

# RICHLAND COUNTY BOARD OF ZONING APPEALS



Wednesday, 2 February 2011

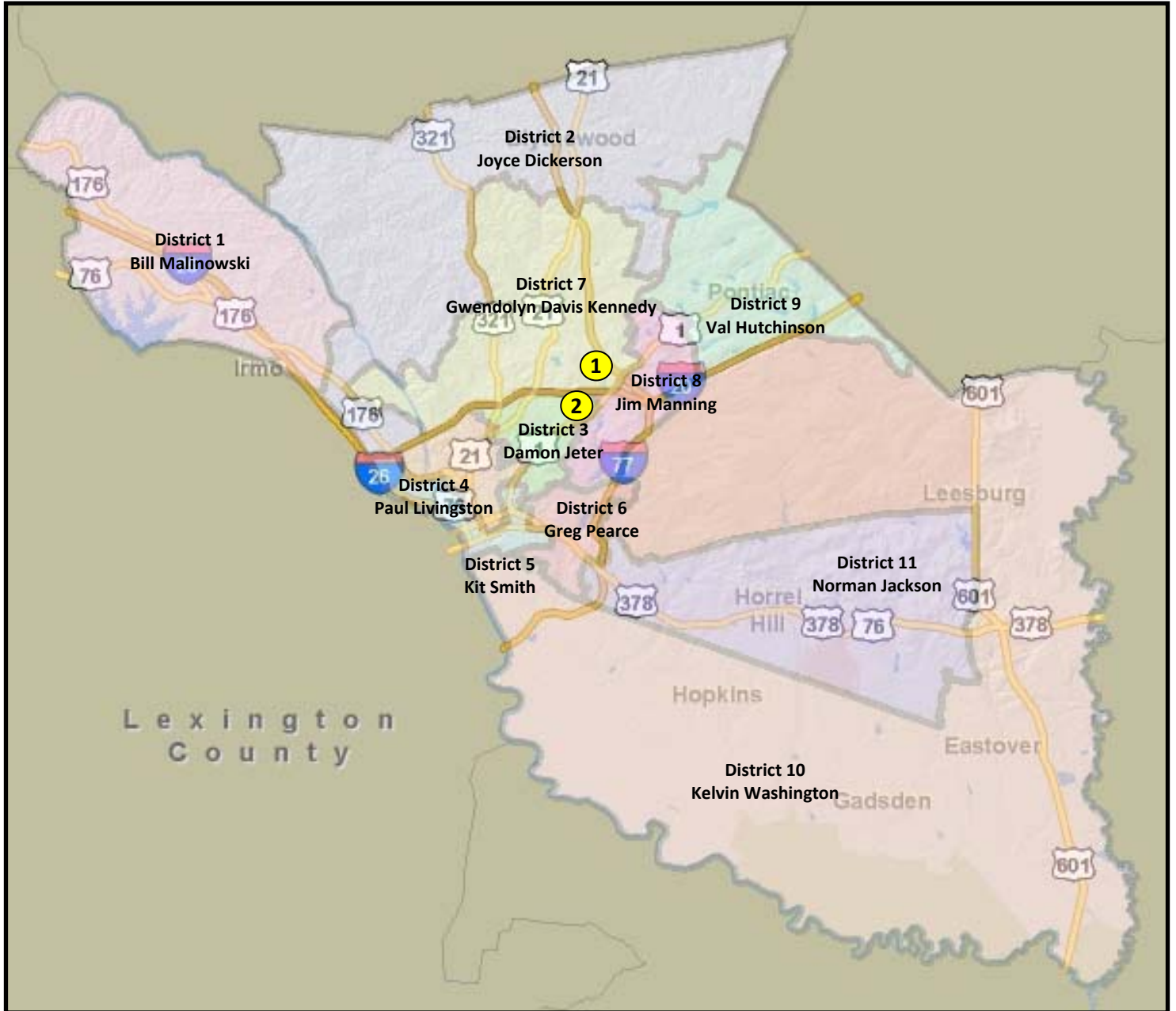
1:00 p.m.

Council Chambers



# RICHLAND COUNTY BOARD OF ZONING APPEALS

## February 2, 2011



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 11-01 V	Carl Schaefer	17105-03-65	336 Weddell St., Columbia, SC 29223	Kennedy
2. 11-02 V	Jeston McMoore	14107-01-02	5101-03 Two Notch Rd., Cola. SC 29204	Jeter





Richland County  
Board of Zoning Appeals  
Wednesday, February 2, 2011  
2020 Hampton Street  
2<sup>nd</sup> Floor, Council Chambers

**Agenda**

**I. CALL TO ORDER & RECOGNITION OF QUORUM**

Chairman

**II. RULES OF ORDER**

Amelia Linder,  
Attorney

**III. ELECTION OF OFFICER**

**IV. APPROVAL OF MINUTES – December, 2011**

**V. PUBLIC HEARING**

Geonard Price,  
Zoning Administrator

**OPEN PUBLIC HEARING**

11-01 V Carl Schaeff 336 Waddell St. Columbia, SC 29223 17105-03-65	Request for a variance to exceed the allowable square footage on an accessory structure on property zoned RS-LD. (Residential Low Density)	P. 01
11-02 V Jeston McMoore 5101-5103 Columbia, SC 29229 14107-01-02	Request for a variance to reduce to number of parking spaces on property zoned GC. (General Commercial)	P. 13

**VI. ADJOURNMENT**





REQUEST, ANALYSIS  
AND  
RECOMMENDATION

**11-01 Variance**

**REQUEST**

The applicant is requesting the Board of Appeals to grant a variance to exceed the maximum square footage for an accessory structure on property zoned RS-LD (Residential, Single-Family, Low Density).

**GENERAL INFORMATION**

**Applicant**

Carl Schaefer

**Tax Map Number**

17105-03-65

**Location**

336 Weddell Street

**Parcel Size**

2± acre tract

**Existing Land Use**

Residential

**Existing Status of the Property**

The subject property has a 3,813 square foot dwelling, which was originally constructed 1994.

**Proposed Status of the Property**

The applicant is proposing the construction of an accessory structure (roof over the tennis courts) which will exceed the maximum allowed square footage.

**Character of the Area**

The area is comprised of single family residential structures.

**ZONING ORDINANCE CITATION**

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

**CRITERIA FOR VARIANCE**

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

- a. That there are extraordinary and exceptional conditions pertaining to the particular piece of property; and
- b. That these conditions do not generally apply to other property in the vicinity; and
- c. That because of these conditions, the application of this chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and

- d. That the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the granting of the variance will not harm the character of the district.

## DISCUSSION

Staff visited the site.

The applicant is proposing to construct a 9,504 square foot structure which would exceed the allowed square footage for an accessory structure by 8,304 square feet. According to section 26-185 (b) (1) (d) of the LDC, the maximum total area for an accessory structure is 1,200 square feet.

The justifications for the proposed structure, according to the applicant are:

1. To keep blotching and staining pollen off of the court;
2. To keep pine straw and leaves off of the court; and
3. To protect the players when it is raining.

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

**a. Extraordinary and exceptional conditions**

Staff was unable to establish that extraordinary and/or exceptional conditions exist.

**b. How were conditions created**

**c. Conditions applicable to other properties**

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

**e. Substantial detriment of granting variance**

## CONDITIONS

26-57(f)(3)

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

## OTHER RELEVANT SECTIONS

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

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



testimony and evidence received at the public hearing. After conducting the public hearing, the board of zoning appeals may:

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

Any approval or denial of the request must be by a concurring vote of a majority of those members of the board of zoning appeals both present and voting. The decision of the board of zoning appeals shall be accompanied by written findings that the variance meets or does not meet each of the standards set forth in subparagraph (2) below. The decision and the written findings shall be permanently filed in the planning department as a public record. The written decision of the board of zoning appeals must be delivered to the applicant.

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(b) *Accessory uses and structures (customary).*

(1) *General standards and limitations.*

- d. *Size restrictions.* Accessory structures in residential districts shall not exceed a maximum total area of fifty percent (50%) of the gross floor area of the principal building or one thousand two hundred (1,200) square feet, whichever is greater, and shall not cover more than thirty percent (30%) of the yard.

<b>ATTACHMENTS</b>
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- Application
- Plat
- Depiction of structure

<b>CASE HISTORY</b>
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No record of previous special exception or variance request.



**11-01 V**  
**CARL SCHAEF**  
**336 WADDELL ST.**  
**COLUMBIA, SC 29223**  
**17105-03-65**







# BOARD OF ZONING APPEALS

## VARIANCE APPEALS



Application #

1. Location 336 Weddell St., Columbia, SC 29223-5678  
 TMS Page 17105 Block 03 Lot 65 Zoning District RS-LD
2. Applicant hereby appeals to the Zoning Board of Appeals for a variance from the strict application to the property as described in the provisions of Section 26 of the Richland County Zoning Ordinance.
3. Applicant requests a variance to allow use of the property in a manner shown on the attached site plan, described as follows: Roof over existing Tennis Court.
4. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by Sec. 26-602.3b(1) of the Richland County Zoning Code are met by the following facts.
  - a) There are extraordinary and exceptional conditions pertaining to the particular piece of property as following: See attached.
  - b) Describe how the conditions listed above were created: Tennis court was built
  - c) These conditions do not generally apply to other property in the vicinity as shown by: No tennis courts in subdivision where court is located.
  - d) Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: See attached.
  - e) The authorization of the variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons: See attached.
5. The following documents are submitted in support of this application [a site plan must be submitted]:
  - a) See attached.
  - b) \_\_\_\_\_
  - c) \_\_\_\_\_

(Attach additional pages if necessary)

Carl Schaefer  
 Applicant's Signature  
Carl Schaefer  
 Printed (typed) Name

336 Weddell St.  
 Address  
Columbia, SC 29223  
 City, State, Zip Code

788-5928  
 Telephone Number  
None  
 Alternate Number

336 Weddell St.  
Columbia, SC 29223-5678  
Telephone: 788-5928  
16 December 2010

To Whom It May Concern:

Concerning to attached variance :

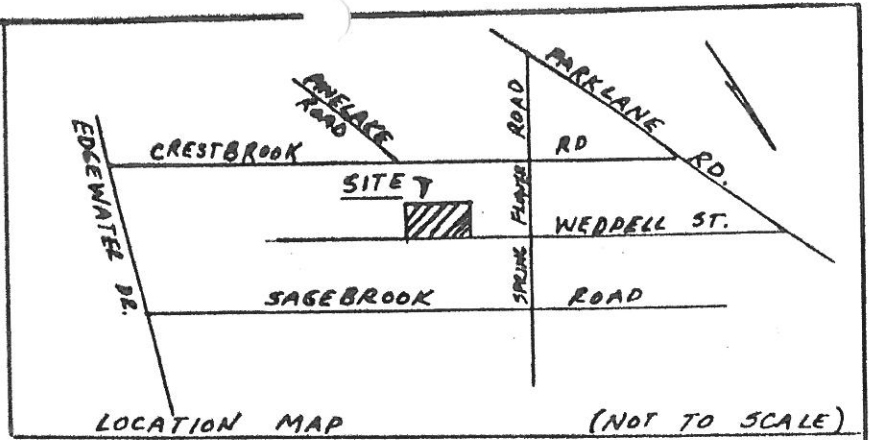
The structure will be painted pine green and will be roofed with clear, double sided greenhouse sheeting to make it nearly invisible both from the street and to the adjoining properties because of the substantial, tall pine trees on this property.

Justifications:

1. Structure is needed to keep blotching and staining pollen off of service of court which is very hard to remove.
2. Structure is needed to keep pine straw and leaves off of court which need to be removed constantly.
3. Structure is needed to protect players from precipitation off court when raining.

Thank you for considering this variance. We are well aware that this is an unusual request. We hope that we can come to agreement on this zoning request and that you will understand why we want it built on our property at considerable expense to us.

