



*City of Charleston*

# BOARD OF ZONING APPEALS-ZONING

October 6, 2020

5:15 PM

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DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY  
[www.charleston-sc.gov/bza-z](http://www.charleston-sc.gov/bza-z)

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

**This meeting is being recorded.**

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

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

Michael Robinson - Chair

John Bennett

Allison Cannon Grass

Walter Jaudon

Howell Morrison

Robben Richards

Geiza Vargas-Vargas

## Your City of Charleston Staff are:

Lee Batchelder, *Zoning Administrator*

Scott Valentine, *TRC Coordinator*

Penny Ashby, *Senior Planner*

Vanessa Ellington, *Clerk*

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

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

# Board of Zoning Appeals-Zoning

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## Requirements for Granting a Variance

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

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

# Public Comment

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## Order on Each Application:

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

## Providing Comment:

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

# Board Discussion

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

# Virtual Meeting Protocol

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Staff will control the slides displayed throughout the meeting.

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

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

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

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

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

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

Chat has been disabled for everyone.

This meeting is being recorded.

# Agenda Item #A-1

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127 FISHBURNE STREET

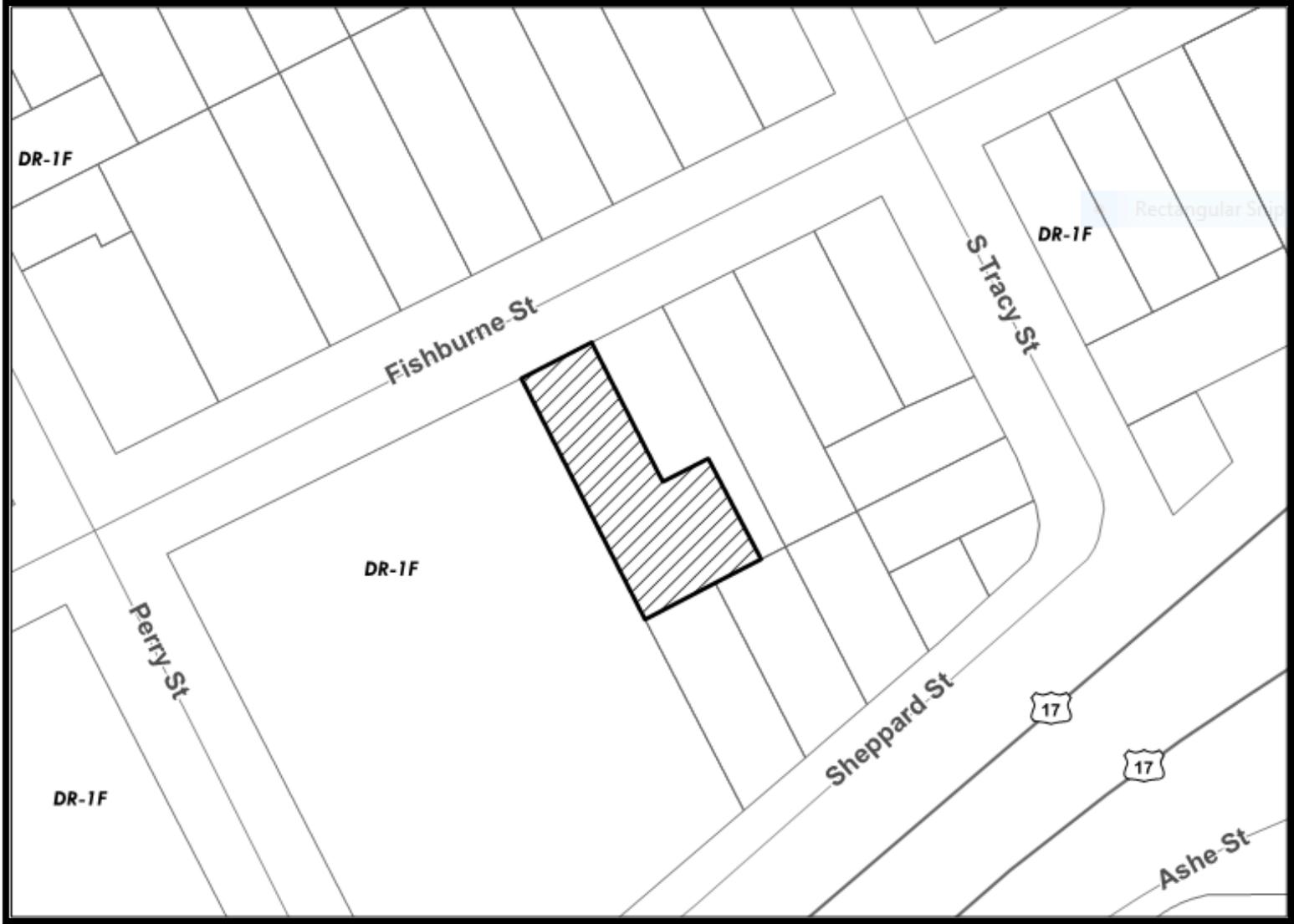
(WESTSIDE)

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 Sec. 54-511 to allow two dwelling units (duplex) with 2 off-street parking spaces (4 spaces required).

Zoned DR-1F





City of Charleston

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

**THE APPLICANT HEREBY REQUESTS:**

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

**MEETING DATE REQUESTED:** 9-15-20

Property Address 127 Fishburne St. TMS # 460-04-03-066

Property Owner Patrick Hall Daytime Phone 818-754-0254

Applicant S Arch Studio / John C Sullivan Daytime Phone 843-720-1155

Applicant's Mailing Address 104 Fishburne St., Charleston, SC 29403

E-mail Address js@sarchstudio.com

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

Zoning of property DR-1F

**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

<b>For office use only</b>			
Date application received _____	Fee \$ _____	Time application received _____	Receipt # _____
Staffperson _____			

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 for 2 Units
- 1) The former day care space makes this property extraordinary.
  - 2) It is the only property like this in the area.
  - 3) The 1951 sq foot of commercial space at the rear the application of the ordinance unreasonably restricts the site.
  - 4) Since most properties in the area are multi-family it will not be a detriment.

**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):

- Special Exception for 4 parking spaces for two units:
- 1) The proposed use is allowed - 2) The existing building doesn't allow for any additional parking. 3) There is no additional parking area on site. 4) Most neighbors are multi-family. The proposed use for the rear will have less impact than original use. 5) This is a built out residential area with no available parking nearby.

**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.**











123 & 125 Fishburne Street



127 Fishburne Street

Rectangular Snip



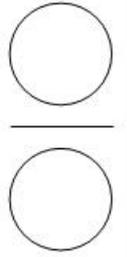
School Playground



Mitchell Elementary School



s.arch+studio, llc  
104 Fishburne Street  
Charleston SC 29403  
(843) 720-1955  
www.sarchstudio.com  
Architecture - Planning - Design



Project:  
**Rear Renovation to Hall Residence**  
127 Fishburne Street  
Charleston, SC 29403

Sheet Title:  
**Photos**

Project #	20-017
Date:	8-17-2020
Rev.:	Date:







## Agenda Item #A-2

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10 NASHMOR ROAD  
(WAPPOO HEIGHTS)  
TMS # 421-13-00-025

Request special exception under Sec. 54-110 to allow a 1-story addition (sunroom/covered porch) that extends a non-conforming 7-ft. rear setback (25-ft. required).

Zoned SR-1





City of Charleston

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

THE APPLICANT HEREBY REQUESTS:

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

MEETING DATE REQUESTED: NEXT AVAILABLE

Property Address 10 NASHMOR TMS # 421.13.00.025

Property Owner ARTHUR GIMBALL Daytime Phone 251.591.5252

Applicant BILL MARSHALL Daytime Phone 843.442.9598

Applicant's Mailing Address P.O. BOX 208 CHARLESTON, S.C. 29402

bmarshall@architraveonline.com email Address \_\_\_\_\_

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

Zoning of property SR-1

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
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- 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

Will submit separately  
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 Will Marshall Date 10 JULY 2020

For office use only	
Date application received _____	Time application received _____
Staffperson _____	Fee \$ _____ Receipt # _____

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

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

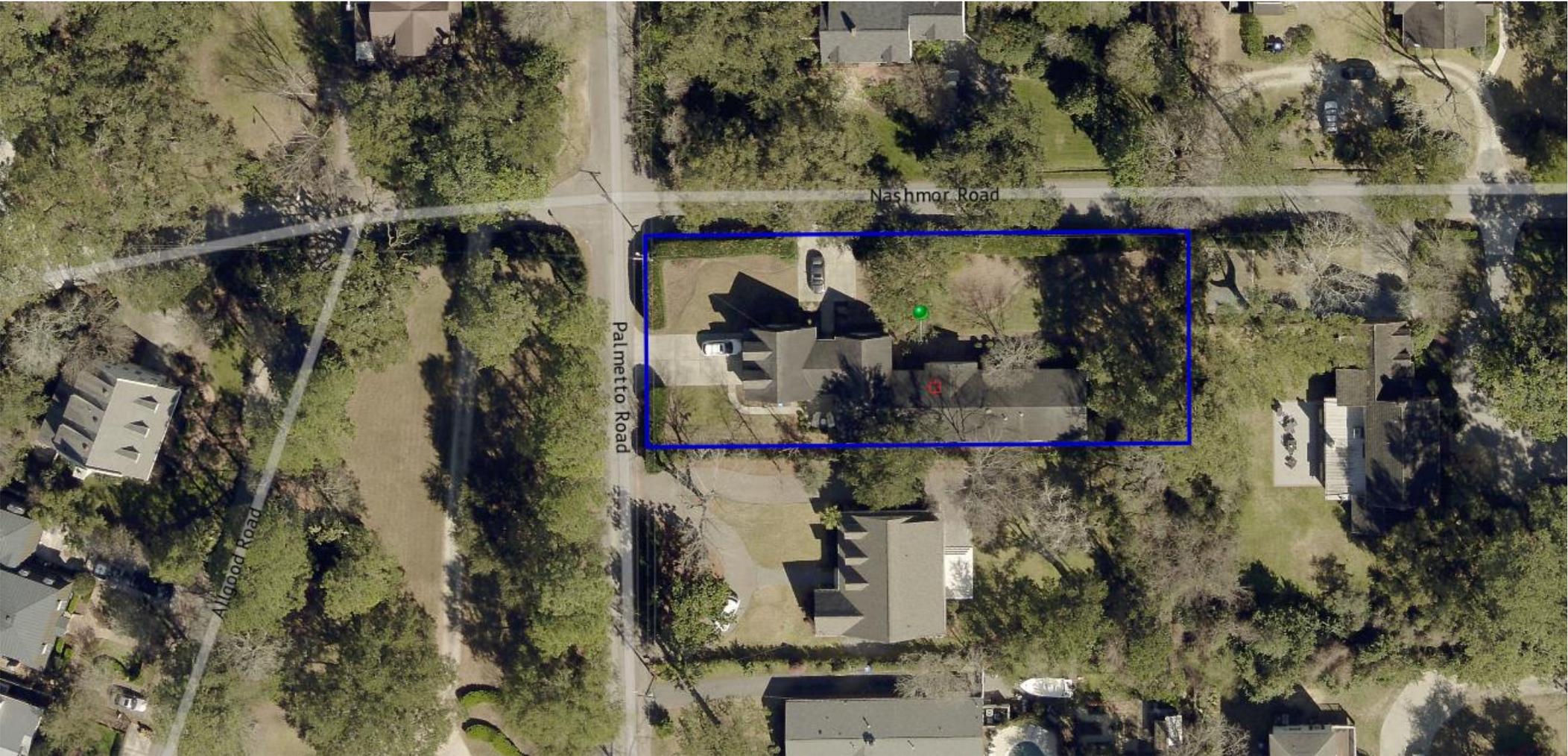
1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit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

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

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):

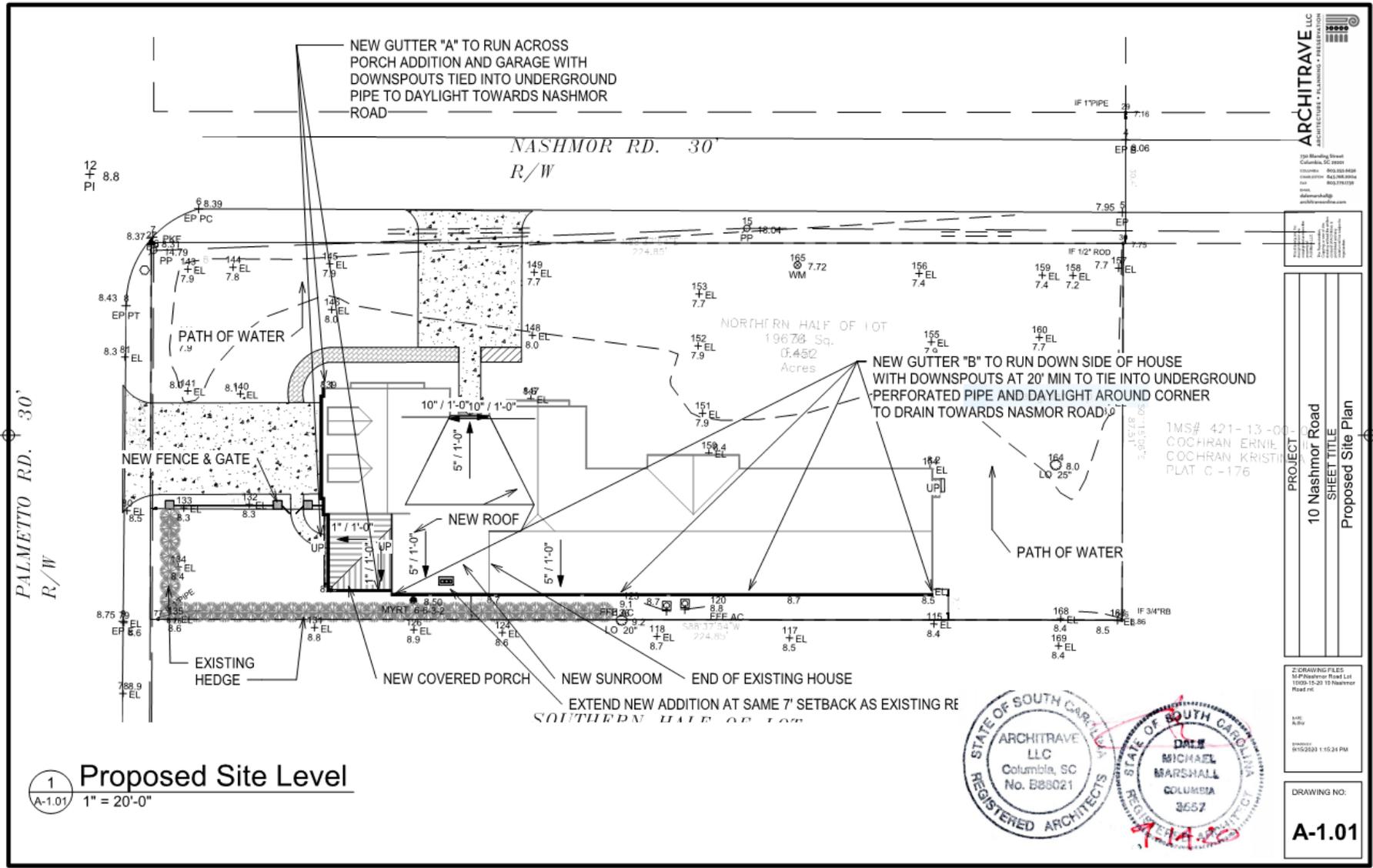
THE EXISTING RESIDENCE DOES NOT COMPLY WITH THE CURRENT SUBTRACTS APPLIED TO THE PROPERTY. THE FRONT ENTRY WAS DESIGNED TO FACE THE SIDE STREET WHICH LIMITS OUR ABILITY TO ADD A SUPPER TO THE OTHER WHOLE SHOWN THE ADDITION IS NOT GOING TO BE ANY CLOSER TO THE SIDE OR REAR PROPERTY LINES THAN THE EXISTING STRUCTURE

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.

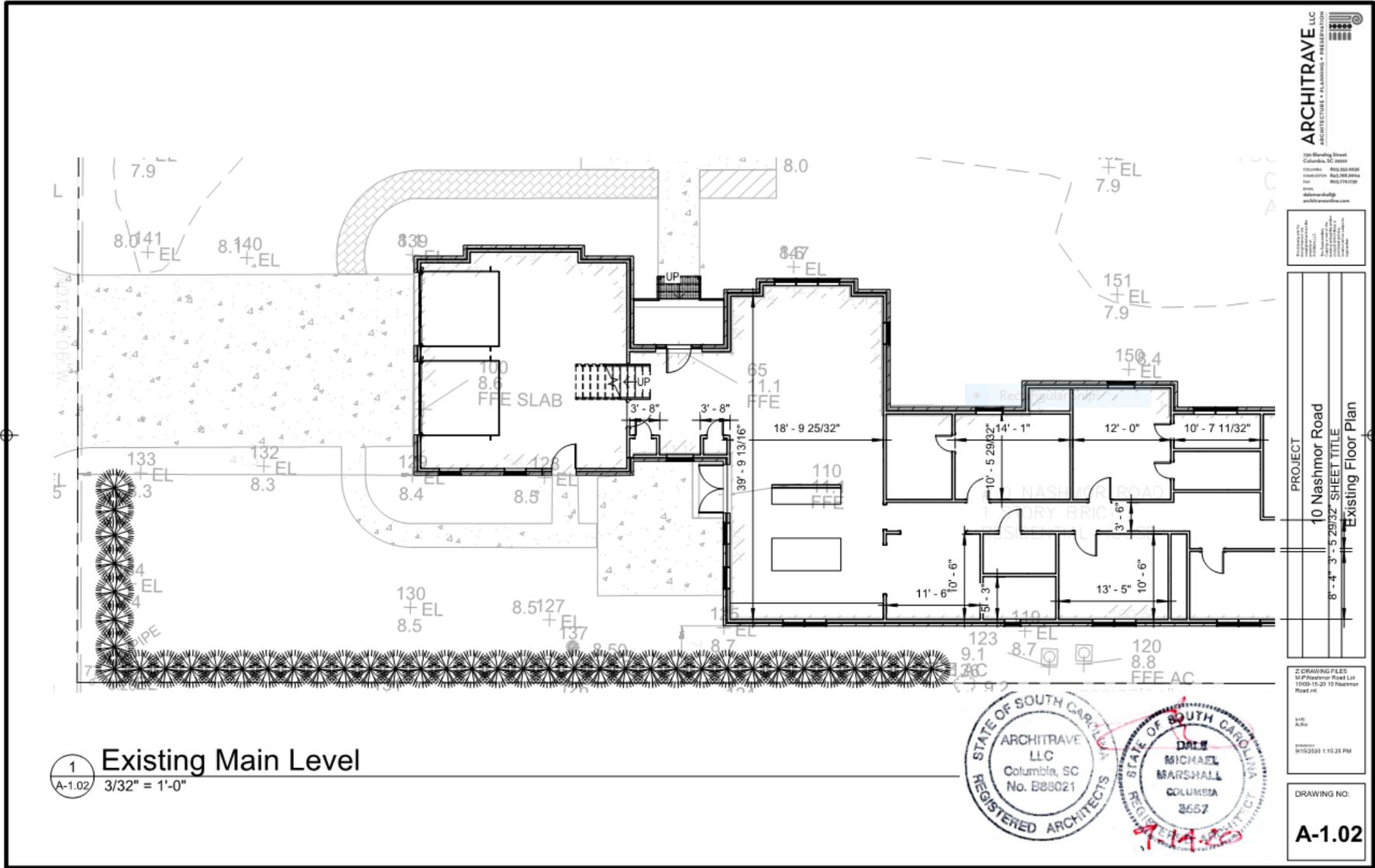








1 Proposed Site Level  
 A-1.01 1" = 20'-0"



**ARCHITRAVE LLC**  
 ARCHITECTURE • PLANNING • INTERIOR DESIGN

200 Blending Street  
 Columbia, SC 29201  
 phone: 803.552.6408  
 fax: 803.779.3709  
 www.architrave.com

PROJECT NO. 10-NASHMOR-ROAD-2010-10-20-10-NASHMOR-ROAD-01  
 SHEET NO. A-1.02  
 DATE 7/14/20

PROJECT  
 10 Nashmor Road  
 8' - 4" x 3' - 5 25/32" SHEET TITLE  
 Existing Floor Plan

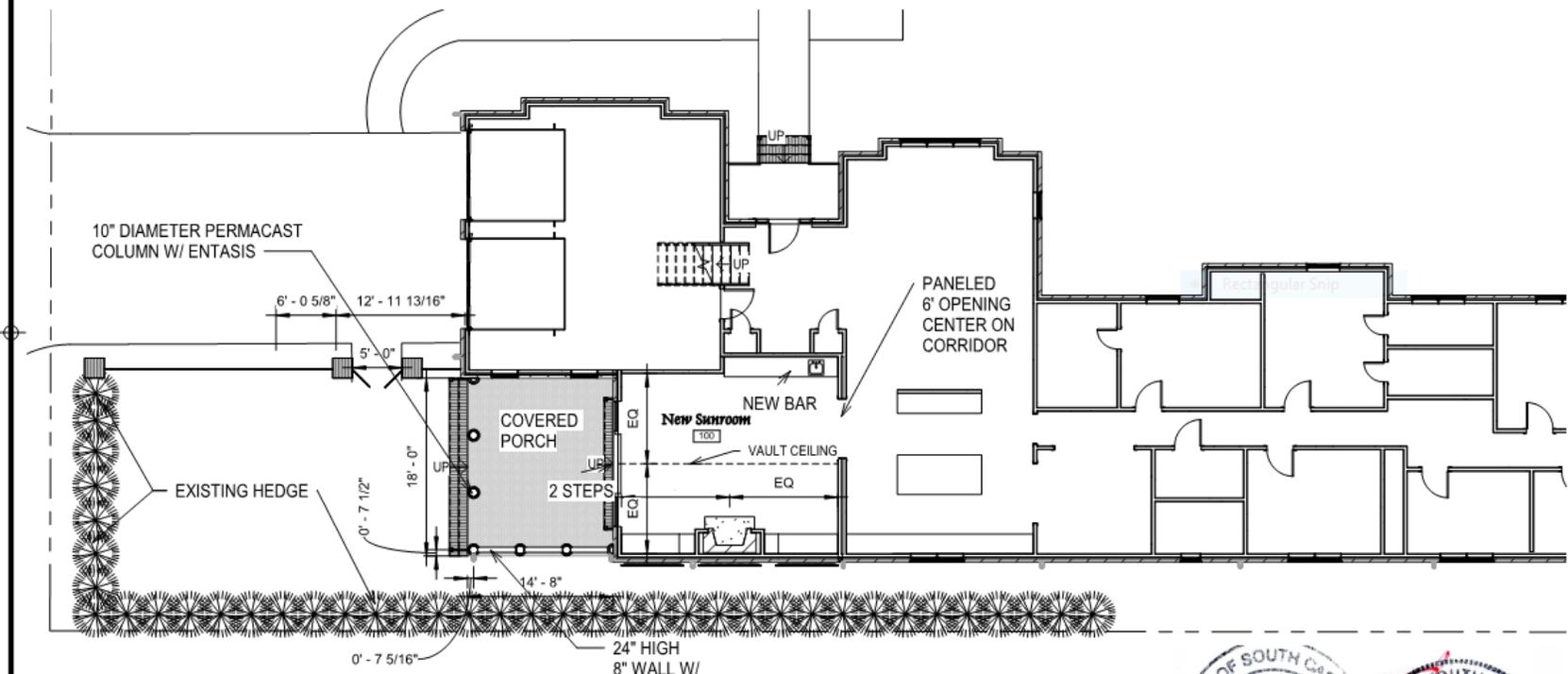
Z-DRAWING FILES  
 10-Nashmor-Road-Lot  
 1000-10-20-10-Nashmor-  
 Road-01

DATE  
 MICHAEL  
 MARSHALL  
 COLUMBIA  
 3657

DRAWING NO.  
**A-1.02**

1 Existing Main Level  
 A-1.02 3/32" = 1'-0"





1 Proposed Main Level  
 A-1.03 3/32" = 1'-0"

**ARCHITRAVE LLC**  
 ARCHITECTURE • PLANNING • PRESERVATION

130 Blending Street  
 Columbia, SC 29201  
 Telephone: 803.552.8588  
 Fax: 803.246.2014  
 Email: info@architrave.com  
 www.architrave.com

PROJECT NO: A-1.03  
 SHEET NO: 10 of 10  
 DATE: 07/14/2020

PROJECT  
 10 Nashmor Road  
 SHEET TITLE  
 Proposed Floor Plan

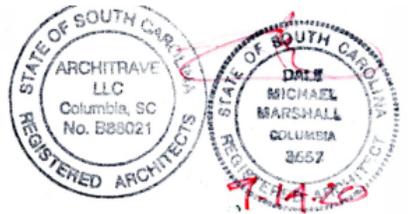
2 DRAWING FILES  
 347 Nashmor Road Lot  
 1000-10-20 10 Nashmor  
 Road.rvt

DATE  
 07/14/2020

BY  
 A.R.V.

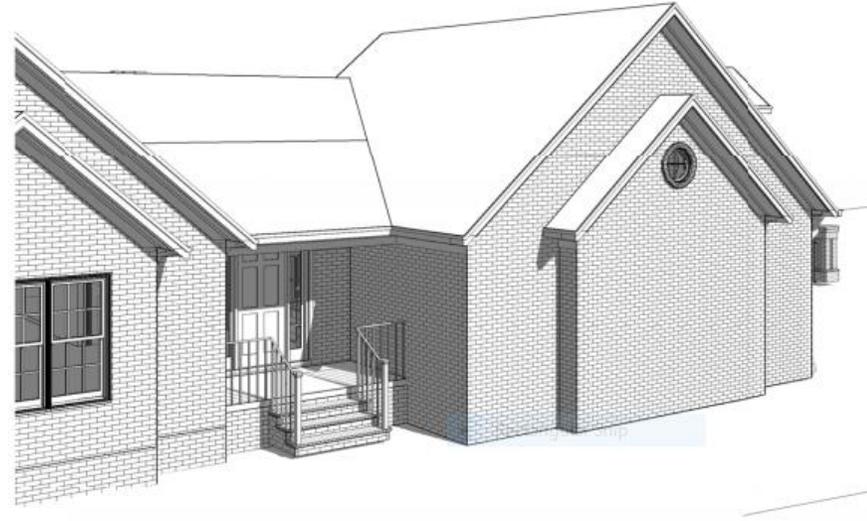
PROJECT  
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DRAWING NO:  
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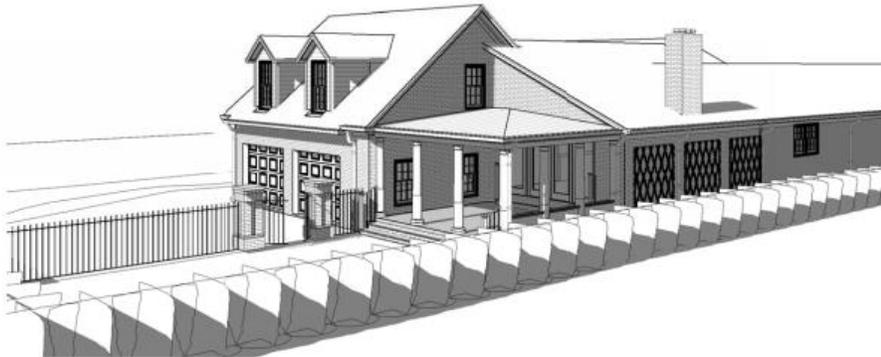




1 Sketch From Garden  
A-2.00



2 Sketch Overview Front  
A-2.00



3 Sketch Overview Rear  
A-2.00

**ARCHITRAVE** LLC  
ARCHITECTURE • PLANNING • PRESERVATION

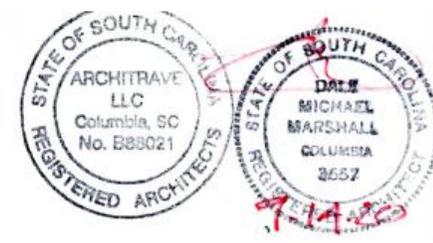
700 Manning Street  
Columbia, SC 29201  
PHONE: 803.553.5555  
FAX: 803.553.5555  
WWW: [www.architrave.com](http://www.architrave.com)

Michael Marshall  
Architect  
No. 2657  
Columbia, SC  
2011

PROJECT  
10 Nashmor Road  
SHEET TITLE  
Sketches

2 DRAWING FILES  
M:\10 Nashmor Road Lot  
1000-15-20 10 Nashmor  
Road.rvt  
DATE  
9/14/2011 11:33 PM

DRAWING NO:  
**A-2.00**





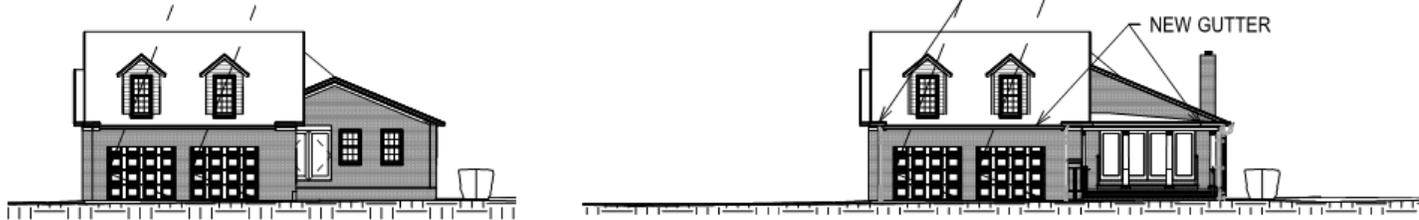
1 Existing Nashmore Road Elevation  
A-2.01 1/16" = 1'-0"

EXTEND ROOF FRONT TO BACK



2 Proposed Nashmore Road Elevation  
A-2.01 1/16" = 1'-0"

TIE DOWNSPOUTS TOGETHER AND  
PIPE TO DAYLIGHT ON THE NASHMOR  
ROAD SIDE OF THE DRIVE



4 Existing Palmetto Road Elevation  
A-2.01 1/16" = 1'-0"

3 Proposed Palmetto Road Elevation  
A-2.01 1/16" = 1'-0"



**ARCHITRAVE** LLC  
ARCHITECTURE • PLANNING • DESIGN

750 Manning Street  
Columbia, SC 29901  
PHONE: 803.553.8838  
COMMERCIAL: 803.553.2894  
RES: 803.724.0729  
WWW: architrave.com  
architrave@architrave.com

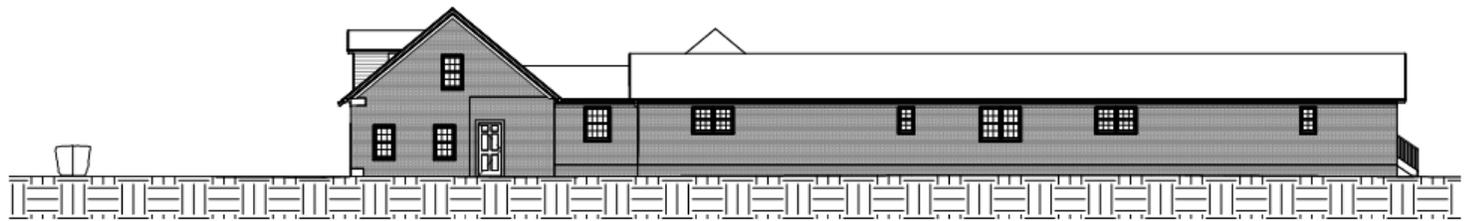
PROJECT NO. 10-2023-001  
PROJECT NAME: 10 Nashmor Road  
SHEET NO. A-2.01  
DATE: 7/14/23

PROJECT: 10 Nashmor Road  
SHEET TITLE: Elevations

Z:\DRAWING FILES  
10-Palmetto Road Lot  
1000-15-01 10 Nashmor  
Road.rvt

DATE: 7/14/23  
DRAWN BY: MICHAEL MARSHALL  
CHECKED BY: MICHAEL MARSHALL  
DATE: 7/14/23

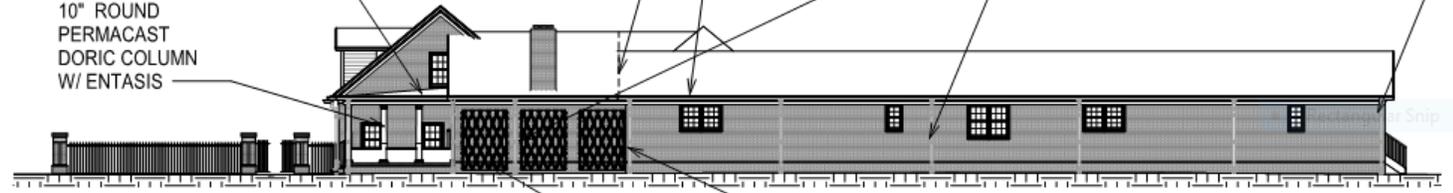
DRAWING NO:  
**A-2.01**



**1 Existing Rear Elevation**

A-2.02 1/16" = 1'-0"  
STANDING SEAM METAL ROOF

10" ROUND PERMACAST DORIC COLUMN W/ ENTASIS

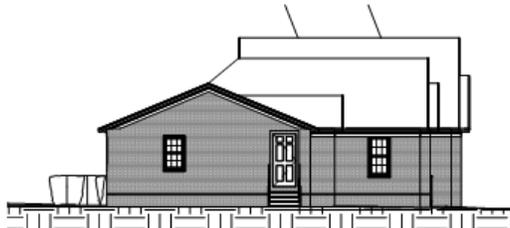


CONTINUE EXISTING ROOF  
NEW GUTTER  
DOWNSPOUTS EVERY 20' PIPED TO DRAIN TO TIE TO UNDERGROUND AROUND CORNER AND THEN DAYLIGHT TOWARDS OPEN DITCH

TOOTH NEW BRICK INTO OLD  
DECORATIVE IRON FRAMEWORK TO SUPPORT PLANTING

**2 Proposed Rear Elevation**

A-2.02 1/16" = 1'-0"



**3 Existing Left Side Elevation**

A-2.02 1/16" = 1'-0"



**4 Proposed Left Side Elevation**

A-2.02 1/16" = 1'-0"

**ARCHITRAVE LLC**  
ARCHITECTURE • INTERIORS • EXTERIORS  
156 Bleeding Heart  
Columbia, SC 29201  
COLUMBIA: 803.252.4632  
ROCKFORD: 843.268.2626  
TULSA: 803.778.1739  
www.architrave.com

PROJECT NO. 1009-15-20-15  
SHEET NO. 1  
DATE 7/14/23

PROJECT  
10 Nashmor Road  
SHEET TITLE  
Elevations

Z-DRAWING FILED  
1009-15-20-15 Nashmor  
Road rd.

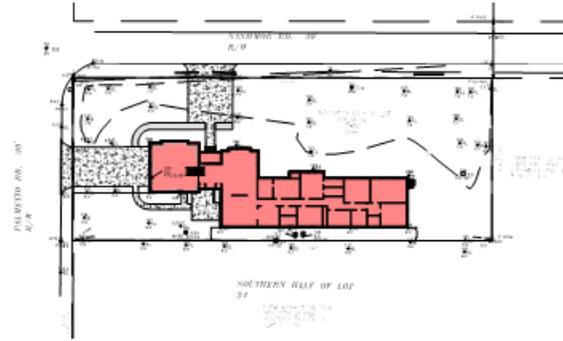
S.M.  
R.H.  
DATE 7/14/23  
DRAWN BY 8/15/2023 1:15:45 PM

DRAWING NO:

**A-2.02**

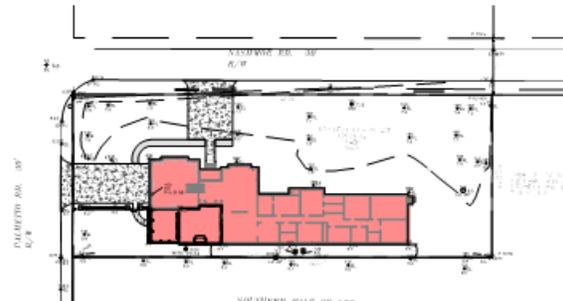


1 Existing Lot Coverage  
LC 1" = 60'-0"



EXISTING LOT COVERAGE  
4,063 SF COVERAGE  
19,675 SF LOT AREA  
LOT COVERAGE 20.65%

2 Proposed Lot Coverage  
LC 1" = 60'-0"



PROPOSED LOT COVERAGE  
4,780 SF COVERAGE  
19,675 SF LOT AREA  
LOT COVERAGE 24.29%

**ARCHITRAVE** LLC  
ARCHITECTURE + PLANNING + DESIGN

700 Blending Street  
Columbia, SC 29201  
PHONE: 803.555.0000  
COMMERCIAL: 803.555.0004  
FAX: 803.574.1234  
WWW: ARCHITRAVE.COM  
ARCHITRAVE@ARCHITRAVE.COM

PROJECT NO. 10-00000000  
SHEET NO. 10-00000000-01  
DATE: 10/23/2020  
DRAWN BY: JAC  
CHECKED BY: JAC

PROJECT  
10 Nashmor Road  
SHEET TITLE  
Lot Coverage

7-DRAWING FILED  
10-00000000-01  
10/23/2020 10:23:19 AM  
Roadred

DATE  
10/23/2020

TIME  
10:23:19 AM

DRAWING NO.

