



Case # BZA-01-26-00932
Charleston County BZA Meeting of March 2, 2026

Applicant/Property Owner: Rita M. Baker of 3C's Dog Sitting
Property Location: 2595 Bohicket Road – Johns Island
TMS#: 257-00-00-110
Zoning District: Agricultural Residential (AGR) Zoning District

Request:

Variance request to reduce the required 100-foot Landscaped Buffer from adjacent properties for a Kennel use.

Requirement:

The Charleston County Zoning and Land Development Regulations Ordinance (**ZLDR**), **Chapter 6 Use Regulations, Article 6.4 Use Conditions, Sec. 6.4.54 Kennel, C. Required Screening and Landscaped Buffer** states,

- 1. A minimum 100-foot Landscaped Buffer from all adjacent properties is required. A Variance for a reduction of this Buffer may be requested from the Board of Zoning Appeals in compliance with the procedures of ARTICLE 3.10, ZONING VARIANCES, of this Ordinance.*
- 2. Outdoor activities shall not be located within or have access to the required Landscaped Buffers.*



CHAPTER 6 | USE REGULATIONS

ARTICLE 6.4 USE CONDITIONS

The following use conditions shall apply to Principal Uses in any Zoning District where these uses are allowed as "Conditional Uses" or "Special Exceptions" as shown in Table 6.1-1, *Use Table*.

Sec. 6.4.54 Kennel

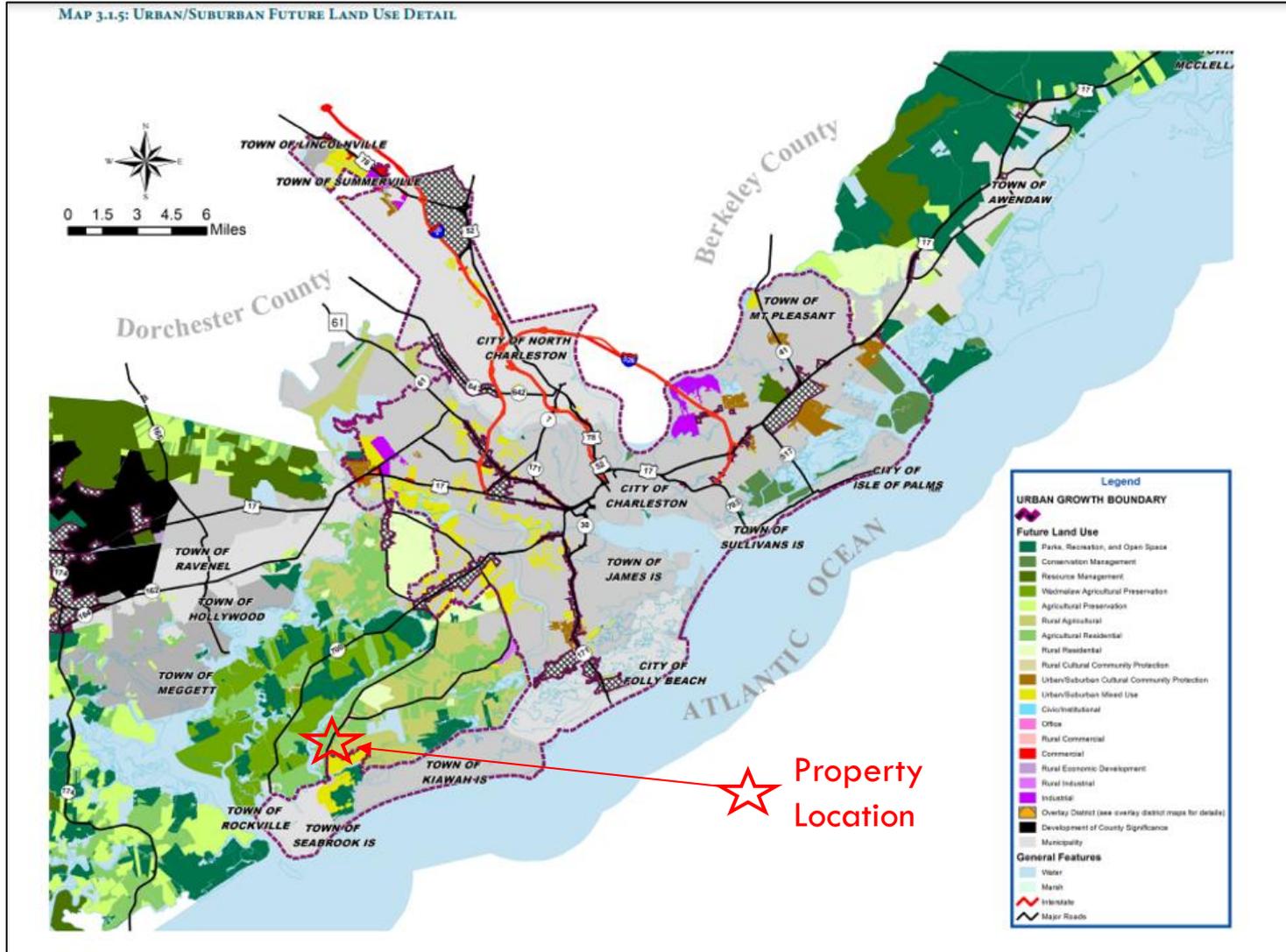
Kennels shall be subject to the following standards:

- A. **Minimum Lot Size.** The Lot size shall contain a minimum of five acres.
- B. **Exception to Minimum Lot Size.** This use may be approved for a Lot that is at least two acres in size in accordance with the Special Exception procedures contained in this Ordinance.
- C. **Required Screening and Landscaped Buffer.**
 - 1. A minimum 100-foot Landscaped Buffer from all adjacent properties is required. A Variance for a reduction of this Buffer may be requested from the Board of Zoning Appeals in compliance with the procedures of [ARTICLE 3.10, ZONING VARIANCES](#), of this Ordinance.
 - 2. Outdoor activities shall not be located within or have access to the required Landscaped Buffers.

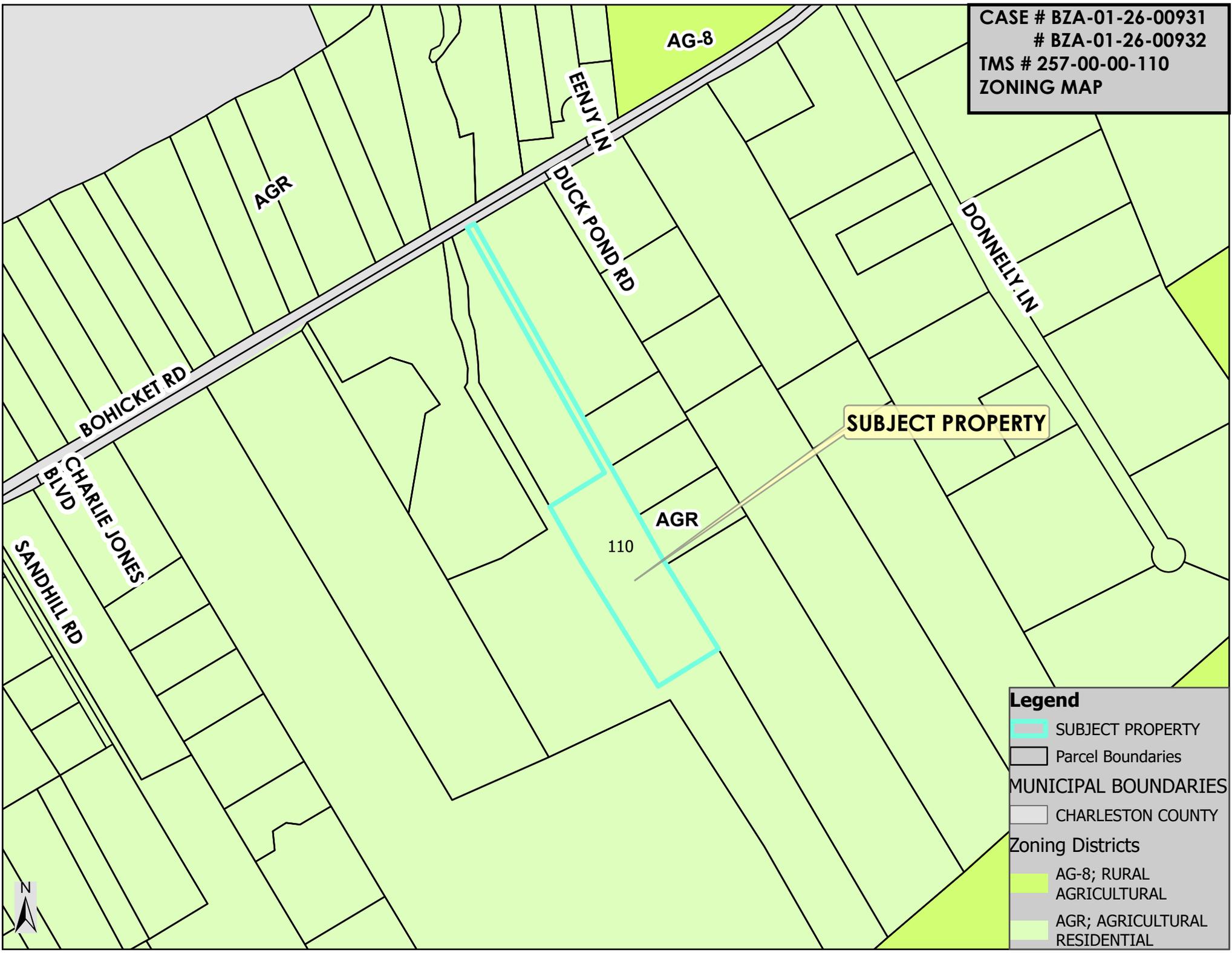
Effective on: 12/6/2022, as amended

Location Map

2595 Bohicket Road – Johns Island



CASE # BZA-01-26-00931
BZA-01-26-00932
TMS # 257-00-00-110
ZONING MAP



SUBJECT PROPERTY

110

AGR

AG-8

EENJY LN

DUCK POND RD

DONNELLY LN

BOHICKET RD

CHARLIE JONES BLVD

SANDHILL RD

AGR

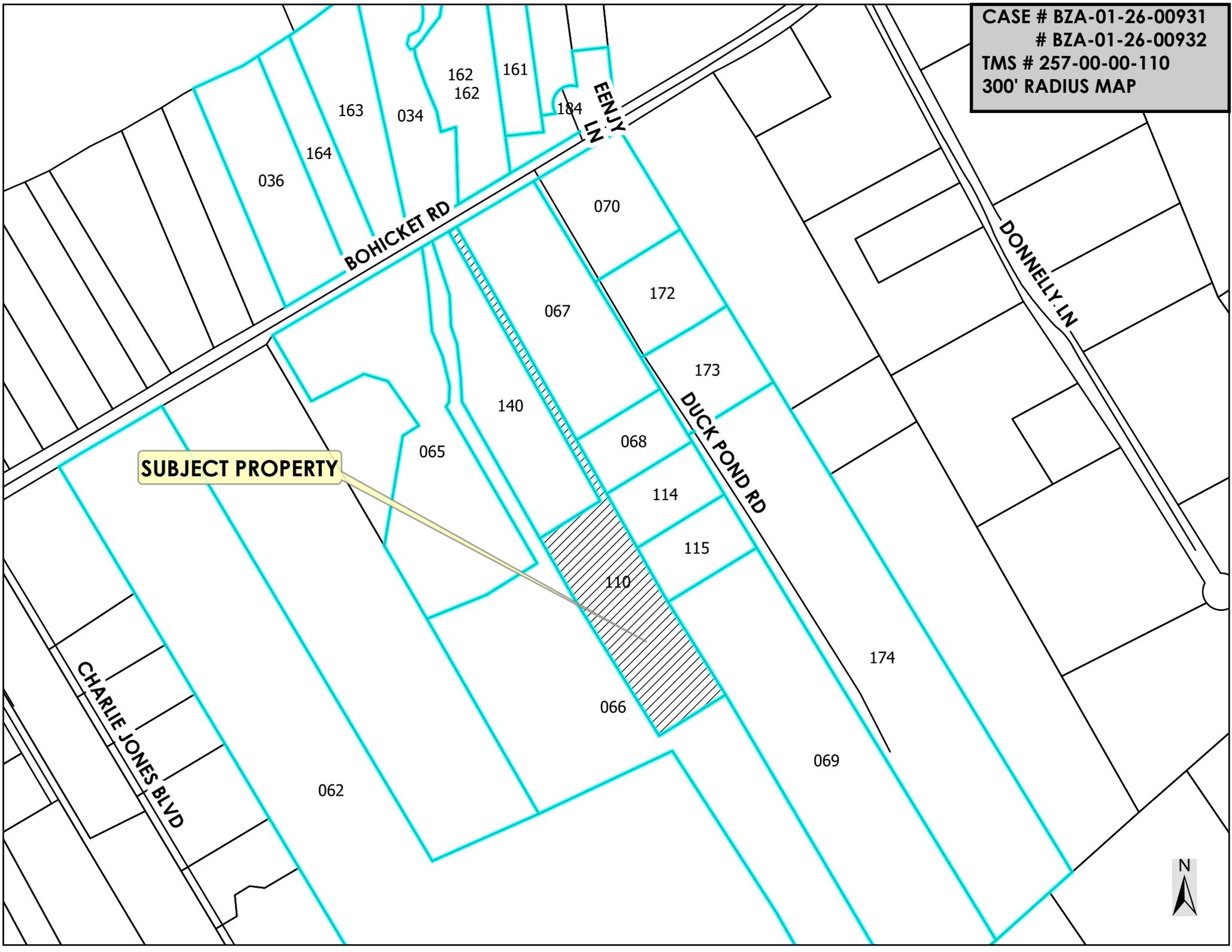
Legend

- SUBJECT PROPERTY
- Parcel Boundaries
- MUNICIPAL BOUNDARIES
- CHARLESTON COUNTY
- Zoning Districts
 - AG-8; RURAL AGRICULTURAL
 - AGR; AGRICULTURAL RESIDENTIAL



CASE # BZA-01-26-00931
BZA-01-26-00932
TMS # 257-00-00-110
