 1/4" = 1'-0"



18 21 design studio llc architects
114 charleston avenue for historic
preservation of a project
114 charleston

gj architects

STATE OF SOUTH CAROLINA
KIMMY
ELITE
ARCHITECTS
Charleston, SC
19330

STATE OF SOUTH CAROLINA
KIMMY
ELITE
ARCHITECTS
Charleston, SC
19330

538 KING STREET
CHARLESTON, S.C.
29403

843-577-7030 phone
843-577-8880 fax

reese@reesejames.com
22 Shepard Street
CHARLESTON, SC

SDA-E

DESIGNED

(K)

DRAWN

(K)

CHECKED

(K)

DATE

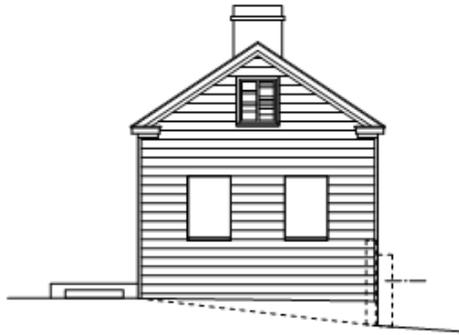
08-17-2020

REVISIONS

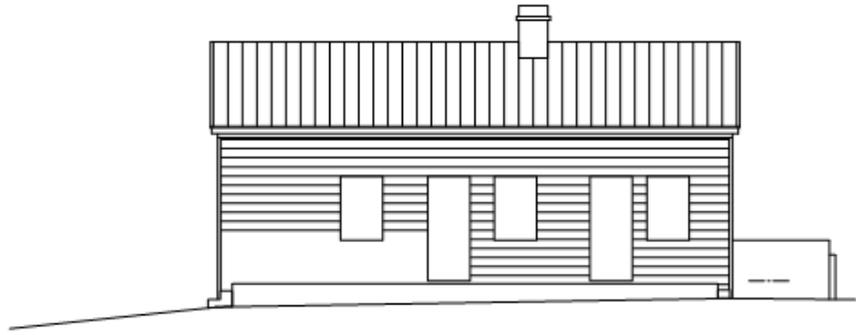
SHEET

A4.1

FLOOR PLANS



existing south elevation: 1/4" = 1'-0" 0 2 4 6



existing west elevation: 1/4" = 1'-0" 0 2 4 6

Rectangular Snip



proposed south elevation: 1/4" = 1'-0" 0 2 4 6



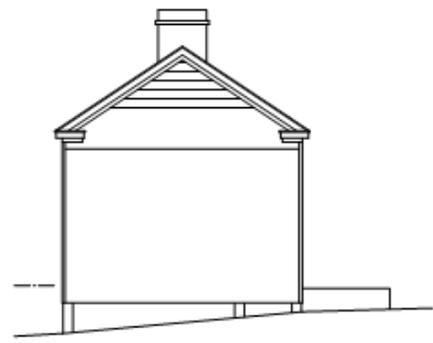
proposed west elevation: 1/4" = 1'-0" 0 2 4 6

all drawings and/or projects
in preparation without the express
authorization of g architects
luc h. hawkins

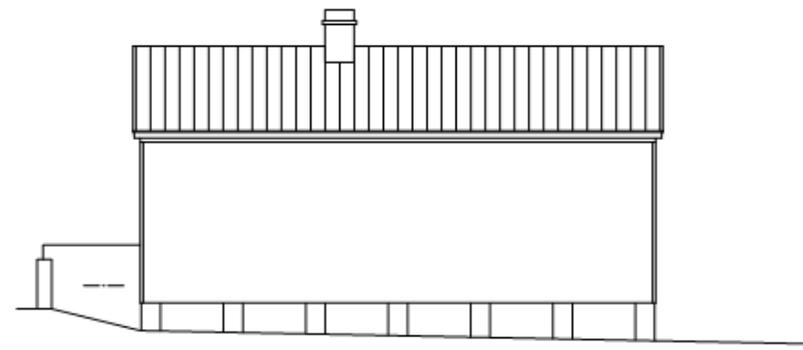
g architects



558 KING STREET
CHARLESTON, S.C.
29403
843-577-7020 phone
843-577-6360 fax



existing north elevation: 1/4" = 1'-0"

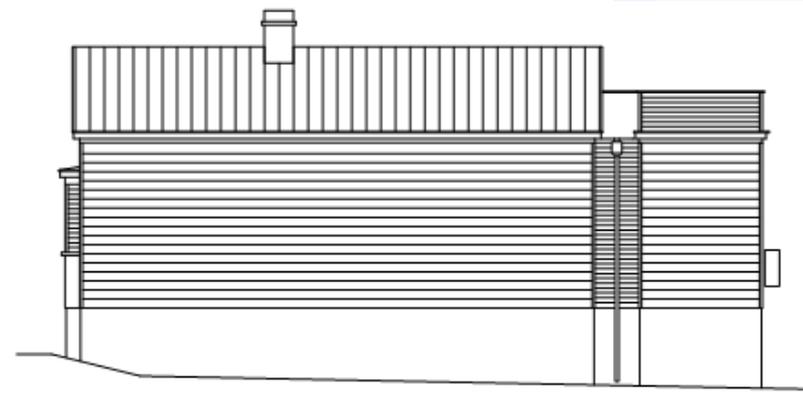


existing east elevation: 1/4" = 1'-0"

Rectangular Snip



proposed north elevation: 1/4" = 1'-0"



proposed east elevation: 1/4" = 1'-0"

residential addition
22 Sheppard Street
CHARLESTON, SC
A4.2

DESIGNED
(AJ)
DRAWN
(AJ)
CHECKED
(AJ)

D A T E
06-17-2020
REVISIONS

S H E E T
A4.2
ROOF PLAN



south view from Sheppard Street

Rectangular Snip



southwest view from Sheppard Street



southeast view from Sheppard Street

all design subject to the architect's
 final approval subject to the owner's
 satisfaction of a contract.
 Use as directed.

gj architects

STATE OF SOUTH CAROLINA
 ANNEE ALUTE
 ARCHITECT
 CHARLESTON, SC
 00303

STATE OF SOUTH CAROLINA
 GJ ARCHITECTS
 000
 CHARLESTON, SC
 00000

538 KING STREET
 CHARLESTON, S.C.
 29403
 843-777-7030 PHONE
 843-777-6960 FAX

renewable habitat
 22 Sheppard Street
 CHARLESTON, SC
 29403

DESIGNED
 BY
 DRAWN
 BY
 CHECKED
 BY

D A T E
 06-17-2020
 REVISIONS

S H E E T
 PH-1



north view from adjacent property



northwest view from adjacent property

Rectangular Snip

ALL DRAWINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SOUTH CAROLINA ARCHITECTURAL BOARD RULES AND REGULATIONS.



538 KING STREET
CHARLESTON, S.C.
29403
843-577-7030 phone
843-577-0560 fax

resurrection address
22 Shepard Street
CHARLESTON, SC

DESIGNED
(16)
DRAWN
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CHECKED
(16)

