



CITY OF CHARLESTON

BOARD OF ZONING APPEALS – ZONING

AGENDA

DECEMBER 6, 2022

A meeting of the Board of Zoning Appeals – Zoning (BZA-Z) will be held on **Tuesday, December 6, 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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, December 5** 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 November 1, 2022 Meeting**
- 2. Review of Minutes of the November 15, 2022 Meeting**

B. New Applications

1. 7 Calhoun Street **TMS # 458-01-02-064**

Request the fifth one-year extension of a vested right that expires on December 31, 2022, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on December 4, 2007 for a 100-unit accommodations use in a PUD (Planned Unit Development) zone district.

Owner: RB Charleston, LLC
Applicant: Hellman & Yates, PA

2. 133 Hester Street

Wagener Terrace | TMS # 463-07-02-032 | Zoned: SR-2

Request special exception under Sec. 54-110 to allow a 1-story addition (bedroom expansion/baths) that extends a non-conforming 5.7-ft. north side setback (9-ft. required). Request variance from Sec. 54-301 to allow a 1-story addition (bedroom expansion/bath) with a 3-ft. rear setback (25-ft. required).

Owner: Blake E. Miller
Applicant: b Studio Architecture

3. 113 Cooper Street

Eastside | TMS # 459-05-03-009 | Zoned: DR-2F

Request special exception under Sec. 54-110 to allow a 2-story addition (kitchen expansion/stairs/closet/main room/bedrooms/bathrooms/closets/hallway) that extends a non-conforming 0-ft. east side setback (3-ft. required).

Request variances from Sec. 54-301 to allow a 2-story addition with a 4.25 west side setback, a 2.5-ft. rear setback, and a 68% lot occupancy (50% limitation; existing lot occupancy 64%, 7-ft. and 3-ft. required).

Owner: Sheila and Robert Fields
Applicant: Naseem Keshmirian Studio Ink

4. 114 Spring Street

Cannonborough/Elliotborough | TMS # 460-11-02-010 | Zoned: LB

Request special exception under Sec. 54-511 to allow 389sf of outdoor patron use area (2nd floor deck) for a restaurant use without providing required parking spaces (3 spaces required).

Owner: 114 Spring Partners LLC
Applicant: JJR Development, LLC

5. 24 Chalmers Street | DEFERRED BY APPLICANT

French Quarter | TMS # 458-09-01-037 | Zoned: SR-5

Request variance from Sec. 54-203 to allow one additional dwelling unit for a total of four dwelling units in a SR-5 (Single-Family Residential) zone district.

Request variance from Sec. 54-317 to allow a 4th dwelling unit without providing 1 additional parking space.

Owner: Heidi Larinjani Trust
Applicant: John A Massalon

6. 78 Hagood Avenue

Hampton Park Terrace | TMS # 460-02-04-146 | Zoned: DR-1F

Request special exception under Sec. 54-110 to allow a horizontal expansion (stairs/master bedroom/closets/bathroom/laundry/mudroom) and vertical extension (bedrooms/closets/bathrooms) that extends a non-conforming 14-ft. 3 1/2-inch total side setback (15-ft. required).

Owner: Sheila Harvey
Applicant: Joel Adrian Coastal Creek Design

7. 1819 Bentgrass Court

Grimball Shores | TMS # 334-03-00-022 | Zoned: RR-I

Request variance from Sec. 54-347.1 to allow construction of a single-family residence that encroaches into the required 10-ft. building setback from the Critical Line Buffer.

Owner: Jesse Sandole
Applicant: Dan Sweeney

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 three business days prior to the meeting.