

**BOARD OF ZONING APPEALS-ZONING
CITY OF CHARLESTON**

A meeting of the BZAZ will be held Tuesday, January 16, 2018, at 5:15 p.m., in the Public Meeting Room, 1st Flr. at 2 George St. (Gaillard Center Municipal Building)

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

1. 36 N. MARKET ST. 5 GUINGARD ST. AND 235 EAST BAY ST. (458-05-03-041,138 AND 036)
Request special exception under Sec. 54-220 to allow a 50-unit accommodations use in a GB-A (General Business-Accommodations) zone district.
Owners-Apex Real Property, LLC; East Bay 7, LLC/Applicant-Womble Bond Dickinson (US) LLP
2. 8 QUEEN ST. (FRENCH QUARTER) (458-09-01-121)
Request variance from Sec. 54-208 to allow 1 (one) Bed and Breakfast unit without the required one off-street parking space.
Zoned SR-5.
Owner-Leon R. Glass/Applicant-John A. Massalon, Esq.

B. New Applications:

1. 17 LEGARE ST. (CHARLESTOWNE) (457-11-04-111)
Request special exception under Sec. 54-110 to allow a horizontal expansion (equipment building) and vertical extensions (bedroom/bathrooms/stairs) to a non-conforming building footprint with a 0-ft. north side setback (6-ft. required).
Request variance from Sec. 54-301 to allow an addition (1-story equipment building) with a 1-ft. 2-inch rear setback (3-ft. required).
Zoned SR-3.
Owner-Lee Richards/Applicant-Beau Clowney Architects
2. 393 MEADOW BREEZE LN. (SYLVAN SHORES EAST) (310-10-00-197)
Request variance from Sec. 54-301 to allow construction of a single-family residence with a 13-ft. front setback (25-ft. required).
Zoned SR-1.
Owners/Applicants-Jeffrey & Jeneen Nance
3. 217 ASHLEY AVE. (CANNONBOROUGH/ELLIOTBOROUGH) (460-11-04-080)
Request use variance from Sec. 54-203 to allow a 7-unit accommodations use in a DR-2F (Diverse-Residential) zone district.
Request variance from Sec. 54-317 to allow a 7-unit accommodations use with 3 off-street parking spaces (5 spaces required).
Zoned DR-2F.
Owners-Robert J. Lowe, Jr. Trust & Gwendolyn M. Lowe Trust
Applicant-Robert J. Lowe, Jr., Trustee of Robert J. Lowe, Jr. Trust
4. 36 HASELL ST. (ANSONBOROUGH) (458-05-01-035)
Request special exception under Sec. 54-110 to allow a horizontal expansion (1st floor bay) and vertical extensions (2nd floor bay, master bath expansion, closets and dormer) to a non-conforming building footprint that does not meet required 6-ft. east and 12-ft. west side setbacks.
Zoned STR.
Owners-Michael A. Mitchell & R. Tyler Hill/Applicant-Dufford Young Architects
5. 96 S. BATTERY ST. (CHARLESTOWNE) (457-11-02-031)
Request special exception under Sec. 54-110 to allow a new garage that extends the non-conforming 2-ft-rear and 2.5-ft.west side setback (25-ft. and 9-ft. required).
Request variance from Sec. 54-301 to allow a new garage with a 22.7-ft. side street setback (25-ft. required).
Zoned SR-2.
Owner-Everett Smith/Applicant-David Thompson Architect
6. 46 B STATE ST. (FRENCH QUARTER) (458-09-01-142)
Request special exception under Sec. 54-220 to allow a 1-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

BOARD OF ZONING APPEALS-ZONING/JANUARY 16, 2018
PAGE 2

Request special exception under Sec. 54-511 to allow a 1-unit accommodations use without required parking spaces (2 spaces required).
Zoned GB-A.

Owner/Applicant-Gerald A. Kaynard

7. 46 C STATE ST. (FRENCH QUARTER) (458-09-01-143)
Request special exception under Sec. 54-220 to allow a 1-unit accommodations use in a GB-A (General Business-Accommodations) zone district.
Request special exception under Sec. 54-511 to allow a 1-unit accommodations use without required parking spaces (2 spaces required).
Zoned GB-A.
Owner/Applicant-John F. Abess
8. 475 EAST BAY ST. (MAZYCK/WRAGGBOROUGH) (459-13-04-041, 459-13-04-026 THRU 029, 459-13-04-022 AND 023)
Request special exception under Sec. 54-220 to allow a 100-unit accommodations use in a GB-A (General Business-Accommodations) zone district.
Owner-Mayzyck Holdings, LLC/Applicant-Strand Capital Group, LLC
9. 286 MEETING ST. (ANSONBOROUGH) (458-01-03-142)
Request variance from Sec. 54-301 to allow an existing office to be an office use and/or an additional dwelling unit for a total of 10 dwelling units with 1,205sf of lot area per dwelling unit (1,650sf required).
Zoned GB.
Owner-Ken Koffler/Applicant- Neil Stevenson
10. 20 F ST. (WESTSIDE) (463-16-03-044)
Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 2,320sf; 4,000sf required).
Request variance from Sec. 54-301 to allow construction of a single-family residence with a 3.2-ft. south side setback, a 6.2-ft. total side setback (9-ft. and 15-ft. required).
Zoned DR-1.
Owner-USA Regrowth, LLC/Applicant-Troy Ah Yo

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.