



**BOARD OF ZONING APPEALS
WEDNESDAY, AUGUST 13, 2025 @ 3:00
FOURTH FLOOR COUNCIL CHAMBERS
SUMTER OPERA HOUSE
21 N. MAIN STREET**

I. APPROVAL OF MINUTES – July 9, 2025

II. NEW BUSINESS

BOA-25-23, 5115 Longbranch Rd. (County)

The applicant (Z. Thomas Andersen) is requesting the following variances from the Sumter County Zoning & Development Standards Ordinance requirements: 1) residential accessory structure minimum building setback requirements found in *Article 4.g.2.b.4*; and 2) residential accessory structure location requirements found in *Article 4.g.2.b.3* (and any other variances as may be required) to approve a lot line revision plat in order to resolve an existing encroachment onto an adjacent property. The property is located at 5115 Longbranch Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 135-00-04-031.

BOA-25-24, 4300 Nazarene Church Rd. (County)

The applicant (Veronica Avin & Karen Cooper) is requesting a variances from the following Sumter County Zoning & Development Standards Ordinance requirements: 1) non-residential structure side building setback requirements found in *Article 3.n.5.b* (and any other variances as may be required) to establish a non-residential structure on the property +/- 25 from a side property line. The required side building setback for non-residential uses in the AC district is 50 ft. The property is located at 4300 Nazarene Church Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 213-00-03-066.

III. OLD BUSINESS – NONE

IV. ADJOURNMENT