

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

A meeting of the BZAZ will be held Tuesday, February 21, 2012, at 5:15 p.m., in the Meeting Room, 3rd Fl. at 75 Calhoun St.

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

1. 186 ST. PHILIP ST. (CANNONBOROUGH/ELLIOTBOROUGH) (460-12-02-064)
Request special exception under Section 54-511 to allow a Laundromat with 1,410 sf of gross floor area and a restaurant with 921 sf of inside patron use area without required parking spaces (Ordinance requires 11 spaces).
Zoned GB.
Owner-Ottomen Investments/Applicant-David F. Thompson
2. 513 HUGER ST. (HAMPTON PARK TERRACE) (460-02-04-073)
Request variance (after-the-fact) from Section 54-301 to allow carport additions with a 2-ft. rear setback, a 2-ft. west side and a 5-ft. total side setback (Ordinance requires 3-ft., 9-ft. and 15-ft. respectively).
Zoned DR-1F.
Owner-Old Bethel United Methodist Church/Applicant-Dr. Timothy J. Bowman, Pastor

B. New Applications:

1. 245 HUGER ST. (EAST CENTRAL) (459-01-03-048)
Request variance from Section 54-207 (s) to allow an indoor shooting range to be within 1,000 feet of churches and residential zoned areas (Ordinance prohibits an indoor shooting range within 1,000 feet of any school, public or private park, church or residentially zoned area).
Zoned LI.
Owner-Chase Furniture Company LLC/Applicant-Quickshot Chas. LLC
2. 7 HAZELHURST ST. (DANIEL ISLAND) (271-15-03-035)
Request variance from Section 54-263 (Daniel Island Master Plan) to allow construction of a single-family residence that does not meet front setback line requirements (Ordinance requires at least 30% of the buildings frontage to be built to or within 5-ft. of the Front Setback Line).
Zoned DI-R.
Owner-Myles O'Daniell/Applicant-Jerry Dewitt
3. 83 HANOVER ST. (EASTSIDE) (459-05-04-124)
Request special exception under Section 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,612 sf).
Request variance from Section 54-301 to allow construction of a single-family residence with a 1-ft. east side setback and a 9-ft. total side setback (Ordinance requires 3-ft. and 10-ft. respectively).
Request variance from Section 54-301 to allow a hvac platform with a 4-ft. south side setback (Ordinance requires 7-ft.).
Zoned DR-2F.
Owner-Episcopal Diocese of Chas. Housing Development Org./ Applicant-Dufford Young Architects
4. 2000 DANIEL ISLAND DR. (DANIEL ISLAND) (275-00-00-185)
Request variance from Section 54-415 to allow a free standing sign with 120 sf of sign face area per side, a total of 240 sf of sign face area with a reader board that exceeds fifty (50) percent of the allowable sign face area and a total height of 33-ft.
(Ordinance limits sign face area to 100 sf per side, a total of 200 sf and limits height to 14-ft).
Zoned DI-GO.
Owner-Duck Pond Creek SPE LLC/Applicant-Anchor Sign, Inc.
5. 266 COMING ST. (CANNONBOROUGH/ELLIOTBOROUGH) (460-08-02-068)
Request special exception under Section 54-110 to allow a two-story addition that extends a non-conforming 0-ft. north side setback.
Zoned DR-2F.
Owner-266 Coming LLC/Applicant-AJ Architects LLC

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6. 211 RUTLEDGE AVE, (CANNONBOROUGH/ELLIOTBOROUGH) (460-11-02-015)
Request use variance from Section 54-404 to allow a sign that projects above the peak of a roof (Ordinance prohibits such signs).
Zoned LB.
Owner-Petro Holdings LLC/Applicant-AJ Architects LLC
7. 515 KING ST. AND 3-7 MORRIS ST. (RADCLIFFEBOROUGH) (460-12-02-083,049 AND 048)
Request special exception under Section 54-511 for a proposed restaurant and office with 2,087 sf of inside patron use area (ground fl.), 5,501 sf office area (second fl.) and 3,428 sf office area (third fl.), a total of 8,929 sf of office area with 7 off-street parking spaces (Ordinance requires 27 spaces, due to 5 grand fathered spaces).
Zoned GB-A.
Owner-Morris and King, LLC/Applicants-T.O.Doggett Architect, Planner, LLC
8. 462 KING ST. (460-12-02-034)
Request special exception under Section 54-511 to allow an existing restaurant to expand, adding 375 sf of inside patron use area for a total of 1,847.69 sf (ground fl.), without providing additional parking spaces.
Request special exception under Section 54-511 to allow the conversion of a one-story warehouse to a bar and music hall with 1,854 sf of inside patron use area without additional parking spaces (Ordinance requires 15 additional spaces, 7 off-street parking spaces provided).
Zoned GB.
Owner-Tenant-Lamar Bonaparte/Applicant-Neil Stevenson Architects

For more information, contact the Zoning and Codes Division Office at 724-3781 or www.charleston-sc.gov