CITY OF CHARLESTON
BOARD OF ZONING APPEALS - ZONING

MEETING RESULTS DRAFT

AUGUST 16, 2022 **5:15 P.M.** **2 GEORGE STREET**

END TIME: 6:55 P.M.

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

STAFF MEMBERS PRESENT: Lee Batchelder, Pennye Ashby and Omar Muhammad

---

A. Review of minutes and deferred applications from previously advertised BZA-Z agendas.

1. REVIEW OF MINUTES OF THE AUGUST 2, 2022 BOARD MEETING

APPROVED WITHDRAWN

DISAPPROVED DEFERRED

MOTION: Approval

MADE BY: Chappy McKay SECOND: Robben Richards VOTE: FOR 6 AGAINST 0

NOTES: Howell Morrison-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APPROVED WITHDRAWN

DISAPPROVED DEFERRED **XX**

MOTION:

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

NOTES: **DEFERRED BY APPLICANT**

---

3. JACK PRIMUS RD. | TMS # 268-00-00-176
Request special exception under Sec. 54-206(r) to allow use of site for outdoor laydown yard equipment storage for proposed Dominion Electric operations.
Zoned LI
Owner: McAlister-Togant Clements Ferry, LLC
Applicant: Dominion Energy South Carolina, Inc.

APPROVED WITHDRAWN

DISAPPROVED DEFERRED

MOTION: Approval

MADE BY: Howell Morrison SECOND: Chappy McKay VOTE: FOR 6 AGAINST 0

NOTES: Jeffrey Tibbals-Recused

---

4. CLEMENTS FERRY RD. | TMS # 271-00-02-027
Request special exception under Sec. 54-206(f) to allow a Mini-warehouse self-storage facility.
Zoned GB
Owner: Daniel Island SS LLC
Applicant: Lindsay S. Van Slambrook

APPROVED WITHDRAWN

DISAPPROVED DEFERRED

MOTION: Approval

MADE BY: John Bennett SECOND: Howell Morrison VOTE: FOR 7 AGAINST 0

NOTES:

B. New applications.

1. 32 CEDAR ST. | EAST CENTRAL | TMS # 461-13-03-013
Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,600sf; 2,500sf required).
Request variance from Sec. 54-301 to allow construction of a single-family residence with a 3-ft. 8-inch west side setback, a 7.4-ft. total side setback (7-ft. and 10-ft. required).
Zoned DR-2F
Owner: Duane Lockhart
Applicant: Jason Pinard

APPROVED WITHDRAWN

DISAPPROVED DEFERRED

MOTION: Approval

MADE BY: Howell Morrison SECOND: Chappy McKay VOTE: FOR 7 AGAINST 0

NOTES:

---

2. 137 BROAD ST. | CHARLESTOWNE | TMS # 457-12-04-003
Request special exception under Sec. 54-110 to allow a horizontal extension (stair/landing) and vertical extension (gym/closet/bath) to a non-conforming detached accessory building (garage) that extends a non-conforming 3-ft. rear setback (25-ft. required).
Zoned DR-1F
Owner: Bill and Beverly Russo
Applicant: Julie O'Connor-American Vernacular, Inc.

APPROVED WITHDRAWN **XX**

DISAPPROVED DEFERRED

MOTION:

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

NOTES: **WITHDRAWN BY APPLICANT**

---

3. 180 SAINT MARGARET ST. | WAGENER TERRACE | TMS # 463-10-04-064
Request variance from Sec. 54-301 to allow construction of a 1-story detached accessory building (garage) with a 3-ft. rear setback, an 8-ft. side street setback (25-ft. and 25-ft. required).
Zoned SR-2
Owner: Sarah Derrington
Applicant: Christian Kandl

APPROVED WITHDRAWN

DISAPPROVED DEFERRED

MOTION: Approval

MADE BY: Allison Grass SECOND: Robben Richards VOTE: FOR 7 AGAINST 0

NOTES:

---

4. 16 MURRAY BLVD. | CHARLESTOWNE | TMS # 457-16-03-006

Request variance from Sec. 54-301 to allow an existing front porch with an 11-ft. front setback to be enclosed on the 1st floor for conditioned space (25-ft. required except front porches are allowed to encroach and have a minimum 10' front setback; existing conditioned space is set back 18.8-ft.).

Zoned SR-2

Owner: Susan and Chris McHugh

Applicant: Thomas & Denzinger Architects, David Fisher

APPROVED WITHDRAWN

DISAPPROVED DEFERRED

MOTION: Disapproval

MADE BY: John Bennett SECOND: Howell Morrison VOTE: FOR 7 AGAINST 0

NOTES:

---

5. 74 PRESIDENT ST. | MUSC | TMS # 460-15-01-043

Request variance from Sec. 54-306.M. to allow construction of a building with a 52.5-ft. setback from street right-of-way (President St.) and not meet minimum building frontage requirement (Ordinance requires all portions of a structure shall be set back at least forty (40) feet from the center of the street right-of-way, and a minimum of fifty (50) percent of the building's street frontage shall occur at this set back line in Height District 85/125.

Zoned LB

Owner: Medical University of South Carolina (MUSC)

Applicant: SMHa, Inc., Margie Longshore

APPROVED WITHDRAWN

DISAPPROVED DEFERRED

MOTION: Approval

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

NOTES:

---

6. 35 CYPRESS ST. | NORTH CENTRAL | TMS # 463-12-01-037

Request special exception under Sec. 54-110 to allow a 1-story rear addition (deck/porch/kitchen/dining room/living room expansion/bedrooms/baths) that extends a non-conforming 0.6-ft. west side setback and 9.19-ft. total side setback (9-ft. 15-ft. required).
Zoned DR-1F

Owner: JJASH Holdings LLC
Applicant: Jill Handegan

APPROVED WITHDRAWN

DISAPPROVED DEFERRED

MOTION: Approval

MADE BY: John Bennett SECOND: Bill Goodwin VOTE: FOR 6 AGAINST 0

NOTES: Chappy McKay-Recused

---

7. 451 HUGER ST. | HAMPTON PARK TERRACE | TMS # 460-03-03-123

Request special exception under Sec. 54-110 to allow an expansion of a non-conforming duplex use by allowing a 2-story addition (kitchen expansion/bath/closet) that extends a non-conforming 5-ft. 8-inch rear setback (25-ft. required) and expands the total living space of one dwelling unit. Request variance from Sec. 54-301 to allow a stair addition with a 2-ft. 8-inch rear setback (25-ft. required).
Zoned DR-1F

Owner: Gavin Wait
Applicant: Julie Keyes for Glenn Keyes Architects

APPROVED WITHDRAWN

DISAPPROVED DEFERRED

MOTION: Approval

MADE BY: Allison Grass SECOND: Robben Richards VOTE: FOR 7 AGAINST 0

NOTES: