**Video and microphone is currently disabled for all attendees.**
This meeting is being recorded.
Zoom Meeting Protocol

Order on Each Application:

• Chair announces each application followed by staff presentation and recommendation
• Staff presents application and City’s recommendation. Staff will control slide presentation
• Staff announces comments received and whether anyone has signed up to speak
• Applicant, after being sworn in, will be allowed to present their application if opposition or questions are raised, followed by public comments from pre-registered attendees in favor. Each speaker will be sworn in before speaking
• Staff then recognizes registered attendees for public comments in opposition. Each speaker will be sworn in
• Staff then recognizes the applicant for a short rebuttal before Chair closes public comments and begins Board discussion

Providing Comment:

• People who sign up to speak will be called on when it is your turn to speak and your microphone will be enabled. You may only speak once on each item.
• Your microphone will be disabled after you are finished speaking.

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

- Following public comment period, Board members can make comments, ask questions and make motions.

- After a motion and second, Board members will vote “Aye, in favor” or “Nay, not in favor”. If vote is not unanimous, Chair will poll each member for their vote. The Chairman shall announce the vote on the motion and the final decision on the application.

- If a Board member needs to recuse, he will be temporarily removed from the meeting and placed back in the meeting at the start of the next agenda item.

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

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

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

Staff will control the slides displayed throughout the meeting.

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

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

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

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

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

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

Chat has been disabled for everyone.

This meeting is being recorded.

Go to www.charleston-sc.gov/bza-z for instructions to join. Call (843) 724-3770 if you are experiencing technical difficulties.
Agenda Item #B-1

284 KING ST. 292 KING ST., 93 SOCIETY ST. AND 95 SOCIETY ST.
TMS # 457-04-04-039,043 AND 321

Request first one-year extension of a vested right, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on November 8, 2018 to increase the number of units in an existing accommodations use from 19 to 25 units in a GB-A (General Business-Accommodations) zone district.
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 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: OCT 20, 2020

Property Address: 3550 MAIN ST, CHARLESTON, SC 29407
Property Owner: KING SOCIETY LLC (TROY BARRETO) Daytime Phone: 843-443-0240
Applicant: NELSON STRICKLAND ARCHITECTS, TARA BOWNO Daytime Phone: 843-443-0240
Applicant's Mailing Address: 1800 KING ST, SUITE B, CHARLESTON, SC 29403
E-mail Address: NELSONSTRICKLANDARCHITECTS.COM

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

Zoning of property: GP

Information required with application (check information submitted):
☐ Scattered plans or sets, including elevations, showing the variances or special exception(s) being requested (3 sets)
☐ Plans for new construction or additions within a flood zone, show HVAC, units and platforms on scattered plans
☐ Scale floor plans with room labels 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 (8 sets)
☐ Plans or documents necessary to show compliance with special exception requirements (8 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 or is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-145 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 inspection.

Applicant: TARA BOWNO
Date: 9/18/20

For office use only
Date application received
Signature
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 it 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 § 6-29-600)

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 §§ 3-1-1.10, § 3-4-200, or sections in Article 5 (add as an attachment if necessary).

**REQUEST FOR SECTION 54-220 TO INCREASE NUMBER OF UNITS IN AN EXISTING ACCOMMODATIONS USE FROM 19 TO 25 UNITS (6 ADDITIONAL UNITS).**

(SPECIAL EXCEPTION REQUEST PER SECTION 54-220 DOCUMENTATION ATTACHED)

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 6 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.
ORDER ON SPECIAL EXCEPTION REQUEST

The Board of Zoning Appeals of the City of Charleston held a public hearing to consider the above appeal for a special exception which may be granted 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(s) of the Zoning Ordinance listed above, which are applicable to the requested special exception(s), have not been met and therefore orders that the special exception(s) 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(s), have been met and therefore orders that the special exception(s) be granted, subject to the following conditions, if any:

Date Issued: 11/4/14
Chairman

ORDER ON VARIANCE REQUEST

The Board of Zoning Appeals of the City of Charleston held a public hearing to consider an appeal for a variance from the strict 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.

