



Office Use Only:

Application# Cu 19-898 Fees Paid 250
Date Received 12/16/19 Accepted By BTW

**APPLICATION FOR CONDITIONAL USE
CITY OF GREENVILLE, SOUTH CAROLINA**

Ref. SD 19-897

APPLICANT / PERMITTEE*: Richard Lynch Managing Member - 1503 Overbrook, LLC

**Operator of the proposed use; permit may be limited to this entity.*
Name Title / Organization

APPLICANT'S REPRESENTATIVE:

(Optional) Name Title / Organization

MAILING ADDRESS: 309 E. Stone Ave, Greenville, SC, 29609

PHONE: 864 242-0656 EMAIL: rlynch@psbkcpas.com

PROPERTY OWNER: 1503 Overbrook, LLC

MAILING ADDRESS: 309 E. Stone Ave, Greenville, SC, 29609

PHONE: 864 242-0656 EMAIL: rlynch@psbkcpas.com

PROPERTY INFORMATION

STREET ADDRESS: 1503-1507 East North Street

TAX PARCEL #: 0190000207900 ACREAGE: 0.26 ZONING DESIGNATION: RM-1

REQUEST

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

DESCRIPTION OF PROPOSED LAND USE:

Overflow Parking

INSTRUCTIONS

1. The application and fee, **made payable to the City of Greenville**, must be submitted to the planning and development office during normal business hours.
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 conditional use). See also **Section 19-2.3.6, Conditional Use Permit**, for additional information. You may attach a separate sheet addressing these questions.
3. For conditional use requests for nightclubs/bars, event venues, or businesses operating after midnight, the applicant must also submit the [Zoning Compliance Application for Establishments Serving Beer, Wine, or Liquor](#).

4. 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.

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

6. The administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to routing the application for staff review. 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.**

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 and advise them to withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived.

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 SIGNATURE

_____ 12-11-19 DATE

 _____ PROPERTY OWNER SIGNATURE

_____ 12-11-19 DATE

**Applicant Response To
Section 19-2.3.6(D), Standards – Conditional Use Permit**

(You may attach a separate sheet)

1. Describe the ways in which the proposal complies with the goals, policies, and standards of the ordinance and, in particular, with the standards of **Section 19-4.3, Use Specific Standards**.

The conditional use approval will accommodate overflow parking from the proposed development, which will ensure no impact/parking on the adjacent residential street - Chestnut Street

2. Describe the ways in which the infrastructure (roads, potable water, sewerage, schools, parks, police, fire, and emergency facilities) capacity is adequate to serve the proposed conditional use.

The proposed overflow parking will be able to utilize the existing grade of the lots, while still providing the required Wetland Buffer and Landscape Buffer to the adjacent lot.



VICINITY MAP

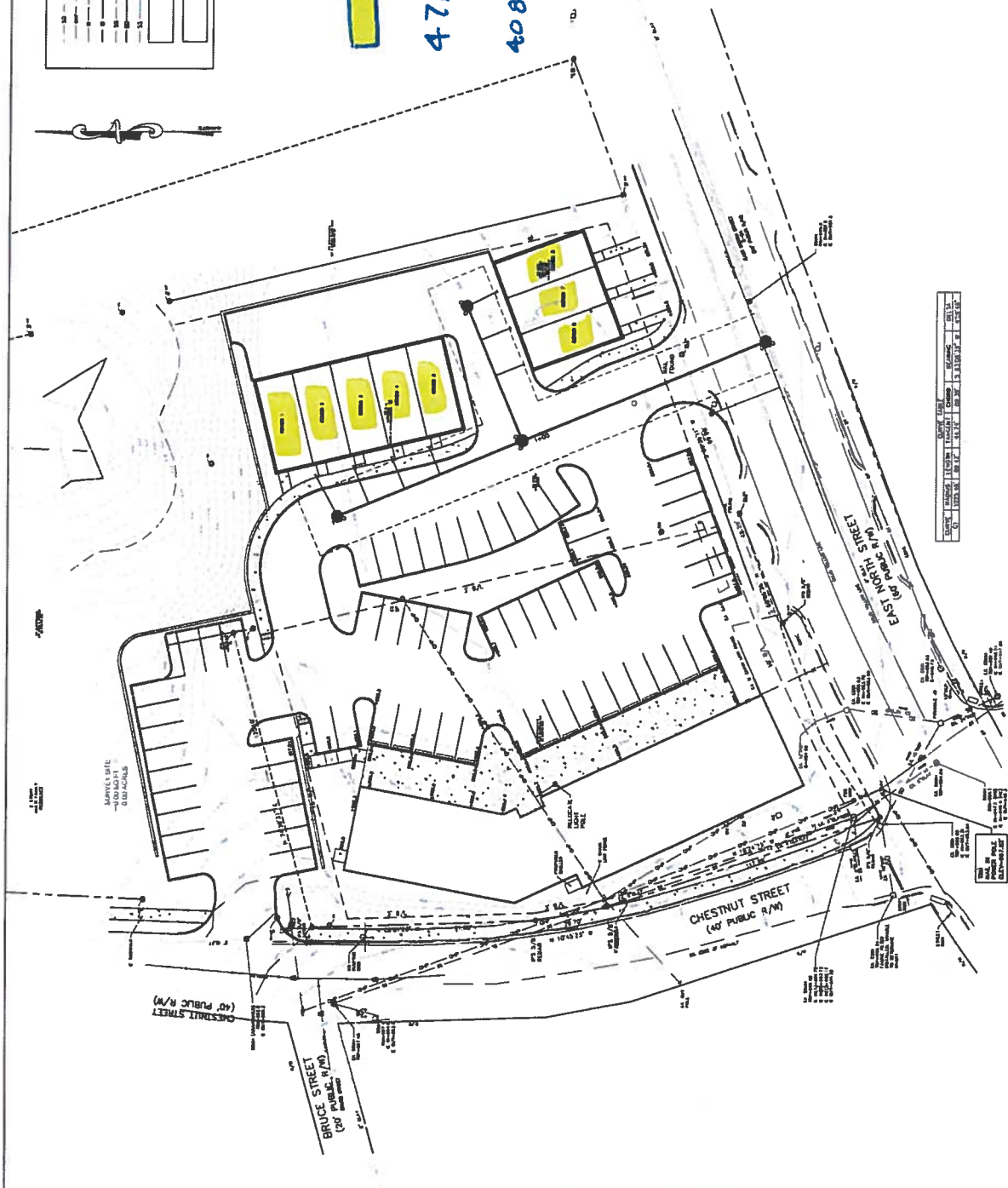
ZONES: C-1
 SETBACKS: FRONT - 15'
 SIDE - 5' OR 10'
 REAR - 15'
 MAX. BUILDING HEIGHT - 40'
 PARKING SPACES: 81 TOTAL SPACES
 75 GARAGE SPACES
 6 SURFACE SPACES
 REQUIRED PARKING: 75 TOTAL SPACES
 75 GARAGE SPACES
 6 SURFACE SPACES

8 CONDOS 12 SPACE

4764 SF COMMERCIAL
 BIRDS FLY SOUTH.
 FOOD.
 4086 SF RETAIL / YOGA
 STUDIO.

LEGEND

---	EXISTING DRIVE DRIVE
---	EXISTING SIDE WALK DRIVE
---	EXISTING SIDE WALK
---	PROPOSED SIDE WALK
---	PROPOSED SIDEWALK DRIVE LANE
---	PROPOSED SIDEWALK DRIVE
---	PROPOSED SIDEWALK DRIVE
---	MAINT DUTY SIGNAL
---	KEY CONCRETE



LEGEND

---	EXISTING DRIVE DRIVE
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---	PROPOSED SIDE WALK
---	PROPOSED SIDEWALK DRIVE LANE
---	PROPOSED SIDEWALK DRIVE
---	PROPOSED SIDEWALK DRIVE
---	MAINT DUTY SIGNAL
---	KEY CONCRETE



GENERAL NOTES

1. All streets, development to conform to the latest edition of the City of Chicago Ordinance 42-111-0101, and all other applicable codes and regulations.
2. All construction work shall be performed by others and with the owner and architect's approval. No work shall be done until the architect has approved the plans and specifications. No work shall be done until the architect has approved the plans and specifications. No work shall be done until the architect has approved the plans and specifications.
3. The engineer shall be responsible for the design and construction of the structure. The engineer shall be responsible for the design and construction of the structure. The engineer shall be responsible for the design and construction of the structure.
4. The contractor shall be responsible for the construction of the structure. The contractor shall be responsible for the construction of the structure. The contractor shall be responsible for the construction of the structure.
5. This plan shows all of the existing features that are to be removed and replaced. The contractor shall be responsible for the removal and replacement of the existing features. The contractor shall be responsible for the removal and replacement of the existing features.
6. Existing utilities that are removed shall be replaced with new utilities. The contractor shall be responsible for the removal and replacement of the existing utilities. The contractor shall be responsible for the removal and replacement of the existing utilities.
7. Contractor to coordinate demolition schedule with the owner and engineer.

1503-1507 E. NORTH STREET SITE
 SITE PLAN

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		

PRELIMINARY ONLY
 NOT FOR CONSTRUCTION

FRF INC.
 ARCHITECTS
 1500 N. LAKE STREET
 CHICAGO, IL 60610
 TEL: (312) 329-1100
 FAX: (312) 329-1101

SCALE: 1" = 30'
 DATE: 11/10/05
 SHEET NO. 1 OF 2

1503-1507 E. NORTH STREET
 SITE PLAN
 11/10/05