

City of Charleston, SC

Building Codes Board of Appeals Agenda

December 11, 2023 @ 4:30PM
2 George Street, 1st Floor Public Meeting Room

1. 500 East Bay Street

BOAA2023-00373

Moving and Renovating Existing Building
Associated Building Permit: MFN2023-02648

Historic Building substantial improvement variance request from City Code of Ordinance §27-117. Requesting a variance per City of Charleston Code of Ordinances §27-103 to allow a substantial improvement of a designated historical building without bringing the primary building into full compliance with flood design requirements. The property is located in an AE10 special flood hazard area; this is the Base Flood Elevation (BFE).

1. 58 Church Street

BOAA2023-00421

Existing 1 & 2 Family Dwelling
Associated Building Permit: SF2023-19841

Historic Building substantial improvement variance request from City Code of Ordinance §27-117. Requesting a variance per City of Charleston Code of Ordinances §27-103 to allow a substantial improvement of a designated historical building without bringing the primary building into full compliance with flood design requirements. The property is located in an AE10 special flood hazard area; this is the Base Flood Elevation (BFE).

1. 176 Concord Street

BOAA2023-00422

Permitted and Currently Under Construction Commercial Building
Associated Building Permit: BC2019-01514

In accordance with the Code of the City of Charleston §7-2, I hereby appeal, to the Building Code Board of Appeals, the following building code or City ordinance: Ordinance 2020-140; City Code § 27-105. The City appeals denial of Under Construction Elevation Certificate (“UCEC”) based on application of the 11/17/04 FIRM precluding dry floodproofing in a V-Zone. The City previously approved the building permit in connection with a CLOMR, however per the owner this project is a single structure which precludes construction of the floodplain management infrastructure before the remainder of the building. Thus, the owner cannot proceed with LOMR until substantial construction is complete, which we are told should occur within the next year (see supporting documentation attached hereto). The City requests reversal of building official's decision by BCBOA on the condition that owner obtain a LOMR from FEMA and a Community

Acknowledgment Letter from the City once construction is sufficiently complete to proceed with those requests. Please note that a CO will not be issued by the City until the project is compliant with the LOMR. The final elevation certificate and flood-proofing certificate will be needed to issue the CO after the LOMR is obtained. The BFE based on the LOMR should also match the dry-floodproofing.

In accordance with the Americans 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 schumacherj@charleston-sc.gov three (3) business days prior to the meeting.