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


B. New applications.

1. 363, 367, AND 369 KING ST. APP. NO. 2103-02-B1 (457-04-02-029, 028 AND 027)

Request the second one-year extension of a vested right that expires on April 3, 2021, pursuant to Sec. 54-962. Vested right pertains to a special exception granted with conditions under Sec. 54-511for 21 parking spaces to allow 9,139sf of retail space and 70 dwelling units.

Zoned MU-2/WH

Owner: 23 Bond, 363-369 King Street

Applicant: Stephen Ramos, LS3P

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval – approval of second one-year extension with conditions to expire on April 3, 2022.

MADE BY: H. Morrison SECOND: W. Jaudon VOTE: FOR 7 AGAINST 0

2. 179 THIRD AVE. (WAGENER TERRACE) (463-10-03-075) APP. NO. 2103-02-B2

Request variance from Sec. 54-301 to allow a subdivision to create three lots, with lot size of Lot A, 4,075sf and lot size of Lot C 4,411sf (6,000sf required).

Request variance from Sec. 54-824 to allow three lots that do not meet the minimum 67-ft. lot frontage requirement on a public right-of-way (Lot frontages for Lot A is 38.8-ft., Lot B is 59.2-ft. and Lot C is 42-ft.

Request variance from Sec. 54-301 to allow Lot B with a 3.5-ft. west side setback (9-ft. required).

Zoned SR-2

Owner: Michael Dennis

Applicant: Michael and Emerald Dennis

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: A. Grass SECOND: R. Richards VOTE: FOR 7 AGAINST 0

3. 2319 BIRDIE GARRETT ST. (ROSEMONT) (464-01-00-110) APP. NO. 2103-02-B3

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 3,000sf; 9,000sf required).

Request variance from Sec. 54-301 to allow construction of a single-family residence with a 5-ft. west side setback, a 15-ft. total side setback (9-ft. and 18-ft. required).

Zoned SR-1

Owner: Lowcountry Property Group, LLC

Applicant: Jillian Ready, PLA Johnson, Laschober and Associates
MOTION: Approval.

MADE BY: G.Vargas-Vargas  SECOND: J.Bennett  VOTE: FOR 7 AGAINST 0

4. 33 HESTER ST. (WAGENER TERRACE) (463-07-04-016)  APP. NO. 2103-02-B4

Request special exception under Sec. 54-110 to allow a 1-story addition (master bedroom expansion/closet) that extends a non-conforming 20.9-ft. front setback, a 6.1-ft. rear setback, a 27-ft. total front and rear setback (25-ft. and 50-ft. required).
Zoned SR-2
Owner: Fabio Carvalho
Applicant: Patrick Orefice, RA Arwen Studio, LLC

MOTION: Approval.

MADE BY: H.Morrison  SECOND: W.Jaudon  VOTE: FOR 7 AGAINST 0

5. 241-243 EAST BAY ST. (ANSONBOROUGH) 458-05-03-031)  APP. NO. 2103-02-B5

Request special exception under Sec. 54-110 to allow a change from a non-conforming 3-unit accommodations use to a non-conforming 4-unit accommodations use (Ordinance does not allow accommodations uses with less than 10 units).
Zoned GB-A
Owner: 241-243 E. Bay Holdings LLC
Applicant: John A. Massalon

MOTION: Approval.

MADE BY: H.Morrison  SECOND: W.Jaudon  VOTE: FOR 5 AGAINST 2
* A.Grass
* R.Richards

6. 157 WENTWORTH ST. (HARLESTON VILLAGE)  APP. NO. 2103-02-B6 (457-03-04-008)

Request special exception under Sec. 54-110 to allow an existing 6-dwelling unit non-conforming use to be extended by relocating one unit from the main house to a new building at the back of the property.
Zoned DR-1F
Owner: 157 Wentworth St LLC
Applicant: Neil Stevenson Architects (Contact: Tara Romano)
MOTION: Withdrawn.

MADE BY: __________  SECOND: __________  VOTE: FOR _ AGAINST _

7. 80 ASHLEY AVE. (HARLESTON VILLAGE)  APP. NO. 2103-02-B7 (457-03-04-068)

Request use variance from Sec. 54-203 to allow a café with indoor and outdoor patron use areas and garden shop, with on-premises consumption of beer and wine and days and hours of operation as follows: Monday-Thursday, 7:30am-6:00pm, Friday, 7:30am-9:00pm, Saturday, 8:00am-9:00pm, Sunday, 8:00am-6:00pm, with staff arriving 1 hour earlier and leaving 1 hour later in a STR (Single and Two Family) residential zone district.

Request variance from Sec. 54-317 to allow a café with indoor and outdoor patron use areas and garden shop with 2 off-street parking spaces (13 spaces required).

Zoned STR

Owner: John B. Howard
Applicant: Laura F. Altman, LFA Architecture for SWB Holdings, LLC

MOTION: Deferred.

MADE BY: __________  SECOND: __________  VOTE: FOR _ AGAINST _

For more information contact Zoning and Codes Division Office at (843) 724-378
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.