



CITY OF CHARLESTON

BOARD OF ZONING APPEALS – ZONING

AGENDA

MARCH 7, 2023

A meeting of the Board of Zoning Appeals – Zoning (BZA-Z) will be held on **Tuesday, March 7, 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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, March 6, 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 February 21, 2023 Board Meeting

B. New Applications

1. 1926 Ferguson Rd.

Ferguson Village | TMS #337-00-00-093 | Zoned: DR-3

Request special exception (after-the-fact) under Sec. 54-501 to allow a mobile home on a lot of insufficient size Lot area 26,136sf; 43,560sf required).

Owner: Christopher Lyon

Applicant: Neil Mentz, Top Notch Transport & Mobile Home Setups

2. 51 Watroo Point

Daniel Island | TMS #271-11-01-107 | Zoned: DI-R

Request variance from Sec. 54-263 Daniel Island PUD Master Plan zoning regulations to allow a pool and deck to encroach within the 20-ft. visual buffer zone (Ordinance requires a 10-ft. building setback).

Owner: Willie Pest

Applicant: Joel Adrian, Studio 291, LLC

DEFERRED

3. 24 Gordon St.

Wagener Terrace | TMS #463-11-04-059 | Zoned: SR-2

Request special exception under Sec. 54-110 to allow a horizontal expansion (kitchen expansion/family room/deck) and vertical extension (master bedroom/closet) that extends a non-conforming 1.5-ft. east side setback (9-ft. required).

Owner: Christine and Abraham Dabit
Applicant: Arwen Studio, LLC Patrick Orefice

4. 28 Colleton Dr.

Byrnes Downs | TMS #421-01-00-182 | Zoned: SR-2

Request special exception under Sec. 54-110 to construct a 2-story detached accessory building (bathroom/stairs/open spaces/deck) that extends a non-conforming 0-ft. north side setback (9-ft. required). Request variance from Sec. 54-301 to construct a 2-story detached accessory building with a 3-ft. rear setback (25-ft. required).

Owner: Norbert Lewandowski
Applicant: Kevan Hoertdoerfer, Architect

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.