

MEMBERS PRESENT: LEONARD KRAWCHECK, MICHAEL ROBINSON, MARGARET SMITH,  
JOHN LESTER

STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, VANESSA ELLINGTON

AGENDA

**BOARD OF ZONING APPEALS-ZONING**

NOVEMBER 1, 2016

5:~~45~~:17 P.M.

2 GEORGE STREET

7:50 P.M.

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

1. 721 KING ST. (WESTSIDE) (460-04-01-001) APP. NO. 1611-01-A1

Request special exception under Sec. 54-511 to allow conversion of ground floor office into a restaurant with 1,750sf of inside patron use area and 400sf of outside patron use area without providing required off-street parking spaces (12 spaces required for proposed restaurant and existing 2nd floor office; 3 spaces provided on-site and 4 spaces proposed to be provided at 717 King Street).  
Zoned GB.

Owner-Batten Management/Applicant-Urbs, LLC

APPROVED 0 WITHDRAWN 0

DISAPPROVED XX DEFERRED 0

MOTION: Disapproval.

MADE BY: J.Lester SECOND: M.Robinson VOTE: FOR 4 AGAINST 0

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2. 1830 MAYBANK HWY (343-04-00-007) APP. NO. 1611-01-A2

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APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

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

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**B. New Applications:**

1. 80 SOCIETY ST. (UNIT A) (457-04-04-193) APP. NO. 1611-01-B1

Request reconsideration of the Board's decision on September 20, 2016.  
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.54-717 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-Inglesse & Associates

APPROVED 0 WITHDRAWN 0

DISAPPROVED XX DEFERRED 0

MOTION: Disapproval.

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

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2. 832 BURGER ST. (ASHLEYVILLE/MARYVILLE) APP. NO. 1611-01-B2  
(418-11-00-102)

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 4,902.5sf; 6,000sf required).

Zoned SR-2.

Owner-Gary Strang/Applicant-Julie Strang

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: J.Lester SECOND: M.Smith VOTE: FOR 4 AGAINST 0

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3. 1843 SALVO LN. (279-00-00-216) APP. NO. 1611-01-B3

Request variance from Sec. 54-301 to allow construction of a single-family residence with a 7-ft. north side setback (9-ft. required).

Zoned SR-1.

Owners-Laura L. & William R. Southerland/Applicant-William R. Southerland

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

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

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4. 66 COLLETON DR. (BYRNES DOWNS) APP. NO. 1611-01-B4  
(421-01-00-163)

Request variance (after-the-fact) from Sec. 54-301 to allow a detached 2-story accessory building and deck (garage/dumbwaiter/living area/detached stair) with a 0-ft. rear setback and a 0-ft. east side setback (25-ft. and 9-ft. required).

Zoned SR-2.

Owner-Douglas C. Devlaming/Applicant-Chuck Bennett Contracting

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval with condition not to be used as an independent dwelling unit for condominium or rental purpose.

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

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5. 44 VANDERHORST (RADCLIFFEBOROUGH) APP. NO. 1611-01-B5  
(460-16-01-086)

Request variance from Sec. 54-301 to allow construction of a detached 2-story building (third dwelling unit) with a 13.5-ft. total side setback and a 43% lot occupancy (15-ft. required, 35% lot occupancy limit; existing lot occupancy is 31%).

Zoned DR-1.

Owner-Nick Thompson/Applicant-Simons Young

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APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

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6. 15 NUNAN ST. (WESTSIDE) (460-07-04-181) APP. NO. 1611-01-B6

Request variance from Sec. 54-301 to allow the reestablishment of two dwelling units (duplex) with 1,262.5sf of lot area per dwelling unit (2,000sf required).  
Request special exception under Sec. 54-110 to allow a 2-story addition (master bedrooms/baths) that enlarges non-conforming residential units.  
Request special exception under Sec. 54-511 to allow two dwelling units (duplex) with 2 off-street parking spaces (4 spaces required).  
Zoned DR-2F.

Owner-Mike Stembacher/Applicant-Spencer Nash

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Smith SECOND: J.Lester VOTE: FOR 4 AGAINST 0

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7. 400 HUTTY ST. (DANIEL ISLAND) APP. NO. 1611-01-B7  
(271-11-01-058)

Request variance from Sec. 54-283 (Daniel Island Master Plan) to allow construction of a single-family residence with a 9-ft. side street setback; to allow construction of a detached 2-story (garage/frog) with a 23.7-ft. side street setback (Ordinance requires 25-ft.).  
Zoned DI-R.

Owner-Vaughn Homes, Inc./Applicant-Christopher F. Caponigro, AIA

APPROVED 0

WITHDRAWN XX

DISAPPROVED 0

DEFERRED 0

MOTION: Withdrawn.

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

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8. 105 HANOVER ST. (EAST SIDE)  
(459-05-01-077)

APP. NO. 1611-01-B8

Request variance from Sec. 54-207 to allow construction of 2 duplex buildings without off-street parking ( 1 space required).

Zoned DR-2.

Owner-City of Charleston/Applicant-Meadors Construction

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

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For more information, contact the Zoning and Codes Division Office at (843) 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 [schmacherj@charleston-sc.gov](mailto:schmacherj@charleston-sc.gov) three business days prior to the meeting.