

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

A meeting of the BZAZ will be held Tuesday, May 21, 2019, at 5:15 p.m., in the Public Meeting Room, 1<sup>st</sup> Flr. at 2 George St. (Gaillard Center Municipal Building)

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

1. 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
2. TRIPE ST. AND MAIN ST. (MARYVILLE/ASHLEYVILLE) (418-11-00-034)  
Request variance from Sec. 54-824 to allow a subdivision of this lot to create 6 lots with 5 lots (Lots B, C, D, E and F) that do not meet the required frontage of 52.9-ft. on a public right-of-way (Lot frontages will range from 50.21-ft. to 51.11-ft.).  
Zoned SR-4.  
Owner-Bubsy, LLC/Applicant-Keith Waring

**B. New Applications:**

1. 1756 AND 1758 FOLLY RD. (431-00-00-290)  
Request variance from Sec. 54-208 to allow an applicant for a Category 3 property to have two Residential Short Term Rental units on one lot (Ordinance limits each permittee to one Short Term Rental unit).  
Zoned PUD.  
Owner-D.B. Richardson, LLC/Applicant-David Richardson
2. 23 PARKWOOD AVE. (HAMPTON PARK TERRACE) (460-02-04-112)  
Request special exception under Sec. 54-110 to allow a horizontal expansion (garage) and vertical extension (loft/bathroom) that extends a non-conforming 2-ft. rear setback and 2-ft. north side setback (3-ft. required).  
Request variance from Sec. 54-301 to allow a (garage/loft) with a 20.7-ft front setback (60-ft. required).  
Request variance from Sec. 54-306 (A) to allow a two-story accessory building with an eave height of 14-ft. and 8-inches in Old City Height District 2.5. (Height of accessory buildings are restricted to one and one-half stories and an eave height of eleven feet).  
Zoned DR-2F.  
Owners-Andrew & Endia Plunkett/Applicant-ECM, III Design & Drafting, LLC
3. 2173 WESTRIVERS DR. (RIVERLAND TERRACE) (343-06-00-195)  
Request variance from Sec. ~~54-3-1~~ 54-301 to allow a storage shed addition with a 5-ft. rear setback (25-ft. required).  
Zoned SR-1.  
Owner-E.C. Morrison, Jr./Applicant-Gene Morrison
4. 111 PRESIDENT ST. AND 113 PRESIDENT ST. (460-11-04-149 AND 148)  
Request variance from Sec. 54-227 to allow an existing 4-unit Bed and Breakfast use located outside the ST Overlay zone at 111 President St. to expand and incorporate 113 President St. and have a total of 6 Bed and Breakfast units.  
Zoned GB.  
Owners-Karen Parson-111, Maria Morell-113/Applicant-Karen Parson
5. 98 ASHLEY AVE. AND 50 MONTAGU ST. (HARLESTON VILLAGE) (457-03-01-070)  
Request variance from Section 54-301 to allow the subdivision of a lot creating two lots, with 98 Ashley Ave. having a lot area of 3,947sf and 50 Montagu St. having a lot area of 1,365sf (6,000sf required).  
Request variance from Sec. 54-301 to allow 98 Ashley Ave to have a 3-ft. rear setback (house), a 0-ft. rear setback (detached garage) and a 55% lot occupancy (25-ft., and 25-ft. required and 50% lot occupancy limitation).  
Request variance from Sec. 54-301 to allow 50 Montagu St to have a 3-ft. west side setback and 52% lot occupancy (12-ft. required and 50% lot occupancy limitation).

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- Request variance from Sec. 54-824 to allow 50 Montagu St. to have a 34.25-ft. lot frontage (50-ft. required).  
Zoned STR.  
Owners-Vincent & Mary Sottile/Applicant-Vincent Sottile
6. 1717 MEYERS RD. AND 242 HUNTLEY DR. (HOFF GARDENS) (350-11-00-105 AND 350-11-00-145)  
Request variance from Sec. 54-824 to allow a subdivision to create 3 lots (Lots 41, 41-A and 41-B) with (Lot 41-B) having a lot frontage of 40.69-ft. (99-ft. required).  
Zoned SR-1.  
Owners/Applicants-Paul & Carole Blocker
7. 502 KING ST. (460-12-02-018, 019 AND 021)  
Request special exception under Sec. 54-220 to allow a 45-unit accommodations use in a GB-A/LI-A (General Business-Accommodations) zone district.  
Owner-502 King Street, LLC/Applicant-Charleston OZ Acquisitions, LLC
8. 547 MEETING ST. (459-05-01-016)  
Request special exception under Sec. 54-220 to allow a 131-unit accommodations use in a GB-A (General Business-Accommodations) zone district.  
Owner-TMG 547 Meeting Street, LLC/Applicant-Stephen Ramos, LS3P
9. 810 MEETING St. (461-09-01-010)  
Request special exception under Sec. 54-220 to allow a 191-unit accommodations use in an UP (Upper Peninsula) zone district.  
Owner-TMG 810 Meeting Street, LLC/Applicant-Stephen Ramos, LS3P
10. 66 REBELLION RD. (SOUTH WINDERMERE) (421-09-00-060)  
Request variance from Sec. 54-301 to allow a platform for a generator with a 10-inch north side setback (9-ft. required).  
Zoned SR-1.  
Owner-Katherine Glick/Applicant-Myles Glick
11. 27 CHARING CROSS RD. (PARKSHORE 11) (415-10-00-028)  
Request variance from Sec. 54-301 to allow a platform for a generator with a 6-ft. south side setback (9-ft. required).  
Zoned SR-1.  
Owners-Theodore & Rachel Levin/Applicant-Theodore Levin

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](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.