

MEMBERS PRESENT: LEONARD KRAWCHECK, SAM ALTMAN, MARGARET SMITH, JOHN LESTER
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY
CLERK: VANESSA ELLINGTON

AGENDA

BOARD OF ZONING APPEALS-ZONING

JANUARY 19, 2016

~~5:15:22~~ P.M.
7:22 P.M.

2 GEORGE STREET

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

1. 61 VANDERHORST ST. (RADCLIFFEBOROUGH) APP. NO. 161-19-A1
(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

APPROVED 0

WITHDRAWN 0

DISAPPROVED XX

DEFERRED 0

MOTION: Altman – motion fails.

MADE BY: S.Altman SECOND: J.Lester VOTE: FOR 2 AGAINST 2

*L.Krawcheck

*M.Smith

B. New Applications:

1. 62 POPLAR ST. (NORTH CENTRAL) APP. NO. 161-19-B1
(463-11-02-026)

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 3,320sf; 6,000sf required). Request variance from Sec. 54-301 to allow construction of a single-family residence with a 20-ft. front setback, a 3.1-ft. east side setback and a 12.1-ft. total side setback (25-ft., 9-ft. and 18-ft. required).

Zoned SR-2.

Owner-Wecco, Inc./Applicant-CSC Home Builders

APPROVED 0

WITHDRAWN 0

DISAPPROVED XX

DEFERRED 0

MOTION: Disapproval.

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

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2. 143 TRADD ST. (CHARLESTOWNE) (457-11-04-074) APP. NO. 161-19-B2

Request special exception under Sec. 54-110 to allow a vertical extension (2nd flr. master bath addition) to a nonconforming building footprint that does not meet the required 3-ft. east side and 25-ft. rear setback.

Zoned DR-1F.

Owner-Amy Bennett/Applicant-Glenn Keyes Architects

**BOARD OF ZONING APPEALS—ZONING/JANUARY 19, 2016
PAGE 2**

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: J.Lester SECOND: S.Altman VOTE: FOR 4 AGAINST 0

3. 708 RUTLEDGE AVE. (NORTH CENTRAL) APP. NO. 161-19-B3
(463-15-04-099)

Request variance from Sec. 54-301 to allow the reestablishment of three dwelling units (triplex) with 1,105.6sf of lot area per dwelling unit (2,250sf required).
Request special exception under Sec. 54-511 to allow the reestablishment of three dwelling units (triplex) with 2 off-street parking spaces (5 spaces required).
Zoned DR-1F.

Owner-Benjamin Noisette/Applicant-JJR Development, LLC

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

4. 595 KING ST. (CANNONBOROUGH/
ELLIOTBOROUGH) (460-08-02-018,019,020 AND 022) APP. NO. 161-19-B4

Request special exception under Sec. 54-220 to allow a 50-unit accommodations use in a MU-2/WH (Mixed Use 2, Workforce Housing) zone district.

Owner-Uncle Sam's Real Estate/Applicant-LS3P

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferral.

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

5. 162 WENTWORTH ST. (HARLESTON VILLAGE) APP. NO. 161-19-B5
(457-03-04-060)

Request special exception under Sec. 54-110 to allow a change to a non-conforming use on the ground floor from a florist shop and photography studio to an office use for an event planner and formal wear rental use.
Zoned STR.

Owner-Oak Point Properties LLC/Applicant-Yoj Events LLC

BOARD OF ZONING APPEALS—ZONING/JANUARY 19, 2016
PAGE 3

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

6. 293 GROVE ST. (WAGENER TERRACE) APP. NO. 161-19-B6
(463-14-01-011)

Request special exception under Sec. 54-110 to allow a 1-story porch addition that extends a non-conforming 0-ft. east side setback (9-ft. required).
Zoned SR-2.

Owner-Travis Roberts/Applicant-Erik Hutson

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

7. 26-28 CUMBERLAND ST., 158 CHURCH ST. APP. NO. 161-19-B7
AND 9 LINGUARD ST. (458-05-03-087,089,090,091 AND 093)

Request special exception under Sec. 54-220 to allow a 50-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner-Chemistry LLC/Applicant-Bello Garris Architects

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferral.

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

8. 14 NEW ST. (CHARLESTOWNE) (457-12-03-114) APP. NO. 161-19-B8

Request variance from Sec. 54-301 to allow construction of a 2-story detached accessory building (garage/greenhouse/guestroom) with a 3.54 west side setback (9-ft. required).

Zoned DR-1F.

Owners-Walker & Olivia Brock/Applicant-Beau Clowney Architects

BOARD OF ZONING APPEALS—ZONING/JANUARY 19, 2016
PAGE 4

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred to February 2, 2016.

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

9. 473 RACE ST. (WESTSIDE) (460-07-02-109) APP. NO. 161-19-B9

Request variance from Sec. 54-301 to allow a landing and stair addition with a 3-ft. west side setback (7-ft. required).
Zoned DR-2F.

Owners-Camille & Blake Lowman/Applicant-Camille Lowman

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: J.Lester SECOND: S.Altman VOTE: FOR 4 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.