D A T Y
(08/11/2020)
REVISIONS

S H E E T
PH-2

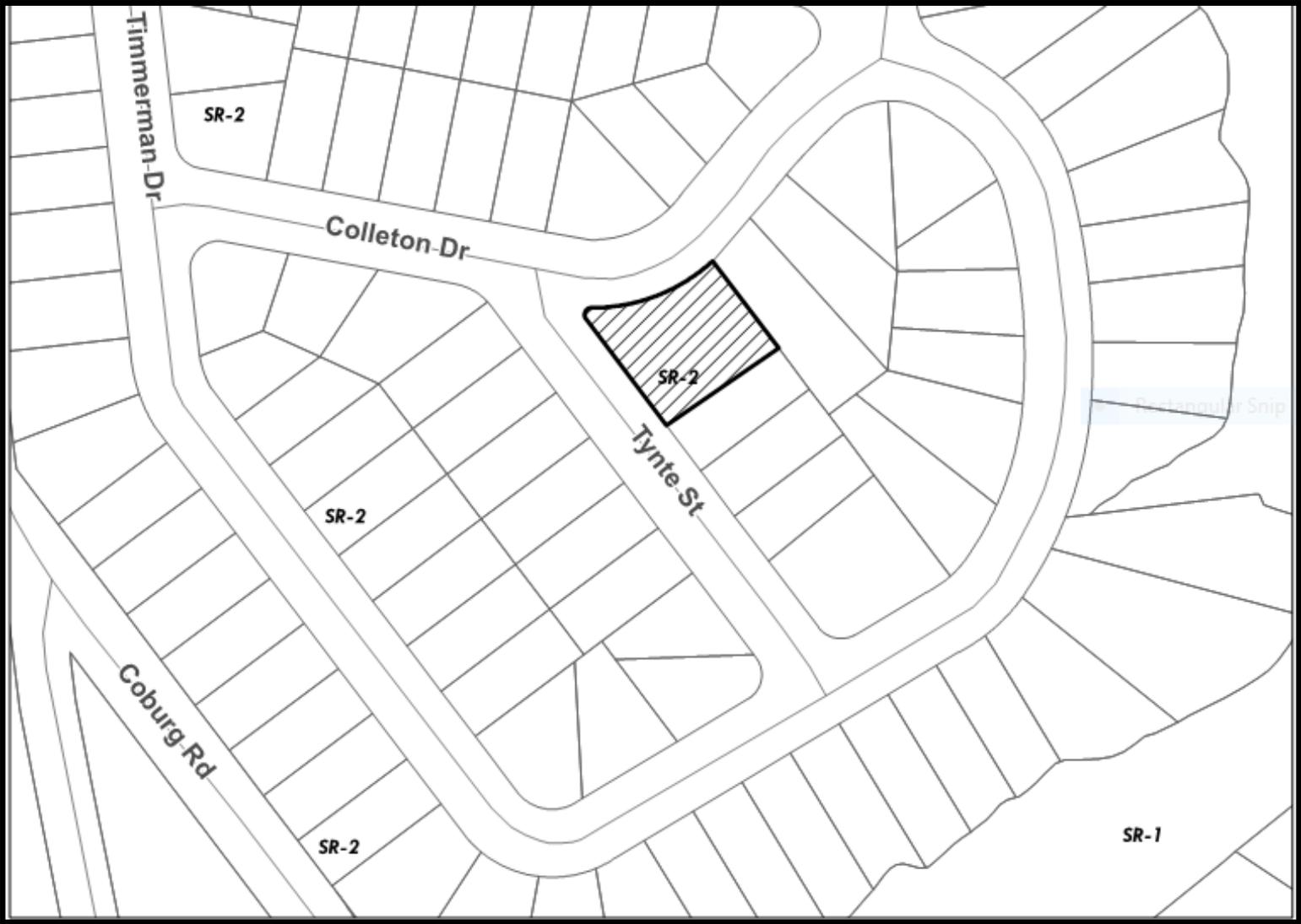
Agenda Item #B-6

7 COLLETON DRIVE

(BYRNES DOWNS)

TMS # 421-01-00-123

Request variance from Sec. 54-301 to allow a detached accessory building (carport) with a 5-ft. front setback (60-ft. required).





City of Charleston

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

THE APPLICANT HEREBY REQUESTS:

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

MEETING DATE REQUESTED: SEPT 15TH

Property Address 7 COLLETON Dr. TMS # 421-01-00-123

Property Owner DAVID COHEN Daytime Phone 843-224-6079

Applicant ROSENBLUM COE ARCHITECTS Daytime Phone 843-577-6073

Applicant's Mailing Address 1643 MEANS STREET, CHARLESTON, SC 29412

E-mail Address SCOE@ROSENBLUMCOE.COM

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

Zoning of property S-2 SR-2

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

Optional but very helpful information:

- [X] Photographs
[X] 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 STEVEN H COE, AIA PRESIDENT ROSENBLUM COE ARCHITECTS Date 8/17/2020

For office use only
Date application received 8/17/20 Time application received 11:49
Staffperson [Signature] 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):

We are requesting a variance that both Tynte street & Colleton Drive are treated as front setback. There shall not be any rear setbacks on the property. Additionally we are requesting a variance for a free standing carport to be constructed within 5 feet of the Colleton Drive front setback.

1. The corner lot property is exceptional on this property and the original house's orientation creates an extraordinary front yard for Byrnes Down Properties.
2. The sharp angle sidewalk/front yard do not generally apply to other properties.
3. Because of the existing conditions and the "front" of the house is on Tynte Street, but the house faces Colleton Dr surrounding. Applying the ordinance would unreasonable restrict the utilization of the site.
4. Authorization of the variance will be an improvement to the property and will add to the character of the district by pulling vehicles off the road and further on to the property,

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:

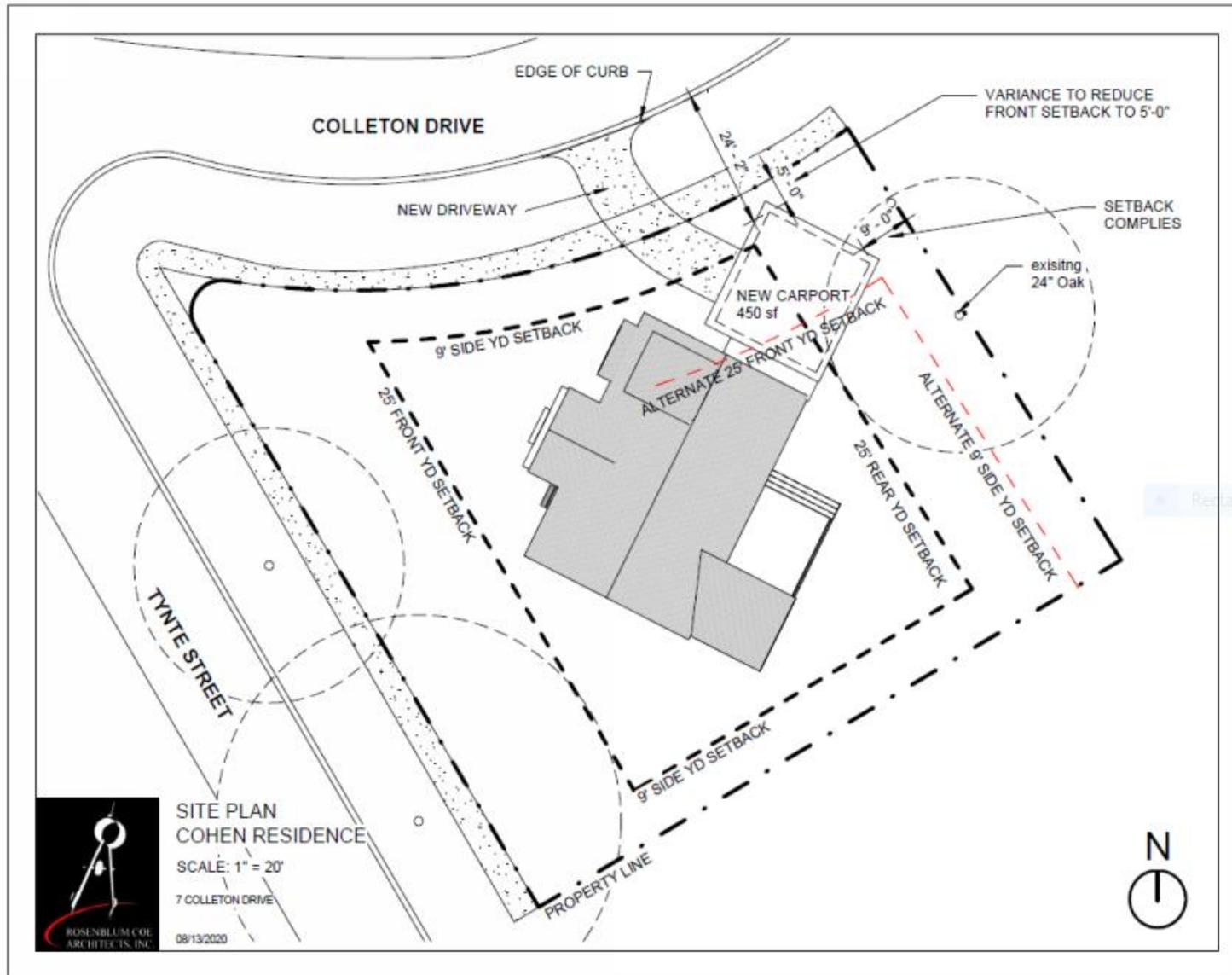
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2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
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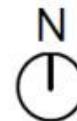


SITE PLAN
COHEN RESIDENCE

SCALE: 1" = 20'

