

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

A meeting of the BZAZ will be held Tuesday, March 5, 2019, 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 applications from previously advertised BZA-Z agendas. For information call 724-3781.**

1. 80 SOCIETY ST. (UNIT A) (457-04-04-193)  
Request reconsideration of the Board's decision on September 4, 2018.  
Request special exception under Sec. 54-220 to allow a 1-unit accommodations use in a GB-A (General Business-Accommodations) zone district.  
Request variance from Sec. 54-317 to allow a 1-unit accommodations use without required off-street parking spaces (1 space required).  
Zoned GB-A.  
Owners-Theresa Sanders, Russell Waldon, Keith Sanders/Applicant-Briggs & Inglese, LLC
2. 8 ELMWOOD AVE. (HAMPTON PARK TERRACE) (460-02-04-132)  
Request an appeal of the Zoning Administrator's decision to deny an STR permit application based on the date the building was constructed (Ordinance requires building to have been constructed fifty (50) or more years ago).  
Zoned DR-1F.  
Owner/Applicant-A.Tyler Nance
3. ORRS CT. (WESTSIDE) (460-07-02-079)  
Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 2,086sf; 2,500sf required).  
Request variance from Sec. 54-301 to allow construction of a single-family residence with a 3-ft. south side setback, a 6-ft. total side setback (7-ft. and 10-ft. required).  
Zoned DR-2F.  
Owner-Zach Powell/Applicant-RCCBB Properties, LLC

**B. New Applications:**

1. 210 GORDON ST. (WAGENER TERRACE) (463-10-03-064)  
Request special exception under Sec. 54-110 to allow a horizontal expansion and vertical extension that extends a non-conforming 6-ft. east side setback (9-ft. required).  
Request variance from Sec. 54-301 to allow a 2-story addition with a 4.8-ft. west side setback, a 10.8-ft. total side setback and a porch addition with a 3-ft. rear setback (9-ft. 18-ft. and 25-ft. required).  
Zoned SR-2.  
Owners/Applicants-Erik & Melanie Hofstrom
2. 72 KING ST. (CHARLESTOWNE) (457-16-02-087)  
Request use variance from Sec. 54-203 to allow an office use (ground floor) in a SR-5 (Single-Family Residential) zone district.  
Request special exception under Sec. 54-511 to allow 832sf of office area without required off-street parking spaces (2 spaces required).  
Zoned SR-5.  
Owner-72 King, LLC/Applicant-Carl Malory
3. 9 EIGHTH AVE. (WAGENER TERRACE) (463-14-01-015)  
Request special exception under Sec. 54-110 to allow a vertical extension (attic expansion) to a non-conforming use (duplex) that enlarges non-conforming residential units to a non-conforming building footprint that does not meet the required 25-ft. rear setback.  
Request special exception under Sec. 54-110 to allow a vertical extension (2<sup>nd</sup> story studio/stairs) to a non-conforming garage footprint that does not meet the required 60-ft. front setback, 25-ft. rear setback and 9-ft. south side setback.  
Zoned SR-2.  
Owner-Sharon Phillips/Applicant-Neil Stevenson Architects
4. 725 KING ST. (WESTSIDE) (460-04-01-102)  
Request special exception under Sec. 54-501 to allow construction of a mixed use building, with 1,435sf of retail space (1<sup>st</sup> floor), 1,684sf of office space (2<sup>nd</sup> and 3<sup>rd</sup>

floors) and two residential affordable housing units (3<sup>rd</sup> floor) without required off-street parking spaces (8 spaces required).

Zoned GB.

Owner-725 King, LLC/Applicant-Neil Stevenson Architects

5. 116 CANNON ST. (CANNONBOROUGH/ELLIOTTBOROUGH) (460-11-04-164)  
Request special exception under Sec. 54-110 to allow a 2-story addition that extends a non-conforming 12.9-ft. total side setback (15-ft. required).  
Request variance from Sec. 54-301 to allow the reestablishment of two dwelling units (duplex) with 2,361sf of lot area per dwelling unit (3,000sf required).  
Zoned LB.

Owners-Jon & Ashley Baize/Applicant-AJ Architects

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.