



# CITY OF CHARLESTON

## BOARD OF ZONING APPEALS – ZONING

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### AGENDA

#### FEBRUARY 7, 2023

A meeting of the Board of Zoning Appeals – Zoning (BZA-Z) will be held on **Tuesday, February 7, 2023** 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](http://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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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 6, 2023** 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**

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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 17, 2023 Board Meeting**

##### **2. 12 Rebellion Rd.**

**South Windermere | TMS #421-09-00-074 | Zoned: SR-1**

Request variance from Sec. 54-301 to allow a 3-story addition (storage/screen porch/living room/deck/flex room/laundry) with a 1-ft. 4-inch north side setback (9-ft. required).

Owner: Kurt & Anna Maria Kammeyer

Applicant: Laura Altman, LFA Architecture

#### **B. New Applications**

##### **1. 65 Folly Road Blvd.**

**Windermere | TMS #421-11-00-276 | Zoned: SR-2**

Request an appeal of the Zoning Administrator's decision to approve a Residential Short Term Rental permit for this property.

Owner: Eric Reiner

Applicant: Jeffrey Harbit

**2. 130 Fishburne St.**

**Westside | TMS #460-04-03-061 | Zoned: DR-1F**

Request special exception under Sec. 54-110 to allow a 1-story porch addition that extends a non-conforming 0.7-ft. east side setback (3-ft. required).

Request variance from Sec. 54-301 to allow a 1-story porch addition with a 55% lot occupancy (50% limitation; existing lot occupancy 51%).

Owner: DJ & Lindsay Van Slambrook  
Applicant: Julie O'Connor- American Vernacular, Inc.

**3. 78 Hagood Ave.**

**Hampton Park Terrace | TMS #460-02-04-146 | Zoned: DR-1F**

Request variance from Sec. 54-301 to allow a 2-story addition (bedrooms/bath rooms) with a 16-ft. 3-inch rear setback (25-ft. required).

Owner: Sheila & Steve Harvey  
Applicant: Joel Adrian-Coastal Creek Design

**4. 12-A Hagood Ave.**

**Westside | TMS #460-11-01-029**

Request use variance from Sec. 54-203 to allow an arcade (gaming machines) on the ground floor with days of operation Tuesday-Friday, closed on Sunday and Monday; hours of operation 12pm-8pm Tuesday-Friday and 11am-10pm on Saturday, in a DR-2F (Diverse-Residential) zone district.

Owner: James Bell  
Applicant: Revon Butler, prospective tenant

**DEFERRED**

**5. 1334 Rutledge Ave.**

**Garden Kiawah | TMS #464-14-00-024 | Zoned: GB**

Request variance from Sec. 54-317 to allow a restaurant use with 480sf of inside patron use area providing 2 off-street parking spaces (5 spaces required).

Owner: Flipside SC, LLC  
Applicant: John Sullivan-S. Arch + Studio, LLC

**6. 35-37 Prioleau St.**

**TMS #458-09-02-007 and #458-09-04-058 | Zoned: LB-A**

Request special exception under Sec. 54-220 to allow a 44-unit accommodations use in a LB-A (Limited Business-Accommodations) zone district.

Request variance from Sec. 54-319 to provide 30 off-street parking spaces at a parking lot located at (11 E. Elliot St.), 675 feet from this property (Ordinance limits distance to 400 feet of the building or use).

Owner: Prioleau Enterprises LLC  
Applicant: Nelson Mullins Riley & Scarborough LLP  
Jay S. Claypoole

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.