

RICHLAND COUNTY BOARD OF ZONING APPEALS



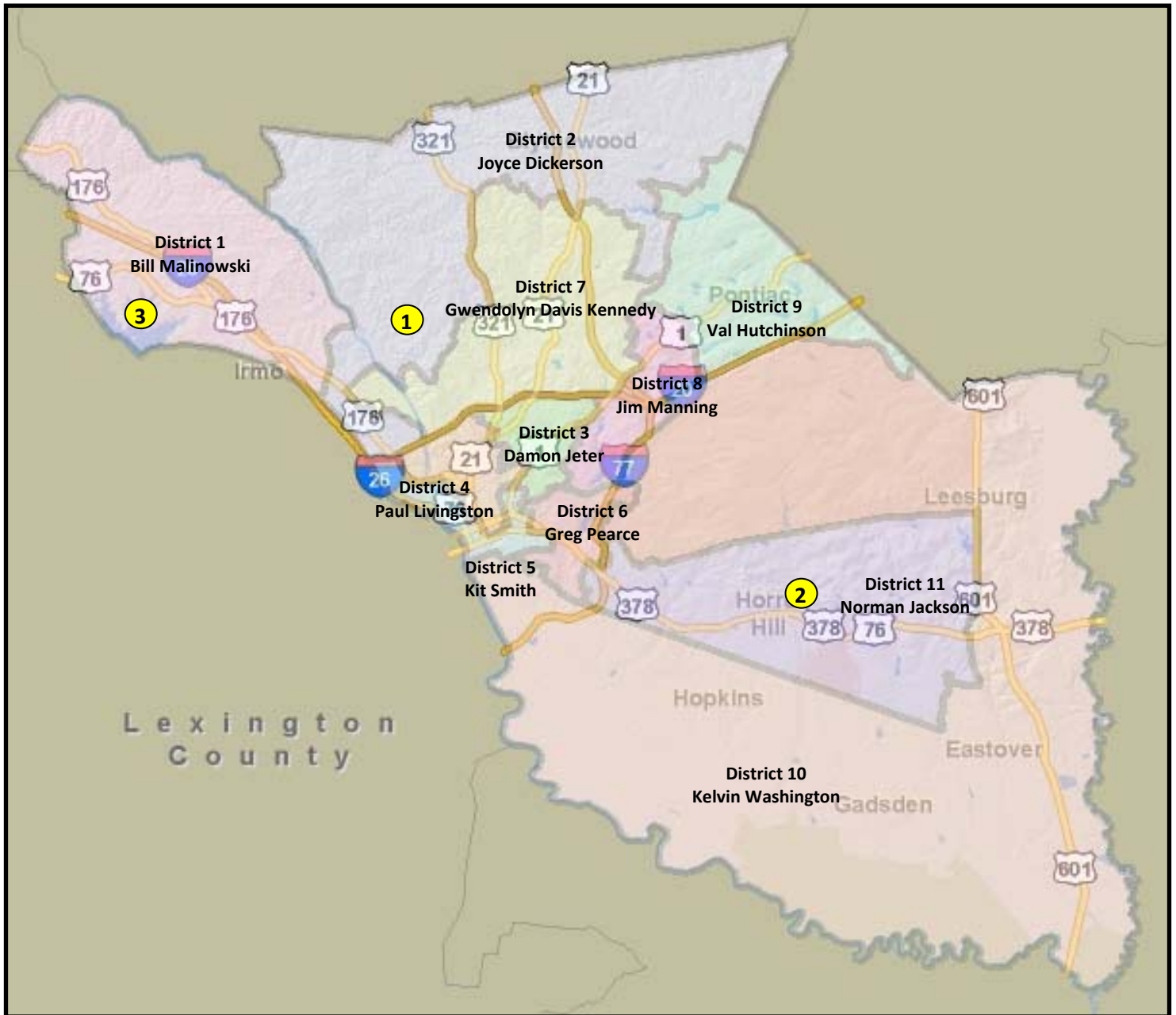
Wednesday, 1 September 2010

1:00 p.m.

Council Chambers

RICHLAND COUNTY BOARD OF ZONING APPEALS

September 1, 2010



| CASE NO. | APPLICANT | TMS NO. | LOCATION | DISTRICT |
|------------|---------------------|-------------|---------------------------------------|------------|
| 1. 10-11 V | City of Columbia | 07800-03-03 | 1244 Winterwood Rd., Columbia, SC | Dickerson |
| 2. 10-12 V | James Marion Duncan | 27800-01-03 | 10220 Garners Ferry Rd., Columbia, SC | Malinowski |
| 3. 10-13 V | Ernest Timmons | 02403-01-43 | 1121 Old Rd., Chapin, SC | Malinowski |



**Richland County
Board of Zoning Appeals
Wednesday, September 1, 2010
2020 Hampton Street
2nd Floor, Council Chambers
Agenda**

I. CALL TO ORDER & RECOGNITION OF QUORUM

**Joshua McDuffie,
Chairman**

II. RULES OF ORDER

**Amelia Linder,
Attorney**

III. APPROVAL OF MINUTES – July 2010

IV. PUBLIC HEARING

**Geonard Price,
Zoning Administrator**

OPEN PUBLIC HEARING

10-11 V
Joseph Jaco
City of Columbia
1244 Winterwood Rd.
Columbia, SC 29203
07800-03-03

Requests a variance to encroach into the setbacks on property zoned RU.(Rural)

P. 01

10-12 V
James Marion Duncan
New Media, LLC
10220 Garners Ferry Rd.
Eastover, SC 29044
27800-01-03

Request a variance to permit a sign to exceed the maximum allowable height/sq. footage on property zoned RU.(Rural)

P. 15

10-13 V
Ernest Timmons
1121 Old Rd.
Chapin, SC 29036
02403-01-42

Requests a variance to encroach into the setbacks on property zoned RU.(Rural)

P. 27

V. OTHER BUSINESS

VI. ADJOURNMENT

10-11 V

Joseph Jaco

City of Columbia

1244 Winterwood Rd.

Columbia, SC 29203

07800-03-03

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10-11 V
Joseph Jaco
City of Columbia
1244 Winterwood Rd.
Columbia, SC 29203
07800-03-03



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REQUEST, ANALYSIS
AND
RECOMMENDATION

10-11 Variance

REQUEST

The applicant is requesting the Board of Appeals to grant a variance to encroach into the required setbacks on property zoned RU (Rural District).

GENERAL INFORMATION

Applicant

City of Columbia (Joseph Jaco)

Tax Map Number

07800-03-03

Location

1244 Winterwood Road

Parcel Size

.42± acre tract

Existing Land Use

Pump station

Existing Status of the Property

The subject property has an existing water facility.

Proposed Status of the Property

The applicant is proposing to upgrade the existing pump station.

Character of the Area

The area is comprised of residentially developed parcels and large, undeveloped tracts.

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 upgrade the existing pump station, which will result in encroachments into the required front, rear and side yard setbacks. In the RU district, the required setbacks are:

- Front - 40 feet
- Rear - 50 feet
- Side - 20 feet

The parcel is nonconforming according to the rural district requirements for lot area (33,000 square feet).

According to the applicant, the upgrades are two-fold. First, upgrades are needed to meet the growing water demands in the northeast area of Richland County. Secondly, the pumping equipment of the current system is twenty years old and the upgrades will provide for more efficient operation.

The proposed upgrades will encroach into the required front yard setback by thirty-two (32) feet, the western side yard by eleven feet, one inches (11'1") and the rear yard by forty-two (42) feet.

Staff believes that the subject parcel meets the criteria required for the granting of a variance and should be approved.

According to the standard of review, a variance shall not be granted until the following findings are made:

- Extraordinary and exceptional conditions**
- How were conditions created**
- Conditions applicable to other properties**
- Application of the ordinance restricting utilization of property**
- Substantial detriment of granting variance**

Staff concurs with the findings of the applicant.

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
- Application

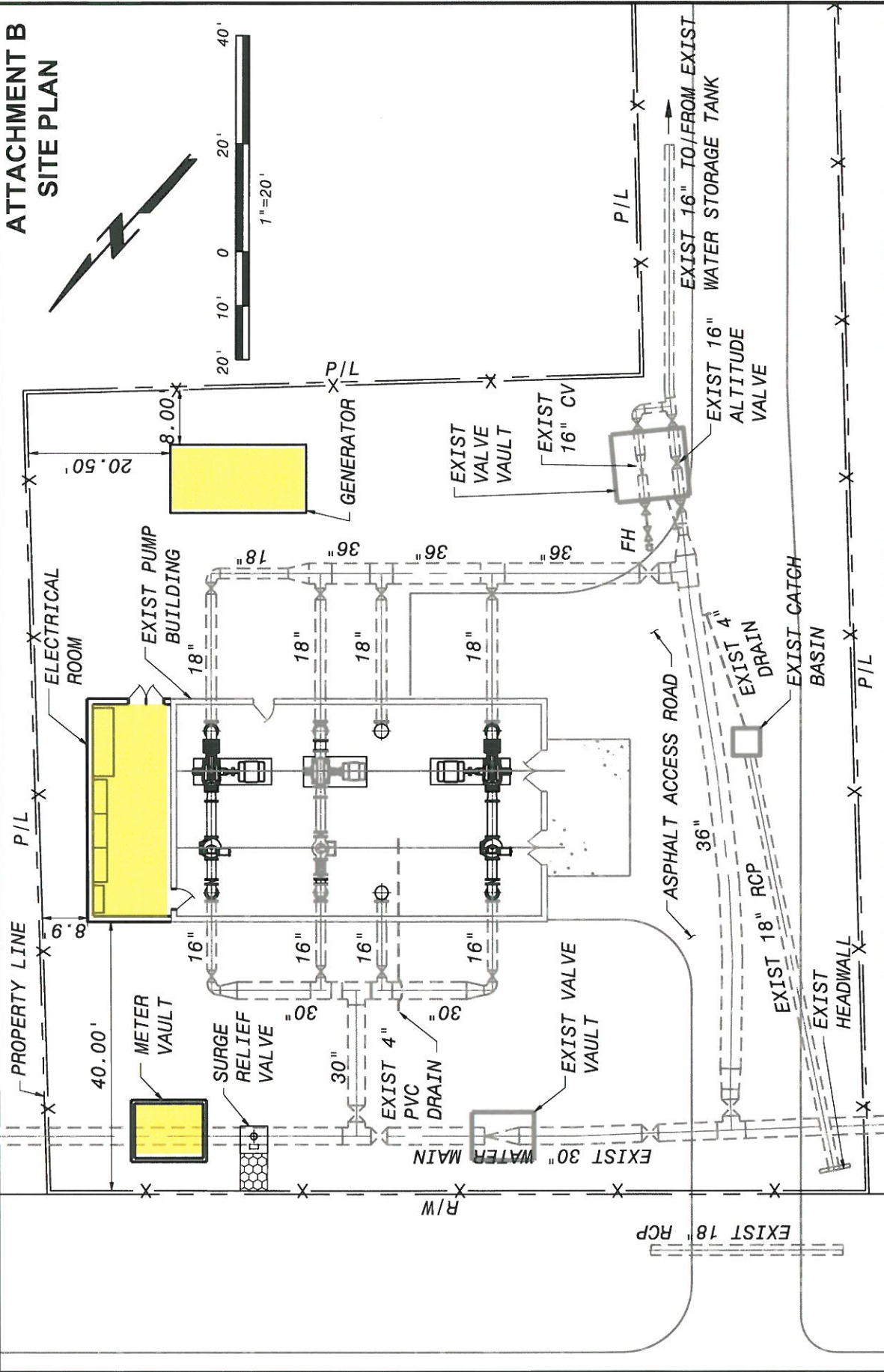
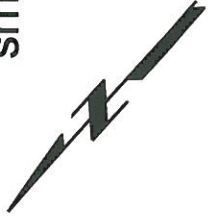
CASE HISTORY

No record of previous special exception or variance request.

10-11 V
Joseph Jaco
City of Columbia
1244 Winterwood Rd.
Columbia, SC 29203
07800-03-03



ATTACHMENT B SITE PLAN



| | |
|---|--|
| <p>FIGURE NO.</p> <p>WINSP-1</p> | <p>CITY OF COLUMBIA WATER DISTRIBUTION SYSTEM WINTERWOOD PUMP STATION IMPROVEMENTS</p> |
| <p>BLACK & VEATCH Corporation PROJECT 166174</p> | <p>WINTERWOOD ROAD PUMP STATION SITE PLAN</p> |

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BOARD OF ZONING APPEALS

VARIANCE APPEALS



Application #

1. Location 1244 Winterwood Road, Columbia, SC 29203 (Winterwood Road Pump Station)
 TMS Page R07800 Block 03 Lot 03 Zoning District RU
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 26-86 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: Please see 'Attachment A - Descriptions for Application'

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: Please see 'Attachment A - Descriptions for Application'

 - b) Describe how the conditions listed above were created: Please see 'Attachment A - Descriptions for Application'

 - c) These conditions do not generally apply to other property in the vicinity as shown by: Please see 'Attachment A - Descriptions for Application'

 - 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: Please see 'Attachment A - Descriptions for Application'

 - 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: Please see 'Attachment A - Descriptions for Application'

5. The following documents are submitted in support of this application [a site plan must be submitted]:
 - a) Attachment A-Descriptions for App
 - b) Attachment B-Site Plan
 - c) _____

(Attach additional pages if necessary)


 Applicant's Signature

1136 Washington Street
 Address

803-545-3400
 Telephone Number

JOSEPH JACO
 Printed (typed) Name

Columbia, SC 29217
 City, State, Zip Code

 Alternate Number

ATTACHMENT A – DESCRIPTIONS FOR APPLICATION

BOARD OF ZONING APPEALS VARIANCE APPEALS

3. Applicant requests a variance to allow use of the property in a manner shown on the attached site plan, described as follows:

The City of Columbia owns and operates the Winterwood Booster Pump Station. This pump station has been in operation since 1990 and has served to transfer water supply to the northeast area of the City's water distribution system. The growing water demands in the northeast area of the water system has prompted the need to increase the pumping capacity of the Winterwood Station. The station is also currently operating with its original pumping equipment that is 20 years old. The proposed improvements in this project will result in the needed upgraded pumping capacity of the pump station.

This project consists of upgrading the pump station with two new pumps with new electrical gear, a flow metering vault, and a backup generator. The project includes new pumps equipped with variable frequency drives. The new drives will allow the pumps to adjust their output to match the hourly water demands it serves. This provides a means of operating the pumps more efficiently.

The proposed backup generator will provide emergency power in the event of commercial power loss to the station. The backup power will allow the pump station to operate to maintain water supply to the customers it serves.

The proposed meter vault is a below grade concrete utility vault that will house a flow meter to monitor the flow output of the station.

A variance is required to encroach into the County's minimum setbacks from the property boundaries. The expansion of the existing pump station includes the addition of an electrical room off the northwest side of the existing pump station building. The new electrical room will house new electrical gear, drives for the pumps, control panel, switchboard for the new generator, and various other components. The new generator will be located on the southeast side of the pump station building. The proposed project components are indicated on the Attachment B – Site Plan.

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. The exceptional condition pertaining to this property is that it is owned by the City of Columbia and is the current location of the Winterwood Road Pump Station. The pump station is a vital component to the City's water distribution system to serve water to the northeast area. The pump station is existing and its location is fixed on an existing 30-inch water main.
- b. This location was previously acquired by the City in 1987, along the path of a 30-inch water main, to provide the northeast section of Columbia with drinking water. Water demands in the northeast section of the water system have grown significantly over the past 20 years requiring an upgrade to this pump station.
- c. The other property in the vicinity is rural residential with no other pump stations.
- d. The current utilization of the pump station property will not change as a result of the proposed upgrades. It will remain an operating water booster pump station.
- e. The expansion of the building and the installation of the generator will not adversely affect the adjacent properties. Both will require minimal grading and the natural screen of trees will be protected. The current utilization of the site will remain unchanged. The character of the district would be upheld by granting this variance to allow for vital improvements to the water distribution system.

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10-12 V

James Marion Duncan

New Media, LLC

10220 Garners Ferry Rd.

Eastover, SC 29044

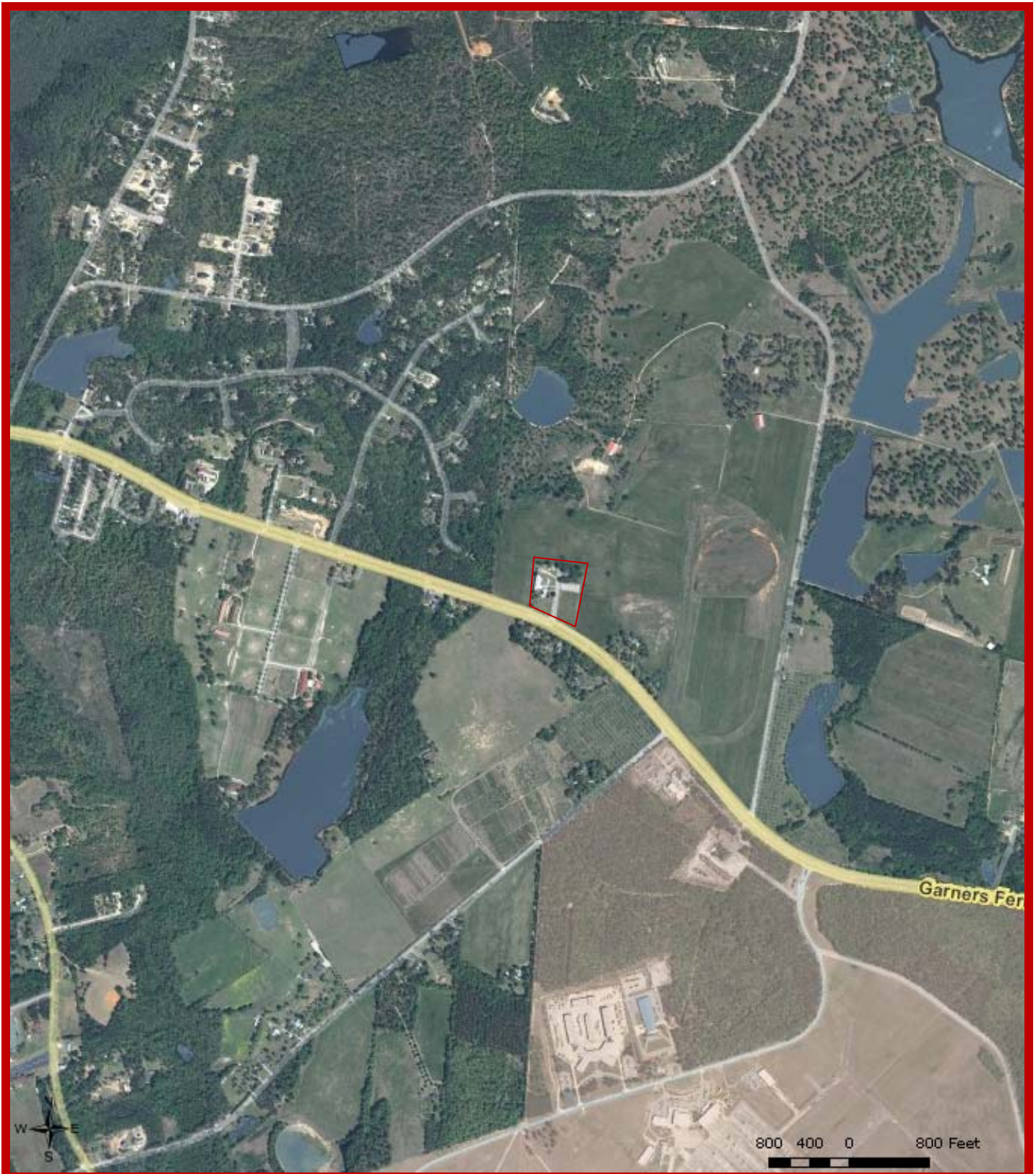
27800-01-03

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10-12 V
James Marion Duncan
New Media, LLC
10220 Garners Ferry Rd.
Eastover, SC 29044
27800-01-03



10-12 V
James Marion Duncan
New Media, LLC
10220 Garners Ferry Rd.
Eastover, SC 29044
27800-01-03





1 September 2009
Board of Zoning Appeals

REQUEST, ANALYSIS AND RECOMMENDATION

10-12 Variance

REQUEST

The applicant is requesting the Board of Zoning Appeals to grant a variance to exceed the allowable square footage for a pylon sign in a RU (Rural) district.

GENERAL INFORMATION

Applicant

James Marion Duncan

Tax Map Number

27800-01-03

Location

10220 Garners Ferry Road

Parcel Size

6.78± acre tract

Existing Land Use

Institutional

Existing Status of the Property

The subject property is home to the Lebanon Methodist Church.

Proposed Status of the Property

The applicant proposes to exceed the allowable square footage for a sign located in the RU district by 178 square feet.

Character of the Area

The area is comprised of residentially developed parcels and large, undeveloped tracts.

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 states that the increase in allowed signage is necessary in order to convey to the community the ministries of the church. The total signage is proposed to be 227.76 square feet. The RU district limits monument/pylon signs to fifty (50) square feet and four (4) feet in height if located in the front yard setback (40 feet).

The granting of the variance will not only allow for larger signage, but will also legally establish the sign within the required setback. If the variance is denied, the existing sign will be allowed to remain as a nonconforming structure.

While staff feels that the granting of the variance will not negatively impact the adjacent properties or the character of the surrounding area, staff believes that the subject parcel does not meet all of the criteria necessary for the granting of a 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

N/A

ATTACHMENTS

- Application
- Proposed signage plan

CASE HISTORY

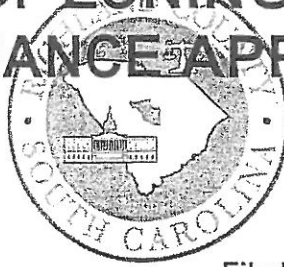
N/A

10-12 V
James Marion Duncan
New Media, LLC
10220 Garners Ferry Rd.
Eastover, SC 29044
27800-01-03



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RICHLAND COUNTY
BOARD OF ZONING APPEALS
VARIANCE APPEALS



Rcpt# _____

Application# _____

Paid \$ _____

Filed _____

1. Location 10720 Garnera Ferry Rd Columbia, SC

2. Page 27800 Block 01 Lot 03 Zoning District RM

3. 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 _____ of the Richland County Zoning Ordinance.

4. Applicant requests a variance to allow use of the property in a manner shown on the attached site plan, described as follows: To modify Existing Sign using Brick base, INSTALL New Signage Pole Covers ROOF
See Attached

5. 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: Church has New & greater vision To minister To Community

c) These conditions do not generally apply to other property in the vicinity as shown by: Several Businesses in Area Not zoned RM

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: Sign has modern appearance has ability to communicate positive messages.

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

a) Site Plan

b) Renderings of Existing Sign & New Proposal

c) Attached Explanations

(Attach additional pages if necessary)

**Attachment to
Richland County Variance Appeals
Lebanon United Methodist Church**

5a) The Church has been given (2) two additional pieces of property with the stipulation that they be used to benefit the church and the community. They plat has been redone to combine the (3) three pieces into one. The church is very progressive in the community with many ministries. They have a new pastor with a great vision of growth.

5b) The property is zoned RU. The sign criteria restrict the height to 4 feet. The zoning unfairly restricts the ability for a church to do the ministry that they are called to do.

OVERALL HEIGHT & WIDTH
15.5' x 14.6'

C

WE PROPOSE TO FABRICATE AND INSTALL (1) ONE DOUBLE FACED INTERNALLY LIGHTED SIGN CABINET 36"x 126" PAN MOLED FACES ON EXISTING BRICK WALL.
(1) 40x160 LED INSTALLED WITH ALUMINUM SKIRTING HD FOAM ROOF AND ROUNDED COLUMNS.

MODEL: 1728-Y-G-H-D
40 X 160
AMBER GREYSCALE - 256 SHADES
CHARACTER SIZE: 4.7" FIVE LINES PER FACE
RESOLUTION: 6400 PIXELS PER SIGN FACE
CABINET SIZE: 2' 8 1/4" X 9' 4 10/16"
DISPLAY AREA: 2' 2 3/4" X 8' 11 1/16"



New Media

Signs, Service, Vinyl Graphics
Advertising, Design

APPROVAL SIGNATURE: _____
PROJECT MANAGER: Marion Duncan
E-MAIL: md@newmediacomm.net
WEB PAGE: www.newmediacomm.net

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FILE NAME: LEBANON UMC
DATE: 6-2-2010
DRAWING SCALE: 1/4" = 1'
DRAWN BY: Sam Traylor

New Media

SALES, DESIGN, GRAPHICS
1087 HARBOR DR., W. COLUMBIA, SC 29169
(803) 794-6889 / FAX (803) 794-6620

Existing
Sign



New Media

Signs, Service, Vinyl Graphics
Advertising, Design

APPROVAL SIGNATURE:

PROJECT MANAGER: Marlon Duncan

E-MAIL: md@newmediacomm.net

WEB PAGE: www.newmediacomm.net

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10-13 V

Ernest Timmons

1121 Old Rd.

Chapin, SC 29036

02403-01-42

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10-13 V
Ernest Timmons
1121 Old Rd.
Chapin, SC 29036
02403-01-42



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REQUEST, ANALYSIS
AND
RECOMMENDATION

10-13 Variance

REQUEST

The applicant is requesting the Board of Appeals to grant a variance to encroach into the required side yard setback on property zoned RU (Rural).

GENERAL INFORMATION

Applicant

Ernest Timmons

Tax Map Number

02403-01-42

Location

1121 Old Road

Parcel Size

.83 acre tract

Existing Land Use

Residential

Existing Status of the Property

The subject property has a 6,378 square foot dwelling, which was originally constructed 2008.

Proposed Status of the Property

The applicant is proposing an addition to the existing structure which will encroach into the required side yard setback.

Character of the Area

The area is comprised of single-family residential dwellings, many of which abut Lake Murray.

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.

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- 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 a 480 (24x20) square foot addition which will encroach into the required twenty (20) foot side yard setback by 8.7 feet. The existing structure is approximately twenty (20) feet from both side yard setbacks. Any addition to the sides of the structure, except in the area of the garage, would result in an encroachment.

The applicant states that the proposed location is the only viable site on the property for the addition. The applicant indicates that the rear and eastern side of the home cannot accommodate the addition due to the pool and sewer, respectively.

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

a. Extraordinary and exceptional conditions

Staff concurs that the current location of the house, pool in the rear, presents challenges for the proposed addition.

b. How were conditions created

The structure and improvements were constructed by the previous owner.

c. Conditions applicable to other properties

Staff is unable to determine if the conditions are applicable to the adjacent parcels.

d. Application of the ordinance restricting utilization of property

While applying the setback requirements for the RU district to this lot would not prevent the utilization of this parcel, it could effectively prohibit further additions.

e. Substantial detriment of granting variance

The granting of the variance will not be of substantial detriment to the adjacent properties or harm the character of the district.

Records indicate that a nine (9) foot side yard encroachment variance was granted by the Board of Zoning Appeals for the abutting parcel (Case 07-08 V).

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:

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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

- Application
- Plat

CASE HISTORY

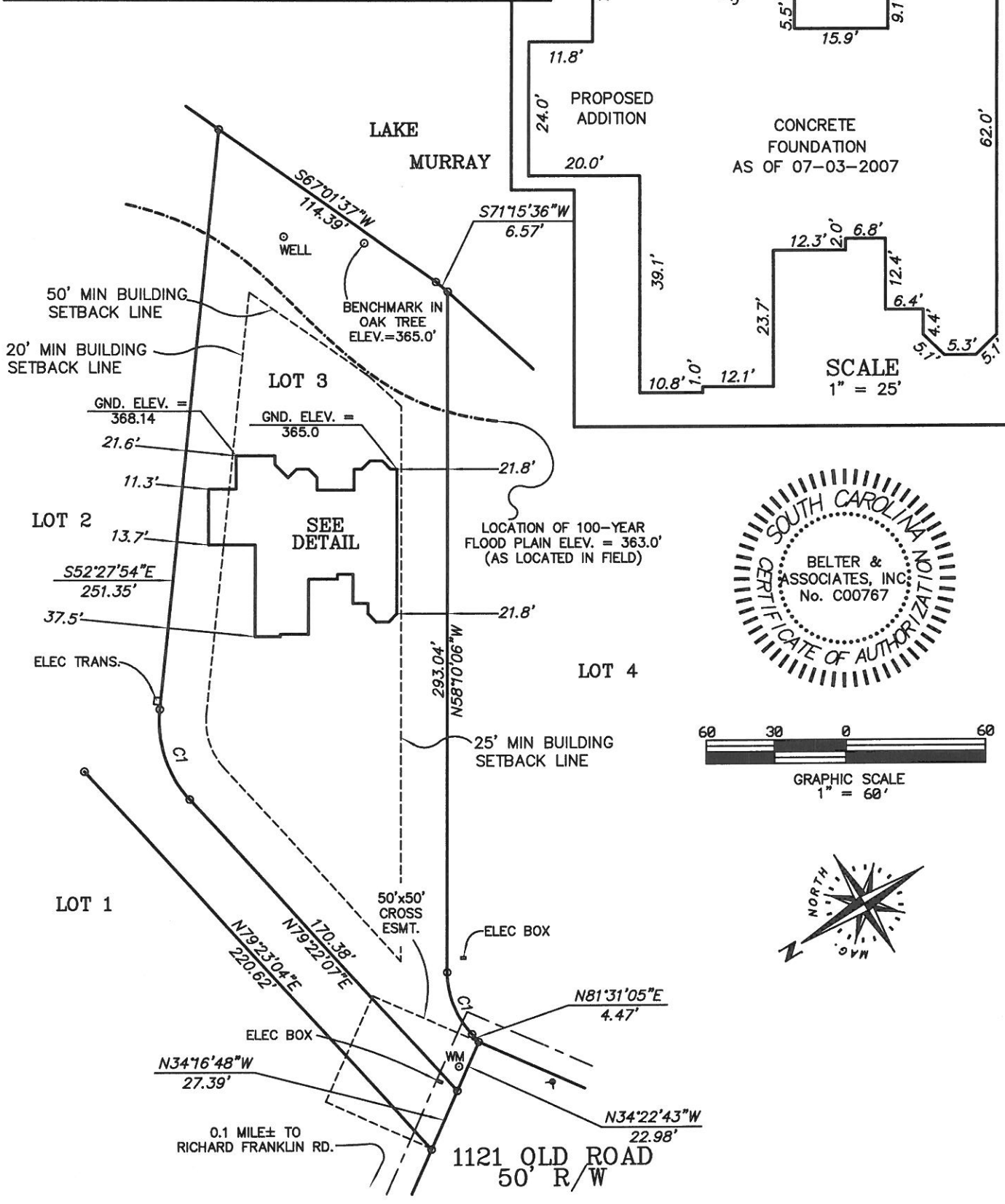
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Ernest Timmons
1121 Old Rd.
Chapin, SC 29036
02403-01-42

