

# Bull Street Study

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01.

Project Introduction

# HABITABLE FORM



- Zoning: STR
- Old City Height District - 3
- Old & Historic District - BAR reviews any demo regardless of age and any new construction
- Neighborhood Council: Harleston Village
- **Setbacks**
  - Front: 25 feet
  - Rear: 25 feet (50 feet combined)
  - S/W Side: 12 feet
  - N/E Side: 6 feet
  - (18 feet combined)
- Lot Occupany: max. 50% occupied by buildings
- Miniumum lot size per single family dwelling: 6,000 SF
- Miniumum lot size per multi family dwelling: 4,500 SF

(see City of Charleston Zoning Ordinance for more info.)

HABITABLE FORM

BULL STREET



RUTLEDGE AVENUE

NOTES

It appears that the current lot coverage is about 52% (50% max.)

- Any increase to the lot coverage, addition, or change in the business use would require a Special Exception from the Board of Zoning Appeals - Zoning to extend the non-confirming lot coverage, setback, or use
- Following the off-site parking dimensions, only four spaces will fit on the site. The site dimensions decrease toward the street reducing the parking count to three.
- SR-CAT 1 - in order to have short term rentals the building would need to meet the requirements + be on the national register of historic places
- Off-Street Parking Requirements**
  - Office: 1 per 500 SF (excluding halls, stairs, storage)
  - Dry Cleaners: 1 per 300 SF of customer area + 2 per 3 employees at max. employment on a single shift
  - Single Family: 2 per unit
  - Micro unit: 1 per 3 units



HABITABLE FORM

Survey – Analysis



BULL STREET VIEW



RUTLEDGE AVENUE VIEW

## NOTES

- It appears that the rear porch on the Bull Street side was enclosed at some point in time. This could open the case for that portion of the building to receive partial demolition.
- Demolition of any portion of the structures would have to go before the BAR-S. This includes replacement of siding, roof, windows, etc. Most small repairs can be approved at staff level whereas major improvements like additions would need to go before the board.
- For further BAR-S inquiries contact BAR-S Administrator Frankie Pinto, [pintof@charleston-sc.gov](mailto:pintof@charleston-sc.gov), 843-958-6400
- Partial demolition, or additions to any portion of the building will face structural challenges as it will likely be missing much of support needed for current wind and seismic requirements. Consult with a structural engineer.
- When making improvements to the building that exceed the value by over 49% the building would need to meet current building code in certain areas (including structural). An important cost to consider with future plans.

HABITABLE FORM

Site Views



HABITABLE FORM



1944 SANBORN MAP



1955 SANBORN MAP

NOTES

- All structures are visible on the Sanborn maps from 1944 and 1955.
- The rear porch at some point was enclosed.
- A porch was added to the rear of the single story structure sometime between 1944 - 1955

