Meeting Protocol

Order on Each Application:

- Chair announces each application
- Staff presents application and City’s recommendation. Staff will control slide presentation
- If recommendation is favorable and no one objects to the application, usually the Board treats application as uncontested and passes it
- If there is an objection, applicant and anyone else in favor, after being sworn in, will be allowed to speak on the application. Each speaker will be sworn in before speaking. Each speaker should state their name and address for the record
- Next, opponents, after being sworn in, can speak followed by a short rebuttal from the applicant
- The Board then closes the public hearing on that application and opens discussion for Board members

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.
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.
Agenda Item #A-1

Approval of September 6, 2022 BZA-Z Minutes

https://www.charleston-sc.gov/AgendaCenter/ViewFile/Agenda/_09062022-7696
Agenda Item #A-2

30 PINCKNEY STREET
(ANSONBOROUGH)
TMS # 458-05-01-093

Request special exception under Sec. 54-511 to allow a restaurant use with 198sf of inside patron use area without providing 2 required off-street parking spaces.

Zoned CT
Application to Vacate, Special Exception, Reconfiguration, or Extension to Municipal Regulations

City of Charleston

Instructions: This application, along with the required information, must be submitted in PDF format to the Planning Department no later than the date specified in your letter. The applicant will then be notified of their status. Applications are due on the deadline date and must be complete and accepted and placed on an agenda. The applicant will be notified of the status and the public hearing will be scheduled by the Board of Zoning Appeals (BZA) for a date in five business days. The following determines the date of the Board, except for the vacate variances, the appeal period shall be 15 calendar days. An appeal to the Board during this appeal period shall be further action on the application.

THE APPLICANT HEREBY REQUESTS:
- A Variance or a Special Exception as indicated on page 2 of this application.
- A reconsideration of the decision of this Board on any previous action or action of a zoning official (attach Appeal form).
- A reconsideration of an unsupervised Variance or a Special Exception Approval.

MEETING DATE REQUESTED: September 6, 2022
Property Address: 30 Pinckney Street, Charleston, SC 29401
Property Owner: Daniel Neme
Applicant: Michael Webb
Applicant’s Mailing Address: 170 Ashley Street North, Charleston, SC 29403
Relationship of applicant to owner: Representative, prospective buyer, other: """"

Zoning of property:
CT

Information required with application (check information submitted):
- A statement of existing condition, including existing structures, building height, and setbacks.
- A statement of the proposed changes, including the proposed building height, setbacks, and variances.
- A statement of the reasons for requesting the variance or special exception.

Optional but very helpful information:
- Photographs: Additional photographs may be helpful in providing a clear understanding of the property and its surroundings.
- 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, and that the proposed improvements comply with the applicable zoning regulations. A representative of the subject property or the authorized representative of the owner shall be present with a notice of the Board hearing and inspected.

Applicant: Michael Webb
Date: 8/19/2020

For Special Exception requests, applicants should list the specific variances being requested and include a detailed description of the proposed building, structure, or layout. This description should be supported by photographs or sketches to clearly illustrate the proposed changes to the property.

For Special Exception requests, applicants should include a detailed description of the proposed building, structure, or layout. This description should be supported by photographs or sketches to clearly illustrate the proposed changes to the property.

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 at least 6 months has lapsed.

Department of Planning, Community & Sustainability
2 George Street
Charleston, South Carolina 29401
(843) 724-3781
www.charleston-sc.gov/zoning
August 8, 2022

Dear Board Members:

Please be advised that our firm has been retained by Michael Hebb regarding denial of his business license application for his company, Historic Charleston Supper Club, LLC, to operate at 30 Pinckney Street. Mr. Hebb’s application was denied for failure to comply with Section 54-317, a copy of which is attached hereto as Exhibit A. As set forth in the drawings attached hereto as Exhibit B, the patron use square footage at this location is 198 square feet. Accordingly, to comply with the attached ordinance, Mr. Hebb must provide two off-street parking spaces.

