



CITY OF CHARLESTON

BOARD OF ZONING APPEALS – ZONING

AGENDA

NOVEMBER 19, 2024

A meeting of the BZA-Z will be held on **Tuesday, November 19, 2024 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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](#).

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 18, 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

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 October 28, 2024 Meeting**
- 2. Review of Minutes of the November 5, 2024 Meeting**

B. New Applications

1. 1702 Ancient Oaks Ln.

Rushland | Council District 3 | TMS# 311-00-00-294 | Zoned: RR-1

Request variance from Sec. 54-301 to allow construction of a stairway inside of a west side setback (15' required, 10.5' proposed).

Owner: T.M. Rooke Company, LLC

Applicant: Michael Rooke

2. Fourth St. & Calhoun St.

Harleston Village | Council District 8 | TMS# 457-02-01-152 | Zoned: LB

Request use variance from Sec. 54-301 to allow construction of a temporary cell tower.

Request variance from Sec. 54-306.N. to allow cell tower to be 130' tall in a 85/30 Old City Height District. Request variance from Sec. 54-207(c)(1)(d) to exempt fall-zone requirements.

Owner: Roper Hospital, Inc.

Applicant: Verizon Wireless

3. 90 & 92 Line St.

Cannonborough / Elliottborough | Council District 4

TMS# 460-04-04-004 | Zoned: DR-2F

Request special exception from Sec. 54-110 to allow a 2-story addition (bedrooms/bathrooms) that enlarges a non-conforming residential unit and extends a non-conforming side setback (3' required, 6" provided).

Owner: Erika Harrison

Applicant: Robbie Marty

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.