



CITY OF CHARLESTON

BOARD OF ZONING APPEALS – ZONING

AGENDA

JANUARY 20, 2026

A meeting of the BZA-Z will be held on **Tuesday, January 20, 2026 at 5:15 p.m.** in the **Public Meeting Room, First Floor, 2 George Street.**

Application information will be available at www.charleston-sc.gov/bza-z in advance of the meeting. Please check the website on the meeting date to view any withdrawn or deferred agenda items. The meeting will be live streamed and recorded on the [City of Charleston Public Meetings YouTube Channel](#).

PUBLIC COMMENT:

The public is encouraged to attend the meeting in person to speak in order for comments to be fully heard. **Written comments must be submitted by 12:00 p.m. on January 19, 2026** at <http://innovate.charleston-sc.gov/comments/> or delivered to: 2 George Street, Suite 3100, Charleston, SC 29401. Written comments will be provided to the board members 24 hours in advance of the meeting and will be acknowledged into the record and summarized.

For additional information, please contact:
Department of Planning & Preservation | 843-724-3781

The following applications will be considered:

A. Review of Minutes and Deferred Applications from Previously Advertised BZA-Z Agendas

1. Review of Minutes of the December 16, 2025 Meeting

2. DEFERRED | 216 & 218 King St.

Harleston Village | Council District 8 | TMS# 457-08-02-023 | Zoned: GB

Request Special Exception under Sec. 54-220.b.1 to allow the establishment of an Accommodation Use on the parcel.

Owner: Highland Park II LLC

Applicant: William R. Stroud, Esq.

3. 4 Henrietta St.

Garden District | Council District 4 | TMS# 459-13-02-078 | Zoned: DR-2F

Request a variance from Sec. 54-301 to build a detached single-family home with a 4' 4" west side setback (7' required).

Owner: SC Reno Partners LLC

Applicant: Joel Adrian – Coastal Creek Design

4. DEFERRED | 137 & 141 Spring St.

Cannonborough/Elliottborough | Council District 6 | TMS# 460-11-04-085 | Zoned: LB

Request variance from Sec. 54-317 to provide 12 off-street residential parking spaces and 0 off-street commercial parking spaces (14 spaces required).

Owner: Spring Street Project LLC

Applicant: Matthew Cline, Cline Engineering Inc.

5. 57 Ashe St.

Cannonborough/Elliottborough | Council District 6 | TMS# 460-00-01-100 | Zoned: DR-2F

Request a variance from Sec. 54-301 to build a two-story rear porch addition with a 1' rear setback (3' required), a 1' east side setback (3' required), a variance to exceed maximum lot coverage (75% proposed, 57% existing, 50% allowed) to build a 2-story porch addition, and a variance from Sec. 54-506.g. to build a utility platform that exceeds the maximum allowed height (9' allowed).

Owner: Jim and Joette Ruberg
Applicant: Greg Demetri

6. DEFERRED | 211 Rutledge Ave.

Cannonborough/Elliottborough | Council District 6 | TMS# 460-11-02-015 | Zoned: LB

Request a variance from Sec 54-301 to build 7 multi-family units with 1708sf of lot area per unit (2250sf required), and a variance from Sec. 54-317 to provide 0 off-street parking spaces for the commercial use (10 required) and 9 off-street parking spaces for the multi-family units (11 required).

Owner: NK Partners
Applicant: Anthony Cissell

7. 2122 Trescott Ave.

Silver Hill/Magnolia | Council District 4 | TMS# 464-10-00-074 | Zoned: SR-1

Request a Special Exception under 54-501 to build a single-family residence on a lot of insufficient size (2145sf existing, 9000sf required) and variances from Sec. 54-301 to establish a 2.5' front setback, a 3' rear setback, and a 5' east setback (25', 25', and 9' required)

Owner: MDM Development
Applicant: Ford Smith

B. New Applications

1. 36 South St.

East Side | Council District 4 | TMS# 459-09-03-027 | Zoned: DR-2F

Request the first one-year extension of vested rights that expire on December 31, 2025 pursuant to Sec. 54-962. The extension is for a special exception to extend a non-conforming west side setback.

Owner: Kyle Parker
Applicant: Aaron Youmans

2. 9 Lord Ashley Dr.

South Windermere | Council District 11 | TMS# 421-05-00-078 | Zoned: SR-2

Request the first one-year extension of vested rights that expire on December 31, 2025 pursuant to Sec. 54-962. The extension is for a special exception to extend a nonconforming east side setback and a variance for an 8' front setback (25' required).

Owners/Applicants: Kent & Catherine Flanagan

3. 56 State St

French Quarter | Council District 8 | TMS# 458-05-03-108 | Zoned: GB

Request the first one-year extension of vested rights that expire on December 31, 2025 pursuant to Sec. 54-962. The extension is for a special exception to allow a 50-unit accommodations use.

Owner: 56 State SC Property LLC
Applicant: Womble Bond Dickinson (US) LLP, James Wilson

4. 84-88 Society St.

Ansonborough | Council District 8 | TMS# 457-04-04-025 | Zoned: GB

Request the first one-year extension of vested rights that expire on December 31, 2025 pursuant to Sec. 54-962. The extension is for a special exception to allow a 50-unit accommodations use.

Owner: GS LLC Acquisitions, LLC

Applicant: Brian Hellman, Hellman & Yates, PA

5. WITHDRAWN | 44 Morris St.

Cannonborough/Elliottborough | Council District 6 | TMS# 460-12-01-081 | Zoned: LB

Request special exception under Sec. 54-110.f. to build an additional building for use as part of a nonconforming accommodations use.

Owner: Cozy 44 Morris Street LLC

Applicant: Cozy Development

6. 883 Mikell Dr.

James Island | Council District 12 | TMS# 454-09-00-001

Zoned: SR-1, School Overlay Zone

Request special exception under Sec. 54-225 to increase square footage of an existing school.

Owner: Charleston County School District

Applicant: ADC Engineering – Chris Cook, P.E.

7. 1100-1104 King St.

North Central | Council District 4 | TMS# 463-12-03-116/117 | Zoned: GB

Request variance from Sec. 54-317 to provide 12 off-street parking spaces (15 required) for a proposed mixed-use development.

Owner: FAB Hall LLC

Applicant: Tyler Smyth

8. 0 Deleston St.

James Island | Council District 12 | TMS# 334-15-00-072 | Zoned: RR-1

Request variance from Sec. 54-301 to build a detached single-family home with a 12' front setback, 7' rear setback, and an 8' west side setback (50', 35', and 15' required).

Owner: Lazelle Walker

Applicant: Thomas P. King, III

9. 15 Bedons Aly.

Charlestowne | Council District 8 | TMS# 458-09-03-087 | Zoned: SR-5

Request variance from Sec. 54-301 to exceed maximum lot coverage (44.8% proposed, 35% allowed) to build a detached single-family home.

Owner: Elizabeth C. Simmons

Applicant: Sebastian von Marschall Architect, LLC

10. 80 S Battery St.

Charlestowne | Council District 8 | TMS# 457-11-02-037 | Zoned: SR-2

Request a variance from Sec. 54-301 to build an addition with an 8' rear setback and a 3' south side setback (25' and 9' required).

Owner: Teresa J. Tarrant Trust

Applicant: Sebastian von Marschall Architect, LLC

11. 19 Sheridan Rd.

South Windemere | Council District 11 | TMS# 421-05-00-060 | Zoned: SR-1

Request variance from Sec. 54-506.f.4 to construct a second-story addition on a detached garage with a height of 21' 5" (11' allowed).

Owner/Applicant: Robert Banks Marion

12. 207 Romney St.

North Central | Council District 4 | TMS# 463-15-02-054 | Zoned: DR-2F

Request a variance from Sec. 54-301 and Sec. 54-317 to build a detached single-family home with a 0' west side setback and 1 off-street parking space (7' and 2 spaces required).

Owners/Applicants: Courtney Black & Robert Blews

13. 221 Grove St.

Wagener Terrace | Council District 6 | TMS# 460-11-02-015 | Zoned: SR-2

Request a variance from Sec. 54-301 to build a 2-story rear addition with a 23' rear setback (25' required).

Owner: Owen Meislin

Applicant: Michael Fisher

14. 1555 Juniper St.

West Ashley | Council District 7 | TMS# 350-03-00-185/186 | Zoned: DR-1

Request a variance from Sec. 54-301 to build an attached townhome with a 5' north setback (6' required) and to build 2 additional attached townhomes with lot areas of 1,305sqft and 1,302sqft (1500sqft required).

Owner: City of Charleston

Applicant: Heather Rusina

15. 8 Magnolia Ave.

North Central | Council District 4 | TMS# 463-08-03-031 | Zoned: SR-2

Request special exception under Sec. 54-110.f. to vertically extend a nonconforming west side setback and a variance from Sec. 54-306.9 to build a half-story addition with a dormer width of 35% (30% allowed).

Owners: Hailey Wist & Joel Caldwell

Applicant: Schuyler Clogston

16. WITHDRAWN | 1851 Doscher Ave.

Rosemont | Council District 4 | TMS# 464-01-00-125 | Zoned: SR-1

Request special exception under Sec. 54-501 to build a detached single-family home on a lot of insufficient size and a variance from Sec. 54-301 to allow a 7' east side setback and a 2' west side setback (9' and 9' required).

Owner/Applicant: David Watsky

17. WITHDRAWN | 1853 Doscher Ave.

Rosemont | Council District 4 | TMS# 464-01-00-124 | Zoned: SR-1

Request special exception under Sec. 54-501 to build a detached single-family home on a lot of insufficient size and a variance from Sec. 54-301 to allow a 5' east side setback and a 5' west side setback (9' and 9' required).

Owner/Applicant: David Watsky

18. 2219 Peonie St.

Rosemont | Council District 4 | TMS# 464-01-00-178 | Zoned: SR-1

Request special exception under Sec. 54-501 to build a detached single-family home on a lot of insufficient size and a variance from Sec. 54-301 to allow a 5' south side setback and a 5' north side setback (9' and 9' required).

Owner: Rosemont Coastal Properties

Applicant: JJ Rahnamoon

19. DEFERRED | 657 King St.

Cannonborough/Elliottborough | Council District 4 | TMS# 460-04-04-091 | Zoned: GB

Appeal of Zoning Administrator's determination regarding location of the height district boundary per Sec. 54-306 Old City Height Districts.

Owner: 657 King Street LLC

Applicant: E. Brandon Gaskins, Moore & Van Allen PLLC

PUBLIC MEETING ACCOMMODATIONS:

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation, or other accommodation, should please contact Janet Schumacher at 843-577-1389 or schumacherj@charleston-sc.gov three business days prior to the meeting.