

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

AGENDA

**BOARD OF ZONING APPEALS-ZONING**

MARCH 1, 2016

~~5:45:24~~ P.M.

2 GEORGE STREET

7:10 P.M.

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

1. 61 VANDERHORST ST. (RADCLIFFEBOROUGH) APP. NO. 163-01-A1  
(460-16-03-117)

Request reconsideration of the Board's decision on January 19, 2016.  
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-Henry Golabek

APPROVED 0

WITHDRAWN 0

DISAPPROVED XX

DEFERRED 0

MOTION: Appeal disapproved.

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

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**B. New Applications:**

1. 310-322 BROAD ST. (HARLESTON VILLAGE) APP. NO. 163-01-B1  
(457-07-01-029 AND 061)

Request reconsideration of the Zoning Administrator's decision that a site plan reviewed by the Technical Review Committee on January 7, 2016 complied with applicable zoning requirements.

Zoned LB.

Owners-Beach Company, Beach Equity Investments, Beach Jasper, LLC/Applicant-Charlestowne Neighborhood Assoc.

APPROVED 0

WITHDRAWN 0

DISAPPROVED XX

DEFERRED 0

MOTION: Appeal disapproved.

MADE BY: S.Altman SECOND: J.Lester VOTE: FOR 5 AGAINST 0

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2. WOODALL CT. (WESTSIDE) (460-07-01-053) APP. NO. 163-01-B2

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,855sf; 2,500sf required).  
Request variance from Sec. 54-301 to allow construction of a single-family residence with a 4-ft. west side setback, and an 8.12-ft. total side setback (7-ft and 10-ft. required).

Zoned DR-2F.

Owner-Jay Hinrichs/Applicant-CSC Home Builders, LLC

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

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3. 9 MARION ST. (RADCLIFFEBOROUGH) APP. NO. 163-01-B3  
(460-12-03-077)

Request special exception under Sec. 54-110 to allow a 2-story addition (bath/closet/bedroom expansion) that enlarges a non-conforming residential unit. Zoned DR-1.

Owner/Applicant-Luke Morrison

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

\*L.Krawcheck recused

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4. 59 RADCLIFFE ST. (RADCLIFFEBOROUGH) APP. NO. 163-01-B4  
(460-16-01-059)

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,053sf; 4,000sf required). Request variance from Sec. 54-301 to allow construction of a single-family residence with a 0-ft. east side setback (eave overhang), a 5-ft. west side setback, a 5-ft. total side setback and 65% lot occupancy (3-ft., 9-ft., 15-ft. required and 35% lot occupancy limit).

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

Zoned DR-1.

Owner-Radcliffe Street Properties, LLC/Applicant-John Douglas Tucker, Architect

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

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5. 209 WENTWORTH ST. (HARLESTON VILLAGE) APP. NO. 163-01-B5  
(457-03-03-157)

Request special exception under Sec. 54-110 to allow an addition (deck/dining room expansion) that extends a non-conforming 5-ft. west side setback (7-ft. required).

Request variance from Sec. 54-301 to allow additions with a 54% lot occupancy (Limit is 35%; existing is 50%).

Zoned DR-1.

Owner-Corinne F. Erdman/Applicant-Beau Clowney Architects

