



# CITY OF CHARLESTON BOARD OF ZONING APPEALS – ZONING

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## AGENDA APRIL 18, 2023

A meeting of the Board of Zoning Appeals – Zoning (BZA-Z) will be held on **Tuesday, April 18, 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](http://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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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, April 17, 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

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The following applications will be considered:

### **A. Review of Minutes and Deferred Applications from Previously Advertised BZA-Z Agendas**

#### **1. Review Minutes of the April 4, 2023 Board Meeting**

#### **2. 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

#### **3. 430 Meeting St.**

**Eastside | TMS #459-09-01-034 | Zoned: GB**

Request special exception under Sec. 54-206 (y) to allow a late night use restaurant and bar within 500 feet of a residential zone district.

Owner: 430 Meeting St., LLC  
Applicant: Erika V. Harrison

## B. New Applications

### 1. 217 Congress St.

#### **Westside | TMS #460-03-03-053 | Zoned: DR-1F**

Request variance from Sec. 54-301 to allow a 1-story addition (sunroom/dining/bedroom) with a 14.2-ft. rear setback (25-ft. required).

Owner: Krishna Patel  
Applicant: Julia F. Martin Architects

### 2. 20 Bennett St.

#### **Harleston Village | TMS #457-03-01-033 | Zoned: STR**

Request special exception under Sec. 54-110 to extend a non-conforming duplex by increasing the total square footage of conditioned floor area to 3400sf from 2400sf and increasing the total number of bedrooms to 6 bedrooms from 4 bedrooms. Request special exception under Sec. 54-110 to allow an elevated 2-story addition (unconditioned storage/living area/bedrooms/bathrooms/stairs/HVAC stand) that extends a non-conforming 1-ft. east side setback (6-ft. required).

Owner: Bennett St. LLC 20  
Applicant: Arwen Studio, LLC-Patrick Orefice

### 3. 571 Savannah Hwy.

#### **Windermere | TMS #421-06-00-129 | Zoned: SR-2/S Savannah Overlay**

Request variance from Sec. 54-301 to allow a 2-story addition (conference room expansion/office/bathroom) with a 14-ft. 7 ½ inch front setback, a 9-ft. 10-inch rear setback, a 23.8-ft. total front and rear setback (25-ft., 25-ft. and 50-ft. required).

Owner: Edward Phipps  
Applicant: Joel Adrian (Architect)

### 4. 1358 Memory Ln.

#### **Memminger Hall | TMS #351-11-00-071 | Zoned: SR-1**

Request variance (after-the-fact) from Sec. 54-301 to allow detached accessory structure (shed/boathouse) with a 1-ft. west side setback, a 7-ft. rear setback (9-ft. 25-ft. required).

Owner: Ryan C. Springer  
Applicant: John Springer

### 5. 657, 661, and 663 King St.

#### **Cannonborough/Elliottborough | TMS #460-04-04-090,091,092**

Request special exception under Sec. 54-220 to allow an 18-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner: The Twisted Bubble, LLC-Gregory Richards  
Applicant: James Wilson-Womble Bond Dickinson (US) LLP

### 6. 13 Rutledge Ave.

#### **Charlestowne | TMS #457-12-03-018 | Zoned: STR**

Request special exception under Sec. 54-110 to allow an elevated 2-story addition (unconditioned storage/elevator/terrace/bedroom/closets/laundry room/office/workout/bath) that extends a non-conforming 3.5-ft. north side setback; to allow a 1-story front porch addition that extends a non-conforming 2.0-ft. north side setback and extends a non-conforming 10.3-ft. south side setback; to allow an hvac platform that extends a non-conforming 1.5-ft. north side setback (6-ft. 12-ft. required).

Owner: Eric Wooten  
Applicant: Robbie Marty, Architect

**7. 58 Colleton Dr.**

**Byrnes Downs | TMS #421-01-00-167 | Zoned: SR-2**

Request special exception under Sec. 54-110 to allow a hvac platform that extends a non-conforming 6-ft. north side setback (9-ft. required).

Owner: Archibald and Marta Hampton

Applicant: William M. Warlick, 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 [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.