

MINUTES

AGENDA

BOARD OF ZONING APPEALS-ZONING

JUNE 7, 2022

5:15 P.M.

2 GEORGE STREET

7:35 P.M.

MEMBERS PRESENT: JEFFREY TIBBALS, HOWELL MORRISON, ALLISON GRASS, ROBBEN RICHARDS, JOHN BENNETT, CHAPPY MCKAY
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, OMAR MUHAMMAD

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

1. REVIEW OF MINUTES OF THE MAY 17, 2022 BOARD MEETING APP. NO. 2206-07-A1

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: J.Bennett SECOND: A.Grass VOTE: FOR 3 AGAINST 0
*C.McKay, R.Richards, H.Morrison did not vote

2. 71 KING ST. (CHARLESTOWNE) (457-16-01-010) APP. NO. 2206-07-A2

Request variance from Sec. 54-301 to allow a 1-story covered patio addition with a 48% lot occupancy (35% limitation; existing lot occupancy 44%).
Zoned SR-5

Owner: Gerrit Nicholas
Applicant: Julie Keyes, Fortress Architecture Studio

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: R.Richards VOTE: FOR 5 AGAINST 0
*J.Bennett recused

3. CENTRAL PARK (340-03-00-007) APP. NO. 2206-07-A3

Request variance from Sec. 54-301 to allow construction of single-family residences on lots (1-38) that exceeds the 2 ½ story height restriction for the SR-1 (Single-Family Residential) zone district, because the home’s designed drive-under garage constitutes a 3rd story under Sec. 54-120.
Zoned SR-1

Owner: Central Park Road, LLC
Applicant: Lesemann & Associates, LLC

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval with the following conditions:

- That a deed restriction is recorded for each lot, which shall read as follows:
 “Grantee(s), by acceptance of this deed, hereby warrant(s) that Grantee(s) shall not convert the ground level area underneath the single-family residence constructed on the Property into a finished living space, absent either (i) an express variance granted by the applicable municipal board of zoning appeals allowing such conversion; or (ii) [amended per condition of the BZAZ approval] revision of applicable municipal ordinances to allow residences of up to three (3) stories to be located on the Property. This restriction is binding on Grantee(s), as well as the heirs, successors

and assigns of Grantee(s), and shall run with the land and title to the Property from this date forward.”

- 2. That the building permit approval for each home shall include a condition which reads as follows:

“The ground level area underneath the single-family residence constructed on the Property shall not be converted into a finished living space, absent ~~either (i) an express variance granted by the applicable municipal board of zoning appeals allowing such conversion; or (ii)~~ [amended per condition of the BZAZ approval] revision of applicable municipal ordinances to allow residences of up to three (3) stories to be located on the Property. This restriction is binding on Grantee(s), as well as the heirs, successors and assigns of Grantee(s), and shall run with the land and title to the Property from this date forward.”

- 3. The Applicant (or its assignee) shall only build a single elevated residential structure when the lot is first built upon.

MADE BY: H.Morrison SECOND: C.McKay VOTE: FOR 5 AGAINST 0
*J.Tibbals recused

B. New applications.

**1. 1-11 ASHLEY BLVD. (CHARLESTOWNE) APP. NO. 2206-07-B1
(457-11-01-039)**

Request the third one-year extension of a vested right that expires on June 5, 2022, pursuant to Sec. 54-962. Vested right is an approved variance under Sec. 54-353 for attached dwelling units (duplexes) in a STR (Single-Two Family Residential) zone district.

Owner: Barnes Moultrie Ward LLC
Applicant: Neil Stevenson Architects (Tara Romano)

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval of one-year extension to expire on June 5, 2023.

MADE BY: A.Grass SECOND: J.Bennett VOTE: FOR 6 AGAINST 0

2. 19 HAGOOD AVE. (WESTSIDE) (460-00-00-017) APP. NO. 2206-07-B2

Request the third one-year extension of a vested right that expires on July 17, 2022, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on July 17, 2018 with conditions for a 250-unit accommodations use in a MU-2/WH (Mixed Use 2 Workforce Housing) zone district.

Owner: South Park Ventures, LLC
Applicant: Womble Bond Dickinson (US) LLP, James Wilson

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval of one-year extension to expire on July 17, 2023.

