



CITY OF CHARLESTON

BOARD OF ZONING APPEALS – ZONING

AGENDA

NOVEMBER 5, 2024

A meeting of the Board of Zoning Appeals – Zoning will be held on **Tuesday, November 5, 2024** at **5:15 PM** in the **Public Meeting Room, First Floor, 2 George Street**.

Please check the website on the meeting date to view any withdrawn or deferred agenda items.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](https://www.youtube.com/channel/UCv8v8v8v8v8v8v8v8v8v8v8). For additional information, please visit www.charleston-sc.gov/bza-z.

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 4, 2024** 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

A. Review of Minutes and Deferred Applications from Previously Advertised BZA-Z Agendas

- 1. Review of Minutes from the October 15, 2024 Meeting**
- 2. 28 Hasell St.**
Ansonborough | Council District 8 | TMS# 458-05-01-175 | Zoned: LB
Request special exception under Sec. 54-511 to allow 1,167 sf of classroom space without providing the required parking space (12 spaces required).
Owner: 28 Pitt LLC
Applicant: imPRES Dental Courses LLC /Amanda Seay c/o David Seay

B. New Applications

- 1. 510 and 502 King St.**
Cannonborough/Elliottborough | Council District 4 | TMS# 460-12-02-017-021 | Zoned: MU-2/WH/GB-A/LI-A
Request the fourth one-year extension of a vested right that expires on January 21, 2025, 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.
Owner: Charleston OZ Site 1, LLC; Charleston Site 2, LLC
Applicant: Eric Seid

2. 1819 Bentgrass Ct.

Grimball Shores | Council District 12 | TMS# 334-03-00-022 | Zoned: RR-1

Request first one-year extension of a vested right that expires on December 6, 2024, pursuant to Sec. 54-962. Vested right is an approved setback variance with conditions under Sec. 54-347.1 on December 6, 2022 for a single-family residence.

Owner: Jesse Sandole

Applicant: Chanan Cole

3. 54 Vanderhorst St.

Radcliffeborough | Council District 6 | TMS# 460-16-01-091 | Zoned: DR-1

Request special exception under Sec. 54-110 to allow a change to a non-conforming quadplex use; to allow the number of bedrooms in (Unit C) to increase from 3 bedrooms to 4 bedrooms. Total number of bedrooms that includes (Units A, B, C, and D shall not exceed 14 bedrooms.

Owner: Mizen LLC

Applicant: AJ Architects

4. 25 Wentworth St.

Ansonborough | Council District 3 | TMS# 458-05-01-016 | Zoned: STR

Request special exception under Sec. 54-110 to allow a rear 1-story addition (kitchen expansion) that extends a non-conforming 1-ft. 4-inch east side setback and a 0-ft. west side setback (6-ft., 12-ft. provided. Request variance from Sec. 54-301 to allow addition having a 57% lot occupancy (50% lot occupancy limitation; 53% lot occupancy existing).

Owner: Mary and Kevin Casey

Applicant: Lucy Lynch, Architect

5. 1786 Opal Ave.

Stono Park | Council District 11 | TMS# 350-11-00-084 | Zoned: SR-1

Request variance (after-the-fact) to construct a fence having a 7.5-ft. total height on the rear property-line and a 9-ft total height alongside street (Wappoo Rd. (6-ft. height limitation).

Owner: Max Stritch

Applicant: John McLemore

6. 22 King St.

Charlestowne | Council District 8 | TMS# 457-16-02-068 | Zoned: SR-4

Request special exception under Sec. 54-110 to allow a change to a conditioned space (den/laundry) to be converted and extended for a screen porch addition that will extend a non-conforming 0-ft. north side setback (3-ft. required).

Owner: Ken Kuchin and Tyler Morgan

Applicant: Glen Gardner, Landscape Architect

7. 7 Montagu Ct.

Harleston Village | Council District 8 | TMS# 457-04-01-096 | Zoned: DR-1F

Request special exception under Sec. 54-110 to allow a rear 1-story addition that enlarges an existing kitchen that extends a non-conforming 2-ft.8-inch rear setback (25-ft. required). Request variance from Sec. 54-301 to allow 1-story addition having a 60% lot occupancy (50% lot occupancy limitation; 59% lot occupancy existing).

Owner: Kathleen Doherty

Applicant: Julie O' Connor

8. **43 Elizabeth St.**
Mazyck/Wraggborough | Council District 4 | TMS# 459-13-01-033 | Zoned: DR-1F
Request special exception under Sec. 54-110 to allow an expansion to a rear deck that extends a non-conforming 6.2-ft. rear setback and changes the total side setback to 12.15-ft. (15-ft. required).
Owner: Michael Robertson and Aaron Reed
Applicant: Julie O' Connor
9. **115 Peachtree St.**
Wagener Terrace | Council District 6 | TMS# 463-11-01-076 | Zoned: SR-2
Request variance from Sec. 54-301 to allow construction of a rear 2-story addition (kitchen/great room/screened porch/bedrooms/baths/closets) having a 10.6-ft. rear setback (25-ft. required).
Owner: Annette Jennings
Applicant: Julie O' Connor
DEFERRED
10. **351 W Confederate Cir.**
South Windermere | Council District 11 | TMS# 421-13-00-098 | Zoned: SR-1
Request special exception under Sec. 54-110 to allow an expansion to existing (porch and garage) that extends a non-conforming 7-ft., 7-inch east side setback (9-ft. required).
Owner: Patrick and Kyla Quinlan
Applicant: Habitable Form, Chelsea Anderson
11. **913 5th Avenue**
Maryville/Ashleyville | Council District 9 | TMS# 418-07-00-127 | 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 size 4,363sf; 6,000sf required). Request variance from Sec. 54-301 to allow construction of a single-family residence with a 14.4-ft. rear setback (25-ft. required).
Owner: Ashley Cooper Homes LLC
Applicant: Joshua Blackwell
12. **379 Ashley Ave.**
Hampton Park Terrace | Council District 6 | TMS# 460-03-01-050 | Zoned: DR-1F
Request special exception under Sec. 54-110 to allow a horizontal expansion (stairs) and vertical extension (2nd story) to a non-conforming garage having a non-conforming 0-ft. south side setback and non-conforming 0.1-ft. rear setback (9-ft. and 25-ft. required).
Owner:/Applicant: Michael Nylin
13. **19 Saint Margaret St.**
Wagener Terrace | Council District 6 | TMS# 463-15-01-039 | Zoned: SR-2
Request use variance from Sec. 54-203 to allow 15 multi-family residential units in a SR-2 (Single-Family Residential) zone district.
Owner: The Florence Critendon Home
Applicant: Luke Jarrett

14. 125 Moultrie St.

Hampton Park Terrace | Council District 6 | TMS# 460-03-01-056 | Zoned: DR-1F

Request variance from Sec. 54-301 to construct a storage shed with a 69.5-ft. front setback a 9-ft. side street setback and 23-ft. rear setback (70-ft., 25-ft. 25-ft. required).

Owner/Applicant: Peter and Nancy Scaramella

PUBLIC MEETING ACCOMMODATIONS:

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation, or other accommodations, should please contact Janet Schumacher at 843-577-1389 or schumacherj@charleston-sc.gov three business days prior to the meeting.