



# CITY OF CHARLESTON

## BOARD OF ZONING APPEALS – ZONING

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### AGENDA

#### MAY 16, 2023

A meeting of the BZA-Z will be held on **Tuesday, May 16, 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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, May 15, 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 18, 2023 Board Meeting**
- 2. Review Minutes of the May 2, 2023 Board Meeting**

- 3. 193, 195, 197 Jackson St.**

**Eastside | TMS #459-05-01-047 | Zoned: LB**

Request approval from Sec. 54-317 to amend the conditions of the BZAZ approval on May 7, 2019 that prohibit a restaurant use in 193 and 199 Jackson St and the yards behind these buildings; to permit one food truck to be stored and operate behind 193 Jackson St. as shown on site plan with no increase in restaurant patron use area.

Owner: Mount Vernon Partners, LLC-Cameron Glaws

Applicant: Kevan Hoertdoefer

**B. New Applications:**

**1. North Market St., Church St., Anson St., and Pinckney St.**

**TMS #458-05-03-005 and 458-05-03-017**

Request third one-year extension of a vested right that expires on April 16, 2023, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on April 16, 2019 for a 115-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner: SCM Charleston Market Investors, LLC  
Applicant: Capers G. Barr, III

**2. 968 Ashley Ave.**

**Wagener Terrace | TMS #463-11-01-029 | Zoned: SR-2**

Request special exception under Sec. 54-110 to allow a 1-story pool house and raised pool terrace additions that extends a non-conforming 5.1-ft. rear setback (25-ft. required).

Owner: John and Jackie Adams  
Applicant: John Douglas Tucker, Architect

**3. 17 Orange Street**

**Charlestowne | TMS #457-12-04-116 | Zoned: SR-4**

Request variance from Sec. 54-301 to allow a 1 ½ story addition (garage/conditioned storage) to an existing carriage house having a 7.7-ft. south side setback (9-ft. required).

Owner: 117 SOB Property, LLC  
Applicant: Simons Young, Architect

**4. 131 Columbus St.**

**Cannonborough/Elliotborough | TMS #460-08-02-001**

**Zoned LI-A (Light Industrial-Accommodations) zone district**

Request amendment under Sec. 54-964 of the BZAZ approval granted on August 3, 2021 to allow a change to relocate the loading driveway and vehicle elevator driveway from Columbus Street to Spring Street. To allow modifications to the approved architectural plans that would result in relocating parking to a subsurface level that allows an increase to the total food and beverage operations space to increase from 9,000sf to 15,496sf. To allow a rooftop bar and restaurant that is 7,446sf. Zoned LI-A (Light Industrial-Accommodations) zone district.

Owner: 131 Columbus NPV MCZ SPE LLC  
Applicant: Nelson Mullins Riley & Scarborough, LLP, Jay S. Claypoole

**5. 2075 Ferris and Cyrus Rd.**

**TMS #341-00-00-082 | Zoned: SR-1**

Request variance from Sec. 54-301 to allow construction of a single-family residence having a 6.8-ft. rear setback (25-ft. required)

Owner: Veronica Cohen  
Applicant: Edward S. Scott, Contractor

**6. 35 Broad St.**

**TMS #458-09-03-122 | Zoned: LB**

Request special exception under Sec. 54-110 to allow an expansion to a non-conforming duplex use with a third floor addition at the rear of the building.

Owner: 35 Broad Street LLC  
Applicant: Rhett Morgan, Architect, LLC

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.