

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

A meeting of the BZAZ will be held Tuesday, December 17, 2019, 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. 4-6 GADSDEN ST. (HARLESTON VILLAGE) (457-03-03-001)
Request variance from Sec. 54-301 to allow a subdivision to create two lots that do not meet the required minimum lot size of 6,000sf (1,908sf and 1,926sf).
Request variance from Sec. 54-824 to allow two lots that do not meet the minimum 50-ft. lot frontage requirement (0-ft. and 33.3-ft.).
Request variance from Sec. 54-301 to allow 4 Gadsden St. to have a 17.5-ft. front setback and a 2-ft. south side setback (steps); and allow 6 Gadsden St. to have an 18.4-ft. rear setback, a 4.9-ft. south side setback and 53% lot occupancy (25-ft. 12-ft. required and 50% lot occupancy limitation).
Request variance from Sec. 54-353 to allow more than two one-family attached dwellings in a continuous row (four attached single-family dwellings proposed), allow one lot that exceeds the maximum 50% building lot occupancy (50.9%), and allow one attached single-family dwelling with a 4.6-ft. side setback adjacent to a street (10-ft. required).
Zoned STR
Owner-Bennett Hofford Construction/Applicant-HLA, Inc.

B. New Applications:

1. 2 ANSON ST. (458-05-03-131)
Request second one-year extension of a vested right that expires on December 31, 2019, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on February 2, 2016 for a 50-unit accommodations use in a GB-A (General Business-Accommodations) zone district.
Owner- Rainbow Market LLC/Applicant-LS3P Associates
2. 40-46 MARKET ST. (458-05-03-035)
Request second one-year extension of a vested right that expires on December 31, 2019, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 for a 50-unit accommodations use and a variance granted from Sec. 54-306 to allow a 3-story building on February 2, 2016 with conditions in a GB-A (General Business-Accommodations) zone district.
Owner- Rainbow Market LLC/Applicant – LS3P Associates
3. 15 BROAD ST. (FRENCH QUARTER) (458-09-03-132)
Request second one-year extension of a vested right that expires on December 31, 2019, 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 – Cameron Glaws

4. 115 COOPER ST. (EASTSIDE) (459-05-03-143)
Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,963sf; 2,500sf required).
Request variance from Sec. 54-301 to allow construction of a single-family residence with a 1-ft. west side setback (7-ft. required).
Zoned DR-2F
Owner – Ms. Lela Bell Davis/Applicant Arthur Maybank Architectural Designbuilt, LLC
5. 95 BOGARD ST. (CANNONBOROUGH/ELLIOTBOROUGH) (460-11-02-122)
Request special exception under Sec. 54-110 to allow a 2-story addition (study bathrooms/bedrooms/closets) that extends a non-conforming 1-ft. rear setback (3-ft. required).
Request variance from Sec. 54-301 to allow a 2-story addition and hvac platform with a 60% lot occupancy (50% limitation; existing lot occupancy is 48%).
Zoned DR-2F
Owner & Applicant – Charlie Masencup
6. 510 AND 502 KING STREET (CANNONBOROUGH/ELLIOTBOROUGH)
(460-12-02-017, 018, 019 AND 021)
Request special exception under Sec. 54-220 to allow a full service 200-unit accommodations use in a Medium-Density Residential, General Business, Light Industrial) zone districts.
Owner – Charleston OZ Site 1, LLC; Charleston Site 2, LLC/Applicant – Mike Shuler
7. 81-83 CANNON ST. (CANNONBOROUGH/ELLIOTBOROUGH) (460-15-02-017)
Request variance from Sec. 54-301 to allow the reestablishment of two dwelling units (duplex) with 1,872sf of lot area per dwelling unit (3,000sf required).
Request special exception under Sec. 54-511 to allow two dwelling units (duplex) with 2 off-street parking spaces (4 spaces required).
Zoned LB
Owner – Lowcountry Marketing Group LLC/Applicant – Laura Altman, LFA Architecture
8. PARKLINE AVE. (DANIEL ISLAND) (275-00-00-181)
Request special exception under Sec. 54-263 (Daniel Island Master Plan, Sec. 3.2 (3) (3) zoning regulations to allow outdoor lighting for a proposed athletic complex.
Zoned DI-BP
Owner – Daniel Island Company, Inc/Applicant – Harbor Contracting, LLC, Thomas & Hutton/Brian Riley
9. 32 CHARLOTTE ST. (MAZYCK/WRAGGBOROUGH) (459-13-01-100)
Request variance from Sec. 54-301 to allow a masonry wall with an 8-ft. 7-inch height and a 9-ft. 8-inch height (height limitation 7-ft. and 8-ft.).
Zoned DR-1F
Owner – Ben & Robin Gramling/Applicant – Glen Gardner

- Deferred**
10. 82 MARY ST. (CANNONBOROUGH/ELLIOTBOROUGH) (460-12-02-096)
Request special exception under Sec. 54-220 to allow a full service 225-unit accommodations use in a MU-2/WH (Mixed-Use Workforce Housing) zone district.
Owner – Mary Street Parking/Applicant – Nathan J. Schutte

 11. 570 KING ST. (CANNONBOROUGH/ELLIOTBOROUGH) (460-08-04-052)
Request variance from sect. 54-213, k to allow a sidewalk café on a sidewalk that does not meet the minimum sidewalk width requirement of 15 feet and clear pedestrian width requirement of 10 feet. Sidewalk varies from 9 feet to 9.5 feet and clear pedestrian width is 8.5 feet.
Zoned MU-2/WH
Owner – Biergarten Charleston LLC/Applicant – John Sullivan, S Arch Studio

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.