Your Board of Zoning Appeals-Zoning Members are:

John Bennett
Bill Goodwin, Jr.
Allison Cannon Grass
Chappy McKay

Howell Morrison
Robben Richards
Jeffrey Tibbals

Your City of Charleston Staff are:

Lee Batchelder, Zoning Administrator
Pennye Ashby, Senior Planner
Scott Valentine, TRC Coordinator

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
www.charleston-sc.gov/bza-z

This meeting is being recorded.
Meeting Protocol

Order on Each Application:

- Chair announces each application
- Staff presents application and City’s recommendation. Staff will control slide presentation
- If recommendation is favorable and no one objects to the application, usually the Board treats application as uncontested and passes it
- If there is an objection, applicant and anyone else in favor, after being sworn in, will be allowed to speak on the application. Each speaker will be sworn in before speaking. Each speaker should state their name and address for the record
- Next, opponents, after being sworn in, can speak followed by a short rebuttal from the applicant
- The Board then closes the public hearing on that application and opens discussion for Board members

The Board of Zoning Appeals—Zoning has the authority to do three things:

1. Hear appeals to decisions of the Zoning Administrator;
2. Grant special exceptions, a fact finding function of the Board; and
3. Grant variances to the Zoning Ordinance if the application meets the hardship test outlined in Section 54-924 of the ordinance.
A variance may be granted by the Board of Zoning Appeals in an individual case of unnecessary hardship if the Board makes the following findings:

a. there are extraordinary and exceptional conditions pertaining to the particular piece of property;

b. these conditions do not generally apply to other property in the vicinity;

c. 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; and

d. the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.
Agenda Item #A-1

Approval of June 7, 2022 BZA-Z Minutes

https://www.charleston-sc.gov/AgendaCenter/ViewFile/Agenda/_06072022-7516
Agenda Item #B-1

63 COLUMBUS STREET
(EASTSIDE)
TMS # 459-09-02-152, 153 AND 168

Request special exception under Sec. 54-225 to allow an Early College High School in a DR-2F (Diverse-Residential/School Overlay) zone district.

Request variance from Sec. 54-317 to allow a school with 53 on-site parking spaces (123 spaces required).

Zoned DR-2F/S
Application for Variance, Special Exception, Reconsideration, or Extension

City of Charleston

Instructions – This application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda. A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days. An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:
☐ A Variance and/or Special Exception as indicated on page 2 of this application.
☐ Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
☐ Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED:
June 21, 2022

Property Address
39 Columbus Street Charleston, SC 29403
400-00-02-150; 400-00-02-155;
TMS #: 400-00-02-160

Property Owner
Charleston School District
Daytime Phone
843-666-1975

Applicant
Angela Barnette
Daytime Phone
843-666-1995

Applicant’s Mailing Address
J999 Bridgewood Drive, North Charleston SC 29405

E-mail Address
angela.barnette@charleston.k12.sc.us

Relationship of applicant to owner (same, representative, prospective buyer, other)
Owner, Director of Planning and Real Estate

Zoning of property
DR-2F

Information required with application: [check information submitted]
☐ scaled plans or plats, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
☐ For new construction or additions within a flood zone, show HVAC units and platforms on scaled plans
☐ Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, except exempted by the Zoning staff (3 sets)
☐ Plans or documents necessary to show compliance with special exception requirements (3 sets)
☐ Bill of sale or title check payable to the City of Charleston
☐ YES NO Is this Property restricted by any recorded covenant that it contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? Section 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:
☐ Photographs
☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if any there are, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant
Date: 5/24/2021

For office use only
Date application received
Fee
Time application received
Receipt #

BZA-Z Application (continued)

For Variance requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

☐

☐

☐

☐

Variance Test: The Board of Zoning Appeals – Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:
1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. These conditions do not generally apply to other property in the vicinity.
3. 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; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. [SC Code of Laws § 6-29-800]

For Special Exception requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

See attached Exhibits.

☐

☐

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

Department of Planning, Preservation & Sustainability
2 George Street
Charleston, South Carolina 29401
(843) 724-7781 www.charlestonsc.gov/zoning

5/18
Exhibit to Application
Board of Zoning Appeals – Zoning
63 Columbus Street
May 23, 2022

Re: Request for Approval for School Use for Early College High School Support Building

The applicant is requesting consideration of a Special Exception to allow for the operation of a school at 63 Columbus Street (the “Subject Property”). Early College High School’s students attend classes at the Palmer Campus of Trident Technical College, which allows them to receive college credit while also earning a high school diploma. The adjacency of ECHS to the Palmer Campus is critical to the mission of the school. This exception will allow Early College High School to occupy the property, providing many academic and social spaces for the high school that cannot be accommodated at TTC. This is the site of the Wilmot J. Fraser Elementary School and has been historically used for the operation of a school since the 1950s. General site information for the Subject Property is attached here as Exhibit A, which depicts a new support facility for Early College High School, to be constructed behind the restored facade of the existing Fraser Elementary building. The extents of that preserved facade, as approved by BAR-L, are the existing front facade of the Fraser School from the cast entry portal on Drake Street extending on Columbus Street and ending at the entry portal on E. Hampstead Square. The new facility will be a two-story education support building in the location shown as “Proposed Education Building” on Exhibit A. The Subject Property is currently zoned DR-2F and is located within the Old City Heights Districts 2.5-3, Amusement & Recreation Overlay, Residential Short Term Rental Category SR CAT 2, Old City District, and the School “S” Overlay District.

The following are written responses to the critical criteria identified in Section 54-225(c)(2) (“For elementary and secondary schools and colleges”) for the School “S” Overlay District for the above-referenced Project:

School Uses:

1. The principal building(s) shall occupy no more than fifty (50) percent of the lot on which the building(s) is (are) located.
   a. The total square footage of the Subject Property is 105,481 SF. The proposed principal educational building which makes up the Project, has a building footprint of 43,920 SF (including foundations and exterior improvements elevated more than 3’ from grade), which means that, proportionally, the Project takes approximately 41.6% percent of the total square footage of the Subject Property.

2. Sufficient well-designed parking spaces will be provided internal to the campus and parking areas shall be appropriately buffered.
   a. Required parking for the Project is a total of 123 spaces. This is calculated according to Section 54-317 as 1 space per each 4 seats in the main assembly hall plus 1 for each classroom. There are ten (10) classrooms and the main assembly hall has a capacity of 450 occupants. There is a total of fifty-three (53) parking spaces being

   proposed on site as part of the Project and CCSD is working on a MOU with Trident Technical College to secure the remaining required spaces in a parking lot that is within 400 feet of the Project. As the community requested, this arrangement is designed to strike a balance between avoiding on-street parking, not overdeveloping this site, and capitalizing on available spaces at TTC. Additionally, the site plans also propose sufficient bicycle parking. Section 54-320(a) requires three (3) parking spaces per classroom for high schools. There are ten (10) classrooms within the Project, meaning a total of thirty (30) bicycle parking spaces are required. These thirty (30) spaces will be provided on the location shown on the attached Exhibit and will comply with the design requirements of Section 54-320.

3. Dormitory type facilities will be no closer than twenty-five feet (25’) to any lot occupied by a single-family dwellings.
   a. Not applicable, there are no dormitories on the Subject Property and no dormitories planned within the Project.

4. Excessive traffic will not be generated on a residential street.
   a. The school is currently operating out of Trident Tech and does not plan to expand past 400 students when the Project opens, so the impact on traffic will be minimal. Applicant completed a traffic study in April of 2022 (attached hereto as Exhibit C). The Engineer provides recommendations to alleviate traffic issues and ultimately notes that “The study area intersections are projected to continue operating similarly in the 2024 No Build and 2024 Build conditions in the AM, School PM, and PM peak hours.”

5. The facility is compatible with the surrounding neighborhood based upon consideration of the number of persons in the facility, potential traffic and noise impacts, location of the play, parking, loading and circulation areas and relation to other noise or traffic generating institutions (particularly if another non-residential facility is facing or abutting the same block face or is within three hundred feet (300’) of the proposed site).
   a. The proposed Project is compatible with the surrounding neighborhood. As stated above, the Subject Property has been historically used as a school and the Project will re-engage the Property as a school in the neighborhood. The Project is limited to a 1% increase on the existing building footprint. The parking, loading, and vehicular circulation areas are limited to the rear of the site as shown on Exhibit A to reduce its impact on its Columbus Street frontage. The Project received BAR-L Conceptual Approval, and the design of the proposed Project was noted by the neighborhood association, city staff, and members of the BAR to be compatible with the surrounding area. Furthermore, the parking lot is designed to maximize on-site stacking available to alleviate impacts to the surrounding neighborhood during pick up and drop off times.
Exhibit A

Site Information

- MAXIMUM ALLOWABLE LOT COVERAGE BY BUILDINGS = 50% MAXIMUM
  - EXISTING COVERAGE = 32.7%
  - PROPOSED COVERAGE = 41.6%
- EXISTING IMPERVIOUS AREA = 39,748 SF (37.3%)
- PROPOSED IMPERVIOUS AREA = 66,860 SF (63.4%)
- PARKING COUNT = 53 SPACES PROVIDED (123 TOTAL REQUIRED, REMAINING SPACES LOCATED AT TRIDENT TECH PER MOU) Allowable per Section 54-319 "Off-street parking spaces provided pursuant to this section shall be located upon the same lot of record as the use to which they are associated. However, if the property does not provide sufficient off-street parking, parking may be provided on a properly zoned lot within 400 feet of the building or use."
  - ADA SPACES = 3 REQUIRED AND PROVIDED
- REQUIRED BIKE PARKING = 3 PER CLASSROOM * 10 CLASSROOMS = 30 SPACES

NOTE: SITE INFORMATION AS SHOWN IS BASED ON SURVEY BY MCM IN & CREED ENGINEERING SHEETS DATED 05/05/2022 INFORMATION SHOWN FOR REFERENCE ONLY. REFER TO SURVEY DRAWING FOR DETAILED INFORMATION.

ADDRESS: 63 Columbus Street, Charleston SC 29403
TMS#: 459-09-02-152; 459-09-02-153; 459-09-02-168
SITE AREA: 105,481 SF
ZONING: DR-2F
ADJACENT ZONING: DR-2F, DR-1
OLD CITY HEIGHT DISTRICT 2.5-3
  - FIRST FLOOR HEIGHT = 12'-14'
  - 14'-6" FLOOR TO FLOOR HEIGHT APPROVED BY BAR
  - MAXIMUM HEIGHT = 3 STORIES / 40'
  - FENCE HEIGHT LIMIT = 8'

SCHOOL OVERLAY DISTRICT, CHARLESTON CITY LIMITS, OLD CITY DISTRICT, SOUTH EAST SIDE SUBDIVISION

FLOOD ZONE: AE-10
FEMA MAP #: 45019C0516K
EXISTING GRADE (VARIES) = 7.6'-13.3' AMS
DESIGN FLOOD ELEVATION = 12' AMS
SETBACKS:
  - Front: 25' min
  - West: 7' min
  - East/Rear: 3' min
CHARLESTON COUNTY SCHOOL DISTRICT

EARLY COLLEGE HIGH SCHOOL SUPPORT BUILDING

Project Number: 21301
63 COLUMBUS ST.
CHARLESTON, SC 29403

DESIGN DEVELOPMENT

CHARLESTON COUNTY SCHOOL DISTRICT
OWNER
3995 Binglesgate Drive
North Charleston, SC 29405
Jaimee Shaw
jaimee.shaw@charleston.k12.sc.us
843.706.1375

LIOLLIO ARCHITECTURE, INC.
ARCHITECT
1640 Meeting Street Road, Suite 202
Charleston, SC 29403
Andy Clark, AIA LEED AP
andyclark@liollio.com
Jennifer Charenowski
jennifer@liollio.com
Sarah Glass
sarah@liollio.com
Tel: 843.763.2222

REVEER GROUP, LLC
CIVIL ENGINEER
201 W Montague Ave Suite 101
North Charleston, SC 29418
michael@reveergroup.com
Scott AVERAGE, P.E.
BA@reveergroup.com
843.297.4103

OSD
LANDSCAPE ARCHITECT
1900 E Montague Ave #111
North Charleston, SC 29405
Mark Evans, RLA, ASLA, LEED AP
mark.evans@osd.com
Evans Brandon, CLA, ASLA
evans@osd.com
843.753.2325

BROWNSTONE CONSTRUCTION GROUP
PROGRAM MANAGER
49XX South Faber Plane Drive, Suite 202
Charleston, SC 29405
Eula Coile, President
ebcoile@browstonegroup.com
Bobby Tewey
btewey@browstonegroup.com
Tel: 843.973.6905

MMSA
STRUCTURAL ENGINEER
30 Pinckney Drive, Suite 100,
Office Park Pinckney 2, Greenville, SC 29616
Mike Simpson, PE
ms@mmasmconstruction.com
Rob Bagwell, PE
rob@mmasmconstruction.com
Tel: 864.331.1201

RMF
MEP ENGINEER
194 S Battery Street Bldg 8 C
Charleston, SC 29401
Craig Buck, PE, LEED AP, HFDPE
ckbuck@rmf.com
Randy Clark, PE
rmf@totalrmf.com
Donna Seabrook, PE
donna@totalrmf.com
843.911.9639

TERRACON
GEOTECHNICAL ENGINEER
1450 Mt. Street West
North Charleston, SC 29405
Thomas Smuck
thomas.smuck@tterracom.com

SHEET INDEX

VICINITY MAP

SUBMITTAL: BOARD OF ZONING APPEALS - ZONING 05/23/2022
June 1, 2022

Board of Zoning Appeals
2 George Street
Suite 3100
Charleston, SC, 29403

To Whom It May Concern:

Charleston County School District, owner of 63 Columbus Street (former Wilmot J. Fraser campus), is currently in the process of formalizing a lease agreement with Trident Technical College (TTC) to continue their shared use parking as currently operating on the Palmer Campus. This lease will formalize a 10-year agreement to dedicate off-site parking on the TTC Palmer Campus for exclusive use of CCSD for the Early College High School Support building in accordance with Section 54-319 of the City zoning code (ordinance number 2017-144).

TTC Palmer campus is within 400’ of the 63 Columbus Street parcel as required by ordinance. The on-site parking spaces provided at 63 Columbus Street are sufficient to accommodate all faculty and staff. The additional off-site parking being proposed at the Palmer Campus will satisfy the remaining parking requirements per ordinance for the assembly area use at the new ECHS support building.

Currently, TTC is finalizing the terms of a leasing agreement between CCSD and TTC, to incorporate parking terms for ECHS at the Palmer Campus. CCSD will provide a final copy of this agreement once executed, and hereby request approval of the special use exception contingent on this agreement so that we may continue with TRC and other agency permitting review processes.

Thank you for your consideration. Should you have questions, please contact me or Jasmin Shaw, Executive Director of Capital Programs at 843-566-1975 or jasmin.shaw@charleston.k12.sc.us.

Regards,

Jeff Borowy, P.E.
Chief Operating Officer
Charleston County School District
3999 Bridge View Drive
Charleston, SC, 29405
843-566-1975

Students are the heart of our work!
Exhibit B

Letters of Support for the Project
(See attached)
January 25, 2022

Board of Architectural Review – Large
City of Charleston
2 George St.
Charleston, SC 29401

Dear Members of the Board,

As a resident of the Eastside, I am signing to support the evolution of the Wilmot J. Fraser campus, which has been closed for so many years, into a new facility to serve the Early College High School.

Many in the neighborhood have fond memories of their years at Fraser Elementary. We know the district wishes to replace the existing building, and we believe that the legacy of the Fraser campus will be carried into the replacement building through the good work of the high school and the architectural design of the new building. Along with preservation of portions of the existing building, the new facility will provide a community meeting space. This will retain the site as a place of public education for generations to come.

I encourage the BAR-L to approve the request.

Sincerely,

NAME: Angela Brooks
ADDRESS: 111 America St.

NAME: Anne-Marie Davis
ADDRESS: 19 Anthony St.

NAME: Angela A. Doyne
ADDRESS: 19 Andrew St.

NAME: Janice Eide
ADDRESS: 111 America St.

NAME: Leon J. Lincoln
ADDRESS: 444 Amherst St.
January 25, 2022
Board of Architectural Review – Large
City of Charleston
2 George St.
Charleston, SC 29401

Dear Members of the Board,

As a resident of the Eastside, I am signing to support the evolution of the Wilmot J. Fraser campus, which has been closed for so many years, into a new facility to serve the Early College High School.

Many in the neighborhood have fond memories of their years at Fraser Elementary. We know the district wishes to replace the existing building, and we believe that the legacy of the Fraser campus will be carried into the replacement building through the good work of the high school and the architectural design of the new building. Along with preservation of portions of the existing building, the new facility will provide a community meeting space. This will retain the site as a place of public education for generations to come.

I encourage the BAR-L to approve the request.

