



CITY OF CHARLESTON

BOARD OF ZONING APPEALS – ZONING

AGENDA

APRIL 4, 2023

A meeting of the Board of Zoning Appeals – Zoning (BZA-Z) will be held on **Tuesday, April 4, 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 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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, April 3, 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

The following applications will be considered:

A. Review of Minutes and Deferred Applications from Previously Advertised BZA-Z Agendas

1. Review Minutes of the March 21, 2023 Board Meeting

2. 35 Dunnemann Ave.

Wagener Terrace | TMS #463-14-02-060 | Zoned: SR-2

Request variance from Sec. 54-306.A. to permit a 2 story accessory building with an eave height of 13.25-ft. (Ordinance limits height to 1 ½ stories and 11' eave height).

Request special exception under Sec. 54-110 to allow construction of a detached 2 story accessory building that extends a non-conforming 0.9-ft. rear setback and extends a non-conforming 3.67-ft. west side setback (25-ft. and 9-ft. required).

Owner: Lynne Fuller and Rich Schwarz

Applicant: Julie O'Connor-American Vernacular, Inc.

3. 360 King St.

TMS #457-04-02-018

Request special exception under Sec. 54-220 to allow a 12-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner: Eric Johnson, Sole Member of Owner

Applicant: William Stroud, Attorney

B. New Applications

1. 363, 367 and 369 King St.

TMS #457-04-02-027, 028 and 029 | Zoned: MU-2/WH

Request the fourth one-year extension of a vested right that expires on April 3, 2023, pursuant to Sec. 54-962. Vested right pertains to a special exception granted with conditions under Sec. 54-511 for 21 parking spaces to allow 9,139sf of retail space and 70 dwelling units.

Owner: 23 Bond Owner, 363-369 King Street
Applicant: Kyra Brower, LS3P

2. 10 Westedge St. Suite 200

Westside | TMS #460-00-00-040 | Zoned: GB

Request the first one-year extension of a vested right that expires on May 4, 2023, pursuant to Sec. 54-962. Vested right pertains to a special exception granted with conditions under Sec. 54-506 (y) to allow a late night use restaurant and bar within 500 feet of a residential zone district.

Owner: Mt. Pleasant Investments LLC
Applicant: Stephen Ramos

3. 116 East Bay St.

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

Request reconsideration of the BZAZ Board's decision on February 21, 2023, 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 and café' permit.

Owner: Burnie Maybank
Applicant: Theron Sandy II

4. 375 King St.

TMS #457-04-02-025 | Zoned: GB

Request special exception under Sec. 54-511 to allow 1,113sf of outside patron use area for proposed courtyard and 593sf of outside patron use area for proposed rooftop without providing required parking spaces (14 spaces required).

Owner: 375 King Property LLC
Applicant: 375 King Property LLC, John P. Carroll; Counsel

5. 430 Meeting St.

Eastside | TMS #459-09-01-034 | Zoned: GB

Request special exception under Sec. 54-206 (y) to allow a late night use restaurant and bar within 500 feet of a residential zone district.

Owner: 430 Meeting St., LLC
Applicant: Erika V. Harrison

DEFERRED

6. 686 King St.

Westside | TMS #463-16-03-004 | Zoned: GB

Request special exception under Sec. 54-511 to allow 1,240sf of office area with one parking space (three spaces required).

Owner: 40 Nunan LLC
Applicant: Allen Biggers (Manager)

7. 2 Parkwood Ave.

Hampton Park Terrace | TMS #460-07-01-091 | Zoned: DR-1F

Request special exception under Sec. 54-110 to allow a vertical extension (master bedroom/closet/bathroom) to a non-conforming building having a 1-ft. north side setback (3-ft. required).

Owner: Stewart Sanford and Kelli Young
Applicant: Andrew Julie O'Connor-American Vernacular, Inc.

8. Rose Ln.

Cannonborough/Elliotborough | TMS #460-08-03-116 | Zoned: DR-2F

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size Lot area 968sf; 2,500sf required). Request variance from Sec. 54-301 to allow construction of a single-family residence having a 1-ft. north side setback, a 3-ft. south side setback, a 4-ft. total side setback and 62% lot occupancy (3-ft., 7-ft. and 10-ft. required; 50% lot occupancy limitation). Request variance from Sec. 54-317 to allow construction of a single-family residence without providing off-street parking spaces (2 spaces required).

Owner: Cameron Glaws
Applicant: Andrew Gould, Designer

9. 14 Colonial St.

Charlestowne | TMS #457-12-03-009 | Zoned: STR

Request special exception under Sec. 54-110 to allow a vertical extension (bedroom/bathroom/balcony) to a non-conforming building footprint having a 2-ft. north side setback, a 20.2-ft. rear setback (6-ft. and 25-ft. required). Request variance from Sec. 54-310 to allow a porch enclosure (kitchen expansion/mudroom) having a 20.2-ft. rear setback (25-ft. required).

Owner: Clayton and Rachel Cowherd
Applicant: Tyler Smyth Architects

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 three business days prior to the meeting.