

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

AGENDA

BOARD OF ZONING APPEALS-ZONING

JUNE 7, 2016

5:15-20 P.M.
9:37 P.M.

2 GEORGE STREET

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

1. 3, 3 ½ AND 5 DOUGHTY ST. AND APP. NO. 166-07-A1
159 ½ RUTLEDGE AVE. (RADCLIFFEBOROUGH)
(TMS# 460-15-04-067,460-15-04-066) AND PART OF
(TMS# 460-15-04-069,105,104 AND 106)

Request variance from Sec. 54-208.1 to allow 14 Bed and Breakfast units on multiple adjoining properties (Ordinance limits B&B units to 10).
Request variance from Sec. 54-208.1 to permit the owner/operator of a Bed and Breakfast to reside on one property and operate a B&B on multiple adjoining properties.
Request variance from Sec. 54-208.1 to allow required off-street parking spaces for B&B units to be provided on an adjoining lot (Ordinance requires off-street parking spaces to be provided on each subject lot).
Zoned LB.
Owner-69 Darlington Company LLC/Applicant-Charles E. Kronenwetter

APPROVED 0 WITHDRAWN 0
DISAPPROVED XX DEFERRED 0

MOTION: Disapproval.

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

2. 53 BOGARD ST. (CANNONBOROUGH/ APP. NO.166-07-A2
ELLIOTBOROUGH) (460-08-03-105)

Request use variance from Sec. 54-203 to allow a restaurant (Unit A-ground floor) with 748sf of inside patron use area, on-premises consumption of beer and wine with days of operation Monday-Sunday and hours of operation 7am-10pm in a DR-2F (Diverse-Residential) zone district.
Request special exception under Sec. 54-511 to allow a new restaurant (Unit A-ground floor) with 748sf of inside patron use area without the required 5 parking spaces (Existing 4 apartments are allowed with 5 existing on-site parking spaces).
Zoned DR-2F.
Owner-53 Bogard Street, LLC/Applicant-Erika V. Harrison

APPROVED 0 WITHDRAWN 0
DISAPPROVED XX DEFERRED 0

MOTION: Disapproval.

MADE BY: S.Altman SECOND: J.Lester VOTE: FOR 5 AGAINST 2
S.Campbell
W.Smalls

3. 8 CHURCH ST. (CHARLESTOWNE) (457-16-04-045) APP. NO. 166-07-A3

Request variance from Sec. 54-301 to allow hvac platforms for mechanical units and generator with a 39% lot occupancy (Limit is 35%; existing is 38%).
Zoned SR-3.
Owners-Patrick & Michelle Donnelley/Applicant-Glenn Keyes Architects

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APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

4. 24 ANN ST. (MAZYCK/WRAGGBOROUGH) APP. NO. 166-07-A4
(459-09-03-147)

Request special exception under Sec. 54-206 to allow a late night establishment (restaurant/bar) use within 500 feet of a residential zone district.
Zoned GB.

Owner-City of Charleston/Applicant-S Arch Studio

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with conditions.

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

*S.Altman leaves

B. New Applications:

1. 210 SPRING ST. (WESTSIDE) (460-11-01-013) APP. NO. 166-07-B1

Request special exception under Sec. 54-220 to allow a 69-unit accommodations use in a MU-2/WH (Mixed Use/Workforce Housing) zone district.

Owner-JJR Development, LLC/Applicant-McMillan Pazdan Smith

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

2. 411 MEETING ST. (CANNONBOROUGH/
ELLIOTBOROUGH) (459-09-03-114) APP. NO. 166-07-B2

Request special exception under Sec. 54-220 to allow a 300-unit accommodations use in a MU-2 (Mixed Use) zone district.

Owner/Applicant-Bennett-Meeting Street, LLC

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with condition: 159 residential units minimum and 231 bedrooms minimum must be constructed and maintained.

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

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3. 8 DELL RD. (LENEVAR) (352-16-00-159) APP. NO. 166-07-B3

Request variance from Sec. 54-301 to allow a detached accessory building (pool house) with a 4-ft. rear setback and 18-ft. side street setback (25-ft. and 25-ft. required).

Zoned SR-1.

Owners/Applicants-Willie J. & Gale G. Hill

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

4. 1023 HARBOR VIEW RD. (LAWTON BLUFF) APP. NO. 166-07-B4
(428-16-00-014)

Request special exception under Sec. 54-206 to allow a late night establishment (restaurant/bar) use within 500 feet of a residential zone district.

Zoned GB.

Owner-Thomas Read/Applicant-Mathew Gardner

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with condition: no outside patron use area.

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

5. 1107 KING ST. (NORTH CENTRAL) (463-12-01-136) APP. NO. 166-07-B5

Request special exception under Sec. 54-511 to allow 497sf (Unit A) of inside patron use area for a restaurant and 862sf (Unit B) of inside patron use area for a restaurant without required off street parking spaces (10 spaces required; site has existing duplex use (second floor) and provides two off-street parking spaces).

Zoned GB.