LC

# Agenda Item #B-1

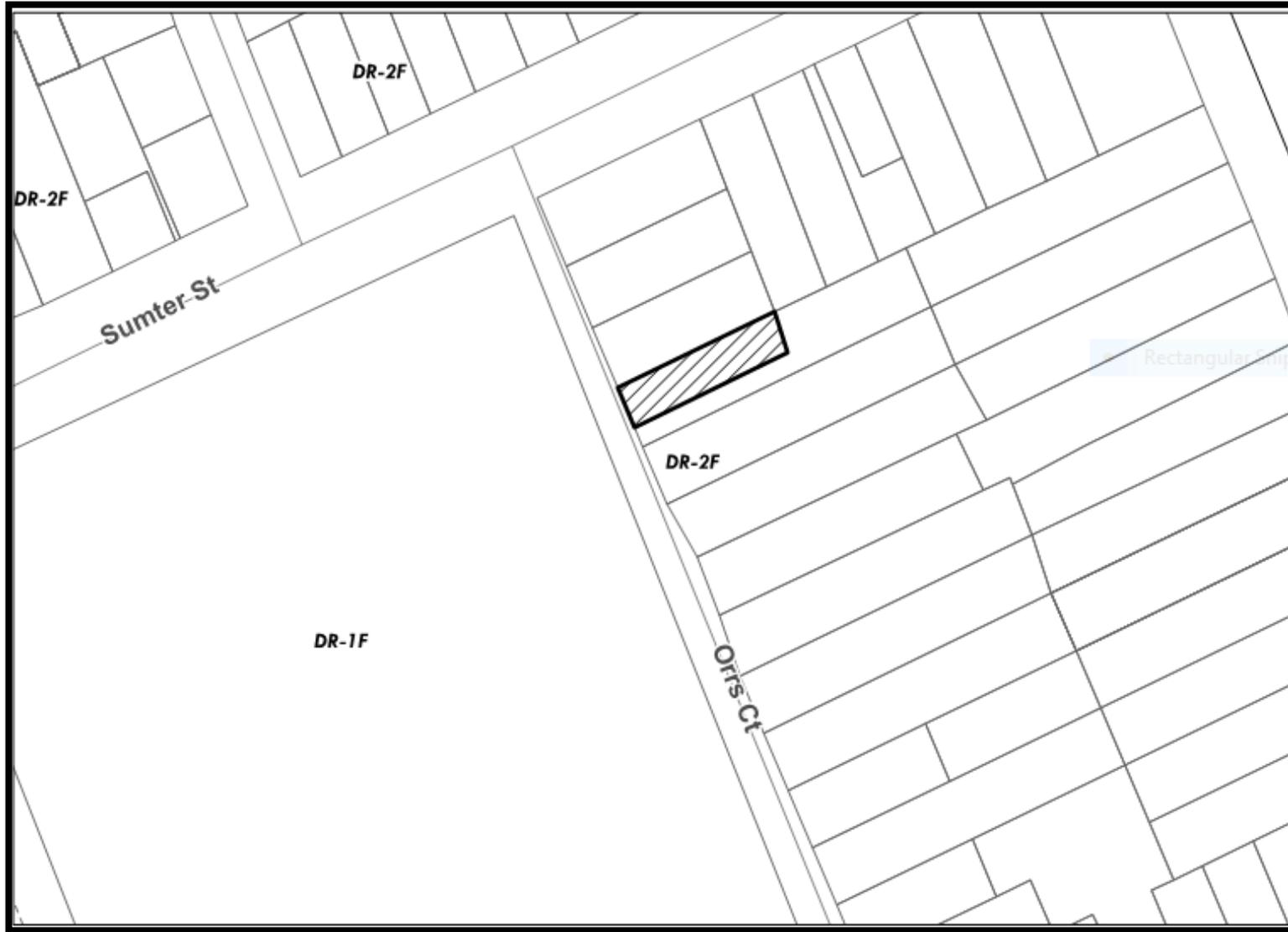
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4A ORRS COURT

(WESTSIDE)

TMS # 460-07-02-079

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 2,088sf; 2,500sf required).





City of Charleston

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- 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 28, 2020~~ October 6, 2020

Property Address ~~XXXXXX~~ 4A Orrs Court TMS # 4600702079

Property Owner Mulberry Street Development Daytime Phone 4784948114

Applicant Chamberlain Chesnut Daytime Phone 8435182027

Applicant's Mailing Address 134 A Congress Street Charleston SC 29403

E-mail Address chesnutr@gmail.com

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

Zoning of property DR2F

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)
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- 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 Chamberlain Chesnut Date August 6, 2020

For office use only	Date application received 8/30/20	Fee \$ 150.00	Time application received 10 am
Staffperson AH			Receipt # CAP

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

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

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

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

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

This lot is if insuffiecent size, and we are asking for a special exeception

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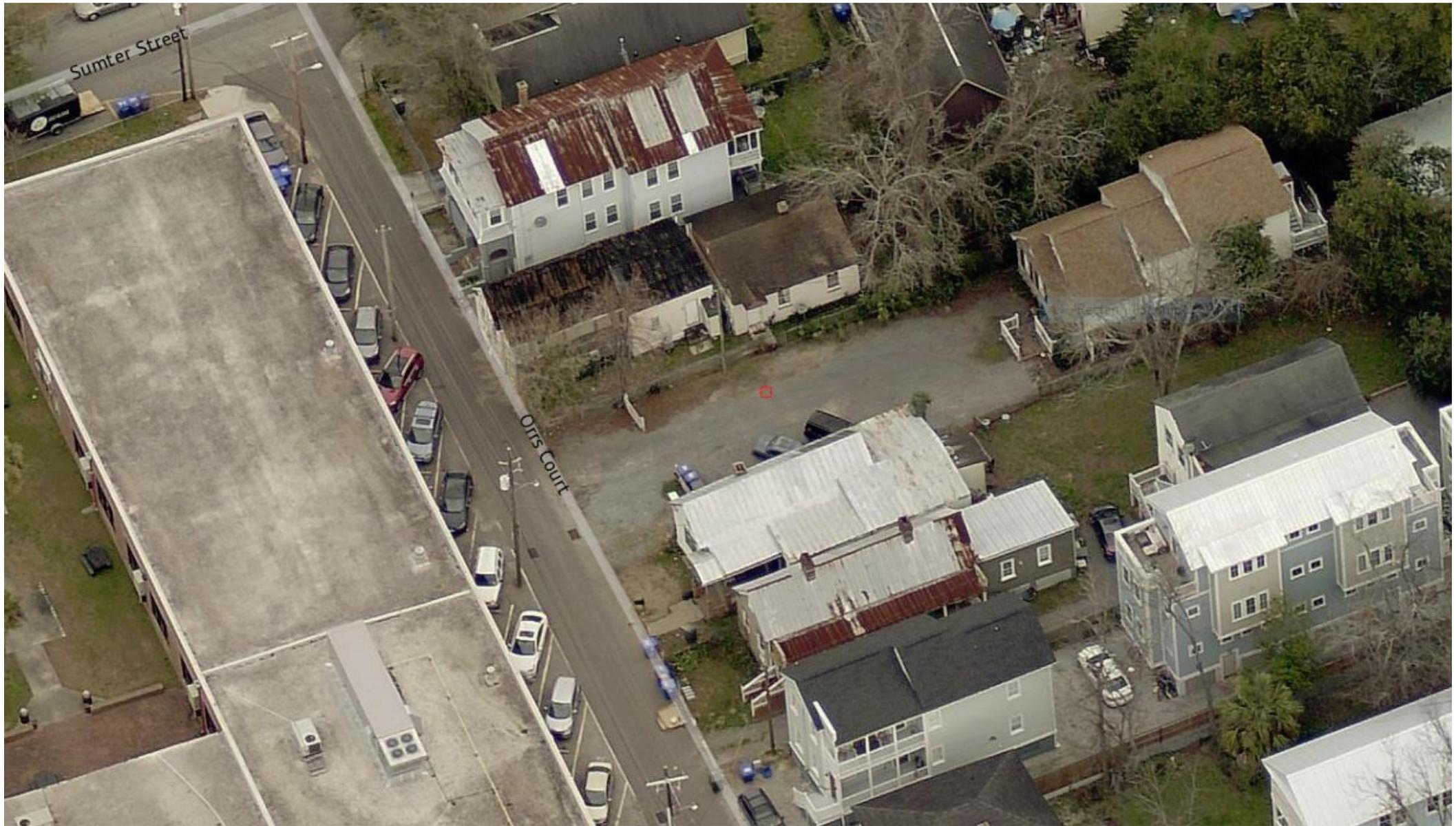


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**All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied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

















## Agenda Item #B-2

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1891 BILLS COURT

(GEDDES HALL)

TMS # 350-10-00-159

Request variance from Sec. 54-301 to allow a detached building (storage shed) with a 31-ft. front setback (60-ft. required).

Zoned SR-1









Application for Variance, Special Exception, Reconsideration, or Extension Page 1 of 2  
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: September 15th

Property Address 1891 Bills Ct TMS # 3501000159

Property Owner Rebecca Grieff Daytime Phone 843-530-5008

Applicant Da-Niel Belaustegui Daytime Phone 843-708-7186

Applicant's Mailing Address PO Box 770 Ravenel, SC 29470

E-mail Address ravenelbuildings@gmail.com

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

Zoning of property SR-1

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 Da-Niel Belaustegui Date 8/18/2020

For office use only

Date application received 9/1/20

Staffperson AAA

Fee \$ 150

Time application received 9:23

Receipt # CAP

**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 as an attachment if necessary):

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See attached

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

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

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

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):

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

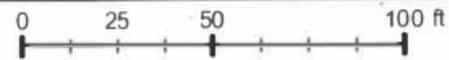
The owner of 1891 Bills Ct is requesting a variance regarding setbacks for accessory buildings. The proposed location is attached with the application as well as images and letters of support. I am using the variance test on the application as a guideline.

1. **There are extraordinary and exceptional conditions pertaining to the particular piece of property;** Due to the shape of the property there is only one area that would allow for the 60' front setback. Delivering the proposed shed to this area would place the building less than 6' from the dwelling (not meeting fire code) or would result in the destruction of fencing and vegetation that is already established.
2. **These conditions do not generally apply to other property in the vicinity;** I have attached an overhead view of surrounding properties that contain accessory buildings not meeting the setbacks.
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** This property does not currently have a storage building for housing lawn equipment, tools, and other items of the like. These types of items are currently being stored in the garage and the homeowner would like to make use of her garage.
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.** Letters from neighbors have been attached with this application in support of the storage building. The building will be incorporated into a new privacy fence and will be somewhat camouflaged on the property.



Charleston County SC

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1 inch = 50 feet







Note  
Dimensions:  
10x12=120sf  
Height-11-feet



# Agenda Item #B-3

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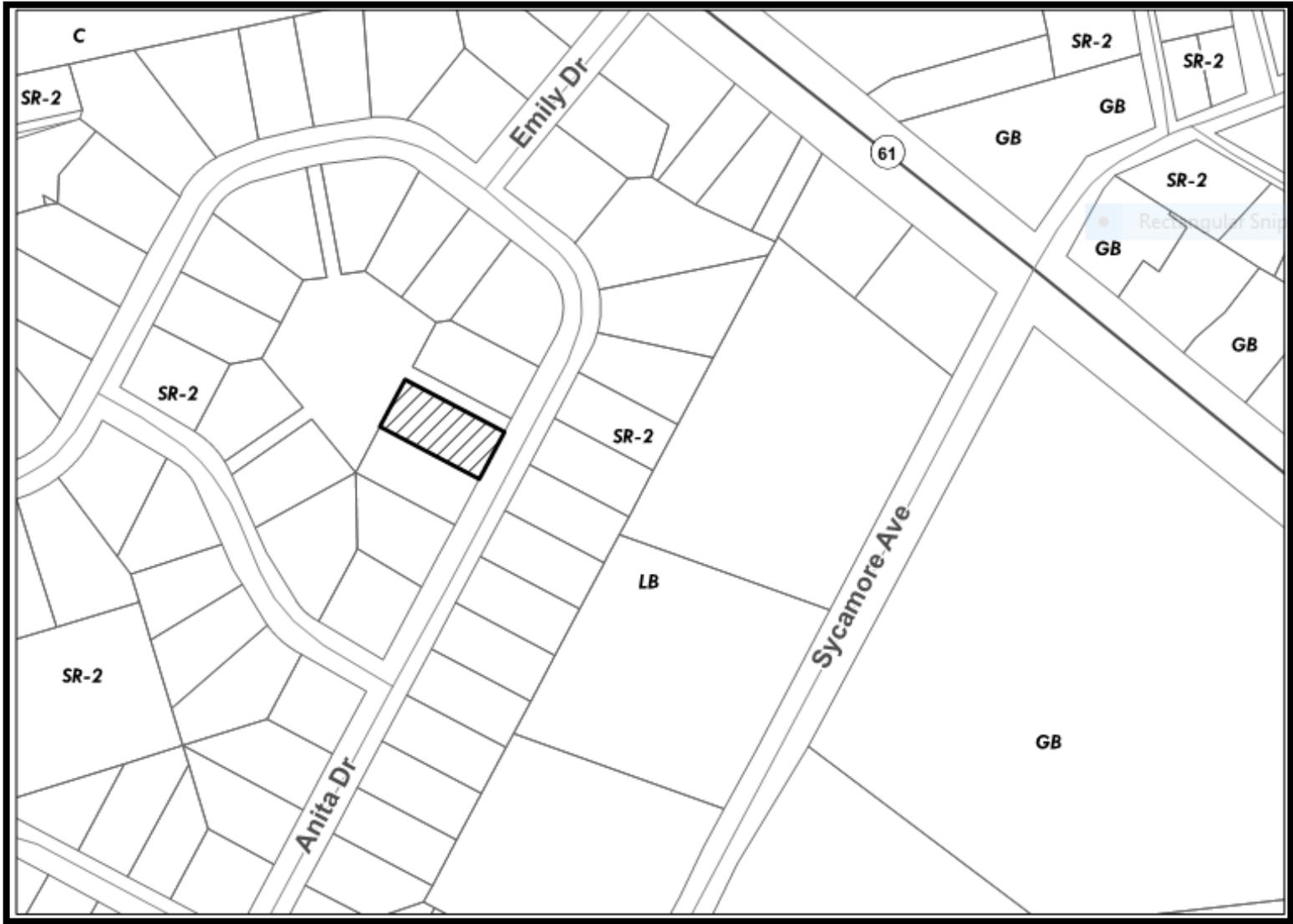
23 ANITA DRIVE

(MAGNOLIA)

TMS # 418-09-00-057

Request variance from Sec. 54-301 to allow a detached building (storage shed) with a 10-ft. rear setback (25-ft. required).

Zoned SR-2





City of Charleston

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

**THE APPLICANT HEREBY REQUESTS:**

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

MEETING DATE REQUESTED: 10/6/2020

Property Address 23 Anita Drive Charleston, SC 29407 TMS # 4180900057

Property Owner Bradley and Laura Sapper Daytime Phone 207-332-7842

Applicant Bradley and Laura Sapper Daytime Phone 207-332-7842

Applicant's Mailing Address 23 Anita Drive Charleston, SC 29407

E-mail Address Laura.a.sapper@gmail.com

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

Zoning of property SR-2

**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

Unknown of ↑

**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 9/03/20

For office use only		Time application received <u>2:22</u>	
Date application received <u>9/3/20</u>	Fee \$ <u>150</u>	Receipt # <u>CAP</u>	
Staffperson <u>[Signature]</u>			

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

See attached.

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

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

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

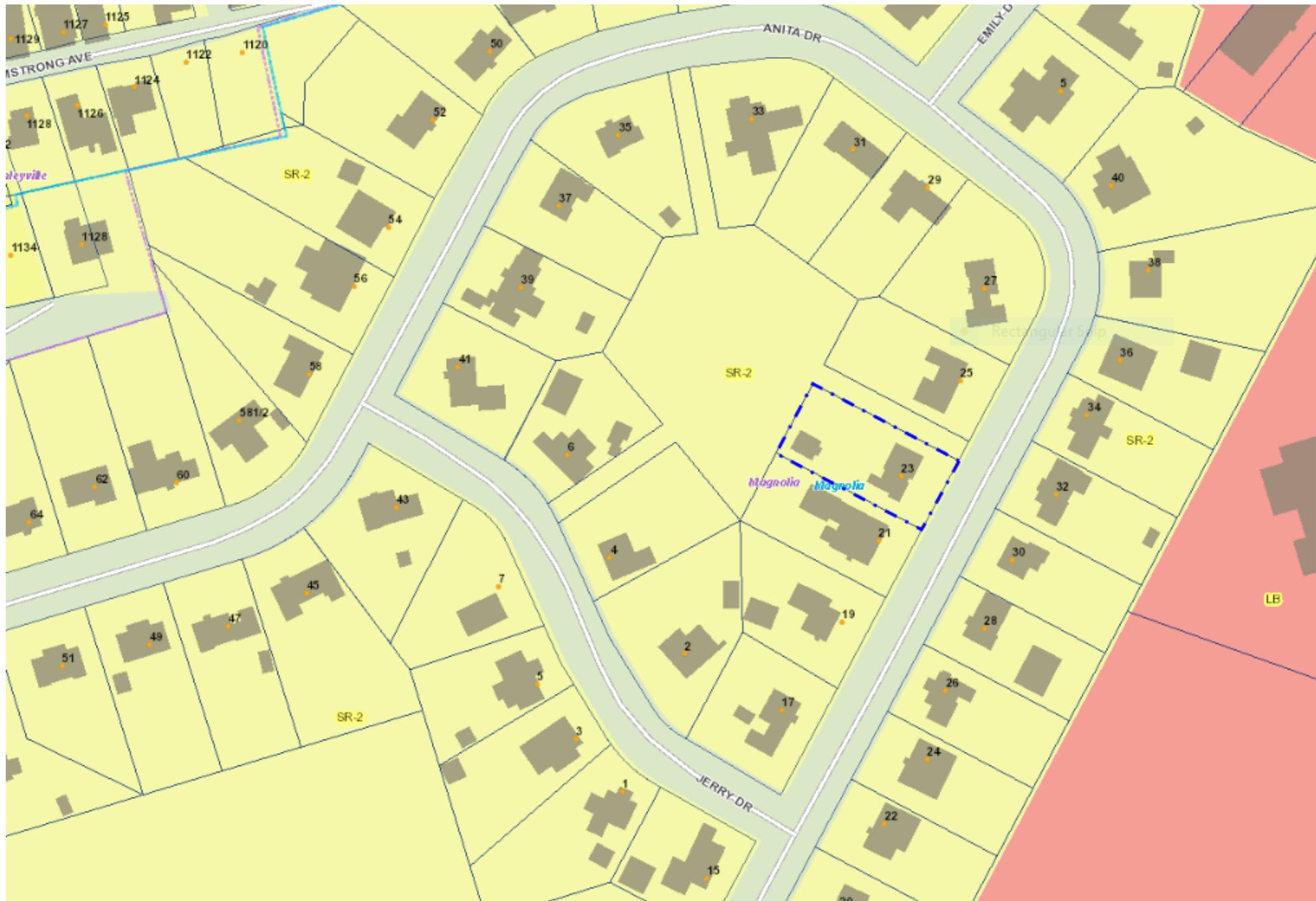
For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment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

**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.**

We are the owners of 23 Anita Drive and are requesting a variance regarding setbacks for secondary accessory buildings. The proposed location is attached with the application as well as images and letters of support. It will maintain a 9' set back from side property line and 10' setback from the rear property line. The secondary accessory building (10" by 16" shed) would be in line with the existing garage and not encroach on the park behind the property.

