

Sumter City-County Zoning Board of Appeals

April 8, 2026

BOA-26-08 3240 February Ln (County)

The applicant (Michael Lauterbach) is requesting variances from the requirements of Sumter County Zoning & Development Standards Ordinance, as follows: (1) accessory structure location requirements provided for in *Article 4.g.2.b.3.a: (Accessory Structure) Location Requirements*, and (2) any other variances required to construct a detached garage in front of the primary dwelling on the property. The property is located at 3240 February Ln., is zoned Agricultural Conservation (AC) and is represented by TMS# 244-00-01-069.



Appeals - Variance - Special Exception

Sumter City-County Zoning Board of Appeals

April 8, 2026

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

I. THE REQUEST

Applicant: Michael Lauterbach

Status of the Applicant: Authorized Agent

Request: Variances from accessory structure location requirements

County Council District: District 5

Location: 3240 February Ln.

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

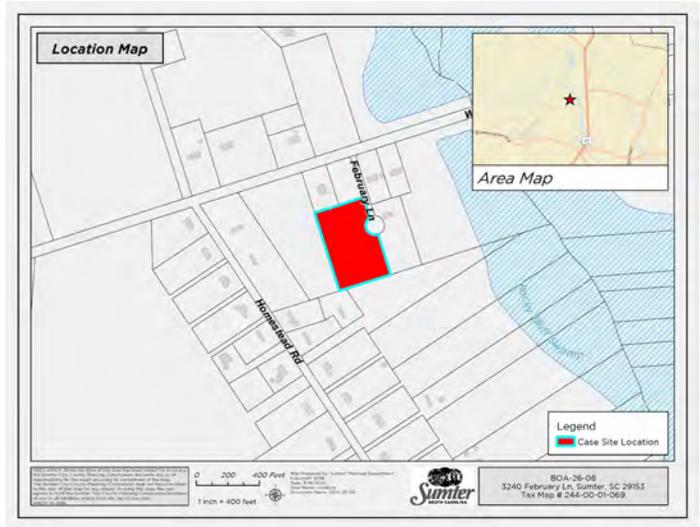
Tax Map Reference: 244-00-01-069

II. BACKGROUND

The applicant is requesting a variance to the detached garage 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 +/-960-square-foot detached garage in the front yard of the primary residence

The property is situated to the south of W. Foxworth Mill Rd. and is shown in red on the map to the right. The property is at the end of February Ln., which is a private road.

The applicant acquired the property in February 2010. It consists of 1 parcel (TMS# 244-00-01-069) +/- 3.9-acres in size and is reflected best on the plat prepared by Franklin D. Cooper, Jr. dated February 21, 2003 recorded in Plat Book: 2003, Page: 115 at the Sumter County Register of Deeds.



The applicant seeks permission to place a detached garage, measuring approximately 960 square feet, in the front yard. 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.

The applicant proposes locating the detached garage within the front yard due to existing site constraints. Specifically, the right-side yard contains the septic tank and drain fields, which limits development in that area, while the left side yard is occupied by a mature tree that the applicant intends to preserve. Given these constraints, the front yard is the only feasible location for the proposed structure.

Staff notes that there are 2 existing accessory structures in the rear yard, a +/- 800 sq. ft. structure and a +/- 90 sq. ft. structure. The smaller structure does not count towards the maximum number of accessory structures permitted, and the size of larger existing structure combined with the size of the proposed structure does not exceed the overall maximum area allowed for a 3.9-acre property. As such, a variance to location requirements is the only matter to be reviewed by the Zoning Board of Appeals.

