



APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with conditions: 1) no amplified music on rooftop; 2) rooftop use be limited to hotel guest only.

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

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**B. New Applications:**

1. 81 CYPRESS (NORTH CENTRAL) (463-11-02-062) APP. NO. 168-16-B1

Request special exception under Sec. 54-110 to allow a horizontal expansion and vertical extension (2-story addition) that extends a non-conforming 1.9-ft. east side setback (9-ft. required).

Zoned SR-2.

Owner-Eric Vieth/Applicant-Brad Clowney

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: S.Altman SECOND: M.Smith VOTE: FOR 5 AGAINST 1  
\*S.Campbell

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2. 333 BETSY RD. (ROTHERWOOD ESTATES) APP. NO. 168-16-B2  
(350-12-00-195)

Request variance from Sec. 54-301 to allow an existing fence height to be increased to 8-ft. (6-ft. limit).

Zoned SR-1.

Owner/Applicant-Martha Anne Beck

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

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3. 106 GROVE ST. (WAGENER TERRACE) APP. NO. 168-16-B3  
(463-15-01-046)

Request special exception under Sec. 54-110 to allow a change to a non-conforming use from a bar to a retail use and restaurant use with 900sf of inside patron use area and 450sf of outside patron use area; with days of operation Monday-Sunday and hours of operation 6:30am-10:00pm and with on-premises consumption of beer and wine in a SR-2 (Single-Family) residential zone district. Request special exception under Sec. 54-110 to allow a horizontal expansion and vertical extension (2-story restaurant addition) that extends a non-conforming 1.5-ft. east side setback, a non-conforming 8-ft. west side setback, a 9.5-ft. total side setback (9-ft., 9-ft. and 18-ft. required).

Request variance from Sec. 54-301 to allow a 2-story addition (restaurant) with a 20-ft. rear setback and 58% lot occupancy (25-ft. required and 50% limit)  
Request special exception under Sec. 54-511 to allow this use without 9 required off-street parking spaces.

Zoned SR-2.

Owner-Alec Bradford/Applicant-Justin Feit

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

\*L.Krawcheck recused

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4. 10 GORDON ST. (WAGENER TERRACE) APP. NO. 168-16-B4  
(463-11-04-052)

Request special exception under Sec. 54-110 to allow a non-conforming building footprint to be extended vertically by raising a one-story building that does not meet the required 9-ft. west side setback.

Request special exception under Sec. 54-110 to allow a one-story addition (bathroom/laundry/porch) that extends a non-conforming 1.2-ft west side setback (9-ft. required).

Request variance from Sec. 54-301 to allow a bathroom/laundry addition with a 24-ft. rear setback (25-ft. required).

Request variance from Sec. 54-301 to allow a stair/landing addition with a 0-ft. front setback (10-ft. required).

Zoned SR-2.

Owner-Hawkins Steinmeyer, LLC/Applicant-Brad Hawkins

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval: 1) special exception requests – approved; 2) rear setback variance – approved; front setback variance – no action taken.

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

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5. ISLAND PARK DR. (PARCEL R) (DANIEL ISLAND) APP. NO. 168-16-B5  
(275-00-00-157)

Request variance from Sec. 54-283 (Daniel Island Master Plan) to allow construction of a mixed use building with 159 off-street parking spaces (226 spaces required).

Zoned DI-TC.

Owner-NEMO, LLC/Applicant-DIPAC, LLC

APPROVED 0

WITHDRAWN XX

DISAPPROVED 0

DEFERRED 0

MOTION: Withdrawn.

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

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6. 281 CALHOUN ST. (HARLESTON VILLAGE) APP. NO. 168-16-B6  
(457-03-01-001 AND 003)

Request use variance from Sec. 54-203 to allow a restaurant with a drive-thru service window in a LB (Limited Business) zone district.  
Request use variance from Sec. 54-204 to allow restaurant and drive-thru service window use with a 6am opening time in a LB (Limited Business) zone district. (Permitted hours are 7am-11pm).  
Zoned LB.

Owner-Children's Trust, LLC; The Pastime Amusement Co./Applicant-Starbucks

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval with conditions.

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

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7. 4 F STREET (NORTH CENTRAL) (463-16-03-036) APP. NO. 168-16-B7

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 2,735sf; 4,000sf required).  
Zoned DR-1.

Owner-Preservation Properties, LLC/Applicant-Byers Design Group

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

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

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8. 2295 HENRY TECKLENBURG DR. (309-00-00-409) APP. NO. 168-16-B8

Request variance from Sec. 54-415 to allow an additional monument sign for a medical office development (Ordinance allows one monument sign for developments fronting on one street).  
Zoned PUD.

Owner/Applicant-Charleston Real Estate Holdings, LLC

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: W.Smalls SECOND: S.Altman VOTE: FOR 6 AGAINST 0

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9. 432 KING ST. (MAZYCK/WRAGGBOROUGH) APP. NO. 168-16-B9  
(460-16-02-057)

Request special exception under Sec. 54-206 to allow expansion of an existing late night restaurant/bar use within 500-ft. of a residential zone district.

Request special exception under Sec. 54-511 to allow restaurant expansion with 433sf inside patron use area (2<sup>nd</sup> floor 432 King St.) without required additional parking spaces (2 spaces required).  
Zoned GB.

Owner-Halls Real Estate Holdings, LLC/Applicant-Reggie Gibson Architects

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

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

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10. 2109 VIRGINIA OAK CT. (PIERPONT POINT) APP. NO. 168-16-B10  
(353-03-00-041)

Request special exception (after-the-fact) under Sec. 54-110 to allow a vertical extension (roof expansion and railing for deck) to extend over existing porch/steps that encroach into the required 10-ft. buffer setback from the critical line.

Zoned SR-1.

Owner-Sharon Macon/Applicant-C.W. Dietrich

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

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

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\*M.Robinson leaves

11. 165 CANNON ST. (460-11-04-049) APP. NO. 168-16-B11

Request variance from Sec. 54-306 to allow a parking garage with a maximum height of 105.8-ft. (covered stair) and a minimum setback of 32-ft. from the Courtenay Drive centerline within Old City Height District 85/30 (Ordinance limits height to 85-ft. and requires buildings to be set back at least forty (40) feet from the center of the street right-of-way).

Request variance from Sec. 54-306 to allow a parking garage with a minimum setback of 34-ft. from Courtenay Drive centerline and a minimum setback of 49-ft. from Bee Street centerline for portions of the building above 85-ft. (Ordinance requires buildings to be set back at least forty (40) feet from street centerline and, for portions above eighty-five (85) feet, to be set back at least 55 feet).

Request variance from Sec. 54-306 to allow parking garage without any building frontage at the 40-ft. setback from the Bee Street centerline.

Zoned GB.

Owner-165 Cannon Street Associates, LLC/Applicant-Liollio Architecture

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APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: S.Campbell SECOND: W.Smalls VOTE: FOR 5 AGAINST 0  
\*M.Robinson did not vote

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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](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.