

BZAZ – 06/21/2022 – Public Meetings Portal (“Comments”)

| Signed Up To | First Name | Last Name | Address | Phone Number | Zoom Profile Name | Submitted Comment | Item Type | Item Description | Applicant or Public | Support or Opposed | Date/Time Submitted |
|---------------------|-------------------|------------------|------------------|---------------------|--------------------------|---|------------------|----------------------------------|----------------------------|---------------------------|----------------------------|
| comment | beatrice | bernier | 38 Nassau street | null | null | I oppose the applicant request to increase patron sitting , add 588 sf of outdoor patron terrace/space and remove/displace 2 existing parking spaces. This facility has already been granted a dedicated outdoor space and a limited number of on-site parking on undersized lot for the existing/current operation of a restaurant/beverage facility. The parking, restaurant and existing outdoor space sit deep inside the lot directly abutting a residential neighborhood dotted with churches.. Already Meeting street and Nassau street block where the facility is located lack on-street parking since most of the streets along this particular do not permit on-street parking. In addition this block between Meeting and Nassau streets is very narrow less than 300 feet in depth, the disruption to the residential character would be dramatic if this facility was allowed to expand patron use outdoor (or inside) and parking removed to be "displaced" who knows where (like maybe inside the neighborhood)? which i oppose as well. In addition i oppose any future outdoor and loud music to be played on the outdoor terrace that could become a nuisance to the residential area. | Item 3 430 | 430 meeting street/Bedford Falls | null | null | Jun 14 2022 10:43AM |

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| comment | Aaron | Pope | 109 1/2 Hanover Street | null | null | I oppose the parking variance requested for the project on the basis that the applicant has failed to address the four elements that must be proven by facts to receive a variance from the BZA. I ask that the BZA either deny the request outright or make the approval only on the condition that the parking surfaces are pervious material. I am resident of the Eastside and a member of the American Institute of Certified Planners. I have worked for 20 years in planning, land use, and government administration. I served for almost 15 years as the staff liaison for a Board of Zoning Appeals. I am familiar with the law regarding the granting of variances. The applicant has presented NO evidence that: a. there are extraordinary and exceptional conditions pertaining to the particular piece of property-The publicly available documents provide literally no mention of any aspect of the property that is extraordinary or exceptional. There is no explanation or argument made that this property is substantially different from any similarly situated parcel. b. these conditions do not generally apply to other property in the vicinity - the applicant has provided no comparative review of other large parcels in the vicinity including the Cigar Factory, Trident Tech. There is no argument presented for exceptional conditions and so no determination can be made as to whether those conditions are present on other parcels. c. because of these conditions, the application of the ordinance to the particular piece of property would effectively | B-1 | 63 Columbus Street | null | null | Jun 15 2022 1:36PM |
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| | | | | | <p>prohibit or unreasonably restrict the utilization of the property- no conditions have been put forth and therefore there is no argument to support this item. 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-Exhibit A indicates that the school district plans for approximately 27,000 square feet of impervious parking. The plans also appear to show the removal of = existing trees along the rear of the property, further reducing the stormwater holding capacity of this property. Although the plans show subsurface retention, there is no data provided on the amount of retention capacity in relation to the amount of runoff generated by the parking lot. The applicant provided no engineering, no data, and no evidence that this 1/2 acre impervious parking lot will not create additional flooding. I do not oppose the school, it is a welcome addition to the neighborhood. I oppose the addition of 27,215 square feet of impervious surface to this site (as shown in Exhibit A) in a neighborhood that was identified in the Dutch Dialogues as one of the most flood threatened in Charleston. The application for this variance makes no attempt to present arguments related to the standards of a variance. There should be no vote for approval until facts and evidence are presented.</p> | | | | | |
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| comment | Stacey | Barrington | 59 Amherst Street, Charleston, SC 29403 | null | null | I oppose this project because the school is attempting to pave over a large green space behind the school that would be far better used as the playground for the students. Paving over this green space will equate to greater flooding in areas that already flood in a slight rain. Additionally, the students need a safer place to do outdoor activities as opposed to portions of Mall Square where they could be exposed to gun violence and drug dealing. Behind the school is the most responsible and safest area. Please plan shared parking at TTC where the lot is rarely ever full. | 1 | 63 Columbus Street | null | null | Jun 15 2022 11:43AM |
| comment | Stacey | Barrington | 59 Amherst Street, Charleston 29403 | null | null | I oppose removing parking spaces from this project as it could cause patrons to parking on/around already crowded streets around Woolfe, Nassau and Amherst. | 3 | 430 Meeting Street | null | null | Jun 15 2022 11:46AM |
| comment | Christina | Butler | 6 Hampden Court. | null | null | As a resident of the East Side, which has long standing and well documented issues with flooding, I am opposed to the applicant's request for parking on the site. Currently, the rear of the parcel is grass and permeable. There is ample parking across the street at Trident Technical College (which was discussed at length in the community meeting between CCSD and residents). The proposed retention pond will also attract mosquitos and become a liability. If parking is deemed necessary, I ask that a permeable material is used instead of hardscaping- which is both cheaper, more environmentally friendly, and less likely to contribute to runoff and flooding. | Agenda item 1 | 63 Columbus Street/ Fraser Elementary | null | null | Jun 16 2022 9:35AM |

