

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

A meeting of the BZAZ will be held Tuesday, July 20, 2010, 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. 247 CONGRESS ST. (WESTSIDE) (460-07-01-103)
Request use variance from Section 54-203 to allow a grocery store in a DR-2F (Diverse-Residential) zone district.
Request special exception under Section 54-511 to allow 1,738 square feet of gross floor area without additional off-street parking spaces (Ordinance requires 5 spaces; 2 spaces provided for existing one residential unit).
Zoned DR-2F.
Owner-Willert Smith/Applicant-Josh Watts
2. 585 HARBOR VIEW CIRCLE (424-07-00-002)
Request variance from Section 54-301 to allow a detached accessory building with a 20-ft. south side setback (Ordinance requires detached accessory buildings to be 25-ft. from side street)
Zoned SR-1.
Owner-Fillmore Wilson/Applicant-Betty Prime

B. New Applications:

1. 824 5TH AVE. (MARYVILLE/ASHLEYVILLE) (418-11-00-153)
Request use variance (after-the-fact) from Section 54-203 to allow an additional dwelling unit on the ground floor for a total of 2 units in a SR-2 (Single-Family Residential) zone district.
Owner-F&E Incorporated/Applicant-Abdel J. Shalash
2. 8 COLLETON DR. (BYRNES DOWNS) ((421-01-00-094)
Request special exception under Section 54-110 to allow an extension to a non-conforming accessory structure by allowing an existing carport that does not meet the required 60-ft. front and 9-ft. east side setback to be enlarged and enclosed into a garage.
Zoned SR-2.
Owners-Dorothy P. Miller, Michael W. Miller/Applicant-Susan M. Martin
3. 3333 MAYBANK HWY (279-00-00-191)
Request use variance from Section 54-203 to allow an existing contractor's office to use a portion of rear yard for limited outdoor storage in a GO (General Office) zone district.
Owner-DAC Enterprises, LLC/Applicant-McNair Law Firm, P.A.
4. 125 CANNON ST. (CANNONBOROUGH/ELLIOTBOROUGH) (460-11-04-076)
Request use variance from Section 54-203 to allow 1,276 sf of gross floor area for a beauty salon in a DR-2F (Diverse-Residential) zone district.
Owner-Thomas Warren/Applicant-Tucker Architectural Associates
5. 114 ST. PHILIP ST. (RADCLIFFEBOROUGH) (460-16-02-025)
Request special exception under Section 54-511 to allow 1,972 sf of inside patron use area (1st & 2nd flrs), 750 sf of outdoor patron use area (1st flr patio and 2nd flr piazza) for a restaurant and 1 residential unit (3rd fl, for a total of 3 residential units, existing duplex) with 11 off-street parking spaces (Ordinance requires 22 spaces).
Zoned LB.
Owner-Jamie Westendorf/Applicant-Julia F. Martin, Architect

6. 5 ELLIOTT ST. (CHARLESTOWNE) (458-09-03-103)
Request special exception under Section 54-110 to allow a vertical extension of a non-conforming building footprint; by adding a second story (sunroom/master bathroom over an existing covered patio) and a one-half story addition that does not meet the required 7-ft. west side and 10-ft. total side setback.
Request variance from Section 54-301 to allow a second story addition (sunroom/master bathroom over an existing covered patio) with a 41% lot occupancy (Ordinance limits lot occupancy to 35%).
Zoned SR-5.
Owners-Jim and Debbie Treyz/Applicant-Glenn Keyes Architects
7. 6 WATER ST. (CHARLESTOWNE) (458-13-01-079)
Request special exception under Section 54-110 to allow an extension to a non-conforming use, by enlarging a non-conforming residential unit (main house) by allowing a 2-story addition (laundry/master bath) that extends a non-conforming 0-ft. west side setback and increases a non-conforming 49.9% lot occupancy to 51.9%.
Zoned SR-4.
Owners-Homer and Shirley Bumous/Applicant-Glenn Keyes Architects
8. 6 FRANKLIN ST. (HARLESTON VILLAGE) (457-12-01-051)
Request special exception under Section 54-110 to allow a 2-story addition (kitchen/master bath) that enlarges a non-conforming residential unit (main house) and extends a non-conforming 0-ft. north side setback.
Zoned DR-1F.
Owner-Gary Webster/Applicant-Paul Setti and Associates
9. 6 BEDONS ALLEY (CHARLESTOWNE) (458-09-03-092)
Request special exception under Section 54-110 to allow a vertical extension of a non-conforming building footprint (2nd story bathroom/closet) that does not meet the required 7-ft. south side setback.
Zoned SR-5.
Owner-Philip Pool/Applicant-Beau Clowney Design
10. 264 ASHLEY AVE. (REAR PORTION OF LOT 93) (CANNONBOROUGH/ELLIOT-BOROUGH) (460-07-04-193)
Request special exception under Section 54-501 to allow new construction of a single-family residence on a lot of insufficient size (Lot area 1,156 sf).
Request variance from Section 54-301 to allow new construction of a single-family residence with a 3-ft. south side setback (Ordinance requires 7-ft.).
Zoned DR-2F.
Owner-Marco Romano/Applicant-Andrew Gould
11. 2323 BIRDIE GARRETT ST. (ROSEMONT) (464-01-00-108)
Request special exception under Section 54-110 to allow the reconstruction of a single-family residence that extends a non-conforming 1.5-ft. east side setback, a 0.9-ft. front setback and increases the non-conforming 39.69% lot occupancy to 47.06%.
Request variance from Section 54-301 to allow the reconstruction of a single-family residence with a 4.5-ft. west side setback and a 6.0-ft. total side setback (Ordinance requires 9-ft. and 18-ft. respectively).
Zoned SR-1.
Owner-City of Charleston/Applicant-Housing and Community Development
12. 1903 DOSCHER ST. (ROSEMONT) (464-01-00-088)
Request special exception under Section 54-110 to allow the reconstruction of a single-family residence that extends a non-conforming 3.0-ft. front setback, a non-conforming 4.5-ft. north side setback.

Request variance from Section 54-301 to allow the reconstruction of a single-family residence with a 1.5-ft. south side setback, a 6-ft. total side setback and a 46.48% lot occupancy (Ordinance requires 9-ft., 18-ft. and limits lot occupancy to 35% respectively).

Zoned SR-1.

Owner-City of Charleston/Applicant-Housing and Community Development

13. 2311 ODESSA ST. (ROSEMONT) (464-01-00-144)

Request special exception under Section 54-110 to allow the reconstruction of a single-family residence that extends a non-conforming 1.5-ft. east side setback a non-conforming 4.5-ft. west side setback and increases the non-conforming 39.69% lot occupancy to 47.06%.

Zoned SR-1.

Owner-City of Charleston/Applicant-Housing and Community Development

14. 2310 PEONIE ST. (ROSEMONT) (464-01-00-167)

Request variance from Section 54-301 to allow the reconstruction of a single-family residence with a 0.9-ft. front setback (Ordinance requires 25-ft.).

Zoned SR-1.

Owner-City of Charleston/Applicant-Housing and Community Development

For more information, contact the zoning Division Office at 724-3781 or www.charlestoncity.info