



# CITY OF CHARLESTON BOARD OF ZONING APPEALS – ZONING

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## AGENDA OCTOBER 3, 2023

A meeting of the BZA-Z will be held on **Tuesday, October 3, 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](http://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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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, October 2, 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

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The following applications will be considered:

### **A. Review of Minutes and Deferred Applications from Previously Advertised BZA-Z Agendas**

#### **1. Review of Minutes of the September 19, 2023 Board Meeting**

#### **2. 68 ½ Lee St. and 190 Nassau St.**

**East Side | TMS #459-05-01-086 and 058 | Zoned: DR-2**

#### **68 ½ Lee St.**

Request variance from Sec. 54-301 to allow a reduction in lot size from 1,911sf to 1,555sf, and allow a 2-story building with a 54% lot occupancy (35% limit; existing lot occupancy 44%).

Request special exception under Sec. 54-110 to allow a vertical extension (2<sup>nd</sup> story) to a non-conforming building footprint having a 1-ft. 5-inch south side setback (7-ft. required).

Request use variance from Sec. 54-203 to allow a retail use in a DR-2 (Diverse-Residential) zone district.

Request variance from Sec 54-317 to allow 1,342sf of retail space with 2 off-street parking spaces (4 spaces required).

#### **190 Nassau St.**

Request variance from Sec. 54-301 to allow the establishment of 2 dwelling units (2 detached single-family residences) with 1,674.5 sf of lot area per dwelling unit (2,000sf required).

Owner: Nassau Lee Holdings, LLC

Applicant: b Studio Architecture, Chris Bonner

## **B. New Applications**

### **1. 55 Sans Souci St.**

#### **North Central | TMS #463-08-03-042 | Zoned: SR-2**

Request special exception under Sec. 54-110 to allow a rear 1-story addition (master bedroom/den/kitchen expansion/deck) that extends a non-conforming 3.6-ft. east side setback and a 12.6-ft total side setback (9-ft. and 18-ft. required).

Owner: Marshall Sanford  
Applicant: Virginia Lane

### **2. 8 Yeadon Ave.**

#### **Byrnes Downs | TMS #421-02-00-169 | Zoned: SR-2**

Request special exception under Sec. 54-110 to allow a rear 1-story addition (bedroom) that extends a non-conforming 5.3-ft. west side setback (9-ft. required).

Owner: Nora Goldman  
Applicant: John Romano, Drafted Architecture, LLC

### **3. 155 Meeting St.**

#### **TMS #457-08-02-011, 012, 111 and 112**

Request special exception under Sec. 54-220 to allow a 150-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner: Pinnacle Mountain Holdings, LLC, King Street Holdco, LLC,  
Pastime Amusement Company; The Beach Company  
Applicant: James M. Wilson, Womble Bond Dickinson (US) LLP

### **4. 1117 King St.**

#### **North Central | TMS #463-12-01-127 | Zoned: GB**

Request variance from Sec. 54-317 to allow a restaurant/bar with 500sf of inside patron use area and 520sf of outside patron use area with 7 off-street parking spaces (9 spaces required).

Owner: R.M Buck General Contractors  
Applicant: Synchronicity-Luke Jarrett

### **5. 36 Sheppard St.**

#### **East Side | TMS #459-05-03-019 | Zoned: DR-2F**

Request special exception under Sec. 54-110 to allow a rear 2-story addition (stairs/hall/baths/bedrooms/closet/deck) that extends a non-conforming 0-ft. east side setback (3-ft. required).

Request variance from Sec. 54-301 to allow a rear 2-story addition having a 55% lot occupancy (40 % existing, 50% limitation).

Owner: Flip Side SC LLC  
Applicant: John Sullivan, S Arch Studio

**6. 48 and 50 Cooper St.**

**East Side | TMS #459-06-01-015 | Zoned: DR-2F**

Request special exception under Sec. 54-110 to allow a front, rear, and 3rd-story additions that extends a non-conforming 0-ft. front setback, 2.3-ft. east side setback, 0-ft. west side setback, and 2.3-ft. total side setback (25-ft, 3-ft, 7-ft, and 10-ft required).

Request variance from Sec. 54-301 to allow two dwelling units on a 2,623sf lot (4,000sf required).

Request variance from Sec. 54-301 to allow construction of a two-family residence with a 65% lot occupancy (54% existing, 50% limitation).

Owner: RCCBB Properties LLC

Applicant: Habitable Form, Chelsea Anderson

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](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.