

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

A meeting of the BZAZ will be held Tuesday, October 3, 2017, at 5:15 p.m., in the Public Meeting Room, 1st Flr. at 2 George St. (Gaillard Center Municipal Building)

A. MINUTES

1. Minutes: 03/21/17; 04/04/17; 04/18/17

B. Deferred applications from previously advertised BZA-Z agendas. For information call 724-3781.

1. No Deferred Applications.

C. New Applications:

1. 142 PRESIDENT ST.(CANNONBOROUGH/ELLIOTBOROUGH) (460-11-02-094)
Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 2,015sf; 2,500sf required).
Request variance from Sec. 54-301 to allow construction of a single-family dwelling unit with a 4-inch north side setback, a 7.5-ft. south side setback, a 7.83-ft. total side setback (3-ft., 9-ft. and 15-ft. required).
Zoned GB.
Owner-David Dinunzio/Applicant-John Douglas Tucker, Architect
2. 144 PRESIDENT ST. (CANNONBOROUGH/ELLIOTBOROUGH) (460-11-02-095)
Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 2,000sf; 2,500sf required).
Request variance from Sec. 54-301 to allow construction of a single-family dwelling unit with a 1-ft. north side setback, a 5-ft. 4-inch south side setback, a 6-ft. 4-inch total side setback (3-ft., 9-ft. and 15-ft. required).
Zoned GB.
Owner-David Dinunzio/Applicant-John Douglas Tucker, Architect
3. 360 KING ST. (457-04-02-018)
Request special exception under Sec. 54-511 to allow 3,450sf of inside patron use area for a restaurant use without required off-street parking spaces (23 spaces required; site is grand fathered for 13 spaces for previous retail use).
Zoned GB.
Owner-GSN, LLC/Applicant-Stephen Ramos, LS3P
4. 8 ELIZABETH ST. (MAZYCK/WRAGGBOROUGH) (459-13-03-066)
Request special exception under Sec. 54-110 to allow a horizontal expansion (kitchen expansion/living room) and vertical extension (master bedroom/bath) that extends a non-conforming 1-ft. north side setback (3-ft. required).
Zoned DR-2F.
Owner-Chase Elliott/Applicant-Simons Young & Associates
5. 120 KING ST. (457-12-02-009)
Request special exception under Sec. 54-511 to allow an existing restaurant use to expand the interior patron use area to 1,222sf without providing 3 additional parking spaces (BZAZ approval on 4-18-11 approved 840 sf of inside patron use area, 6 spaces required).
Zoned LB.
Owner-Berlin Brothers/Applicant-Nathan Thurston
6. 851 RUTLEDGE AVE. (WAGENER TERRACE) (463-11-02-093)
Request special exception under Sec. 54-110 to allow a 1-story addition (kitchen expansion/master bedroom/bath/closet) that extends a non-conforming 7-ft. north side setback (9-ft. required).
Request variance from Sec. 54-301 to allow a 1-story addition (kitchen expansion/master bedroom/bath/closet) with a 16.5-ft. rear setback (25-ft. required).
Zoned SR-2.
Owner/Applicant-Irma Lowman

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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.