



## CITY OF CHARLESTON BOARD OF ZONING APPEALS – SITE DESIGN

**JULY 6, 2022**

A meeting of the Board of Zoning Appeals - Site Design (BZA-SD) will be held **on Wednesday, July 6, 2022 at 5 p.m. in the Public Meeting Room, 1<sup>st</sup> Floor, 2 George Street**. The meeting will be live streamed and recorded on the City of Charleston Public Meetings YouTube channel at <https://www.youtube.com/channel/UCBofP1rUhr3PnAGIY3w7a5Q/playlists>.

The public is encouraged to attend the meeting in person to speak in order for comments to be fully heard. **Written comments must be submitted by 12 p.m., Tuesday, July 5, 2022** (day before the meeting) at <http://innovate.charleston-sc.gov/comments/> or delivered to 2 George Street, Suite 3100, Charleston, SC 29401. 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.

Application information will be available at [www.charleston-sc.gov/bza-sd](http://www.charleston-sc.gov/bza-sd) in advance of the meeting. Questions can be directed to the Department of Planning, Preservation and Sustainability at 843-724-3781.

The following applications will be considered.

**A. Review of Minutes and deferred applications from previously advertised BZA-SD agendas. For information, call 843-724-3781.**

**B. New applications.**

**1. 3046 S SHORE DRIVE(Battery Haig)(TMS#310-00-00-061)**

Request a variance from the Battery Haig PUD document to allow a reduced OCRM Critical Line Buffer.

Owner: Ed & Veronica White

Applicant: Same

Zoned PUD

**2. 4 & 6 ROSEMONT STREET(Cannonborough/Elliottborough)(TMS#460-11-02-105 & 106)**

Request a variance from Sec 54-327 to allow the removal of one grand tree.

Owner: Jared Rodes

Applicant: Same

Zoned DR-2F

**3. 1990 DANIEL ISLAND DRIVE(Daniel Island)(TMS#275-00-00-320)**

Request a variance from Sec 54-327 to omit the 15 protected trees per acre requirement.

Owner: Atlantic Daniel Island MF LP

Applicant: SeamonWhiteside+Associates

Zoned DI-GO

- 4. 2012 MEETING STREET ROAD(Peninsula)(TMS#466-16-00-012)**  
 Request a variance from Sec 54-327 to allow the removal of one grand tree.  
 Request a variance from Sec 54-330 to allow a reduced impervious construction setback near the bases of two grand trees.  
 Owner: T and L Property, LLC  
 Applicant: Forsberg Engineering & Surveying, Inc.  
 Zoned LI
- 5. 63 COLUMBUS STREET(Eastside)(TMS#459-09-02-152, 153 & 168)**  
 Request a variance from Sec 54-327 to allow the removal of one grand tree.  
 Owner: Charleston County School District  
 Applicant: Reveer Group  
 Zoned DR-2F
- 6. 97 LINE & 267 COMING STREET(Cannonborough/Elliottborough)(TMS#460-08-01-192 & 199)**  
 Request a variance from Sec 54-327 to allow the removal of one grand tree.  
 Request a special exception from Sec 54-327 to allow the removal of two grand trees.  
 Request a variance from Sec 54-327 to omit the 15 protected trees per acre requirement.  
 Owner: 95 Line Street, LLC  
 Applicant: Cline Engineering, Inc.  
 Zoned DR-2F
- 7. 1757 SAM RITTENBERG BOULEVARD(West Ashley)(TMS#351-11-00-003 & 004)**  
**Deferred**  
 Request a variance from Sec 54-237 to allow the removal of one grand tree.  
 Request a variance from Sec 54-327 to omit the 15 protected trees per acre requirement.  
 Request a variance from Sec 54-330 to allow a reduced impervious construction setback near the bases of protected trees.  
 Request a variance from Sec 54-347 to allow a reduce landscape buffer width adjacent to Ashley River Road.  
 Owner: Morris Harper  
 Applicant: Kimley-Horn & Associates, Inc.  
 Zoned GB (pending)
- 8. 860 MORRISON DRIVE(Eastside)(TMS#459-02-00-002 & 005)**  
 Request a variance from Sec 54-327 to omit the 15 protected trees per acre requirement.  
 Owner: ODP Hotel Owner, LLC  
 Applicant: SeamonWhiteside+Associates  
 Zoned UP
- 9. 18 & 20 ORRS COURT & 313 ASHLEY AVENUE(Westside)(TMS#460-07-02-053, 069, 070 & 071)**  
 Request a variance from Sec 54-327 to allow the removal of three protected trees.  
 Request a special exception from Sec 54-327 to allow the removal of one grand tree.  
 Owner: Ashley and Orr, LLC  
 Applicant: Synchronicity, LLC

Zoned DR-2F

**10. FENWICK HALL ALLEE(Johns Island)(TMS#346-00-00-260)**

Request a variance from Sec 54-327 to allow the removal of 17 grand trees.

Request a special exception from Sec 54-327 to allow the removal of four grand trees.

Request a variance from Sec 54-330 to allow a reduced impervious construction setback near the bases of grand trees.

Owner: AMH Development, LLC

Applicant: Same

Zoned PUD

**11. PLOWGROUND ROAD & RIVER ROAD(Johns Island)(TMS#316-00-00-034, 036-045 & 057) **Deferred****

Request a variance from Sec 54-327 to allow the removal of 43 grand trees.

Request a special exception from Sec 54-327 to allow the removal of 128 grand trees.

Owner: Wooddale, a Partnership

Applicant: Thomas & Hutton

Zoned PUD

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation, please contact Janet Schumacher at (843) 577-1389 three business days prior to the meeting