BOARD OF ZONING APPEALS
CASE SUMMARY FOR
APPLICATION FOR VARIANCE

2500-2510 Main Street

August 12, 2014 at 10:00 A.M.
City Council Chambers, 1737 Main Street
Columbia, South Carolina

Case Number:	14-036-V
Subject Property:	2500-2510 Main Street (TMS# 09109-09-06 and 09113-01-04)
Zoning District:	MX-1, -NC, -DP (Mixed Use district in the North Main Corridor overlay)
Applicant:	Ray Design Development
Property Owner:	Stop N Save Inc./2510 North Main Street LLC
Council District:	1
Summary Prepared:	6 August 2014

Requested Action: Variance to the parking requirements for a multifamily residential development

Applicable Sections of Zoning Ordinance:

§17-258	1.5 parking spaces required for units 500 sq. ft. and under; 1.75 parking spaces required for units between 501 and 750 sq. ft.; 2 parking spaces required for units over 750 sq. ft.
§17-326(3)	Parking requirements listed in §17-258, Table of Permitted Uses, shall be reduced by 20 percent for all uses within the NC overlay district.
§17-112	Standard criteria for variances

Case History: None.

Staff Comments:

This application is a request to vary the parking requirements for a proposed 5-story, 124-unit multifamily development. The parking requirement for this development is 158 spaces, after factoring in the 20% reduction allowed as of right because of the -NC overlay, and the discretionary 10% allowed for an approved pedestrian amenity due to a provision within the "North Main Corridor Design Guidelines, October 2009" (§17-295). The applicant is proposing to provide 113 spaces instead (a reduction of 45 spaces). Prior to the reductions allowed due to the –NC overlay, the parking requirement for this development would be 225 spaces.

The application proposes two options to offset the variance request for parking: The first is to provide a daily shuttle for residents to downtown, the Vista, and USC in a circulation loop. The second is a proposal to acquire the 3 properties located across Confederate Avenue to provide additional parking there. It is the opinion of staff that conditioning a variance based upon providing remote parking would circumvent §17-345(b), which provides for reducing parking by providing for remote parking for *nonresidential uses*.

The proposed development is on approximately 1.42 acres formerly occupied by a used car lot and a graphics company. To the north of the proposed development is a funeral home; to the east and south east are single family residences in multifamily districts and one single family residence in a C-1 (Office and Institutional) district. To the south is a detail shop, commercial buildings and a vacant lot. To the west across Main Street is a car wash, an auto parts supplier, a Chinese restaurant, etc.

Should the applicant receive the necessary approvals from the Board, approval of the design and site plan from the Design/Development Review Commission (D/DRC) will be required. Again, per the North Main design guidelines, as part of this review the D/DRC will consider whether a proposed pedestrian amenity would warrant a 10% reduction in the required parking for the project. Staff requests that, should the board be inclined to approve this request, a condition of approval be the installation of a pedestrian amenity approved by the D/DRC.

Finally, it should be noted that a separate variance request (14-037-V) for relief to the buffer yard requirements for this project is on today's agenda as well.

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.

- 2 page letter with attachment from Paul Bouknight, President, The Cottontown/Bellevue Historic District Neighborhood Association
- 4 page letter from Michael Ward, Secretary, Elmwood Park Neighborhood Association

Zoning Map

Variance 14-036-V and 14-037-V

2500-2510 Main Street
TMS# 09109-09-06 and 09113-01-04

Department of Planning & Development Services

Legend

INTERSTATES
CITY LIMITS
RAILROADS
FEMA FP

ZONING

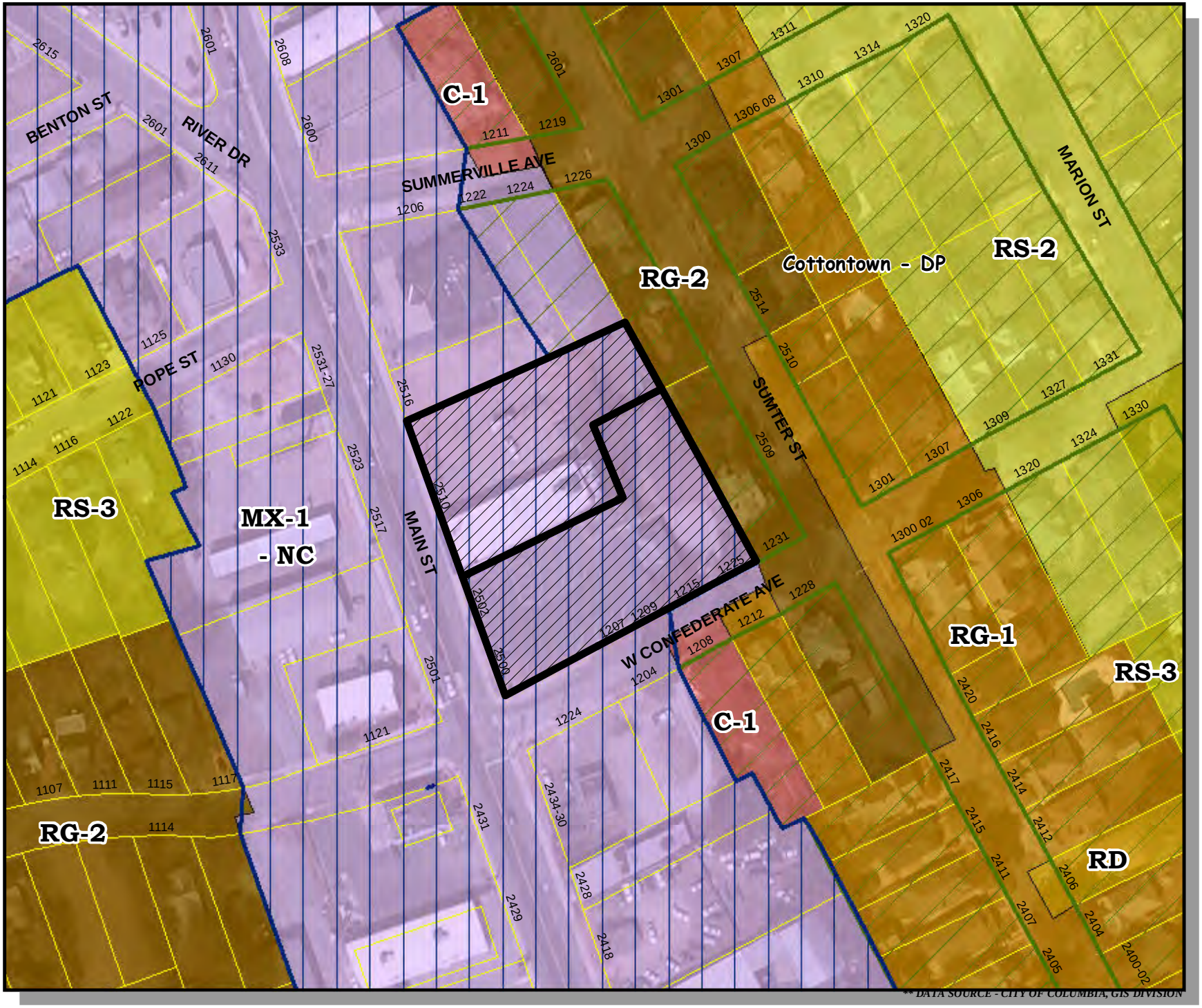
D-1
RS-1
RS-1A
RS-1B
RS-2
RS-3
RD
RD-2
RG-1
RG-1A
RG-2
RG-3
UTD
MX-1
MX-2
C-1
C-2
C-3
C-3A
C-4
C-5
M-1
M-2
PUD-C
PUD-LS
PUD-LS-E
PUD-LS-R
PUD-R
OUT OF CITY

DD DISTRICT
DP DISTRICTS
PD DISTRICT
CC OVERLAY

1 inch = 125 feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Andrew Livengood
for
August 12, 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

CONFEDERATE
SUMTER
SUMTER
CONFEDERATE
MAIN
MAIN
CONFEDERATE
SUMMERVILLE
MAIN
MAIN
RIVER
POPE
© 2013 Pictometry (02/21/2013)

POPE
MAIN
ONLY
ONLY
ONLY
MAIN
CONFEDERATE
CONFEDERATE
CONFEDERATE
MAIN
SUMTER
SUMTER
© 2013 Pictometry (02/21/2013)

FORM REVISED 4/11/03

CITY OF COLUMBIA
BOARD OF ZONING APPEALS
APPLICATION for VARIANCE

RECEIVED
JUL 09 2014
ZONING DIVISION

OFFICE USE ONLY:
Date Received _____ By _____
Case Number 14-036-V / 14-037-V Fee (CODE 05) $ $125 - (x2)

*****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: 2510 + 2500 N. MAIN ST. + 1215 CONFEDERATE AVE.
Tax Map Number (Sheet, Block, and Lot(s)): 2510 N. MAIN - TM# R09109-09-06 / 2500 N. MAIN - TM# R09113-01-04
Zoning District: MX-1 WITH NC OVERLAY

Describe your proposal in detail: REFER EXIBIT A

The Zoning Ordinance classifies this use as a (include SIC Code Number): MULTIFAMILY (SIC 8811.2)

Area Attributed to Your Proposal (in square feet): LAND AREA - 62,235 SF
Are other uses located upon the subject property? (if YES, list each use and the square feet attributed to each use):
THE EXISTING PROPERTIES HAVE 3 EXISTING BUILDINGS WHICH WILL BE DEMOLISHED TO ALLOW THE CONSTRUCTION OF A NEW MULTI-RESIDENTIAL BUILDING. THE PROJECT WILL HAVE 123 TOTAL UNITS WITH A COMBINATION OF STUDIOS, ONES, TWOS, AND THREES.
Total Number of Parking Spaces Upon the Subject Property: 113 WILL BE PROVIDED PER THE CURRENT DESIGN HOWEVER THE DEVELOPER WILL EITHER PURCHASE AN ADJACENT LOT TO PROVIDE ADDITIONAL PARKING OR PROVIDE SHUTTLE SERVICE TO RESIDENTS TO REDUCE THE VEHICLE PARKING LOAD REQUIREMENTS.

This proposal does not conform to the Zoning Ordinance in the following way:	
Zoning Ordinance Section & Requirement	Proposed Instead
1. REFER EXHIBIT A	
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: REFER EXHIBIT A

2. The conditions noted above **do not generally apply to other property** in the area: REFER EXHIBIT A

3. Because of the conditions noted above, the requirements of the Zoning Ordinance effectively **prohibit or unreasonably restrict the use** of the property: REFER EXHIBIT A

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:** REFER EXHIBIT A

Section 17-112 (3) b.6. asks, "Is the variance the **minimum necessary?**" YES. THIS DEVELOPMENT WILL NOT PROCEED OR BE CONSTRUCTED WITHOUT APPROVAL OF VARIANCE REQUESTS.

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?" MY PROPOSAL IS IN HARMONY WITH ZONING INTENT AND DOES NOT INJURE/HARM ADJACENT NEIGHBORHOOD.

