

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



**705 Gervais Street**

July 8, 2014 at 10:00 A.M.  
City Council Chambers, 1737 Main Street  
Columbia, South Carolina

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<b>Case Number:</b>	14-029-V
<b>Subject Property:</b>	705 Gervais Street (TMS# 08912-07-10)
<b>Zoning District:</b>	M-1, -DD, -DP (Light Industrial district in the Design Development and Design Preservation overlays)
<b>Applicant:</b>	Scott Garvin, City Market LLC
<b>Property Owner:</b>	Highland Properties
<b>Council District:</b>	2
<b>Summary Prepared:</b>	28 June 2014

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<b>Requested Action:</b>	Variance to the parking requirements for a restaurant	
<b>Applicable Sections of Zoning Ordinance:</b>	§17-258	Restaurants (SIC 5812) required to have 8 parking spaces per 1,000 sq. ft. of gross floor area
	§17-311	50% reduction in required parking allowed within the -DD overlay
	§17-112	Standard criteria for variances

**Case History:** None.

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**Staff Comments:** This application is a request to vary the parking requirements to establish a restaurant as part of the redevelopment of an 11,110 sq. ft. Vista warehouse building currently occupied by a furniture store. Specifically, the ordinance requires this proposal to provide 45 parking spaces, and the applicant is proposing to provide 8 instead (a reduction of 37 spaces).

Surrounding the development is a mixture of office, residential, retail and hospitality uses. This building is part of a larger redevelopment of three adjacent lots referred to as "City Market" by the applicant. Proposed for the two adjacent lots to the east of this lot are a microbrewery, residential units, retail, and another smaller restaurant.

Should the applicant receive the necessary approvals from the Board, a Certificate of Design Approval (CDA) will need to be obtained and the project will need to meet all other city codes, including landscaping, building code, fire code, and the requirements of the Utilities and Engineering department (i.e. grease trap and/or tap upgrade fees).

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**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.

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# Zoning Map

Variance 14-029-V

705 Gervais Street  
TMS# 08912-07-10



Department of Planning & Development Services

**Legend**

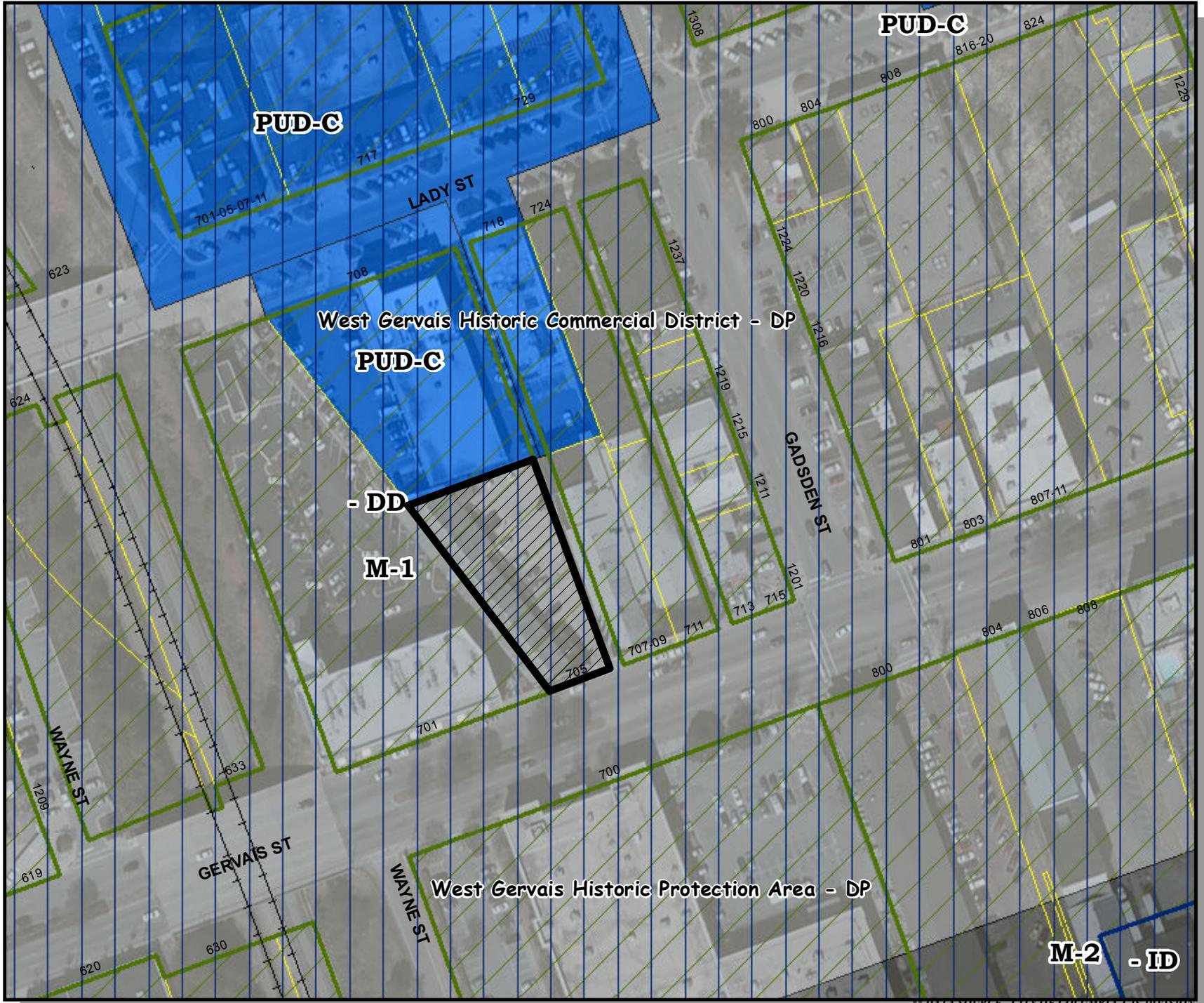
INTERSTATES  
 RAILROADS  
 CITY LIMITS  
 FEMA FP

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-L-S
RG-3	PUD-L-S-E
UTD	PUD-L-S-R
MX-1	PUD-R
DD DISTRICT	OUT OF CITY
DP DISTRICTS	
PD DISTRICT	
CC OVERLAY	

