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

<u>DECEMBER 4, 2018</u> 5:15-19 P.M. 2 GEORGE STREET

6:38 P.M.

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APPROVED 0 WITHDRAWN 0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APPROVED 0 WITHDRAWN 0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 2

	APPROVED XX	WITHDRAWN 0	
	DISAPPROVED 0	DEFERRED 0	
MOTIC	ON: Approval – one-year extension through 12/3	31/19.	
MADE	BY: <u>W.Jaudon</u> SECOND: <u>M.Smith</u> VOTE: FOR	R <u>5</u> AGAINST <u>0</u>	
3.	270 KING ST. (457-08-01-125,126 AND 127)	APP. NO. 1812-04-B3	
	Request one-year extension of a vested right the 2018, pursuant to Sec. 54-962. Vested right per granted under Sec. 54-511 on March 4, 2008 to dwelling units (Condos) without off-street parking sepaces). Zoned GB. Owner-American Tea Growers, LLC/Applicants-East-West Partners	ertains to a special exception allow the establishment of 19 spaces (Ordinance requires 29	
	APPROVED 0	WITHDRAWN 0	
	DISAPPROVED 0	DEFERRED XX	
MOTIC	DN: Deferred.		
MADE	BY: SECOND: VOTE: FOR	R AGAINST	
4.	5 WARREN ST. (RADCLIFFEBOROUGH) (460-16-02-030)	APP. NO. 1812-04-B4	
	Request use variance under Sec. 54-203 to allow an office use with days of operation Monday-Sunday and hours of operation 8am-8pm. in a DR-1 (Diverse-Residential) zone district. Request special exception under Sec. 54-110 to allow a vertical extension (bath/kitchen expansion) that extends a non-conforming building footprint that does not meet required rear and west side setback (3-ft. and 9-ft. required). Zoned DR-1. Owner-J. Frone, LLC/Applicant-Simons Young		
	APPROVED XX	WITHDRAWN 0	
	DISAPPROVED 0	DEFERRED 0	
MOTIC	DN: Approval.		
MADE BY: <u>J.Lester</u> SECOND: <u>A.Grass</u> VOTE: FOR <u>5</u> AGAINST <u>0</u>			

5. 10 WESTEDGE ST. (WESTSIDE) (460-00-00-014) APP. NO. 1812-04-B5

Request special exception under Sec. 54-220 to allow a 137-unit accommodations use in a MU-2/WH (Mixed Use-2/Workforce Housing) zone district.

Owner-10 West Edge Owner, LLC/Applicant-WhyHotel, Inc.

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

	APPROVED 0	WITHDRAWN 0	
	DISAPPROVED 0	DEFERRED XX	
MOTIC	ON: 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 expansio room expansion and vertical extension (master bedroom) that extends a nor 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	
MOTIC	ON: Approval.		
MADE	BY: M.Smith SECOND: W.Jaudon VOTE:	FOR <u>5</u> AGAINST <u>0</u>	
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	
MOTIC	ON: Approval.		
MADE	BY: <u>J.Lester</u> SECOND: <u>A.Grass</u> VOTE: F	OR <u>5</u> AGAINST <u>0</u>	
8.	57 ½ CAROLINA ST. (WESTSIDE) (460-04-03-045)	APP. NO. 1812-04-B8	

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 sc.gov three business days prior to the meeting.