



CITY OF CHARLESTON BOARD OF ZONING APPEALS – ZONING

AGENDA FEBRUARY 6, 2024

A meeting of the BZA-Z will be held on **Tuesday, February 6, 2024** 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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 for comments to be fully heard. **Written comments must be submitted by 12:00 p.m. on Monday, February 5, 2024** at <http://innovate.charleston-sc.gov/comments/> or delivered to the address listed below. 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 & SUSTAINABILITY
2 George Street, Suite 3100, Charleston, SC 29401 | 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 January 16, 2024 Meeting

B. New Applications

1. 52 Saint Margaret St.

Wagener Terrace | TMS #463-11-04-016 | Zoned: SR-2

Request variance from Sec. 54-301 to allow a 2-story addition (den/master bedroom suite) that connects a 1-story detached garage to the main house having a 1.4-ft. rear setback 25-ft. required).

Owner: Thomas Acree
Applicant: Seraphin Michael Millon

2. 60 Spring St.

Cannonborough/Elliottborough | TMS #460-08-02-034 | Zoned: GB

Request variance from Sec. 54-301 to allow a detached single-family residence with a front setback of 64.3-ft. and a total side setback of 13.-ft. (80-ft., 15-ft. required).

Owner/Applicant: Sixty Unlimited Ideas, LLC-Monte Brown

3. 32 Dunnemann Ave.

Wagener Terrace | TMS #463-14-02-017 | Zoned: SR-2

Request special exception under Sec. 54-110 to allow a rear 2-story addition (kitchen/bathroom/laundry/mudroom/master bedroom suite) that extends a non-conforming 4.4-ft. east side setback (9-ft. required).

Owner: Earl Navarro
Applicant: John Douglas Tucker, Architect

4. 25 Gadsden St.

Harleston Village | TMS #457-03-03-028 | Zoned: STR

Request special exception under Sec. 54-110 to allow the extension of a non-conforming 1-ft. south side setback by allowing an addition to an accessory structure (shed). (12-ft. required).

Owner: Zachary Hopkins
Applicant: Tyler A. Smyth Architects

5. 22 A Gadsden St.

Harleston Village | TMS #457-03-03-022 | Zoned: STR

Request special exception under Sec. 54-110 to allow a 2-story rear addition (porch/stairs/elevated outdoor space/elevator) that extends a non-conforming 1.2-ft. north side setback (6-ft. required). Request variance from Sec. 54-301 to allow a 2-story rear addition (porch/stairs/elevated outdoor space/elevator with a 10-ft. 9-inch rear setback (25-ft. required).

Owner: Lewin Patricia Revocable Trust
Applicant: Julia F. Martin Architects

6. 141 Beaufain St.

Harleston Village | TMS #457-07-01-010 | Zoned: SR-2

Request special exception under Sec. 54-110 to allow a 2-story rear addition (porch/stairs/elevated outdoor space) that extends a non-conforming 6.8-ft. west side setback (9-ft. required).

Owner: Kristina and Rex McClure
Applicant: Julia F Martin Architects

7. 10 Magnolia Ave.

North Central | TMS #463-08-03-032 | Zoned: SR-2

Request special exception under Sec. 54-110 to allow a rear 1-story addition (pantry/mudroom/master bedroom bath/closet suite/porch) that extends a non-conforming 2-ft. 8-inch north side setback (9-ft. required). Request variance from Sec. 54-301 to allow a rear 1-story addition (master bedroom suite) with a 16-ft. 2-inch rear setback (25-ft. required).

Owner: Shane Langdale
Applicant: Coastal Creek Design, Joel Adrian

8. 545 Huger St.

Hampton Park Terrace | TMS #460-02-04-065 | Zoned: DR-1F

Request special exception under Sec. 54-110 to allow a rear 2-story addition (kitchen expansion/master bedroom bath expansion) that extends a non-conforming 8.2-ft. west side setback (9-ft. required).

Owner: Dan Doud
Applicant: David Clifford, Contractor

9. 296 Coming St.

Westside | TMS #460-04-01-015 | Zoned: DR-1F

Request special exception under Sec. 54-110 to allow a rear 1-story screen porch/deck addition that extends a non-conforming 5.5-ft. south side setback (9-ft. required).

Owner: Nicholas Crane

Applicant: John Sullivan, S Arch Studio

10. 72 Murray Blvd.

Charlestowne | TMS #457-11-02-059 | Zoned: SR-2

Request special exception under Sec. 54-110 to allow a 1-story deck addition that extends a non-conforming 6-ft. west side setback (9-ft. required).

Owner/Applicant: Alamo Mob LLC, Kevin Leonard

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.