

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

A meeting of the BZAZ will be held Tuesday, December 19, 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. 841 HARBOR PLACE DR. (426-11-00-147)  
Request variance from Sec. 54-301 to allow a 1-story addition (bedroom/bath) with a 17-ft. rear setback (25-ft. required).  
Zoned DR-1F.  
Owner-Jessica Slater/Applicant-CF Builders
2. 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

**B. New Applications:**

1. 324 GROVE ST. (WAGENER TERRACE) (463-10-03-009)  
Request special exception under Sec. 54-110 to allow the reconstruction of a 1-story garage and to allow a porch addition that extends a non-conforming 1.3-ft. east side setback (9-ft. required).  
Zoned SR-2.  
Owner-Marshall McKinney/Applicant-Haskell Harris
2. 8 QUEEN ST. (FRENCH QUARTER) (458-09-01-121)  
Request variance from Sec. 54-208 to allow 1 (one) Bed and Breakfast unit without the required one off-street parking space.  
Zoned SR-5.  
Owner-Leon R. Glass/Applicants-Leon R. Glass, Leticia G Glass
3. 241-243 EAST BAY ST. (ANSONBOROUGH) (458-05-03-031)  
Request special exception under Sec. 54-511 to allow 2,100sf of inside patron use area for events with 7 off-street parking spaces (14 spaces required).  
Zoned GB-A.  
Owner-241-243 East Bay Holders/Applicant-Ty Hanlan
4. 26-28 CUMBERLAND ST. 158 CHURCH ST. AND 9 LINGUARD ST. (458-05-03-087, 089 090, 091 AND 093)  
Request one year extension of the special exception granted February 2, 2016.  
Zoned GB-A.  
Owner-Cumberland, LLC/Applicant-Womble Bond Dickinson (US) LLP
5. 110 KING ST. AND 110 ½ KING ST. (CHARLESTOWNE) (457-12-04-053)  
Request special exception under Sec. 54-110 to allow additions that enlarges non-conforming residential units.  
Request special exception under Sec. 54-110 to allow a horizontal expansion (bay window) and vertical extension(master bath/closet) to a non-conforming building footprint that does not meet the required 3-ft. north side setback.  
Request special exception under Sec. 54-110 to allow a 1-story addition (laundry room) that extends a non-conforming 0-ft. north side setback (3-ft. required).  
Request variance from Sec. 54-301 to allow a 1-story addition with a 0-ft. rear setback (3-ft. required).  
Request variance from Sec. 54-301 to allow a 1-story addition (laundry room) and bay window with a 60% lot occupancy (35% limit; 58% existing).  
Zoned SR-5.  
Owner/Applicant-Andre Bauer

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.