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# CITY OF COLUMBIA BOARD OF ZONING APPEALS AGENDA

DECEMBER 9, 2014 - 10:00 AM  
CITY COUNCIL CHAMBERS  
1737 MAIN STREET, 3<sup>rd</sup> FLOOR  
COLUMBIA, SOUTH CAROLINA

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ERNEST W. CROMARTIE, III • PATRICK HUBBARD • CALHOUN McMEEKIN, III • PRESTON YOUNG  
PATRICIA DURKIN • REGGIE McKNIGHT • CHUCK SALLEY

**PRIOR TO ENTERING COUNCIL CHAMBERS, PLEASE TURN ALL ELECTRONIC DEVICES (CELL PHONES, PAGERS, ETC.) TO THE SILENT, VIBRATE, OR OFF POSITION.**

I. CALL TO ORDER and DETERMINATION OF QUORUM

II. CONSENT AGENDA

A. APPROVAL OF MINUTES

Approve [November 11, 2014 Minutes](#)

B. OLD BUSINESS

None.

C. NEW BUSINESS

1. [14-070-SE](#) Dist. 2 **1904 Academy Street, Suite C (TMS# 11504-28-06)** Special Exception to establish a beauty salon (Aliya Butler) (C-1)
2. [14-071-SE](#) Dist. 2 **1900 McFadden Street (TMS# 11511-18-06)** Special Exception to establish a beauty salon within a residence (Vernell Trapp Jenkins) (RS-2)

**Withdrawn**

III. REGULAR AGENDA

A. OLD BUSINESS

3. [14-058-SE](#) Dist. 2 **816 Whaley Street (TMS# 08913-08-01)** Special Exception to establish a roominghouse (Kurt Rayburg) (RG-2, -DP, -CC1, -PD)
4. [14-059-V](#) Dist. 2 **816 Whaley Street (TMS# 08913-08-01)** Variance to the parking requirements for a roominghouse (Kurt Rayburg) (RG-2, -DP, -CC1, -PD)
5. [14-062-V](#) Dist. 4 **4000 Kilbourne Road (TMS# 13909-15-01)** Variance to the lot coverage and side yard setback requirements to construct an addition (Ashlyn and Joe Boykin) (RS-1)

**Withdrawn**

B. NEW BUSINESS

6. [14-072-SE](#) Dist. 4 **4431 Devine Street (TMS# 13811-05-24)** Special Exception request for a tattoo establishment (Ashley Schultz, 5 Brand Ink) (C-3)
7. [14-073-SE](#) Dist. 2 **3922 W Beltline Boulevard (TMS# 11609-08-02)** Amendment to previously approved Special Exception for a gasoline service station (Krunal Parmar, Jay Hanuman LLC) (C-3)

- 8. [14-074-SE](#) Dist. 2 **Block bound by Gervais, Harden, Lady, and Laurens Streets (TMS# 11406-13-01, -02, -03, -04)** Special Exception to exceed maximum density per acre for a student housing development (Jeff Githens, Peak Campus Development, LLC) (C-3)
- 9. [14-075-SE](#) Dist. 2 **933 Gervais Street and 1217 Park Street (TMS# 09013-11-09 and 09013-11-07)** Special Exception to allow leased remote parking for a restaurant (Bryan Slonski, NORR Inc.) (M-1, -DD, -DP)
- 10. [14-076-V](#) Dist. 4 **4431 Devine Street (TMS# 13811-05-24)** Variance to the parking requirements for a tattoo establishment (Ashley Schultz, 5 Brand Ink) (C-3)

**IV. OTHER BUSINESS**

**V. ADJOURNMENT**

**Note: City Council Representation**

<b>DIST. 1</b>	<b>SAM DAVIS</b>	<b>AT-LARGE</b>	<b>TAMEIKA ISAAC DEVINE</b>
<b>DIST. 2</b>	<b>BRIAN DEQUINCEY NEWMAN</b>	<b>AT-LARGE</b>	<b>CAMERON RUNYON</b>
<b>DIST. 3</b>	<b>MOE BADDOURAH</b>	<b>MAYOR</b>	<b>STEVE BENJAMIN</b>
<b>DIST. 4</b>	<b>LEONA K. PLAUGH</b>		

**CONSENT AGENDA**

The Board of Zoning Appeals uses the consent agenda to approve non-controversial or routine matters by a single motion and vote. If a member of the Board or the general public wants to discuss an item on the consent agenda (at the beginning of the meeting), that item is removed from the consent agenda and considered during the meeting. The Board then approves the remaining consent agenda items. If an item is removed from the consent agenda, that item will be heard after old business on the regular agenda.

**MEETING FORMAT**

Applicants with requests before the Board of Zoning Appeals are allotted a presentation time of 10 minutes. This time should include but is not limited to an overview of the project, case history, and any pertinent meetings held regarding the request. This time also includes all persons presenting information on behalf of the applicant such as attorneys, engineers, and architects. This time limit does not include any questions asked by the Board of Zoning Appeals or staff regarding requests. Zoning staff may make a 10 minute presentation.

Any member of the general public may address the Board in intervals of 3 minutes; or 5 minutes if by a spokesperson for an established body or for a group of three or more. The applicant will then have 5 minutes for rebuttal.

The Board reserves the right to amend these procedures on a case-by-case basis.

**ORDERS OF THE BOARD**

In accordance with S.C. Code §6-29-800 and §17-113(b) of the City of Columbia Zoning Ordinance all final decisions and orders of the board shall be in writing and permanently filed in the office of the board as a public record. All findings of fact and conclusions of law shall be separately stated in final decisions or orders of the board which must be delivered by certified mail to parties of interest. Generally, final decisions of the board are mailed to the applicant and parties of interest prior the following board meeting.