

MEMBERS PRESENT: LEONARD KRAWCHECK, MICHAEL ROBINSON, WALTER SMALLS,
SANDRA CAMPBELL, SAM ALTMAN
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, MARCIE GRANT

AGENDA

BOARD OF ZONING APPEALS-ZONING

JULY 19, 2016

5:~~15~~21 P.M.
7:04 P.M.

2 GEORGE STREET

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

1. 99 MOULTRIE ST. (HAMPTON PARK TERRACE) APP. NO. 167-19-A1
(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 (3-ft. required.)

Zoned DR-1F.

Owner-Daniel Linas/Applicant-S Arch Studio

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: S.Altman VOTE: FOR 5 AGAINST 0

B. New Applications:

1. 21 JAMESTOWN RD. (THE CRESCENT) APP. NO. 167-19-B1
(421-10-00-036)

Request variance from Sec. 54-301 to allow construction of a detached accessory building (porch/family room/closet/bath) with a 3.9-ft. rear setback (25-ft. required).

Zoned SR-8.

Owner/Applicant-J. Ashley Cooper

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: S.Campbell SECOND: W.Smalls VOTE: FOR 4 AGAINST 0

*L.Krawcheck recused

2. 81 NASSAU ST. (EASTSIDE) (459-05-03-056) APP. NO. 167-19-B2

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

Request special exception under Sec. 54-110 to allow a vertical extension (2nd floor-bedroom/bath/closet) to a non-conforming building footprint that does not meet the required 3-ft. north side setback.

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

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APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: W.Smalls VOTE: FOR 4 AGAINST 0
*L.Krawcheck recused

3. 57 BOGARD ST. (CANNONBOROUGH/
ELLIOTBOROUGH) (460-08-03-085) APP. NO. 167-19-B3

Request variance from Sec. 54-301 to allow a 2-story addition (bedrooms/baths) with a 53.4% lot occupancy (Limit is 50%).
Zoned DR-2F.

Owner-Bulldog Holdings, LLC/Applicant-Barbara Looney

APPROVED 0

WITHDRAWN 0

DISAPPROVED XX

DEFERRED 0

MOTION: Disapproval.

MADE BY: S.Altman SECOND: W.Smalls VOTE: FOR 5 AGAINST 0

4. 74 ANSON ST. (ANSONBOROUGH) APP. NO. 167-19-B4
(458-01-03-015)

Request variance from Sec. 54-301 to allow a 2-story addition (stair/landing/sitting rooms/bath/storage) with a 5.5-ft. south side setback and 3-ft. rear setback (12-ft. and 25-ft. required).

Zoned STR.

Owners-David & Mary (Pat) Blanton/Applicant-E.E. Fava Architects

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

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

*S.Altman leaves

5. 3 PRICES ALLEY (CHARLESTOWNE) APP. NO. 167-19-B5
(457-16-02-014)

Request variance from Sec. 54-301 to allow a 2-story addition (kitchen expansion/ great room/dining room/master bedroom/bath/laundry room/closets) with a 6.5-ft. west side setback; to allow 2-story additions and porch additions with a 40% lot occupancy (12-ft. and 35% lot occupancy limit).

Request special exception under Sec. 54-110 to allow a 2-story porch addition that extends a non-conforming 5-ft. east side setback (6-ft. required).

Zoned SR-3.

Owners-Michael & Jane Jukowsky/Applicant-E.E. Fava Architects

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APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: S.Campbell VOTE: FOR 4 AGAINST 0

6. 14 NEW ST. (CHARLESTOWNE) (457-12-03-114) APP. NO. 167-19-B6

Request variance from Sec. 54-301 to allow construction of a detached 2-story accessory building (garage/family room/bath) with a 3.5-ft. west side setback (Ordinance requires 9-ft.)
Zoned DR-1F.

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

APPROVED 0

WITHDRAWN 0

DISAPPROVED XX

DEFERRED 0

MOTION: Disapproval.

MADE BY: S.Campbell SECOND: W.Smalls VOTE: FOR 4 AGAINST 0

7. 81 SPRING ST. (CANNONBOROUGH/
ELLIOTBOROUGH) (460-08-03-062) APP. NO. 167-19-B7

Request variance from Sec. 54-301 to allow 3 dwelling units (triplex) with 902sf of lot area per dwelling unit (2,250sf required).
Request special exception under Sec. 54-511 to allow a triplex with 2 of-street parking spaces (5 spaces required).
Zoned LB.

Owner-81 Spring Street, LLC/Applicant-AJ Architects

APPROVED 0

WITHDRAWN XX

DISAPPROVED 0

DEFERRED 0

MOTION: Withdrawn.

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

8. 1056 KING ST.AND ATHENS CT.
(NORTH CENTRAL) (463-12-03-046,067 AND 068) APP. NO. 167-19- B8

Request use variance from Sec. 54-203 to allow a parking lot on properties zoned DR-2F (Diverse-Residential) zone district.
Request special exception under Sec. 54-511 to allow an office use with 12,500sf of office area (1st floor) and 14,000sf of office area (2nd floor) without required parking spaces (53 spaces required, 30 spaces to be provided).
Zoned MU-2/WH/DR-2F.

Owner-Ham Morrison/Applicant-Rhett Morgan

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APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with conditions: landscaping screening on the rear property line.

MADE BY: M.Robinson SECOND: S.Campbell VOTE: FOR 3 AGAINST 1
*M.Robinson *L.Krawcheck
*S.Campbell
*W.Smalls

9. 721 KING ST. (WESTSIDE) (460-04-01-001) APP. NO. 167-19-B9

Request special exception under Sec. 54-511 to allow a restaurant use (1st floor) with 1,750sf of inside patron use area and 400sf of outside patron use area without required parking spaces (14 spaces required; 3 spaces to be provided on-site).

Zoned GB.

Owner-Batten Management/Applicant-Todd Richardson

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

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

10. 707 MEETING ST. (EAST CENTRAL) APP. NO. 167-19-B10
(463-12-02-053,071 AND 072)

Request variance from Sec. 54-301 to allow construction of two buildings with a total of 3 residential units; (Building A –detached single-family residence) and (Building B-two residential units) with 2,234sf of lot area per dwelling unit (2,250sf required).

Request variance from Sec. 54-301 to allow construction of two buildings (A and B) with a 14-ft. total side setback (15-ft. required).

Zoned LB and DR-1F.

Owner-Nick Schumacher/Bello Garris Architects

APPROVED 0

WITHDRAWN XX

DISAPPROVED 0

DEFERRED 0

MOTION: Withdrawn.

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.