

# Sumter City-County Zoning Board of Appeals

June 10, 2026

## **BOA-26-13, 537 Woodfield Ln. (County)**

The applicant (Walter Richard) is requesting variances from the requirements of Sumter County Zoning & Development Standards Ordinance, as follows: (1) maximum allowed accessory structure size requirements found in Article 4, Exhibit 8A: Maximum Building Footprint Square Footage of Residential Accessory Buildings Based on Gross Acreage, (2) accessory structure setbacks requirements found in Article 4.g.2.b.4: Setbacks, and (3) any other variances required install a +/- 1,320 sq. ft. residential accessory structure to be setback 5 ft. from the side and rear property lines. The property is 0.69-acres in size and is allowed up to 1,150 sq. ft. of total residential accessory structure area under applicable requirements. Residential accessory structures over 1,200 sq. ft. in size must be setback at 10 ft. from side and rear property lines under applicable requirements. The property is located at 537 Woodfield Ln., is zoned Agricultural Conservation (AC) and represented by TMS# 221-00-01-049.



*Sumter*  
SOUTH CAROLINA  
**Sumter City-County**

Appeals - Variance - Special Exception

# Zoning Board of Appeals

June 10, 2026

## BOA-26-13, 537 Woodfield Ln. (County)

### I. THE REQUEST

**Applicant:** Walter Richard

**Status of the Applicant:** Property Owner

**Request:** Variances from maximum accessory structure size and 5 ft side and rear setback variances

**County Council District:** 3

**Location:** 537 Woodfield Ln.

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

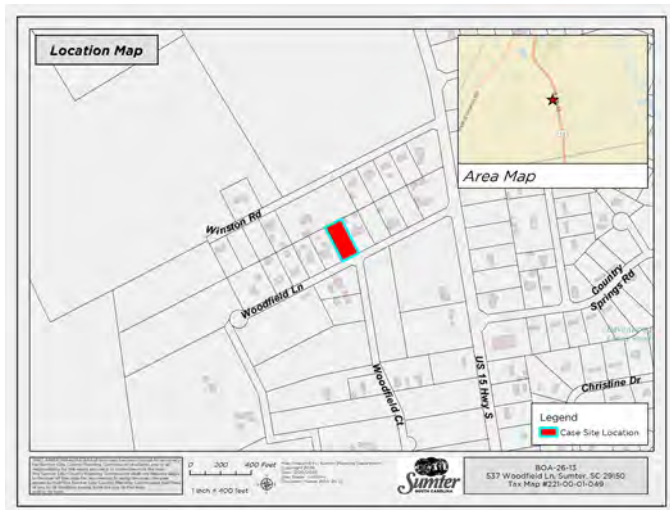
**Tax Map Reference:** 221-00-01-049

### II. BACKGROUND

The applicant is requesting variances to allow for the construction of a +/- 1,320 sq. ft. residential accessory structure with a 5 ft. side and rear property lines.

The requested variances include: (1) maximum allowed accessory structure size requirements found in *Article 4, Exhibit 8A: Maximum Building Footprint Square Footage of Residential Accessory Buildings Based on Gross Acreage*; (2) accessory structure setback requirements found in *Article 4.g.2.b.4: Setbacks*; and (3) any other variances deemed necessary to permit the proposed structure.

The property is situated to the north of Woodfield Ln. and is shown in red on the map on the location map above. The applicant acquired the property in January 2026. It consists of 1 parcel (TMS# 221-00-01-049) that is +/- .69-acres in size and is reflected best on the plat prepared by Edwards Land Surveying., dated December 1, 1997, recorded in Plat Book: 97, Page: 1401 at the Sumter County Register of Deeds.



The maximum allowable square footage for a residential accessory structure is determined by the size of the lot based on acreage. Because the subject property is +/- 0.69 acres in size, the maximum permitted accessory structure area is 1,150 sq. ft. The applicant is requesting a variance to allow an accessory structure totaling approximately 1,320 sq. ft., which exceeds the maximum allowable size by 170 sq. ft. The applicant is requesting the additional square footage in order to have enough space to store his pick truck, fifth wheel camper, lawn mower, and other lawn and garden equipment.