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

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 effect a substantial hardship on the owner 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: Chairman

Approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Section 25-902. 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

68 WENTWORTH STREET
TMS # 457-04-04-038

Request variance from Sec. 54-415 (e-1) to allow 2 right angle signs to exceed 9sf of sign face area per side and 18sf of total sign face area (One sign has 21.5sf of sign per face, 43sf of total sign face area and one sign has 25.5sf of sign per face, 51sf of total sign face area.

Zoned GB-A
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 and fee, must be submitted to the Permit Center at 3 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: 10.20.2020

Property Address: 68 Wellington Street
TMS # 457-24-04-030

Property Owner: Josh Peterson, DiamondRock Hospitality
Daytime Phone: 202-835-8291

Applicant: David Thompson Architecture
Daytime Phone: 843-297-8939

Applicant’s Mailing Address: 704 Meeting Street, Charleston, SC 29403
Email Address: dh@dhthompsonarchitecture.com

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

Zoning of property: GB

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 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)
☐ Plot 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)
☐ 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 requested 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 improvements(s) comply with private neighborhood covenants, if they exist, 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 hearing and inspected.

Applicant: David Thompson

Date: 10/16/2020

For office use only
Date application received
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 attached

Variance Test: The Board of Zoning Appeals (BZA) 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 § 6-29-809)

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 8 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.
Requesting a variance to have a right angle sign that is larger than 9 square feet per face (Zoning Code Section 54-415 c 1).

We are requesting (2) right angle signs, one for each restaurant located within the hotel. The signs are 21.5 SF and 35.5 SF respectively. The restaurant street frontage is on Wentworth Street which has minimal pedestrian traffic in comparison to the perpendicular streets of King Street and Meeting Street. The goal of these right angle signs is to provide the necessary visibility from King and Meeting Street which have higher pedestrian traffic. Due to the shape of the building and the undulation of the façade, these signs are mounted on a recessed portion of the building, thus it is necessary for them to be larger in order to be visible. The building is 6 stories tall, so we feel that the scale of the signs is appropriate for the overall building.
Location: Lenoir
Client: Vivian Howard
DAVID THOMPSON ARCHITECT
704 Meeting St. Charleston SC, 29403
dthompson@dthompsonarchitect.com
843-696-6758

Front

Wall Bracket

Pink White Neon

Hand painted metalbackground

4'-0"

5'-5"
Location: Handy + Hot
Client: Vivian Howard
DAVID THOMPSON ARCHITECT
704 Meeting St. Charleston SC,
29403
dthompson@dthompsonarchitect.com
843-696-6758

Sign Design by: Danielle James
Request special exception under Sec. 54-110 to allow a 1-story horizontal expansion (bedroom/bath/foyer/storage) that extends a non-conforming 1-ft. north side setback (3-ft. required).

Request variance from Sec. 54-301 to allow an addition with a 54% lot occupancy (35% limitation; existing lot occupancy 47%).

Zoned SR-4
Application for Variance, Special Exception, Reconsideration, or Extension to the Board of Zoning Appeals - Zoning (BZA2)

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 20

Property Address: 45 Church Street
TMS #: 456-13-01-026

Property Owner: Brooke Minick and Michael Reynolds
Daytime Phone: 

Applicant: Glenn Keys Architects
Daytime Phone: 722-4100

Applicant’s Mailing Address: 128 Vanderhorne Street
E-mail Address: skb@glennkeysarchitects.com

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

Zoning of property: SR-4

Information required with application (check information submitted):
☐ Scaled plot or plans, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
☐ For new construction or additions within a flood zone, show flood maps and platform on survey 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 drawings 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? § 6-29.11.05 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 inspection.

Applicant

Date

For office use only

Date application received

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 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)

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

See attached

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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.
Section 54-506-Exceptions to setback requirements

applicable:

54-110

1. The non-conforming use of a building or structure cannot be physically extended to provide more area for the non-conforming use unless the Board of Zoning Appeals – Zoning, after a duly advertised public hearing, finds that the extension of the non-conforming use is (1) limited to extending the non-conforming use area in existence; and (2) would not result in an unreasonable intensification of the non-conforming use. In considering the reasonableness of the intensification of the extension, the Board shall consider the effect of the extension on properties in the vicinity to include traffic impacts, vehicular and pedestrian safety, parking impacts, potential impacts of noise, lighting, fumes or obstruction of airflow or light on adjoining property; impacts on the aesthetic character of the environs, to include the possible need for screening.

2. The current use is and will remain residential.

3. The horizontal addition will occur along the north property line adjacent to an existing brick wall. There are no structures on the property to the immediate north. The proposed addition is one-story with a low-slope hipped roof and will not block light or airflow. Therefore, the intensification would be minimal.
Variance Test

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

The existing lot coverage of the house and accessory structures is 47.4%, already exceeding the allowable lot coverage by over 10%. It is a small corner lot with on-site parking occupying a significant amount of the remaining lot area. There are interior and exterior easements governing the structure.

Historically, the lot coverage was more intense, based on the available Sanborn Insurance Maps. Even the more recent Sanborn Map, dated 1955, indicates that there was a garage on the site.

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

The setbacks and existing lot coverage make providing additional space for a growing family challenging.

3. Because of those conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property

The owners wish to protect the historic interior of the house and in order to gain some additional family living space, would like to add a one-story addition that has little impact on one neighbor and will provide the space they need for their family.

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 addition requiring a variance request is on the interior of the lot and will not substantially impact the adjacent property. The addition will be built against an existing brick wall to the north. Additionally, the new addition is well within the west and south setbacks and only partially encroaches on the north setback. It will be only one-story and the materials will match the existing wing, so the neighborhood character will not be compromised.
Agenda Item #B-4

32 COOPER STREET
(EASTSIDE)
TMS # 459-06-01-006

Request use variance from Sec. 54-203 to allow an office use in an existing building in a DR-2F (Diverse-Residential) zone district.
Application for Variance, Special Exception, Reconsideration, or Extension to the Board of Zoning Appeals - Zoning (BZA-2)

City of Charleston

Instructions – The 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 20, 2020

Property Address: 32 Cooper Street

Property Owner: TOQ LLC - Jarrett Hodson and Nick Jewell

Daytime Phone: 843-460-4410

Applicant: Becky Fenno

Daytime Phone: 843-420-5552

Applicant’s Mailing Address: P.O. Box 20220, Charleston, SC 29423

E-Mail Address: bfenno@fennoarch.com

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

Zoning of property: DB-2F

Information required with application: (check information submitted)
☒ First name(s) of applicants, showing the variances and/or special exceptions being requested (3 sets)
☒ Not new construction or additions within a flood zone, show HVAC units and platform or 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 of 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? § 6-29-1145 of the South Carolina Code of Laws

Optional but very useful 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 covenant, 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: Becky Fenno

Date: 9/21/20

For office use only
Date application received __________________________
Time application received __________________________
Staff review __________________________
Reg. # __________________________

Page 1 of 2
For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

1. The piece of property is listed on the Charleston County GIS as General Commercial and has a long history of non-residential use. The building itself is not a residential building in its exterior appearance or interior layout because of its history of commercial use. In addition, the building is close to East Bay Street and on a block and in an area that has a vibrant mix of residential and non-residential buildings. It is directly across the street from the Elks lodge and parking and on the same block as the Fair Oiel Grocery.

2. Other buildings in the vicinity that are for residential use are designed for that use—in exterior appearance and interior layout.

3. The building is designed for non-residential/commercial use and cannot be used as a residential structure.

4. A variance will not be detrimental to the adjacent property or public good for the following reasons: no housing stock will be replaced. The existing building will be maintained as the scale of the street will be preserved. All parking can be accommodated on site. Lastly, the revitalization of this property will be good for the block that has numerous 'unsold' and vacant/disipated structures on it.

**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.
Looking west on Cooper Street: Number 32 is the building on the right (north side of the street). Elks Lodge and parking is across the street on the left.

Looking west on Cooper Street from just beyond number 32. Note "unsafe" vacant house on the left at number 45 as well as the "shot" at number 47.

Looking east on Cooper Street: Numbers 34 and 32 are on the left and numbers 31-37. The Elks Lodge and parking are on the right.

Looking east from closer to the corner of America Street. Note "the spot" on the right. Abandoned building (gray blue) on the left. Number 32 is in the distance on the left.
EXISTING SOUTH ELEVATION OF 32 COOPER ST

EXISTING NORTH AND WEST ELEVATION OF 32 COOPER ST

EXISTING SOUTH AND WEST ELEVATION OF 32 COOPER ST; NOTE VACANT "UNSAFE" BUILDING ON THE RIGHT AT NUMBER 30

EXISTING EAST ELEVATION OF 32 COOPER ST
32 COOPER ST

THE LOT IS IN THE R-1 ZONE, BUT THE EXISTING BUILDING ON SITE HAS AN ESTABLISHED LONG TERM COMMERCIAL USE AND A CLASS CODE ON THE CHARLESTON COUNTY GIS: R-1 - GENERAL COMMERCIAL.

THIS IS SIMILAR TO OTHER PROPERTIES IN THE AREA. SEE MAP / SPREADSHEET IN SUBMITAL.

EXISTING BUILDING ON SITE:

- NOT A RESIDENTIAL BUILDING - SEE BUILDING PHOTOS, EXISTING PLANS AND ELEVATIONS.
- LOCATION: NEAR EAST BAY STREET, ACROSS FROM ELKS LODGE AND PARKING. ON THE SAME BLOCK AS THE FAIR DEAL GROCERY
- SMALL FOOTPRINT - THREE-STORY, TWO-STORY STRUCTURE.
- EXTERIOR: EXPOSED CMU
- INTERIOR: OPEN SPACE FOR OFFICES / MEETING, ONE PUBLIC RESTROOM ON EACH FLOOR, ONE WATER FOUNTAIN ON EACH FLOOR, IN GOOD CONDITION.

PROPOSE:

- LEAVE BUILDING AS IS AND REPAIR
- CONTINUE COMMERCIAL USE THAT IS ESTABLISHED ON THE PROPERTY. WILL NOT RESULT IN REPLACEMENT OF EXISTING HOUSING STOCK
- CAN SATISFY PARKING ON SITE
- PROPOSED OCCUPANT WILL HAVE LOW IMPACT, LITTLE / NO PEDESTRIAN OR VEHICULAR TRAFFIC

NEIGHBORHOOD IMPACT:

- NO EFFECT ON "HOUSING STOCK" BECAUSE BUILDING IS NOT DESIGNED FOR RESIDENTIAL USE
- GOOD FOR REJUVENATION OF THIS BLOCK - PROPERTIES DESIGNATED AS "UNSAFE AT NUMBERS 30, 41, AND 45, PROPERTIES THAT ARE VACANT / DILAPIDATED AT NUMBERS 36 AND 42
32 COOPER ST - HISTORY OF USE

MAP INFORMATION:
- 1939 TAX MAP: DESIGNATION 62 (COMMERCIAL)
- 1951 SANBORN MAP: DESIGNATION 62 (COMMERCIAL)
- 1972 SANBORN MAP: DESIGNATION 62 (STORE)
- 1987 SANBORN MAP: DESIGNATION 62 (STORE)
- 1994 SANBORN MAP: DESIGNATION 61 (STREET)

USE / OCCUPANT INFORMATION:
- 2020: COMMUNITY STREET SHOP
- 1950: LITTLE BLUE TAVERN
- 1961: LITTLE BLUE TAVERN
- 1972: LITTLE BLUE TAVERN
- 1987: LITTLE BLUE TAVERN
- 1994: LITTLE BLUE TAVERN

ADDITIONAL INFORMATION:
- 1968: ELIAS PEARMAIN BRIDGE CONCEALED REMOVAL OF MANY EARLY STRUCTURES ON COOPER
- BUILDING MODIFIED IN 1970S

OWNER INFORMATION:
- 1940: ISAAC SMALLS
- 1972: ISAAC SMALLS
- 1994: ISAAC SMALLS

ST. JOHN'S GRAND LODGE FREE AND ACCEPTED TRAVELING MASON'S AND ORDER OF EASTERN STAR

SOURCES: CITY DIRECTORIES, SANBORN MAPS (IN SUBMITTAL) AND OTHER RESOURCES AVAILABLE FROM FILO ROOM AT THE CHARLESTON PUBLIC LIBRARY

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