

**BOARD OF ZONING APPEALS
CASE SUMMARY FOR
APPLICATION FOR VARIANCE**



3000 Rosewood Drive

February 11, 2014 at 10:00 A.M.
City Council Chambers, 1737 Main Street
Columbia, South Carolina

Case Number:	14-004-V
Subject Property:	3000 Rosewood Drive (TMS# 11313-06-24)
Zoning District:	C-2 (Neighborhood Commercial)
Applicant:	Scott Mechling
Property Owner:	Mechling Properties LLC
Council District:	3
Summary Prepared:	6 February 2014

Requested Action:	Variance to the front yard setback requirements to construct a commercial building	
Applicable Sections of Zoning Ordinance:	§17-275	Front yard setback of 25 feet required in the C-2 districts (6 feet proposed instead)
	§17-276	Average building line of adjacent structures may be used as front setback line.
	§17-112	Standard criteria for variances

Case History: None.

Staff Comments: This application is a request to vary the front yard setback requirements in order to construct a +/- 7,000 sq. ft. commercial building on the site. A front setback of 25 feet is normally required, and the applicant is requesting approximately 6 feet instead. The area surrounding this property is a mixture of commercial and general residential uses, with a small apartment complex to the rear, a dry cleaner to the east, a strip center and fast food restaurant across the street, and the remainder of the applicant's property to the west.

The applicant does have the option to use the average the front building setback of the buildings on the same block face, but this would require the building to be setback approximately 15 feet. The application notes that the right-of-way is wider in front of this property than in front of the properties to the west, and that there is a significant change in grade.

Prior to issuance of permits for this project, the applicant will need to either combine the properties or provide cross access easements and deed-restricted parking to meet the on-site parking requirements. Also, all building and landscaping requirements will apply.

Persons expressing support or concern about this application submitted the documents outlined below to staff. All documents are attached hereto and made a part of the record of the public hearing.

None.

Zoning Map

Variance 14-004-V

3000 Rosewood Drive
TMS# 11313-06-24



Department of Planning & Development Services

Legend

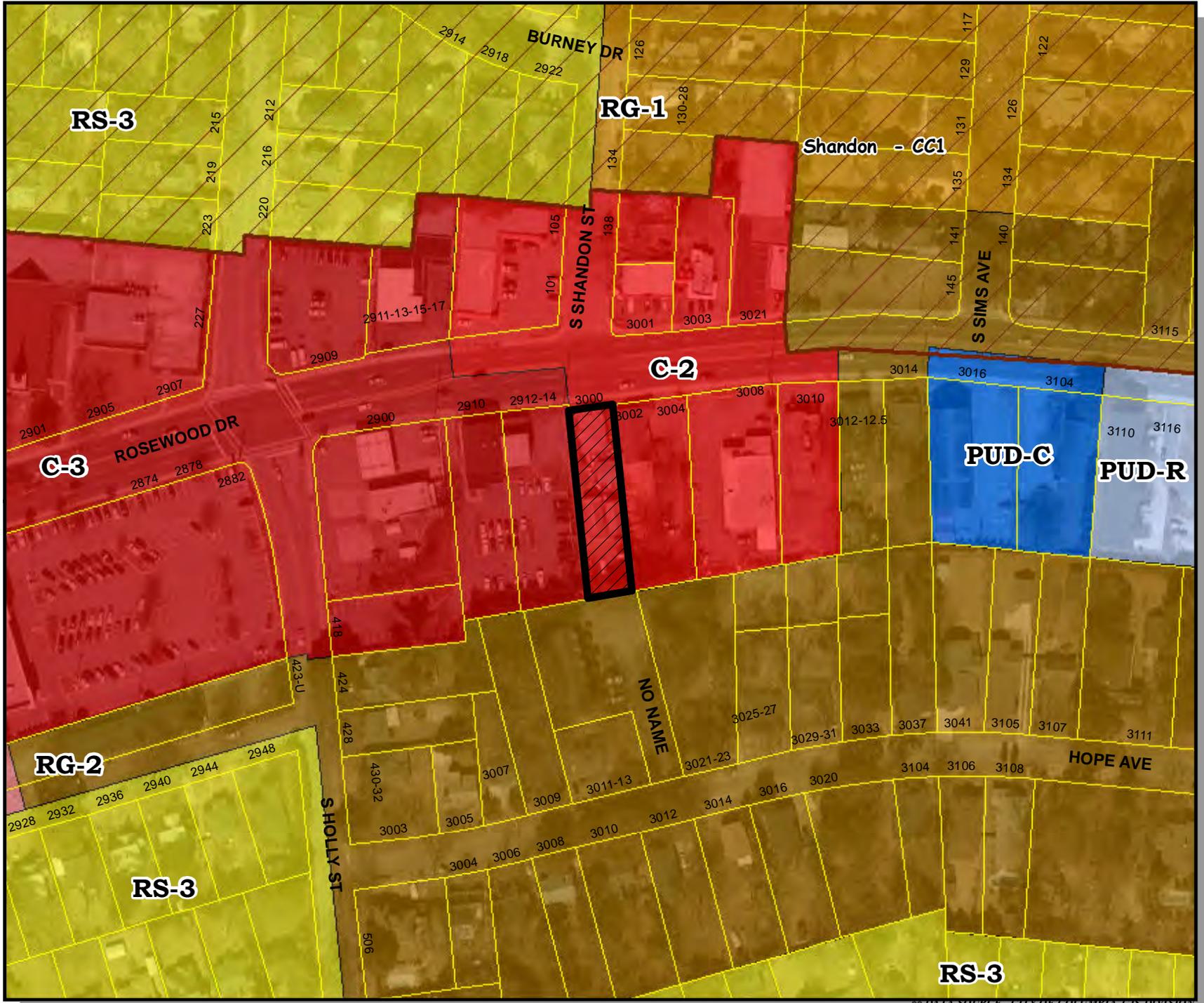
— INTERSTATES
— RAILROADS
CITY LIMITS
FEMA FP

ZONING	
D-1	MX-2
RS-1	C-1
RS-1A	C-2
RS-1B	C-3
RS-2	C-3A
RS-3	C-4
RD	C-5
RD-2	M-1
RG-1	M-2
RG-1A	PUD-C
RG-2	PUD-LS
RG-3	PUD-LS-E
UTD	PUD-LS-R
MX-1	PUD-R
OUT OF CITY	
DD DISTRICT	
DP DISTRICTS	
PD DISTRICT	
CC OVERLAY	

1 inch = 150 feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Andrew Livengood
for
February 11, 2014
BoZA meeting

DISCLAIMER:
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** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION









CITY OF COLUMBIA BOARD OF ZONING APPEALS APPLICATION for VARIANCE

RECEIVED

ZONING DIVISION
AK

OFFICE USE ONLY:

Date Received 1/17/14
Case Number 17-04-V

By AK
Fee (CODE 05) \$ 125.00

*****VERY IMPORTANT - PLEASE READ THIS SECTION THOROUGHLY***
APPLICATION MUST BE SUBMITTED AND COMPLETE BY 12:00 NOON ON DEADLINE DATE!**

City staff cannot place this application upon the agenda of the Board of Zoning Appeals unless the applicant performs the following tasks prior to the deadline date:

1. Answer **all** questions upon this application.
2. Sign and date this application.
3. Include a site plan drawn to scale, showing the shape and dimensions of the lot; the location and size of existing and/or proposed structures, if any; the location and size of required parking spaces, if any; and the location of required landscaping and bufferyards, if any.

In addition, City staff recommends that you:

1. Provide photographs of the subject property and contiguous property.
2. Contact the neighborhood association and the property owners of contiguous property and inform each of your application. Opinions of these persons are best communicated to the Board in writing.
3. Attach additional paper if you feel that any portion of this application does not provide enough space.

THE APPLICANT MUST BE PRESENT AT THE PUBLIC HEARING!

THE BOARD OF ZONING APPEALS CONDUCTS PUBLIC HEARINGS ON
THE SECOND TUESDAY OF EACH MONTH AT
CITY HALL, CITY COUNCIL CHAMBERS, THIRD FLOOR
1737 MAIN STREET (Southwest Corner of Main and Laurel Streets)
COLUMBIA, SOUTH CAROLINA, 29201

Location/Subject Property: 3000 Rosewood Drive, Columbia
Tax Map Number (Sheet, Block, and Lot(s)): _____
TMS#s 11313-06-02, 11313-06-03,
and 11313-06-24
Zoning District: C-2

Describe your proposal in detail: New 7,098 sq ft Retail Building/Mixed Use Building. Building is to be steel frame, masonry exterior walls and architectural standing seam roof. Tenants to date are a small Deli (1,960 sf), Fitness center and retail space

The Zoning Ordinance classifies this use as a (include SIC Code Number): Mixed Use

Area Attributed to Your Proposal (in square feet): 7,098

Are other uses located upon the subject property? (if YES, list each use and the square feet attributed to each use):
2910 Rosewood Suite 6 1,089 sf
2910 Rosewood 6,093 sf
2914 Rosewood 2,850 sf

Total Number of Parking Spaces Upon the Subject Property: 64

S 1/16/14

This proposal does not conform to the Zoning Ordinance in the following way:	
Zoning Ordinance Section & Requirement	Proposed Instead
1. 17-276 Avg Existing Setback - 15'	6' setback
2.	
3.	
4.	

Please demonstrate how you satisfy the following **CRITERIA FOR VARIANCE** (see §17-112 (3) b. of the Zoning Ordinance). Please note that the members of the Board of Zoning Appeals will use your answers, among other things, as they evaluate your application:

1. Extraordinary and exceptional conditions pertain to the subject property: The property line for this parcel steps back from the adjacent property approximately 7', pushing the front of the new structure back behind the line of the existing buildings effectively screening the new building from view. The site also drops approximately 6' below street level which further diminishes the view of the building from the road. The existing building on the property is currently in line with adjacent structures.
2. The conditions noted above do not generally apply to other property in the area: Other buildings in the area are pushed up closer to Rosewood Drive.
3. Because of the conditions noted above, the requirements of the Zoning Ordinance effectively prohibit or unreasonably restrict the use of the property: Yes by requiring the building to be set back behind adjacent structures effectively screening the new building from view.
4. Approval of the variance would not be of substantial detriment to adjacent property or to the public good, and the character of the district would not be harmed: Approval would enhance the character of the district by allowing the building facades to be more closely aligned and unifying the streetscape.

Section 17-112 (3) b.6. asks, "Is the variance the minimum necessary?" Yes, we are only asking for the minimum required to bring the building closer in line with adjacent structures

And §17-112 (2) b.7. asks, "Is your proposal in harmony with the purpose and intent of the Zoning Ordinance, and will it not be injurious to the neighborhood or otherwise detrimental to the public welfare?" Yes

Applicant (PLEASE PRINT CLEARLY): Scott McElhiney

Name of Company: _____

Address: 2914 Rosewood Drive

City, State, ZIP: Columbia, SC

Office Telephone Number: 803.477.4444

Cellular Telephone Number: _____

Home Telephone Number: _____

Fax Number: _____

Email Address: scott@fthove.com
donsherer@shererarch.com

Do you check email at least once per day? Y N

Relationship to Property Owner:

Same;

Agent of property owner;

Contract purchaser;

Lessee;

Contract lessee;

Other _____

Unless the applicant is property owner, the applicant must complete and submit a LETTER OF AGENCY.

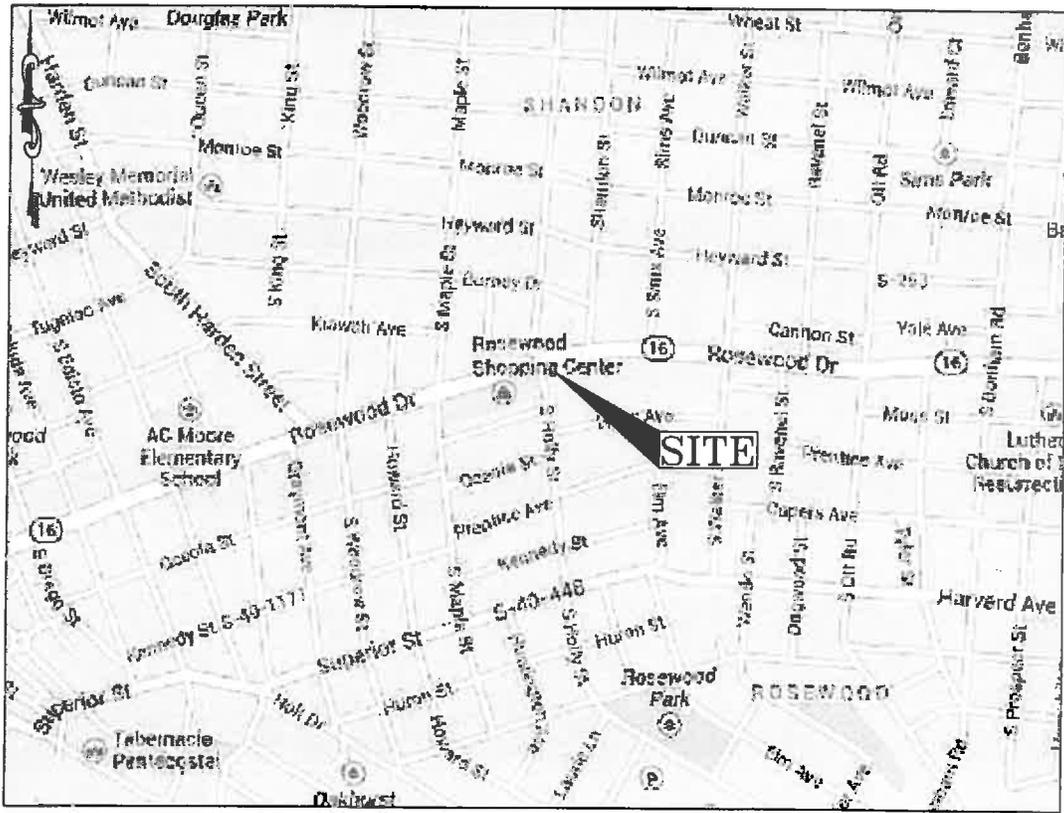
By signing below, I, the applicant, understand and/or acknowledge that:

1. I have completely read this application and understand all that it includes;
2. While the members of the Board of Zoning Appeals will carefully review and consider this application, the burden of proving conformance with the criteria for grant of variance rests with me;

The proposed use and construction complies or will comply with all other requirements of the City of Columbia Zoning Ordinance;

3. The Board of Zoning Appeals will render a written final decision regarding my application as soon as possible following the public hearing; and
4. Any time frames related to an appeal of a decision of the Board of Zoning Appeals shall start from the date that the written final decision is signed by the Chairman of the Board of Zoning Appeals.

Signature [Signature] Date 1/16/14



VICINITY MAP SCALE: 1" = 1000'

HOLLY ST. 

<u>TAX MAP NUMBER</u>	<u>EXISTING BUILDING SETBACK</u>
11313-06-01	7'
11313-06-02	10'
11313-06-03	10'
11313-06-24	9'
11313-06-05	0'
11313-06-09	55' (Minimum Building Setback = 25')
11313-06-09	33' (Minimum Building Setback = 25')
13801-01-01	20'
13801-01-02	19'
13801-01-03	33' (Minimum Building Setback = 25')

Existing Average Building Setback = 15'

S. SHANDON ST

S. HOLLY ST.

TMS # 11313-06-01

TMS # 11313-06-02

TMS # 11313-06-03

Unnamed St
TMS # 11313-06-27

TMS # 11313-06-24

TMS # 11313-06-05

TMS # 11313-06-08

TMS # 11313-06-09

TMS # 13801-01-01

TMS # 13801-01-02

TMS # 13801-01-03

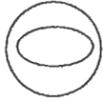
Unnamed St S. SIMS AVE.

21.68
14.24

PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS OR RESTRICTIONS NOT OBSERVED AND TO INFORMATION REVEALED IN A COMPLETE TITLE SEARCH. THE SURVEYOR DID NOT PERFORM A TITLE SEARCH. UNDERGROUND UTILITIES MAY BE PRESENT BUT THEIR LOCATION WAS NOT DETERMINED.

TOPOGRAPHICAL AND BOUNDARY PLAT PREPARED FOR
SCOTT A. MECHLING

RICHLAND COUNTY, COLUMBIA, SC
REFERENCES:
1) PLAT PREPARED FOR DONNETTE C. TAYLOR, BY COX & DINKINS, INC., DATED APRIL 17, 2008.
2) TOPOGRAPHIC MAP AND BOUNDARY PREPARED FOR SCOTT A. MECHLING, BY COX & DINKINS, INC., DATED MARCH 8, 2008, REVISED MAY 16, 2008.



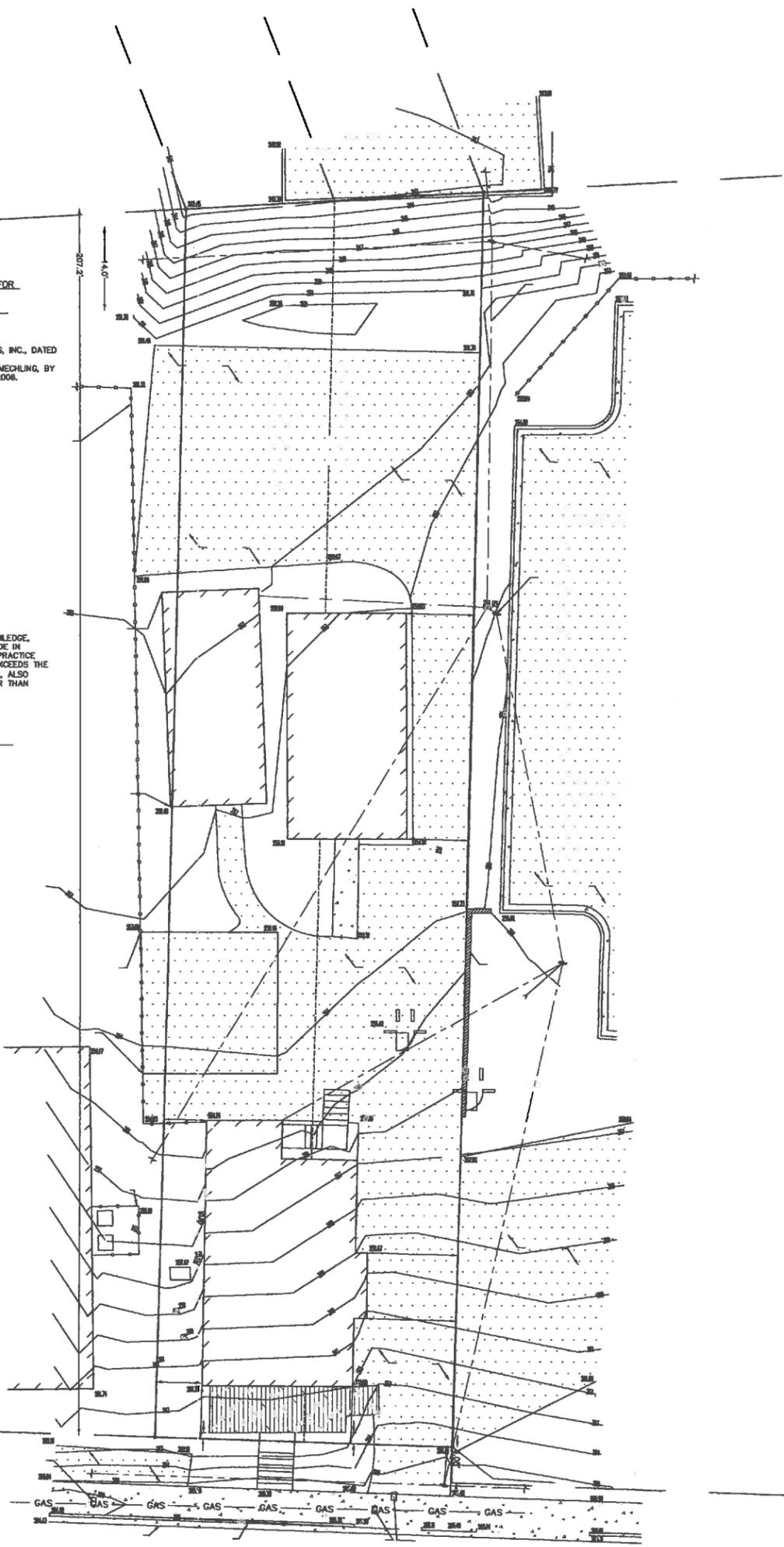
SEPTEMBER 6, 2013

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

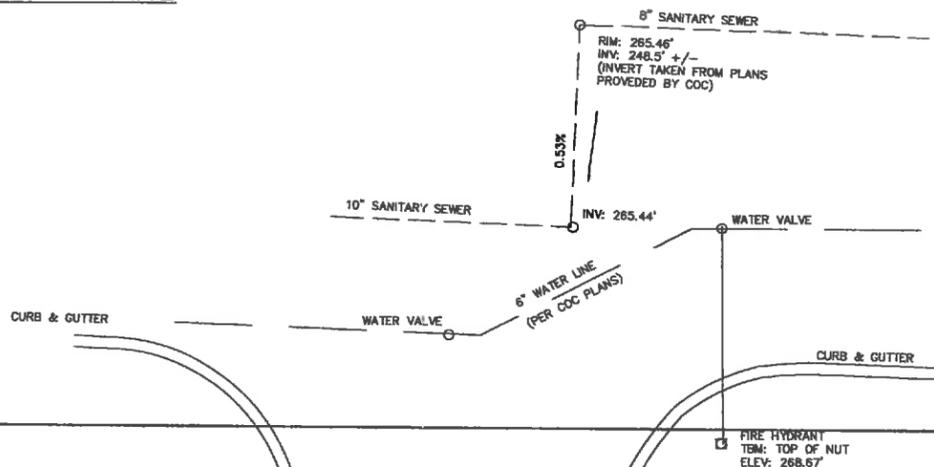
ROSSER W. BAXTER, JR. SCLS NO. 7813



1" = 10'



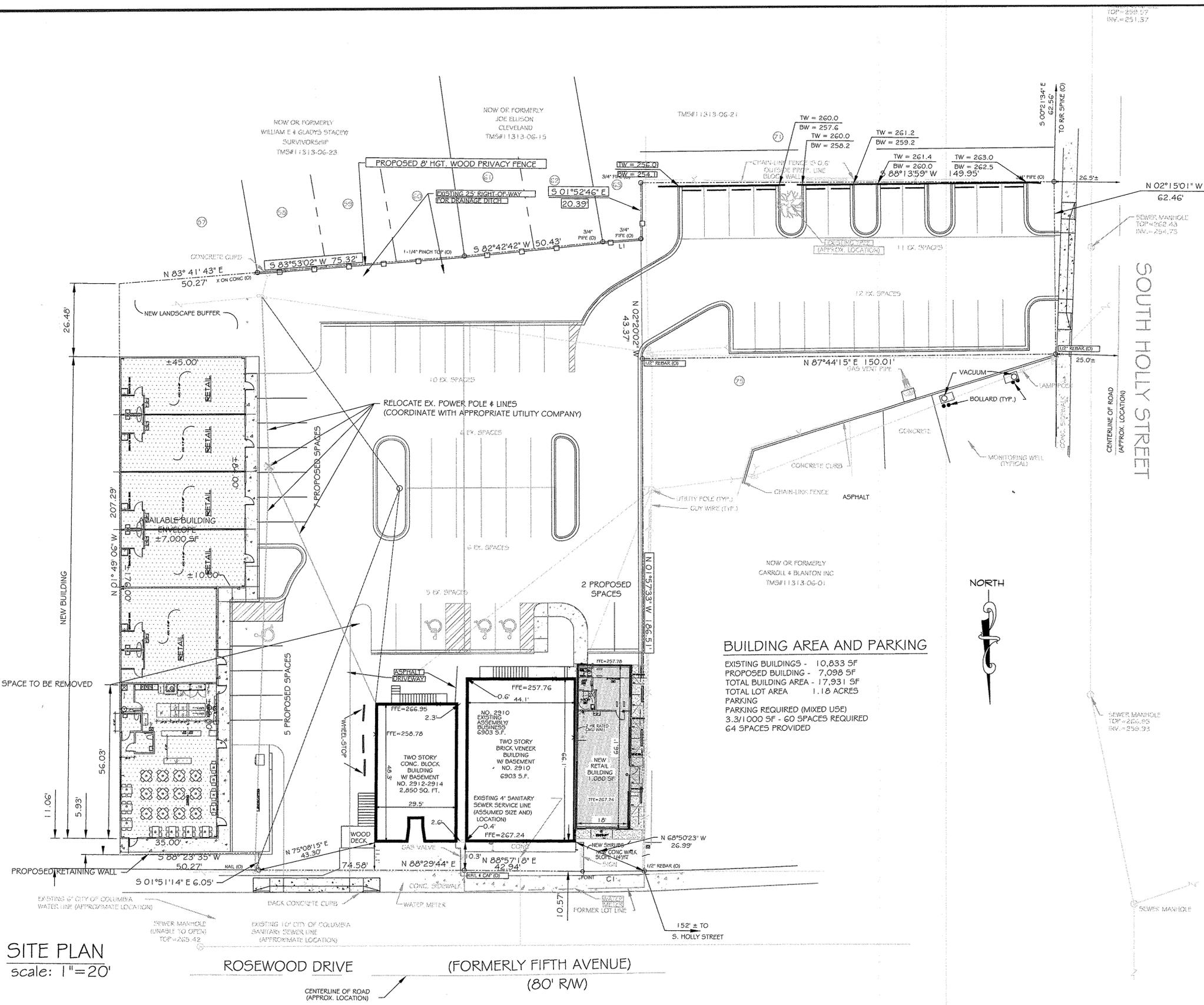
EXISTING SITE SURVEY
3000 ROSEWOOD DRIVE



BAXTER LAND SURVEYING CO., INC.
2204 Devine Street Columbia, SC 29205 (803)-252-8564
BAXLAND@AOL.COM



SITE PLAN
scale: 1"=20'



ROSEWOOD DRIVE (FORMERLY FIFTH AVENUE)
(80' R/W)
CENTERLINE OF ROAD (APPROX. LOCATION)

BUILDING AREA AND PARKING
EXISTING BUILDINGS - 10,833 SF
PROPOSED BUILDING - 7,098 SF
TOTAL BUILDING AREA - 17,931 SF
TOTAL LOT AREA 1.18 ACRES
PARKING
PARKING REQUIRED (MIXED USE)
3.3/1000 SF - 60 SPACES REQUIRED
64 SPACES PROVIDED

REV	DATE	BY	APP	DESCRIPTION
1	11-18-13	DS		BUILDING SETBACK, PARKING

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Sherer & Associates
1201 MAIN STREET
SUITE 1900
COLUMBIA, SC 29201
Phone: 803.746.1345
darsherer@shererarch.com

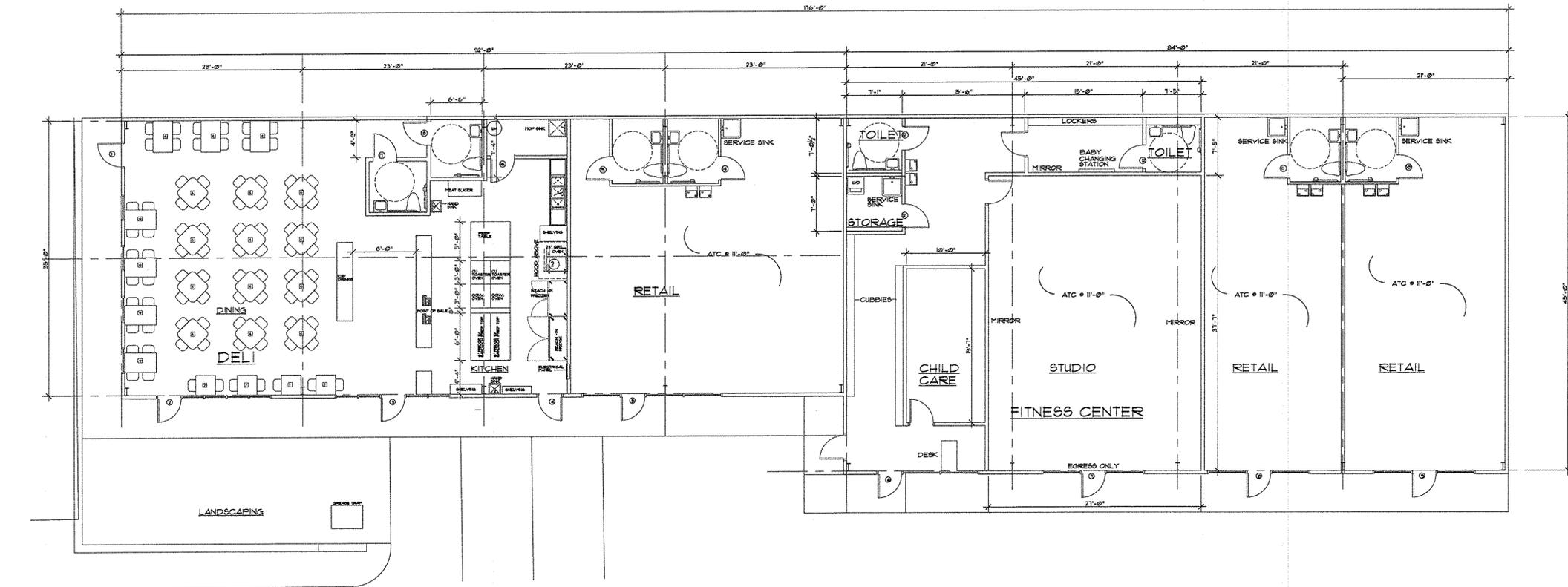
DRAWN BY: DS
DESIGNED BY: DS
CHECKED BY: DS

PROJECT TITLE
RETAIL BUILDING
3000 ROSEWOOD DR
Columbia, South Carolina

SHEET TITLE
SITE PLAN

DWG:
DATE: 1-15-14

C100



PRELIMINARY FLOOR PLAN
SCALE: 1/8" = 1'-0"

REV	DATE	BY	APP	DESCRIPTION

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DRAWN BY: Brad
DESIGNED BY: DS
CHECKED BY: DS

RETAIL BUILDING
3000 ROSEWOOD
DRIVE
Columbia, South Carolina

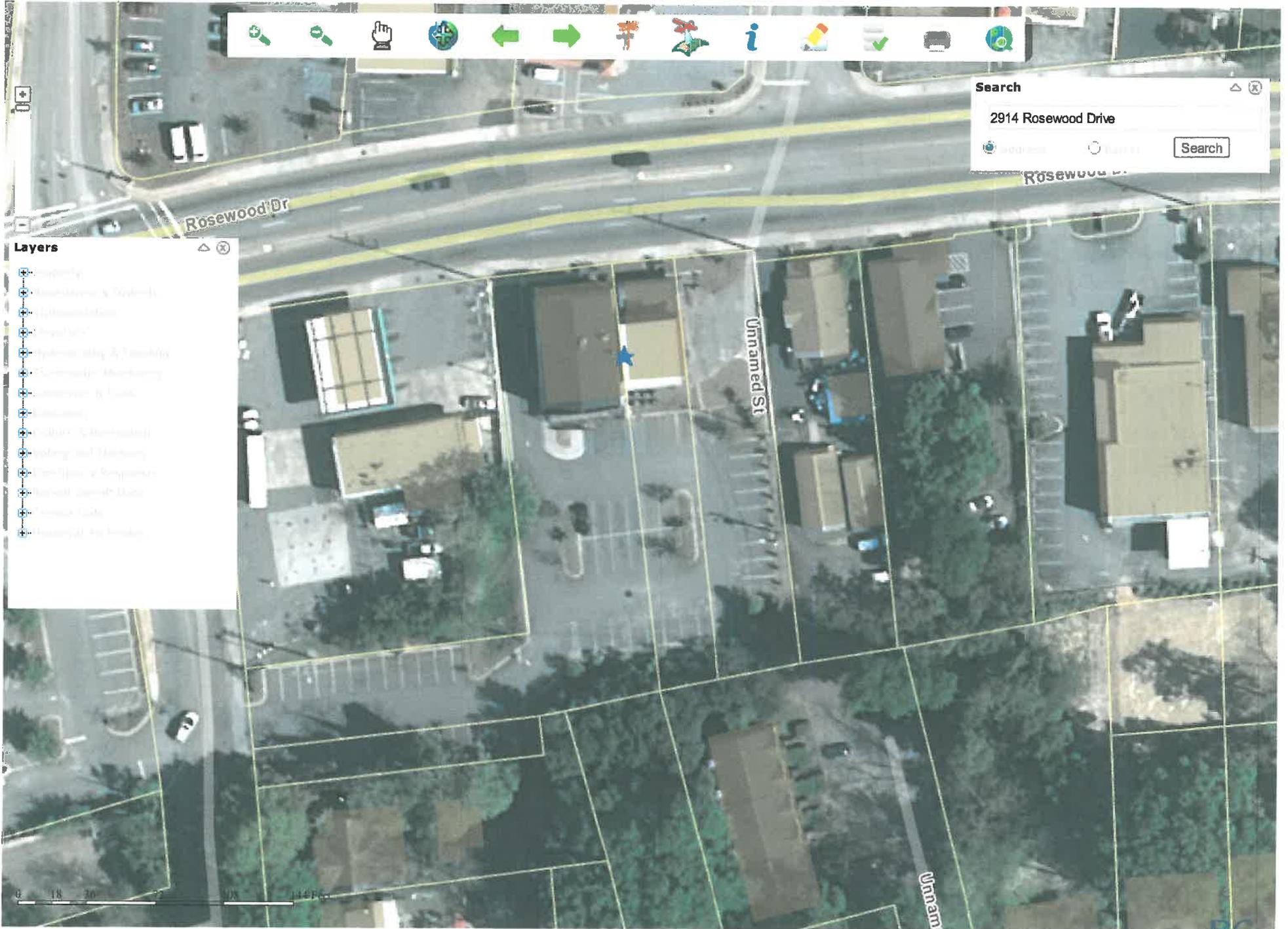
PROJECT TITLE
SHEET TITLE

PRELIMINARY
FLOOR PLAN

DWG: Floor Plan
DATE: 1-16-14

SHEET NO.

A100



Search
2914 Rosewood Drive
[Search]

- Layers
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 - Surveillance Monitoring
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 - Infrastructure
 - Utility & Maintenance
 - Emergency & Response
 - Special Districts
 - Service Areas
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