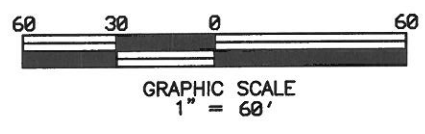


NOTE: NO SEWER OR DRAINAGE STRUCTURES VISIBLE AT DATE OF SURVEY. THIS LOT MAY BE SUBJECT TO EASEMENTS & SETBACKS OF RECORD.

| NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|-----|-----------|--------|--------|-------------|----------|
| C1 | 42°26'46" | 29.63' | 40.00' | N79°54'30"W | 28.96' |
| C2 | 48°07'30" | 42.00' | 50.00' | N76°32'49"W | 40.77' |



TELEPHONE: (803) 732-4004
144 FRIARGATE BOULEVARD IRMO, SOUTH CAROLINA 29063
PROFESSIONAL LAND SURVEYORS
BELTER & ASSOCIATES, INC.



| | | |
|---------------------------------------|-------------------------------|-----------------------------|
| DATE: 08-02-2010 | ADDITION EXHIBIT PREPARED FOR | CITY: NEAR BALLENTINE, S.C. |
| LOT AREA: 36,000 SQ. FT. = 0.83 ACRES | | COUNTY: RICHLAND |

AL TIMMONS

SHOWN AS LOT 3 BLOCK ON A PLAT OF PARADISE COVE
 BY ASSOCIATED E & S, INC. DATED: 10-26-04 REVISED: 07-26-05 AND RECORDED IN THE
 OFFICE OF R/D FOR RICHLAND COUNTY IN RECORD BOOK 1079 PAGE 1946.
 ADDITIONAL REF.:

| | |
|---|--|
| <p>RICHLAND COUNTY TMS# 02403 BLOCK 01 LOT 42</p> <p>EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.</p> <p>ONLY THE LISTED DOCUMENTS SHOWN HEREON WERE CONSIDERED AS A PART OF THIS SURVEY.</p> <p>THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES. LOCATIONS OF UNDER-GROUND UTILITIES, STRUCTURES AND/OR EASEMENTS MAY VARY FROM LOCATIONS SHOWN HEREON UNLESS DESIGNATED WITH BEARINGS & DISTANCES.</p> | <p>F.I.R.M. MAP # 45079C - 0025 H DATED: 02-20-02</p> <p>THE UNDERSIGNED STATES THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF THE LOCATION OF THE SUBJECT PROPERTY HAS BEEN CHECKED AGAINST FIRM / FEMA MAPS OR OTHER FLOOD DATA AND FINISHED FLOOR (IS NOT) OR PROPERTY (IS) LOCATED IN A SPECIAL FLOOD HAZARD AREA.</p> <p>I HEREBY STATE THE SURVEY AS SHOWN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF MINIMUM STANDARDS FOR LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS A CLASS <u>B</u> SURVEY:</p> <p>G. BRADLEY, JR. SCPLS # 19398</p> |
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BOARD OF ZONING APPEALS

VARIANCE APPEALS



Application #

1. Location 1121 Old Road
 TMS Page R1322/134 Block _____ Lot #3 Zoning District RU

02463-01-43

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 _____ 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: 20' x 24' Addition to residence

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: There is only 1 side of the house to make the addition. Cannot do it to the front. Cannot put it at the back because of a pool. The other side has the sewer and would put the new structure 1 foot from the line
- b) Describe how the conditions listed above were created: We purchased the home and the present conditions were existing. We would like to add on to the residence for more room.
- c) These conditions do not generally apply to other property in the vicinity as shown by: There are other homes in the area that are closer than 20 feet to the property line.
- 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: We would not be able to increase the size of the home for our use and enjoyment
- 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: We would not be closer to the property line than the house on that same side. The addition compliments the existing architecture. The addition as proposed meets with our neighbors' approval.

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

- a) site plan
- b) _____
- c) _____

(Attach additional pages if necessary)

| | | |
|--------------------------|-------------------------|------------------|
| <u>Ernest G. Timmons</u> | <u>1121 Old Road</u> | <u>513-3080</u> |
| Applicant's Signature | Address | Telephone Number |
| <u>Ernest A. Timmons</u> | <u>Chapin, SC 29036</u> | <u>957-7226</u> |
| Printed (typed) Name | City, State, Zip Code | Alternate Number |

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