



CITY OF CHARLESTON

BOARD OF ZONING APPEALS – ZONING

MEETING RESULTS

NOVEMBER 5, 2024

5:15 P.M.

2 GEORGE STREET

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

STAFF MEMBERS PRESENT: Robert Summerfield, Craig Bennett

MEETING END TIME: 8:27 PM

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

1. Review Minutes of the October 15, 2024 Board Meeting

DECISION: APPROVED

MOTION: Approval

MADE BY: Chappy McKay SECOND: Robben Richards

VOTE: FOR: 5 AGAINST: 0

NOTES:

2. 28 Hasell St.

Ansonborough | Council District 8 | TMS# 458-05-01-175 | Zoned: LB

Request special exception under Sec. 54-511 to allow 1,167 sf of classroom space without providing the required parking space (12 spaces required).

Owner: 28 Pitt LLC

Applicant: imPRES Dental Courses LLC /Amanda Seay c/o David Seay

DECISION: APPROVED WITH CONDITIONS

MOTION: Approval with Conditions

MADE BY: Bill Goodwin, Jr. SECOND: Allison Grass

VOTE: FOR: 5 AGAINST: 0

A-2: 28 Hasell St. (continued):

CONDITIONS: Applicant shall demonstrate six (6) dedicated parking spaces in accordance with the City of Charleston Zoning Ordinance (ownership or 10-year lease) prior to certificate of occupancy or issuance of a business license.

B. New Applications

1. 510 and 502 King St.

Cannonborough/Elliottborough | Council District 4

TMS# 460-12-02-017-021 | Zoned: MU-2/WH/GB-A/LI-A

Request the fourth one-year extension of a vested right that expires on January 21, 2025, 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.

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

DECISION: APPROVED

MOTION: Approval

MADE BY: Robben Richards SECOND: Chappy McKay

VOTE: FOR: 5 AGAINST: 0

NOTES:

2. 1819 Bentgrass Ct.

Grimball Shores | Council District 12 | TMS# 334-03-00-022 | Zoned: RR-1

Request first one-year extension of a vested right that expires on December 6, 2024, pursuant to Sec. 54-962. Vested right is an approved setback variance with conditions under Sec. 54-347.1 on December 6, 2022 for a single-family residence.

Owner: Jesse Sandole
Applicant: Chanan Cole

DECISION: APPROVED

MOTION: Approval

MADE BY: Bill Goodwin, Jr. SECOND: Allison Grass

VOTE: FOR: 5 AGAINST: 0

NOTES:

3. 54 Vanderhorst St.

Radcliffborough | Council District 6 | TMS# 460-16-01-091 | Zoned: DR-1

Request special exception under Sec. 54-110 to allow a change to a non-conforming quadplex use; to allow the number of bedrooms in (Unit C) to increase from 3 bedrooms to 4 bedrooms. Total number of bedrooms that includes (Units A, B, C, and D shall not exceed 14 bedrooms.

Owner: Mizen LLC
Applicant: AJ Architects

DECISION: APPROVED WITH CONDITIONS

MOTION: Approval with Conditions

MADE BY: Allison Grass SECOND: Bill Goodwin, Jr.

VOTE: FOR: 5 AGAINST: 0

CONDITIONS: Owner / applicant shall be limited to two (2) parking decals (residential parking permits) per unit (total of eight (8) parking decals).

4. 25 Wentworth St.

Ansonborough | Council District 3 | TMS# 458-05-01-016 | Zoned: STR

Request special exception under Sec. 54-110 to allow a rear 1-story addition (kitchen expansion) that extends a non-conforming 1-ft. 4-inch east side setback and a 0-ft. west side setback (6-ft., 12-ft. provided. Request variance from Sec. 54-301 to allow addition having a 57% lot occupancy (50% lot occupancy limitation; 53% lot occupancy existing).

Owner: Mary and Kevin Casey
Applicant: Lucy Lynch, Architect

DECISION: APPROVED

MOTION: Approval

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

VOTE: FOR: 5 AGAINST: 0

NOTES:

5. 1786 Opal Ave.

Stono Park | Council District 11 | TMS# 350-11-00-084 | Zoned: SR-1

Request variance (after-the-fact) to construct a fence having a 7.5-ft. total height on the rear property-line and a 9-ft total height alongside street (Wappoo Rd. (6-ft. height limitation).

Owner: Max Stritch
Applicant: John McLemore

DECISION: DENIED

MOTION: Deny

MADE BY: Bill Goodwin, Jr. SECOND: Allison Grass

VOTE: FOR: 5 AGAINST: 0

NOTES: Fence must be decreased to 6-ft.

6. 22 King St.

Charlestowne | Council District 8 | TMS# (457-16-02-068 | Zoned: SR-4

Request special exception under Sec. 54-110 to allow a change to a conditioned space (den/laundry) to be converted and extended for a screen porch addition that will extend a non-conforming 0-ft. north side setback (3-ft. required).

Owner: Ken Kuchin and Tyler Morgan
Applicant: Glen Gardner, Landscape Architect

DECISION: APPROVED

MOTION: Approval

MADE BY: Allison Grass SECOND: Robben Richards

VOTE: FOR: 5 AGAINST: 0

NOTES:

7. 7 Montagu Ct.

Harleston Village | Council District 8 | TMS# 457-04-01-096 | Zoned: DR-1F

Request special exception under Sec. 54-110 to allow a rear 1-story addition that enlarges an existing kitchen that extends a non-conforming 2-ft.8-inch rear setback (25-ft. required). Request variance from Sec. 54-301 to allow 1-story addition having a 60% lot occupancy (50% lot occupancy limitation; 59% lot occupancy existing).

Owner: Kathleen Doherty

Applicant: Julie O' Connor

DECISION: APPROVED

MOTION: Approval

MADE BY: Chappy McKay SECOND: Allison Grass

VOTE: FOR: 5 AGAINST: 0

NOTES:

8. 43 Elizabeth St.

Mazyck/Wraggborough | Council District 4 | TMS# 459-13-01-033 | Zoned: DR-1F

Request special exception under Sec. 54-110 to allow an expansion to a rear deck that extends a non-conforming 6.2-ft. rear setback and changes the total side setback to 12.15-ft. (15-ft. required).

Owner: Michael Robertson and Aaron Reed

Applicant: Julie O' Connor

DECISION: APPROVED

MOTION: Approval

MADE BY: Allison Grass SECOND: Chappy McKay

VOTE: FOR: 5 AGAINST: 0

NOTES:

9. 115 Peachtree St.

Wagener Terrace | Council District 6 | TMS# 463-11-01-076 | Zoned: SR-2

Request variance from Sec. 54-301 to allow construction of a rear 2-story addition (kitchen/great room/screened porch/bedrooms/baths/closets) having a 10.6-ft. rear setback (25-ft. required).

Owner: Annette Jennings

Applicant: Julie O' Connor

DEFERRED

DECISION: DEFERRED

MOTION: _____

MADE BY: _____ SECOND: _____

VOTE: FOR: ____ AGAINST: ____

NOTES: Deferred prior to meeting

10. 351 W Confederate Cir.

South Windermere | Council District 11 | TMS# 421-13-00-098 | Zoned: SR-1

Request special exception under Sec. 54-110 to allow an expansion to existing (porch and garage) that extends a non-conforming 7-ft., 7-inch east side setback (9-ft. required).

Owner: Patrick and Kyla Quinlan

Applicant: Habitable Form, Chelsea Anderson

DECISION: APPROVED

MOTION: Approval

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

VOTE: FOR: 5 AGAINST: 0

NOTES:

11. 913 5th Avenue

Maryville/Ashleyville | Council District 9 | TMS# 418-07-00-127 | 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 size 4,363sf; 6,000sf required). Request variance from Sec. 54-301 to allow construction of a single-family residence with a 14.4-ft. rear setback (25-ft. required).

Owner: Ashley Cooper Homes LLC

Applicant: Joshua Blackwell

DECISION: DEFERRED

MOTION: Deferred

MADE BY: Bill Goodwin, Jr. SECOND: Allison Grass

VOTE: FOR: 5 AGAINST: 0

NOTES: Deferred to meet with the Maryville/Ashleyville Neighborhood Association to address concerns.

12. 379 Ashley Ave.

Hampton Park Terrace | Council District 6 | TMS# 460-03-01-050 | Zoned: DR-1F

Request special exception under Sec. 54-110 to allow a horizontal expansion (stairs) and vertical extension (2nd story) to a non-conforming garage having a non-conforming 0-ft. south side setback and non-conforming 0.1-ft. rear setback (9-ft. and 25-ft. required).

Owner:/Applicant: Michael Nylin

DECISION: APPROVED

MOTION: Approval

MADE BY: Chappy McKay SECOND: Allison Grass

VOTE: FOR: 5 AGAINST: 0

NOTES:

13. 19 Saint Margaret St.

Wagener Terrace | Council District 6 | TMS# 463-15-01-039 | Zoned: SR-2

Request use variance from Sec. 54-203 to allow 15 multi-family residential units in a SR-2 (Single-Family Residential) zone district.

Owner: The Florence Crittenton Home

Applicant: Luke Jarrett

DECISION: APPROVED

MOTION: Approval

MADE BY: Allison Grass SECOND: Chappy McKay

VOTE: FOR: 5 AGAINST: 0

NOTES:

14. 125 Moultrie St.

Hampton Park Terrace | Council District 6 | TMS# 460-03-01-056 | Zoned: DR-1F

Request variance from Sec. 54-301 to construct a storage shed with a 69.5-ft. front setback a 9-ft. side street setback and 23-ft. rear setback (70-ft., 25-ft. 25-ft. required).

Owner/Applicant: Peter and Nancy Scaramella

DECISION: APPROVED

MOTION: Approval

MADE BY: Chappy McKay SECOND: Robben Richards

VOTE: FOR: 5 AGAINST: 0

NOTES:
