



**CITY OF CHARLESTON
BOARD OF ZONING APPEALS – SITE DESIGN**

**AGENDA
AUGUST 3, 2022**

A meeting of the BZA-SD will be held on **Wednesday, August 3, 2022 at 5:00 p.m.** in the **Public Meeting Room, 1st Floor, 2 George Street.**

Application information will be available at www.charleston-sc.gov/bza-sd 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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:

<https://www.youtube.com/channel/UCBofP1rUhr3PnAGIY3w7a5Q/playlists>.

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 p.m. on Tuesday, August 2** (one day before the meeting) at www.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-SD agendas. For information, call (843) 724-3781.

1. 97 LINE & 267 COMING STREET

Cannonborough/Elliottborough | TMS # 460-08-01-192 & 199

Request a variance from Sec 54-327 to allow the removal of one grand tree.

Request a special exception from Sec 54-327 to allow the removal of two grand trees.

Request a variance from Sec 54-327 to omit the 15 protected trees per acre requirement.

Owner: 95 Line Street, LLC

Applicant: Cline Engineering, Inc.

Zoned: DR-2F

2. 1757 SAM RITTENBERG BOULEVARD

West Ashley | TMS # 351-11-00-003 & 004

Request a variance from Sec 54-327 to omit the 15 protected trees per acre requirement.

Request a variance from Sec 54-330 to allow a reduced impervious construction setback near the bases of protected trees.

Request a variance from Sec 54-347 to allow a reduce landscape buffer width adjacent to Ashley River Road.

Request a variance from Sec 54-347 to allow a reduce landscape buffer width adjacent to Sam Rittenberg Boulevard.

Owner: Morris Harper
Applicant: Kimley-Horn & Associates, Inc.
Zoned: GB (pending)

B. New applications.

1. 3588 MAYBANK HIGHWAY

Johns Island | TMS # 279-14-00-039

Request a variance from Sec 54-347 to allow a reduced landscape buffer width adjacent to Maybank Hwy.

Request a variance from Sec 54-347 to allow a reduced landscape buffer width adjacent to a SR-1 zoned parcel.

Owner: GANB LLC
Applicant: Stantec
Zoned: LB

2. 518 EAST BAY STREET

Peninsula | TMS # 459-13-02-004, 005, 009 - 011

Request a variance from Sec 54-327 to omit the 15 protected trees per acre requirement.

Request a special exception from Sec 54-327 to allow the removal of one grand tree.

Owner: Historic Charleston Developments, LLC
Applicant: SGA/NW
Zoned: MU-2/WH & GB to MU-2/WH (pending)

3. 2815 CLEMENTS FERRY ROAD DEFERRED BY APPLICANT

Cainhoy | TMS # 271-00-02-169

Request a variance from Sec 54-327 to allow the removal of five grand trees.

Request a variance from Sec 54-327 to allow the relocation of one grand tree.

Owner: Yomtov, LLC
Applicant: Middle Street Partners, LLC
Zoned: GP

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 three business days prior to the meeting