

MINUTES

AGENDA

BOARD OF ZONING APPEALS-ZONING

NOVEMBER 2, 2021

5:15 P.M.

“virtually via Zoom Webinar”

6:00 P.M.

MEMBERS PRESENT: MICHAEL ROBINSON, ALLISON GRASS, ROBBEN RICHARDS, WALTER JAUDON, JOHN BENNETT

STAFF PRESENT: LEE BATCHELDER, SCOTT VALENTINE, ANA HARP

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

1. REVIEW OF MINUTES OF THE OCTOBER 19, 2021 BOARD MEETING **APP. NO. 2111-02-A1**

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: R.Richards VOTE: FOR 4 AGAINST 0

*W.Jaudon was not at meeting and did not vote

B. New applications.

1. 95 BOGARD ST. (CANNONBOROUGH/ELLIOTBOROUGH) (460-11-02-122) **APP. NO. 2111-02-B1**

Request first one-year extension of a vested right, that expires on December 17, 2021, pursuant to Sec. 54-962. Vested right pertains to a variance granted from Sec. 54-301 on December 17, 2019 to allow a 2-story addition and hvac platform with a 60% lot occupancy.
Zoned DR-2F

Owner: Charlie Masencup
Applicant: Charlie Masencup

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: A.Grass VOTE: FOR 5 AGAINST 0

2. 245 HUGER ST. (NORTH CENTRAL) (459-01-03-048) **APP. NO. 2111-02-B2**

Request first one-year extension of a vested right, that expires on January 21, 2022, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on January 21, 2020 to allow a 150-unit accommodations use in an UP-A (Upper Peninsula-Accommodations) zone district.

Owner: 245 Huger Street LLC
Applicant: Stephen Ramos, LS3P & Sunju Patel, The Montford Group

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

**3. 89-95 CANNON ST. (CANNONBOROUGH/ELLIOTBOROUGH) APP. NO. 2111-02-B3
(460-15-02-008)**

Request variance from Sec. 54-301 to allow construction of a mixed-use building having 4 residential dwelling units with 1,205.5sf of lot area per dwelling unit (2,250sf required).
Request variance from Sec. 54-317 to allow mixed-use building (residential units, retail and restaurant) uses with 3 off-street parking spaces (17 spaces required).

Zoned LB

Owner: 95 Cannon LLC
Applicant: Cannon Row LLC (Stephen Ramos)

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

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

**4. 2 BOGARD ST. (CANNONBOROUGH/ELLIOTBOROUGH) APP. NO. 2111-02-B4
(460-08-02-055)**

Request use variance from Sec. 54-203 to allow only the first floor of a duplex to be changed to storage space for an existing adjacent restaurant use at 229 St. Philip St. in a DR-2F (Diverse-Residential) zone district.

Owner: 229 Pies LLC
Applicant: AJ Architects

APPROVED 0 WITHDRAWN XX
DISAPPROVED 0 DEFERRED 0

MOTION: Withdrawn.

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

**5. 229 SAINT PHILIP. (CANNONBOROUGH/ELLIOTBOROUGH) APP. NO. 2111-02-B5
(460-08-02-091)**

Request special exception under Sec. 54-511 to allow an existing restaurant to expand to the second floor adding 565sf of inside patron use area for a total of 921sf (1st and 2nd floor) without providing required 10 parking spaces. (5 parking spaces grand fathered).

Zoned GB

Owner: 229 Pies LLC
Applicant: AJ Architects

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: J.Bennett SECOND: W.Jaudon VOTE: FOR 5 AGAINST 0

6. 72 QUEEN ST. (457-08-04-008) APP. NO. 2111-02-B6

Request special exception under Sec. 54-511 to allow a 2-story addition (kitchen expansion/covered porch to an existing restaurant use having 2,416sf of inside patron use area (1st

and 2nd floor) and 420sf of outdoor patron use area (1st and 2nd floor) without providing required parking spaces (21 spaces required; property is grand fathered for 19 spaces).
Zoned GB

Owner: Ball South Inc.
Applicant: J. Elder Studio

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: A.Grass VOTE: FOR 5 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 schmacherj@charleston-sc.gov three business days prior to the meeting.