



CITY OF CHARLESTON BOARD OF ZONING APPEALS - SITE DESIGN

MEETING RESULTS

OCTOBER 5, 2022

5:00 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: Joel Adrian, Amanda Barton, Paula Murphy, Kelvin Huger,
Jennifer DeCiantis

STAFF MEMBERS PRESENT: Eric Schultz, Lee Batchelder, Scott Valentine

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

1. APPROVAL OF MINUTES FROM SEPTEMBER 7, 2022 MEETING

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval

MADE BY: Amanda Barton SECOND: Jennifer DeCiantis VOTE: FOR 4 AGAINST 0
(Note: Kelvin Huger abstained)

NOTES:

B. NEW APPLICATIONS

1. 2280 HENRY TECKLENBURG DRIVE

West Ashley | TMS # 309-00-00-467 | Zoned: PUD

Request a variance from Sec 54-327 to allow the removal of two grand trees.

Request a special exception from Sec 54-327 to allow the removal of one grand tree.

Owner: Magnolia Office Park, LLC

Applicant: The Gateway Companies

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval with conditions recommended by staff

MADE BY: Amanda Barton SECOND: Paula Murphy VOTE: FOR 5 AGAINST 0

NOTES: Staff recommendations & conditions:

Approval:

1. Must plant 52 caliper inches of native canopy trees on the project site.
2. Must use 4' chain-link fence as tree protection barricades.
3. Must provide a landscape plan for both DRB and TRC review and approval.
4. Must have a Certified Arborist treat all protected and grand trees within 25' of any construction.

2. 829 SAINT ANDREWS BOULEVARD

West Ashley | TMS # 418-10-00-033 | Zoned: GB

Request a variance from Sec 54-327 to allow the removal of three protected trees.

Owner: Gramling Brothers Real Estate & Development, Inc.

Applicant: Thomas and Hutton

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approved with conditions recommended by staff

MADE BY: Jennifer DeCiantis SECOND: Kelvin Huger VOTE: FOR 5 AGAINST 0

NOTES: Staff recommendations & conditions:

Approval:

1. Must plant 15 caliper inches of native canopy trees on the project site.
2. Must use 4' chain-link fence as tree protection barricades.
3. Must provide a landscape plan for both DRB and TRC review and approval.
4. Must have a Certified Arborist prune and treat the protected and grand trees along the common property line to be preserved at the fire access bridge.

3. 122 & 124 CANNON STREET

Cannonborough/Elliottborough | TMS # 460-11-04-160 & 161 | Zoned: LB

Request a variance from Sec 54-327 to allow the removal of four protected trees.

Owner: Cannon Street Vacation Rentals, LLC

Applicant: SGA/NW

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approved with conditions recommended by staff

MADE BY: Amanda Barton SECOND: Jennifer DeCiantis VOTE: FOR 5 AGAINST 0

NOTES: Staff recommendations & conditions:

Approval:

1. Must plant 20 caliper inches of native canopy trees on the project site.
2. Must use 4' chain-link fence as tree protection barricades.
3. Must provide a landscape plan for TRC review and approval.
4. Must have a Certified Arborist treat the Southern magnolia to be preserved.

4. 8 STOCKER DRIVE

Old Windemere | TMS # 421-06-00-112 | Zoned: SR-2

Request a variance from Sec 54-327 to allow the removal of one grand tree.

Owner: Apostle Holdings, LLC

Applicant: Brian Wells

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval with conditions recommended by staff with additional conditions by the Board.

MADE BY: Paula Murphy SECOND: Kelvin Huger

VOTE: FOR 3 AGAINST 1
(Note: Joel Adrian recused and Kelvin Huger voted in opposition.)

NOTES:

Joel Adrian recused from this item and Amanda Barton assumed the role of acting chair.

The first motion was made by Kelvin Huger to deny the application and no second was received.

A second motion was made by Jennifer DeCiantis to defer the application and no second was received.

The third motion was passed to approve the application with conditions recommended by staff with additional conditions by the Board.

Staff recommendations & conditions:

Approval:

1. Must plant 30 caliper inches of native canopy trees on the project site.
2. Must provide a landscape plan for Zoning review and approval.
3. Same as BZA-Z approval;
 - 6, 8, and 10 Stocker Drive BZAZ Staff Recommendation
 - Approval with the following addition conditions:
 - 1) Applicant consents to the revocation of the demolition permit issued on August 24, 2022, for 8 Stocker Drive and agrees to reapply to the City for a demolition permit before any demolition occurs.
 - *The front portion of the existing house at 8 Stocker will remain. But the applicant will need to remove the existing right rear bumpout of the house (approximately 16.1'x5.7'), and the existing left rear concrete bumpout of the house. The removal of these portions of the house will allow us to build the new addition in the rear of the house. This will leave the front main mass of the house (approximately 36.1'x22.8').*
 - 2) Applicant agrees to the renovation/addition to the existing main body of the house at 8 Stocker Drive

- *The front portion of the existing house at 8 Stocker will remain. But the applicant will need to remove the existing right rear bumpout of the house (approximately 16.1'x5.7'), and the existing left rear concrete bumpout of the house. The removal of these portions of the house will allow us to build the new addition in the rear of the house. This will leave the front main mass of the house (approximately 36.1'x22.8').*
4. Per the Board: Additional Condition: To plant a portion of caliper inches as street trees in Old Windemere neighborhood with approval of the City's Parks Department.
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