

MEMBERS PRESENT: LEONARD KRAWCHECK, MICHAEL ROBINSON, MARGARET SMITH,
WALTER JAUDON, ALLISON GRASS, JOHN LESTER
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, VANESSA ELLINGTON

AGENDA

BOARD OF ZONING APPEALS-ZONING

DECEMBER 4, 2018

~~5:15-19~~ P.M.
6:38 P.M.

2 GEORGE STREET

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

1. 27 SHEPPARD ST. (EASTSIDE) (459-05-03-030) APP. NO. 1812-04-A1

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APPROVED	0	WITHDRAWN	0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	XX	DEFERRED	0

MOTION: Disapproval.

MADE BY: M.Robinson SECOND: A.Grass VOTE: FOR 6 AGAINST 0

B. New Applications:

1. 29 BROUGHTON RD. (THE CRESCENT) APP. NO. 1812-04-B1
(421-14-00-024)

Request reconsideration of the Zoning Administrator's decision that a 60-ft. tall flagpole cannot be considered a "monument" under the terms of the City of Charleston Zoning Ordinance (Height of structures are limited to 35-ft).
Zoned SR-8.

Owners-David W. Abdo & Ilonka Sonja Taylor/Applicant-John A. Massalon, Esq.

APPROVED	0	WITHDRAWN	0
DISAPPROVED	XX	DEFERRED	0

MOTION: Disapproval.

MADE BY: M.Robinson SECOND: W.Jaudon VOTE: FOR 6 AGAINST 0

*M.Robinson leaves

2. MOUNT PLEASANT ST. (VACANT LOT) APP. NO. 1812-04-B2
(464-14-00-108)

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. 54-317 to allow construction of a 2-story office building with 5,500sf of office space and 500sf of inside restaurant patron use area with 4 off-street parking spaces with conditions on March 17, 2015, in a GB (General Business) zone district.

Zoned UP.

Owner-O Mt. Pleasant, LLC/Applicant-Colin Colbert

BOARD OF ZONING APPEALS—ZONING/DECEMBER 4, 2018
PAGE 3

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

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

6. 31 CAROLINA ST. (WESTSIDE) (460-04-03-101) APP. NO. 1812-04-B6

Request special exception under Sec. 54-110 to allow a horizontal expansion (bed room expansion and vertical extension (master bedroom) that extends a non-conforming 19-ft. rear setback (25-ft. required).

Zoned DR-1F.

Owner-Chris DiMattia/Applicant- S. Arch. Studio

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Smith SECOND: W.Jaudon VOTE: FOR 5 AGAINST 0

7. GRAND OAKS BLVD. (301-00-00-049 AND 691) APP. NO. 1812-04-B7

Request special exception under Sec. 54-206 to allow a mini-warehouse/self-storage facility in a GB (General Business) zone district.

Owner-Bee Resources, LP/Applicant-Seamon Whiteside & Associates

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: J.Lester SECOND: A.Grass VOTE: FOR 5 AGAINST 0

8. 57 ½ CAROLINA ST. (WESTSIDE) APP. NO. 1812-04-B8
(460-04-03-045)

Request use variance from Sec. 54-203 to allow limited commercial uses (office and retail) with days of operation Monday-Saturday and hours of operation 8am-6pm in a DR-2F (Diverse-residential) zone district.

Request special exception under Sec. 54-511 to allow 454sf of gross floor area without off-street parking spaces (2 spaces required).

Zoned DR-1F.

Owner-James Zeigler/Applicant-David Richards, Architect

BOARD OF ZONING APPEALS—ZONING/DECEMBER 4, 2018
PAGE 4

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: M.Smith VOTE: FOR 5 AGAINST 0

9. 134 CANNON ST. (CANNONBOROUGH/
ELLIOTBOROUGH) (460-11-04-155) APP. NO. 1812-04-B9

Request special exception under Sec. 54-511 to allow a 100 seat theater without off-street parking spaces (19 spaces required).
Zoned LB.

Owner-258 King Street, LLC/Applicant-City of Charleston

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: M.Smith VOTE: FOR 5 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.