



CITY OF CHARLESTON BOARD OF ZONING APPEALS – ZONING

MEETING RESULTS

MARCH 7, 2023

5:15 P.M.

2 GEORGE STREET

6:38 P.M.

BOARD MEMBERS PRESENT: Jeffrey Tibbals, Allison Grass, Bill Goodwin, Jr., Howell Morrison,

STAFF MEMBERS PRESENT: Penny Ashby, Omar Muhammad

A. Review of Minutes and Deferred Applications from Previously Advertised BZA-Z Agendas

1. Review of Minutes from the February 21, 2023 Meeting

DECISION: DEFERRED

MOTION: Deferred

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

NOTES: No Quorum

B. New Applications

1. 1926 Ferguson Rd.

Ferguson Village | TMS #337-00-00-093 | Zoned: DR-3

Request special exception (after-the-fact) under Sec. 54-501 to allow a mobile home on a lot of insufficient size Lot area 26,136sf; 43,560sf required).

Owner: Christopher Lyon

Applicant: Neil Mentz, Top Notch Transport & Mobile Home Setups

DECISION: DENIED

MOTION: Deny

MADE BY: Howell Morrison SECOND: Allison Grass VOTE: FOR: 4 AGAINST: 0

2. 51 Watroo Point

Daniel Island | TMS #271-11-01-107 | Zoned: DI-R

Request variance from Sec. 54-263 Daniel Island PUD Master Plan zoning regulations to allow a pool and deck to encroach within the 20-ft. visual buffer zone (Ordinance requires a 10-ft. building setback).

Owner: Willie Pest

Applicant: Joel Adrian, Studio 291, LLC

DECISION: DEFERRED

Deferred by Applicant

MOTION: _____

MADE BY: _____ SECOND: _____ VOTE: FOR: ___ AGAINST: ___

3. 24 Gordon St.

Wagener Terrace | TMS #463-11-04-059 | Zoned: SR-2

Request special exception under Sec. 54-110 to allow a horizontal expansion (kitchen expansion/family room/deck) and vertical extension (master bedroom/closet) that extends a non-conforming 1.5-ft. east side setback (9-ft. required).

Owner: Christine and Abraham Dabit

Applicant: Arwen Studio, LLC Patrick Orefice

DECISION: DEFERRED

Deferred by Applicant until next meeting (03-21-2023)

MOTION: _____

MADE BY: _____ SECOND: _____ VOTE: FOR: ___ AGAINST: ___

4. 28 Colleton Dr.

Byrnes Downs | TMS #421-01-00-182 | Zoned: SR-2

Request special exception under Sec. 54-110 to construct a 2-story detached accessory building (bathroom/stairs/open spaces/deck) that extends a non-conforming 0-ft. north side setback (9-ft. required). Request variance from Sec. 54-301 to construct a 2-story detached accessory building with a 3-ft. rear setback (25-ft. required).

Owner: Norbert Lewandowski

Applicant: Kevan Hoertdoerfer, Architect

DECISION: APPROVED WITH CONDITIONS

MOTION: Approval with Conditions

MADE BY: Howell Morrison SECOND: Allison Grass VOTE: FOR: 4 AGAINST: 0

NOTES: Approval with condition: Final approval of the ADU will be subject to receipt of the ADU application to zoning to be reviewed, for compliance with the conditions as notated on the ADU application. Compliance with the ADU conditions must be met before the issuance of a Certificate of Construction Completion which permits the ADU to be occupied.
