

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

A meeting of the BZAZ will be held Tuesday, December 18, 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 application from previously advertised BZA-Z agendas. For information call 724-3781.**

1. 10 WESTEDGE ST. (WESTSIDE) (460-00-00-014)  
Request special exception under Sec. 54-220 to allow a 137-unit accommodations use in a MU-2/WH (Mixed Use-2/Workforce Housing) zone district.  
Owner-10 West Edge Owner, LLC/Applicant-WhyHotel, Inc.

**B. New Applications:**

1. 40-46 MARKET ST. (458-05-03-035)  
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 to for a 50-unit accommodations use and a variance granted under 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
2. 2 ANSON ST. (458-05-03-131)  
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 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
3. 180 EAST BAY ST. (458-09-02-027)  
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 for an 18-unit accommodations use and a variance granted under Sec. 54-306 to allow a building with a maximum height of 56-ft. on August 16, 2016 with conditions in a GB-A (General Business-Accommodations) zone district.  
Owner-Vic Brandt/Applicant-Neil Stevenson Architects
4. 1871 TURKEY PEN RD. (337-00-00-003)  
Request variance from Sec. 54-824 to allow a subdivision to create 2 lots with Lot (B-2) having a 20-ft. lot frontage (50-ft. required).  
Zoned SR-1.  
Owner/Applicant-Francena Washington
5. 23 BROUGHTON RD. (THE CRESENT) (421-14-00-027)  
Request variance from Sec. 54-301 to allow a side entry addition (steps/landing) with a 16.2-ft. total side setback (24-ft. required).  
Zoned SR-8.  
Owners-Louisa & TJ Parsell/Applicant-Julia F. Martin Architects
6. 4 ADDLESTONE AVE. (WAGENER TERRACE) (463-14-02-049)  
Request special exception under Sec. 54-110 to allow a vertical extension (2<sup>nd</sup> story master bedroom/bathroom/closet/sitting room/laundry) to a non-conforming building footprint that does not meet the required 25-ft. rear and 9-ft. east side setback).  
Zoned SR-2.  
Owner-Mary Rebecca Barnet/Applicant-Beau Clowney Architects
7. 125 ½ LINE ST. (CANNONBOROUGH/ELLIOTBOROUGH) (460-08-01-180)  
Request use variance from Sec. 54-203 to allow commercial uses (barber shop, salon, art gallery office and retail) with days of operation Monday-Sunday and hours of operation 7am-10pm in a DR-2F (Diverse-Residential) zone district.  
Owner-Christopher C. Finn/Applicant-J. Sidney Boone, Jr.

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8. 16 RUTLEDGE AVE. (CHARLESTOWNE) (457-12-03-033)  
Request use variance from Sec. 54-203 to allow the Charleston Symphony Orchestra Designer Show House from March 13, 2019 to April 14, 2019.  
Zoned STR.  
Owner-Wendy Gibson/Applicant-Charleston Symphony Orchestra League
9. 30 RACE ST. (WESTSIDE) (460-04-01-061)  
Request special exception under Sec. 54-206 to allow construction of accessory buildings (Hellenic Center and Social Hall) for an existing church in a DR-2F (Diverse-Residential) zone district.  
Owner-Greek Orthodox Church of the Holy Trinity/Applicant-Liollio Architecture
10. BEES FERRY RD. (301-00-00-027)  
Request special exception under Sec. 54-206 to allow a mini-warehouse/self storage facility in a GB (General Business) zone district.  
Owner-Madison Capital Group/Applicant-Seamon Whiteside & Associates
11. 207 ROMNEY ST. (NORTH CENTRAL) (463-15-02-053)  
Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,849sf; 2,500sf required).  
Request variance from Sec. 54-301 to allow construction of a single-family residence with a 0-ft. west side setback (steps/landing) a 3-ft. total side setback (7-ft and 10-ft. required).  
Request variance from Sec. 54-317 to allow construction of a single-family residence with one off-street parking space (two spaces required.).  
Zoned DR-2F.  
Owners-Robert Blews, Courtney Black/Applicant-Heather Wilson
12. 2010 JONASH RD. (FERGUSON VILLAGE) (337-00-00-045)  
Request variance (after-the-fact) from Sec. 54-301 to allow construction of a storage shed with a 3-ft. rear setback and 3-ft. east side setback (25-ft. and 9-ft. required).  
Zoned DR-3.  
Owner/Applicant-Rajiv Purushotham
13. 1061 FOLLY RD. (QUEENSBOROUGH) (337-08-00-055)  
Request special exception under Sec. 54-206 to allow construction of an accessory building (Parish Hall) for an existing church in a SR-1 (Single-Family Residential) zone district.  
Owner-Bishop of Charleston (A Sole Corp.)/Applicant-Glick/Boehm & Associates
14. 1216 GUNN AVE. (ASHLEYVILLE/MARYVILLE) (418-05-00-312)  
Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 4,958sf; 6,000sf required).  
Zoned SR-2  
Owner-St. Adams Avenue, LLC/Applicant-Kevin Kalman
15. 15 STRAWBERRY LN (NORTH CENTRAL) (460-03-02-168)  
Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,880sf; 2,500sf required).  
Zoned DR-2F.  
Owner-782 A Rutledge, LLC/Applicant-Clarke Design Group
16. 86 MURRAY BLVD. (CHARLESTOWNE) (457-11-01-005)  
Request variance from Sec. 54-301 to allow construction of a platform for (hvac condenser units and generator) with a 2.5-ft. west side setback (9-ft. required).  
Zoned SR-2.  
Owners-Kate & Nigel Cooper/Applicant-Timothy Cook

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17. 4 DINGLE ST. (NORTH CENTRAL (460-03-02-018)  
Request variance from Sec. 54-317 to allow 2 detached single-family residences with 2 off-street parking spaces (4 spaces required).  
Zoned DR-2F.  
Owner-Chauncey Jordan/Applicant-John Douglas Tucker, Architect
18. 844 MAGNOLIA RD. (MARYVILLE/ASHLEYVILLE) (418-09-00-117)  
Request variance from Sec. 54-317 to allow construction of a mixed-use building with 2,523sf of office space, 1,800sf of interior patron use area (café) and 1,196sf of retail space (art gallery/workshop) with 7-off-street parking spaces (37 spaces required).  
Zoned CT.  
Owner-546 Elm, LLC/Applicant-Matteo Rapallini
19. 46 RADCLIFFE ST. (RADCLIFFEBOROUGH) (460-12-03-042)  
Request special exception under Sec. 54-110 to allow a 2-story addition (stairs/kitchen expansion/sitting room/deck that enlarges a non-conforming dwelling unit (Unit B), extends a non-conforming 0-ft. east side setback, a non-conforming 6.8-ft. west side setback and non-conforming 6.8-ft. total side setback (3-ft., 9-ft. and 15-ft. required).  
Request variance from Sec. 54-301 to allow a 2-story addition having a 65% lot occupancy (35% limitation; existing lot occupancy is 56%).  
Zoned DR-1.  
Owner-Ella Richardson/Applicant-John H. Williams

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.