CITY OF CHARLESTON
BOARD OF ZONING APPEALS – ZONING

AGENDA
JANUARY 16, 2024

A meeting of the BZA-Z will be held on **Tuesday, January 16, 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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 Friday*, January 12, 2024** at http://innovate.charleston-sc.gov/comments/ or delivered to the address listed below. (*Please note the date change due to holiday closure.) 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 December 19, 2023 Meeting**

2. **860 Morrison Dr.**
   TMS #459-02-00-005 and 459-02-00-002 | Zoned: UP
   Request special exception under Sec. 54-220 to allow a 250-unit accommodations use in an Accommodations overlay district.
   Owner: ODP Hotel Owner, LLC
   Applicant: DSM Real Estate Partners (c/o Seaman Whiteside)

3. **241 Gordon St.**
   Wagener Terrace | TMS #463-10-03-042 | Zoned: SR-2
   Request special exception under Sec.54-110 to allow a vertical extension (2nd story) to a non-conforming building footprint having a 3-ft. east side setback (9-ft. required). Request variance from Sec. 54-301 to allow a 1-story addition having a 4-ft. 3-inch west side setback (9-ft. required).
   Owner: Tyre and Laura Moore
   Applicant: Barbara Looney, Architect

4. **24 Jasper St.**
   Radcliffeborough | TMS #460-12-03-057 | Zoned: DR-1
   Request special exception under Sec. 54-110 to extend a non-conforming two-family use by allowing a 2-story addition (kitchen expansion/bedroom and bath expansion) that enlarges one dwelling unit.
   Owner: Thomas E. Chandlee
   Applicant: Coastal Creek Design, Joel Adrian

B. New Applications

1. **245 Huger St.**
   North Central | TMS #459-01-03-048 | Zoned: UP-A
   Request the third one-year extension of a vested right, that expires on January 21, 2024, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on January 21, 2020, to allow a 150-unit accommodations use in an Accommodations overlay district.
   Owner: 245 Huger Street LLC
   Applicant: Kyra Brower, LS3P

2. **52 Saint Margaret St.**
   Wagener Terrace | TMS #463-11-04-016 | Zoned: SR-2
   Request reconsideration of the BZAZ Board's decision on December 5, 2023, to deny a 2-story addition that connects a 1-story detached garage to the main house.
   Owner: Thomas Acree
   Applicant: Seraphin Michael Millon

3. **2 ½ Atlantic St.**
   Charlestowne | TMS #457-16-04-068 | Zoned: SR-4
   Request variance from Sec. 54-301 to allow a mechanical enclosure for a generator 1-ft. 8-inches from the rear property line and a lot occupancy of 38% (3-ft. required and existing 35% limit lot occupancy).
   Owner: Benjamin A. Watson
   Applicant: Sebastian von Marschall Architect, LLC

4. **948 Rutledge Ave.**
   North Central | TMS #463-08-01-057 | Zoned: SR-2
   Request special exception under Sec. 54-501 to allow construction of a single-family residence with an accessory dwelling unit on a lot of insufficient size (lot size 4,153sf; 6,000sf required). Request variance from Sec. 54-301 to allow construction of a single-family residence with a 5-ft. north and 5-ft. south side setback, a 10-ft. total side setback (9-ft. 9ft.18-ft. required).
   Owner: Harold Swinton, ET AL
   Applicant: Generation Homes, Andy Barber

5. **7 Percy St.**
   Cannonborough/Elliottborough | TMS #460-08-03-152 | Zoned: DR-2F
   Request special exception under Sec 54-110 to allow a 2-story addition (dining room/living room/porches/master suite expansion) that extends a non-conforming 0-ft North side setback (3-ft required).
   Owner: ADE-1095, LLC
   Applicant: Julie O'Connor-American Vernacular, Inc.

6. **113 Coming St.**
   Radcliffeborough | TMS #460-16-03-033 | Zoned: DR-2
   Request special exception under Sec 54-110 to allow an extension of a non-conforming use by allowing a rear addition that enlarges two of the four dwelling units on a property that is limited by zoning to two dwelling units. Request variance from Sec. 54-301 to allow a 2-story rear addition and 2-story piazza extension having a 48% lot occupancy (35% limit; existing lot occupancy 40%).
   Owner: Coming Street Holdings LLC
   Applicant: Edward Thompson, Thompson Home Design

7. **1536 Castlewick Ave.**
   Fenwick Hills | TMS #279-08-00-016 | Zoned: SR-1
   Request variance from Sec 54-301 to allow the construction of a detached garage/shed with a 4-ft. north side setback and 14-ft. rear setback (9-ft., 25-ft. required).
   Owner/Applicant: Cameron M. Beard

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.