300' RADIUS MAP

SUBJECT PROPERTY



CASE # BZA-01-26-00931
BZA-01-26-00932
TMS # 257-00-00-110
AERIAL MAP

BOHICKET RD

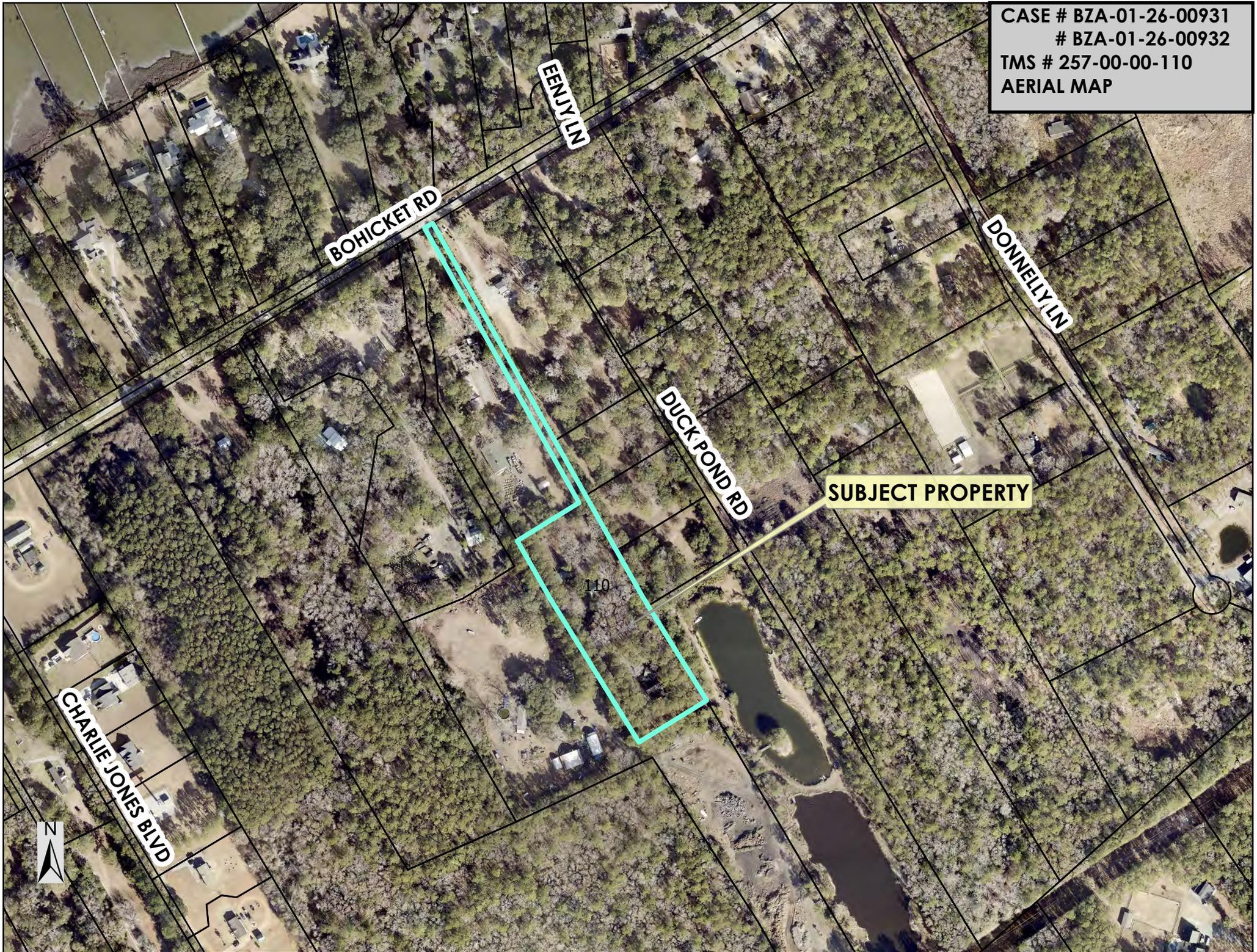
SUBJECT PROPERTY

DUCK POND RD

110



CASE # BZA-01-26-00931
BZA-01-26-00932
TMS # 257-00-00-110
AERIAL MAP



BOHICKET RD

E ENJY LN

DONNELLY LN

DUCK POND RD

SUBJECT PROPERTY

110

CHARLIE JONES BLVD



Case # BZA-01-26-00932

BZA Meeting of March 2, 2026

Subject Property: 2595 Bohicket Road – Johns Island

Proposal: Variance request to reduce the required 100-foot Landscaped Buffer from adjacent properties for a Kennel use.



