
CITY OF COLUMBIA
BOARD OF ZONING APPEALS MINUTES
July 10, 2018 - 10:00 AM

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

In attendance: Gene Dinkins, Jr., Marcellous Primus, Chuck Salley, Josh Speed

Absent: Reggie McKnight

Staff: Rachel Bailey, Hannah Slyce, Andrea Wolfe

I. CALL TO ORDER and DETERMINATION OF QUORUM

Chuck Salley, chair, called the meeting to order at 10:02AM. 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, reviewed the meeting format, use of timers and consent agenda.

II. CONSENT AGENDA

A. APPROVAL OF MINUTES

1. **Approve June 12, 2018 Minutes**

B. OLD BUSINESS

NONE

C. NEW BUSINESS

2. **2018-0049-SE 1531 Laurel Street (TMS# 11403-01-11)** Special exception to permit a physical fitness facility (Karis Loewen) (C-1, -DD, -DP)

No one requested that any item be removed from the Consent Agenda.

Motion by Mr. Salley to approve the Consent Agenda subject to comments of staff and the applicant's written testimony.

Motion seconded by Mr. Dinkins, Jr. Motion passes 4-0.

III. REGULAR AGENDA

A. OLD BUSINESS

NONE

B. NEW BUSINESS

3. **2018-0048-V 1001 Washington Street (TMS# 09013-03-18)** Variance to the off-street parking requirement for a residential use (Dan Sherer, Sherer & Associates, LLC) (C-4, -DD, -DP)

Rachel Bailey, zoning administrator, introduced the request.

Dan Sherer, Sherer & Associates Architects, presented the request for variance to the off-street parking requirement for a residential use as the subject property is built to the property lines. There is no parking on the site and no option to put additional parking on the parcel. Applicant referenced ample parking onstreet around the site.

Mr. Sherer reviewed the criteria required for a variance.

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

Motion by Mr. Salley to approve the application for variance subject to all comments of staff and pursuant to the applicant's written testimony.

Motion seconded by Mr. Dinkins, Jr. Motion carries 4-0.

4. **2018-0050-V 1315 Calhoun Street (TMS# 09016-10-18)** Variance to the off-street parking requirements for a physical fitness facility (Jose B. Lirio IV, F.I.T. X) (C-4, -DD)

Rachel Bailey, zoning administrator, introduced the request.

Justin Washburn, architect for the project, presented the request for variance to the off-street parking requirements for a physical fitness use. The applicant was not in attendance. It was determined through meetings with City staff that the upfit to the property would trigger full compliance with landscaping and land development requirements. Therefore, the parcel could only accommodate three parking spaces due the limitations on site. As it is not possible to provide the 19 additional off-street parking spaces required on the parcel, the applicant is requesting the variance. Mr. Washburn proposed to provide parking via on-street spaces within 400 feet as there is ample on-street parking in the area.

Mr. Washburn reviewed the criteria required for a variance.

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

Motion by Mr. Salley to deny the request for a parking variance.

Motion seconded by Mr. Dinkins, Jr. Motion carries 4-0.

IV. OTHER BUSINESS

Nomination for vice-chair

Motion by Mr. Salley to nominate Gene Dinkins, Jr. as vice-chair. Motion seconded by Mr. Speed.

Motion carries 4-0.

V. ADJOURNMENT

There being no further business, motion to adjourn by Mr. Salley.

Meeting adjourned at 10:27AM.

Respectfully submitted by Andrea Wolfe
Land Use Board Coordinator
Planning and Development Services Department
City of Columbia