

MINUTES

AGENDA

BOARD OF ZONING APPEALS-ZONING

NOVEMBER 16, 2021

5:17 P.M.

"virtually via Zoom Webinar"

6:45 P.M.

MEMBERS PRESENT: MICHAEL ROBINSON, HOWELL MORRISON, ALLISON GRASS, GEIZA VARGAS-VARGAS, ROBBEN RICHARDS, JOHN BENNETT  
STAFF PRESENT: LEE BATCHELDER, ANA HARP, SCOTT VALENTINE

**A. Review of Minutes and Deferred applications from previously advertised BZA-Z agendas. For information, call 843-724-3765.**

**1. REVIEW OF MINUTES OF THE NOVEMBER 2, 2021 BOARD MEETING APP. NO. 2111-16-A1**

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: H.Morrison SECOND: A.Grass VOTE: FOR 6 AGAINST 0

**2. There are no deferred applications APP. NO. 2111-16-A2**

**B. New applications.**

**1. 510 AND 502 KING ST. (CANNONBOROUGH/ ELLIOTBOROUGH) (460-12-02-017,018,019 AND 021) APP. NO. 2111-16-B1**

Request the 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 with conditions for a full service 200-unit accommodations use in a MU-2/WH/GB/LI-A (Mixed-Use, General Business, Light Industrial-Accommodations) zone districts.

Owner: Charleston OZ Site 1, LLC/Charleston Site 2, LLC  
Applicant: Mike Shuler

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

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

**2. 289-291 KING ST. (457-04-04-105, 309-320) APP. NO. 2111-16-B2**

Request fourth one-year extension of a vested right that expires on December 31, 2021, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-110 to allow a change to non-conforming multi-family residential units; by enlarging the habitable space from 11,125sf to 13,120sf; and variance granted from Sec. 54-306 to allow additions (clerestory window) with a 62-ft. height and stairwell/railing) with a 57.4-ft. height on October 15, 2015 in a GB-A (General Business-Accommodations) zone district.

Owner: King & Society  
Applicant: Amy Kay Stoney/Neil Stevenson Architects

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: R.Richards SECOND: G.Vargas-Vargas VOTE: FOR 6 AGAINST 0

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**3. 80 ASHLEY AVE. (HARLESTON VILLAGE) (457-03-04-068) APP. NO. 2111-16-B3**

Request special exception under Sec. 54-110 to allow a vertical extension (2<sup>nd</sup> story) to a non-conforming building footprint that does not meet the required 6-ft. east side setback and 25-ft. rear setback)

Request variance from Sec. 54-301 to allow a storage shed addition with a 6-ft. side street setback, a 6-inch rear setback (25-ft. and 25-ft. required).

Zoned STR

Owner: John B. Howard

Applicant: Julia F. Martin Architects

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

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**4. 247 CONGRESS ST. (WESTSIDE) (460-07-01-103) APP. NO. 2111-16-B4**

Request use variance (after-the-fact) from Sec. 54-203 to allow 361sf of outdoor patron use area (roof top) for an existing restaurant use in a DR-2F (Diverse-Residential) zone district.

Request special exception under Sec. 54-511 to allow 361sf of outdoor patron use area (roof top) without providing required parking spaces (4 spaces required).

Zoned DR-2F

Owner: Harold's Cabin

Applicant: Jay White, AIA, Liollo Architecture

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with two conditions: 1) no speakers, musicians or amplified music of any kind permitted on roof top; 2) limit outside dining/special events roof top occupancy to 22 people.

MADE BY: H.Morrison SECOND: R.Richards VOTE: FOR 5 AGAINST 0

\*J.Bennett recused

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**5. 37 STATE ST. (FRENCH QUARTER) (458-09-01-102) APP. NO. 2111-16-B5**

Request special exception under Sec. 54-110 to allow the reconstruction of a 3-story addition (kitchen/bathrooms) that extends a non-conforming 0-ft. south side setback and changes the non-conforming 83% lot occupancy to 82% (7-ft. required 35% limitation).

Request variance from Sec. 54-301 to allow the reconstruction of a 3-story addition (kitchen/bathrooms) with a 0-ft. rear setback (3-ft. required).

Zoned SR-5

Owner: Vicki and Tom Rogers

Applicant: Studio A, Inc.



**9. 115 MEETING ST. (457-12-02-001)**

**APP. NO. 2111-16-B9**

Request special exception under Sec. 54-110 to allow a change from a non-conforming 216-unit accommodations use to a non-conforming 218-unit accommodations use (Ordinance restricts number of accommodations units to 50-units).

Zoned GB-A

Owner: Charleston Mills House Hotel LLC

Applicant: Womble Bond Dickinson (US) LLP

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

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**10. 210 GORDON ST. (WAGENER TERRACE) (463-10-03-064)**

**APP. NO. 2111-16-B10**

Request special exception under Sec. 54-110 to allow a 2-story addition that extends a non-conforming 5.94-ft. east side setback (9-ft. required).

Request variance from Sec. 54-301 to allow a 2-story addition with a 3-ft. rear setback (25-ft. required).

Zoned SR-2

Owner and Applicant: Erik Hofstrom

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: R.Richards SECOND: G.Vargas-Vargas VOTE: FOR 6 AGAINST 0

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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](mailto:schmacherj@charleston-sc.gov) three business days prior to the meeting.