



BOARD OF ZONING APPEALS

MINUTES

October 2, 2025 - 4:00 P.M.

City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C.

KATHRYN FENNER • DAVIS WHITTLE • SHERARD DUVALL
COLTON DRIVER • JONATHAN VANG • SYDNEY LANHAM • JOSH HARDING

In attendance: Kathryn Fenner, Sherard Duvall, Colton Driver, Sydney Lanham, Josh Harding

Absent: Davis Whittle and Jonathan Vang

Staff: Andrew Livengood, Erica Jaen, Madelyn Bowden

I. CALL TO ORDER and DETERMINATION OF QUORUM

Ms. Fenner, chair, called the meeting to order at 4:01 P.M.

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.

Andrew Livengood, Zoning Administrator, reviewed the consent agenda.

II. CONSENT AGENDA

A. APPROVAL OF MINUTES

1. Approve [September 4, 2025 Minutes](#)

B. OLD BUSINESS

NONE

C. NEW BUSINESS

NONE

Ms. Fenner asked for a motion.

Mr. Duvall made a motion to approve the consent agenda. Mr. Driver seconded the motion. All aye. Motion passed (5-0).

III. REGULAR AGENDA

A. OLD BUSINESS

NONE

B. NEW BUSINESS

2. 2025-0027-AA [205, 209, 215 South Saluda Ave & 206, 210, 214 South Gregg Street \(TMS# 11309-02-01\)](#) Appeal of the Zoning Administrator's determination regarding the intensification of a nonconforming use (Robert B. Lewis, Rogers Lewis Group, LLC) (RSF-3)

Mr. Livengood introduced the zoning appeal. The applicant was then invited to the podium to present the case.

Mr. Lewis, Appellant's attorney, introduced himself and provided an overview of the appeal. He argued that the zoning administrator erred in his decision to deny a building permit application to add a third bedroom and a second bath to 24 dwelling units within existing non-conforming multifamily structures. He argued that the added bedrooms and bathrooms were within the footprint of the existing structures and the addition would not increase occupancy.

Mr. Livengood, Zoning Administrator, maintained that by adding bathrooms located in a former stairwell and an additional bedroom to each nonconforming multifamily dwelling, the use is being intensified because there are more bedrooms, more bathrooms, and more square footage added to each dwelling unit in a zoning district that does not permit multifamily dwellings.

Members of the public were invited to speak in favor of or opposition to the appeal.

In Opposition:

- Patrick Hubbard
- John Baynes – Hollywood-Rose Hill Resident
- Lynn Shirley
- Guy Jones – Hollywood Rose-Hill Neighborhood Representative
- Jim Daniel – past president of Hollywood-Rose Hill
- Emily Suski – Hollywood-Rose Hill Resident
- Kathryn Luchok – Hollywood-Rose Hill Resident

Neutral:

- Laine Ligon

Applicant was given time to address citizen concerns.

Testimony closed and Board discussion ensued.

Mr. Driver made a motion to enter executive session. Seconded by Ms. Lanham. All aye (5-0)

Mr. Driver made a motion to exit executive session. Seconded by Mr. Duvall. All aye (5-0)

Ms. Fenner asked for a motion.

Mr. Duvall made a motion to uphold Zoning Administrator's determination. Motion seconded by Ms. Lanham. All aye. Motion to uphold Zoning Administrator's determination passed (5-0).

6. 2025-0028-V [4206 Devine Street \(TMS# 13811-10-03\)](#) Variance to the side yard setback for a new single family residence (Steve Applewhite, Keystone Custom Builders, LLC) (RSF-1)

Ms. Jaen introduced the variance request and invited the applicant to the podium to present the case.

Steve Applewhite, applicant, gave an overview of the request.

Members of the public were invited to speak in favor of or opposition to the request. Seeing and hearing none, testimony closed and board discussion ensued.

Ms. Fenner asked for a motion.

Mr. Driver made a motion to approve the variance request subject to staff comments. Motion seconded by Mr. Duvall. All aye. Motion passed (5-0).

IV. OTHER BUSINESS

NONE

V. ADJOURNMENT

Motion to adjourn the meeting made by Mr. Duvall.
Motion seconded by Ms. Lanham. All aye. Motion passed (5-0).
Meeting adjourned at 5:35 P.M.