



CITY OF CHARLESTON

BOARD OF ZONING APPEALS – ZONING

MEETING RESULTS

OCTOBER 17, 2023

5:15 P.M.

2 GEORGE STREET

7:27 P.M.

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

STAFF MEMBERS PRESENT: Lee Batchelder, Penny Ashby, Emma McQuarrie

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

1. Review Minutes of the October 3, 2023 Board Meeting

DECISION: APPROVED

MOTION: Approval

MADE BY: Chappy McKay SECOND: Howell Morrison VOTE: FOR: 4 AGAINST: 0

NOTES: Jeffrey Tibbals-Abstains
Robben Richards-Abstains

2. 33 Lockwood Blvd.

TMS #460-14-00-007 and 026 | Zoned: GB

Request an appeal of the Zoning Administrator's decision to allow the use of a temporary construction trailer for a business office.

Owner: The Harborage at Ashley Marina
Applicant: John Linton, Walker Gressette & Linton, LLC

DECISION: DENIED

MOTION: Deny

MADE BY: Chappy McKay SECOND: John Bennett VOTE: FOR: 7 AGAINST: 0

NOTES: Bill Goodwin, Jr. arrives at 5:23

The Appellant did not challenge or appeal the issuance of the City permit allowing the temporary construction trailer but appeals the Zoning Administrator's in action with respect to alleged activities and business conducted within the trailer unrelated to construction activities. Appellant also challenges the prospective use of a boat slip for Association business, where no permit has been requested. Appellant presented no evidence of unpermitted activity in the temporary construction trailer. No permit has been applied for or issued for the "floating office".

3. 118 Dunnemann Ave. and 1 Eighth Ave.

Wagener Terrace | TMS #463-14-01-033 | Zoned: SR-2

Request special exception under Sec. 54-110 to allow a 1-story and 2-story addition that extends a non-conforming 6.2-ft. rear setback (25-ft. required).

Request special exception under Sec. 54-110 to allow a 1-story addition (sunroom) that extends a non-conforming 18.6-ft. rear setback (25-ft. required).

Request variance from Sec. 54-301 to allow a 2-story addition with a 3.9-ft. side setback (9-ft. required).

Owner: The Winsome Company, LLC
Applicant: Nick and Jess Connolly

DECISION: APPROVED

MOTION: Approval

MADE BY: Allison Grass SECOND: Bill Goodwin, Jr. VOTE: FOR: 7 AGAINST: 0

NOTES:

B. New Applications

1. 19 Darlington Ave.

Wagener Terrace | TMS #463-11-03-007 | Zoned: SR-2

Request special exception under Sec. 54-110 to allow a rear 1-story addition (kitchen expansion/screened porch) that extends a non-conforming 3-ft.-north side setback (9-ft. required).

Owner: Coleen & Leon Rosen
Applicant: Abigail W.R. Brennan

DECISION: APPROVED

MOTION: Approval

MADE BY: John Bennett SECOND: Robben Richards VOTE: FOR: 7 AGAINST: 0

NOTES:

2. 203 Romney St.

North Central | TMS #463-15-02-055 | Zoned: DR-2F

Request special exception under Sec. 54-110 to allow a vertical extension (2nd story) to a non-conforming building footprint that enlarges a non-conforming duplex use having a 7-inch west side setback (7-ft. required).

Owner: Gatch Builders
Applicant: Harold Lee Gatch III

DECISION: APPROVED

MOTION: Approval

MADE BY: Chappy McKay SECOND: Bill Goodwin, Jr. VOTE: FOR: 7 AGAINST: 0

NOTES:
