



CITY OF CHARLESTON

BOARD OF ZONING APPEALS - ZONING

AGENDA

NOVEMBER 1, 2022

A meeting of the Board of Zoning Appeals - Zoning (BZA-Z) will be held on **Tuesday, November 1, 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 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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.

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 31** 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

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 18, 2022 Board Meeting

2. 438 KING ST.

Mazyck/Wraggborough | TMS # 460-16-02-066

Request special exception under Sec. 54-220 to allow a 36-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner: Basic Investments, LLC

Applicant: Neil Stevenson, Neil Stevenson Architects

3. 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: Womble Bond Dickinson (US) LLP, James Wilson

B. NEW APPLICATIONS

1. 82 ½ CANNON ST.

Cannonborough/Elliotborough | TMS # 460-08-03-025 | Zoned: LB

Request variance from Sec. 54-301 to allow construction of a detached 2-story accessory building (guest house) with a 3.9-ft. west side setback (9-ft. required).

Owner: Marion and Lori Hawkins
Applicant: Stephen Ramos, AIA

2. 443 HUGER ST.

Hampton Park Terrace | TMS # 460-03-03-081 | Zoned: DR-1F

Request special exception under Sec. 54-110 to allow a 2nd story addition (stair/bath/playroom) to a non-conforming building footprint having a 0-ft. rear setback, 0-ft. west side setback (25-ft. 9-ft. required).

Owner: Brett Carron and Carlee Clark
Applicant: Tyler A. Smyth Architects

3. 1761 OLD MILITARY RD.

TMS # 431-00-00-283 | Zoned: SR-1

Request variance (after-the-fact) from Sec. 54-301 to allow a detached accessory building (carport) with a 1-ft. south side setback (9-ft. required).

Owner/Applicant: Tammy E. Trenholm

4. 79 HESTER ST.

Wagener Terrace | TMS # 463-07-02-048 | Zoned: SR-2

Request variance from Sec. 54-301 to allow an addition that connects a (1-story garage) that increases conditioned space to the main house having a 2-ft. north side setback and a 2-ft. rear setback (9-ft. and 25-ft. required).

Owner: 79 Hester, LLC
Applicant: Kyle Moriarty

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 three business days prior to the meeting.