

CITY OF CHARLESTON BOARD OF ZONING APPEALS-ZONING

MEETING OF JULY 19, 2022

A meeting of the Board of Zoning Appeals - Zoning (BZA-Z) will be held **on Tuesday, July 19, 2022 at 5:15 p.m. in the Public Meeting Room, 1st Floor, 2 George Street.** The meeting will be live streamed and recorded on the City of Charleston Public Meetings YouTube channel at <https://www.youtube.com/channel/UCBofP1rUhr3PnAGIY3w7a5Q/playlists>.

The public is encouraged to attend the meeting in person to speak in order for comments to be fully heard. Written comments must be submitted by 12 p.m., Monday, July 18, 2022 (one day before the meeting) at <http://innovate.charleston-sc.gov/comments/> or delivered to 2 George Street, Suite 3100, Charleston, SC 29401. 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.

Application information will be available at www.charleston-sc.gov/bza-z in advance of the meeting. Questions can be directed to the Department of Planning, Preservation and Sustainability at 843-724-3781.

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 JUNE 21, 2022 BOARD MEETING

B. New applications.

- 1. 235 EAST BAY ST., 36 N. MARKET ST. AND 5 GUIGNARD ST. (458-05-03-041, 138 AND 036)**
Request the fourth one-year extension of a vested right that expires on July 18, 2022, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on July 18, 2017 with conditions for a 50-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner: Pearce Development, LLC
Applicant: Womble Bond Dickinson (US) LLP, James Wilson

- 2. 257-261 KING ST. (457-08-01-050)**
Request first one-year extension of a vested right that expires on July 21, 2022, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on July 21, 2020 for a 12-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner: 257 King Street Partnership
Applicant: Reggie Gibson Architects-Alicia Reed

- 3. 6180 FIELDSTONE CIR. (VILLAGE GREEN) (359-13-00-037)**
Request variance from Sec. 54-250 Village Green PUD Master Plan Zoning regulations to allow a 1-story addition (bathroom/closet) with a 21.4-ft. rear setback (25-ft. required).
Zoned PUD

Owner/Applicant: Timothy W. Maull

4. 5 GLENWOOD AVE. (460-03-03-109)

Request variance from Sec. 54-301 to allow an 8-ft. fence along rear property line (7-ft. height limitation)

Zoned DR-1F

Owner/Applicant: Beth Matheson

5. 41 HAZELHURST AVE. (DANIEL ISLAND) (271-15-03-028)

Request variance from Sec. 54-263 Daniel Island PUD Master Plan zoning regulations to allow a stair/landing addition with a 17-ft. 9-inch rear setback (20-ft. required).

Zoned DI-R

Owner/Applicant: Doug and Barbara Chapey

6. 92 ASHLEY AVE. (HARLESTON VILLAGE) (457-03-04-072)

Request special exception under Sec. 54-110 to allow a 2-story addition (family room/bath/porches/master bedroom/bath) that extends a non-conforming 2.14-ft. north side setback, a non-conforming 10.6-ft. south side setback a non-conforming 12.7-ft. total side setback (6-ft., 12-ft. 18-ft. required).

Request variance to allow a 2-story addition with a 22.7-ft. rear setback (25-ft. required).

Zoned STR

Owner: Kenneth Bible

Applicant: Ben Dammeyer (Classic Remodeling)

7. 2166 WAPPOO DR. (RIVERLAND TERRACE) (343-06-00-188)

Request variance from Sec. 54-824 to allow a subdivision to create two lots with one lot having a lot frontage of 67.82-ft. (88.6-ft. required).

Zoned SR-1

Owner: Linda W. Robinson

Applicant: Gregory Robinson

8. 1416 RIVERS COTTON RD. (BENNETT'S BLUFF) (428-00-00-360)

Request variance from Sec. 54-301 to allow a detached accessory structure (cabana) with a 21-ft. setback from the side street property line (25-ft. required).

Zoned SR-1

Owner/Applicant: Jarred and Carissa Overcash

9. 280 MEETING ST. (ANSONBOROUGH) (458-01-03-093)

Request variance from Sec. 54-317 to allow an additional theater group on the 2nd floor, with 4 on-site parking spaces (17 spaces required).

Zoned GB

Owner: 280 Meeting Street Associates, LLC

Applicant: Rhett Morgan Architect, LLC

10. 1818 PEBBLE RD. (DUPONT AREA) (350-05-00-084) Request variance from Sec. 54-301 to allow a 10-ft. fence along rear property line (back left corner to back right corner) (6-ft. height limitation).

Zoned DR-1F

Owner/Applicant: David and Julie Cole

11. 438 KING ST. (MAZYCK/WRAGGBOROUGH) (460-16-02-066)

Request special exception under Sec. 54-220 to allow a 36-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner: Basic Investments, LLC

Applicant: Neil Stevenson (Neil Stevenson 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.