



# CITY OF CHARLESTON BOARD OF ZONING APPEALS – ZONING

## MEETING RESULTS

MAY 2, 2023

5:15 P.M.

2 GEORGE STREET

5:46 P.M.

BOARD MEMBERS PRESENT: John Bennett, Allison Grass, Bill Goodwin, Jr., Chappy McKay

STAFF MEMBERS PRESENT: Lee Batchelder, Penny Ashby, Omar Muhammad

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

#### 1. Review Minutes of the April 18, 2023 Board Meeting

**DECISION: DEFERRED**

MOTION: \_\_\_\_\_

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR: \_\_\_ AGAINST: \_\_\_

NOTES: Deferred by Acting Chair, John Bennett due to lack of Quorum.

### B. New Applications

#### 1. 199 Saint Philip St.

**Cannonborough/Elliotborough | TMS #460-08-04-018 | Zoned: GB**

Request variance from Sec. 54-318 to allow an existing single-family residence and proposed duplex without meeting off-street parking requirements of Article 3, Part 4 of the zoning ordinance (5 spaces required).

Owner: Benjamin Holdings LLC- David Schnell

Applicant: AJ Architects-Ashley Jennings

**DECISION: WITHDRAWN**

MOTION: \_\_\_\_\_

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR: \_\_\_ AGAINST: \_\_\_

NOTES: Application withdrawn prior to meeting

#### 2. 193, 195, 197 Jackson St.

**Eastside | TMS #459-05-01-047 | Zoned: LB**

Request approval from Sec. 54-317 to amend the conditions of the BZAZ approval on May 7, 2019 that prohibit a restaurant use in 193 and 199 Jackson St and the yards behind these buildings; to permit one food truck to be stored and operate behind 193 Jackson St. as shown on site plan with no increase in restaurant patron use area.

Owner: Mount Vernon Partners, LLC-Cameron Glaws

Applicant: Kevan Hoertdoerfer

**DECISION: DEFERRED**

MOTION: \_\_\_\_\_

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR: \_\_\_ AGAINST: \_\_\_

NOTES: Deferred prior to meeting

**3. 60 Tradd St.**

**Charlestowne | TMS #458-09-03-174 | Zoned: SR-5**

Request variance from Sec. 54-301 to allow a 3-story piazza addition with a 46% lot occupancy (35% limitation; existing lot occupancy 30%).

Owner: John and Marnie Kerrison

Applicant: Bill Huey & Assoc., Architect

**DECISION: APPROVED**

MOTION: Approval

MADE BY: Allison Grass SECOND: Bill Goodwin, Jr. VOTE: FOR: 4 AGAINST: 0

NOTES:

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**4. 167 Grove St.**

**Wagener Terrace | TMS #463-15-01-012 | Zoned: SR-2**

Request special exception under Sec. 54-110 to allow a horizontal expansion (kitchen expansion/laundry room/bath/stairs) and vertical extension (bedroom/closet/stairs/balcony) that extends a non-conforming 2.5-ft. east side setback (9-ft. required).

Owner/Applicant: Lauren Flatley and Ben Rabin

**DECISION: APPROVED**

MOTION: Approval

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

NOTES:

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**5. 4 Trumbo St.**

**Harleston Village | TMS #457-12-01-010 | Zoned: DR-1F**

Request variance from Sec. 54-301 to allow a 1-story stair addition with a 3.52 ft. west side setback, a 3.52 total side setback (9-ft. and 15-ft. required). Request special exception under Sec. 54-110 to allow a 2nd floor addition, porch enclosure (bathrooms/closet/office) to a non-conforming building foot print having a 7.0-ft west side setback (9-ft. required).

Owner: Charleston and Kerry Missel

Applicant: Jeremy Kruska/Chatauk Studio, LLC

**DECISION: APPROVED**

MOTION: Approval

MADE BY: Chappy McKay SECOND: Allison Grass VOTE: FOR: 4 AGAINST 0

NOTES:

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