

MEMBERS PRESENT: LEONARD KRAWCHECK, MICHAEL ROBINSON, MARGARET SMITH,
WALTER JAUDON, ALLISON GRASS, ROSS APPEL
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, VANESSA ELLIONGTON

AGENDA

BOARD OF ZONING APPEALS-ZONING

MAY 7, 2019

~~5:15-16~~ P.M.
7:54 P.M.

2 GEORGE STREET

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

1. 525 MEETING ST. (459-05-01-022) APP. NO. 1905-07-A1

Request special exception under Sec. 54-206 (y) to allow the expansion of patron use area (outside patio) for an existing late night use that is within 500-ft. of a residential zoned district.

Request special exception under Sec. 54-511 to allow 1,016sf of outside patron use area (patio) without required off-street parking spaces (8 spaces required). Zoned GB.

Owner-SP Real Estate, LLC/Applicant-Robbie Marty

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval with conditions: 1) no amplified sound outside on patio;
2) complete landscape & hardscape plans.

MADE BY: M.Robinson SECOND: M.Smith VOTE: FOR 6 AGAINST 0

B. New Applications:

1. 8 ELMWOOD AVE. (HAMPTON PARK TERRACE) APP. NO. 1905-07-B1
(460-02-04-132)

Request variance from Sec. 54-208.2 to allow a residential Short Term Rental unit in a detached accessory building that was not 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APPROVED 0 WITHDRAWN 0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.Robinson SECOND: W.Jaudon VOTE: FOR 3 AGAINST 3

Motion fails.

*M.Smith
*A.Grass
*Ross Appel

MOTION: Approval.

MADE BY: M.Smith SECOND: R.Appel VOTE: FOR 3 AGAINST 3

Motion fails.

*L.Krawcheck
*M.Robinson
*W.Jaudon

2. 107 ALEXANDER ST. (MAZYCK/WRAGGBOROUGH) APP. NO. 1905-07-B2
(459-13-01-090)

Request an appeal of the Zoning Administrator's decision to deny a Short Term Rental permit application based on the property not being individually listed on the National Register of Historic Places.

Zoned DR-1F.

Owner/Applicant-Marvin Wilson

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APPROVED 0

WITHDRAWN 0

DISAPPROVED XX

DEFERRED 0

MOTION: Disapproval.

MADE BY: M.Robinson SECOND: A.Grass VOTE: FOR 6 AGAINST 0

3. 49 TRADD ST. (CHARLESTOWNE) (458-13-01-008) APP. NO. 1905-07-B3

Request variance (after-the-fact) from Sec. 54-301 to allow construction of a wall/fence with a height of 15-ft. (Limit is 7-ft.).
Zoned SR-5.

Owner-Traddy Shack Two, LLC/Applicant-Troy Barber

APPROVED 0

WITHDRAWN 0

DISAPPROVED XX

DEFERRED 0

MOTION: Disapproval.

MADE BY: M.Robinson SECOND: W.Jaudon VOTE: FOR 6 AGAINST 0

4. 100 CHADWICK DR. (SOUTH WINDERMERE) APP. NO. 1905-07-B4
(421-09-00-100)

Request variance from Sec. 54-301 to allow construction of a detached accessory building (pool house/cabana) with a 3-ft. north side setback (9-ft. required).
Zoned SR-1.

Owner-Susan Pearlstine/Applicant-Reggie Gibson Architects

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

5. 529 KING ST. (CANNONBOROUGH/ELLIOTBOROUGH) APP. NO. 1905-07-B5
(460-12-02-081)

Request special exception under Sec. 54-220 to allow a 50-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner-529 King Investors, LLC/Applicant-LS3P

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: R.Appel SECOND: M.Robinson VOTE: FOR 6 AGAINST 0

6. 326 RALSTON CREEK ST. (DANIEL ISLAND) APP. NO. 1905-07-B6
(276-01-01-008)

Request variance (after-the-fact) from Sec. 54-823 Daniel Island Master Plan zoning

regulations to allow a section of (stairs, elevated hvac platform and storage building) to encroach within the required 10-ft. buffer setback from the Visual Buffer Zone.
Zoned DI-R.

Owners-Steve & Kim Cramer/Applicant-Southeastern Custom Homes

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: A.Grass VOTE: FOR 6 AGAINST 0

7. 1868 TURKEY PEN RD. (337-00-00-468) APP. NO. 1905-07-B7

Request use variance from Sec. 54-203 to allow a mobile home on a SR-1 (Single-Family Residential) zoned lot. (SR-1 does not allow mobile homes).
Owner/Applicant-Francena Washington

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Smith SECOND: M.Robinson VOTE: FOR 6 AGAINST 0

8. 193, 195, 197 AND 199 JACKSON ST. (EASTSIDE) APP. NO. 1905-07-B8
(459-05-01-047)

Request variance from Sec. 54-317 to allow 482sf of inside restaurant patron use area, 1,302sf of outside restaurant patron use area and 1,504sf of retail use area with 6 off-street parking spaces (14 spaces required).
Zoned LB.

Owner-Mount Vernon Partners, LLC/Applicant-Marc Eves

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval with condition: 193 and 199 Jackson Street and yards behind limited to LB use except restaurant use.

MADE BY: A.Grass SECOND: W.Jaudon VOTE: FOR 6 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 schumacherj@charleston-sc.gov three business days prior to the meeting.