

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

A meeting of the BZAZ will be held Tuesday, December 4, 2018, at 5:15 p.m., in the Public Meeting Room, 1st Flr. at 2 George St. (Gaillard Center Municipal Building)

A. Deferred application from previously advertised BZA-Z agendas. For information call 724-3781.

1. 27 SHEPPARD ST. (EASTSIDE) (459-05-03-030)
Request special exception under Sec.54-110 to allow a 2-story addition (baths/ bedrooms/closets/covered porch that extends a non-conforming 0-ft. east side setback and a non-conforming 6-ft. west side setback (3-ft. and 7-ft. required). Request variance from Sec. 54-301 to allow a 2-story addition having a 64% lot occupancy (50% limitation; existing lot occupancy is 38%).
Zoned DR-2F.
Owner-Sweetgum, LLC/Applicant-Gene Morrison

B. New Applications:

1. 29 BROUGHTON RD. (THE CRESCENT) (421-14-00-024)
Request reconsideration of the Zoning Administrator's decision that a 60-ft. tall flagpole cannot be considered a "monument" under the terms of the City of Charleston Zoning Ordinance (Height of structures are limited to 35-ft).
Zoned SR-8.
Owners-David W. Abdo & Ilonka Sonja Taylor/Applicant-John A. Massalon, Esq.
2. MOUNT PLEASANT ST. (VACANT LOT) (464-14-00-108)
Request one-year extension of a vested right that expires on December 31, 2018, pursuant to Sec. 54-962. Vested right pertains to a variance granted under Sec. 54-317 to allow construction of a 2-story office building with 5,500sf of office space and 500sf of inside restaurant patron use area with 4 off-street parking spaces with conditions on March 17, 2015, in a GB (General Business) zone district.
Zoned UP.
Owner-O Mt. Pleasant, LLC/Applicant-Colin Colbert
3. 270 KING ST. (457-08-01-125,126 AND 127)
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. 54-511 on March 4, 2008 to allow the establishment of 19 dwelling units (Condos) without off-street parking spaces (Ordinance requires 29 spaces).
Zoned GB.
Owner-American Tea Growers, LLC/Applicants-East-West Partners, Inc. & Womble Bond Dickson (US) LLP
4. 5 WARREN ST. (RADCLIFFEBOROUGH) (460-16-02-030)
Request use variance under Sec. 54-203 to allow an office use with days of operation Monday-Sunday and hours of operation 8am-8pm. in a DR-1 (Diverse-Residential) zone district.
Request special exception under Sec. 54-110 to allow a vertical extension (bath/ kitchen expansion) that extends a non-conforming building footprint that does not meet required rear and west side setback (3-ft. and 9-ft. required).
Zoned DR-1.
Owner-J. Frone, LLC/Applicant-Simons Young
5. 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.
6. 31 CAROLINA ST. (WESTSIDE) (460-04-03-101)
Request special exception under Sec. 54-110 to allow a horizontal expansion (bed room expansion and vertical extension (master bedroom) that extends a non-conforming 19-ft. rear setback (25-ft. required).
Zoned DR-1F.
Owner-Chris DiMattia/Applicant- S. Arch. Studio

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7. GRAND OAKS BLVD. (301-00-00-049 AND 691)
Request special exception under Sec. 54-206 to allow a mini-warehouse/self-storage facility in a GB (General Business) zone district.
Owner-Bee Resources, LP/Applicant-Seamon Whiteside & Associates
8. 57 ½ CAROLINA ST. (WESTSIDE) (460-04-03-045)
Request use variance from Sec. 54-203 to allow limited commercial uses (office and retail) with days of operation Monday-Saturday and hours of operation 8am-6pm in a DR-2F (Diverse-residential) zone district.
Request special exception under Sec. 54-511 to allow 454sf of gross floor area without off-street parking spaces (2 spaces required).
Zoned DR-1F.
Owner-James Zeigler/Applicant-David Richards, Architect
9. 134 CANNON ST. (CANNONBOROUGH/ELLIOTBOROUGH) (460-11-04-155)
Request special exception under Sec. 54-511 to allow a 100 seat theater without off-street parking spaces (19 spaces required).
Zoned LB.
Owner-258 King Street, LLC/Applicant-City of Charleston

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.