

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

A meeting of the BZAZ will be held Tuesday, November 7, 2017, 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 application from previously advertised BZA-Z agendas. For information call 724-3781.**

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

**B. New Applications:**

1. 27 CAROLINA ST. (WESTSIDE) (460-04-03-103)  
Request special exception under Sec. 54-110 to allow a 2-story addition (kitchen expansion/laundry/mud room porch/bedrooms expansion/porch) that extends a non-conforming 12.4-ft. total side setback (15-ft.required).  
Request variance to allow a 2-story addition with a roof overhang west side setback of 7-ft., a roof overhang total side setback of 9.5-ft. and a building total side setback of 12-ft. (9-ft. and 15-ft. required).  
Zoned DR-1F.  
Owner/Applicant-27 Carolina, LLC
2. 67 CANNON ST. (CANNONBOROUGH/ELLIOTBOROUGH) (460-12-01-006)  
Request special exception under Sec. 54-110 to allow a first floor porch extension and porch enclosure (bedroom/bath) and a vertical extension (2<sup>nd</sup> floor bedroom/closet) to a non-conforming building footprint that does not meet the required 15-ft. total side setback.  
Request variance from Sec. 54-301 to allow the re-establishment of 4 dwelling units (duplex and rear cottages) with 1,319sf of lot area per dwelling unit (2,250sf required).  
Request variance from Sec. 54-301 to allow an addition with a 55.5% lot occupancy (50% lot occupancy limit).  
Request variance from Sec. 54-317 to allow 4 dwelling units with 2 parking spaces (6 spaces required).  
Zoned LB.  
Owner-Stevenson Bennett/Applicant-Randolph Martz
3. 18 CHURCH ST. (CHARLESTOWNE) (457-16-04-048)  
Request variance from Sec. 54-301 to allow a stair addition with a lot occupancy of 44% (35% lot occupancy limit; existing lot occupancy is 42%).  
Zoned SR-4.  
Owners-William & Hildie Lyddan/Applicant-Julia F. Martin Architects
4. 2126 PARKWAY DR. (343-02-00-026)  
Request special exception under Sec. 54-110 to allow a 1-story addition (bathroom) that extends a non-conforming 23-ft. rear setback (25-ft. required).  
Zoned SR-1.  
Owner/Applicant-Dana Berlin Strange
5. 22 ELLIOTT ST. (CHARLESTOWNE) (458-09-03-111)  
Request special exception under Sec. 54-110 to allow a 2-story addition (living room/bath/family room) that extends a non-conforming 0-ft. west side setback (6-ft. required).  
Request variance from Sec. 54-353 to allow a 2-story addition with a 66% lot occupancy (50% lot occupancy limit; existing lot occupancy is 59%).  
Zoned SR-5.  
Owners-Kevin Luzak & Hampton Luzak/Applicant-Simons Young & Associates
6. 154 SPRING ST. (CANNONBOROUGH/ELLIOTBOROUGH) (460-11-02-082)  
Request special exception under Sec. 54-220 to allow a 4-unit accommodations use in a LB-A (Limited Business-Accommodations) zone district.  
Owner-Fred A. Stone, III/Applicant-Fenno Architecture, LLC

7. 51 GIBBES ST. (CHARLESTOWNE) (457-11-02-076)  
Request special exception under Sec. 54-110 to allow a horizontal expansion (porch/steps/sittingroom) and vertical extension (2<sup>nd</sup> flr. master bedroom/bath/sittingroom/) that extends a non-conforming 8.35-ft. east side setback (9-ft.req.)  
Request variance from Sec. 54-301 to allow a horizontal expansion and vertical extension with a 17.6-ft. total side setback (18-ft. required).  
Zoned SR-2.  
Owner-Michael Grant/Applicant-Beau Clowney Architects
8. 27 LORD ASHLEY DR. (SOUTH WINDERMERE DR.) (421-09-00-024)  
Request variance from Sec. 54-301 to allow an addition (1-story garage) with a 2-ft. west side setback and a 15.5-ft. rear setback (9-ft. and 25-ft. required).  
Zoned SR-1.  
Owner-Whitney Rainero/Applicant-Kenneth Poteat
9. 65 FAIRCHILD ST. (DANIEL ISLAND) (275-00-00-270)  
Request variance from Sec. 54-410 to allow a freestanding sign in the right-of-way adjacent to 65 Fairchild St.  
Request variance from Sec. 54-414 to allow two freestanding signs (Ordinance allows one double-faced sign per lot).  
Zoned DI-TC.  
Owner-HPBB1, LLC/Applicant-Womble Carlyle Sandridge & Rice
10. 190 WENTWORTH ST. (HARLESTON VILLAGE) (457-03-03-020)  
Request special exception under Sec. 54-110 to allow a 2-story addition (screen porch enclosure/porch/steps/bath expansion) that extends a non-conforming 10-ft. west side setback (12-ft. required).  
Request variance from Sec. 54301 to allow steps with an 8-ft. west side setback and to allow a detached chimney addition with a 1-ft. east side setback and a 16.5-ft. rear setback (12-ft., 6-ft. and 25-ft. required).  
Zoned STR.  
Owners-Daniel Steinberg & Catie Yeager/Applicant-SYNCHRONICITY
11. 834 RUTLEDGE AVE. (NORTH CENTRAL) (463-11-02-033)  
Request special exception under Sec. 54-110 to allow a 2-story addition (breezeway/den/bedroom/bath) that extends a non-conforming 5-ft. north side setback (9-ft. required).  
Zoned SR-2.  
Owner-South Hampshire Properties, LLC/Applicant-The Cottage Company

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.