

# **RICHLAND COUNTY BOARD OF ZONING APPEALS**



**Wednesday, 6 March 2019**

**3 p.m.**

**Council Chambers**





**Richland County  
Board of Zoning Appeals  
Wednesday, March 6, 2019  
2020 Hampton Street  
2<sup>nd</sup> Floor, Council Chambers**

**3:00 p.m.**

## **Agenda**

- I. CALL TO ORDER & RECOGNITION OF QUORUM** **Mike Spearman, Chairman**
- II. ADOPTION OF AGENDA**
- III. PUBLIC NOTICE ANNOUNCEMENT**
- IV. RULES OF ORDER** **Mike Spearman, Chairman**
- V. APPROVAL OF MINUTES – December 2018**
- VI. PUBLIC HEARING** **Geonard Price,  
Zoning Administrator**

### **OPEN PUBLIC HEARING**

- |  |  |  |
|--|--|--|
| <b>Case 19-001 V<br/>David and Linda Parsons<br/>329 Heritage Hills Drive<br/>Columbia, SC 29203<br/>TMS: 14703-02-28<br/>Page 1</b>         | <b>Variance to encroach into the required side yard setback on property zoned Rural (RU)</b>                                 | <b><u>District 7</u><br/>Gwendolyn Kennedy</b> |
| <b>Case 19-001 SE<br/>Darwin Flagg<br/>Brothers Forever, Inc.<br/>1044 Acton Road<br/>Eastover, SC 29044<br/>TMS: 39109-01-05<br/>Page 9</b> | <b>Special Exception to establish a lodge on property zoned Rural (RU)</b>   | <b><u>District 10</u><br/>Dalhi Myers</b>      |
| <b>Case 19-002 SE<br/>Dilip K. Teppara<br/>Sloan Road<br/>Columbia, SC 29223<br/>TMS: 20101-05-01<br/>Page 15</b>                            | <b>Special exception to establish a place of worship on property zoned Residential Single-Family, Medium Density (RS-MD)</b> | <b><u>District 7</u><br/>Gwendolyn Kennedy</b> |

- VII. OTHER BUSINESS**
- a. Reconsideration of case 18-004 AR  
Page 21**
- VIII. ADJOURNMENT**





## REQUEST, DISCUSSION AND RECOMMENDATION

### **CASE:**

19-001 Variance

### **REQUEST:**

The applicant is requesting the Board of Zoning Appeals to grant a variance to encroach into the required side yard setback on property zoned Rural (RU) district.

### **GENERAL INFORMATION:**

*Applicant:* David and Linda Parsons

*TMS:* 14703-02-28

*Location:* 329 Heritage Hills Drive, Columbia, SC 29203

*Parcel Size:* .81 acres

*Existing Land Use:* Currently the property is residentially developed.

*Proposed Land Use:* The applicant proposes to construct a garage which will encroach into the required side yard setback.

*Character of Area:* The area is residentially developed (Heritage Hills Subdivision).

### **ZONING ORDINANCE CITATION:**

Section 26-33 (a) (2) of the Land Development Code empowers the Board of Zoning Appeals to authorize upon appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter would result in an unnecessary hardship. Such appeals shall be made in accordance with the procedures and standards set forth in Sec. 26-57 of this chapter.

### **CRITERIA FOR VARIANCE:**

Standard of review. The board of zoning appeals shall not grant a variance unless and until it makes the following findings:

- a. That there are extraordinary and exceptional conditions pertaining to the particular piece of property; and
- b. That these conditions do not generally apply to other property in the vicinity; and
- c. That because of these conditions, the application of this chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
- d. That the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the granting of the variance will not harm the character of the district.

### **DISCUSSION:**

The applicant is proposing to construct a 24'7" x 28' (688 square feet) garage which will encroach into the required twenty (20) foot side yard setback by eight (8) feet at its furthest point.

According to the applicant, because of major drainage and topography issues "There is only one area that is financially feasible to construct a garage on our property." The applicant also states that this is the only viable area because "All other areas create major drainage issues for either us or our closet neighbor."

If the variance is denied, the residential use of the property would still be feasible.

Staff believes that the subject parcel does not meet all of the criteria required for the granting of a variance. Staff recommends that the request be **denied**. According to the standard of review, a variance shall not be granted until the following findings are made:

**a. Extraordinary and exceptional conditions**

Staff was unable to identify extraordinary and exceptional conditions in relation to the topography of the parcel.

**b. Conditions applicable to other properties**

Staff determined that the topography of other parcels in the general area of the subject are similar.

**c. Application of the ordinance restricting utilization of property**

Applying the provisions of the LDC would not prevent the utilization of this parcel.

**d. Substantial detriment of granting variance**

There would be no substantial detriment to the surrounding properties if the variance is granted.

**CONDITIONS:**

26-57(f)(3)

Conditions. In granting a variance, the board of zoning appeals may attach to it such conditions regarding the location, character, or other features of the proposed building, structure or use as the board of zoning appeals may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety, or general welfare. The board of zoning appeals may also prescribe a time limit within which the action for which the variance was sought shall be begun or completed, or both.

**OTHER RELEVANT SECTIONS:**

26-57 (f) (1) Formal review.

(1) Action by the board of zoning appeals. Upon receipt of the application for a variance request from the planning department, the board of zoning appeals shall hold a public meeting on the proposed variance request. Any party may appear in person or be represented by an authorized agent. In considering the application, the board of zoning appeals shall review the application materials, the staff comments and recommendations, the general purpose and standards set forth in this chapter, and all testimony and evidence received at the public hearing. After conducting the public hearing, the board of zoning appeals may:

- a. Approve the request;
- b. Continue the matter for additional consideration; or
- c. Deny the request.

Any approval or denial of the request must be by a concurring vote of a majority of those members of the board of zoning appeals both present and voting. The decision of the board of zoning appeals shall be accompanied by written findings that the variance meets or does not meet the standards set forth in the Standard of Review. The decision and the written findings shall be permanently filed in the planning department as a public record. The written decision of the board of zoning appeals must be delivered to the applicant.

**CASE HISTORY:**

No record(s) of previous special exception or variance request.

**ATTACHMENTS:**

- Site plans
- Application

**Case 19-001 V**  
**David and Linda Parsons**  
**329 Heritage Hills Drive**  
**Columbia, SC 29203**  
**TMS: 14703-02-28**





# BOARD OF ZONING APPEALS

## VARIANCE APPEALS



Application #

1. Location 329 Heritage Hills DR, Columbia SC 29203  
 TMS Page R14703 Block 02 Lot 28 Zoning District RU
2. Applicant hereby appeals to the Zoning Board of Appeals for a variance from the strict application to the property as described in the provisions of Section 26-86 of the Richland County Zoning Ordinance.
3. Applicant requests a variance to allow use of the property in a manner shown on the attached site plan, described as follows: Construction of a two car garage w/ storage above. Exterior garage dimensions are 24'7" x 28' (Depth) (width)
4. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by Sec. 26-602.3b(1) of the Richland County Zoning Code are met by the following facts.
  - a) There are extraordinary and exceptional conditions pertaining to the particular piece of property as following: exhibit (a) is a copy of our property plat or site plan. There is only one area that is financially feasible to construct a garage on our property. All other areas create major drainage issues for either us or our closest neighbor
  - b) Describe how the conditions listed above were created: Existing topography, but mostly an "un-square lot"
  - c) These conditions do not generally apply to other property in the vicinity as shown by: N/A
  - d) Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: Because of the topography of the land it would not be financially feasible or fair to our closest neighbor to construct a garage.
  - e) The authorization of the variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons: The left side of our lot is all treed and is the very back lawn of our neighbors to the left. Please see exhibit 'b'. The placement of our garage affects no one adversely.

5. The following documents are submitted in support of this application [a site plan must be submitted]:

- a) Site plan w/ proposed new garage
- b) Richland County GeoInfo - Pic of home, lot, neighboring properties affected
- c) Letter from neighbors

(Attach additional pages if necessary)

David & Linda Parsons  
 Applicant's Signature

David & Linda Parsons  
 Printed (typed) Name

329 Heritage Hills DR  
 Address

Columbia, SC 29203  
 City, State, Zip Code

803-542-7172  
 Telephone Number

803-873-4312  
 Alternate Number



(a.) exhibit

Back corner of garage will project into setback by 6 feet

-- = existing aluminum & wooden privacy fencing

NO SEWER OR DRAINAGE STRUCTURES VISIBLE AT DATE OF SURVEY.  
THIS LOT MAY BE SUBJECT TO EASEMENTS & SETBACKS OF RECORD.



TELEPHONE: (803) 732-4004

144 FRIARGATE BOULEVARD IRMO, SOUTH CAROLINA 29063

PROFESSIONAL LAND SURVEYORS

**Neighbor**

PROFESSIONAL LAND SURVEYORS

BELTER & ASSOCIATES, INC.

LOT 140

LOT 141

LOT 139

LOT 136

LOT 137  
0.81 ACRES

LOT 138

ROAD R/W  
88.12'  
S52°48'10"E

WATER METER

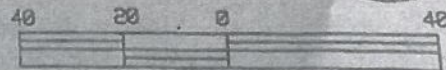
213.38'  
S52°48'10"E

CABLE BOX  
(N) 1/2" REBAR  
TEL BOX

1.5' CURB & GUTTER

329 HERITAGE HILLS DRIVE 50' R/W

TO HICKORY KNOLL ROAD



GRAPHIC SCALE  
1" = 40'

NOTE:  
ALL IRONS ARE (O) 1/2" REBAR  
UNLESS OTHERWISE SHOWN.

11-17-03

AREA: 35433 SQ. FT.

FINAL PLAT PREPARED FOR

CITY: NEAR COLUMBIA, SC

COUNTY: RICHLAND

LOT 137

BLOCK

ON A PLAT OF

HERITAGE HILLS SUBDIVISION PHASE 2-1

(C.) exhibit

Dear Zoning Board of Appeals/Variance Appeals,

Our Neighbors, David and Linda Parsons, who border the rearmost portion of our property have made us aware of a two car garage that they hope to erect. They have shown us their site plans and how the right rear corner of their proposed garage would encroach into the 20 foot (wooded) lot setback. We'd like to assure you, The Richland County Board of Zoning and Variance Appeals, that we do not have any issues with our neighbors constructing their garage in this location.

Sincerely,

Ricky and Sheryl Pelzer

Ricky C. Pelzer Sr.  
Ricky Pelzer

Sheryl Pelzer  
Sheryl Pelzer

JANUARY 26, 2019

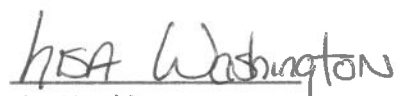
January 12, 2019

Zoning Board of Variance Appeals,

This letter is to let you know that we spoke with our neighbors, David and Linda Parsons, who are neighbors to our rear. We understand that they would like to construct a two car garage next to their home and the construction would require them to have a small portion of the back of their garage in the twenty foot setback. We have seen their site plan and we don't have any issues with them constructing their garage in this location.

Sincerely,  
Anthony and Lisa Washington

  
Anthony Washington

  
Lisa Washington





## REQUEST, DISCUSSION AND RECOMMENDATION

**CASE:**

19-001 Special Exception

**REQUEST:**

The applicant is requesting the Board of Zoning Appeals to grant a special exception to permit the establishment of a club/lodge in a Rural (RU) district.

**GENERAL INFORMATION:**

*Applicant:* Darwin Flagg  
Brothers Forever, Inc.

*TMS:* 39109-01-05

*Location:* 1044 Acton Road, Eastover, SC 29044

*Parcel Size:* 1 acres

*Existing Land Use:* The parcel currently contains a mobile office trailer.

*Proposed Land Use:* The applicant proposes to establish the 2,000 square foot structure for use as a lodge.

*Character of Area:* The area is comprised primarily with residentially developed parcels on large lots. An industrial use (International Paper) is located east of the subject site.

**ZONING ORDINANCE CITATION:**

Table 26-V-2 of the Land Development Code authorizes the Board of Zoning Appeals to authorize places of worship subject to the provisions of section 26-152 (d) (5).

**CRITERIA FOR SPECIAL EXCEPTION:**

In addition to definitive standards in this chapter, the Board shall consider the following:

1. Traffic impact.
2. Vehicle and pedestrian safety.
3. Potential impact of noise, lights, fumes or obstruction of airflow on adjoining property.
4. Adverse impact of the proposed use on the aesthetic character of the environs, to include possible need for screening from view.
5. Orientation and spacing of improvements or buildings.

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**Special exception requirements (as found in section 26-152 (d) (5)):**

- (5) *Club and Lodges.*
  - a. Use districts: Rural.
  - b. A club or lodge may not be used after 12:00 midnight, Sunday through Thursday, and after 1:00 a.m. on Fridays and Saturdays.
  - c. Sexually oriented businesses are not permitted in a club or lodge.

**DISCUSSION:**

Staff visited the site.

The applicant proposes to establish a lodge within a 28' x 72' (2,016 square foot) modular structure. According to the applicant, the structure previously served as a church classroom.

Staff did not observe any conditions or factors that would negatively impact the properties in the surrounding area by the establishment of this type of development.

The applicant is required to obtain a driveway permit from the SCDOT. The permit should address the appropriateness of any access points.

If granted approval, the proposed project will be subject to site plan review, which will entail a review from the following Richland County Departments:

- Planning
- Public Works
- Fire Marshall
- Soil and Water

Staff recommends **approval** for this request.

**CONDITIONS:**

Section 26-56 (f) (3)

(3) Conditions: In granting a special exception, the board of zoning appeals may prescribe conditions and safeguards in addition to those spelled out in this chapter. The board of zoning appeals may also prescribe a time limit within which the special exception shall be begun or completed, or both. All conditions placed on the project by the board of zoning appeals shall be incorporated into such project.

**OTHER RELEVANT SECTIONS:**

N/A

**CASE HISTORY:**

No record of previous special exception or variance request.

**ATTACHMENTS:**

- Application

**Case 19-001 SE  
Darwin Flagg  
Brothers Forever, Inc.  
1044 Acton Road  
Eastover, SC 29044  
TMS: 39109-01-05**





# BOARD OF ZONING APPEALS SPECIAL EXCEPTION



1. Location: 1044 Acton Rd., Eastover, SC 29044  
 TMS Page: 39109 Block: 01 Lot: 05 Zoning District: RU

2. The Board of Zoning Appeals is requested to consider the granting of a special exception permitting:  
A structure used as a meeting lodge on a lot zoned RU

3. Describe the proposal in detail: Brothers Forever, Inc. requests a Special Exception to maintain a 28'x72' modular structure for use as a lodge on a lot zoned RU. Our building exterior looks like a modular home. It's interior previously served as a church classroom.

4. Area attributed to the proposal (square feet): 2,000

5. Are other uses located upon the subject property?  No  Yes (if Yes, list each use and the square footage attributed to each use):

- a. Use \_\_\_\_\_ square footage \_\_\_\_\_
- b. Use \_\_\_\_\_ square footage \_\_\_\_\_
- c. Use \_\_\_\_\_ square footage \_\_\_\_\_

6. Total number of parking spaces on the subject property: \_\_\_\_\_

7. Total number of employees on shift of greatest employment: \_\_\_\_\_

8. Address the following **Standards of Review** (Sec. 26-56 (f) (2) of the Richland County Land Development Code). Please note that the members of the Board of Zoning Appeals will use your answers, among other things, as they evaluate your request.

- a. Traffic impact: Acton Road is a lightly traveled country road having three homes along it's one mile length. We typically have one meeting and one work day per month involving 5-20 members. Parking is plentiful as we own the adjacent vacant lot.
- b. Vehicle and pedestrian safety: There are no sidewalks so vehicles and pedestrians share space as in most parking lot situations.
- c. Potential impact of noise, lights, fumes or obstruction of airflow on adjoining property: None expected. Our charity and other events are held at more appropriate venues.
- d. Adverse impact of the proposed use on the aesthetic character of the environs, to include possible need for screening from view: Our property is maintained well as are the neighboring homes. Maintenance of existing trees, hedges and lawn improve the neighborhood.
- e. Orientation and spacing of improvements or buildings: Our structures, well and septic are centered between the sides and a bit forward of center of the length of the acre lot.









## REQUEST, DISCUSSION AND RECOMMENDATION

### **CASE:**

19-002 Special Exception

### **REQUEST:**

The applicant is requesting the Board of Zoning Appeals to grant a special exception to permit the establishment of a place of worship in a RS-MD (Residential, Single-Family, Medium Density) district.

### **GENERAL INFORMATION:**

*Applicant:* Dilip K. Teppara

*TMS:* 20101-05-01

*Location:* Sloan Road, Columbia, SC 29223

*Parcel Size:* 6.25 acres

*Existing Land Use:* The parcel is currently heavily wooded and undeveloped.

*Proposed Land Use:* The applicant proposes to establish a 10,000 square foot place of worship.

*Character of Area:* The area is comprised primarily with residentially developed parcels and large, undeveloped lots.

### **ZONING ORDINANCE CITATION:**

Table 26-V-2 of the Land Development Code authorizes the Board of Zoning Appeals to authorize places of worship subject to the provisions of section 26-152 (d) (20).

### **CRITERIA FOR SPECIAL EXCEPTION:**

In addition to definitive standards in this chapter, the Board shall consider the following:

1. Traffic impact.
  2. Vehicle and pedestrian safety.
  3. Potential impact of noise, lights, fumes or obstruction of airflow on adjoining property.
  4. Adverse impact of the proposed use on the aesthetic character of the environs, to include possible need for screening from view.
  5. Orientation and spacing of improvements or buildings.
- 

### **Special exception requirements (as found in section 26-152 (d) (20)):**

(20) *Places of worship.*

- a. Use districts: Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park.
- b. Facilities for a place of worship located on a site of three (3) acres or more shall have primary access to the facility from a collector or thoroughfare road.
- c. No parking space or drive shall be located closer than twenty (20) feet to a residence not associated with the place of worship. No parking area may be located in the front setback.
- d. The front setback shall be the same as permitted in the respective district, but shall not be less than the lesser setback of any existing homes on adjacent lots. The side and rear setbacks shall be thirty (30) feet.

**DISCUSSION:**

Staff visited the site.

The applicant proposes to construct a 10,000 square foot place of worship within a 6.25-acre parcel. The proposed 150 seat sanctuary is proposed to have a setback of 160+ feet from the front property line and will be located centrally within the parcel. The existing vegetation will buffer the development from adjacent parcels and roadways.

Staff did not observe any conditions or factors that would negatively impact the properties in the surrounding area by the establishment of this type of development.

The applicant is required to obtain a driveway permit from the SCDOT. The permit should address the appropriateness of any access points.

If granted approval, the proposed project will be subject to site plan review, which will entail a review from the following Richland County Departments:

- Planning
- Public Works
- Fire Marshall
- Soil and Water

Staff recommends **approval** for this request.

**CONDITIONS:**

Section 26-56 (f) (3)

(3) Conditions: In granting a special exception, the board of zoning appeals may prescribe conditions and safeguards in addition to those spelled out in this chapter. The board of zoning appeals may also prescribe a time limit within which the special exception shall be begun or completed, or both. All conditions placed on the project by the board of zoning appeals shall be incorporated into such project.

**OTHER RELEVANT SECTIONS:**

N/A

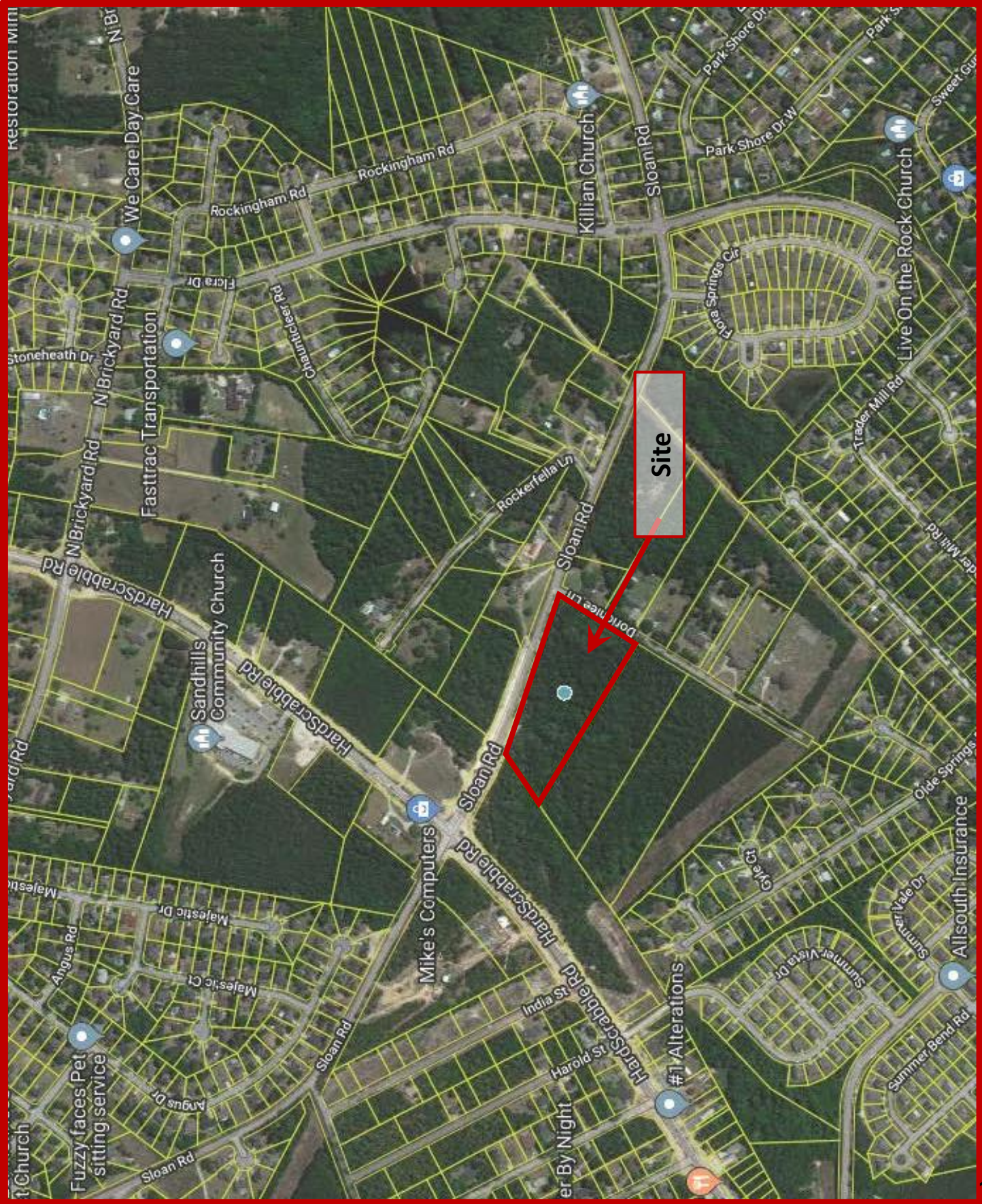
**CASE HISTORY:**

No record of previous special exception or variance request.

**ATTACHMENTS:**

- Proposed church layout
- Application

**Case 19-002 SE**  
**Dilip K. Teppara**  
**Sloan Road**  
**Columbia, SC 29223**  
**TMS: 20101-05-01**





# BOARD OF ZONING APPEALS SPECIAL EXCEPTION



1. Location: SLOAN ROAD & DORCHILLEE LN.  
 TMS Page: R20101- Block: 05 Lot: 01 Zoning District: Richland County

2. The Board of Zoning Appeals is requested to consider the granting of a special exception permitting:  
PLACE OF WORSHIP

3. Describe the proposal in detail: ATTACHED EXHIBIT A

4. Area attributed to the proposal (square feet): App 10,000 sqft.

5. Are other uses located upon the subject property?  No  Yes (if Yes, list each use and the square footage attributed to each use):

a. Use \_\_\_\_\_ square footage \_\_\_\_\_

b. Use \_\_\_\_\_ square footage \_\_\_\_\_

c. Use \_\_\_\_\_ square footage \_\_\_\_\_

6. Total number of parking spaces on the subject property: 54 PROPOSED

7. Total number of employees on shift of greatest employment: 2-3

8. Address the following *Standards of Review* (Sec. 26-56 (f) (2) of the Richland County Land Development Code). Please note that the members of the Board of Zoning Appeals will use your answers, among other things, as they evaluate your request.