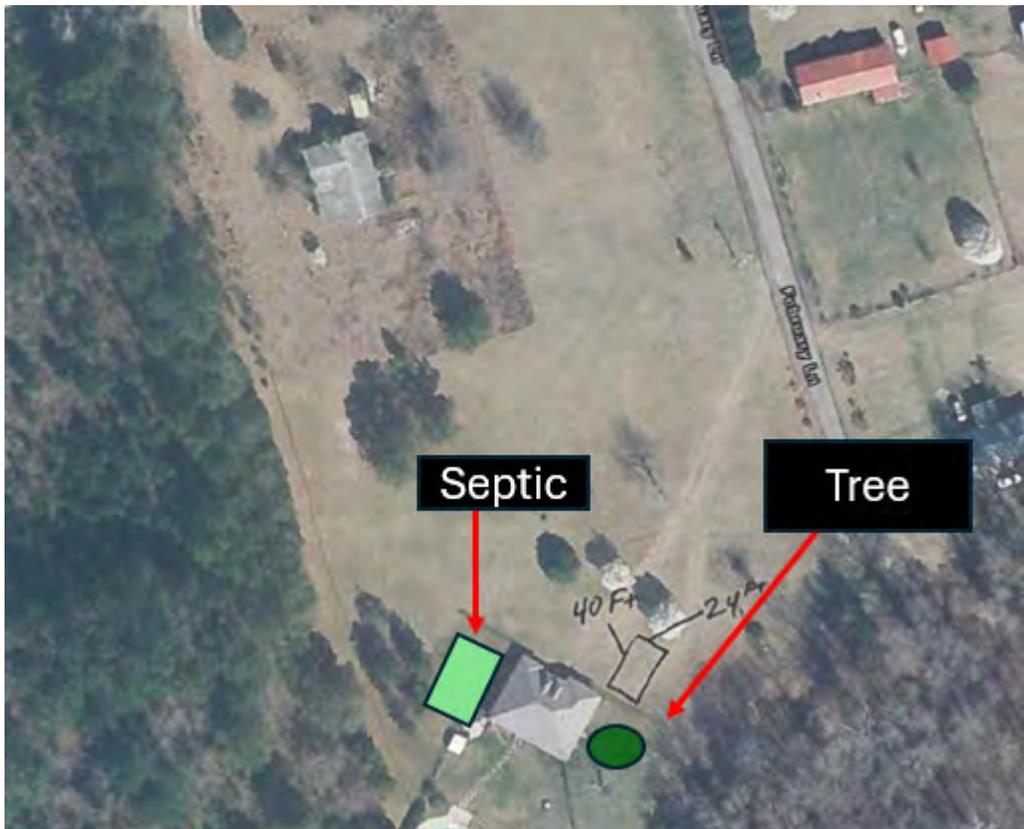


Figure 1: Site Layout Graphics Provided by Applicant



Left side Yard



Right Side Yard



Rear Yard Side View

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

Location Requirements – Residential accessory structures shall comply with the following locational requirements, unless a different locational requirement for a specific accessory building or structure type exists in this Ordinance.

- a. All residential accessory buildings and structures for single-family attached and townhome dwellings shall be located in the rear yard only.

- b. Detached garages and carports shall be located in the side yard (no further forward than front line of the principal dwelling on the lot) or rear yard only.
- c. Storage buildings and structures shall be located in the rear yard only.
- d. Detached residential accessory apartments shall be located in the rear yard only, unless the residential accessory apartment is part of a detached garage located in the side yard.

The Request:

The applicant (Michael Lauterbach) 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.*

Case Facts

1. The parcel was created in 2003 with access along a private rural community drive, under the subdivision requirements in place at the time.
2. A septic tank, drainfield, and repair area is located in the side yard on the northwest side of the house.

3. An existing tree is located in the side yard on the southeast side of the house.
4. The applicant does not desire to remove the tree on the southeast side of the house.

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

Case Facts

1. With the exception of the property directly adjoining to the east (on the opposite side of February Ln.) and other limited instances of landlocked parcels, most of the property in the immediate vicinity has direct access to a public road.
2. The development on the property is setback further than most of the surrounding development.

1) *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.*

Case Facts

1. If the variance is not approved the applicant would not be able to place the structure in the desired location.
2. A detached garage is permitted in the left and rear yard. However, the applicant cites concerns with limited spacing and potential tree removal.

2) *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.*

Case Facts

1. The property is located at the end of a private road
2. All structures on the property are not readily visible from the street
3. The detached garage will be located near the wooded area on the property
4. The property is in a largely rural portion of Sumter County in the AC zoning district

IV. STAFF RECOMMENDATION

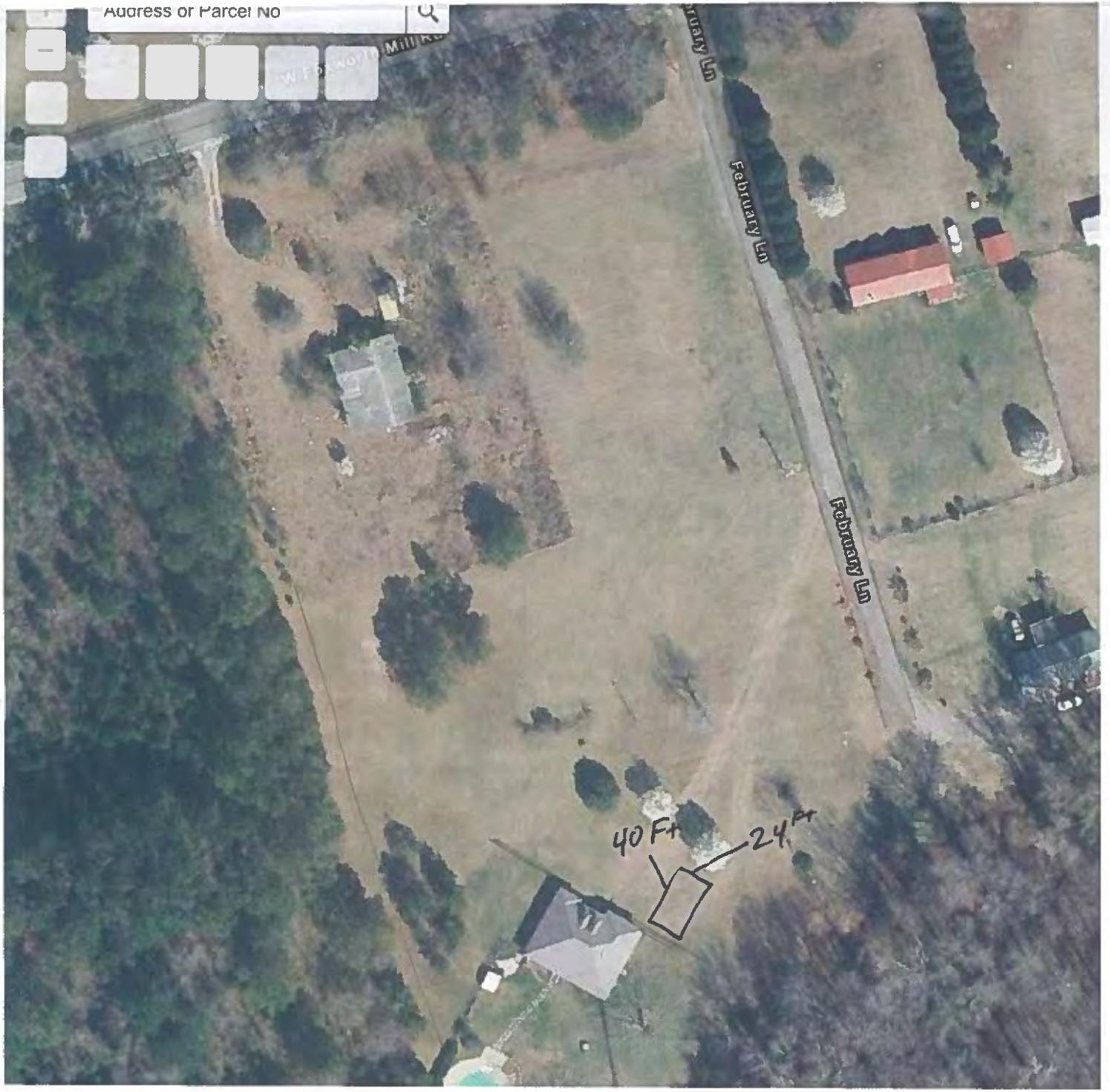
Staff recommends no additional approval *if* the Board finds that all necessary criteria have been met to approve this request.

