



**CITY OF CHARLESTON
BOARD OF ZONING APPEALS - ZONING
MEETING RESULTS**

JULY 19, 2022

5:15 P.M.

2 GEORGE STREET

END TIME: 7:36

BOARD MEMBERS PRESENT: JEFFREY TIBBALS, ALLISON GRASS, ROB BEN RICHARDS, CHAPPY MCKAY,
JOHN BENNETT, HOWELL MORRISON, AND BILL GOODWIN

STAFF MEMBERS PRESENT: LEE BATCHELDER, PENNYE ASHBY, OMAR MUHAMMAD

**A. Review of minutes and deferred applications from previously advertised
BZA-Z agendas.**

1. REVIEW OF MINUTES OF THE JUNE 21, 2022 BOARD MEETING

APPROVED

WITHDRAWN

DISAPPROVED

DEFERRED

MOTION: Approval

MADE BY: Chappy McKay SECOND: Robben Richards VOTE: FOR 4 AGAINST 0

NOTES: John Bennett and Howell Morrison Abstains

B. New applications.

**1. 235 EAST BAY ST., 36 N. MARKET ST. AND 5 GUIGNARD ST.
TMS # 458-05-03-041, 138, AND 036**

Request the fourth one-year extension of a vested right that expires on July 18, 2022, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on July 18, 2017 with conditions for a 50-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner: Pearce Development, LLC

Applicant: Womble Bond Dickinson (US) LLP, James Wilson

APPROVED

WITHDRAWN

DISAPPROVED

DEFERRED

MOTION: Approval

MADE BY: Allison Grass SECOND: Howell Morrison VOTE: FOR 6 AGAINST 0

NOTES: Approval for one-year extension to expire on July 18, 2023

2. 257-261 KING ST. | TMS # 457-08-01-050

Request first one-year extension of a vested right that expires on July 21, 2022, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on July 21, 2020 for a 12-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner: 257 King Street Partnership

Applicant: Reggie Gibson Architects-Alicia Reed

APPROVED

WITHDRAWN

DISAPPROVED

DEFERRED

MOTION: Approval

Bill Goodwin arrives at 5:21 p.m.

MADE BY: Bill Goodwin SECOND: Chappy McKay VOTE: FOR 7 AGAINST 0

NOTES: Approval for one-year extension to expire on July 21, 2023

3. 6180 FIELDSTONE CIR. | VILLAGE GREEN | TMS # 359-13-00-037

Request variance from Sec. 54-250 Village Green PUD Master Plan Zoning regulations to allow a 1-story addition (bathroom/closet) with a 21.4-ft. rear setback (25-ft. required). Zoned PUD

Owner/Applicant: Timothy W. Maull

APPROVED

WITHDRAWN

DISAPPROVED

DEFERRED

MOTION: Approval

MADE BY: Bill Goodwin SECOND: Robben Richards

VOTE: FOR 7 AGAINST 0

NOTES:

4. 5 GLENWOOD AVE. | TMS # 460-03-03-109

Request variance from Sec. 54-301 to allow an 8-ft. fence along rear property line (7-ft. height limitation) Zoned DR-1F

Owner/Applicant: Beth Matheson

APPROVED

WITHDRAWN

DISAPPROVED

DEFERRED

MOTION: Approval

MADE BY: Allison Grass SECOND: Howell Morrison

VOTE: FOR 7 AGAINST 0

NOTES:

5. 41 HAZELHURST AVE. | DANIEL ISLAND | TMS # 271-15-03-028

Request variance from Sec. 54-263 Daniel Island PUD Master Plan zoning regulations to allow a stair/landing addition with a 17-ft. 9-inch rear setback (20-ft. required). Zoned DI-R

Owner/Applicant: Doug and Barbara Chapey

APPROVED

WITHDRAWN

DISAPPROVED

DEFERRED

MOTION: Approval

MADE BY: John Bennett SECOND: Robben Richards

VOTE: FOR 7 AGAINST 0

NOTES:

6. 92 ASHLEY AVE. | HARLESTON VILLAGE | TMS # 457-03-04-072

- Request special exception under Sec. 54-110 to allow a 2-story addition (family room/bath/porches/master bedroom/bath) that extends a non-conforming 2.14-ft. north side setback, a non-conforming 10.6-ft. south side setback a non-conforming 12.7-ft. total side setback (6-ft., 12-ft. 18-ft. required).
- Request variance to allow a 2-story addition with a 22.7-ft. rear setback (25-ft. required). Zoned STR

Owner: Kenneth Bible

Applicant: Ben Dammeyer (Classic Remodeling)

APPROVED

WITHDRAWN

DISAPPROVED

DEFERRED

MOTION: Approval

MADE BY: Chappy McKay SECOND: Allison Grass

VOTE: FOR 7 AGAINST 0

NOTES:

7. 2166 WAPPOO DR. | RIVERLAND TERRACE | TMS # 343-06-00-188

Request variance from Sec. 54-824 to allow a subdivision to create two lots with one lot having a lot frontage of 67.82-ft. (88.6-ft. required). Zoned SR-1

Owner: Linda W. Robinson
Applicant: Gregory Robinson

APPROVED

WITHDRAWN

DISAPPROVED

DEFERRED

MOTION: Approval with condition:

MADE BY: Howell Morrison SECOND: John Bennett

VOTE: FOR 7 AGAINST 0

NOTES: Approval with condition, no future subdivision of lot TMS# 343-06-00-188.

8. 1416 RIVERS COTTON RD. | BENNETT'S BLUFF | TMS # 428-00-00-360

Request variance from Sec. 54-301 to allow a detached accessory structure (cabana) with a 21-ft. setback from the side street property line (25-ft. required). Zoned SR-1

Owner/Applicant: Jarred and Carissa Overcash

APPROVED

WITHDRAWN

DISAPPROVED

DEFERRED

MOTION: Approval

MADE BY: Robben Richards SECOND: Allison Grass

VOTE: FOR 7 AGAINST 0

NOTES:

9. 280 MEETING ST. | ANSONBOROUGH | TMS # 458-01-03-093

Request variance from Sec. 54-317 to allow an additional theater group on the 2nd floor, with 4 on-site parking spaces (17 spaces required). Zoned GB

Owner: 280 Meeting Street Associates, LLC

Applicant: Rhett Morgan Architect, LLC

APPROVED

WITHDRAWN

DISAPPROVED

DEFERRED

MOTION: Approval

MADE BY: Howell Morrison SECOND: Chappy McKay VOTE: FOR 7 AGAINST 0

NOTES:

10. 1818 PEBBLE RD. | DUPONT AREA | TMS # 350-05-00-084

Request variance from Sec. 54-301 to allow a 10-ft. fence along rear property line (back left corner to back right corner) (6-ft. height limitation). Zoned DR-1F

Owner/Applicant: David and Julie Cole

APPROVED

WITHDRAWN

DISAPPROVED

DEFERRED

MOTION: Approval

MADE BY: John Bennett SECOND: Allison Grass VOTE: FOR 7 AGAINST 0

NOTES:

11. 438 KING ST. | MAZYCK/WRAGGBOROUGH | TMS # 460-16-02-066

Request special exception under Sec. 54-220 to allow a 36-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner: Basic Investments, LLC

Applicant: Neil Stevenson (Neil Stevenson Architects)

APPROVED

WITHDRAWN

DISAPPROVED

DEFERRED

MOTION: Deferral

MADE BY: Howell Morrison SECOND: John Bennett

VOTE: FOR 7 AGAINST 0

NOTES: Deferred to meet with Mazyck/Wraggborough Neighborhood Association to discuss their concerns.
