

AVAILABLE

0.34 ACRES IN WAGENER TERRACE/CITADEL AREA • DOWNTOWN CHARLESTON
179 3RD AVENUE • CHARLESTON, SC 29403



BEACH
RESIDENTIAL
Est. 1945

Will Freeman
843.270.5454
wfreeman@thebeachcompany.com

PROPERTY DESCRIPTION

179 3rd Avenue, Charleston, SC is a 1,734 sq ft single-family home built in 1958. It contains 4 bedrooms, 2.5 bathrooms, and sits on 0.34 acres in Downtown Charleston's popular Wagener Terrace neighborhood.

The subject property is convenient to everything the Charleston Peninsula has to offer. It is within walking distance of The Citadel, College of Charleston, Riverdogs Minor League Baseball, Hampton Park, and many shopping and dining establishments. It is also close to the Medical University of South Carolina, MUSC Children's Hospital, and Roper Hospital, all major employers for the area.

Option 1:

The property was originally 3 lot parcels that were combined in 1990 by the former owner. The current owners have support from City staff to go back to 3 lots, although the existing house would have to either be demolished or the bump out/shed removed. The seller makes no representation as to the approval process for subdividing into 3 lots.

Option 2:

Seek to rezone the property from SR-2 to DR-1F. This could allow for up to 6 multi-family units. Building Height Restriction would remain at 2.5 stories and density would be one unit per 2,450 sq ft. Parking must also accommodate 1.5 spaces per unit. The current owners feel that the property meets the criteria for a variance, although they make no guarantees as to the success of the variance. The current owners have letters of support from many of the neighbors for the variance approval. A proposed variance application is available that was submitted by the owners, who were directed by the Board of Zoning Appeals to go to the Planning Commission to apply for rezoning.

Option 3:

Remove or renovate the existing structure for an estate-sized lot in the highly desirable and conveniently located Wagener Terrace neighborhood of Charleston.

LOCATION MAP



AERIALS - Boundaries Approximate









EXISTING HOUSE









ORIGINAL PLAT

BK 0 210PG766

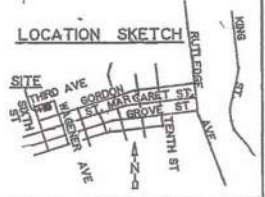


Charleston South Carolina
Office of Register Mesne Conveyance

Plat recorded this 14 day of Feb 1992 at
11:00 o'clock in Plat Book C-6 Page 21 and tracing cloth
copy filed in File 4 Drawer 6 Folder 65 Drawing
No. 8 Original plat (actual print) delivered
to City of Charleston

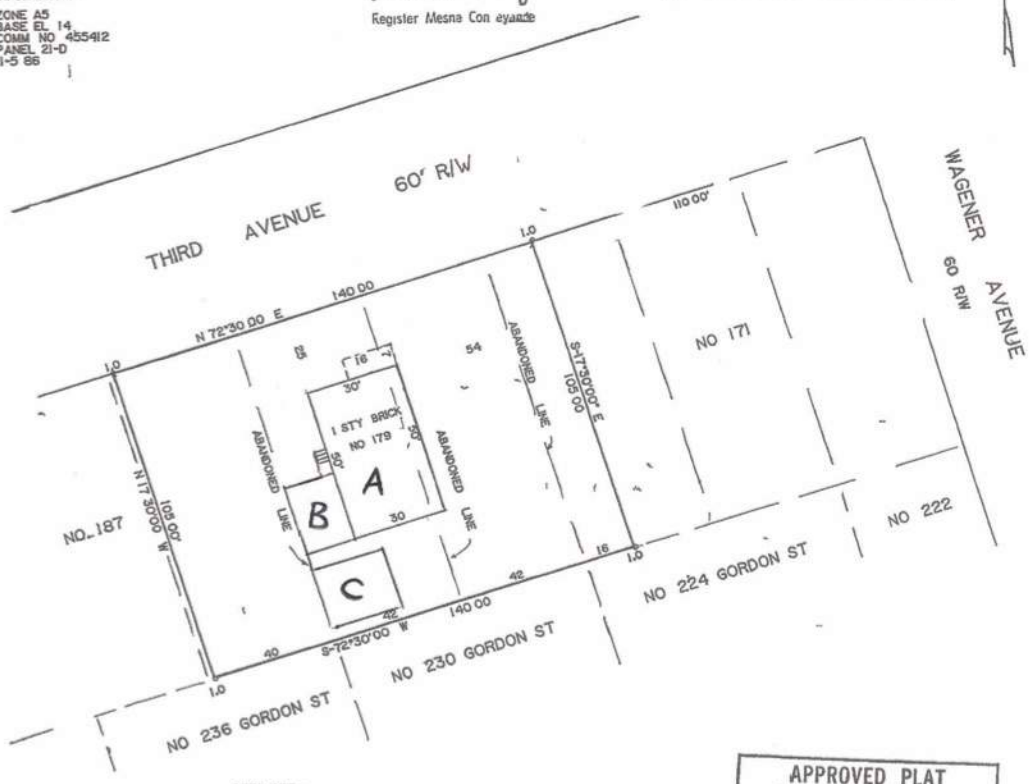
Robert N. King
Register Mesne Conveyance

