



**City of Greenville**  
**Notice of Administrative Decision for Application # CU 22-718**

*This public notice is mailed to property owners within 300 feet of the subject property*

**Property Address:** 1040 W WASHINGTON ST D (TMS#: 002400-01-01400)

**Application:** Conditional Use Permit to operate a 'photography studio' at 1040 W. Washington St Suite D in the UP-NCE, Unity Park Neighborhood Center

**Decision:** Approved

**Conditions:** Per Section 19-2.3.6

- 1) The Conditional Use Permit is limited to the Applicant, Katherine Escobar, and the business known as "ESCOBAR PHOTOGRAPHY LLC", and is not transferrable.
- 2) A copy of the Conditional Use Permit shall be maintained with other posted occupancy information on the premises and made available for code enforcement inspections.

By application filed 9/28/22 the Applicant, Katherine Escobar dba "ESCOBAR PHOTOGRAPHY LLC"; requested a Conditional Use pursuant to Section 19-2.3.6, *Conditional Use Permit*; Section 19-4.1, *Table of Uses*; of the Greenville City Code to operate a photography studio in the UP-NCE district. Public notice was mailed to property owners within 300 feet of the subject property on October 12, 2022

**Findings:**

- There are no use-specific standards for the "photography, art, dance studio or galley" use type in Sec. 19-4.3, in the Land Management Ordinance.
- The infrastructure capacity is adequate to serve the conditional use. Subject property meets off-street parking requirements with square footage within commercial tenant space.

**Appeal:**

Any person believing that the administrator erred in its decision has the right to appeal the decision to the City of Greenville Board of Zoning Appeals. The appeal form and fee must be submitted to the Planning and Development office within 10 business days after the decision is made and must state the reasons, he or she believes the decision is illegal, either in whole or in part.

**Conditional Use Permit:**

The Conditional Use Permit issued to the Applicant is required to be maintained with other posted occupancy information on the premises, available to city inspectors.

**General Information:**

The appropriate responsible party must obtain any necessary permits, certificates and/or licenses from the City of Greenville Permits and Licenses Office before beginning work, occupying premises, or starting a business.

Failure to comply with any conditions prescribed in conformity with the City of Greenville Code of Ordinances (Land Management), when made part of the terms under which this Conditional Use is granted, shall be deemed a violation of the City Code, punishable under penalties established by City Code.

\_\_\_\_\_  
Jordan Harris  
Development Planner

10/28/2022

\_\_\_\_\_  
Date



Office Use Only:

Application# \_\_\_\_\_ Fees Paid \_\_\_\_\_  
Date Received \_\_\_\_\_ Accepted By \_\_\_\_\_

APPLICATION FOR CONDITIONAL USE  
CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE\*: Katherine Escobar Escobar Photography 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: 35 Buist Ave, Greenville SC 29609  
PHONE: 864-593-0557 EMAIL: escobarphoto.greenville@gmail.com

PROPERTY OWNER: Trey Cole - J&T Holdings, LLC  
MAILING ADDRESS: 1040 West Washington Street, Greenville SC 29601  
PHONE: 864-303-7249 EMAIL: ~~tc@jtbaine.com~~ trey@treycollection.com

PROPERTY INFORMATION

STREET ADDRESS: 1040 West Washington St., Greenville SC 29601 \_ Space D  
TAX PARCEL #: 00240001400 ACREAGE: 336 square feet ZONING DESIGNATION: UP-NCE

REQUEST

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

DESCRIPTION OF PROPOSED LAND USE:

Space D is being used as a headshot/portrait photography studio. Occupant uses no more than two parking spaces to conduct business.

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

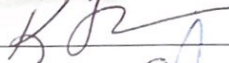
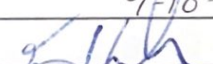
6. The administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to routing the application for staff review. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the 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	<i>Katherine Escobar</i>
<i>9-10-22</i>	_____	DATE	
	_____	PROPERTY OWNER SIGNATURE	<i>Tray Cole</i>
<i>9-19-22</i>	_____	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**.

Business hours - by appointment 8am-8pm; use of a maximum of two parking spaces at a time; normal client visit is 1-2 customers at a time

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.

two exits from building, alarm system, three bathrooms

### EXHIBIT "A" DEMISED PREMISES



MULBERRY ST

1040

1040

100

10

ANTEY ST

COOK ST