

MEMBERS PRESENT: ROSS APPEL, MICHAEL ROBINSON, MARGARET SMITH, ALLISON GRASS
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, VANESSA ELLINGTON

AGENDA

BOARD OF ZONING APPEALS-ZONING

NOVEMBER 6, 2018

5:15-19P.M.
6:49 P/M.

2 GEORGE STREET

A. Deferred applications from previously advertised BZA-Z agendas. For information call 724-3781.

1. No Deferred Applications.
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B. New Applications:

1. 167 COMING ST. (RADCLIFFEBOROUGH) APP. NO. 1811-06-B1
(460-12-03-034)

Request reconsideration of the Zoning Administrator's approval of a Bed and Breakfast use.
Zoned DR-1.

Owners/Applicants-Benjamin & Lydia (Onna) Mack

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Remand back to Zoning Administrator.

MADE BY: M.Robinson SECOND: A.Grass VOTE: FOR 4 AGAINST 0

2. 15 BROAD ST. (FRENCH QUARTER) APP. NO. 1811-06-B2
(458-09-03-132)

Request one-year extension of a vested right that expires on December 31, 2018, pursuant to Sec. 54-962. Vested right pertains to a variance granted under Sec. 54-301 on June 21, 2011 to allow 3 dwelling units with a condition that ground floor can't have any residential use in a LB (Limited Business) zone district.

Owner-Leap, LLC/Applicant-Carl Mabry

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval of one-year extension through 12/31/19.

MADE BY: A.Grass SECOND: M.Robinson VOTE: FOR 4 AGAINST 0

3. 11.5 SAINT PHILIP ST. (HARLESTON VILLAGE) APP. NO. 1811-06-B3
(457-04-03-112)

Request one-year extension of a vested right that expires on December 31, 2018, pursuant to Sec. 54-962. Vested right pertains to a use variance granted under Sec. 54-203 to allow an office use in an existing 2-story building and special exception granted under Sec. 54-511 to allow 3,920sf (1st and 2nd flrs) of office space without required parking spaces on November 18, 2014 in a DR-2F (Diverse-Residential) zone district.

Owner-85 & 87 Wentworth, LLC/Applicants-Annie Carr & Colin Colbert

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APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval of one-year extension through 12/4/19.

MADE BY: M.Smith SECOND: A.Grass VOTE: FOR 4 AGAINST 0

7. 14 NEW ST. (CHARLESTOWNE) APP. NO. 1811-06-B7
(457-12-03-114)

Request one-year extension of a vested right that expires on December 31, 2018, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-110 on May 3, 2016, for a vertical extension (increasing height of rear 2-story dependency) in a DR-1F (Diverse-Residential) zone district.

Owners-Kellen & Katherine Cooney/Applicant-Beau Clowney Architects

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval of one-year extension through 12/31/19.

MADE BY: M.Robinson SECOND: A.Grass VOTE: FOR 4 AGAINST 0

8. 1673 PEARLOTT ST. (STONO PARK) APP. NO. 1811-06-B8
(350-06-00-154)

Request use variance from Sec. 54-208.3 (4) to allow a residential STR use that does not have a 4% homeowner's assessment ratio.
Zoned STR.

Owner-Hammond Living Trust/Applicant-Brittany Hammond

APPROVED 0 WITHDRAWN 0

DISAPPROVED XX DEFERRED 0

MOTION: Denial.

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

9. 284 KING ST., 292 KING ST. 93 SOCIETY ST. APP. NO. 1811-06-B9
AND 95 SOCIETY ST. (457-04-04-039,043 AND 321)

Request special exception under Sec. 54-220 to increase the number of units in an existing accommodations use from 19 to 25 units (6 additional units) in a GB-A (General Business-Accommodations) zone district.

Owner-284 King Street Comm., LLC/Applicant-Neil Stevenson Architects

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APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: A.Grass VOTE: FOR 4 AGAINST 0

10. 27 SHEPPARD ST. (EASTSIDE) (459-05-03-030) APP. NO. 1811-06-B10

Request special exception under Sec.54-110 to allow a 2-story addition (baths/ bedrooms/closets/covered porch that extends a non-conforming 0-ft. east side setback and a non-conforming 6-ft. west side setback (3-ft. and 7-ft. required). Request variance from Sec. 54-301 to allow a 2-story addition having a 64% lot occupancy (50% limitation; existing lot occupancy is 38%).
Zoned DR-2F.

Owner-Sweetgum, LLC/Applicant-Gene Morrison

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

11. 930 ASHLEY AVE. (WAGENER TERRACE) APP. NO. 1811-06-B11
(463-11-01-021)

Request special exception under Sec. 54-110 to allow a horizontal expansion (bath/covered stoop/stairs) and vertical extension (half-story storage/loft) to a non-conforming building footprint (detached accessory building) that does not meet required 25-ft. rear and 9-ft. north side setback.
Zoned SR-2.

Owners/Applicants-Deidre & John Zahl

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: M.Smith VOTE: FOR 4 AGAINST 0

12. 26 REID ST. (EASTSIDE) (459-09-04-040) APP. NO 1811-06-B12

Request special exception under Sec. 54-~~5-4~~ 501 to allow new construction of a single-family residence on a lot of insufficient size (Lot area 2,244sf; 2,500sf Required). Request variance from Sec. 54-301 to allow construction of a single-family residence with a 4-ft. 8-inch front setback (steps) and a 3.5-ft. (deck) west side setback 10-ft. and 7-ft. required).
Zoned DR-2F.

Owner-Charleston Habitat for Humanity/Applicant-Lynn Bowlen

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APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

13. 3 BEE ST. (RADCLIFFEBOROUGH) APP. NO. 1811-06-B13
(460-15-02-095)

Request special exception under Sec. 54-110 to allow a 2-story addition (kitchen expansion/den/family room/master bedroom/bath) that extends a non-conforming 0-ft. east side setback (3-ft. required).

Request variance from Sec. 54-301 to allow a 2-story addition having a 40% lot occupancy (35% limitation; existing lot occupancy is 29%).

Zoned DR-1.

Owner-Melissa Linton/Applicant-Julia F. Martin Architects

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Smith SECOND: A.Grass VOTE: FOR 4 AGAINST 0

14. 29 BROAD ST. (CHARLESTOWNE) APP. NO. 1811-06-B14
(458-09-03-125)

Request variance from Sec. 54-301 to allow 2 dwelling units (front building, 2nd, 3rd and attic) rear building (1st and 2nd flrs.) with 1,263.5 square feet of lot area per dwelling unit (3,000sf required).

Request special exception under Sec. 54-511 to allow 2 dwelling units without providing required parking spaces (3 spaces required).

Zoned LB.

Owner-Lot 5569 Palmetto Bluff, LLC/Applicant-Renew Urban

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with condition that first floor space (marked as office on plans) is restricted to non-residential uses only.

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

For more information, contact the Zoning and Codes Division Office at 724-3781.

In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.