

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

A meeting of the BZAZ will be held Tuesday, August 3, 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. 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 two-story (sunroom/master bathroom) addition and a horizontal extension 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 two-story addition (sunroom/master bathroom) with a 41% lot occupancy (Ordinance limits lot occupancy to 35%).  
Zoned SR-5.  
Owners-Jim and Debbie Treyz/Applicant-Glenn Keyes Architects
2. 247 CONGRESS ST. (WESTSIDE) (460-07-01-103)  
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
3. 824 5<sup>TH</sup> 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
4. 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 (1<sup>st</sup> & 2<sup>nd</sup> flrs), 750 sf of outdoor patron use area (1<sup>st</sup> flr patio and 2<sup>nd</sup> flr piazza) for a restaurant and 1 residential unit (3<sup>rd</sup> 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

**B. New Applications:**

1. 186 COMING ST. (ELLIOTBOROUGH) (460-12-01-046)  
Request reconsideration of the Board's approval on June 15, 2010 of a special exception to allow 1,562 square feet of gross floor area for a convenience store without providing required parking spaces (Ordinance requires 4 spaces; one-half of gross floor area is grand fathered for 2 spaces).  
Zoned CT.  
Owner-Rabin Real Estate/Applicant-Morris Street Baptist Church
2. 311 STONO DR. (RIVERLAND TERRACE) (343-05-00-096)  
Request variance from Section 54-301 to allow construction of an accessory building (detached garage/storage) with a 5.5-ft. south side setback (Ordinance requires 9-ft.)  
Zoned SR-1.  
Owner/Applicant-Neil B. Schacte

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3. 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
4. 15 ARCHDALE ST. (HARLESTON VILLAGE) (457-08-04-065,066,067,068,069 AND 135)  
Request special exception under Section 54-110 to allow the extension of a non-conforming lot occupancy of building from 55% to 56%.  
Zoned DR-1F/S.  
Owner-Charleston Day School, Incorporated/Applicant-Bachman S. Smith, III

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