

CITY OF CHARLESTON BOARD OF ZONING APPEALS-ZONING

MEETING OF MARCH 1, 2022

A meeting of the BZAZ will be held **Tuesday, MARCH 1, 2022, at 5:15 p.m.**, virtually via a Zoom Webinar. Register and access the meeting online at:

<https://us02web.zoom.us/j/81747883720?pwd=SDFGUm5lcjErbkw5cG1YYUZLWEFPUT09>

To access via phone call 1 (301) 715-8592 Meeting ID# 817 4788 3720, then password 019557

The meeting will be recorded and livestreamed to the City of Charleston BZA-Z You Tube channel at <https://www.youtube.com/channel/UCBofP1rUhr3PnAGIY3w7a5Q/playlists>.

PLEASE NOTE THE FOLLOWING UPDATES TO PUBLIC PARTICIPATION:

For all meetings going forward, the deadline to submit **written comments is 12:00 PM the day before** the meeting. The deadline to **sign up to speak is 12:00 PM the day of** the meeting. Written comments will be provided to the board 24 hours in advance of the meeting and will be acknowledged into the record. You are encouraged to sign up to speak if you would prefer for your full comments to be heard aloud.

Public Comment Instructions:

Use **one** of the following methods to submit written comments or sign up to speak at the meeting. Please provide your name, address, telephone number, meeting date, and project number.

1. Complete the Citizen Participation form at <http://innovate.charleston-sc.gov/>; or
2. Call 843-724-3765; or
3. Mail comments to: Department of Planning, Preservation & Sustainability, and 2 George St. Charleston, SC 29401

Comments must be received by 12:00 p.m., Monday, February 28, 2022.

Requests to speak must be received by 12:00 p.m., Tuesday March 1, 2022.

The following applications will be considered.

A. Review of Minutes and Deferred applications from previously advertised BZA-Z agendas. For information call 724-3765.

1. REVIEW OF MINUTES OF THE FEBRUARY 15, 2022 BOARD MEETING

2. 15 BEDONS ALY (CHARLESTOWNE) (458-09-03-087)

Request variance from Sec. 54-301 to allow construction of single-family residence with a 42% lot occupancy (35 % limitation).

Zoned SR-5

Owner: Elizabeth C. Simmons

Applicant: Sebastian von Marschall, Architect

B. New applications.

1. 2 ANSON ST. (458-05-03-131)

Request the fifth one-year extension of a vested right that expires on December 31, 2022, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on

February 2, 2016 for a 50-unit accommodations use with conditions in a GB-A (General Business -Accommodations) zone district.

Owner: Rainbow Market LLC
Applicant: Gramling Brothers

2. 40-46 N. MARKET (458-05-03-035)

Request fifth one-year extension of a vested right that expires on December 31, 2022, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on February 2, 2016 for a 50-unit accommodations use with conditions and a variance granted from Sec. 54-306 to allow a 3-story building in a GB-A (General Business-Accommodations) zone district.

Owner: Rainbow Market LLC
Applicant: Gramling Brothers

3. 8 CLEVELAND ST. (NORTH CENTRAL) (463-15-04-085)

Request variance from Sec. 54-301 to allow construction of a single-family residence with a 3-ft. west side setback, a 6-ft. total side setback (9-ft. 15-ft. required).

Request variance from Sec. 54-317 to allow construction of a single-family residence with 1 maneuverable off-street parking space (2 spaces required).

Zoned GB

Owner: Charleston Development, LLC
Applicant: Julie O'Conner, American Vernacular, Inc.

4. 19 PEACHTREE ST. (NORTH CENTRAL) (463-12-01-058)

Request special exception from Sec. 54-110 to allow a 1-story addition (hallway/living room/bedroom/bath/closet) that extends a non-conforming 3-ft. east side setback (9-ft. required). Request variance from Sec. 54-301 to allow a 1-story addition with an 8.16-ft. rear setback (25-ft. required).

Zoned SR-2

Owner: Kristin VanGuilder
Applicant: Julie O'Conner, American Vernacular, Inc.

5. 468 KING ST. (MAZYCK/WRAGGBOROUGH) (460-12-02-031)

Request special exception under Sec. 54-506 to allow existing late night use bar/restaurant within 500-ft. of a residential zone district to expand by adding outdoor patron use area (1,220sf deck).

Request special exception under Sec. 54-511 to allow existing bar/restaurant to add 1,220sf of outdoor patron use area (deck) without providing 10 parking spaces. (expanded restaurant requires 28 spaces).

Zoned GB

Owner: Roy Neal
Applicant: Synchronicity

6. 16 KING ST. (CHARLESTOWNE) (457-16-02-066)

DEFERRED

Request special exception under Sec. 54-110 to allow a vertical extension, 2nd story addition (bathroom/laundry area) to a non-conforming building footprint that does not meet the required 3-ft. north side setback and 3-ft. rear setback.

Zoned SR-4

Owner: Sanford A. Cockrell, III and Stewart Corchiani
Applicant: Beau Clowney Architects, Victoria Goss

7. 2414 SYLVAN SHORES DR. (SYLVAN SHORES) (310-05-00-051)

Request variance from Sec. 54-301 to allow an 8-ft fence to rear and side property lines (6-ft. height limitation).

Zoned SR-1

Owner and Applicant: Alton G. Silver

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 schmacherj@charleston-sc.gov three business days prior to the meeting.