

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

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

1. 32 KING ST., 334 KING ST. AND 36 GEORGE ST. (457-04-02-007,008,006 AND 082)  
Request special exception under Sec. 54-220 to allow a 22-unit accommodations use in a GB-A (General Business-Accommodations) zone district.  
Owners-Alterman Family Limited Partnership, Alterman Elza M. Life Estate, JPM Naples SPE, LLC  
Applicant-LS3P
2. 22 REID ST., 24 REID ST. AND 25 AMHERST ST. (EASTSIDE) (459-09-04-038, 050 AND 051)  
Request variance from Section 54-824 to allow a subdivision to create 5 lots that do not meet the required lot frontage (50-ft. required).  
Zoned DR-2F.  
Owners-262 Ashley Avenue, LLC, Amherst Street, LLC, 25 Nassau Charleston, LLC/Applicant-Luke Morrison

**B. New Applications:**

1. 36 N. MARKET ST. (458-05-03-041)  
Request reconsideration of the Zoning Administrator's decision to allow an event space use without providing off-street parking spaces or receiving the approval of the Board of Zoning Appeals-Zoning for a change to the non-conforming use of the building.  
Zoned GB-A.  
Owner-Pearce Development, LLC/Applicant-241-243 East Bay Holdings, LLC
2. 52 NUNAN ST. (WESTSIDE) (460-07-01-023)  
Request special exception under Sec. 54-110 to allow a additions (porches/ stairs/hvav platform) that extend a non-conforming 4.98-ft. west side setback 8.67 total side setback (7-ft. and 10-ft. required).  
Zoned DR-2F.  
Owner-Deborah Rene Diggles/Applicant-Walter Brown
3. 46 KENNEDY ST. (WESTSIDE) (460-07-04-103)  
Request variance from Sec. 54-301 to allow construction of a detached accessory building (storage/studio/bath/loft) with a 40.5-ft. front setback (60-ft. required).  
Zoned DR-2F.  
Owner-Emily Connor/Applicant-Crosby Creations
4. 35 HANOVER ST. (EASTSIDE) (459-09-02-076)  
Request variance from Sec. 54-301 to allow the establishment of two dwelling units (duplex) with 1,271sf of lot area per dwelling unit (2,000sf required).  
Request special exception under Sec. 54-511 to allow two dwelling units (duplex) without required off-street parking spaces (4 spaces required).  
Zoned DR-2F.  
Owner-35 Hanover, LLC/Applicant-Christopher DiMatria
5. 209 FISHBURNE ST. (WESTSIDE) (460-07-01-012)  
Request special exception under Sec. 54-110 to allow a one-story addition (master bedroom/baths/closet/storage) that extends a non-conforming 0-ft. east setback, a 7-ft. total side setback (3-ft. and 10-ft. required)  
Request variance from Sec. 54-301 to allow front steps and rear one-story addition with a 55% lot occupancy (50% limitation; existing lot occupancy is 40%).  
Zoned DR-2F.  
Owner/Applicant-Baldor Properties, LLC

**BOARD OF ZONING APPEALS-ZONING/JUNE 5, 2018**  
**PAGE 2**

6. 1620 PINCKNEY PARK DR. (STONO PARK) (350-06-00-093)  
Request variance from Sec. 54-301 to allow a fence addition with an 8-ft. height adjacent to Betsy Road right-of-way (Limit is 6-ft.).  
Zoned STR.  
Owner-Jack Vander Pol/Applicants-Jack Vander Pol, Rebecca Dagley
7. 78 VANDERHORST (RADCLIFFEBOROUGH) (460-15-04-018)  
Request variance from sec. 54-301 to allow an addition (steps) with a 63% lot occupancy (35% limitation; existing lot occupancy is 60%).  
Zoned DR-1.  
Owner-MaryAnne Poole/Applicant-Becky Fenno, Architect
8. 15 STRAWBERRY LN. (NORTH CENTRAL) (460-03-02-168)  
Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,949sf; 2,500sf required).  
Request variance from Sec. 54-301 to allow construction of a single-family residence with a 3.3-ft. west side setback, a 6.25-ft. total side setback (3-ft. and 10-ft. required).  
Request variance from Sec. 54-317 to allow a single-family residence with 1 off-street parking space (2 spaces required).  
Zoned DR-2F.  
Owner-782-A Rutledge, LLC/Applicant-Clarke Design Group
9. 1 ASHLEY BLVD. (CHARLESTOWNE) (457-11-01-039)  
Request variance from Sec. 54-353 to allow construction of attached dwelling units (duplexes) with a 9-ft. rear setback (overhang) (16-ft. required).  
Request variance from Sec. 54-353 to allow construction of an attached dwelling unit with a 6-ft. 3-inch (building) side street setback (South Battery) and a 2-ft. 1-inch (balcony overhang) side street setback (South Battery) (10-ft. required).  
Request variance from Sec. 54-353 to allow construction of an attached dwelling unit with a 8-inch (balcony overhang) side street setback (Tradd Street) (10-ft. required).  
Zoned STR.  
Owner-Barnes, Moultrie, Ward, LLC/Applicant-Neil Stevenson Architects
10. 36 SOUTH ST. (EASTSIDE) (459-09-03-027)  
Request special exception under Sec. 54-110 to allow a 2-story addition (master bedrooms/baths/closets/porches/steps) that enlarges a non-conforming duplex use.  
Zoned DR-2F.  
Owner-Craig Evans/Applicant-Barbara Looney, Architect
11. 19 HAGOOD AVE. (WESTSIDE) (460-00-00-017)  
Request special exception under Sec. 54-220 to allow a 250-unit accommodations use in a MU2/WH (Mixed Use 2 Workforce Housing) zone district.  
Owner-M.U.S.C./Applicant-James Wilson
12. 10 LAFAR ST. (DANIEL ISLAND) (271-15-03-005)  
Request variance to the Daniel Island Master Plan zoning regulations to allow additions to encroach within the required 10-ft. setback from the Visual Buffer zone.  
Zoned DI-R.  
Owners-Ashley & Matt Severance/Applicant-Beau Clowney Architects
13. 2 COLLETON DR. (BYRNES DOWNS) (421-01-00-091)  
Request variance from Sec. 54-301 to allow 1-story additions with a 16-ft. 4-inch front setback from Ludwell St., a 10-ft. 2-inch front setback from Colleton Dr.; an 11-ft. 9-inch rear setback from the adjacent lot on Colleton Dr., and a 17-ft. rear setback from the adjacent lot on Ludwell

**BOARD OF ZONING APPEALS—ZONING/JUNE 5, 2018**  
**PAGE 3**

St. (25-ft. and 25-ft. required).  
Zoned SR-1.

Owners-Maxie Wayne, Elizabeth L. Phillips/Applicant-Maxie “Wayne” Phillips

14. 176 CONCORD ST. (PORTION OF TMS# 459-00-00-009)  
Request to amend special exception, Sec. 54-220 approval on  
September 20, 2016, to add retail as an accessory use and revise  
the parking plan for an approved 225-unit accommodations use in  
a LI-A (Light Industrial-Accommodations) zone district.  
Owner/Applicant-Leucadia Coast Properties, LLC

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.