Photographs provided by the Applicant

Parking



ADA Parking



Photographs provided by the Applicant

Side Line Pen



Large Dog Pen

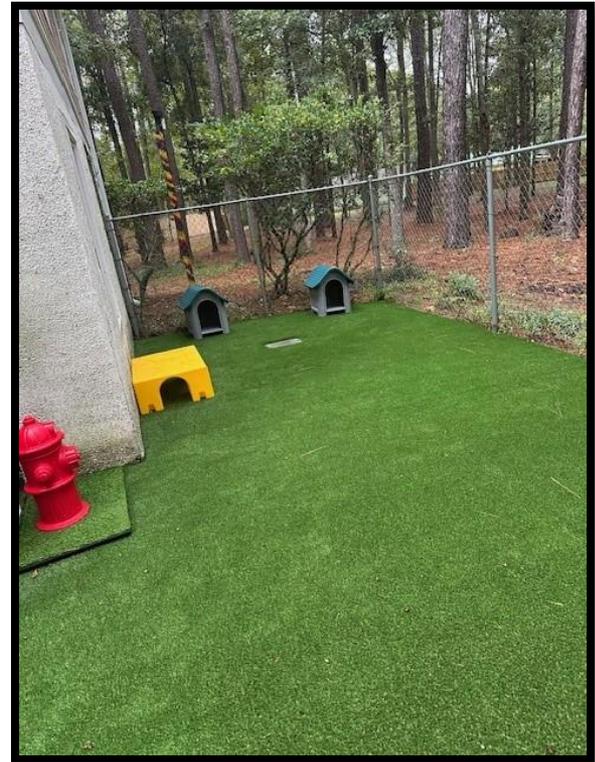


Photographs provided by the Applicant

3C's Dog Sitting



Little Dog Pen



Photographs provided by the Applicant

Kennels



Fenced Property



Bohicket Road



Staff Review:

The applicant and property owner, Rita M. Baker of 3C's Dog Sitting, is requesting a Variance to reduce the required 100-foot Landscaped Buffer from adjacent properties for a kennel use. The request pertains to the property identified as TMS # 257-00-00-110, located at 2595 Bohicket Road on Johns Island in Charleston County. The subject property and surrounding properties are located within the Agricultural Residential (AGR) Zoning District.

This Variance request is submitted in conjunction with a **Special Exception** request (**BZA-01-26-00931**) to allow a kennel on the 3.5-acre parcel. The subject property is currently under Site Plan Review (ZSPR-09-25-01192) for the kennel use. The applicant's letter of intent explains, "24/7 Dog Sitting by appointment only. 2-3 clients max per day. Accommodations for the dogs include, kennels, cots, beds, meals along with two fully secure fenced acres. Dogs stay inside our home for overnight stays. Dogs are separated by size and aggression. Big pen for large paws, small pen for little paws."

Applicable ZLDR requirement:

The Charleston County Zoning and Land Development Regulations Ordinance (**ZLDR**), **Chapter 6 Use Regulations, Article 6.4 Use Conditions, Sec. 6.4.54 Kennel, C. Required Screening and Landscaped Buffer** states,

1. A minimum 100-foot Landscaped Buffer from all adjacent properties is required. A Variance for a reduction of this Buffer may be requested from the Board of Zoning Appeals in compliance with the procedures of ARTICLE 3.10, ZONING VARIANCES, of this Ordinance.
2. Outdoor activities shall not be located within or have access to the required Landscaped Buffers.

A site visit was conducted by staff on February 10, 2026. Additional information pertaining to this request is provided in the attached materials.

Planning Director Review and Report regarding Approval Criteria of §3.10.6:

§3.10.6(1): *There are extraordinary and exceptional conditions pertaining to the particular piece of property;*

Response: **There are extraordinary and exceptional conditions pertaining to the subject property. The lot is configured as a flag lot with an 833-foot access strip (flagpole) off Bohicket Road and a buildable area (flag) approximately 213 feet wide by 625 feet long. This narrow width makes compliance with the required 100-foot landscaped buffer on both sides**

nearly impossible. The applicant's letter of intent states, "Two acres of secured area for the dogs to run, play and explore. Large and small kennels are used to separate at mealtime. Large and small fenced play areas in place for dogs needing a more restricted play area." The unique lot configuration and dimensional constraints constitute exceptional conditions that do not generally apply to other properties in the Agricultural Residential (AGR) zoning district. Therefore, the request may meet this criterion.

§3.10.6(2): *These conditions do not generally apply to other property in the vicinity;*
Response: **The conditions present on the subject property do not generally apply to other properties in the vicinity. The lot's unique flag configuration, with an 833-foot access strip and a buildable area approximately 213 feet wide by 625 feet long, creates dimensional constraints that are not typical of other parcels in the Agricultural Residential (AGR) Zoning District. According to the applicant's letter of intent, "One-of-a-kind setting – very unique." These characteristics distinguish the property from others in the area and support the finding that the conditions do not generally apply to nearby parcels. Therefore, the request may meet this criterion.**

§3.10.6(3): *Because of these conditions, the application of this Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;*
Response: **The application of the Ordinance to the subject property would unreasonably restrict its utilization for the proposed kennel use. The lot's buildable area is approximately 213 feet wide by 625 feet long, and the Ordinance requires a 100-foot landscaped buffer from all adjacent properties for kennel uses. Applying this standard would leave virtually no usable space for the kennel operation, effectively prohibiting the use of the property for this purpose. The dimensional constraints created by the flag lot configuration make strict compliance impractical and unreasonable, supporting the need for a variance. Therefore, the request may meet this criterion.**

§3.10.6(4): *The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the zoning district will not be harmed by the granting of the variance;*
Response: **The authorization of the requested variance is not expected to result in substantial detriment to adjacent properties or the public good, nor is it anticipated to negatively impact the character of the Agricultural Residential (AGR) Zoning District. The applicant's letter of intent states,**

“Not a detriment at all. This business will have zero impact to adjacent property.” Staff finds no evidence that granting the variance would substantially harm adjacent properties or alter the established character of the zoning district. The kennel use is permitted in the AGR district by Special Exception, and the variance only addresses the buffer requirement due to the property’s unique configuration. Therefore, the request may meet this criterion.

§3.10.6(5): *The Board of Zoning Appeals shall not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance;*

Response: **The variance does not allow a use that is not permitted in this zoning district, nor does it extend physically a nonconforming use of land or change the zoning district boundaries. Therefore, the request meets this criterion.**

§3.10.6(6): *The need for the variance is not the result of the applicant's own actions;*

Response: **The need for the requested variance is not the result of the applicant’s own actions but rather the unique configuration and dimensions of the subject property. The lot’s flag shape and narrow buildable area (approximately 213 feet wide by 625 feet long) make compliance with the required 100-foot landscaped buffer nearly impossible. As stated in the applicant’s letter of intent, “The variance request is needed in order to legally obtain a permit for dog care.” The hardship arises from the property’s physical characteristics, not from any action taken by the applicant. Therefore, the request may meet this criterion.**

§3.10.6(7): *Granting of the variance does not substantially conflict with the Comprehensive Plan or the purposes of the Ordinance;*

Response: **Granting the requested variance does not substantially conflict with the Charleston County Comprehensive Plan or the purposes of the Zoning and Land Development Regulations Ordinance (ZLDR). The Comprehensive Plan supports rural and agricultural uses in the Agricultural Residential (AGR) Zoning District, as well as low-intensity, home-based businesses that are compatible with surrounding uses. The requested variance is intended to allow a kennel use that is otherwise permitted in the AGR district by Special Exception but cannot meet the buffer requirement due to the property’s unique configuration. Staff finds**

no evidence that the requested variance would undermine the intent of the Comprehensive Plan or the ZLDR. Additionally, the applicant has installed an 8-foot privacy fence and will maintain existing wooded buffers, which help mitigate potential impacts and preserve the character of the area. Therefore, the request may meet this criterion.

Board of Zoning Appeals' Action:

According to Article 3.10 Zoning Variances, Section §3.10.6 Approval Criteria of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), (adopted July 18, 2006), The Board of Zoning Appeals has the authority to hear and decide appeals for a Zoning Variance when strict application of the provisions of this Ordinance would result in unnecessary hardship (§3.10.6A). A Zoning Variance may be granted in an individual case of unnecessary hardship if the Board of Zoning Appeals makes and explains in writing their findings (§3.10.6B Approval Criteria).

In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare (§3.10.6C).

The Board of Zoning Appeals may approve, approve with conditions or deny Case # BZA-01-26-00932 [Variance request to reduce the required 100-foot Landscaped Buffer from adjacent properties for a kennel use located at TMS # 257-00-00-110, 2595 Bohicket Road on Johns Island in Charleston County] based on the BZA's "Findings of Fact", unless additional information is deemed necessary to make an informed decision. In the event the BZA decides to approve the application, Staff recommends the following conditions:

- 1. Prior to zoning permit approval, the applicant shall complete the Site Plan Review process.**
- 2. The applicant shall maintain the existing natural buffers and the installed 8-foot privacy fence.**

Staff Recommendation:

Based on the analysis of the seven criteria in §3.10.6, staff concludes:

- The request may meet Criteria 1, 2, 3, 4, 6, and 7.
- The request meets Criterion 5.

The property's unique flag lot configuration creates dimensional constraints that make strict compliance with the buffer requirement impractical. Granting this request is consistent with the Comprehensive Plan, preserves the character of the Agricultural Residential (AGR) district, and is not expected to result in substantial detriment to adjacent properties or the public good.

ZONING VARIANCE APPLICATION
Charleston County Board of Zoning Appeals (BZA)

Property Information			
Subject Property Address: <i>2595 Bohicket Road, Johns Island, SC 29455</i>			
Tax Map Number(s): <i>2570000110</i>			
Current Use of Property: <i>Residential</i>			
Proposed Use of Property: <i>Residential / Dog Sitting</i>			
Zoning Variance Description: <i>100 foot buffer</i>			
Applicant Information (Required)			
Applicant Name (please print): <i>Rita M. Baker</i>			
Name of Company (if applicable): <i>3C'S Dog Sitting</i>			
Mailing Address: [REDACTED]			
City: [REDACTED]	State: [REDACTED]	Zip Code: [REDACTED]	
Email Address: [REDACTED]		Phone #: [REDACTED]	
Applicant Signature: <i>[Signature]</i>			Date: <i>1-5-2026</i>
Representative Information (Complete only if applicable. Attorney, Builder, Engineer, Surveyor etc.)			
Print Representative Name and Name of Company:			
Mailing Address:			
City:	State:	Zip Code:	
Email Address:		Phone #:	
Designation of Agent (Complete only if the Applicant listed above is not the Property Owner.)			
I hereby appoint the person named as Applicant and/or Representative as my (our) agent to represent me (us) in this application.			
Property Owner(s) Name(s) (please print):			
Name of Company (if applicable, LLC etc.):			
Property Owner(s) Mailing Address:			
City:	State:	Zip Code:	Phone #:
Property Owner(s) Email Address:			
Property Owner(s) Signature:			Date:
FOR OFFICE USE ONLY:			
Zoning District: <i>AGR</i>	Flood Zone: <i>(X) 665K</i>	Date Filed: <i>1/14/26</i>	Fee Paid: <i>\$250.00</i>
Application #: <i>BZA-01-26-00932</i>	TMS #: <i>257-00-00-110</i>	Staff Initials: <i>yw</i>	

Description of Request

Please describe your proposal in detail. You may attach a separate sheet if necessary. Additionally, you may provide any supporting materials that are applicable to your request (photographs, letter of support, etc.)

24/7 Dog Sitting by appointment only. 2-3 clients max per day. Accommodations for the dogs include kennels, cots, beds, meals along with two fully secure fenced acres. Dogs stay inside our home for overnight stays. Dogs are separated by size and aggression. Big pen for large paws, small pen for little paws.

Applicant's response to Article 3.10 Zoning Variances, §3.10.6 Approval Criteria

Zoning Variances may be approved only if the Board of Zoning Appeals finds that the proposed use meets all 7 of the approval criteria. In evaluating your request, the members of the board will review the answers below as a part of the case record. You may attach a separate sheet if necessary.

1. Are there extraordinary and exceptional conditions pertaining to the subject property? Explain:

yes. Two acres of secured area for the dogs to run, play & explore. Large and small kennels are used to separate at meal time. Large & small fenced play areas in place for dogs needing a more restricted play area.

2. Do these conditions generally apply to other property in the vicinity or are they unique to the subject property? Explain:

One of a kind setting - very unique.

3. Because of these extraordinary and exceptional conditions, would the application of this Ordinance to the subject property effectively prohibit or unreasonably restrict the utilization of the property? Explain:

No restrictions to any part of the property.

4. Will the authorization of a variance be a substantial detriment to adjacent property or to the public good? Will the character of the zoning district be harmed if this variance is granted? Explain:

Not a detriment at all. This business will have zero impact to adjacent property.

5. The BZA shall not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a Nonconforming Use of land, or to change the zoning district boundaries shown on the Official Zoning Map. The fact that property may be utilized more profitably if a Zoning Variance is granted shall not be considered grounds for granting a Zoning Variance. Does the variance request meet this criterion?

Yes, meets this criterion.

6. Is the need for the variance the result of your own actions? Explain:

Yes, the variance request is needed in order to legally obtain a permit for dog care.

7. Does the variance substantially conflict with the Charleston County Comprehensive Plan or the purposes of the Ordinance? Explain

No, no conflict.

In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.



Letter of Intent (Non-Residential)

Zoning and Planning Department
 Joel H. Evans, AICP, PLA, Director
 Lonnie Hamilton III Public Services Building
 4045 Bridge View Drive
 North Charleston, SC 29405
 843.202.7200

Applicant Information	
First Name: <u>Rita</u>	Last Name: <u>Baker</u>
Mailing Address:	
Home/Cell Phone #:	
Email Address:	

Property Information	
Business Address: <u>2595 Bohicket Road, Johns Isld., SC 29455</u>	
Is this your residence? <u>Yes</u>	
Name of Business and/or Project: <u>3C'S Dog Sitting</u>	
Tax Map #: <u>257-00-00-110</u>	
Days of Operation: <u>7/week</u>	Hours of Operation: <u>24/7</u>
Number of Employees: <u>Myself only</u>	Zoning District: <u>Agricultural</u>

Please provide a detailed explanation of your proposal:

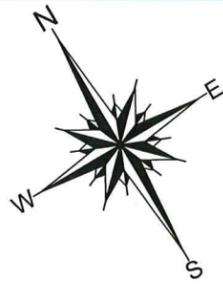
Dog sitting service providing a "Home away from Home" experience for dogs needing day or overnight care. Ensure plenty of individualized care, comfort, time, play and exercise while ensuring their safety controlling dogs by size, weight and aggression. Meals, water distributed, cats, kennels and blankets provided. Dogs must be fully vaccinated along with current bordetella, flea & tick vaccinations. Feces collected upon deposit in dog poop bags, placed in air tight container for trash pickup. 5 dogs (clients) / day, maximum.

Signature: [Handwritten Signature]

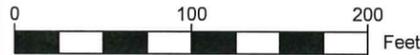
Date: 9-16-2025

Office Use Only	
Zoning District:	Taken in by:
TMS#:	Flood Zone:
Home Occupation: <input type="checkbox"/> Yes <input type="checkbox"/> No	Vacant for more than 2 years: <input type="checkbox"/> Yes <input type="checkbox"/> No
Overlay District: <input type="checkbox"/> Yes <input type="checkbox"/> No	Ingress/Egress: <input type="checkbox"/> Private <input type="checkbox"/> Muni <input type="checkbox"/> County <input type="checkbox"/> State
Name of Overlay District:	Drainage Easements: <input type="checkbox"/> Yes <input type="checkbox"/> No
Approved use? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Approved: <input type="checkbox"/> Yes <input type="checkbox"/> No By:	Date:

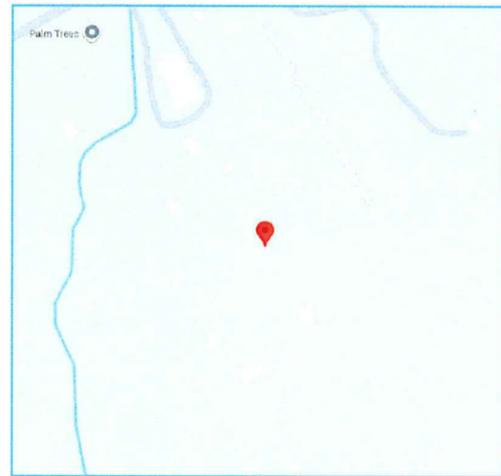
SITE PLAN



PLOT SIZE: 11"x17"
SCALE: 1"=100'



BOHICKET ROAD
ASPHALT ROADWAY



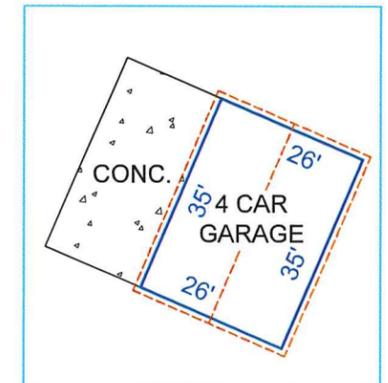
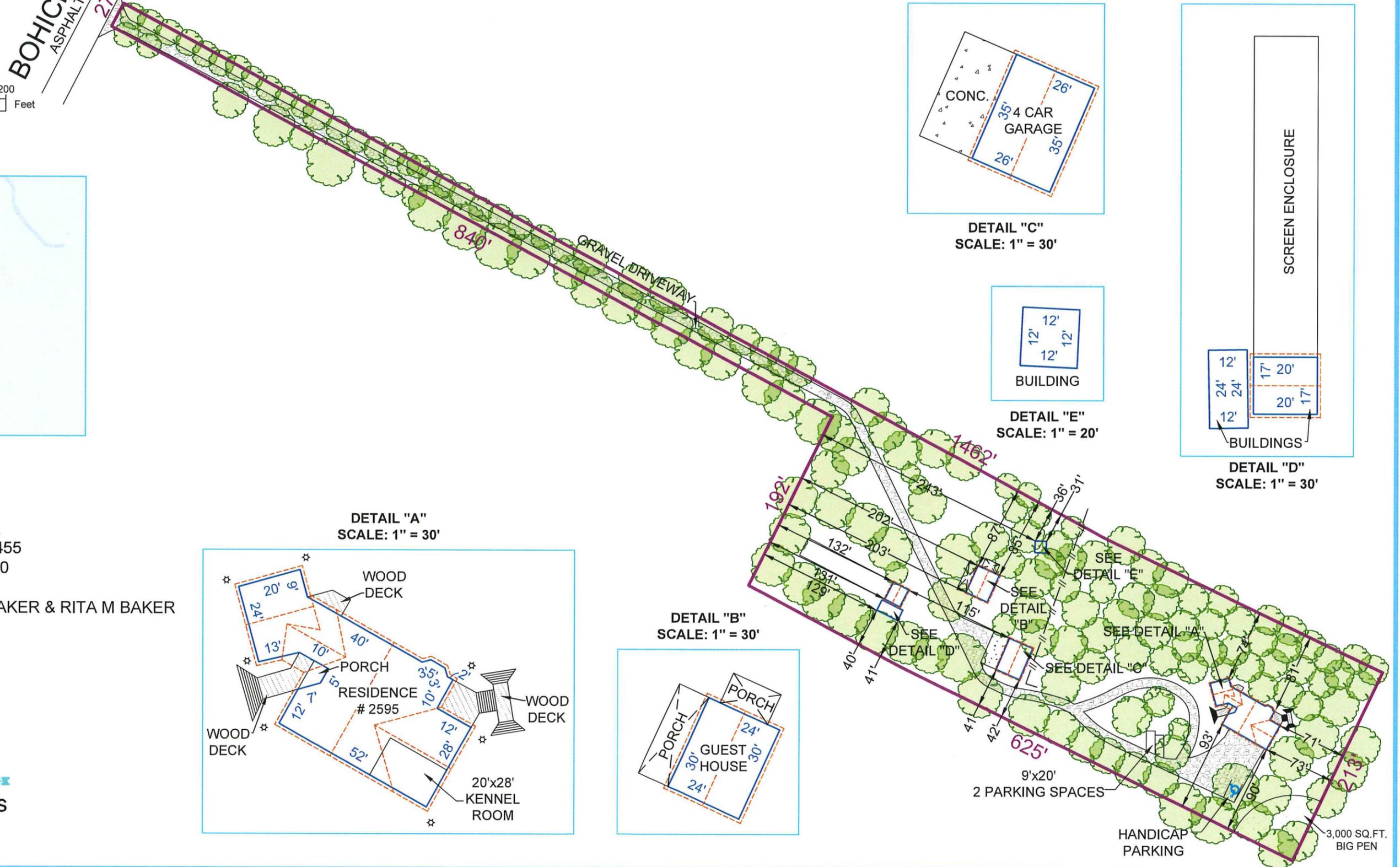
VICINITY MAP

ADDRESS:
2595 BOHICKET ROAD,
JOHNS ISLAND, SC 29455
PARCEL ID: 2570000110
AREA: 3.50 ACRES
OWNER: THOMAS G BAKER & RITA M BAKER

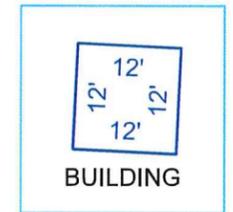


LEGEND:

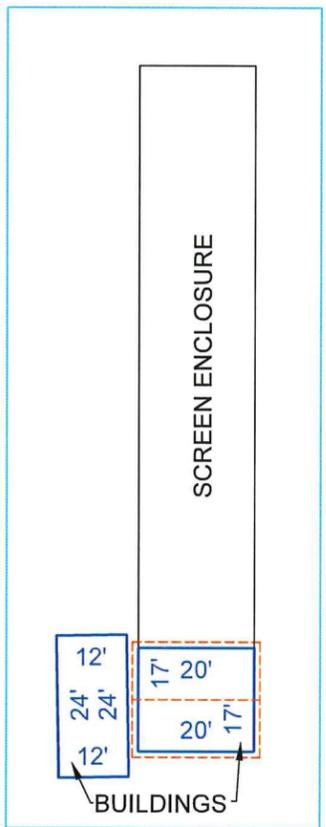
- PROPERTY LINE
- BUILDING LINE
- FENCE
- ROOF LINE
- LIGHT POLE



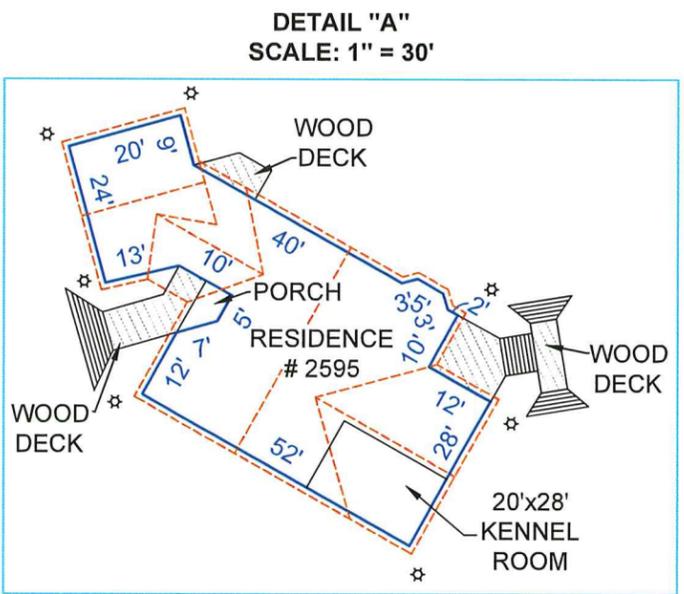
DETAIL "C"
SCALE: 1" = 30'



