

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

A meeting of the BZAZ will be held Tuesday, October 17, 2017, at 5:15 p.m., in the Public Meeting Room, 1st Flr. at 2 George St. (Gaillard Center Municipal Building)

A. MINUTES

1. Minutes: 05/02/17; 05/16/17.

B. Deferred applications from previously advertised BZA-Z agendas. For information call 724-3781.

1. 891 RUTLEDGE AVE. (WAGENER TERRACE) (463-08-03-014)
Request special exception under Sec. 54-110 to allow a 1-story addition (kitchen expansion/master bedroom/bath/porch) that extends a non-conforming 3.3-ft. north side setback (9-ft. required).
Request variance from Sec. 54-301 to allow a 1-story addition (kitchen expansion/master bedroom/bath/porch) with a 3.3-ft. rear setback (25-ft. required).
Zoned SR-2.
Owner-Ann Stafford/Applicant-E.E. Fava Architects
2. 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-Rockwell Construction, LLC

C. New Applications:

1. 27 CAROLINA ST. (WESTSIDE) (460-04-03-103)
Request reconsideration of the Zoning Administrator's decision to allow an addition that does not meet the 15-ft. total side setback.
Zoned DR-1F.
Owner-27 Carolina, LLC/Applicant-John Sullivan
2. 540 KING ST. (460-08-04-062)
Request variance from Sec. 54-317 to allow construction of a mixed use building (retail/office/residential) without required off-street parking spaces (12 parking spaces required).
Zoned GB.
Owner-Vanderking, LLC/Applicant-The Middleton Group
3. 1874 BEECHWOOD RD. (354-04-00-163)
Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 8,511sf; 9,000sf required).
Zoned SR-1.
Owner-Brian C. Bayliff/Applicant-Melanie Anne Emery, Esquire
4. 49 TRADD ST. (HARLESTON VILLAGE) (458-13-01-008)
Request special exception under Sec. 54-110 to allow a stair addition that extends a non-conforming 2.47 east side setback (3-ft. required).
Request variance from Sec. 54-301 to allow a stair addition with a 63.5% lot occupancy (35% limit; 61% existing).
Zoned SR-5.
Owner-Traddy Shack Two, LLC/Applicant-Tyler A. Smyth, 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.