



CITY OF CHARLESTON BOARD OF ZONING APPEALS - ZONING

MEETING RESULTS

NOVEMBER 1, 2022

5:15 P.M.

2 GEORGE STREET

7:06 P.M.

BOARD MEMBERS PRESENT: Chappy McKay, John Bennett, Allison Grass, Robben Richards, Bill Goodwin

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

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

1. REVIEW OF MINUTES OF THE OCTOBER 18, 2022 BOARD MEETING

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval

MADE BY: Allison Grass SECOND: Robben Richards VOTE: FOR 4 AGAINST 0

NOTES: Chappy McKay - Abstains

2. 438 KING ST.

Mazyck/Wraggborough | TMS # 460-16-02-066

Request special exception under Sec. 54-220 to allow a 36-unit accommodations use in a GB-A (General Business-Accommodations) zone district.

Owner: Basic Investments, LLC

Applicant: Neil Stevenson, Neil Stevenson Architects

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval with conditions.

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

NOTES: Approved with conditions:

1. There will not be a rooftop bar on the premises.
 2. If penthouse guest room is approved, penthouse porches shall be for the exclusive use of the guest in the penthouse guest room.
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3. 411 MEETING ST.

Cannonborough/Elliotborough | TMS # 459-09-03-114 | Zoned: MU-2

Request amendment under Sec. 54-964 of the BZAZ approval granted on June 7, 2016, to change the Board's condition of approval for a 300-unit accommodations use from a requirement for a minimum of 159 residential units with at least 231 bedrooms to be constructed and maintained on-site to a requirement for a minimum of 100 residential units with at least 146 bedrooms to be constructed and maintained on-site.

Owner: Bennett Meeting Street, LLC
Applicant: Womble Bond Dickinson (US) LLP, James Wilson

APPROVED

WITHDRAWN

DENY

DEFERRED **XX** By Applicant

MOTION:

MADE BY: _____ SECOND: _____

VOTE: FOR __ AGAINST __

NOTES: John Bennett - Recused

B. NEW APPLICATIONS

1. 82 ½ CANNON ST.

Cannonborough/Elliotborough | TMS # 460-08-03-025 | Zoned: LB

Request variance from Sec. 54-301 to allow construction of a detached 2-story accessory building (guest house) with a 3.9-ft. west side setback (9-ft. required).

Owner: Marion and Lori Hawkins
Applicant: Stephen Ramos, AIA

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval

MADE BY: Chappy McKay SECOND: Robben Richards VOTE: FOR 5 AGAINST 0

NOTES:

2. 443 HUGER ST.

Hampton Park Terrace | TMS # 460-03-03-081 | Zoned: DR-1F

Request special exception under Sec. 54-110 to allow a 2nd story addition (stair/bath/playroom) to a non-conforming building footprint having a 0-ft. rear setback, 0-ft. west side setback (25-ft. 9-ft. required).

Owner: Brett Carron and Carlee Clark
Applicant: Tyler A. Smyth Architects

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval

MADE BY: Allison Grass SECOND: Robben Richards VOTE: FOR 5 AGAINST 0

NOTES:

3. 1761 OLD MILITARY RD.

TMS # 431-00-00-283 | Zoned: SR-1

Request variance (after-the-fact) from Sec. 54-301 to allow a detached accessory building (carport) with a 1-ft. south side setback (9-ft. required).

Owner/Applicant: Tammy E. Trenholm

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval

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

NOTES:

4. 79 HESTER ST.

Wagener Terrace | TMS # 463-07-02-048 | Zoned: SR-2

Request variance from Sec. 54-301 to allow an addition that connects a (1-story garage) that increases conditioned space to the main house having a 2-ft. north side setback and a 2-ft. rear setback (9-ft. and 25-ft. required).

Owner: 79 Hester, LLC

Applicant: Kyle Moriarty

APPROVED

WITHDRAWN

DENY

DEFERRED **XX**

MOTION: Deferral with Board's comments

MADE BY: Allison Grass SECOND: Robben Richards VOTE: FOR 5 AGAINST 0

NOTES: Deferred with Board's comments:

1. To go back to the drawing board, to look at massing and scale of plans.
 2. To work with north and west side property owners.
 3. To meet with City staff, Zoning and BAR for direction.
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