

MEMBERS PRESENT: LEONARD KRAWCHECK, WALTER SMALLS, MARGARET SMITH,  
SAM ALTMAN, JOHN LESTER  
STAFF PRESENT: PENNYE ASHBY, ANA HARP, VANESSA ELLINGTON

AGENDA

**BOARD OF ZONING APPEALS-ZONING**

SEPTEMBER 20, 2016

5:~~45~~28 P.M.  
7:50 P.M.

2 GEORGE STREET

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

1. 204 CONGRESS ST. (HAMPTON PARK TERRACE) APP. NO. 169-20-A1  
(460-03-03-091)

Request special exception under Sec. 54-110 to allow a horizontal (laundry room/ porch) expansion and vertical extension (enclosed balcony/bedroom expansion) that extends a non-conforming 6.7-ft. rear setback (25-ft. required). Request variance from Sec. 54-301 to allow a hvac platform to not meet the required 70-ft. front setback and not meet the required 25-ft. side street setback. Zoned DR-1F.

Owners/Applicants-Robert & Elizabeth Chase, Dargan Realty Assoc., LLC

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval with condition: move eaves back six inches and french drain and gutters to satisfaction of Zoning Administrator.

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

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**B. New Applications:**

1. 289-291 KING ST. (457-04-04-105, 309-320) APP. NO. 169-20-B1

Request reconsideration of the Board's decision on August 2, 2016. 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 required off-street parking spaces (8 spaces required). Zoned GB-A.

Owner-King & Society Real Estate/Applicant-Neil Stevenson Architects

APPROVED 0 WITHDRAWN 0  
DISAPPROVED XX DEFERRED 0

MOTION: Disapproval.

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

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2. 74, 76 AND 78 HANOVER ST. (EASTSIDE) APP. NO. 169-20-B2  
(459-05-04-191,190 AND 108)

Request reconsideration of the Board's decision on August 16, 2016. 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). 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).

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Request variance from Sec. 54-353 to allow 3 attached dwelling units that exceed the 50% lot occupancy limit.  
Zoned DR-2F.

Owners-Carl Shaw, Lucas Morrison, Charlie Letts/Applicants-Lucas Morrison, Charlie Letts

APPROVED 0 WITHDRAWN 0  
DISAPPROVED 0 DEFERRED XX

MOTION: Deferred.

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

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3. 80 SOCIETY ST. (UNIT A) (457-04-04-193) APP. NO. 169-20-B3

Request special exception under Sec. 54-220 to allow a 1-unit accommodations use in a GB-A (General Business-Accommodations) zone district.  
Request variance from Sec. 54-317 to allow a 1-unit accommodations use without required parking spaces (2 spaces required).  
Zoned GB-A.

Owners-Theresa Sanders, Russell Waldon, Keith Sanders/Applicant-Inglese & Assoc., LLC

APPROVED 0 WITHDRAWN 0  
DISAPPROVED XX DEFERRED 0

MOTION: Disapproval.

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

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4. 54 NUNAN ST. (WESTSIDE) (460-07-01-024) APP. NO. 169-20-B4

Request special exception under Sec. 54-110 to allow a horizontal expansion and vertical extension (2-story addition) that extends the non-conforming 1.7-ft. east side setback, 5.4-ft. west side setback and 7.1-ft. total side setback (3-ft., 7-ft. and 10-ft. required).  
Request variance from Sec. 54-301 to allow a 2-story addition with a 70% lot occupancy (50% lot occupancy limit; existing lot occupancy is 53%).  
Zoned DR-2F.

Owner/Applicant-Ian Mills

APPROVED 0 WITHDRAWN 0  
DISAPPROVED 0 DEFERRED XX

MOTION: Deferred to meet with Preservation Society to address design concerns.

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

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5. 130 GROVE ST. (WAGENER TERRACE) APP. NO. 169-20-B5  
(463-15-01-053)

Request variance from Sec. 54-301 to allow a subdivision of a lot to create 2 lots, each lot having a lot area of 5,985sf; 6,000sf required).

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Request variance from Sec 54-301 to allow each lot with a 3-ft. east side setback and a 12-ft. total side setback (9-ft. and 18-ft. required).

