

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

A meeting of the BZAZ will be held Tuesday, September 5, 2017, 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. 60 BULL ST. (HARLESTON VILLAGE) (457-03-02-090)
Request special exception under Sec. 54-110 to allow a change to the hours and days of operation and a change to the hours and days for on-premises consumption of beer and wine for a deli/café use. Existing hours and days of operation are 8am-8pm Monday-Sunday. Existing hours and days for on-premises consumption of beer and wine are 5pm-8pm Monday-Saturday. Proposed hours and days of operation are 8am to 9pm Monday-Sunday. Proposed hours and days for on-premises consumption of beer and wine are 11am to 9pm Monday-Saturday and 9am-5pm on Sunday.
Zoned DR-1F.
Owner-C.Sanders Roberson, Jr./Applicant-TST Ventures I, Inc. dba 60 Bull Cafe
2. 1669 GARDEN ST. (350-11-00-132)
Request variance from Sec. 54-301 to allow a detached accessory building (garage) with a 7.5-ft. side street setback and a 9.7-ft. rear setback (25-ft. and 25-ft. are required).
Zoned SR-1.
Owner/Applicant-Edward Horn Boines IV
3. 3 DESPORTES CT. (RADCLIFFEBOROUGH) (460-16-03-047)
Request variance from Sec. 54-301 to allow additions (porches and bathroom) with a 47% lot occupancy (35% lot occupancy limit; existing lot occupancy is 44%).
Zoned DR-1.
Owner/Applicant-Heidi Brown
4. 891 RUTLEDGE AVE. (WAGENER TERRACE) (463-08-03-014)
Request special exception under Sec. 54-110 to allow a 1-story addition (kitchen expansion/master bedroom/bath/porch) that extends a non-conforming 3.3-ft. north side setback (9-ft. required).
Request variance from Sec. 54-301 to allow a 1-story addition (kitchen expansion/master bedroom/bath/porch) with a 3.3-ft. rear setback (25-ft. required).
Zoned SR-2.
Owner-Ann Stafford/Applicant-E.E. Fava Architects
5. 15 THOMAS ST. (RADCLIFFEBOROUGH) (460-16-01-046)
Request variance from Section 54-301 to allow additions (porches/kitchen expansion/bathroom/closet) with a 42% lot occupancy (35% lot occupancy limit; existing lot occupancy is 34%).
Zoned DR-1.
Owners-Kim & Eric Strickland/Applicant-E.E. Fava Architects
6. 1612 JOHN FENWICK LN. (THE PRESERVE AT FENWICK) (346-00-00-288)
Request variance from Sec. 54-261 to allow construction of a detached accessory building (garage/studio) with a 6-ft. north side setback (12-ft. required).
Zoned PUD.
Owners-Nicolai Chalfa, Delores Dean/Applicant-Nicolai Chalfa
7. 625 PARISH RD. (MORELAND) (421-03-00-185)
Request special exception under Sec. 54-110 to allow existing carport to be enclosed (mudroom/laundry/storage) and to allow a porch addition that extends a non-conforming 6.5-ft. north side setback (9-ft. required).
Zoned SR-1.
Owners-Adam & Charlotte Edwards/Applicant-Rogers Custom Builders

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8. 52 CLEMSON ST. (WAGENER TERRACE) (463-07-02-021)
Request special exception under Sec. 54-110 to allow the reconstruction of a rear addition (breakfast room/covered deck/enclosed porch) and to allow a vertical extension (2nd story master bedroom/bath/closet) to a non-conforming building footprint that does not meet the required 25-ft. rear setback.
Zoned SR-2.
Owners-Josh & Jennifer Dickerson/Applicant-J.Michael Atkinson

9. 92 COOPER ST. (EASTSIDE) (459-05-04-117)
Request variance from Sec. 54-301 to allow construction of a single-family residence with porch and stairs having a 3-ft. front setback (10-ft.required).
Zoned DR-2F.
Owner-Mulberry Street Development/Applicant-William Easterlin

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.