City of Charleston

BOARD OF ZONING APPEALS-ZONING

April 6, 2021
5:15 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
www.charleston-sc.gov/bza-sd

**Video and microphone is currently disabled for all attendees.**
This meeting is being recorded.

Go to www.charleston-sc.gov/bza-z for instructions to join. Call (843) 724-3770 if you are experiencing technical difficulties.
**Zoom Meeting Protocol**

**Order on Each Application:**

- Chair announces each application followed by staff presentation and recommendation
- Staff presents application and City’s recommendation. Staff will control slide presentation
- Staff announces comments received and whether anyone has signed up to speak
- Applicant, after being sworn in, will be allowed to present their application if opposition or questions are raised, followed by public comments from pre-registered attendees in favor. Each speaker will be sworn in before speaking
- Staff then recognizes registered attendees for public comments in opposition. Each speaker will be sworn in
- Staff then recognizes the applicant for a short rebuttal before Chair closes public comments and begins Board discussion

**Providing Comment:**

- People who sign up to speak prior to the 12 noon deadline will be called on when it is your turn to speak and your microphone will be enabled. You may only speak once on each item.
- Your microphone will be disabled after you are finished speaking.

Go to www.charleston-sc.gov/bza-z for instructions to join. Call (843) 724-3770 if you are experiencing technical difficulties.
Board of Zoning Appeals-Zoning

Your Board of Zoning Appeals-Zoning Members are:

- Michael Robinson - Chair
- John Bennett
- Allison Cannon Grass
- Walter Jaudon

Your City of Charleston Staff are:

- Lee Batchelder, Zoning Administrator
- Scott Valentine, TRC Coordinator
- Howell Morrison
- Robben Richards
- Geiza Vargas-Vargas
- Pennye Ashby, Senior Planner
- Vanessa Ellington, Clerk

The Board of Zoning Appeals—Zoning has the authority to do three things:

1. Hear appeals to decisions of the Zoning Administrator;

2. Grant special exceptions, a fact finding function of the Board; and

3. Grant variances to the Zoning Ordinance if the application meets the hardship test outlined in Section 54-924 of the ordinance.

Go to www.charleston-sc.gov/bza-z for instructions to join. Call (843) 724-3770 if you are experiencing technical difficulties.
Board of Zoning Appeals-Zoning

Requirements for Granting a Variance
A variance may be granted by the Board of Zoning Appeals in an individual case of unnecessary hardship if the Board makes the following findings:

a. there are extraordinary and exceptional conditions pertaining to the particular piece of property;

b. these conditions do not generally apply to other property in the vicinity;

c. because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and

d. the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.
Agenda Item #A-1

Approval of March 16, 2021 Draft Minutes
(click on link below)
https://www.charleston-sc.gov/AgendaCenter/ViewFile/Agenda/_03162021-6380
Agenda Item #B-1

304 KING STREET
TMS# 457-04-04-018

Request special exception under Sec. 54-511 to allow a restaurant and bar use, to add 1,600sf of outdoor patron use area (roof top expansion) without required parking spaces (13 spaces) required.

Zoned GB
Application for Variance, Special Exception, Reconsideration, or Extension

To the Board of Zoning Appeals – Zoning (BZA-2)

City of Charleston

Instructions – Submit this application, along with the required information and fee, to the Permit Center at 2 George Street. Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda. A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days. An appeal to the Board during this appeal period stays all further action on the application.

The Applicant hereby requests:

☐ Variance and/or Special Exception as indicated on page 2 of this application.
☐ Reconsideration of a decision of the Board or action of a hearing official (Attach Appeal form).
☐ Extension of an expired Variance and/or Special Exception Approval.

Meeting Date Requested: APRIL 6, 2021

Property Address: 364 KING STREET
TMS #: CURRENT OWNER: NGG PROPERTIES LLC
Property Owner: FUTURE OWNER: GC 364 KING LLC
Applicant: STEPHEN RAMOS, LS3P
Daytime Phone: 457-04-04-018
Applicant’s Mailing Address: LS3P, 261 1/2 KING STREET
Daytime Phone: 843-958-5419
Email Address: STEPHENRAMOS@LS3P.COM

Relationship of applicant to owner (same, representative, prospective buyer, other) DESIGN PROFESSIONAL

Zoning of property: GB

Information required with application (check Information submitted)
☐ For new construction or additions within a flood zone, show H/V units and platform on scaled plans
☐ Ordered sites or plots, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
☐ Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
☐ Parts or documents necessary to show compliance with special exception requirements (3 sets)
☐ Check, credit card or cash (make check payable to the City of Charleston)
☐ Yes checked
☐ Is this property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompasses in this permit application? 7-29-11-45 of the South Carolina Code of Laws

Optional but may useful information:
☐ listing of terms of any recorded restrictive covenant or easements

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant: [Signature] Date: 3/7/2021

For use only
Date application received
Time application received
Submission Fee $
For Variance requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary).

