



CITY OF CHARLESTON

BOARD OF ZONING APPEALS – ZONING

MEETING RESULTS

JANUARY 16, 2024

5:15 P.M.

2 GEORGE STREET

7:30 P.M.

BOARD MEMBERS PRESENT: Jeffrey Tibbals, Robben Richards, Bill Goodwin, Jr., Chappy McKay, John Bennett

STAFF MEMBERS PRESENT: Lee Batchelder, Penny Ashby, Emma McQuarrie

A. Review of Minutes and Deferred Applications from Previously Advertised BZA-Z Agendas

1. Review Minutes of the December 19, 2023 Board Meeting

DECISION: APPROVED

MOTION: Approval

MADE BY: Chappy McKay SECOND: John Bennett VOTE: FOR: 5 AGAINST: 0

NOTES:

2. 860 Morrison Dr.

TMS #459-02-00-005 and 459-02-00-002 | Zoned: UP

Request special exception under Sec. 54-220 to allow a 250-unit accommodations use in an Accommodations overlay district.

Owner: ODP Hotel Owner, LLC

Applicant: DSM Real Estate Partners (c/o Seaman Whiteside)

DECISION: APPROVED

MOTION: Approval

MADE BY: John Bennett SECOND: Chappy McKay VOTE: FOR: 5 AGAINST: 0

NOTES:

3. 241 Gordon St.

Wagener Terrace | TMS #463-10-03-042 | Zoned: SR-2

Request special exception under Sec.54-110 to allow a vertical extension (2nd story) to a non-conforming building footprint having a 3-ft. east side setback (9-ft. required). Request variance from Sec. 54-301 to allow a 1-story addition having a 4-ft. 3-inch west side setback (9-ft. required).

Owner: Tyre and Laura Moore

Applicant: Barbara Looney, Architect

DECISION: APPROVED

MOTION: Approval

MADE BY: Bill Goodwin, Jr. SECOND: Chappy McKay

VOTE: FOR: 4 AGAINST: 1
Robben Richards

NOTES:

4. 24 Jasper St.

Radcliffeborough | TMS #460-12-03-057 | Zoned: DR-1

Request special exception under Sec. 54-110 to extend a non-conforming two-family use by allowing a 2-story addition (kitchen expansion/bedroom and bath expansion) that enlarges one dwelling unit.

Owner: Thomas E. Chandlee
Applicant: Coastal Creek Design, Joel Adrian

DECISION: APPROVED WITH CONDITIONS

MOTION: Approval with Conditions

MADE BY: John Bennett SECOND: Robben Richards VOTE: FOR: 5 AGAINST: 0

NOTES: Approval with condition piazza must be restored per submitted plans.

B. New Applications

1. 245 Huger St.

North Central | TMS #459-01-03-048 | Zoned: UP-A

Request the third one-year extension of a vested right, that expires on January 21, 2024, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on January 21, 2020, to allow a 150-unit accommodations use in an Accommodations overlay district.

Owner: 245 Huger Street LLC
Applicant: Kyra Brower, LS3P

DECISION: APPROVED

MOTION: Approval

MADE BY: Chappy McKay SECOND: John Bennett VOTE: FOR: 5 AGAINST: 0

NOTES:

2. 52 Saint Margaret St.

Wagener Terrace | TMS #463-11-04-016 | Zoned: SR-2

Request reconsideration of the BZAZ Board's decision on December 5, 2023, to deny a 2-story addition that connects a 1-story detached garage to the main house.

Owner: Thomas Acree
Applicant: Seraphin Michael Millon

DECISION: APPROVED

MOTION: Approval

MADE BY: Chappy McKay SECOND: Robben Richards VOTE: FOR: 3 AGAINST: 0

NOTES: Motion to reconsider approved.

3. 2 ½ Atlantic St.

Charlestowne | TMS #457-16-04-068 | Zoned: SR-4

Request variance from Sec. 54-301 to allow a mechanical enclosure for a generator 1-ft. 8-inches from the rear property line and a lot occupancy of 38% (3-ft. required and existing 35% limit lot occupancy).

Owner: Benjamin A. Watson
Applicant: Sebastian von Marschall Architect, LLC

DECISION: APPROVED

MOTION: Approval

MADE BY: Chappy McKay SECOND: Bill Goodwin, Jr. VOTE: FOR: 4 AGAINST: 0

NOTES: John Bennett-Recused

4. 948 Rutledge Ave.

North Central | TMS #463-08-01-057 | Zoned: SR-2

Request special exception under Sec. 54-501 to allow construction of a single-family residence with an accessory dwelling unit on a lot of insufficient size (lot size 4,153sf; 6,000sf required). Request variance from Sec. 54-301 to allow construction of a single-family residence with a 5-ft. north and 5-ft. south side setback, a 10-ft. total side setback (9-ft. 9ft.18-ft. required).

Owner: Harold Swinton, ET AL
Applicant: Generation Homes, Andy Barber

DECISION: DEFERRED

MOTION: _____

MADE BY: _____ SECOND: _____ VOTE: FOR: ___ AGAINST: ___

NOTES: Deferred by Applicant

5. 7 Percy St.

Cannonborough/Elliottborough | TMS #460-08-03-152 | Zoned: DR-2F

Request special exception under Sec 54-110 to allow a 2-story addition (dining room/living room/porches/master suite expansion) that extends a non-conforming 0-ft North side setback (3-ft required).

Owner: ADE-1095, LLC
Applicant: Julie O'Connor-American Vernacular, Inc.

DECISION: APPROVED

MOTION: Approval

MADE BY: John Bennett SECOND: Chappy McKay VOTE: FOR: 5 AGAINST: 0

NOTES:

6. 113 Coming St.

Radcliffeborough | TMS #460-16-03-033 | Zoned: DR-2

Request special exception under Sec 54-110 to allow an extension of a non-conforming use by allowing a rear addition that enlarges two of the four dwelling units on a property that is limited by zoning to two dwelling units. Request variance from Sec. 54-301 to allow a 2-story rear addition and 2-story piazza extension having a 48% lot occupancy (35% limit; existing lot occupancy 40%).

Owner: Coming Street Holdings LLC
Applicant: Edward Thompson, Thompson Home Design

DECISION: DEFERRED

MOTION: _____

MADE BY: _____ SECOND: _____ VOTE: FOR: ___ AGAINST: ___

NOTES: Deferred By Applicant

7. 1536 Castlewick Ave.

Fenwick Hills | TMS #279-08-00-016 | Zoned: SR-1

Request variance from Sec 54-301 to allow the construction of a detached garage/shed with a 4-ft. north side setback and 14-ft. rear setback (9-ft., 25-ft. required).

Owner/Applicant: Cameron M. Beard

DECISION: DEFERRED

MOTION: Deferred (Second)

MADE BY: John Bennett SECOND: Chappy McKay VOTE: FOR: 5 AGAINST: 0

NOTES: First Motion by Bill Goodwin, Jr. to deny, no second motion failed.
