

February 5, 1997

Ms. Joni Rennhack
Building Official
City of Charleston
75 Calhoun Street
Charleston, SC 29401

Dear Ms. Rennhack:

As residents of Hasell Street, we first contacted the City's building permit office and the zoning office on December 23, 1996 about the construction work taking place at 28 Hasell Street.

Sited on the northwest corner of East Bay and Hasell Streets, 28 Hasell Street is an extremely visible structure located on one of the principal entrances into Historic Ansonborough. We are very concerned about the fate of this building for the following reasons:

- (1) A building permit issued November 25, 1996 states "APP BAR AND BI for interior and exterior repairs . . . Deck repair and some windows to be replaced with same type windows." These "repairs" and "exploratory changes" (mentioned in the Report to the BAR attached to the application) have essentially gutted the building. The scope of the work is visible from both streets.
- (2) The building permit issued December 11, 1996 stating "BI and BAR approval for ext. painting -- no chgs" has clearly been violated with a dramatic change in colors on both the exterior walls and trim.
- (3) The building is zoned for a single family dwelling, with retail space on the first floor. Ms. Edye Graves in your office researched the property and found "no record for more than one electric, gas, or water meter for the entire building." CPW water meter location permits posted on the front door, however, are for the installation of two water meters (for "29-B Hasell Street" and "29-C Hasell Street").
- (4) In a real estate advertisement in The Post and Courier on December 22, 1996, the owner offered a "penthouse suite" for sale. On January 12, 1997, the owner advertised the sale of two dwelling units at 28 Hasell Street.
- (5) The January 12th advertisement also referred to a 400 square foot deck with the penthouse suite and a second 1,000 square foot deck. These exterior alterations are new and visible from East Bay Street, but were never presented to the Board of Architectural Review for approval in a public meeting.

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- (6) In January, the owner applied to the Board of Adjustment for a variance from Section 54-301 to allow for the two dwelling units -- each unit planned with significantly less square footage than required by ordinance. He further applied for a special exception from Section 54-511 to allow for the two units without providing the four off-street parking spaces required by ordinance. At the January 21 meeting, architect Will Evans requested a 2-week deferral on behalf of the owner; on February 4th, Mr. Evans withdrew the application.
- (7) There has been no public hearing to date, yet construction work continues.

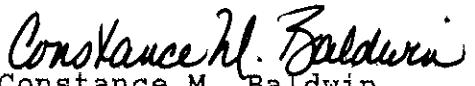
The Historic Ansonborough Neighborhood Association opposes an increase in density and/or parking variances for 28 Hasell Street. Historic Charleston Foundation has appealed any staff decisions from the City Preservation Office on the alterations to the building, specifically citing the roof decks, window removal, and gutting of the structure.

Until complete plans for this project are presented and the public finally has an opportunity to respond, all work should be halted at 28 Hasell Street.

Thank you for your prompt attention to this situation.

Sincerely,


J. Gilbert Baldwin, Jr.
29 Hasell Street
Charleston, SC 29401
TEL 577-3096
FAX 937-0021


Constance M. Baldwin

cc: Mr. Lee Batcheldor
Mr. Charles Chase
Mr. Michael Molony
Mr. Jonathan H. Poston✓

**Courtenay C. McDowell
36 Hasell Street
Charleston, SC 29401**

February 8, 1997

Mr. Leonard Krawcheck
P. O. Drawer 1018
Charleston, SC 29403

Dear Mr. Krawcheck:

I am writing this letter to express my concern over the variance requests for the property at 28 Hasell Street owned by Mr. Leo Chiagouris.

The variance requests were deferred at the January 21 Board of Adjustment meeting and withdrawn at the February 4th meeting. In the meantime, work is proceeding on what appears to be a subdivision of the building(zoned single family with retail space on the first floor) into two residential dwellings.

I am concerned that the continual delay of the public hearings will result in a "hardship application" with Mr. Chiagouris claiming he has spent too much money on the project to be disallowed the variance. This letter is to advise you that I object strenuously and ask the board to realize that funds were spent on the project without the proper issued variances.

Sincerely,

Courtenay McDowell

Courtenay McDowell

cc: Yvonne Fortenberry
Charles Chase
Lee Batchelder
Board of Adjustment
Board of Adjustment and Appeals
Board of Architectural Review
✓ Jonathan Poston
Michael A. Molony

To: Jim Poston
From: Connie Baldwin
DATE: 25 February
RE: 28 Hassell St.

577-3096
937-0021 (FAX)

When the neighbors at 30 Hassell St. returned over the weekend, they found that their east wall was being used to support the extensive deck being built at 28 Hassell. Upon their complaint, a "stop work" order was issued... it was in effect for less than 2 hours before a new permit was issued yesterday.

As you see, this latest permit has full BI, BAR, and ZONING approval for "DECK REPL." - for a deck that never was there! ====

Is there anything we can do to stop this flagrant abuse? I do have calls in to Janie Rennhack and Charles Chase... but, so far, no response...

The Ockories at 30 Hassell are most willing for you to come look up close at what is going on - there is a great view from their 2nd floor east window.

- 1 page to follow -

Thanks!
Connie



April 10, 1997

Mr. Lee Batchelder-
Zoning Administrator
City of Charleston
75 Calhoun Street
Charleston, SC 29401

Re: 28 Hasell Street

Dear Lee:

This is a letter to express support for recent correspondence to you from Courtney McDowell and the Ansonborough Neighborhood Association. I wanted to let you know that the Foundation shares the Association's concerns and continues to oppose two dwelling units for this site. We were disturbed to learn from her letter that separate electrical permits have been obtained for the second and third floor as well as two additional water units. We hope that the city will be as vigilant as possible in assuring that the upper two stories are indeed used as a single family residence.

With best regards, I am

Yours sincerely,

Jonathan H. Poston
Director of Preservation

JHP:tm

cc: Joan L. Rennhack
Yvonne Fortenberry
Courtney McDowell

The
Historic Ansonborough Neighborhood Association



June 22, 1997

Mr. Charles Chase
Board of Architectural Review
75 Calhoun Street
Charleston, SC 29401

Charleston, S.C. 29401

Courtenay C. McDowell
36 Hasell Street
Charleston, SC 29401
723-6500

Re: 28 Hasell Street, across from the Harris Teeter

Dear Charles,

I am reporting a violation of a Board of Architectural Review Board ruling regarding the property at 28 Hasell Street.

The owner requested and was refused permission to install a roof deck on the third floor of the building. In fact, the owner had started the deck without approval and was later required to remove the half-built structure of the roof deck.

In mid-June a Charleston building inspector examined the dwelling. At the time, there was no roof deck on the building. Shortly thereafter on 6/20/97 a roof deck, complete with indoor/outdoor carpeting, was installed. Currently, the roof deck has garden chairs, table, and lounge equipment in place (see photo).

In addition to the obvious violation of the BAR ruling, the owner appears to have created an extremely dangerous condition: the railing above the roof deck appears to be approximately only 24" high on the side facing East Bay Street.

Please respond by letter to the Historic Ansonborough Association regarding this reported violation.

Very truly yours,

Courtenay McDowell
President-elect

cc: Richard Hagerty, M.D.
Yvonne Fortenberry

Jeffrey Rosenblum James Meadors
Douglas Smitts

Courtenay C. McDowell
36 Hasell Street
Charleston, SC 29401
723-6500

June 23, 1997

Mr. Lee Batchelder
Zoning Administrator
75 Calhoun Street
Charleston, SC 29401

Re: 28 Hasell Street at corner of East Bay(across from the Harris Teeter)

Dear Lee:

The work on 28 Hasell Street has finally finished, and its owner, Leo Chiagrouis, is living on the second floor.. The building is zoned for Limited Business with a limitation of one residential unit above the business downstairs because an approval for a variance for two was not granted. No residential parking stickers can be approved due to its LB status.

However, the modifications in place today indicate the building may in the future be used for two apartments or sold as condominiums above the ground floor business area (presently, Ali's Antiques). This would be contrary to the Board of Adjustment's ruling. The indications for two residential uses are:

1. There are two entrances for the second and third floor on Hasell Street (See photo).
2. There are two doorbells for the second and third floor. The first floor business has its own entrance on the diagonal corner of East Bay and Hasell. (See photo)
3. There are two exits for the second and third floor. The Board of Adjustment and Appeals allowed a fire escape for the third floor (most single houses do not have this), and the metal staircase can be seen from neighboring buildings (See photo). The neighborhood association at the Board of Adjustment and Appeals was told that this would not be seen from the street thus it required no BAR approval. The antiques business has its own exit on the first floor onto East Bay.

4. On a tour of the property Mr. Chiagkouris showed me the wet bar and a separate circuit breaker box on the third floor. He said he was going to have a separate water meter for the third floor to help with the water pressure.

5. In addition, Mr. Chiagkouris stated that he had leased two parking spaces on a lot behind the Harris Teeter for the cars for the residential unit as there is no on-site parking. Mr. Chiagkouris is parking now on Hasell Street with three cars (see photo). One car is always illegally parked too close to the corner in the evenings. Does he still have the lease for parking? Who monitors this?

As a neighborhood, we are concerned about upholding the requirements for the building as stated on the 1/8/97 zoning permit approval (See attached). It would be too easy for the owner in the future to make the building two residences without seeking approval. The Ansonborough Neighborhood Association is concerned because of the above appearance of potentially, or in fact, two dwelling residential units. We ask that the following assurances be made by the City to the Ansonborough Association.

1. The property retain its single unit residential status.
2. Insure that parking permits are not extended to residents of 28 Hasell Street and that the illegal parking too close to the corner be monitored. It is a dangerous corner with people turning too quickly on a red or green light off of East Bay onto Hasell.
3. Insure the two parking places identified by permit request and BOA presentation are still in place.

Please advise me by letter of your findings to the above 3 questions.

Sincerely,

Courtenay McDowell, President-elect

CC. Richard Hagerty, M. D Charles Chase Doug Smitts Leonard Krawcheck
Yvonne Fortenberry Howard Chapman James Meadors