

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

A meeting of the BZAZ will be held Tuesday, November 6, 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. No Deferred Applications.

**B. New Applications:**

1. 167 COMING ST. (RADCLIFFEBOROUGH) (460-12-03-034)  
Request reconsideration of the Zoning Administrator's approval of a Bed and Breakfast use.  
Zoned DR-1.  
Owners/Applicants-Benjamin & Lydia (Onna) Mack
2. 15 BROAD ST. (FRENCH QUARTER) (458-09-03-132)  
Request one-year extension of a vested right that expires on December 31, 2018, pursuant to Sec. 54-962. Vested right pertains to a variance granted under Sec. 54-301 on June 21, 2011 to allow 3 dwelling units with a condition that ground floor can't have any residential use in a LB (Limited Business) zone district.  
Owner-Leap, LLC/Applicant-Carl Mabry
3. 11.5 SAINT PHILIP ST. (HARLESTON VILLAGE) (457-04-03-112)  
Request one-year extension of a vested right that expires on December 31, 2018, pursuant to Sec. 54-962. Vested right pertains to a use variance granted under Sec. 54-203 to allow an office use in an existing 2-story building and special exception granted under Sec. 54-511 to allow 3,920sf (1<sup>st</sup> and 2<sup>nd</sup> flrs) of office space without required parking spaces on November 18, 2014 in a DR-2F (Diverse-Residential) zone district.  
Owner-85 & 87 Wentworth, LLC/Applicants-Annie Carr & Colin Colbert
4. 7 CALHOUN ST. (458-01-02-067)  
Request one-year extension of a vested right that expires on December 31, 2018, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on December 4, 2007, for a 100-unit accommodations use in a MU-2 (Mixed Use) zone district.  
Owner-RB Charleston, LLC/Applicant-Hellman Yates & Tisdale, PA
5. 246 SPRING ST. (WESTSIDE) (460-10-02-005)  
Request one-year extension of a vested right that expires on December 31, 2018, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on December 18, 2012, for a 125-unit accommodations use in a MU-2/WH (Mixed Use Work Force Housing) zone district.  
Owner-Spring Street Ventures, LLC/Applicant-Womble Bond Dickerson (US), LLP
6. 317 SAVANNAH HWY (421-07-00-003)  
Request one-year extension of a vested right that expires on December 31, 2018, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on December 4, 2007 for 150-unit accommodations use in a GB-A (General Business-Accommodations) zone district.  
Owner-Riverview Ventures, LLC/Applicant-Womble Bond Dickerson (US), LLP
7. 14 NEW ST. (CHARLESTOWNE) (457-12-03-114)  
Request one-year extension of a vested right that expires on December 31, 2018, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-110 on May 3, 2016, for a vertical extension (increasing height of rear 2-story dependency) in a DR-1F (Diverse-Residential) zone district.  
Owners-Kellen & Katherine Cooney/Applicant-Beau Clowney Architects

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8. 1673 PEARLOTT ST. (STONO PARK) (350-06-00-154)  
Request use variance from Sec. 54-208.3 (4) to allow a residential STR use that does not have a 4% homeowner's assessment ratio.  
Zoned STR.  
Owner-Hammond Living Trust/Applicant-Brittany Hammond
9. 284 KING ST., 292 KING ST. 93 SOCIETY ST. AND 95 SOCIETY ST.  
(457-04-04-039,043 AND 321)  
Request special exception under Sec. 54-220 to increase the number of units in an existing accommodations use from 19 to 25 units (6 additional units) in a GB-A (General Business-Accommodations) zone district.  
Owner-284 King Street Comm., LLC/Applicant-Neil Stevenson Architects
10. 27 SHEPPARD ST. (EASTSIDE) (459-05-03-030)  
Request special exception under Sec.54-110 to allow a 2-story addition (baths/bedrooms/closets/covered porch that extends a non-conforming 0-ft. east side setback and a non-conforming 6-ft. west side setback (3-ft. and 7-ft. required).  
Request variance from Sec. 54-301 to allow a 2-story addition having a 64% lot occupancy (50% limitation; existing lot occupancy is 38%).  
Zoned DR-2F.  
Owner-Sweetgum, LLC/Applicant-Gene Morrison
11. 930 ASHLEY AVE. (WAGENER TERRACE) (463-11-01-021)  
Request special exception under Sec. 54-110 to allow a horizontal expansion (bath/covered stoop/stairs) and vertical extension (half-story storage/loft) to a non-conforming building footprint (detached accessory building) that does not meet required 25-ft. rear and 9-ft. north side setback.  
Zoned SR-2.  
Owners/Applicants-Deidre & John Zahl
12. 26 REID ST. (EASTSIDE) (459-09-04-040)  
Request special exception under Sec. 54-5-1 to allow new construction of a single-family residence on a lot of insufficient size (Lot area 2,244sf; 2,500sf Required).  
Request variance from Sec. 54-301 to allow construction of a single-family residence with a 4-ft. 8-inch front setback (steps) and a 3.5-ft. (deck) west side setback 10-ft. and 7-ft. required).  
Zoned DR-2F.  
Owner-Charleston Habitat for Humanity/Applicant-Lynn Bowlen
13. 3 BEE ST. (RADCLIFFEBOROUGH) (460-15-02-095)  
Request special exception under Sec. 54-110 to allow a 2-story addition (kitchen expansion/den/family room/master bedroom/bath) that extends a non-conforming 0-ft. east side setback (3-ft. required).  
Request variance from Sec. 54-301 to allow a 2-story addition having a 40% lot occupancy (35% limitation; existing lot occupancy is 29%).  
Zoned DR-1.  
Owner-Melissa Linton/Applicant-Julia F. Martin Architects
14. 29 BROAD ST. (CHARLESTOWNE) (458-09-03-125)  
Request variance from Sec. 54-301 to allow 2 dwelling units (front building, 2<sup>nd</sup>, 3<sup>rd</sup> and attic) rear building (1<sup>st</sup> and 2<sup>nd</sup> flrs.) with 1,263.5 square feet of lot area per dwelling unit (3,000sf required).  
Request special exception under Sec. 54-511 to allow 2 dwelling units without providing required parking spaces (3 spaces required).  
Zoned LB.  
Owner-Lot 5569 Palmetto Bluff, LLC/Applicant-Renew Urban

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.