Applicant (PLEASE PRINT CLEARLY):
Name of Company: RAY DESIGN DEVELOPMENT
Address: 4908 LINDSAY CT.
City, State, ZIP: ORLANDO, FL 32821
Office Telephone Number: 407-421-5605 Home Telephone Number: 407-421-5605
Cellular Telephone Number: 407-421-5605 Fax Number: —
Do you check email at least once per day? (X) Y ( ) N Email Address: BRIAN@RAYDESIGNDEVELOPMENT.COM
Relationship to Property Owner:

( ) Same; ( ) Lessee;
( ) Agent of property owner; ( ) Contract lessee;
(X) 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 [signature] Date 7-7-14

FORM REVISED 8/11/03

LETTER OF AGENCY

DATE:
TO: ZONING ADMINISTRATOR, CITY OF COLUMBIA

I, the undersigned PROPERTY OWNER below, do hereby attest that I am the person that holds, or I am authorized to act on behalf of the party that holds, fee simple interest in the following property:

COMMON STREET ADDRESS(ES): 2510 N. Main,

also known by TAX MAP NUMBER(S): R09109-09-06

Further, I hereby authorize the person listed as AUTHORIZED AGENT below to act on my behalf for the purpose of submitting documents, amending documents, meeting with staff, attending public meetings and hearings, and as otherwise may be necessary and proper to fulfill the required steps to request (CHECK ALL THAT APPLY):

- ☒ **a variance** from the Board of Zoning Appeals;
- ☐ **a special exception** from the Board of Zoning Appeals;
- ☐ **an appeal of the decision of the Zoning Administrator** from the Board of Zoning Appeals;
- ☐ **a change to the Zoning Maps of the City of Columbia** from City Council, **rezoning** the property listed above from _____ to _____; and/or
- ☐ **site plan review** by the Planning Commission.

SIGNATURE OF PROPETY OWNER: [signature] DATE: 7-3-14
PRINT Name of Property Owner: ROBERT J. DIVOSEVIC / 2510 NORTH MAIN STREET LLC
Street Address of Property Owner: 3077 RIVERBROOK TRAIL
City, State, ZIP of Property Owner: ATLANTA GA. 30339
Telephone Number of Property Owner: 404-376-757

SIGNATURE OF WITNESS: [signature] DATE: 7/2/14
PRINT Name of Witness to Signature of Property Owner: JANIE DIVOSEVIC

SIGNATURE OF AUTHORIZED AGENT: [signature] DATE: 7-2-14
Name of Authorized Agent: BRIAN RAY
Company/Firm of Authorized Agent: RAY DESIGN DEVELOPMENT
Street Address of Authorized Agent: 4908 LINDSAY CT.
City, State, ZIP of Authorized Agent: ORLANDO, FL 32821
Telephone Number of Authorized Agent: 407-421-5605

FORM REVISED 8/11/03

LETTER OF AGENCY

DATE: _____

TO: ZONING ADMINISTRATOR, CITY OF COLUMBIA

I, the undersigned PROPERTY OWNER below, do hereby attest that I am the person that holds, or I am authorized to act on behalf of the party that holds, fee simple interest in the following property:

COMMON STREET ADDRESS(ES): 2500 N Main & 1215 Confederate Ave

also known by TAX MAP NUMBER(S): R09113-01-04

Further, I hereby authorize the person listed as AUTHORIZED AGENT below to act on my behalf for the purpose of submitting documents, amending documents, meeting with staff, attending public meetings and hearings, and as otherwise may be necessary and proper to fulfill the required steps to request (CHECK ALL THAT APPLY):

- ☒ **a variance** from the Board of Zoning Appeals;
- ☐ **a special exception** from the Board of Zoning Appeals;
- ☐ **an appeal of the decision of the Zoning Administrator** from the Board of Zoning Appeals;
- ☐ **a change** to the Zoning Maps of the City of Columbia from City Council, **rezoning** the property listed above from _____ to _____; and/or
- ☐ **site plan review** by the Planning Commission.

SIGNATURE OF PROPETY OWNER: _____ DATE: 7/3/14

PRINT Name of Property Owner: STOP N SAVE INC

Street Address of Property Owner: 1715 LEESBURG RD

City, State, ZIP of Property Owner: Columbia SC 29209

Telephone Number of Property Owner: 803-256 0107

SIGNATURE OF WITNESS: Deborah Stratton DATE: 7/3/14

PRINT Name of Witness to Signature of Property Owner: Deborah Stratton 803-422-3567

SIGNATURE OF AUTHORIZED AGENT: _____ DATE: 7-2-14

Name of Authorized Agent: BRIAN RAY

Company/Firm of Authorized Agent: RAY DESIGN DEVELOPMENT

Street Address of Authorized Agent: 4908 LINDSAY CT.

City, State, ZIP of Authorized Agent: ORLANDO, FL 32821

Telephone Number of Authorized Agent: 407-421-5605

Main Street Flats – Exhibit A

Ray Design Development – 07.09.2014

Main Street Flats is a Multi-Residential project that will be the first new project to be developed since the revised zoning (MX-1 with NC Overlay) was applied just North of Downtown Columbia. The project combines on-site surface parking as well as 1 level of garage parking with residential units above. A small component of retail or commercial office may be integrated into the project at street level pending further evaluation to determine viability. The project is designed to be a substantial positive addition to the city and neighborhood and will serve as a springboard to promote re-development along the Main St urban edge. The project combines numerous nearby finish materials including brick and stucco while incorporating smaller accents of synthetic wood, metal, and cementituous siding. The project as designed currently includes 123 units with a mix of studios, 1's, 2's, and 3's and has an integral leasing/property management, fitness, club, and amenity deck for resident use. The amenity is a great feature that provides a centralized internal communal area for residents to gather in larger numbers without creating a hardship to the quite enjoyment of the adjacent single family residential neighborhood. In addition, the building is sited to be in the Southwest portion of the assembled properties. This location has a double benefit as it reinforces a strong urban edge while also providing the maximum allowable separation between the building and the adjacent residential homes to the East and the adjacent property to the North.

The project is designed to be in principal conformance with the Design Guidelines regarding setbacks, height, stories, and allowable density. Currently there are 2 areas where it is not compliant which include the required parking count/ratio and the required landscape bufferyard.

Proposal does not conform to the Zoning Ordinance in the following ways:

<u>Variance Request #1:</u>

Parking, 17-258 and 17-326...Requirement (17-258) is to provide 1.5 spaces per unit under 500 sf, 1.75 spaces per unit between 501-750 sf, and 2 spaces per unit 751 sf and over. 17-326 allows a reduction of the total by 20% because of the NC (North Main Corridor) overlay. In addition another 10% reduction is available per 17-### with the addition of a public amenity or seating area which this project implements.

The current design includes 113 parking spaces. 158 spaces are required resulting in a deficiency of 45 spaces. It is my intent to offset this deficiency by either providing an on-site

shuttle that operates daily for residents. This shuttle service would transport residents from the property to downtown, the Vista, and the University of South Carolina in one circulation loop. This will greatly reduce the reliance on personal vehicles and as such reduce the amount of parking required as a person could live in this building without ownership of a private vehicle.

Another option I am exploring is the acquisition of 3 adjacent properties located off Confederate Ave. Should I acquire these properties surface parking would be provided to bring the Main Street Flats project into full compliance.

Variance Request #2:

Buffer: 17-417 requirement is 30' landscaped bufferyard, which may be reduced by 7.5' with a 8' high wooden privacy fence or by 15' with a 6' high masonry wall. Also from 17-417, if your proposed bufferyard will be less than 15' wide, a masonry wall is required.

The current design uses a 6' tall masonry wall thus allowing the bufferyard to be reduced to 15'. The design has a bufferyard with a minimum dimension of 7'-6". The developer is requesting relief from this requirement because the addition of the masonry wall in combination with substantial amounts of trees with along the East property line will provide a visual screen of the project. In addition, the building as located is more than 80' from the East property line and more than 90' from the adjacent single family residential building which provides a tremendous space for air and light for the adjacent resident.

Criteria for Variance:

Extraordinary and exceptional conditions pertain to the subject property:

The development will be the first new multi-residential development resulting from the recent MX-1 (NC Overlay) City generated re-zone, which was established by the City to promote development and density along Main St. This property, unlike many others along Main St. is not a rectangular parcel. It is trapezoidal in shape. As such it that makes it less efficient when laying out a building and parking as it takes more room on the site, which negatively impacted my ability to meet the bufferyard and parking requirements.

The conditions noted above do not generally apply to the other property in the area:

Many of the other properties along Main St are regular in their geometry which leads to greater efficiencies and provides a better opportunity to comply. It should be noted however that the parking requirements and bufferyard requirements by the City of Columbia are far greater and more restrictive than in most jurisdictions that I have worked as a registered architect.

Because of the conditions noted above, the requirements of the Zoning Ordinance effectively prohibit or unreasonably restrict the use of the property:

The combination of the irregular shaped parcel in combination with the extremely restrictive requirements for parking and bufferyard do in fact result in a very restrictive obstacle that will deter future development along Main St. without the cooperation of the City and community.

Approval of the variance would not be a substantial detriment to the adjacent property or to the public good, and the character of the district would not be harmed:

A variance approval would be a great asset to the City and would not be a detriment to the adjacent property owner or neighborhood in anyway. The building is designed by an AIA award architect who cares about design quality and finish level. In addition, the project both providing the new development and growth the City intended when they re-zoned the parcels along Main St while also maintaining a tremendous separation for the adjacent smaller residential homes.

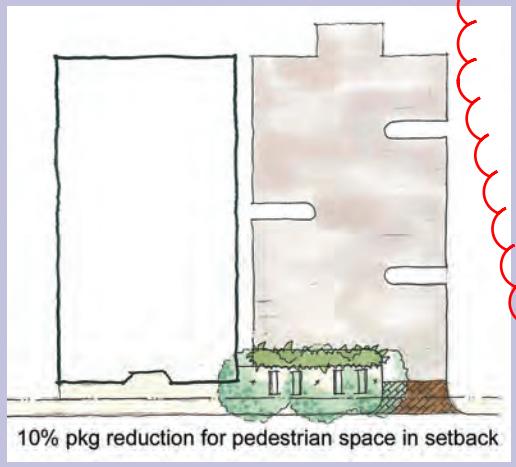
The screen wall and landscape will provide further visual separation and the interior courtyard prevents the project from being a disturbance to the community. It is designed to be considerate of the neighbors and to be a good neighbor as well.

10% Parking reduction allowed within the North Main Design Corridor Guidelines, October 2009

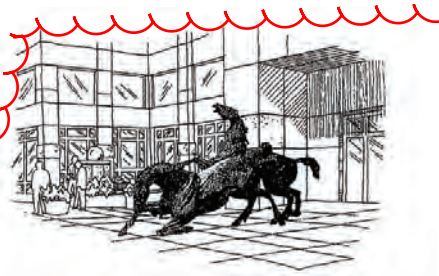
Parking Placement

Surface parking on corner parcels shall not be allowed to be placed on the outside corners of lots

The maximum amount of curb cut footage per parcel is a maximum of 24 feet.

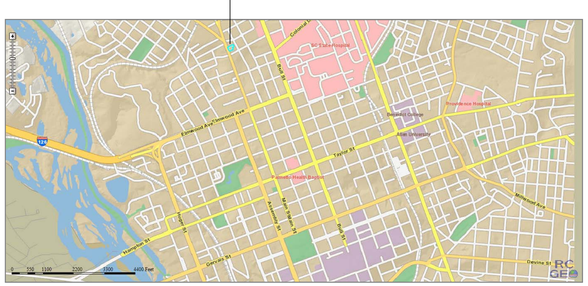


Surface parking must be placed at the maximum setback, 15 feet. If this space is at least 25% hard-scape and includes pedestrian amenities/public art/occupiable space then an additional 10% parking reduction may be granted upon review and approval.



