

Sumter City-County Zoning Board of Appeals

March 11, 2026

BOA-26-05, 404 N. Purdy St. (City)

The applicant (Dr. & Mrs. Stewart Rawson) is requesting variance(s) from the requirements of *City of Sumter Zoning & Development Standards Ordinance*, as follows: (1) residential building setback requirements found in *Article 3, Exhibit 3-1(B): Development Standards for Uses in R-9 District*, and (2) any other variances as required to construct an attached carport on the southside of the existing home. The property is located at 404 N. Purdy St., is zoned Residential-9 (R-9), and is represented by TMS# 228-03-01-013.



Appeals - Variance - Special Exception

Sumter City-County Zoning Board of Appeals

March 11, 2026

BOA-26-05, 404 N. Purdy St. (City)

I. THE REQUEST

Applicant: Dr. & Mrs. Stewart Rawson

Status of the Applicant: Property Owners

Request: Variances from principal residential structure setbacks to settle to construct a +/- 528 sq. ft. attached carport to an existing single-family residence on an existing lot of record.

City Council Ward Ward 4

Location: 404 N Purdy St.

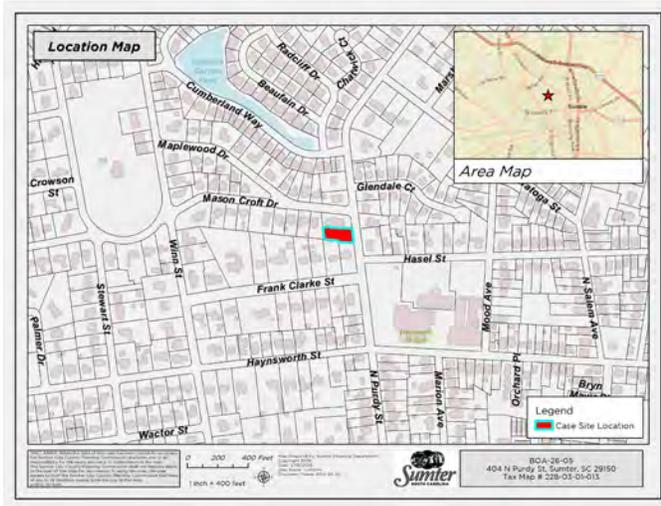
Present Use/Zoning: Residential / Residential-9 (R-9)

Tax Map Reference: 228-03-01-013

II. BACKGROUND

The applicant is requesting a variance to the principal building side setback requirements outlined in *Article 3, Exhibit 3-1(B)* of the *City of Sumter Zoning & Development Standards Ordinance* (the “Zoning Ordinance”) in order to construct a +/- 528 sq. ft. attached carport at 404 N. Purdy St.

The property is located on the west side of N. Purdy St. between Mason Croft Dr. and Frank Clarke St., shown in red on the map to the right. It consists of a 0.39-acre parcel.



The applicant is requesting a setback variance to construct a two-car carport (+/- 528 sq. ft.) attached to the existing residential structure on the property. Due to an irregular property line in which the boundary between the subject property and 3 Frank Clarke St. extends 10 ft. further than the boundary between the subject property at 1 Frank Clarke St., the setback for the rear corner of the carport would be only 4.5 ft. from the property line. This dimension does not meet the minimum 10 ft. side setback requirement stipulated in the Residential-9 (R-9) District regulations. Therefore, a variance is required to allow a reduced rear setback of 4.5 feet in lieu of the required 10 feet.

