



CITY OF CHARLESTON BOARD OF ZONING APPEALS – ZONING

PUBLIC COMMENT JANUARY 20, 2026

A meeting of the Board of Zoning Appeals – Zoning (BZA-Z) will be held on **Tuesday, January 20, 2026 at 5:15 p.m. in the Public Meeting Room, First Floor, 2 George Street.**

The following comments will be provided to the board members 24 hours in advance of the meeting and also be acknowledged into the record and summarized. The public is encouraged to attend the meeting in person to speak in order for comments to be fully heard.

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information is available at www.charleston-sc.gov/bza-z. Please check the website on the meeting date to view any withdrawn or deferred agenda items.

For additional information, please contact:
Department of Planning & Preservation | 843-724-3781



CITY OF CHARLESTON

BOARD OF ZONING APPEALS – ZONING

4 Henrietta St.

Garden District | Council District 4 | TMS# 459-13-03-078 | Zoned: DR-2F

Request special exception from Sec. 54-501 to build a single-family residence on a lot of insufficient size (2367sf existing, 2500sf required). Request special exception from Sec. 54-511 to provide 1 parking space (2 spaces required). Request variances from Sec 54-301 to build a new single-family residence with a 3' west side setback, a 6'1" total side setback (7' and 10' required), and 65% lot occupancy (50% allowed).

Owner: SC Reno Partners LLC

Applicant: Coastal Creek Design – Joel Adrian

SUBMITTED FOR APRIL 15, 2025 MEETING

2 Comments Submitted:

- **Helen Mitternight, 47 Chapel Street, Charleston, SC, 29403**

Submitted on Innovate Site on Apr. 13, 2025 1:31 PM

I live in the neighborhood and object to the filling of every bit of green space and the lack of parking. Accordingly, I object to over-filling the lot with more structure than allowed, and I especially object to allowing one parking space instead of the required two spaces. Please ensure that the applicant follows the construction rules or we will have a peninsula of nothing but gigantic exceptions.

- **Anna-Catherine Alexander, 147 King Street**

Submitted on Innovate Site on Apr. 14, 2025 7:50 AM

Dear Board Members: The Preservation Society of Charleston stands with the Garden District Neighborhood Association in opposition to this request. This is a significant series of requests for relief from existing zoning conditions that point to the unreasonable intensity of the proposal. The lot coverage variance request is particularly impactful, at 15% above what the ordinance allows. Coupled with the setback variance requests, this request would facilitate an overly massive structure that is detrimental to adjacent properties and the character the district. We urge the applicant to meet with the neighborhood association to explore a more reasonable, sensitive proposal that is harmonious with its context. Thank you for considering our position in this matter. Sincerely, Anna-Catherine Alexander Director of Advocacy Initiatives Preservation Society of Charleston



CITY OF CHARLESTON

BOARD OF ZONING APPEALS – ZONING

4 Henrietta St.

Mazyck-Wraggborough | Council District 4 | TMS# 459-13-03-078 | Zoned: DR-2F

Request variances from Sec. 54-301 to provide a 1' east side setback and a 5'4" west side setback (3' and 7' required).

Owner: SC Reno Partners, LLC

Applicant: Coastal Creek Design – Joel Adrian

SUBMITTED FOR JUNE 17, 2025 MEETING

7 Comments Submitted:

- **Ernst Bruderer, 15 Elizabeth St.**

Submitted on Innovate Site June 9, 2025 3:51 PM

When they bought the two properties - # 2 and # 4 - one house was on # 2 overlapping to # 4. They knew the size of the lot. There is no reason for "hardship". The Developers have done this before and should have the experience. They should NOT be allowed any variance and build what is allowed. I don't mind that they build but within the size and height. Also encourage them to clean up the site and have toilets available for the workers. They started "renovation" on # 4 but no toilet for the workers. The site # 2 and # 4 is a mess. I am unfortunately out of town and not able to attend in person. Thank you for taking my comments into consideration.

- **Susan Flaster, 42 Chapel St., Charleston, SC 29403**

Submitted on Innovate Site June 9, 2025 3:54 PM

The applicant knew the size of the lot before he bought it, and----I assume----had access to the City codes which limit the size of the building which can be put on that lot. Simply not being allowed to do what one wishes is not a handicap, and that is the ONLY handicap this applicant can offer.

- **Julia Armstrong, 18 Elizabeth St., Charleston, SC 29403**

Submitted on Innovate Site June 10, 2025 6:40 PM

Though I may not be present at the meeting, I object to the project at 4 Henrietta St. being granted any variances as I do not understand that there is any 'hardship' involved in their request. The developer knew they had size constraints when they recently purchased the property. I don't see a hardship case here. I've also recently bought (and am now renovating) a property nearby. This neighborhood works together and supports the efforts of people trying to make a positive difference and it seems that the new owners/developers of 4 Henrietta may be more focused on making money than on making a positive impact on the community. I never see these developers around the neighborhood nor do I understand where the 'hardship' is with this proposed project. I understand trying to make money... but not to the detriment of a vibrant and engaged community.

