



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

The meeting of the BZA-Z scheduled for Tuesday April 7, 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, April 7, 2020, at 5:15 p.m., in the Public Meeting Room, 1<sup>st</sup> Flr. at 2 George St. (Gaillard Center Municipal Building)

- A. Deferred applications from previously advertised BZA-Z agendas. For information call 724-3781.**
- B. New Applications:**
1. 304 GROVE ST. (WAGENER TERRACE) (463-10-03-005)  
Request variance from Sec. 54-301 to allow a 1-story addition (walk-in closet/great room) with a 6.8-ft. rear setback (25-ft. required).  
Zoned SR-2
  2. 6 WOODALL CT. (WESTSIDE) (460-07-01-041)  
Request special exception under Sec. 54-110 to allow an extension to a non-conforming building footprint with a 0-ft. east side setback (3-ft. required).  
Request variance from Sec. 54-301 to allow a building with a 3-ft. west side setback, a 3-ft. total side setback and allowing a landing/steps and hvac platform with a 69% lot occupancy (7-ft. 10-ft. required, 50% limitation; existing lot occupancy 62%)  
Zoned DR-2F
  3. 51 ELIZABETH ST. (MAZYCK/WRAGGBOROUGH) (459-09-03-139)

- Request variance from Sec. 54-301 to allow construction of a wall with a 7-ft. 10-inch maximum height and an 8.5-ft. maximum pier height (Height limitation 7-ft. and 8-ft.).  
Zoned DR-1F
4. 2217 HERIOT ST. (464-13-00-017)  
Request use variance from Sec. 54-203 to allow two residential dwelling units (duplex) In a SR-1 (Single-Family Residential) zone district.
  5. 81-83 CANNON ST. (CANNONBOROUGH/ELLIOTBOROUGH) (460-15-02-017)  
Request special exception under Sec. 54-511 to allow 1,149sf of inside patron use area for a restaurant use without providing required parking spaces (12 spaces required).  
Zoned LB
  6. 571 SAVANNAH HWY. (OLD WINDERMERE) (421-06-00-129)  
Request variance from Sec. 54-412 (a) to allow a free standing monument sign with 22.5 square feet of sign face area per side, 45 square feet total side (Ordinance limits sign face area to 12 and 24 square feet).  
SR-2/SH Overlay
  7. 21 ATLANTIC ST. (CHARLESTOWNE) (457-16-04-031)  
Request variance from Sec. 54-301 to allow an addition (family room) having a 49% lot occupancy (35% limitation; existing lot occupancy 45%).  
Zoned SR-4
  8. 2321 BIRDIE GARRETT ST. (ROSEMONT) (464-01-00-109)  
Request special exception to allow construction of a single-family residence on a lot of insufficient size (Lot area 3,000sf; 9,000sf required).  
Request variance from Sec. 54-301 to allow construction of a single-family residence with a 5-ft. east side setback and 16.51-ft. total side setback (9-ft. and 18-ft. required).  
Zoned SR-1

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](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.