



CITY OF CHARLESTON

BOARD OF ZONING APPEALS – ZONING

AGENDA

MARCH 21, 2023

A meeting of the Board of Zoning Appeals – Zoning (BZA-Z) will be held on **Tuesday, March 21, 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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 20, 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 Minutes of the February 21, 2023 Board Meeting

2. Review Minutes of the March 7, 2023 Board Meeting

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

DEFERRED BY APPLICANT

4. 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

B. New Applications

1. 67 Anson St.

Ansonborough | TMS #458-01-03-009 | Zoned: STR

Request special exception under Sec. 54-110 to allow a 1-story addition (fellowship hall expansion) to a non-conforming building footprint having a 3-ft. 5-inch rear setback and 4-ft. south side setback (25-ft. and 12-ft. required).

Owner: St. Stephen's Episcopal Church
Applicant: Glenn Keyes, Architect

2. 101 Cooper St.

East Side | TMS #459-05-03-013 | Zoned: DR-2F

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,908sf; 2,500sf required).

Request variance from Sec. 54-301 to allow construction of a single-family residence having a 52% lot occupancy (50% limitation).

Owner: Arthur Liberman
Applicant: Hobcaw Rentals LLC, Rob Sims

3. 2307 Mount Pleasant St.

Wagener Terrace | TMS #463-07-02-027 | Zoned: SR-2

Request special exception under Sec. 54-110 to allow a horizontal expansion (kitchen and living room expansion) and vertical extension (playroom) that extends a non-conforming 3-ft. 4-inch east side setback (9-ft. required).

Request variance from Sec. 54-301 to allow a 1-story porch addition with a 2-ft. east setback (9-ft. required).

Owner: Sarah Wrenn
Applicant: Arwen Studio, LLC-Patrick Orefice

4. 35 Dunnemann Ave.

Wagener Terrace | TMS #463-14-02-060 | Zoned: SR-2

Request variance from Sec. 54-306.A. to permit a 2 story accessory building with an eave height of 13.25-ft. (Ordinance limits height to 1 ½ stories and 11' eave height).

Request special exception under Sec. 54-110 to allow construction of a detached 2 story accessory building that extends a non-conforming 0.9-ft. rear setback and extends a non-conforming 3.67-ft. west side setback (25-ft. and 9-ft. required).

Owner: Lynne Fuller and Rich Schwarz
Applicant: Julie O'Connor-American Vernacular, Inc.

5. 360 King St.

TMS #457-04-02-018

Request special exception under Sec. 54-220 to allow a 12-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner: Eric Johnson, Sole Member of Owner
Applicant: William Stroud, Attorney

6. 2154 Wappoo Dr.

Riverland Terrace | TMS #343-06-00-185 | Zoned: SR-1

Request variance from Sec. 54-301 to allow a 1-story addition (bathroom) with a 4-ft. west side setback (9-ft. required).

Owner: Pamela Boynton
Applicant: Aaron Youmans, Contractor

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.