CITY OF CHARLESTON
BOARD OF ZONING APPEALS-ZONING

MEETING OF AUGUST 16, 2022

A meeting of the BZAZ will be held **IN PERSON on Tuesday, August 16, 2022, at 5:15 p.m. in the Public Meeting Room, 1st Floor, 2 George St.** The meeting will be live streamed and recorded on the City of Charleston BZA-Z YouTube channel at https://www.youtube.com/channel/UCBofP1rUHr3PnAGIY3w7a5Q/playlists .

Public Participation Update: The public may speak in person at the meeting without signing up in advance. Written comments must be submitted by 12:00 p.m., Monday, August 15, 2022 (before the meeting) and must be submitted at http://innovate.charleston-sc.gov/comments/. 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. You are encouraged to attend the meeting in person and speak if you would prefer your comments to be fully heard.

Detailed information on agenda items is available on the City website at www.charleston-sc.gov/bza-z or by calling (843) 724-3781.

The following applications will be considered.

A. Review of Minutes and Deferred applications from previously advertised BZA-Z agendas. For information call (843) 724-3781.

1. REVIEW OF MINUTES OF THE AUGUST 2, 2022 BOARD MEETING

2. 438 KING ST. (MAZYCK/WRAGGBOROUGH) (460-16-02-066)
Request special exception under Sec. 54-220 to allow a 36-unit accommodations use in a GB-A (General Business-Accommodations) zone district.
Owner: Basic Investments, LLC
Applicant: Neil Stevenson (Neil Stevenson Architects)

3. JACK PRIMUS RD. (268-00-00-176)
Request special exception under Sec. 54-206(r) to allow use of site for outdoor laydown yard equipment storage for proposed Dominion Electric operations.
Zoned LI
Owner: McAlister-Togant Clements Ferry, LLC
Applicant: Dominion Energy South Carolina, Inc.

4. CLEMENTS FERRY RD. (271-00-02-027)
Request special exception under Sec. 54-206(f) to allow a Mini-warehouse self-storage facility.
Zoned GB
Owner: Daniel Island SS LLC
Applicant: Lindsay S. Van Slambrook

B. New applications.

1. 32 CEDAR ST. (EAST CENTRAL) (461-13-03-013)
Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,600sf; 2,500sf required).
Request variance from Sec. 54-301 to allow construction of a single-family residence with a 3-ft. 8-inch west side setback, a 7.4-ft. total side setback (7-ft. and 10-ft. required).
Zoned DR-2F

Owner: Duane Lockhart
Applicant: Jason Pinard

2. 137 BROAD ST. (CHARLESTOWNE) (457-12-04-003)
Request special exception under Sec. 54-110 to allow a horizontal extension (stair/landing) and vertical extension (gym/closet/bath) to a non-conforming detached accessory building (garage) that extends a non-conforming 3-ft. rear setback (25-ft. required).
Zoned DR-1F

Owner: Bill and Beverly Russo
Applicant: Julie O'Connor-American Vernacular, Inc.

3. 180 SAINT MARGARET ST. (WAGENER TERRACE) (463-10-04-064)
Request variance from Sec. 54-301 to allow construction of a 1-story detached accessory building (garage) with a 3-ft. rear setback, an 8-ft. side street setback (25-ft. and 25-ft. required).
Zoned SR-2

Owner: Sarah Derrington
Applicant: Christian Kandl

4. 16 MURRAY BLVD. (CHARLESTOWNE) (457-16-03-006)
Request variance from Sec. 54-301 to allow an existing front porch with an 11-ft. front setback to be enclosed on the 1st floor for conditioned space (25-ft. required except front porches are allowed to encroach and have a minimum 10' front setback; existing conditioned space is set back 18.8-ft.).
Zoned SR-2

Owner: Susan and Chris McHugh
Applicant: Thomas & Denzinger Architects, David Fisher

5. 74 PRESIDENT ST. (MUSC) (460-15-01-043)
Request variance from Sec. 54-306.M. to allow construction of a building with a 52.5-ft. setback from street right-of-way (President St.) and not meet minimum building frontage requirement (Ordinance requires all portions of a structure shall be set back at least forty (40) feet from the center of the street right-of-way, and a minimum of fifty (50) percent of the building's street frontage shall occur at this set back line in Height District 85/125.
Zoned LB

Owner: Medical University of South Carolina (MUSC)
Applicant: SMHa, Inc., Margie Longshore

6. 35 CYPRESS ST. (NORTH CENTRAL) (463-12-01-037)
Request special exception under Sec. 54-110 to allow a 2-story rear addition (deck/porch/kitchen/dining room/living room expansion/bedrooms/baths) that extends a non-conforming 0.6-ft. west side setback and 9.19-ft. total side setback (9-ft. 15-ft. required).
Zoned DR-1F

Owner: JJASH Holdings LLC
Applicant: Jill Handegan

7. 451 HUGER ST. (HAMPTON PARK TERRACE) (460-03-03-123)

Request special exception under Sec. 54-110 to allow an expansion of a non-conforming duplex use by allowing a 2-story addition (kitchen expansion/bath/closet) that extends a non-conforming 5-ft. 8-inch rear setback (25-ft. required) and expands the total living space of one dwelling unit. Request variance from Sec. 54-301 to allow a stair addition with a 2-ft. 8-inch rear setback (25-ft. required).

Zoned DR-1F

Owner: Gavin Wait
Applicant: Julie Keyes for Glenn Keyes Architects

For more information, contact the Zoning and Codes Division Office at (843) 724-3781.

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