



# CITY OF CHARLESTON

## BOARD OF ZONING APPEALS – ZONING

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### AGENDA

#### SEPTEMBER 19, 2023

A meeting of the BZA-Z will be held on **Tuesday, September 19, 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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, September 18, 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 of Minutes of the September 5, 2023 Board Meeting**

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

- 1. 33 Lockwood Blvd.**

**TMS # 460-14-00-007 and 026 | Zoned: GB**

Request an appeal of the Zoning Administrator's decision to allow the use of a temporary construction trailer for a business office.

Owner: The Harborage at Ashley Marina

Applicant: John Linton, Walker Gressette & Linton, LLC

**DEFERRED**

- 2. 728 Rutledge Ave.**

**North Central | TMS # 463-15-04-132 | Zoned: DR-1F**

Request an appeal of the Zoning Administrator's decision to deny a Category 2 Residential STR permit application.

Owner: Angela M. Smith/D. Hayden Smith

Applicant: D. Hayden Smith

**3. 2 F St.**

**Westside | TMS # 463-16-03-035 | Zoned: DR-1**

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 2,554sf; 4,000sf required).

Owner: William Easterlin  
Applicant: Chamberlain Chesnut

**4. 161 Tradd St.**

**Charlestowne | TMS # 457-11-04-029 | Zoned: DR-1**

Request special exception under Sec. 54-110 to allow a horizontal expansion (1-story bedroom/bathroom) addition that extends a non-conforming 1-ft. 8 ¾ inch east side setback (3-ft. required).

Request variance from Sec. 54-301 to allow a (1-story bedroom/bath) addition having a 43.25% lot occupancy (35% limit, existing lot occupancy 37.3%).

Owner: Ross Miller and Jennifer Hoffman  
Applicant: Sebastian von Marschall Architect, LLC

**5. 2 Unity Alley and 155 East Bay St.**

**French Quarter | TMS # 458-09-01-004 and 458-09-01-003 | Zoned: LB**

Request special exception under Sec. 54-511 to allow a restaurant use at 2 Unity Alley on the first and second floors with 4,208sf of inside patron use area, and at 155 E. Bay St. on the first and second floors with 997sf of inside patron use area, without providing off-street parking spaces (53 spaces required).

Owner: CF-CH Realty Holdings, LLC  
Applicant: Trenholm Walker c/o Walker Gressette & Linton, LLC

**6. 10 Magnolia Ave.**

**North Central | TMS # 463-08-03-032 | Zoned: SR-2**

Request special exception under Sec. 54-110 to allow a horizontal expansion (master bedroom suite/stairs) and vertical extension (bedrooms/bathroom/closets) that extends a non-conforming 5.8-ft. north side setback (9-ft. required).

Request variance from Sec. 54-301 to allow a horizontal expansion and vertical extension with a 23.8-ft. rear setback (25-ft. required).

Owner: George and Louisa Gooding  
Applicant: Joel Adrian, Coastal Creek Design

**DEFERRED**

**7. 21 Colonial St.**

**Charlestowne | TMS # 457-07-04-008 | Zoned: STR**

Request variance from Sec. 54-301 to allow a detached accessory building (trellis covered outdoor dining) with a 1.5-ft. rear setback, a 4.5-ft. south side setback (25-ft., 12-ft. required).

Owner: David and Kristin Chambless  
Applicant: Elizabeth Pope, Landscape Architect

**WITHDRAWN**

**8. 942 Rutledge Ave.**

**North Central | TMS # 463-08-01-055 | Zoned: SR-2**

Request variance (after-the-fact) to allow a detached accessory structure (9-ft. tall pergola) having a 5.1-ft. rear setback (25-ft. required).

Owner/Applicant: Kathleen Eldh

**9. 71 Bull St.**

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

Request special exception under Sec. 54-110 to allow a 2-story addition (bay window) that extends a non-conforming 14.5 rear setback (25-ft. required).

Request special exception under Sec. 54-110 to allow a 2-story addition (powder room, closet) that extends a non-conforming 0.5-ft. east side setback (3-ft. required).

Request variance from Sec. 54-301 to allow a rear 2-story addition (powder room, closet) with a 5.4-ft. rear setback (25-ft. required).

Request variance from Sec. 54-301 to allow a detached 1-story accessory building (garden pavilion/storage/fireplace) with a 3-ft. rear setback and a 3.8-ft. west side setback (25-ft. 9-ft. required).

Owner: J. Walker Layne, Jr. and Nicole Layne

Applicant: Kate Campbell, Beau Clowney Architects

**10. 118 Dunnemann Ave. and 1 Eighth Ave.**

**Wagener Terrace | TMS # 463-14-01-033 | Zoned: SR-2**

Request special exception under Sec. 54-110 to allow a 1-story and 2-story addition that extends a non-conforming 6.2-ft. rear setback (25-ft. required).

Request special exception under Sec. 54-110 to allow a 1-story addition (sunroom) that extends a non-conforming 18.6-ft. rear setback (25-ft. required).

Request variance from Sec. 54-301 to allow a 2-story addition with a 3.9-ft. side setback (9-ft. required).

Owner: The Winsome Company, LLC

Applicant: Nick and Jess Connolly

**11. 1602 Seloris Ct.**

**Ancrum Hill | TMS # 351-07-00-133 | Zoned: SR-6**

Request variance from Sec. 54-301 to allow construction of a 1.5-story single-family residence with a 13-ft. front setback (18-ft. required).

Owner: Mavros, LLC

Applicant: Keith Waring, Manager

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.