

MEMBERS PRESENT: LEONARD KRAWCHECK, WALTER SMALLS, MARGARET SMITH,  
SAM ALTMAN, RUSSELL ROSEN  
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY  
CLERK: VANESSA ELLINGTON

AGENDA

**BOARD OF ZONING APPEALS-ZONING**

NOVEMBER 17, 2008 5:19 P.M. 75 CALHOUN STREET

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

1. 849 RUTLEDGE AVENUE (WAGENER TERRACE) APP. NO. 0911-17-A1  
(463-11-02-094)

Request special exception (after-the-fact) under Sec. 54-110 to allow a one-story addition that extends a non-conforming 5.9-ft. north side setback.

Request variance (after-the-fact) from Sec. 54-301 to allow a one-story addition with a 18.5-ft. rear setback (Ordinance requires 25 ft.).

Zoned SR-2.

Owner/Applicant-Archibald E. Drayton

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferred to December 1, 2009.

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

**B. New Applications:**

1. 317 SAVANNAH HWY. (421-07-00-003) APP. NO. 0911-17-B1

Request one year extension of special exception granted December 4, 2007.  
Zoned GB-A.

Owner-Riverview Ventures, LLC/Applicant-W.Foster Gaillard

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: W.Smalls SECOND: M.Smith VOTE: FOR 4 AGAINST 0  
\*R.Rosen recused.

2. 120 SOUTH BATTERY (CHARLESTOWNE) APP. NO. 0911-17-B2  
(457-11-02-023)

Request use variance from Sec. 54-203 to allow the Charleston Symphony Orchestra League Designer Show House from March 18, 2010 to April 18, 2010.  
Zoned STR.

Owner-Joseph Shisko/Applicant-Marion Schools

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: S.Altman SECOND: W.Smalls VOTE: FOR 5 AGAINST 0

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3. 54 GIBBES ST. (CHARLESTOWNE) APP. NO. 0911-17-B3  
(457-11-01-054)

Request use variance from Sec. 54-203 to allow the Charleston Symphony Orchestra League Designer Show House from March 18, 2010 to April 18, 2010. Zoned STR.

Owner-54 Gibbes Street LLC/Applicant-Marion Schools

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: R.Rosen SECOND: S.Altman VOTE: FOR 5 AGAINST 0

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4. 133 QUEEN ST. (HARLESTON VILLAGE) APP. NO. 0911-17-B4  
(457-12-01-064)

Request special exception under Sec. 54-206 to allow a sidewalk café in a DR-1F (Diverse-Residential) zone district.

Owner-Ademos/Applicant-Mary Wutz

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: S.Altman SECOND: M.Smith VOTE: FOR 5 AGAINST 0

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5. 130 BULL ST. (HARLESTON VILLAGE) APP. NO. 0911-17-B5  
(457-03-01-130)

Request special exception under Sec. 54-110 to allow a two- story addition that extends a non-conforming 5-ft. east side setback and enlarges a non-conforming 3<sup>rd</sup> residential unit.

Zoned STR.

Owner-Margaret Franklin/Applicant-Tim Maguire

APPROVED	0	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	XX

MOTION: Deferral.

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

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6. 53 CANNON ST. (CANNONBOROUGH/  
ELLIOTBOROUGH) (460-12-01-032) APP. NO. 0911-17-B6

Request variance from Sec. 54-301 to allow an accessory structure with a 3-ft. west side setback, a 6-ft. total side setback and 45.79% lot occupancy (Ordinance requires 9-ft., 15-ft. and limits lot occupancy to 35% respectively). Zoned LB.

Owner-Nick Patel/Applicant-Bill Huey and Associates, Architect

APPROVED 0 WITHDRAWN 0  
DISAPPROVED 0 DEFERRED XX

MOTION: Deferral.

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

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7. 160 EAST BAY ST. (FRENCH QUARTER) APP. NO. 0911-17-B7  
(458-09-02-164)

Request special exception under Sec. 54-511 to allow 560 sf of inside restaurant patron use area without 1 required off-street parking space (Ordinance requires 4 spaces; site is grand fathered for 3 spaces). Zoned LB.

Owner-Yaschik Development Company, Incorporated/Applicants-E.Robbine Kattas,  
Andrea T. Kattas

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: W.Smalls SECOND: S.Altman VOTE: FOR 5 AGAINST 0

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8. 7 PITT STREET (HARLESTON VILLAGE) APP. NO. 0911-17-B8  
(457-03-04-048)

Request special exception under Sec. 54-110 to allow a porch addition that extends a non-conforming 3-ft. rear setback.  
Request variance from Sec. 54-301 to allow an accessory structure with a 3-ft. rear setback, and a 3-ft. south side setback (Ordinance requires 25-ft. and 9-ft. respectively). Zoned DR-1F.

Owner-Richard LaCarera/Applicant-Linda LaCarera

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: R.Rosen SECOND: W.Smalls VOTE: FOR 5 AGAINST 0

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9. 1560 JUNIPER STREET (ARDMORE/ APP. NO. 0911-17-B9  
SHERWOOD FOREST) (350-03-00-180)

Request approval under Sec. 54-110 to allow a subdivision to a lot which changes the non-conforming density.

Request variance from Sec. 54-824 to allow a subdivision to create 2 lots with Lot 1 having less than the required lot area (4,679 sf) (Ordinance requires 6,000 sf).

Request variances from Sec. 54-824 to allow Lot 1 with a lot frontage of 54.75 ft. and Lot 2 with a lot frontage of 45.25 ft. (Ordinance requires 93.5 ft.)

Request variance from Sec. 54-301 to allow Lot 1 with a 9.75-ft. rear setback (Ordinance requires 25 ft.).

Zoned SR-2.

Owner-Tre Siler Company LLC/Trent Fasnacht

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: W.Smalls SECOND: M.Smalls VOTE: FOR 5 AGAINST 0

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