



CITY OF CHARLESTON BOARD OF ZONING APPEALS – ZONING

MEETING RESULTS

MAY 16, 2023

5:15 P.M.

2 GEORGE STREET

7:18 P.M.

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

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

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

1. Review Minutes of the April 18, 2023 Board Meeting

DECISION: APPROVED

MOTION: Approval

MADE BY: John Bennett SECOND: Chappy McKay VOTE: FOR: 4 AGAINST: 0

NOTES: Bill Godwin, Jr. -Abstains

2. Review Minutes of the May 2, 2023 Board Meeting

DECISION: DEFERRED

MOTION: Deferred

MADE BY: _____ SECOND: _____ VOTE: FOR: 0 AGAINST: 0

NOTES: Deferred By Chair, No Quorum

3. 193, 195, 197 Jackson St.

Eastside | TMS #459-05-01-047 | Zoned: LB

Request approval from Sec. 54-317 to amend the conditions of the BZAZ approval on May 7, 2019 that prohibit a restaurant use in 193 and 199 Jackson St and the yards behind these buildings; to permit one food truck to be stored and operate behind 193 Jackson St. as shown on site plan with no increase in restaurant patron use area.

Owner: Mount Vernon Partners, LLC-Cameron Glaws

Applicant: Kevan Hoertdoefer

DECISION: DEFERRED

MOTION: Deferred

MADE BY: Bill Goodwin, Jr. SECOND: John Bennett VOTE: FOR: 5 AGAINST: 0

NOTES: Deferred to provide response from church members (Mt. Pisgah Baptist Church)

B. New Applications

1. North Market St., Church St., Anson St., and Pinckney St.

TMS #458-05-03-005 and 458-05-03-017

Request third one-year extension of a vested right that expires on April 16, 2023, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on April 16, 2019 for a 115-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner: SCM Charleston Market Investors, LLC

Applicant: Capers G. Barr, III

DECISION: APPROVED

MOTION: Approval

MADE BY: Robben Richards SECOND: John Bennett VOTE: FOR: 5 AGAINST: 0

NOTES:

2. 968 Ashley Ave.

Wagener Terrace | TMS #463-11-01-029 | Zoned: SR-2

Request special exception under Sec. 54-110 to allow a 1-story pool house and raised pool terrace additions that extends a non-conforming 5.1-ft. rear setback (25-ft. required).

Owner: John and Jackie Adams

Applicant: John Douglas Tucker, Architect

DECISION: APPROVED

MOTION: Approval

MADE BY: Chappy McKay SECOND: Bill Goodwin, Jr. VOTE: FOR: 5 AGAINST: 0

NOTES:

3. 17 Orange Street

Charlestowne | TMS #457-12-04-116 | Zoned: SR-4

Request variance from Sec. 54-301 to allow a 1 ½ story addition (garage/conditioned storage) to an existing carriage house having a 7.7-ft. south side setback (9-ft. required).

Owner: 117 SOB Property, LLC

Applicant: Simons Young, Architect

DECISION: DENIED

MOTION: Deny

MADE BY: Chappy McKay SECOND: Robben Richards VOTE: FOR: 4 AGAINST: 0

NOTES: John Bennett- Recused

4. 131 Columbus St.

Cannonborough/Elliotborough | TMS #460-08-02-001

Zoned LI-A (Light Industrial-Accommodations) zone district

Request amendment under Sec. 54-964 of the BZAZ approval granted on August 3, 2021 to allow a change to relocate the loading driveway and vehicle elevator driveway from Columbus Street to Spring Street. To allow modifications to the approved architectural plans that would result in relocating parking to a subsurface level that allows an increase to the total food and beverage operations space to increase from 9,000sf to 15,496sf. To allow a rooftop bar and restaurant that is 7,446sf. Zoned LI-A (Light Industrial-Accommodations) zone district.

Owner: 131 Columbus NPV MCZ SPE LLC

Applicant: Nelson Mullins Riley & Scarborough, LLP, Jay S. Claypoole

DECISION: APPROVED

MOTION: Approval

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

NOTES:

5. 2075 Ferris and Cyrus Rd.

TMS #341-00-00-082 | Zoned: SR-1

Request variance from Sec. 54-301 to allow construction of a single-family residence having a 6.8-ft. rear setback (25-ft. required)

Owner: Veronica Cohen
Applicant: Edward S. Scott, Contractor

DECISION: APPROVED

MOTION: Approval

MADE BY: Robben Richards SECOND: Bill Goodwin, Jr. VOTE: FOR: 5 AGAINST: 0

NOTES:

6. 35 Broad St.

TMS #458-09-03-122 | Zoned: LB

Request special exception under Sec. 54-110 to allow an expansion to a non-conforming duplex use with a third floor addition at the rear of the building.

Owner: 35 Broad Street LLC
Applicant: Rhett Morgan, Architect, LLC

DECISION: APPROVED

MOTION: Approval

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

NOTES:
