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Office Use Only:
Application# S 19-769 Fees Paid 250
Date Received 10/14/19 Accepted By BTW

APPLICATION FOR SPECIAL EXCEPTION CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE*: Stewart W. Davis Principal
* Davis Law Group, LLC Name Title / Organization
permit may be limited to this entity.

APPLICANT'S REPRESENTATIVE: Stewart W. Davis Principal
(Optional) Name Title / Organization

MAILING ADDRESS: PO Box 5576, Greenville, SC 29606
PHONE: 864-525-2096 EMAIL: wdavis@christiananddavis.com

PROPERTY OWNER: Bonitati Family Land Holdings, LLC
MAILING ADDRESS: 305 Oakland Ave., Greenville, SC 29601
PHONE: 864-678-5969 EMAIL: tony@naief.com

PROPERTY INFORMATION

STREET ADDRESS: 143 Ware Street
TAX PARCEL #: 0079000202100 ACREAGE: .22 ZONING DESIGNATION: R-M2

REQUEST

Refer to Article 19-4, Use Regulations, of the Land Management Ordinance (www.municode.com/library/)

DESCRIPTION OF PROPOSED LAND USE:

Legal Office

INSTRUCTIONS

1. The application and fee, **made payable to the City of Greenville**, must be received by the planning and development office no later than 5:00 pm of the date reflected on the attached schedule.

2. The applicant/owner must respond to the "standards" questions on page 2 of this application (you must answer "why" you believe the application meets the tests for the granting of a special exception). See also **Section 19-2.3.5, Special Exception Permit**, for additional information. You may attach a separate sheet addressing these questions.

3. You must attach a scaled drawing of the property that reflects, at a minimum, the following: (a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the proposed development (activity); (c) existing buildings and other relevant site improvements on adjacent properties; and, (d) topographic, natural features, etc. relevant to the requested special exception.

4. You must attach the required application fee: \$250.00

5. The administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to placing the application on the BZA agenda. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the applicant resolve the deficiencies. **You are encouraged to schedule an application conference with a planner, who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.**

6. You must post the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.

_____ Public Hearing signs are acknowledged as received by the applicant




Applicant Signature

7. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.


In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the Board of Zoning Appeals that granting the requested change would not likely result in the benefit the applicant seeks.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is or is not restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.



APPLICANT / REPRESENTATIVE SIGNATURE
11/1/2019

DATE


PROPERTY OWNER SIGNATURE
10/14/19

DATE

**APPLICANT RESPONSE TO
SECTION 19-2.3.5(D)(1), STANDARDS – SPECIAL EXCEPTION**

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

The special exception would serve as a nice transition from the intense commercial in the surrounding lands on Academy

2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN SECTION 19-4.3, USE SPECIFIC STANDARDS.

• Note For RM-2

3. DESCRIBE THE WAYS IN WHICH THE REQUEST IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE CHARACTER OF EXISTING AND PERMITTED USES OF SURROUNDING LANDS AND WILL NOT REDUCE THE PROPERTY VALUES THEREOF.

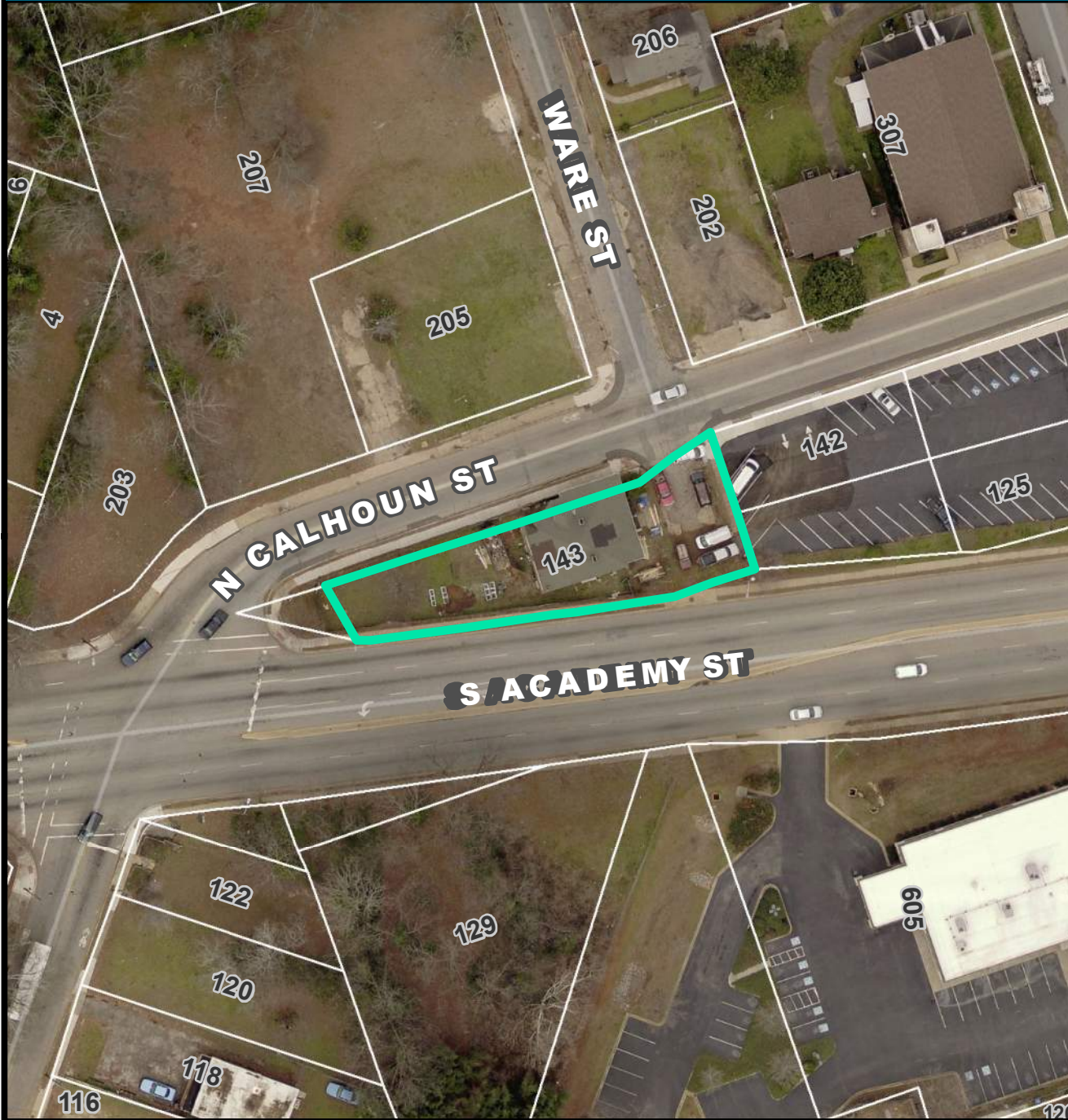
The use is compatible with the surrounding uses in that they are predominately commercial uses with the high traffic of Academy street.

4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING: VISUAL IMPACTS; SERVICE DELIVERY; PARKING AND LOADING; ODORS; NOISE; GLARE; AND, VIBRATION. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL NOT CREATE A NUISANCE.

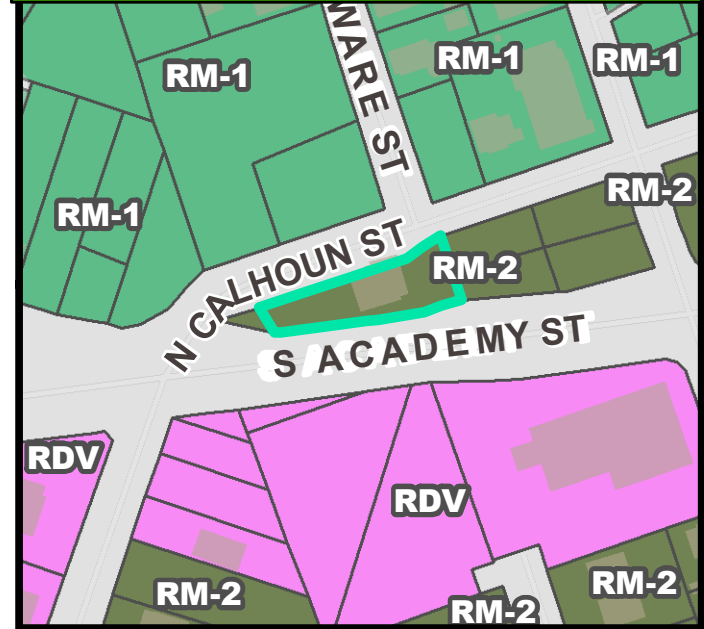
The office use will keep business hours to avoid after hours disturbance and to minimise effects on surrounding properties.

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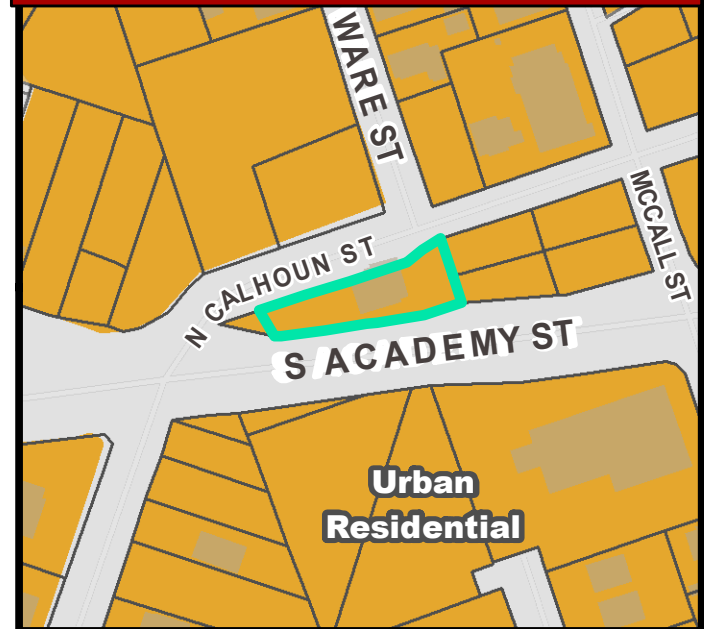
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

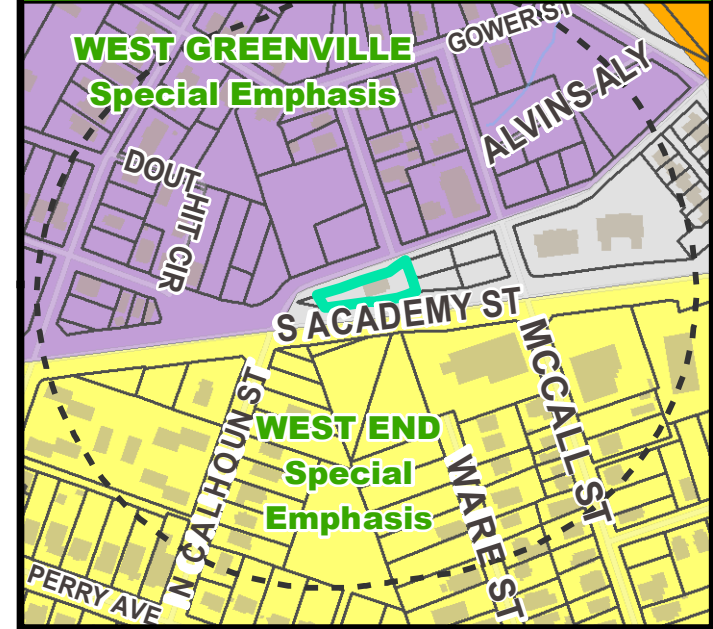


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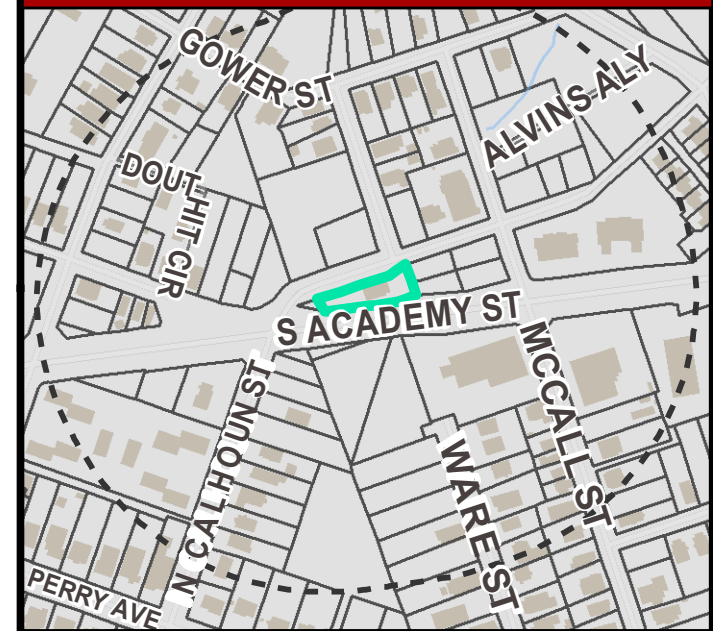
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



143 WARE ST

(T) = TREES in place

(H) = HANDICAP SPACES

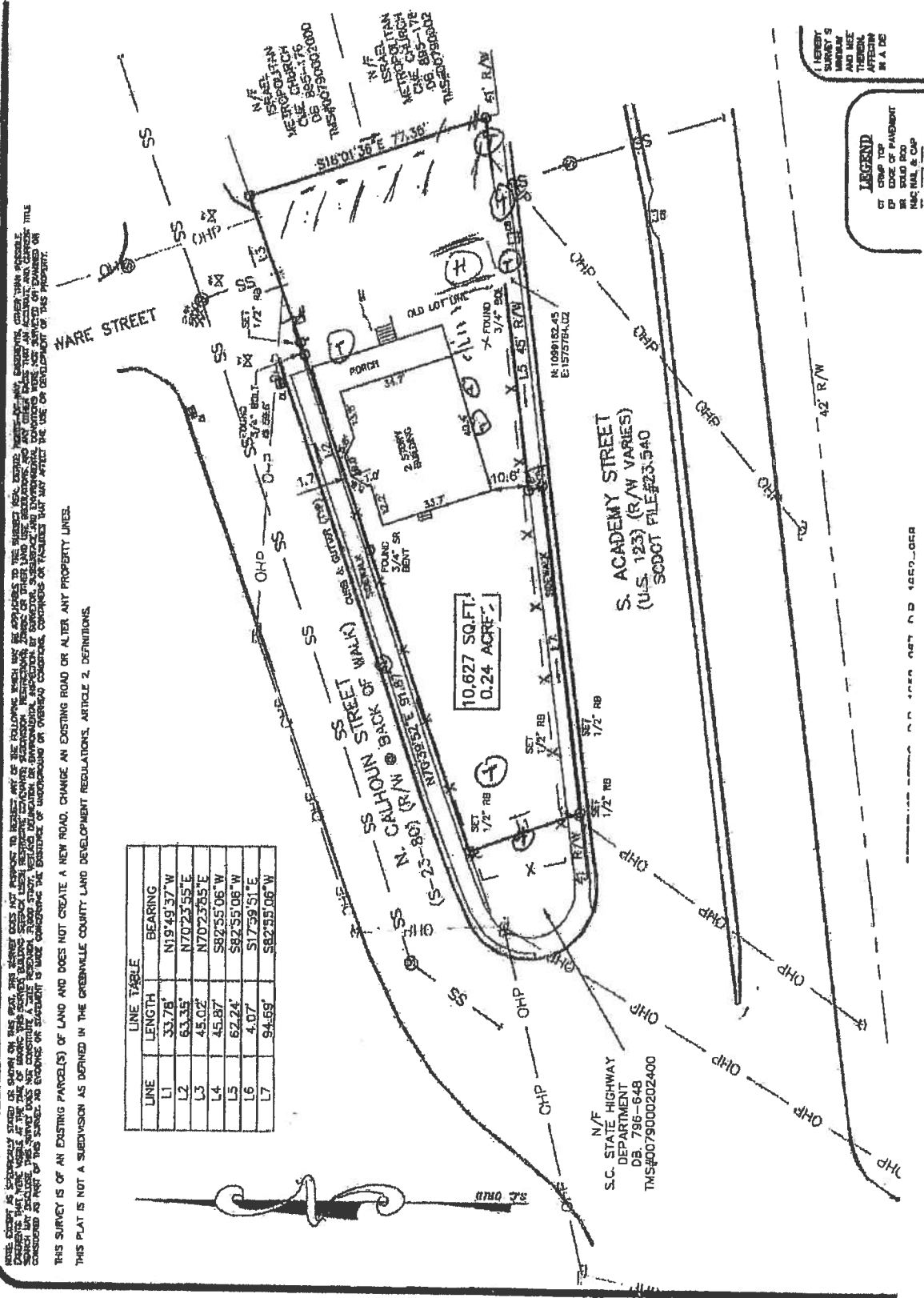
≡ Ramp

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SPOTS

THIS SURVEY IS NOT A SUBDIVISION AS DEFINED IN THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS, ARTICLE 2, DEFINITIONS.

THIS PLAY IS OF AN EXISTING PARCEL(S) OF LAND AND DOES NOT CREATE A NEW ROAD, CHANGE AN EXISTING ROAD OR ALTER ANY PROPERTY LINES.

LINE	LENGTH	BEARING
L1	33.78'	N19°49'37"W
L2	63.35'	N70°23'55"E
L3	45.02'	N70°23'35"E
L4	45.87'	S82°55'06"W
L5	62.24'	S82°55'06"W
L6	4.07'	S17°29'51"E
L7	94.69'	S82°55'06"W



LEGEND
CROSSING
EDGE OF PARCELS
BR. SOLID ROAD
MAG. NAL. & CAP. IN A DE

S.C. STATE HIGHWAY DEPARTMENT DB 798-648 TMS#0079000202400