Sincerely,

NAME: Christian Naylor
ADDRESS: 51 America St

NAME: James B. Lewis
ADDRESS: 9 Jue St

NAME: Steven Cole
ADDRESS: 51 America St

NAME: George Pettigrew
ADDRESS: 67 America St

NAME: Carl Jones
ADDRESS: 43rd pl. 1st St

NAME: Marvin White
ADDRESS: 504 Mayflower Rd

NAME: Carol Chapman
ADDRESS: 107 May 24

NAME: Edna Jackson
ADDRESS: 57 America St

NAME: Kenneth Campbell
ADDRESS: 1108 Market St

NAME: E. Coleman
ADDRESS: 27 Academy St

NAME: T. Newman
ADDRESS: 80 America St
March 9, 2022
Board of Architectural Review - Large
City of Charleston
1 George St.
Charleston, SC 29403

Dear Members of the Board,

As a student at Early College High School, I am signing to support the evolution of the Wilmer J. Fraser campus, which has been stewed for so many years, into a new facility to serve the Early College High School.

We understand that the district wishes to build a new building while preserving the front facade of the existing one, and we believe that this will support the good work of the high school and the architectural design of the new building. This will remain the site as a place of public education for generations to come while it serves the needs of the unique program that we are enrolling at Early College.

Currently, Early College High School is operating out of Trident Tech's Palmer Campus, which struggles to meet the needs of our high school curriculum. This new building will provide a place for us to make our own, while maintaining a strong relationship with Trident.

I encourage the B.A.R. to approve the request.

Sincerely,

[Signature]

NAME
David Brown

GRADUATING CLASS YEAR
2026

Girving this building as important to me because there would be able to have normal things that other high schools have, such as a library, math, science, and computer lab, and a cafeteria. I feel like it would benefit the future kids and help them actually learn better especially with the science lab being able to have other school projects and activities would be nice for kids who don’t really have anything to do after they leave school. Giving to ECHS is an honor but it’s hard going to a school without any academic stress. We can’t have some kind of academic stress for us to go to and be able to have something to do or somewhere to go such as basketball or football games.

[Signature]

Shayla Collins

Shayla Collins
66 Columbia Street
Charleston, SC 29403

Board of Architectural Review (BAR-I, & BAR-S)
2 George Street
Suite 3100
Charleston, SC 29401

February 13, 2022

Dear Board of Architectural Review,

I am honestly pleased to be contacting this Board. I am a Senior that currently resides in Downtown Charleston and attend Early College High School on the Trident Technical College Palmer Campus. I consider this letter of support my contribution to the purpose of aiding the ECHS faculty and paving the way for a more equitable educational future for the students in this community.

The Early College High School community is expanding. Now, this is not a surprise to this establishment especially considering the collaboration with the community of Downtown Charleston, alongside the efforts of Principal Vanessa Denney.

The use of the Wilmer J. Fraser Elementary School building will ensure a fresher environment for incoming students. Since its official closing in 2010 due to the finalization of a lingering decision made by the Charleston and School District, many members of the community have been fighting to keep the building's educational use intact. Although the initial blueprint has not yet been released to the public, rest assured that this proposition of a high school campus is encouraged by parents, students, and ECHS faculty alike.

The Early College High School cohort will benefit from this collaboration because dilemmas we currently face such as lack of expanse, campus security, science labs, gathering space, sufficient meeting spaces, and transitional discomfort will be eliminated by the new support space. Not to mention reopening the abandoned building will further public education in a predominantly African American area. The task of preventing the building from being empty is fueled by the community’s hope to promote education in marginalized areas such as this one. I support the current plan to save the front facade of the Fraser building.

I, Shayla Collins, fully support this project at hand. In addition to what I have said above, I thank you for your participation in this community thus far. As a member who has lived here for six consecutive years, I truly appreciate the effort each party is putting towards this proposal of reconstruction.

Sincerely,

[Signature]

Shayla Collins
March 9, 2022
Board of Architectural Review – Large
City of Charleston
3 George St.
Charleston, SC 29401

Dear Members of the Board,

As a student at Early College High School, I am signing to support the evolution of the Wilmot J. Fraser campus, which has been closed for so many years, into a new facility to serve the Early College High School.

We understand that the district wishes to build a new building while preserving the front facade of the existing one, and we believe that this will support the good work of the high school and the architectural design of the new building. This will retain the site as a place of public education for generations to come while it serves the needs of the unique program I am enrolled in at Early College.

Previously, Early College High School is operating out of Trident Tech’s Palmer Campus, which struggles to meet the needs of our high school curriculum. This new building will provide a place for us to make our own, while maintaining a strong relationship with Trident.

I encourage the BAAR-L to approve the request.

Sincerely,

NAME: Sreem Hanif
GRADUATING CLASS YEAR: 2022

March 9, 2022
Board of Architectural Review – Large
City of Charleston
3 George St.
Charleston, SC 29401

Dear Members of the Board,

As a parent/guardian of an Early College High School student, I am signing to support the evolution of the Wilmot J. Fraser campus, which has been closed for so many years, into a new facility to serve the Early College High School.

We understand that the district wishes to build a new building while preserving the front facade of the existing one, and we believe that this will support the good work of the high school and the architectural design of the new building. This will retain the site as a place of public education for generations to come while it serves the needs of a unique program, like Early College.

Currently, Early College High School is operating out of Trident Tech’s Palmer Campus, which struggles to meet the needs of the high school curriculum. The new building will provide a location for our students to make their own, while maintaining a strong relationship with Trident.

I encourage the BAAR-L to approve the request.

Sincerely,

NAME: Naema Burghol
STUDENT’S GRADUATING CLASS YEAR: 2022.
March 9, 2022

Board of Architectural Review
City of Charleston
2 George St.
Charleston, SC 29401

Dear Members of the Board,

As a student at Early College High School, I am signing to support the evolution of the Wilmet J. Fraser campus, which has been closed for so many years, into a new facility to serve the Early College High School.

We understand that the district wishes to build a new building while preserving the front façade of the existing one, and we believe that this will support the growth of the high school and the architectural design of the new building. This will retain the site as a place of public education for generations to come while it serves the needs of the school. I am enrolled in the Early College High School.

Presently, Early College High School is operating out of Trident Tech’s Palmer Campus, which struggles to meet the needs of our high school curriculum. This new building will provide a place for us to make our own, while maintaining a strong relationship with Trident.

I encourage the BAR-L (Board of Architectural Review) to approve the request.

Sincerely,

NAME: Ekaheen Horod

GRADUATING CLASS YEAR: 2025
March 9, 2022

Board of Architectural Review – Large
City of Charleston
3 George St.
Charleston, SC 29403

Dear Members of the Board,

As a student at Early College High School, I am signing to support the evolution of the Wilmot I. Fraser campus, which has been closed for so many years, into a new facility to serve the Early College High School.

We understand that the district wishes to build a new building while preserving the front facade of the existing one, and we believe that this will support the good work of the high school and the architectural design of the new building. This will retain the site as a place of public education for generations to come while it serves the needs of the unique program I am enrolled in at Early College.

Presently, Early College High School is operating out of Trident Tech’s Palmer Campus, which struggles to meet the needs of our high school curriculum. This new building will provide a place for us to make our own, while maintaining a strong relationship with Trident.

I encourage the BAR-L to approve the request.

Sincerely,

NAME
Alicia Frasier

GRADUATING CLASS YEAR
2025

March 9, 2022

Board of Architectural Review – Large
City of Charleston
3 George St.
Charleston, SC 29403

Dear Members of the Board,

As a parent/guardian of an Early College High School student, I am signing to support the evolution of the Wilmot I. Fraser campus, which has been closed for so many years, into a new facility to serve the Early College High School.

We understand that the district wishes to build a new building while preserving the front facade of the existing one, and we believe that this will support the good work of the high school and the architectural design of the new building. This will retain the site as a place of public education for generations to come while it serves the needs of a unique program, like Early College.

Presently, Early College High School is operating out of Trident Tech’s Palmer Campus, which struggles to meet the needs of the high school curriculum. This new building will provide a location for our students to make their own, while maintaining a strong relationship with Trident.

I encourage the BAR-L to approve the request.

Sincerely,

NAME
Johanna Anderson

STUDENT'S GRADUATING CLASS YEAR
2025
March 9, 2023
Board of Architectural Review – Large
City of Charleston
2 George St.
Charleston, SC 29401

Dear Members of the Board,

As a student at Early College High School, I am signing to support the evolution of the Wilmot J. Fraser campus, which has been closed for so many years, into a new facility to serve the Early College High School.

We understand that the district wishes to build a new building while preserving the front façade of the existing one, and we believe that this will support the good work of the high school and the architectural design of the new building. This will retain the site as a place of public education for generations to come while it serves the needs of the unique program I am enrolled in at Early College.

Presently, Early College High School is operating out of Trident Tech’s Palmer Campus, which struggles to meet the needs of our high school curriculum. This new building will provide a place for us to make our own, while maintaining a strong relationship with Trident.

I encourage the BAR-L to approve the request.

Sincerely,

NAME

GRADUATING CLASS YEAR

March 9, 2023
Board of Architectural Review – Large
City of Charleston
2 George St.
Charleston, SC 29401

Dear Members of the Board,

As a parent/guardian of an Early College High School student, I am signing to support the evolution of the Wilmot J. Fraser campus, which has been closed for so many years, into a new facility to serve the Early College High School.

We understand that the district wishes to build a new building while preserving the front façade of the existing one, and we believe that this will support the good work of the high school and the architectural design of the new building. This will retain the site as a place of public education for generations to come while it serves the needs of a unique program, like Early College.

Presently, Early College High School is operating out of Trident Tech’s Palmer Campus, which struggles to meet the needs of the high school curriculum. This new building will provide a location for our students to make their own, while maintaining a strong relationship with Trident.

I encourage the BAR-L to approve the request.

Sincerely,

NAME

STUDENT’S GRADUATING CLASS YEAR 2035
March 5, 2023
Board of Architectural Review – Large
City of Charleston
2 George St.
Charleston, SC 29403

Dear Members of the Board,

As a student at Early College High School, I am signing to support the evolution of the Wilmot J. Fraser campus, which has been closed for so many years, into a new facility to serve the Early College High School.

We understand that the district wishes to build a new building while preserving the front façade of the existing one, and we believe that this will support the good work of the high school and the architectural design of the new building. This will retain the site as a piece of public education for generations to come while it serves the needs of the unique program I am enrolled in at Early College.

Presently, Early College High School is operating out of Trident Tech’s Palmer Campus, which struggles to meet the needs of our high school curriculum. This new building will provide a place for us to make our own, while maintaining a strong relationship with Trident.

I encourage the BAR-L to approve the request.

Sincerely,

NAME

GRADUATING CLASS YEAR

March 5, 2023
Board of Architectural Review – Large
City of Charleston
2 George St.
Charleston, SC 29403

Dear Members of the Board,

As a parent/guardian of an Early College High School student, I am signing to support the evolution of the Wilmot J. Fraser campus, which has been closed for so many years, into a new facility to serve the Early College High School.

We understand that the district wishes to build a new building while preserving the front façade of the existing one, and we believe that this will support the good work of the high school and the architectural design of the new building. This will retain the site as a piece of public education for generations to come while it serves the needs of a unique program, like Early College.

Presently, Early College High School is operating out of Trident Tech’s Palmer Campus, which struggles to meet the needs of the high school curriculum. This new building will provide a location for our students to make their own, while maintaining a strong relationship with Trident.

I encourage the BAR-L to approve the request.

Sincerely,

NAME

GRADUATING CLASS YEAR
March 9, 2022

Board of Architectural Review – Large
City of Charleston
2 George St.
Charleston, SC 29401

Dear Members of the Board,

As a student at Early College High School, I am signing to support the evolution of the Wilmet J. Frasier campus, which has been closed for so many years, into a new facility to serve the Early College High School.

We understand that the district wishes to build a new building while preserving the front façade of the existing one, and we believe that this will support the good work of the high school and the architectural design of the new building. This will retain the site as a place of public education for generations to come while it serves the needs of the unique program I am enrolled in at Early College.

Presently, Early College High School is operating out of Trident Tech’s Palmer Campus, which struggles to meet the needs of our high school curriculum. This new building will provide a place for us to make our own, while maintaining a strong relationship with Trident.

I encourage the BAR-L to approve the request.

Sincerely,

NAME
Amaya Craven

GRADUATING CLASS YEAR
2024

March 9, 2022

Board of Architectural Review – Large
City of Charleston
2 George St.
Charleston, SC 29401

Dear Members of the Board,

As a parent/guardian of an Early College High School student, I am signing to support the evolution of the Wilmet J. Frasier campus, which has been closed for so many years, into a new facility to serve the Early College High School.

We understand that the district wishes to build a new building while preserving the front façade of the existing one, and we believe that this will support the good work of the high school and the architectural design of the new building. This will retain the site as a place of public education for generations to come while it serves the needs of a unique program, like Early College.

Presently, Early College High School is operating out of Trident Tech’s Palmer Campus, which struggles to meet the needs of the high school curriculum. This new building will provide a location for our students to make their own, while maintaining a strong relationship with Trident.

I encourage the BAR-L to approve the request.

Sincerely,

NAME
Anne Marie Broadway

STUDENT’S GRADUATING CLASS YEAR
2024
March 9, 2022
Board of Architectural Review – Large
City of Charleston
3 George St.
Charleston, SC 29401

Dear Members of the Board,

As a parent/guardian of an Early College High School student, I am signing to support the evolution of the William J. Fraser campus, which has been closed for so many years, into a new facility to serve the Early College High School.

We understand that the district wishes to build a new building while preserving the front façade of the existing one, and we believe that this will support the good work of the high school and the architectural design of the new building. This will maintain the site as a place of public education for generations to come while it serves the needs of the unique program I am enrolled in at Early College.

Presently, Early College High School is operating out of Trident Tech’s Palmer Campus, which struggles to meet the needs of our high school curriculum. This new building will provide a location for our students to make their own, while maintaining a strong relationship with Trident.

I encourage the BAR-L to approve the request.

Sincerely,

NAME: [Signature]

STUDENT'S GRADUATING CLASS YEAR: 2023

March 9, 2023
Board of Architectural Review – Large
City of Charleston
3 George St.
Charleston, SC 29401

Dear Members of the Board,

As a student at Early College High School, I am signing to support the evolution of the William J. Fraser campus, which has been closed for so many years, into a new facility to serve the Early College High School.

We understand that the district wishes to build a new building while preserving the front façade of the existing one, and we believe that this will support the good work of the high school and the architectural design of the new building. This will maintain the site as a place of public education for generations to come while it serves the needs of the unique program I am enrolled in at Early College.

Presently, Early College High School is operating out of Trident Tech’s Palmer Campus, which struggles to meet the needs of our high school curriculum. This new building will provide a location for our students to make their own, while maintaining a strong relationship with Trident.

I encourage the BAR-L to approve the request.

Sincerely,

NAME: Walter Ford

GRADUATING CLASS YEAR: 2023
March 5, 2022

Board of Architectural Review – Large
City of Charleston
2 George St.
Charleston, SC 29401

Dear Members of the Board,

As a parent of an Early College High School student, I am signing in support of the evolution of the Wilmot J. Fraser campus, which has been closed for so many years, into a new facility to serve the Early College High School.

We believe that the district wishes to build a new building while preserving the front facade of the existing one, and we believe that this will support the goal of the high school and the architectural design of the new building. This will retain the site as a place of public education for generations to come while it serves the needs of a unique program, like Early College.

Presently, Early College High School is operating out of Trident Tech’s Pahreah Campus, which struggles to meet the needs of the high school curriculum. This new building will provide a location for our students to make their own, while maintaining a strong relationship with Trident.

I encourage the BAR-L to approve the request.

Sincerely,

NAME

STUDENTS GRADUATING CLASS YEAR

[Signature]

Amy Hudson, Ph. D.
Assistant Vice President
Campus Dean – Palmer
66 Columbus St.
Charleston, SC 29403
843.937.5337
amy.hudson@tdtechcharleston.edu
March 4, 2022

Board of Architectural Review
City of Charleston
2 Charge Street
Charleston, SC 29401

Re: Wilmot J. Fraser Elementary School Building

Dear Members of the Board:

We are located one block away from Fraser Elementary, as it is known in the community. We are also located right behind the Trident Technical College - Palmer Campus. Since we are in the business of preserving the legacy of the late Philip Simmons, we meet many people who enter his home and mention that they attended the Fraser Elementary School or when it was the Columbus Street School.

The Eastside has always been a close neighborhood where many worked at the Cigar Factory, purchased their homes and sent their children to the neighborhood schools. Many former students remember Mr. Fraser fondly.

Unfortunately, the building has been unoccupied by happy children for some time and have been attacked by the elements which would be the cause for replacing which is understood. A good example is Buist Elementary – now Buist Academy. Mr. Simmons was in the first class at Buist and would visit it every year during his lifetime. The building was replaced and occupies the same space and carries the same name.

The Early College High School at Trident Tech has outgrown its space there. This represents growth and obviously a need. So what would be a better use of the Wilmot J. Fraser School? We support the progress in the Eastside community.

Respectfully submitted,

Rossie M. Colter
Project Administrator

Carlton Simmons
Master Blacksmith

Charleston County School District
75 Calhoun St.
Charleston, SC 29403

We at the Eastside Community Development Corporation are in support of the Early College High School moving forward with plans for an added support building at the location of the Wilmot J. Fraser building. We are not in support of destroying the building’s façade that makes it known to be Wilmot J. Fraser School. One of the first schools for Black children. Wilmot J. Fraser Early College would extend the buildings prevalence in education, respect the purpose of the building and give the Early College a place in Eastside Charleston’s history.
Inventory of the Wilmot J. Fraser Elementary School Collection, Charleston, South Carolina, 1987 - 1994

Descriptive Summary

Abstract: The former Wilmot J. Fraser Elementary School was located at 63 Columbus Street, on the downtown peninsula of Charleston, South Carolina. The predominately African American public school was opened in 1957. As a part of the Charleston School District 20's redesign plan, Fraser Elementary closed at the conclusion of the 2008-2009 school year. Initially known as the Columbus Street School, the institution was renamed for Wilmot Jefferson Fraser (1906-1979), an African American educator and administrator in Charleston, South Carolina. The majority of this collection consists of color photographs from 1950-1994. A large majority of these photographs of school events, students, teachers, school staff, parents and visiting presenters, are unidentified and undated. Also, included are programs, newsletter, memorandums and newspaper articles regarding special events and honor roll students.

Title: Wilmot J. Fraser Elementary School Collection, Charleston, South Carolina, 1987 - 1994

Call Number: AMN 1129

Repository: Avery Research Center at the College of Charleston

Date: 1987-1994

Bulk: 1990-1993

Language of Material: Material in English

Extent: 0.5 Linear feet (2 archival boxes)

Historical Note

Wilmot Jefferson Fraser was an African American educator and administrator. Born to Middleton and Emma Gillard Fraser on April 6, 1895, Charleston, South Carolina. A former student at the Avery Institute, Fraser obtained a Bachelor of Arts degree at South Carolina State College and a Master of Art at the University of Michigan. He eventually became the principal at many of continued post graduate work at Columbia University, New York. Fraser eventually became the principal at many of Charleston's African American schools; Sanders (1930-1932), Shaw Elementary (1933-1939), Henry P. Archer (1939-1942). In 1956, Fraser became the Superintendent of Negro Schools in Charleston School District 20, and in 1966 the Assistant Director of Elementary Schools of Charleston County, Fraser was one of the initial organizers, president, and board member of the Elementary Principals Association within the South Carolina. He married Mary Young, in 1937 and they had a son, Wilmot Alfred. Wilmot J. Fraser passed on March 31, 1979.

Wilmot J. Fraser Elementary School in Charleston, South Carolina, was erected on the site of the former Charleston Home building at 63 Columbus Street in 1956. Initially known as the "Columbus Street School," the Elementary Home building served students from Pre-Kinder Garten to Sixth grade. Amidst strong objection school opened in 1957. The school served students from 1957 to 1994. Fraser Elementary closed at the end of the 2008-2009 school year due to Charleston County School District 20's redesign plan.

Works Cited

Charleston County Public Library, "Records of the Commissioners of the Alms House (Poor House), 1890-1923 Collection Outline." Web. 24 Mar 2014.

"Ladies and Gentlemen: Wilmot Jefferson Fraser Upon His Retirement 25 Jun 1970." Fraser Family Vertical File, Avery Research Center, College of Charleston, SC, USA.


Please respect our history.

Sincerely,

[Signature]

Eastside Community Development Corporation Board
Sheila Fields, President
March 9, 2022 (Second Letter)
Request use variance from Sec. 54-203 to allow paid hourly rental of spaces in an existing church parking lot in a DR-1 (Diverse-Residential) zone district. Lot will be overseen by a parking management company.

Zoned DR-1
Application for Variance, Special Exception, Reconsideration, or Extension

City of Charleston

Instructions: The application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. Applications are due by 12 Noon on the deadline date and must be complete. Applications due by 12 Noon on the deadline date and must be complete. The Board of Zoning Appeals – Zoning. Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for variances, the appeal period shall be fifteen (15) calendar days. An appeal to the Board during this appeal period stays all further action on the application.

THE FOLLOWING HEREBY REQUESTS: Variance and/or Special Exception as indicated on page 2 of this application.

MEETING DATE REQUESTED:

June 7, 2022

Property Address: 126 Coming St

Cathedral Church of St Luke and St Paul

Applicant: The Very Rev. R Peet Dickinson IV

Applicant’s Mailing Address: 126 Coming St, Charleston, SC 29403

Relationship of applicant to owner (same, representative, prospective buyer, other) - representative

Zoning of property: DR-1

Information required with application: (check information submitted)

☐ Sealed plans or plots, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)

☐ New construction or additions within a flood zone, show I/HAC units and platforms on sealed plans

☐ Sealed plans with rooms labeled and the total floor area for each dwelling unit noted are required for all residential variances and building additions, unless exempted by the Zoning Staff (3 sets)

☐ Plans or documents necessary to show compliance with special exception requirements (3 sets)

☐ Yes ☐ No - Property restricted by any recorded covenant that is contrary to conflicts with or prohibits the proposed use encompassed in this permit application? If "Yes," verify with the City of Charleston.

Optional but very helpful information:

☐ Photographs

☐ Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant: R Peet Dickinson IV

Date: 5-5-22

For questions, contact the Planning Department at 843-724-7181.

BZA-2 Application (continued)

For Variance requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance[s] that follow is met (not as an attachment if necessary):

The Cathedral Church of St Luke and St Paul owns the lot at 131 and 133 Coming St across the street from the church that has served as a paved parking lot for since the 1970s. Due to difficulty with policing this lot and the need for added revenue to help maintain our historic buildings, we are requesting a zoning variance to allow a parking management company to oversee paid hourly parking in our lot. This request has received support from our Flatsbushborough neighborhood association and will be thoughtfully managed in cooperation with the neighborhood.

Variance Test: The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board finds the following:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.

2. These conditions do not generally apply to other property in the vicinity.

3. 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,

4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building structure, or use as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-809)

For Special Exception requests, applicants should list the specific approval being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-118, § 54-200, or sections in Article 5 (add as an attachment if necessary).

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.
To: Board of Zoning Appeals

From: Radcliffeborough Neighborhood Association

Re: Cathedral of St Luke and St Paul

Neighborhood residents met in person with Fr. Peat and the parish staff, as well as the management company (virtually) to discuss the proposed third party management of the church’s parking lot located across from 126 Coming St.

After listening to the current problems with managing this lot by church staffors on a daily basis, the management company explained how they can benefit the church and the neighborhood by granting or limiting access for vehicles using the lot. After fielding numerous questions from residents, the overall response was positive from neighbors.

Residents are willing to approve this variance in the hopes that noise, trash would be diminished in the neighborhood.

Regards,

Henny Goebel
President
Radcliffeborough Neighborhood Association

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To all interested parties,

This letter is to make aware that my wife Linda and I support the proposed variance to allow the Cathedral Church parking lot on Coming Street to become a paid for parking lot. We live at 44 Warren St. and the front of our house overlooks the Cathedral and we can view the parking lot from our porch.

We attended the neighborhood meeting on 4/21 to hear the Cathedral’s proposal for the parking and the management of the lot. Linda and I believe this variance change will actually improve the overall appearance of the lot, surrounding area and the neighborhood overall. Plus the idea of the surface lot being regularly patrolled and overseen will aid cut some of the less desirable activity that takes place there from time to time and increase the safety of the area.

The Cathedral is a good neighbor to us and the rest of the Radcliffeborough neighborhood. They sponsor our monthly neighborhood cleanup sessions as well as host our neighborhood meetings. It would be good to see the parking lot cleaned up with this variance being approved and to support the Cathedral at the same time.

Thanks for your consideration.

Todd and Linda Vanderbush
44 Warren Street
Dear Peet,

Please allow this email to serve as written notice that Scott and I support the requested variance for 131 and 133 Coming Street.

As you know, our home at 33 Warren Street backs up directly to the parking lot. Many people come and go throughout the day, without adequate policing of their activities. It is our hope the variance will allow better policing of the cars, and that the revenues generated will allow the church to landscape and resurface the lot, and leave additional funds to help maintain the Cathedral. There are many costly repairs and deferred maintenance issues and the extra monies will help offset.

We understand the variance request is specific to your ownership, and if the lot is sold, the variance will not necessarily transfer to the new owners. We feel comfortable knowing the church is always mindful of its neighbors, and that you will make adjustments as needed to the parking agreement if any issues arise from the "park and pay" lot.

Sincerely,

Scott and Anne Wannamaker
Agenda Item #B-3

430 MEETING STREET
(EASTSIDE)
TMS #459-09-01-034

Request variance from Sec. 54-317 to allow an existing restaurant to displace 2 on-site parking spaces and add 568sf of outdoor patron use area without providing 6 spaces for the added area (expanded restaurant requires 11 spaces; 4 spaces to remain.
Zoned GB
Application for Variance, Special Exception, ReconSIDeration, or Extension in the Board of Zoning Appeals – Zoning (BZA-Z)

City of Charleston

Instructions – This application, along with the required information, must be submitted in PDF format to the Board Administrator at Admin@charleston-sc.gov. Applicants will be invoiced for fees. Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.

A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days. An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

[ ] A Variance and/or Special Exception as indicated on page 2 of this application.

[ ] ReconSIDeration of a decision of the Board or action of a zoning official (attach Appeal form).

[ ] Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED:

Property Address: 430 Meeting Street

TMS #: 459-08-01-084

Property Owner: Brendan Kirkpatrick

Daytime Phone: (212) 717-3881

Applicant: Robbie Marcy

Daytime Phone: (843) 904-4794

Applicant’s Mailing Address: 164 Market St. Suite 346 Charleston, SC 29401

E-Mail Address: Robbie@mac.com

Relationship of applicant to owner: same, representative, prospective buyer, other: 

Zoning of property: CB

Information required with application (check information submitted):

[ ] Scanned plans or plans, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)

[ ] For new construction or additions within a flood zone, show HVAC units and platform on scaled plans

[ ] Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)

[ ] Plans or documents necessary to show compliance with special exception requirements (3 sets)

[ ] Check, credit card or cash (make checks payable to the city of Charleston)

[ ] YES or NO - is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

[ ] Photographic

[ ] Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvements(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant: 

Date: 5/28/22

For office use only

Date application received: 

Fee: $ 

Time application received: 

Receipt #: 

Department of Planning, Preservation & Sustainability

2 George Street

Charleston, South Carolina 29401

(843) 724-3781

www.charleston-sc.gov/zoning

BZA-Z Application (continued)

For Variance requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows it met (add attachment if necessary):

See Attached

Variance Test: The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.

2. These conditions do not generally apply to other property in the vicinity.

3. 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.

4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to its such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Law § 28-29-800)

For Special Exception requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-201, or sections in Article 5 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may reapply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

5/22
These conditions do not generally apply to other property in the vicinity:

- This property is located on Meeting Street within the general business district. The lot is smaller than most of the adjacent commercial properties on this and surrounding blocks. On the property there is a historic single house and a small adjacent addition. There are currently six off-street parking spaces including a turnaround area that allows an automobile to exit straight onto Meeting Street. The addition of outside patron area will still allow for four parking spaces and an appropriate turnaround area.

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:

- The size of the buildings in respect to the size of the property limits the interior patron area. Operating a restaurant in today's climate is challenging particularly with the pandemic and post-pandemic conditions. The option to provide additional outdoor seating would not only help with the challenges of the business, it will also give patrons an option for safer dining in an outdoor area.

- The surrounding properties and buildings are much larger in scale that allow parking on-site. Although, there is some parking provided on this property, requiring the business to provide all of the required parking on-site is unreasonable given the size of the lot.

The authorization of a variance will not be a substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance:

- The property's placement directly on Meeting Street but adjacent to the neighborhood makes it an ideal location for a neighborhood establishment of its type. It is within easy walking distance. The buildings on either side of the restaurant are commercial. The position of the buildings on the lot are such that no part of the building opens to the residential district allowing the buildings themselves to serve as a buffer to the restaurant activities. The property is surrounded on the other two sides with a wall, providing a further buffer to the neighborhood.

- The Owner recognizes that providing parking is an important to both operate the business and relieve pressure on the neighborhood. He has secured fifteen parking spaces at 432-442 Meeting Street. This parking lot is 270' feet away, less than the desired 400' in the zoning ordinance. The route to get from the restaurant to the parking is along Meeting Street. Fifteen parking spaces are more than the two that are proposed to be removed and more than the six extra that are required for the additional patron area.
SCOPE OF WORK:
REQUESTING VARIANCE FROM CITY OF CHARLESTON ZONING ORDINANCE SECTION 54-317 REQUIRED NUMBER OF OFF STREET PARKING SPACES BY LAND USE.

These conditions do not generally apply to other property in the vicinity:
- The property is located on Meeting Street within the general business district. The lot is smaller than most of the adjacent commercial properties on this and surrounding blocks. On the property there is a historic single house and a small adjacent addition. There are currently six off-street parking spaces including a turnaround area that allows an automobile to exit straight onto Meeting Street. The addition of outside patron area will still allow for four parking spaces and an appropriate turnaround area.
- 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.
- The size of the buildings in respect to the size of the property limits the interior patron area. Operating a restaurant in today’s climate is challenging particularly with the pandemic and post-pandemic conditions. The option to provide additional outdoor seating would not only help with the challenges of the business, it will also give patrons an option for safer dining in an outdoor area.
- The surrounding properties and buildings are much larger in scale that allow parking on-site. Although, there is some parking provided on this property, requiring the business to provide all of the required parking on-site is unreasonable given the size of the lot.

The authorization of a variance will not be a substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.
- The property’s placement directly on Meeting Street but adjacent to the neighborhood makes it an ideal location for a neighborhood establishment of its type. It is in easy walking distance. The buildings on either side of the restaurant are commercial. The position of the buildings on the lot are such that not part of the building opens to the residential district allowing the buildings themselves to serve as a buffer to the restaurant activities. The property is surrounded on the other two sides with a wall, providing a further buffer to the neighborhood.
- The Owner recognizes that providing parking is an important to both operate the business and relieve pressure on the neighborhood. He has secured fifteen parking spaces at 432-442 Meeting Street. This parking lot is 270 feet away, less than the desired 400’ in the zoning ordinance. The route to get from the restaurant to the parking area is along Meeting Street. Fifteen parking spaces are more than the two that are proposed to be removed, and more than the seven extra that are required for the modified patron area.

EATING AND DRINKING PLACES: SIT DOWN ESTABLISHMENTS SERVING FOOD AND BEVERAGE (on the premises), 1 PER 100 SQFT OF INSIDE PATRON USE AREA (EXCLUDING BATHROOMS) EXCEPT THAT FOR A LOT WITH THIS USE THAT IS MORE THAN 150 FEET AWAY FROM ANY LOT WITH A RESIDENTIAL ZONING DESIGNATION, MEASURED CLOSEST POINT OF THE LOT TO CLOSEST POINT OF THE LOT, THE NUMBER OF SPACES REQUIRED FOR INSIDE PATRON USE AREA SHALL BE 1 PER 150 SQFT (EXCLUDING BATHROOMS), AND 1 PER 130 SQFT OF OUTSIDE PATRON USE AREA.

EXISTING RESTAURANT
INTERIOR PATRON AREA: 585 SQFT/150 = 3.9 OR 4 SPACES
EXTERIOR PATRON AREA: 340 SQFT/200 = 1.7 OR 2 SPACES
REQUIRED SPACES: 6 PROVIDED: 6

PROPOSED RESTAURANT
INTERIOR PATRON AREA: 585 SQFT/150 = 3.9 OR 4 SPACES
EXISTING EXTERIOR PATRON AREA: 340 SQFT
PROPOSED EXTERIOR PATRON AREA: 595 SQFT
908/130 = 6.9 OR 7 SPACES
REQUIRED SPACES: 11 PROVIDED: 4

LEASED SPACES WITHIN 400 FEET OF ESTABLISHMENT: 15 SEEKING A VARIANCE FOR 7 PARKING SPACES

CODE / ZONING INFORMATION
ZONING JURISDICTION
CITY OF CHARLESTON
ZONING DISTRICT: GB
T.M.S.: # 459-05-01-034
PROPERTY AREA: 6,132 SF

PROJECT CONTACT INFORMATION
PROJECT #: 20.114
PROJECT ADDRESS:
430 MEETING STREET
CHARLESTON, SC 29403
OWNER:
STEGILL LLC
CONTACT PERSON: BRENDAN KIRKPATRICK
430 MEETING STREET
CHARLESTON, SC 29403
PH: (201) 344-1176
ARCHITECT (THIS APPLICATION ONLY):
ROBBIE MARTY ARCHITECT, LLC
CONTACT PERSON: ROBBIE MARTY
164 MARKET STREET SUITE 346
CHARLESTON, SC 29401
PH: (843) 906-4794
E-MAIL: ROBBIE@RMACHS.COM

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COVER SHEET

BEDFORD FALLS
430 MEETING STREET CHARLESTON
SOUTH CAROLINA 29403

ZONING 05/23/2021 A.1
GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"

SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

FLOOR PLANS

BEDFORD FALLS
430 MEETING STREET CHARLESTON
SOUTH CAROLINA 29403

ZONING 05/11/2021

A.9
PARKING AGREEMENT

This Parking Agreement ("Agreement") is made as of January 1, 2022, between FETTER HEALTH CARE NETWORK, INC., a South Carolina non-profit corporation ("Owner"), and STB 2015, LLC, a South Carolina limited liability company doing business as BEDFORD FALLS CHS, ("STB"). This Agreement is effective as of the date written above.