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| comment | Alexis | Wright-Singleton | 70 America St. | null | null | City of Charleston 2 George St. Charleston, SC 29401 Board of Zoning Appeals 6/16/2022 To Whom it May Concern. The Eastside Community Development Corporation is in full support of the Bedford Falls Restaurant, located at 430 Meeting St. ECDC has never received a complaint regarding the Bedford Falls Restaurant. We have only heard good things about the establishment. The community does know the family and have only good things to say. Have a wonderful day! Shelia Fields Eastside Community Development Corporation | | Bedford Falls | null | null | Jun 16 2022 5:28PM |
| comment | Shelia | Fields | 1 Cooper St. | null | null | I support the Bedford Falls Restaurant expansion. | | Bedford Falls | null | null | Jun 16 2022 5:30PM |
| comment | Steve | Bailey | 38 Nassau St. Charleston SC | null | null | My name is Steve Bailey, and I am owner and resident of 38 Nassua St., one block from Bedford Falls. I am writing to oppose a variance for Bedford Falls eliminating on-site parking and expanding its outdoor patio. This would be a considerable detriment to the neighborhood. A year ago when Bedford Falls sought a special exception to sell alcohol until 2 a.m., the neighborhood was solidly against it. We arrived at a reasonable compromise that balanced the needs of the business and the needs of the community. There is no reason to change that now by allowing a huge expansion of the bar. — This is a large expansion: * Increase in total square square footage: +61 percent. * Increase in outdoor space: +167 percent. — Leased parking is shaky. * This lease is like a short-term rental for parking, hardly secure. | 459-09-01-0 34 | 430 Meeting Street | null | null | Jun 16 2022 8:48PM |

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| | | | | | <p>The lease for 15 parking spaces with Fetter Health is month to month (30 days). Either side can cancel for any reason with 30 days notice. Bedford Falls is leasing the spaces for \$1,500 a month, or \$100 a space. * The increase in parking spaces to 19 from the current 6 underscores its plans to substantially expand the business. They are tripling the number of parking spaces. Are they planning to triple the number of customers? — Beer Gardens ‘r Us. “Other than the hours, I’d like to replicate a similar concept,” owner Brendan Kirkpatrick told Channel 2. In New York, the beer garden is an important part of Bedford Falls business model. “Bar, Restaurant, Beer Garden” Bedford Falls says prominently on the awning at its front door in New York and on its website. Lyft lists Bedford Falls No. 4 on list of most visited beer gardens on the Upper Eastside. Charleston’s Eastside doesn’t need a beer garden. — Bedford Falls got caught cheating. * In April, Bedford Falls illegally instituted the very plan it now proposes: It eliminated two of six parking places (it didn’t even bother with the leased spaces) and expanded the patio. The BZA ordered it stopped. Bedford Falls should not now be rewarded for its bad behavior. — Tobin’s Market Redux * Tobin’s Market has alienated many Eastsiders with its outdoor patio and music. Are we creating another problem? Could Bedford Falls have music, live or recorded? What the Tobin’s Market’s neighbors have learned is that if you don’t specifically</p> | | | | | |
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| | | | | | | prohibit it, you allow it. Please reject this application. It is a step backward for our neighborhood. | | | | | |
| comment | Phelipe | Hurt | 3 Woolfe St | null | null | My name is Phelipe Hurt, I am the longest owner-occupied resident on Woolfe St. In fact, my bedroom window is exactly 125 ft away from the proposed outdoor patron area that Bedford Falls wants to create while eliminating 2 on-site parking spaces. I am firmly against this variance. It will create a lot of noise to Woolfe St, the parking contract is a joke, and can be hypothetically terminated 30 days if the BZA agrees with the variance. Parking on the Eastside is already very difficult, opening up a 560+ feet patio space will make it close to impossible to park anywhere near my home. The Eastside neighborhood doesn't need this and it will dramatically change the landscape for years to come. The owners of this establishment were caught illegally removing parking spaces in the past, and we shouldn't reward them with a variance for their bad behavior. | 3 | 430 Meeting St | null | null | Jun 17 2022 11:59AM |