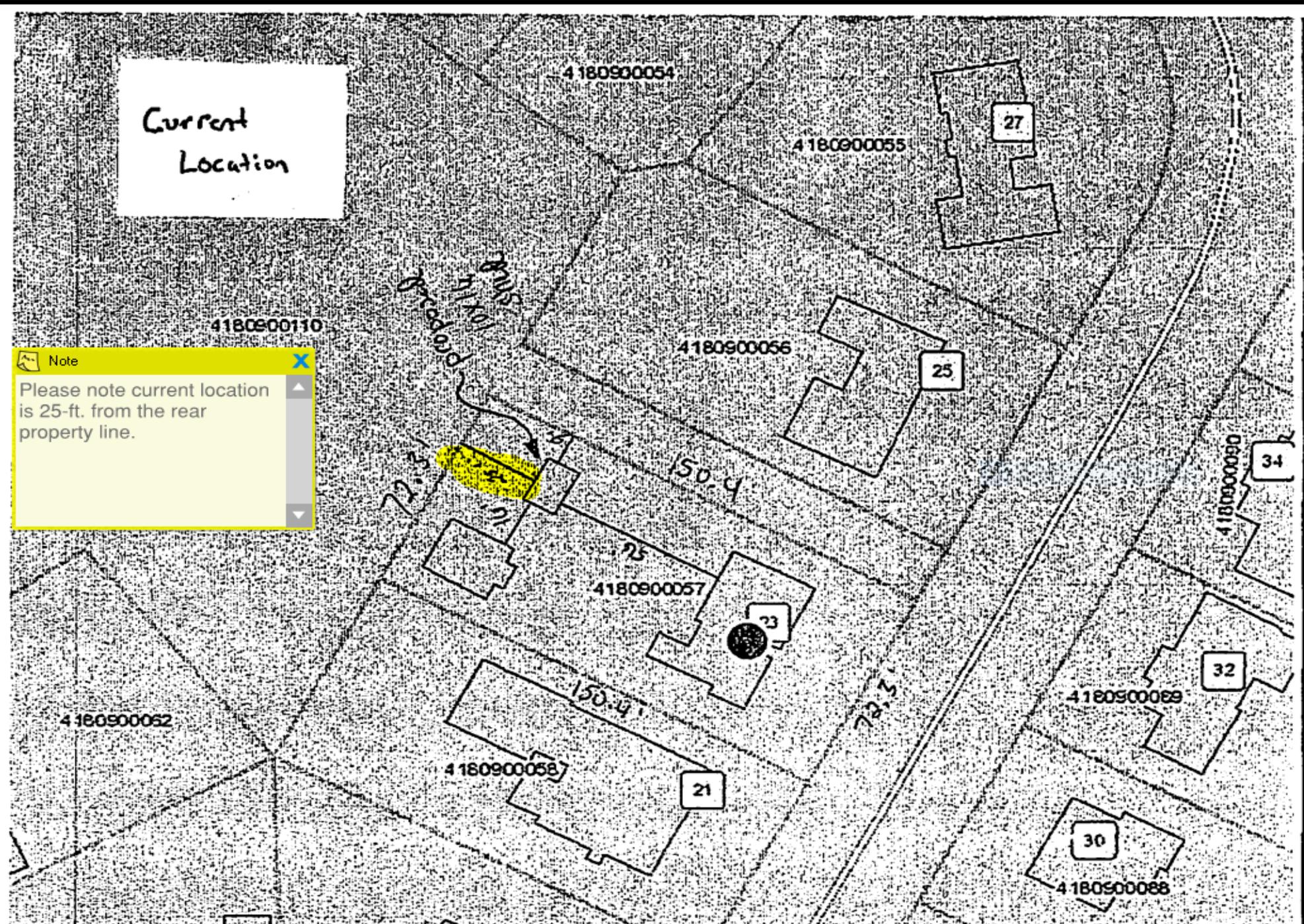
1. There are extraordinary and exceptional conditions pertaining to the particular piece of property; Due to the shape of the property, the required setback would force the accessory building onto already existing vegetation and yard seating area and would result in the destruction of vegetation that is already established.
2. These conditions do not generally apply to other property in the vicinity; I have attached photos of surrounding properties that contain multiple or single accessory buildings not meeting the setbacks.
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 We do not currently have another storage building for housing lawn equipment, tools, and other items of the like. These types of items are currently being stored in the garage and we would like to make use of our garage without losing valuable yard space and sightlines.
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. Letters from neighbors have been attached with this application in support of the storage building. The building will be incorporated into a privacy fence and will be somewhat camouflaged on the property.



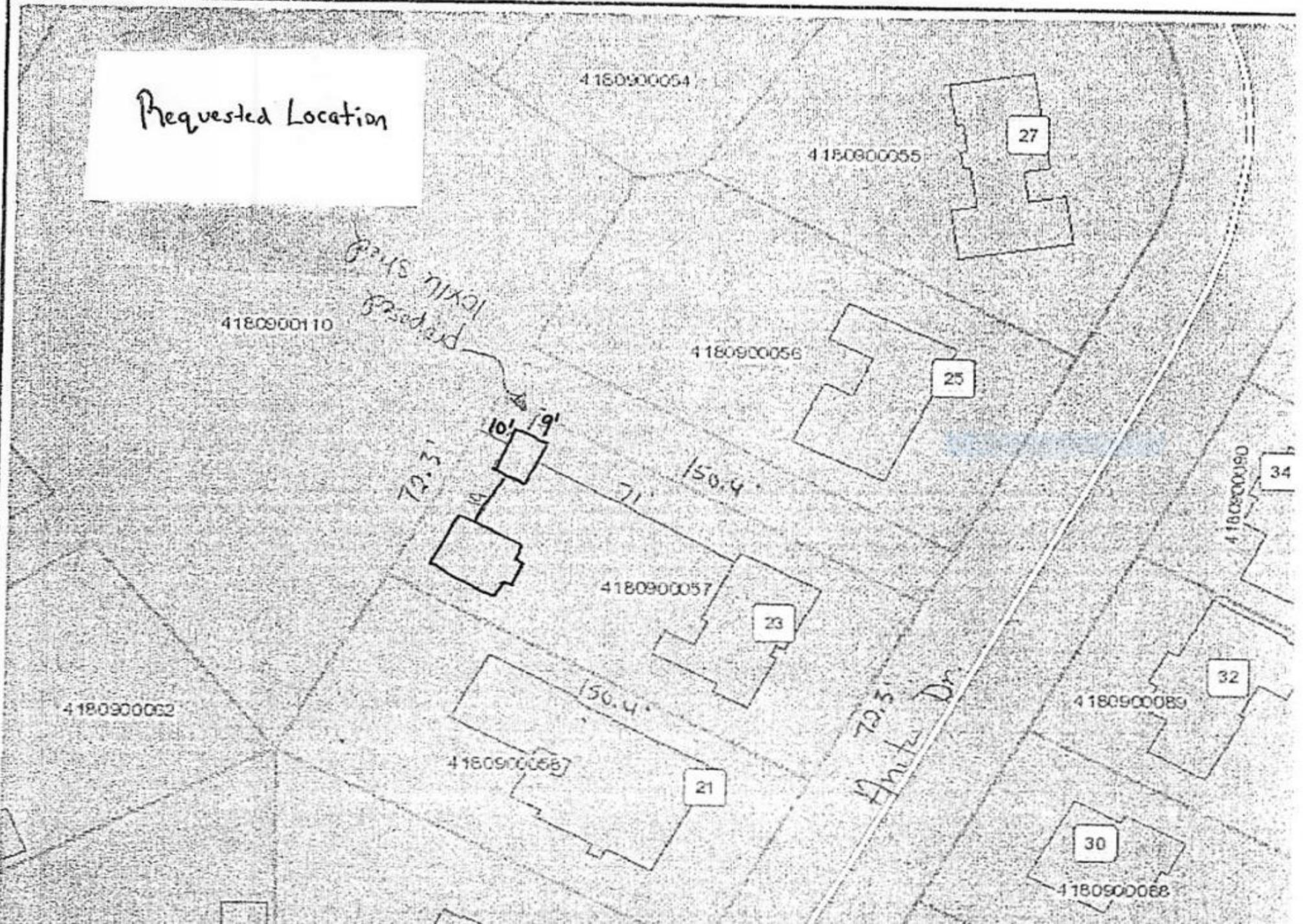


Current Location

Note  
Please note current location is 25-ft. from the rear property line.



Requested Location



It is 10" by 16" and 160 square feet  
It is 11.6" at its peak



Sent from my iPhone

# Agenda Item #B-4

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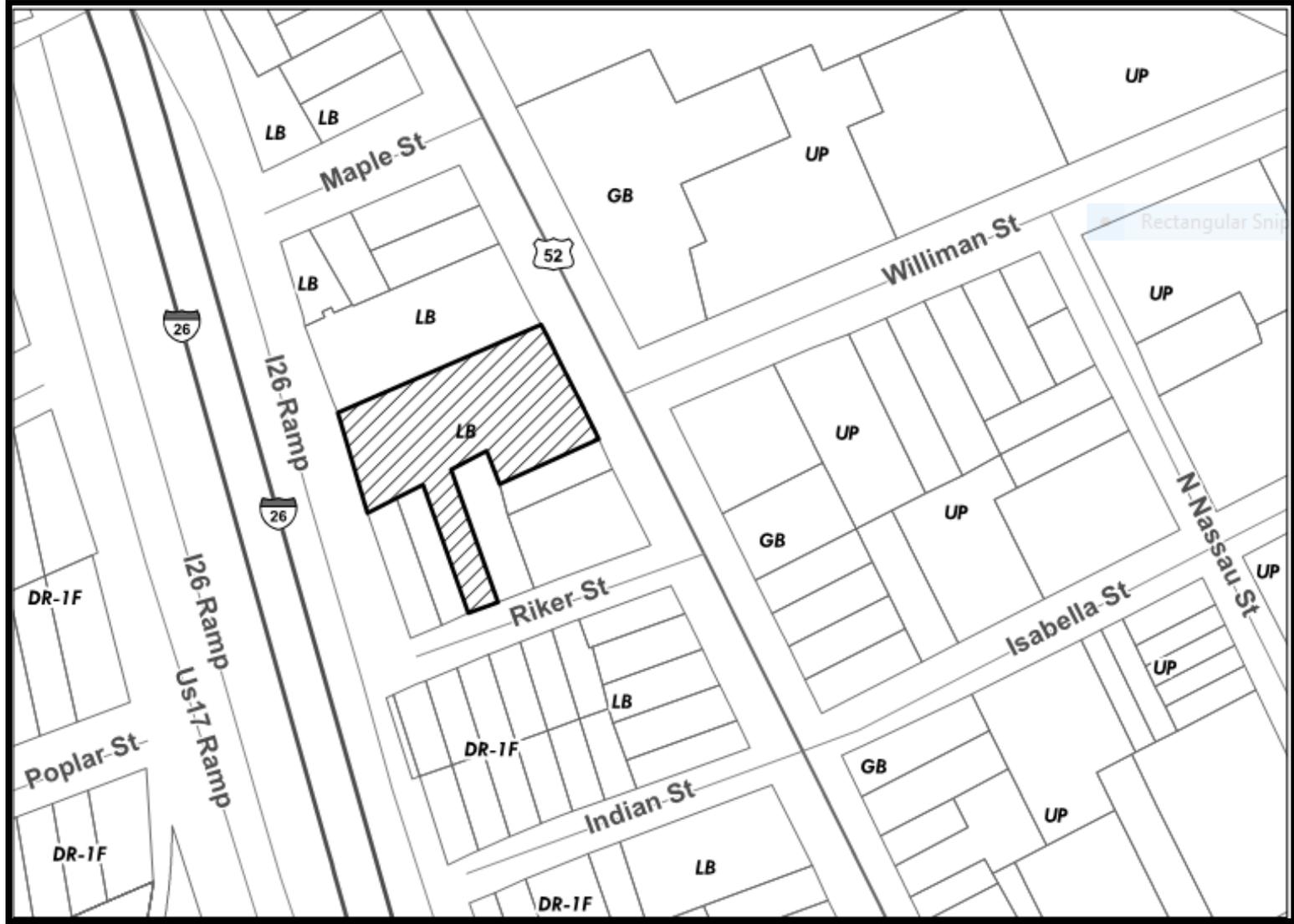
741 MEETING STREET

(EAST CENTRAL)

TMS # 463-12-02-020, 021, 022 AND 026

Request variance from Sec. 54-319 to allow required off-street parking spaces (40) for a multi-use development to be located on a lot that is 1,130-ft. away from subject lot (Ordinance allows parking to be provided on a properly zoned lot within 400-ft.).

Zoned LB





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 6th, 2020
Property Address 741 Meeting St., Charleston, SC 29403 TMS # 463-12-02-020,021,022, & 026
Property Owner MSP 741 Meeting, LLC Daytime Phone 918-273-8113
Applicant MSP 741 Meeting, LLC Daytime Phone 918-273-8113
Applicant's Mailing Address 146 Williman ST., Charleston, SC 29403

E-mail Address gmaddux@middlestreetpartners.com

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

Zoning of property Limited Business- LB

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 September 3rd, 2020

For office use only
Date application received
Staffperson
Fee \$
Time application received
Receipt #

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

SEE ATTACHMENT

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

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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 § 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):

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



MIDDLE STREET  
PARTNERS

September 16th, 2020

The City of Charleston Board of Zoning Appeals

*Via Email*

Re: 741 Meeting St. Off Street Parking Variance Description

Ms. Penny Ashby:

Thank you for contacting me regarding the variance application I submitted on behalf of MSP 741 Meeting, LLC. Please find a description of the variance and the hardship below:

**VARIANCE REQUESTED**

MSP 741 Meeting, LLC is requesting a variance from Section 54-319 concerning the location of the project's required off-street parking. The zoning code permits parking spaces to be located outside of the to-be-developed property boundaries, so long as the proposed parking lot is within 400' of the to-be-developed property. MSP has entered into a 10-year lease agreement with the City of Charleston for the necessary spaces at the Charleston Tech Center garage, but it is approximately 1,130 LF from the property.

**HARDSHIP DESCRIPTION**

The property is zoned LB and approved for a building up to three stories tall, but the size and configuration of the lot only allows for one-story construction if section 54-319 is strictly enforced. MSP has explored alternate parking locations within 400': one being the half-mile north campus and another being the area West of the property and parallel to I-26. The owner of the half-mile north campus indicated that none of its spaces could be allocated towards 741 Meeting, and the portion of land between the Western edge and I-26 was determined to be infeasible as parking due to the ongoing renegotiation of an existing lease agreement between the City and SCDOT which currently governs this area.

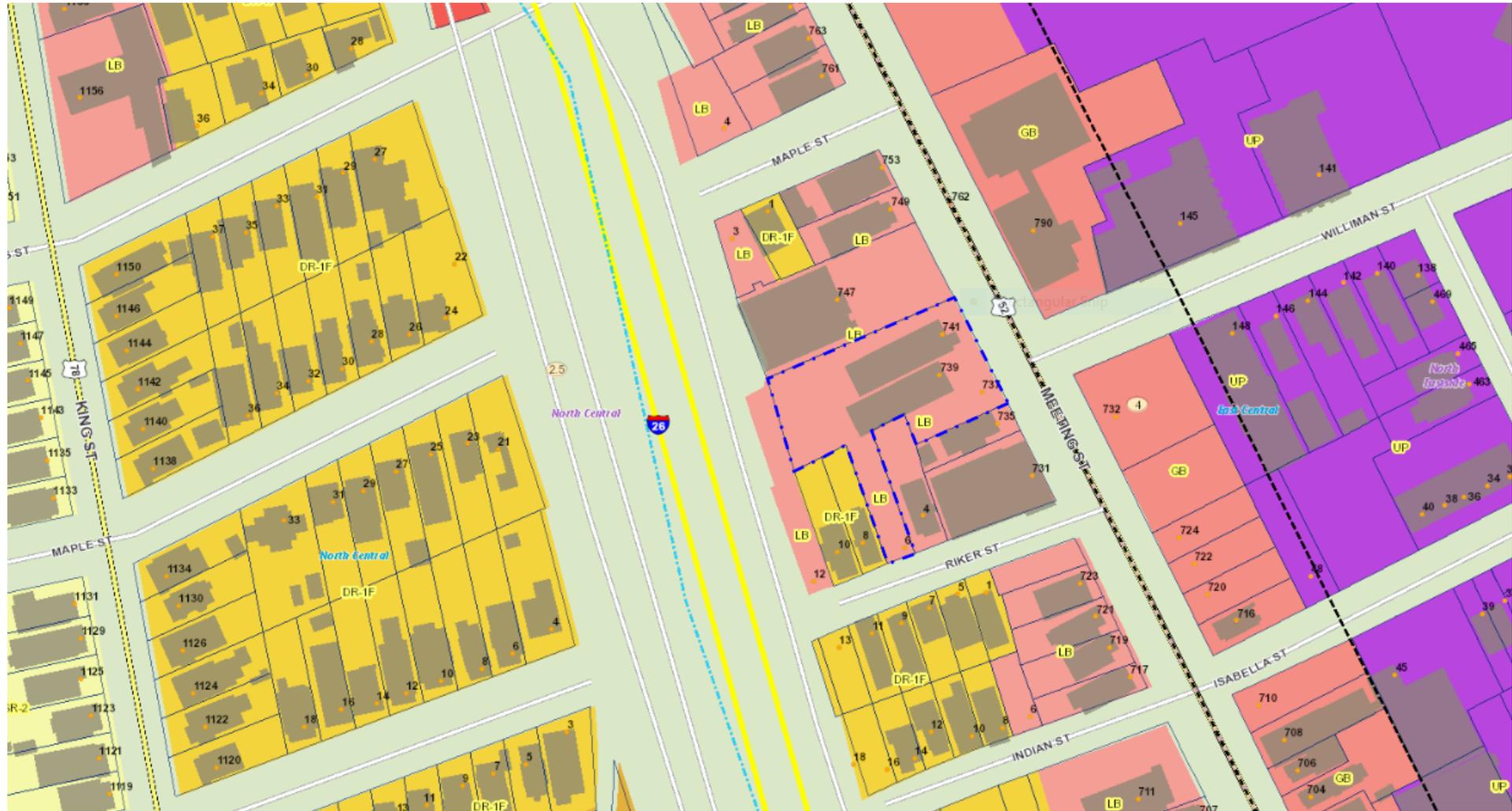
Should you need additional information, please do not hesitate to call or email me directly.

