A meeting of the BZAZ will be held **Tuesday, June 16, 2020, at 5:15 p.m., virtually via Zoom.**

To access the meeting online, use this link to register:  
https://us02web.zoom.us/webinar/register/WN_ZgXVd9irSMGmMaw0J-OL8w

To access via phone, dial 1(301) 715-8592, enter Meeting ID# 839-3914-5913, then password 061620. Information on each application, including documents submitted by the applicant, will be available online at www.charleston-sc.gov/bza-z one week prior to the meeting.

Please use one of the following methods to request to speak at the meeting or provide comments for the Board. Requests to speak at the meeting and comments must be received by **12:00 p.m., Tuesday, June 16th:**

1. Request to speak or leave a comment via voice mail at 843-724-3765. If requesting to speak or leaving a comment, please provide your name and telephone number;

2. Sign-up to speak or leave comments for the Board of Zoning Appeals-Zoning by completing the form at [http://innovate.charleston-sc.gov/comments/](http://innovate.charleston-sc.gov/comments/) by Tuesday, June 16th at 12:00 p.m.

3. Mail comments to: Department of Planning, Preservation and Sustainability, 2 George Street, 3rd floor, Charleston, SC 29401

The following applications will be considered:

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

**B. New applications.**

1. **304 GROVE ST. (WAGENER TERRACE) (463-10-03-005)**  
   Request variance from Sec. 54-301 to allow a 1-story addition (walk-in closet/great room) with a 6.8-ft. rear setback (25-ft. required).  
   Zoned SR-2  
   Owner: Mr. Fred Sommons  
   Applicant: Joel Adrian

2. **6 WOODALL CT. (WESTSIDE) (460-07-01-041)**  
   Request special exception under Sec. 54-110 to extend a nonconforming 0-ft. east side building setback (3-ft. required).  
   Request variance from Sec. 54-301 to allow a building with a 3-ft. west side setback, a 3-ft. total side setback and a 69% lot occupancy (landing/steps and hvac platform) (7-ft. 10-ft. required, 50% Limitation; existing lot occupancy 62%).  
   Zoned DR-2F  
   Owner: 5 Woodall Court, LLC  
   Applicant: John Sullivan/S Arch Studio

3. **51 ELIZABETH ST. (MAZYCK/WRAGGBOROUGH) (459-09-03-139)**  
   Request variance from Sec. 54-301 to allow construction of a wall with a 7-ft. 10-inch height and an 8.5-ft. pier height (Height limitation 7-ft. and 8-ft.)
4. **2217 HERIOT ST. (464-13-00-017)**
   Request use variance from Sec. 54-203 to allow the reestabishment of two dwelling units (duplex) in a SR-1 (Single-Family Residential) zone district.

   Owner: People’s Federation Bank Building, LLC
   Applicant: Frank Iwanicki

5. **81-83 CANNON ST. (CANNONBOROUGH/ELLIOTBOROUGH (460-15-02-017)**
   Request special exception under Sec. 54-511 to allow 1,149sf of inside patron use area for a restaurant use without providing required parking spaces (12 spaces required).

   Zoned LB

   Owner: Lowcountry Marketing Group LLC
   Applicant: Laura Altman, LFA & Mark Regalbuto, Renew Urban

6. **571 SAVANNAH HWY. (OLD WINDERMERE) (421-06-00-129)**
   Request variance from Sec. 54-412 to allow a free standing sign monument sign with 22.5 square feet of sign face area per side and a total sign face area of 45 square feet (Ordinance limits sign face area to 12 and 24 square feet).

   Zoned SR-2/SH Overlay

   Owner: Edward L. Phipps/Virtute Quies LLC
   Applicant: Phipps Law Firm, LLC

7. **21 ATLANTIC ST. (CHARLESTOWNE) (457-16-04-031)**
   Request variance from Sec. 54-301 to allow an addition (family room) with a 49% lot occupancy (35% limitation; existing lot occupancy 45%).

   Zoned SR-4

   Owner: Atlantic Street Properties, LLC
   Applicant: Edward K. Pritchard, III, Esq.

8. **2321 BIRDIE GARRETT ST. (ROSEMONT) 464-01-00-109)**
   Request special under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 3,000sf; 9,000sf required).
   Request variance from Sec. 54-301 to allow construction of a single-family residence with a 5-ft. east side setback and 16.51-ft. total side setback (9-ft. and 18-ft. required)

   Zoned SR-1

   Owner: Charleston Redevelopment Corporation
   Applicant: Jillian Ready, PLA with Johnson, Laschober &Associates

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 schmacherj@charleston-sc.gov three business days prior to the meeting.