

MINUTES

AGENDA

BOARD OF ZONING APPEALS-ZONING

JANUARY 18, 2022

5:16 P.M.

"virtually via Zoom Webinar"

6:51 P.M.

MEMBERS PRESENT: MICHAEL ROBINSON, HOWELL MORRISON, ALLISON GRASS, ROBBEN RICHARDS, JOHN BENNETT

STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY

A. Review of Minutes and Deferred applications from previously advertised BZA-Z agendas. For information, call 724-3765.

1. REVIEW OF MINUTES OF THE DECEMBER 7, 2021 BOARD MEETING APP. NO. 2201-18-A1

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: H.Morrison SECOND: A.Grass VOTE: FOR 5 AGAINST 0

2. REVIEW OF MINUTES OF THE DECEMBER 21, 2021 BOARD MEETING APP. NO. 2201-18-A2

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: Deferral - no quorum.

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

3. 1595 OCEANIC ST. (464-00-00-044) APP. NO. 2201-18-A3

Request special exception under Sec. 54-206. q for use of the property for an electric substation. Zoned C

Owner: Monrovia Union Cemetery Association
Applicant: HR Charleston III, LLC/James Wilson, Womble Bond Dickinson

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: H.Morrison SECOND: A.Grass VOTE: FOR 5 AGAINST 0

B. New applications.

1. 26-28 CUMBERLAND ST. (458-05-03-087,089,090,091,093) APP. NO. 2201-18-B1

Request the fourth one-year extension of a vested right that expires on December 31, 2021, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on February 2, 2016 with conditions for a 50-unit accommodations use in a GB-A (General Business

-Accommodations) zone district.

Owner: Cumberland, LLC
Applicant: James Wilson, Womble Bond Dickinson (US) LLP

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with conditions to expire on December 31, 2022.

MADE BY: A.Grass SECOND: R.Richards VOTE: FOR 5 AGAINST 0

2. 42 CHARLOTTE ST. (MAZYCK/WRAGGBOROUGH)
(459-13-01-175)

APP. NO. 2201-18-B2

Request variance from Sec. 54-301 to allow construction of an additional dwelling unit (duplex) with a 17.7-ft. rear setback (25-ft. required).

Zoned DR-1F

Owner: BAHIVE, LLC

Applicant: John Paul Huguley

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: H.Morrison SECOND: J.Bennett VOTE: FOR 5 AGAINST 0

3. 188 MARY ELLEN DR. (LONGBOROUGH) (463-10-02-135)

APP. NO. 2201-18-B3

Request variance from Sec. 54-250 Longborough Master Plan PUD zoning regulations to allow 2-story and 1-story additions (screen porch/master bedroom, deck and stair) that encroach into the required 10-ft. setback from the critical line buffer.

Zoned PUD

Owner: Adam & Kelly Ruder

Applicant: Kim Williams-Bellwether Construction

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: R.Richards SECOND: J.Bennett VOTE: FOR 5 AGAINST 0

4. 405 WAYFARING PT. (DANIEL ISLAND) (276-02-02-013)

APP. NO. 2201-18-B4

Request variance from Sec. 54-263 Daniel Island Master Plan zoning regulations to allow a new garage with garage doors that are less than 90 degrees to the front setback line.

Zoned DI-RI

Owner: Christian Malpeli

Applicant: Collin Cope

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: H.Morrison SECOND: J.Bennett VOTE: FOR 5 AGAINST 0

5. 262 CAPTAIN GODDARD RD. (DANIEL ISLAND)
(276-02-02-048)

APP. NO. 2201-18-B5

Request variance from Sec. 54-263 Daniel Island PUD Master Plan zoning regulations to allow a bridge to encroach up to 5-ft. into a 10-ft. visual buffer zone setback. Bridge is for vehicle access to a proposed single-family residence.
Zoned DI-RI

Owner: Justin A Iselin & Tiffani B Iselin
Applicant: Remark Studio LLC

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferral - comments are required from Daniel Island ARB.

MADE BY: H.Morrison SECOND: A.Grass VOTE: FOR 5 AGAINST 0

6. 478 KING ST. (MAZYCK/WRAGGBOROUGH) (460-12-02-029)

APP. NO. 2201-18-B6

Request special exception under Sec. 54-206 to allow existing late night use bar/restaurant within 500-ft. of a residential zone district to expand by adding outdoor patron use area (850sf patio). Request variance under Sec. 54-317 to allow existing bar/restaurant to displace 6 on-site parking spaces and add 850sf of outdoor patron use area without providing 7 spaces for the added area (expanded restaurant requires 22 spaces; 3 spaces to remain).
Zoned GB

Owner: Sher Bothers LLC
Applicant: John Sullivan, S Arch Studio

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with conditions: 1). No live music or amplified sound on patio.
2). No increase in occupancy for this business.

MADE BY: H.Morrison SECOND: J.Bennett VOTE: FOR 5 AGAINST 0

7. 224 RUTLEDGE AVE. (CANNONBOROUGH-ELLIOTBOROUGH) (460-08-03-010)

APP. NO. 2201-18-B7

Request variance from Sec. 54-317 to allow existing restaurant to displace 2 on-site parking spaces and add 380sf of outdoor patron use area without providing 3 spaces for the added area (expanded restaurant requires 11 spaces; 4 spaces to remain).
Zoned LB

Owner: Tankhead LLC
Applicant: XBB LLC, Joshua Walker

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with condition: 1) no live music or amplified sound above conversational level.

MADE BY: R.Richards SECOND: A.Grass VOTE: FOR 5 AGAINST 0

8. 15 JOHNSON RD. (CRESCENT) (421-10-00-021)

APP. NO. 2201-18-B8

Request variance from Sec. 54-301 to allow construction of a single-family residence with a 39-ft. front setback (54-ft. required based on the average front setback of 13 and 17 Johnson Rd).
Zoned SR-8

Owner and Applicant: Michele Dispensa

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

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 schmacherj@charleston-sc.gov three business days prior to the meeting.