

Board of Zoning Appeals
8:30 a.m., Thursday, March, 27, 2025
City Service Center Conference Room · 915 Quarrier Street

Members Attending:

Mary Jo Neenan, Chair
Mary Anne Crickard
Jill Watkins
Josh McGrath

Staff Attending:

Chad Webb

Public Attending:

Michael Husson (CUP-25-0254)
Dennis Hamrick (VAR-25-3049)

I. **Items for Review**

CUP-25-0254

Application of Capitol City Holdings LLC requesting a conditional use permit in order to establish an art gallery on the property located at **2008 Kanawha Blvd E.**

Applicant, Michael Husson, presented his request before the BZA. He leased a space to a photographic artist. It is essentially an office with pictures hanging on the wall. Mary Jo asked if there were any parking requirements and did the applicant meet the requirements. The applicant informed Mary Jo they exceed the parking requirements.

Chad presented the staff notes. Mr. Husson's application satisfies all the requirements for adaptive reuse for an art gallery in that space. As the applicant mentioned, it does exceed parking requirements. There is no proposed exterior alteration, so we do not have to seek approval from the Charleston Historic Landmarks Commission. The staff recommends approval.

Motion and Vote. Mary Anne Crickard made a motion to approve CUP-25-0254. Jill Watkins seconded the motion. The motion passed by a unanimous vote.

VAR-25-3049

Application of Dennis R. Hamrick requesting a variance of the accessory structure requirements in order to install a storage building in the front setback on the property located at **125 Angel Terrace.**

Applicant, Dennis Hamrick, presented his request before the BZA. Applicant is basically replacing two smaller Rubbermaid buildings on the property with a 10' x 16' Tuff Shed. The new shed cannot be moved toward the hill. The new shed is within a setback and the property has geographic issues in order to get it outside of the setback.

Chad presented the staff notes. Chad said he heard from four or five neighbor. The applicant received universal support from the neighbors. The only real issue that might have occurred is the vision triangle,

but where the applicant is offsetting it 4' below grade from the actual roadway of Angel Terrace, there will not be any visual issues. The topography definitely creates a hardship. Since this area was already occupied, the applicant is not creating any new dynamic for a front setback intrusion. Staff recommends approval without condition.

Motion and Vote. Josh McGrath made a motion to approve VAR-25-3049. Jill Watkins seconded the motion. The motion passed by a unanimous vote.

II. **Approval of minutes for the March 13, 2025 hearing.**

Motion and Vote. Mary Anne Crickard made a motion to approve the minutes of the March 13, 2025 BZA meeting. Jill Watkins seconded the motion. The motion passed by a unanimous vote.

Meeting adjourned.