The subject address is currently zoned in the Commercial Transitional zoning district, which is intended to permit residential uses and small, neighborhood commercial uses on properties adjacent to the residential areas. The commercial uses are allowed as conditional uses where the size of the establishment and hours of operation are restricted. Mr. Hebb seeks to operate Historic Charleston Supper Club out of the building located at 30 Pinckney Street. His company provides historic dinners to locals and tourists, and it limits each dinner to 12 patrons per night. Each dinner begins at our around 7pm and ends at our around 10pm. His business is limited in size and the hours of operation are restricted, thereby bringing it within the permissible commercial use for this zoning district.

Mr. Hebb submits the subject application for a special exception under Section 54-511, a copy of which is attached hereto as Exhibit C, because requiring him to provide two off-street parking spaces will create an undue hardship and is not feasible given the current street frontage of the existing building. Moreover, despite good faith efforts, Mr. Hebb has been unable to locate any potential parking spaces in the vicinity that he would be able to rent to meet the requirements of this ordinance. Finally, the special exception will not adversely affect neighboring properties because there are two public parking lots across the street that are often near empty at 7pm, the time in which Mr. Hebb operates his business.

My client requests a public hearing on his application for a special exception at the upcoming hearing date, on September 6, 2022. In the meantime, if there is any additional information that we can provide to the Board for consideration, please do not hesitate to reach out.

Sincerely,

Mary Willis

MARY S. WILLIS
Agenda Item #B-1

78 HAGOOD AVENUE
(HAMPTON PARK TERRACE)
TMS #460-02-04-146

Request special exception under Sec. 54-110 to allow a horizontal expansion (stairs/master bedroom/closets/bathrooms/laundry/ and vertical extension (stairs/bedrooms/bathrooms/closets) that extends a non-conforming 13.3-ft. total side setback (15-ft. required).

Request variance from Sec. 54-301 to allow a stair addition with a 5-ft. south side setback (9-ft. required).

Zoned DR-1F
BZA-Z Application (continued)

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 an attachment if necessary).

We request a Variance for the Stairs on the right side of the house. We show a stair landing on the driveway side of the house, to allow for a second means of door egress on the house.

We have positioned the Stairs and Landing in such a way to allow for 3 cars to be parked in the driveway on that side. The landing is 4' wide, the edge of the landing will be 5' from the property line.

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;
4. The authorization of the variance will not be of substantial detriment to adjoining 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 § 6-79-800)

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).

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if 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: 7/27/22

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 expired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: May 6, 2022

Property Address 78 Highland Ave Columbia SC TMS #: 460-02-09-135
Property Owner Sheila + Steve Harvey Daytime Phone 803-660-1870
Applicant Brian Wells, PE Daytime Phone 843-541-1790
Applicant’s Mailing Address 501 Belle Hill Place Unit 201 Mt. Pleasant SC 29464

E-Mail Address brian@wellmanengineering.net

For office use only

Date application received Time application received Receipt #
PROPOSED SITE PLAN
SCALE 1" = 8'

PROPOSED COVERAGE
TOTAL LOT AREA 4,187 SQFT
HOUSE 1,277 SQFT
PORCH 310 SQFT
STAIRS 28 SQFT
DETACHED ACCESSORY BUILDING 360 SQFT
TOTAL COVERAGE 1,975 SQFT
TOTAL COVERAGE % 47.17 %
EXISTING ROOF PLAN
SCALE 1/4" = 1'

PROPOSED ROOF PLAN
SCALE 1/4" = 1'
Agenda Item #B-2

7 ATLANTIC STREET
(CHARLESTOWNE)
TMS #457-16-04-077

Request special exception under Sec. 54-110 to allow a horizontal expansion (stair/porch) and vertical extension (stair/2\textsuperscript{nd} flr porch) that extends a non-conforming 3.2-ft. west side setback (9-ft. required).

Request variance from Sec. 54-301 to allow (stair/porch) addition having a 46% lot occupancy (35% limitation; existing lot occupancy 45.18%).

Zoned SR-4
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 on action of a zoning official (attach Appeal form).
- Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: September 20, 2022

Property Address: 7 Atlantic Street TMS #: 457-16-04-077
Property Owner: Paula and Ben Blend Daytime Phone: (406) 570-6942
Applicant: Tommy Manuel Daytime Phone: (843) 276-2074
Applicant’s Mailing Address: 49 Elizabeth Street, Charleston, SC 29403
E-mail Address: tommy@manuelarchitecture.com

Relationship of applicant to owner: same, representative, prospective buyer, other: architect

Zoning of property: SR-4

Information required with application: [check information submitted]
- Scaled plans or plots, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
- For new construction or additions within a flood zone, show MVAC 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 exempted 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 existing neighborhood covenants, if any are, 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: August 10, 2022

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):

Requesting a variance to a side setback and small increase in building coverage from Sec. 54-301 to allow for a 2nd floor porch addition (w/ stair) over an existing covered patio. We believe the variance test is met due to 1) the condition that the building predates applied zoning requirements that 2) do not generally apply to undeveloped properties in the vicinity, and 3) the zoning application would unreasonably restrict a modest improvement/use that would otherwise be allowed and 4) that a variance will not be of substantial detriment to adjacent property, public good, nor negatively impact the character of the district due to the compatibility of the addition to the building and surrounding context.

Variances 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 § 54-110.1, § 54-206, or sections in Article 5 (add as an attachment if necessary):

Requesting a special exception for extension of an existing non-conforming use per Sec. 54-110 (f) for a second floor porch extension along the west property line. The request for the special exception is limited to the existing non-conforming use currently in existence and the extension does not result in an unreasonable intensification of the non-conforming use.

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.
7 ATLANTIC STREET: PORCH ADDITION
ZONING VARIANCE REQUEST

APPLICABLE CODES

ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE Zoning AND LOCAL JURISDICTION IN WHICH THE PROJECT IS LOCATED.

2018 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS (IRC)

3 CITY OF CHARLESTON, SC CODE OF ORDINANCES

PROJECT INFORMATION

SCOPE OF WORK:
The scope of work consists of a rear porch addition to an addition of the original house.

ADDRESS:
7 ATLANTIC STREET
CHARLESTON, SC 29401

SITE INFO:

TIN 4571864917
SUBDIVISION SOUTH OF BROAD
MUNICIPAL ZONING SF-4
OVERLAPS OLD CITY-HISTORY DISTRICT - 3 STORIES
LEGAL DESCRIPTION 7 ATLANTIC MILLION W02-245 P010102
CLIMATE ZONE 3A
FLOOD ZONE AE-11

EXISTING BUILDING INFO:

ORIGINAL CONSTRUCTION DATE 1930
BLDG-CONSTR TYPE V1B
PROPERTY CLASS 101 - RESID-SFR
BLDG-OCCUP GROUP I-2
STORIES 2 STORIES
TOTAL FLOOR-LIVING AREA 4,340 SF
NO. OF UNITS 1 UNITS

SETBACKS AND HEIGHT LIMITS:

TOTAL FRONT AND REAR SETBACK 3 FT
FRONT SETBACK 19 FT
REAR SETBACK 3 FT
TOTAL SIDE SETBACKS 19 FT
SOUTH/WEST SETBACK 3 FT
NORTH/EAST SETBACK 3 FT

AREA/FAMILY - TYPE DWELLING

1-FAMILY - 1,000 SF (1-1.5)

MAXIMUM LOT COVERAGE BY BLDGS

EXISTING LOT COVERAGE BY BUILD 45.18%
EXISTING LOT COVERAGE BY BLDG 45.18%
LOT COVERAGE INCREASE 4.40%

MAX HT LIMIT OF STRUCTS 80 FT
MAX HT LIMIT OF WALLS 8 FT

MIN. BLDG TO ADJACENT SETBACKS

FROM FRONT STREET 30 FT
FROM SIDE STREET 8 FT

MIN. DWELLING DISTANCE FROM FRONT LOT LINE NOT ALLOWED

PROJECT TEAM

OWNER:
PAULA & BEN BLEND
7 ATLANTIC STREET
CHARLESTON, SC 29401
(843) 872-3062, (601) 670-8944
CONTAC: PAULA & BEN BLEND

ARCHITECT:
TOMMY MANUEL, ARCHITECT
45 ELIZABETH STREET
CHARLESTON, SC 29403
www.tommymanuelarchitecture.com
CONTAC: TOMMY MANUEL

DRAWING STATUS:
VARIANCE REQUEST

SHEET INDEX

G.1 TITLE SHEET
A.1 SURVEY & SITE PLAN
A.2 CONCEPT & SITES PLAN
A.3 CONCEPT & ELEVATIONS
A.4 CONCEPT & SITE PLANS
A.5 EXISTING CONDITIONS
A.6 FLOOR PLANS
A.7 ROOF PLANS
A.8 ELEVATIONS

REVIEWS:

DATE
REV.
APP
REV.
REV.

TITLE SHEET
G.1
PROJECT DATE: 5/19/2022
August 16, 2022

Board of Zoning Appeals, City of Charleston
C/O Penny Ashby, Senior Zoning Planner
2 George Street, Suite 3100
Charleston, SC 29401

RE: 7 Atlantic Street Porch Addition and Variance Requests

Ms. Ashby,

We are writing to express our support for our neighbor’s, the Blends, porch addition and associated variance requests at their home on 7 Atlantic Street.

Having reviewed the drawings of the proposed addition, we find it to be an appropriate improvement and compatible with the context of the neighborhood. As the porch addition is in keeping with the character of both home and neighborhood and will not negatively impact its neighbors, our position is that the Board of Zoning Appeals should approve the setback variance along the west property line shared with our property and the modest increase in the building coverage.

Thank you for considering our support for this improvement to our neighbor’s home. We hope that the Board will look favorably on it as we do. Should there be any questions regarding our position, please do not hesitate to contact us.

Sincerely,

Robert L. Huffines

[Signature]

Robert L. Huffines
26 Church Street
917-865-6769
Agenda Item #B-3

4 PRESIDENT PLACE
(CANNONBOROUGH/ELLIOTBOROUGH)
TMS # 460-11-04-141

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,706sf; 2,500sf required).

Zoned GB
BZA-2 Application (continued)

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 promote 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).

*REQUEST SPECIAL EXCEPTION UNDER SEC. 54-501 TO ALLOW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE ON A LOT OF INSUFFICIENT SIZE (LOT AREA 1,706 SQFT; 2,500 SQFT REQUIRED).

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

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.

Department of Planning, Preservation & Sustainability
75 Calhoun Street, Third Floor
Charleston, South Carolina 29401
(843) 724-3781 FAX (843) 724-3772 www.charleston-sc.gov

4/11
4 PRESIDENT PLACE:
Special Exception request:
new single family residence on a
lot of "insufficient size"
(existing vacant lot)
8-16-2022

1902 SANBORN MAP

1944 SANBORN MAP

ZONING MAP

TWSF: 489-11-00-141
FCMA: AE-11
OLD CITY HEIGHT DISTRICT: 2:5:3
(Presidential Place right-of-way: 40!)
ZONED: EB (residential)
LOT SIZE: 1,700 sqft.

AERIAL PHOTO
Survey Notes

1. Reference Tax Map Number 460-11-04-141
2. Reference Deed Book L302 Page 690
3. Surveyor has made no investigation or independent search for appurtenances of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
4. These lots have been checked against area FEMA maps and to the best of this surveyor's knowledge, said lot is located in Flood Zone AE(11%). Ref, Map No. 4501903512 K dated 01-29-2021. It is the responsibility of the owner and/or builder to verify the flood zone with the governing municipality prior to design and construction.
5. AREA: 0.039 Acre 1708 Sq/Ft.

Boundary Survey
with ground elevations
4 President Place
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 herein was made in accordance with the requirements of the Minimum Standards for the conduct of Surveying of the American Society of Surveyors, and exceed the requirements for a Class A survey as specified therein. Also there are no visible encroachments or projections other than shown.

By: ___________________________
    James G. Pendleton, PLS 102163
    Date: ___________________________

PREPARED EXCLUSIVELY FOR:

David D. Wrenne
4 President Place
Charleston, SC 29403

LEGEND
● S/8" Iron Rod Old
● 1/8" Iron Pipe Old
● R/P Spike Old
● Power Pole
● Ground Elevation
● TBM - Temporary Benchmark
Magnetic NAD 83 Grid
Elevation S09 NAVD88

PRESIDENT PLACE (40' R/W)
(2-13-25)

EXISTING SITE PLAN
Agenda Item #B-4

76 PITT STREET
(RADCLIFFEBOROUGH)
TMS # 460-16-03-058

Request variance from Sec. 54-301 to allow a detached accessory building (storage shed) with a 50-ft. front setback (70-ft. required).

Zoned DR-1
Application for Variance, Special Exception, Reconsideration, or Extension to the Board of Zoning Appeals – Zoning (BZA-Z)

City of Charleston

Instructions – This application, along with the required information, must be submitted in PDF format to the Board Administrator at admin@charleston.gov. Applicant will then be invoiced for fee. 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.
☐ A Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☐ An extension of an expired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: Sept 20, 2022

Property Address: 32 Pitt Street

Property Owner: Sarah Ainslie

Applicant: Clark Glidewell/Architect

Applicant’s Mailing Address: 15 Prince De Lorme St, Charleston, SC 29407

E-Mail Address: clark@ejdworst.com

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

Zoning of property: DB-1

Information requested with application (check information submitted):
☐ Scaled plans or plots including elevations, showing the variance(s) or special exception(s) being requested
☐ For new construction or additions within a flood zone, show HVAC units and platforms 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.
☐ Plans or documents necessary to show compliance with special exception requirements
☐ 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? Sec 6-29-145 of the South Carolina Code of Laws

Optional but very helpful information:
☐ Photographs
☐ Letters or opinions 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: Clark Glidewell

Date: 8/19/22

BZA-Z Application (continued) Page 2 of 2

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):

Requesting a variance for the setback of an accessory building of zone DB-1. The (accessory) shed, 6' x 9', is not side lot placed at the required 7'1" from the property line because of (O) existing 28' & 26' ocean view, We are asking for a variance to place the shed at 6'0" from the front property line.

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 § 54-116, § 54-206, or sections in Article 5 (add as an attachment if necessary):

Optional but very helpful information:
☐ Photographs
☐ Letters or opinions 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: Clark Glidewell

Date: 8/19/22

For 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.

Date: 6/22

Department of Planning, Preservation & Sustainability
2 George Street
Charleston, South Carolina 29401
(843) 724-3781 www.charlestonsc.gov/zoning
3 SHED WEST SIDE ELEVATION
SCALE: 1/8" = 1'-0"

1 SHED SOUTH SIDE ELEVATION
SCALE: 1/8" = 1'-0"

4 SHED BUILDING SECTION
SCALE: 1/8" = 1'-0"

2 SHED NORTH SIDE ELEVATION
SCALE: 1/8" = 1'-0"

- ASPHALT SHINGLES ON SHED ROOF
- WOOD SIDING AND TRIM TO MATCH HOUSE
- CONCRETE FOOTING AND FLOOR SYSTEM