

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

A meeting of the BZAZ will be held Tuesday, November 20, 2018, 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. No Deferred Applications.

B. New Applications:

1. 41 BROUGHTON RD. AND BROUGHTON RD. (LOT 3) 421-14-00-017 AND 061)
Request reconsideration of the Board's decision on October 2, 2018.
Request reconsideration of the Zoning administrator's decision that the Zoning Division's 2012 approval of a property line adjustment between Lot 2 and Lot 3 at 41 Broughton Rd. meets all City zoning regulations and that the approval that was granted in 2012 was properly granted.
Zoned SR-8.
Owners-Richard & Robin Cooper/Applicants-Donald & Greta Howe
2. 28 STOCKER DR. (OLD WINDERMERE) (421-06-00-121)
Request special exception under Sec. 54-110 to allow a 1-story addition (sunroom) that extends a non-conforming 5.9-ft. west side setback (9-ft. required).
Zoned SR-2.
Owner/Applicant-Andrew James Manett
3. 241-243 EAST BAY ST. (ANSONBOROUGH) (458-05-03-031)
Request special exception under Sec. 54-220 to allow 1 additional accommodations unit for a total of 3 units; (previously approved 2-unit accommodations use on June 20, 2017) in a GB-A (General Business Accommodations) zone district.
Owner-241-243 E. Bay Holdings, LLC/Applicant-Ty Hanlan, Managing Partner
4. 16 QUEEN ST. (FRENCH QUARTER) (458-09-01-059)
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 to allow a horizontal expansion (kitchen expansion) and vertical extension (2nd flr bathrooms) and variance granted from Sec. 54-301 to allow additions with a 40% lot occupancy in a SR-5 (Single-Family Residential) zone district.
Owners-Save & Pamela Bardill/Applicant-Christopher Rose Architects, P.A.
5. 31 ADDLESTONE AVE. (WAGENER TERRACE) (463-14-02-041)
Request variance from Sec. 54-301 to allow construction of a fence and gate with an 8-ft. height (Limit is 7-ft.).
Zoned SR-2.
Owner-C. Squared Enterprises, LLC/Applicant-Larry Doyle
6. 585 King Street (CANNONBOROUGH/ELLIOTBOROUGH) (460-08-04-065)
Request special exception under Sec. 54-206 to allow a late night use bar/ restaurant within 500 feet of a residential zone district.
Zoned GB.
Owner-Vanderking 585 King, LLC/Applicant-Neil Stevenson Architects
7. 100 A SPRING ST. 4 AND 6 SIREN ST. AND 1 AND 3 ROSE LN. (460-08-03-184, 097, 098, 117 and 118)
Request use variance from Sec. 54-203 to allow a parking lot for an existing restaurant use on multi-family residential zoned lots (4 and 6 Sires St. and 1 and 3 Rose Ln.) in a DR-2F (Diverse-Residential) zone district.
Request parking variance from Sec. 54-317 to allow 377sf of inside patron use area for an existing restaurant and to allow proposed 518sf of outside patron use area with 6-off-street parking spaces (Ordinance requires 7 spaces).
Zoned LB/DR-2F.
Owner-Jenkins Living Trust/Neil Stevenson Architects

BOARD OF ZONING APPEALS-ZONING/NOVEMBER 20,2018
PAGE 2

8. 289/291 KING ST. (457-04-04-105)
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 to allow a change to non-conforming multi-family residential units; by enlarging the habitable space from 11,125sf to 13,120sf. and variance granted from Sec. 54-306 to allow additions (clerestory window) with a 62-ft. height and (stairwell/railing) with a 57.4-ft. height in a GB (General Business) zone district.
Owner-King & Society Real Estate/Applicant-Neil Stevenson Architects
9. 37 JOHN ST. (MAZYCK/WRAGGBOROUGH) (460-16-02-015)
Request special exception under Sec. 54-511 to allow an existing event venue to increase patron's occupancy limit from a 1,000 seat theater to a 1,198 seat theater without additional required parking spaces (34 spaces required).
Zoned GB.
Owner-Chico Associates, LLC/Applicant-Charles Carmody

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.