



# CITY OF CHARLESTON

## BOARD OF ZONING APPEALS - ZONING

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### AGENDA

#### OCTOBER 18, 2022

A meeting of the Board of Zoning Appeals - Zoning (BZA-Z) will be held on **Tuesday, October 18, 2022** 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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 at [www.youtube.com/channel/UCBofP1rUHr3PnAGIY3w7a5Q/playlists](https://www.youtube.com/channel/UCBofP1rUHr3PnAGIY3w7a5Q/playlists).

#### **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, October 17, 2022** using one of the methods 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.

- **Email:** Submit comments by email to Christina Walsh, Agenda Technician, at [walshc@charleston-sc.gov](mailto:walshc@charleston-sc.gov)
- **Mail:** Submit comments by mailing them to:  
Department of Planning, Preservation & Sustainability  
2 George Street, Suite 3100 Charleston, SC 29401
- **Phone:** Call 843-724-3781 to provide your comments to a staff member
- **In Person:** Drop off written comments at 2 George Street.
- **Innovation Public Meetings website:** We are currently experiencing technical issues with the Innovation Public Meetings site (<http://innovate.charleston-sc.gov/>). If you are unable to submit comments on the site, please use one of the other options listed above.

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 October 4, 2022 Board Meeting**

**2. 267 Coming St.**

**Cannonborough/Elliotborough | TMS # 460-08-01-199 | Zoned: DR-2F**

Request variance from Sec. 54-301 to allow construction of a single-family residence with a 2-ft. south side setback (7-ft. required).

Owner: Cameron Glaws  
Applicant: Andrew Gould

**3. 30 Pinckney St.**

**Ansonborough | TMS # 458-05-01-093 | Zoned: CT**

Request special exception under 54-511 to allow a restaurant with 198sf of inside patron use area without providing 2 required off-street parking spaces.

Owner: Daniel J. Menna  
Applicant: Michael Hebb

**4. 411 Meeting St.**

**Cannonborough/Elliotborough | TMS # 459-09-03-114 | Zoned: MU-2**

Request amendment under Sec. 54-964 of the BZAZ approval granted on June 7, 2016, to change the Board's condition of approval for a 300-unit accommodations use from a requirement for a minimum of 159 residential units with at least 231 bedrooms to be constructed and maintained on-site to a requirement for a minimum of 100 residential units with at least 146 bedrooms to be constructed and maintained on-site.

Owner: Bennett Meeting Street, LLC  
Applicant: James Wilson, Womble Bond Dickinson (US) LLP

**DEFERRED BY APPLICANT**

**B. NEW APPLICATIONS**

**1. 610 Rutledge Ave.**

**North Central | TMS # 460-03-02-053 | Zoned: DR-1F**

Request an appeal of the Zoning Administrator's interpretation of Sec. 54-506 (c) of the City's Zoning Ordinance and decision to deny plans for a rear addition.

Owner: DFH South, LLC  
Applicant: Chris Bonner, b Studio Architecture

**2. 610 Rutledge Ave.**

**North Central | TMS # 460-03-02-053 | Zoned: DR-1F**

Request special exception under Sec. 54-110 to allow horizontal expansion (kitchen expansion/family room/bedroom/closet/bathroom/deck) and vertical extension (bedrooms/bathrooms/closets/balcony) that extends a non-conforming 0-ft. north side setback (3-ft. required).

Request special exception under Sec. 54-110 to allow a 1-story addition (storage/bathroom) that extends a non-conforming 0.7-ft. south side setback to a detached accessory building (9-ft. required).

Owner: DFH South, LLC  
Applicant: Chris Bonner, b Studio Architecture

**3. 240 S. Confederate Cir.**

**South Windermere | TMS # 421-13-00-085 | Zoned: SR-1**

Request special exception under Sec. 54-110 to allow a 1-story addition (work out room/bath) that extends a non-conforming 8.4-ft. west side setback (9-ft. required).

Owner/Applicant: Chad and Megan Lee

**4. 86 Murray Blvd.**

**Charlestowne | TMS # 457-11-01-005 | Zoned: SR-2**

Request special exception under Sec. 54-110 to allow a vertical extension (elevator/covered porch) to a non-conforming building footprint (carport) with a 2.5-ft. west side setback (9-ft. required).

Owner: Colin Coletti and Claire Schwartz  
Applicant: Julie O'Connor, American Vernacular, Inc.

**5. 213 East Bay St.**

**French Quarter | TMS # 458-05-03-080 | Zoned: GB**

Request special exception under Sec. 54-206 (y) to allow the expansion of a Late Night Use (Rooftop Terrace) for a restaurant/bar use that is within 500-ft. of a residential zoned district.

Owner: Yashik Development  
Applicant: John C. Sullivan, S Arch Studio

**6. 207 Broad St.**

**Charlestowne | TMS # 457-07-04-004 | Zoned: STR**

Request special exception under Sec. 54-110 to allow construction of a detached accessory structure (hvac platform) that extends a non-conforming 1.5-ft. east side setback (6-ft. required).

Request variance from Sec. 54-301 to allow an hvac platform having a 61% lot occupancy (50% limitation; existing lot occupancy 60%).

Owner: Shea Robbins  
Applicant: Robbie Marty

For more information, contact the Zoning and Codes Division Office at 724-3781.

**PUBLIC MEETING ACCOMMODATIONS:**

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation, or other accommodation, should 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.