

CITY OF CHARLESTON BOARD OF ZONING APPEALS-ZONING

MEETING OF MAY 4, 2021

A meeting of the BZAZ will be held **Tuesday, May 4, 2021, at 5:15 p.m.**, virtually via a Zoom Webinar. Register and access the meeting online at:

<https://us02web.zoom.us/j/83639028046?pwd=dzFQbVpnUndYRWpWVVISNGZEc3ROQT09>

To access via phone, call 1 (301) 715-8592. Meeting ID# 836-3902-8046, then password 591247

Public Comment Instructions:

Use **one** of the following methods to request to speak at the meeting or provide comments. **Provide your name, address, telephone number, meeting date, and project number. Requests to speak at the meeting and comments must be received by 12:00p.m., Tuesday, May 4th.**

1. Call 843 724-3765; or
2. Complete the form at <http://innovate.charleston-sc.gov/comments/>; or
3. Send an email to Boards@charleston-sc.gov; or
4. Mail comments to: Department of Planning, Preservation & Sustainability, 2 George St. Charleston, SC 29401

The following applications will be considered. Information on the applications, will be available at www.charleston-sc.gov/bza-z one week prior to the meeting.

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

1. REVIEW OF MINUTES OF THE APRIL 20, 2021 BOARD MEETING

2. 48 SOCIETY ST. (ANSONBOROUGH) (458-01-03-039)

Request use variance from Sec. 54-203 to allow a salon with days of operation Tuesday-Saturday and hours of operation 9a.m.-5p.m. in a STR (Single and Two Family Residential) zone district.

Owner: WMJR, LLC (Edward and Leda Jackson)

Applicant: Edward and Leda Jackson

3. 10 WESTEDGE ST. (WESTSIDE) (460-00-00-014)

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.

Zoned GB

Owner: HPIA Devco, LLC Sean Rosko, Representative

Applicant: Robbie Marty

B. New applications.

1. 2120 BOOKER ST. (SILVER HILL/MAGNOLIA) (464-10-00-047)

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 2,722.1sf; 9,000sf required).

Request variance from Sec. 54-301 to allow construction of a single-family residence with a 2.5-ft. front setback (steps), a 3-ft. rear setback (steps), a 5.5-ft. total front and rear setback, a 7.5-ft.

east side setback, a 7.5-ft. west side setback, a 15-ft. total side setback having a 54% lot occupancy (25-ft., 25-ft., 50-ft., 9-ft., 9-ft. and 18-ft. required, 35 % lot occupancy limitation)
Zoned SR-1

Owner: Demond McElveen
Applicant: Demond McElveen

2. 11 ANSON ST. (ANSONBOROUGH) (458-05-01-092)

Request variance from Sec. 54-301 to allow a 2-story addition (sunroom/closet) having a 61% lot occupancy (35% limitation; existing lot occupancy 56%).
Zoned CT

Owner: Jennifer Jernigan
Applicant: Glenn Keyes Architects

3. 13 GREENHILL ST. (CHARLESTOWNE) (457-11-04-062)

Request special exception under Sec. 54-110 to allow a vertical extension (2nd story, master bath/closet expansion) to a non-conforming building footprint that does not meet the required 3-ft. north side setback.
Zoned DR-1

Owner: Rebecca and William Martin
Applicant: Virginia Lane, VDL Associates, LLC

4. 16 SHEPPARD ST. (EASTSIDE) (459-05-04-128)

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 2,232sf; 2,500sf required).
Zoned DR-2F

Owner: Mt. Carmel United Methodist Church, C/O Anthony Jenkins
Applicant: Hemant Patel

5. 35 STATE ST. (FRENCH QUARTER) (458-09-01-103)

Request variance from Sec. 54-301 to allow a stair addition with a 0-ft. rear setback having 72% lot occupancy (3-ft. required, 35% limitation; existing lot occupancy 67%).
Zoned SR-5

Owner: Eddie Irions
Applicant: Eddie Irions

6. 24 LIMEHOUSE ST. (CHARLESTOWNE) (457-11-04-043)

Request special exception under Sec. 54-110 to allow a one-story addition (dining room expansion/den) that extends a non-conforming 0.2-ft east side setback (3-ft. required).
Request variance from Sec. 54-301 to allow a one-story addition (dining room expansion/den/) and to allow a one-story covered porch, stairs and raised patio having a 39% lot occupancy (35% limitation; existing lot occupancy is 33%).
Zoned DR-1

Owner: Chris and Tamera Dengler
Applicant: Julie O' Connor-American Vernacular, Inc.

7. 26 MONTAGU ST. (HARLESTON VILLAGE) (457-03-02-047)

Request special exception under Sec. 54-110 to allow a horizontal expansion and vertical extension that extends a non-conforming 6-inch east side setback (kitchen expansion/elevator/

mudroom/family room/screen porch/bedrooms/baths, 3-ft. required).
Zoned DR-1F

Owner: Rachel K. Crystal
Applicant: Becky Fenno, Architect

- 8. VERBENA LN., APIARY LN. AND MEAD LN. (LAUREL OAKS) (287-00-00-371 thru 402)**
Request variance from Sec. 54-301 to allow construction of 3-story single-family residences
Lots 1-32 that exceed 35-ft. in height (Limit is 2 ½ stories, 35-ft.).
Zoned SR-1

Owner: Toll Southeast LP Company Inc.
Applicant: Ashley Vaughan, VP Land Development, South Carolina

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