

MEMBERS PRESENT: LEONARD KRAWCHECK, MICHAEL ROBINSON, WALTER SMALLS,
MARGARET SMITH, RUSSELL ROSEN, SAM ALTMAN
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY
CLERK: VANESSA ELLINGTON

AGENDA

BOARD OF ZONING APPEALS-ZONING

JUNE 15, 2010

5:17 P.M.

75 CALHOUN STREET

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

1. 24 CLIFFORD ST. (HARLESTON VILLAGE) APP. NO. 1006-15-A1
(457-08-02-046)

Request special exception under Section 54-110 to allow a two-story addition that extends a non-conforming 6.2-ft. front setback.
Request variance from Section 54-301 to allow a two-story addition with a 4.72-ft. rear setback and a 51% lot occupancy (Ordinance requires 25-ft. and limits lot occupancy to 50%).
Zoned DR-1F.

Owners-David and Mary Kay McLane/Applicant-Thomas and Denzinger Architects

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with condition: City approval for curb cut on Archdale Street.

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

2. 1156 KING ST. (NORTH CENTRAL) APP. NO. 1006-15-A2
(463-12-01-045)

Request variance from Section 54-317 to allow the expansion of an existing school with the addition of a modular trailer without providing required parking spaces (Ordinance requires 14 spaces; existing school has 11 spaces; proposed expansion will provide 5 spaces on-site).
Zoned LB.

Owner-Meeting Street Academy/Applicant-Daniel Folk, CRG Engineering, Incorporated

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

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

3. 46 BOGARD ST. (CANNONBOROUGH/
ELLIOTBOROUGH) (460-08-01-112) APP. NO. 1006-15-A3

Request variance from Section 54-301 to allow the establishment of an additional dwelling unit (rear detached one-story building) for a total of 5 dwelling units; (existing detached 4-unit front building) with 658.6 square feet of lot area per dwelling unit (Ordinance requires 1,650 square feet of lot area per dwelling unit).

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Request variance from Section 54-301 to allow construction of 5th unit (rear detached one-story building) with total lot occupancy of 54% (Ordinance limits lot occupancy to 50%).

Request special exception under Section 54-511 to allow construction of 5th dwelling unit with existing 4-unit building with 2-off street parking spaces (Ordinance requires a total of 8 spaces).

Zoned DR-2F.

Owner-9 Bogard Street LLC/Applicant-Ian Tomlinson

APPROVED 0

WITHDRAWN XX

DISAPPROVED 0

DEFERRED 0

MOTION:

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

B. New Applications:

1. 1341 RUTLEDGE AVE (464-13-00-025) APP. NO. 1006-15-B1

Request special exception under Section 54-110 to allow a vertical extension by adding a second story to a rear detached single-family residence that does not meet the required 25-ft. rear and 9-ft. south side setback.

Zoned SR-1.

Owner/Applicant-Colin Green

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with condition: Removal of fence in public right-of-way.

MADE BY: S.Altman SECOND: R.Rosen VOTE: FOR 6 AGAINST 0

2. 186 COMING ST. (CANNONBOROUGH/
ELLIOTBOROUGH) (460-12-01-046) APP. NO. 1006-15-B2

Request special exception under Section 54-511 to allow 1,562 square feet of gross floor area for a convenience store without providing required parking spaces (Ordinance requires 4 spaces; one-half of gross floor area is grand fathered for 2 spaces).

Zoned CT.

Owner-Rabin Real Estate, Incorporated/Applicant-Loren Ziff

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: S.Altman SECOND: M.Smith VOTE: FOR 3 AGAINST 1

*L.Krawcheck

*R.Rosen, W.Smalls recused.

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3. 1474 BATTALION DR. (431-06-00-122) APP. NO. 1006-15-B3

Request special exception under Section 54-350 to allow the relocation of a single-family residence to a SR-1. (Single-Family Residential) zone district. Zoned SR-1.

Owner-Elizabeth Peck/Applicant-Michael Riffert

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: M.Smith VOTE: FOR 5 AGAINST 0
*R.Rosen recused.

4. 54 DARLINGTON AVE. (WAGENER TERRACE) APP. NO. 1006-15-B4
(463-11-02-123)

Request special exception under Section 54-110 to allow a one-story addition that extends a non-conforming 4-ft. north side setback.

Request variance from Section 54-301 to allow a one-story addition (master bedroom bathroom/mudroom/deck) with a 15-ft. rear setback (Ordinance requires 25 feet).

Zoned SR-2.

Owner-Estate of Julia Gourdine/Applicant-Brian A. Sanders

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with condition: Remain a 1 1/2 –story house

MADE BY: S.Altman SECOND: R.Rosen VOTE: FOR 6 AGAINST 0

*S.Altman leaves at 6:21 p.m..

5. 247 CONGRESS ST. (WESTSIDE) (460-07-01-103) APP. NO. 1006-15-B5

Request use variance from Section 54-203 to allow a grocery store in a DR-2F (Diverse-Residential) zone district.

Request special exception under Section 54-511 to allow 1,738 square feet of gross floor area without additional off-street parking spaces (Ordinance requires 5 spaces; 2 spaces provided for existing one residential unit).

Zoned DR-2F.

Owner-Willert Smith/Applicant-Josh Watts

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred to July 20, 2010.

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

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6. 585 HARBOR VIEW CIRCLE (424-07-00-002) APP. NO. 1006-15-B6

Request variance from Section 54-301 to allow a detached accessory building with a 20-ft. south side setback (Ordinance requires detached accessory buildings to be 25-ft. from side street)
Zoned SR-1.

Owner-Fillmore Wilson/Applicant-Nicholas Kuntzi

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION:

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

7. 3 BROUGHTON RD. (CRESCENT) APP. NO. 1006-15-B7
(421-14-00-037)

Request variance from Section 54-301 to allow a detached accessory building (pool enclosure) with a 6-ft. west side setback and a 19-ft. rear setback (Ordinance requires 9-ft. and that no building shall be built closer than 60-ft. from the critical line established by the SC Office of OCRM respectively).
Zoned SR-8.

Owner/Applicant-Gedney M. Howe, III

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Smith SECOND: M.Robinson VOTE: FOR 4 AGAINST 0

8. MINIUTES APP. NO. 1006-15-B8

Approval of meeting minutes from April 20, 2010 and May 4, 2010.

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: W.Smalls SECOND: M.Smith VOTE: FOR 4 AGAINST 0
