



# CITY OF CHARLESTON BOARD OF ZONING APPEALS – ZONING

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## MEETING RESULTS

APRIL 18, 2023

5:15 P.M.

2 GEORGE STREET

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8:57 P.M.

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

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

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

#### 1. Review Minutes of the April 4, 2023 Board Meeting

**DECISION: APPROVED**

MOTION: Approval

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

NOTES: Jeffrey Tibbals-Abstains

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#### 2. 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: APPROVED WITH CONDITIONS**

MOTION: Approval with Conditions

MADE BY: Howell Morrison SECOND: John Bennett VOTE: FOR: 4 AGAINST: 2

NOTES: Conditions:

1. Applicant/owner will reduce the pitch of the roof to match the pitch of the hyphen roof.
  2. Applicant/owner will adhere to the terms and conditions set forth in letter dated April 17, 2023, and, in addition, add a gutter to the east side of the house where the proposed new construction is shown on the site plan as represented by the applicant at the BZAZ meeting.
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#### 3. 430 Meeting St.

**Eastside | TMS #459-09-01-034 | Zoned: GB**

Request special exception under Sec. 54-206 (y) to allow a late night use restaurant and bar within 500 feet of a residential zone district.

Owner: 430 Meeting St., LLC

Applicant: Erika V. Harrison

**DECISION: APPROVED WITH CONDITIONS**

MOTION: Approval with Conditions

MADE BY: Howell Morrison SECOND: Chappy McKay VOTE: FOR: 6 AGAINST: 0

NOTES: Continued on Page 2

NOTES: Conditions:

1. Applicant/owner amended application to request operating hours ending at 1AM.- as opposed to 2AM closing time requested in application- Approval is limited to 1AM closing time.
2. On condition that business continues to operate in same manner and with the same character of management and operations.

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**B. New Applications**

**1. 217 Congress St.**

**Westside | TMS #460-03-03-053 | Zoned: DR-1F**

Request variance from Sec. 54-301 to allow a 1-story addition (sunroom/dining/bedroom) with a 14.2-ft. rear setback (25-ft. required).

Owner: Krishna Patel  
Applicant: Julia F. Martin Architects

**DECISION: APPROVED**

MOTION: Approval

MADE BY: John Bennett SECOND: Howell Morrison VOTE: FOR: 6 AGAINST: 0

NOTES:

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**2. 20 Bennett St.**

**Harleston Village | TMS #457-03-01-033 | Zoned: STR**

Request special exception under Sec. 54-110 to extend a non-conforming duplex by increasing the total square footage of conditioned floor area to 3400sf from 2400sf and increasing the total number of bedrooms to 6 bedrooms from 4 bedrooms. Request special exception under Sec. 54-110 to allow an elevated 2-story addition (unconditioned storage/living area/bedrooms/bathrooms/stairs/HVAC stand) that extends a non-conforming 1-ft. east side setback (6-ft. required).

Owner: Bennett St. LLC 20  
Applicant: Arwen Studio, LLC-Patrick Orefice

**DECISION: APPROVED**

MOTION: Approval

MADE BY: Allison Grass SECOND: Chappy McKay VOTE: FOR: 6 AGAINST: 0

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**3. 571 Savannah Hwy.**

**Windermere | TMS #421-06-00-129 | Zoned: SR-2/S Savannah Overlay**

Request variance from Sec. 54-301 to allow a 2-story addition (conference room expansion/office/bathroom) with a 14-ft. 7 1/2 inch front setback, a 9-ft. 10-inch rear setback, a 23.8-ft. total front and rear setback (25-ft., 25-ft. and 50-ft. required).

Owner: Edward Phipps  
Applicant: Joel Adrian (Architect)

**DECISION: APPROVED**

MOTION: Approval

MADE BY: John Bennett SECOND: Howell Morrison VOTE: FOR: 6 AGAINST: 0

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**4. 1358 Memory Ln.**

**Memminger Hall | TMS #351-11-00-071 | Zoned: SR-1**

Request variance (after-the-fact) from Sec. 54-301 to allow detached accessory structure (shed/boathouse) with a 1-ft. west side setback, a 7-ft. rear setback (9-ft. 25-ft. required).

Owner: Ryan C. Springer  
Applicant: John Springer

**DECISION: DENIED**

MOTION: Deny

MADE BY: Chappy McKay SECOND: Robben Richards VOTE: FOR: 6 AGAINST: 0

NOTES:

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**5. 657, 661, and 663 King St.**

**Cannonborough/Elliotborough | TMS #460-04-04-090,091,092**

Request special exception under Sec. 54-220 to allow an 18-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner: The Twisted Bubble, LLC-Gregory Richards  
Applicant: James Wilson-Womble Bond Dickinson (US) LLP

**DECISION: APPROVED**

MOTION: Approval

MADE BY: Chappy McKay SECOND: Robben Richards VOTE: FOR: 6 AGAINST 0

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**6. 13 Rutledge Ave.**

**Charlestowne | TMS #457-12-03-018 | Zoned: STR**

Request special exception under Sec. 54-110 to allow an elevated 2-story addition (unconditioned storage/elevator/terrace/bedroom/closets/laundry room/office/workout/bath) that extends a non-conforming 3.5-ft. north side setback; to allow a 1-story front porch addition that extends a non-conforming 2.0-ft. north side setback and extends a non-conforming 10.3-ft. south side setback; to allow an hvac platform that extends a non-conforming 1.5-ft. north side setback (6-ft. 12-ft. required).

Owner: Eric Wooten  
Applicant: Robbie Marty, Architect

**DECISION: APPROVED**

MOTION: Approval

MADE BY: Allison Grass SECOND: John Bennett VOTE: FOR: 6 AGAINST: 0

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**7. 58 Colleton Dr.**

**Byrnes Downs | TMS #421-01-00-167 | Zoned: SR-2**

Request special exception under Sec. 54-110 to allow a hvac platform that extends a non-conforming 6-ft. north side setback (9-ft. required).

Owner: Archibald and Marta Hampton  
Applicant: William M. Warlick, Architect

**DECISION: APPROVED**

MOTION: Approval

MADE BY: Howell Morrison SECOND: Robben Richards VOTE: FOR: 6 AGAINST: 0

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