



CITY OF CHARLESTON

BOARD OF ZONING APPEALS - ZONING

PUBLIC COMMENTS

MEETING OF JULY 19, 2022

A meeting of the Board of Zoning Appeals - Zoning (BZA-Z) will be held on **Tuesday, July 19, 2022** at **5:15 p.m.** in the **Public Meeting Room, 1st Floor, 2 George Street.**

The following written comments were submitted on the Mayor's Office of Innovation Public Meetings Portal and will be provided to the board members 24 hours in advance of the meeting. The comments will also be acknowledged into the record and summarized. The public is encouraged to attend the meeting in person to speak in order for comments to be fully heard.

Application information is available at www.charleston-sc.gov/bza-z in advance of the meeting. Questions can be directed to the Department of Planning, Preservation and Sustainability at 843-724-3781.

A. Review of Minutes and Deferred applications from previously advertised BZA-Z agendas

1. REVIEW OF MINUTES OF THE JUNE 21, 2022 BOARD MEETING

B. New Applications

1. 235 EAST BAY ST., 36 N. MARKET ST. AND 5 GUIGNARD ST. TMS # 458-05-03-041, 138, AND 036

Request the fourth one-year extension of a vested right that expires on July 18, 2022, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on July 18, 2017 with conditions for a 50-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

No written comments submitted on Innovation Public Meetings Portal

2. 257-261 KING ST. | TMS # 457-08-01-050

Request first one-year extension of a vested right that expires on July 21, 2022, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on July 21, 2020 for a 12-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

No written comments submitted on Innovation Public Meetings Portal

- 3. 6180 FIELDSTONE CIR. | VILLAGE GREEN | TMS # 359-13-00-037**
Request variance from Sec. 54-250 Village Green PUD Master Plan Zoning regulations to allow a 1-story addition (bathroom/closet) with a 21.4-ft. rear setback (25-ft. required). Zoned PUD
No written comments submitted on Innovation Public Meetings Portal
- 4. 5 GLENWOOD AVE. | TMS # 460-03-03-109**
Request variance from Sec. 54-301 to allow an 8-ft. fence along rear property line (7-ft. height limitation) Zoned DR-1F
No written comments submitted on Innovation Public Meetings Portal
- 5. 41 HAZELHURST AVE. | DANIEL ISLAND | TMS # 271-15-03-028**
Request variance from Sec. 54-263 Daniel Island PUD Master Plan zoning regulations to allow a stair/landing addition with a 17-ft. 9-inch rear setback (20-ft. required). Zoned DI-R
No written comments submitted on Innovation Public Meetings Portal
- 6. 92 ASHLEY AVE. | HARLESTON VILLAGE | TMS # 457-03-04-072**
Request special exception under Sec. 54-110 to allow a 2-story addition (family room/bath/porches/master bedroom/bath) that extends a non-conforming 2.14-ft. north side setback, a non-conforming 10.6-ft. south side setback a non-conforming 12.7-ft. total side setback (6-ft., 12-ft. 18-ft. required).
Request variance to allow a 2-story addition with a 22.7-ft. rear setback (25-ft. required). Zoned STR
No written comments submitted on Innovation Public Meetings Portal
- 7. 2166 WAPPOO DR. | RIVERLAND TERRACE | TMS # 343-06-00-188**
Request variance from Sec. 54-824 to allow a subdivision to create two lots with one lot having a lot frontage of 67.82-ft. (88.6-ft. required). Zoned SR-1
No written comments submitted on Innovation Public Meetings Portal
- 8. 1416 RIVERS COTTON RD. | BENNETT'S BLUFF | TMS # 428-00-00-360**
Request variance from Sec. 54-301 to allow a detached accessory structure (cabana) with a 21-ft. setback from the side street property line (25-ft. required). Zoned SR-1
No written comments submitted on Innovation Public Meetings Portal
- 9. 280 MEETING ST. | ANSONBOROUGH | TMS # 458-01-03-093**
Request variance from Sec. 54-317 to allow an additional theater group on the 2nd floor, with 4 on-site parking spaces (17 spaces required). Zoned GB
No written comments submitted on Innovation Public Meetings Portal

10. 1818 PEBBLE RD. | DUPONT AREA | TMS # 350-05-00-084

Request variance from Sec. 54-301 to allow a 10-ft. fence along rear property line (back left corner to back right corner) (6-ft. height limitation). Zoned DR-1F

No written comments submitted on Innovation Public Meetings Portal

11. 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.

One (1) written comment submitted on Innovation Public Meetings Portal:

Susan Flaster, 42 Chapel St.: *Submitted Jul 15 2022 4:23AM*

Is there really a need for yet another hotel on King St? What provision for parking has been made for the 36-room hotel? What provision has been made for yet another addition to the traffic congestion which already overwhelms King St. ? Is the plan to fill every single empty storefront with a hotel?

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.