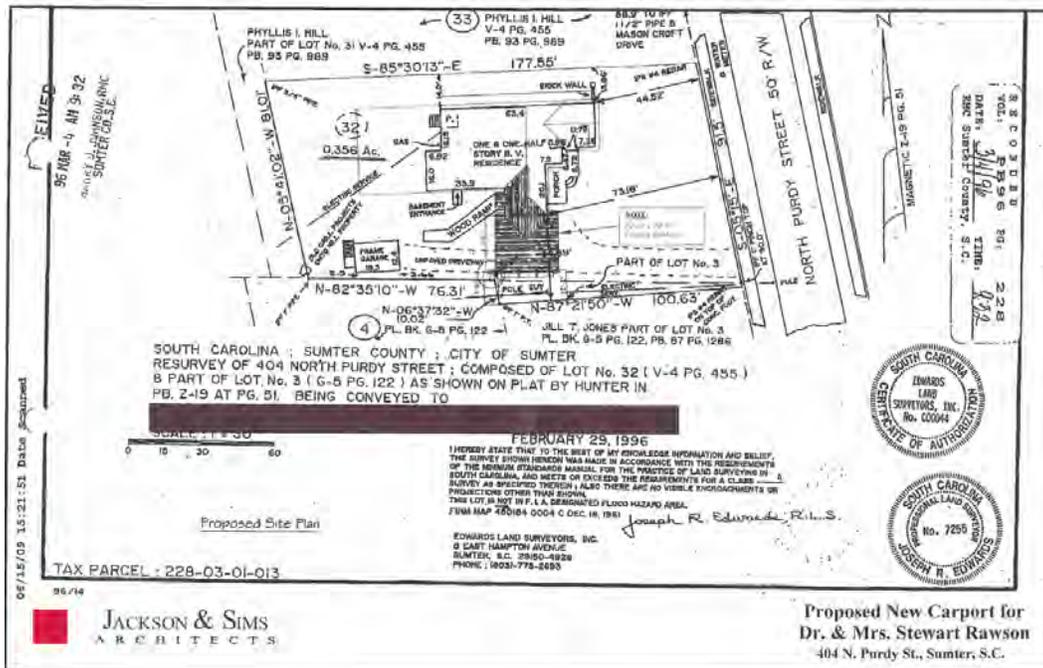


Figure 1 – Plat with Proposed Building Placement and Setbacks Annotated

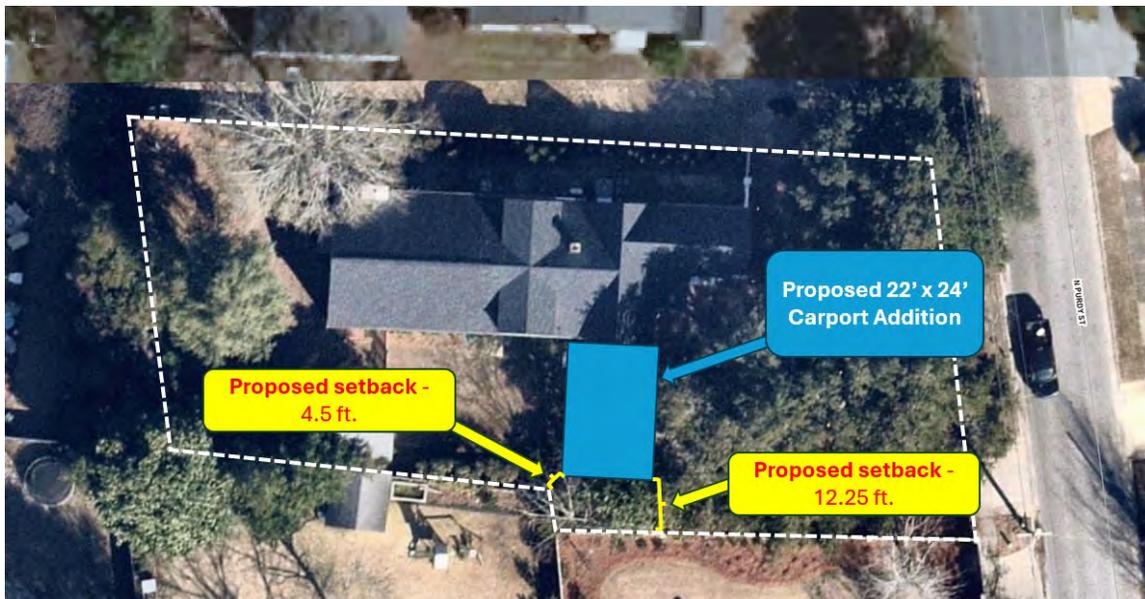


Figure 2 – Diagram Illustrating Proposed Setbacks with Addition



Figure 3 – Conceptual Building Elevation with Proposed Carport

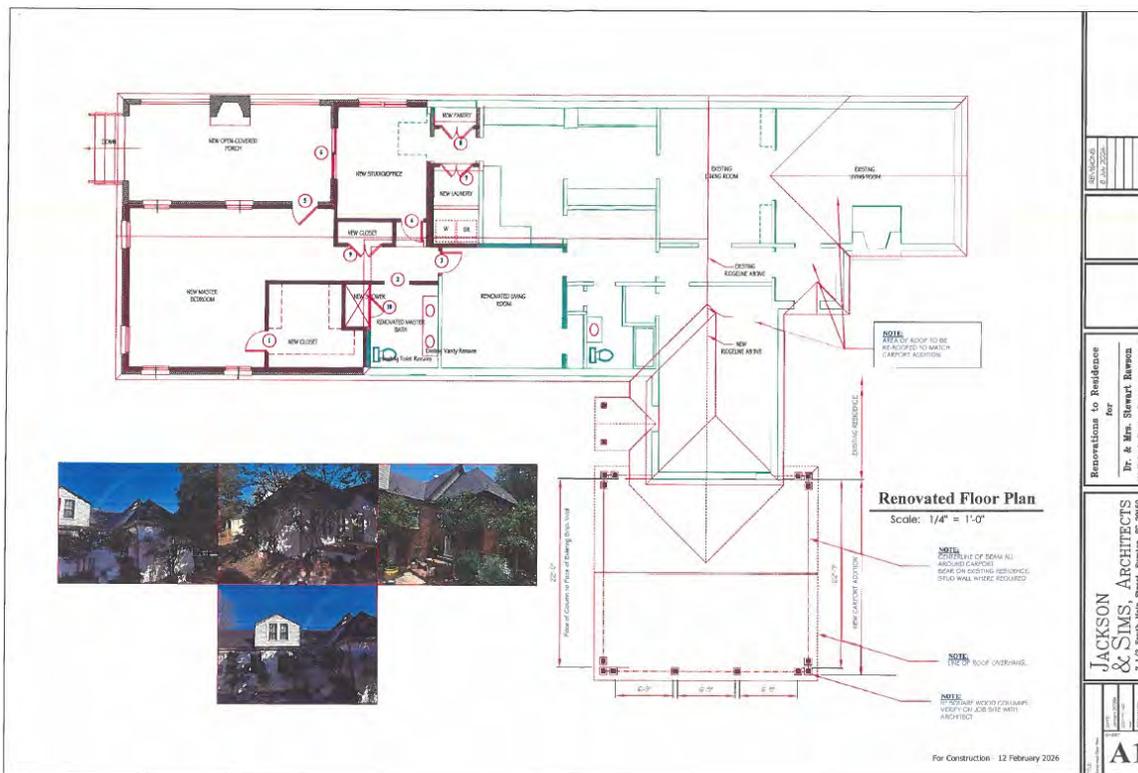


Figure 4 – Floorplan including Proposed Carport Addition

Ordinance Requirements:

Article 3, Exhibit 3-1(B): Development Standards for Uses in R-9 District

EXHIBIT 3-1(B) DEVELOPMENT STANDARDS FOR USES IN R-9 DISTRICT

	Non-Residential Uses	Single Family Detached Dwellings	Single Family Attached Dwellings	Patio Home Dwellings	Suburban Townhome Dwellings ¹
Minimum Lot Area Per Individual Unit ²	9,000 sq. ft.	9,000 sq. ft. <i>(per structure)</i>	7,000 sq. ft. <i>(per unit)</i>	5,000 sq. ft. <i>(per structure)</i>	2,000 sq. ft. <i>(per unit)</i>
