

MEMBERS PRESENT: LEONARD KRAWCHECK, MICHAEL ROBINSON, WALTER SMALLS,
MARGARET SMITH, SANDRA CAMPBELL, JOHN LESTER, SAM ALTMAN
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY
CLERK: VANESSA ELLINGTON

AGENDA

BOARD OF ZONING APPEALS-ZONING

JANUARY 5, 2016

~~5:15:20~~ P.M.

2 GEORGE STREET

7:11 P.M.

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

1. 124 CONGRESS ST. (NORTH CENTRAL) APP. NO. 161-05-A1
(460-03-02-040)

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,740.13sf; 2,500sf required).

Request variance from Sec. 54-301 to allow construction of a single-family residence with a 1.3-ft. east side setback, a 3.3-ft. west side setback, a 4.5-ft. total side setback and 53% lot occupancy (3-ft., 7-ft., 10-ft required and 50% limit).

Request variance from Sec. 54-317 to allow construction of a single-family residence without required 2 parking spaces.

Zoned DR-2F.

Owner-Finn Bowling Investments, LLC/Applicant-Clarke Design Group

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: S.Altman SECOND: J.Lester VOTE: FOR 7 AGAINST 0

2. 267 RUTLEDGE AVE. (CANNONBOROUGH/ ELLIOTBOROUGH) (460-07-04-001) APP. NO. 161-05-A2

Request use variance from Sec. 54-203 to permit a commercial use (office, retail, restaurant) on ground floor of existing building.

Request special exception under Sec. 54-511 to permit ground floor commercial use without off-street parking (up to 9 spaces required).

Zoned DR-2F.

Owner-Lindsay Nevin/Applicant-Andrew Gould

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Smith SECOND: W.Smalls VOTE: FOR 7 AGAINST 0

B. New Applications:

1. 61 VANDERHORST ST. APP. NO. 161-05-B1
(RADCLIFFEBOROUGH) (460-16-03-117)

Request reconsideration of the Zoning Administrator's decision to allow renovations to an existing non-conforming residential use.(property contains 53 dwelling units and insufficient number of parking spaces while zoning restricts number of units to approximately 16 units).

Zoned DR-2.

Owner-Vanderhorst Realty LLC/Applicant-Radcliffeborough Associates

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APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred to 01/19/16.

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

2. 373-379 HUGER ST. (NORTH CENTRAL) APP. NO. 161-05-B2
(460-03-02-092)

Request variance from Sec. 54-301 to allow construction of a detached single-family residential unit (building #5) with a 2-ft. west side setback (7-ft. required). Zoned DR-2F.

Owner/Applicant-Robert C. Chesnut

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: S.Altman SECOND: M.Smith VOTE: FOR 7 AGAINST 0

3. 2130 WEAVER ST. (464-14-00-010) APP. NO. 161-05-B3

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,768sf; 2,500sf required). Request variance from Sec. 54-301 to allow construction of a single-family residence with a 3-ft. west side setback, a 6-ft. total side setback (9-ft. and 15-ft. required).

Request variance from Section 54-317 to allow construction of a single-family residence with 1 off-street parking space (2 spaces required).

Zoned GB.

Owner/Applicant-JJR Development, LLC

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: J.Lester SECOND: S.Campbell VOTE: FOR 7 AGAINST 0

4. 16 STRAWBERRY LN. (NORTH CENTRAL) APP. NO. 161-05-B4
(460-03-02-069)

Request variance from Sec. 54-301 to allow a subdivision to create 2 lots with (Lot 33A) having a lot area of 1,890sf and (Lot 33B) having a lot area of 1,870sf (2,500sf required for each lot).

Request variance from Sec. 54-824 to allow a subdivision with (Lot 33A) having a lot frontage of 29.3-ft and (Lot 33B) having a lot frontage of 10-ft. (50-ft. required for each lot).

Zoned DR-2F.

Owner-Tift Mitchell/Applicant-JJR Development, LLC

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APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: S.Altman SECOND: W.Smalls VOTE: FOR 7 AGAINST 0

5. 298 SUMTER ST. (WESTSIDE) (460-04-01-014) APP. NO. 161-05-B5

Request special exception under Sec. 54-110 to allow a subdivision which changes the non-conforming lot area and density.

Request variance from Sec. 54-301 to allow (Lot A) with a 14-ft. rear setback (25-ft. required).

Request variance from Sec. 54-301 to allow (Lot B) with a 6-ft. front setback, a 3-ft. rear setback, a 3-ft. south side setback and a 13.5-ft. total side setback (25-ft., 25-ft., 9-ft. and 15-ft. required).

Request variance from Sec. 54-824 to allow a subdivision with (Lot B) having a lot frontage of 34-ft. (50-ft. required).

Zoned DR-1F.

Owner/Applicant-JJR Development, LLC

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred to meet with adjacent neighbor and Neighborhood Association.

MADE BY: S.Altman SECOND: S.Campbell VOTE: FOR 7 AGAINST 0

6. 69 CONGRESS ST. (WESTSIDE) APP. NO. 161-05-B6
(463-16-03-078)

Request special exception under Sec. 54-110 to allow a 2-story covered porch/stair addition to extend a non-conforming 0-ft. east side setback and a non-conforming 7-ft. west side setback (3-ft. and 9-ft. required).

