A meeting of the BZA-Z will be held Tuesday, March 3, 2020, at 5:15 p.m., in the Public Meeting Room, 1st Flr. at 2 George St. (Gaillard Center Municipal Building)

A. Deferred applications from previously advertised BZA-Z agendas. For information call 724-3781.

1. No Deferred Applications.

B. New Applications:

1. 1000 FT. JOHNSON RD. (428-00-00-011 AND 428-11-00-092)
   Request reconsideration of the Board’s decision on January 21, 2020 to deny a Bus Lot at James Island Charter High School in a SR-1/S (Single-Family Residential/School Overlay) zone district.
   Owner-Charleston County School District/Applicant-ADC Engineering, Inc.

2. 7½ GIBBES ST. (CHARLESTOWNNE) (457-16-03-135)
   Request special exception under Sec. 54-110 to allow a 2-story addition (den/living room/storage) that enlarges a non-conforming residential unit.
   Request variance from Sec. 54-301 to allow a 2-story addition (den/living room/storage) with a 38% lot occupancy (35% limitation; existing lot occupancy is 37%).
   Zoned SR-4.
   Owner-Christine Wilson/Applicant-American Vernacular, Inc.

3. 1093 BROWNSWOOD (312-00-00-178)
   Request variance from Sec. 54-824 to allow a subdivision of this lot to create 2 lots with Lot 49-A1 not having frontage on a public right-of-way (50-ft. required).
   Zoned SR-1.
   Owner-Earl Vennings/Applicant-Forsberg Engineering

4. 46-C STATE ST. (FRENCH QUARTER) (458-09-01-143)
   Request one-year extension of a vested right that expires on March 20, 2020, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 for a 1-unit accommodations use and a special exception granted under Sec. 54-511 to allow a 1-unit accommodations use without required parking spaces in a GB-A (General Business-Accommodations) zone district.
   Owner-John F. Abess MD PA/Applicants-John T. Abess, John F. Abess, MD

5. 25 KENNEDY ST. (WESTSIDE) (460-07-04-087)
   Request variance from Sec. 54-301 to allow the reestablishment of two dwelling units (duplex) with 1,306.8sf of lot are per dwelling unit (2,000sf required).
   Request special exception under Sec. 54-511 to allow two dwelling units (duplex) with 2 off-street parking spaces (4 spaces required).
   Zoned DR-2F.
   Owner/Applicant-Aaron Youmans
6. 13 TRADD ST. (CHARLESTOWNE) (458-13-01-045)
   Request special exception under Sec. 54-110 to allow a horizontal expansion (covered patio) and vertical extension (expanded deck) that extends a non-conforming 1-ft. 4-inch east side setback (3-ft. required).
   Request variance from Sec. 54-301 to allow a covered patio addition with a 1-ft. west side setback having a 39% lot occupancy (7-ft. required, 35% limitation; existing lot occupancy is 32%).
   Zoned SR-5.
       Owner-Mike Smith/Applicant-Simons Young

7. 1 BEVERLY RD. (OLD WINDERMERE) (421-06-00-093)
   Request variance from Sec. 54-301 to allow construction of a detached accessory building (garage) with a 37-ft. 10-inch front setback, a 3-ft. rear setback and a 13-ft. 4-inch side street setback (60-ft. 25-ft. 25-ft. required).
   Zoned SR-2.
       Owner-Jessica White/Applicant-Studio 291, LLC

8. 11 ½ SAINT PHILIP ST. (HARLESTON VILLAGE) (457-04-03-112)
   Request use variance from Sec. 54-203 to allow an office use in a DR-2F (Diverse-Residential) zone district
   Request variance from Sec. 54-301 to allow construction of a 3-story office building with a 0-ft. rear setback, a 0-ft. north side setback, a 9.9-ft. total side setback, having a 53% lot occupancy (3-ft., 3-ft., 7-ft. 10-ft. required 50% limitation).
   Request special exception under Sec. 54-511 to allow a 3-story building with 4,786sf of office space without required off-street parking spaces (10 spaces required).
   Zoned DR-2F.
       Owner-CKC Properties, LLC/Applicant-Bello Garris Architects

For more information, contact the Zoning and Codes Division Office at 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.