V. DRAFT MOTIONS FOR BOA-26-08

1. I move the Zoning Board of Appeals **approve** BOA-26-08, 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-26-08, subject to the following findings of fact and conclusions:
3. I move the Zoning Board of Appeals enter an alternative motion for BOA-26-08

VI. BOARD OF APPEALS – April 8, 2026



Handwritten notes on the right side of the page, partially cut off.

**SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
 PERMIT TO CONSTRUCT-CERTIFICATE OF FINAL APPROVAL
 INDIVIDUAL SEWAGE TREATMENT AND DISPOSAL SYSTEM**

GRACE T WAY
 DAWN STANLEY
 2346 CHURCH HILL DRIVE
 SUMTER SC 29153
 Water Supply: WELL Facility: HOUSE
 Receipt No: 19537

Subdivision: GOODBRIDGE S/D
 Lot and Block No: TRACT "F"
 Tax Map Number: 233-00-02-001
 Site: 3240 FEBRUARY LANE
 Contractor: *Maple Crest. Septic Ave.*

34.6

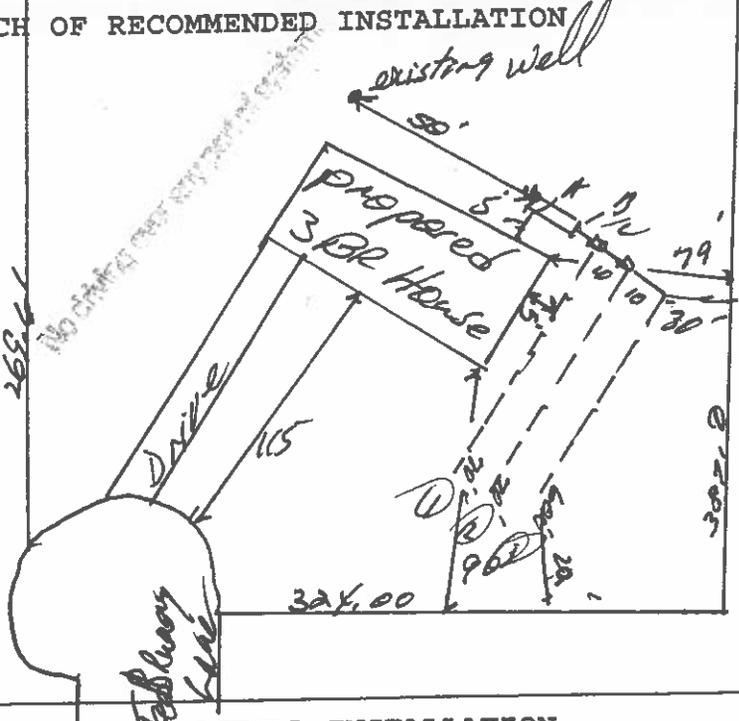
SYSTEM SPECIFICATIONS
 Est. Daily Flow: 360 gpd
 Loading rate: 0.60 g/ft²
 Tank Size(s): 1000 gal
 Permitted System: 100
 Permit Date: 12/22/2004 By: 13

Trenches: No: 3
 Total length: 200 ft
 Width: 36 in
 Maximum depth: 30 in
 Material:
 Depth: 14 in
 Min pump cap: _____ gpm
 at _____ ft head.

SPECIAL INSTRUCTIONS

System must be 50 ft. min. from all private wells/100 ft. min. from all public wells.