Request variance from Sec.54-824 to allow a subdivision with each lot not having the required 50-ft. lot frontage.

Zoned SR-2.

Owner-130 Grove, LLC/Applicant-Kevan Hoertdoerfer

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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6. 81 SPRING ST. (CANNONBOROUGH/  
ELLIOTBOROUGH) (460-08-03-062)

APP. NO. 169-20-B6

Request variance from Sec. 54-301 to allow 3 dwelling units (triplex) with 900sf of lot area per dwelling unit (2,250sf required).

Request special exception under Sec. 54-110 to allow a horizontal expansion and vertical extension (2-story addition that extends a non-conforming 1-ft. east side setback (3-ft. required).

Request variance from Sec. 54-301 to allow 2-story addition with a 60% lot occupancy (50% lot occupancy limit).

Request special exception under Sec. 54-511 to allow 3 dwelling units (triplex) with 2 off-street parking spaces (5 spaces required).

Zoned LB.

Owner/Applicant-JJR Development, LLC

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

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7. 69 COOPER ST. (EAST SIDE) (459-05-04-061)

APP. NO. 169-20-B7

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,589sf; 2,500sf required).

Zoned DR-2F.

Owner-Jennifer LePage/Applicants-Brandon & Chris Markland

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: J.Lester SECOND: W.Smalls VOTE: FOR 5 AGAINST 0

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8. 280 ASHLEY AVE. (WESTSIDE) (460-07-04-195) APP. NO. 169-20-B8

Request use variance from Sec. 54-203 to allow a restaurant use (first floor) with 750sf of inside patron use area and 200sf of outside patron use area; with days of operation Monday-Sunday and hours of operation 7am-11pm and with on-premises consumption of alcoholic beverages in a DR-2F (Diverse-Residential) zone district.

Request variance from Sec. 54-317 to allow a restaurant use and existing single-family dwelling unit (second floor) with 2 off-street parking spaces (8 spaces required).

Zoned DR-2F.

Owner/Applicant-Jamar Washington

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

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

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9. 176 CONCORD ST. (A PORTION OF 459-00-00-009) APP. NO. 169-20-B9

Request special exception under Sec. 54-220 to allow a 225-unit accommodations use in a LI-A (Light Industrial-Accommodations) zone district.

Owner-SC State Ports Authority/Applicant-Leucadia Coast Properties, LLC

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

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

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10. 72 WARREN ST. (RADCLIFFEBOROUGH) APP. NO. 169-20-B10  
(460-16-01-040)

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

Zoned DR-1.

Owner-Alphonzo Parker/Applicant-Frank Stevens

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: W.Smalls SECOND: J.Lester VOTE: FOR 5 AGAINST 0

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11. 47 COOPER ST. (EASTSIDE) (459-06-01-024) APP. NO. 169-20-B11

Request use variance from Sec. 54-203 to allow a restaurant use in an existing grocery store with 385sf of inside patron use area, with days of operation Monday-Sunday and with hours of operation 10am-2am with on-premises consumption of beer and wine in a DR-2F (Diverse-Residential) zone district. Request variance from Sec. 54-317 to allow 385sf of inside patron use area without required 3 off-street parking spaces.  
Zoned DR-2F.

Owner-George E. Powell/Applicant-Art Maybank

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: W.Smalls SECOND: J.Lester VOTE: FOR 5 AGAINST 0

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12. 881 ASHLEY AVE. (WAGENER TERRACE) APP. NO. 169-20-B12  
(463-11-03-037)

Request special exception under Sec. 54-110 to allow a non-conforming building footprint to be extended vertically by raising a 1 ½ story building that does not meet the required 9-ft. north side setback.  
Zoned SR-2.

Owner-USA Regrowth Fund, LLC/Applicant-CSC Home Builders

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: J.Lester SECOND: M.Smith VOTE: FOR 5 AGAINST 0

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13. 2109 VIRGINIA OAK CT. (PIERPONT POINT) APP. NO. 169-20-B13  
(353-03-00-041)

Request variance (after-the-fact) from Sec. 54-301 to allow a spiral stair addition that encroaches 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: S.Altman SECOND: W.Smalls VOTE: FOR 5 AGAINST 0

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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.