Owner-Kathleen White/Applicant-AJ Architects

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: S.Campbell SECOND: J.Lester VOTE: FOR 6 AGAINST 0

6. 81 NASSAU ST. (EASTSIDE) (459-05-03-056) APP. NO. 166-07-B6

Request special exception under Sec. 54-301 to allow two dwelling units (duplex) with 1,642sf of lot area per dwelling unit (2,000sf required).

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Request special exception under Sec. 54-110 to allow a 2-story addition (bedrooms/baths/office/study) that extends a non-conforming 0-ft. north side setback (3-ft. required).

Request special exception under Sec. 54-511 to allow a duplex with 2 off-street parking spaces (4 spaces required).

Zoned DR-2F.

Owner-Luxury Simplified Group/Applicant-John H. Williams

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

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

7. 46 S. BATTERY (CHARLESTOWNE) (457-16-01-053) APP. NO. 166-07-B7

Request special exception under Sec. 54-110 to allow a vertical extension (raised roof/chimney) to anon-conforming building footprint (detached accessory building) that does not meet the required 12-ft. west side setback; and changes the non-conforming 45% lot occupancy to 42%.

Zoned SR-3.

Owners-Brys & Zoe Stephens/Applicant-Glenn Keyes Architects

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: W.Smalls SECOND: M.Smith VOTE: FOR 6 AGAINST 0
*L.Krawcheck recused

8. 2219 MOUNT PLEASANT ST. ((WAGENER TERRACE) APP. NO. 166-07-B8
(463-08-01-118)

Request special exception under Sec.54-110 to allow a vertical extension (2nd flr.) to a non-conforming building footprint (detached single-family dwelling unit) that does not meet the required 25-ft. rear setback and 9-ft. west side setback.

Zoned SR-2.

Owner-Margaret Summers/Applicants-Margaret Summers & Tyler Hoeter

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

9. 23 AMHERST ST. (EASTSIDE) (459-09-04-052) APP. NO. 166-07-B9

Request variance from Sec. 54-301 to allow 4 dwelling units (triplex/detached single-family residence with 1,526sf of lot area per dwelling unit (1,650 required).

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Zoned DR-2F.

Owner-Socorrd Partners/Applicant-Barbara Looney, Architect

APPROVED XX

WITHDRAWN 0

DISAPPROVED XX

DEFERRED 0

MOTION: Disapproval.

MADE BY: S.Campbell SECOND: M.Smith VOTE: FOR 3 AGAINST 3 Motion failed

MOTION: Approval.

MADE BY: M.Robinson SECOND: W.Smalls VOTE: FOR 3 AGAINST 3 Motion failed

10. 252 COMING ST. (CANNONBOROUGH/
ELLIOTBOROUGH) (460-08-02-061) APP. NO. 166-07-B10

Request special exception under Sec. 54-110 to allow a vertical extension (cantilevered vertical extension/pergola) to a non-conforming building footprint that does not meet the required 3-ft. north side setback).

Zoned DR-2F.

Owners/Applicants-Francis J. Iwanicki & Caroline Von Asten

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: S.Campbell SECOND: J.Lester VOTE: FOR 6 AGAINST 0

11. 99 MOULTRIE ST. (HAMPTON PARK TERRACE) APP. NO. 166-07-B11
(460-03-01-046)

Request special exception under Sec. 54-110 to allow a horizontal expansion and vertical extension (2-story addition) that extends a non-conforming 1.1-ft. east side setback and non-conforming 12.1-ft total side setback (3-ft. and 15-ft. required).

Zoned DR-1F.

Owner-Daniel Linas/Applicant-S Arch Studio

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred by applicant to meet and address neighborhood concerns.

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

12. 74, 76 AND 78 HANOVER ST. (EASTSIDE) APP. NO. 166-07-B12
(459-05-04-191,190 AND 108)

Request special exception under Sec. 54-501 to allow construction of 3 attached dwelling units on lots of insufficient size (Lot area 648sf (Lot 74), Lot area 653sf (Lot 76), Lot area 658sf (Lot 78); 1,500sf required for each lot).

Request variance from Sec. 54-353 to allow construction of 3 attached dwelling units with a 3-ft. rear setback (16-ft. required).

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Request variance from Sec. 54-353 to allow attached dwelling units on 74 and 78 Hanover St. with a 3-ft. side setback (6-ft. required).

Request variance from Sec. 54-353 to allow 3 attached dwelling units that exceed the 50% lot occupancy limit.

Zoned DR-2F.

Owners-Carl Saxon, Luke Morrison, Charlie Letts/Applicants-Luke Morrison & Charlie Letts

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferral to address building design issues with City's staff architect.

MADE BY: S.Campbell SECOND: M.Smith VOTE: FOR 5 AGAINST 0

*L.Krawcheck recused.

13. 91 ANSON ST. (458-01-01-022)

APP. NO. 166-07-B13

Approval to reinter remains found at Gaillard Center in the Philip Simmons Garden, St. John's Reformed Episcopal Church, 91 Anson St. (City Code Sec.7.5-1).

Zoned STR.

Owner-St. Johns Reformed Episcopal Church/Applicant-City of Charleston

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

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

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 schumacherj@charleston-sc.gov three business days prior to the meeting.