SKETCH OF RECOMMENDED INSTALLATION



SKETCH OF ACTUAL INSTALLATION

Installed as shown

ACTUAL INSTALLATION

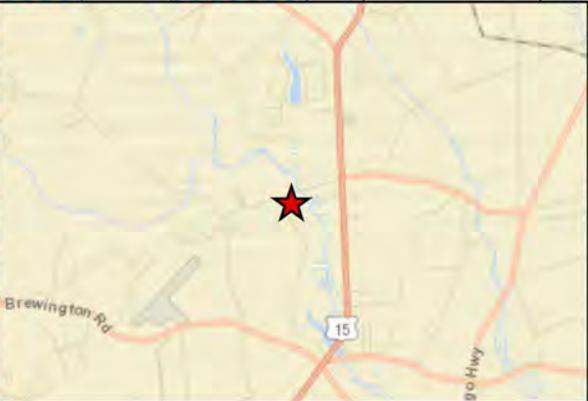
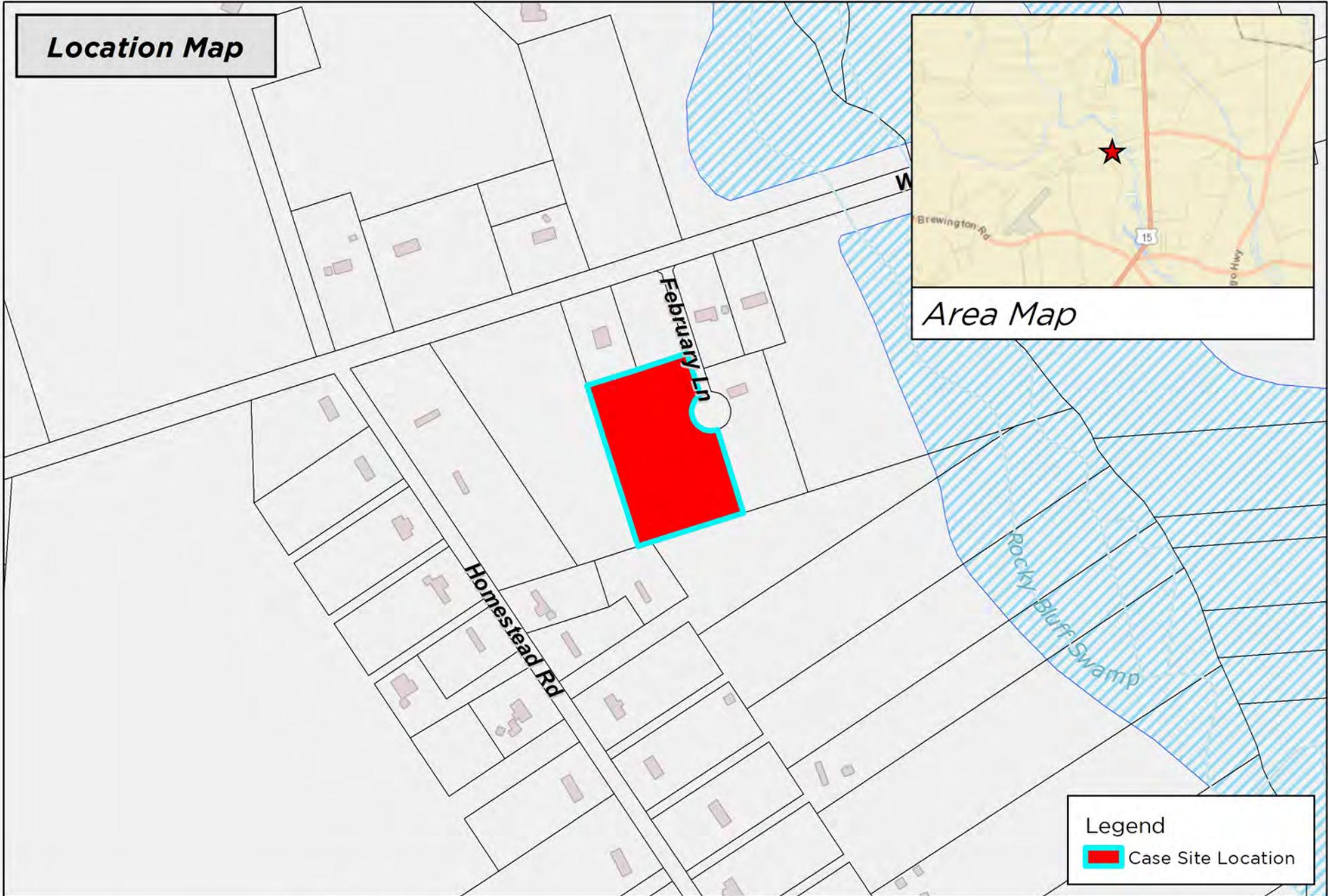
Tank Manufacturer:
 Pipe Manufacturer: *Jones*
 Pump Manufacturer: *Ham Core*
USA