Additionally, accessory structures that are 1,200 sq. ft. or larger are required to maintain a minimum setback of 10 ft. from the side and rear property lines. The applicant is proposing a 5 ft. side and rear setback and is therefore requesting a variance from the required setback standards.

Staff notes that there is 1 existing accessory structure that the applicant intends to remove from the property after the construction of the new accessory structure.

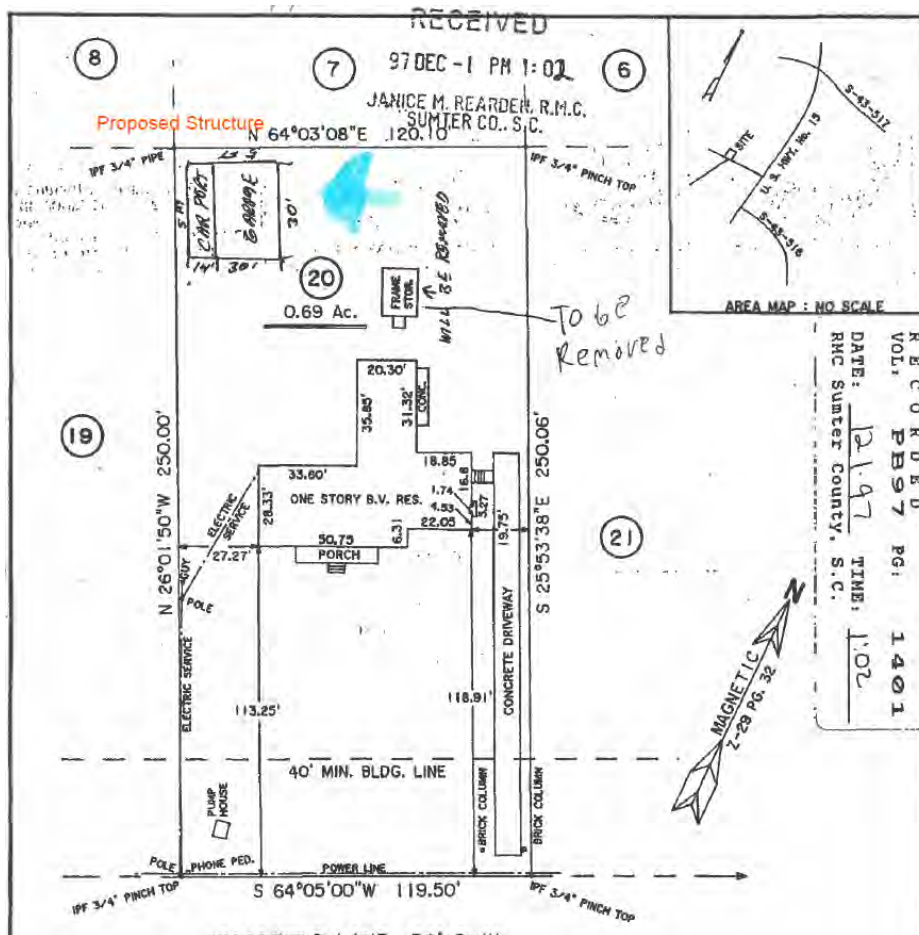


Figure 1: Site Layout Graphics Provided by Applicant



**Figure 2:** Existing conditions of proposed location



**Figure 3:** Existing accessory structure to be removed

**Ordinance Requirements:**

Article 4.g.2.b.4: (Residential Accessory Structures) Setbacks:

**4. Setbacks** – The following setbacks shall apply to all accessory buildings or structures, unless a different setback requirement for a specific accessory building or structure type exists in this Ordinance.

- a. *Interior Lots:*
  - Front – N/A
  - Sides – 5 ft.
  - Rear – 5 ft.
  
- b. *Corner Lots:*
  - Front: N/A.
  - Interior Side – 5 ft.
  - Exterior Side (local or collector street) – 17.5 ft.
  - Exterior Side (arterial street) – 22.5 ft.
  - Rear – 5 ft.

**Note: accessory buildings over 1,200 sq. ft. in size must be set back a minimum of 10 ft. from all side and rear property lines.**

Article 4, Exhibit 8A: Maximum Building Footprint Square Footage:

Acreage	0	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9
**<0.5	See note 1									
0.5	1100	1150	1250	1350	1450	-	-	-	-	-
1.0	1500	1525	1550	1575	1600	1625	1650	1675	1700	1725
2.0	1750	1775	1800	1825	1850	1875	1900	1925	1950	1975
3.0	2000	2025	2050	2075	2100	2125	2150	2175	2200	2225
4.0	2250	2275	2300	2325	2350	2375	2400	2425	2450	2475
≥ 5.0	Exempt, see note 2 & 3									

## **The Request:**

The applicant (Walter Richard) is requesting a variances from the 1) maximum allowed accessory structure size requirements found in *Article 4, Exhibit 8A: Maximum Building Footprint Square Footage of Residential Accessory Buildings Based on Gross Acreage*, (2) accessory structure setbacks requirements found in *Article 4.g.2.b.4: Setbacks*, and (3) any other variances required install a +/- 1,320 sq. ft. accessory 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 property is +/- 0.69-acres in size and has a generally rectangular shape, consistent with the adjacent parcels on Woodfield Ln.
2. The applicant states a need for a larger structure in order to store their RV, truck, mower and other tools and equipment.
3. The RV is currently parked in the rear yard and is not housed in a carport or garage.

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

### Case Facts

1. Other properties within the general vicinity are in similar shape and size of the subject parcel.
2. All residential parcels must comply with the accessory structure size standards applicable to this parcel as established in *Article 4* and *Article 4, Exhibit 8A*.

3. The property has enough space to place the proposed accessory structure in compliance with a 10 ft. setback, even though it is larger than the maximum allowed square footage.

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.***

#### Case Facts

1. The applicant is permitted to construct an accessory structure at a maximum size of 1,150 sq ft. (assuming removal of the existing accessory structure present on the property).
2. Current Ordinance standards allow the applicant to construct up to 2 accessory buildings with a combined size of 1,150 sq. ft. without a variance.
3. The applicant has an existing +/- 250 sq. ft. accessory structure and could build an additional +/- 900 sq. ft. structure without a variance.
4. There is sufficient space on the property to construct an accessory structure in compliance with the 10 ft. setback requirement for accessory structures over 1,200 ft.

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.***

#### Case Facts

1. The accessory structure is proposed to be placed at the rear (northwest corner) of property.
2. The proposed accessory structure will be constructed of similar materials as other accessory structures in the area.
3. The applicant plans to remove the existing accessory structure from property.
4. The purpose of regulating size of residential accessory buildings is to ensure compatibility, preserve the primary residence as the focal point of the property, and avoid negatively impacting surrounding properties.
5. Exceeding the established maximum accessory structure size limits without demonstrating true hardship can be detrimental as it hinders the effectiveness of the Ordinance and undermines expressed countywide intent.

#### **IV. STAFF RECOMMENDATION**

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

#### **V. DRAFT MOTIONS FOR BOA-26-13**

1. I move the Zoning Board of Appeals **approve** BOA-26-13, subject to the findings of fact and conclusions developed by the BZA and so stated:  
*[reference specific findings as developed based on facts presented in the staff report, exhibits, and/or during the public hearing.]*

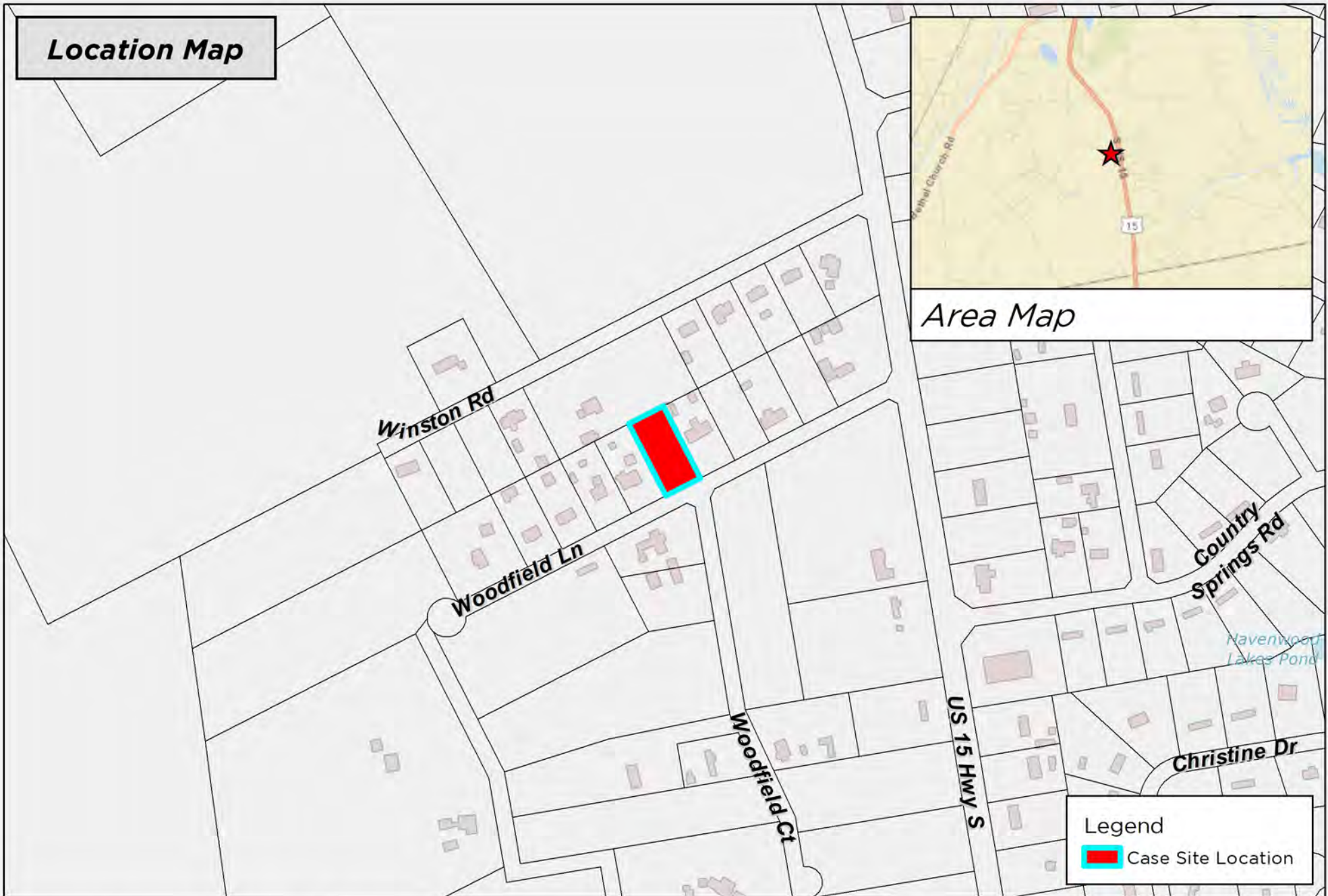
2. I move the Zoning Board of Appeals **deny** BOA-26-13, subject to the following findings of fact and conclusions:  
*[reference specific findings as developed based on facts presented in the staff report, exhibits, and/or during the public hearing.]*
3. I move the Zoning Board of Appeals enter an alternative motion for BOA-26-13.

**VI. BOARD OF APPEALS – June 10, 2026**

# Location Map



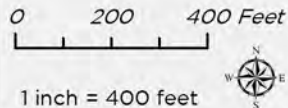
Area Map



## Legend

 Case Site Location

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1 inch = 400 feet

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User Name: crobbins  
Document Name: BOA-26-13



BOA-26-13  
537 Woodfield Ln, Sumter, SC 29150  
Tax Map #221-00-01-049

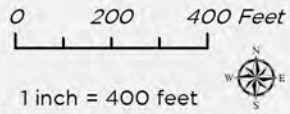
# 2040 Land Use Map



**Legend**

-  Case Site Location
- Land Use**
-  Rural Development Area

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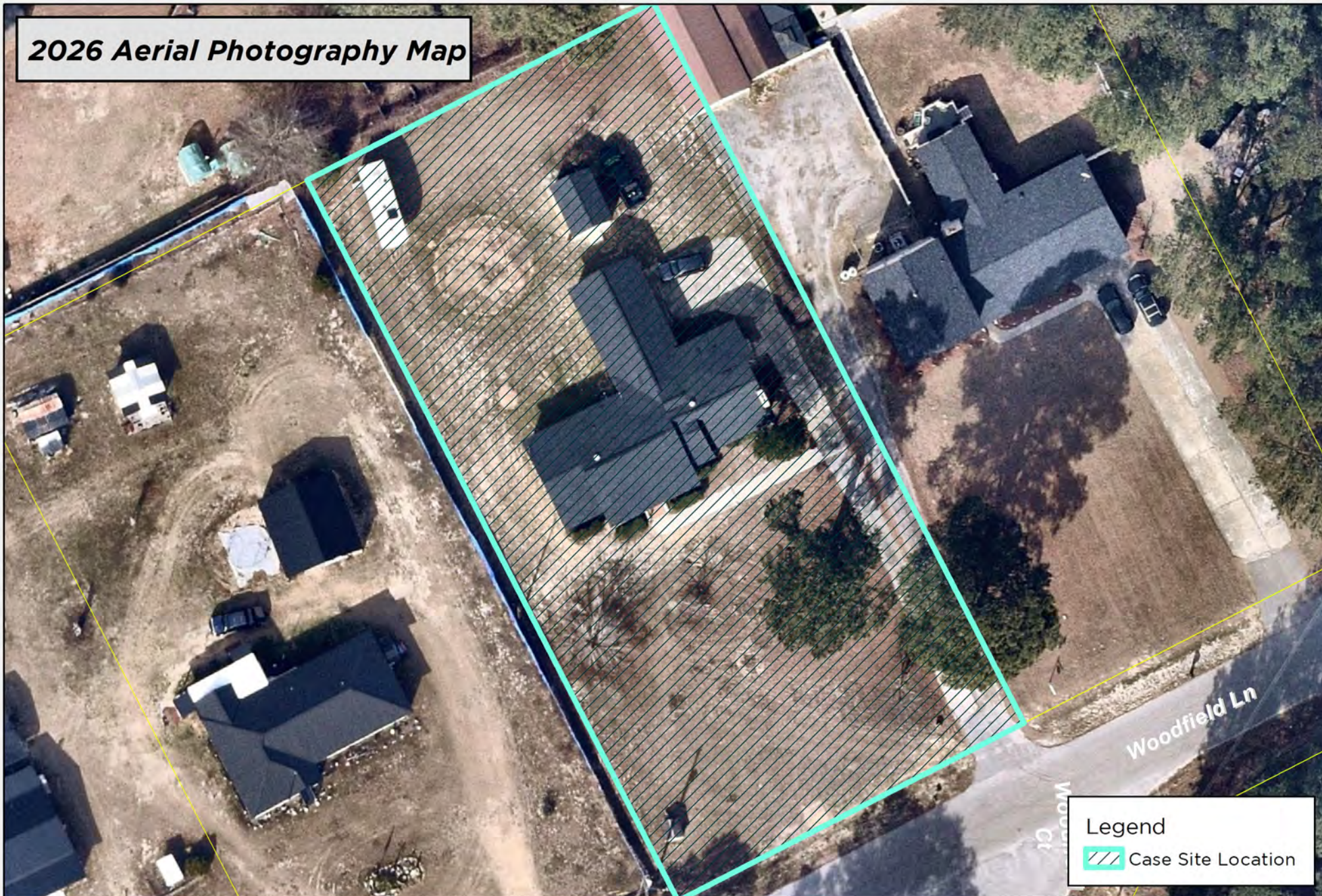



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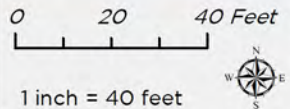
BOA-26-13  
537 Woodfield Ln, Sumter, SC 29150  
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# 2026 Aerial Photography Map



**Legend**  
 Case Site Location

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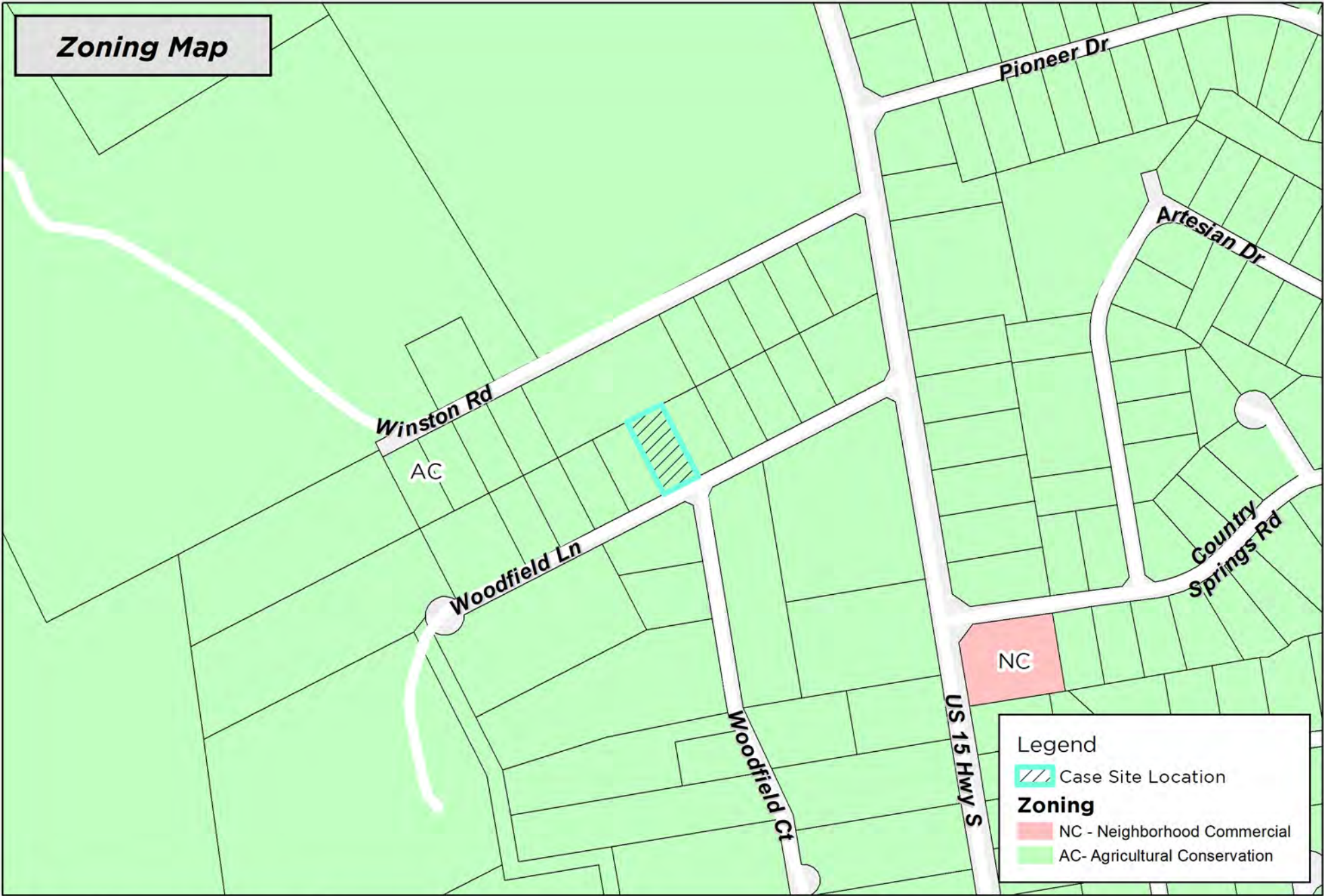


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BOA-26-13  
537 Woodfield Ln, Sumter, SC 29150  
Tax Map #221-00-01-049

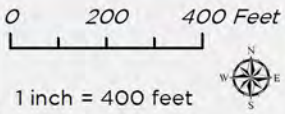
# Zoning Map



**Legend**

- Case Site Location
- Zoning**
- NC - Neighborhood Commercial
- AC- Agricultural Conservation

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