a. Traffic impact: WILL BE MINIMUM BECAUSE MEETING WILL TAKE PLACE DURING WEEKENDS WHICH WILL NOT IMPACT PEAK VOLUMES DURING THE WEEK.

b. Vehicle and pedestrian safety: WE WILL MEET ALL SCDOT GUIDELINES FOR ACCESS INTO THE PROPERTY

c. Potential impact of noise, lights, fumes or obstruction of airflow on adjoining property: DEVELOPED

\* AREA WILL SET BACK AWAY FROM ROAD AND LARGE STANCE

d. Adverse impact of the proposed use on the aesthetic character of the environs, to include possible need for screening from view: LARGE STANCE OF TREES WILL BE

KEPT, PARKING LOT BE SCREENED TO MEET COUNTY LANDSCAPING REQUIREMENT

e. Orientation and spacing of improvements or buildings: \_\_\_\_\_

BUILDING WILL FACE DUE EAST.

(6) \* WILL BE KEPT TO LESSEN THE IMPACT ON OUR NEIGHBORS



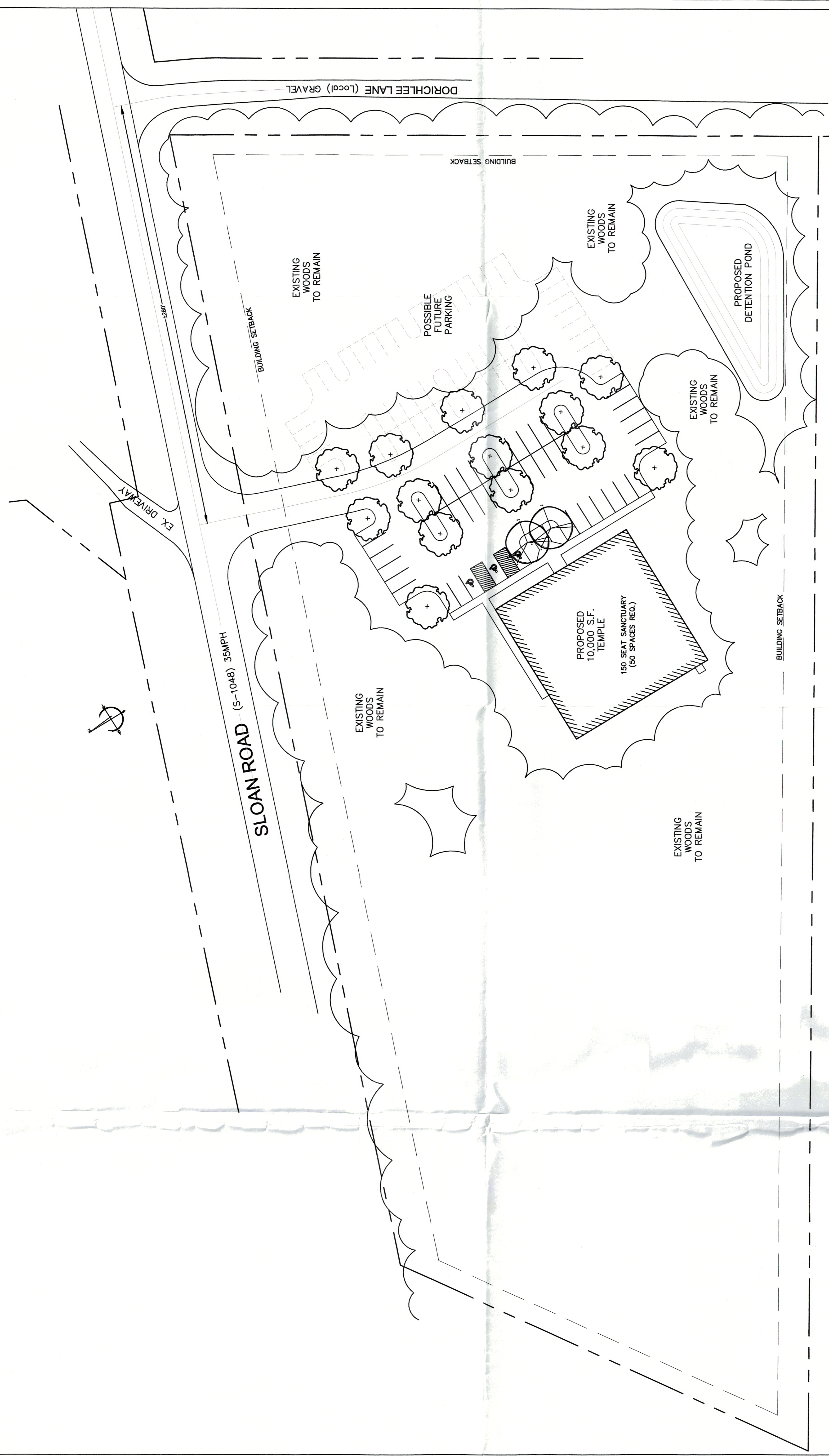
# CONCEPTUAL MASTER PLAN

## SVS TEMPLE

RICHLAND COUNTY, SOUTH CAROLINA

FILE NAME:	
DWN.	
CHKD.	
DSGN.	
M.D.B.Y.T.Y.	
BY	
APP'D.	
M.D.B.Y.T.Y.	

JOB#: 0892  
SCALE: 1" = 30'  
SHEET: 1 OF 1



NOTE:  
DRAWING IS BASED ON RICHLAND COUNTY GIS AERIAL DATA, AND MAY NOT BE EXACT.  
DIMENSIONS SHOWN AND SCALE ARE APPROXIMATE.





**RICHLAND COUNTY  
COMMUNITY PLANNING & DEVELOPMENT**

2020 Hampton Street  
Columbia, SC 29204



28 February 2019

Richland County Board of Zoning Appeals  
202 Hampton Street  
Columbia, SC 29229

**RE: Reconsideration of Case #18-004 AR**

Per 3.7a, *Requests for Reconsideration*, of the Rules of Procedure for the Richland County Board of Zoning Appeals (BZA), a reconsideration of a decision by the BZA may be granted when it is determined that the decision of the Board is in error based on the following reasons:

- a) mistake of law;
- b) mistake of fact;
- c) inadvertence;
- d) excusable neglect;
- e) newly discovered evidence which by due diligence could not have been discovered in time for the hearing;
- f) fraud;
- g) misrepresentation;
- h) other misconduct of a party in interest; or
- i) evidence of a material clerical or other error.

At the 5 December 2018 Hearing, by a 3 - 1 vote of the BZA, it was concluded that the determination of the Zoning Administrator was in error regarding the nonconforming status of a rip rap business operated and owned by George Faust. It was the Zoning Administrator's position that the rip rap business operated at 1013 Carl Shealy Road could not be deemed nonconforming ("grandfathered") because it was not lawfully in existence prior to the adoption of any regulation which would make the use no longer in compliance. This determination was based on research by staff and the failure of the applicant to provide satisfactory documentation which would have refuted the position.

In short, in order to be deemed nonconforming, the rip rap business needed to be established prior to the adoption of the zoning regulations for the unincorporated area of Richland County - September 7, 1977 (as amended 1979). The applicant failed to provide any documentation which established the use prior to 1984.

During discussion by the BZA, a question was asked by BZA member William Simon whether the documents provided to the Zoning Administrator were acceptable. The Zoning Administrator stated that the documentation was acceptable. The reconsideration request is based on this interaction. The Zoning Administrator understood the question to be whether the documentation was acceptable in order to determine nonconformity, not to establish nonconformity. Based subsequent discussion and the decision of the BZA, it is the Zoning Administrator's position that the BZA understood the answer to the question posed by Mr. Simon to be that the documents provided by the applicant were sufficient to refute the position that the use could not be deemed nonconforming.

Based on this *mistake of fact*, it is requested that a reconsideration of the decision of the BZA for case #18-004 AR be granted.

Sincerely,

Geonard Price, Zoning Administrator







Richland County Government  
2020 Hampton Street  
Columbia, SC 29204

Phone (803) 576-2180  
Fax (803) 576-2182

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