

MINUTES

AGENDA

BOARD OF ZONING APPEALS-ZONING

MARCH 15, 2022

5:15 P.M.

"virtually via Zoom Webinar"

6:52 P.M.

MEMBERS PRESENT: MICHAEL ROBINSON, HOWELL MORRISON, ALLISON GRASS, WALTER JAUDON, ROBBEN RICHARDS, JOHN BENNETT
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, SCOTT VALENTINE

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

1. REVIEW OF MINUTES OF THE MARCH 1, 2022 BOARD MEETING APP. NO. 2203-15-A1

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: H.Morrison SECOND: W.Jaudon VOTE: FOR 5 AGAINST 0
*A.Grass was absent from this meeting

**2. 262 CAPTAIN GODDARD RD. (DANIEL ISLAND) APP. NO. 2203-15-A2
(276-02-02-048)**

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APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: H.Morrison VOTE: FOR 6 AGAINST 0

B. New applications.

1. 1 SIMONS ST. (NORTH CENTRAL) (463-12-03-120) APP. NO. 2203-15-B1

Request use variance from Sec. 54-203 to allow a storage and repair facility for pedicabs/bikes in a DR-2F (Diverse-Residential) zone district.

Owner: I Simmons LLC
Applicant: Palmetto Bike Cab

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: A.Grass VOTE: FOR 6 AGAINST 0

**2. 54 LINE ST. (CANNONBOROUGH/ELLIOTBOROUGH) APP. NO. 2203-15-B2
(460-04-04-030)**

Request special exception under Sec. 54-207 1 (e) to allow an existing tower to be relocated from (52 Line St.); proposed location for tower is visible from a property listed in the National Register of Historic Places.

Zoned LI

Owner: King Street Holdings, LLC
Applicant: Jonathan L. Yates

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: R.Richards VOTE: FOR 6 AGAINST 0

3. 2003 CHERRY HILL LN. (464-02-00-053) APP. NO. 2203-15-B3

Request special exception under Sec. 54-206 (u) to utilize 1.38 acres of Heavy Industrial (HI) zoned acreage toward the allowable multi-family residential dwelling unit density on General Business (GB) zoned portion of the property; 1.38 ac equals 26 dwelling units (BZAZ approval required to use HI zoned property for residential).

Zoned GB/HI

Owner: Gerald F. McMahon
Applicant: Thomas & Hutton (Brian Riley)

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with condition: 25-ft. landscape buffer required in the General Business zoned portion of tract on its east side property line.

MADE BY: H.Morrison SECOND: W.Jaudon VOTE: FOR 6 AGAINST 0

4. 90 CANNON ST. (CANNONBOROUGH/ELLIOTBOROUGH) (460-08-03-021) APP. NO. 2203-15-B4

Request special exception under Sec. 54-511 to allow a restaurant use (1st floor) with 700sf of inside patron use area, 260sf (patio) of outside patron use area without providing required off-street parking spaces (9 spaces required).

Zoned LB

Owner: YP & Hogarty Group LLC
Applicant: David Richards, Architect

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

*R.Richards recused

**5. 698 RUTLEDGE AVE. (NORTH CENTRAL) APP. NO. 2203-15-B5
(463-15-04-070)**

Request use variance from Sec. 54-203 to allow retail uses (1st floor) and an office use (2nd floor) in a DR-1F (Diverse-Residential) zone district.

Request special exception under Sec. 54-511 to allow 3,928sf of retail space and (2,252sf) of office space without providing off-street parking spaces (15 spaces required).
Zoned DR-1F

Owner: Ben D' Allesandro
Applicant: AJ Architects, LLC (Ashley Jennings)

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: J.Bennett SECOND: H.Morrison VOTE: FOR 6 AGAINST 0

6. 186 SAINT PHILIP ST. (CANNONBOROUGH/ ELLIOTBOROUGH) 460-12-02-064) APP. NO. 2203-15-B6

Request variance from Sec. 54-301 to allow construction of two residential units (duplex) with 1,554.5sf of lot area per dwelling unit (2,000sf required).
Request special exception under Sec. 54-511 to allow two residential units (2nd and 3rd floors) and a restaurant use (1st floor) with 790sf of inside patron use area without providing required off-street parking spaces (9 spaces required).
Zoned GB

Owner: CKC Properties
Applicant: AJ Architects, LLC (Ashley Jennings)

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval with condition: Applicant must cooperate with the neighbors and neighborhood association to mitigate potential noise impact from the roof top use.

MADE BY: W.Jaudon SECOND: H.Morrison VOTE: FOR 6 AGAINST 0

7. 330 W. CONFEDERATE CIR. (SOUTH WINDERMERE) (421-13-00-111) APP. NO. 2203-15-B7

Request special exception under Sec. 54-110 to allow a 1-story addition (kitchen expansion/dining room) that extends a non-conforming 7-ft. south side setback (9-ft. required).
Zoned SR-1

Owner: Philip & Acacia Braun
Applicant: Acacia Braun

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: H.Morrison SECOND: W.Jaudon VOTE: FOR 6 AGAINST 0

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 three business days prior to the meeting.