



CITY OF CHARLESTON BOARD OF ZONING APPEALS - ZONING

MEETING RESULTS

OCTOBER 18, 2022

**5:15 P.M.
7:28 PM.**

2 GEORGE STREET

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

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

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

1. REVIEW OF MINUTES OF THE OCTOBER 4, 2022 BOARD MEETING

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval

MADE BY: John Bennett SECOND: Bill Goodwin

VOTE: FOR 4 AGAINST 0

NOTES: Robben Richards - did not vote
Chappy McKay - did not vote

2. 267 COMING ST.

Cannonborough/Elliottborough | TMS # 460-08-01-199 | Zoned: DR-2F

Request variance from Sec. 54-301 to allow construction of a single-family residence with a 2-ft. south side setback (7-ft. required).

Owner: Cameron Glaws

Applicant: Andrew Gould

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval

MADE BY: Allison Grass SECOND: Robben Richards

VOTE: FOR 6 AGAINST 0

NOTES:

3. 30 PINCKNEY ST.

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

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

Owner: Daniel J. Menna

Applicant: Michael Hebb

APPROVED

WITHDRAWN

DENY **XX**

DEFERRED

MOTION: Denial

MADE BY: Chappy McKay SECOND: John Bennett

VOTE: FOR 6 AGAINST 0

NOTES:

4. 411 MEETING ST.

Cannonborough/Elliotborough | 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: James Wilson, Womble Bond Dickinson (US) LLP

APPROVED

WITHDRAWN

DENY

DEFERRED **XX by Applicant**

MOTION:

MADE BY: _____ SECOND: _____

VOTE: FOR ___ AGAINST ___

NOTES:

B. NEW APPLICATIONS

1. 610 RUTLEDGE AVE.

North Central | TMS # 460-03-02-053 | Zoned: DR-1F

Request an appeal of the Zoning Administrator's interpretation of Sec. 54-506 (c) of the City's Zoning Ordinance and decision to deny plans for a rear addition.

Owner: DFH South, LLC

Applicant: Chris Bonner, b Studio Architecture

APPROVED

WITHDRAWN

DENY **XX**

DEFERRED

MOTION: **Denial**

MADE BY: John Bennett SECOND: Allison Grass

VOTE: FOR 6 AGAINST 0

NOTES:

2. 610 RUTLEDGE AVE.

North Central | TMS # 460-03-02-053 | Zoned: DR-1F Request special exception under Sec. 54-110 to allow horizontal expansion (kitchen expansion/family room/bedroom/closet/bathroom/deck) and vertical extension (bedrooms/bathrooms/closets/balcony) that extends a non-conforming 0-ft. north side setback (3-ft. required).

Request special exception under Sec. 54-110 to allow a 1-story addition (storage/bathroom) that extends a non-conforming 0.7-ft. south side setback to a detached accessory building (9-ft. required).

Owner: DFH South, LLC

Applicant: Chris Bonner, b Studio Architecture

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval

MADE BY: Chappy McKay SECOND: Bill Goodwin

VOTE: FOR 6 AGAINST 0

NOTES:

3. 240 S. CONFEDERATE CIR.

South Windermere | TMS # 421-13-00-085 | Zoned: SR-1

Request special exception under Sec. 54-110 to allow a 1-story addition (work out room/bath) that extends a non-conforming 8.4-ft. west side setback (9-ft. required).

Owner/Applicant: Chad and Megan Lee

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval

MADE BY: Robben Richards SECOND: Allison Grass VOTE: FOR 6 AGAINST 0

NOTES:

4. 86 MURRAY BLVD.

Charlestowne | TMS # 457-11-01-005 | Zoned: SR-2

Request special exception under Sec. 54-110 to allow a vertical extension (elevator/covered porch) to a non-conforming building footprint (carport) with a 2.5-ft. west side setback (9-ft. required).

Owner: Colin Coletti and Claire Schwartz

Applicant: Julie O'Connor, American Vernacular, Inc.

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval

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

NOTES:

5. 213 EAST BAY ST.

French Quarter | TMS # 458-05-03-080 | Zoned: GB

Request special exception under Sec. 54-206 (y) to allow the expansion of a Late Night Use (Rooftop Terrace) for a restaurant/bar use that is within 500-ft. of a residential zoned district.

Owner: Yashik Development

Applicant: John C. Sullivan, S Arch Studio

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval with conditions

MADE BY: John Bennett SECOND: Allison Grass

VOTE: FOR 6 AGAINST 0

NOTES: Approval with conditions:

1. Rooftop use shall cease at midnight
2. There shall be no amplified noise louder than normal conversational tones on the rooftop

6. 207 BROAD ST.

Charlestowne | TMS # 457-07-04-004 | Zoned: STR

Request special exception under Sec. 54-110 to allow construction of a detached accessory structure (hvac platform) that extends a non-conforming 1.5-ft. east side setback (6-ft. required).

Request variance from Sec. 54-301 to allow an hvac platform having a 61% lot occupancy (50% limitation; existing lot occupancy 60%).

Owner: Shea Robbins

Applicant: Robbie Marty

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval

MADE BY: Robben Richards SECOND: Bill Goodwin

VOTE: FOR 5 AGAINST 0

NOTES: Chappy McKay leaves at 7:24 P.M.