- **John Ferrell, 5 Henrietta Street**

Submitted on Innovate Site June 12, 2025 3:36 PM

I live at 5 Henrietta which is across the street from the proposed building. I'm concerned with fire protection and the lasting adverse affects on the neighborhood. The 3' and 7'

setbacks are in place to allow buildings to be at least 10' apart. The applicants proposal would reduce it to 5 feet which is a fire hazard. If one of these buildings catches fire then the entire block would burn. I would like to see the following: East side property line I would like to keep a 3' side setback on the east side next to 2 Henrietta. Number 2 Henrietta is 2 feet from the property line and is not fire rated. The building code requires it to be fire rated with no openings if it is within 3 feet of the property line. With a 3' setback the two buildings will be 5' apart. West side property line I would like to see a 7' setback next to the existing building (6 Henrietta) which is on the property line. 6 Henrietta is also not fire rated and has many openings which makes fire transmission more likely. Fire separation is important. If there is a fire here the entire block will be destroyed. A reduction in the setbacks will harm the neighborhood. Hardship argument The Owner purchased the house and the lot together. I'm sure the seller expected the lot to continue to be the yard for the house. However, it is large enough for a modest house. The new owner is interested in maximizing profits by building a large house. In this case the Owner is creating their own hardship. Therefore, please deny their proposed variances: the lot size is sufficient for a modest house (there is not a lot hardship) and granting the buildings to be so close creates a fire hazard which is a detriment to the neighborhood

- **David and Victoria Hanham Gross, 27 Charlotte Street, Charleston, SC 29403**
Submitted on Innovate Site June 13, 2025 12:51 PM

David Gross and Victoria Hanham owners of 6-8 Henrietta Street 06/11/25 Zoning Board of Appeals City of Charleston Re: Item # 7 BAZ meeting June 17,2025 4 Henrietta Street Objection to Variance Request – Side Yard Setback Reduction (From 7 Feet to ~5 Feet) Subject Property: 4 Henrietta Street, Charleston SC Dear Members of the Zoning Board, I am writing to you as a directly adjacent property owner (6 Henrietta Street) to formally object to the proposed area variance that seeks to reduce the required side yard setback from seven (7) feet to a 5 foot 4 inch feet on the above-referenced parcel, the proposed plan has parking placed within that setback that blocks any emergency access. The proposed variance poses serious and specific safety concerns, as detailed below: 1. Emergency Access Obstruction Due to Parking Placement and reduced setback distance The submitted site plan shows the proposed parking area located directly within the reduced side yard setback—along the lot line closest to my residence. This effectively places parked vehicles in the full width of the side yard between our properties. As a result, there will be no clear or usable path for emergency personnel, firefighters, or rescue equipment to access either structure from that side. This is not a minor intrusion; it represents a complete blockage of access, with stationary vehicles physically occupying the only feasible route for side access. Under normal code-compliant setbacks, there remains an open corridor for laddering, hose lines, or emergency ingress/egress. The proposed condition eliminates this entirely. The inability for emergency responders to access this side yard could lead to delayed or failed rescue efforts, particularly in multi-story structures like mine, where a second-floor window on that side of my house is designated for emergency egress. Blocking this space creates an unacceptable and potentially fatal hazard during a fire or medical emergency. Legal precedent has consistently held that zoning boards must weigh the impact of a variance on public health and safety, and deny requests where such impacts are substantial (Matter of Sasso v. Osgood, 86 N.Y.2d 374 (1995)). 2. Future Placement of Mechanical Equipment Will Compound Safety Risks Given the constrained area created by the reduced setback, it is foreseeable—if not likely—that air conditioning condensers or other mechanical equipment will eventually be placed within this same area. Such installations would further crowd the space and introduce heat-generating and noise-producing equipment into an already restricted zone, further deterring safe access or escape. The Board should be

aware that any permanent installation of mechanical units in this narrowed space will render it completely inaccessible and create a secondary hazard in the event of fire or equipment failure. 3. No Legitimate Hardship Justifying the Variance The applicant has provided no evidence of a legitimate hardship requiring this encroachment. He argues that the older houses in the area have limited setbacks. These older structures were built before the present zoning laws were enacted. As required by law, an area variance must be supported by evidence of practical difficulty due to the property's unique characteristics—not merely a preference for maximizing buildable area or fitting more parking spaces (Matter of Ifrah v. Utschig, 98 N.Y.2d 304 (2002)). The present developers only recently purchased the property being fully aware of the zoning limitations. They have failed to present a hardship. In this case, the lot is of standard size and capable of conforming to the zoning code without undue burden. The placement of parking within a setback is not a necessity—it is a design choice that does not warrant a safety-compromising exception to the zoning regulations. Conclusion The proposed side yard reduction and associated parking placement present a clear and specific threat to public safety and emergency response capability. The variance request fails to meet the legal standards for relief and would set a dangerous precedent for other similarly-situated properties. For these reasons, I respectfully urge the Board to deny the requested variance in its entirety. Thank you for your attention to this matter. I am available to provide further documentation, photographs. Respectfully, David Gross and Victoria Hanham

- **Kathleen Ferrell, 36 Charlotte Street**

Submitted on Innovate Site June 15, 2025 6:32 PM

I share a neighborhood concern that reducing the setbacks as requested by the applicant will adversely affect our community. We are concerned that allowing such a minimal space between wood structures creates a fire hazard and effectively restricts access to the space between the buildings for maintenance and debris management.

- **Todd Magro, 11 Elizabeth St., Charleston, SC**

Submitted on Innovate Site June 16, 2025 9:27 AM

I live at 11 Elizabeth, and my rear property line borders the east side of 4 Henrietta St. While the applicant has made significant improvements since the original proposal, I am concerned that the applicant's request for a variance to reduce the east side setback from the required 3'-0" to 1' would create an undue hardship for my property. There is a masonry wall that separates 11 Elizabeth and the east side of 4 Henrietta, and the wall is topped with a thick hedge of trees. The wall and trees would make it difficult or impossible to build and maintain the proposed structure at 4 Henrietta so close to the property line. I am not willing to sacrifice my wall and landscaping. Echoing my neighbors' safety concerns, a 1' setback would also impede fire access to the rear of the property. A large vehicle parked in the proposed parking area would block ingress/egress to the front door of the structure, especially in the event of a vehicle fire. A 1' setback on the east side would prohibit fire access and escape to/from the rear door. Any variances granted ensure that my wall and landscaping at 11 Elizabeth can remain intact while also taking account fire access for the proposed structure.

2 Exhibits Submitted at Meeting:

- **Joel Adrian, Applicant**
Submitted to Board during meeting

See attached elevation.

- **John Ferrell, 5 Henrietta Street**
Submitted to Board during meeting

See attached photos.

- REDUCED HEIGHT BY 9"
- PER FEMA FFE WILL BE
5'-6" TO 6'-0" ABOVE
GRADE.

44' MAX HT

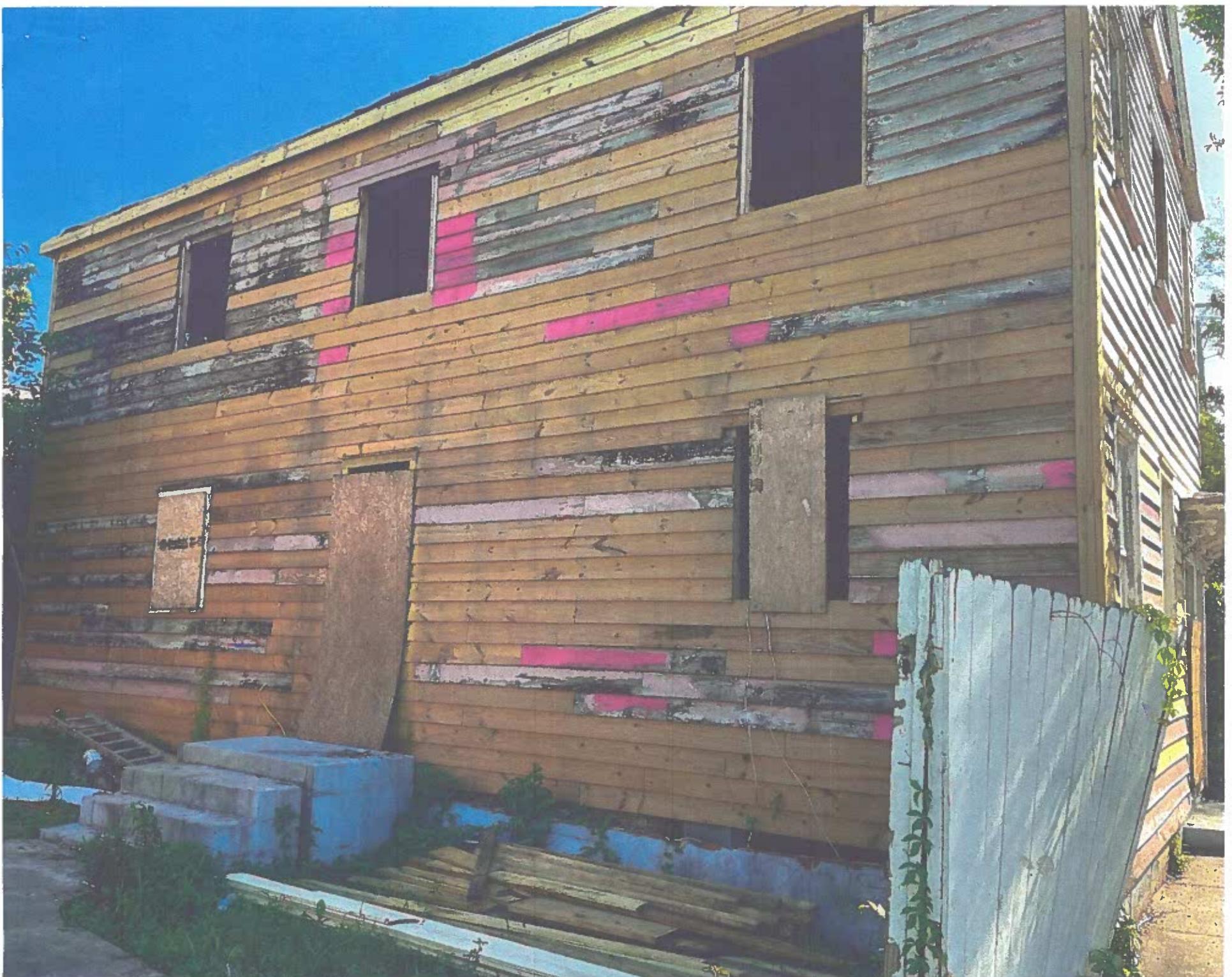


FRONT ELEVATION
SCALE 1/4" = 1'



FRONT ELEVATION
SCALE 1/4" = 1'







CITY OF CHARLESTON

BOARD OF ZONING APPEALS – ZONING

4 Henrietta St.

Mazyck-Wraggborough | Council District 4 | TMS# 459-13-03-078 | Zoned: DR-2F

Request reconsideration of a Board decision denying variances from Sec. 54-301 to provide a 1' east side setback and a 5'4" west side setback (3' and 7' required).

DEFERRED

Owner: SC Reno Partners, LLC

Applicant: Coastal Creek Design – Joel Adrian

SUBMITTED FOR AUGUST 5, 2025 MEETING

1 Comment Submitted:

- **John Ferrell, 5 Henrietta Street**

Submitted on Innovate Site Aug. 3, 2025 7:36 PM

The applicant says it needs the variance because it can't build a 14'wide house. A 18' wide house can be built in the middle section if you eliminate the 2nd car and reduce the side setbacks to 3 feet in this area only. The neighbors have proposed this but the applicant refuses to explore this option. Their motive is profit and not what is best for the site or neighborhood.



CITY OF CHARLESTON

BOARD OF ZONING APPEALS – ZONING

4 Henrietta St.

Mazyck-Wraggborough | Council District 4 | TMS# 459-13-03-078 | Zoned: DR-2F

Request reconsideration of a Board decision denying variances from Sec. 54-301 to provide a 1' east side setback and a 5'4" west side setback (3' and 7' required).

Owner: SC Reno Partners, LLC

Applicant: Coastal Creek Design – Joel Adrian

SUBMITTED FOR AUGUST 19, 2025 MEETING

1 Comment Submitted:

- **Helen Mitternight, 47 Chapel Street, Charleston, SC 29403**
Submitted on Innovate Site Aug. 14, 2025 4:32 PM

Please do not approve the exemption for the necessary setback for this property! It would place any structure way too close to its neighbors. Setbacks are there for a reason, to ensure the livability of those adjacent to the property. I am hoping the city will stand firm that a hardship is just that, not just "not getting my way" as opposed to something that should have been considered even before the property was purchased. Bad planning is not a hardship. Thank you!

August 5, 2025 Meeting Comments

1 Comment Submitted:

- **John Ferrell, 5 Henrietta Street**
Submitted on Innovate Site Aug. 3, 2025 7:36 PM

The applicant says it needs the variance because it can't build a 14' wide house. A 18' wide house can be built in the middle section if you eliminate the 2nd car and reduce the side setbacks to 3 feet in this area only. The neighbors have proposed this but the applicant refuses to explore this option. Their motive is profit and not what is best for the site or neighborhood.



CITY OF CHARLESTON BOARD OF ZONING APPEALS – ZONING

4 Henrietta St.

Garden District | Council District 4 | TMS# 459-13-03-078 | Zoned: DR-2F

Request variance from Sec. 54-301 to build a one family detached dwelling with a 2'9" west side setback (7' required) and request variance from Sec. 54-317 to provide 1 off-street parking space (2 spaces required).

Owner: SC Reno Partners LLC

Applicant: Coastal Creek Design – Joel Adrian

SUBMITTED FOR OCTOBER 7, 2025 MEETING

1 Comment Submitted for Oct. 7, 2025:

- **Ernst W. Bruderer, 15 Elizabeth Street**

Submitted to Staff

See attached letter.

Architectural Review Board Charleston

September 24, 2025

Re: Building Permit Variance Request for 4 Henriette Street

I won't be able to appear in person at the Review Session on October 7, 2025.

Here my comment:

my only comment is that they bought the two lots together, the "pink" house even had the entrance (stairs) on the second lot.

They knew the issues and should have renovated/added to the Pink house only and left the two (joint) lots with a single house as the previous owners had.

I am against that the variance is granted.

Sincerely



Ernst W Bruderer

15 Elizabeth Street, Charleston, SC 29403



CITY OF CHARLESTON

BOARD OF ZONING APPEALS – ZONING

57 Ashe St.

Cannonborough/Elliottborough | Council District 6 | TMS# 460-00-01-100 | Zoned: DR-2F

Request a variance from Sec. 54-301 to build a two-story rear porch addition with a 1' rear setback (3' required), a 1' east side setback (3' required), a variance to exceed maximum lot coverage (75% proposed, 57% existing, 50% allowed) to build a 2-story porch addition, and a variance from Sec. 54-506.g. to build a utility platform that exceeds the maximum allowed height (9' allowed).

Owner: Jim and Joette Ruberg

Applicant: Greg Demetri

4 Comments Submitted:

Jan. 20, 2026 Meeting

1 Comment in Support:

- **Jim Ruberg and Joette Westerburg, 57 Ashe Street**
Submitted to Staff on Jan. 16, 2026

See attached letter.

3 Comments in Opposition:

- **Jenny Reifenberg, 125 Line Street A**
Submitted on Innovate Site on Jan. 15, 2026 3:06 PM

I signed the petition without being shown that the proposed balcony would be located one foot from the fence, and I would not have signed had that been disclosed. I do not object to a reasonably sized balcony; however, I do not support a substantial increase in lot coverage or encroachment into required setbacks.

- **Julie Strang, 55 Ashe St**
Submitted on Innovate Site on Jan. 15, 2026 3:17 PM

I do not support the request to further increase an already nonconforming lot coverage beyond what is permitted by the ordinance, nor do I support any reduction of the required side or rear setbacks. These setbacks exist to protect light, airflow, privacy, and neighborhood consistency, and I do not believe this proposal meets those requirements. 57 Ashe Street already exceeds the 50 percent lot coverage threshold and still contains a residence, yard, and usable outdoor space, which indicates the property is not being denied reasonable use as defined by the ordinance. The deck at 55 Ashe Street predates historic designation and complied with setback and lot coverage requirements. Relocating HVAC equipment from the rear of the house to a street-facing location is inconsistent with the historic character of our neighborhood. The variance request and submitted plot plan do not disclose the location or size of the proposed HVAC platform or its contribution to lot coverage.

- **Lauren Furey, 125 Line Street Unit B**
Submitted on Innovate Site on Jan. 15, 2026 6:25 PM

I am the owner and long-term resident of the adjacent property and have lived in my home for approximately seven years. I submit this statement as a formal objection to the proposed construction of a porch in such close proximity to my residence. I have lived in my home for nearly seven years and chose it specifically for its privacy and access to natural light. These qualities are essential to my enjoyment of the property and to my ability to work, as this space serves as my home office. The natural light is one of my all-time favorite things about my house. I strongly object to any construction so close to my house. The proposed porch would significantly reduce the natural light entering my side windows, which was one of the primary reasons I purchased this home. In addition, its proximity would further compromise my privacy in an area that is already very close to neighboring properties. Also, their new proposal states that the structure would be 30-35 feet away from our home, which is drastically inaccurate. Beyond the permanent impact, the construction process itself would bring substantial noise, disruption, and mess, all of which would interfere with my reasonable enjoyment of my home as well as my ability to do my work. While I welcome my new neighbors to the neighborhood, I cannot support this proposal due to its negative impact on my privacy, light, and overall quality of life.

COMMENTS by Jenny Reifenberg, 125 Line Street A 01/15/26

I signed the petition without being shown that the proposed balcony would be located one foot from the fence, and I would not have signed had that been disclosed. I do not object to a reasonably sized balcony; however, I do not support a substantial increase in lot coverage or encroachment into required setbacks.

RESPONSE: We apologize the petition was not clear the proposed porch would be within one foot from the fence.

Because of the space conditions, applying the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and

- a. Charleston architectural style includes porches and granting this variance would keep in line with the character of Charleston's style
- b. The intent of living in the "southern charm" of downtown Charleston is to enjoy the outdoor space which includes porches
- c. It is an unreasonable restriction of the property to prohibit the use of some form of outdoor space for a porch



Back of 57 Ashe St

Future deck

The side of 55 Ashe St that has a 3-story porch

You can see that at 55 Ashe the homeowner has NO windows where the deck or the HVAC platform will go.

The side of 125 Line St that has no line-of-site of the deck

You can also see that the homeowners at 125 Line Street, A&B have cars that would be parked in front of the 57 Ashe St fence and deck and no they have no direct contact in the front or side of their home to have the deck interfere with their lifestyle.

COMMENTS by Julie Strang, 55 Ashe St 01/15/26

I do not support the request to further increase an already nonconforming lot coverage beyond what is permitted by the ordinance,

RESPONSE: This property has answered the “Variance Test for extraordinary and exceptional conditions”

nor do I support any reduction of the required side or rear setbacks. These setbacks exist to protect light, airflow, privacy, and neighborhood consistency, and I do not believe this proposal meets those requirements. 57 Ashe Street already exceeds the 50 percent lot coverage threshold and still contains a residence, yard, and usable outdoor space, which indicates the property is not being denied reasonable use as defined by the ordinance. The deck at 55 Ashe Street predates historic designation and complied with setback and lot coverage requirements.

Relocating HVAC equipment from the rear of the house to a street-facing location is inconsistent with the historic character of our neighborhood. The variance request and submitted plot plan do not disclose the location or size of the proposed HVAC platform or its contribution to lot coverage.

RESPONSE: Many existing residencies already have “non-conforming” HVAC systems on sides of their structures as shown in these pictures of homes in the same neighborhood. The owner of 125 Line St has an exposed HVAC system raised above 7-feet and is right next to back area of 57 Ashe. Note the proposed raised HVAC would help maximize space utilization, i.e., storing garbage and recycling bins underneath. In addition, the proposed HVAC would be covered to blend into existing siding and be hidden from view.





Others above on Bogard, Rutledge and Percy

COMMENTS by Lauren Furey, 125 Line Street Submitted to Innovate Site on Dec. 15, 2025

I am the owner and long-term resident of the adjacent property and have lived in my home for approximately seven years. I submit this statement as a formal objection to the proposed construction of a porch in such close proximity to my residence. I have lived in my home for nearly seven years and chose it specifically for its privacy and access to natural light. These qualities are essential to my enjoyment of the property and to my ability to work, as this space serves as my home office. I strongly object to any construction so close to my house. **The proposed porch would significantly reduce the natural light entering my side windows, which was one of the primary reasons I purchased this home.**

RESPONSE: This new deck would not be in front of the window. Note currently the window has a large bush in front of it and the shutters have rarely been seen opened (PICTURE BELOW) illustrates no natural light is entering her home with the shutters always closed.



In addition, its proximity would further compromise my privacy in an area that is already very close to neighboring properties. Beyond the permanent impact, the construction process itself as well as interactions on the proposed deck would bring substantial noise, disruption, and mess, all of which would interfere with my reasonable enjoyment of my home as well as my ability to do my work. While I welcome my new neighbors to the neighborhood, I cannot support this proposal due to its negative impact on my privacy, light, and overall quality of life. Thank you. Kind regards, Lauren Furey

RESPONSE: It is not reasonable to think that sounds over a two-week construction period will make a large impact on this person's enjoyment of their home and ability to work. Also, this is a deck, not a building and therefore it does not have walls making this homeowner feel enclosed.

These conditions do not generally apply to other property in the vicinity.

- a. There is no other pre-existing historic structure property within the vicinity that has as much original coverage that occupies as much of its land area then the house at 57 Ashe St
- b. This house had a disadvantage for future development when it was built compared to its neighbors who now enjoy future builds of porches and decks
- c. All the surrounding properties have much more green area to expand. Their percentage can cover a higher number footage, whereas; 57 Ashe St does not have this luxury and must work with a smaller structural footprint in its backyard using a higher percentage of its footprint

Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and

- a. Charleston architectural style includes porches and granting this variance would keep in line with the character of Charleston's style
- b. The intent of living in the "southern charm" of downtown Charleston is to enjoy the outdoor space which includes porches
- c. It is an unreasonable restriction of the property to prohibit the use of some form of outdoor space

Dear board members. We understand and take seriously the "southern charm" and most importantly, the historic value that Charleston brings to the world. We are working with your architectural team to blend the look of the new structure into the existing historic feel of why visitors from around the world come to Charleston. We realize that some of our neighbors are opposed to this, but they already have their own porches - and some have taken up more green space than would be permitted under today's ordinances. We are here to enjoy our beautiful home while being able to spend more time outdoor living on this little piece of paradise.

Respectfully yours

Jim Ruberg and Joette Westerburg
57 Ashe Street
Charleston, SC



CITY OF CHARLESTON

BOARD OF ZONING APPEALS – ZONING

57 Ashe St.

Cannonborough/Elliottborough | Council District 6 | TMS# 460-00-01-100 | Zoned: DR-2F

Request a variance from Sec. 54-301 to build a two-story rear porch addition with a 1' rear setback (3' required) and a variance to exceed maximum lot coverage (75% proposed, 57% existing, 50% required) to build a 2-story porch addition.

Owner: Jim and Joette Ruberg

Applicant: Greg Demetri

SUBMITTED FOR DEC. 16, 2025 MEETING

4 Comments Submitted:

- **Petition in Support**

Submitted by Application

See attached:

- Residents, 125 1/2 Line Street
- Resident, 125 Line Street A

- **Julie Strang, 55 Ashe St**

Submitted to Innovate Site on Dec. 15, 2025 11:10 AM

I support my neighbors' desire to build a two-story deck; however, I do not support any reduction of the required side or rear setbacks. I understand these setbacks exist to protect light, airflow, privacy, and neighborhood consistency, and I do not believe this proposal meets that standard. 57 Ashe Street already exceeds the 50 percent lot coverage threshold and still contains a residence, yard, and usable outdoor space, so the property is not being denied reasonable use under the ordinance. The deck at 55 Ashe Street predates historic designation and complied with setbacks and lot coverage. I also have concerns regarding the proposed HVAC enclosure extending above the fence line and facing the street, as it is unnecessary and does not respect the architectural character or visual integrity of our historic neighborhood. I will be present at the meeting and may have additional questions or comments following the presentation of the proposal.

- **Lauren Furey, 125 Line Street**

Submitted to Innovate Site on Dec. 15, 2025 11:20 AM

I am the owner and long-term resident of the adjacent property and have lived in my home for approximately seven years. I submit this statement as a formal objection to the proposed construction of a porch in such close proximity to my residence. I have lived in my home for nearly seven years and chose it specifically for its privacy and access to natural light. These qualities are essential to my enjoyment of the property and to my ability to work, as this space serves as my home office. I strongly object to any construction so close to my house. The proposed porch would significantly reduce the natural light entering my side windows, which was one of the primary reasons I purchased this home. In addition, its proximity would further compromise my privacy in an area that is already very close to neighboring properties. Beyond the permanent impact, the construction process itself as well as interactions on the proposed deck would bring substantial noise, disruption, and mess, all of which would interfere with my reasonable enjoyment of my

home as well as my ability to do my work. While I welcome my new neighbors to the neighborhood, I cannot support this proposal due to its negative impact on my privacy, light, and overall quality of life. Thank you. Kind regards, Lauren Furey

- **Jenny Reifenberg, 125 Line Street A**

Submitted to Innovate Site on Dec. 15, 2025 11:27 AM

Facts: rear setback requirement is 3'. They are asking for 1'. Side setback requirement is 7' (they have 8.5 ft and are trying to go 1') I can't be at meeting, but you should know I signed her petition because the document that was shown to me did not show a balcony one foot from fence. I would not have signed had I known that. I don't object to a reasonable balcony size, but I don't agree with this.



VARIANCE REQUEST

I am aware of the variance request at 57 Ashe St and I am in favor of this variance

NAME

ADDRESS

DATE

Maggie + Quinn Burns
Jenny Leffenberg

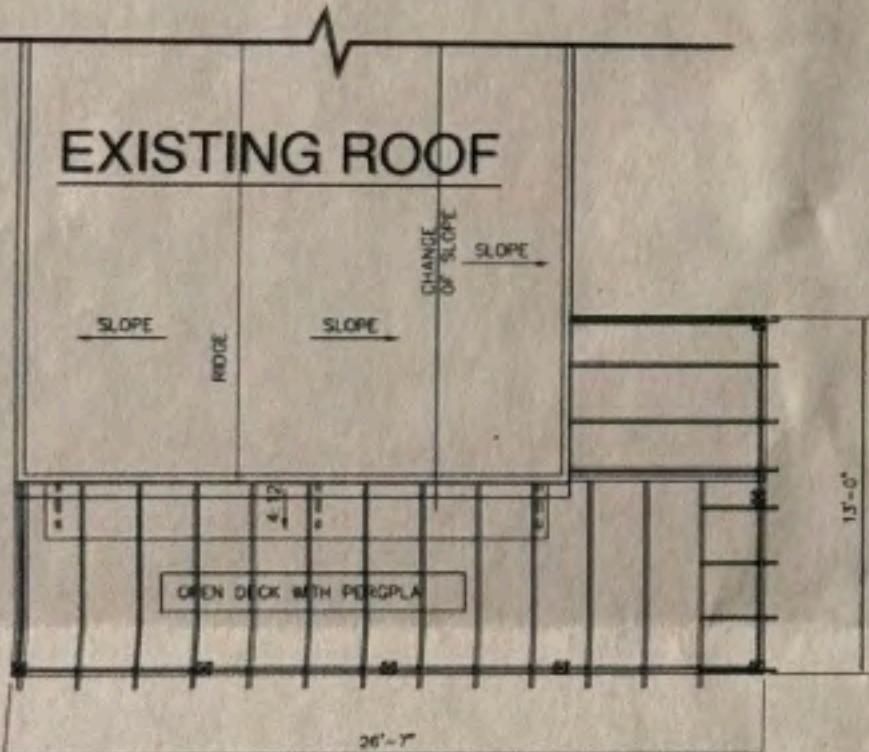
125 1/2 Line St

11|24|25

125 Line St A

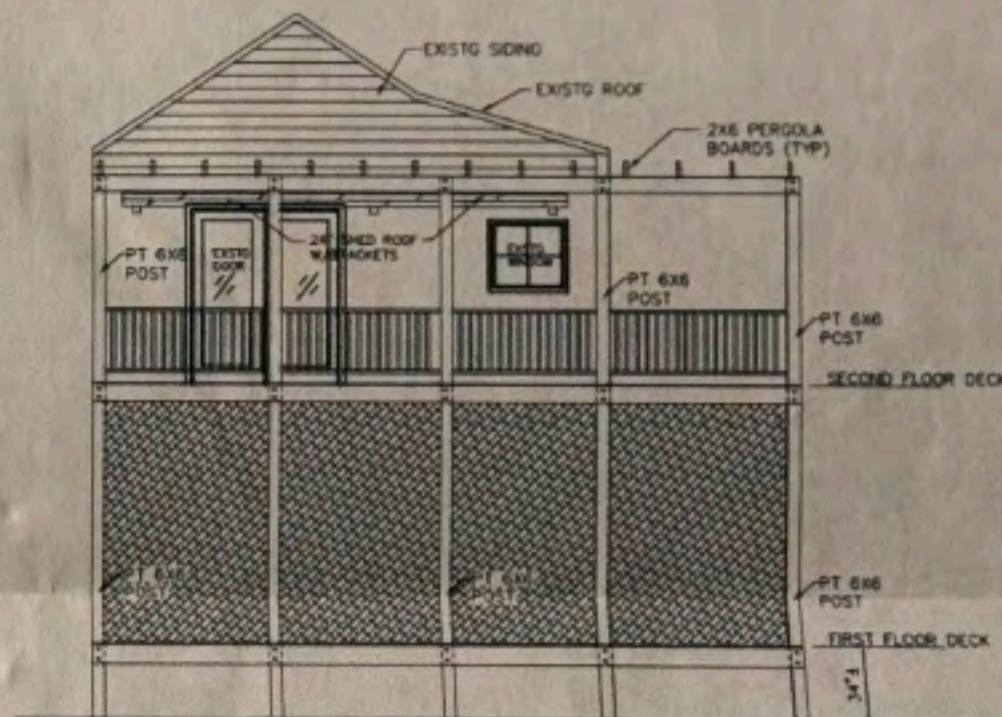
11/24/25

EXISTING ROOF



ROOF PLAN

SCALE: $16'' = 1'' - 0''$



REAR ELEVATION

SCALE: 16"=1'-0"



CITY OF CHARLESTON

BOARD OF ZONING APPEALS – ZONING

1100-1104 King St.

North Central | Council District 4 | TMS# 463-12-03-116/117 | Zoned: GB

Request variance from Sec. 54-317 to provide 12 off-street parking spaces (15 required) for a proposed mixed-use development.

Owner: FAB Hall LLC

Applicant: Tyler Smyth

3 Comments Submitted:

- **Stephen Rosenberg, North Central Neighborhood Association**

Submitted to Staff

See attached letter.

- **Heidi Brown, 128 & 128 ½ Romney St.**

Submitted to Staff

I own the property at 128 Romney St. and 128 ½ Romney St. which borders the driveway for the above-mentioned property. I strongly support the request for the parking variance for 3 cars.

- **Sammie Smalls, North Central neighborhood resident**

Submitted to Staff

I, Sammie Smalls in the North Central Neighborhood supporting the BZA-Z on January 20th 2026. Requesting item B-7 three parking spot variance at 1100/1104 King Street Charleston ,SC 29403 in support of seeing the request take place.

North Central Neighborhood Association

January 14, 2026

Christina Walsh

Agenda Technician

City of Charleston, SC

Ms. Walsh,

Subject: 1100 King St. /BZA-Z January 20, 2026

Agenda Item B-7: Parking Variance for 1100 King St.

NCNA Status: **APPROVED**

The North Central Neighborhood Association Review Committee held a meeting at 5:30 PM on Monday, December 1, 2025 regarding a request for a 3-spot parking space variance at 1100 King St.

The committee distributed over three dozen written notices to impacted residents in advance of this meeting inviting them to attend. At the meeting, owner Nathan Hughey shared his development plans and the details of the parking variance request.

After discussion and a question and answer session, the Review Committee voted **unanimously** to **APPROVE** this request.

The neighborhood has been very involved in the revitalization of this historic, culturally important building and we strongly support the owner's ability to bring the vision to reality.

