



CITY OF CHARLESTON

BOARD OF ZONING APPEALS – ZONING

MEETING RESULTS

JULY 18, 2023

5:15 P.M.

2 GEORGE STREET

8:16 P.M.

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

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

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

1. Review Minutes of the May 16, 2023 Board Meeting

DECISION: APPROVED

MOTION: Approval

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

NOTES:

2. Review Minutes of the June 20, 2023 Board Meeting

DECISION: APPROVED

MOTION: Approval

MADE BY: Chappy McKay SECOND: Allison Grass VOTE: FOR: 5 AGAINST: 0

NOTES:

B. New Applications

1. 1-11 Ashley Blvd.

Charlestowne | TMS #457-11-01-039

Request the fourth one-year extension of a vested right that expires on June 5, 2023, pursuant to Sec. 54-962. Vested right is an approved variance under Sec. 54-353 for attached dwelling units (duplexes) in a STR (Single-Two Family Residential) zone district.

Owner: Barnes, Moultrie, Ward, LLC

Applicant: Neil Stevenson Architects (Tara Romano)

DECISION: APPROVED

MOTION: Approval

MADE BY: Allison Grass SECOND: Robben Richards VOTE: FOR: 5 AGAINST: 0

NOTES:

2. 1593 Langston Dr.

Island Estates | TMS #279-10-00-011 | Zoned: SR-1

Request special exception under Sec. 54-110 to allow a 1-story addition (kitchen/dining room expansion) that extends a non-conforming 6.2-ft. south side setback (9-ft. required).

Owner/Applicant: Gene Arthur Gibbs

DECISION: APPROVED

MOTION: Approval

MADE BY: Robben Richards SECOND: Chappy McKay VOTE: FOR: 5 AGAINST: 0

NOTES:

3. 59 Gibbes St.

Charlestowne | TMS #457-11-01-051 | Zoned: STR

Request variance from Sec. 54-301 to allow an elevated 1-story addition (garage/office/guestroom/family room expansion) with a 3-ft. east side setback, a 4.5-ft. total side setback (6-ft. 18-ft. required).

Owner: Jennings and Ross Cameron

Applicant: Laura F. Altman, LFA Architecture

DECISION: DENIED

MOTION: Approval

MADE BY: Chappy McKay SECOND: John Bennett VOTE: FOR: 2 AGAINST: 3

J. Tibbals

A. Grass

R. Richards

NOTES: Bill Goodwin arrives 5:43 p.m.; did not vote

4. 51 Watroo Pt.

Daniel Island | TMS #271-11-01-107 | Zoned: DI-R

Request variance from Sec. 54-263 Daniel Island PUD Master Plan zoning regulations to allow a 12 sf. porch addition encroachment into the 20-ft. visual buffer zone.

Owner: Willie Pest

Applicant: Joel Adrian-Studio 291, LLC

DECISION: APPROVED

MOTION: Approval

MADE BY: John Bennett SECOND: Bill Goodwin, Jr. VOTE: FOR: 6 AGAINST: 0

NOTES:

5. 40 Boyer Ct.

East Central | TMS #463-12-02-074 | Zoned: DR-1F

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size, Lot area 824sf; 4,000sf required). Request variance from Sec. 54-301 to allow construction of a single-family residence with a 0-ft. front setback, 3-ft. rear setback, a 3-ft. total front and rear setback, a 3-ft. south side setback, a 6-ft. total side setback, and a 64% lot occupancy (25-ft., 25-ft., 50-ft., 9-ft., 15-ft., 50% lot occupancy required).

Owner: SKAAI LLC

Applicant: John Douglas Tucker, Architect

DECISION: APPROVED

MOTION: Approval

MADE BY: John Bennett SECOND: Chappy McKay VOTE: FOR: 6 AGAINST: 0

NOTES:

6. 905 Ashley Ave.

Wagener Terrace | TMS #463-11-03-030 | Zoned: SR-2

Request special exception under Sec. 54-110 to allow a vertical extension (2nd story addition with bedroom/bedrooms/baths) to a non-conforming building footprint having a 0.8-ft. north side setback (9-ft. required).

Owner: Timothy and Marissa Zwerner
Applicant: Amber Aument

DECISION: APPROVED

MOTION: Approval

MADE BY: Bill Goodwin, Jr. SECOND: John Bennett VOTE: FOR: 6 AGAINST: 0

NOTES:

7. 128 Cannon St.

Cannonborough/Elliottborough | TMS #460-11-04-158 | Zoned: LB

Request variance from Sec. 54-301 to allow the establishment of two dwelling units (duplex) with 2,831 sf of lot area per dwelling unit (3,000sf required).

Owner: Renee Gaters
Applicant: Tyler A. Smyth Architects

DECISION: APPROVED

MOTION: Approval

MADE BY: Chappy McKay SECOND: Allison Grass VOTE: FOR: 6 AGAINST: 0

NOTES:

8. 154 Cannon St.

Cannonborough/Elliottborough | TMS #460-11-04-131 | Zoned: GB

Request special exception under Sec. 54-511 to allow a retail use on the 1st floor (cigar/sitting area) with 716sf and a private club on the 2nd floor with 434sf, with 5 parking spaces (12 spaces required).

Owner: Kurt Beekhen
Applicant: Joel Adrian-Coastal Creek Design

DECISION: APPROVED WITH CONDITIONS

MOTION: Approval with Conditions

MADE BY: John Bennett SECOND: Allison Grass VOTE: FOR: 5 AGAINST: 1
B. Goodwin

NOTES: Applicant must provide written evidence of an agreement to utilize at least seven (7) additional parking spaces on-site after normal business hours (6pm) so that applicant has access/use of at least 12 spaces after 6pm and until closing time for the business club.

9. 134 Smith St.

Radcliffeborough | TMS #460-16-01-098 | Zoned: DR-1

Request variance from Sec. 54-301 to allow construction of a detached single-family residence (existing detached duplex to be converted to a single-family residence), creating a total of two detached single-family residences having a 47% lot occupancy (35% limit, existing lot occupancy 33%).

Owner: Cornelius Thomas
Applicant: Julie O'Connor, American Vernacular, Inc.

DECISION: APPROVED

MOTION: Approval

MADE BY: John Bennett SECOND: Chappy McKay VOTE: FOR: 5 AGAINST: 1
A. Grass

NOTES:

10. 35 Prioleau St.

TMS #458-09-02-007 | Zoned: LB

Request variance from Sec. 54-301 to allow eight residential dwelling units with 1,230 sf of lot area per dwelling unit (2,250sf required). Request variance from Sec. 54-319 to provide required parking (30 spaces) at a parking lot located at 11 E. Elliot St., 675 feet from this property (Ordinance limits distance to 400 feet from the building or use).

Owner: Prioleau Enterprises LLC
Applicant: Nelson Mullins Riley & Scarborough LLP, Jay S. Claypoole

DECISION: APPROVED

MOTION: Approval

MADE BY: Allison Grass SECOND: Chappy McKay VOTE: FOR: 6 AGAINST: 0

NOTES:

11. 50 Bogard St.

Cannonborough/Elliottborough | TMS #460-08-01-128 | Zoned: DR-2F

Request use variance from Sec. 54-203 to allow a retail use and cafe that includes sales of beer and wine for on-premises consumption on the ground floor with 843sf of retail space and 392sf of cafe patron area in a DR-2F zone. Days of operation Monday-closed, Tuesday-Wednesday 11 am-8pm, Thursday-Saturday 11 am-10pm, Sunday 12pm-5pm. Request special exception under Sec. 54-511 to allow proposed retail/cafe use (1st floor) and existing two dwelling units (2nd floor) with 1 off-street parking space (Ordinance requires 10 spaces; Existing uses require 8 spaces; BZAZ approved 7 space special exception on 5-5-12).

Owner: Lindsay Nevin
Applicant: George Cooke, Loyal Architects

DECISION: APPROVED WITH CONDITIONS

MOTION: Approval with Conditions

MADE BY: Chappy McKay SECOND: John Bennett VOTE: FOR: 6 AGAINST: 0

NOTES: 1. Applicant may not construct or operate a commercial kitchen; 2. Restaurant/Bar area shall be limited to 400sf (may not exceed 400sf but may be less); 3. No live music.

12. 1452 Salisbury St.

Ashley Hall Manor | TMS #352-14-00-175 | Zoned: SR-1

Request variance from Sec. 54-301 to allow an 8-ft. fence along the rear property line and small sections of the sides of the property line (6-ft. height limitation).

Owner: Justin E. Stokes
Applicant: Robert L. Eubanks, Representative

DECISION: APPROVED

MOTION: Approval

MADE BY: Bill Goodwin, Jr. SECOND: Allison Grass VOTE: FOR: 5 AGAINST: 0

NOTES: John Bennett-recused

13.74 Radcliffe St.

Radcliffeborough | TMS #460-12-03-068 | Zoned: DR-1

Request special exception under Sec.54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 3,014sf; 4,000sf required). Request variance from Sec. 54-301 to allow construction of a single-family residence with a total side setback of 13-ft. and having a 47% lot occupancy (15-ft. 35% limitation).

Owner: John William Plyer Trust

Applicant: Lucas and Rachel Boyd

DECISION: APPROVED

MOTION: Approval

MADE BY: John Bennett SECOND: Bill Goodwin, Jr. VOTE: FOR: 5 AGAINST: 1
A. Grass

NOTES:
