

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

AGENDA

**BOARD OF ZONING APPEALS-ZONING**

APRIL 5, 2016

5:~~15~~17 P.M.

2 GEORGE STREET

7:33 P.M.

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

1. No Deferred Applications.
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**B. New Applications:**

1. 154 BALFOUR DR. (DANIEL ISLAND) (271-11-01-090) APP. NO. 164-05-B1

Request variance from Sec. 54-263 (Daniel Island Mater Plan) to allow a second driveway for one dwelling unit. (A single dwelling shall not have more than one driveway).

Zoned DI-R.

Owners-Jason & Kacie Highsmith/Applicant-Darryl A. Cobb

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: W.Smalls SECOND: M.Smith VOTE: FOR 4 AGAINST 0

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2. 115 and 117 CALHOUN ST. (458-01-01-037 AND 038) APP. NO. 164-05-B2

Request an amendment to the conditions of the board approval on June 16, 2015 for the third floor rear roof setback for a 50-unit accommodations use.

Zoned GB-A.

Owner-115 Calhoun Hospitality, LLC/Applicant-Goff D'Antonio Associates

APPROVED 0

WITHDRAWN XX

DISAPPROVED 0

DEFERRED 0

MOTION: Withdrawn.

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

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3. 289-291 KING ST. (457-04-04-105,309-320) APP. NO. 164-05-B3

Request special exception under Sec. 54-220 to allow an 11-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Request variance from Sec. 54-317 to allow an 11-unit accommodations use without off-street parking spaces (8 spaces required).

Zoned GB-A.

Owner-King and Society/Applicant-Neil Stevenson Architects

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APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

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

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4. 348 KING ST (Units C&D) (457-04-02-014) APP. NO. 164-05-B4

Request special exception under Sec. 54-220 to allow a 1-unit accommodations use in a GB-A (General Business-Accommodations) zone district.  
Owner-King and Society/Applicant-Neil Stevenson Architects

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

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

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5. 18 BOYER CT. (EAST CENTRAL) (463-12-02-083) APP. NO. 164-05-B5

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 2,712sf; 4,000sf required). Request variance from Sec. 54-301 to allow construction of a single-family residence with a 0-ft. front setback, a 3-ft. rear setback and a 7.5-ft. south side setback (steps) (25-ft. 25-ft. and 9-ft. required).  
Zoned DR-1F.

Owner/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

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6. 20 BRIGADE CT (EAST CENTRAL) (463-12-02-005) APP. NO. 164-05-B6

Request variance from Sec. 54-317 to allow construction of an office building with 1,964sf of office space with 3 off-street parking spaces (4 spaces required).  
Zoned LB.

Owner/Applicant-JJR Development, LLC

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APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: J.Lester SECOND: W.Smalls VOTE: FOR 4 AGAINST 0

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7. 59 RADCLIFFE ST. (RADCLIFFEBOROUGH) APP. NO. 164-05-B7  
(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 6-inch east side setback, a 5.5-ft. west side setback, a 6-ft. total side setback and 56% lot occupancy (3-ft., 9-ft. 15-ft. and 35% lot occupancy limit).

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

Zoned DR-1.

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

APPROVED 0

WITHDRAWN 0

DISAPPROVED XX

DEFERRED 0

MOTION: Special Exception – no motion; failed.  
Disapproval - variances.

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

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8. 401 HUGER ST. (NORTH CENTRAL) (460-03-02-084) APP. NO. 164-05-B8

Request special exception under Sec. 54-511 to allow a food store with 1,100sf of retail space without required 3 off-street parking spaces.

Zoned LB.

Owners-Ben & Nick D'Allesandro/Applicant-Thomas McFall

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

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

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9. 30 RACE ST. (WESTSIDE) (460-04-01-060) APP. NO. 164-05-B9

Request use variance from Sec. 54-203 to allow construction of a band shell as a venue for events for a church in a DR-2F (Diverse-Residential) zone district.