Nearest Actual Distances to:
 Well: 60 ft
 Foundation: 9 ft
 Property Line: 89 ft
 Stream: 44 ft
 Impoundment: NA ft

Line No.	Grade Readings
1	A 510-67 1/2 - 62 1/2 B 64 - 65 - 66
2	14' 64 - 64 1/2 - 65 1/2 - 66 1/2
3	14' 64 1/2 - 65 1/2 - 66 1/2 - 67

APPROVAL IN NO WAY GUARANTEES THE LIFE OF THE SYSTEM OR THAT IT WILL FUNCTION PROPERLY UNDER ANY OR ALL CONDITIONS.
 Issued by: *James Stanley* Date: 12/22/2004 Code Number: 13
 Approved by: *James Stanley* Date: *1/7/05* Code Number: 13
 SUMTER COUNTY HEALTH DEPARTMENT 105 NORTH MAGNOLIA ST.
 SUMTER, SC 29150 (803) 773-5511

Location Map

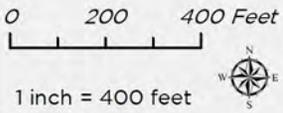


Area Map

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.

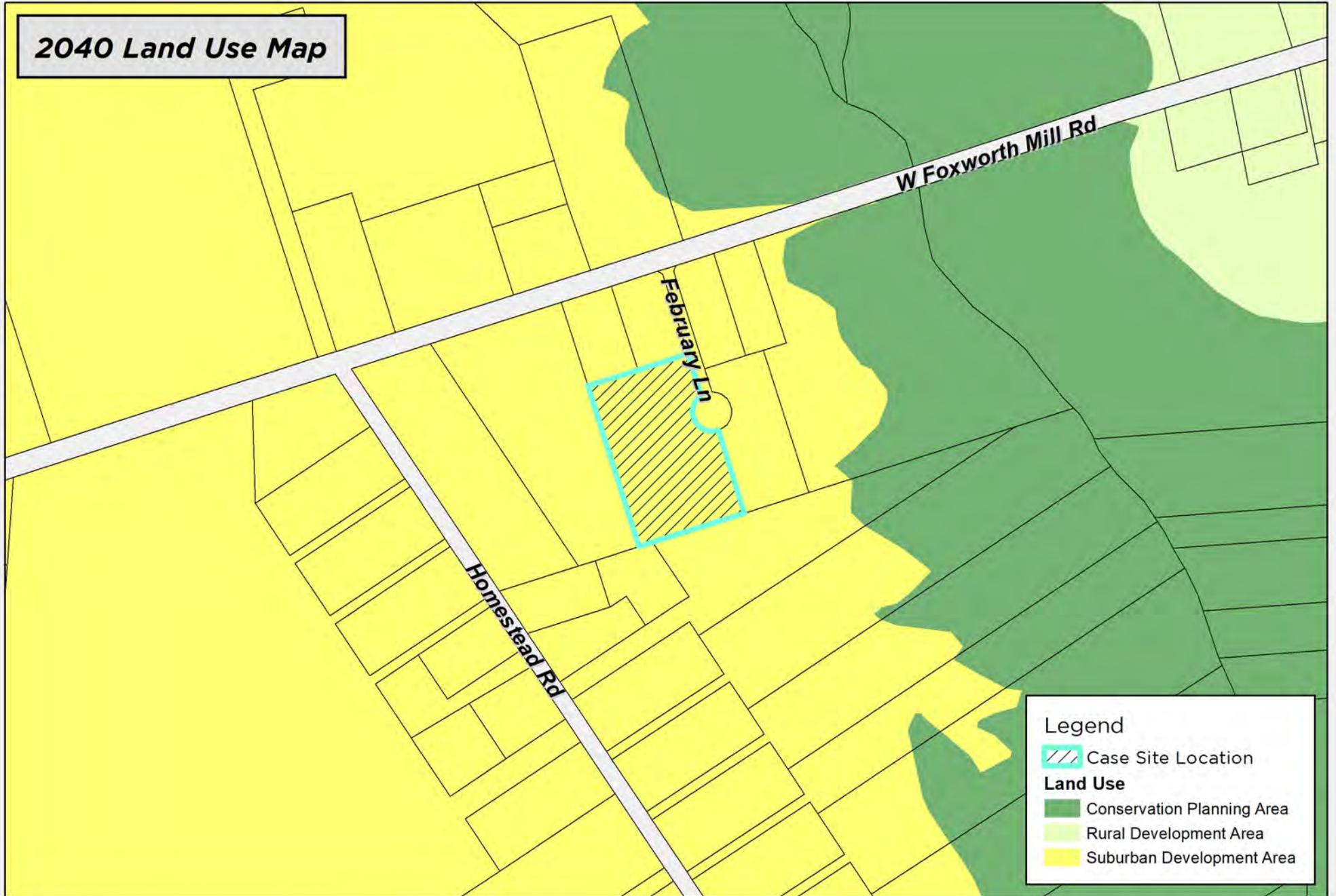


Map Prepared by: Sumter Planning Department
Copyright 2026
Date: 3/18/2026
User Name: crobbins
Document Name: BOA-26-08



BOA-26-08
3240 February Ln, Sumter, SC 29153
Tax Map # 244-00-01-069

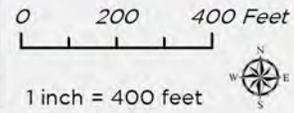
2040 Land Use Map



Legend

- Case Site Location
- Land Use**
- Conservation Planning Area
- Rural Development Area
- Suburban Development Area

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.