Subject to the terms and conditions of this Agreement, Owner licenses and allows STB to park up to fifteen (15) motor vehicles on the physician parking lot ("Parking Lot") at 51 Nassau Street, Charleston, SC according to the terms and conditions of this Agreement. The Parking Lot is approximately depicted and shaded in blue on the attached Exhibit "A" which is incorporated herein by reference. This Agreement licenses use on of the Parking Lot and does not extend to any other portion of the property of which the Parking Lot is a part. In the event any of STB's employees, customers or invitees parks a vehicle outside of the Parking Lot, more than fifteen (15) of STB's employees, customers or invitees parks motor vehicles within the Parking Lot, parks outside of the Parking Lot hours as defined below, or parks outside of the Parking Lot, Owner shall be entitled to tow any vehicle that is in violation of this Agreement at the expense of STB and the owner of the motor vehicle in question.

The Term ("Term") of this Agreement begins February 95; 2022 and continues thereafter on a month-to-month basis until one party delivers to the other party a written notice of termination at least thirty (30) days in advance of termination.

For use of the Parking Lot, STB shall pay Owner a monthly fee ("Fee") of $1,500.00. The Fee is due and payable not later than the 10th day of each month during the Term of this Agreement. If the usage begins or ends on a date other than the 10th day of a month, the Fee shall be pro-rated accordingly. A .5% late fee shall be due and payable if the Fee is not received on or before the 10th day of the month.

STB may use the Parking Lot for the parking of its employee, customers, and invitees on a daily basis during the following Parking Lot Hours ("Parking Lot Hours"):

<table>
<thead>
<tr>
<th>Day</th>
<th>Hours</th>
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<tbody>
<tr>
<td>Monday, Wednesday, Friday</td>
<td>6:30 p.m. to 1:00 a.m. Tuesday, Thursday</td>
</tr>
<tr>
<td>Saturday</td>
<td>7:30 p.m. to 1:00 a.m.</td>
</tr>
<tr>
<td>Sunday</td>
<td>2:00 p.m. to 1:00 a.m.</td>
</tr>
<tr>
<td></td>
<td>6:00 a.m. to 1:00 a.m.</td>
</tr>
</tbody>
</table>

During the Parking Lot Hours, STB shall have exclusive use of the Parking Lot. At the conclusion of the Parking Lot Hours, STB is responsible to remove any rubbish or waste deposited by its employees, guests, or invitees. Owner reserves the right to remove from the Parking Lot any vehicles remaining in the Parking Lot as set forth herein.

Owner shall not have any duty to monitor the security (or lack thereof) in the Parking Lot. Any vehicles parked within the Parking Lot are at the risk of the vehicle owners, operators, and their passengers and Owner has no responsibility for vehicles, persons, personal property loss, personal property damage, personal injury, or death arising during the Parking Lot Hours. STB hereby releases, indemnifies, defends, and agrees to hold Owner harmless from and against any and all claims, liabilities, lawsuits, causes of actions, losses, damages (including attorney fees and court costs) arising out of, related to or connected with this Agreement and use of the Parking Lot by STB, its employees, and invitees during the Parking Lot Hours or otherwise arising out of, related to or connected to this Agreement.
My name is John Carter and I live at 10 Woolfe Street Apt A, my residence is directly behind the restaurant at 430 Meeting Street. I understand Bedford Falls is asking for a parking variance for two parking spaces to provide outdoor patron seating. The seating area was beautifully laid out and provided a very relaxing place for brunch or dinner. Bedford Falls has offered a warm and welcoming environment for not only myself but for my neighbors as well. The owners shake the hand of everyone who walks through the door and have been nothing but great to me and my fellow residents of 10 Woolfe. As the closest neighbor to Bedford Falls I have experienced no instances of noise or disturbance of any kind. They have exemplified consideration to the utmost degree. They have brightened and cleaned up the property so much over this past year and made it look much more welcoming. I am heavily in support of this proposal. I appreciate your time and consideration on this matter.

Thank you,
John Carter
5/6/2022

My name is Emily Brown and I live at 10 Woolfe Street directly behind Bedford Falls. I can say confidently as a 22 year old female that Bedford Falls has made me feel safer living where I do. My parents were not crazy about the location of my house at first, but when they learned about Bedford Falls and met the staff it eased their mind completely. They loved the idea of a lighted restaurant area right next to our house. It brings more life to this side of town, which is needed. When I say it brings life I do not mean party life, I have never had a noise problem coming from Bedford's. I have the room that is directly next to the restaurant, so if anyone was going to hear anything it would be me.

All of our roommates also bring our families, which includes grandparents and younger kids. It is an amazing environment. Not only does the area itself feel safer, it feels much more welcoming. It is not just another bar thrown up for people to come drink at. The food is next level. The service and the community they are bringing in is beyond what I ever thought it was going to be. It is honestly amazing.

I am at Bedford's at least once or twice a week eating, and I have never had an issue or felt uncomfortable. They also make it feel extremely safe between the bouncer they have that stands in the front, he is awesome also. I may sound like I am saying they are amazing a lot but I really believe it. Bedford Falls has been the best edition to the East Side in a long time. I am saying that I approve the parking variance for 2 parking spaces to be replaced with a patio. I think it is an amazing idea. I am in full support of this proposal, they deserve to succeed and thrive. I appreciate your time and listening to what I have to say and I really hope you consider this proposal and see that they are bringing life, happiness, community, and amazing food to the East Side.

Sincerely
Emily Brown
May 11, 2022

City of Charleston
Department of Planning, Preservation & Sustainability
Board of Zoning Appeals
2 George Street
Charleston, SC 29401

Re: Bedford Falls Restaurant, 430 Meeting Street

Dear Sir or Madam,

My wife Bailey Sanders and I are residents and property owners in the Eastside neighborhood at 50 American Street. We wanted to take a moment to show our support for the Bedford Falls team. Since coming to the neighborhood they have been outstanding neighbors in the way they conduct themselves as both individuals and as a business.

We are writing to support Bedford Falls in asking for a parking variance for two parking spaces in order to provide outdoor patron seating. Bedford Falls has offered a warm and welcoming environment for not only my family but for any Eastside neighbors that walk through their doors. They have exemplified consideration to the utmost degree. They have enhanced the property and their block of Meeting Street over the past year of their stewardship. I am in support of this proposal.

I appreciate your time and consideration on this matter.

Thank you,
Kyle Toscano

From: Georges Mahama 05/19/22
Of: 70 Nassau St.
Unit B
Charleston, SC 29403
To: City of Charleston Board of Zoning Appeals

To whom it may concern,

My name is Georges Edward Mahama and I have been a resident and property owner in Charleston’s East Side neighborhood for over 2.5 years now. The East Side is an extremely vibrant and historically significant area of a city that is already renowned for its beauty and is consistently ranked among the best cities in the United States by multiple publications, a more than appropriate accolade. My residence, 70 Nassau St., is in close proximity to Bedford Falls located at 430 Meeting St. I understand that Bedford Falls is asking for a parking variance for two parking spaces to provide outdoor patron seating. I am writing this letter now to vouch for them as having so far been wonderful stewards of the neighborhood as well as a warm and welcoming place for our community to gather. To my understanding, Bedford Falls has received zero instances of noise or disturbance violations of any kind and I would expect this to be the case going forwards as the proprietors ensure that their restaurant serves as a sort of “community table” rather than a rowdy and crowded bar one might find on King Street. Furthermore, they have exemplified consideration for their neighbors to the utmost degree by having brightened and cleaned the property so much since the inception of their establishment. Bedford Falls is a phenomenal model for what a restaurant in our neighborhood should look like being inclusive, friendly, and serving the highest quality food and drink possible to our community at a reasonable price. I am in support of this proposal, and I hope you do give Bedford Falls the appropriate time and consideration towards this matter. If you have any further questions I am available anytime to take a call or answer over email. My contact information is listed below.

Cordially,

Georges Edward Mahama
513-400-8730
gmahama@icloud.com
To whom it may concern,

My name is Dina Cifelli. I live at 61 Amherst St in Charleston, SC. My residence is just a short walk up the street to Bedford Falls. I understand that Bedford Falls is asking for a parking variance for two parking spaces to provide outdoor patron seating. I think this would be a great addition to Bedford Falls. Since they opened, Bedford has been such a warm and welcoming environment. The owners have done a great job of providing a family-like atmosphere. My friends and I have grown close to the owners/employees there and enjoy going as often as we can. They have done a great job of making Bedford a cozy, clean, and safe place to enjoy food and drinks with friends/family. All staff is extremely personable and professional. They have not dealt with any noise complaints, drunken customers, etc and have been extremely considerate of others and the space.

Bedford has been a great addition to the east side. Therefore, I am in support of this proposal. I appreciate your consideration.

