

**BZAZ 11/16/21 – Public Meeting Portal**

<b>Signed Up To</b>	<b>First Name</b>	<b>Last Name</b>	<b>Address</b>	<b>Phone Number</b>	<b>Zoom Profile Name</b>	<b>Submitted Comment</b>	<b>Item Type</b>	<b>Item Description</b>	<b>Applicant or Public</b>	<b>Support or Opposed</b>	<b>Date/Time Submitted</b>
comment	Michael	Maher	1 Cool Blow Street, #126, Charleston, SC 29403	null	null	I am writing in support of the application for Harold's Cabin, which has been a wonderful community resource since its opening. As their track record affirms, the proposed changes will be managed effectively to continue their business in COVID times and beyond. The hardship of COVID protocols and safety coupled with the modest indoor space of this neighborhood hub make this application fully supportable; that the management will continue to be a good neighbor to the Westside and Hampton Park Terrace affirms that the change will still be a positive once/if we move beyond COVID.	4	247 Congress Street	null	null	Nov 8 2021 2:42PM
comment	Jim	Wigley	201 5th Ave, Charleston, SC 29403	null	null	1. There is no encumbrance on the existing lot that requires the requested setback variance. 2. Granting the variance will affect the value and encumber the two adjacent, east properties by allowing a tall structure to be built that overshadows their backyards. 3. The existing slab on grade, single car car garage upon which the variance request is based should not provide an allowance for a new, flood elevated structure that must be at least twice the height of the existing garage. This will be an encroachment to the two neighbors and uncharacteristic of the neighborhood.	6	6. 370 GROVE ST. (WAGENER TERRACE) (463-13-04-021AND 022)	null	null	Nov 14 2021 8:22AM
comment	Stacy	Rowley	304 President St	null	null	Dear Members of the Board of Zoning Appeals, In 2014 Harold's Cabin sought approval to establish a restaurant/neighborhood market. This was approved even though they did not meet Charleston's parking requirements and were not supported by the majority of neighbors in closest proximity who would be most affected by noise, patron traffic, and lack of parking. The only consolation given to that opposition was that BZA would not approve rooftop seating/patron use and the number of indoor seats would be at least limited to	B4	Harold's Cabin, 247 Congress St, TMS 460-07-01-0103	null	null	Nov 15 2021 11:08AM

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minimize parking issues. Despite the information provided by Harold's Cabin's paid architect, the business has not operated conscientiously. While it is nice to have a small restaurant within walking distance to the Uptown neighborhoods, it would have been more agreeable if they had done what they were approved to do. Harold's Cabin was using their rooftop for private parties as well as music and other events well before Thursday September 16th as indicated by Mr. White. Prior to COVID they were doing business on the rooftop. The city's zoning and livability departments were both notified via complaints requesting assistance with code compliance well before COVID. Their rooftop usage has not been and is not due to COVID safety concerns. Using that as their reason for using the rooftop is not only a lie but using a legitimate medical crisis to enhance their business and excuse their lack of adhering to city guidelines. COVID is not currently limiting their indoor business. The restaurant has plenty of room for restaurant goers to spread out if this is where they choose to dine. The Uptown area, as a whole, may support this restaurant because it does not have a negative impact on most residents. It does provide a restaurant/bar within walking distance to them. Most of the Uptown area residents do not own homes within close enough proximity to the establishment that noise, random patrons loitering on the street, or parking would be an issue for them. Mr. White, yes a neighbor within walking distance, does not live close enough to be affected by the noise or parking. He may lead you to believe otherwise by stating he is an adjacent neighbor but in fact he lives blocks away in an area with Parking District J parking restrictions. Even if Harold's Cabin's staff wanted to park in front of his home, they could not if the city enforces their own rules. The residents most negatively affected by a restaurant/bar of this size with outdoor entertainment and relatively no parking for staff or patrons are the

