



CITY OF CHARLESTON

BOARD OF ZONING APPEALS – ZONING

AGENDA

JULY 18, 2023

A meeting of the BZA-Z will be held on **Tuesday, July 18, 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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, July 17, 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 May 16, 2023 Board Meeting**
- 2. Review Minutes of the June 20, 2023 Board Meeting**

B. New Applications:

1. 1-11 Ashley Blvd.

Charlestowne | TMS #457-11-01-039

Request the fourth one-year extension of a vested right that expires on June 5, 2023, 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. 1593 Langston Dr.

Island Estates | TMS #279-10-00-011 | Zoned: SR-1

Request special exception under Sec. 54-110 to allow a 1-story addition (kitchen/dining room expansion) that extends a non-conforming 6.2-ft. south side setback (9-ft. required).

Owner/Applicant: Gene Arthur Gibbs

3. 59 Gibbes St.

Charlestowne | TMS #457-11-01-051 | Zoned: STR

Request variance from Sec. 54-301 to allow an elevated 1-story addition (garage/office/guestroom/family room expansion) with a 3-ft. east side setback, a 4.5-ft. total side setback (6-ft. 18-ft. required).

Owner: Jennings and Ross Cameron
Applicant: Laura F. Altman, LFA Architecture

4. 51 Watroo Pt.

Daniel Island | TMS #271-11-01-107 | Zoned: DI-R

Request variance from Sec. 54-263 Daniel Island PUD Master Plan zoning regulations to allow a 12 sf. porch addition encroachment into the 20-ft. visual buffer zone.

Owner: Willie Pest
Applicant: Joel Adrian-Studio 291, LLC

5. 40 Boyer Ct.

East Central | TMS #463-12-02-074 | Zoned: DR-1F

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size, Lot area 824sf; 4,000sf required). Request variance from Sec. 54-301 to allow construction of a single-family residence with a 0-ft. front setback, 3-ft. rear setback, a 3-ft. total front and rear setback, a 3-ft. south side setback, a 6-ft. total side setback, and a 64% lot occupancy (25-ft., 25-ft., 50-ft., 9-ft., 15-ft., 50% lot occupancy required).

Owner: SKAAI LLC
Applicant: John Douglas Tucker, Architect

6. 905 Ashley Ave.

Wagener Terrace | TMS #463-11-03-030 | Zoned: SR-2

Request special exception under Sec. 54-110 to allow a vertical extension (2nd story addition with bedroom/bedrooms/baths) to a non-conforming building footprint having a 0.8-ft. north side setback (9-ft. required).

Owner: Timothy and Marissa Zwerner
Applicant: Amber Aument

7. 128 Cannon St.

Cannonborough/Elliottborough | TMS #460-11-04-158 | Zoned: LB

Request variance from Sec. 54-301 to allow the establishment of two dwelling units (duplex) with 2,831 sf of lot area per dwelling unit (3,000sf required).

Owner: Renee Gaters
Applicant: Tyler A. Smyth Architects

8. 154 Cannon St.

Cannonborough/Elliottborough | TMS #460-11-04-131 | Zoned: GB

Request special exception under Sec. 54-511 to allow a retail use on the 1st floor (cigar/sitting area) with 716sf and a private club on the 2nd floor with 434sf, with 5 parking spaces (12 spaces required).

Owner: Kurt Beekhen
Applicant: Joel Adrian-Coastal Creek Design

9. 134 Smith St.

Radcliffeborough | TMS #460-16-01-098 | Zoned: DR-1

Request variance from Sec. 54-301 to allow construction of a detached single-family residence (existing detached duplex to be converted to a single-family residence), creating a total of two detached single-family residences having a 47% lot occupancy (35% limit, existing lot occupancy 33%).

Owner: Cornelius Thomas
Applicant: Julie O'Connor, American Vernacular, Inc.

10. 35 Prioleau St.

TMS #458-09-02-007 | Zoned: LB

Request variance from Sec. 54-301 to allow eight residential dwelling units with 1,230 sf of lot area per dwelling unit (2,250sf required). Request variance from Sec. 54-319 to provide required parking (30 spaces) at a parking lot located at 11 E. Elliot St., 675 feet from this property (Ordinance limits distance to 400 feet from the building or use).

Owner: Prioleau Enterprises LLC
Applicant: Nelson Mullins Riley & Scarborough LLP, Jay S. Claypoole

11. 50 Bogard St.

Cannonborough/Elliottborough | TMS #460-08-01-128 | Zoned: DR-2F

Request use variance from Sec. 54-203 to allow a retail use and cafe that includes sales of beer and wine for on-premises consumption on the ground floor with 843sf of retail space and 392sf of cafe patron area in a DR-2F zone. Days of operation Monday-closed, Tuesday-Wednesday 11 am-8pm, Thursday-Saturday 11 am-10pm, Sunday 12pm-5pm. Request special exception under Sec. 54-511 to allow proposed retail/cafe use (1st floor) and existing two dwelling units (2nd floor) with 1 off-street parking space (Ordinance requires 10 spaces; Existing uses require 8 spaces; BZAZ approved 7 space special exception on 5-5-12).

Owner: Lindsay Nevin
Applicant: George Cooke, Loyal Architects

12. 1452 Salisbury St.

Ashley Hall Manor | TMS #352-14-00-175 | Zoned: SR-1

Request variance from Sec. 54-301 to allow an 8-ft. fence along the rear property line and small sections of the sides of the property line (6-ft. height limitation).

Owner: Justin E. Stokes
Applicant: Robert L. Eubanks, Representative

13. 74 Radcliffe St.

Radcliffeborough | TMS #460-12-03-068 | Zoned: DR-1

Request special exception under Sec.54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 3,014sf; 4,000sf required). Request variance from Sec. 54-301 to allow construction of a single-family residence with a total side setback of 13-ft. and having a 47% lot occupancy (15-ft. 35% limitation).

Owner: John William Plyer Trust
Applicant: Lucas and Rachel Boyd

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.