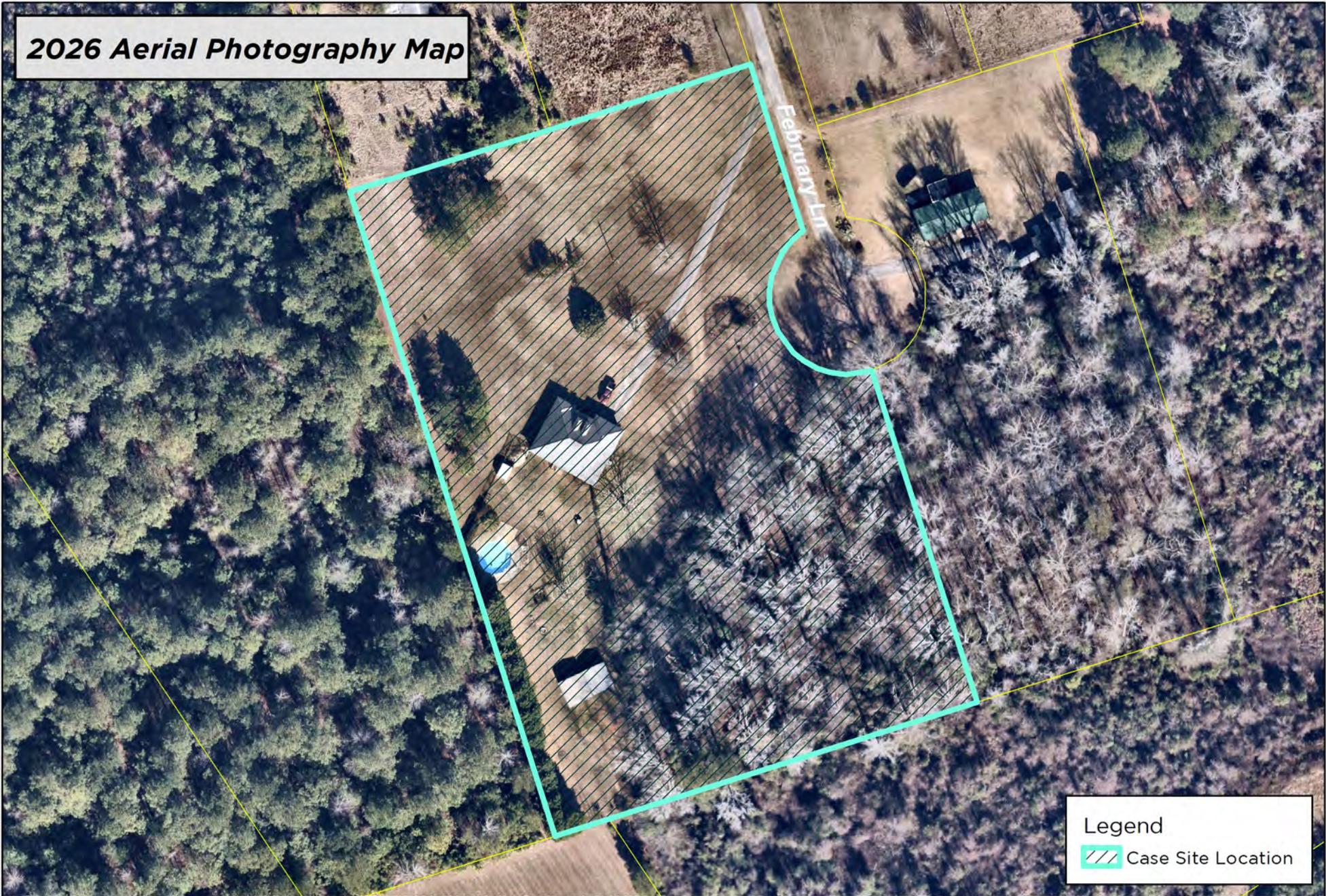


Map Prepared by: Sumter Planning Department
Copyright 2026
Date: 3/18/2026
User Name: crobbins
Document Name: BOA-26-08



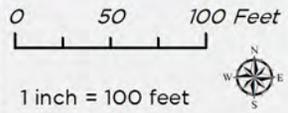
BOA-26-08
3240 February Ln, Sumter, SC 29153
Tax Map # 244-00-01-069

2026 Aerial Photography Map



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.



Map Prepared by: Sumter Planning Department
Copyright 2026
Date: 3/18/2026
User Name: crobbins
Document Name: BOA-26-08



BOA-26-08
3240 February Ln, Sumter, SC 29153
Tax Map # 244-00-01-069

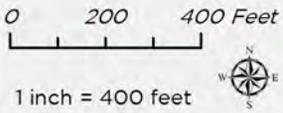
Zoning Map



Legend

-  Case Site Location
- Zoning**
-  AC- Agricultural Conservation

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.



Map Prepared by: Sumter Planning Department
Copyright 2026
Date: 3/18/2026
User Name: crobbins
Document Name: BOA-26-08



BOA-26-08
3240 February Ln, Sumter, SC 29153
Tax Map # 244-00-01-069