



# CITY OF CHARLESTON

## BOARD OF ZONING APPEALS – ZONING

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### AGENDA

#### NOVEMBER 15, 2022

A meeting of the Board of Zoning Appeals – Zoning (BZA-Z) will be held on **Tuesday, November 15, 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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](http://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, November 14** 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 November 1, 2022 Board Meeting**

##### **2. 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. 510 and 502 King St.

#### **Cannonborough/Elliotborough | TMS # 460-12-02-017, 018, 019 and 021**

Request the second one-year extension of a vested right that expires on January 21, 2023, 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/LI-A (Mixed-Use, General Business, Light Industrial-Accommodations) zone districts.

Owner: Charleston OZ Site 1, LLC; Charleston Site 2, LLC  
Applicant: Eric Seid

### 2. 1618 Battery Island Dr.

#### **Artillery Point | TMS # 431-00-00-030 | Zoned: SR-1**

Request variance from Sec. 54-824 to allow a subdivision to create two lots with one lot 4A-2 not having any frontage on a public right-of-way (82-ft. required).

Owner: Wendell A. Cromwell – Clara B. Cromwell  
Applicant: Wendell A. Cromwell

### 3. 130 Peachtree St.

#### **Wagener Terrace | TMS # 463-07-02-081 | 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 5,745sf; 6,000sf required).

Owner: Skaai, LLC  
Applicant: Skaai, LLC c/o Shane Langdale

**Deferred by Applicant**

### 4. 186 Saint Philip St.

#### **Cannonborough/Elliotborough | TMS # 460-12-02-064 | Zoned: GB**

Request variance from Sec. 54-301 to allow construction of two residential units (duplex) with 1,554.5sf of lot area per dwelling unit (2,000sf required).

Request special exception under Sec. 54-511 to allow two residential units (2<sup>nd</sup> and 3<sup>rd</sup> floors) and a restaurant use (1<sup>st</sup> floor) with 900sf of inside patron use area and 233sf of outside patron use area, without providing required off-street parking spaces (12 spaces required).

Owner: 186 Saint Philip LLC  
Applicant: CKC Properties, LLC

### 5. 7 Glenwood Ave.

#### **Hampton Park Terrace | TMS # 460-03-03-108 | Zoned: DR-1F**

Request variance from Sec. 54-301 to allow a screened porch addition with stairs that will connect to an existing 2-story accessory building having a 0-ft. rear setback and 0-ft. south side setback (25-ft. 9-ft. required).

Owner: William and Brooke Harper  
Applicant: Stephen Ramos, AIA

### 6. 45 Meeting St.

#### **Charlestowne | TMS # 457-16-02-017 | Zoned: SR-3**

Request special exception under Sec. 54-110 to allow a 1-story addition (sunroom/dining porch) that extends a non-conforming 10.2-ft. south side setback (12-ft. required).

Owner: Barclay & Alexandra Macon

Applicant: Glenn Keyes Architects

**7. 3 Kenilworth Ave.**

**Hampton Park Terrace | TMS # 460-02-04-122 | Zoned: DR-1F**

Request special exception under Sec. 54-110 to allow a vertical extension (covered patio) having a 3-ft. rear setback (25-ft. required).

Request variance from Sec. 54-301 to allow a carport addition with a 45-ft. front setback (70-ft. required).

Owner: Sribnick Family Trust, Michael Sribnick

Applicant: Micah Hughes, Contractor

**8. 175 ½ Wentworth St.**

**Harleston Village | TMS # 457-03-03-063 | Zoned: STR**

Request special exception under Sec. 54-110 to allow a 1-story porch expansion that extends a non-conforming 6-ft. west side setback (12-ft. required).

Owner: Scott Benjamin

Applicant: First Team Construction

In accordance with the Americans 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.