CITY OF CHARLESTON
BOARD OF ZONING APPEALS - ZONING

AGENDA
SEPTEMBER 20, 2022

A meeting of the Board of Zoning Appeals - Zoning (BZA-Z) will be held on **Tuesday, September 20, 2022** at **5:15 p.m.** in the **Public Meeting Room, 1st 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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 at 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 Monday, September 19 (one day before the meeting) 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 SEPTEMBER 6, 2022 BOARD MEETING**

2. **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.
   Applicant: Daniel Menna
   Owner: Michael Hebb

B. NEW APPLICATIONS

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

Request variance from Sec. 54-301 to allow a stair addition with a 5-ft. south side setback (9-ft. required).

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

2. **7 ATLANTIC ST.**
Charlestowne | TMS # 457-16-04-077 | Zoned: SR-4
Request special exception under Sec. 54-110 to allow a horizontal expansion (stair/porch) and vertical extension (stair/2nd flr porch) that extends a non-conforming 3.2-ft. west side setback (9-ft. required).
Request variance from Sec. 54-301 to allow (stair/porch) addition having a 46% lot occupancy (25% limitation; existing lot occupancy 45.18%).

Owner: Paula and Ben Blend
Applicant: Tommy Manuel

3. **4 PRESIDENT PL.**
Cannonborough/Elliotborough | TMS # 460-11-04-141 | Zoned: GB
Request special exception under 54-501to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,706sf; 2,500sf required).

Owner: Spring and President, LLC (J. David Dinunzio)
Applicant: John Douglas Tucker, Architect

4. **76 PITT ST.**
Radcliffeborough | TMS # 460-16-03-058 | Zoned: DR-1
Request variance from Sec. 54-301 to allow a detached accessory building (storage shed) with a 50-ft. front setback (70-ft. required).

Owner: Sarah Ashton
Applicant: Clark-Glidewell/Architect

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.