

MEMBERS PRESENT: LEONARD KRAWCHECK, MICHAEL ROBINSON, MARGARET SMITH,
ALLISON GRASS, ROSS APPEL
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, (NO CLERK – RECORDED VIDEO)

AGENDA

BOARD OF ZONING APPEALS-ZONING

MARCH 5, 2019

5:15-20 P.M.
7:15 P.M.

2 GEORGE STRET

A. Deferred applications from previously advertised BZA-Z agendas. For information call 724-3781.

1. 80 SOCIETY ST. (UNIT A) (457-04-04-193) APP. NO. 1903-05-A1

Request reconsideration of the Board's decision on September 4, 2018.
Request special exception under Sec. 54-220 to allow a 1-unit accommodations use in a GB-A (General Business-Accommodations) zone district.
Request variance from Sec. 54-317 to allow a 1-unit accommodations use without required off-street parking spaces (1 space required).
Zoned GB-A.

Owners-Theresa Sanders, Russell Waldon, Keith Sanders/Applicant-Briggs & Inglesse, LLC

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval for reconsideration.

MADE BY: R.Appel SECOND: M.Smith VOTE: FOR 5 AGAINST 0

2. 8 ELMWOOD AVE. (HAMPTON PARK TERRACE) APP. NO. 1903-05-A2
(460-02-04-132)

Request an appeal of the Zoning Administrator's decision to deny an STR permit application based on the date the building was constructed (Ordinance requires building to have been constructed fifty (50) or more years ago).
Zoned DR-1F.

Owner/Applicant-A.Tyler Nance

APPROVED 0 WITHDRAWN 0

DISAPPROVED XX DEFERRED 0

MOTION: Disapproval.

MADE BY: M.Smith SECOND: M.Robinson VOTE: FOR 5 AGAINST 0

3. ORRS CT. (WESTSIDE) (460-07-02-079) APP. NO. 1903-05-A3

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 2,086sf; 2,500sf required).
Request variance from Sec. 54-301 to allow construction of a single-family residence with a 3-ft. south side setback, a 6-ft. total side setback (7-ft. and 10-ft. required).
Zoned DR-2F.

Owner-Zach Powell/Applicant-RCCBB Properties, LLC

APPROVED 0 WITHDRAWN XX

DISAPPROVED 0 DEFERRED 0

MOTION: Withdrawn.

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

B. New Applications:

1. 210 GORDON ST. (WAGENER TERRACE) APP. NO. 1903-05-B1
(463-10-03-064)

Request special exception under Sec. 54-110 to allow a horizontal expansion and vertical extension that extends a non-conforming 6-ft. east side setback (9-ft. required).

Request variance from Sec. 54-301 to allow a 2-story addition with a 4.8-ft. west side setback, a 10.8-ft. total side setback and a porch addition with a 3-ft. rear setback (9-ft. 18-ft. and 25-ft. required).

Zoned SR-2.

Owners/Applicants-Erik & Melanie Hofstrom

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval for special exception and rear setback requests. Westside variance request withdrawn by applicant/owner.

MADE BY: R.Appel SECOND: M.Smith VOTE: FOR 5 AGAINST 0

2. 72 KING ST. (CHARLESTOWNE) (457-16-02-087) APP. NO. 1903-05-B2

Request use variance from Sec. 54-203 to allow an office use (ground floor) in a SR-5 (Single-Family Residential) zone district.

Request special exception under Sec. 54-511 to allow 832sf of office area without required off-street parking spaces (2 spaces required).

Zoned SR-5.

2 Owner-72 King, LLC/Applicant-Carl Malory

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: M.Smith VOTE: FOR 5 AGAINST 0

3. 9 EIGHTH AVE. (WAGENER TERRACE) APP. NO. 1903-05-B3
(463-14-01-015)

Request special exception under Sec. 54-110 to allow a vertical extension (attic expansion) to a non-conforming use (duplex) that enlarges non-conforming residential units to a non-conforming building footprint that does not meet the required 25-ft. rear setback.

Request special exception under Sec. 54-110 to allow a vertical extension (2nd story studio/stairs) to a non-conforming garage footprint that does not meet the required 60-ft. front setback, 25-ft. rear setback and 9-ft. south side setback.

Zoned SR-2.

Owner-Sharon Phillips/Applicant-Neil Stevenson Architects

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APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: A.Grass VOTE: FOR 5 AGAINST 0

4. 725 KING ST. (WESTSIDE) (460-04-01-102) APP. NO. 1903-05-B4

Request special exception under Sec. 54-511 to allow construction of a mixed use building, with 1,435sf of retail space (1st floor), 1,684sf of office space (2nd and 3rd floors) and two residential affordable housing units (3rd floor) without required off-street parking spaces (8 spaces required).

Zoned GB.

Owner-725 King, LLC/Applicant-Neil Stevenson Architects

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

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

5. 116 CANNON ST. (CANNONBOROUGH/
ELLIOTTBOROUGH) (460-11-04-164) APP. NO. 1903-05-B5

Request special exception under Sec. 54-110 to allow a 2-story addition that extends a non-conforming 12.9-ft. total side setback (15-ft. required).

Request variance from Sec. 54-301 to allow the reestablishment of two dwelling units (duplex) with 2,361sf of lot area per dwelling unit (3,000sf required).

Zoned LB.

Owners-Jon & Ashley Baize/Applicant-AJ Architects

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred.

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

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.