

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

A meeting of the Board of Zoning Appeals-Zoning will be held Tuesday, August 5, 2008, at 5:15 p.m., in the Meeting Room, Third Floor at 75 Calhoun Street (Charleston County School District Building). The following applications will be considered:

A. Application advertised for previous Board of Zoning Appeals-Zoning agendas but deferred. For information on this application, call 724-7177.

1. RAFERS ALLEY AND GUIGNARD STREET (TMS# 458-05-03-138)
Request an amendment to the conditions of the board approval on January 5, 1993 to eliminate the requirement that surface parking lot remain in use as public parking only.
Zoned GB.
Owner-Apex Real Property, LLC/Applicant-Shook Associates

B. New Applications:

1. 2031 SAM RITTENBERG BOULEVARD (TMS# 351-13-00-100)
Request special exception under Section 54-206 to allow an automotive repair shop in a GB (General Business) zone district.
Zoned GB.
Owner-The Carolina Group Partners, LLC/Applicant-Empire Engineering
2. 181 LINE STREET (WESTSIDE) (TMS# 460-07-04-126)
Request special exception under Section 54-501 to allow new construction of a single-family residence on a lot of insufficient size (Lot area, 1,085 square feet).
Zoned DR-2F.
Owner/Applicant-George Reavis
3. 1336 BATTLE GROUND ROAD (FORT LAMAR) (TMS# 431-02-00-163)
Request variance from Section 54-301 to allow a screen porch and deck to be enclosed with a 16-foot rear setback (Ordinance requires 25 feet).
Zoned SR-1.
Owners/Applicants-James and Jean Baker
4. 81 NUNAN STREET(WESTSIDE) (TMS# 460-07-01-031)
Request special exception under Section 54-501 to allow new construction of a single-family residence on a lot of insufficient size (Lot area, 2,016 square feet).
Zoned DR-2F.
Request variance from Section 54-301 to allow new construction of a single-family residence with a 3.2-foot west side setback, a 6.2-foot total side setback (Ordinance requires 7 feet and 10 feet respectively).
Zoned DR-2F.
Owner-RDPD, LLC/Applicant-Julia F. Martin, Architect
5. 10 CARONDOLET STREET (WESTSIDE) (TMS# 460-04-01-067)
Request variance from Section 54-301 to allow the re-establishment of two dwelling units (duplex) with 812.5 square feet of lot area per dwelling unit (Ordinance requires 2,000 square feet of lot area per dwelling unit).
Request special exception under Section 54-511 to allow two dwelling units (duplex) without off-street parking spaces (Ordinance requires four spaces).
Zoned DR-2F.
Owners/Applicants-Douglas and Debra Ramsey
6. 1943 SAVANNAH HIGHWAY (HOLIDAY INN EXPRESS) (TMS# 350-05-00-047 and 046)
Request special exception under Section 54-220 to allow an expansion of an accommodations use, by allowing a 51-room expansion to an existing hotel for a total of 131 rooms in a GB-A (General Business-Accommodation) zone district.
Zoned GB-A.
Owner-Dunbar Hotel Ltd, Partnership/Applicant-Shook Associates

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7. 17 STATE STREET (FRENCH QUARTER) (TMS# 458-09-03-294)
Request use variance from Section 54-203 to allow an office for an interior design business with retail sales in a SR-5 (Single-Family Residential) zone district.
Request special exception under Section 54-511 to allow 900 square feet of retail space without off-street parking spaces (Ordinance requires two spaces).
Zoned SR-5.
Owners-John Hume Killian, Felice V. Killian/Applicant-William Larry Singleton

8. 91 LINE STREET (CANNONBOROUGH/ELLIOTBOROUGH) (TMS# 460-08-02-072)
Request variance from Section 54-301 to allow the establishment of two dwelling units (duplex) with 850.5 square feet of lot area per dwelling unit (Ordinance requires 2,000 square feet of lot area per dwelling unit).
Zoned DR-2F.
Owner-Joe Christodol/Applicant-Byers Design Group, LLC

9. 10 STATE STREET (FRENCH QUARTER) (TMS# 458-09-01-011)
Request special exception under Section 54-511 to allow an addition of 235.3 square feet (elevator and patron use area) to a salon without additional off-street parking spaces (Ordinance requires one space).
Zoned LB.
Owner-Joseph Spector/Applicant-Byers Design Group, LLC

10. 1 SIMONS STREET (NORTH CENTRAL) (TMS# 463-12-03-120)
Request special exception under Section 54-110 to allow a change to a non-conforming warehouse use, by allowing a catering facility and warehouse.
Zoned DR-2F.
Owner-One Simons Street LLC/Applicant-Neil Stevenson Architects

C. Amendment:

Request consideration of amendment to Appendix C, Rules and Regulations of the Board of Zoning Appeals-Zoning and Board of Zoning Appeals-Site Design to delete provisions allowing appeals of Board decisions concerning use variances to City Council.

Files containing information pertinent to the above applications are available for public review at the Zoning Office, 75 Calhoun Street (Charleston County School District Building) Third Floor, during regular hours , 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays and Holidays.

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