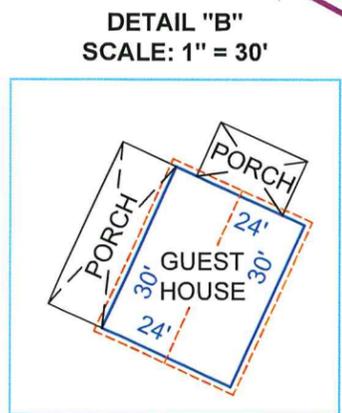
DETAIL "E"
SCALE: 1" = 20'



DETAIL "D"
SCALE: 1" = 30'



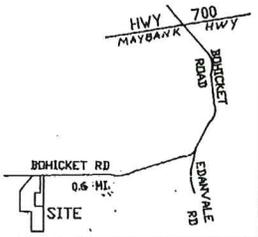
DETAIL "A"
SCALE: 1" = 30'



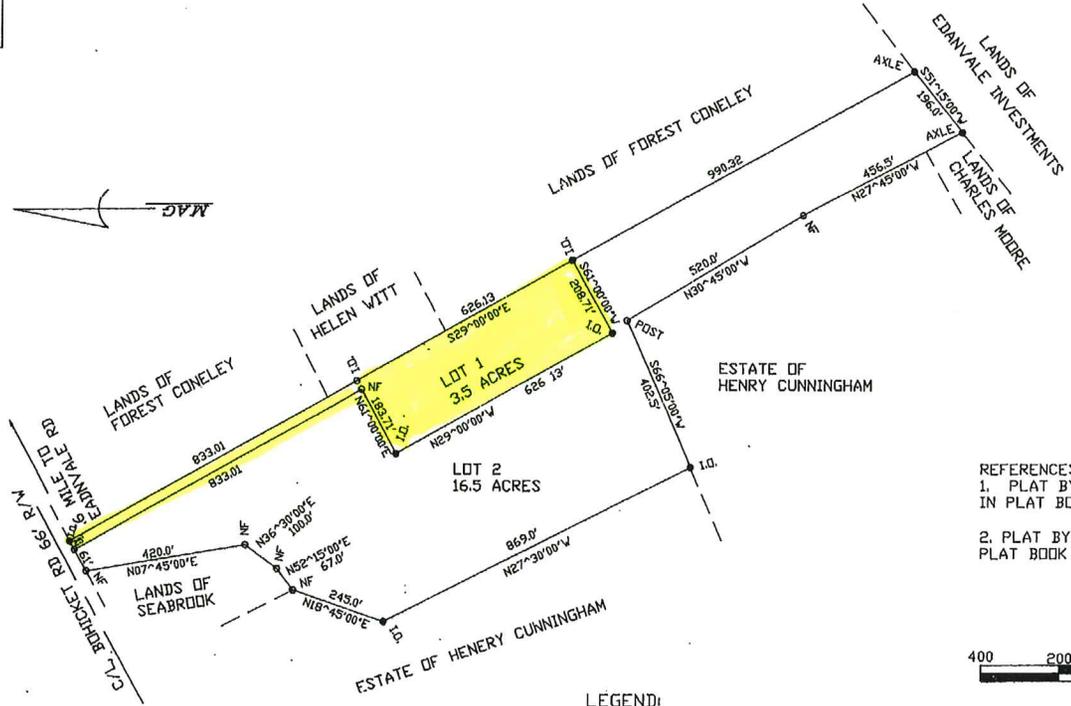
DETAIL "B"
SCALE: 1" = 30'

HANDICAP PARKING
3,000 SQ.FT. BIG PEN

9'x20'
2 PARKING SPACES



VACINITY MAP
N.T.S.



ESTATE OF
HENRY CUNNINGHAM

LEGEND:
I.O. = IRON OLD
N.F. = NOT FOUND



Charleston, South Carolina
Office of Register Mesne Conveyance
Plat recorded this 2 day of June 1987
12:06 clock in Plat Book BK Page 80, and tracing of
copy filed in File 4 Folder 7 Draw. 9
No. 112 Original plat (to which print) del.
to Delta Surveying Co.
Robert N. King
Register Mesne Conveyance

APPROVED PLAT
PREY APP
John B. Wang For William Miller
DIRECTOR OF PLANNING
CHARLESTON COUNTY PLANNING BOARD
04454 JUNE 2, 1987
DATE
REF PB # 8352

- REFERENCES:
1. PLAT BY GAILARD DATED APRIL, 1941 RECORDED
IN PLAT BOOK F, PAGE 90, CHARLESTON COUNTY, RMC
2. PLAT BY ENWRIGHT ASSOCIATES, INC. RECORDED IN
PLAT BOOK AQ, PAGE 29, CHARLESTON COUNTY RMC

DELTA SURVEYING CO.
782 HWY. 17 BYPASS SUIT E
MT. PLEASANT, S.C. 29464
PHONE: (803)884-1160

JOB No: 00006-70
FILE: RUFF.DWG
DATE: MAY 31, 1989
THIS: 257-00-00-66
APPROVED BY: LEO J. SHAW

NOTES:
SCALE: 1" = 200'
SHEET: 1



No.	REVISIONS	BY	DATE

A COMPILED PLAT OF 16.5 ACRES
OWNED BY J. BRANHAM RUFF
LOCATED ON JOHNS ISLAND
CHARLESTON COUNTY, S.C.