

Sumter City-County Zoning Board of Appeals

July 9, 2025

BOA-25-21, 1475 Boots Branch Rd. (County)

The applicant (Dale Arrants) is requesting a variance to the residential accessory structure location requirements outlined in Article 4.g.2.b.3: (Residential Accessory Structure) Location Requirements of the Sumter County Zoning & Development Standards Ordinance (and any other variances as may be required) in order to place a new shop building in front of the dwelling on the property. Per applicable requirements, detached garages shall only be located in the side or rear yard no further forward than the principal structure (dwelling) and storage buildings shall be located in the rear yard only. The property is located at 1475 Boots Branch Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 297-00-01-029.



Appeals - Variance - Special Exception

Sumter City-County Zoning Board of Appeals

July 9, 2025

BOA-25-21, 1475 Boots Branch Rd. (County)

I. THE REQUEST

Applicant: Dale Arrants

Status of the Applicant: Authorized Agent

Request: Variances from accessory structure location requirements

County Council District: District 4

Location: 1475 Boots Branch Rd.

Present Use/Zoning: Residential / Agricultural Conservation (AC)

Tax Map Reference: 297-00-01-029

II. BACKGROUND

The applicant is requesting a variance to the residential accessory structure location requirements outlined in *Article 4.g.2.b.3.* of the Sumter County Zoning & Development Standards Ordinance (the “Zoning Ordinance”) in order to construct a +/-1,500-square-foot accessory storage shop in the front yard of the primary residence

The property is situated to the east of Boots Branch Road, and is shown in red on the map to the right. The property is an irregular shaped flag lot.



The applicant acquired the property in September 2021. It consists of 1 parcel (TMS# 297-00-01-029) and is reflected best on the plat prepared by Edward Land Surveyors, Inc., dated August 11, 2011, that is recorded in Plat Book: 2011, Page: 214 at the Sumter County Register of Deeds.

The applicant seeks permission to place a residential accessory structure, measuring approximately 1,500 square feet, in the front yard due to site constraints. Per applicable requirements, detached garages shall only be located in rear or side yards no further forward than the principal structure (dwelling) and storage buildings shall be located in the rear yard only. Thus, variance approval by the Zoning Board of Appeals is required to place the structure as proposed by the applicant.

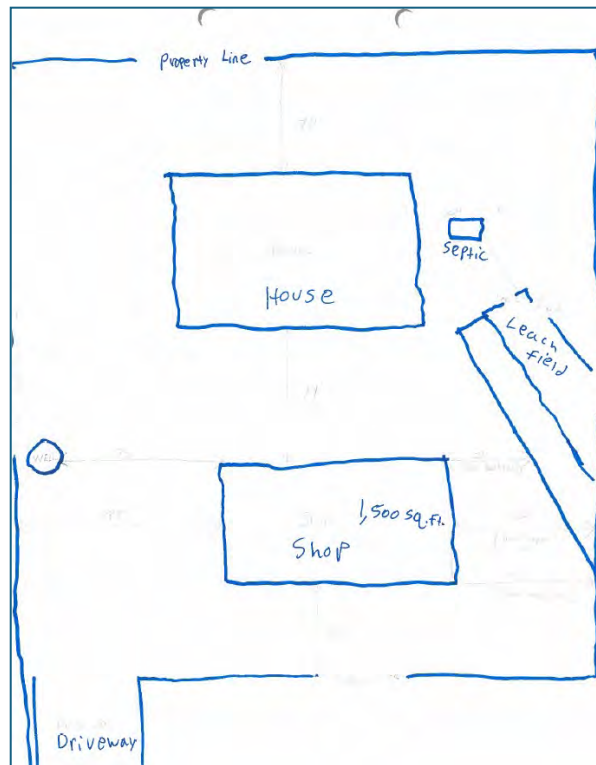


Figure 1: Site Layout Graphics Provided by Applicant



Front Yard



Left Side Yard



Rear Yard Side View

Article 4.g.2.b.3: (Residential Accessory Structures) Location Requirements

b. Development Standards:

1. **Maximum Height** – No accessory structure shall exceed the height of 25 ft., the height is the vertical distance between the finished grade along the front of the structure to the highest point of the structure.
2. **Number** – No residential parcel shall have more than 2 accessory structures; the aggregate floor area of both structures added together shall not exceed the maximum size allowed under *Exhibit 8A*.
3. **Location Requirements** – Detached garages shall only be located in the side or rear yard of a parcel and shall be located no further forward on the lot than the principal structure; storage buildings shall be located in the rear yard only.

The Request:

The applicant (Dale Arrants) is requesting a variance from the location requirements of residential accessory structures outlined in *Article 4, Section G: Accessory Buildings and Uses* of the County of Sumter Zoning & Development Standards Ordinance (the “Zoning Ordinance”) and any other variances as may be required in order to allow for the accessory structure to be placed in the front of the principle structure.

III. FOUR PART TEST

In order to grant the requested variance, the request must meet all parts of a State-mandated four-part test. When reviewing a variance request, the Board may not grant a variance that would do the following:

- Allow the establishment of a use not otherwise permitted in a zoning district;
- Extend physically a nonconforming use of land;

- Change zoning district boundaries shown on the Sumter City-County Official Zoning Map.

The fact a property may be utilized more profitably should a variance be granted shall not be considered grounds for approving a variance request. In granting a variance, the Board may attach to it such conditions regarding location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to promote the public health, safety, or general welfare.

Staff Review:

1) There are extraordinary and exceptional conditions pertaining to the particular piece of property.

There are site constraints that limit available area for accessory structure placement. Overhead power lines are located along the left side of the existing structure, while a septic tank and leach field occupy the right side, existing trees are located throughout the rear yard that appear to be associated with agricultural uses on the adjacent parcel. The home is situated further to the rear of the property than is typical and the property is a flag lot with only a small area of frontage on Boots Branch Rd. The developable area of the property is also located behind an existing dwelling on the adjacent lot and does not have immediate frontage on Boots Branch Rd.

2) These conditions do not generally apply to other property in the vicinity.

The identified conditions do not generally apply to other property in the vicinity due to the combination of the shape of the property, the location of the developable area to the rear of an existing house on another lot, and the placement of the septic system and overhead power line infrastructure on the property.

3) 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.

The conditions prevent the applicant from placing their accessory structure in a compliant location on the property.

4) 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.

It is not anticipated that the granting of the requested variance will result in substantial detriment to adjacent properties, the public good, or the overall character of the district. The developable area of the property is set back +/-465 ft. from the road, and is screened from view by another developed residential property with direct frontage onto Boots Branch Rd.

IV. STAFF RECOMMENDATION

Staff recommends no additional approval *if* the Board finds that all necessary criteria have been met to approve this request.

V. DRAFT MOTIONS FOR BOA-25-21

1. I move the Zoning Board of Appeals **approved** BOA-25-21, subject to the findings of fact and conclusions developed by the BZA and so stated:
2. I move the Zoning Board of Appeals **deny** BOA-25-21, subject to the following findings of fact and conclusions:
3. I move the Zoning Board of Appeals enter an alternative motion for BOA-25-21.

VI. BOARD OF APPEALS – July 9, 2025

Location Map



Area Map

Boots Branch Rd

Leaning Tree Ln


Britton Rd

Legend

 Case Site Location

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter City-County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.

