

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

A meeting of the BZAZ will be held Tuesday, April 16, 2019, 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. 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
2. 193,195,197 AND 199 JACKSON ST. (EASTSIDE) (459-05-01-047)
Request variance from Sec. 54-317 to allow (4) existing buildings with restaurant uses having 1,242sf of inside restaurant patron use area and 1,670sf of outside restaurant patron use area with 6 off-street parking spaces (26 spaces required).
Zoned LB.
Owner-Mt. Vernon Partners/Applicant-Marc Eves

B. New Applications:

1. 35 BARRE ST. (HARLESTON VILLAGE) (457-03-03-042)
Request variance from Sec. 54-824 to allow a subdivision of this lot to create (Lot 5-1 and Lot 5-2), with (Lot 5-2) having a lot frontage of 21.4-ft. (52.9-ft. required).
Zoned SR-2.
Owner-Twin Rivers, LLC/Applicant-Hank Hofford
2. 2311 PEONIE ST. (ROSEMONT) (464-01-00-169)
Request special exception under Sec. 54-110 to allow the horizontal expansion and vertical extension of a non-conforming building footprint (single-family residence) that does not meet the required 9-ft. east side setback and 25-ft. front setback.
Request variance from Sec. 54-301 to allow a (2-story porch addition) with a 8.5-ft. west side setback (9-ft. required).
Zoned SR-1.
Owner-Michele Day/Applicant-Crosby Creations
3. 1 WATER ST. (CHARLESTOWNE) (457-16-04-063)
Request special exception under Sec. 54-110 to allow the addition of front steps that extends a non-conforming 4.5-ft. east side setback (6-ft. required).
Request variance from Sec. 54-301 to allow front steps addition, rear elevated patio and rear steps having a 49% lot occupancy (35% limitation; existing lot occupancy 43%).
Zoned SR-3.
Owners-Denise & Bernard Mansheim/Applicant-Julia F. Martin Architects
4. NORTH MARKET ST., CHURCH ST., ANSON ST., AND PICKNEY ST. (458-05-03-005 AND 017)
Request special exception under Sec. 54-220 to allow a 115-unit accommodations use in a GB-A (General Business-Accommodations) zone district.
Owner-SCM Charleston Market Investors, LLC/Applicant-Capers G. Barr, III
5. 33 HASELL ST. (ANSONBOROUGH) (458-05-01-067)
Request variance from Sec. 54-301 to allow a 1-story garden shed addition with a 0-ft. rear setback and a 0-ft. east side setback (6-ft. and 25-ft. required).
Zoned STR.
Owners-William C. & Karen P. Prewitt/Applicant-Karen Prewitt

BOARD OF ZONING APPEALS-ZONING/APRIL 16, 2019
PAGE 2

6. 414 KING ST. (MAZYCK/WRAGGBOROUGH) (460-16-02-048)
Request special exception under Sec. 54-511 to allow 4,480sf of inside patron use area for a restaurant use without required off-street parking spaces (30 spaces required).
Zoned GB.
Owner-414 King Street, LLC/Applicant-The Middleton Group
7. 1094 SECESSIONVILLE RD. (FARMINGTON) (425-16-00-134)
Request variance from Sec. 54-301 to allow a sunroom addition with a 14-ft. rear setback (25-ft. required).
Zoned SR-1.
Owner/Applicant-Mike Wagoner
8. 472 (A&B) MEETING ST. (EASTSIDE) (459-05-03-135)
Request special exception under Sec. 54-206 to allow a late night use bar/restaurant within 500 feet of a residential zone district.
Zoned GB.
Owner-Nassau Development, LLC/Applicant-Jeffrey Yurfest
9. BROAD AND BARRE STREETS (HARLESTON VILLAGE) (457-07-01-030)
Request variance from Sec. 54-353(d) to allow construction of attached dwelling units (townhouses) with (Lots 5 and 6) having a 0-ft. side setback; (Lot 19) having a 0-ft. side setback (6-ft. and 3-ft. required).
Request variance from Sec. 54-353 (e) to allow construction of attached dwelling units (townhouses) with (Lots 6 thru 11) and (Lots 14-19) having an 8-ft. rear setback; (Lots 1 thru 5) and (Lots 12 and 13) having a 0-ft. rear setback (16-ft. required).
Request variance from Sec. 54-353 (g) to allow construction of attached dwelling units (townhouses) that exceed the required 50% maximum lot occupancy.
Request variance from Sec. 54-353 (j) to allow construction of (7) attached dwelling units (townhouses) in a continuous row (Ordinance requires that not more than six (6) such dwelling units shall be constructed or attached together in a continuous row).
Zoned LB.
Owner-The Beach Company c/o Dan Doyle/Applicant- The Beach Company c/o G. Trenholm Walker
10. TRIPE ST. AND MAIN ST. (MARYVILLE/ASHLEYVILLE) (418-11-00-034)
Request variance from Sec. 54-824 to allow a subdivision of this lot to create 6 lots with 5 lots (Lots B, C, D, E and F) that do not meet the required frontage of 52.9-ft. on a public right-of-way (Lot frontages will range from 50.21-ft. to 51.11-ft.).
Zoned SR-4.
Owner-Bubsy, LLC/Applicant-Keith Waring
11. 38 NASSAU ST. (EASTSIDE) (459-09-02-033)
Request special exception under Sec. 54-110 to allow an addition (bathrooms) that enlarges a non-conforming duplex use.
Zoned DR-2F.
Owners-Beatrice Bernier, Steve Bailey/Applicant-J. Michael Atkinson
12. 125 SIMONS ST. (WAGENER TERRACE) (463-11-04-082)
Request special exception under Sec. 54-110 to allow a vertical extension (studio/bath/closet/stairs) to a non-conforming building footprint (garage) that does not meet required rear and west side setback (25-ft. and 9-ft. required).
Request variance from Sec. 54-306 (A) to allow a vertical extension (2nd story) that exceeds the required one and one-half story limitation for a residential zoned property.
Zoned SR-2.
Owner/Applicant-Will Waterhouse

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.