



CITY OF CHARLESTON BOARD OF ZONING APPEALS – ZONING

AGENDA OCTOBER 17, 2023

A meeting of the BZA-Z will be held on **Tuesday, October 17, 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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, October 16, 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 of Minutes of the October 3, 2023 Meeting

2. 33 Lockwood Blvd.

TMS #460-14-00-007 and 026 | Zoned: GB

Request an appeal of the Zoning Administrator's decision to allow the use of a temporary construction trailer for a business office.

Owner: The Harborage at Ashley Marina
Applicant: John Linton, Walker Gressette & Linton, LLC

3. 118 Dunnemann Ave. and 1 Eighth Ave.

Wagener Terrace | TMS #463-14-01-033 | Zoned: SR-2

Request special exception under Sec. 54-110 to allow a 1-story and 2-story addition that extends a non-conforming 6.2-ft. rear setback (25-ft. required).

Request special exception under Sec. 54-110 to allow a 1-story addition (sunroom) that extends a non-conforming 18.6-ft. rear setback (25-ft. required).

Request variance from Sec. 54-301 to allow a 2-story addition with a 3.9-ft. side setback (9-ft. required).

Owner: The Winsome Company, LLC
Applicant: Nick and Jess Connolly

B. New Applications

1. 19 Darlington Ave.

Wagener Terrace | TMS #463-11-03-007 | Zoned: SR-2

Request special exception under Sec. 54-110 to allow a rear 1-story addition (kitchen expansion/screened porch) that extends a non-conforming 3-ft.-north side setback (9-ft. required).

Owner: Coleen & Leon Rosen
Applicant: Abigail W.R. Brennan

2. 203 Romney St.

North Central | TMS #463-15-02-055 | Zoned: DR-2F

Request special exception under Sec. 54-110 to allow a vertical extension (2nd story) to a non-conforming building footprint that enlarges a non-conforming duplex use having a 7-inch west side setback (7-ft. required).

Owner: Gatch Builders
Applicant: Harold Lee Gatch III

PUBLIC MEETING ACCOMMODATIONS:

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