LOCATION SKETCH



MAG

FLOOD ZONE INFORMATION
ZONE A5
BASE EL 14
COMM NO 455412
PANEL 21-D
11-5 86



THIRD AVENUE 60' R/W

WAGENER AVENUE 80' R/W

NO 187

NO 179

NO 224 GORDON ST

NO 222

NO 236 GORDON ST

NO 230 GORDON ST

DEED REF -
BOOK D-66 PG 84
BOOK C 40, PG 461
BOOK B63, PG 22.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE,
INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON
WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF
THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF
LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR
EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY
AS SPECIFIED THEREON

W L Gaillard

10 = OLD IRON
IN = NEW IRON
CON = CONCRETE POST

AREA CALCULATED
BY DMD METHOD

CORNERS MARKED
WITH 3/4 REBARS

0 30 60

COUNTY OF CHARLESTON

STATE OF SOUTH CAROLINA

W L GAILLARD REG SURV NO 453

DATE FEB 6, 1992 SCALE 1" = 30'

I, W L GAILLARD, a registered surveyor of the State of South Carolina, do hereby certify that I have surveyed the property shown hereon, that this plat shows the true dimensions of the property, that all necessary markers have been located, and the precision is one 10,000.

PLAT OF

GENERAL SURVEY OF NO 179 THIRD STREET

CITY OF CHARLESTON T.M.S. 463-10-03-75

OWNED BY- JOHN R AND LOUISE C BETTIS

NO 179 IS COMPOSED OF LOTS 1 & 2 AND PART OF 3, BLOCK-O AND

THE MAJOR PORTION OF LOT 5, BLOCK-N, WAGENER TERRACE

NOW BEING COMBINED INTO ONE LOT 14,700.50 FT

LARD 110 CHURCH STREET CHARLESTON, S C, 29401

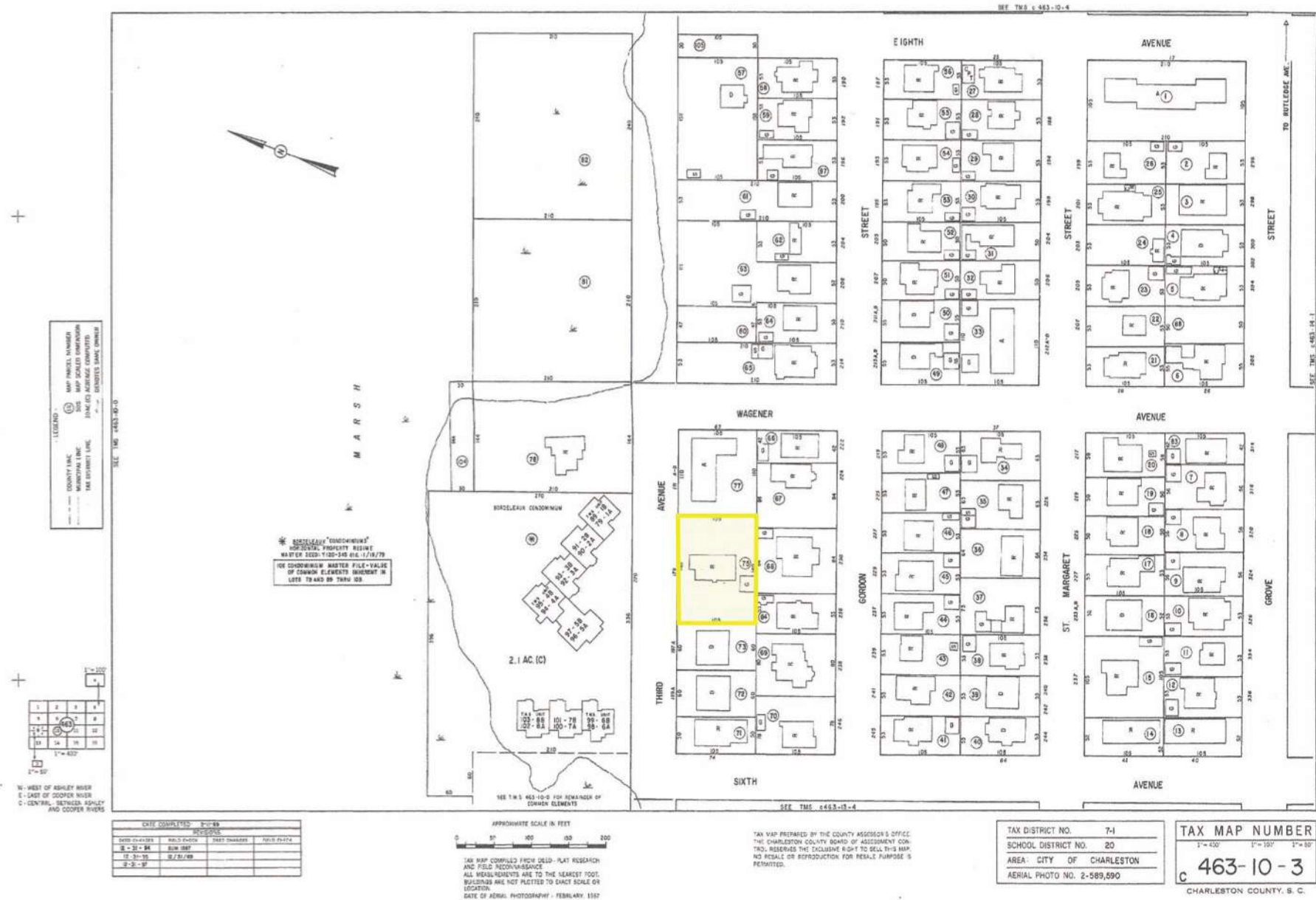
APPROVED PLAT
DATE 2-14-92

James S. Carr
CITY ENGINEER

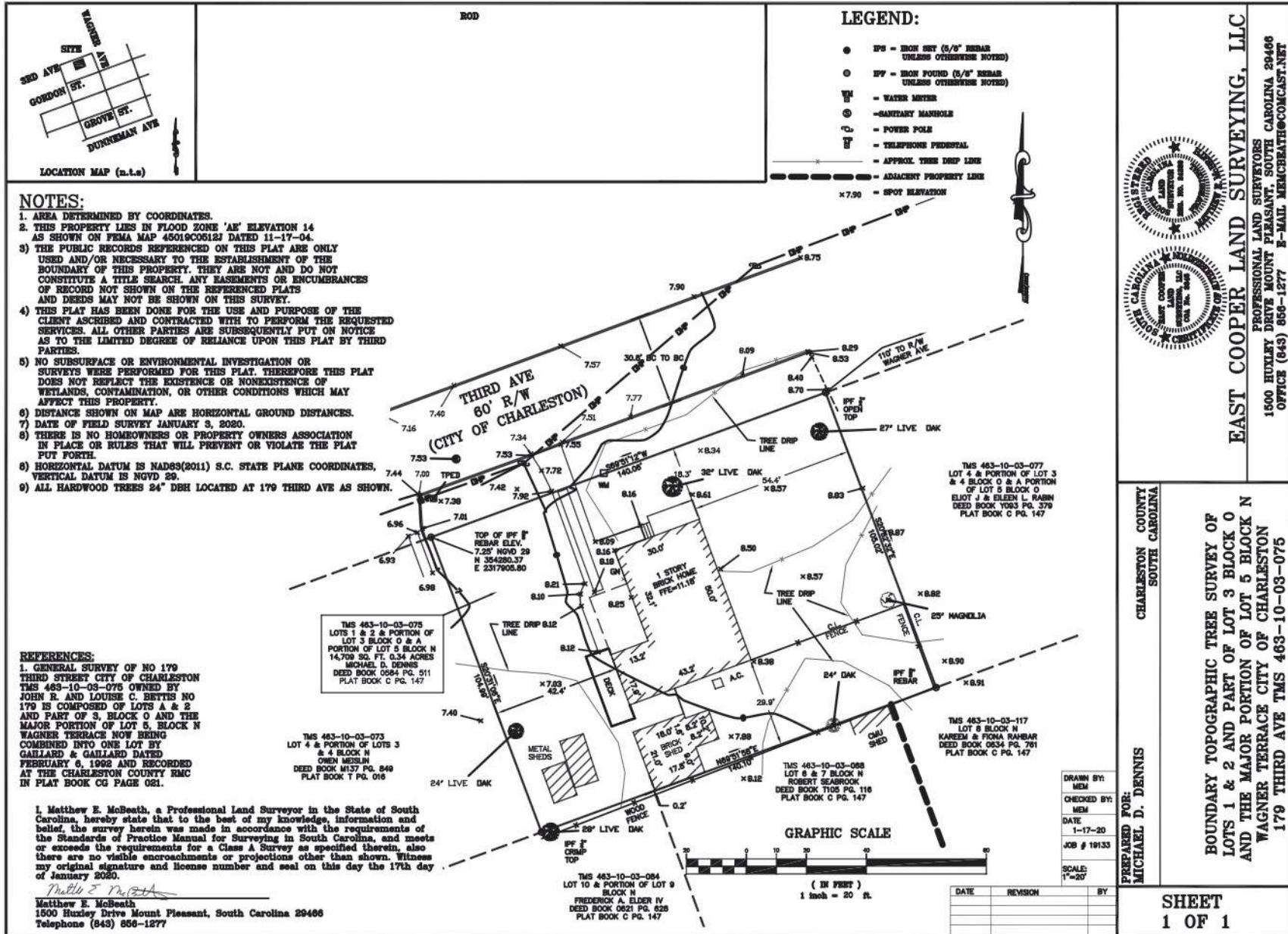
ENGINEERING DIVISION
CITY OF CHARLESTON

Zoning Approval 2-13-92

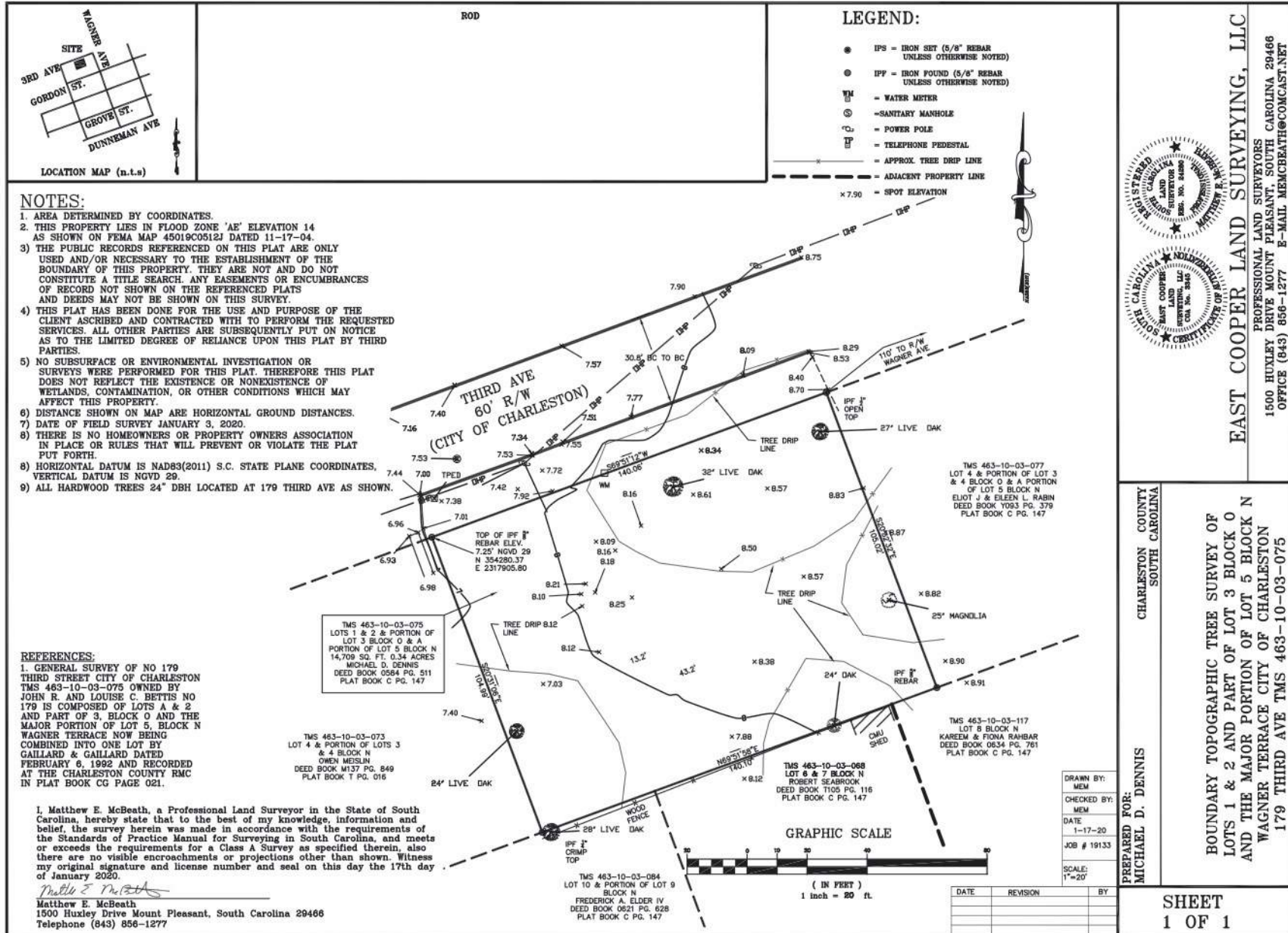
NEIGHBORHOOD PLAT



TREE/TOPO SURVEY



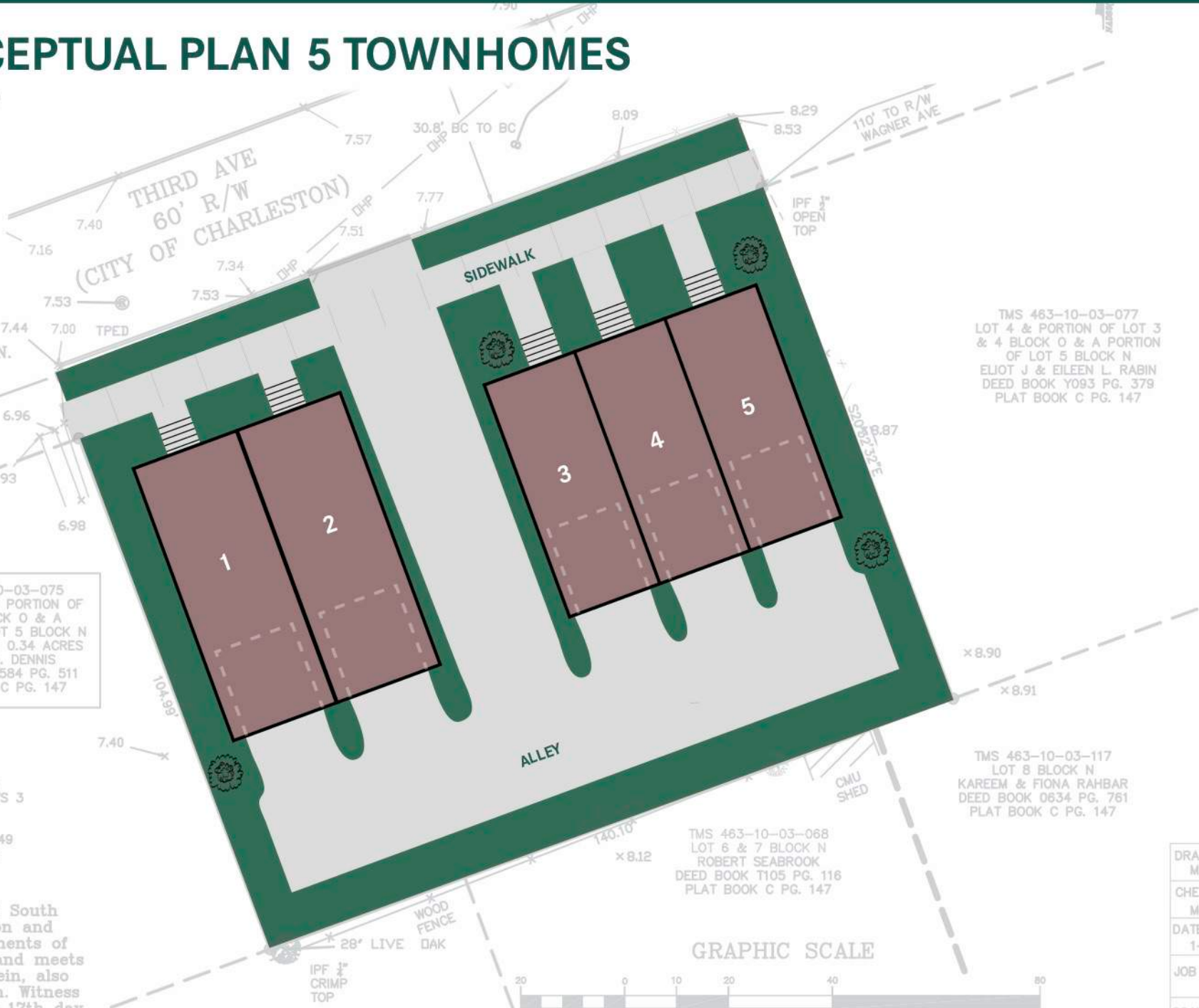
TREE/TOPO SURVEY - NO BUILDINGS





CONCEPTUAL PLAN 5 TOWNHOMES

D PLATS
URVEY.
ND PURP
PERFO
JENTLY PUT ON NOTICE
ON THIS PLAT BY THIRD
GATION OR
THEREFORE THIS PLAT
EXISTENCE OF
IONS WHICH MAY
GROUND DISTANCES.
NERS ASSOCIATION
VIOLATE THE PLAT
E PLANE COORDINATES,
179 THIRD AVE AS SHOWN.



TMS 463-10-03-075
LOTS 1 & 2 & PORTION OF
LOT 3 BLOCK O & A
PORTION OF LOT 5 BLOCK N
14,709 SQ. FT. 0.34 ACRES
MICHAEL D. DENNIS
DEED BOOK 0584 PG. 511
PLAT BOOK C PG. 147

TMS 463-10-03-073
LOT 4 & PORTION OF LOTS 3
& 4 BLOCK N
OWEN MEISLIN
DEED BOOK M137 PG. 849
PLAT BOOK T PG. 016

TMS 463-10-03-077
LOT 4 & PORTION OF LOT 3
& 4 BLOCK O & A PORTION
OF LOT 5 BLOCK N
ELIJOT J & EILEEN L. RABIN
DEED BOOK Y093 PG. 379
PLAT BOOK C PG. 147

TMS 463-10-03-117
LOT 8 BLOCK N
KAREEM & FIONA RAHBAR
DEED BOOK 0634 PG. 761
PLAT BOOK C PG. 147

TMS 463-10-03-068
LOT 6 & 7 BLOCK N
ROBERT SEABROOK
DEED BOOK T105 PG. 116
PLAT BOOK C PG. 147

TMS 463-10-03-084
LOT 10 & PORTION OF LOT 11
BLOCK N

GRAPHIC SCALE



DRAWN BY:	MEM
CHECKED BY:	MEM
DATE	1-17-20
JOB #	19133
SCALE:	1"=20'

PREPARED FOR:



Aerial photo with
property lines overlaid.

Front of property – Shows
empty “side lot,” 5plex to
the left and a duplex to
the right.





Aerial view shows property is not prone to through traffic, due to location in the neighborhood.

