

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

A meeting of the BZAZ will be held Tuesday, September 19, 2017, 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. RAILROAD RIGHT-OF-WAY ADJACENT TO 652 KING ST. (459-05-03-136)
Request variance from Sec. 54-415 of the Zoning Ordinance to permit an off-premises billboard structure to be constructed at the proposed location to replace an existing billboard structure located on the north side of Line Street (TMS# 459-05-03-136).
Request variance from Sec. 54-404 of the Zoning Ordinance to permit the new billboard signs as tri-vision signs.
Zoned LI.
Owner-Norfolk Southern/Applicant-Adams Outdoor Advertising
2. 102 ALEXANDER ST. (MAZYCK/WRAGGBOROUGH) (459-13-02-016)
Request reconsideration of the Zoning Administrator's decision that the use of this property as a public parking lot is a legal non-conforming use.
Zoned DR-1F.
Owner-NCGS/Applicant-Lisa Thomas

B. New Applications:

1. 145-147 EAST BAY ST. (FRENCH QUARTER) (458-09-01-008)
Request reconsideration of the Zoning Administrator's decision to allow construction of a commercial building with ingress and egress across an adjacent parcel zoned SR-5 (Single-Family Residential).
Zoned LB/SR-5.
Owner-Atlantic South Development/Applicants-Susan Bass, Tom Bradford
2. 192 EAST BAY ST. (458-09-02-159 AND 080)
Request special exception under Sec. 54-220 to allow a 4-unit accommodations use in a GB-A (General Business-Accommodations) zone district.
Request variance from Sec. 54-317 to allow a 4-unit accommodations use without off-street parking spaces (3 spaces required).
Zoned GB-A.
Owner-Grassroots Holdings II, LLC/Applicant-Michael John Clemmens
3. 1648 RELYEA AVE. (426-05-00-087)
Request special exception under Sec. 54-110 to allow an extension (2nd story addition) to a non-conforming building footprint that does not meet the required 25-ft. rear setback.
Zoned SR-1.
Owner-Benjamin Thrash/Applicant-Wayne Hucks
4. 281 COMING ST. (CANNONBOROUGH/ELLIOTBOROUGH) (460-08-01-047)
Request special exception under Sec. 54-110 to allow a horizontal expansion and a vertical extension (2nd story bedroom/bath) to a non-conforming building footprint that does not meet the required north side setback (3-ft. required).
Request variance from Sec. 54-317 to allow an additional dwelling unit (duplex) without required parking spaces (4 spaces required).
Zoned DR-2F.
Owner-281 Coming Street, LLC/Applicant-Rockell Construction, LLC
5. 4 NUNAN ST. (WESTSIDE) (460-07-02-221)
Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,661sf; 2,500sf required).
Request variance from Sec. 54-301 to allow construction of a single-family residence with a 2.94-ft. east side setback and hvac platform with a 0.5-ft. east side setback (3-ft. required).
Zoned DR-2F.
Owner-City of Charleston/Applicant-Michael Kiefer

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6. 4 GRANTS CT. (WESTSIDE) (460-07-02-222)
Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,679sf; 2,500sf required).
Request variance from Sec. 54-301 to allow construction of a single-family residence with a 3.3-ft. south side setback (7-ft. required).
Zoned DR-2F.
Owner-City of Charleston/Applicant-Michael Kiefer

7. 87 COOPER ST. (EASTSIDE) (459-05-04-122)
Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 2,297sf; 2,500sf required).
Zoned DR-2F.
Owner-City of Charleston/Applicant-Michael Kiefer

8. 59 RADCLIFFE ST. (RADCLIFFEBOROUGH) (460-16-01-059)
Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,053sf; 4,000sf required).
Request variance from Sec. 54-301 to allow construction of a single-family residence with a 4-inch east side setback, a 5-ft. 8-inch west side setback, a 6-ft. total side setback and 54% lot occupancy (3-ft. 9-ft. 15-ft. required 35% lot occupancy limit).
Zoned DR-1.
Owners-Radcliffe Street Properties, LLC; S.C. Renovation Group
Applicant-John Douglas Tucker, Architect

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.