



CITY OF CHARLESTON

BOARD OF ZONING APPEALS – ZONING

AGENDA

AUGUST 1, 2023

A meeting of the BZA-Z will be held on **Tuesday, August 1, 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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 31, 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 July 18, 2023 Board Meeting

B. New Applications:

1. 41 Bogard St.

Cannonborough/Elliottborough | TMS# 460-08-03-144 | Zoned: CT

Request approval from Sec. 54-203 to amend the conditions to the closing hour of operation for an existing restaurant to operate on Sunday, per BZAZ approval on March 4, 2008; Request to change closing hour of operation from 8pm to 10pm.

Owner: Ian Tomlinson
Applicant: Bethany Heinze

2. 8 King St.

Charlestowne | TMS# 457-16-02-063 | Zoned SR-4

Request special exception under Sec. 54-110 to allow a vertical extension (3rd story, bathroom) to a non-conforming building footprint having a 0-ft. north side setback (3-ft. required).

Owner: Robert W. Burnett and Susan Burnett
Applicant: Capers Barr, III

3. 60 Spring St.

Cannonborough/Elliottborough | TMS# 460-08-02-034 | Zoned: GB

Request variance from Sec. 54-301 to allow construction of an additional detached single-family residence with a 43-ft. front setback, a 1-ft. east side setback, a 10-ft. total side setback (80-ft., 3-ft., 15-ft. required).

Request variance from Sec. 54-317 to allow a total of three detached single-family residences to not provide required parking spaces (5 spaces required).

Owner/ Applicant: Monte Brown

Deferred by Applicant

4. 290 Albemarle Rd.

Albemarle Point | TMS# 421-12-00-003 | Zoned: SR-1/S

Request special exception under Sec. 54-225 to allow construction of a new building (Chapel) that will replace an existing (Chapel) for an existing school in a (S) School Overlay zone district.

Request variance from Sec. 54-301 to allow the new building to be 13-ft. 6-inches from the front property line (25-ft. required).

Request variance from Sec. 54-301 to allow new building (Chapel) to be 45-ft. 8-inches to the top of Bell Tower and 57-ft. 8.5-inches to the top of Chapel (Ordinance limits height to 35-ft.).

Owner: Porter-Gaud School

Applicant: ADC Engineering, Inc.-Gary Jensen

5. Oak Bluff Ave. and Tangles Trail

Oak Bluff | TMS# 263-15-02-060 THRU 069 | Zoned: SR-1

Request variance from Sec. 54-301 to allow construction of single-family residences on lots (93-102) that exceeds the 2 ½ 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.

Owner: Oak Bluff Development, LLC

Applicant: Lesemann & Associates, 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.