Owner-Greek Orthodox Church of the Holy Trinity/Applicant-Stephen Ramos

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APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

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

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10. 48 LAURENS ST. (ANSONBOROUGH) APP. NO. 164-05-B10  
(458-01-01-011)

Request special exception under Sec. 54-110 to allow a 2-story addition (elevator/foyer/bath/kitchen expansion/office/closet/bath) that extends a non-conforming 2-ft west side setback.(12-ft. required).  
Request variance from Section 54-301 to allow a 2-story addition with a 3-ft. rear setback (25-ft. required).  
Request variance from Sec. 54-301 to allow construction of a 2-story detached accessory building (garage/bedroom/bath) with a 48-ft. front setback, a 3.2-ft. rear setback, an 18-ft. side street setback (60-ft., 25-ft. and 25-ft. required).  
Request variance from Sec. 54-301 to allow a detached accessory building (garden folly) with a 20-ft. front setback, a 6-ft. side street setback (60-ft. and 25-ft. required).  
Zoned STR.

Owner-Juliana Falk/Applicant-Simons Young & Associates

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

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

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11. 1838 SCUDDER LN. (431-00-00-295) APP. NO. 164-05-B11

Request variance (after-the-fact) from Sec. 54-301 to allow construction of a single-family residence with a 16-ft.10-inch rear setback (25-ft. required).  
Zoned SR-1/SR-2.

Owner/Applicant-Catalyst Builders, Inc.

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferral to resolve property line/ownership dispute.

MADE BY: M.Smith SECOND: W.Smalls VOTE: FOR 4 AGAINST 0

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12. 1842 SCUDDER LN. (431-00-00-294) APP. NO. 164-05-B12

Request variance (after-the-fact) from Sec. 54-301 to allow construction of a single-family residence with an 18-ft. 9-inch rear setback (25-ft. required).  
Zoned SR-1/SR-2.

Owner/Applicant-Catalyst Builders, Inc.

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APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferral to resolve property line/ownership dispute.

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

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13. 1846 SCUDDER LN. (431-00-00-293) APP. NO. 164-05-B13

Request variance (after-the-fact) from Sec. 54-301 to allow construction of a single-family residence with a 17-ft. 7-inch rear setback (25-ft. required).  
Zoned SR-1/SR-2.

Owner/Applicant-Catalyst Builders, Inc.

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferral to resolve property line/ownership dispute.

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

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14. 50 LEGARE ST. (CHARLESTOWNE) (457-12-04-135) APP. NO. 164-05-B14

Request variance from Sec. 54-301 to allow a 2-story addition (sunroom/baths/bedrooms/closets/laundry room) with a 45% lot occupancy. (35% lot occupancy limit).

Zoned SR-4.

Owner-Ed Holt/Applicant-Julie O'Connor

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

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

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15. 596 RUTLEDGE AVE. (WESTSIDE) (460-04-01-087) APP. NO. 164-05-B15

Request special exception under Sec. 54-110 to extend a non-conforming building vertically 2-stories (dormer addition).

Zoned DR-1F.

Owner-Bryan Young/Applicant-John Paul Huguley

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APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: W.Smalls SECOND: M.Smith VOTE: FOR 4 AGAINST 0

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16. 5 LARNES ST. (WESTSIDE) (460-07-02-166) APP. NO. 164-05-B16

Request special exception under Sec. 54-110 to allow a non-conforming building footprint to be extended vertically by raising a two-story building that does not meet the required 3-ft. north side setback.

Request special exception under Sec. 54-110 to allow a 2-story addition (bedrooms/baths/closets/laundry room) that enlarges non-conforming residential units; and extends a non-conforming 1-ft. 4-inch north side setback (3-ft. required).

Zoned DR-2F.

Owner-Preservation Property Co. LLC/Applicant-The Middleton Group

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferral to meet with Neighborhood Association.

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

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17. 278 ASHLEY AVE. (WESTSIDE) (460-07-04-133) APP. NO. 164-05-B17

Request special exception under Sec. 54-110 to allow a non-conforming building footprint to be extended vertically by raising a two-story building that does not meet the required 3-ft. north side setback.

Request special exception under Sec. 54-110 to allow a 2-story addition (flex space/deck/bath closet/ porch) that enlarges a non-conforming detached single-family residence and extends a non-conforming 2.5-ft. north side setback.

Zoned DR-2F.

Owner-Preservation Property Co. LLC/Applicant-The Middleton Group

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferral to meet with Neighborhood Association.

MADE BY: M.Smith SECOND: W.Smalls VOTE: FOR 4 AGAINST 0

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For more information, contact the Zoning and Codes Division Office at 724-3781 or [www.charleston-sc.gov](http://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](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.