Sincerely yours,  
Carl & Barbara Schaefer



N/F  
EDITH S. STEVENS  
TMS 17105-03-26

N/F  
JOHN M. SHAW  
TMS 17105-03-27

N/F  
RUSSELL E. HINES  
TMS 17105-03-28

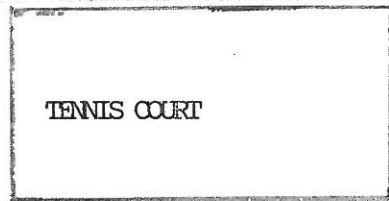
N/F  
KENNETH E. PETERS  
TMS 17105-03-29

1" PIPE (O)

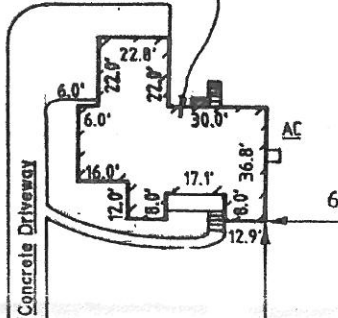
1" PIPE (O)

N56°14'41"W 344.25'

N/F  
MARGARET W. HAMMONDS  
TMS 17105-03-34  
S33°45'19"W 250.30'



ONE STORY  
BRICK VENEER  
DWELLING



N/F  
PETER K. GRONER  
TMS 17105-03-31

N/F  
ULYSSES E. GEORGE  
TMS 17105-03-32

N33°34'35"E 252.38'

Pole

Power Line

1" PIPE (O)

1" PIPE (O)

S55°54'00"E 345.05'

S55°57'42"E 60.00'  
To 1" Pipe (o)  
(Tie - Line)

WEDDELL STREET 50' R/W

540-1613

150'± To  
Spring Flower Road

I hereby certify that I have consulted the Federal Insurance Administration Flood Insurance Rate Map; and to the best of my knowledge and belief, the subject property is not located in special flood hazard zone A, B or V.

PLAT PREPARED FOR

**CARL S. SCHAEF & BARBARA H. SCHAEF**



ACCREDITED

HERITAGE BUILDING SYSTEMS. Established 1979

A Company of NCI Building Systems, Inc. 2612 GRIBBLE ST. • N. Little Rock, AR • 72114 800-643-5555 / FAX: 501-945-2255



PURCHASE ORDER

X PRODUCTION APPROVAL PERMIT

BUYER / OWNER INFORMATION

SALESPERSON: Paul Fowler QUOTE #: 120310PFCR BUYER: CARL SCHAEF SHIP TO: COMPANY: ADDRESS: 336 WEDDELL STREET CITY, ST., ZIP: COLUMBIA, SC 29223 CITY, ST., ZIP: COLUMBIA, SC 29223 COUNTY: RICHLAND PHONE: (803) 788-5928 FAX: (803) 462-0484 JOB SITE PHONE: CELL PH.: CONTACT: EMAIL: BLDG. END USE: 4G-Community Residential

Revised Quote

BUILDING SPECIFICATIONS

WIDTH: 132 LENGTH: 72 EAVE HEIGHT: 30 ROOF SLOPE: 1.5:12 RIDGE TO FRONT: W/2 FRAME TYPE: CLEARSPAN INT. MODULE SPACING: N/A SW BAY SPACING: 3@24 COLUMN TYPE: TAPERED LEFT ENDWALL FRAME: RF-2 HL RIGID COLUMN SPACING: 2@66 LEW CONDITION: OPEN RIGHT ENDWALL FRAME: RF-2 HL RIGID COLUMN SPACING: 2@66 REW CONDITION: OPEN GIRT TYPE: FRONT SIDEWALL - BYPASS BRACING: FRONT SIDEWALL - PORTAL FRAME BACK SIDEWALL - BYPASS BACK SIDEWALL - PORTAL FRAME LEFT ENDWALL - FLUSH LEFT ENDWALL - RIGID FRAME RIGHT ENDWALL - FLUSH RIGHT ENDWALL - RIGID FRAME

DRAWINGS & DOCUMENTATION

Letters of Certification WITH Engineer's Seal Sets of Design Calculations WITH Engineer's Seal Sets of Permit Drawings WITH Engineer's Seal Sets of Approval Drawings WITHOUT Engineer's Seal 3 Sets of Final Drawings WITH Engineer's Seal Sets of Final Drawings WITHOUT Engineer's Seal Sets of Advance Anchor Bolt Plan WITHOUT Engineer's Seal

DESIGN LOADS

BLDG CODE: IBC YR/ED: 2008 OCCUPANCY: NORMAL / STD BUILDING ENCLOSURE: \* OPEN \* ARE FRAMED OPENINGS & OPEN AREAS ENCLOSED WITH MATERIAL DESIGNED TO RESIST WIND LOAD? X YES NO COLLATERAL LOAD: 1.0 PSF COLLATERAL TYPE: LIGHTS LIVE LOAD(PSF): 20 REDUCIBLE: yes GROUND SNOW(PSF): 10 ROOF SNOW(PSF): 8.4 SNOW EXPOSURE: PARTIALLY EXPOSED WIND LOAD(MPH): 95 EXP. B HURRICANE REGION: no ADJACENT BLDG WITHIN 20': no If YES, Submit Exist Bldg Form SEISMIC D.C. D SITE CLASS: D Ss/As: .60 St/Ar: .16 STD DEFLECTION LIMITS ACCEPTED? Yes If NO, Please Submit The Required Limits DOES BUILDING INCLUDE A CRANE? no If YES, Please Complete "Crane Information" Form THERMAL CONDITION: Unheated IMPORTANCE FACTORS: SNOW: 1.0 WIND: 1.0 SEISMIC: 1.0 TOPOGRAPHIC FACTOR APPLICABLE: YES NO: X If YES, Please Complete The "Topographic Factor Supplemental Form"

ROOF & WALL COVERING

ROOF PANEL PROFILE: NONE COLOR: GALVALUME INSULATION THICK: BY HBS: WALL PANEL PROFILE: NONE COLOR: COLOR INSULATION THICK: BY HBS:

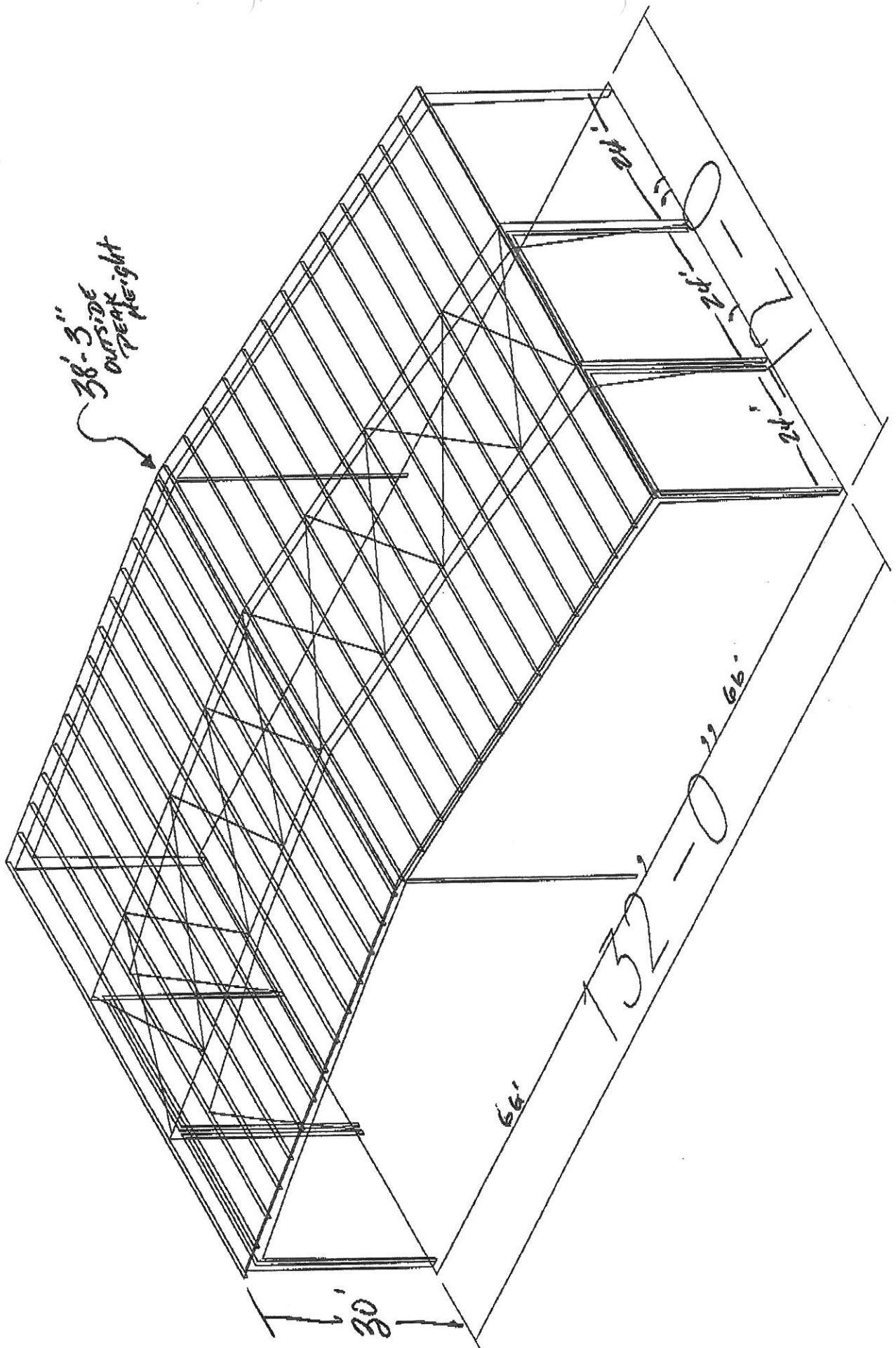
GENERAL NOTES

PLEASE REVIEW THE "HELP TOPICS" @ www.heritagebuildings.com FOR CLARIFICATION TO SPECIFICATIONS, LOADS AND DEFLECTIONS.

ALL WALLS ARE OPEN TO THE ROOF TO REMAIN OPEN. THE ROOF PANEL SHEETS ARE ELIMINATED IN LIEU OF ROOF SHEETS BY OTHERS. THERE IS A 24' CLEARANCE UNDER RAFTER REQUIREMENT AT THE SIDEWALL, AND A 35' CLEARANCE UNDER RAFTER AT THE PEAK (RIDGELINE) THAT HAS BEEN MET.

NOTES:

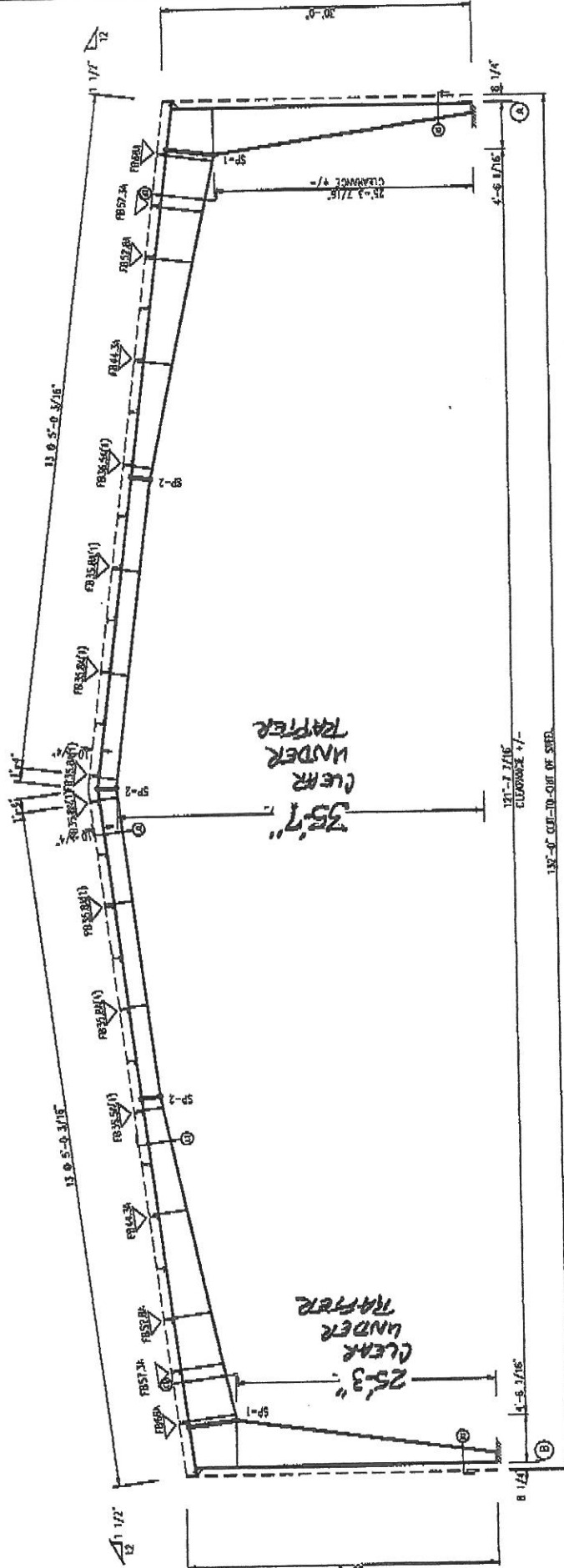




UPPER SHEET NO.	NUMBER
WORK	

SPACER	QTY	SIZE	TYPE	REMARKS
SP-1	4	4	4	4x4x1/2
SP-2	4	4	4	4x4x1/2

FRANCE BRACES: BOTH SKEWLESS (KUBER)  
 FR-100(1) 100x100x10  
 FR-100(2) 100x100x10



FRAME CROSS SECTION  
 FOR FRAME: LINE 2 3

<b>HERITAGE</b> BUILDING ELEVATION	
DESCRIPTION: FRAME CROSS SECTION	CUSTOMER: X
LOCATION: X	HERITAGE JOB # X
DATE BY: 12/8/10	DATE: 12/8/10
SCALE: 1"=10'-0"	SCALE: 1"=10'-0"
PROJECT: E7	PROJECT: E7

**GENERAL NOTES:**  
 1. ALL FLOOR CONNECTIONS OF PRIMARY TRUSS/ BEAMERS SHALL BE BOLTED WITH A888 H. S. BOLTS AND ASSUMED BY THE SUPPLIER-PROVIDED BOLTS.  
 2. ALL FLOOR CONNECTIONS OF SECONDARY TRUSSING SHALL BE BOLTED WITH A307 MACHINE BOLTS.  
 3. INSTALL ALL FRASURE BRACES ON COLUMN AND BEAM AS SHOWN.



2 February 2011  
Board of Zoning Appeals

## REQUEST, ANALYSIS AND RECOMMENDATION

11-02 Variance

### REQUEST

The applicant is requesting the Board of Zoning Appeals to grant a variance to reduce the required number of off-street parking spaces on property zoned GC (General Commercial).

### GENERAL INFORMATION

**Applicant**

Jeston McMoore

**Tax Map Number**

14107-01-02

**Location**

5101-5103 Two Notch Road

**Parcel Size**

.31 acre tract

**Existing Land Use**

Commercial

**Existing Status of the Property**

There are two commercial buildings, 2,042 and 287 square feet, located on the subject parcel which were constructed circa 1978.

**Proposed Status of the Property**

The applicant is proposing to establish a motor vehicle sales business. The 287 square foot building is proposed to serve as the primary office for the use.

**Character of the Area**

The area is comprised of various commercial uses.

### ZONING ORDINANCE CITATION

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

### CRITERIA FOR VARIANCE

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

- a. That there are extraordinary and exceptional conditions pertaining to the particular piece of property; and
- b. That these conditions do not generally apply to other property in the vicinity; and

- c. That because of these conditions, the application of this chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
- d. That the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the granting of the variance will not harm the character of the district.

## DISCUSSION

Staff visited the site.

The applicant is requesting a variance to reduce the required number of off-street parking spaces by two (2). Section 26-173 of the Richland County Land Development Code (LDC) establishes the minimum and maximum off-street parking standards according to the specific type of land use. An office use, which is designated for the 2,042 square foot structure, would require a minimum of six (6) and a maximum of sixteen (16) off-street parking spaces. This is based on the following standard.

Minimum: One (1) per 300 GFA  
Maximum: One (1) per 125 GFA.

The motor vehicle sales would require a minimum of eight (8) spaces, based on the following standard:

Minimum: Five (5) plus one (1) per 10,000 GFA of display area plus two (2) per three (3) employees on shift of greatest employment

Based on the above calculations, a minimum total of fourteen (14) off-street parking spaces are required for the development.

Staff has reviewed the submitted site plan. It is staff's opinion that of the proposed 14 spaces, at least five (5) of the spaces wouldn't allow for reasonable and safe vehicular maneuverability. Subsection 26-173 (d)(a) states:

All off-street parking areas, with the exception of parking areas for single-family detached and two-family dwellings, shall be so designed that vehicles will not be required to back onto a public road when leaving the premises. All parking areas shall be designed so that there is sufficient area for access to all parking spaces and safe maneuvering within the parking area.

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

**a. Extraordinary and exceptional conditions**

The configuration of the parcel and location of the buildings, coupled with the location and previous development of the right-of-way, affects the potential placement and number of required parking spaces.

**b. How were conditions created**

Records indicate that the right-of-way pre-dates the county's land development regulations.

**c. Conditions applicable to other properties**

Staff is unable to determine if the conditions are applicable to other properties in the area.

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

The application of the required off-street parking requirements for a commercial type land use on the subject parcel does prevent the utilization of this parcel for the proposed use.

**e. Substantial detriment of granting variance**

The granting of the variance would create hazards to vehicular and/or pedestrian traffic.

**CONDITIONS**

**26-57(f)(3)**

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

**OTHER RELEVANT SECTIONS**

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

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

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

Any approval or denial of the request must be by a concurring vote of a majority of those members of the board of zoning appeals both present and voting. The decision of the board of zoning appeals shall be accompanied by written findings that the variance meets or does not meet each of the standards set forth in subparagraph (2) below. The decision and the written findings shall be permanently filed in the planning department as a public record. The written decision of the board of zoning appeals must be delivered to the applicant.

**ATTACHMENTS**

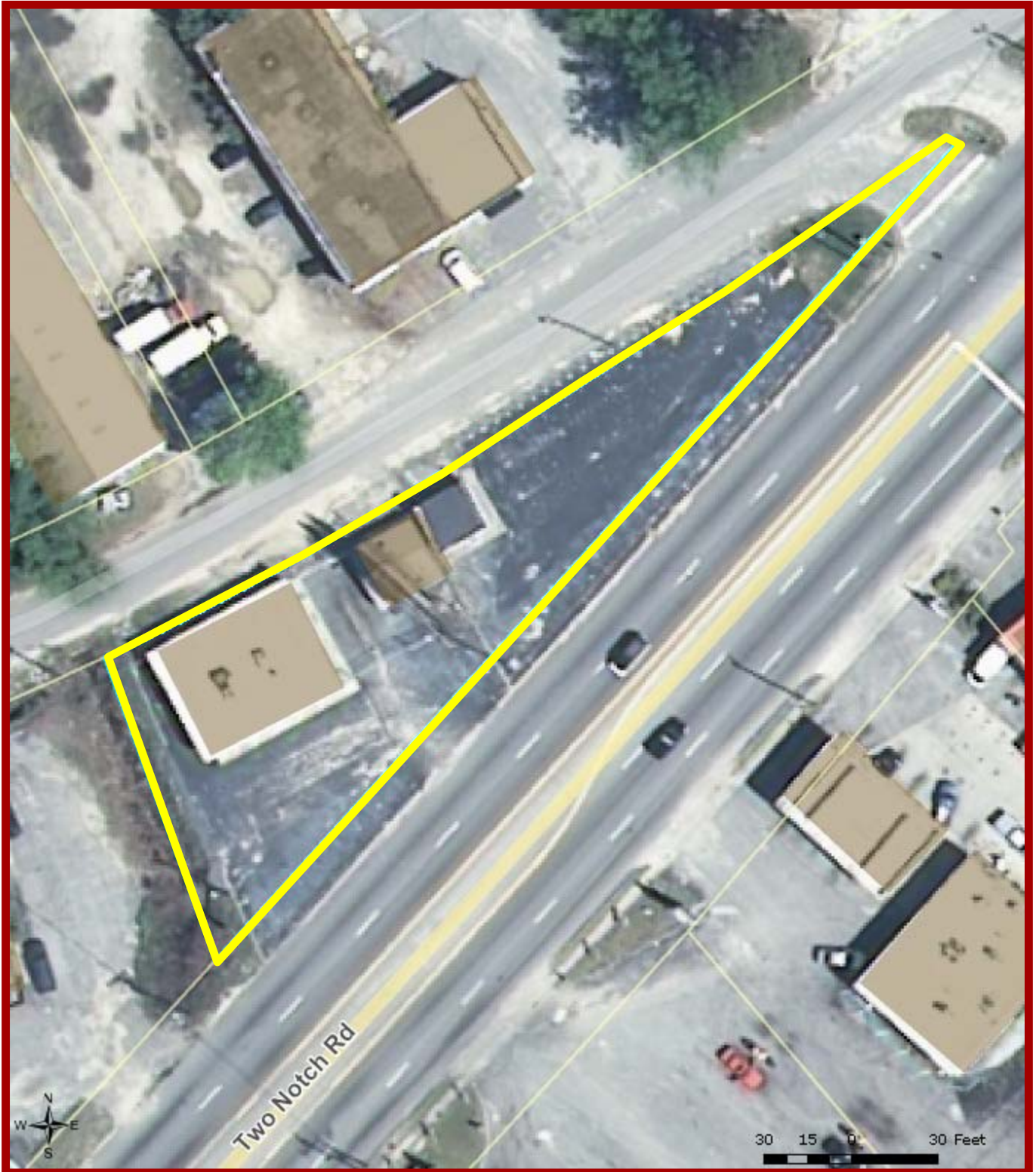
- Plat

**CASE HISTORY**

No record of previous special exception or variance request.



*11-02 V  
JESTON McMOORE  
5101-5103  
COLUMBIA, SC 29229  
14107-01-02*



*11-02 V  
JESTON McMOORE  
5101-5103  
COLUMBIA, SC 29229  
14107-01-02*







# BOARD OF ZONING APPEALS

## VARIANCE APPEALS



Application #

1. Location 5101-5103 Two Notch Road  
 TMS Page 14107 Block 01 Lot 02 Zoning District 6C

2. Applicant hereby appeals to the Zoning Board of Appeals for a variance from the strict application to the property as described in the provisions of Section 26-172 of the Richland County Zoning Ordinance.

3. Applicant requests a variance to allow use of the property in a manner shown on the attached site plan, described as follows: Reduction in parking spaces requirement from 14 to 12.

4. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by Sec. 26-602.3b(1) of the Richland County Zoning Code are met by the following facts.

a) There are extraordinary and exceptional conditions pertaining to the particular piece of property as following: The shape of the existing parcel, the configuration of the existing structures, and the DOT Right of Way encroaching on the front of the property are creating the exceptional and extraordinary conditions set forth.

b) Describe how the conditions listed above were created: For many years the property has been used as the existing proposed use calls for. Only when Richland County modified its current land use ordinance did it take us out of compliance based on the existing structures.

c) These conditions do not generally apply to other property in the vicinity as shown by: Many of the properties with a similar use (used car lot/office) have not fallen out of compliance due to the business being an ongoing entity (They are "Grandfathered In.")

d) Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: This corner lot can not be used as a used car dealership.

e) The authorization of the variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons: Various properties in and around the parcel do not meet the parking requirement. Used car lots seem to fall into harmony with in this district.

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

- a) existing conditions
- b) site plans - 14 spaces
- c) Site Plans - 12 spaces

(Attach additional pages if necessary)

*L. Moore*  
 Applicant's Signature  
Leston L. Moore  
 Printed (typed) Name

1012 Lake Village Drive  
 Address  
Columbia SC 29229  
 City, State, Zip Code

803.315.7779  
 Telephone Number  
803.807.1015  
 Alternate Number

## Request for Services of Property Management Section

At SCDOT, we have approximately 82,000 miles of road frontage which this department services. This is the fourth largest highway inventory in the United States. Because of our large road inventory, we ask that you complete this form in its entirety and mail it to the address below. This will help us respond to your request sooner by identifying the exact location and the services you would like.

Date filled out by requestor: 12/22/10

Rob LAPIN 1901 Main St 200 Columbia, SC 29223 Richland (803) 983-9444  
 Name of Requestor Address City Zip County Phone

Terry Yang 1407 Cinnamon Circle Dresher, PA 19025 (267) 241-3335  
 Name of Property Owner Address City Zip County Phone  
 if different from requestor

Please provide an email address (if available) RLapin@WaiAval.com  
Terry Yang 1407@gmail.com

Explain Service(s) Requested of SCDOT:

• Explore possibility of obtaining the ROW from SCDOT  
At front of our property on Two Notch Road (5101-3 Two Notch Rd)  
would like the right to park on it and use the property  
to run our business

Have you contacted SCDOT previously about this request? No  Yes  If yes, date \_\_\_\_\_  
 Address (street name) of the site 5101 Two Notch Road

Please give us specific directions to the site: County Richland Near city of Columbia  
 Property fronting on Highway Number: Interstate \_\_\_\_\_ US Hwy 1  
 SC Hwy \_\_\_\_\_ County Road \_\_\_\_\_  
 Site is approximately 20' feet /miles North, South, East or West of intersecting road Two Notch  
 Please give directions to site the site. and Baldwin Road

Please enclose a copy of the following: a recent plat of your property showing you are the adjacent owner, Tax Map Number, a SCDOT File Number \_\_\_\_\_ and Tract Number \_\_\_\_\_.

A space has been provided on the back of this sheet for you to draw a detailed sketch of the property you are interested in purchasing.

Can you meet a SCDOT representative at the site by appointment during the week?  No  Yes  
 Please mail or fax this form back to our office.

South Carolina Department of Transportation  
 Property Management Office-Room 422  
 Post Office Box 191  
 Columbia, South Carolina 29202  
 Phone 1-800-214-4495 or (803) 737-1400  
 Fax 1-803-737-1403

PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS OR RESTRICTIONS NOT OBSERVED AND TO INFORMATION REVEALED IN A COMPLETE TITLE SEARCH. THE SURVEYOR DID NOT PERFORM A TITLE SEARCH. UNDERGROUND UTILITIES MAY BE PRESENT BUT THEIR LOCATION WAS NOT DETERMINED.