Zoned DR-1.

Owner/Applicant-Tyler Pederson

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: W.Smalls SECOND: S.Campbell VOTE: FOR 7 AGAINST 0

7. 8 BEE ST. (CANNONBOROUGH/
ELLIOTBOROUGH) (460-15-02-092) APP. NO. 161-05-B7

Request special exception under Sec. 54-110 to allow a change to a non-conforming building footprint by allowing a horizontal (kitchen expansion/sitting

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room/porch) and vertical extension (master bedroom/bathroom/closets) that extends a non-conforming 3-ft. rear setback (7-ft. required).
Zoned DR-2.

Owners-Edward L. & Virginia F. White/Applicant-Edward L. White, Jr.

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: M.Robinson SECOND: M.Smith VOTE: FOR 7 AGAINST 0

8. 1805 MEETING ST. (464-02-00-042 AND 043) APP. NO. 161-05-B8

Request variance from Sec. 54-207 to allow construction of a self-storage facility with a 15-ft. setback from Meeting Street Rd. and Herbert St. (50-ft. required).
Request variance from Sec. 54-207 to allow construction of a self-storage facility without installation of a 25-ft. landscape buffer along Meeting St. Rd. and Herbert St.
Zoned GB.

Owner-Craven Land Inc./Applicant-Stuart Coleman

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: S.Campbell SECOND: J.Lester VOTE: FOR 7 AGAINST 0

9. 188 DUNNEMANN AVE. (WAGENER TERRACE) APP. NO. 161-05-B9
(463-13-04-006)

Request special exception under Sec. 54-110 to allow a vertical extension (3rd flr. dormer with bedrooms/bathrooms) to a non-conforming building footprint that does not meet the required 9-ft. east side setback.
Zoned SR-2.

Owner-Craig Comer/Applicant-John Douglas Tucker, Architect

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

*S.Altman recused

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

10. 1484 WANDO VIEW ST. (DANIEL ISLAND) APP. NO. 161-05-B10
(278-01-03-014)

Request variance (after-the-fact) from Sec. 54-263 (Daniel Island Master Plan) to allow a new single-family residence with an hvac platform having a 0-ft. north side setback (3-ft. required).

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Zoned DI-R.

Owner-Van Curen/Applicant-Max Crosby Construction Company

APPROVED 0

WITHDRAWN 0

DISAPPROVED XX

DEFERRED 0

MOTION: Disapproval.

MADE BY: S.Altman SECOND: W.Smalls VOTE: FOR 7 AGAINST 0

11. 68 RUTLEDGE AVE. (HARLESTON VILLAGE) APP. NO. 161-05-B11
(457-03-04-028)

Request variance from Sec. 54-301 to allow an hvac platform with a 1-ft. north side setback (6-ft. required).

Zoned STR.

Owner-Jay Taylor/John E. Huguley III

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred by applicant.

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

12. 543 RUTLEDGE AVE. (WESTSIDE) APP. NO. 161-05-B12
(460-07-02-209)

Request special exception under Sec. 54-110 to allow a horizontal expansion (storage) and a vertical extension (2nd flr.aprt.) to a non-conforming building footprint (detached accessory building) that does not meet the required 25-ft.rear and 9-ft. south side setback.

Request variance from Sec. 54-301 to allow the establishment of a second dwelling unit in a detached accessory building with 1,764sf of lot area per dwelling unit (3,000sf required).

Request variance from Sec. 54-317 to allow main house and detached accessory building with 2 off-street parking spaces (4 spaces required).

Zoned DR-1F.

Owner/Applicant-Donald J. Hill

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: S.Altman SECOND: S.Campbell VOTE: FOR 7 AGAINST 0

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13. 22 1/2 LAMBOLL ST. (UNIT C) APP. NO. 161-05-B13
(CHARLESTOWNE) (457-16-01-079)

Request special exception under Sec. 54-110 to allow additions that enlarges a non-conforming residential unit.

Zoned SR-4.

Owners-Jim & Jean Bingay/Applicant-LFA Architecture

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: S.Campbell SECOND: M.Smith VOTE: FOR 7 AGAINST 0

14. 95 FOLLY RD. (CRESCENT) APP. NO. 161-05-B14
(421-~~11-00~~10-00-063)

Request special exception under Sec. 54-206 to allow a Daycare Facility as an accessory use to an existing church in a SR-8 (Single-Family Residential) zone district.

Owner-Holy Trinity Episcopal Church/Applicant-Acorn School of Charleston

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: S.Campbell SECOND: W.Smalls VOTE: FOR 7 AGAINST 0

15. 6134 CHISHOLM RD. (253-00-00-073) APP. NO. 161-05-B15

Request special exception under Sec. 54-225 to allow an expansion (multipurpose building) to an existing school in the (S) School Overlay Zone District.

Zoned SR-1.

Owner-Charleston County School District/Applicant-Emily Sotherland

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: S.Altman VOTE: FOR 7 AGAINST 0

For more information, contact the Zoning and Codes Division Office at 724-3781 or www.charleston-sc.gov

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.