Building Design

Architecture should be urban and therefore flexible for various businesses over time. A building should not be so strongly identified with a single business that it cannot reasonably be adapted to another use in the future. Corporate identity should be contained in signage, storefront displays, and/or artwork.



VICINITY MAP

1 SITE PLAN
3/32"=1'-0"

NORTH

PROJECT INFORMATION:
ADDRESS: 2500 & 2510 N. MAIN ST.
LAND AREA: 62,235 SF OR 1.42 ACRES
BUILDING AREA: 9,330 SF
GARAGE AREA: 19,895 SF
SURFACE PARKING AREA: 20,233 SF
WALKS & HARDSCAPE AREA: 3,347 SF
TOTAL LOT COVERAGE AREA: 52,805 SF (84.8%)
BUILDING STORIES: 5
BUILDING HEIGHT: 59'-6" (MAX)

KN KEY NOTES

1 TBD
2 TBD
3 TBD
4 TBD
5 TBD
6 TBD
7 TBD
8 TBD
9 TBD
10 TBD
11 TBD
12 TBD
13 TBD
14 TBD
15 TBD
16 TBD
17 TBD
18 TBD
19 TBD
20 TBD
21 TBD
22 TBD
23 TBD
24 TBD
25 TBD

RAY DESIGN DEVELOPMENT
Brian Ray 407.421.5605
4908 Lindsay Ct.
Orlando, FL 32821
brian@raydesigndevelopment.com
www.raydesigndevelopment.com

COPYRIGHT 2014 - ANY UNAUTHORIZED USE OF THESE DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF RAY DESIGN DEVELOPMENT LLC.

MAIN STREET FLATS

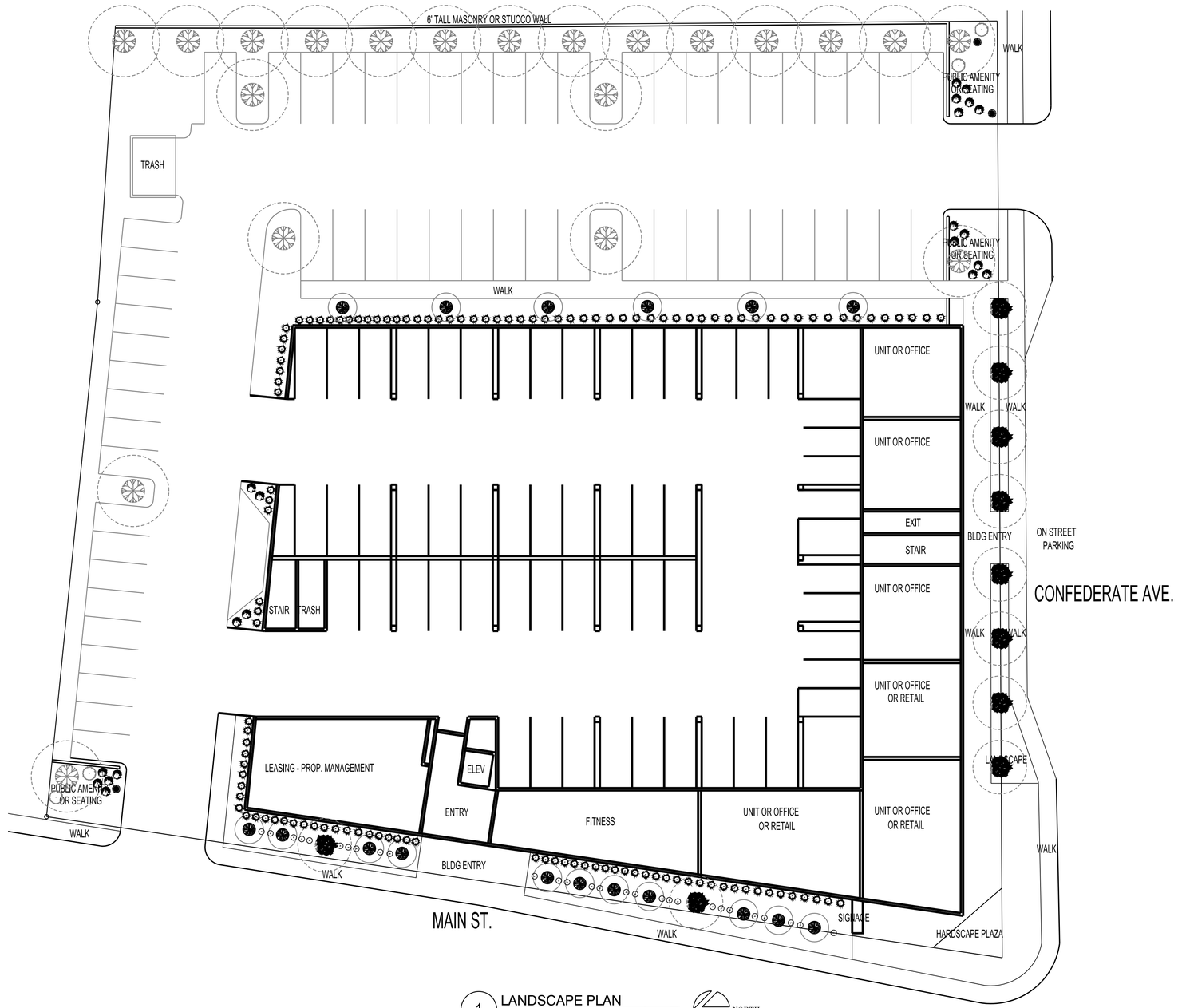
2500 & 2510 N. Main St. Columbia, SC 29201

ISSUED FOR:	DATE:
VARIANCE REQUEST	07.09.14

Main Street Flats - Ray Design Development
2500 & 2510 N. Main St. Columbia, SC 29201

PROJECT NUMBER:	2014010
DATE:	07.09.14
DRAWN BY:	BMR
CHECKED BY:	BMR
SHEET TITLE:	
SITE PLAN	
SHEET NUMBER:	

A1.0



1 LANDSCAPE PLAN
1/16"=1'-0"

NORTH

KEY NOTES

KN

1 TBD
2 TBD
3 TBD
4 TBD
5 TBD
6 TBD
7 TBD
8 TBD
9 TBD
10 TBD
11 TBD
12 TBD
13 TBD
14 TBD
15 TBD
16 TBD
17 TBD

HCT	HAWTHORNE COCKSPUR THORNLESS
FRG	FEATHERED REED GRASS
BAG	BLUE AVENA GRASS
BFG	BLUE FESCUS GRASS
MS	MEIDILAND SCARLET
RBS	RABBIT BRUSH SHRUB
VS	VANHOUTE SPIREA
SMN	SALVIA MAY NIGHT
SS	SNOWMOUND SPIREA
HF	HIMALAYAN FLEECE
SP	SUNSET PENSTEMON
CB	COMPACT BUTTERFLY
PG	PLUME GRASS
SOD	SOD
RR	RIVER ROCK
SSM	SUMMER SPLENDOR TATARIAN MAPLE

PLANT MATERIAL LIST

SUMMER SPLENDOR TATARIAN MAPLE ACER TATARICUM H = 25' S = 15' - 20'	HAWTHORNE, COCKSPUR THORNLESS CLUMP CRATEAGUS CRUS-GALLI 'INERMIS' H = 15' - 25' S = 15' - 20'	FEATHER REED GRASS CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER' H = 4' - 5' S = 18" - 24"	BLUE AVENA GRASS HELICTOTRICHON SEMPERVIRENS H = 2' - 3' S = 18" - 24"	BLUE FESCUE GRASS FESTUCA GLAUCA SEMPERVIRENS H = 8" - 12" S = 8" - 12"	MEIDILAND SCARLET SHRUB ROSE ROSA X 'MEIDILAND SCARLET' H = 3' - 4' S = 4' - 6'	RABBIT BRUSH SHRUB CHYSOTHAMNUS NAUSEOSUS ALBICAULIS H = 2' - 6' S = 2' - 6'	VANHOUTE SPIREA SPIREA X VANHOUTTE RENAISSANCE H = 5' - 7' S = 6' - 8'	SALVIA MAY NIGHT SALVIA NEMEROSA 'MAY NIGHT' H = 18" - 24" S = 12" - 18"	SNOWMOUND SPIREA SPIREA NIPPONICA 'SNOWMOUND' H = 3' - 5' S = 3' - 5'	HIMALAYAN FLEECE FLOWER POLGONUM AFFINE H = 6' - 10' S = 30"	SUNSET PENSTEMON PENSTEMON CLUTEI H = 36" S = 6"	COMPACT BUTTERFLY BUSH 'PETITE INDINGO' BUDDLEJA DAV. NANHOENIS 'PETITE INDINGO' H = 4' - 6' S = 4' - 5'	PLUME GRASS SACCHARUM RAVENNAE H = 8' - 12' S = 3' - 4'

RAY DESIGN DEVELOPMENT
Brian Ray 407.421.5605
4908 Lindsay Ct.
Orlando, FL 32821
brian@raydesigndevelopment.com
www.raydesigndevelopment.com

COPYRIGHT 2014 - ANY UNAUTHORIZED USE OF THESE DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF RAY DESIGN DEVELOPMENT LLC.

MAIN STREET FLATS

2500 & 2510 N. Main St. Columbia, SC 29201

ISSUED FOR:	DATE:
VARIANCE REQUEST	07.09.14

Main Street Flats - Ray Design Development
2500 & 2510 N. Main St. Columbia, SC 29201

PROJECT NUMBER:	2014010
DATE:	07.09.14
DRAWN BY:	BMR
CHECKED BY:	BMR
SHEET TITLE:	
LANDSCAPE PLAN	
SHEET NUMBER:	

L1.0

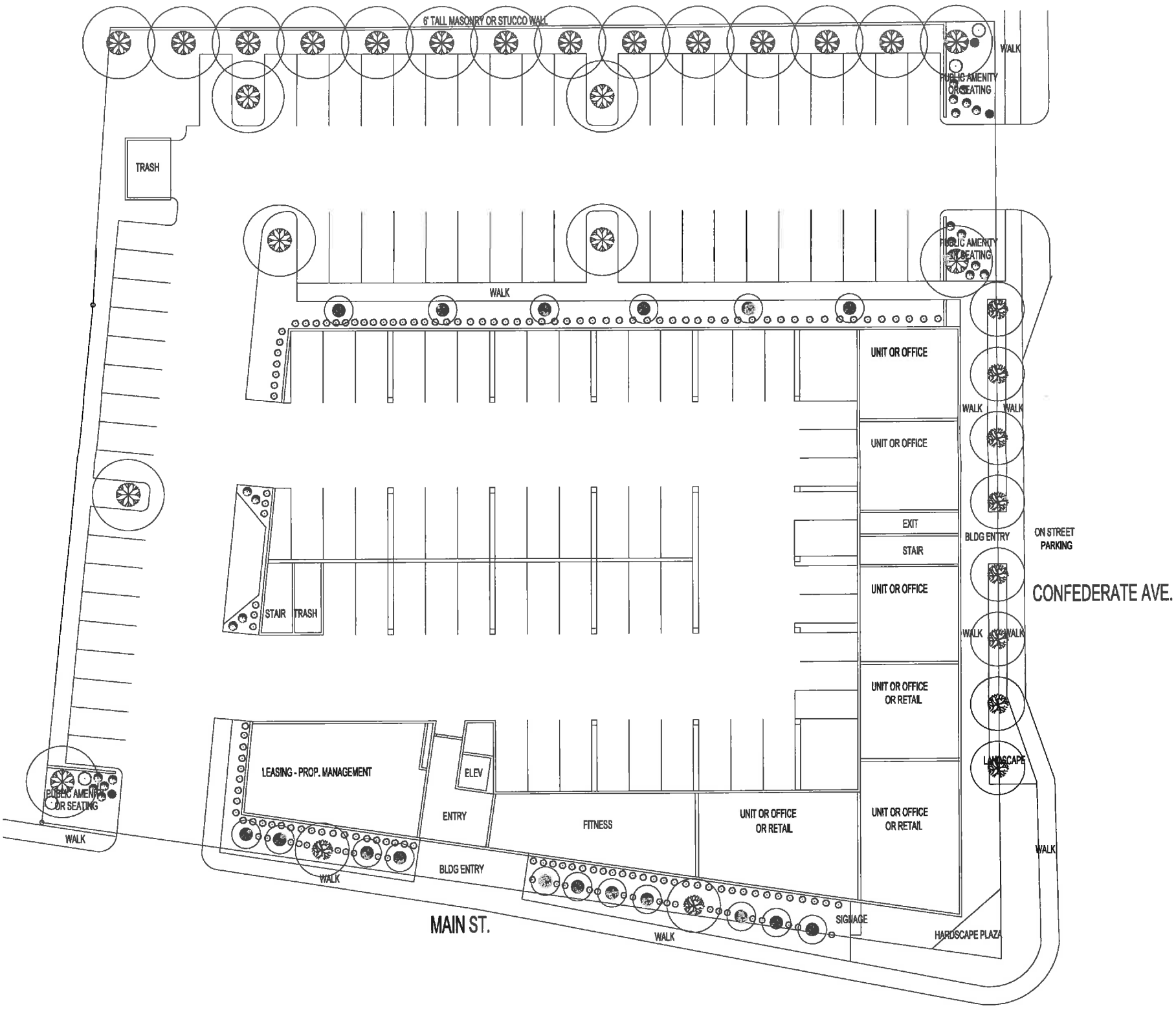
MAIN STREET FLATS

PODIUM WITH 4 STORY RESIDENTIAL ABOVE

LEVEL 1 - LEASING / FITNESS / 6 UNITS OR OFFICE-RETAIL

7.68 SPACES REQUIRED

UNITS UNDER 500 SF = 1.5 SPACES/UNIT X 0.70 = 1.05 SPACES UNITS BETWEEN 501 SF - 750 SF = 1.75 SPACES/UNIT X 0.70 = 1.22 SPACES UNITS OVER 750 SF = 2 SPACES/UNIT X 0.70 = 1.40 SPACES



MAIN STREET FLATS

PODIUM WITH 4 STORY RESIDENTIAL ABOVE

LEVEL 1 - LEASING / FITNESS / 6 UNITS OR OFFICE-RETAIL

7.68 SPACES REQUIRED

UNITS UNDER 500 SF = 1.5 SPACES/UNIT X 0.70 = 1.05 SPACES UNITS BETWEEN 501 SF - 750 SF = 1.75 SPACES/UNIT X 0.70 = 1.22 SPACES UNITS OVER 750 SF = 2 SPACES/UNIT X 0.70 = 1.40 SPACES

MAIN ST. FLATS

VICINITY MAP

PROJECT INFORMATION:
ADDRESS: 2500 & 2510 N. MAIN ST.
LAND AREA: 62,235 SF OR 1.42 ACRES
BUILDING AREA: 9,330 SF
GARAGE AREA: 19,895 SF
SURFACE PARKING AREA: 20,233 SF
WALKS & HARDSCAPE AREA: 3,347 SF
TOTAL LOT COVERAGE AREA: 52,805 SF (84.8%)
BUILDING STORIES: 5
BUILDING HEIGHT: 59'-6" (MAX)

MAIN STREET FLATS

PODIUM WITH 4 STORY RESIDENTIAL ABOVE

LEVEL 2 - AMENITY DECK / CLUB / 29 UNITS

35.77 SPACES REQUIRED

MAIN STREET FLATS

PODIUM WITH 4 STORY RESIDENTIAL ABOVE

LEVEL 3 - 30 UNITS

36.99 SPACES REQUIRED

MAIN STREET FLATS

PODIUM WITH 4 STORY RESIDENTIAL ABOVE

LEVEL 4 - 31 UNITS

38.39 SPACES REQUIRED

MAIN STREET FLATS

PODIUM WITH 4 STORY RESIDENTIAL ABOVE

LEVEL 5 - 31 UNITS

38.39 SPACES REQUIRED

Main Street Flats 3D Visualization

Ray Design Development – 07.09.2014

View from Main Street - Ground level storefront with brick accented walls line Main Street

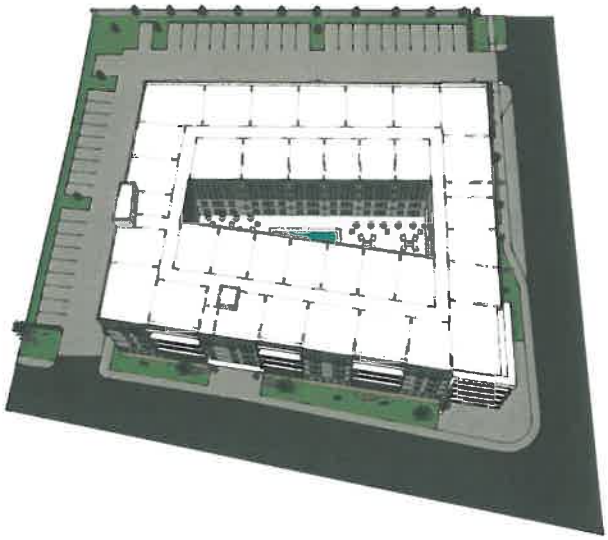
View from Main Street – Primary building corner has combination of ground level storefront with synthetic wood paneling above with wrap around balconies and marquee signage

View from Intersection of Main Street and Confederate Avenue – Building has a materials palette which includes brick, stucco, synthetic wood paneling with metal accents

View from Confederate Avenue – Neutral colors are used for the majority of the building to compliment the adjacent neighborhood in combination with red accents to tie into the academic community ties.

Pedestrian View – Façade is broken down into segmented parts to provide a smaller scaled rhythm to be consistent with the smaller nearby residential dwellings

Detail view – Two units were removed from the project to provide an opening that allows natural light, ventilation, and views from the amenity deck to the downtown city skyline beyond. Spaces on Ground level along Confederate Ave can be residential units or commercial offices with units along the Confederate/Main intersection available for possible retail use.



Aerial View - Amenity deck and building with surface parking on 2 sides. Project will provide either additional surface parking offsite or will have an on-site shuttle available to residents to offset any parking deficiency. This will help prevent resident vehicles from encroaching into neighborhood streets and allow both the new multi-family project and adjacent single family residential homes to co-exist in a mutually beneficial way

Aerial View showing amenity deck and surface parking. Building is approximately 80' from East property boundary and includes 6' masonry privacy wall with screened surface parking lot. Amenity deck has 2 story building opening on the South side which allows natural light and views into the interior courtyard.

Main Street Flats Neighborhood Photography

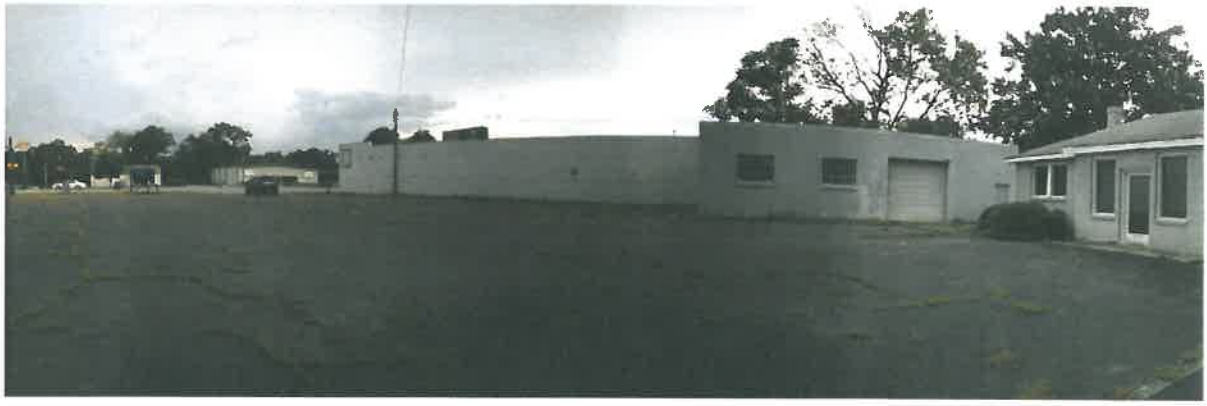
Ray Design Development – 07.09.2014

Photographs were taken of the neighborhood context surrounding the site. Refer to the attached map to reference the path. Photos begin at Star and were taken in a clockwise order.

Wilson

Wilson Grocer

21
175
32

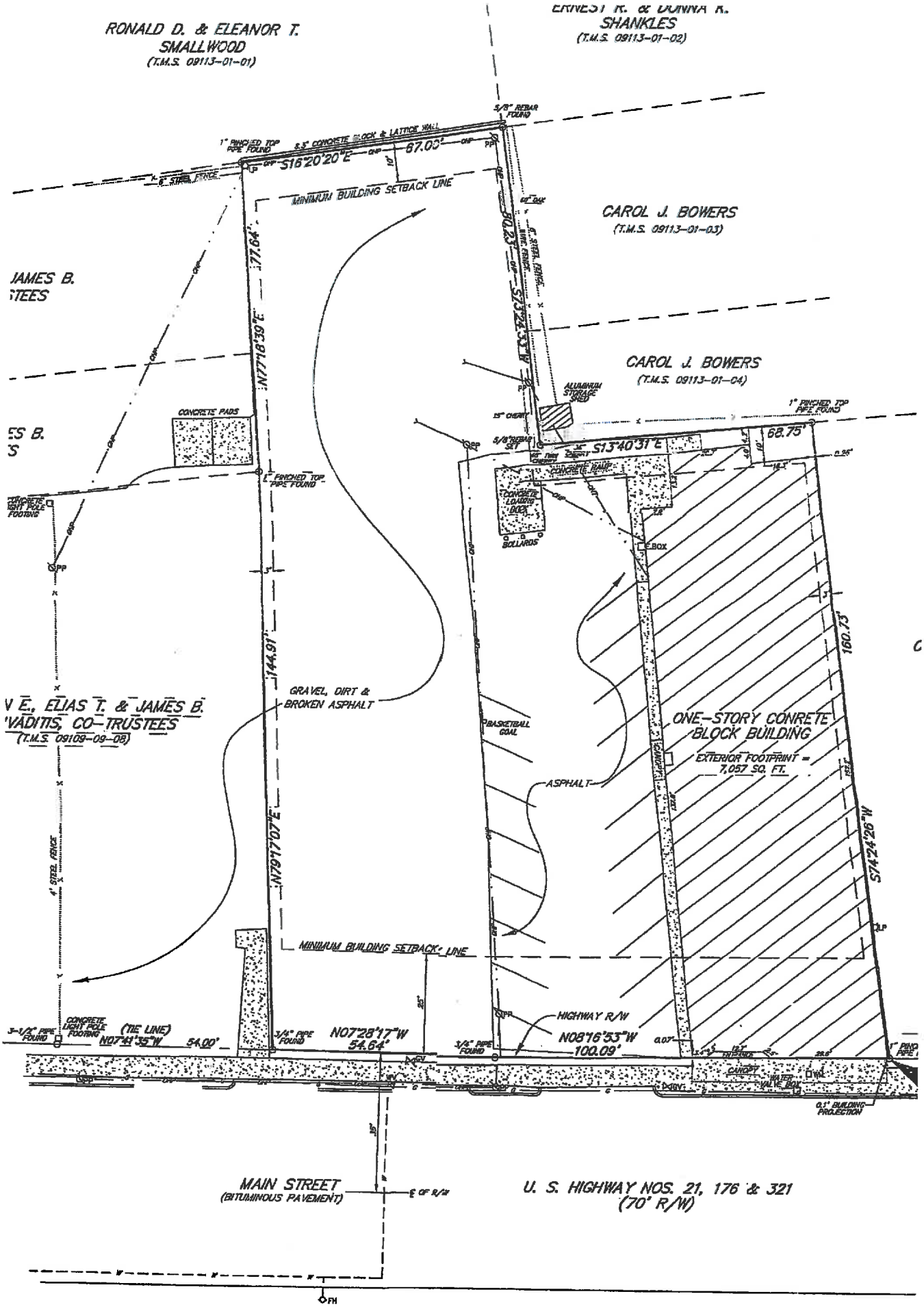


Main Street Flats - Columbia, South Carolina

Unit Matrix: 5 STORY CONCEPT

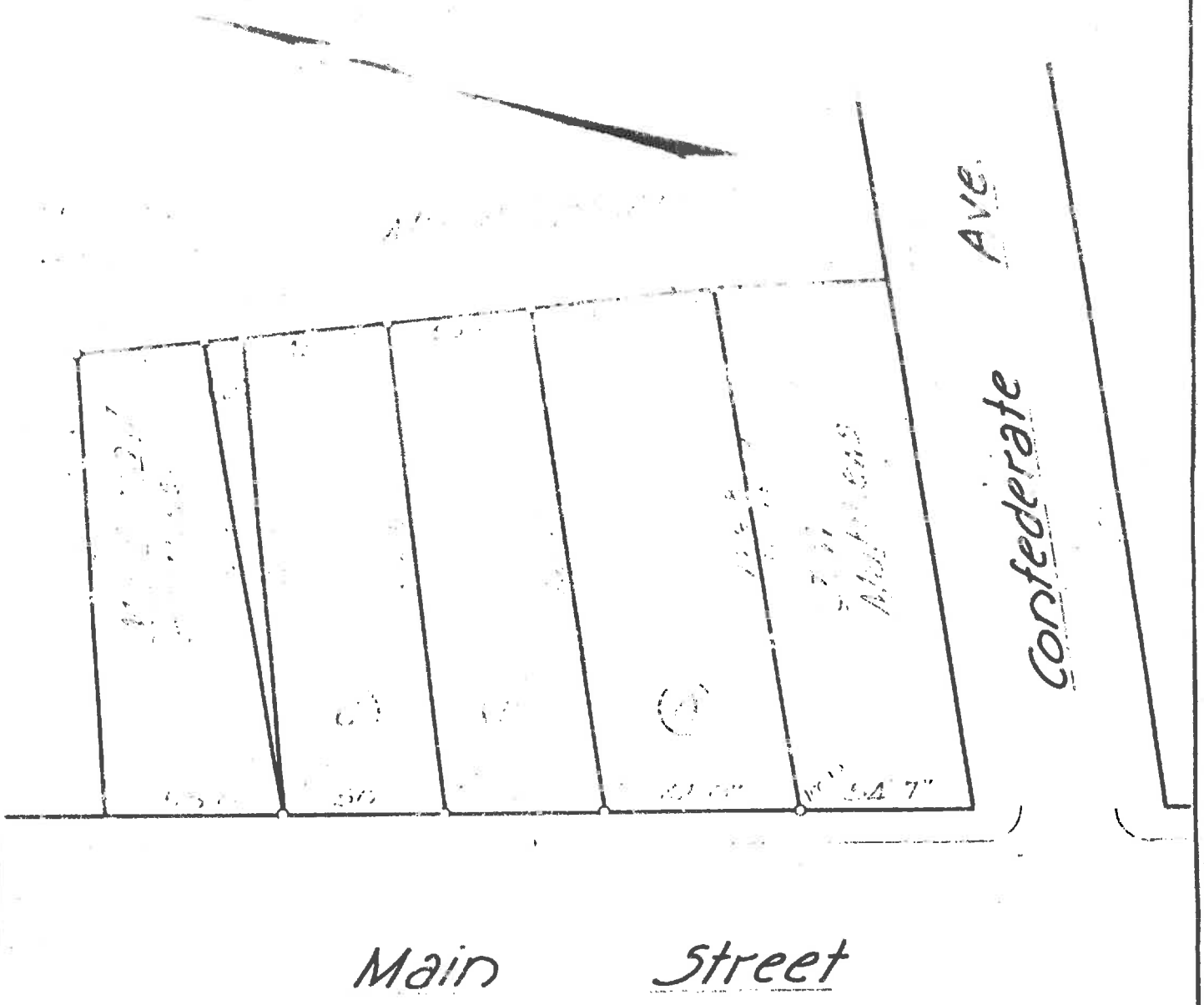
7/7/2014 - Ray Design Development

UNIT TABULATION (5 STORY VERSION)									
	UNIT TYPE								
UNIT NAME	Bedrooms	Baths	NET AREA(SF)	GROSS AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL NET AREA	TOTAL GROSS AREA	% BREAKDOWN
S0	1	1	491	491	4	3%	1,964	1,964	13.01%
S1	1	1	491	491	8	7%	3,928	3,928	
S2	1	1	564	564	4	3%	2,256	2,256	
A0	1	1	601	601	4	3%	2,404	2,404	67.48%
A1	1	1	625	625	68	55%	42,500	42,500	
A2	1	1	630	630	4	3%	2,520	2,520	
A3	1	1	671	671	4	3%	2,684	2,684	
A4	1	1	711	711	3	2%	2,133	2,133	
B0	2	2	755	755	4	3%	3,020	3,020	17.89%
B1	2	2	755	755	4	3%	3,020	3,020	
B2	2	2	792	792	4	3%	3,168	3,168	
B3	2	2	831	831	4	3%	3,324	3,324	
B4	2	2	873	873	4	3%	3,492	3,492	
B5	2	2	915	915	2	2%	1,830	1,830	
C0	3	3	1,198	1,198	1	1%	1,198	1,198	1.63%
C1	3	3	1,122	1,122	1	1%	1,122	1,122	
LEASE AREA	0	0	1,385	1,385	0	0%	1,385	1,385	
CLUB	0	0	711	711	0	0%	711	711	
FITNESS	0	0	1,100	1,100	0	0%	1,100	1,100	
TOTALS	**149**	**149**	**15,221**	**15,221**	**123**	**100%**	**83,759**	**83,759**	**100.00%**



RONALD D. & ELEANOR T. SMALLWOOD
(T.M.S. 09113-01-01)
ERNEST R. & DONNA R. SHANKLES
(T.M.S. 09113-01-02)
5/8" REBAR FOUND
1" PINCHED TOP PIPE FOUND
S16°20'20"E
67.00'
MINIMUM BUILDING SETBACK LINE
CAROL J. BOWERS
(T.M.S. 09113-01-03)
JAMES B. STEES
N77°18'39"E
177.64'
80.23'
S73°24'33"W
CAROL J. BOWERS
(T.M.S. 09113-01-04)
ALUMINUM STORAGE SHED
CONCRETE PADS
1" PINCHED TOP PIPE FOUND
S13°40'31"E
68.75'
CONCRETE RAMP
CONCRETE LOADING DOCK
BOLLARDS
E.BOX
144.91'
160.73'
GRAVEL, DIRT & BROKEN ASPHALT
ELIAS T. & JAMES B. VADITIS, CO-TRUSTEES
(T.M.S. 09109-09-08)
BASKETBALL GOAL
ONE-STORY CONRETE BLOCK BUILDING
EXTERIOR FOOTPRINT = 7,057 SQ. FT.
ASPHALT
N79°17'07"E
S74°24'26"W
4' STEEL FENCE
MINIMUM BUILDING SETBACK LINE
HIGHWAY R/W
CONCRETE LIGHT POLE FOOTING
(TIE LINE)
N07°41'35"W
54.00'
3/4" PIPE FOUND
N07°28'17"W
54.64'
N08°16'53"W
100.09'
CANOPY
WATER VALVE BOX
0.1' BUILDING PROJECTION
MAIN STREET
(BITUMINOUS PAVEMENT)
U. S. HIGHWAY NOS. 21, 176 & 321
(70' R/W)

Book 1 Page 2.



Property of

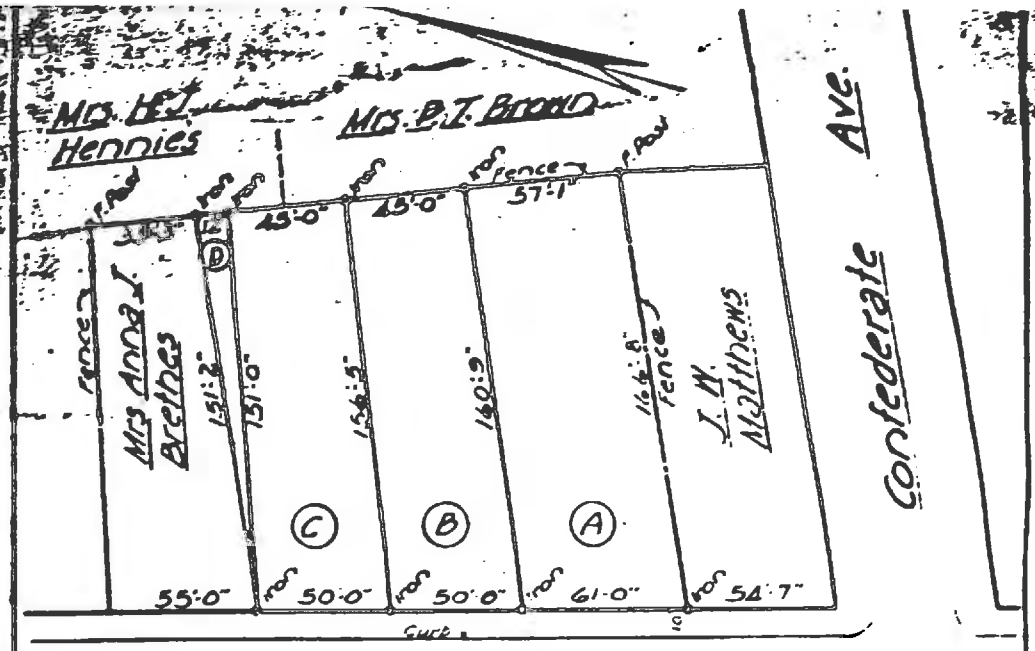
T. C. Pope, Jr.

Columbia, S.C.

Scale: 1" = 50'

Tomlinson Engr Co. - Columbia, S.C.

March 17, 1930 - By [illegible] Engr



Main Street

Property of

— T. C. Pope, Jr. —

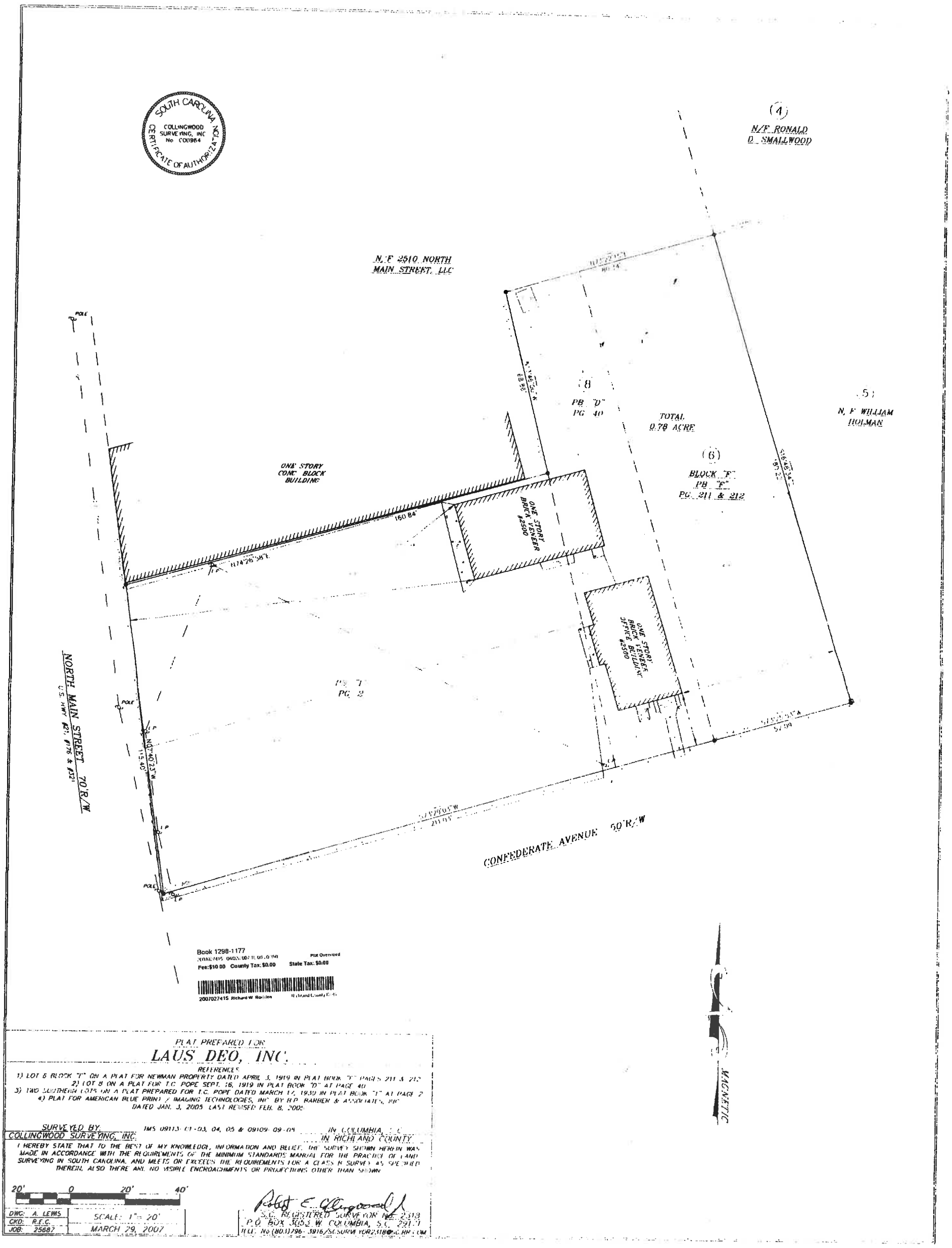
Columbia, S.C.

Scale: 1" = 50'

Tomlinson Engr Co. - Columbia, S.C.

March 17, 1930 - By J. K. [illegible] Engr.

1547 A1


SOUTH CAROLINA
COLLINGWOOD SURVEYING, INC
No COU964
CERTIFICATE OF AUTHOR:
(4)
N/F RONALD D. SMALLWOOD
N/F 2510 NORTH MAIN STREET, LLC
(8)
PB "D" PG 40
TOTAL 0.78 ACRE
(5)
N/F WILLIAM HOLMAN
(6)
BLOCK "F" PB "F" PG 211 & 212
ONE STORY CONC BLOCK BUILDING
ONE STORY BRICK VENEER #2500
160.84'
N74°26'38"E
ONE STORY BRICK VENEER OFFICE BUILDING #2500
PB 7 PG 2
POLE
N67°40'23"W
115.40'
NORTH MAIN STREET 70' R/W
U.S. HWY #21, #176 & #321
CONFEDERATE AVENUE 50' R/W
Book 1298-1177
Fee:$10.00 County Tax: $0.00
Plat Overnaed
State Tax: $0.00
2007027415 Richard W. Rodden
Richland County, S.C.
PLAT PREPARED FOR
LAUS DEO, INC.
REFERENCES
1) LOT 6 BLOCK "F" ON A PLAT FOR NEWMAN PROPERTY DATED APRIL 3, 1919 IN PLAT BOOK "F" PAGES 211 & 212
2) LOT 8 ON A PLAT FOR T.C. POPE SEPT. 16, 1919 IN PLAT BOOK "D" AT PAGE 40
3) TWO SOUTHERN LOTS ON A PLAT PREPARED FOR T.C. POPE DATED MARCH 17, 1939 IN PLAT BOOK "T" AT PAGE 2
4) PLAT FOR AMERICAN BLUE PRINT / IMAGING TECHNOLOGIES, INC BY H.P. BARBER & ASSOCIATES, INC
DATED JAN. 3, 2005 LAST REVISED FEB. 8, 2005
SURVEYED BY:
COLLINGWOOD SURVEYING, INC.
TMS 09113-01-03, 04, 05 & 09109-09-09
IN COLUMBIA, S.C.
IN RICHLAND COUNTY
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND 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
20' 0 20' 40'
DWG: A. LEWIS
CKD: R.E.C.
JOB: 25687
SCALE: 1" = 20'
MARCH 29, 2007
S.C. REGISTERED SURVEYOR No. 2318
P.O. BOX 3053 W. COLUMBIA, S.C. 29171
TEL. No (803)796-3916/SCSURVEYOR2318@AOL.COM
MAGNETIC

Instrument: 2005012232 Book/Page: R 1025 : 2382 DateTime: 02/22/2005 11:26:59:153 Document: 01

Book 01025-2382
2005012232 02/22/2005 11:26:59:15 Warranty Deed
Fee: $10.00 County Tax: $330.00 State Tax: $780.00

2005012232 John G. Norris Richland County ROD

Prepared under the supervision of SC Counsel by:

Stephanie Friese
Friese & Price Law Firm, LLC
1100 Spring Street NW, Suite 410
Atlanta, GA 30309

Richland County Register of Deeds

John T. Hopkins II

STATE OF SOUTH CAROLINA }
COUNTY OF RICHLAND } **WARRANTY DEED**

THIS INDENTURE, made and entered into this 15 day of February, 2005, by and between **American Blueprint Co., Inc. of Cola. a/k/a American Blueprint Company of Columbia, Inc.**, a South Carolina Corporation [hereinafter in this Indenture known and designated as "Grantor"] and 2510 North Main Street, LLC, a Georgia limited liability company, whose principal office is located at: 2695 Arbor Summit, Marietta, GA 30066 [hereinafter in this Indenture known and designated as "Grantee"]:

WITNESSETH: That the said Grantor, for and in consideration of Other Valuable Considerations as hereinafter described, and Ten and No/100 Dollars ($10.00), to Grantor in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents grant, bargain, sell and convey unto the said Grantee and Grantee's heirs and assigns the real estate, as fully described on Exhibit "A" attached hereto and incorporated herewith, to-wit. With all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

This document not to scale

Instrument: 2005012232 Book/Page: R 1025 : 2383 DateTime: 02/22/2005 11:26:59:153 Document: 01

TO HAVE AND TO HOLD the said bargained premises unto Grantee, and the successors and assigns of Grantee, together with all and singular the rights, members and appurtenances thereof, to the same in any manner belonging to the own proper use, benefit and behoof of the said Grantee and Grantee's successors and assigns, forever, in FEE SIMPLE.

AND Grantor, for Grantor's self and for Grantor's heirs, executors and administrators, the said bargained premises unto Grantee, and Grantee's heirs and assigns, will warrant and forever defend the right and title thereof against Grantor and against the claims of Grantor's heirs, executors, administrators, and assigns, and against the claim of all other persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and affixed Grantor's seal the day and year above written.

[SIGNATURES ON THE FOLLOWING PAGE]

Richland County Register of Deeds

John T. Hopkins II

This document not to scale

Instrument: 2005012232 Book/Page: R 1025 : 2384 DateTime: 02/22/2005 11:26:59:153 Document: 01

Signed, sealed and delivered in the presence of:

}AMERICAN BLUEPRINT CO., INC. OF COLA
}a/k/a AMERICAN BLUEPRINT COMPANY OF
}COLUMBIA, INC. by IMAGING
}TECHNOLOGY SERVICES, INC., its Sole
}Shareholder

Witness

Witness

[SEAL]
By: Carter Pope, President

STATE OF Georgia)
COUNTY OF Bartow)

ACKNOWLEDGMENT
under SC Code Sec. 30-5-30 (C)

I, the undersigned Notary Public, do hereby certify that Carter Pope, appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal this 16th day of February, 2005.

(SEAL)

Notary Public for the State of Georgia

My commission expires: June 25, 2006

Richland County Register of Deeds
John T. Hopkins II
This document not to scale

Instrument: 2005012232 Book/Page: R 1025 : 2385 DateTime: 02/22/2005 11:26:59:153 Document: 01

Richland County Register of Deeds

John T. Hopkins II

Exhibit "A"
Legal Description

All that certain piece, parcel or lot of land with improvements thereon, situate, lying and being in the state of South Carolina, County of Richland, in the city of Columbia and having the following metes and bonds to wit:

Beginning at A 1" pinched top pipe along the eastern right-of-way of Main Street (U.S. Highway 21, 176 & 321), being 116'± north of the northern right-of-way of Confederate Avenue and proceeding along the eastern right-of-way of Main Street the following courses and distances: in a direction of N08'16'53"W for a distance of 100.09' to a 3/4 " pipe, and then in a direction of N07'28'17"W for a distance of 54.64' to a 3/4 " pipe; thence turning and proceeding along the properties of John E., Elias T. & James B. Livaditis, Co-Trustees the following courses and distances: in a direction of N79'17'07"E for a distance of 144.91' to a 1" pinched top pipe, and then in a direction of N77'18'39"E for a distance of 77.64' to a 1" pinched top pipe; thence turning and proceeding along the property of Ronald D. & Eleanor T. Smallwood in a direction of S16'20'20"E for a distance of 67.00' to a 5/8" rebar; thence turning and proceeding along the properties of Carol J. Bowers the following courses and distances: in a direction of S73'24'33"W for a distance of 80.23' to a 5/8" rebar, thence in a direction of S13'40'31"E for a distance of 68.75' to a 1" pinched top pipe, and then in a direction of S74'24'26"W for a distance of 160.73' to a 1" pinched top pipe; this being the point of beginning.