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

**3. 411 MEETING ST. (CANNONBOROUGH/
ELLIOTBOROUGH) (459-09-03-114)**

APP. NO. 2206-07-B3

Request the fifth one-year extension of a vested right that expires on December 31, 2022, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on June 7, 2016 with conditions for a 300-unit accommodations use in a MU-2 (Mixed Use) zone district.

Owner: Bennett Meeting Street, LLC
Applicant: Womble Bond Dickinson (US) LLP, James Wilson

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval of one year extension to expire on December 31, 2023.

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

*J.,Bennett recused

4. 317 SAVANNAH HWY (421-07-00-003)

APP. NO. 2206-07-B4

Request the fifth one-year extension of a vested right that expires on December 4, 2022, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on December 4, 2007 for a 150-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

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

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval of one-year extension to expire on December 4, 2023.

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

5. 246 SPRING ST. (WESTSIDE) (460-10-02-005)

APP. NO. 2206-07-B5

Request the fifth one-year extension of a vested right that expires on December 31, 2022, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on December 18, 2012 for a 125-unit accommodations use in a MU-2/WH (Mixed-Use 2 Workforce Housing) zone district.

Owner: Spring Street Ventures, LLC
Applicant: Womble Bond Dickinson (US) LLP, James Wilson

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval of one-year extension to expire on December 31, 2023.

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

6. 56 STATE ST. (458-05-03-108)

APP. NO. 2206-07-B6

Request special exception under Sec. 54-220 to allow a 50-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner: East Bay Company Ltd.
Applicant: Womble Bond Dickinson (US) LLP, James Wilson

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

*C.McKay recused

**7. 72 CLEMSON ST. (WAGENER TERRACE)
(463-07-02-026)**

APP. NO. 2206-07-B7

Request special exception under Sec. 54-110 to allow a vertical extension (loft) to a non-conforming detached accessory building that does not meet the required 60-ft. front setback and 25-ft. rear setback.

Zoned SR-2

Owner/Applicant: Reid Walker

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: C.McKay SECOND: A.Grass VOTE: FOR 6 AGAINST 0

8. 24 STATE ST. (FRENCH QUARTER) (458-09-01-120)

APP. NO. 2206-07-B8

Request special exception under Sec. 54-110 to allow a change on the ground floor from a non-conforming retail use to a non-conforming office use with days of operation Monday-Saturday and hours of operation 8am-6pm in a SR-5 (Single-Family Residential) zone district.

Owner: 24 State Street, LLC Ruthann Granito Managing Member
Applicant: Meadors Architecture (Jeremy Tate)

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

9. 5 SHEPPARD ST. (EASTSIDE) (459-05-04-069)

APP. NO. 2206-07-B9

Request special exception under Sec. 54-110 to allow a 1-story addition (kitchen) and hvac platform that extends a non-conforming 3.2-ft. west side setback (7-ft. required).

Request variance from Sec. 54-301 to allow 1-story addition and hvac platform having a 52% lot occupancy (50% limitation; existing lot occupancy 46%)

Zoned DR-2F

Owner: Kevin Eberle
Applicant: Hunter Kennedy/ KDS, LLC

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: J.Bennett SECOND: R.Richards VOTE: FOR 6 AGAINST 0

**10. 271 SAINT PHILIP ST. (CANNONBOROUGH/
ELLIOTBOROUGH) (460-04-04-012)**

APP. NO. 2206-07-B10

Request special exception under Sec. 54-110 to extend a non-conforming triplex by increasing the total square footage of conditioned floor area to 2,772sf from 1,982sf and increasing the total number of bedrooms to 8 bedrooms from 6 bedrooms.

Zoned GB

Owner: The Allen Coswell Trust
Applicant: AJ Architects

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

11. 52 GIBBES ST. (CHARLESTOWNE) (457-11-04-135)

APP. NO. 2206-07-B11

Request special exception under Sec. 54-110 to allow a 2-story addition (den/bedroom) that extends a non-conforming 2.5-ft. east side setback (9-ft. required).

Request variance from Sec. 54-301 to allow a 2-story addition with a 14-ft. rear setback (25-ft. required).

Zoned SR-2

Owner: Peter and Eleanor Lunenburg
Applicant: EE Fava Architects

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: C.McKay SECOND: J.Bennett 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.