



# CITY OF CHARLESTON

## BOARD OF ZONING APPEALS - ZONING

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### AGENDA

#### SEPTEMBER 6, 2022

A meeting of the Board of Zoning Appeals - Zoning (BZA-Z) will be held on **Tuesday, September 6, 2022 at 5:15 p.m.** in the **Public Meeting Room, 1<sup>st</sup> 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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 p.m. on Friday, September 2** (one business day before the meeting due to the Labor Day holiday) 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 AUGUST 16, 2022 BOARD MEETING**

##### **2. 37C F ST.**

**WESTSIDE | TMS # 463-16-03-054 | Zoned: DR-1**

Request variance from Sec. 54-301 to allow construction of a detached single-family residence with a 6-ft. south side setback, a 9-ft. total side setback (9-ft. 15-ft. required).

Owner: Howard Barrow

Applicant: Patrick Orefice (Arwen Studio, LLC)

#### **B. NEW APPLICATIONS**

##### **1. 431 MEETING ST.**

**Cannonborough/Elliotborough | TMS # 459-09-01-049 | Zoned: GB-A**

Request first one-year extension of a vested right that expires on September 1 2022, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec.

54-220 on September 1, 2020 to allow modifications of the plans to include a roof top amenity and revised parking plans with conditions for a 250-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner: OMS Charleston, LLC  
Applicant: Capers G. Barr, III

**2. 200-210 SPRING ST.**

**Westside | TMS # 460-11-01-011 AND 460-11-01-013 | Zoned: MU-2/WH**

Request second one-year extension of a vested right that expires on October 1, 2022, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on October 1, 2019 with conditions for a 152-unit accommodations use in a MU-2/WH (Mixed Use Work Force Housing) zone district.

Owner: 200 Spring Street Development, LLC and JJR Development, LLC  
Applicant: Jeff Roberts, Managing Member, JJR Development

**3. 78 HAGOOD AVE.**

**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/bathrooms/laundry/pantry) and vertical extension (bedrooms/bathrooms/closet) that extends a non-conforming 13.3-ft. total side setback (15-ft. required).

Owner: Sheila and Steve Harvey  
Applicant: Brian Wells, PE

**DEFERRED BY APPLICANT**

**4. 12 CANNON ST.**

**Cannonborough/Elliotborough | TMS # 460-08-04-067 | Zoned: GB**

Request special exception under Sec. 54-110 to allow a 2-story addition (bathrooms/porches) that extends the non-conforming 5.8-ft. west side setback, 0.3-ft. east side setback, a 6.01-ft. total side setback (9-ft., 3-ft. 15-ft. required).

Owner: Brahma, LLC  
Applicant: Frederick J. Whittle

**5. 4 COLONIAL ST.**

**Charlestowne | TMS # 457-12-03-004 | Zoned: STR**

Request special exception under Sec. 54-110 to allow a 1-story porch addition that extends a non-conforming 10.5-ft. south side setback (12-ft. required).

Owner: Jeff and Anna Crudup  
Applicant: Marc Eves, Mudpaw Builders

**6. 8 KING ST.**

**Charlestowne | TMS # 457-16-02-063 | Zoned: SR-4**

Request special exception under Sec. 54-110 to allow a vertical extension (3<sup>rd</sup> story bath/closet/outdoor terrace) of a non-conforming building footprint with a .5-ft. north side setback, a 7.8-ft. south side setback, an 8.3-ft. total side setback (3-ft. 9-ft. 15-ft. required).

Owner: Robert and Susan Burnett  
Applicant: EE Fava Architects

**DEFERRED BY APPLICANT**

**7. 267 COMING ST.**

**Cannonborough/Elliottborough | TMS # 460-08-01-199 | Zoned: DR-2F**

Request variance from Sec. 54-301 to allow construction of a single-family residence with a 2-ft. south side setback (7-ft. required).

Owner: Cameron Glaws  
Applicant: Andrew Gould

**8. 9 AND 11 ELLIOT ST.**

**Charlestowne | TMS # 458-09-03-101 | Zoned: SR-5**

Request special exception (after-the-fact) under Sec. 54-110 to allow a horizontal expansion (ladder) and vertical extension (deck for pool and hvac equipment) that extends a non-conforming 1-ft. north side setback (3-ft. required).

Owner: Eric Roden  
Applicant: Jonathan Yates

**9. 30 PINCKNEY ST.**

**Ansonborough | TMS # 458-05-01-093 | Zoned: CT**

Request special exception under Sec. 54-511 to allow a restaurant with 198sf of inside patron use area without providing 2 required off-street parking spaces.

Owner: Daniel J Menna  
Applicant: Michael Hebb

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3781 or view the website at [www.charleston-sc.gov/bza-z](http://www.charleston-sc.gov/bza-z).

**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](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.