Best Regards,

Glenn Maddux

• Rectangul







THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

PARKING PROVIDED:		
<span style="color: green;">●</span>	ON-SITE GARAGE 1ST FLOOR:	30 SPACES (3 ADA)
<span style="color: blue;">●</span>	ON-SITE SURFACE	9 SPACES
<span style="color: red;">●</span>	OFF-SITE CHARLESTON TECH CENTER LEASE	40 SPACES
	<b>TOTAL</b>	<b>79 SPACES</b>

PARKING REQUIREMENTS PER ZONING				
FLOOR	USE	AREA (SF)	REQUIRED	TOTAL
1	RESTAURANT	1,140	1,200 INSIDE	12
1	RESTAURANT	743	3,130 OUTSIDE	6
1	RETAIL	1,507	3,400	3
2	OFFICE	23416	1,500 SF	27
3	OFFICE	23718	1,500 SF	29
		29124		74



SITE MAP (NOT TO SCALE)



BY: \_\_\_\_\_

REV. DATE: \_\_\_\_\_

REVISION NOTES:

A: 5/22/20 TRC COMMENTS REVIEW #1

B: 7/23/20 TRC COMMENTS REVIEW #2 / SUDOT/OWS

**SOUTH CAROLINA**

**SITECAST, LLC**

No. 004442

No. 00263

CERTIFICATE OF AUTHORITY

741 MEETING STREET

TRC-SP2019A000267

TRC 2nd Review Meeting June 25, 2020

MIDDLE STREET PARTNERS, LLC

145 WILLIAM STREET, STE 100

CHARLESTON, SOUTH CAROLINA

**STATE OF SOUTH CAROLINA**

REGISTERED PROFESSIONAL ENGINEER

EX. NO. 26883

POWER D. GONZALES

POWER D. GONZALES

DRAWN BY: JMC/CDO

CHECKED BY: JMC/CDO

PROJECT: 7165.00

DATE: 11.18.19

**SITECAST**

ENGINEERING PLANNING CONSULTING

1250 Fairmount Avenue

Charleston, SC 29404

TEL: (843) 224-4264

WWW.SITECASTLLC.COM







SAMPLE PANEL SET



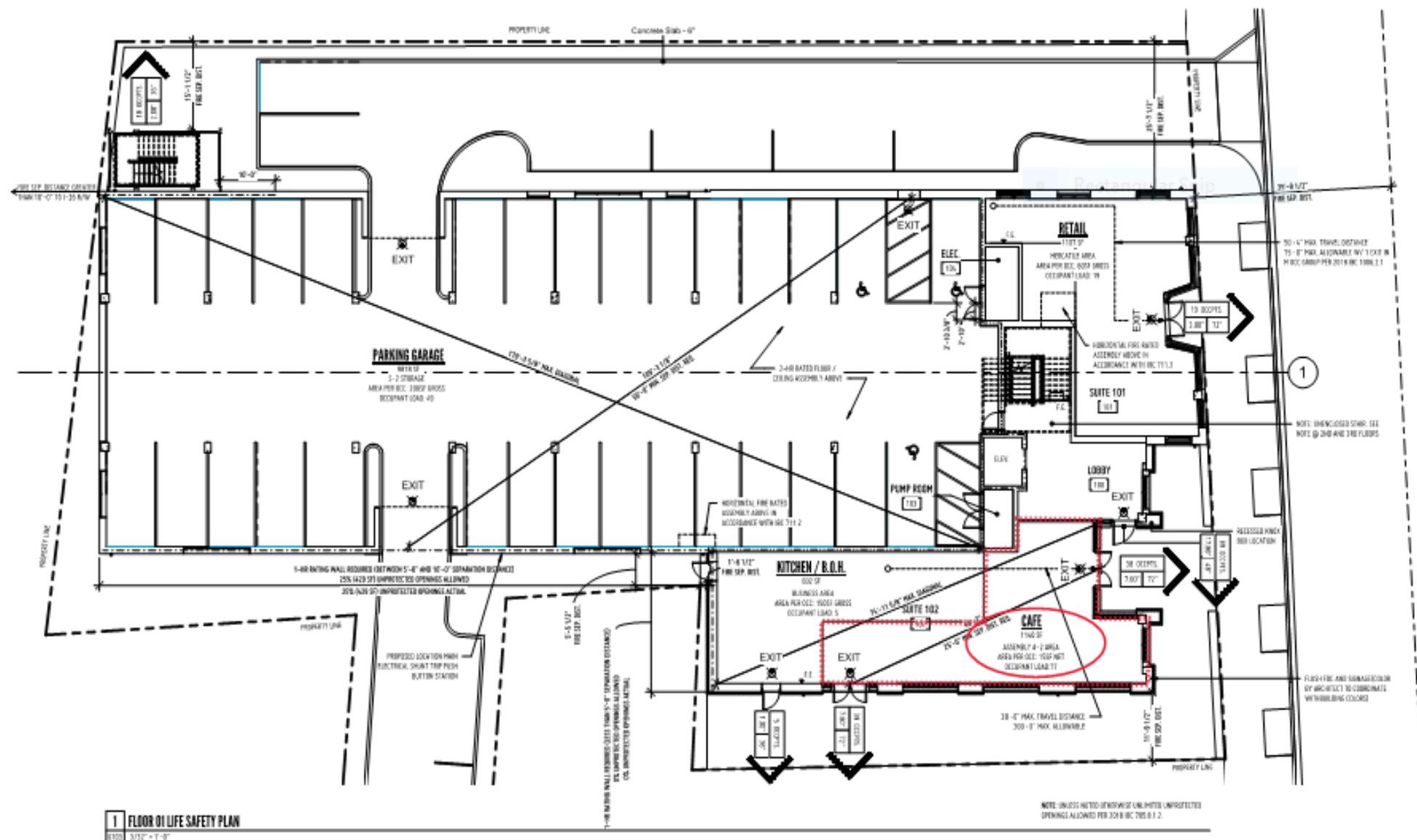
**741 Meeting Mixed Use**  
741 Meeting Street  
Charleston, SC

Project Number	79021	
Issued for Review	02.28.2020	
Issued for Permit	05.27.2020	
Issued for Construction	09.22.2020	
Revisions		
No.	Description	Date
1	Addressed 1	2020.09.12
2	Fire Review Comments	2020.07.23

FIRST FLOOR LIFE SAFETY PLAN

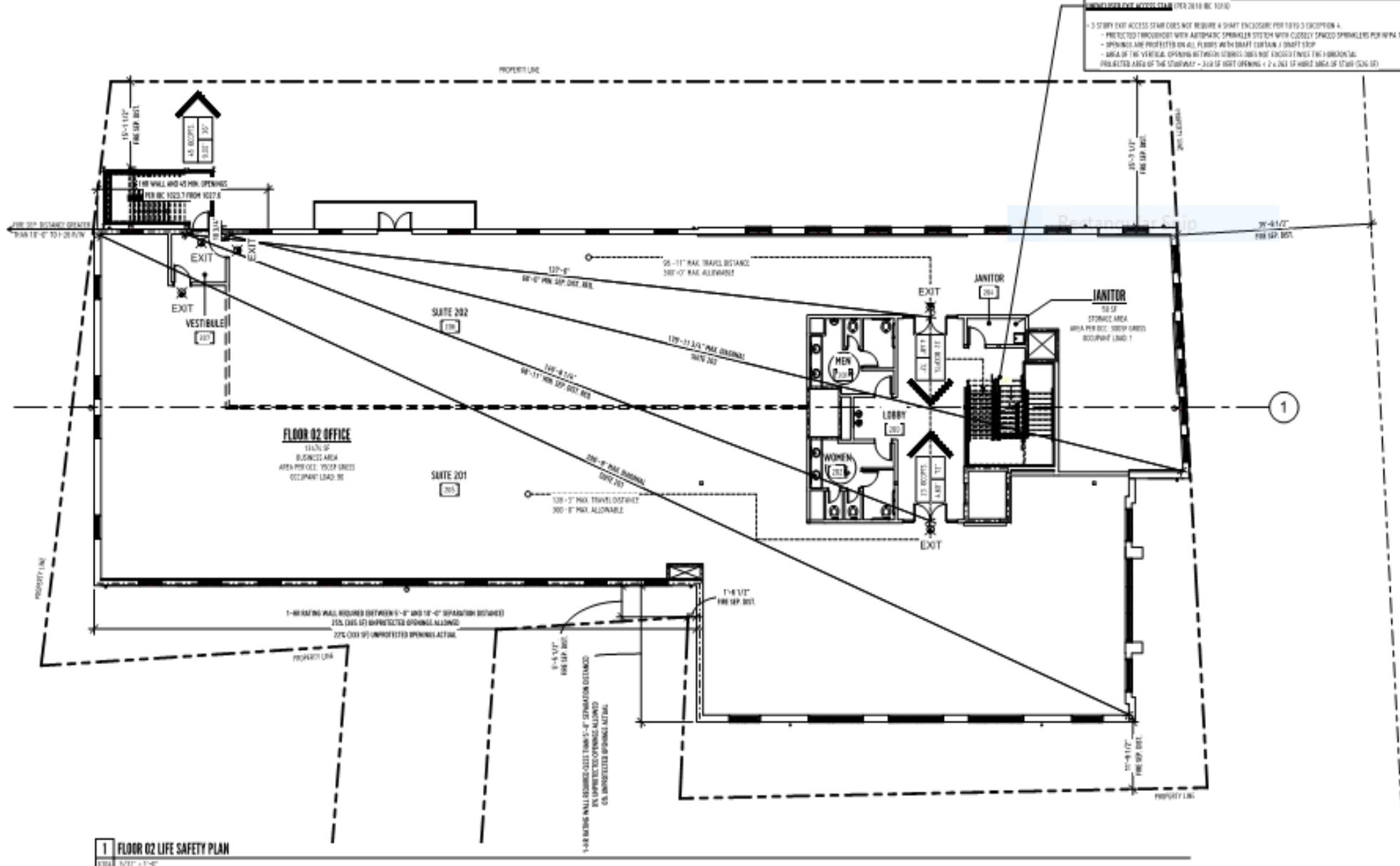
**G103**

8/5/2020 1:30:44 PM



**1 FLOOR 01 LIFE SAFETY PLAN**  
3/12" = 1'-0"

NOTE: UNLESS NOTED OTHERWISE UNPERFECTED OPENINGS ALLOWED PER 2018 IBC 705.6.1.2.



**1 FLOOR 02 LIFE SAFETY PLAN**  
 3/01" = 1'-0"



SAMPLE PANEL SET



**741 Meeting Mixed Use**  
 741 Meeting Street  
 Charleston, SC

Project Number: 19021

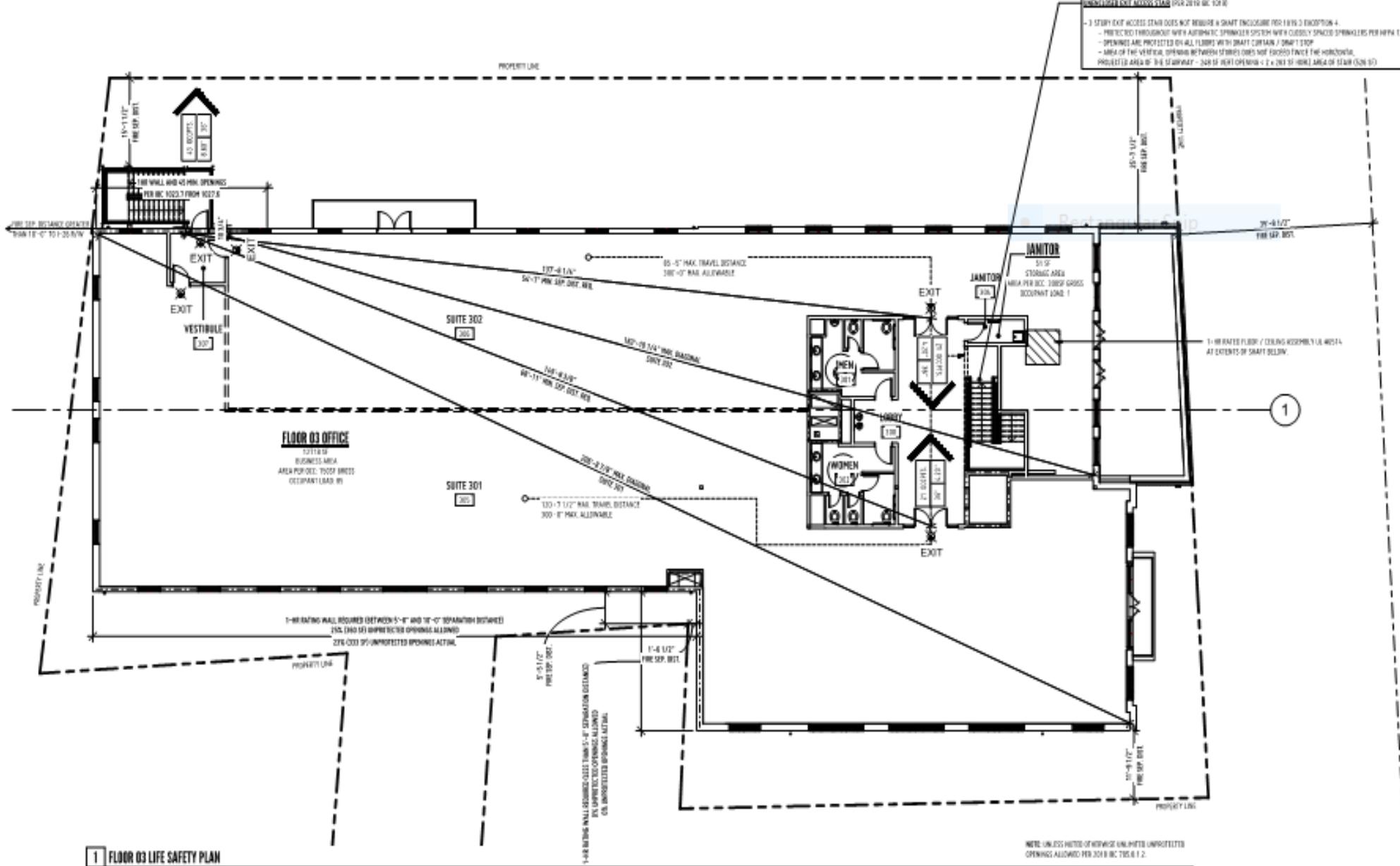
Issued for Review	02.28.2020
Issued for Permit	05.27.2020
Issued for Construction	05.22.2020

Revisions

No.	Description	Date
1	Submittal 1	2019.05.22
2	Final Review Comments	2019.07.23

SECOND FLOOR LIFE SAFETY PLAN

**G104**



1-STORY EXIT ACCESS STAIR DOES NOT REQUIRE A SHAWT ENCLOSURE PER 18 IN 3 EXEMPTION 4  
 - PROTECTED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM WITH CLOSET SPACED SPRINKLERS PER NFPA 13  
 - OPENINGS ARE PROTECTED ON ALL FLOORS WITH SHAWT CURTAIN / SHAWT STOP  
 - AREA OF THE VERTICAL OPENING BETWEEN STORIES DOES NOT EXCEED TWICE THE HORIZONTAL PROTECTED AREA IF 3'-4\"/>

**1 FLOOR 03 LIFE SAFETY PLAN**  
 10/21/14

NOTE: UNLESS NOTED OTHERWISE UNLIMITED UNPROTECTED OPENINGS ALLOWED PER 2010 IBC 705.6.1.2.



SAMPLE PANEL SET



**741 Meeting Mixed Use**  
 741 Meeting Street  
 Charleston, SC

Project Number	1922	
Issued For Review	02.28.2020	
Issued For Permit	05.27.2020	
Issued For Construction	09.22.2020	
Revisions		
No.	Description	Date
1	Addressed 1	2020.06.22
2	Fixe Review Comments	2020.01.23

THIRD FLOOR LIFE SAFETY PLAN

**G105**



MERCH

Angular Snip



# Agenda Item #B-5

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297 ASHLEY AVENUE

(WESTSIDE)

TMS # 460-07-02-016

Request variance from Sec. 54-301 to allow a detached accessory building (garage) with a 1.5-ft. south side setback (7-ft. required).

Zoned DR-2F





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 6th 2020 \_\_\_\_

Property Address \_\_\_\_ 297 Ashley Avenue \_\_\_\_ TMS # \_\_\_\_ 4600702016 \_\_\_\_

Property Owner \_\_\_\_ Connor McCann \_\_\_\_ Daytime Phone \_\_\_\_ 843-729-5972 \_\_\_\_

Applicant \_\_\_\_ Connor McCann \_\_\_\_ Daytime Phone \_\_\_\_ 843-729-5942 \_\_\_\_

Applicant's Mailing Address \_\_\_\_ 297 Ashley Avenue, Charleston, SC 29403 \_\_\_\_

\_\_\_\_ E-mail Address \_\_\_\_ connormmc@gmail.com \_\_\_\_

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

Zoning of property \_\_\_\_ Residential \_\_\_\_

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 \_\_\_\_ *Connor McCann* \_\_\_\_ Date \_\_\_\_ 9/3/2020 \_\_\_\_

For office use only	
Date application received _____	Time application received _____
Staffperson _____	Fee \$ _____ Receipt # _____

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

\_\_\_\_ See attachment \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

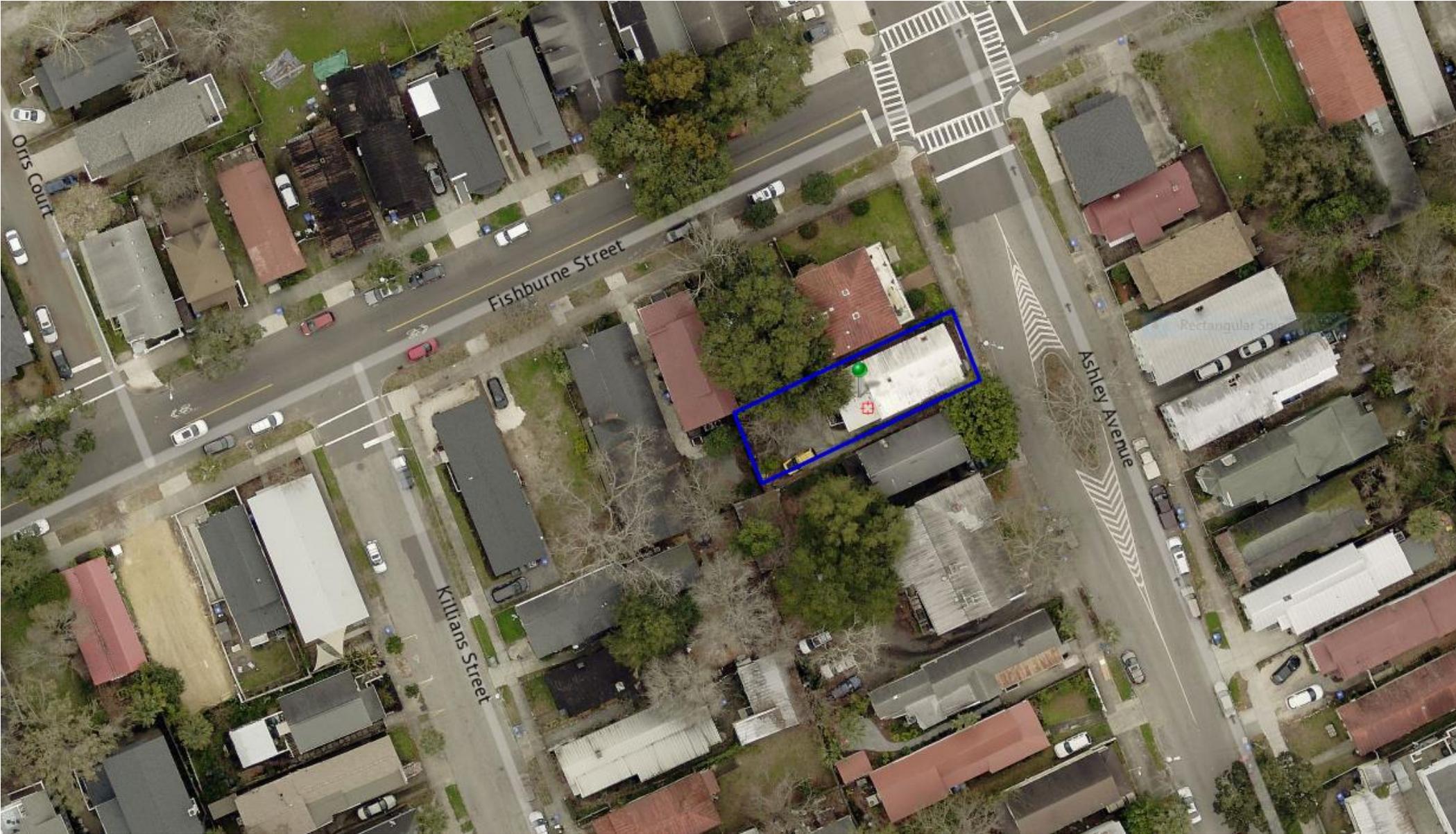
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

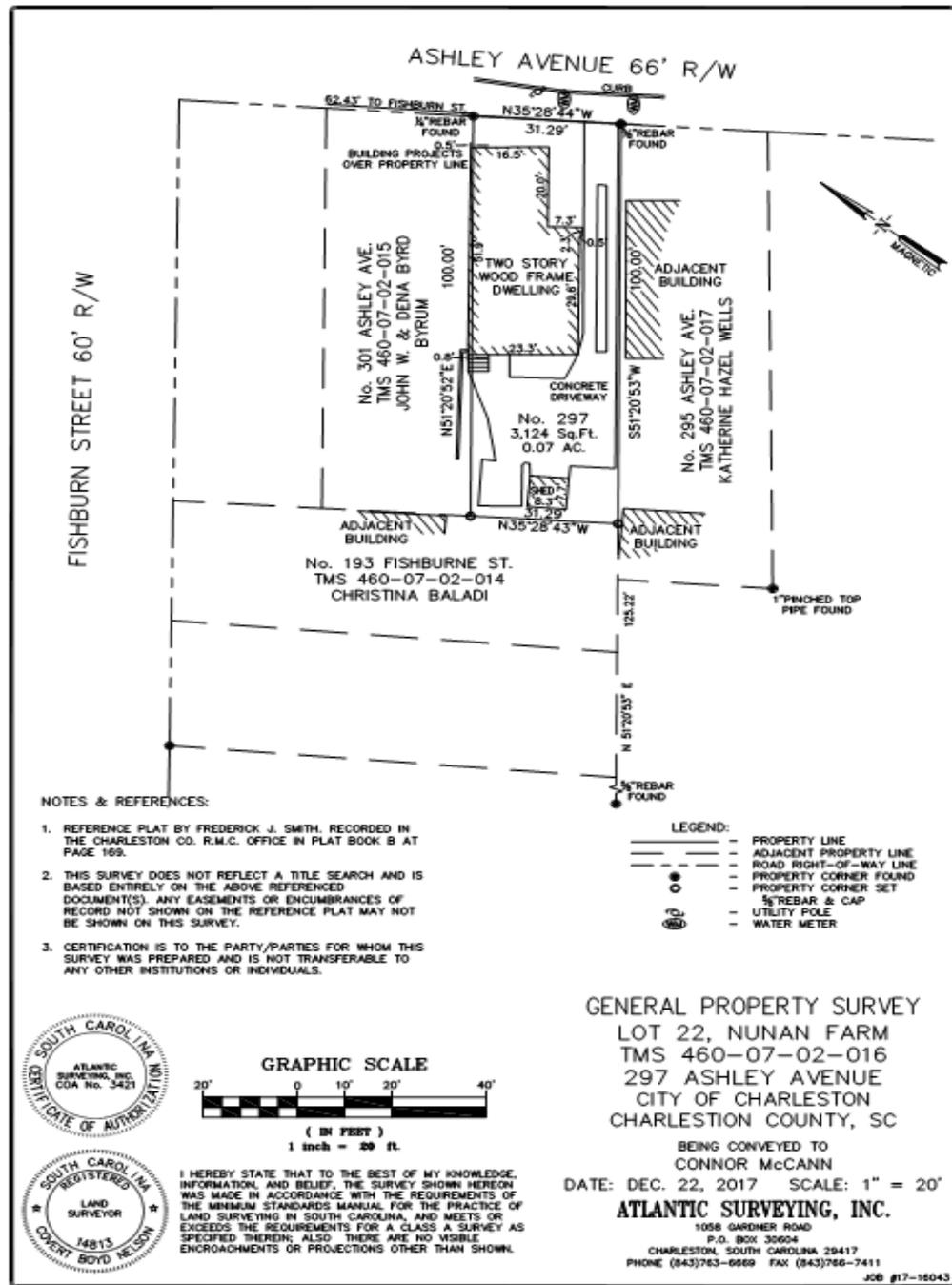
### **BZA-Z Variance Request Application Explanation**

I am requesting a 1.5' variance against the 7' setback along the southern property on my lot. All other setbacks will be honored. My particular piece of property is smaller than neighboring lots because of its proximity to the intersection of Ashley Avenue and Fishburne Street. Specifically, 193 Fishburne Street shortens the total length of my lot, which reduces the allowable gap between the front of the garage and the rear of my house. This impacts the usage of the garage by impeding entry at the front. By obtaining a 1.5' variance, the misalignment between the driveway and the opening of the garage can be minimized and allow usage of the garage. In reviewing similar structures in the neighborhood, other garages are aligned with their driveways which means this 1.5' variance would allow the design to match that of the neighborhood. The garage will be designed and built to look original to the house and match the architecture of the neighborhood.

• Rect

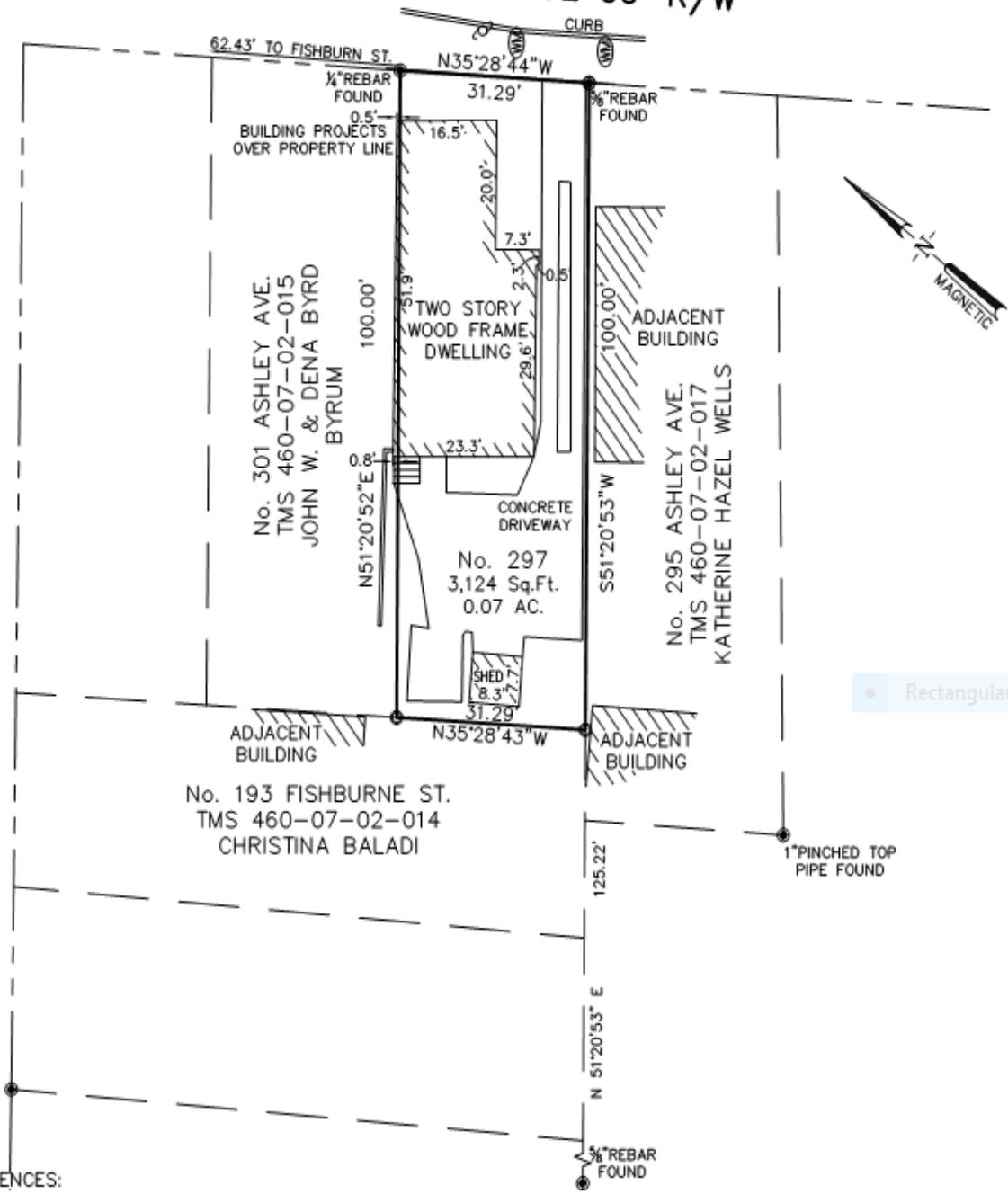




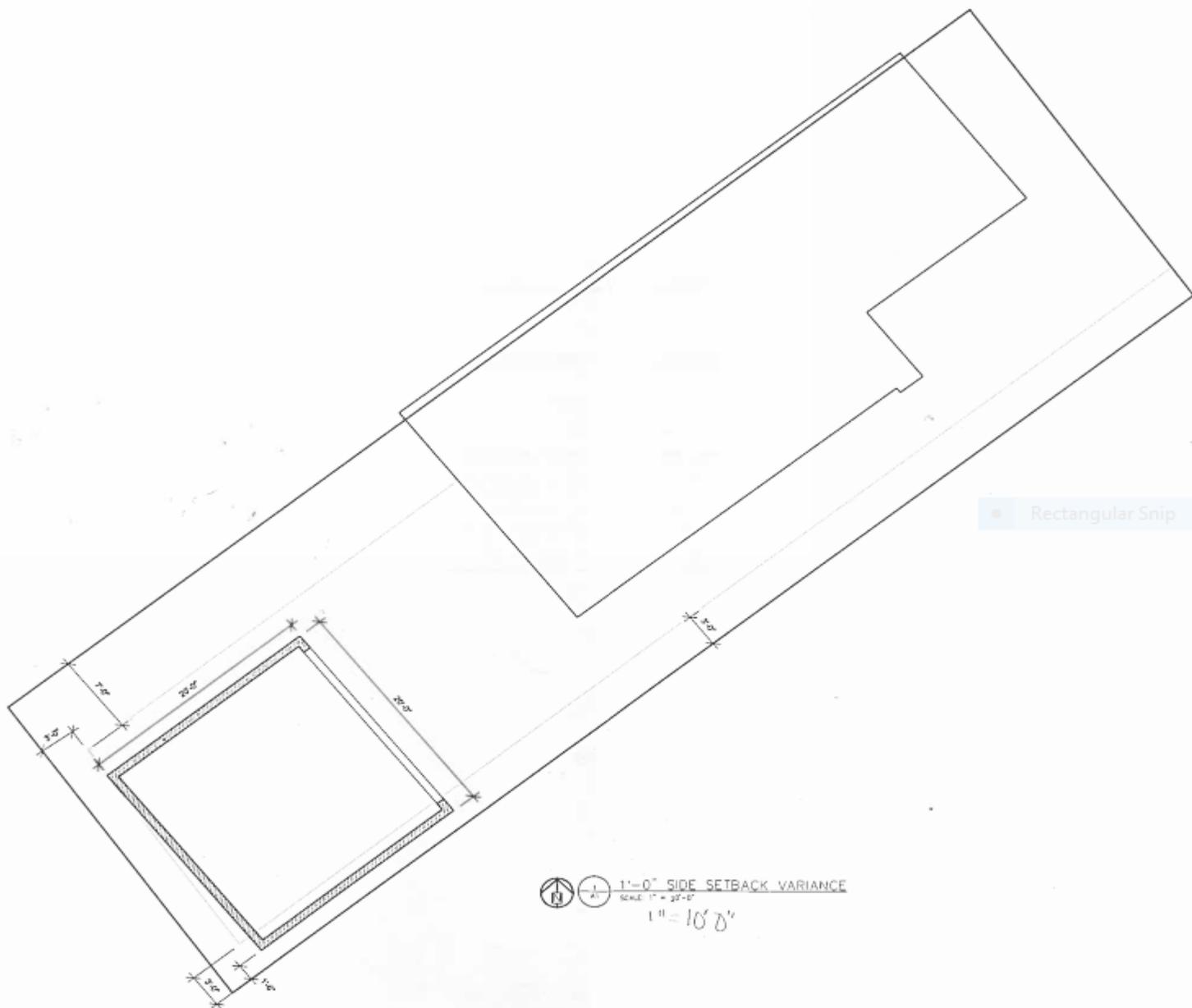


FISHBURN STREET 60' R/W

ASHLEY AVENUE 66' R/W



NOTES & REFERENCES:





 1" = 0' SIDE SETBACK VARIANCE  
 SCALE 1" = 20'-0"  
 1" = 10'0"

**ERIC HARROD**  
 5802 BLACKWELL STREET  
 NORTH CHARLESTON, SC 29406  
 Tel: 843 270-0598  
 EBHARROD@GMAIL.COM

SEAL

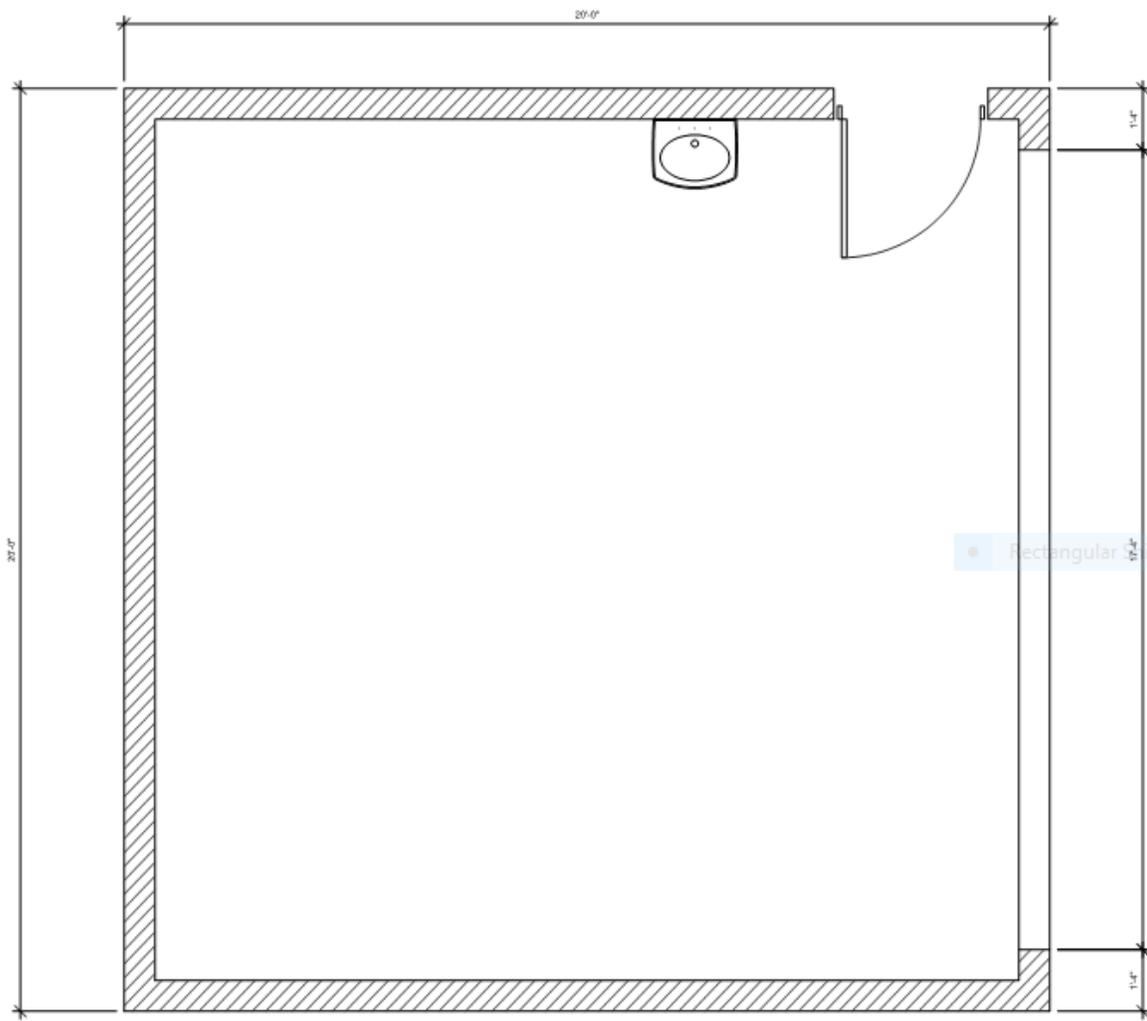
**DETACHED GARAGE ADDITION**  
 287 ASHLEY AVENUE  
 CHARLESTON, SC 29403  
 TMS - 460-07-02-016

**PROJECT**  
 BSK DESIGN  
 02 11 2019  
 VARIANCE  
 02 28 2020

**ISSUE HISTORY**  
 FEB 28, 2020  
 DATE

**DRAWING TITLE**  
**A1**  
 DRAWING NO.







**FLOOR PLAN**  
 SCALE: 3/4" = 1'-0"

**ERIC HARROD**  
 5602 BLACKWELL STREET  
 NORTH CHARLESTON, SC 29406  
 Tel: 843 270-9098  
 EBHARROD@GMAIL.COM



SEAL

**DETACHED GARAGE ADDITION**  
 287 ASHLEY AVENUE  
 CHARLESTON, SC 29403  
 TMS - 460-07-02-016

**PROJECT**

85% DESIGN  
 00 00 2020  
 VARIANCE  
 02 28 2020

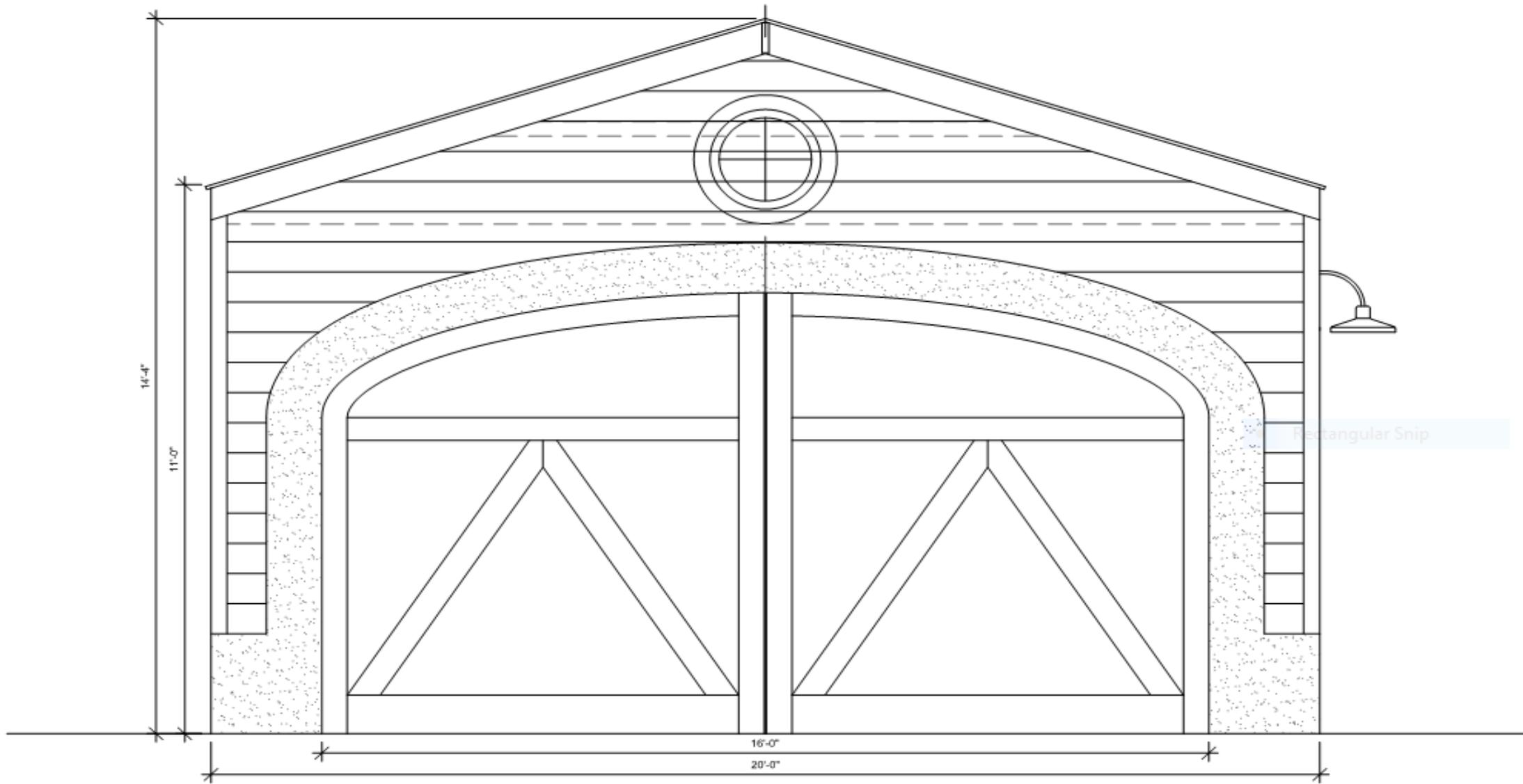
**ISSUE HISTORY**

SEP 09, 2020

**DATE**

**DRAWING TITLE**

**A3**  
 DRAWING NO.



FRONT ELEVATION  
SCALE: 3/4" = 1'-0"

# Agenda Item #B-6

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842 RUTLEDGE AVENUE

(NORTH CENTRAL)

TMS # 463-11-02-034

Request variance from Sec. 54-301 to allow a 2-story addition (master bedroom/bath/closet/bedroom/bath) with a 14.2-ft. rear setback (25-ft. required).

Zoned SR-2



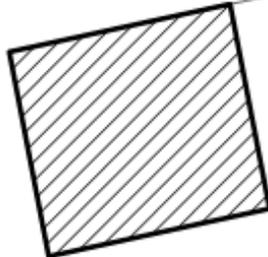
SR-2

SR-2

Rectangular Snip

Maple St

Rutledge Ave



SR-2

SR-2



City of Charleston

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

**THE APPLICANT HEREBY REQUESTS:**

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

MEETING DATE REQUESTED: 10/16/2020

Property Address 843 Rutledge Avenue TMS # 463-11-02-034

Property Owner Jamel Watts & Paige Morris Daytime Phone \_\_\_\_\_

Applicant CK Contracting Daytime Phone 843-352-4975

Applicant's Mailing Address PO Box 847, Mt Pleasant, SC 29465

E-mail Address office.ckcontracting@gmail.com

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

Zoning of property SE-2

**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 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 9-2-20

<b>For office use only</b>	
Date application received _____	Time application received _____
Staffperson _____	Receipt # _____
Fee: \$ _____	

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):

Request variance from Sec. 54-301 to allow a 3-story addition with a 14.2-ft. rear setback (as required) Zoned S2.2

**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)

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

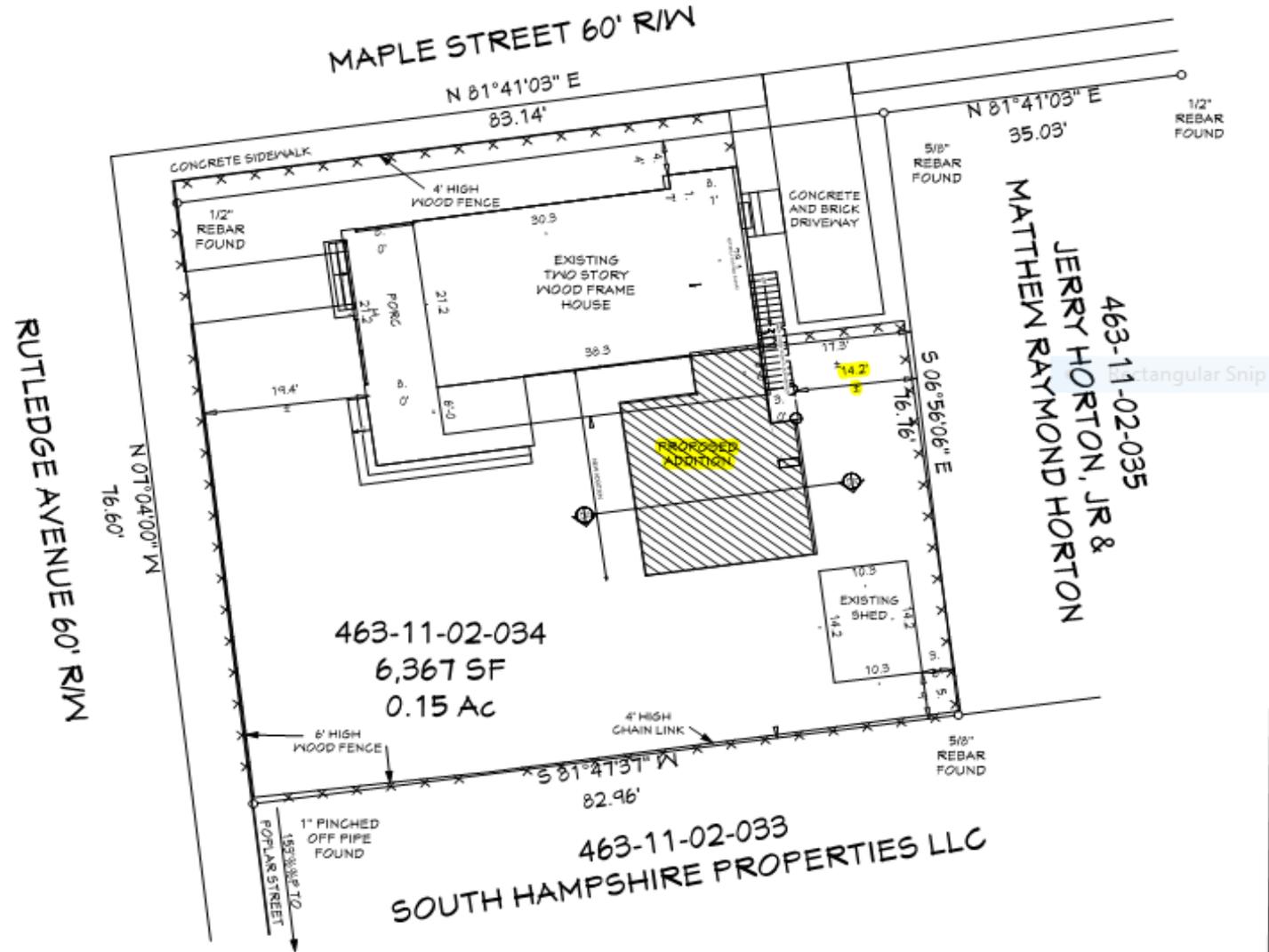
#### Variance Test for 842 Rutledge Avenue BZA-Z Application

1. The property in question is a double lot at the intersection of Rutledge Avenue and Maple Street in the North Central corridor.
2. All surrounding lots are single lots. The large lot across the street is owned/operated by Torres Superette.
3. Because it is a double lot and the ordinance is in place, it is not able to be utilized to its full potential. In addition, the homeowners have six children and seven grandchildren that currently would not fit in the existing footprint of the home. As they age and as their parents age, they will need a master bedroom and bathroom on the lower level.
4. The variance will allow an addition that will be in keeping with the character of the district and the original home as approved by the Charleston BAR. It will not impede any views and will be barely visible from Rutledge Avenue as it will be set back and will flow with the current house. The adjacent lot and home owner were notified of the potential addition and provided written concurrence with no exception. With the addition, the yard would still be larger than most of the surrounding yards.

• Rectangular

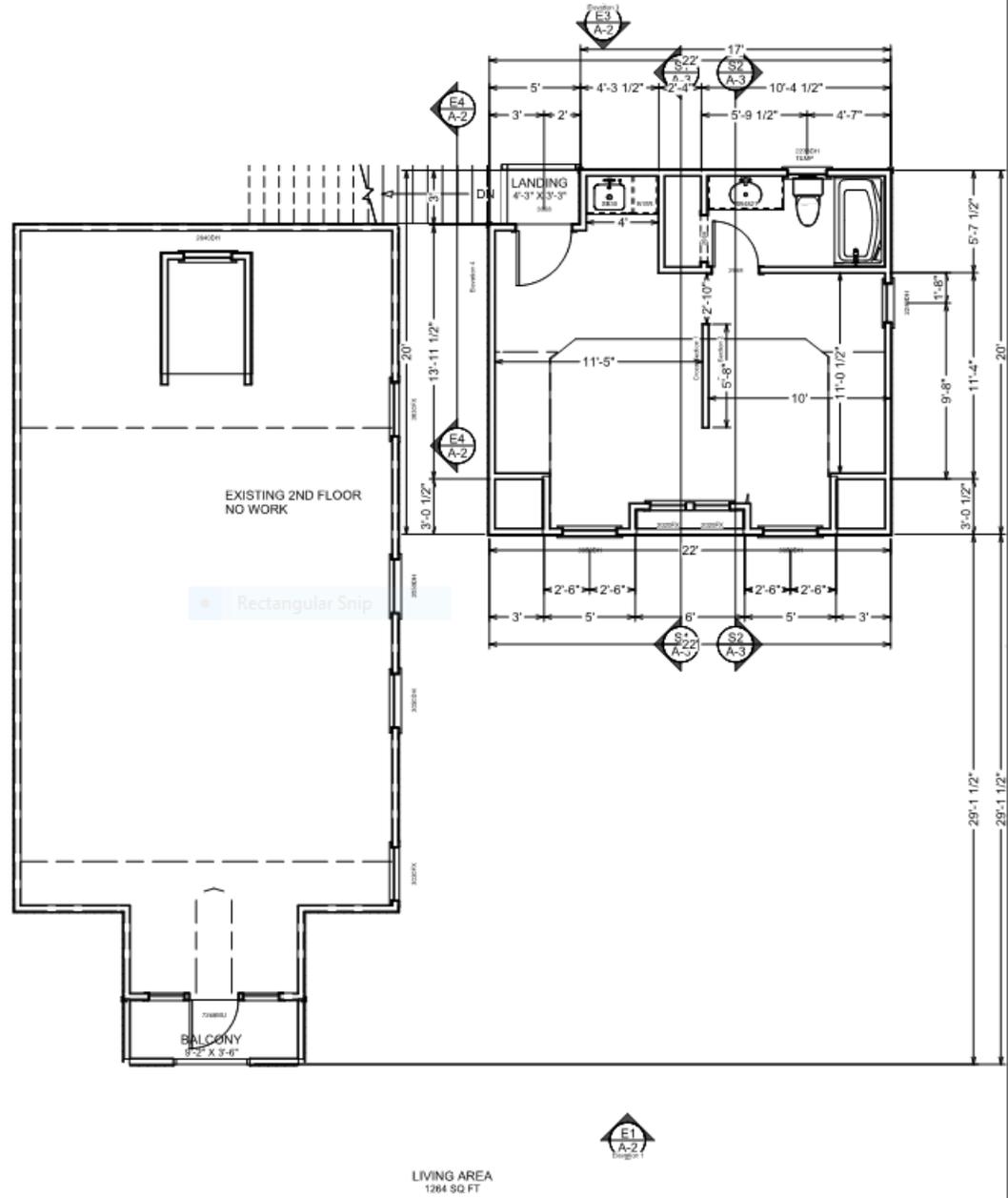
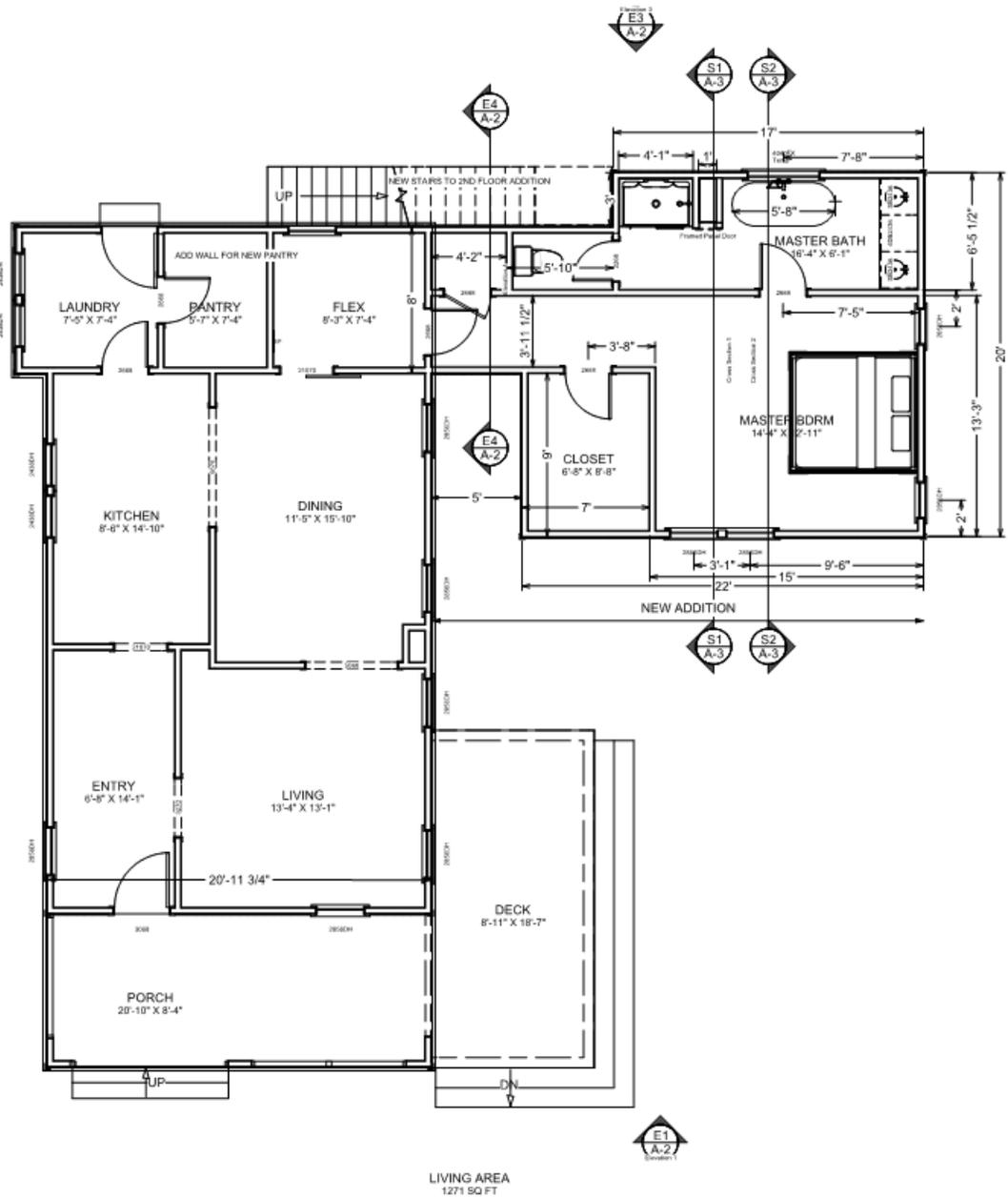






PLOT PLAN SHOWING THE  
 PROPOSED ADDITION TO THE HOUSE

SHAUN P. HALSOR  
 & JOSEPHINE REX  
 CITY OF CHARLESTON





Elevation 1

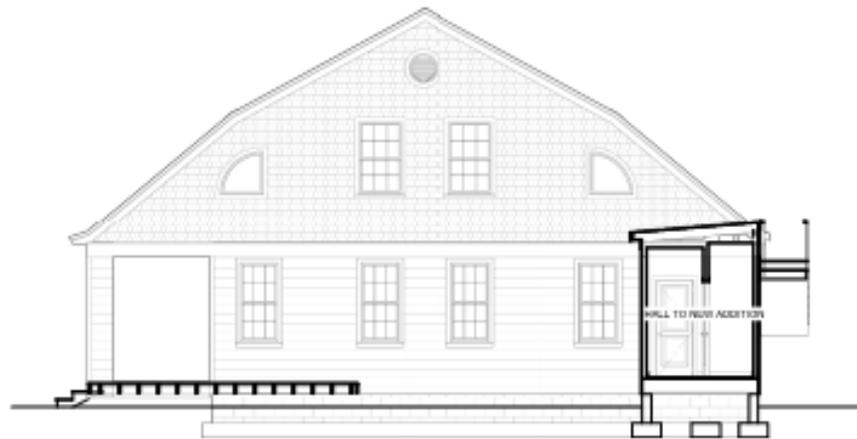


Elevation 3

• Rectangular Snip



Elevation 2



Elevation 4

**A**  
A-2 ELEVATIONS  
SCALE 1/4" = 1'-0"

# Agenda Item #B-7

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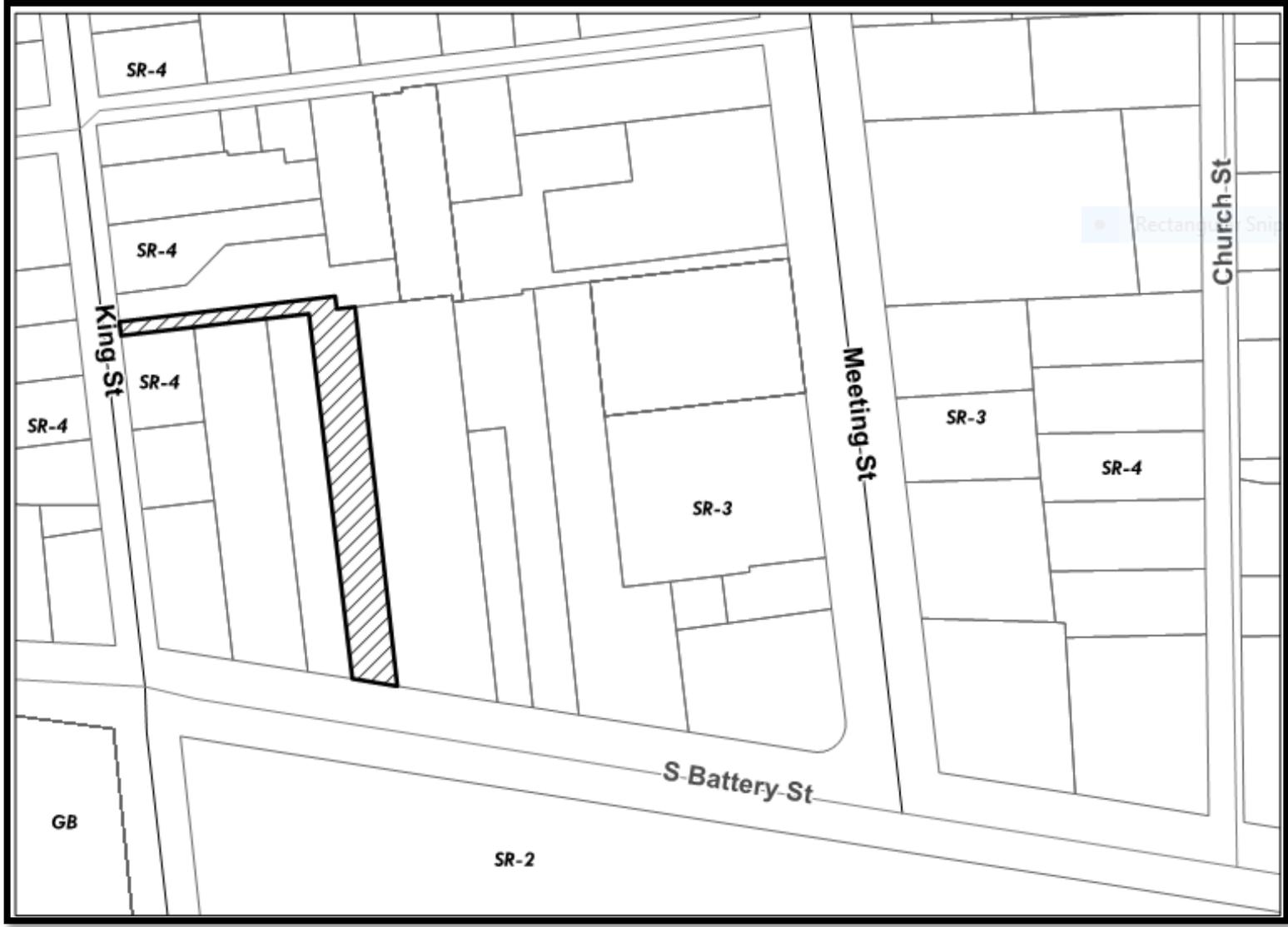
28 S. BATTERY STREET

(CHARLESTOWNE)

TMS # 457-16-02-056

Request variance from Sec. 54-301 to allow a detached accessory building (pool house) with a 5-ft. 8-inch west side setback and 11.4-ft. total side setback (12-ft. and 18-ft. required).

Zoned SR-3





City of Charleston

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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: October 6
Property Address 28 South Battery TMS # 457-16-02-056
Property Owner Elliott Merck Daytime Phone
Applicant Glenn Keyes Architects Daytime Phone 722-4100
Applicant's Mailing Address 12 B Vanderhorst Street
Charleston, SC 29403 E-mail Address gk@glennkeyesarchitects.com
Relationship of applicant to owner (same, representative, prospective buyer, other) design professional
Zoning of property SR-3

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)
[X] For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
[X] 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? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:
[X] Photographs
[ ] Letters or petitions from neighbors or organizations directly affected by your request

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Applicant [Signature] Date 9-4-20

For office use only
Date application received 9/4/20 Fee \$ 150.00 Time application received 11:33
Staffperson [Signature] Receipt # CAP

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 separate page

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

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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)

Recta

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

### Variance Test

1. There are extraordinary & exceptional conditions pertaining to the property

The existing lot coverage of the house and accessory structures is only 20.7% out of a possible 35%, but applying the east and west (side) setbacks yields only 13'-9" in buildable width for any potential garden structure out building.

2. These conditions do not generally apply to other properties in the vicinity

This is one of only a few properties in the area that is extremely narrow. Other properties typically have a wider lot and more area to construct an outbuilding.

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

Since the lot is so large, it is reasonable to want to construct an outbuilding as part of a landscape plan. Building a pool house far back on the lot was an effective and minimally impactful way of adding a structure without affecting neighboring properties.

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

The proposed guest house requiring a variance request is on the interior of the lot and will not affect any adjacent properties. There are eight foot masonry walls to the east and west, and a five foot masonry wall to the north. Additionally, the new building respects the east setback and only partially encroaches on the west setback. Since the proposed design is not visible from the public right of way, the character of the district will not be affected.

• Recta









1 **STREETSCAPE** \* Rectangular Snip  
NO SCALE



2 **AERIAL**  
NO SCALE

**Glenn Keyes  
Architects**



13 Vandenberg Street  
Charleston, SC 29403  
(843) 722-4100  
www.glennkeyesarchitects.com

*George Cook House*  
**28 South Battery**  
Charleston, South Carolina

**SITE PHOTOS**

REV.	DATE

PROJECT NUMBER **2007**

DRAWING DATE **3/2/20**

SHEET NUMBER **P-1**



1  
PH EXISTING HARDSCAPE LOOKING NORTH  
NO SCALE



2  
PH PROPOSED LOCATION OF POOL HOUSE LOOKING NORTH  
NO SCALE



3  
PH PROPOSED LOCATION OF POOL HOUSE LOOKING SOUTH  
NO SCALE

REV	DATE

PROJECT NUMBER 200

DRAWING DATE 9/2/20

SHEET NUMBER



1 DRIVEWAY-LOOKING WEST TO KING STREET  
P-2 NO SCALE



2 DRIVEWAY-LOOKING EAST  
P-2 NO SCALE



3 DRIVEWAY-LOOKING WEST TO KING STREET (full length)  
P-2 NO SCALE

REV	DATE

PROJECT NUMBER

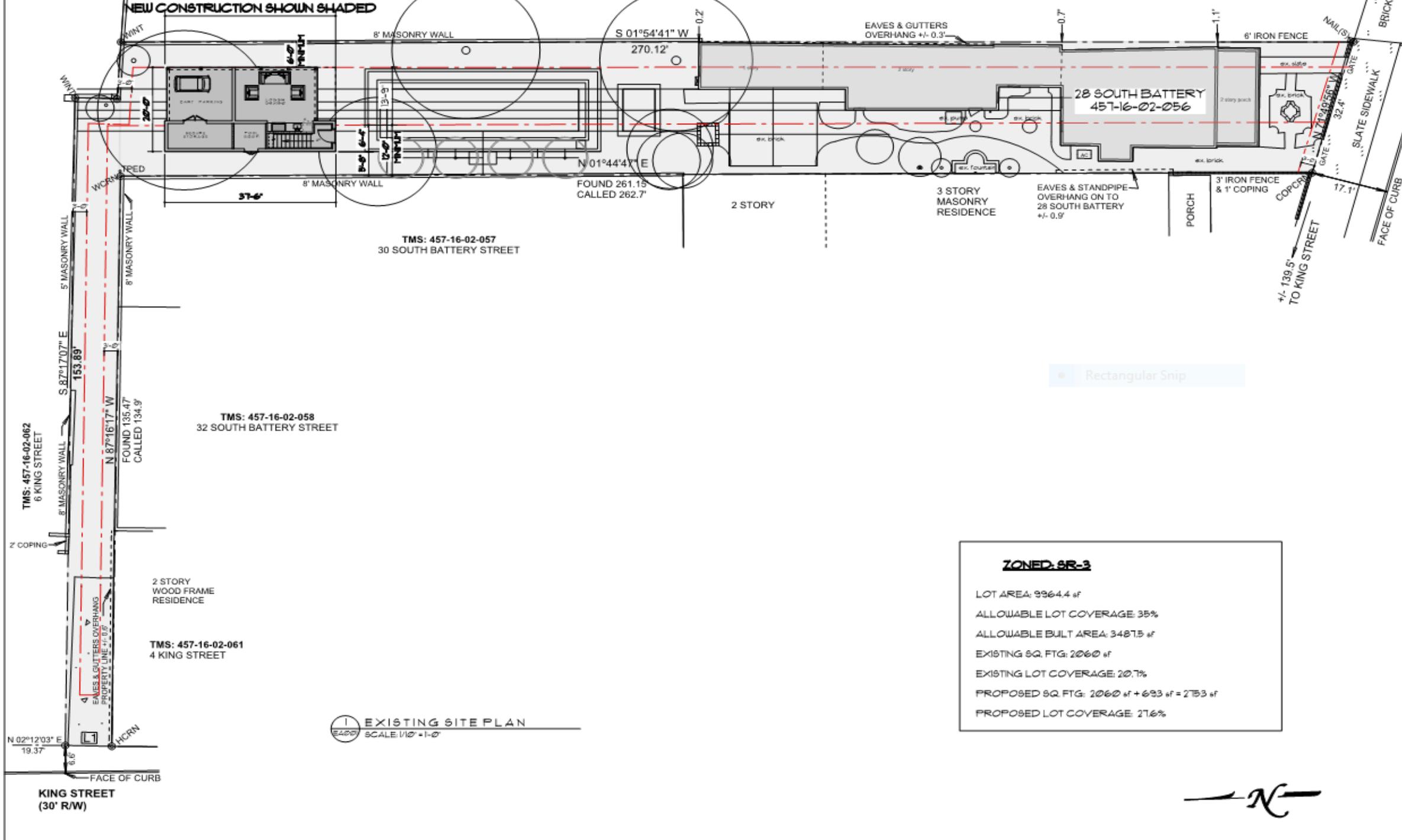
2007

DRAWING DATE

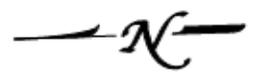
3/2/20

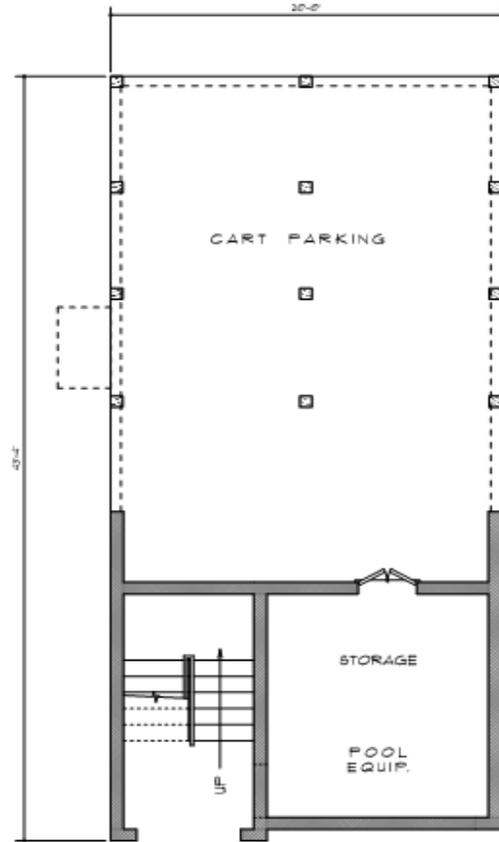
SHEET NUMBER

P-3

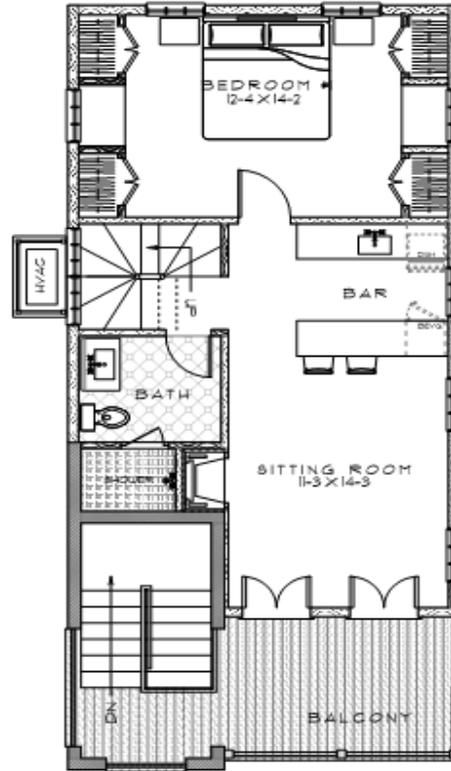


REV.	DATE
PROJECT NUMBER	1508
DRAWING DATE	9/2/20
SHEET NUMBER	A001

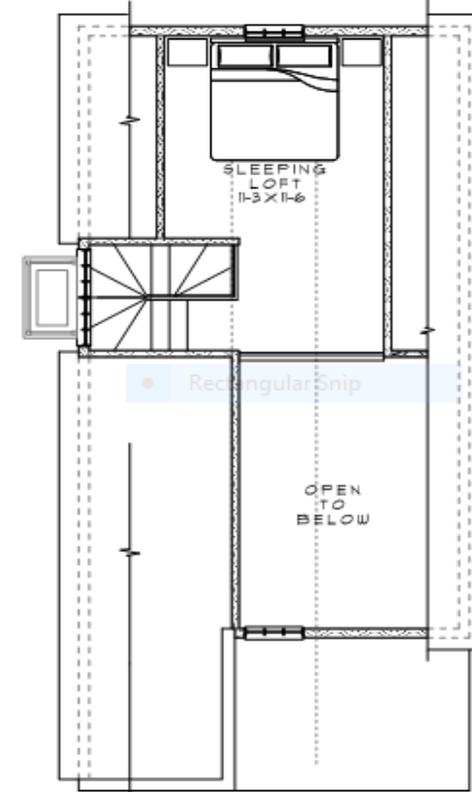




1 GROUND FLOOR PLAN  
SCALE 1/4" = 1'-0"



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

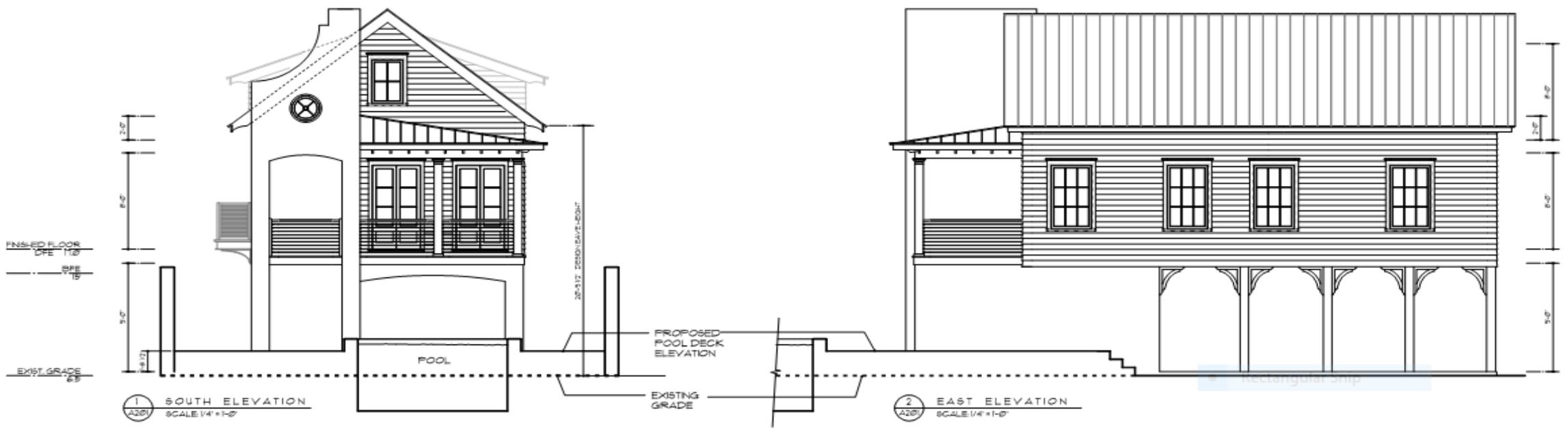


3 SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"

GUEST COTTAGE  
POOL HOUSE  
28 SOUTH BATTERY  
CHARLESTON, SC

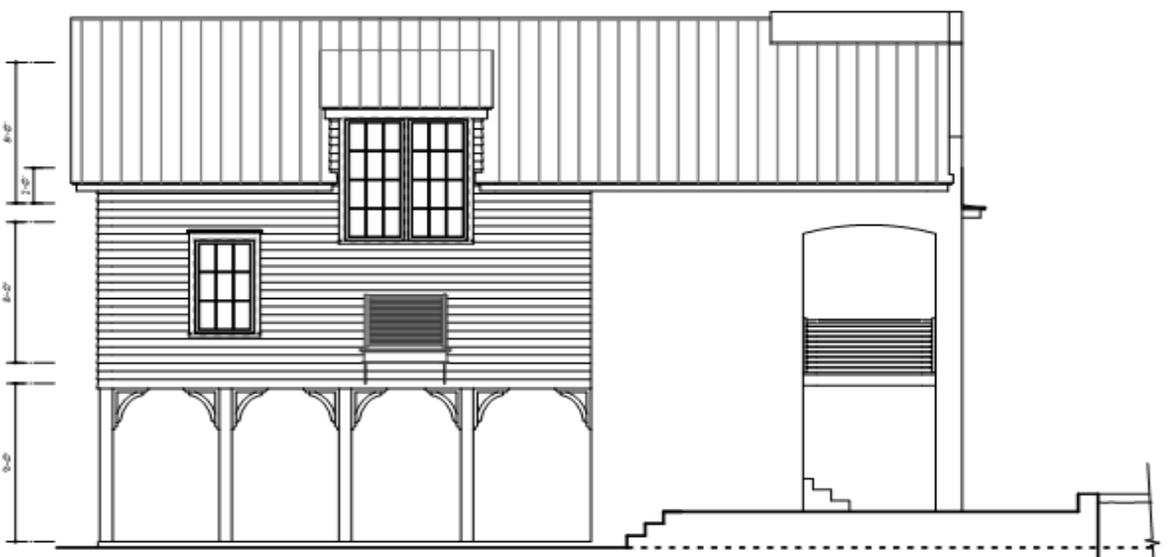
FLOOR PLANS

REV.	DATE
PROJECT NUMBER	1508
DRAWING DATE	3/3/20
SHEET NUMBER	A101



1 SOUTH ELEVATION  
SCALE 1/4" = 1'-0"

2 EAST ELEVATION  
SCALE 1/4" = 1'-0"



4 WEST ELEVATION  
SCALE 1/4" = 1'-0"

GUEST COTTAGE  
POOL HOUSE  
28 SOUTH BATTERY  
CHARLESTON, SC

ELEVATIONS

REV.	DATE

PROJECT NUMBER	1508
DRAWING DATE	9/3/20
SHEET NUMBER	A201