



CITY OF CHARLESTON BOARD OF ZONING APPEALS - ZONING

MEETING RESULTS

OCTOBER 4, 2022

5:15 P.M.

2 GEORGE STREET

6:24 P.M.

BOARD MEMBERS PRESENT: Jeffrey Tibbals, Allison Grass, Bill Goodwin, 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 20, 2022 BOARD MEETING

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval

MADE BY: John Bennett SECOND: Howell Morrison

VOTE: FOR 4 AGAINST 0

NOTES: Allison Grass did not vote

B. NEW APPLICATIONS

1. 411 MEETING ST.

Elliotborough/Cannonborough | TMS # 459-09-03-114 | Zoned: MU-2

Request amendment under Sec. 54-964 of the BZAZ approval granted on June 7, 2016, to change the Board's condition of approval for a 300-unit accommodations use from a requirement for a minimum of 159 residential units with at least 231 bedrooms to be constructed and maintained on-site to a requirement for a minimum of 100 residential units with at least 146 bedrooms to be constructed and maintained on-site.

Owner: Bennett Meeting Street, LLC

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

APPROVED

WITHDRAWN

DENY

DEFERRED **XX**

MOTION:

MADE BY: _____ SECOND: _____

VOTE: FOR ___ AGAINST ___

NOTES: Deferred by applicant

2. 18 SHERIDAN RD.

South Windermere | TMS # 421-05-00-148 | Zoned: SR-1

Request variance from Sec. 54-301 to allow a 1-story screen porch addition with a 6-ft. west side setback (9-ft. required).

Owner: Francie Dougherty

Applicant: Ben Dammeyer (Classic Remodeling)

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval

MADE BY: Allison Grass SECOND: Bill Goodwin

VOTE: FOR 4 AGAINST 0

NOTES: John Bennett recused

3. 32 CHARLOTTE ST.

Mazyck/Wraggborough | TMS # 459-13-01-100 | Zoned: DR-IF

Request special exception under Sec. 54-110 to allow a vertical extension (2nd flr. laundry room) of a non-conforming building footprint with a 1.1-ft. east side setback (3-ft. required).

Owner/Applicant: Ben Gramling

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval

MADE BY: Howell Morrison SECOND: John Bennett

VOTE: FOR 5 AGAINST 0

NOTES:

4. 6, 8 AND 10 STOCKER DR.

Old Windermere | TMS # 421-06-00-112 and 172 | Zoned: SR-2

Request variance from Sec. 54-824 to allow three lots that do not meet the minimum 74-ft. frontage requirement on a public right-of-way (Lot frontages for 6 Stocker Dr. is 60.8-ft. 8 Stocker Dr. is 54.7-ft. and 10 Stocker Dr. is 34.3-ft.).

Request variance from Sec. 54-301 to allow 8 Stocker Dr. with a 5.5-ft. north side setback; to allow 10 Stocker Dr. with a 4.8-ft. south side setback, a 15.7-ft. total side setback (9-ft. and 18-ft. required).

Owner: Apostle Holdings, LLC (Brian Wells)

Applicant: Brian Wells

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval with conditions

MADE BY: John Bennett SECOND: Howell Morrison

VOTE: FOR 5 AGAINST 0

NOTES: See approved conditions below.

6, 8, and 10 Stocker Drive BZAZ Staff Recommendation

Approval with the following conditions:

- 1) Applicant consents to the revocation of the demolition permit issued on August 24, 2022, for 8 Stocker Drive and agrees to reapply to the City for a demolition permit before any demolition occurs.

The front portion of the existing house at 8 Stocker will remain. But the applicant will need to remove the existing right rear bumpout of the house (approximately 16.1'x5.7'), and the existing left rear concrete bumpout of the house. The removal of these portions of the house will allow us to build the new addition in the rear of the house. This will leave the front main mass of the house (approximately 36.1'x22.8').

2) Applicant agrees to the renovation/addition to the existing main body of the house at 8 Stocker Drive

The front portion of the existing house at 8 Stocker will remain. But the applicant will need to remove the existing right rear bumpout of the house (approximately 16.1'x5.7'), and the existing left rear concrete bumpout of the house. The removal of these portions of the house will allow us to build the new addition in the rear of the house. This will leave the front main mass of the house (approximately 36.1'x22.8').

*Approved w/ conditions
10/4/22
Wells*