



# CITY OF CHARLESTON

## BOARD OF ZONING APPEALS – ZONING

### AGENDA

#### SEPTEMBER 5, 2023

A meeting of the BZA-Z will be held on **Tuesday, September 5, 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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, September 1, 2023\*** at <http://innovate.charleston-sc.gov/comments/> or delivered to the address listed below. (\*Please note the date change due to the Labor Day holiday.) 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 15, 2023 Board Meeting**

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

##### **1. 154 Cannon St.**

**Cannonborough/Elliottborough | TMS #460-11-04-131 | Zoned: GB**

Request reconsideration of the BZAZ Board's decision to approve a retail use and private club with a condition requiring a contract with the 158/160 Cannon Street Parking Horizontal Property Regime to use the additional parking spaces after business hours.

Owner: Kurt Beecken

Applicant: Joel Adrian, Coastal Creek Design

##### **2. 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 and horizontal extension of a non-conforming 1-story building footprint (1 1/2 story addition with bedrooms, bathrooms, workout/music room and rear balcony) having a 3.3-ft west side setback and a 17-ft total side setback (9-ft and 18-ft required).

Owner: Drew Hermiller & Devon Wade

Applicant: Keila Symes, Synchronicity

**3. 9 Lord Ashley Dr.**

**South Windermere | TMS #421-05-00-078 | Zoned: SR-1**

Request special exception under Sec. 54-110 to allow a rear addition and front addition that extends a non-conforming 4.9-ft.-ft. east side setback (9-ft. required). Request variance from Sec. 54-301 to allow a garage expansion with an 8-ft. front setback (25-ft. required).

Owner/Applicant: Kent and Catherine Flanagan

**4. 114, 116 And 118 E. Bay St.**

**Charlestowne | TMS #458-09-04-022 | Zoned: LB**

Request special exception under Sec. 54-511 to allow an eating and drinking establishment with 618sf of interior patron use area and 414sf of outside patron use area without 9 off-street parking spaces required by the ordinance (proposed use requires 11 spaces; building is grandfathered for 2 spaces from prior retail use).

Owner: Burnett R. Maybank, III  
Applicant: Theron Sandy, II

**5. 40 Bee St. (Unit 414)**

**Cannonborough/Elliottborough | TMS #460-11-04-220 | Zoned: LB**

Request variance from Sec. 54-227 to allow a commercial short term rental unit that share common areas (Ordinance does not permit common areas or other areas serving more than one dwelling unit and/or commercial short term rental, except driveways, on the lot where commercial STR is proposed).

Owner/Applicant: Timothy Lalk

**6. 59 Gibbes St.**

**Charlestowne | TMS #457-11-01-051 | Zoned: STR**

Request variance from Sec. 54-301 to allow a 1-story elevated addition (storage/family room expansion) with a 7.5-ft. total side setback (18-ft. required).

Owner: Jennings & Ross Cameron  
Applicant: Laura F. Altman, Architect

**Withdrawn**

**7. 27 Elliott St.**

**Charlestowne | TMS #458-09-03-192 | Zoned: SR-5**

Request special exception under Sec. 54-110 to allow a vertical extension of a non-conforming 1-story building footprint (1-story addition with bedroom/bath/balcony).

Owner: Sally & Brian Dougherty  
Applicant: Laura F. Altman, Architect

**8. 12 A Hagood Ave.**

**Westside | TMS #460-11-01-029 | Zoned: DR-2F**

Request use variance from Sec. 54-203 to allow a retail use (vape/smoke shop) with days of operation Monday-Sunday and hours of operation 8am-10pm in a DR-2F (Diverse-Residential) zone district (retail use grocery store, Monday-Saturday 7:30 am-10:00pm, Sunday 10am-6pm previously approved by the BZAZ on 4-3-12).

Owner: James Bell  
Applicant: Kassem Hauter

**9. 46 ½ Cooper St.**

**Eastside | TMS #459-06-01-013 | Zoned: DR-2F**

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size, Lot area 1,454sf; 2,500sf required). Request variance from Sec. 54-301 to allow construction of a single-family residence with a 3-ft. west side setback, a 6-ft. total side setback and 55% lot occupancy (7-ft., 10-ft. and 50% lot occupancy required).

Owner: RCC Properties LLC  
Applicant: Chelsea Anderson, Habitable Form

**10. 1179 King St.**

**North Central | TMS #463-08-03-046 | Zoned: SR-2**

Request special exception under Sec. 54-110 to allow a horizontal and vertical extension of a non-conforming building footprint (1.5 story addition) with a 5-ft. north side setback (9-ft. required).

Owner/Applicant: Jerome Prezzy

**11. 698 (A) Rutledge Ave.**

**North Central | TMS #463-15-04-070**

Request use variance from Sec. 54-203 to allow a retail store and coffee/café shop with limited seating area (40sf) for takeout orders. With days of operation Monday-Sunday and hours of operation 7am-5pm in a DR-1F (Diverse-Residential) zone district (variance and special exception for retail use with no parking approved by BZAZ 3/15/22).

Owner: 358 Trevor, LLC, Ben D'Allesandro  
Applicant: Joel Sadler & Allyson Sutton

**12. 8 Murray Blvd.**

**Charlestowne | TMS #457-16-03-002 | Zoned: SR-2**

Request variance (after-the-fact) from Sec. 54-301 to allow a shed addition with a 0-ft. east side setback and a 0-ft. rear setback (9-ft. and 25-ft. required).

Owner: Leo Chiagkouris  
Applicant: Clark Batchelder

**13. 1 Trapman St.**

**Harleston Village | TMS #457-12-01-025 | Zoned: DR-1F**

Request special exception under Sec. 54-110 to allow a 1-story addition (painting studio) that extends a non-conforming 2-inch north side setback (3-ft. required). Request variance from Sec. 54-301 to allow a 1-story addition (painting studio) with an 18.4-ft rear setback (25-ft. required).

Owner: Allie & Joe Brittain  
Applicant: AJ Architects, Ashley Jennings

**14. 26 Bee St.**

**Cannonborough/Elliottborough | TMS #460-11-04-011 | Zoned: LB**

Request variance from Sec. 54 301 to allow construction of a detached dwelling with a 7-ft. west side setback, a 11-ft. total side setback and 2-ft. rear setback (9-ft., 15-ft. 3-ft. required). Request variance from Sec. 54-301 to allow HVAC platforms within the east side and rear setbacks.

Owner: Alex Ramsay  
Applicant: Andrew Gould

**15. 48 Rutledge Ave.**

**Harleston Village | TMS #457-08-03-089 | Zoned: STR**

Request special exception under Sec 54-110 to allow a vertical extension of non-conforming building setbacks by allowing construction of a 3-story residence within the footprint of the existing one-story building to be demolished. Existing building has a 1-ft. north side setback, 11.5-ft. south side setback, and 12.5-ft. total side setback. Proposed building will have a 4-ft. north side setback; 13.5-ft south side setback and 17.5-ft total side setback (6-ft., 12-ft. and 18-ft. required).

Owner: Tina & Joel Christy

Applicant: Guv Gottshalk, Gottshalk Architecture

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.