



CITY OF CHARLESTON BOARD OF ZONING APPEALS - ZONING

MEETING RESULTS

SEPTEMBER 20, 2022

5:15 P.M.

2 GEORGE STREET

6:25 P.M.

BOARD MEMBERS PRESENT: Jeffrey Tibbals, Robben Richards, Bill Goodwin, Chappy McKay, John Bennett and Howell Morrison

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

A. REVIEW OF MINUTES AND DEFERRED APPLICATIONS FROM PREVIOUSLY ADVERTISED BZA-Z AGENDAS

1. REVIEW OF MINUTES OF THE SEPTEMBER 6, 2022 BOARD MEETING

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval

MADE BY: John Bennett SECOND: Howell Morrison

VOTE: FOR 6 AGAINST 0

NOTES:

2. 30 PINCKNEY ST.

Ansonborough | TMS # 458-05-01-093 | Zoned: CT

Request special exception under Sec. 54-511 to allow a restaurant with 198sf of inside patron use area without providing 2 required off-street parking spaces.

Applicant: Daniel Menna

Owner: Michael Hebb

APPROVED

WITHDRAWN

DENY

DEFERRED **XX**

MOTION:

MADE BY: _____ SECOND: _____

VOTE: FOR ___ AGAINST ___

NOTES: Deferred by applicant

B. NEW APPLICATIONS

1. 78 HAGOOD AVE.

Hampton Park Terrace | TMS # 460-02-04-146 | Zoned: DR-1F

Request special exception under Sec. 54-110 to allow a horizontal expansion (stairs/master bedroom/closets/bathrooms/laundry and vertical extension (bedrooms/bathrooms/closets) that extends a non-conforming 13.3-ft. total side setback (15-ft. required).

Request variance from Sec. 54-301 to allow a stair addition with a 5-ft. south side setback (9-ft. required).

Owner: Sheila and Steve Harvey
Applicant: Brian Wells, PE

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval

MADE BY: Howell Morrison SECOND: John Bennett

VOTE: FOR 6 AGAINST 0

NOTES:

2. 7 ATLANTIC ST.

Charlestowne | TMS # 457-16-04-077 | Zoned: SR-4

Request special exception under Sec. 54-110 to allow a horizontal expansion (stair/porch) and vertical extension (stair/2nd flr porch) that extends a non-conforming 3.2-ft. west side setback (9-ft. required).

Request variance from Sec. 54-301 to allow (stair/porch) addition having a 46% lot occupancy (35% limitation; existing lot occupancy 45.18%).

Owner: Paula and Ben Blend
Applicant: Tommy Manuel

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval

MADE BY: Chappy McKay SECOND: Bill Goodwin

VOTE: FOR 6 AGAINST 0

NOTES:

3. 4 PRESIDENT PL.

Cannonborough/Elliottborough | TMS # 460-11-04-141 | Zoned: GB

Request special exception under 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,706sf; 2,500sf required).

Owner: Spring and President, LLC (J. David Dinunzio)
Applicant: John Douglas Tucker, Architect

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval

MADE BY: Robben Richards SECOND: Howell Morrison

VOTE: FOR 6 AGAINST 0

NOTES:

4. 76 PITT ST.

Radcliffeborough | TMS # 460-16-03-058 | Zoned: DR-1

Request variance from Sec. 54-301 to allow a detached accessory building (storage shed) with a 50-ft. front setback (70-ft. required).

Owner: Sarah Ashton
Applicant: Clark-Glidewell/Architect

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval

MADE BY: John Bennett SECOND: Chappy McKay

VOTE: FOR 6 AGAINST 0

NOTES:
