
CITY OF COLUMBIA

BOARD OF ZONING APPEALS AGENDA

NOVEMBER 11, 2014 - 10:00 AM
CITY COUNCIL CHAMBERS
1737 MAIN STREET, 3rd FLOOR
COLUMBIA, SOUTH CAROLINA

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 [October 14, 2014 Minutes](#)

B. OLD BUSINESS

None.

C. NEW BUSINESS

1. [14-056-V](#) Dist. 2 **1322 McDuffie Street (TMS# 11411-08-23)** Variance to the side yard setback requirements for an existing single family residence (Kevin Giles, Metro-Dwellings LLC) (RS-3)
2. [14-057-V](#) Dist. 2 **2521 Washington Street (TMS# 11411-06-12)** Variance to the side yard setback requirements for an existing single family residence (Kevin Giles, Metro-Dwellings LLC) (RS-3)
3. [14-061-SE](#) Dist. 4 **710 Brandon Avenue (TMS# 16404-05-21)** Special Exception to expand an automotive repair shop (Gregg Gaskins, GRG Investments, LLC) (C-3)
4. [14-063-SE](#) Dist. 1 **2139 Bull Street (TMS# 09016-06-04 and -05)** Special Exception to establish an embroidery and silk screening shop (Otto C. Smith, DMS Printing and Promotional Company) (C-1, -DP)

III. REGULAR AGENDA

A. OLD BUSINESS

None.

B. NEW BUSINESS

5. [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)
6. [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)
7. [14-060-V](#) Dist. 3 **1425 Westminster Drive (TMS# 11415-02-03)** Variance to the lot coverage requirements to construct accessory structures (Tim Hance, AIA) (RS-2)

8. [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)
9. [14-064-SE](#) Dist. 2 **926 Harden Street (TMS# 11405-07-16, -17, and -24)** Special Exception to establish a drive through facility (Joe Taylor, Harden Street 1, LLC) (MX-1, -5P)
10. [14-065-V](#) Dist. 2 **926 Harden Street (TMS# 11405-07-16, -17, and -24)** Variance to the landscape buffer transition yard requirements (Joe Taylor, Harden Street 1, LLC) (MX-1, -5P)
11. [14-066-SE](#) Dist. 1 **2121 Wayne Street (TMS# 09011-01-07)** Special Exception to establish an automotive repair shop (Steven B. Boyd, Quality Auto Collision Repairs, LLC) (C-3)
12. [14-067-V](#) Dist. 1 **2121 Wayne Street (TMS# 09011-01-07)** Variance to the parking requirements for an automotive repair shop (Steven B. Boyd, Quality Auto Collision Repairs, LLC) (C-3)
13. [14-068-SE](#) Dist. 1 **5728 Farrow Road (TMS# 11713-07-04)** Special exception to allow a temporary alternative parking surface (Ronald K. Tillman, Tillman Enterprises, LLC) (C-3)
14. [14-069-AA](#) Dist. 1 **3908 Main Street (TMS# 09214-12-01)** Appeal of the Zoning Administrator's determination regarding a non-depository personal credit institution (MX-1, -NC)

Withdrawn

IV. OTHER BUSINESS

V. ADJOURNMENT

Note: City Council Representation

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

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.