Said parcel being the same as that conveyed to Grantor by: (1) Deed recorded at Deed Book D0833, Page 252 from W. R. Williams, dated March 9, 1987 and (2) Deed recorded at Deed Book 00292-0607 from Violet B. Tsiantis, Maria B. Francis and Anna Mae Livaditis Testamentary Trust, Tenants-in-Common d/b/a Brethes Realty, dated January 13, 1995.

Said parcel contains 0.645 acres or 28,088 square feet and is more particularly shown and designated on that certain ALTA/ACSM Land Title Survey prepared for 2510 North Main Street, LLC, Wachovia Bank, National Association, Union Capital Investments, LLC and Chicago Title Insurance Company by Henry B. Dingle, Jr., of B.P. Barber & Associates, Inc., dated January 3, 2005, last revised February 8, 2005.

This being the same property conveyed by that certain Warranty Deed from W. R. Williams to American Blueprint Company of Columbia, Inc., filed for record March 10, 1987 at 10:32 a.m., recorded in Book D-833, Page 252 in the Register of Deeds for Richland County, South Carolina.

Also being the same property conveyed by QuitClaim Deed from Violet B. Tsiantis, Maria B. Francis and the Anna Mae Livaditis Testamentary Trust, Tenants-in-Common d/b/a Brethes Realty to American Blueprint Co., Inc. of Cola., recorded simultaneously herewith.

TMS NO. 09109-09-06

This document not to scale

Instrument: 2005012232 Book/Page: R 1025 : 2386 DateTime: 02/22/2005 11:26:59:153 Document: 01

STATE OF Georgia)
COUNTY OF DeKalb)

TRANSFER TAX AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred by American Blueprint C., Inc. of Cola. a/k/a American Blueprint Company of Columbia, Inc. to 2510 North Main Street, LLC on February 15, 2005.
3. Check one of the following: The Deed is
   A. _X_ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
   B. ___ subject to the deed recording fee as a transfer between a corporation, a partnership or other entity and a stockholder, partner or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
   C. ___ EXEMPT from the deed recording fee because (exemption # __12__)
   (Explain, if required) _____
4. Check one of the following if either item 3(A) or item 3(B) above has been checked:
   A. _X_ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of $300,000.
   B. ___ The fee is computed on the fair market value of the realty which is $ _____.
   C. ___ The fee is computed on the fair market value of the realty as established for property tax purposes which is $ _____.
5. Check YES ___ or NO _X_ to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is $ _____.
6. The DEED recording fee is computed as follows:
   A. the amount listed in item 4 above.
   B. the amount listed in item 5 above (if no amount place zero).
   C. Subtract line 6(B) from 6(A) and place the result here. Multiply 6(C) by $3.70 per $1,000.00 to obtain amount of tax due of $1,110.00.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Title Agent.
8. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Wanda D Mitchell
Title Agent

Sworn to before me this 17th day of February, 2005

Kelly Heavett
Notary Public State of Georgia
My commission expires 2007

Wanda D Mitchell
Print or Type Name Here

C:\MyFiles\TEMPLATES\Affidavits\Affidavit.wpd

Richland County Register of Deeds

John T. Hopkins II

This document not to scale

Livengood, Andrew

From: Chambers, Johnathan
Sent: Friday, July 25, 2014 5:39 PM
To: Cook, K Brian; atlivengood@columbiasc.net
Subject: FW: Main Street Flats - Off Site Parking Alternate
Attachments: Main Street Flats Material and Finish PRELIMINARY Selections.pdf; Alternate Parking Lot - Main Street Flats.pdf; Alternate Parking Lot with Building.pdf

FYI...

From: Brian Ray [mailto:brian@raydesigndevelopment.com]
Sent: Friday, July 25, 2014 12:06 PM
To: Chambers, Johnathan
Subject: Main Street Flats - Off Site Parking Alternate

Good Morning Johnathan,

I have been in communication with 2 companies regarding the Traffic Study.
I have received proposals. I will have an executed contract to get the study performed
early next week. It appears the soonest I will have a study available is toward the end of August.

In my Variance Application I mentioned 2 options to counter the on-site parking shortage. Option 1 was the shuttle van for residents. Option 2 was acquiring adjacent land for additional surface parking. I have attached a preliminary layout that shows I could get 43 additional spaces which will bring my total count up to a compliant level. I also provided an option that shows if the city would allow me to go with the shuttle I could use this land not simply for surface parking...but could put a smaller 3 story project which might be preferred by the City.

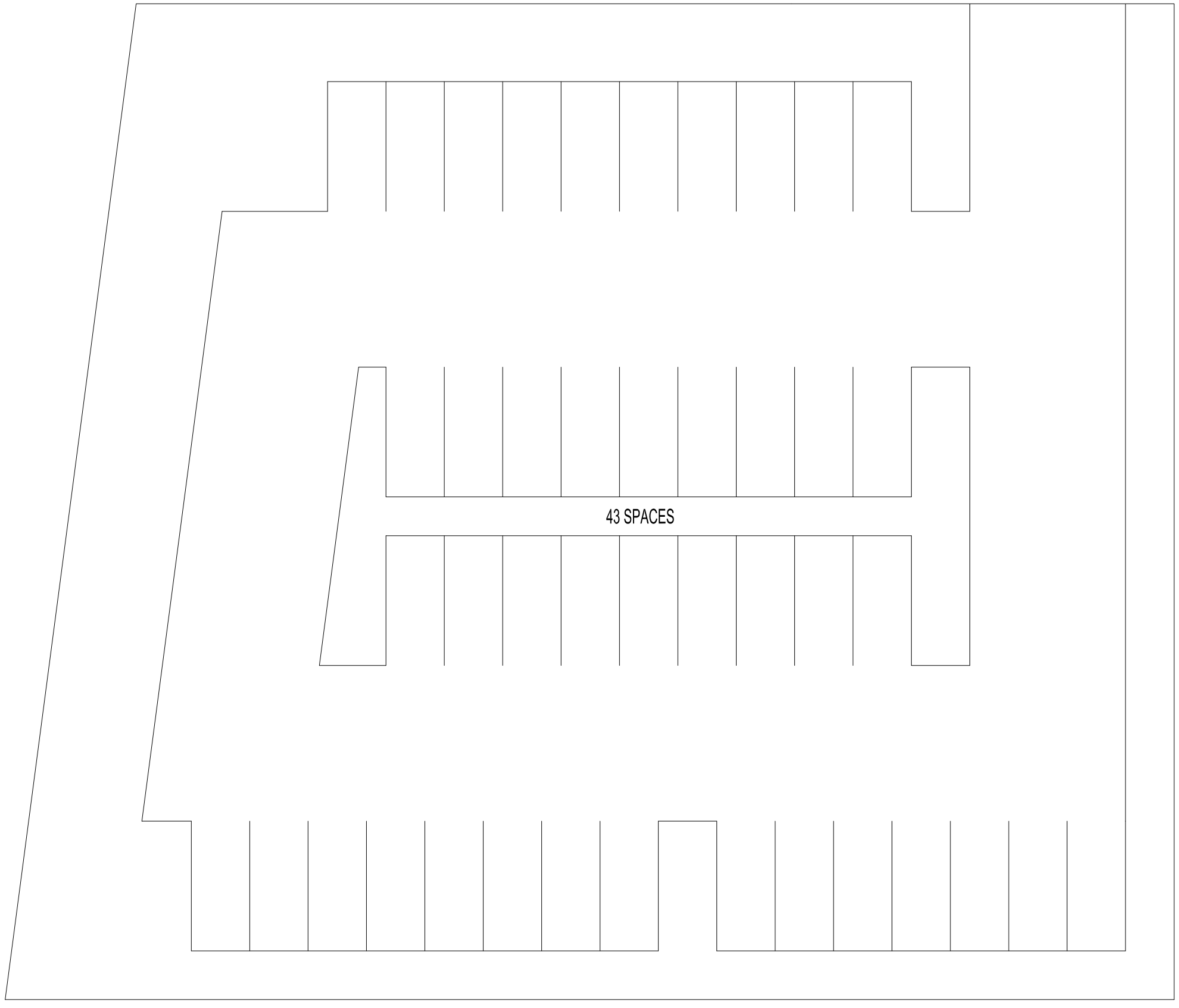
I just wanted you to see the advancements on this off site parking option for your groups consideration.

I have also provided a copy of building materials information which was requested by DDRC review. Please know this is subject to change as the final selected materials will be selected at the buyout phase during construction.

--
Regards,

Brian Ray

Ray Design Development
Phone: 407.421.5605
www.raydesigndevelopment.com


43 SPACES

COLUMBIA SITE PLAN

Cottontown/Bellevue Historic District Neighborhood Association
1324 Confederate Ave.
Columbia, SC 29201

Mr. Brian Cook
Zoning Administrator
City of Columbia
1225 Laurel Street
PO Box 147
Columbia, SC 29217

RE: 2500 & 2510 N. Main Street Variance Request (14-036-V, 14-037-V)

Mr. Cook,

The Cottontown/Bellevue Historic District Neighborhood Association Board opposes the requests for variances at 2500 and 2510 North Main Street, located adjacent to the Cottontown neighborhood. While we look forward to a renewed North Main Street, we cannot embrace projects that fail to protect our already thriving neighborhood.

The applicant is proposing a significant reduction in the required number of on-site parking spaces to 113 spaces, below the already reduced requirements permitted by the North Main Corridor overlay of 158 spaces. This additional 28% reduction would exacerbate an already overcrowded on-street parking condition in our neighborhood, and would therefore cause substantial harm.

The applicant is also proposing a reduction in the required landscape buffer. The buffer requirement would typically be 30 feet, but by constructing a masonry wall, it may be reduced to 15'. The applicant is proposing to reduce the landscape buffer further, from 15' to 7'6". Given the proposed 5-story height of the project, we feel that this reduction would result in significant impacts from increased noise and light. The proposed project would loom over our neighborhood of one and two story houses. To maintain our quality of life, and to protect the character of our historic neighborhood, we feel that the required landscape buffer area should be maintained.

The neighborhood board does not believe that this proposal meets the criteria for either requested variance.

While the parcel may not be exactly rectangular, the need for a variance could be avoided simply by reducing the size of the proposed project. There are no extraordinary or exceptional conditions that apply to the property, and the slightly trapezoidal shape does not establish an extraordinary or exceptional condition.

In fact, many of the other properties in the vicinity are not perfect rectangles. Many of the parcels are irregular, caused by curves in the street network, or for other reasons. As such, the conditions that pertain to the subject property do apply to many other properties in the vicinity. I am including a map of irregularly shaped properties in the area with this letter.

We believe that the requirements of the zoning ordinance do not effectively prohibit or unreasonably restrict the use of the property. There are many uses that could reasonably be accommodated by the subject properties without requiring a variance.

Given the size and scope of the proposed project, we believe that granting the requested variances would be of substantial detriment to the adjacent properties, and would harm the historic character of our neighborhood. Granting the variances would also set a deleterious precedent for harmonious development of the other properties along North Main Street.

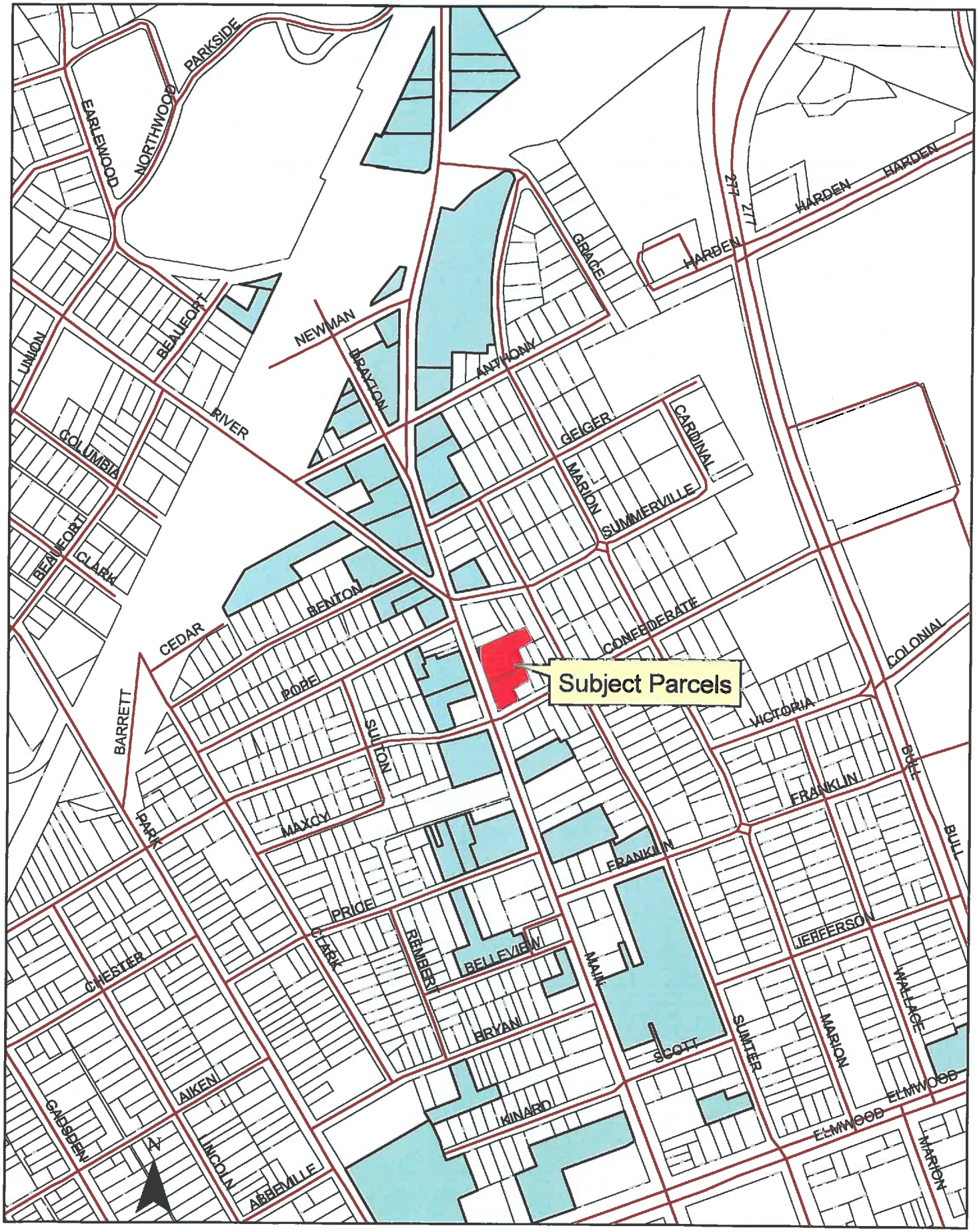
Simply put, the project as proposed is simply too large to be accommodated by the subject property. A variance is intended to be a last resort, to provide relief from the zoning ordinance after all other means to accommodate a project or use have been exhausted. In this case, there are many changes that could be made, including reducing the size of the project, which would eliminate the need for a variance.

If you should have any further questions, please feel free to contact me.

Sincerely,

Paul Bouknight, President
The Cottontown/Bellevue Historic District
Neighborhood Association
1324 Confederate Ave., Columbia SC 29201

Irregularly Shaped Parcels



TO	Board of Zoning Appeals
FROM	Michael Ward Secretary, Elmwood Park Neighborhood Association PO Box 7665 Columbia, South Carolina
DATE	August 5, 2014
RE	Case Numbers 14-036-V and 14-037-V

Members of the Board of Zoning Appeals:

The Elmwood Park Neighborhood Association supports redevelopment along the Main Street Corridor and, as an organization, rarely opposes any capital investment in the community. Over the past several years, we have welcomed the Vino Garage, HHunt Art, and the NOMA Flats, among others, into the Elmwood Park neighborhood. However, we have some grave concerns about the Applicant's two variance requests for the proposed project at 2500 and 2510 Main Street.

VARIANCE REQUEST No 1

Issue No 1: Seating will Exacerbate Homeless Loitering in Cottontown

The Applicant is seeking a 10 percent reduction in parking – approximately 15 spaces – through an unspecified code section by providing a public amenity or seating area. The Applicant shows three seating areas along Confederate Avenue: one at the corner of Main and Confederate, and two others flanking the entrance to the parking lot. One of these areas directly abuts a private residence at 1231 Confederate. These seating areas will exacerbate an existing problem in our neighborhoods.

Christ Central Ministries at 2401 Main Street provides many essential services for our disadvantaged and homeless population. Their work is necessary; however, it has created the unintended side effect of thefts and loitering by some of their clients as they pass through the Elmwood Park neighborhood from the river front. The addition of multiple benches just blocks away from Christ Central will surely increase an already untenable problem with loitering and will be detrimental to the public welfare of the neighborhood residents. We urge the Applicant to consider an alternate amenity, such as a small dog park, that could service both the proposed building's residents and the adjacent neighborhoods.

Issue No 2: Lack of Parking Spaces for Building Occupants

The Applicant notes that even with the reduced parking requirements, he has a deficit of at least 45 parking spaces. We are unsure whether this figure reflects the 3.3 spaces per 1000 square feet for the street level commercial/office suites. Regardless, the Applicant proposes two alternatives to accommodate the parking deficit.

First, he proposes operating a daily shuttle for building residents. The shuttle would only travel from the proposed building to USC and the Vista. The needs of graduate students and young professionals, however, will require access to diverse areas of the city to meet the needs of the intended demographic: from Main and Devine Streets to Harbison, Forest Acres, and Cross Hill Station. A single residential shuttle will be unable to meet this need. In this area of the city, the COMET System as it currently exists is woefully inadequate. Currently, Routes 1, 30, and 31 service North Main and North Columbia. There are only two stops between Elmwood Avenue and Sunset Boulevard, and the proposed building is located almost equidistantly from these stops. A resident would need to walk approximately 2000' – almost four-tenths of a mile – to reach the nearest bus stop. It is an unfortunate reality, but each resident needs access to a personal vehicle in this area of Columbia.

Second, he is "exploring ... the acquisition of three adjacent properties located off Confederate" Avenue. In Cottontown, there are only two undeveloped parcels of property off of Confederate. The first is the former location of the Home for Confederate Veterans, owned by the Department of Mental Health. This property is outside of the 600' radius requirement. The second is 1204 Confederate, directly opposite the proposed project. This, however, is a single parcel of property. In Elmwood Park, the only undeveloped parcels off of Confederate are three parcels bound by Confederate, Maxcy, and Sultan Streets. This is not an ideal location for parking since these lots are located between two existing single-family residences. The only other options would be to purchase and demolish existing single-family residences – which we would oppose – or to place an overflow parking lot directly abutting Main Street, which seems antithetical to the intentions of the North Corridor redevelopment.

Based on the information provided in his Application, we request that the Board of Zoning Appeals deny the Applicant's parking variance request.

VARIANCE REQUEST No 2

The Applicant is seeking to reduce the buffer between his project and 1231 Confederate Avenue from 30' to 7'-6" (a 75 percent reduction in the buffer). The existing residence at 1231 Confederate is within a few feet of the property line and will be only 8' from the new parking lot. The Applicant states that he will plant "a substantial amount of trees ... along the East property line." Any deciduous trees – including the specified Tatarian Maples – planted in this narrow

buffer will quickly impact the adjacent residence. As they mature, these trees will likely grow into the adjacent two-storey residence. We would request that the Board recommend that the Applicant replace the perpendicular parking area with parallel parking spaces and increase the 7.5' planting buffer with a 15' planting buffer at a minimum.

Based on the information provided in his Application, we request that the Board of Zoning Appeals deny the Applicant's landscaped bufferyard variance request.

CRITERIA FOR VARIANCE

The Applicant claims that his variance requests are necessary because the property is not a rectangular parcel. "This property, unlike many others on Main St is not a rectangular parcel. It is trapezoidal in shape ... that makes it less efficient when laying out a building and parking," the Applicant asserts. We contend that this is a specious argument. There are many developed parcels along this stretch of Main Street which have irregular, trapezoidal parcels, including:

2548 Main Street	AA Dicks Funeral Home
2601 Main Street	Arnolds Cleaners
2621 Main Street	First Citizens Bank
2805 Main Street	Bank of America
2615 River Drive	HHunt Art

The Applicant claims that this trapezoidal-shape parcel, coupled with our city's "extremely restrictive requirements for parking" will deter future development of the Main Street Corridor. What he fails to mention, however, is that our city has already reduced the baseline parking requirements by 20 percent to encourage redevelopment in the NC Overlay district. The city allows for a further 10 percent reduction if the developer includes an amenity for the public.

Under these reductions, a 500sf studio apartment requires only 1.05 parking spaces. It is our understanding that, in a worst-case scenario, 20 studio apartments will share a single parking space for their visitors. A 900sf three-bedroom apartment likewise requires only 1.4 parking spaces. Over one-half of the roommates in these apartments will not have an on-site parking space. It is the opinion of the Elmwood Park Neighborhood Association that the parking requirements are, in fact, quite liberal, and will likely contribute to an increase in on-street parking for the surrounding area.

Finally, although it may be outside the scope of the Board of Zoning Appeals, the Applicant has submitted a design that is only inches shorter that the 60' maximum height permissible under the Code. A five-storey building, however, is out of scale with the surrounding urban fabric. If the Applicant proposed a more modest and site-sensitive two-storey structure, it

is likely that he would have sufficient parking to fully accommodate the parking needs of his building's tenants and provide a respectful bufferyard between the project and its residential neighbors.

For the reasons mentioned above, we request that the Board of Zoning Appeals deny the Applicant's variance requests.

Respectfully submitted,

Michael Ward
Secretary
Elmwood Park Neighborhood Association

This page intentionally left blank.