



CITY OF CHARLESTON BOARD OF ZONING APPEALS - ZONING

MEETING RESULTS

NOVEMBER 15, 2022

5:15 P.M.

2 GEORGE STREET

7:13 P.M.

BOARD MEMBERS PRESENT: Jeffrey Tibbals, Allison Grass, Robben Richards, Chappy McKay, Howell Morrison

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 NOVEMBER 1, 2022 BOARD MEETING

APPROVED

WITHDRAWN

DENY

DEFERRED **XX**

MOTION: Deferral

MADE BY: Chappy McKay SECOND: Howell Morrison VOTE: FOR 5 AGAINST 0

NOTES: No quorum of members present at November 1, 2022 meeting

2. 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 **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval

MADE BY: Howell Morrison SECOND: Chappy McKay VOTE: FOR 5 AGAINST 0

NOTES: Condition to original June 7, 2016 special exception amended to require minimum of 100 residential units with at least 146 bedrooms to be constructed and maintained on-site.

B. NEW APPLICATIONS

1. 510 and 502 King St.

Cannonborough/Elliotborough | TMS # 460-12-02-017, 018, 019 and 021

Request the second one-year extension of a vested right that expires on January 21, 2023, 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/LI-A (Mixed-Use, General Business, Light Industrial-Accommodations) zone districts.

Owner: Charleston OZ Site 1, LLC; Charleston Site 2, LLC
Applicant: Eric Seid

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval

MADE BY: Allison Grass SECOND: Howell Morrison VOTE: FOR 5 AGAINST 0

NOTES: Approved for one year extension to expire on January 21, 2024.

2. 1618 Battery Island Dr.

Artillery Point | TMS # 431-00-00-030 | Zoned: SR-1

Request variance from Sec. 54-824 to allow a subdivision to create two lots with one lot 4A-2 not having any frontage on a public right-of-way (82-ft. required).

Owner: Wendell A. Cromwell – Clara B. Cromwell
Applicant: Wendell A. Cromwell

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval

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

NOTES:

3. 130 Peachtree St.

Wagener Terrace | TMS # 463-07-02-081 | 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 5,745sf; 6,000sf required).

Owner: Skaai, LLC

Applicant: Skaai, LLC c/o Shane Langdale

APPROVED

WITHDRAWN

DENY

DEFERRED **XX**

MOTION:

MADE BY: _____ SECOND: _____

VOTE: FOR ___ AGAINST ___

NOTES: Deferred by Applicant

4. 186 Saint Philip St.

Cannonborough/Elliotborough | TMS # 460-12-02-064 | Zoned: GB

Request variance from Sec. 54-301 to allow construction of two residential units (duplex) with 1,554.5sf of lot area per dwelling unit (2,000sf required).

Request special exception under Sec. 54-511 to allow two residential units (2nd and 3rd floors) and a restaurant use (1st floor) with 900sf of inside patron use area and 233sf of outside patron use area, without providing required off-street parking spaces (12 spaces required).

Owner: 186 Saint Philip LLC

Applicant: CKC Properties, LLC

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval

MADE BY: Chappy McKay SECOND: Howell Morrison VOTE: FOR 5 AGAINST 0

NOTES: Variance request withdrawn.

5. 7 Glenwood Ave.

Hampton Park Terrace | TMS # 460-03-03-108 | Zoned: DR-1F

Request variance from Sec. 54-301 to allow a screened porch addition with stairs that will connect to an existing 2-story accessory building having a 0-ft. rear setback and 0-ft. south side setback (25-ft. 9-ft. required).

Owner: William and Brooke Harper

Applicant: Stephen Ramos, AIA

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval with conditions

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

NOTES: Approval with conditions:

1. Addition shall remain one-story.
2. Addition shall remain unenclosed.

6. 45 Meeting St.

Charlestowne | TMS # 457-16-02-017 | Zoned: SR-3

Request special exception under Sec. 54-110 to allow a 1-story addition (sunroom/dining porch) that extends a non-conforming 10.2-ft. south side setback (12-ft. required).

Owner: Barclay & Alexandra Macon

Applicant: Glenn Keyes Architects

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval

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

NOTES:

7. 3 Kenilworth Ave.

Hampton Park Terrace | TMS # 460-02-04-122 | Zoned: DR-1F

Request special exception under Sec. 54-110 to allow a vertical extension (covered patio) having a 3-ft. rear setback (25-ft. required).

Request variance from Sec. 54-301 to allow a carport addition with a 45-ft. front setback (70-ft. required).

Owner: Sribnick Family Trust, Michael Sribnick

Applicant: Micah Hughes, Contractor

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval with conditions

MADE BY: Howell Morrison SECOND: Chappy McKay VOTE: FOR 5 AGAINST 0

NOTES: Approval with conditions:

1. Height of eave on covered patio shall not exceed eleven (11) feet; and
2. Covered patio supports shall be set back a minimum of three (3) feet from all property lines.

8. 175 ½ Wentworth St.

Harleston Village | TMS # 457-03-03-063 | Zoned: STR

Request special exception under Sec. 54-110 to allow a 1-story porch expansion that extends a non-conforming 6-ft. west side setback (12-ft. required).

Owner: Scott Benjamin

Applicant: First Team Construction

APPROVED **XX**

WITHDRAWN

DENY

DEFERRED

MOTION: Approval

MADE BY: Howell Morrison SECOND: Chappy McKay VOTE: FOR 5 AGAINST 0

NOTES:
