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# CITY OF COLUMBIA

## BOARD OF ZONING APPEALS AGENDA

SEPTEMBER 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. APPROVAL OF MINUTES

Approve [August 12, 2014 Minutes](#)

III. CONSENT AGENDA

A. OLD BUSINESS

None.

B. NEW BUSINESS

1. [14-039-V](#) Dist. 2 **1231 Lincoln Street (TMS# 08916-01-06)** Variance to the parking requirements for multifamily residences (Eva Sandler, Arial Properties LLC) (M-1, -DD, -DP)
2. [14-040-SE](#) Dist. 2 **204 Huger Street (TMS# 08913-17-01)** Special exception to establish a residence in the Planned Development (-PD) overlay (Philip Moradjian) (RD-2, -DP, -PD)
3. [14-041-V](#) Dist. 2 **204 Huger Street (TMS# 08913-17-01)** Variance to the side yard setback requirements to construct a new single family residence (Philip Moradjian) (RD-2, -DP, -PD)
4. [14-042-V](#) Dist. 3 **116 Marion Street and S/S Heyward Street (TMS# 11306-11-01 and -02)** Variance to the secondary front yard setback requirements to construct an addition (Ann Derrick, University of South Carolina) (RG-2)
5. [14-044-SE](#) Dist. 2 **300 Candi Lane (TMS# 07211-01-03)** Special Exception to establish a mid-rise residential use (Hartley Barber, IZ Holdings, LLC) (C-3 pending)
6. [14-045-SE](#) Dist. 4 **6420 Garners Ferry Road, Suite S (TMS# 16404-08-02)** Special Exception to establish a day care facility (Ciera Nicholas, Smiling Faces Aftercare) (C-3)

IV. REGULAR AGENDA

A. OLD BUSINESS

7. [14-036-V](#) Dist. 1 **2500-2510 Main Street (TMS# 09109-09-06 and 09113-01-04)** Variance to the parking requirements for multifamily residences (Ray Design Development) (MX-1, -NC)

B. NEW BUSINESS

8. [14-038-V](#) Dist. 2 **1404 Oak Street (TMS# 11407-15-09)** Variance to the height requirements for a fence within six feet of a residential structure on an adjoining lot (Ray Lynne Borders Gray) (RG-2, -DP)
9. [14-043-V](#) Dist. 3 **1900 Heyward Street (TMS# 11310-15-01)** Variance to the side yard setback requirements to construct a carport (Jeff Alpert, The Crosthwaite Company) (RS-2, -CC1)
10. [14-046-V](#) Dist. 4 **821 Albion Road (TMS# 13905-15-08)** Variance to the side yard setback requirements to construct a new carport and playroom (J. Timothy Hance, Architect, P.A.) (RS-1, -CC1)
11. [14-047-V](#) Dist. 2 **1408 Oak Street (TMS# 11407-15-07)** Variance to the height requirements for a fence within six feet of a residential structure on an adjoining lot (Whitney Chisholm) (RG-2, -DP)
12. [14-048-V](#) Dist. 3 **2761 Rosewood Drive (TMS# 11313-04-08)** Variance to the parking requirements to establish a physical fitness facility (Wesley L. Adams, Columbia Tai Chi Center) (C-3)
13. ~~14-049-V~~ Dist. 3 **919 Airport Boulevard (TMS# 11215-06-15)** Variance to the **Withdrawn** buffer yard requirements for food crops (Robbie McClam, City Roots) (M-1)

**V. OTHER BUSINESS**

**VI. 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.