
CITY OF COLUMBIA BOARD OF ZONING APPEALS MINUTES

February 11, 2020 - 10:00 AM

City Council Chambers
1737 Main Street, 3rd Floor • Columbia, SC

In attendance: Gene Dinkins, Jr., Chuck Salley, John Gregory, George Schafer, Josh Speed, Jenna Stephens

Absent: Marcellous Primus

Staff: Rachel Bailey, Hope Hasty, Erica Jaen, Andrea Wolfe

I. CALL TO ORDER and DETERMINATION OF QUORUM

Chuck Salley, chair, called the meeting to order at 10:00AM.

Members of the Board of Zoning Appeals (BOZA) were introduced along with Staff. Quorum was confirmed. Applicants and others who wished to speak were sworn in.

Rachel Bailey, zoning administrator, announced that item 4 on the Regular Agenda, **2019-0075-SE, 1324 Richland Street**, originally deferred has now been withdrawn by the applicant. She then proceeded with review of the Consent Agenda.

II. CONSENT AGENDA

A. APPROVAL OF MINUTES

1. Approve January 14, 2020 Minutes

B. OLD BUSINESS

NONE

C. NEW BUSINESS

2. **2020-0001-SE** **7338 Garners Ferry Road (TMS# 16409-01-01)** Special exception to permit a drive through facility for a restaurant use (Ujesh Patel, Ft. Jackson Hotel Partners, LLC (C-3)

3. **2020-0005-SE** **737 Gadsden Street (TMS# 08915-12-01)** Special exception to permit an alternative parking surface (Derek Gruner, AIA, University of South Carolina) (MX-2, -ID)

Motion by Mr. Dinkins to approve the Consent Agenda subject to staff comments.

Motion seconded by Mr. Schafer. Motion passes 6-0.

III. REGULAR AGENDA

A. OLD BUSINESS

4. **2019-0075-SE** **1324 Richland Street (TMS#09015-09-06)** Special exception to establish an outdoor public event space (Bruce Yeske, on behalf of Estate of Joseph Azur) (C-1, -DD, -DP)

B. NEW BUSINESS

5. **2020-0002-V** **1111 W. Confederate Avenue (TMS# 09109-12-13)** Variance to the front yard setback requirement for a covered porch (Kathleen McDaniel, Burnette Shutt & McDaniel, P.A.) (RG-2)

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Ms. Bailey introduced the request.

Kathleen McDaniel, attorney with Burnette Shutt & McDaniel, PA, presented the request for variance on behalf of the co-owners for the property, Francie Kleckley and Wynetka Shutt, to construct a covered porch roof addition to a single-family home built in 1938. The existing concrete front porch extends across the front of the house and has a roof over the front door entrance.

Ms. McDaniel provided four photos to the Board showing the proposed porch area, and reviewed the criteria required for a variance.

Bill Lewis, contractor, stated the applicant would like to extend the roof over the uncovered section of the porch. Proposed extension would not exceed lot coverage.

As no one spoke in favor or opposition of the request, testimony closed for Board discussion.

Motion by Mr. Gregory to approve the request subject to comments and stipulations in the application by staff.

Motion seconded by Mr. Gregory.

Motion carries 5-1 with Mr. Schafer in opposition.

- 6. 2020-0003-V 1413 Palmer Road (TMS# 13906-10-03)** Variance to the side yard setback requirement for an addition to an accessory structure (Patrick Gibbons) (RS-1)

Ms. Bailey introduced the request.

Patrick Gibbons, homeowner, presented the request for variance for an addition to an accessory building. The open carport was built to within 0.5' of the property line shared with 1405 Palmer Road, and Mr. Palmer would like to construct a 200 square foot enclosed storage area attached to the rear of the carport following the same 0.5' building line.

A letter of support from the current neighbor and a site plan was included in the packet.

As no one spoke in favor or opposition of the request, testimony closed for Board discussion.

Motion by Mr. Salley to approve the request with the condition that the structure will follow the roofline of the garage and the exterior will be a hardie plank exterior as described by the applicant, and subject to any other comments of staff.

Motion seconded by Mr. Gregory. Motion passes 4-2 with Mr. Schafer and Ms. Stephens in opposition)

- 7. 2020-0004-V 3300 Rosewood Drive (TMS# 13801-05-01)** Variance to the maximum sign height requirement in a residential district (James M. Duncan, Signtech Industries, LLC) (RG-2)

Ms. Bailey introduced the request.

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Marion Duncan of Signtech Industries, represented on behalf of the school. Mr. Duncan presented the request for variance to erect a freestanding brick monument sign on the subject property, Rosewood Elementary School. The school is surrounded by a 6' tall chain link fence, and the sign location is below street level of the subject property. The proposal is to build a 6-foot brick base and place the signage atop to increase visibility from the street. This sign would replace existing freestanding sign.

Mr. Duncan reviewed the criteria required for a variance, and provided a conceptual sign rendering in board packet's. Neighboring residents were contacted and one individual did attend the neighborhood meeting that evening, stating no one voiced opposition to the request. Dan Stewart with Richland County School District spoke in favor of the request, stating new digital signage will be replacing all the old signs in the school district.

As no one else spoke in favor or opposition of the request, testimony closed for Board discussion.

Motion by Mr. Salley to approve the request based on the applicant's testimony and written application, stipulated that it will conform to the product that was displayed at the meeting today, and subject to conditions and stipulations of staff.

Motion seconded by Mr. Dinkins, Jr. Motion passes 6-0.

- 8. 2020-0006-V 831 Chester Street (TMS# 09012-02-12)** Variance to the maximum lot coverage requirement for a covered porch (G. Wesley McManus, IV, Harbinger Homes, LLC) (RS-3, -DP)

Ms. Bailey introduced the request for a variance to the lot coverage.

Should this be approved, the D/DRC must issue a CDA prior to permitting. The matter is scheduled to go to D/DRC on 2/13/2020 for design review.

Wesley McManus presented the request for a variance for a porch addition at the rear of a single-family residence. The house which is visible from the secondary frontage. Conceptual site plans, which included drawings for a 14-foot porch and a 20-foot porch, were included in board packets.

As no one else spoke in favor or opposition of the request, testimony closed for Board discussion.

Motion by Mr. Salley to approve the request for 42% lot coverage subject to all comments and stipulations of staff.

Motion seconded by Mr. Dinkins, Jr. Motion passes 4-2 with Mr. Schafer and Mr. Gregory in opposition.

IV. OTHER BUSINESS

A. Approve Board of Zoning Appeals Rules of Procedure (January 2020 update)

Ms. Bailey presented the update to the Board Rules of Procedure with the new meeting date and time, as well as cleaning up requirements for requesting a rehearing.

Motion by Ms. Stephens to approve the new Rules of Procedure.

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Motion seconded by Mr. Schafer. Motion passes 6-0.

Ms. Bailey reminded Board members that effective with the March meeting, meetings will be held on the first Thursday of the month beginning at 4:00PM

V. ADJOURNMENT

Motion to adjourn the meeting by Mr. Salley.

Motion seconded by Mr. Dinkins, Jr. Motion passes 6-0.

Meeting adjourned at 11:12AM.