Variance Test: The Board of Zoning Appeals is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. Those conditions do not generally apply to other property in the vicinity;
3. Because of those conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-800)

For Special Exception requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

...Requesting a parking special exception for 13 parking spaces at 304 King Street, to allow for a new rooftop bar associated with the existing building which will be reopened as a restaurant. See attached drawings and special exception language.

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.
BZA-Z PARKING SPECIAL EXCEPTION REQUEST

A parking special exception request is being made for 13 parking spaces associated with a new rooftop bar at 304 King Street.

The restaurant will utilize the existing 2-story building with the addition of a rooftop bar at level 3. The first 2 levels of restaurant space have already been approved for a parking exemption under the emergency parking ordinance approved by City Council on January 26, 2021. This ordinance provided a parking exemption for existing business along King between Calhoun and Broad. Because the rooftop bar does not currently exist, the parking exemption under the emergency ordinance does not apply. Hence, the purpose for this special exception request, which is specific to the rooftop use.

This package includes floor plans, documentation of the 5-point parking special exception test and the 4-point draft rooftop ordinance test.

BZA-Z Meeting Date: April 6, 2021
Address: 304 King Street
TMS#: 457-04-04-018
Applicant: Stephen Ramos - LS3P
PARKING CALCULATION

ROOFTOP PATIO AREA 1,100 SF
2ND FLOOR PATIO AREA 2,000 SF
GROUNDFLOOR PATIO AREA 4,200 SF
TOTAL 7,300 SF

PARKING REQUIRED
59 SPACES 115 SPACES

* The first 2 levels of restaurant are to be approved as a parking exemption under the emergency parking ordinance approved by City Council on January 29, 2021. This ordinance provides a parking exemption for existing businesses along King between Collison and Bristol. Because the rooftop bar does not currently exist, this parking exemption under the emergency ordinance does not apply. Hence, the potential for this special exception request, which is specific to the rooftop use.

SCALE: 1/16" = 1'-0"
Sec. 54-511. - Exceptions to off-street parking requirements.

a. The number of off-street parking spaces required by this chapter shall not be reduced except with the approval of the Board of Zoning Appeals upon a determination by the Board of Zoning Appeals that the enforcement of the required number of spaces would prevent reasonable use of a lot. In making the determination, the Board of Zoning Appeals shall consider each of the following:

Question 1 of 5: Whether the proposed use is an allowed use in the applicable zoning district;

Response: A restaurant and rooftop use is allowed within the GB district.
Question 2 of 5. Whether the existing building(s) as configured on the lot, or the existing building(s) as configured on adjoining lots, make it feasible to provide off-street parking:

Response: As shown in the floor plan below, the historic building occupies 98% of the site, therefore it is not feasible to provide off-street parking.

PROPERTY AREA - 4,390 SF
BUILDING FOOTPRINT - 4,281 SF

98% LOT COVERAGE

FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"
Question 3 of 5. Whether street frontage of an existing lot is so limited that a driveway for access to a parking area would unreasonably or impractically reduce the area available for occupancy by structures;

Response: As shown in the GIS map, the historic building occupies 98% of the site, therefore it is not feasible to provide off-street parking. This is consistent with all of the buildings on this block.

This is consistent with a majority of the King Street development in this area.
Question 4 of 5. Whether grant of the special exception will adversely affect neighboring properties;

Response: A majority of the properties and businesses in the King Street Commercial District do not provide off-street parking. In fact, it is quite rare to find a King Street business that does have dedicated parking. Most of the businesses utilize metered street parking and the various parking lots such as the large surface parking lot behind the building. Therefore, the granting of the special exception would simply make this property consistent with its neighbors.

The success of each individual business contributes to a synergy and sense of place that makes King Street such a desirable destination and amenity of Charleston. The re-opening of the business at 304 King Street, and the addition of a rooftop bar will only contribute positively to the neighboring properties. The new business at 304 King will draw more patrons to the King Street area which will trickle down to the adjacent businesses.
Question 5 of 5. Whether the applicant has pursued good faith efforts to provide off-street parking.