Minimum Site Area	N/A	N/A	N/A	2 acres	2 acres
Minimum Lot Width	75 ft.	75 ft.	50 ft.	45 ft.	16 ft.
Minimum Lot Depth	100 ft.	100 ft.	100 ft.	100 ft.	N/A
Minimum Yards, Per Structure:					
Front ³	35 ft. <i>(local/collector)</i>	35 ft. <i>(local/collector)</i>	35 ft. <i>(local/collector)</i>	35 ft. <i>(local/collector)</i>	35 ft. ⁴ <i>(local/collector)</i>
	45 ft. <i>(arterial)</i>	45 ft. <i>(arterial)</i>	45 ft. <i>(arterial)</i>	45 ft. <i>(arterial)</i>	35 ft. ⁴ <i>(arterial)</i>
Side	50 ft.	10 ft.	0 ft. / 10 ft. ⁵	0 ft. / 10 ft. ⁶	0 ft. / 15 ft. ⁷
Rear	50 ft.	25 ft.	20 ft.	20 ft.	20 ft.
Minimum Distance Between Buildings	30 ft.	N/A	N/A	N/A	30 ft.
Maximum Impervious Surface Percentage	40%	40%	45%	45%	65%
Common Open Space Ratio (% project area)	N/A	N/A	N/A	N/A	20% ⁸
Maximum Density (units per gross acre)	N/A	4.8	6.2	6.2	14
Maximum Height of Buildings	45 ft.	35 ft.	35 ft.	35 ft.	35 ft.