7 COLLETON DRIVE

08/13/2020



Cohen Residence

7 Colleton Dr.

13 August 2020



Colleton Drive Proposed Elevation



Cohen Residence

7 Colleton Dr.

13 August 2020



Tynte Street Proposed Elevation



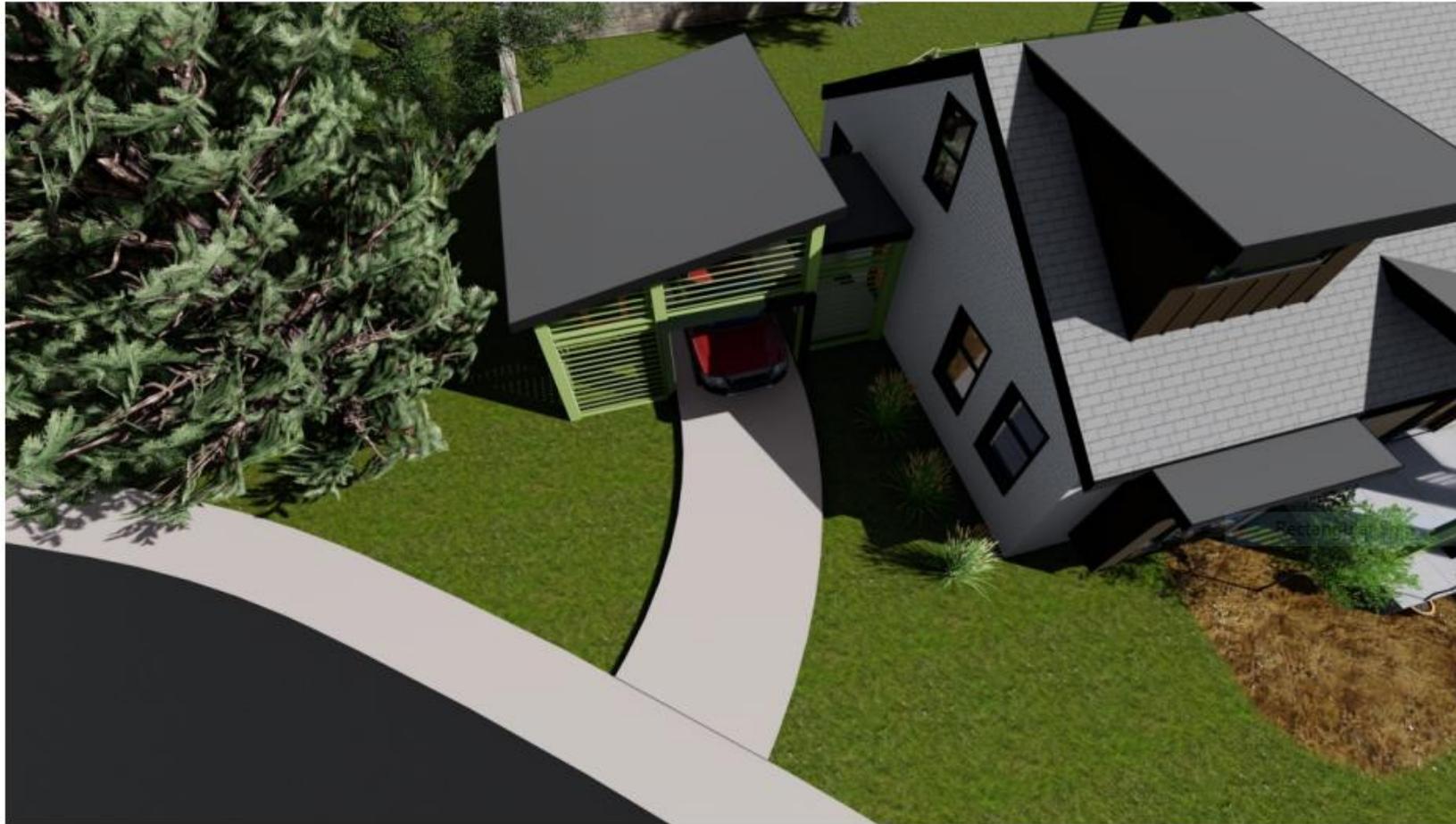
Cohen Residence

7 Colleton Dr.

13 August 2020



View from Colleton Dr.



Bird's Eye View

Cohen Residence

7 Colleton Dr.

13 August 2020



View from Colleton approaching from West



View from Colleton Drive Corner

Cohen Residence

7 Colleton Dr.

13 August 2020



View from Colleton Drive driveway entry

Agenda Item #B-7

127 FISHBURNE STREET-DEFERRED

(WESTSIDE)

TMS # 460-04-03-066

Request variance from Sec. 54-301 to allow the establishment of two dwelling units (duplex) with 2,675sf of lot area per dwelling unit (3,000sf required).

Request special exception under Section 54-511 to allow two dwelling units (duplex) with 2 off-street parking spaces (4 spaces required).

Zoned DR-1F