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homeowners on President Street between Congress and Sumter. Unlike the adjacent area from Congress St to Hampton Park, this area of President St. has no residential parking restrictions. This becomes the area where Harold's Cabin related business parks their vehicles (staff, delivery, invited mobile businesses, and patrons), After reviewing the letters of support, it is clear most are not in the area that is burdened by this business. The majority of homeowners in the impacted area, President Street between Sumter and Congress Streets are not in support. That was documented at the time of Harold's Cabin's original denial for rooftop patron use. Do we have to continue to document our lack of support each time Harold's Cabin tries to get a new decision? Again, their current request is not related to COVID. They were using the rooftop for entertainment events on a regular basis despite BZA's clear ruling that this was not allowed prior to September 16th. Their use of the rooftop is documented in their own social media marketing of these events and complaints were made to the Charleston's Livability and Zoning departments at the time, prior to COVID. Two homeowners on this small section of President Street have actually sold their homes and moved to other areas of the peninsula in part due to Harold's Cabin. Should we be pushed out of our residential neighborhood for this business? Those that live in the most impacted area who have supported this request are often "questionable" supporters who have a personal relationship with Harold's Cabin owners/management. The "impressive" letters of support are in reality less than impressive given many are staff members, live out of the impacted or area, are unsigned or with conveniently illegible signatures and no address on a stock letter provided by the restaurant. In reference to these letters of support that are signed by residents who are in closest proximity and the impacted area, I am including comments on the unbiased nature and/or documented non-compliance with city ordinances

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and laws themselves. 307 President-Ms. McDonald is a temporary tenant and friend of Harold's Cabin owners. She is renting a residence owned by a Harold's Cabin owners. She has no long term personal or financial investment in this community. 316 President-Mr Reindollas and his roommates and friends are temporary tenants. He is often employed by Harold's Cabin for handyman/contract work such as making changes to the building for better rooftop dining. They have no long term personal or financial investment in this community. 301 President-This residence is often used as a VRBO. They disregard the city's guidelines regarding onsite status and parking requirements regularly. The city has been contacted about this numerous times over the years. Their support of a non-compliant bar/restaurant down the street only enhances their non-compliant VRBO business. 302 President-Mr. Heffner lives in a "hidden residence" off of President Street with multiple homes and trees between his home and Harold's Cabin so noise and loitering are not an issue he has to deal with. A side note, Mr. Heffner and his girlfriend who also lives at this residence are not compliant with the city's parking laws. They often park illegally themselves in front of neighbors' driveways. Parking enforcement has been called numerous times about their vehicles being illegally parked due to the lack of parking in this area. Even including these supporters, you can see on the map of supporters, the majority of homes most affected by Harold's Cabin(those on President Street between Congress and Sumter Streets) are not in support of the bar/restaurant or additional seating and rooftop dining and entertainment. This is not meant to be a personal attack on Harold's Cabin. I myself have dined there several times. However, even as a typical long time Charleston resident who loves and supports Charleston historic preservation, dining, music, and local businesses, I do not support the city giving precedence to commercial business in a residential area over the livability of the

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Charleston homeowners in that area. I support the other restaurants in and surrounding our neighborhood-Purlieu, ToBo, Daps, Berkeley's, Huriyali, Moes, Grove and Park, Herd Provisions. Those restaurants are all size appropriate and/or have appropriate parking areas nearby. Harold's Cabin does not and has proven that that are unwilling to abide by and stick to the plans under which they were approved for business. They were approved as a neighborhood market/restaurant offering a restaurant and access to fresh veggies, grab and go food options and household staples for purchase. That is not what they are. They are a bar and restaurant. Most of their marketing is even geared toward the bar and bar snacks. The approved plans included, I believe, 6 parking spaces in what Harold's Cabin refers to as their "backyard". They have chosen not to even use this space for 6 vehicles but rather for built in storage, a paved sidewalk access to their kitchen, additional cooking and grilling space, staff get together (with cornhole and drinks), and entertainment events. At most I have seen two vehicles parked there and six will not even fit at this point. Give 'em an inch, they take a mile ... and the long-term homeowners have to take on the burden. To end this request for denial of Harold's Cabin's additional request for yet another use variance and special exception for rooftop patron use, I am going to include a couple personal anecdotes that are documented and can be confirmed through research of contact with the city's parking enforcement, police, and zoning departments. This is just some of my experience since Harold's Cabin moved into the neighborhood and I know for a fact that there are similar documented issues with other neighbors. The issues created by Harold's Cabin are not theoretical possibilities of what could happen as before Harold's Cabin was allowed to open but are real life sampling of issues since the business has been in operation. I was a work from home employee for many years. The position required that I meet with high level

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health care executives on a regular basis so although working from home I was required to come and go a lot at varying business hours. I had a meeting scheduled with the CFO of MUSC. This meeting was very important to the national company that I worked for. It had taken months to arrange. Because there was no street parking available the night before the meeting, I had parked in my driveway. In the morning I got up and worked as usual preparing for the meeting. When I went to jump in my car to leave for my meeting, I realized I couldn't get out of my driveway. The appointment had to be cancelled last minute after waiting 3 months for the appointment because I did not have time to go to Harold's Cabin to determine the vehicle owner and wait for them to move it or to wait for parking enforcement to have the vehicle towed. My business appointments don't wait. They are scheduled and the expectation is that I will be there on time. This happened several times. I could have lost my job. I definitely was reprimanded through no fault of my own for not being able to complete the meetings as well as the disrespect it showed to the colleagues I was to meet with. Should my livelihood or anyone else's be jeopardized because of this business? Make no mistake- this is a bar/restaurant with primarily evening hours. Their promotion of the bar is well documented in their marketing. It is not a neighborhood market of any sort as originally proposed to the neighborhood and zoning department. I love a good bar as much as the next person. However, with a bar comes bar patrons and problems. I have lived in close proximity to the Harold's Cabin location for over 15 years. Never having a problem with my car being broken into or things stolen out of my car. No, in the past I was not as careful as I should have been about locking the car...because I had no concern. Since Harold's Cabin my car has been robbed several times. Could be a coincidence but twice specifically I have encountered drunk Harold's Cabin affiliated people in or

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getting into my vehicle. Once I went to lock up my car and saw a man in Harold's Cabin attire rummaging in it. I set off my alarm and he ran off. I did notify the police anyway even though nothing of importance was missing. Few months later, went to lock my car at night and a drunken man is passed out in the driver's seat of my car. I called the police but before they got here the man had run away, babbling about Harold's Cabin and leaving his Harold's Cabin to go food in my car. As he was passed out in my car, he had also apparently urinated which I had not immediately noticed, probably because it was late at night, dark, and I was freaked out. The police came. Basically, said since he hadn't broken into the car or actually stolen anything, it was over and move on. The next day after the urine had apparently soaked in all night, I realize my car seat was stained and my car wreaked of urine. How would you like your car being destroyed with no recourse? This was not an easy, quick, or inexpensive thing to repair. Not a problem or expense for Harold's Cabin just another inconvenience for a neighboring homeowner. I'm a music lover. Outdoor music is almost always a plus for me. However, would you like to come and visit me one night when Harold's is having live entertainment or even a crowd of any type on their rooftop? I hope you like the music and drunk conversations. There is no choice but to listen to it inside my home. Windows closed. Doors shut. Recently renovated home with proper and sufficient insulation. You can hear every word sung or conversation that takes place in detail. Sometimes I might go with the flow, turn off my in home music, and just listen to theirs. I never want to be part of the drunken conversations. I and my guests who have even, at times, been in bed but unable to sleep because of the Harold's Cabin sounds shouldn't have to deal with that. It's enough to deal with their patrons loading conversing at their sidewalk bench, making phone calls outside, catching rides, etc. Please take into consideration the true reality of the affect this

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						business has on many homeowners. It is unfortunate for the business owners if the city zoning ordinances limit their business but that is the choice they made in choosing to open a two story commercial restaurant in a residential district. They have been granted enough exceptions. They do not even have the parking to accommodate the previous exceptions they were granted. Granting approval for additional seating, not to mention the noise, without the additional 4 required parking spaces per zoning guidelines is inappropriate. It is time the affected homeowners are given appropriate consideration.						
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