

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

A meeting of the BZAZ will be held Tuesday, February 20, 2018, at 5:15 p.m., in the Public Meeting Room, 1<sup>st</sup> Flr. at 2 George St. (Gaillard Center Municipal Building)

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

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

**B. New Applications:**

1. 142 TRADD ST. (CHARLESTOWNE) (457-12-03-069)  
Request use variance from Sec. 54-203 to allow the Charleston Symphony Orchestra Designer Show House from March 13, 2018 to April 15, 2018.  
Zoned DR-1F.  
Owner-Dave Killoran/Applicant-Claudia Porter
2. 86 LENWOOD BLVD. (CHARLESTOWNE) (457-11-04-093)  
Request variance from Sec. 54-301 to allow an existing storage shed to be separately metered for electrical service (Ordinance requires lot area to meet square footage requirement for buildings separately metered).  
Zoned DR-1F.  
Owners-Margaret & Gordon Garrett/Applicant-LFA Architecture
3. 20 F ST. (WESTSIDE) (463-16-03-044)  
Request special exception under Sec. 54-301 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 4.4-ft. south side setback, a 7.9-ft. total side setback and a 40% lot occupancy (9-ft., 15-ft. and 35% lot occupancy limit).  
Zoned DR-1.  
Owner-USA Regrowth, LLC/Applicant-Troy Ahyo
4. 502 KING ST. (CANNONBOROUGH/ELLIOTBOROUGH) (460-12-02-018)  
Request special exception under Sec. 54-206 to allow a late night use (bar/restaurant) within 500 feet of a residential zone district.  
Request special exception under Sec. 54-511 to allow 744sf of inside patron use area for a bar/restaurant use and 1,641sf of office area without required off-street parking spaces (9 spaces required).  
Zoned GB.  
Owner-Ben D'Allesandro/Applicant-AJ Architects
5. 2407 CASTLEREAGH RD. (HEMMINGWOOD) (353-02-00-149)  
Request variance from Sec. 54-301 to allow sections of a fence to be 6-10<sup>8</sup>-ft. in height (Limit is 6-ft.).  
Zoned PUD.  
Owner/Applicant-Lawrence Brubaker
6. 1068 SEASIDE LN. (428-08-00-050)  
Request variance from Sec. 54-824 to allow a subdivision of this lot into three lots with Lot 7-A2 not having any frontage on a public right-of-way and Lot 7-A3 having a frontage of 50-ft. on a public right-of-way (97.14-ft. required).  
Zoned SR-1.  
Owners-Leroy & Shelley Brown/Applicant-Leroy Brown
7. 44 MORRIS ST/183 COMING ST. (CANNONBOROUGH/ELLIOTBOROUGH) (460-12-01-081 and 132)  
Request variance from Sec. 54-301 to allow construction of a duplex building

for a total of 6 dwelling units (4 dwelling units existing) with 1,176sf of lot area per dwelling unit (2,250sf required).

Request variance from Sec. 54-301 to allow 58% lot occupancy (50% lot occupancy limit).

Zoned LB.

Owner-Andrew Hollowell/Applicant-Kevan Hoertdoerfer Architects

8. 28 PITT ST. (HARLESTON VILLAGE) (457-04-01-088)  
Request special exception under Sec. 54-110 to allow a change to a non-conforming use; by allowing a change from a grocery store to a market/cafe' with 286sf of inside patron use area, days of operation Monday-Sunday, hours of operation 7am-10pm and with on-premises consumption of alcohol.  
Zoned DR-1F.  
Owner-Fingers 1032, LLC/Applicant-Edward Crouse

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](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.