¹ Townhome buildings shall not exceed 8 contiguous units.

² Refer to *Article 6.d.1.* if non-conforming lot of record for nonresidential and single-family detached dwelling uses. All other development types identified on this table must meet minimum lot area requirements upon establishment.

³ Refer to *Article 4.f.a.* for alternate method of determining the front setback.

⁴ The front setback for townhome buildings can be reduced to 15 ft. if no off-street parking is located to the front of townhome units.

⁵ 0 ft. setback between units, 10 ft. setback between end of structure and side property line

⁶ Minimum 10 ft. setback required on 1 side only.

⁷ 0 ft. setback between units, 15 ft. setback between end of structure and side property line.

⁸ For projects with 10 or fewer units, no common open space is required.

The Request:

The applicant (Dr. & Mrs. Stewart Rawson) is requesting variance(s) from the requirements of *City of Sumter Zoning & Development Standards Ordinance*, as follows: (1) residential building setback requirements found in *Article 3, Exhibit 3-1(B): Development Standards for Uses in R-9 District*. The minimum side setback requirement in the R-9 zoning district is 10 ft.

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 +/- 0.39 acres in size and is located on N Purdy St. in the City of Sumter.
2. The property is considered a conforming lot of record based on its dimensions, however it is an irregular shape.
3. The southern property line of the subject property and 3 Frank Clarke St. extends 10 ft. further south than the boundary between the subject property and 1 Frank Clarke St. This results in an immediate 10 ft. narrowing of the lot at the back corner of the proposed structure.
4. The property is located in the Mason Croft Neighborhood.

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

Case Facts:

1. Multiple properties in the area are similar in total size to the subject property.
2. The Mason Croft neighborhood was developed in the mid 20th century and since that time there has been significant infill lot creation and small boundary changes over time.
3. Multiple lots in the surrounding area have irregular shapes, and there are a wide variety of housing styles that correspond to varying lot boundaries.
4. Multiple residences in the immediate area (within 300 ft.) are closer to their side property lines than the current development standards (R-9 or R-6).

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. Application of the ordinance restricts the applicant's ability to construct the desired carport addition to the residence on the property without either approval of variances or adjustment to the building plans.

- 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 proposed addition is consistent with the existing style of the residence at 404 N. Purdy St.
2. Effective spacing of residential structures will be consistent with the pattern of development already established in the area.
3. The carport's height and width will allow access to the rear yard to avoid encroachment onto adjacent property by the property owner or emergency personnel.

