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# CITY OF COLUMBIA BOARD OF ZONING APPEALS MINUTES

June 3, 2021 – 4:00 PM

Virtual Meeting

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**In attendance:** Gene Dinkins, Jr., Marcellous Primus, John Guignard, Kathryn Fenner, Celia Mackintosh

**Absent:** John Gregory, Jenna Stephens

**Staff:** Rachel Bailey

## I. CALL TO ORDER and DETERMINATION OF QUORUM

Gene Dinkins Jr., chair, called the meeting to order at 4:00 P.M.

Rachel Bailey, Zoning Administrator, explained the format of the meeting. She stated that the public had the ability to call in and be placed in the queue to speak, leave a message to be read into the record, or send an email which would be read into the record.

Members of the Board of Zoning Appeals (BOZA) were introduced along with Staff.

\*Ms. Mackintosh was in observance of the meeting but did not participate or vote.

## II. CONSENT AGENDA

### A. APPROVAL OF MINUTES

#### 1. Approve May 6, 2021 Minutes

### B. OLD BUSINESS

NONE

### C. NEW BUSINESS

2. **2021-0055-SE 1511 Richland Street (TMS# 11404-01-21)** Special exception to permit a miscellaneous personal service (day spa) (Lisa Barrett, Madison Financial Group, LLC) (C-1, -DD, -DP)
3. **2021-0057-SE 919 True Street Unit E5 (TMS# 16408-01-03)** Special exception to permit a beauty shop (Calisha Owens, Grow Yo Hair, LLC) (C-1)
- 4.. **2021-0058-SE 919 True Street Unit W (TMS# 16408-01-03)** Special exception to permit a miscellaneous retail store (beauty supply) (Cornelius James, The Beauty Connect, LLC) (C-1)
5. **2021-0060-SE 1920 Bull Street Unit B (TMS# 11404-01-25)** Special exception to permit a beauty shop (Shannon H. Baker, Salon on Bull) (C-1, -DD, -DP)
6. **2021-0061-SE 2751 & 2761 The Boulevard (TMS# 13511-01-01 & 13512-02-02)** Special exception to reduce the minimum parking requirement for a warehouse use (Harris Cohn, The Boulevard Investors, LLC) (M-1)
7. **2021-0065-SE 2401 Atlas Road (TMS# 13500-02-04)** Special exception to permit a parking reduction for a multifamily senior development (Nick Andersen, Dominion) (pending RG-2)
8. **2021-0066-SE 200 West Miriam Avenue (TMS# 09208-12-09)** Special exception to permit an in-home daycare (Cynthia D. Franklin, Darling House Childcare) (RS-3)

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9. **2021-0067-SE 919 True Street Unit J (TMS# 16408-01-03)** Special exception to permit a beauty shop (Shanell Taylor Hall, Aboutface 4 Me Hair Salon, LLC) (C-1)

**Motion by Ms. Fenner to approve the Consent Agenda subject to staff comments.**

**Motion seconded by Mr. Guignard. Motion passes 4-0.**

**III. REGULAR AGENDA**

**A. OLD BUSINESS**

10. **2021-0039-V 915 Pine Street (11409-22-08)** Variance to the maximum lot coverage requirement for a single family dwelling (Julius & Megan Thomas) (RS-3, -DP)

Ms. Bailey reiterated the outline of the meeting including the public input aspect and then introduced the variance request.

Mr. Thomas, applicant, provided a summary of the proposed project and need for the variance to accommodate the needs of their family.

Members of the community were invited to speak in favor of or opposition of the request.

As nobody spoke in opposition of in favor of the request, testimony closed for Board discussion.

**Motion by Ms. Fenner to approve the variance request subject to all staff comments and pursuant to all terms of the application and presentation of the applicant.**

**Motion seconded by Mr. Primus. Motion passes 4-0.**

**B. NEW BUSINESS**

11. **2021-0056-V 3400 Coles Road (TMS# 09112-11-12)** Variance to the maximum fence height requirement (Withdrawn)

Ms. Bailey informed the Board the case was withdrawn by the applicant on June 2, 2021

12. **2021-0059-V 5744 Farrow Road (TMS# 11713-02-40)** Variance to the minimum buffer yard requirement (Arlene & Dennis Farrow Partners, LLC, Farrow Road Customs) (C-3) (Deferred)

Ms. Bailey reiterated that the variance request was deferred due to lack of quorum.

13. **2021-0062-V 2213 Gadsden Street (TMS# 09011-02-12)** Variance to the maximum lot coverage for a covered porch addition (Cynthia Masters) (RS-3, -DP)
14. **2021-0063-V 2213 Gadsden Street (TMS# 09011-02-12)** Variance to the minimum side yard setback for a covered porch addition (Cynthia Masters) (RS-3, -DP)

Ms. Bailey introduced the variance requests and advised the Board can hear both cases 13 & 14 together as they are the same property.

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Ms. Masters, applicant, provided a summary of the proposed project and need for the variances due to the lot size and location of house.

Members of the community were invited to speak in favor of or opposition of the requests.

As nobody spoke in opposition or favor of the requests, testimony closed for Board discussion.

**Motion by Mr. Primus to approve the variance to lot coverage request subject to all staff comments and pursuant to all terms of the application and presentation of the applicant.**

**Motion seconded by Mr. Guignard. Motion passes 4-0.**

**Motion by Mr. Guignard to approve the variance to the side setback request subject to all staff comments and pursuant to all terms of the application and presentation of the applicant.**

**Motion seconded by Mr. Primus. Motion passes 4-0.**

- 15. 2021-0068-V 2439 Read Street (TMS# 11505-12-13)** Variance to the minimum landscape buffer yard requirement for a multifamily development (Michael Kennedy & Keith Ancone, SchoolHouse Properties) (RG-2)

Ms. Bailey introduced the variance request.

Mr. Kennedy, applicant, provided a summary of the proposed project and the need for the variance to fit the required 6 off-street parking spaces.

Members of the community were invited to speak in favor of or opposition of the request.

As nobody spoke in opposition of in favor of the request, testimony closed for Board discussion.

**Motion by Ms. Fenner to approve the variance request subject to all staff comments and pursuant to all terms of the application and presentation of the applicant.**

**Motion seconded by Mr. Primus. Motion passes 4-0.**

**V. OTHER BUSINESS**

**NONE**

**VI. ADJOURNMENT**

**Motion to adjourn the meeting by Ms. Fenner.**

**Motion seconded by Mr. Primus. Motion passes 4-0.**

**Meeting adjourned at 4:40 P.M.**