

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

A meeting of the BZAZ will be held Tuesday, November 19, 2019, 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. 24 N. MARKET ST. (458-05-04-023)  
Request special exception under Sec.54-220 to allow a 50-unit accommodations use in a GB-A (General Business-Accommodations) zone district.  
Owner-Karl Kuester dba Carroll Building, LLC/Applicant-Christopher B. Fraser, CCIM
2. 601 MEETING ST. (EAST CENTRAL) (463-16-04-001)  
Request special exception under Sec. 54-220 to allow a 142-unit accommodations use in a MU-2/WH (Mixed - Use Workforce Housing) zone district.  
Owner-E C Lofts, LLC/Nelson Mullins Riley & Scarborough, LLP

**B. New Applications:**

1. 1000 FT. JOHNSON RD. (428-00-00-011 AND 428-11-00-092)  
Request special exception under Sec. 54-225 to allow additions and improvements to an existing school (James Island Charter H.S.). The additions consist of a Bus Lot for use of District 3 (James Island) buses, a bus driver office building, relocation of existing mobile classrooms, a new Competition Gymnasium and a new Career & Technology Education (CTE) building in a SR-1 (Single-Family Residential) zone district.  
Owner-Charleston County School District/Applicant-ADC Engineering, Inc.
2. 47 GIBBES ST. (CHARLESTOWNE) (457-11-02-020)  
Request special exception under Sec. 54-110 to allow a 2-story addition (dining room/living room/porch/master bedroom/bath/closet that extends a non-conforming 3-ft.east side setback (9-ft. required).  
Zoned SR-2.  
Owners-Doug & Vittoria Hamilton/Applicant-Beau Clowney Architects
3. 714 RUTLEDGE AVE. (NORTH CENTRAL) (463-15-04-101)  
Request variance from Sec. 54-301 to allow a detached accessory building (storage shed) with a 18.43-ft. side street setback, a 5-ft. rear setback, and a 3.5-ft. south side setback having a 59% lot occupancy (25-ft., 25-ft., 9-ft. required, 50% lot occupancy limitation; existing lot occupancy 56%).  
Zoned DR-1F.  
Owner-Pamela Doggett/Applicant-S Arch Studio
4. 221 AND 223 ST. PHILIP ST. (CANNONBOROUGH/ELLIOTBOROUGH) (460-08-02-095 AND 094)  
221 ST. PHILIP ST.  
Request variance from Sec. 54-301 to allow construction of a single-family residence (carriage house) with a 1-ft. south side setback, a 9-ft. total side (9-ft. and 15-ft. required).  
Request special exception under Sec. 54-110 to allow a vertical extension to rear building (3<sup>rd</sup> story) with a non-conforming building footprint that does not meet the required 9-ft. south side setback and 15-ft. total side setback.  
Request special exception under Sec. 54-511 to allow a retail use in front building (ground floor) and one residential unit (second floor) without required off-street parking spaces (4 spaces required).  
223 ST. PHILIP ST.  
Request variance from Sec. 54-301 to allow construction of a single-family residence (rear building) with a 7-ft. south side setback, a 10-ft. total side setback (9-ft. and 15-ft. required).  
Zoned GB.  
Owner-Trey Sedalik/Andrew Gould

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.