Response: Charleston Commercial, a commercial real estate brokerage and property management company was asked to locate long-term parking for the development. Unfortunately, they were unable to locate parking spaces that were available for a 10-year lease within 400’ of the property.

Mr. Lee Batchelder,
Zoning Administrator
City of Charleston, SC
2 George Street, Charleston 29401

Dear Mr. Batchelder and Members of the Board,

In February of 2021, we were asked by GC 304 King, LLC to perform a search of available long term parking within the vicinity of 304 King Street. The specific goal was to identify parking spaces within 400’ of the property that were available for a minimum 10-year lease. As a commercial broker with Charleston Commercial, we have strong knowledge of available properties and parking within Charleston. In fact, within this auction of downtown we have assisted several clients and have multiple existing listings.

Unfortunately we have been unable to locate available long term parking for this project. The most convenient lot to the property would be the large surface parking lot behind 304 King Street, however the property owners are not allowing long term leasing at this time.

It should be noted that the adjacent George Street parking lot and the St. Philip Street parking deck, often have adequate capacity for hourly public parking. It is just that they don’t offer long term leasing at this time.

If you have any questions, please contact me at (843) 475-1622.

Kind Regards,
Chris Karamatsis
Charleston Commercial

3-3-21
City of Charleston Pending Rooftop Ordinance Requirements

The following 4 point rooftop ordinance was read at City Council on 9/24/2019. The ordinance was tabled for future study. No action has been taken in the last 18 months.

The applicant is committed to conforming to the proposed 4 point ordinance as shown below.

1. No electric loudspeakers or amplifiers of any type shall be installed or allowed with the rooftop eating and drinking place;
   Response: The restaurant will comply with this requirement.

2. The building shall incorporate architectural features that are permanent and sufficient to minimize the spread of noise beyond the rooftop patron use area;
   Response: A 36" wide buffer, and 48" solid vertical barrier has been provided at the King Street facade. This will keep patrons back from the edge of the facade and help mitigate noise pollution. See drawings on A17.

3. The use of strobes or flashing lights shall be prohibited and rooftop lighting levels shall not exceed five (5) footcandles; and
   Response: The restaurant will comply with this requirement.

4. The rooftop patron use area shall not be located within 150' of a residential zoning district. Such distance shall be measured from the nearest point of the rooftop to the nearest boundary of a residential zoning district.
   Response: The closest residential zoning district is the DR-1F zoning at the college of Charleston which is 500' from the rooftop terrace. This is 330% of the required distance.
36" wide horizontal buffer and 7' high solid vertical barrier
This design keeps patrons away from the edge of the building
and helps mitigate sound pollution at the terrace.

2 BARRIER DIAGRAM
1/8" = 1'-0"

1 SITE SECTION
1/8" = 1'-0"

SCALE: As indicated

304 KING STREET
MARCH 1, 2021
In conclusion, the proposed restaurant and rooftop use conforms to the 5-point parking special exception test, and the exemption of the 13 parking spaces is consistent with the buildings in this district. The approval will help the revitalization of this property and make a positive contribution to the King Street Commercial District.

In addition, the proposed design exceeds the requirements of the 4 point rooftop ordinance draft presented to City Council on September 24, 2019. Although there are no specific ordinances regarding rooftop establishments, the applicant has volunteered to conform to these draft standards.

It should also be noted that on January 26, 2021, City Council enacted an emergency ordinance that provided a parking exemption for existing buildings along the King Street Corridor. The City recognized that the success and vitality of the King Street corridor is critical to Charleston's rebound following the Covid Pandemic. The ordinance provided an exemption for parking for existing King Street buildings between Broad and Calhoun. However, the ordinance excluded new buildings or additions via the following language, "Notwithstanding Sec. 54-511.c.(2), any building or structure, or any extension or expansion of an existing building or structure, constructed on or after December 1, 2020 shall not be exempt from the minimum off-street parking requirements." Therefore, because the rooftop deck will be new, the ordinance does not apply. The existing 2-story building has already been exempted for parking.

We kindly ask for a special exception approval of 13 parking spaces at 304 King Street.
82 ½ CANNON STREET
(CANNONBOROUGH/ELLIOTBOROUGH)
TMS # 460-08-03-025

Request special exception under Sec. 54-110 to allow a 1-story addition (bathroom) that extends a non-conforming 2.9-ft. west side setback (9-ft. required).

Zoned LB
Application for Variance, Special Exception, Reconsideration, or Extension to the Board of Zoning Appeals – Zoning (BZA-2)

City of Charleston

Instructions: This application, along with the required information and fee, must be submitted to the Permit Center at 7 George Street. Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda. A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days. An appeal to the Board during this appeal period stays all further action on the application.

The Applicant Hereby Requests:
☑️ A Variance and/or Special Exception as indicated on page 2 of this application.
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☐ Extension of an unexpired Variance and/or Special Exception approval.

Meeting Date Requested: April 6, 2021

Property Address: 82 1/2 Cannon Street
TMS #: 460-08-03-025

Property Owner: Marion and Lori Hawkins
Daytime Phone: 843-743-5326

Applicant: Julie O’Connor - American Veneicular, Inc.
Daytime Phone: 843-345-7248

Applicant’s Mailing Address: 351 Shepard Street, Charleston, SC 29403
E-mail Address: julieconncr@americanveneicular.com

Relationship of applicant to owner (name, representative, prospective buyer, other): Designer

Zoning of property: LB

Information Required to be Submitted (check information submitted):
☑️ Scaled plans or plans, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
☐ For new construction or additions within a flood zone, show HVAC units and plumbing on scaled plans
☐ Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
☐ Plans or documents necessary to show compliance with special exception requirements (3 sets)
☐ Check (credit card or cash) (make checks payable to the City of Charleston)
☐ YES or NO: Is the Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 5-29-1145 of the South Carolina Code of Laws

Optional but acceptable: Information:
☑️ Photographs
☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvements(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant: Julie O’Connor
Date: 3/8/21

For use only
Date application received __________________________
Signature __________________________
Receipt # __________________________
File 5 ________________ Time application received __________________________
For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

**Variance Test:** The Board of Zoning Appeals Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property; 
2. These conditions do not generally apply to other property in the vicinity; 
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property, and 
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-909)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

One story addition rear of house - existing house is over the side setback, addition will step in a little bit but will also be over the side setback.

The owners of 82 1/2 Cannon also own 84 Cannon Street.

There will be no traffic impacts as this will remain a single family residence. Light and air will not be impacted as this is a very small one story addition that steps in from the property line.

Drainage will not be affected - again this is a very small addition and the owners are committed to protecting this property as well as adjacent properties.

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.
Request use variance from Sec. 54-203 to allow a salon with days of operation Tuesday-Saturday and hours of operation 9a.m.-5p.m. in a STR (Single and Two Family Residential) zone district.
Application for Variance, Special Exception, Reconsideration, or Extension to the Board of Zoning Appeals – Zoning [BZA-Z]

City of Charleston

Instructions – This application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda. A sign will be posted on the property and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days. An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:
- [ ] A Variance and/or Special Exception as indicated on page 2 of this application.
- [ ] Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
- [ ] Extension of an expired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: April 4, 2021

Property Address: 4B Society St
Property Owner: WMBR LLC (Edward Leda Jackson)
Daytime Phone: 843.200.5388
Applicant: Edward and Leda Jackson
Daytime Phone: 843.328.0651
Applicant’s Mailing Address: 6B Society St
Chas, SC 29401
Email Address: leda@pixielly.com

Relationship of applicant to owner (same, representative, prospective buyer, other): SAME

Zoning of property: Mixed Use ST

Information required with application (check information submitted):
- [ ] Scale plans or plates, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
- [ ] If new construction or addition within a flood zone, show HVAC units and platforms on scale plans
- [ ] Scale floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the zoning (1 set)
- [ ] Plans or documents necessary to show compliance with special exception requirements (3 sets)
- [ ] Check, credit card or cash (make checks payable to the City of Charleston)

YES or NO – This Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1195 of the South Carolina Code of Laws

Optional but helpful Information:
- [ ] Photocopies
- [ ] Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspection.

Applicant: Leda H. Jackson
Date: 3/11/21

For offense only
Date application received
Mailerson: ____________
Fee: $__________
Time application received ________
Receipt #__________

Currently gathering
For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

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**Variance Test:** The Board of Zoning Appeals is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-400)

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

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All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.
March 12, 2021

Edward and Leda Jackson
254 Ashley Avenue
Charleston, SC 29403

To Whom It May Concern,

48 Society Street is a family property now in its third generation of ownership. Leda's grandfather purchased the property when it served the neighborhood as Kemler's supermarket in the late 1950's. Kemler's was in business through the early 1960's. It was then her father's office McIlvain Travel for over 50 years. Since 2008 it has been the location of Leda's studio and warehouse for her children's clothing business P percentages near in its 21st year of business (www.ppercentages.com).

When we say that we have poured blood, sweat and tears (in various measure, depending on the circumstances) into this property, we are not kidding. It has been a tremendous undertaking. We repainted the interior from the inside out, replaced all rotten windows, baldachinos and columns with sage refreshes and made the building as energy efficient as possible. This was a complete renovation from the inside out, top to bottom. We learned the hard way that third generation owners will need to pay the piper, literally and figuratively. This was a change from Leda's father who as a proper Charlestonian painted his office 'as necessary' which means only one side at a time.

Our renovation was undertaken to maintain commercial space on the first floor as it has been commercial and in continuous use for over 128 years. We worked with architect Becky Ferroo and Mike Bassa Renovations to remove the first floor as commercial space only. Pood Lily was operating in the space for the entire renovation, moving only for the final 7 month period.

We are asking for your support for a variance to allow us to rent to Maven at 48 Society St. We currently have a signed lease with them based on verification the city provided to their commercial agent in early February (please see attachment) that our property was zoned mixed use, 48 Society is currently zoned for mixed use and has been a commercial presence in Aachenborough continuously for well over a century. It is our understanding that the mixed use zoning is not in dispute. The city has determined that Maven, which will operate as a studio for 2 makeup artists and hairstylists, will require a variance.

Both of us grew up in Aachenborough and we have many friends in the neighborhood. In fact Leda's father William McIlvain founded the Historic Aachenborough Neighborhood Association and both he and her mother served as president. He also served the city as president of the Preservation Society of Charleston and Leda served on the board for several terms. A vested interest in maintaining the quality of life for the residents of Charleston is literally in our DNA. Charleston and in particular, Aachenborough is our home. We understand the continuing threat to downtown neighborhoods and the fragility of Aachenborough in particular. Our goal is to be good stewards of 48 Society as well as the neighborhood and believe strongly that our tenants will not impact the quality of life or parking for our neighbors in any way. This is of the utmost importance to us.

We are not allowing any business signage on the exterior of the building, even if it were to receive approval from the city. We are including a diagram of the proposed Maven space as well as photographs of the parking area, the property from the corner and the entrance to the proposed business. A small sign not
visible from the street will mark the entrance to their studio. The owners are currently Amherst residents. They have secured 4 off-street parking spaces and will maintain normal 9-5 business hours on Tuesday through Saturday.

Edward and Leda M. Jackson
Edward Cell (413) 200-5388
Leda Office (413) 329-0394
Leda Cell (413) 725-0651
48 Society
entrance to Maven from parking area
4 spaces for Maven
Parking Lot
Zoning Verification Letter

Date: February 4, 2021

To: Sarah Shelley
NNI Charleston
141 Willian St
Charleston, SC 29403

Sent Via: Email

Dear [Name],

This information is being provided in response to your request to verify the zoning for the following referenced property: 100 Society St, TR# 458-01-003-016

BASE ZONING: The City of Charleston Interactive Zoning Map, which is available online at http://gis.charleston-sc.gov/InteractiveZoning/, shows that the referenced property is located in the City of Charleston and has the following base zoning classification: Single and Two Family Residential (STR)

Adjacent Properties are zoned: Single and Two Family Residential (STR)

OVERLAY ZONING: The referenced property is also located in the following overlay zone: Amusement and Recreation Overlay, Old and Historic District, Short Term Rental Category 1

OLD CITY HEIGHT DISTRICT: The referenced property is also located in the following Old City Height District: 3

This property is zoned for mixed use

At the present time, the Zoning Division is not aware of a pending zoning violation on the referenced property. A Freedom of Information Act (FOIA) request is required if you are interested in additional information or documents on the referenced property. To submit a FOIA request, please visit https://www.charleston-sc.gov/801/Freedom-of-Information-Act-Request-FOIA

NON-CONFORMING USE: The City cannot certify that a property conforms to the Zoning Ordinance. If this property contains a zoning legal non-conforming use, the use of the property is governed by Section 54-110 of the Zoning Ordinance.

Please let me know if I can be of further assistance.

Sincerely,

Sean Killian,
Associate Planner, Zoning Division

2 George Street · 5th Floor · Charleston, South Carolina 29401 · Tel. (843) 724-3766 · Fax (843) 724-3772