



CITY OF CHARLESTON BOARD OF ZONING APPEALS – ZONING

MEETING RESULTS

MARCH 21, 2023

5:15 P.M.

2 GEORGE STREET

6:25 P.M.

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

STAFF MEMBERS PRESENT: Penny Ashby, Omar Muhammad

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

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

DECISION: APPROVED

MOTION: Approval

MADE BY: Chappy McKay SECOND: John Bennett VOTE: FOR: 5 AGAINST: 0

NOTES: Jeffrey Tibbals-Abstain
Howell Morison-Abstain

2. Review Minutes of the March 7, 2023 Board Meeting

DECISION: APPROVED

MOTION: Approval

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

NOTES: Chappy McKay-Abstains
Robben Richards-Abstain
John Bennet-Abstains

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

MOTION: _____

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

NOTES: Deferred by Applicant

4. 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: DENIED

MOTION: Deny

MADE BY: John Bennett SECOND: Allison Grass VOTE: FOR: 6 AGAINST: 1
Howell Morrison

B. New Applications

1. 67 Anson St.

Ansonborough | TMS #458-01-03-009 | Zoned: STR

Request special exception under Sec. 54-110 to allow a 1-story addition (fellowship hall expansion) to a non-conforming building footprint having a 3-ft. 5-inch rear setback and 4-ft. south side setback (25-ft. and 12-ft. required).

Owner: St. Stephen's Episcopal Church
Applicant: Glenn Keyes, Architect

DECISION: APPROVED

MOTION: Approval

MADE BY: Robben Richards SECOND: Howell Morrison VOTE: FOR: 7 AGAINST: 0

2. 101 Cooper St.

East Side | TMS #459-05-03-013 | Zoned: DR-2F

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,908sf; 2,500sf required).

Request variance from Sec. 54-301 to allow construction of a single-family residence having a 52% lot occupancy (50% limitation).

Owner: Arthur Liberman
Applicant: Hobcaw Rentals LLC, Rob Sims

DECISION: APPROVED

MOTION: Approval

MADE BY: Chappy McKay SECOND: John Bennett VOTE: FOR: 7 AGAINST: 0

3. 2307 Mount Pleasant St.

Wagener Terrace | TMS #463-07-02-027 | Zoned: SR-2

Request special exception under Sec. 54-110 to allow a horizontal expansion (kitchen and living room expansion) and vertical extension (playroom) that extends a non-conforming 3-ft. 4-inch east side setback (9-ft. required).

Request variance from Sec. 54-301 to allow a 1-story porch addition with a 2-ft. east setback (9-ft. required).

Owner: Sarah Wrenn
Applicant: Arwen Studio, LLC-Patrick Orefice

DECISION: APPROVED

MOTION: Approval

MADE BY: Howell Morrison SECOND: Bill Goodwin, Jr. VOTE: FOR: 7 AGAINST: 0

4. 35 Dunnemann Ave.

Wagener Terrace | TMS #463-14-02-060 | Zoned: SR-2

Request variance from Sec. 54-306.A. to permit a 2 story accessory building with an eave height of 13.25-ft. (Ordinance limits height to 1 ½ stories and 11' eave height).

Request special exception under Sec. 54-110 to allow construction of a detached 2 story accessory building that extends a non-conforming 0.9-ft. rear setback and extends a non-conforming 3.67-ft. west side setback (25-ft. and 9-ft. required).

Owner: Lynne Fuller and Rich Schwarz

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

DECISION: DEFERRED

MOTION: _____

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

NOTES: Deferred by Applicant

5. 360 King St.

TMS #457-04-02-018

Request special exception under Sec. 54-220 to allow a 12-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner: Eric Johnson, Sole Member of Owner

Applicant: William Stroud, Attorney

DECISION: DEFERRED

MOTION: Deferred

MADE BY: Howell Morrison SECOND: John Bennett VOTE: FOR: 7 AGAINST: 0

6. 2154 Wappoo Dr.

Riverland Terrace | TMS #343-06-00-185 | Zoned: SR-1

Request variance from Sec. 54-301 to allow a 1-story addition (bathroom) with a 4-ft. west side setback (9-ft. required).

Owner: Pamela Boynton

Applicant: Aaron Youmans, Contractor

DECISION: APPROVED

MOTION: Approval

MADE BY: John Bennett SECOND: Chappy McKay VOTE: FOR: 7 AGAINST: 0
