A meeting of the BZAZ will be held IN PERSON on Tuesday, June 7, 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, June 6, 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 MAY 17, 2022 BOARD MEETING

2. 71 KING ST. (CHARLESTOWNE) (457-16-01-010)
   Request variance from Sec. 54-301 to allow a 1-story covered patio addition with a 48% lot occupancy (35% limitation; existing lot occupancy 44%).
   Zoned SR-5

   Owner: Gerrit Nicholas
   Applicant: Julie Keyes, Fortress Architecture Studio

3. CENTRAL PARK (340-03-00-007)
   Request variance from Sec. 54-301 to allow construction of single-family residences on lots (1-38) that exceeds the 2 1/2 story height restriction for the SR-1 (Single-Family Residential) zone district, because the home’s designed drive-under garage constitutes a 3rd story under Sec. 54-120.
   Zoned SR-1

   Owner: Central Park Road, LLC
   Applicant: Lesemann & Associates, LLC

B. New applications.

1. 1-11 ASHLEY BLVD. (CHARLESTOWNE) (457-11-01-039)
Request the third one-year extension of a vested right that expires on June 5, 2022, pursuant to Sec. 54-962. Vested right is an approved variance under Sec. 54-353 for attached dwelling units (duplexes) in a STR (Single-Two Family Residential) zone district.

Owner: Barnes Moultrie Ward LLC
Applicant: Neil Stevenson Architects (Tara Romano)

2. 19 HAGOOD AVE. (WESTSIDE) (460-00-00-017)
Request the third one-year extension of a vested right that expires on July 17, 2022, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on July 17, 2018 with conditions for a 250-unit accommodations use in a MU-2/WH (Mixed Use 2 Workforce Housing) zone district.

Owner: South Park Ventures, LLC
Applicant: Womble Bond Dickinson (US) LLP, James Wilson

3. 411 MEETING ST. (CANNONBOROUGH/ELLIOTBOROUGH) (459-09-03-114)
Request the fifth one-year extension of a vested right that expires on December 31, 2022, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on June 7, 2016 with conditions for a 300-unit accommodations use in a MU-2 (Mixed Use) zone district.

Owner: Bennett Meeting Street, LLC
Applicant: Womble Bond Dickinson (US) LLP, James Wilson

4. 317 SAVANNAH HWY (421-07-00-003)
Request the fifth one-year extension of a vested right that expires on December 4, 2022, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on December 4, 2007 for a 150-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner: Riverview Ventures, LLC
Applicant: Womble Bond Dickinson (US) LLP, James Wilson

5. 246 SPRING ST. (WESTSIDE) (460-10-02-005)
Request the fifth one-year extension of a vested right that expires on December 31, 2022, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on December 18, 2012 for a 125-unit accommodations use in a MU-2/WH (Mixed-Use 2 Workforce Housing) zone district.

Owner: Spring Street Ventures, LLC
Applicant: Womble Bond Dickinson (US) LLP, James Wilson

6. 56 STATE ST. (458-05-03-108)
Request special exception under Sec. 54-220 to allow a 50-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner: East Bay Company Ltd.
Applicant: Womble Bond Dickinson (US) LLP, James Wilson

7. 72 CLEMSON ST. (WAGENER TERRACE) (463-07-02-026)
Request special exception under Sec. 54-110 to allow a vertical extension (loft) to a non-conforming detached accessory building that does not meet the required 60-ft. front setback and 25-ft. rear setback.

Zoned SR-2

Owner/Applicant: Reid Walker

8. 24 STATE ST. (FRENCH QUARTER) (458-09-01-120)
Request special exception under Sec. 54-110 to allow a change on the ground floor from a non-conforming retail use to a non-conforming office use with days of operation Monday-Saturday and hours of operation 8am-6pm in a SR-5 (Single-Family Residential) zone district.

Owner: 24 State Street, LLC Ruthann Granito Managing Member
Applicant: Meadors Architecture (Jeremy Tate)

9. 5 SHEPPARD ST. (EASTSIDE) (459-05-04-069)
Request special exception under Sec. 54-110 to allow a 1-story addition (kitchen) and hvac platform that extends a non-conforming 3.2-ft. west side setback (7-ft. required).
Request variance from Sec. 54-301 to allow 1-story addition and hvac platform having a 52% lot occupancy (50% limitation; existing lot occupancy 46%)
Zoned DR-2F

Owner: Kevin Eberle
Applicant: Hunter Kennedy/ KDS, LLC

10. 271 SAINT PHILIP ST. (CANNONBOROUGH/ELLIOTBOROUGH) (460-04-04-012)
Request special exception under Sec. 54-110 to extend a non-conforming triplex by increasing the total square footage of conditioned floor area to 2,772sf from 1,982sf and increasing the total number of bedrooms to 8 bedrooms from 6 bedrooms.
Zoned GB

Owner: The Allen Coswell Trust
Applicant: AJ Architects

11. 52 GIBBES ST. (CHARLESTOWNE) (457-11-04-135)
Request special exception under Sec. 54-110 to allow a 2-story addition (den/bedroom) that extends a non-conforming 2.5-ft. east side setback (9-ft. required).
Request variance from Sec. 54-301 to allow a 2-story addition with a 14-ft. rear setback (25-ft. required).
Zoned SR-2

Owner: Peter and Eleanor Lunenburg
Applicant: EE Fava Architects

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.