



# CITY OF CHARLESTON

## BOARD OF ZONING APPEALS – ZONING

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### MEETING RESULTS

**AUGUST 15, 2023**

**5:15 P.M.**

**2 GEORGE STREET**

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**6:12 P.M.**

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

STAFF MEMBERS PRESENT: Lee Batchelder, Penny Ashby, Alison Craig

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

##### 1. Review Minutes of the August 1, 2023 Board Meeting

**DECISION: APPROVED**

MOTION: Approval

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

NOTES:

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##### 2. 60 Spring St.

**Cannonborough/Elliottborough | TMS #460-08-02-034 | Zoned: GB**

Request variance from Sec. 54-301 to allow construction of an additional detached single-family residence with a 43-ft. front setback, a 1-ft. east side setback, a 10-ft. total side setback (80-ft., 3-ft., 15-ft. required).

Owner/Applicant: Monte Brown

**DECISION: DEFERRED BY APPLICANT**

MOTION: \_\_\_\_\_

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR: \_\_\_\_ AGAINST: \_\_\_\_

NOTES:

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#### B. New Applications

##### 1. 19 Hagood Ave.

**Westside | TMS #460-00-00-017**

Request the fourth one-year extension of a vested right that expires on July 17, 2023, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on July 17, 2018 with conditions for a 250-unit accommodations use in a MU-2/WH (Mixed Use 2 Workforce Housing) zone district.

Owner: South Park Ventures, LLC

Applicant: Womble Bond Dickinson (US) LLP, James Wilson

**DECISION: APPROVED**

MOTION: Approval

MADE BY: Chappy McKay SECOND: Allison Grass VOTE: FOR: 4 AGAINST: 0

NOTES: John Bennett-recused

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**2. 82 Mary St.**

**Mazyck/Wraggborough | TMS #460-12-02-096**

Request the first one-year extension of a vested right that expires on October 19, 2023, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on October 19, 2021 for a 50-unit accommodations use in a MU-2/WH (Mixed Use 2 Workforce Housing) zone district.

Owner: Bennett-Coleman, LLC  
Applicant: Womble Bond Dickinson (US), James Wilson

**DECISION: APPROVED**

MOTION: Approval

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

NOTES: John Bennett-recused

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**3. 1 Kyle Pl.**

**Wagener Terrace | TMS #463-11-04-094 | Zoned: SR-2**

Request special exception under Sec. 54-110 to allow construction of a single-family residence that extends a non-conforming 1-ft. 11-inch (stairs) north side setback (9-ft. required).

Request variance from Sec. 54-301 to allow construction of a single-family residence with a 4-ft. 11-inch south side setback (9-ft. required).

Owner: Brian Mahon  
Applicant: Joel Adrian, Studio 291, LLC

**DECISION: APPROVED**

MOTION: Approval

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

NOTES:

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**4. 489 Huger St.**

**Hampton Park Terrace | TMS #460-02-04-079 | Zoned: DR-1F**

Request special exception under Sec. 54-110 to allow a 2-story addition (dining room/bathroom) that extends a non-conforming 6.12-ft. west side setback (9-ft. required).

Owner: Glenn Jennings  
Applicant: AJ Architects

**DECISION: APPROVED**

MOTION: Approval

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

NOTES: John Bennett-recused

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**5. 35 Riverdale Dr.**

**Avondale | TMS #418-14-00-063 | Zoned: SR-2**

Request variance from Sec. 54-301 to allow a carport addition with a 3-ft. east side setback (9-ft. required).

Owner/Applicant: Allison Ryan

**DECISION: APPROVED**

MOTION: Approval

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

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**6. 7 Magazine St.**

**Harleston Village | TMS #457-08-04-081 | Zoned: DR-2F**

Request special exception under Sec. 54-225 to allow a school use on this property.

Owner: 7 Magazine Street, LLC (Charleston Day School)

Applicant: Womble Bond Dickinson (US) LLP, James Wilson

**DECISION: APPROVED**

MOTION: Approval

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

NOTES: Bill Goodwin, Jr.-recused

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**7. 9 Bedons Alley**

**Charlestowne | TMS #458-09-03-088 | Zoned: SR-5**

Request special exception under Sec. 54-110 to allow a 1-story bathroom addition that extends a non-conforming 11-inch south side setback (7-ft. required).

Owner: Scott Jenkins

Applicant: John Haley

**DECISION: APPROVED**

MOTION: Approval

MADE BY: Allison Grass SECOND: John Bennett VOTE: FOR: 5 AGAINST: 0

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**8. 15 Broad St.**

**TMS #458-09-03-132 | Zoned: LB**

Request variance from Sec. 54-301 to allow two dwelling units with 740sf of lot area per dwelling unit (3,000sf required).

Owner: DE Broad Street

Applicant: Will Danielson

**DECISION: APPROVED WITH CONDITIONS**

MOTION: Approval with Conditions

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

NOTES: Approval with condition, no residential use on first/ground floor.

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**9. 65 South St.**

**East Side | TMS #459-09-03-068 | Zoned: DR-2F**

Request special exception under Sec. 54-110 to allow a 2-story addition (porches/stair) that extends a non-conforming 0-ft. east side setback and a non-conforming 6.28 west side setback (3-ft. and 7-ft. required).

Owner: Joseph & Christine Fadel

Applicant: Becky Fenno, Fenno Architecture

**DECISION: APPROVED**

MOTION: Approval

MADE BY: Bill Goodwin, Jr. SECOND: Allison Grass VOTE: FOR: 5 AGAINST: 0

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**10. 2318 Sunnyside Ave.**

**Wagener Terrace | TMS #464-13-00-046 | Zoned: SR-1**

Request special exception under Sec. 54-110 to allow a vertical extension to a non-conforming building footprint (1 ½ story addition with bedrooms, bathrooms, and workout/music room) having a 3.3-ft east side setback and a 17-ft total side setback (9-ft and 18-ft required).

Request variance from Sec. 54-301 to allow an addition (terrace/pool/balcony) having a 0-ft west side setback, a 2-ft east side setback, a 2-ft total side setback and a 4-ft rear setback (9-ft, 9-ft, 18-ft, and 25-ft required).

Owner: Drew Hermiller & Devon Wade  
Applicant: Keila Symes, Synchronicity Design

**DECISION: DEFERRED**

MOTION: \_\_\_\_\_

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR: \_\_\_\_ AGAINST: \_\_\_\_

NOTES: Deferred by applicant

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**11. 68 ½ Lee St. and 190 Nassau St.**

**East Side | TMS #459-05-01-086 and 058 | Zoned: DR-2**

**68 ½ Lee St.**

Request variance from Sec. 54-301 to allow a reduction in lot size from 1,911sf to 1,555sf, and allow a 2-story building with a 54% lot occupancy (35% limit; existing lot occupancy 44%).

Request special exception under Sec. 54-110 to allow a vertical extension (2<sup>nd</sup> story) to a non-conforming building footprint having a 1-ft. 5-inch south side setback (7-ft. required).

Request use variance from Sec. 54-203 to allow a retail use in a DR-2 (Diverse-Residential) zone district.

Request variance from Sec 54-317 to allow 1,342sf of retail space with 2 off-street parking spaces (4 spaces required).

**190 Nassau St.**

Request variance from Sec. 54-301 to allow the establishment of 2 dwelling units (2 detached single-family residences) with 1,674.5 sf of lot area per dwelling unit (2,000sf required).

Owner: Pennington Weems  
Applicant: b Studio Architecture, Chris Bonner

**DECISION: DEFERRED BY APPLICANT**

MOTION: \_\_\_\_\_

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR: \_\_\_\_ AGAINST: \_\_\_\_

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**12. 813 Dupont Rd. and 804 Orleans Rd.**

**TMS #351-13-00-047 and 067 | Zoned: GB**

Request special exception under Sec. 54-220 to allow a 137-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner: Palas Holdings LLC  
Applicant: Kellum Engineering, Thomas Kellum

**DECISION: APPROVED**

MOTION: Approval

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

NOTES:

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