



CITY OF CHARLESTON BOARD OF ZONING APPEALS – ZONING

AGENDA NOVEMBER 7, 2023

A meeting of the BZA-Z will be held on **Tuesday, November 7, 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 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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, November 6, 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

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 17, 2023 Meeting

B. New Applications

1. 510 and 502 King St.

TMS #460-12-02-017,018,019 and 021

Request the third one-year extension of a vested right that expires on January 21, 2024, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on January 21, 2020, with conditions for a full service 200-unit accommodations use in a MU-2/WH/GB-A/LI-A (Mixed-Use, General Business, Light Industrial-Accommodations) zone district.

Owner: Charleston OZ Site 1, LLC; Charleston Site 2, LLC

Applicant: Eric Seid

2. 728 Rutledge Ave.

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

Request reconsideration of the BZAZ Board's decision on September 19, 2023, to deny a Category 2 Residential STR permit application.

Owner: Angela and Dorsey H. Smith

Applicant: Dorsey Hayden Smith

3. 7 Murphy Ct.

Radcliffeborough | TMS #460-16-03-130 | Zoned: DR-2

Request special exception under Sec. 54-110 to allow a rear 2nd story addition (bedroom expansion) to a non-conforming building footprint having a 2.5-ft. east side setback (3-ft. required).

Owner: Scott Reister

Applicant: Vinyet Architecture; Justin Smith

4. 131 Hester St.

Wagener Terrace | TMS #463-07-02-033 | Zoned: SR-2

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size, Lot area 5,394sf; 6,000sf required).

Request variance from Sec. 54-301 to allow construction of a single-family residence with steps having a 6-ft. south side setback (9-ft. required).

Owner: Cooper River Ventures, LLC

Applicant: Crosby Creations Home Designs

5. 1441 Salisbury St.

Ashley Hall Manor | TMS #352-14-00-032 | Zoned: SR-1

Request variance (after-the-fact) from Sec. 54-301 to allow an 8-ft. gate (driveway) and 8-ft. fence height to the rear property line and a section of the right-side property line (6-ft. height limitation).

Owner/Applicant: Kyle and Chelsea Liwak

6. 128 Romney St.

North Central | TMS #463-12-03-112 | Zoned: DR-1F

Request variance from Sec. 54-301 to allow construction of two detached single-family residences, lot having an existing detached single-family residence for a total of three detached single-family residences; with 2,182sf of lot area per dwelling unit (2,250sf required).

Request variance from Sec. 54-301 to allow unit B to have a 3-ft. 7 1/2-inch west side setback and unit C to have a 2-ft. 4 1/4-inch rear setback and 12.3-ft. total side setback (9-ft. 25-ft. 15-ft. required).

Owner: Heidi Brown

Applicant: AJ Architects

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.