

**BOARD OF ZONING APPEALS-ZONING  
CITY OF CHARLESTON**

A meeting of the BZAZ will be held Tuesday, December 5, 2017, at 5:15 p.m., in the Public Meeting Room, 1<sup>st</sup> Flr. at 2 George St. (Gaillard Center Municipal Building)

**A. Deferred applications from previously advertised BZA-Z agendas. For information call 724-3781.**

1. No Deferred Applications.

**B. New Applications:**

1. 36 N. MARKET ST. 5 GUINGARD ST. AND 235 EAST BAY ST. (458-05-03-041, 138 AND 036)  
Request special exception under Sec. 54-220 to allow a 50-unit accommodations use in a GB-A (General Business-Accommodations) zone district.  
Owners-Apex Real Property, LLC; East Bay 7, LLC/Applicant-Womble Bond Dickinson (US) LLP
2. 54 AND 58 HASELL ST. (ANSONBOROUGH) (458-05-01-049)  
Request variance from Sec. 54-301 to allow a subdivision of this lot into two lots with the 58 Hasell lot having 1,093sf of lot area (6,000sf required); to allow the house at 58 Hasell with a 3-ft. east side setback (6-ft. required).  
Request variance from Sec. 54-824 to allow a subdivision with the 58 Hasell lot having a frontage of 20.8-ft. (53.2ft. required).  
Request variance from Sec. 54-317 to allow the new sf lot for 58 Hasell to not provide off-street parking (2 spaces required).  
Zoned STR.  
Owner/Applicant-Mary M.B. Drury
3. 1031 ASHLEY AVE. AND 2227 MOUNT PLEASANT ST. (WAGENER TERRACE) (463-08-01-119)  
Request variance from Sec. 54-301 to allow a subdivision of this lot into two lots with Lot 16A having 1,701sf and Lot 16B having 3,337sf of lot area (6,000sf required); to allow the house on Lot 16A with a 3-ft. east side setback and 56% lot occupancy (9-ft. reqd. and 50% limitation); to allow the steps for the house on Lot 16B with a 2-ft. rear setback (25-ft. required).  
Request variance from Sec. 54-824 to allow a subdivision with Lot 16A having a frontage of 39.4-ft. (68.8-ft. required).  
Zoned SR-2.  
Owner-Bernard Martin/Applicant-JJR Development, LLC
4. 476 KING ST. and 476 ½ KING ST. (460-12-02-030)  
Request variance from Sec. 54-317 to allow 1,094sf of inside patron use area for a restaurant use that requires 3 additional parking spaces (current uses requires 11 spaces and proposed uses requires 14 spaces; site provides 6 spaces).  
Zoned MU-2/WH.  
Owner-Barry Solondz/Applicant-S Arch Studio
5. 10 LIMEHOUSE ST. (CHARLESTOWNE) (457-11-04-050)  
Request variance from Sec. 54-301 to allow additions (deck/steps/porch expansion/steps) with a 39% lot occupancy (35% lot occupancy limit; existing lot occupancy is 36%).  
Zoned DR-1.  
Owners-Meg & Jordan Phillips/Applicant-E.E. Fava Architects
6. SANDERS RD. AND WEST WILDCAT BLVD. (306-00-00-011)  
Request special exception under Sec. 54-225 to allow construction of a middle school and Center for Advanced Studies for an existing HS (West Ashley) in the (S) School Overlay Zone district.  
Zoned SR-1/DR-6 (S).  
Owner-Charleston County School District/Applicant-ADC Engineering, Inc.

For more information, contact the Zoning and Codes Division Office at 724-3781.

In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.