

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

A meeting of the BZAZ will be held Tuesday, June 19, 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. 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. 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

**B. New Applications:**

1. 99 IRON BOTTOM LN. (DANIEL ISLAND) (276-01-02-057)  
Request variance from Sec. 54-823 (Daniel Island Master Plan) to allow a deck/spa addition with an 8-ft. rear setback (20-ft. required).  
Zoned DI-R.  
Owner/Applicant-Michael Golden
2. 121 CHADWICK DR. (SOUTH WINDERMERE) (421-05-00-098)  
Request variance from Sec. 54-301 to allow a 2-story addition (garage/craft room) with a 4-ft. north side setback (9-ft. required).  
Zoned SR-1.  
Owners/Applicants-Thomas A. & Roberta Jennings
3. 23 MONTAGU ST. (HARLESTON VILLAGE) (457-03-04-100)  
Request variance from Sec. 54-301 to allow a 1-story addition (garage) with a 4-ft. rear setback, a 4-ft. west side setback and to allow a hvac platform with a 2.5-ft. west side setback (25-ft. and 9-ft. required).  
Zoned DR-1F.  
Owner-Trapp Hampton Reid Lewis/Applicant-Craft Design Studio, PLLC
4. 61 STATE ST. (458-05-03-088)  
Request special exception under Sec. 54-220 to allow a 50-unit accommodations use in a GB-A (General Business-Accommodations) zone district.  
Owners-IBG Partners, Poppy Holdings, LLC/Applicant-James Wilson
5. STEFAN DR. (343-07-00-181,182,183 AND 184)  
Request variance from Sec. 54-824 to allow a subdivision to create 7 lots that do not meet the minimum lot frontage requirement (80-ft. required).  
Zoned DR-12.  
Owner-Stephan Drive, LLC/Applicant-Rooke Company, LLC
6. 1408 FT. JOHNSON RD. (OAKCREST) (425-14-00-097)  
Request variance from Sec. 54-301 to allow a carport addition with a 9.5-ft. rear setback (25-ft. required)  
Zoned SR-1.  
Owners/Applicants-Theodore & Barbara McDaniel

**BOARD OF ZONING APPEALS—ZONING/JUNE 19, 2018**  
**PAGE 2**

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.