

Board of Zoning Appeals

8:30 a.m., Thursday, May 8, 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:

Roy L. Ferrell (VAR-25-3052)
Martha A. Ferrell (VAR-25-3052)

I. Items for Review

VAR-25-3052

Application of Roy L. Ferrell requesting a variance of the residential side setback requirements in order to expand a bathroom on the property located at **4416 Noyes Avenue SE**.

Applicants, Roy L. Ferrell and his wife, Martha A. Ferrell, presented their request before the BZA. They have resided at 4416 Noyes Avenue, S.E. for 42 years.

Mary Jo asked the applicants to explain to the board their plans for VAR-25-3052.

The applicant stated that Chad Webb corrected him when he originally filed the variance. The expansion was originally 2 feet within the property line. The applicant's contractor later informed the applicant that a 5-foot expansion was needed, changing the original request from 2 feet to 5 feet.

Mary Jo said, based on the VA requirements and for the space, there was no way to stay out of the setback area.

Mary Jo asked if anyone had any questions from the board. There was no one present in the audience.

Mary Jo stated that the neighbors to the side of the house being expanded had no objection or, obviously, they would have attended the meeting.

Chad presented the staff's notes. Chad stated that no objections were received to this application from all the people notified. Chad noted there was a scheduling conflict on his part and he apologized to Mr. Ferrell for having to move his application to this meeting instead of the one on the 22nd.

The staff recommends approval because it is a minimal intrusion and there are significant factors to grant a variance in this matter because of the VA requirements Mr. Ferrell shared with the Board and general principles of ADA compliance in accessibility and having autonomy to move about your own house and take care of yourself.

MOTION AND VOTE: Josh McGrath made a motion to approve VAR-25-3052. Mary Anne Crickard seconded the motion. The motion passed by a unanimous vote.

CUP-25-0255

Application of AT&T Mobility requesting a conditional use permit in order to locate a temporary antenna for cell phone service on the property located at **330 MacCorkle Avenue, SE.**

The applicant requested to appear by phone. Chad emailed him and has yet to receive a response. Chad tried to call the applicant again from the board meeting. The applicant joined the Board of Zoning Appeals meeting by phone.

Mary Jo introduced herself to the applicant and asked the applicant to state his name for the record. The applicant's name is John .

Mary Jo asked the applicant why he needed the conditional use permit. The applicant stated that the purpose of the permit is to build into an infield the

wireless service needed, especially during the summer months with all the activities at the river. There is a shortage of capacity and this will fulfill that need.

Mary Jo said that the proposal meets all the requirements for a conditional use permit. The applicant stated that, as in the previous two years, this proposal meets all the requirements for a conditional use permit.

Mary Anne asked if this proposal was similar to what the BZA has approved in the last couple of years for temporary service. The applicant said it will be substantially identical to the proposal in the years past.

Mary Jo asked if the temporary service would be there all summer long or just during the months of the Regatta. The applicant said he anticipates the temporary service will be there through the summer months. This is not a request for a permanent tower. From a size perspective, the temporary tower is short and mobile and will be jacked up approximately 25-30 feet.

The inclusion of a month was based on the fact that the application was identical to previous years, so Chad assumed the period would also include the Regatta.

Mary Jo asked the applicant if he had a timeline for the temporary tower. The applicant stated that there was no specific timeline. Typically, the approval is good for a year. Keep in mind this is for the benefit for the City of Charleston. The applicant said their preference would be the later application.

Chad stated that the staff recommends approval, given that similar applications in the previous two years. The temporary insulation has been deployed in the community with no objections, and it substantially benefits the city during several activities during the summer.

Mary Jo noted that there was no one present in the audience for public comment.

MOTION AND VOTE: Mary Anne Crickard made a motion to approve CUP-25-0255. Josh McGrath seconded the motion. The motion passed by a unanimous vote.

II. Approval of minutes for the April 10, 2025 hearing.

Mary Jo needs to be removed from the members attending the April 10, 2025 hearing. Mary Anne acted as the chair. Page two “Mary Anne” asked and not “Mary Jo”.

MOTION AND VOTE: Josh McGrath made a motion to approve the April 10 minutes with the above corrections. Jill Watkins seconded the motion. The motion passed by a unanimous vote.