



CITY OF CHARLESTON

BOARD OF ZONING APPEALS – ZONING

MEETING RESULTS

NOVEMBER 7, 2023

5:15 P.M.

2 GEORGE STREET

6:28 P.M.

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

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

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

1. Review Minutes of the October 17, 2023 Board Meeting

DECISION: APPROVED

MOTION: Approval

MADE BY: Chappy McKay SECOND: Howell Morrison

VOTE: FOR: 6 AGAINST: 0

NOTES:

B. New Applications

1. 510 and 502 King St.

TMS #460-12-02-017,018,019 and 021

Request the third one-year extension of a vested right that expires on January 21, 2024, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on January 21, 2020, with conditions for a full service 200-unit accommodations use in a MU-2/WH/GB-A/LI-A (Mixed-Use, General Business, Light Industrial-Accommodations) zone district.

Owner: Charleston OZ Site 1, LLC; Charleston Site 2, LLC

Applicant: Eric Seid

DECISION: APPROVED

MOTION: Approval

MADE BY: Chappy McKay SECOND: Allison Grass

VOTE: FOR: 6 AGAINST: 0

NOTES:

2. 728 Rutledge Ave.

North Central | TMS #463-15-04-132 | Zoned: DR-1F

Request reconsideration of the BZAZ Board's decision on September 19, 2023, to deny a Category 2 Residential STR permit application.

Owner: Angela and Dorsey H. Smith

Applicant: Dorsey Hayden Smith

DECISION: APPROVED

MOTION: Approval

MADE BY: Chappy McKay SECOND: Bill Goodwin, Jr.

VOTE: FOR: 5 AGAINST: 0

NOTES: Approval, de novo. This application will be on the meeting agenda for 12-5-23.
Howell Morrison Abstains

3. 7 Murphy Ct.

Radcliffborough | TMS #460-16-03-130 | Zoned: DR-2

Request special exception under Sec. 54-110 to allow a rear 2nd story addition (bedroom expansion) to a non-conforming building footprint having a 2.5-ft. east side setback (3-ft. required).

Owner: Scott Reister

Applicant: Vinyet Architecture; Justin Smith

DECISION: APPROVED

MOTION: Approval

MADE BY: Allison Grass SECOND: Robben Richards

VOTE: FOR: 6 AGAINST: 0

NOTES:

4. 131 Hester St.

Wagener Terrace | TMS #463-07-02-033 | Zoned: SR-2

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size, Lot area 5,394sf; 6,000sf required).

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

Owner: Cooper River Ventures, LLC

Applicant: Crosby Creations Home Designs

DECISION: APPROVED

MOTION: Approval

MADE BY: Howell Morrison SECOND: Bill Goodwin, Jr.

Item B-4: 131 Hester St. (continued from Page 2)

VOTE: FOR: 6 AGAINST: 0

NOTES:

5. 1441 Salisbury St.

Ashley Hall Manor | TMS #352-14-00-032 | Zoned: SR-1

Request variance (after-the-fact) from Sec. 54-301 to allow an 8-ft. gate (driveway) and 8-ft. fence height to the rear property line and a section of the right-side property line (6-ft. height limitation).

Owner/Applicant: Kyle and Chelsea Liwak

DECISION: WITHDRAWN

MOTION: _____

MADE BY: _____ SECOND: _____

VOTE: FOR: ___ AGAINST: ___

NOTES: Zoning Administrator, Lee Batchelder recommended application could be withdrawn due to pre-existing condition. Upon City's decision Board Chair, Jeffrey Tibbals determined no variance was required.

6. 128 Romney St.

North Central | TMS #463-12-03-112 | Zoned: DR-1F

Request variance from Sec. 54-301 to allow construction of two detached single-family residences, lot having an existing detached single-family residence for a total of three detached single-family residences; with 2,182sf of lot area per dwelling unit (2,250sf required).

Request variance from Sec. 54-301 to allow unit B to have a 3-ft. 7 ½-inch west side setback and unit C to have a 2-ft. 4 ¼-inch rear setback and 12.3-ft. total side setback (9-ft. 25-ft. 15-ft. required).

Owner: Heidi Brown
Applicant: AJ Architects

DECISION: DENIED

MOTION: Deny

MADE BY: Bill Goodwin, Jr. SECOND: Howell Morrison

VOTE: FOR: 6 AGAINST: 0

NOTES:
