



CITY OF CHARLESTON BOARD OF ZONING APPEALS – ZONING

MEETING RESULTS

OCTOBER 3, 2023

5:15 P.M.

2 GEORGE STREET

7:18 P.M.

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

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 September 19, 2023, Board Meeting

DECISION: APPROVED

MOTION: Approval

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

NOTES: Howell Morrison-Abstains

2. **68 ½ Lee St. and 190 Nassau St.**

East Side | TMS #459-05-01-086 and 058 | Zoned: DR-2

68 ½ Lee St.

Request variance from Sec. 54-301 to allow a reduction in lot size from 1,911sf to 1,555sf, and allow a 2-story building with a 54% lot occupancy (35% limit; existing lot occupancy 44%).

Request special exception under Sec. 54-110 to allow a vertical extension (2nd story) to a non-conforming building footprint having a 1-ft. 5-inch south side setback (7-ft. required).

Request use variance from Sec. 54-203 to allow a retail use in a DR-2 (Diverse-Residential) zone district.

Request variance from Sec 54-317 to allow 1,342sf of retail space with 2 off-street parking spaces (4 spaces required).

190 Nassau St.

Request variance from Sec. 54-301 to allow the establishment of 2 dwelling units (2 detached single-family residences) with 1,674.5 sf of lot area per dwelling unit (2,000sf required).

Owner: Nassau Lee Holdings, LLC

Applicant: b Studio Architecture, Chris Bonner

DECISION: APPROVED WITH CONDITIONS

MOTION: Approval with Conditions

MADE BY: Chappy McKay SECOND: Howell Morrison VOTE: FOR: 4 AGAINST: 1
Allison Grass

NOTES: Bill Goodwin arrives 5:25

Approval with condition historic structure at 68 ½ Lee St. is to be incorporated into the new corner structure.

B. New Applications

1. 55 Sans Souci St.

North Central | TMS #463-08-03-042 | Zoned: SR-2

Request special exception under Sec. 54-110 to allow a rear 1-story addition (master bedroom/den/kitchen expansion/deck) that extends a non-conforming 3.6-ft. east side setback and a 12.6-ft total side setback (9-ft. and 18-ft. required).

Owner: Marshall Sanford
Applicant: Virginia Lane

DECISION: APPROVED

MOTION: Approval

MADE BY: Howell Morrison SECOND: Allison Grass VOTE: FOR: 5 AGAINST: 0

NOTES:

2. 8 Yeadon Ave.

Byrnes Downs | TMS #421-02-00-169 | Zoned: SR-2

Request special exception under Sec. 54-110 to allow a rear 1-story addition (bedroom) that extends a non-conforming 5.3-ft. west side setback (9-ft. required).

Owner: Nora Goldman
Applicant: John Romano, Drafted Architecture, LLC

DECISION: APPROVED

MOTION: Approval

MADE BY: Chappy McKay SECOND: Howell Morrison VOTE: FOR: 5 AGAINST: 0

NOTES:

3. 155 Meeting St.

TMS #457-08-02-011, 012, 111 and 112

Request special exception under Sec. 54-220 to allow a 150-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner: Pinnacle Mountain Holdings, LLC, King Street Holdco, LLC,
Pastime Amusement Company; The Beach Company
Applicant: James M. Wilson, Womble Bond Dickinson (US) LLP

DECISION: APPROVED

MOTION: Approval

MADE BY: Bill Goodwin, Jr. SECOND: Howell Morrison VOTE: FOR: 4 AGAINST: 0

NOTES: Chappy McKay-Recused

4. 1117 King St.

North Central | TMS #463-12-01-127 | Zoned: GB

Request variance from Sec. 54-317 to allow a restaurant/bar with 500sf of inside patron use area and 520sf of outside patron use area with 7 off-street parking spaces (9 spaces required).

Owner: R.M Buck General Contractors
Applicant: Synchronicity-Luke Jarrett

DECISION: APPROVED WITH CONDITIONS

MOTION: Approval with Conditions

MADE BY: Howell Morrison SECOND: Chappy McKay VOTE: FOR: 5 AGAINST: 0

NOTES: Approval with condition, not to be any sound amplification above normal conversational tones.

5. 36 Sheppard St.

East Side | TMS #459-05-03-019 | Zoned: DR-2F

Request special exception under Sec. 54-110 to allow a rear 2-story addition (stairs/hall/baths/bedrooms/closet/deck) that extends a non-conforming 0-ft. east side setback (3-ft. required).

Request variance from Sec. 54-301 to allow a rear 2-story addition having a 55% lot occupancy (40 % existing, 50% limitation).

Owner: Flip Side SC LLC
Applicant: John Sullivan, S Arch Studio

DECISION: APPROVED

MOTION: Approval

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

NOTES:

6. 48 and 50 Cooper St.

East Side | TMS #459-06-01-015 | Zoned: DR-2F

Request special exception under Sec. 54-110 to allow a front, rear, and 3rd-story additions that extends a non-conforming 0-ft. front setback, 2.3-ft. east side setback, 0-ft. west side setback, and 2.3-ft. total side setback (25-ft, 3-ft, 7-ft, and 10-ft required).

Request variance from Sec. 54-301 to allow two dwelling units on a 2,623sf lot (4,000sf required).

Request variance from Sec. 54-301 to allow construction of a two-family residence with a 65% lot occupancy (54% existing, 50% limitation).

Owner: RCCBB Properties LLC
Applicant: Habitable Form, Chelsea Anderson

DECISION: APPROVED WITH CONDITIONS

MOTION: Approval with Conditions

MADE BY: Chappy McKay SECOND: Howell Morrison VOTE: FOR: 5 AGAINST: 0

NOTES: Approval with conditions: 1. Double hipped roof. 2. French door with operable windows with Juliette balcony. 3. Break up the masonry to create patterns. 4. Study setback for 48 Cooper St.

These conditions were developed in coordination with the applicant and confirmed.