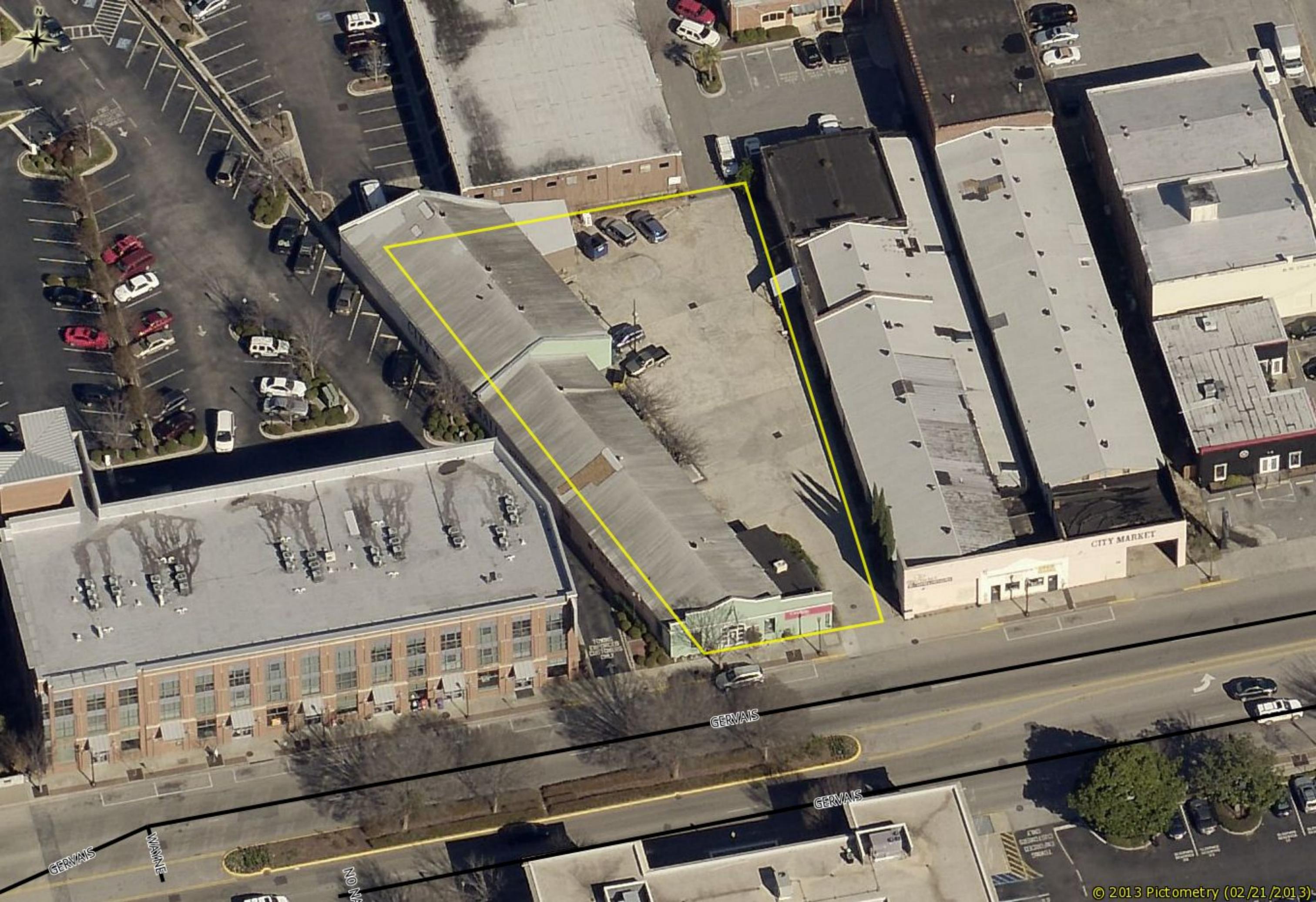
1 inch = 125 feet

**ORIGINAL PREPARATION/DATE:**  
This map was prepared by:  
Andrew Livengood  
for  
July 8, 2014  
BoZA meeting

**DISCLAIMER:**  
The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION



GERVAIS

WYMANE

NO NATION

GERVAIS

GERVAIS

CITY MARKET



GERVAIS

GERVAIS

WAYNE

WAYNE

GERVAIS

NO. NAME

GERVAIS

GERVAIS

GADSDEN

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# CITY OF COLUMBIA BOARD OF ZONING APPEALS APPLICATION for VARIANCE

**RECEIVED**

JUN 24 2014

ZONING DIVISION

**OFFICE USE ONLY:**

Date Received \_\_\_\_\_ By \_\_\_\_\_  
Case Number 14-029-V Fee (CODE 05) \$ 125 - pal

**\*\*\*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: CITY MARKET 705 GYERVAIS STREET  
Tax Map Number (Sheet, Block, and Lot(s)): 8912-7-08  
Zoning District: M-1, DD, DP

Describe your proposal in detail: CITY MARKET WILL BE REDEVELOPED INTO A RESTAURANT.

The Zoning Ordinance classifies this use as a (include SIC Code Number): ~~200000~~ 58-5812 (EATING PLACES)

Area Attributed to Your Proposal (in square feet): 11,110 SF OF BUILDING

Are other uses located upon the subject property? (if YES, list each use and the square feet attributed to each use):

PROPOSED: RESTAURANT 11,110 SF

Total Number of Parking Spaces Upon the Subject Property: 15 EXISTING, 8 PROPOSED

This proposal does not conform to the Zoning Ordinance in the following way:	
Zoning Ordinance Section & Requirement	Proposed Instead
1. 17-258 REQUIRED PARKING = 45 SPACES	8 SPACES / VARIANCE REQUEST FOR 37 PROVIDED
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:** THIS IS A VISTA PROPERTY, AN HISTORIC PROPERTY AND THERE IS LIMITED LAND AREA TO ACCOMMODATE PARKING.
2. **The conditions noted above do not generally apply to other property in the area:** IT IS TYPICAL IN THE VISTA TO NOT HAVE ADEQUATE PARKING ON SITE AND TO WALK.
3. **Because of the conditions noted above, the requirements of the Zoning Ordinance effectively prohibit or unreasonably restrict the use of the property:** THIS PROPERTY WILL NOT BE REDEVELOPED OR REPURPOSED WITHOUT A VARIANCE.
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:** NOT AT ALL, IT WOULD BE CONSISTANT WITH THE VISTA DISTRICT AND FURTHER CONTRIBUTE TO THE REVITALIZATION.

Section 17-112 (3) b.6. asks, "Is the variance the minimum necessary?" YES, WE ARE PROVIDING AS MUCH PARKING AS POSSIBLE.

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 IT IS IN HARMONY AND IT WILL HELP IMPROVE THE DISTRICT.

