



BOARD OF ZONING APPEALS

Minutes of the Meeting

October 8, 2014

ATTENDANCE

A regular meeting of the Zoning Board of Appeals was held on Wednesday, October 8, 2014, in the Fourth Floor Council Chambers of the Sumter Opera House, 21 N. Main Street. Eight board members – Mr. J. Seth; Mrs. Betty Clark; Mr. James Price; Mr. Sam Lowery; Mr. Louis Tisdale; Mr. Leslie Alessandro; Mr. Patrick Flaherty; Mr. Colin Davis and the secretary were present. The meeting was called to order at 3:00 p.m. by Mr. J. Seth.

MINUTES

A motion to approve the minutes of the July 9, 2014, meeting was made by Mr. Leslie Alessandro. The motion was seconded by Mr. Patrick Flaherty and carried a unanimous vote.

NEW BUSINESS

BOA-14-09, 2550 & 2560 Relative Road (County) was presented by Mrs. Donna McCullum. The board reviewed the applicant's request for a variance from Article 8, Section E., 8.e.13.a, requiring lots to be accessible by a public street, and a variance from the one (1) acre minimum lot size requirement in the Agricultural Conservation Zoning District per Article 3, Section N, 3.n.5.a Agricultural Conservation District, in order to subdivide a 1.0 acre parcel with two dwellings into two 0.5 acre lots. The property is located at 2550 & 2560 Relative Rd., represented by Tax Map #134-01-05-016 and zoned Agricultural Conservation (AC).

Mr. J. Seth stepped down and recused himself from this request.

Mr. Jim Underwood, applicant's husband, was present and spoke in favor of the request.

After little discussion, a motion was made by Mr. Sam Lowery to approve this request subject to the findings of fact and conclusions contained in the draft order dated October 8, 2014. The motion was seconded by Mr. Louis Tisdale and received a unanimous vote. The variance was granted.

Mr. J. Seth returned to the Board.

BOA-14-10, 45 Frazier Street (City) was presented by Mrs. Helen Roodman. The board reviewed the applicant's request for a variance from Article 3, Section C, Exhibit 3-1 Minimum Lot Width for Detached Dwellings, in order to subdivide a 112.02 ft. wide parcel into two lots with 40.95

ft. and 71.07 ft. of lot width. The property is located at 45 Frazier St., represented by Tax Map #229-15-03-060 and is zoned Residential (R-6).

Mr. Luis Rodriquez, applicant, Mr. William Norris and Mr. Bruce Knoblock were present and spoke in favor of this request.

After much discussion, between board members, staff and the applicant, a motion was made by Mr. James Price to approve this request. The motion was seconded by Mr. Patrick Flaherty. Discussion continued and the motion was amended by Mr. Louis Tisdale to approve the request with the condition that the demolition and restoration of the lot, identified as 51 Frazier Street in the report, must be done within 6 months. The amendment was seconded by Mr. Leslie Alessandro and received a unanimous vote. The variance was granted with conditions.

BOA-14-12, 5457 Meadow Drive (County) was presented by Mrs. Helen Roodman. The board reviewed the applicant's request for a variance from Article 4, Section G, 4.g.2.b.2. to reduce the building separation criteria to 6 ft. between a principal structure and detached accessory structure and a variance from Article 4, Section G, 4.g.2.b.5.a. to reduce the side setback to 2.6 ft. in order to complete construction of a 774 sq. ft. detached carport. The property is located at 5457 Meadow Dr., represented by Tax Map #134-15-01-002 and zoned Agricultural Conservation (AC).

Mr. Matthew Vincent, applicant, was present and spoke in favor of the request.

After much discussion, between board members, staff and the applicant, a motion was made by Mr. Louis Tisdale to approve both variances. The motion was seconded by Mr. Patrick Flaherty. Discussion continued and the motion made by Mr. Louis Tisdale was withdrawn.

After more discussion a motion was made by Mr. Louis Tisdale to approve this request with the current location of the structure as it is placed in regards to the property line setback as well as the house setback but that an additional requirement be made that no windows and siding be placed on the side of the building in its entirety that faces the adjoining property. The motion was seconded by Mrs. Betty Clark and carried a unanimous vote. Both variances were approved with

conditions.

BOA-14-11, 6 N. Blanding Street (City) was presented by both Mr. George McGregor and Mrs. Donna McCullum. The board reviewed the applicant's request in three parts.

Part I – to hear the appeal of the Zoning Administrator's decision.

Mr. James Price, applicant, was present and spoke in favor of hearing the appeal. Mr. Eric Shytle, City Attorney, spoke in denial of the request stating that the 30 day time limit for filing the appeal had expired.

After much discussion, a motion was made by Mr. Leslie Alessandro to hear the appeal. The request was seconded by Mr. Patrick Flaherty and received a 4 in favor of the motion-Alessandro, Flaherty, Davis, Tisdale and two abstentions-Lowery, Clark vote. The request was approved to hear the appeal.

Part II - the appeal the Zoning Administrator's decision regarding the Zoning Ordinance requirement to make site improvements to a vacant lot prior to being used for the temporary or long-term storage of vehicles. The 0.14 acre property is located at 6 N. Blanding St., represented by Tax Map #228-11-03-055.

Mr. James Price, applicant, Mr. Rusty Brown, and Mr. Bruce Knoblock were present and spoke in favor of the request.

After much discussion, between board members, staff and the applicant, a motion was made by Mr. Leslie Alessandro to accept the Zoning Administrator's findings and deny this request. The motion was seconded by Mrs. Betty Clark and carried a four in favor of the motion-Alessandro, Clark, Lowery, Tisdale, one in opposition-Flaherty and one abstention-Davis, vote. The appeal was denied.

Part III – request for variances from the parking lot development standards as required in Article 8, Section I: Parking Regulations and the landscape standards as required in Article 9: Landscaping, Buffer, and Tree Protection Requirements, in order to allow parking of vehicles at the Property without making any site upgrades. The property is located at 6 N. Blanding St., represented by Tax Map #228-11-03-055 and is zoned General Commercial (GC).

	<p>Mr. James Price, applicant, and Mr. Bruce Knoblock were present and spoke in favor of the request.</p> <p>After a lengthy discussion, between board members, staff and the applicant, a motion was made by Mr. Louis Tisdale to approve this request with the following conditions:</p> <ul style="list-style-type: none"> ➤ The parking of trucks must be directly behind the building and accessed from the West side. ➤ A rock surface must be put down to stabilize trucks at a 2” minimum of thickness. ➤ This variance is for this use only. If the lot sales or the use changes this variance does not go with it. ➤ A minor site plan must be submitted. <p>The motion was seconded by Mr. Sam Lowery and received a three in favor-Tisdale, Lowery, Alessandro and two in opposition-Flaherty, Davis vote. The variance was approved with conditions.</p>
ADJOURNMENT	<p>With there being no further business, a motion to adjourn was made at approximately 6:30 p.m. by acclamation.</p> <p>The next regularly scheduled meeting will be held on November 12, 2014.</p>
	<p>Respectfully submitted,</p> <p><i>Julie A. Scarborough</i></p> <p>Julie A. Scarborough, Board Secretary</p>