Sincerely,



Stephen Rosenberg
President, North Central Neighborhood Association
stephen@ncnachs.com

Cc:// Robert Summerfield, Craig Bennett



CITY OF CHARLESTON

BOARD OF ZONING APPEALS – ZONING

80 S Battery St.

Charlestowne | Council District 8 | TMS# 457-11-02-037 | Zoned: SR-2

Request a variance from Sec. 54-301 to build an addition with an 8' rear setback and a 3' south side setback (25' and 9' required).

Owner: Teresa J. Tarrant Trust

Applicant: Sebastian von Marschall Architect, LLC

2 Comments Submitted:

- **Letters of Support**

Submitted to Staff

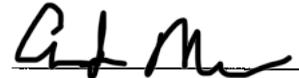
See attached letters.

- Andrew Miller
- John Shiver and Jayne Shiver

WE HAVE REVIEWED THE BEDROOM ADDITION THAT THE TARRANTS PLAN FOR 80 S.
BATTERY AND HAVE NO OBJECTIONS.

DATE: _____

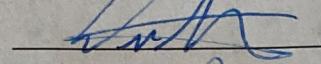
ANDREW MILLER

A handwritten signature in black ink, appearing to read "A. Miller".

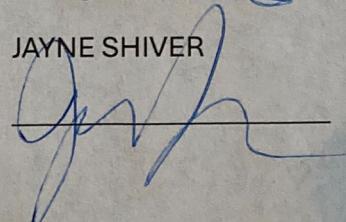
WE HAVE REVIEWED THE BEDROOM ADDITION THAT THE TARRANTS PLAN FOR 80 S.
BATTERY AND HAVE NO OBJECTIONS.

DATE: 10/29/25

JOHN SHIVER



JAYNE SHIVER





CITY OF CHARLESTON BOARD OF ZONING APPEALS – ZONING

19 Sheridan Rd.

South Windemere | Council District 11 | TMS# 421-05-00-060 | Zoned: SR-1

Request variance from Sec. 54-506.f.4 to construct a second-story addition on a detached garage with a height of 21' 5" (11' allowed).

Owner/Applicant: Robert Banks Marion

6 Comments Submitted:

- **Letters of Support**

Submitted to Staff

See attached letters.

- Resident, 20 Sheridan Road
- Resident, 17 Sheridan Road
- Frances Dougherty, 18 Sheridan Road
- Patrice Greene, 21 Sheridan Road
- Resident, 22 Sheridan Road
- Catherine Layfield, 10 Lord Ashley Drive

By signing this document, I acknowledge I have reviewed and support the upcoming project at 19 Sheridan Road Charleston, SC 29047.

The owner of 19 Sheridan Road, Robert Banks Marion, is requesting a requesting a **variance** from Sec. 54-506.f.4 to allow an accessory building eave height to exceed eleven (11) feet.

Location: 421-05-00-057

Request: Zoned: SR-1

Name: BRUNI Koch
Signature: 
Date: 1/7/26

Address: 20 Sheridan Road, Charleston, SC 29407

By signing this document, I acknowledge I have reviewed and support the upcoming project at 19 Sheridan Road Charleston, SC 29047.

The owner of 19 Sheridan Road, Robert Banks Marion, is requesting a requesting a **variance** from Sec. 54-506.f.4 to allow an accessory building eave height to exceed eleven (11) feet.

Location: 421-05-00-057

Request: Zoned: SR-1

Name: Karen Melissar

Signature: 

Date: 1/7/24

Address: 17 Sheridan Rd
Charleston, SC
29407

By signing this document, I acknowledge I have reviewed and support the upcoming project at 19 Sheridan Road Charleston, SC 29047.

The owner of 19 Sheridan Road, Robert Banks Marion, is requesting a variance from Sec. 54-506.f.4 to allow an accessory building eave height to exceed eleven (11) feet.

Location: 421-05-00-057

Request: Zoned: SR-1

Name: Frances Dougherty

Signature: 

Date: 1/7/26

Address: 18 Sheridan Rd
Chas. S.C. 29407

By signing this document, I acknowledge I have reviewed and support the upcoming project at 19 Sheridan Road Charleston, SC 29047.

The owner of 19 Sheridan Road, Robert Banks Marion, is requesting a requesting a **variance** from Sec. 54-506.f.4 to allow an accessory building eave height to exceed eleven (11) feet.

Location: 421-05-00-057

Request: Zoned: SR-1

Name: Patrice V. Greene

Signature: 

Date: 12/23/2025

Address: 21 Sheridan Rd. Charleston, SC 29407

By signing this document, I acknowledge I have reviewed and support the upcoming project at 19 Sheridan Road Charleston, SC 29047.

The owner of 19 Sheridan Road, Robert Banks Marion, is requesting a requesting a **variance** from Sec. 54-506.f.4 to allow an accessory building eave height to exceed eleven (11) feet.

Location: 421-05-00-057

Request: Zoned: SR-1

Name: Brett Skinner

Signature:

Brett Skinner

Date:

12/23/2025

Address:

22 Sheridan Road, Charleston SC

By signing this document, I acknowledge I have reviewed and support the upcoming project at 19 Sheridan Road Charleston, SC 29047.

The owner of 19 Sheridan Road, Robert Banks Marion, is requesting a requesting a **variance** from Sec. 54-506.f.4 to allow an accessory building eave height to exceed eleven (11) feet.

Location: 421-05-00-057

Request: Zoned: SR-1

Name: Catherine Layfield

Signature: *Catherine Layfield*

Date: December 21, 2025

Address: 10 Lord Ashley Drive, Charleston, SC 29407