**Applicant (PLEASE PRINT CLEARLY):** SCOTT CHARVIN  
**Name of Company:** CITY MARKET, LLC  
**Address:** 1209 LINCOLN STREET  
**City, State, ZIP:** COLUMBIA SC 29201  
**Office Telephone Number:** 212-1052 **Home Telephone Number:** \_\_\_\_\_  
**Cellular Telephone Number:** 360-6416 **Fax Number:** \_\_\_\_\_  
**Do you check email at least once per day?**  Y  N **Email Address:** SCOTT@CHARVINDSIGNGROUP.COM  
**Relationship to Property Owner:**  
 Same;  Lessee;  
 Agent of property owner;  Contract lessee;  
 Contract purchaser;  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;
3. The proposed use and construction complies or will comply with all other requirements of the City of Columbia Zoning Ordinance;
4. The Board of Zoning Appeals will render a written final decision regarding my application as soon as possible following the public hearing; and
5. 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**  **Date** 6/24/2014



Lady St

Lady St

Carolina Golf Promotions

Gadsden St

Gadsden St

**GDG**  
GARVIN DESIGN GROUP

378

378



Lady St

Lady St

Carolina Golf Promotions

Gadsden St

Gadsden St

OPEN

RESTAURANT  
11,110 NSF  
INCLUDING BASEMENT  
(2553 NSF)

RETAIL/COFFEE SHOP  
1600 NSF

PATIO  
1413 NSF

RESTAURANT/OFFICE  
5000 NSF

MICRO BREWERY  
4272 NSF

RESTAURANT  
2392 NSF

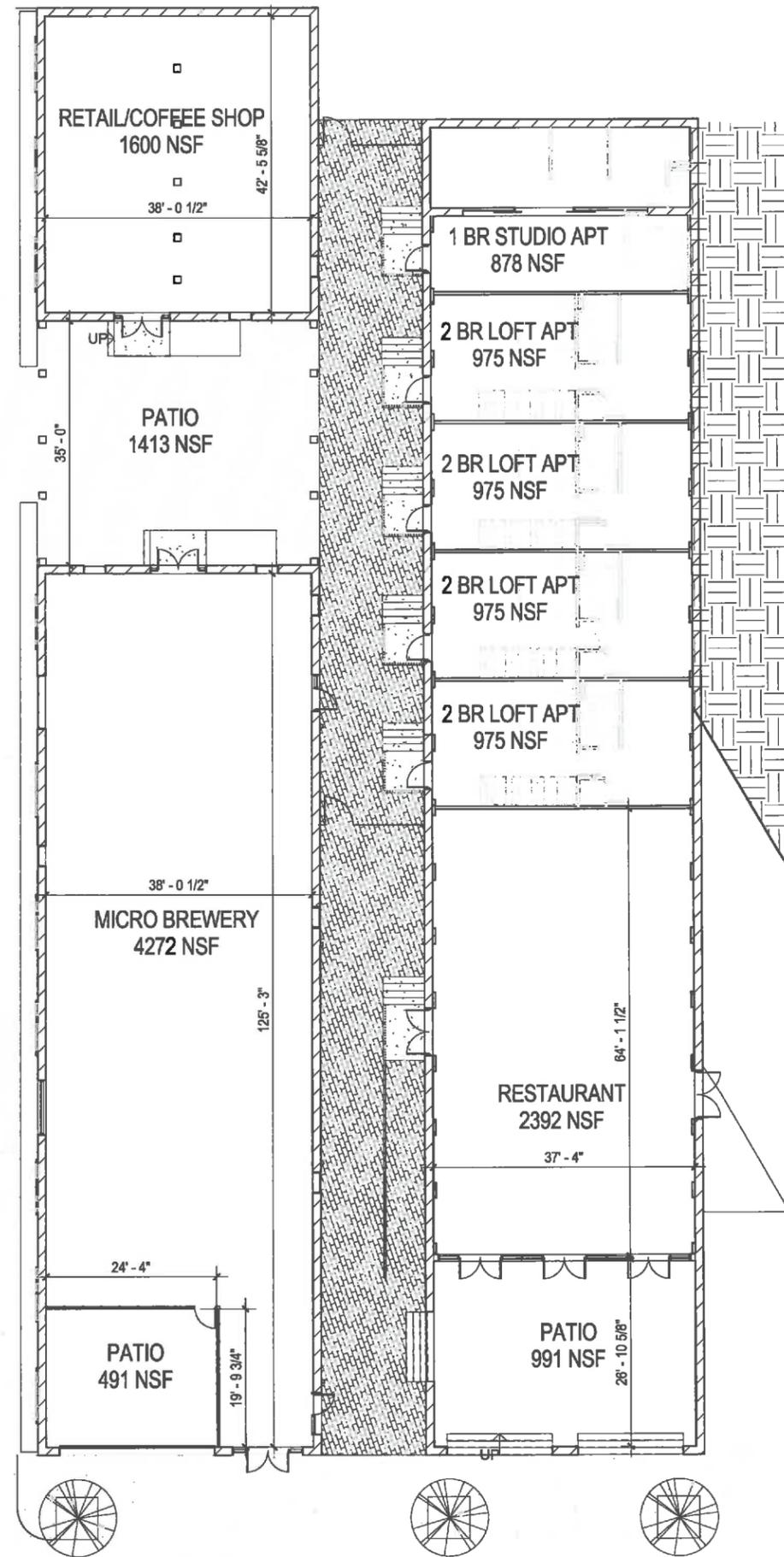
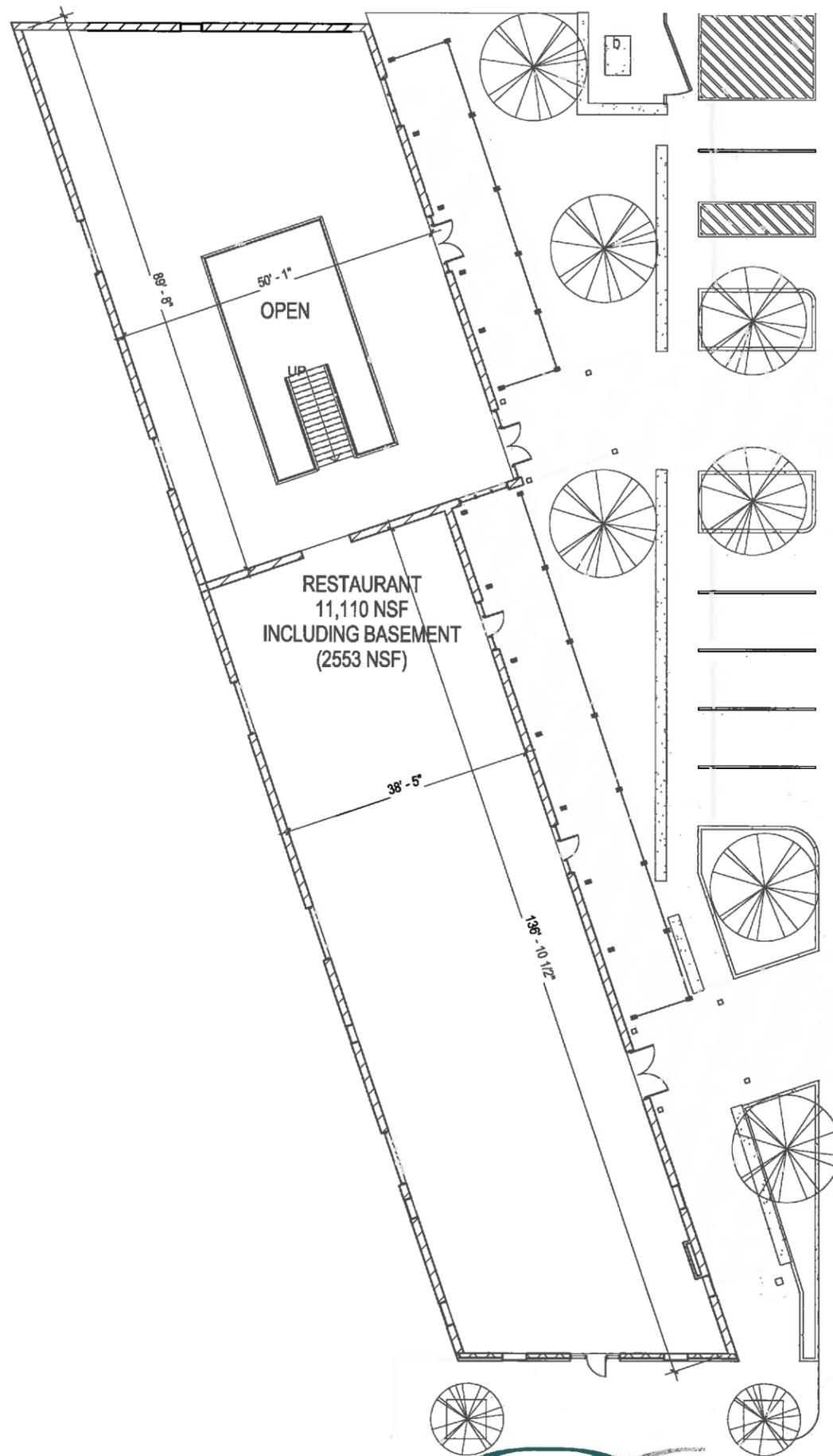
PATIO  
491 NSF

PATIO  
991 NSF

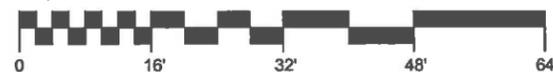


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Graphic Scale: 1 inch = 16 feet





**GERVAIS ST. VIEW**





**COURTYARD VIEW**



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