IV. STAFF RECOMMENDATION

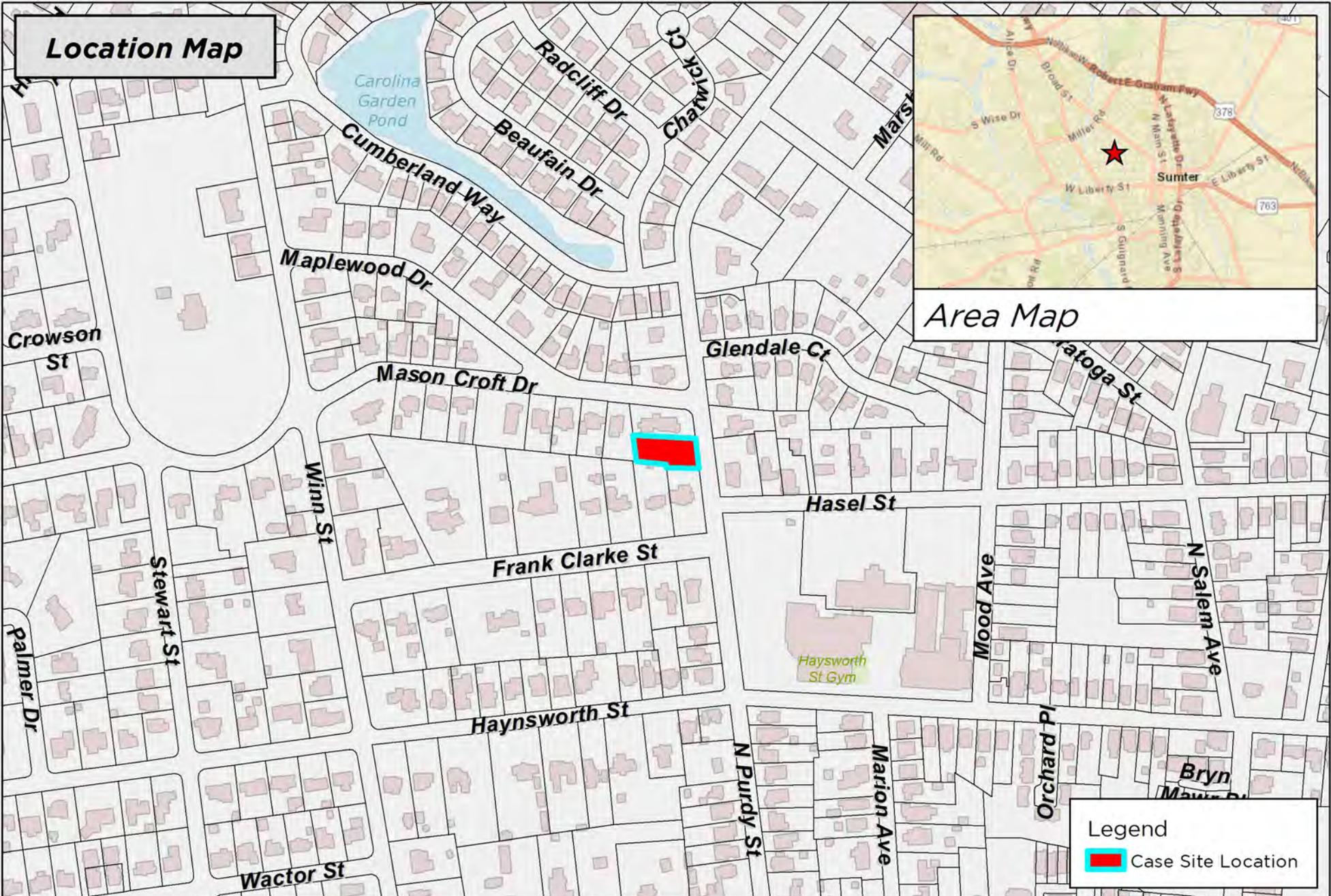
Staff recommends no additional approval conditions *if* the Board finds that all necessary criteria have been met to approve this request.

V. DRAFT MOTIONS FOR BOA-26-05

- A. I move the Zoning Board of Appeals **approve** BOA-26-05, 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.]
- B. I move the Zoning Board of Appeals **deny** BOA-26-05, subject to the following 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.]
- C. I move the Zoning Board of Appeals enter an alternative motion for BOA-26-05.

VI. BOARD OF APPEALS – March 11, 2026

Location Map

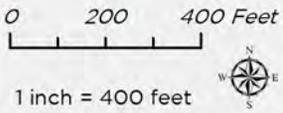


Area Map

Legend

 Case Site Location

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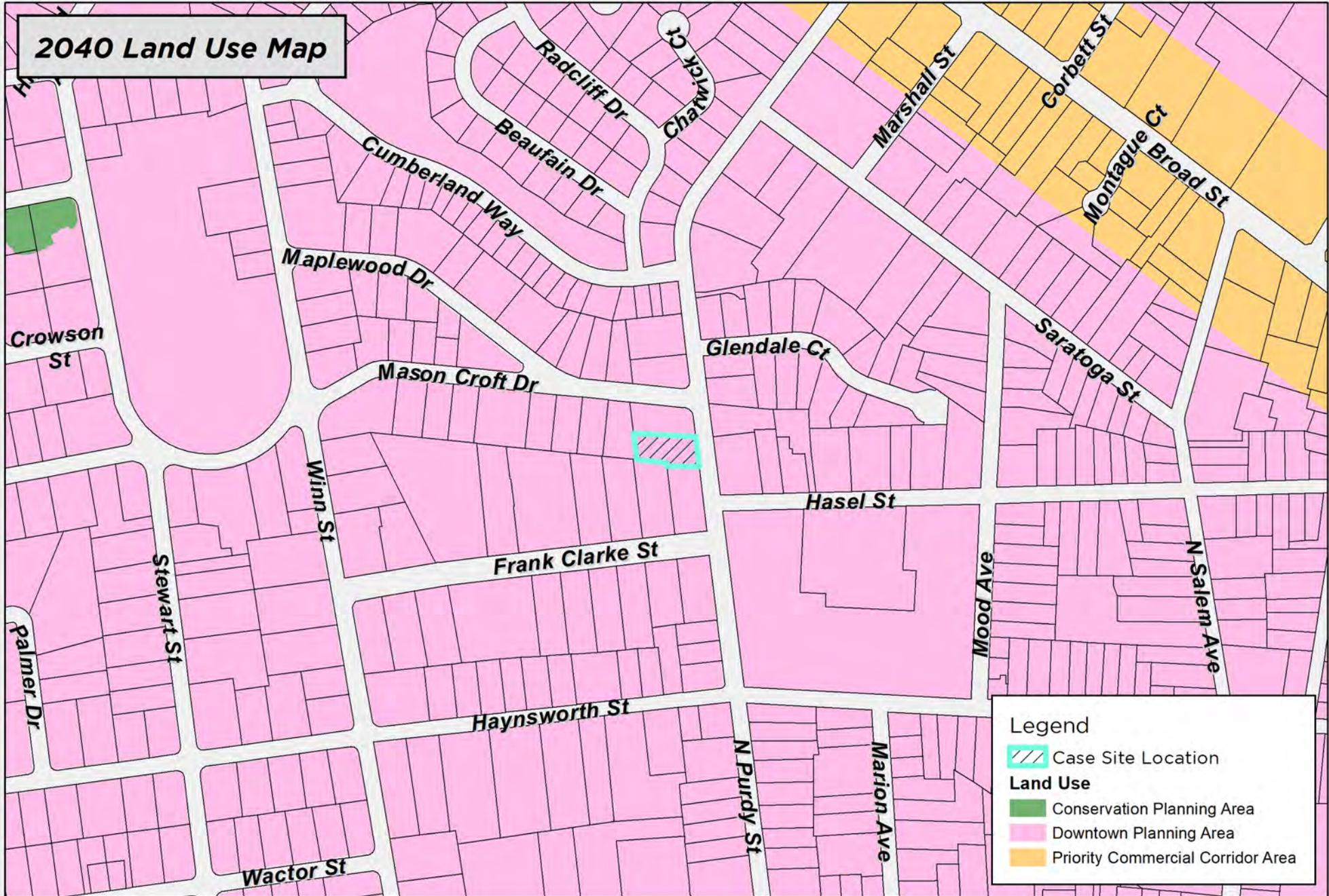


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BOA-26-05
 404 N Purdy St, Sumter, SC 29150
 Tax Map # 228-03-01-013

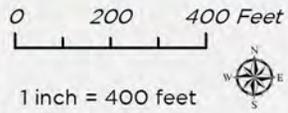
2040 Land Use Map



Legend

-  Case Site Location
- Land Use**
-  Conservation Planning Area
-  Downtown Planning Area
-  Priority Commercial Corridor Area

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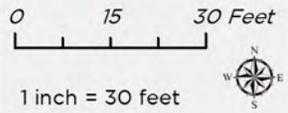
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2026 Aerial Photography Map



