



CITY OF CHARLESTON

BOARD OF ZONING APPEALS – ZONING

AGENDA

JANUARY 17, 2023

A meeting of the Board of Zoning Appeals – Zoning (BZA-Z) will be held on **Tuesday, January 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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 at www.youtube.com/channel/UCBofP1rUhr3PnAGIY3w7a5Q/playlists.

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 Friday, January 13, 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 December 20, 2022 Board Meeting

B. New Applications

1. 26-28 Cumberland St.

TMS # 458-05-03-087,089,090,091,093

Request the fifth one-year extension of a vested right that expires on December 31, 2022, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on February 2, 2016 with conditions for a 50-unit accommodations use in a MU-2/WH (Mixed-Use Workforce Housing) zone district.

Owner: Charleston Community Partners LLC
Applicant: Hellman & Yates, PA

2. 245 Huger St.

North Central | TMS # 459-01-03-048

Request the second one-year extension of a vested right, that expires on January 21, 2023, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on January 21, 2020 to allow a 150-unit accommodations use in an UP-A (Upper Peninsula Accommodations) zone district.

Owner: 245 Huger Street LLC
Applicant: Kyra Brower, LS3P & Sunju Patel, The Montford Group

3. 29 Beverly Rd. Unit A

Old Windermere | TMS # 421-06-00-079 | Zoned: SR-2

Request an appeal of the Zoning Administrator's decision to approve a Residential Short Term Rental permit for this property.

Owner: Matthew Cotton
Applicant: Dana Nettles

4. 252 Congress St.

Hampton Park Terrace | TMS # 460-02-04-100 | Zoned: DR-1F

Request special exception under Sec. 54-110 to allow a 1-story addition (bedroom/bath/closet) that extends a non-conforming 13.7-ft. total side setback (15-ft. required).

Request variance from Sec. 54-301 to allow a stair/landing with a 7-ft. 2-inch west side setback (9-ft. required).

Owner: Mitzi G. Ball
Applicant: Tyler A. Smyth Architects

5. 1 Country Club Dr.

Country Club | TMS # 424-00-00-004

Request special exception under Sec. 54-110 to allow an expansion of a non-conforming use (Private Golf Course Facilities) in a SR-1 (Single-Family Residential) zone district.

Owner: Country Club of Charleston
Applicant: Thomas & Hutton, Tony M. Woody

6. 12 Rebellion Rd.

South Windermere | TMS # 421-09-00-074 | Zoned: SR-1

Request variance from Sec. 54-301 to allow a 3-story addition (storage/screen porch/living room/deck/flex room/laundry) with a 1 ft-4 inch north side setback (9-ft. required).

Owner: Kurt & Anna Maria Kammeyer
Applicant: Laura F. Altman, LFA Architecture

7. Evergreen St. (Lot 25)

Ardmore/Sherwood Forest | TMS # 350-07-00-174 | Zoned: STR

Request variance from Sec. 54-301 to allow two dwelling units with 4,354sf of lot area per dwelling unit (4,500sf required).

Owner: Verdisian LLC
Applicant: Jeremiah McDonald

8. 233 Ashley Ave.

Cannonborough/Elliottborough | TMS # 460-11-02-050 | Zoned: DR-2F

Request variance from Sec. 54-301 to allow a detached accessory structure (chimney and pergola) with a 6-inch. north side setback (3-ft. required).

Owner: Betsy Berry
Applicant: Ross Ritchie, Loyal Architects

9. 563 King St.

Cannonborough/Elliottborough | TMS # 460-12-02-073 | Zoned: GB

Request variance from Sec. 54-415 to allow a right-angle sign with 10.4 sf of sign face area per side (limit is 9 sf per side).

Owner: Upper King Partners, LLC
Applicant: John Massalon, Attorney for Honey Hive

10. 396 Huger St. #110 (A/K/A 1-A Dewey St.)

North Central | TMS # 460-03-02-140

Request use variance from Sec. 54-203 to allow a retail use (vape shop) with days of operation Monday-Sunday and hours of operation 9am-10pm in a DR-1F (Diverse-Residential) zone district (retail use M-Sunday, closing no later than 8pm previously approved by the BZAZ).

Owner: Simmons Housing, LLC (Guy Simmons)
Applicant: Kassem Hauter

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.