

City of Charleston, SC

Building Codes Board of Appeals Agenda

January 12, 2026 @ 4:30PM

Virtual Live Meeting via YouTube:

<https://www.youtube.com/@CityofCharlestonSCgov/streams>

1. BOAA2025-00704

13 East Battery Street

Existing Single Dwelling

Associated Building Permit: SF2025-23154

Original Associated BCBOA Case: BOAA2024-00553 (previously approved 01.31.25)

DFE requirement for a gang of HVAC condensers to be placed on south side of primary structure based on BAR support that elevating the condenser units would be detrimental to the historic integrity of the property. The units will be located behind a floodgate with both passive and active stormwater management systems in place and will be screened from the right-of-way.

2. BOAA2025-00705

487 Meeting Street

Existing Mixed-occupancy Building

Associated Building Permit: BC2019-01802

Historic Building substantial improvement variance request from City Code of Ordinance §27-117. Requesting a variance per City of Charleston Code of Ordinances §27-103 to allow a substantial improvement of a designated historical building without bringing the primary building into full compliance with flood design requirements. The property was located in an AE 13 NGVD29 special flood hazard area during original 2019 permit - BC2019-01802. The property is currently designated as X (Shaded), effective 1/29/2021.

3. 491 Meeting Street

Existing Mixed-occupancy Building

Associated Building Permits: BC2019-01801

Historic Building substantial improvement variance request from City Code of Ordinance §27-117. Requesting a variance per City of Charleston Code of Ordinances §27-103 to allow a substantial improvement of a designated historical building without bringing the primary building into full compliance with flood design requirements. The property was located in an AE 13 NGVD29 special flood hazard area during original 2019 permit - BC2019-01801. The property is currently designated as X (Shaded), effective 1/29/2021.

In accordance with the Americans 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 schumacherj@charleston-sc.gov three (3) business days prior to the meeting.