0 200 400 Feet
1 inch = 400 feet



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BOA-25-21
1475 Boots Branch Rd, Sumter, SC 29153
Tax Map # 297-00-01-029

2040 Land Use Map



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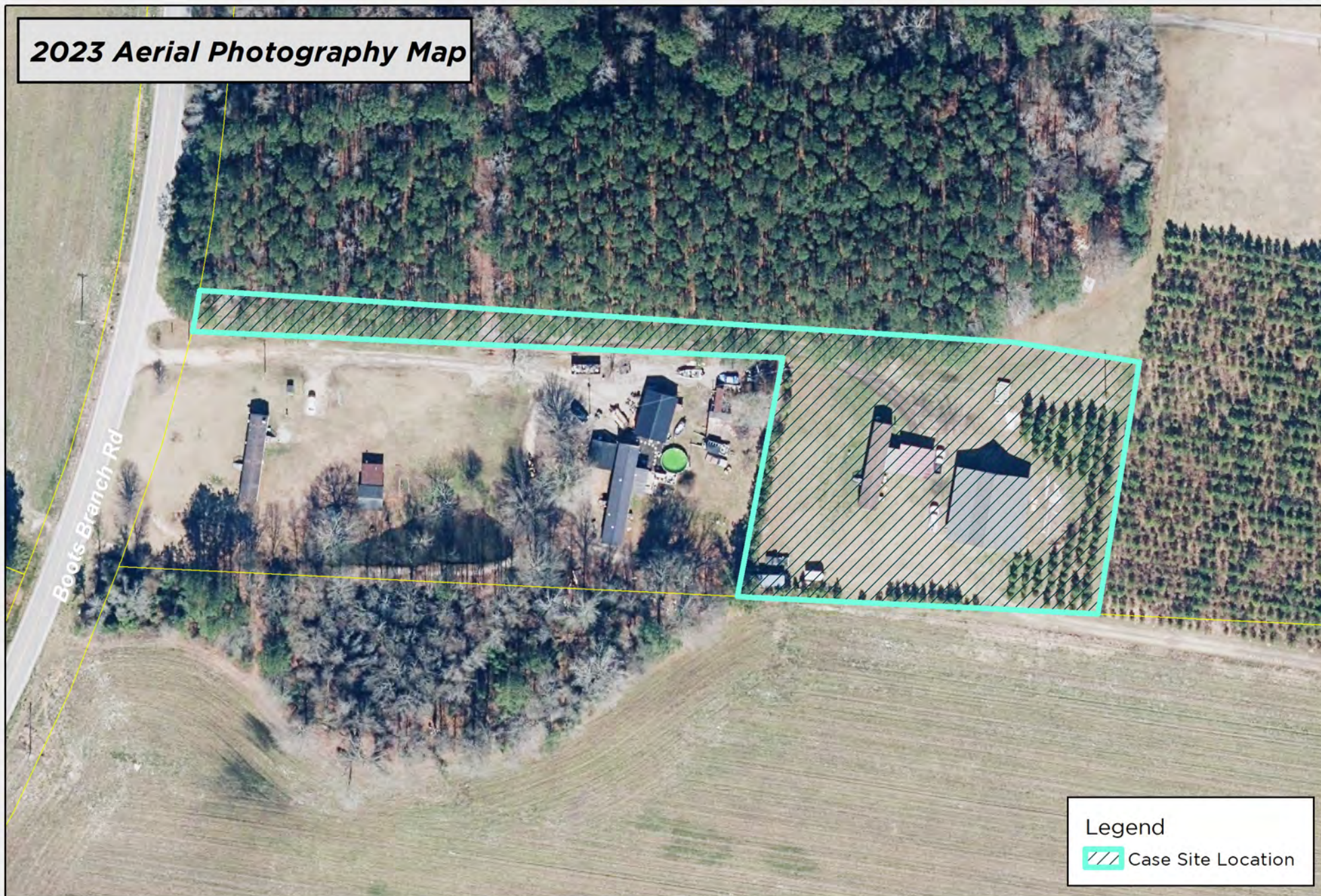


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


BOA-25-21
1475 Boots Branch Rd, Sumter, SC 29153
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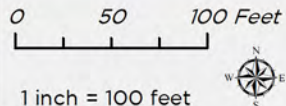
2023 Aerial Photography Map



Legend

 Case Site Location

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


BOA-25-21
1475 Boots Branch Rd, Sumter, SC 29153
Tax Map # 297-00-01-029


Zoning Map



Legend


 Case Site Location

Zoning

 AC- Agricultural Conservation

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