

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

AGENDA

BOARD OF ZONING APPEALS-ZONING

OCTOBER 18, 2016 ~~5:15~~ 5:18 P.M. 2 GEORGE STREET
6:06 P.M.

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

1. 74, 76 AND 78 HANOVER ST. (EASTSIDE) APP. NO. 1610-18-A1
(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).
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APPROVED	0	WITHDRAWN	0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	XX	DEFERRED	0

MOTION: Disapproval.

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

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2. 54 NUNAN ST. (WESTSIDE) (460-07-01-024) APP. NO. 1610-18-A2

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APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

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

B. New Applications:

1. 14 ½ MURRAY BLVD. (CHARLESTOWNE) APP. NO. 1610-18-B1
(457-16-03-005)

Request special exception under Sec. 54-110 to allow a horizontal expansion (covered raised terrace) and vertical extension (2nd floor deck) that extends a non-conforming 4-ft. west side setback, a non-conforming 2.5-ft. east side setback, and a non-conforming 6.5-ft. total side setback (9-ft.,9-ft. and 18-ft. required).
Zoned SR-2.

Owners-Mr. & Mrs. Flynn/Applicant-Bill Huey & Associates

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

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

2. 50 SANS SOUCI (NORTH CENTRAL) APP. NO. 1610-18-B2
(463-08-02-045)

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 4,986sf; 6,000sf required). Zoned SR-2.

Owner-Reavis-Comer Development/Applicant-John Douglas Tucker, Architect

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

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

3. 46 COOPER ST. (EASTSIDE) (459-06-01-014) APP. NO. 1610-18-B3

Request special exception under Sec. 54-5-1 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,426sf; 2,500sf required). Request variance from Sec. 54-301 to allow construction of a single-family residence with a 1-ft. east side setback, a 3-ft. west side setback, a 4-ft. total side setback and 56% lot occupancy (3-ft., 7-ft. 10-ft. and 50% lot occupancy limit). Zoned DR-2F.

Owner-Cheryl Lowndes Frazier/Applicant-Sam Basconciello

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

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

4. 603 WINDERMERE BLVD. APP. NO. 1610-18-B4
(SOUTH WINDERMERE) (421-05-00-188)

Request Board approval of design modifications to exterior of proposed dwelling units. Board approved use and setback variances on May 5, 2009 to permit six dwelling units with conditions, including a condition that required the buildings to be constructed with the same exterior design and materials as shown on the plans.

Zoned SR-1.

Owner/Applicant-Ronald Hamilton

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

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

5. 1830 MAYBANK HWY (343-04-00-007) APP. NO. 1610-18-B5

Request special exception under Sec. 54-110 to allow the reconstruction of a single-family residence with a 5-ft. east side setback, 5-ft. west side setback and 10-ft. total side setback (9-ft. 9-ft. and 18-ft. required).
Request variance from Sec. 54-301 to allow a 2-story accessory building (garage and studio) with a 5-ft. west side setback (9-ft. required).
Zoned SR-1.

Owners-Maria & Steven Mungo/Applicant-Steven Mungo

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: Deferred.

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

6. 49 CHAPEL ST. (MAZYCK/WRAGGBOROUGH) APP. NO. 1610-18-B6
(459-13-01-072)

Request special exception under Sec. 54-206 to allow a museum in a DR-1F (Diverse-Residential) zone district.
Request variance from Sec. 54-301 to allow construction of a building (condo units) with a 20-ft. rear setback (25-ft. required).
Request variance from Sec. 54-306 to allow a 4-story residential building that exceeds 50-ft. (Ordinance limits height to 50-ft. and 3 ½ stories).
Request variance from Sec. 54-317 to allow a museum use with 4 off-street parking spaces (8 spaces required).
Zoned DR-1F.

Owner-Wilmot A. Fraser, Ph.D./Applicant-John Isaac Rivers, AIA

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: Deferred.

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

7. 100 FISHBURNE ST. (WESTSIDE) APP. NO. 1610-18-B7
(460-04-03-092)

Request special exception (after-the-fact) under Sec. 54-110 to allow a 2-story addition (master bedrooms/baths/closets) that enlarges non-conforming residential units (duplex).
Request special exception (after-the-fact) under Sec. 54-110 to allow a 2-story addition (master bedroom/baths/closets) that extends a non-conforming 1.2-ft. east side setback, a non-conforming 7.5-ft. west side setback and a non-conforming 8.7-ft. total side setback (3-ft., 9-ft. and 15-ft. required).
Zoned DR-1F.

Owner/Applicant-David Dick

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: Deferred.

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

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For more information, contact the Zoning and Codes Division Office at 724-3781.

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