Thank you!
Dina

City of Charleston
2 George Street
Charleston, SC 29401
Board of Zoning Appeals
May 22, 2022

RE: Bedford Falls Restaurant 430 Meeting Street

My name is Francesca Basciani. I live at 10 Woolfe Street, directly behind Bedford Falls. I understand Bedford Falls is asking for two parking spaces to provide outdoor seating. I think this is a great idea. The owners and staff at Bedford Falls have been nothing but welcoming to my roommates and I and have made us feel so safe living in this area. We have brought out of town visitors, families, including young kids to eat here because of the great atmosphere and service. Having Bedford Falls here has been a great addition to the neighborhood and even living directly behind the restaurant we have never had any noise disturbances or any complaints. It is a great environment whenever we are at Bedford’s whether it is for a quick drink and meal or we spend half of our night there it is always a good time and really feels like a family. I don’t think we would have felt as safe living on this side of meeting street if it wasn’t for Bedford Fall’s coming here. I think having more outdoor seating at Bedford’s is a great idea and I am definitely in support of this proposal. Thank you for your time and consideration.

- Francesca Basciani
City of Charleston
2 George Street
Charleston, SC 29401
Board of Zoning Appeals

RE: Bedford Falls Restaurant 430 Meeting Street

To whom is may concern,

Our names are Cobb and Yasmin Rogers and we live at 61 Nassau St, Charleston, SC 29403. There is only one building separating our property from the beautiful Bedford Falls, located at 430 Meeting Street.

We moved to Charleston back in January and have frequented the establishment on a weekly basis ever since. We can comfortably say that Brendan, Brian, and the rest of the staff are the kind of group you would want to introduce your parents to. In fact, when Cobb’s father was in town visiting, it was the very first place we took him to. This wasn’t just because of how wonderful the food is, but more so because of the amazing level of hospitality this establishment offers. The guys created much more than just a beautiful restaurant. They created a friendly gathering place for the local community to feel welcomed and safe.

When we first learned about their idea to open a patio, we were more than thrilled for a few different reasons. Besides the obvious fact that eating outdoors in a town as beautiful as Charleston is quite pleasurable, the idea of a well-lit patio brings a level of comfort to us. Because of our proximity, we often walk back and forth to the restaurant. Unfortunately, there is a clear lack of lighting and human presence between the two addresses. This can often lead to slight discomfort as the lack of those two safety measures can absolutely lead to a bad situation. We have already started to feel much more comfortable with the presence of the doorman they have hired, who smartly stands at the driveway as opposed to the door. The addition of a well-lit patio filled with members of the community, would not only increase this level of comfort for us, but would also make it safer for the nearby businesses.

While we were not around prior to Bedford Falls opening, we can comfortably say that it is absolutely the most well-maintained and clean establishment in the area. Between the countless upgrades we have been made aware of, the ever changing (and definitely not inexpensive) landscaping we have personally seen the brothers maintaining, and the general level of cleanliness, it’s clear that Brendan and Brian have made an upgrade to the community.

We absolutely, without a doubt, are in favor of moving two parking spaces and allowing the patio to be opened at Bedford Falls.

If you should need any further information on our opinions of the restaurant, the owners, the staff, the patio, or anything related to Bedford Falls please feel free to call Cobb on her personal number listed below.

Best,
Cobb and Yasmin Rogers
(310) 699 8302

[Signature]

Date 05/21/22

[Signature]

Date 05/21/22
To whom it may concern:

I live at 99 Nassau Street and have since 2018. My home is close to the restaurant, Bedford Falls, at 430 Meeting Street. I understand they are seeking a parking variance for two spaces to provide outdoor seating and I support their proposal.

Bedford Falls has been a model for how a neighborhood bar should operate since they opened. After my first visit, Brian and Brendan remembered me (and others) by name. They’ve gone out of their way to learn about their patrons and the surrounding area to cultivate a warm, welcoming and safe atmosphere as a part of the East Side neighborhood and greater Charleston community.

When friends and family come to visit, we always walk over to Bedford Falls for quiet conversation and a place that feels like home. The 400 block of Meeting Street between the old Money Man Pawn Shop and the Sunoco has not always felt the safest... but Bedford Falls taken steps to keep their property well maintained and inviting: clean and well-lit entry, security guards (usually Charles at the front), and handcrafted planters with lovely flowers to name a few of these steps.

Again, I am in support of Bedford Fall’s parking variance. As a patron myself, it seems to me the vast majority of folks walk to Bedford Falls in the first place - so a two parking spot variance will have no material impact to parking / traffic of those visiting the restaurant. Also, as the Peninsula becomes safer and more walkable there will be less people relying on cars and parking in the first place. Furthermore, the proprietors of Bedford Falls have acted with the utmost concern for their patrons and the surrounding neighbors. I look forward to seeing them expand the positive impact they’ve made on the community - and with this variance, enhance their dining/socialization experience with more outdoor seating.

If you made it this far, thank you for reading. I appreciate your time and consideration. I hope you will support the parking variance for Bedford Falls like I do.

Thank you again,

Bennett Wallander
Resident of 99 Nassau Street on the East Side

5/22/22
City of Charleston
2 George Street
Charleston, SC 29401
Board of Zoning Appeals

RE: Zoning Support for Bedford Falls Restaurant @ 430 Meeting Street

We have lived at 51 Elizabeth St. for 10 years, very close to Bedford Falls at 430 Meeting St. We understand Bedford is asking for a parking variance for two parking spaces to provide outdoor patron seating. We strongly support their proposal.

Bedford has been a great addition to the neighborhood and to Charleston. The business is family owned. The owners are always at the restaurant, and they are some of the nicest people you could meet. The improvements they have made to the site are great. The environment at Bedford is very welcoming. The food and service are excellent. The owners always seem very conscientious and considerate of their guests and neighbors.

We really enjoy visiting Bedford. There is always a nice mix of patrons, locals and visitors. Given the spacious, private, mostly-walled courtyard that sits right on Meeting St. it seems only natural in a pedestrian-friendly city like Charleston that Bedford would have an outdoor seating area. It would be only positive. Certainly, would’t disturb anyone on that bustling commercial corridor.

The entire team at Bedford is great. Again, we fully support their proposal to add outdoor seating and look forward to being able to enjoy the beautiful Charleston weather on their patio sometimes.

Sincerely,

Johnny and Jen Grosso
A note in support of Bedford Falls, Charleston – 430 Meeting Street

My name is John but if you know me you know I go by Jack. I have lived in South Carolina since 2016, but at 27 Amherst Street, Unit C since the summer of 2020. During that time I’ve seen the city relentlessly adapt and prevail in the face of the pandemic and, at whatever cost, retain the magic that has made it a special place for nearly 350 years. It is no secret that the city harbors an incredible history, but it also nurtures a world-renowned food and beverage scene that is bolstered greatly by pedestrians and outdoor or rooftop dining options. For locals, transplants, and visitors alike, the option to remain outdoors and enjoy the sunshine and a gently swept ocean breeze is cathartic. The opportunity to enjoy a meal in that setting is a blessing and not to be taken for granted, which brings me to my point.

The entire Bedford Falls team has worked tirelessly to create an inviting atmosphere that you can count on any day of the week. That is the standard of success in a city like this, but it isn’t met by everyone. Bedford Falls has received zero noise citations or disturbance warnings and they are always careful to respect the neighborhood and those residing in it. The owners are as considerate as can be.

In conversations with the owners, it has become clear to me that they are requesting a parking variance for two (2) of their existing spaces to provide that exact outdoor dining experience to their patrons, as mentioned above, in a year or less they have vastly improved one of the city’s most visible and accessible street intersections, and as an individual highly educated in architecture and resilient urban design, I cannot help but to publicly proclaim my support of their endeavor and this request. Thank you for your consideration of the request and your collective investment in the future of an exceptionally important city.

Regards,

John Danforth Staples, B.A., MRUD
27 Amherst Street, Unit C – Charleston, SC 29403
City of Charleston
2 George Street
Charleston, SC 29401
Board of Zoning Appeals

RE: Bedford Falls Restaurant 430 Meeting Street

My name is Nolan Pitlick and my wife and I reside at 511 Meeting St, only a few blocks from Bedford Falls. I am writing this letter to show my support for approval of the parking space variance that they are seeking.

We have been frequent patrons of Bedford Falls since they opened and continue to return because of the local neighborhood feel provided. Adding an outdoor patio will only add to the ambiance, and overall atmosphere that will keep us coming back with guests. There are not many establishments left where the owners are in daily, managing and helping with the business. This, to me, shows just how invested they are in the success of the business.

Bedford Falls is an asset to the community. I have never witnessed any instance that made me feel uncomfortable, and if there ever was such an occurrence, I have no doubt it would be dealt with quickly and professionally. I welcome the opportunity to dine outside frequently at Bedford which is why I strongly support their proposal.

I appreciate your time and consideration on this matter.

Sincerely,

Nolan Pitlick