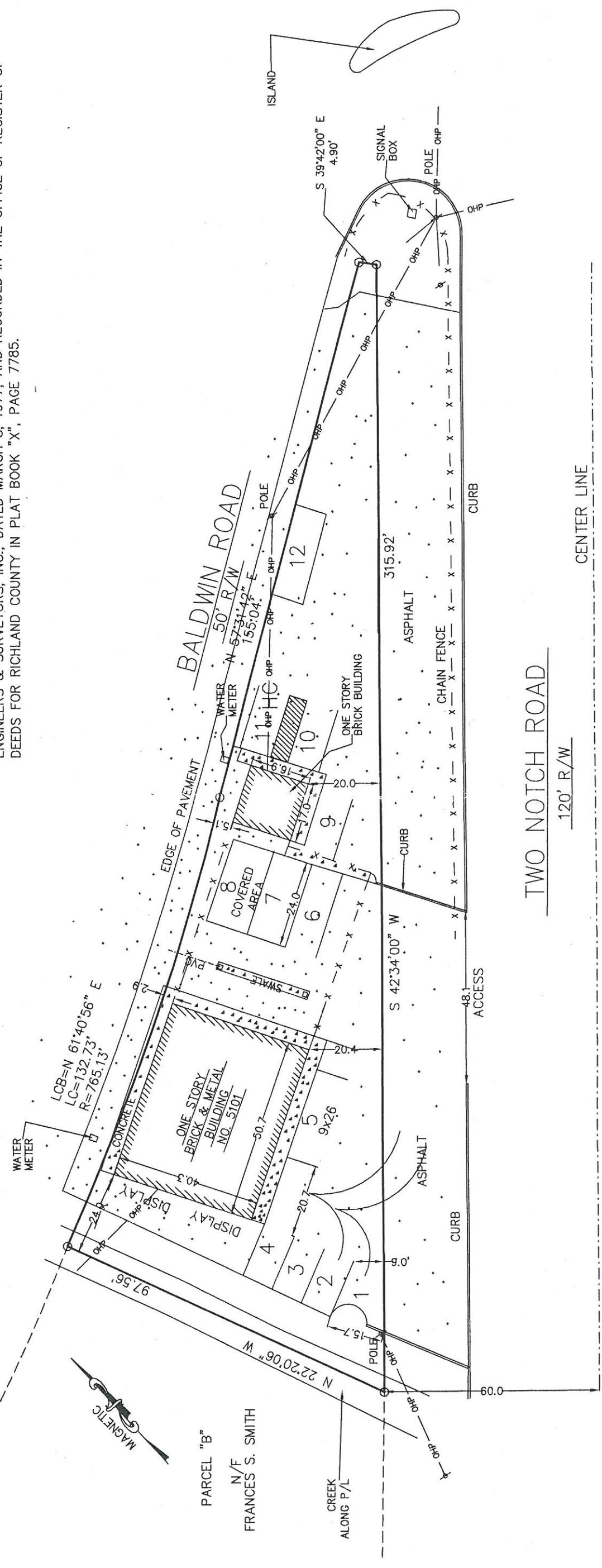
SITE DATA  
PROPERTY CORNERS ARE NO. 4 REBAR (N)  
0.31 ACRE  
TMS 14107-01-02

THE 12 PARKING SPACES SHOWN ARE PROPOSED LOCATION

**PROPOSED PARKING LOT ARRANGEMENT**  
**TERRY YANG & CATHERINE YANG**

RICHLAND COUNTY, NEAR COLUMBIA, SC

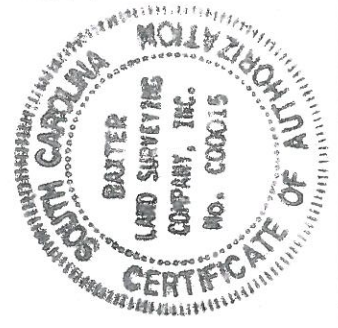
THE SAME BEING SHOWN AS PARCEL "C" ON PLAT PREPARED FOR MRS. O. L. COOK BY ASSOCIATED ENGINEERS & SURVEYORS, INC., DATED MARCH 8, 1977, AND RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK "X", PAGE 7785.



OCTOBER 27, 2010



**BAXTER LAND SURVEYING CO., INC.**  
2204 DEVINE STREET  
COLUMBIA, SC 29205  
(803)-252-8564



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN HEREON.

EXEMPTION FROM REVIEW PROCESS  
This plat is a survey of an existing lot of record with no changes to existing property lines.

*Ross W. Baxter, Jr.*  
ROSSER W. BAXTER, JR. SCRLS NO. 7613

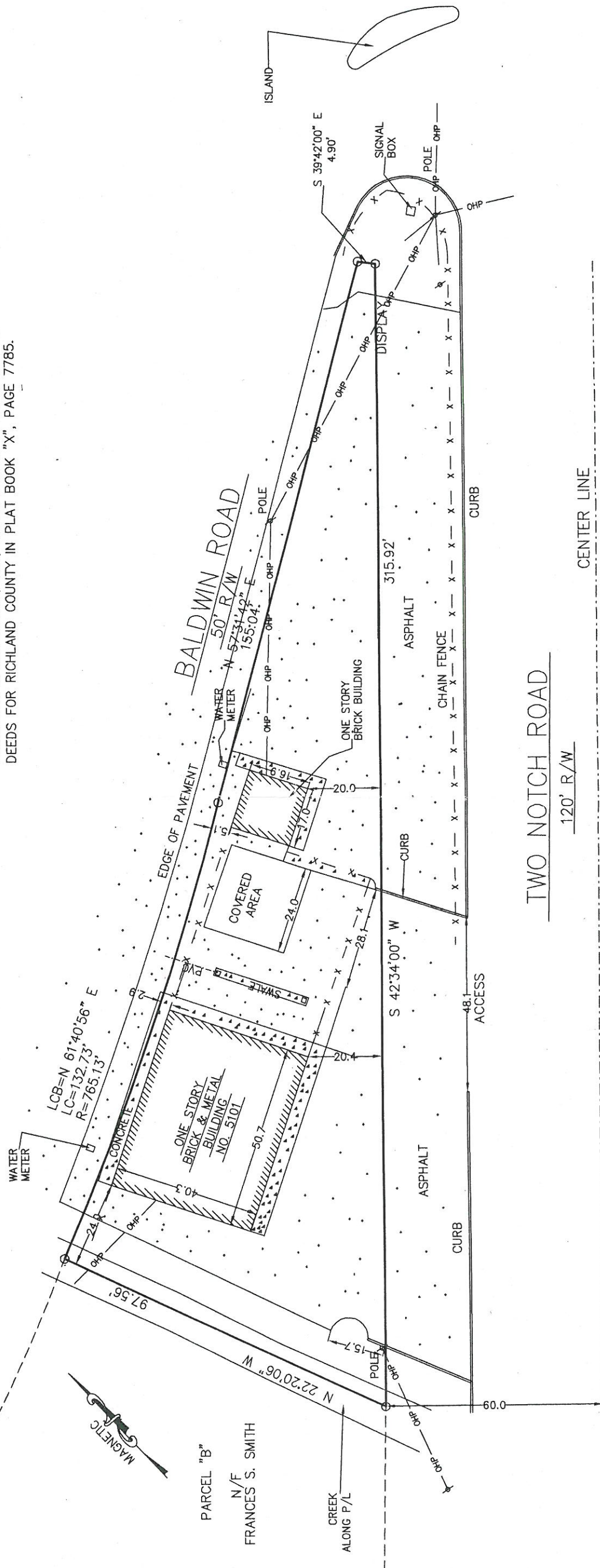
EXISTING CONDITIONS  
 PLAT PREPARED FOR  
 TERRY YANG & CATHERINE YANG

RICHLAND COUNTY, NEAR COLUMBIA, SC

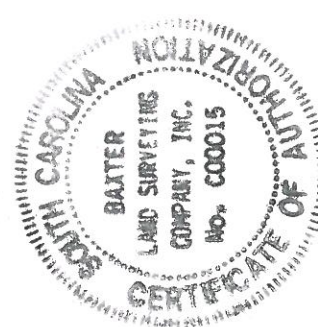
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PROPERTY CORNERS ARE NO. 4 REBAR (N)  
 SITE DATA  
 0.31 ACRE  
 TMS 14107-01-02

PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS OR RESTRICTIONS NOT OBSERVED AND TO INFORMATION REVEALED IN A COMPLETE TITLE SEARCH. THE SURVEYOR DID NOT PERFORM A TITLE SEARCH, UNDERGROUND UTILITIES MAY BE PRESENT BUT THEIR LOCATION WAS NOT DETERMINED.



OCTOBER 27, 2010



BAXTER LAND SURVEYING CO., INC.  
 2204 DEVINE STREET  
 COLUMBIA, SC 29205  
 (803)-252-8564

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 ROSSEER, J. BAXTER, JR. - SCRES NO. 7613

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Richland County Government  
2020 Hampton Street  
Columbia, SC 29204

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

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