



**BOARD OF ZONING APPEALS-ZONING
CITY OF CHARLESTON**

The meeting of the BZA-Z scheduled for Tuesday March 17, 2020 has been cancelled due to COVID-19 social distancing and emergency orders. Applications will be placed on a future meeting agenda and public notice will be provided.

A meeting of the BZAZ will be held Tuesday, March 17, 2020, at 5:15 p.m., in the Public Meeting Room, 1st Flr. at 2 George St. (Gaillard Center Municipal Building)

A. Deferred applications from previously advertised BZA-Z agendas. For information call 724-3781.

1. No Deferred Applications.

B. New Applications:

1. 363, 367, AND 369 KING ST. (457-04-02-029, 028 AND 027)
Request the first one-year extension of a vested right that expires on April 3, 2020, pursuant to Sec. 54-962. Vested right pertains to a special exception granted with conditions under Sec. 54-511 for 21 parking spaces to allow 9,139sf of retail space and 70 dwelling units.
Zoned MU-2/WH.
Owners-23 Bond Owner, 363-369 King Street/Applicant-Stephen Ramos, LS3P
2. 19 HAGOOD AVE. (WESTSIDE) (460-00-00-017)
Request the first one-year extension of a vested right that expires on July 17, 2020, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on July 17, 2018 for a 250-unit accommodations use with conditions in a MU-2/WH (Mixed Use 2 Workforce Housing) zone district.
Owner-South Park Ventures, LLC/Applicant-Womble Bond Dickinson (US) LLP
3. 411 MEETING ST. (CANNONBOROUGH/ELLIOTBOROUGH) (459-09-03-114)

Request a third one-year extension of a vested right that expires on December 31, 2020, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on June 7, 2016, with conditions for a 300-unit accommodations use in a MU-2 (Mixed Use) zone district.

Owner-Bennett Meeting Street, LLC/Applicant-Womble Bond Dickinson (US) LLP

4. 317 SAVANNAH HWY (421-07-00-003)

Request a third one-year extension of a vested right that expires on December 4, 2020, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on December 4, 2007 for a 150-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner-Riverview Ventures, LLC/Applicant-Womble Bond Dickinson (US) LLP

5. 246 SPRING ST. (WESTSIDE) (460-10-02-005)

Request a third one-year extension of a vested right that expires on December 31, 2020, pursuant to Sec. 54-962. Vested pertains to a special exception granted under Sec. 54-220 on December 18, 2012 for a 125-unit accommodations use in a MU-2/WH (Mixed Use 2 Work Force Housing) zone district.

Owner-Spring Street Ventures, LLC/Applicant-Womble Bond Dickinson (US) LLP

BOARD OF ZONING APPEALS-ZONING/MARCH 17, 2020
PAGE 2

6. 28 BLAKE ST. (EASTSIDE) (459-06-01-048)
Request variance from Sec. 54-301 to allow 7 residential dwelling units with 1,466sf of lot area per dwelling unit (1,650sf required).
Zoned DR-2F.
Owner-S.C. Palmetto Properties, LLC/Applicants-J.Sidney Boone, Jr. Esq. /Burr Furman McNair
7. 60 HANOVER ST. (EASTSIDE) (459-05-04-102)
Request variance from Sec. 54-301 to allow the reestablishment of two dwelling units (duplex) with 1,760sf of lot area per dwelling unit (2,000sf required).
Request variance from Sec. 54-301 to allow a hvac platform with a 0-ft. north side setback (3-ft. required).
Request special exception under Sec. 54-511 to allow two dwelling units (duplex) with three off-street parking spaces (four spaces required).
Zoned DR-2F.
Owner-Green Rock Investments, LLC/Applicant- Green Rock Investments, LLC c/o Shane Langdale
8. 963 BATTERY AVE. (MARYVILLE/ASHLEYVILLE) (418-06-00-113)
Request special exception under Sec. 54-501 to allow a single-family residence on a lot of insufficient size (Lot area 5,524sf; 6.000sf required).
Request variance from Section 54-301 to allow a single-family residence with a 6-ft. east side setback (porch) (9-ft. required).
Zoned SR-2.
Owner-Charleston Redevelopment Corporation/Applicant-Johnson Laschober & Associates
9. 1, 3, 5, AND 7 FATHER GRANTS CT. (EASTSIDE) 459-09-02-132, 183, 184 AND 185)
Request variance from Sec. 54-301 to allow a subdivision to create six lots that do not meet the required minimum lot size of 2,500sf (Lot sizes will range from 1,275sf to 2,105sf).
Request variance from Sec. 54-824 to allow six lots that do not meet the minimum 50-ft. lot frontage requirement (Lot frontages will range from 23.98 to 49.84-ft.).
Request variance from Sec. 54-301 to allow (Lot 1) with a 0-ft. front setback, (Lots 2, 3 and 4) with a 1.5-ft. front setback (Lot 6) with a 6-ft. front setback and a 3-ft. south side setback (25-ft. and 7-ft. required).
Zoned DR-2F.
Owner-City of Charleston (JJR Development by Development Agreement)
Applicant-JJR Development, LLC
10. 36 SOUTH ST. (EASTSIDE) (459-09-03-027)
Request special exception under Sec. 54-110 to allow a 2-story addition (storage/ kitchen expansion/bedroom/baths) that extends a non-conforming 3-ft. 8-inch west side setback (7-ft. required).
Zoned DR-2F.
Owners-Ali Weber & Kyle Parker/Applicant-Barbara Looney Architect, LLC

BOARD OF ZONING APPEALS—ZONING/MARCH 17, 2020
PAGE 3

11. 34 SAVAGE ST. (CHARLESTOWNE) (457-12-03-134)
Request special exception under Sec. 54-110 to allow a vertical extension (2nd story exercise/office) to a non-conforming building with a 6-inch north side setback and a 0-ft. rear setback (3-ft. and 25-ft. required).
Request variance from Sec. 54-301 to allow an elevator/stair/landing additions having a 55% lot occupancy (50% limitation; existing lot occupancy 52%).
Zoned DR-1F.
Owners-Gary & Carolyn Glidersleeve/Applicant-Becky Fenno

For more information, contact the Zoning and Codes Division Office at 724-3781.

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.