Legend
Case Site Location

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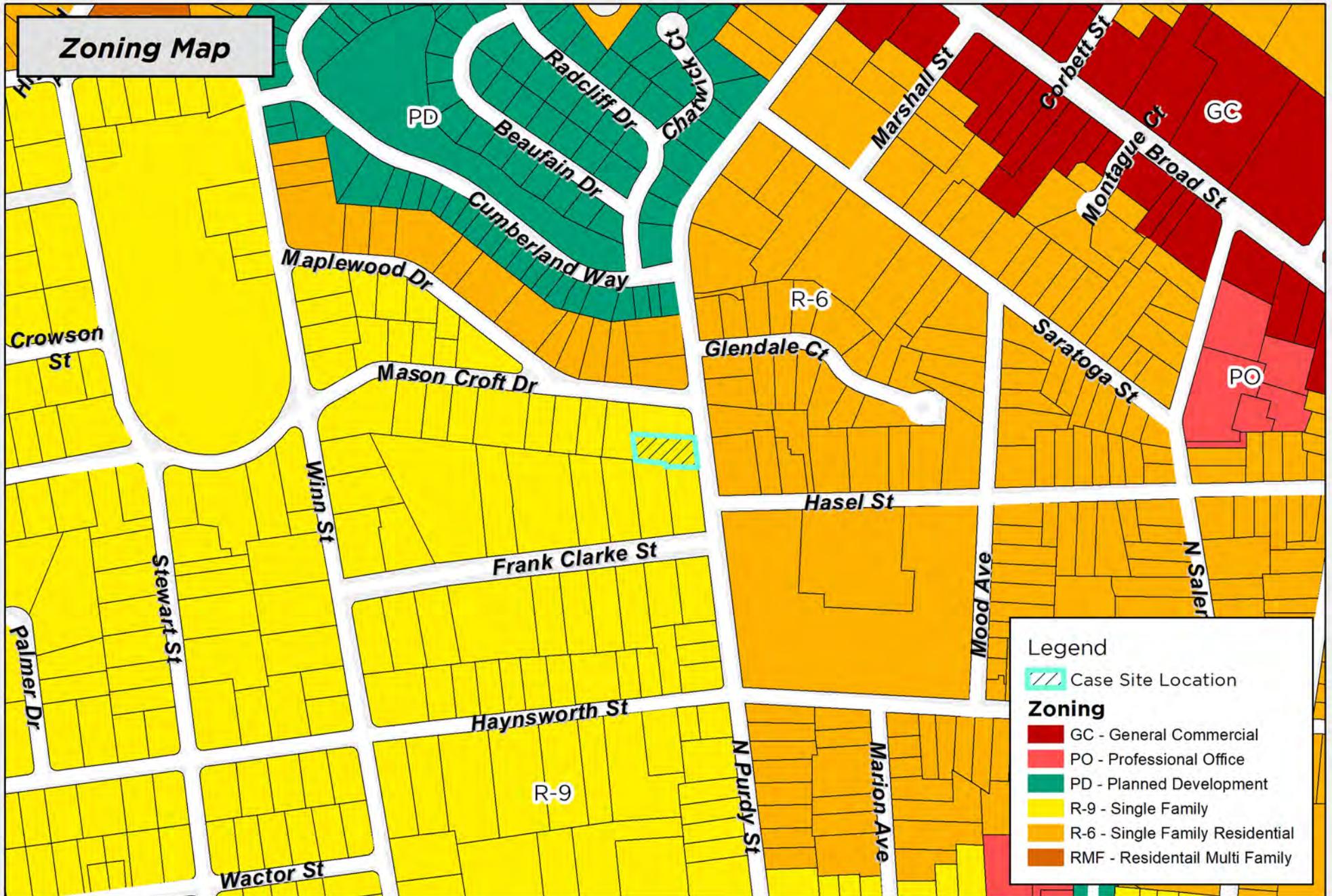


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BOA-26-05
404 N Purdy St, Sumter, SC 29150
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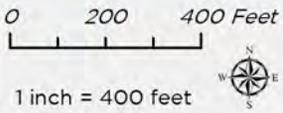
Zoning Map



Legend

- Case Site Location
- Zoning**
- GC - General Commercial
- PO - Professional Office
- PD - Planned Development
- R-9 - Single Family
- R-6 - Single Family Residential
- RMF - Residential Multi Family

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