

Board of Zoning Appeals
8:30 a.m., Thursday, May 12, 2022
City Service Center Conference Room · 915 Quarrier Street

Members Attending:

Courtlandt Smith, Chair
Mary Jo Neenan
Mary Anne Crickard
Josh McGrath

Staff Attending:

Lori Brannon
Dan Vriendt

Applicant/Public:

Stephen Hall (Charleston School Beauty Culture)
Dwan Davis (503 Ruffner Avenue)
Sandy Call (915 Bridge Road)
Carrie Charbonnet (1038 Bridge Road)

Call to Order: Courtland Smith

I. Items for Review

VAR-22-3003
(continued from 4/14/2002)

Application of Charleston School of Beauty Culture requesting a variance of the on-site parking requirements in order to establish an educational facility at the property located at **514 50th Street**.

Stephen Hall, the Financial Aid Officer and Corporate Secretary of the Charleston School of Beauty Culture, presented the request for VAR-22-2003. The lease expired at their previous location and they are relocating to Kanawha City. The Charleston School of Beauty Culture has been in business in the City of Charleston since 1958.

The new location was previously a funeral home. Basically, all the work that's being done to the former funeral home is interior renovations. The former chapel is being turned into a barber school, the visitation area is being turned into the cosmetology floor and the garage is being turned into a manicuring program and the sales room will be used for aesthetics. Currently 33 students are enrolled in the program, with the hopes of increasing overall enrollment to 60. On a daily basis, there will be five teachers, two administrative staff employees and approximately 60 students.

There are currently 36 parking spaces on the property. Neighbors have not expressed concern over the parking situation. The School of Massage across the street has their own parking, in addition to a dental practice.

Lori Brannon presented the staff analysis. There are only seven parking spaces on their property. The remainder of those spaces are right of way. What the applicant is asking to do is consistent with the current conditions in the neighborhood.

Motion and Vote: On the motion of Mary Anne Crickard, seconded by Mary Jo Neenan, the Board voted unanimously 4-0 to approve VAR-22-3003.

VAR-22-3005

Application of Dwan Davis requesting a variance of the on-site parking requirements in order to bring into compliance a single-family dwelling on the property located at **503 Ruffner Avenue**.

Dwan Davis presented his request for VAR-22-3005. Mr. Davis had a house built in October 2021 at 503 Ruffner Avenue to replace a house that was destroyed by fire. The contractor informed the applicant needed to have a driveway. Mr. Davis does not have an automobile and there are no driveways in this area. Mr. Davis had no driveway with the former house on this lot that burned down. His adjoining neighbors do not have driveways.

Lori Brannon presented the staff analysis. This is in a neighborhood that is densely populated. It is an Urban Neighborhood. It is registered on the National Register of Historic Places. The neighborhood developed during the 1920's, at a time when owning a vehicle was not as common as it is today. If Mr. Davis were required to provide 2 onsite parking spaces, the expense would be substantial. He would have to put in the curb cut, which would eliminate some of the street parking. He would be the only residential property within a several-block radius to provide onsite parking. His variance request is consistent with the surrounding neighborhood.

Motion and Vote: On the motion of Mary Anne Crickard, seconded by Josh McGrath, the Board voted unanimously 4-0 to approve VAR-22-3005, with the condition that the gravel area is returned to grass.

VAR-22-3006

Application of Bridge Road Bistro requesting a variance of the on-site parking requirements in order to continue outdoor dining established during the COVID pandemic on the property located at **915 Bridge Road**.

Sandy Call with Bridge Road Bistro presented the request for VAR-22-3006. Bridge Road Bistro has been in business for 12 years. The business wants to maintain the patio it established during the COVID pandemic. It has become vital to the success of the business.

Lori Brannon presented the staff analysis. When the pandemic was at its peak and businesses were closed, the Planning Department worked with a number of restaurants in town that did not previously have outdoor dining so that they would have space. The issue for Bridge Road Bistro is that they did not have any other outdoor space, except for the parking beside the building. What the business has done is take several of those parking spaces and turn them in to outdoor dining. All the restrictions have been lifted and the Planning Department has not received any complaints. The nature of the request is beneficial for the neighborhood at this time. Part of this situation does depend on the availability of some parking across the street. There was a building that was taken down and a change in use that opened up a number of parking spaces. It should be noted that Bridge Street Bistro is only open for dinner. In the event that any of the parking across the street would be developed and/or Bridge Road Bistro would expand their hours of operation, the Planning Department would want to review the situation again.

Motion and Vote: On the motion of Mary Jo Neenan, seconded by Josh McGrath, the Board voted unanimously 4-0 to approve VAR-22-3006 with the condition that, if any of the parking across the street would be developed and/or Bridge Road Bistro would expand their hours of operation, the Planning Department would review the situation again.

VAR-22-3007

Application of William Huffman requesting a variance of the on-site parking requirements in order to continue outdoor dining established during the COVID pandemic on the property located at **1038 Bridge Road**.

Applicant's sister, Carrie Charbonnet, presented the request for what is known as Lola's Pizza. This request is similar to that of VAR-22-3006.

Lori Brannon presented the staff's analysis. This nature or purpose of this request is identical to VAR-22-3006. Same situation. Different location. It should be noted that Lola's Pizza is only open for dinner and brunch on Saturday and Sunday. In the event the applicant would expand their hours of operation, the Planning Department would want to review the situation again.

Motion and Vote: On the motion of Josh McGrath, seconded by Mary Anne Crickard, the Board voted unanimously 4-0 to approve VAR-22-3007 with the condition that, in the event the applicant would expand their hours of operation, the Planning Department would want to review the situation again.

VAR-20-2979

Request for Extension

Requesting a variance of the density, setback, and parking requirements in order to complete an adaptive reuse project in a vacant warehouse building.

Lori Brannon provided background on this variance. The location is the Charmco Building on Morris Street across from the ballpark. They have remained in contact with the staff. They are working on historic tax credits and low-income housing tax credits. The process is taking longer than they expected.

Motion and Vote: On the motion of Mary Anne Crickard, seconded by Mary Jo Neenan, the Board voted unanimously 4-0 to extend for one year.

II. Approval of minutes for the April 14, 2022 hearing.

Motion and Vote: On the motion of Mary Anne Crickard, seconded by Mary Jo Neenan, the Board voted unanimously 4-0 to approve the minutes from the April 14, 2022 hearing.