### City of Charleston
### BOARD OF ZONING APPEALS-ZONING

<table>
<thead>
<tr>
<th>Your Board of Zoning Appeals-Zoning Members are:</th>
</tr>
</thead>
<tbody>
<tr>
<td>John Bennett</td>
</tr>
<tr>
<td>Bill Goodwin, Jr.</td>
</tr>
<tr>
<td>Allison Cannon Grass</td>
</tr>
<tr>
<td>Chappy McKay</td>
</tr>
<tr>
<td>Howell Morrison</td>
</tr>
<tr>
<td>Robben Richards</td>
</tr>
<tr>
<td>Jeffrey Tibbals</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Your City of Charleston Staff are:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lee Batchelder, Zoning Administrator</td>
</tr>
<tr>
<td>Pennye Ashby, Senior Planner</td>
</tr>
<tr>
<td>Omar Muhammad, Planner</td>
</tr>
</tbody>
</table>

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
www.charleston-sc.gov/bza-z

This meeting is being recorded and livestreamed.
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.
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.
Agenda Item #A-1

Approval of September 20, 2022 BZA-Z Minutes

https://www.charleston-sc.gov/AgendaCenter/ViewFile/Agenda/_09202022-7733
Agenda Item #B-1

411 MEETING STREET
(ELLIOTBOROUGH/CANNONBOROUGH)
TMS #459-09-03-114

Request amendment under Sec. 54-964 of the BZAZ approval granted on June 7, 2016, to change the Board’s condition of approval for a 300-unit accommodations use from a requirement for a minimum of 159 residential units with at least 231 bedrooms to be constructed and maintained on-site to a requirement for a minimum of 100 residential units with at least 146 bedrooms to be constructed and maintained on-site.

Zoned MU-2
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 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: October 4, 2022

Property Address: 411 Meeting Street
TMS: 459-0703-114

Property Owner: Bennett Meeting Street, LLC
Daytime Phone: 843-722-8169

Applicant: Wombi Bond Richmond (US) LLP, James Wilson
Daytime Phone: 843-220-4440

Applicant’s Mailing Address: 5 Exchange Street, Charleston, SC 29401
Email Address: james.wilson@worb.com

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

Zoning of property: MLI-2, Accommodations; Overlay A-1

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 rear construction or additions within a flood zone, show IAC-1 units and plan plots 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 waived 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, 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? § 6-29-140 of the South Carolina Code of Laws

Optional but very helpful information:
☐ Photographs
☐ Letters or positions 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/inspection.

Applicant: __________________________
Date: 9/1/23

For office use only
Date application received: ________ Time application received: ________
Staffperson: ________ Fees: ________

BZA-Z Application (continued)

For Variance, 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):

Variances:
☐ 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 utilization of the property;
☐ 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 site 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 § 5-4-110, § 5-4-206, or sections in Article 5 (add as an attachment if necessary):

See attached Exhibits.

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
2 George Street
Charleston, South Carolina 29401
(843) 724-3981 www.charleston-sc.gov/t zoning
EXHIBIT

411 Meeting Street, Special Exception

The Board of Zoning Appeals – Zoning (BZA) previously approved a Special Exception for a 300 room full service conference hotel and residential use project to be constructed at 411 Meeting Street. A copy of the Minutes from the previously approved Special Exception granted by the BZA on June 7, 2016, along with copies of the previously approved first, second, third, fourth and fifth one-year extensions granted by the BZA on May 1, 2018, March 19, 2019, June 2, 2020, July 20, 2021, and June 7, 2022 are attached hereto and incorporated herein by reference.

At the original hearing, the BZA heard concerns from some residents about the loss of the existing apartments located on the property and sought to ensure that the housing stock in the area would not be diminished by the new hotel and residential project. As a result, the original BZA approval included a condition that the project must include a minimum of 159 residential units with at least 231 bedrooms, which was the number of previously existing units and bedrooms at the site. Those apartments, which were primarily occupied by students, were taken out of service and demolished in 2017.

Over the past ten years, more than 1800 new residential rental units have been completed or are under construction in the Meeting Street and King Street area north of Calhoun Street, and another 800 units are already planned, with more expected to come. The tremendous growth of residential units in this area far surpasses the number of old apartments previously located at the applicant’s site. As a result, there has not been any decrease in housing stock in the area – just the opposite, the number of residential units has increased exponentially.

In addition, the great majority of these new residential units are fairly small, with a typical average of less than 500 square feet per unit. The applicant believes that a mix of residential units that includes larger residential units, which are less student oriented, would bring desirable additional housing stock to this neighborhood and would be beneficial to the City. The proposed new mix of units for 411 Meeting Street would include a variety of residences, from studio to four bedrooms, and with an average size in excess of 1,100 square feet per unit. The applicant is not proposing to reduce the total square footage of residential units for the project, but rather to construct larger units.

Based on the foregoing, the applicant is hereby requesting to change the minimum requirements for the project to 100 residential units with at least 146 bedrooms.

Attached is a list of new residential developments in the applicable area based on available information.
### New Residential Units
*(since 2013)*

<table>
<thead>
<tr>
<th>Name</th>
<th>Units</th>
<th>Location</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elan</td>
<td>199</td>
<td>441 Meeting</td>
<td>Complete</td>
</tr>
<tr>
<td>Guild</td>
<td>226</td>
<td>128 Columbus</td>
<td>Complete</td>
</tr>
<tr>
<td>400 Meeting</td>
<td>41</td>
<td>400 Meeting</td>
<td>Complete</td>
</tr>
<tr>
<td>SkyGarden</td>
<td>94</td>
<td>28 Woolfe</td>
<td>Complete</td>
</tr>
<tr>
<td>Meeting St Lofts</td>
<td>345</td>
<td>601 Meeting</td>
<td>Complete</td>
</tr>
<tr>
<td>Elanor 29</td>
<td>191</td>
<td>287 Huger</td>
<td>Complete</td>
</tr>
<tr>
<td>511 Meeting</td>
<td>221</td>
<td>511 Meeting</td>
<td>Complete</td>
</tr>
<tr>
<td>Porter</td>
<td>118</td>
<td>577 Meeting</td>
<td>Complete</td>
</tr>
<tr>
<td>Hoffler Place</td>
<td>74</td>
<td>595 King</td>
<td>Complete</td>
</tr>
<tr>
<td>LC Line Street</td>
<td>293</td>
<td>44 Line</td>
<td>Under Construction</td>
</tr>
</tbody>
</table>

**Total: 1802**

<table>
<thead>
<tr>
<th>Name</th>
<th>Units</th>
<th>Location</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Courier Square</td>
<td>240</td>
<td>635 King</td>
<td>Planned</td>
</tr>
<tr>
<td>52 Line Street</td>
<td>180</td>
<td>52 Line</td>
<td>Planned</td>
</tr>
<tr>
<td>Eastside Missionary</td>
<td>250</td>
<td>584 Meeting</td>
<td>Planned</td>
</tr>
<tr>
<td>578 Meeting</td>
<td>231</td>
<td>578 Meeting</td>
<td>Planned</td>
</tr>
</tbody>
</table>

**Total: 821**
AGENDA

BOARD OF ZONING APPEALS-ZONING

JUNE 7, 2016
5:45 P.M.  2 GEORGE STREET
9:37 P.M.

A. Deferred applications from previously advertised BZA-Z agendas. For information call 724-2781.

1. 3. 3 1/2 AND 5 DOUGHTY ST. AND APP NO. 166-07-A1
159 1/2 ROUTLEDGE AVE. (WOODFORDBOROUGH)
(TM515-15-04-069,105,104 AND 108)
Request variance from Sec. 54-208.1 to allow 14 Bed and Breakfast units on multiple adjoining properties (Ordinance limits B&B units to 10).
Request variance from Sec. 54-208.1 to permit the owner/operator of a Bed and Breakfast to reside on one property and operate a B&B on multiple adjoining properties.
Request variance from Sec. 54-208.1 to allow off-street parking spaces for B&B units to be provided on an adjoining lot (Ordinance requires off-street parking spaces to be provided on each subject lot).
Zoned B-1
Owner: 69 Darlington Company LLC/Applicant: Charles E. Krenzewetter
APPROVED 0
WITHDRAWN 0
DISAPPROVED XX
DEFERRED 0

MOTION: Disapproval.

MADE BY: S. Campbell SECOND: M. Smith VOTE: FOR 2 AGAINST 0

2. 53 BOGDARD ST. (CANNONBOROUGH/ ELLIOTBOROUGH) 460-08-3-105
Request use variance from Sec. 54-203 to allow a restaurant (Unit A-ground floor) with 748sf of inside patron use area, on-premises consumption of beer and wine with days of operation Monday-Sunday and hours of operation 7am-10pm in a DR-2F (Driveway-Residential) zone district.
Request special exception under Sec. 54-911 to allow a new restaurant (Unit A-ground floor) with 748sf of inside patron use area without the required 5 parking spaces (Existing 4 apartments are allowed with 5 existing on-site parking spaces).
Zoned DR-2F
Owner: 53 Bogard Street, LLC/Applicant: Enrika V. Harrison
APPROVED 0
WITHDRAWN 0
DISAPPROVED XX
DEFERRED 0

MOTION: Disapproval.

MADE BY: S. Altrarne SECOND: J. Lester VOTE: FOR 5 AGAINST 2
S. Campbell
W. Small

3. 8 CHURCH ST. (CHARLESTONNE) 457-16-04-045
APP NO. 166-07-A3
Request variance from Sec. 54-307 to allow hover platforms for mechanical units and generator with a 39% lot occupancy (Limit is 35%, existing is 38%).
Zoned BR-3
Owners: Patrick & Michelle Donnelly/Applicant-Glenn Keys Architects
APPROVED 0
WITHDRAWN 0
DISAPPROVED 0

MOTION: Approval.

MADE BY: S. Altrarne SECOND: J. Lester VOTE: FOR 2 AGAINST 0

4. 24 ANN ST. (MAZYCO/VRAGGBOROUGH) 459-09-0-147
APP NO. 166-07-A4
Request special exception under Sec. 54-206 to allow a late night establishment (restaurant) use within 500 feet of a residential zone district.
Zoned GB
Owner: City of Charleston/Applicant: S Arch Studio
APPROVED 0
WITHDRAWN 0
DISAPPROVED 0

MOTION: Approval with conditions.

MADE BY: S. Campbell SECOND: M. Smith VOTE: FOR 3 AGAINST 0
*S. Altrarne leaves

B. New Applications:

1. 210 SPRING ST. (WESTSIDE) 460-11-01-03
APP NO. 166-07-81
Request special exception under Sec. 54-220 to allow 68 unit accommodations use in a MU-3 (Mixed Use/Workforce Housing) zone district.
Owner: JR Development, LLC/Applicant: Matthew Padan Smith
APPROVED XX
WITHDRAWN 0
DISAPPROVED 0

MOTION: Approval.

MADE BY: M. Smith SECOND: W. Small VOTE: FOR 4 AGAINST 0

2. 411 MEETING ST. (CANNONBOROUGH/ ELLIOTBOROUGH) 459-09-03-14
APP NO. 166-07-82
Request special exception under Sec. 54-220 to allow 300-unit accommodations use in a MU-2 (Mixed Use) zone district.
Owner/Applicant: Bennett Meeting Street, LLC
APPROVED XX
WITHDRAWN 0
DISAPPROVED 0

MOTION: Approval with condition: 159 residential units minimum and 231 bedrooms minimum must be constructed and maintained.

MADE BY: M. Robinson SECOND: M. Smith VOTE: FOR 6 AGAINST 0
PROPERTY LOCATION, TM NUMBER(S), AND DESCRIPTION OF REQUEST(S):
411 MEETING STREET (CANNONBOROUGH/BOTBOROUGH) (489-08-02-118)

Requested one year extension of a vested right that expires on December 31, 2018, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on June 7, 2010, with conditions for a 200-unit accommodation use in a MU-2 (Mixed Use) zone district.

The Board of Zoning Appeals held a public hearing to consider the above appeal for a special exception which may be permitted by the Board pursuant to the Zoning Ordinance for the property described above. After consideration of the evidence and arguments presented, the Board found the following facts and conclusions:

DENIED. The Board concludes that the standards in the Section(s) of the Zoning Ordinance listed above, which are applicable to the requested special exception, have not been met and therefore ordains that the special exception be denied.

APPROVED. The Board concludes that the standards in the Section(s) of the Zoning Ordinance listed above, which are applicable to the requested special exception, have been met and therefore ordains that the special exception be granted, subject to the following conditions:

Order on Variance Request
The Board of Zoning Appeals held a public hearing to consider an appeal for a variance from the Zoning Ordinance for the property described above. After consideration of the evidence and arguments presented, the Board makes the following findings of facts and conclusions:

DENIED. The Board concludes that the requirements for granting a variance have not been met and, therefore, denies that the variance be granted.

APPROVED. The Board concludes that the requirements for granting a variance have been met and, therefore, grants that the variance be granted.

The Board, therefore, finds that the appellant has not met the necessary hardship and that the variance be granted, subject to the following conditions, if any:

Date Issued: Chairman

Order on Variance Request
The Board of Zoning Appeals held a public hearing to consider an appeal for a variance from the Zoning Ordinance for the property described above. After consideration of the evidence and arguments presented, the Board makes the following findings of facts and conclusions:

APPROVED. The Board concludes that the requirements for granting a variance have been met and, therefore, grants that the variance be granted.

The Board, therefore, finds that the appellant has met the necessary hardship and that the variance be granted, subject to the following conditions, if any:

Date Issued: Chairman
PROPERTY LOCATION, THE NUMBER(S) AND DESCRIPTION OF REQUEST(S):

411 MEETING ST. (CANNONBOROUGH/ELOIOTBOROUGH) (459-09-03-114)

Request a three-year extension of a vested right that expires on December 31, 2021, pursuant to Sec. 24-602. Vested right pertains to a special exception granted under Sec. 24-620 on June 7, 2016, with conditions for a 200-unit accommodations use in a MU-2 (Mixed Use) zone district.

The Board of Zoning Appeals held a public hearing to consider the above request for a special exception which may be permitted by the Board pursuant to the Zoning Ordinance for the property described above. After consideration of the evidence and arguments presented, the Board makes the following findings of fact and conclusions.

DENIED: The Board concludes that the standards in the section of the Zoning Ordinance relate above, which are applicable to the requested special exception, have not been met and therefore denies the special exception as desired.

APPROVED: The Board concludes that the standards in the section of the Zoning Ordinance relate above, which are applicable to the requested special exception, have been met and therefore approves the special exception as desired.

Supplemental: Approval of three-year extension with conditions to expire on June 7, 2019.

Date issued: [Signature]
Chairman

ORDER ON VARIANCE REQUEST

The Board of Zoning Appeals held a public hearing to consider an appeal for a variance from the setback requirements of the Zoning Ordinance for the property described above. After consideration of the evidence and arguments presented, the Board makes the following findings of fact and conclusions.

DENIED: The Board concludes that the requirements for granting a variance have not been met, and therefore denies the variance as requested.

APPROVED: The Board concludes that the requirements for granting a variance have been met, and therefore approves the variance as requested.

Supplemental: Approval of three-year extension with conditions to expire on June 7, 2019.

Date issued: [Signature]
Chairman

Approval of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Section 24-620. Appeals may not apply for the same request that has been denied by the Board until a period of at least five (5) months has lapsed. The Board rejects the request for a special exception as desired.
PROPERTY LOCATION, THIS NUMBER(S), AND DESCRIPTION OF REQUEST(S):
611 MEETING ST. (CANNONBOROUGH/ELLIOTBOROUGH) (459-06-03-114)
Request the fifth one-year extension of a vested right that expires on December 31, 2023, pursuant to Sec. 54-962. Vesting rights pertain to a special exception granted under Sec. 34-920 to June 7, 2016 with
conditions for a 300-unit accommodations use in a MU-2 (Mixed Use) zone district.

Order on Special Exception Request
The Board of Zoning Appeals zoning held a public hearing to consider the above appeal for a special exception which
may be permitted by the Board pursuant to the Zoning Ordinance for the property described above. After consideration
of the evidence and arguments presented, the Board makes the following findings of fact and conclusions.

O DENIED. The Board concludes that the standards in the Section(s) of the Zoning Ordinance cited above, which are
applicable to the requested special exception(s), have not been met and therefore orders that the special exception(s) be
denied.

X APPROVED. The Board concludes that the standards in the Section(s) of the Zoning Ordinance cited above, which
are applicable to the requested special exception(s), have been met and therefore orders that the special exception(s) be
grounded, subject to the following conditions. Any

Approval of one-year extension to expire on December 31, 2023

Date issued: [Signature]
Chairman

Order on Variance Request
The Board of Zoning Appeals–Zoning held a public hearing to consider an appeal for a variance from the site application
of the Zoning Ordinance for the property described above. After consideration of the evidence and arguments presented,
the Board makes the following findings of fact and conclusions.

X DENIED. The Board concludes that the requirements for granting a variance have not been met and, therefore,
orders that the variance be denied.

O APPROVED. The Board concludes that
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 use of the property; and
4. 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.

THE BOARD, THEREFORE, finds that the applicant has an unnecessary hardship and orders that the variance be granted,
subject to the following conditions, if any.

Date issued: [Signature]
Chairman

Approval of the Board shall remain valid for two (2) years from the approval date unless extended in accordance with
the provisions of Section 54-962. Applicants may not apply for the same request that has been denied by the Board until
a period of six (6) months has elapsed.
Agenda Item #B-2

18 SHERIDAN ROAD
(SOUTH WINDERMERE)
TMS #421-05-00-148

Request variance from Sec. 54-301 to allow a 1-story screen porch addition with a 6-ft. west side setback (9-ft. required).

Zoned SR-1
BZA-Z Application

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 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 §§ 9-110, §§ 9-206, or sections in Article 5 (add an attachment if necessary):

---

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

---

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

6/22
September 2, 2022
Pennye Ashby, Senior Zoning Planner
City of Charleston Zoning Department
2 George Street, Suite 3130
Charleston SC 29403

Re: Zoning Request – 18 Sheridan Rd

Dear Pennye,

Please consider this letter an attachment to the zoning application for 18 Sheridan Rd. We respectfully request review and approval of a small encroachment (48 Sq.ft.) into the side setback for a screen porch addition to the property.

We feel that we meet the variance test in the following manner:

The lot poses an extraordinary and exceptional condition in that there is currently no space available to provide a functional screen porch for the home. The lot itself, is relatively smaller than many of the neighboring properties and thus restricts the homeowners’ buildable area. The owner would like to construct a screen porch that fits proportionally with the existing home and lot size, but also provides functional outdoor space for the property. This project will have no impact on the surrounding properties. There are currently tall (~7”) fences along the side and rear lot line. The placement of the addition at the rear corner of the property makes it minimally visible from the public right of way. Letters of support from adjacent neighbors have been included with this variance request.

Thank you for your consideration,

Ben Dammeyer
Architectural Draftsman
Classic Remodeling & Construction, Inc.
1832 River Road Johns Island, SC 29455
office: 843.763.3297 | cell: 843.906.5390
August, 26 2022

To whom it may concern,

I understand that my neighbor at 38 Sheridan Rd. is planning to build a screen porch addition onto the side corner of their home. I have thoroughly reviewed the proposed plans produced by their design team at Classic Remodeling. I understand the new screen porch encroaches past the current side setbacks by 2.9’ per the site plan. I feel this project improves the home and adds value to the neighborhood. Therefore, I would like to give my full approval for this project and the required zoning variance.

Sincerely,

[Signature]

Richard Sines

Address:

16 Sheridan Rd
Chs SC 29407

Prepared & submitted by:
Classic Remodeling & Construction, Inc.
SC Homebuilders License #8930
SC General Contractors License #81335

August, 26 2022

To whom it may concern,

I understand that my neighbor at 38 Sheridan Rd. is planning to build a screen porch addition onto the side corner of their home. I have thoroughly reviewed the proposed plans produced by their design team at Classic Remodeling. I understand the new screen porch encroaches past the current side setbacks by 2.9’ per the site plan. I feel this project improves the home and adds value to the neighborhood. Therefore, I would like to give my full approval for this project and the required zoning variance.

Sincerely,

[Signature]

[Handwritten Date: 9/29/22]

Address:

26 Sheridan Rd
Charleston, SC 29407

Prepared & submitted by:
Classic Remodeling & Construction, Inc.
SC Homebuilders License #8930
SC General Contractors License #81335
Agenda Item #B-3

32 CHARLOTTE STREET
(MAZYCK/WRAGGBOROUGH)
TMS # 459-13-01-100

Request special exception under Sec. 54-110 to allow a vertical extension (2nd flr. laundry room) of a non-conforming building footprint with a 1.1-ft. east side setback (3-ft. required).

Zoned DR-1F
Application for Variance, Special Exception, Recodification, 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 BZAadmin@charleston.gov. Applicants must be present for free. 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. Applicants authorized by this Board must be issued during a free 5-business-day appeal period following the decision of the Board, except for use variances, the appeal period shall be 180 days [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.
☐ Recodification of a decision of the Board of actions or a zoning official (attach Appeal form).
☐ Extension of an unrecorded Variance and/or Special Exception approval.

MEETING DATE REQUESTED: 10/4/2022

Property Address: 32 Charlotte St
TMS #: 455-13-01-100

Property Owner: Sam Granting
Daytime Phone 843-723-2425

Applicant: Sam Granting
Daytime Phone 843-723-2425

Applicant's Mailing Address: 32 Charlotte St, Charleston, SC 29403

Email Address: sgranting@prainingsbrothers.com

Relationship of applicant to owner (name, representative, prospective buyer, owner)

Zoning of property

Information required with application (check information submitted)
☐ setback plans or plans, indicating elevations, showing the variance(s) or special exception(s) being requested.
☐ For a new construction or additions within a flood zone, show HCIC and plattron in scale plans.
☐ Signed floor plans with rooms labeled and the total floor area for each dwelling unit listed 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-b is this property rezoned by any recorded covenants that is contrary to, conflict with, or prohibit the proposed land use encompassed in this permit application? Section 29-1144 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: Sam Granting

Date: 10/4/22

For office use only

Date application received

Time application reviewed

Referral: 

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 (as an attachment if necessary):

Variance Test: The Board of Zoning Appeals is authorized to approve a variance from the requirements of the Zoning Ordinance when such 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. (Section of Laws 6-21-601)

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

We are requesting a zoning special exception to vertically extend the non-conforming East side setback. (See Section 30-10-202). The current house site is off the East property line (a pre-existing drainage of 1' into the lot behind from the East property line), and our proposed Laundry Room on the 2nd floor is a vertical extension of the same wall below. Our new wall will extend vertically an additional 10'-10" above the top of the existing non-conforming side wall of the house.

Applicant:

Date: 10/4/22

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 2 George Street Charleston, South Carolina 29401
(843) 724-7761 www.charleston-sc.gov/zoning

6/23
32 CHARLOTTE CHARLESTON, SC
September 1, 2022

To Whom It May Concern:

I live at 30 Charlotte Street, the property directly to the East of 32 Charlotte Street. I have reviewed the East elevation of Robin and Ben Gramling’s proposed renovation for their home at 32 Charlotte and I support their proposal. To add on a room from my property on their property.

Sincerely yours,

[Signature]

9-15-2022
6:20 pm
Agenda Item #B-4

6, 8, AND 10 STOCKER DRIVE
(OLD WINDERBERME)
TMS # 421-06-00-112 AND 172

Request variance from Sec. 54-824 to allow three lots that do not meet the minimum 74-ft. frontage requirement on a public right-of-way (Lot frontages for 6 Stocker Dr. is 60.8-ft., 8 Stocker Dr. is 54.7-ft. and 10 Stocker Dr. is 34.3-ft.

Request variance from Sec. 54-301 to allow 8 stocker Dr. with a 5.5-ft. north side setback; to allow 10 Stocker Dr. with a 4.8-ft. south side setback, a 15.7-ft. total side setback (9-ft. and 18-ft. required).

Zoned SR-2
Application for Variance, Special Exception, Reconsideration, or Extension to the Board of Zoning Appeals – Zoning (BZA-2)

City of Charleston

Instructions – This application, along with the required information, must be submitted in PDF format to the Board Administrator at ASHP@charleston-sc.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.
☐ 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: 10/14/22

Property Address: 10669 Sticker Drive TMS #: 421-06-00-112

Property Owner: Apostle Holdings, LLC (Brian Wells)
Daytime Phone: 843-514-1790

Applicant: Brian Wells
Daytime Phone: 843-514-1790

Applicant’s Mailing Address: 501 Belle Hall Place, Unit 201 Mt. Pleasant, SC 29464
E-mail Address: brian@bwellshomes.com

Relationship of applicant to owner (name, representative, prospective buyer, other) Owner

Zoning of property: SF-2

Information required with application: a. Check box if 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 H/VAC units and platform on scaled plans.
☐ Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted 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 contemplated 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: ____________________________ Date: 10/14/22

For office use only
Date application received: ____________________________
Staff Person: ____________________________
Fee: ____________________________
Time application received: ____________________________
Receipt #: ____________________________

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):

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

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

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

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

Department of Planning, Preservation & Sustainability 2 George Street Charleston, South Carolina 29401
(843) 724-5781 www.charleston-sc.gov/zoning

9/22
6/9/22
10 Stocker Drive/8 Stocker Drive/6 Stocker Drive
BZA Z
Bottom line Up Front, Seeking Variance for
10 Stocker – Request a variance of 4'-3" on the right side, the proposed house is 4'-5" off the property line. Also request a lot frontage variance. Approximate width of front lot line will be 34'-4"
8 Stocker – Request a variance of 3'-6" on the left side, the existing house is 5'-6" off the property line. Also request a lot frontage variance. Approximate width of front lot line will be 54'-8"
6 Stocker – Request a lot frontage variance. Approximate width of front lot line will be 60'-10"

Background:
Apocalypse Holding, LLC purchased the property at 8 Stocker Drive in March 2022. This parcel of land is 23,241 SF (Half Acre Parcel). During the due diligence period, prior to the sale of the property, the owner researched the options for the parcel of land including zoning guidelines and confirmed the existing house could be demolished. Prior to the sale of the land, Apostle Holdings concluded the highest and best use of the property was to demolish the existing house and build two new houses. Apostle Holdings had the property line moved to the approximate center of the half acre parcel and designed two new houses for the property. Permits for the demolition and new construction were issued in August 2022. All of this is shown as "Option 1" on the attachments/drawings.

Following the application submission to demolish the existing house, Mayor John Tecklenburg, preservation groups, and neighbors contacted Apostle Holdings to save the existing house on 8 Stocker Drive. They consider the existing house to have substantial historical value and is a key part of the character of the neighborhood. The Post and Courier also published an article related to the demolition of the 8 Stocker Drive house on August 20, 2022.

Apostle Holdings, and its architectural designer met with Mayor Tecklenburg and Chief of Zoning, Lea Batchelder, on Sep 6, 2022 to design an alternative plan for the project. The parties agreed on a possible solution that would keep the existing historic house in the left center of the parcel, allow for the construction of a new house to the right and a smaller home to the left. The property would change from 2 parcels with 1 house/accessory unit per house (4 total buildings) to 3 parcels with 1 house/accessory unit on 2 of the lots and 1 house on the 3rd lot (5 total buildings). Following that meeting, the design team worked on the updated site plan, and elevations, showing different options for the parcel.

The options for the parcel are attached.

Overview, description of the 2 options – See attached site plan, and street elevations.

Option #1 – 2 lots, currently permitted and ready to execute – this option shows the demolition of the existing house and the construction of 2 new houses on the parcel. The left lot is 8 Stocker and the right lot is 6 Stocker.

Option #2 (PREFERRED OPTION by all interested parties) – 3 Lots, with smaller house footprint on far-right lot – this alternative shows keeping the existing house at its current location with a new house to the right and adding a house to the left. For this option, each lot has its own driveway. The far, left lot is 10 Stocker, the center lot is 8 Stocker and the right lot is 6 Stocker.

Setbacks/Lot Sizes of 3 options – See attached Site Plan, and Street Elevations.

Option #1 – 2 Lots, Currently Permitted and ready to execute – 2 Lots, Currently Permitted. All setbacks are in compliance with zoning regulations.

Option #2 (PREFERRED OPTION by all interested parties) – 3 Lots, with smaller house footprints

Front and rear setbacks for all 3 lots are in compliance with zoning regulations.

10 Stocker – Request a variance of 4'-3" on the right side, the proposed house is 4'-5" off the property line. Also request a lot frontage variance. Approximate width of front lot line will be 34'-4"
8 Stocker – Request a variance of 3'-6" on the left side, the existing house is 5'-6" off the property line. Also request a lot frontage variance. Approximate width of front lot line will be 54'-8"
6 Stocker – Request a lot frontage variance. Approximate width of front lot line will be 60'-10"

Community Preferred Option –

The neighborhood and preservation groups that have contacted Apostle Holdings are in support of Option #2, to the best of our knowledge to date. Support letters will be presented at the BZA meeting.

Owner Preferred Option –

Owner prefers Option #2 - However, if the application is deferred or denied at the BZA meeting, then the owner will mobilize, demo the existing house, and move forward with building the 2 new houses, permits in hand, shown as Option #1 in this presentation.

Hardship Write Up -

See explanation above.

1. The existing home is located towards the center of the parcel, prohibiting any addition to the existing house. We have approval to demolish the existing home, but the neighborhood has requested the house be saved due to its historic status and value to the community. We have agreed to save the home if an addition can be added to the rear of the existing brick house, and add a house to the left of the existing house at 10 Stocker, and add a house to the right of the existing house at 6 Stocker Dr.
2. The request to save the existing house came from the neighborhood after we had approval for demolition.
3. If we accommodate the neighborhood’s request to save the existing house the application of the ordinance unreasonably prohibits the use of the property.
4. The granting of this variance request will not harm the character of the neighborhood. The neighborhood is in favor of the division of the property into 3 lots so the existing house at 8 Stocker can be saved from demolition.