



CITY OF CHARLESTON BOARD OF ZONING APPEALS - ZONING

MEETING RESULTS DRAFT

SEPTEMBER 6, 2022

5:15 P.M.

2 GEORGE STREET

5:44 P.M.

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

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

A. REVIEW OF MINUTES AND DEFERRED APPLICATIONS FROM PREVIOUSLY ADVERTISED BZA-Z AGENDAS

1. REVIEW OF MINUTES OF THE AUGUST 16, 2022 BOARD MEETING

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval

MADE BY: Howell Morrison SECOND: Allison Grass

VOTE: FOR 7 AGAINST 0

NOTES:

2. 37C F ST.

WESTSIDE | TMS # 463-16-03-054 | Zoned: DR-1

Request variance from Sec. 54-301 to allow construction of a detached single-family residence with a 6-ft. south side setback, a 9-ft. total side setback (9-ft. 15-ft. required).

Owner: Howard Barrow

Applicant: Patrick Orefice (Arwen Studio, LLC)

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval with condition

MADE BY: John Bennett SECOND: Robben Richards

VOTE: FOR 7 AGAINST 0

NOTES: **Approval with condition, that applicant complies with July 19, 2022 Agreement with Hal Washington, owner of 37 F St. Unit B.**

B. NEW APPLICATIONS

1. 431 MEETING ST.

Cannonborough/Elliotborough | TMS # 459-09-01-049 | Zoned: GB-A/LI-A

Request first one-year extension of a vested right that expires on September 1, 2022, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on September 1, 2020 to allow modifications of the plans to include a roof top amenity and revised parking plans with conditions for a 250-unit accommodations use in a GB-A/LI-A (General Business- Light Industrial-Accommodations) zone district.

Owner: OMS Charleston, LLC
Applicant: Capers G. Barr, III

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval

MADE BY: Allison Grass SECOND: Chappy McKay VOTE: FOR 7 AGAINST 0

NOTES: **Approved for first one-year extension to expire on September 1, 2023**

2. 200-210 SPRING ST.

Westside | TMS # 460-11-01-011 AND 460-11-01-013 | Zoned: MU-2/WH

Request second one-year extension of a vested right that expires on October 1, 2022, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on October 1, 2019 with conditions for a 152-unit accommodations use in a MU-2/WH (Mixed Use Work Force Housing) zone district.

Owner: 200 Spring Street Development, LLC and JJR Development, LLC
Applicant: Jeff Roberts, Managing Member, JJR Development

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval

MADE BY: Bill Goodwin SECOND: John Bennett VOTE: FOR 7 AGAINST 0

NOTES: **Approved for second one-year extension to expire on October 1, 2023**

3. 78 HAGOOD AVE.

Hampton Park Terrace | TMS # 460-02-04-146 | Zoned: DR-1F

Request special exception under Sec. 54-110 to allow a horizontal expansion (stairs/master bedroom/closets/bathrooms/laundry/pantry) and vertical extension (bedrooms/bathrooms/closet) that extends a non-conforming 13.3-ft. total side setback (15-ft. required).

Owner: Sheila and Steve Harvey
Applicant: Brian Wells, PE

APPROVED

WITHDRAWN

DENY

DEFERRED **XX**

MOTION:

MADE BY: _____ SECOND: _____

VOTE: FOR _____ AGAINST _____

NOTES: **Deferred by Applicant**

4. 12 CANNON ST.

Cannonborough/Elliotborough | TMS # 460-08-04-067 | Zoned: GB

Request special exception under Sec. 54-110 to allow a 2-story addition (bathrooms/porches) that extends the non-conforming 5.8-ft. west side setback, 0.3-ft. east side setback, a 6.01-ft. total side setback (9-ft., 3-ft. 15-ft. required).

Owner: Brahma, LLC
Applicant: Frederick J. Whittle

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval

MADE BY: Chappy McKay SECOND: Howell Morrison

VOTE: FOR 6 AGAINST 0

NOTES: **Bill Goodwin Recused**

5. 4 COLONIAL ST.

Charlestowne | TMS # 457-12-03-004 | Zoned: STR

Request special exception under Sec. 54-110 to allow a 1-story porch addition that extends a non-conforming 10.5-ft. south side setback (12-ft. required).

Owner: Jeff and Anna Crudup
Applicant: Marc Eves, Mudpaw Builders

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval

MADE BY: Allison Grass SECOND: Robben Richards VOTE: FOR 7 AGAINST 0

NOTES:

6. 8 KING ST.

Charlestowne | TMS # 457-16-02-063 | Zoned: SR-4

Request special exception under Sec. 54-110 to allow a vertical extension (3rd story bath/closet/outdoor terrace) of a non-conforming building footprint with a .5-ft. north side setback, a 7.8-ft. south side setback, an 8.3-ft. total side setback (3-ft. 9-ft. 15-ft. required).

Owner: Robert and Susan Burnett
Applicant: EE Fava Architects

APPROVED

WITHDRAWN

DENY

DEFERRED **XX**

MOTION:

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

NOTES: **Deferred by Applicant**

7. 267 COMING ST.

Cannonborough/Elliotborough | TMS # 460-08-01-199 | Zoned: DR-2F

Request variance from Sec. 54-301 to allow construction of a single-family residence with a 2-ft. south side setback (7-ft. required).

Owner: Cameron Glaws

Applicant: Andrew Gould

APPROVED

WITHDRAWN

DENY

DEFERRED **XX**

MOTION:

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

NOTES: **Deferred by Applicant**

8. 9 AND 11 ELLIOT ST.

Charlestowne | TMS # 458-09-03-101 | Zoned: SR-5

Request special exception (after-the-fact) under Sec. 54-110 to allow a horizontal expansion (ladder) and vertical extension (deck for pool and hvac equipment) that extends a non-conforming 1-ft. north side setback (3-ft. required).

Owner: Eric Roden

Applicant: Jonathan Yates

APPROVED

WITHDRAWN

DENY

DEFERRED **XX**

MOTION:

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

NOTES: **Deferred by Applicant**

9. 30 PINCKNEY ST.

Ansonborough | TMS # 458-05-01-093 | Zoned: CT

Request special exception under Sec. 54-511 to allow a restaurant with 198sf of inside patron use area without providing 2 required off-street parking spaces.

Owner: Daniel J Menna

Applicant: Michael Hebb

APPROVED

WITHDRAWN

DENY

DEFERRED **XX**

MOTION:

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

NOTES: **Deferred by Applicant**
