

MEMBERS PRESENT: LEONARD KRAWCHECK, WALTER JAUDON ALLISON GRASS,
ROSS APPEL
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, VANESSA ELLINGTON

AGENDA

BOARD OF ZONING APPEALS-ZONING

MAY 21, 2019

~~5:15~~ P.M.
8:51 P.M.

2 GEORGE STREET

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

1. 161 MOULTRIE ST. (HAMPTON PARK TERRACE) APP. NO. 195-21-A1
(460-02-04-005)

Request special exception under Sec. 54-110 to allow the horizontal extension of a non-conforming 1.4-ft. east side setback for a garage (3-ft. required).

Zoned DR-1F.

Owner/Applicant-Eric M. Poulin

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: A.Grass VOTE: FOR 4 AGAINST 0

2. TRIPE ST. AND MAIN ST. (MARYVILLE/ASHLEYVILLE) APP. NO. 195-21-A2
(418-11-00-034)

Request variance from Sec. 54-824 to allow a subdivision of this lot to create 6 lots with 5 lots (Lots B, C, D, E and F) that do not meet the required frontage of 52.9-ft. on a public right-of-way (Lot frontages will range from 50.21-ft. to 51.11-ft.).

Zoned SR-4.

Owner-Bubsy, LLC/Applicant-Keith Waring

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

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

B. New Applications:

1. 1756 AND 1758 FOLLY RD. (431-00-00-290) APP. NO. 195-21-B1

Request variance from Sec. 54-208 to allow an applicant for a Category 3 property to have two Residential Short Term Rental units on one lot (Ordinance limits each permittee to one Short Term Rental unit).

Zoned PUD.

Owner-D.B. Richardson, LLC/Applicant-David Richardson

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

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

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2. 23 PARKWOOD AVE. (HAMPTON PARK TERRACE) APP. NO. 195-21-B2
(460-02-04-112)

~~Request special exception under Sec. 54-110 to allow a horizontal expansion (garage) that extends a non-conforming 2-ft. rear setback and 2-ft. north side setback (3-ft. required).~~

~~Request variance from Sec. 54-301 to allow a garage/loft with a 20.7-ft. front setback (60-ft. required).~~

~~Request special exception under Sec. 54-110 to allow a horizontal expansion (garage) and vertical extension (loft/bathroom) that extends a non-conforming 2-ft. rear setback and 2-ft. north side setback (3-ft. required).~~

~~Request variance from Sec. 54-301 to allow a (garage/loft) with a 20.7-ft front setback (60-ft. required).~~

~~Request variance from Sec. 54-306 (A) to allow a two-story accessory building with an eave height of 14-ft. and 8-inches in Old City Height District 2.5. (Height of accessory buildings are restricted to one and one-half stories and an eave height of eleven feet).~~

Zoned DR-2F.

Owners-Andrew & Endia Plunkett/Applicant-ECM, III Design & Drafting, LLC

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: W.Jaudon VOTE: FOR 4 AGAINST 0

3. 2173 WESTRIVERS DR. (RIVERLAND TERRACE) APP. NO. 195-21-B3
(343-06-00-195)

Request variance from Sec. ~~54-3-1~~ 54-301 to allow a storage shed addition with a 5-ft. rear setback (25-ft. required).

Zoned SR-1.

Owner-E.C. Morrison, Jr./Applicant-Gene Morrison

APPROVED XX WITHDRAWN 0

DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

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

4. 111 PRESIDENT ST. AND 113 PRESIDENT ST. APP. NO. 195-21-B4
(460-11-04-149 AND 148)

Request variance from Sec. 54-227 to allow an existing 4-unit Bed and Breakfast use located outside the ST Overlay zone at 111 President St. to expand and incorporate 113 President St. and have a total of 6 Bed and Breakfast units.

Zoned GB.

Owners-Karen Parson-111, Maria Morell-113/Applicant-Karen Parson

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APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: W.Jaudon SECOND: A.Grass VOTE: FOR 4 AGAINST 0

5. 98 ASHLEY AVE. AND 50 MONTAGU ST. APP. NO. 195-21-B5
(HARLESTON VILLAGE) (457-03-01-070)

Request variance from Section 54-301 to allow the subdivision of a lot creating two lots, with 98 Ashley Ave. having a lot area of 3,947sf and 50 Montagu St. having a lot area of 1,365sf (6,000sf required).

Request variance from Sec. 54-301 to allow 98 Ashley Ave to have a 3-ft. rear setback (house), a 0-ft. rear setback (detached garage) and a 55% lot occupancy (25-ft., and 25-ft. required and 50% lot occupancy limitation).

Request variance from Sec. 54-301 to allow 50 Montagu St to have a 3-ft. west side setback and 52% lot occupancy (12-ft. required and 50% lot occupancy limitation).

Request variance from Sec. 54-824 to allow 50 Montagu St. to have a 34.25-ft. lot frontage (50-ft. required).

Zoned STR.

Owners-Vincent & Mary Sottile/Applicant-Vincent Sottile

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

6. 1717 MEYERS RD. AND 242 HUNTLEY DR. APP. NO. 195-21-B6
(HOFF GARDENS) (350-11-00-105 AND 350-11-00-145)

Request variance from Sec. 54-824 to allow a subdivision to create 3 lots (Lots 41, 41-A and 41-B) with (Lot 41-B) having a lot frontage of 40.69-ft. (99-ft. required).
Zoned SR-1.

Owners/Applicants-Paul & Carole Blocker

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

7. 502 KING ST. (460-12-02-018, 019 AND 021) APP. NO. 195-21-B7

Request special exception under Sec. 54-220 to allow a 45-unit accommodations use in a GB-A/LI-A (General Business-Accommodations) zone district.

Owner-502 King Street, LLC/Applicant-Charleston OZ Acquisitions, LLC

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APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: R.Appel SECOND: W.Jaudon VOTE: FOR 4 AGAINST 0

8. 547 MEETING ST. (459-05-01-016) APP. NO. 195-21-B8

Request special exception under Sec. 54-220 to allow a 131-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner-TMG 547 Meeting Street, LLC/Applicant-Stephen Ramos, LS3P

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: R.Appel SECOND: W.Jaudon VOTE: FOR 4 AGAINST 0

9. 810 MEETING St. (461-09-01-010) APP. NO. 195-21-B9

Request special exception under Sec. 54-220 to allow a 191-unit accommodations use in an UP (Upper Peninsula) zone district.

Owner-TMG 810 Meeting Street, LLC/Applicant-Stephen Ramos, LS3P

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with conditions: 1) T.R.C. to address the specific design of passenger loading zone; 2) the adjustments to the location of the passenger loading zone.

MADE BY: W.Jaudon SECOND: R.Appel VOTE: FOR 4 AGAINST 0

10. 66 REBELLION RD. (SOUTH WINDERMERE) APP. NO. 195-21-B10
(421-09-00-060)

Request variance from Sec. 54-301 to allow a platform for a generator with a 10-inch north side setback (9-ft. required).

Zoned SR-1.

Owner-Katherine Glick/Applicant-Myles Glick

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferral – no quorum.

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

*L.Krawcheck recused.

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11. 27 CHARING CROSS RD. (PARKSHORE 11) APP. NO. 195-21-B11
(415-10-00-028)

Request variance from Sec. 54-301 to allow a platform for a generator with a 6-ft. south side setback (9-ft. required).

Zoned SR-1.

Owners-Theodore & Rachel Levin/Applicant-Theodore Levin

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: R.Appel SECOND: A.Grass VOTE: FOR 4 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.