



# CITY OF CHARLESTON

## BOARD OF ZONING APPEALS – ZONING

### AGENDA

#### JUNE 20, 2023

A meeting of the BZA-Z will be held on **Tuesday, June 20, 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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 Friday, June 16, 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 May 2, 2023 Board Meeting**

##### **2. 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. 2326 Sunnyside Ave.**

**Wagener Terrace | TMS # 464-13-00-050 | Zoned: SR-1**

Request special exception under Sec. 54-110 to extend a non-conforming building footprint with a rear 2<sup>nd</sup> floor addition in place of an existing roof terrace (bedroom/office/sunroom) and a rear 1-story screened porch addition having a 1.9-ft. west side setback (9-ft. required).

Owner: Taylor Gates

Applicant: John Douglas Tucker, Architect

**2. 460 Cessna Ave.**

**Citadel Woods | TMS # 350-09-00-191 | Zoned: DR-9**

Request variance from Sec. 54-301 to allow an 8-ft. fence along the rear property line adjacent to the greenway (6-ft. height limitation).

Owner/Applicant: Michael Eippert

**3. 10 and 10 ½ Legare St.**

**Charlestowne | TMS # 457-16-01-064 and 063 | Zoned: SR-3**

Request special exception under Sec. 54-110 to allow a detached accessory building (open dining pavilion) that extends a non-conforming 0-ft. rear setback (3-ft. required).

Owner: 10 Legare Street llc (Scott & Nancy Santi)

Applicant: Glen Gardner, Landscape Architect

**4. 7 Tynite St.**

**Byrnes Downs | TMS # 421-01-00-145 | Zoned: SR-2**

Request special exception under Sec. 54-110 to allow a vertical extension (2<sup>nd</sup> story, bedrooms/bathroom) to a non-conforming building footprint having a 7.2-ft. north side setback (9-ft. required).

Owner: VK Real Estate Investments, LLC

Applicant: Arwen Studio, LLC- Patrick Orefice

**5. 3 Murphy Ct.**

**Radcliffeborough | TMS # 460-16-03-128 | Zoned: DR-2**

Request special exception under Sec. 54-110 to allow a rear 2-story addition (kitchen expansion/bathroom/closet) that extends a non-conforming 0.5-ft. east side setback (3-ft. required). Request variance from Sec. 54-301 to allow a 2-story addition having a 38% lot occupancy (35% limitation; existing lot occupancy 36%).

Owner: Paul and Kathrine McCafee

Applicant: Amber Aument

**6. 3 Magazine St.**

**Harleston Village | TMS # 457-08-04-083 | Zoned: DR-2F**

Request variance from Sec. 54-301 to allow an HVAC stand with a 1.5-ft. rear setback (3-ft. required). Request variance from Sec. 54-301 to allow a proposed wall height of 8-ft. and a proposed pier height of 9-ft. (7-ft. height limit and 8-ft. pier limit).

Owner: Lillian and John Johnson

Applicant: Tyler A. Smyth Architects

**7. 68 Spring St.**

**Cannonborough/Elliotborough | TMS # 460-08-03-172 | Zoned: GB**

Request approval from Sec. 54-301 to amend conditions attached to a March 21, 1995, BOA (Board of Adjustment) approval that limit the use of this property to a church sanctuary, museum, manuscript library or art gallery, by also allowing commercial short term rental units, restaurant, and event space uses. In 1995, the BOA approved variances to allow the subdivision of the property now comprised of 68 Spring Street and 231 Coming Street and allow 18 dwelling units at 231 Coming Street.

Owner: The Karpeles Manuscript Library

Applicant: Vince Graham

**8. 46 Peachtree St.**

**North Central | TMS # 463-08-03-058 | Zoned: SR-2**

Request variance from Sec. 54-301 to allow a 1-story addition (bedroom suite/bath) with a 6.8-ft. rear setback (25-ft. required).

Owner: Beth Philips and Scott Poole  
Applicant: Artis Construction

**9. 257-261 King St.**

**TMS # 457-08-01-050**

Request second one-year extension of a vested right that expires on July 21, 2023, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on July 21, 2020 for a 12-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner: 257 King Street Partnership  
Applicant: Reggie Gibson Architects-Alicia Reed

**10. 217 Saint Margaret St.**

**Wagener Terrace | TMS # 463-10-03-020 | Zoned: SR-2**

Request variances from Sec. 54-301 to allow an addition to a house that converts a detached carport/workshop building with a 3.9-ft. rear setback and 0.9-ft. west side setback into attached living space (den, bedroom, bath, laundry) (25-ft. and 9-ft. required). Request a variance to not meet off-street parking requirements (2 spaces required). Zoned SR-2.

Owner: Jayne and Rob Connelly  
Applicant: Mary Mac Wilson

**11. 37 Broad St.**

**TMS # 458-09-03-121 | Zoned: LB**

Request special exception under Sec. 54-511 to allow one residential unit (2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors) and a restaurant use (1<sup>st</sup> floor) with 793sf of indoor patron use area and 580sf of outdoor patron use area, with 2 off-street parking spaces (15 spaces required; 10 spaces grand fathered for previous office use).

Owner: HTA 39 Broad Street LLC (c/o Mike Shuler)  
Applicant: Julia Martin Architects

**12. 8 Johnson Rd.**

**Crescent | TMS # 421-10-00-040 | Zoned: SR-8**

Request variance from Sec. 54-301 to allow an existing fence to be extended to an 8-ft. height at the left corner of driveway entrance.

Owner: Nicole Orsini  
Applicant: Aspen Fencing

**13. 71 Bull St.**

**Harleston Village | TMS # 457-03-02-099 | Zoned: DR-1F**

Request special exception under Sec. 54-110 to allow a horizontal expansion (family room) and vertical extension (bedroom expansion) that extends a non-conforming 12.8-ft. rear setback (25-ft. required).

Owner: J. Walker Layne, Jr. and Nicole Layne  
Applicant: Nicole Dallaire/ Beau Clowney Architects

***Withdrawn by Applicant***

**14. 537 Savannah Hwy.**

**Windermere | TMS # 421-06-00-138**

Request special exception under Sec. 54-110 to allow a 2-story, 721sf addition (offices/storage) that expands a non-conforming school use in a SR-2 (Single-Family Residential) zone district.

Owner: Jennifer and Peter Sherman

Applicant: Peter Sherman

**15. 343 Folly Rd.**

**Cross Creek | TMS # 424-00-00-022**

Request variance from Sec. 54-204 to allow the hours of operation for an existing restaurant in a LB (Limited Business) zone district to be changed from 7am to 12am Monday-Sunday to 7am to 2am Monday-Sunday (LB limits hours to 7am to 11pm; existing hours are grandfathered).

Owner: JAI Augusta LLC

Applicant: Quinton Young

**16. 128 Romney St.**

**North Central | TMS # 463-12-03-112 | Zoned: DR-1F**

Request variance from Sec. 54-301 to allow construction of an additional single-family residence with a 3.2-ft. west side setback, a 6.4-ft. total side setback and a 15-ft. 7-inch rear setback (9-ft. 15-ft. 25-ft. required).

Owner: Heidi Brown

Applicant: AJ Architects

***Withdrawn by Applicant***

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.