



CITY OF CHARLESTON

BOARD OF ZONING APPEALS – ZONING

AGENDA

MAY 2, 2023

A meeting of the Board of Zoning Appeals – Zoning (BZA-Z) will be held on **Tuesday, May 2, 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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, May 1, 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 April 18, 2023 Board Meeting**

B. New Applications:

- 1. 199 Saint Philip St. | APPLICATION WITHDRAWN**
Cannonborough/Elliotborough | TMS #460-08-04-018 | Zoned: GB
Request variance from Sec. 54-318 to allow an existing single-family residence and proposed duplex without meeting off-street parking requirements of Article 3, Part 4 of the zoning ordinance (5 spaces required).
Owner: Benjamin Holdings LLC- David Schnell
Applicant: AJ Architects-Ashley Jennings

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2. 193, 195, 197 Jackson St. | DEFERRED

Eastside | TMS #459-05-01-047 | Zoned: LB

Request approval from Sec. 54-317 to amend the conditions of the BZAZ approval on May 7, 2019 that prohibit a restaurant use in 193 and 199 Jackson St and the yards behind these buildings; to permit one food truck to be stored and operate behind 193 Jackson St. as shown on site plan with no increase in restaurant patron use area.

Owner: Mount Vernon Partners, LLC-Cameron Glaws
Applicant: Kevan Hoerltoerfer

3. 60 Tradd St.

Charlestowne | TMS #458-09-03-174 | Zoned: SR-5

Request variance from Sec. 54-301 to allow a 3-story piazza addition with a 46% lot occupancy (35% limitation; existing lot occupancy 30%).

Owner: John and Marnie Kerrison
Applicant: Bill Huey & Assoc., Architect

4. 167 Grove St.

Wagener Terrace | TMS #463-15-01-012 | Zoned: SR-2

Request special exception under Sec. 54-110 to allow a horizontal expansion (kitchen expansion/laundry room/bath/stairs) and vertical extension (bedroom/closet/stairs/balcony) that extends a non-conforming 2.5-ft. east side setback (9-ft. required).

Owner/Applicant: Lauren Flatley and Ben Rabin

5. 4 Trumbo St.

Harleston Village | TMS #457-12-01-010 | Zoned: DR-1F

Request variance from Sec. 54-301 to allow a 1-story stair addition with a 3.52 ft. west side setback, a 3.52 total side setback (9-ft. and 15-ft. required). Request special exception under Sec. 54-110 to allow a 2nd floor addition, porch enclosure (bathrooms/closet/office) to a non-conforming building foot print having a 7.0-ft west side setback (9-ft. required).

Owner: Charleston and Kerry Missel
Applicant: Jeremy Kruska/Chatauk Studio, LLC

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 schumacherj@charleston-sc.gov three business days prior to the meeting.