

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

A meeting of the BZAZ will be held Tuesday, September 7, 2010, at 5:15 p.m., in the Meeting Room, 3rd Fl. at 75 Calhoun St.

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

1. 23 BROUGHTON RD. (CRESCENT) (421-14-00-027)  
Request variance (after-the-fact) from Section 54-301 to allow new construction of an accessory building (storage shed) with a 0-ft. west side setback (Ordinance requires 9-ft., except accessory buildings not exceeding 600 square feet in total area are allowed to encroach within three (3) feet of interior side and rear property lines).  
Zoned SR-8.  
Owner-Springfield Realty Corporation/Applicant-Springfield Construction

**B. New Applications:**

1. 17 SAVAGE ST. (CHARLESTOWNE) (457-12-03-055)  
Request variance from Section 54-301 to allow a one story porch addition with a 5-ft. west side setback (Ordinance requires 9-ft.)  
Zoned DR-1F.  
Owners-Clarence and Judy Manning/Applicant-William Bates Design LLC
2. 2085 HENRY TECKLENBERG DR. (309-00-00-004)  
Request variance from Section 54-415 to allow a directory sign with 30 sf of sign face area per side and a total height of 7-ft. (Ordinance limits sign face area to 12 sf per face and limits height to 5-ft.).  
Zoned GB.  
Owner-Roper St. Francis/Applicant-Miller Signs
3. 37 GIBBES ST. (CHARLESTOWNE) (457-11-02-016)  
Request variance from Section 54-301 to allow an accessory structure (arbor) with a 36-ft. front setback and a 3-ft. west side setback (Ordinance requires 60-ft. and 9-ft. respectively).  
Zoned SR-2.  
Owner/Applicant-Dennis M. Donahue, Architect
4. 63 ASHE ST. (CANNONBOROUGH/ELLIOTTBOROUGH) (460-08-01-035)  
Request use variance from Section 54-203 to allow the permitted hours of operation for an existing grocery store from 7 am-9 pm, to 7am-12 midnight in a DR-2F (Diverse Residential) zone district.  
Owner-Abraham Dabit/Applicant-Adel Nasr
5. 64 CLEMSON ST. (WAGENER TERRACE) (463-07-02-024)  
Request special exception under Section 54-110 to allow a one story sunroom addition that extends a non-conforming 5-ft. north side setback.  
Request variance from Section 54-301 to allow a sunroom addition with a 15-ft. rear setback (Ordinance requires 25-ft.).  
Zoned SR-2.  
Owner-Molly Pratt/Applicant-Sunview General Contracting, Incorporated
6. 50 ½ LEGARE ST. (CHARLESTOWNE) (457-12-04-096)  
Request special exception under Section 54-110 to allow a vertical extension of a non-conforming building footprint (monitor wall addition) that does not meet the required 3-ft. north side setback.  
Zoned SR-4.  
Owners-Larry and Glenda Wetzel/Applicant-Julie O'Connor
7. 2246 ARTHUR GAILLARD LN. (355-13-00-003)  
Request variance from Section 54-301 to allow new construction of a single-family residence with a 5.2-ft. south side setback (Ordinance requires 9-ft.).  
Zoned SR-1.  
Owner-Noemi Raquel Pagan/Applicant-M.Rickman Jackson

**BOARD OF ZONING APPEALS-ZONING/SEPTEMBER 7, 2010**  
**PAGE 2**

8. 3 SENATE ST. (NORTH CENTRAL) (460-03-02-078)  
Request special exception under Section 54-110 to allow a one-story addition (bath/ bedroom) that extends a non-conforming 0.4-ft. rear setback and increases the non-conforming 51% lot occupancy to 62%.  
Zoned DR-2F.  
Owner-Richard Crepeau/Applicant-AJ Architects
9. 233 LINE ST. (GADSDEN GREEN) (460-06-04-003)  
Request special exception under Section 54-110 to allow the extension of a non-conforming use by allowing an addition to an existing school in a DR-2F (Diverse-Residential) zone district.  
Owner-City of Charleston Housing Authority/Applicant-Charleston Development Academy
10. 67 AMERICA ST. (EASTSIDE) (459-09-02-132)  
Request variance from Section 54-824 to allow a subdivision to create 4 lots having less than the required lot area; Lot A area 1,888 sf, Lot B area 1,761 sf, Lot C area 1,759 sf and Lot D area 1,757 sf (Ordinance requires 2,500 sf).  
Request variance from Section 54-301 to allow Lot B with a lot frontage of 43.50-ft., Lot C with 44-ft., and Lot D with 44.50-ft. (Ordinance requires 50-ft.).  
Request variance from Section 54-301 to allow (Lots A-D) with a 3-ft. front setback (Ordinance requires 25-ft.).  
Zoned DR-2F.  
Owner-City of Charleston/Applicant-Atlantic South Consulting Services

For more information, contact the zoning Division Office at 724-3781 or [www.charlestoncity.info](http://www.charlestoncity.info)