HABITABLE FORM

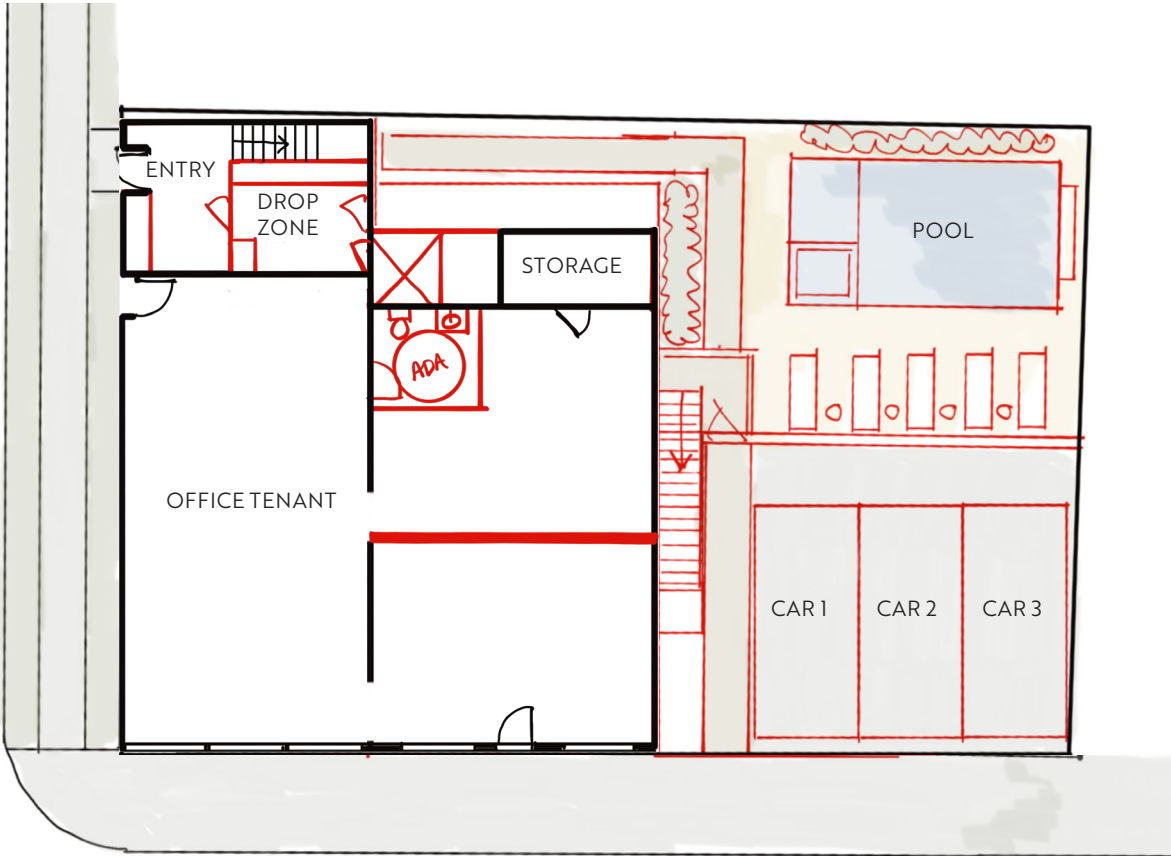
Sanborn Maps

02.

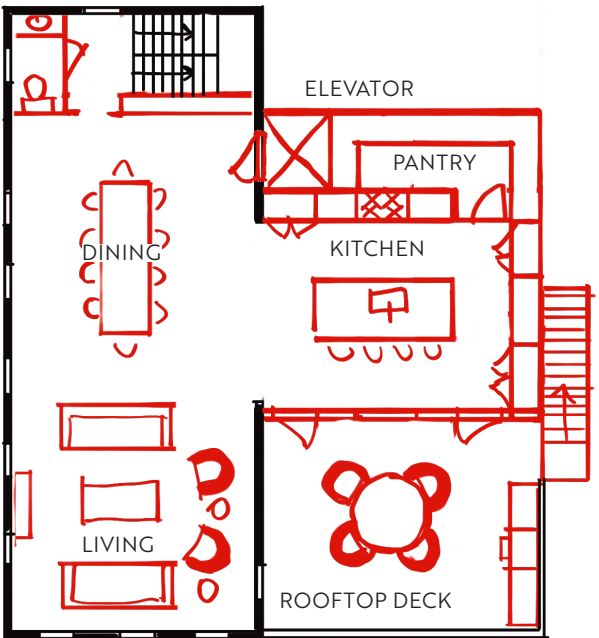
Plans



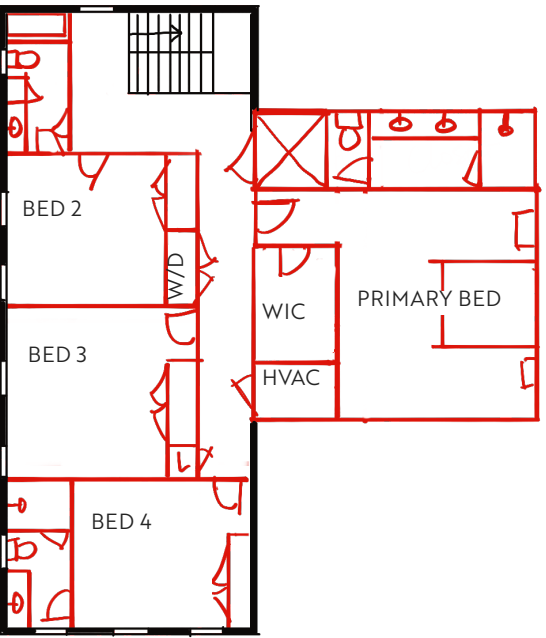
HABITABLE FORM



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

LEGEND

- Existing to remain
- Proposed improvements (add approximately 850 SF)

- This plan would require a Special Exception form the BZA-Z to extend the non-confirming lot coverage, setback, and use
- This plan requires BAR review

NOT TO SCALE

HABITABLE FORM

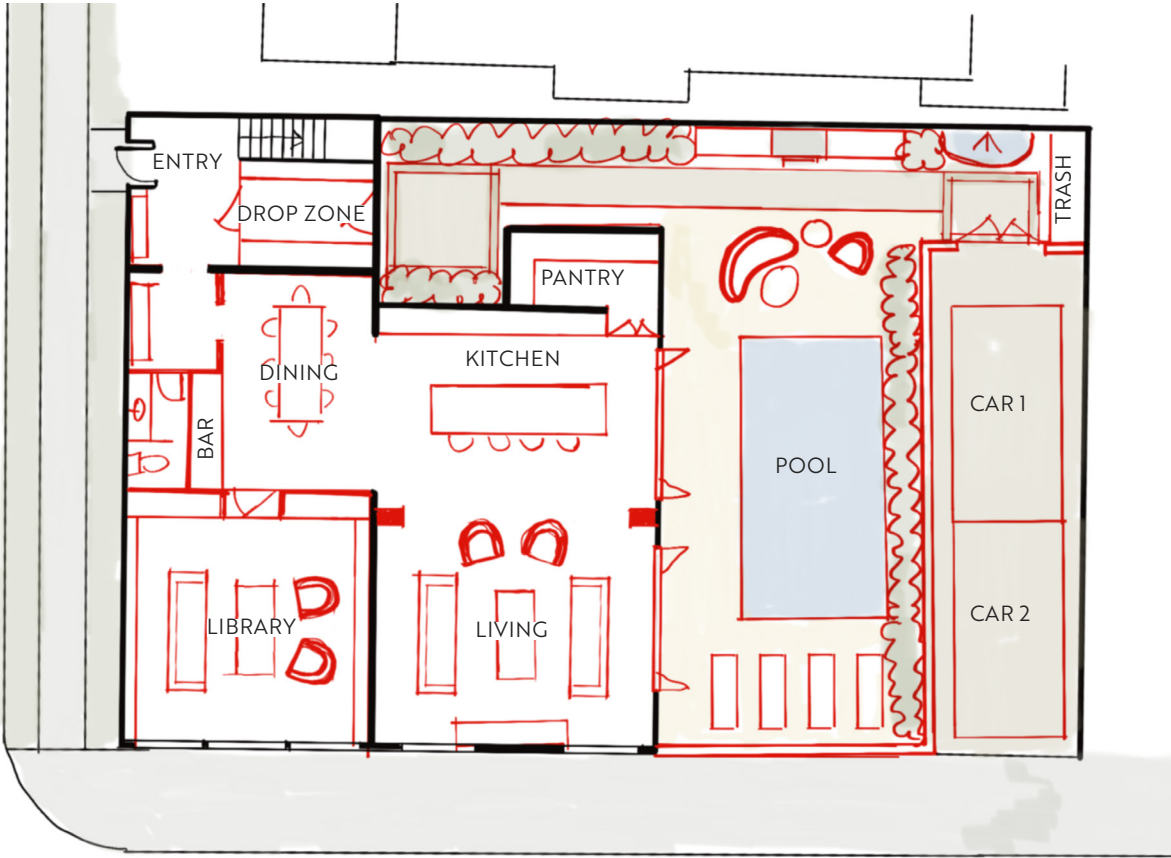
Office w/ Single Family above

HABITABLE FORM

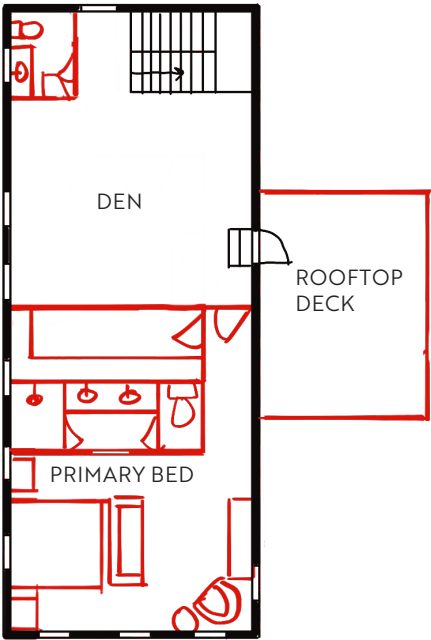
LEGEND

- Existing to remain
- Proposed improvements

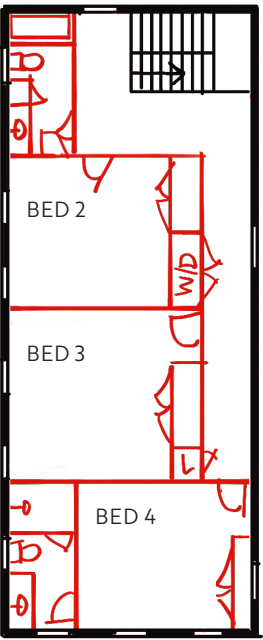
• This plan requires BAR review to make changes to the openings



GROUND FLOOR



FIRST FLOOR



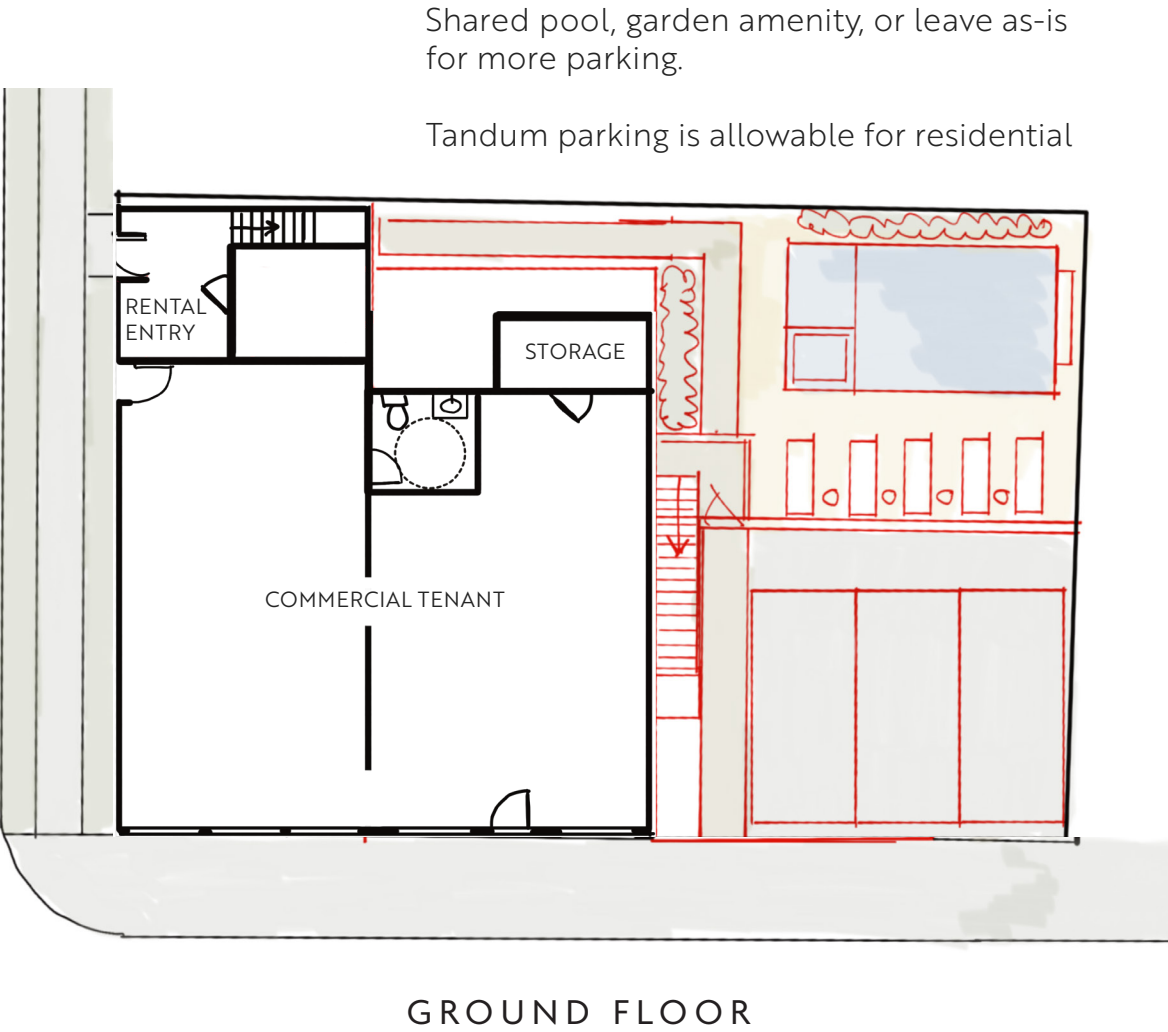
SECOND FLOOR

NOT TO SCALE

HABITABLE FORM

Single Family

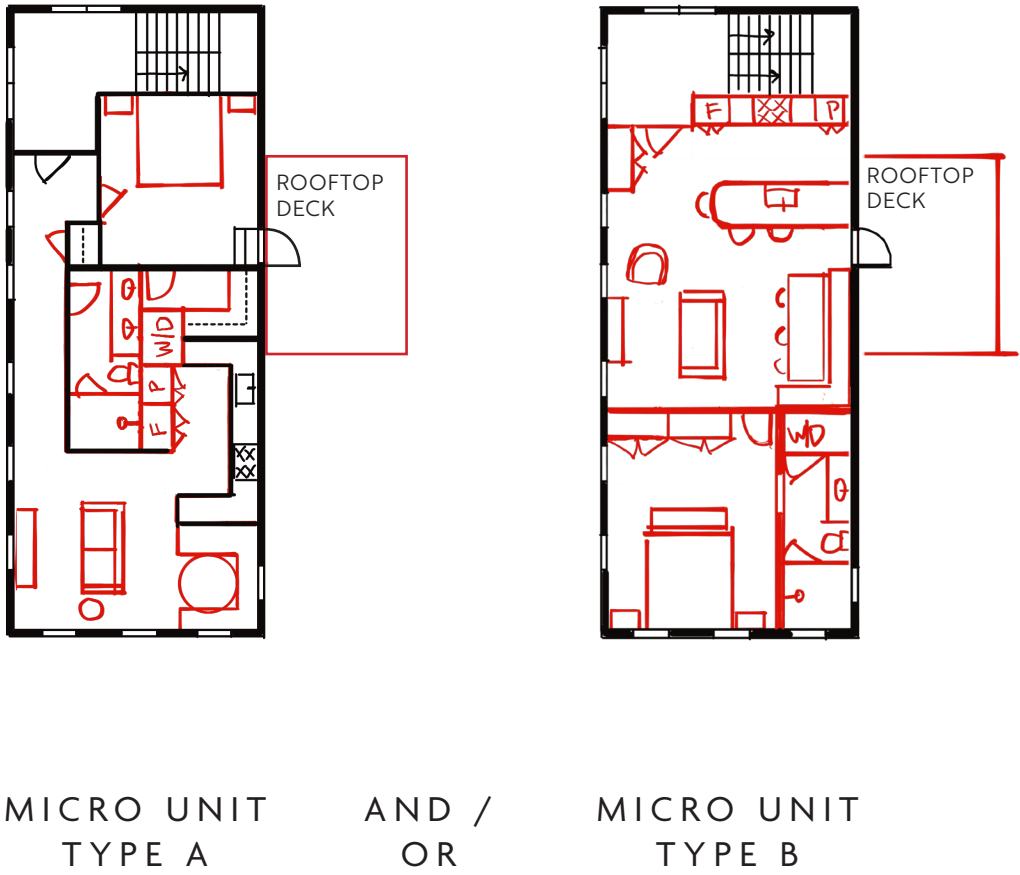
HABITABLE FORM



LEGEND

- Existing to remain
- Proposed improvements

• If the commercial business type is to change, this plan would require a Special Exception form the BZA-Z to extend the non-confirming use



NOT TO SCALE

HABITABLE FORM

Office w/ Rentals above





# Contact

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