

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

A meeting of the BZAZ will be held Tuesday, February 19, 2019, 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. 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. 585 King Street (CANNONBOROUGH/ELLIOTBOROUGH) (460-08-04-065)
Request special exception under Sec. 54-206 to allow a late night use bar/restaurant within 500 feet of a residential zone district.
Zoned GB.
Owner-Vanderking 585 King, LLC/Applicant-Neil Stevenson Architects
3. 15 STRAWBERRY LN (NORTH CENTRAL) (460-03-02-168)
Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,880sf; 2,500sf required).
Zoned DR-2F.
Owner-782 A Rutledge, LLC/Applicant-Clarke Design Group
4. 844 MAGNOLIA RD. (MARYVILLE/ASHLEYVILLE) (418-09-00-117)
Request variance from Sec. 54-317 to allow construction of a mixed-use building with 2,523sf of office space, 1,800sf of interior patron use area (café) and 1,196sf of retail space (art gallery/workshop) with 7-off-street parking spaces (37 spaces required).
Zoned CT.
Owner-546 Elm, LLC/Applicant-Matteo Rapallini

B. New Applications:

1. 8 ELMWOOD AVE. (HAMPTON PARK TERRACE) (460-02-04-132)
Request an appeal of the Zoning Administrator's decision to deny an STR permit application based on the date the building was constructed (Ordinance requires building to have been constructed fifty (50) or more years ago).
Zoned DR-1F.
Owner/Applicant-A.Tyler Nance
2. 179 3rd AVENUE (WAGENER TERRACE) (463-10-03-075)
Request use variance from Section 54-203 to allow up to six (6) dwelling units on this lot in a SR-2 (Single-Family Residential) zone district.
Owner-Michael Duane Dennis/Applicants-Michael & Emerald Dennis
3. 161 MOULTRIE ST. (HAMPTON PARK TERRACE) (460-02-04-005)
Request special exception under Sec. 54-110 to allow the horizontal extension of a non-conforming 1.4-ft. east side setback for a garage (3-ft. required).
Zoned DR-1F.
Owner/Applicant-Eric M. Poulin
4. MAGNOLIA DR. (LOT 28) (ASHLEYVILLE/MARYVILLE) (418-09-00-131)
Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 4,686sf; 6,000sf required).
Request variance from Sec. 54-301 to allow construction of a single-family residence with a 14-ft. 11-inch rear setback, a 3-ft. south side setback, a 7-ft. north side setback, a 10-ft. total side setback (25-ft., 9-ft., 9-ft. and 18-ft. required).
Zoned SR-2.
Owner-H. Allen Strickland Trust/Applicant-Douglas W. Hardman

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5. 36 STATE ST. (FRENCH QUARTER) (458-09-01-113)
Request variance from Sec. 54-301 to allow a detached accessory building addition (storage shed) with a 0-ft. rear setback, 3-ft. south side setback a 6-ft. total side setback, and having a 63% lot occupancy (3-ft., 7-ft., 10-ft. required, 35% limitation; existing lot occupancy 59%).
Zoned SR-5.
Owner-Deborah Nutting/Applicant-Charlotte Reeves
6. 654 KING ST. (WESTSIDE) (460-04-04-031)
Request special exception under Sec. 54-206 to allow an existing restaurant and bar to have a late night use within 500 feet of a residential zoned district.
Zoned MU-2/WH.
Owner-King Street Holdings, LLC/Applicant-Jeffrey Yurfest
7. 8 VANDERHORST ST. (UNITS A&B) (RADCLIFFEBOROUGH) (460-16-02-073 AND 074)
Request use variance from Sec. 54-203 to allow a boutique bridal salon in Unit A (first floor) and Unit B (second floor) in a DR-1 (Diverse-Residential) zone district.
Owner-JFRONE, LLC-c/o Barry Gumb/Applicant-J. Sidney Boone, Jr., Esq.
8. 135 CALHOUN ST. (457-04-02-064)
Request special exception under Sec. 54-220 to allow a 1-unit accommodations use in a GB-A (General Business-Accommodations) zone district.
Owner-Neil Lykins/Applicant-Briggs & Inglese, LLC
9. 431 MEETING ST. (459-09-01-049)
Request special exception under Sec. 54-220 to allow a 252-unit accommodations use in a LI-A/GB-A (Light Industrial and General Business-Accommodations) zone district.
Owner-Charleston School of Law, LLC/Applicant-OMS Charleston, LLC c/o Seamon Whiteside+
10. 4-6 BEAUFAIN ST. (UNIT 203) (457-08-01-099)
Request special exception under Sec. 54-220 to allow a 1-unit accommodations use in a GB-A (General Business-Accommodations) zone district.
Request variance from Sec. 54-317 to allow a 1-unit accommodations use without required off-street parking spaces (1 space required).
Zoned GB-A.
Owner/Applicant-Beau O'Steen
11. 82 COLUMBUS ST. (EASTSIDE) (459-05-04-164)
Request special exception under Sec. 54-511 to allow a hair salon with 1200sf of gross floor area with 2 off-street parking spaces (3 spaces required).
Zoned LB.
Owners/Applicants-Marshall & Amy Walker

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.