



CITY OF CHARLESTON BOARD OF ZONING APPEALS – ZONING

PUBLIC COMMENT AUGUST 15, 2023

A meeting of the Board of Zoning Appeals – Zoning (BZA-Z) will be held on **Tuesday, August 15, 2023** at **5:15 p.m.** in the **Public Meeting Room, First Floor, 2 George Street.**

The following comments will be provided to the board members 24 hours in advance of the meeting and also be acknowledged into the record and summarized. The public is encouraged to attend the meeting in person to speak in order for comments to be fully heard.

Application information will be available at www.charleston-sc.gov/bza-z in advance of the meeting. Please check the website on the meeting date to view any withdrawn or deferred agenda items.

For additional information, please contact:

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
2 George Street, Suite 3100, Charleston, SC 29401 | 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 schumacherj@charleston-sc.gov three business days prior to the meeting.

COMMENTS SUBMITTED ON INNOVATE WEBSITE

- **Eric Selle, 435 Race St Charleston SC 28403:**

Submitted Aug. 11, 2023 6:28 AM

Item Description: King St Bike Lane

We need more bike lanes in Charleston!!! It would improve our city dramatically



CITY OF CHARLESTON

BOARD OF ZONING APPEALS – ZONING

60 Spring Street

Cannonborough/Elliottborough | TMS #460-08-02-034 | Zoned: GB

Deferred by Applicant

Request variance from Sec. 54-301 to allow construction of an additional detached single-family residence with a 43-ft. front setback, a 1-ft. east side setback, a 10-ft. total side setback (80-ft., 3-ft., 15-ft. required).

Owner/Applicant: Monte Brown

Ashby, Pennye

From: Ben D'Allesandro <bendallesandro@gmail.com>
Sent: Monday, August 14, 2023 11:50 AM
To: Ashby, Pennye
Subject: 60 Spring St

CAUTION: This email originated outside of the City of Charleston. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good day Ms. Ashby! I am writing to express my support for Monte Brown's variance request at 60 Spring. Mr. Brown has been a part of Spring Street for a long time and he has a great deal of respect for the area.

Ben D'Allesandro
229 Saint Philip Street



Lee Batchelder
Zoning Department
City of Charleston
2 George Street
Charleston, SC 29401

August 14, 2023

Board of Zoning Appeals – Zoning Agenda | August 15, 2023

2. 60 Spring St.

Cannonborough/Elliottborough | TMS #460-08-02-034 | Zoned: GB Request variance from Sec. 54-301 to allow construction of an additional detached single family residence with a 43-ft. front setback, a 1-ft. east side setback, a 10-ft. total side setback (80-ft., 3-ft., 15-ft. required).

Owner/Applicant: Monte Brown

Lee,

The applicant has not presented at a neighborhood meeting but our board has reviewed the request.

We have major concerns that the request for the setback variances will have a negative effect on the adjacent properties. These concerns have been voiced by the property owners on both sides of the property. The sloped roof will dump water into one property and the overhanging balcony will perch directly over another.

The addition of a third unit behind the front house will overwhelm the lot and the turning radius for cars to park will be difficult to navigate.

The historical character of the block consists of small single houses with an occasional detached unit at the rear of the property. Also, the third story of the planned unit is too close to the primary and will not be subservient as per BAR rules.

We encourage the BZAZ to deny the variance request.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads 'Marion'. The signature is fluid and cursive, with a long, sweeping underline.

Marion Hawkins
President

Alex Ramsay Jr.
62 Spring Street
Charleston, SC 29403
Alex@ramsayamangementgroup.com , 843-819-4801

Members of the Board Of Zoning Appeals

Subject: Concerns Regarding Zoning Variance Request for 60 Spring Street

Dear Penny, Lee and Board Members,

I am the owner of 62 & 64 Spring Street, the adjoining property to the West of 60 Spring Street. I am writing to express my concerns regarding the zoning variance request.

Upon reviewing the current plans, I have identified several significant concerns that I believe should be taken into consideration before any decision is made. These concerns pertain primarily to the operability of parking, the size and height of the proposed building, and how that relates to the encroachment upon setback areas.

Firstly, the layout and maneuverability of the parking spots appear to be inadequately designed, posing challenges for vehicles to navigate effectively. A number of the diagrams show turn radii that initiate within the confines of the fence separating the two properties, which is inherently problematic. One diagram shows a vehicle maneuvering through a structural column at the front of the proposed building. This is a clear indication of the impracticality of the proposed parking layout and emphasizes the importance of reevaluating its design.

Secondly, the scale of the proposed building appears to be excessively large for the given lot. The height and size of the structure could significantly alter the visual landscape of the area and potentially diminish the charm and character that our neighborhood is known for. Additionally, I have noticed that the plans indicate the potential encroachment of the roof and porch into setback areas an additional 5 ft., further exacerbating the infringement upon neighboring properties. The setback regulations are in place to maintain a reasonable distance between structures, ensuring privacy and maintaining an open feel to the community. I have a patio directly to the west of the proposed structure that will be significantly impacted by approving the variance requested.

Lastly, it is my belief that the current setbacks provide ample space on the lot to construct a more appropriately sized cottage-style structure that would better harmonize with the surrounding buildings. I do not see the BAR approving a structure of this design and size (the roof structure is 90% above the primary building on the street). I would advise the property owner to redesign the building with something that more meets the character and size demands of the site, at that point I may be more open to supporting a setback variance. I urge the zoning board to consider this alternative and to prioritize the preservation of our neighborhood's charm and sense of community.

In conclusion, I kindly request that the zoning board takes these concerns into serious consideration when evaluating the zoning variance request for 60 Spring Street.

Thank you for your time and consideration of my concerns.

Sincerely,

Alex Ramsay Jr.



CITY OF CHARLESTON

BOARD OF ZONING APPEALS – ZONING

9 Bedons Alley

Charlestowne | TMS #458-09-03-088 | Zoned: SR-5

Request special exception under Sec. 54-110 to allow a 1-story bathroom addition that extends a non-conforming 11-inch south side setback (7-ft. required).

Owner: Scott Jenkins

Applicant: John Haley

Lelio Parducci

7 Bedon's Alley
Charleston, SC 29401
843 290 9636

June 26, 2023

Pennye Ashby
Senior Zoning Planner
Department of Zoning
City of Charleston Suite 3100
2 George Street, Charleston, SC 29401

Dear Ms Ashby,

I am writing this letter in support of the planning request submitted to the Department of Zoning by Scott Jenkins regarding improvements and additions to the Jenkins home at 9 Bedon's Alley intended to accommodate a small ground floor powder room.

Scott Jenkins is our next door neighbor and the properties are separated by a few feet and a brick wall of approximately 7 feet. Scott presented us with the plans for the powder room and described the overall improvements to the garden, specifically the removal of the free-standing bathroom. This represents a significant improvement to the property. The extent to which the proposed bathroom extends from the existing rear facade is quite minimal and will have no impact on the outlook from our home.

Scott explained the need for zoning approval in order to move ahead and this letter is to support the application without reservation.

Sincerely yours,



Lelio Parducci



CITY OF CHARLESTON

BOARD OF ZONING APPEALS – ZONING

2318 Sunnyside Ave.

Wagener Terrace | TMS #464-13-00-046 | Zoned: SR-1

Request special exception under Sec. 54-110 to allow a vertical extension to a non-conforming building footprint (1 ½ story addition with bedrooms, bathrooms, and workout/music room) having a 3.3-ft east side setback and a 17-ft total side setback (9-ft and 18-ft required).

Request variance from Sec. 54-301 to allow an addition (terrace/pool/balcony) having a 0-ft west side setback, a 2-ft east side setback, a 2-ft total side setback and a 4-ft rear setback (9-ft, 9-ft, 18-ft, and 25-ft required).

Owner: Drew Hermiller & Devon Wade
Applicant: Keila Symes, Synchronicity Design

PRESERVATION
ESTD SOCIETY 1920
of CHARLESTON

Position Statement
Board of Zoning Appeals - Zoning
August 15, 2023

2318 Sunnyside Avenue

Dear Board Members:

The PSC is opposed to this special exception request. This is a prototypical house and lot size for this historic streetscape predominately characterized by small, one-story buildings. We argue the proposal to add a second floor to this building is too intense and fundamentally changes the character of the property.

We would not be opposed to a more reasonably-scaled, sensitive addition, however feel this proposal represents an “unreasonable intensification” that would result in detrimental “impact to the aesthetic character” of the neighborhood. We ask the Board to deny this request.

Thank you for considering our position in this matter.

Sincerely,



Erin Minnigan, AICP
Director of Preservation & Planning



CITY OF CHARLESTON

BOARD OF ZONING APPEALS – ZONING

68 ½ Lee St. and 190 Nassau St.

East Side | TMS #459-05-01-086 and 058 | Zoned: DR-2

Deferred by Applicant

68 ½ Lee St.

Request variance from Sec. 54-301 to allow a reduction in lot size from 1,911sf to 1,555sf, and allow a 2-story building with a 54% lot occupancy (35% limit; existing lot occupancy 44%). Request special exception under Sec. 54-110 to allow a vertical extension (2nd story) to a non-conforming building footprint having a 1-ft. 5-inch south side setback (7-ft. required). Request use variance from Sec. 54-203 to allow a retail use in a DR-2 (Diverse-Residential) zone district. Request variance from Sec 54-317 to allow 1,342sf of retail space with 2 off-street parking spaces (4 spaces required).

190 Nassau St.

Request variance from Sec. 54-301 to allow the establishment of 2 dwelling units (2 detached single-family residences) with 1,674.5 sf of lot area per dwelling unit (2,000sf required).

Owner: Pennington Weems

Applicant: b Studio Architecture, Chris Bonner

PRESERVATION
ESTD SOCIETY 1920
of CHARLESTON

Position Statement
Board of Zoning Appeals - Zoning
August 15, 2023

68 ½ Lee St. and 190 Nassau St.

Dear Board Members:

In reviewing this application, the Preservation Society is concerned to see a proposed site plan that includes demolition of the historic freedman's cottage at 68 ½ Lee Street. A request to demolish this building was denied by the Board of Architectural Review – Small (BAR-S) on July 13, 2023.

The corner, commercial building is the only structure on this site that has been approved for demolition, therefore we ask the Board to deny the request as proposed to allow the applicant to bring forward a revised application that retains the freedman's cottage at 68 ½ Lee, in compliance with the BAR's motion.

Thank you for considering our position in this matter.

Sincerely,



Erin Minnigan, AICP
Director of Preservation & Planning