

Sumter City-County Zoning Board of Appeals

June 10, 2026

BOA-26-16, 433 Ridgeway St.

The applicant (Latoya Rivers) is requesting variances from the requirements of the *Sumter County Zoning & Development Standards Ordinance*, as follows: (1) side and rear building setbacks found in *Article 3, Exhibit 3: Development Standards for Uses in GR District* and (2) any other variances required to allow an existing building that is located +/- 16 ft. from the rear property line and +/- 4 ft. from a side property line to be used as a residential dwelling. The required rear setback for single-family detached dwellings in the GR district is 20 ft. The required side setback for single-family detached dwellings in the GR district is 8 ft. The property is located at 433 Ridgeway St., is zoned General Residential (GR) and represented by TMS# 250-11-03-028.



Appeals - Variance - Special Exception

Sumter City-County Zoning Board of Appeals

June 10, 2026

BOA-25-16 433, Ridgeway St. (County)

I. THE REQUEST

Applicant: Latoya Rivers

Status of the Applicant: Authorized Agent for Property Owner

Request: Variances from principal residential structure side and rear setbacks to allow for an existing structure on the property to be utilized as a residential dwelling.

County Council District: 7

Location: 433 Ridgeway St.

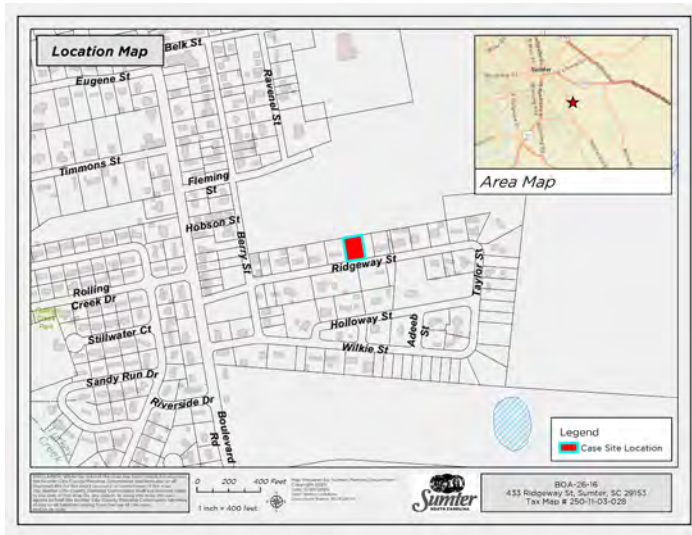
Present Use/Zoning: Residential / General Residential (GR)

Tax Map Reference: 250-11-03-028

II. BACKGROUND

The applicant is requesting a variance to side and rear setback requirements outlined in *Article 3, Exhibit 3: Development Standards for Uses in GR District of the Sumter County Zoning & Development Standards Ordinance* (the “Ordinance”) to allow for the conversion of an existing accessory structure into a single-family dwelling.

The property is situated on the north side of Ridgeway St. and is shown in red on the map to the right. The owner of the property acquired the property in December 2023. It consists of a 0.41-acre parcel (TMS# 250-11-03-028).



The applicant is requesting variances to both the required rear and side setbacks to allow an existing structure on the property to be utilized as a single-family residence. The property is located within the GR zoning district, which requires a minimum rear setback of 20 ft. and a minimum side setback of 8 ft.

According to the submitted survey, the existing structure is located approximately 16.3 ft. from the rear property line and approximately 4 ft. from the side property line, which encroaches into both the required side and rear principal structure setbacks.

Although the property appears to function as a single lot, it remains legally comprised of two lots (#29 and #30). The lots were combined into a single tax map number by the County Assessor's Office at an unknown prior date, but the parcels were never legally combined through the recording of a combination plat. As a result, the lots remain separate legal lots of record and could potentially be reverted to separate lots in the future. Therefore, variances are required to recognize the existing structure's location in relation to the applicable lot lines.

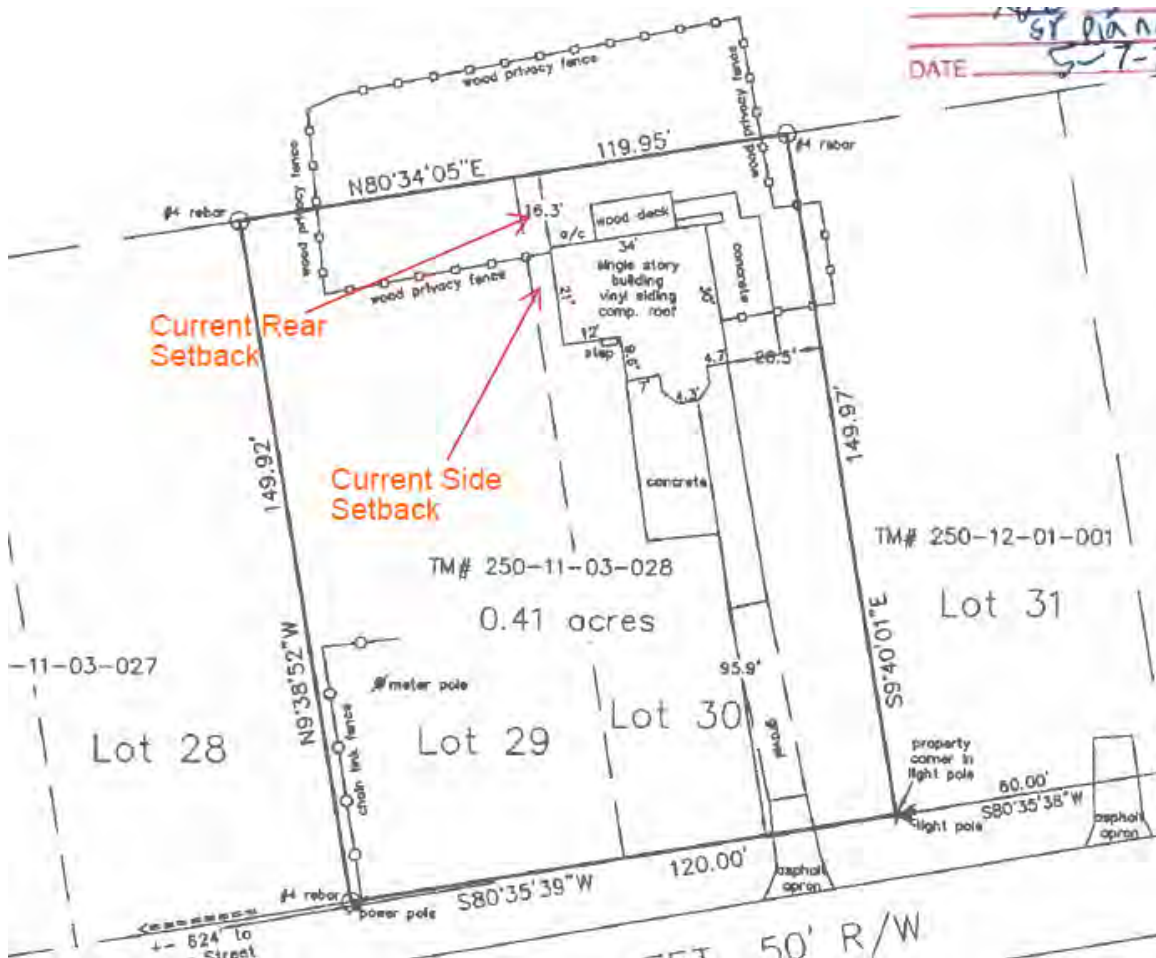


Figure 3: Copy of Boundary survey provided by applicant

Ordinance Requirements: Article 3, Section D, Exhibit 3

**EXHIBIT 3
DEVELOPMENT STANDARDS FOR USES IN GR DISTRICT**

	Non-Residential Uses	Single-Family Detached Dwellings ¹	Single-Family Attached Dwellings	Duplex Dwellings	Townhouse Dwellings ²	Triplex and Quadruplex Dwellings	Mobile Home Park ³
Minimum Lot Area (sq. ft.) ^{4,5}	N/A	6,000 (per structure)	5,000 (per structure)	10,000 (per structure)	2,000 (per unit)	12,000 (per structure)	5,000 (per structure)
Minimum Site Area ⁴	N/A	N/A	N/A	N/A	2 acres	N/A	5 acres
Minimum Lot Width ^{4,6}	N/A	60 ft.	40 ft.	80 ft.	16 ft.	100 ft.	45 ft.
Minimum Yards, Per Structure:							
Front ^{7,8} (by functional road classification)	local/collector	local/collector	local/collector	local/collector	local/collector	local/collector	local/collector
	arterial	arterial	arterial	arterial	arterial	arterial	arterial
Side	25 ft.	8 ft.	0 / 8 ft. ¹⁰	8 ft.	0 / 7.5 ft. ¹¹	12 ft.	25 ft.
Rear	50 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	25 ft.
Minimum Distance Between Buildings	N/A	N/A	N/A	N/A	15 ft.	N/A	N/A
Maximum Impervious Surface %	80%	45%	45%	45%	65%	60%	45%
Common Open Space Ratio (% project area)	N/A	N/A	N/A	N/A	20% ¹²	25% ¹²	10%
Maximum Density (units per gross acre)	N/A	7.2	8.7	8.7	14	14.5	8
Maximum Height of Buildings	45 ft.	35 ft.	35 ft.	35 ft.	35 ft.	45 ft.	35 ft.

The Request:

The applicant (Laytoya Rivers) is requesting a variance to the principal building rear and side setback requirements outlined in *Article 3, Section D, Exhibit 3* of the *Sumter County Zoning & Development Standards Ordinance* (the “Zoning Ordinance”) and any other variances as may be required in order to allow for the applicant to utilize the existing structure on the property as a single family residence.

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. This structure was originally used as an accessory structure to a since removed dwelling.
2. Minimum accessory structure setbacks are significantly less than that required for a dwelling.
3. The structure was converted into a residential dwelling in order to be used under residential building code standards.

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

Case Facts

1. All other principal residential structures appear to meet the required setback in this area.
2. Surrounding residential structures appear to have been constructed or placed as principal dwelling and not as accessory structures.

- 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 would not be able to use the already converted structure as a single-family residence.
2. The applicant would have to move the structure or adjust the property lines.

- 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 structure has been renovated to meet the international building code requirements.
2. The exterior of the home has been enclosed in white vinyl siding.

IV. STAFF RECOMMENDATION

If the Board finds that all necessary criteria have been met to approve this request, staff recommend the following conditions:

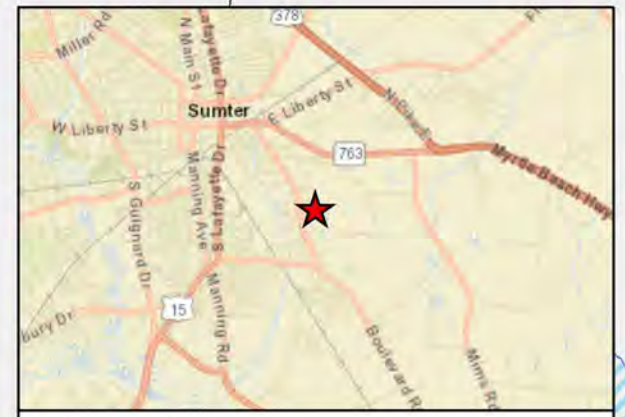
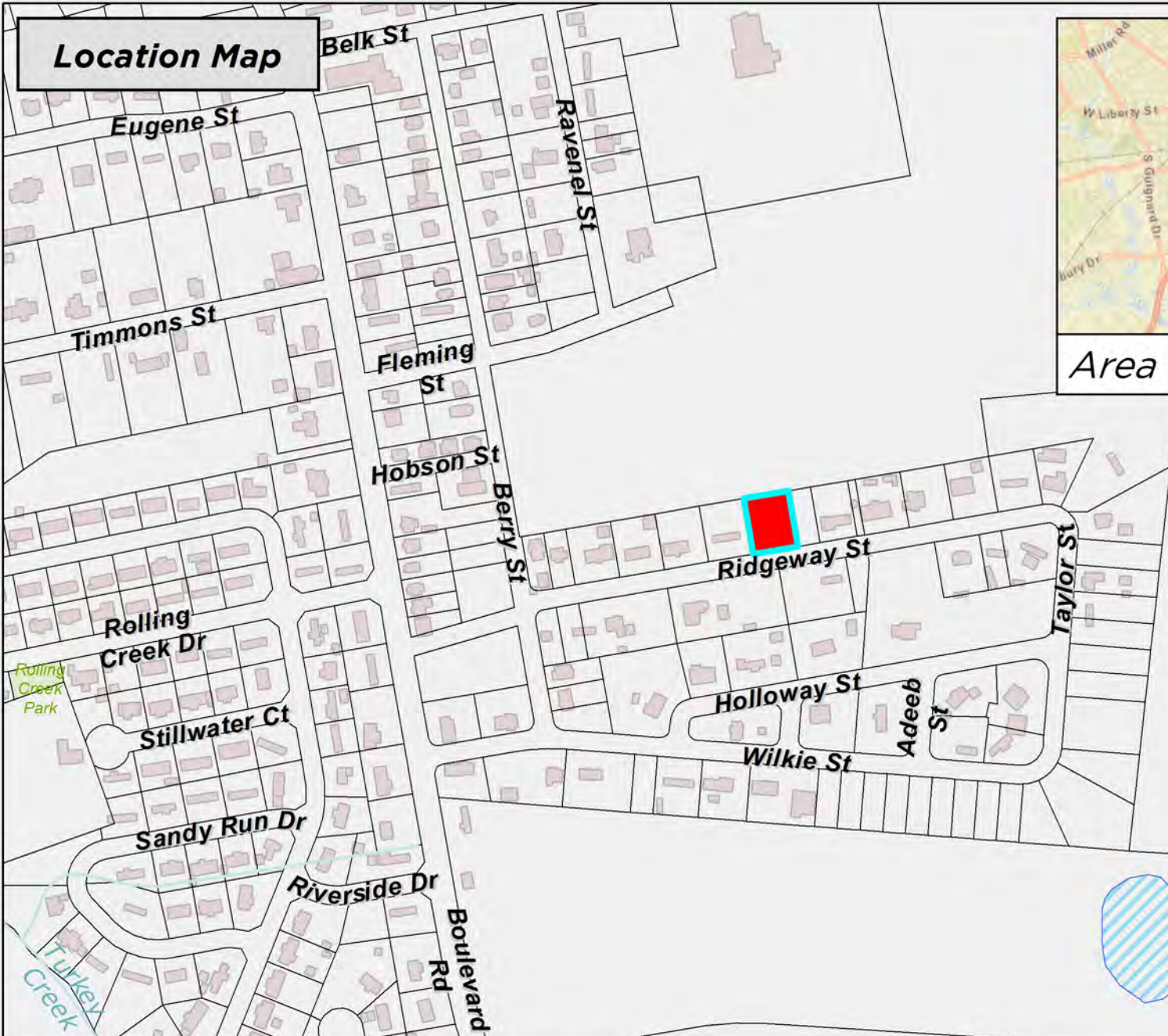
1. Combine the lots through a combination survey certified by the Sumter Planning Commission and recorded with the Sumter County Register of Deeds

V. DRAFT MOTIONS FOR BOA-26-16

1. I move the Zoning Board of Appeals **approve** BOA-26-16, 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-26-16, 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-26-16.

VI. BOARD OF APPEALS – June 10, 2026

Location Map

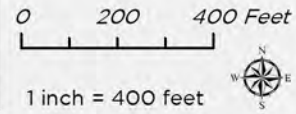


Area Map

Legend

-  Case Site Location

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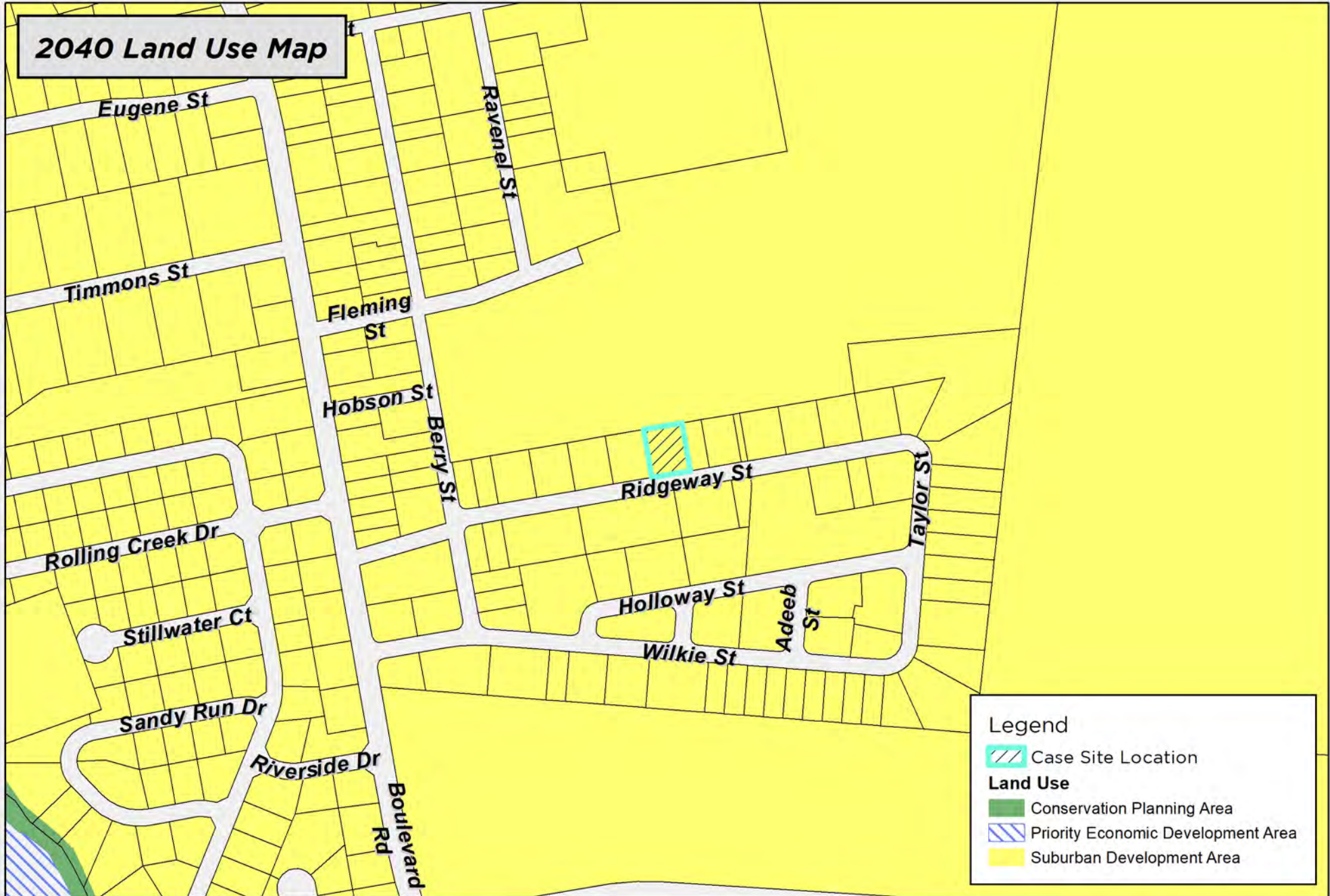


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BOA-26-16
 433 Ridgeway St, Sumter, SC 29153
 Tax Map # 250-11-03-028

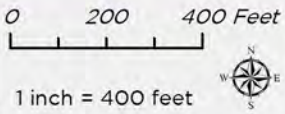
2040 Land Use Map



Legend

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

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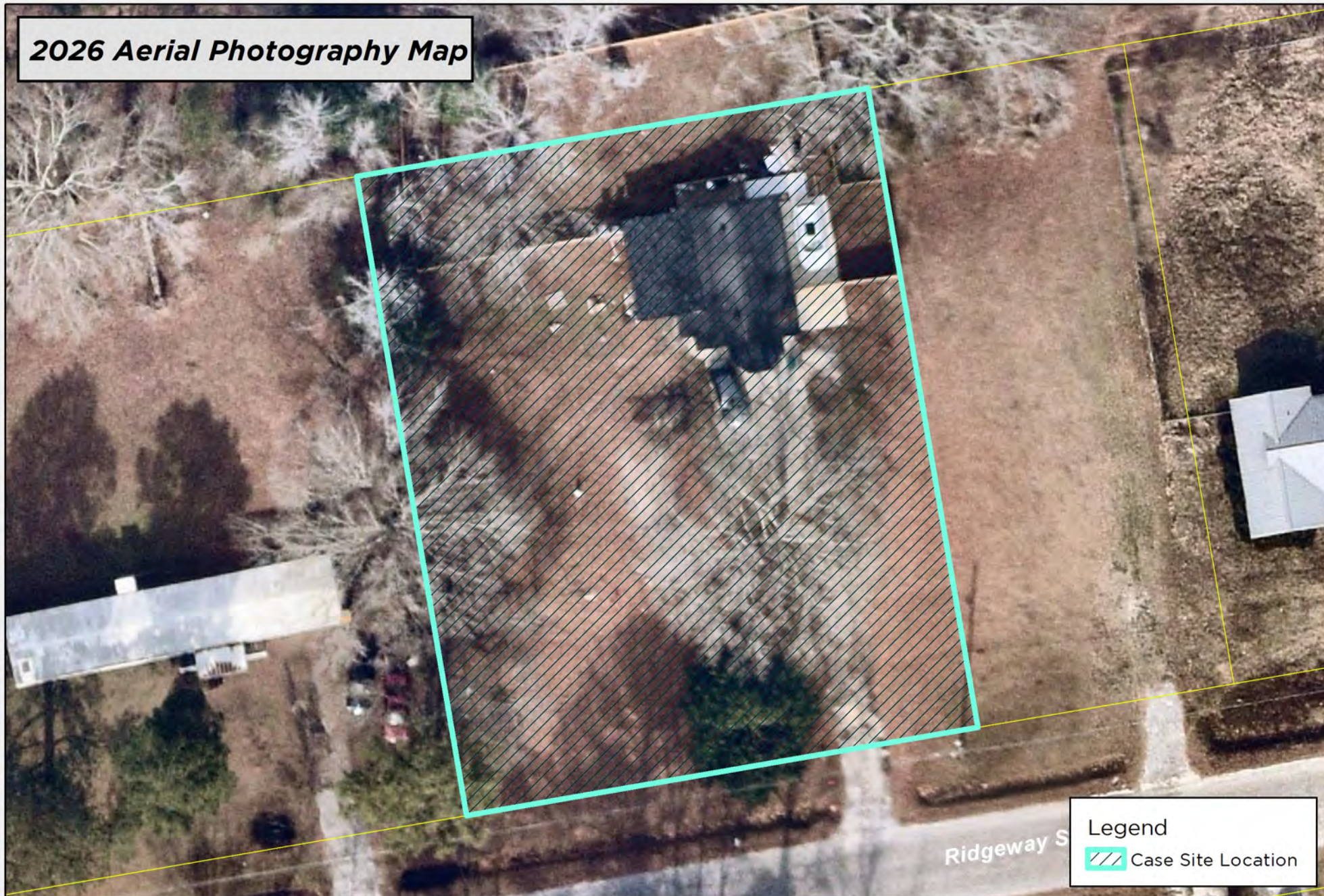


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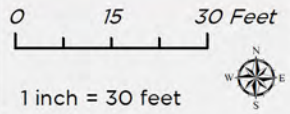
BOA-26-16
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2026 Aerial Photography Map



Legend
[Cyan hatched box] Case Site Location

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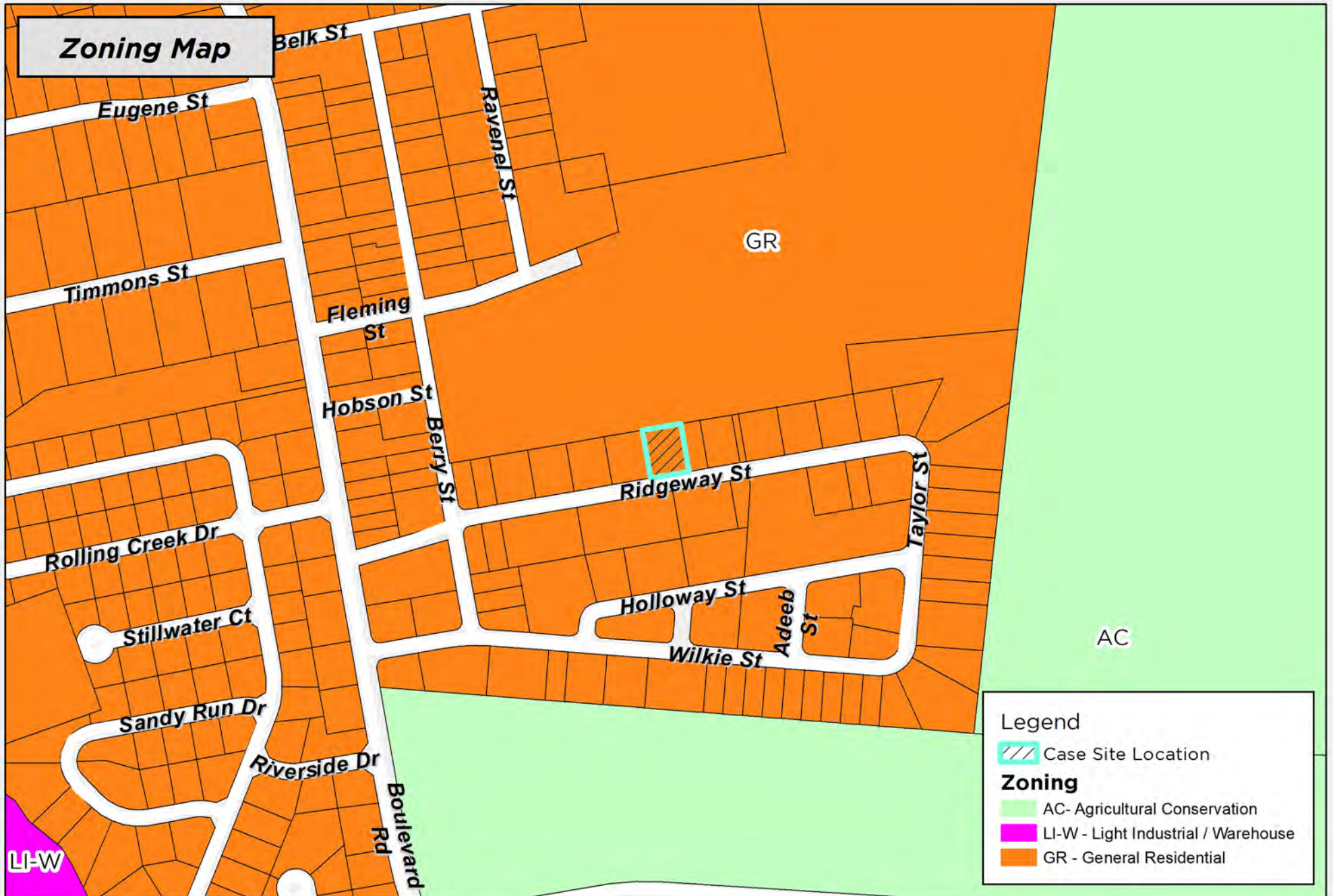


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BOA-26-16
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Zoning Map



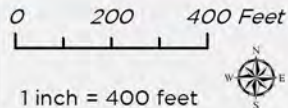
Legend

Case Site Location

Zoning

- AC- Agricultural Conservation
- LI-W - Light Industrial / Warehouse
- GR - General Residential

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