

CITY OF CHARLESTON BOARD OF ZONING APPEALS-ZONING

MEETING OF APRIL 5, 2022

A meeting of the BZAZ will be held **IN PERSON on Tuesday, April 5, 2022, at 5:15 p.m. in the Public Meeting Room, 1st Floor, 2 George St.** The meeting will be live streamed and recorded on the City of Charleston BZA-Z YouTube channel at

<https://www.youtube.com/channel/UCBofP1rUHr3PnAGIY3w7a5Q/playlists>

Public Participation Update: The public may speak in person at the meeting without signing up in advance. Written comments must be submitted by 12:00 p.m., Monday, April 4, 2022 (day before the meeting) and must be submitted at <http://innovate.charleston-sc.gov/comments/>. 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. You are encouraged to attend the meeting in person and speak if you would prefer your comments to be fully heard.

Detailed information on agenda items is available on the City website at www.charleston-sc.gov/bza-z or by calling (843) 724-3765.

The following applications will be considered.

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

1. REVIEW OF MINUTES OF THE MARCH 15, 2022 BOARD MEETING

B. New applications.

1. NORTH MARKET ST., CHURCH ST., ANSON ST., AND PINCKNEY ST. (458-05-03-005 AND 458-05-03-017)

Request second one-year extension of a vested right that expires on April 16, 2022, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on April 16, 2019 for a 115-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner: SCM Charleston Market Investors, LLC

Applicant: Capers G. Barr, III

2. 15 SAVAGE ST. (CHARLESTOWNE) (457-12-03-056)

Request special exception under Sec. 54-110 to allow a porch/balcony addition that extends a non-conforming 4-ft. south side setback (9-ft. required).

Zoned DR-1F

Owner: Kevin Huffman and Allan Duncan

Applicant: Becky Fenno

3. 183 3RD AVE. (WAGENER TERRACE) (463-10-03-118)

Request variance from Sec. 54-301 to allow construction of single-family residence with a 3-ft. east side setback side setback, a 15-ft. total side setback (9-ft. 18-ft. required).

Zoned SR-2

Owner: R. Chamberlain Chesnut, II

Applicant: Becky Fenno

4. 192 TRADD ST. (CHARLESTOWNE) (457-07-04-038)

Request special exception under Sec. 54-110 to allow a 2-story addition (kitchen/family room expansion/bedroom/bath) that extends a non-conforming 1.5-ft. east side setback (9-ft. required). Zoned SR-2

Owner: Jesse and Eliza Kimball

Applicant: Sebastian von Marschall Architect, LLC

5. 209 AMBERJACK LN. (DANIEL ISLAND) (272-09-01-046)

Request variance from Sec. 54-263 Daniel Island PUD Master Plan zoning regulations to allow a screen porch enclosure with a 15-ft. rear setback (20-ft. required).

Zoned DI-R

Owner and Applicant: Arlene and Kieven Goodman

6. 730 RUTLEDGE AVE. (NORTH CENTRAL) (463-15-04-133)

Request variance from Sec. 54-317 to allow an existing restaurant to displace 6 on-site parking spaces and add 1,100sf of outdoor patron use area without providing 9 spaces for the added area (expanded restaurant requires 16 spaces; 2 spaces to remain).

Zoned LB

Owner: Michael Rabin

Applicant: Karalee Fallert

7. 221 SAINT PHILIP ST. (CANNONBOROUGH/ELLIOTBOROUGH) (460-08-02-095)

Request special exception under Sec. 54-511 to allow a restaurant use with 370sf of outdoor patron use area (patio) without providing required off-street parking spaces (3 spaces required).

Zoned GB

Owner: James Groetzinger

Applicant: Luke Jarrett, Synchronicity

8. 100 FARMFIELD AVE. (FARMFIELD) (349-11-00-070)

Request variance from Sec. 54-301 to allow construction of a 2 ½ story residence with a 46-ft. total height (Height limitation 42.5-ft. 2 ½ stories).

Request variance from Sec. 54-301 to allow construction of a detached accessory building with a 35-ft. front setback (60-ft. required).

Zoned SR-1

Owner: Ruthie Ravenel and Chris Welch

Applicant: Kirsten Schoettelkotte

9. 651 KING ST. (CANNONBOROUGH/ELLIOTBOROUGH) (460-04-04-095)

Request variance from Sec. 54-317 to allow a restaurant use (1st floor) with 800sf of inside patron use area and one residential unit (2nd and 3rd floors) without providing off-street parking spaces (8 spaces required).

Zoned GB

Owner: William H. Orange

Applicant: Greg Smith and Scott Kay

10. 1134 KING ST. (NORTH CENTRAL) (463-12-01-014)

Request special exception under Sec. 54-110 to allow a stair addition to an existing 2-story building that extends a non-conforming 6.10-ft. south side setback and extends a non-conforming 19-ft. side street setback (9-ft. and 25-ft. required).

Zoned DR-1F

Owner: Susan Gregory and Reggie Smith
Applicant: Kim Hlavin-Solid

For more information, contact the Zoning and Codes Division Office at 724-3781
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.