



# CITY OF CHARLESTON BOARD OF ZONING APPEALS – ZONING

## AGENDA AUGUST 15, 2023

A meeting of the BZA-Z will be held on **Tuesday, August 15, 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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, August 14, 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 August 1, 2023 Board Meeting**

#### **2. 60 Spring St.**

**Cannonborough/Elliottborough | TMS #460-08-02-034 | Zoned: GB**

Request variance from Sec. 54-301 to allow construction of an additional detached single-family residence with a 43-ft. front setback, a 1-ft. east side setback, a 10-ft. total side setback (80-ft., 3-ft., 15-ft. required).

Owner/Applicant: Monte Brown

***Deferred by Applicant***

### **B. New Applications:**

#### **1. 19 Hagood Ave.**

**Westside | TMS #460-00-00-017**

Request the fourth one-year extension of a vested right that expires on July 17, 2023, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on July 17, 2018 with conditions for a 250-unit accommodations use in a MU-2/WH (Mixed Use 2 Workforce Housing) zone district.

Owner: South Park Ventures, LLC

Applicant: Womble Bond Dickinson (US) LLP, James Wilson

**2. 82 Mary St.**

**Mazyck/Wraggborough | TMS #460-12-02-096**

Request the first one-year extension of a vested right that expires on October 19, 2023, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on October 19, 2021 for a 50-unit accommodations use in a MU-2/WH (Mixed Use 2 Workforce Housing) zone district.

Owner: Bennett-Coleman, LLC  
Applicant: Womble Bond Dickinson (US), James Wilson

**3. 1 Kyle Pl.**

**Wagener Terrace | TMS #463-11-04-094 | Zoned: SR-2**

Request special exception under Sec. 54-110 to allow construction of a single-family residence that extends a non-conforming 1-ft. 11-inch (stairs) north side setback (9-ft. required).

Request variance from Sec. 54-301 to allow construction of a single-family residence with a 4-ft. 11-inch south side setback (9-ft. required).

Owner: Brian Mahon  
Applicant: Joel Adrian, Studio 291, LLC

**4. 489 Huger St.**

**Hampton Park Terrace | TMS #460-02-04-079 | Zoned: DR-1F**

Request special exception under Sec. 54-110 to allow a 2-story addition (dining room/bathroom) that extends a non-conforming 6.12-ft. west side setback (9-ft. required).

Owner: Glenn Jennings  
Applicant: AJ Architects

**5. 35 Riverdale Dr.**

**Avondale | TMS #418-14-00-063 | Zoned: SR-2**

Request variance from Sec. 54-301 to allow a carport addition with a 3-ft. east side setback (9-ft. required).

Owner/Applicant: Allison Ryan

**6. 7 Magazine St.**

**Harleston Village | TMS #457-08-04-081 | Zoned: DR-2F**

Request special exception under Sec. 54-225 to allow a school use on this property.

Owner: 7 Magazine Street, LLC (Charleston Day School)  
Applicant: Womble Bond Dickinson (US) LLP, James Wilson

**7. 9 Bedons Alley**

**Charlestowne | TMS #458-09-03-088 | Zoned: SR-5**

Request special exception under Sec. 54-110 to allow a 1-story bathroom addition that extends a non-conforming 11-inch south side setback (7-ft. required).

Owner: Scott Jenkins  
Applicant: John Haley

**8. 15 Broad St.**

**TMS #458-09-03-132 | Zoned: LB**

Request variance from Sec. 54-301 to allow two dwelling units with 740sf of lot area per dwelling unit (3,000sf required).

Owner: DE Broad Street

Applicant: Will Danielson

**9. 65 South St.**

**East Side | TMS #459-09-03-068 | Zoned: DR-2F**

Request special exception under Sec. 54-110 to allow a 2-story addition (porches/stair) that extends a non-conforming 0-ft. east side setback and a non-conforming 6.28 west side setback (3-ft. and 7-ft. required).

Owner: Joseph & Christine Fadel

Applicant: Becky Fenno, Fenno Architecture

**10. 2318 Sunnyside Ave.**

**Wagener Terrace | TMS #464-13-00-046 | Zoned: SR-1**

Request special exception under Sec. 54-110 to allow a vertical extension to a non-conforming building footprint (1 ½ story addition with bedrooms, bathrooms, and workout/music room) having a 3.3-ft east side setback and a 17-ft total side setback (9-ft and 18-ft required).

Request variance from Sec. 54-301 to allow an addition (terrace/pool/balcony) having a 0-ft west side setback, a 2-ft east side setback, a 2-ft total side setback and a 4-ft rear setback (9-ft, 9-ft, 18-ft, and 25-ft required).

Owner: Drew Hermiller & Devon Wade

Applicant: Keila Symes, Synchronicity Design

**11. 68 ½ Lee St. and 190 Nassau St.**

**East Side | TMS #459-05-01-086 and 058 | Zoned: DR-2**

**68 ½ Lee St.**

Request variance from Sec. 54-301 to allow a reduction in lot size from 1,911sf to 1,555sf, and allow a 2-story building with a 54% lot occupancy (35% limit; existing lot occupancy 44%).

Request special exception under Sec. 54-110 to allow a vertical extension (2<sup>nd</sup> story) to a non-conforming building footprint having a 1-ft. 5-inch south side setback (7-ft. required).

Request use variance from Sec. 54-203 to allow a retail use in a DR-2 (Diverse-Residential) zone district.

Request variance from Sec 54-317 to allow 1,342sf of retail space with 2 off-street parking spaces (4 spaces required).

**190 Nassau St.**

Request variance from Sec. 54-301 to allow the establishment of 2 dwelling units (2 detached single-family residences) with 1,674.5 sf of lot area per dwelling unit (2,000sf required).

Owner: Pennington Weems

Applicant: b Studio Architecture, Chris Bonner

***Deferred by Applicant***

**12. 813 Dupont Rd. and 804 Orleans Rd.**

**TMS #351-13-00-047 and 067 | Zoned: GB**

Request special exception under Sec. 54-220 to allow a 137-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner: Palas Holdings LLC

Applicant: Kellum Engineering, Thomas Kellum

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.