



# CITY OF CHARLESTON

## BOARD OF ZONING APPEALS – ZONING

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### AGENDA

#### FEBRUARY 21, 2023

A meeting of the Board of Zoning Appeals – Zoning (BZA-Z) will be held on **Tuesday, February 21, 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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 Friday, February 17, 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 February 7, 2023 Board Meeting**

##### **2. 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

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

##### **1. 23 Reid St.**

**Eastside | TMS #459-09-04-030 | Zoned: DR-2F**

Request the second one-year extension of a vested right that expires on February 18, 2023, pursuant to Sec. 54-962. Vested right pertains to variance granted with condition to allow a single-family residence and hvac platform.

Owner: Dawn Limberg

Applicant: Clay Shackelford, Architect

**2. 116 East Bay St.**

**TMS #458-09-04-022 | Zoned: LB**

Request an appeal of the zoning administrator's decision to prohibit a retail use from having tables and chairs for patrons, preempt South Carolina State Law by controlling how alcohol is sold and served, revoke a sidewalk café permit, and prohibit issuance of a new sidewalk café permit.

Owner: Burnie Maybank  
Applicant: Theron Sandy, II (Beer and Wine at Rainbow LLC)

**3. 9 and 11 Elliott St.**

**Charlestowne | TMS #458-09-03-101 | Zoned: SR-5**

Request special exception (after-the-fact) under Sec. 54-110 to allow a horizontal expansion and vertical extension (covered enclosure for pool and hvac equipment) that extends a non-conforming 2-ft. west side setback (7-ft. required).

Owner: Eric Roden  
Applicant: Jonathan Yates

**4. 84-88 Society St.**

**Ansonborough | TMS #457-04-04-025 and 113**

Request special exception under Sec. 54-220 to allow a 50-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner: GS LLC Acquisitions, LLC  
Applicant: Brian Hellman, Hellman & Yates, PA

**5. 29 Gadsden St.**

**Harleston Village | TMS# 457-03-03-026 | Zoned: STR**

Request variance from Sec. 54-301 to allow a 2-story piazza with a 10-ft. 4-inch south side setback (12-ft. required).

Owner: Gregory Jackson  
Applicant: Joseph A. Rubenstein

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.