

# Sumter City-County Zoning Board of Appeals

March 11, 2026

## BOA-26-06 713 Cardinal St (City)

The applicant (Lori & Robert Fabbri) is requesting variance(s) from the requirements of City of Sumter Zoning & Development Standards Ordinance, as follows: (1) residential structure location requirements found in *Article 4.g.2.b.3: Location Requirements*, and (2) any other variances as required to construct/establish a detached carport in front of the dwelling unit. The property is located at 713 Cardinal St., is zoned Residential-15 (R-15), and is represented by TMS# 205-06-03-045.



Appeals - Variance - Special Exception

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## BOA-26-06 713 Cardinal St (City)

### I. THE REQUEST

**Applicant:** Lori & Robert Fabbri

**Status of the Applicant:** Property Owners

**Request:** Variances from accessory structure location requirements

**City Council Ward:** Ward 6

**Location:** 713 Cardinal St.

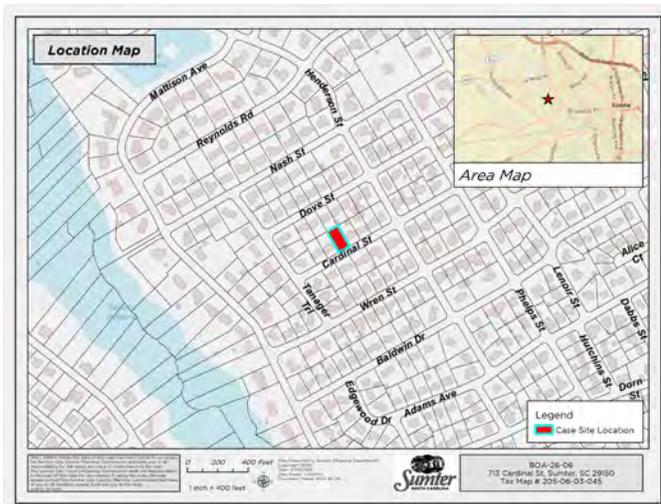
**Present Use/Zoning:** Residential / Residential-15 (R-15)

**Tax Map Reference:** 205-06-03-045

### 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 City of Sumter Zoning & Development Standards Ordinance (the “Zoning Ordinance”) in order to construct a +/- 480 detached carport in the front of the primary structure.

The applicant acquired the property in May 2025 through a survivorship deed. It consists of 1 parcel (TMS# 205-06-03-045) and is reflected best on the plat prepared by Palmer & Malone CE, dated September 18, 1955, and recorded in Plat Book: Z-13, Page: 106 at the Sumter County Register of Deeds.



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**



**Left Side Yard**



**Right Side Yard**

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

### b. Development Standards without Site Plan Review:

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 4-1.
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 shall be located in the rear yard only.

### The Request:

The applicants (Lori & Robert Fabbri) is requesting a variance from the location requirements of residential accessory structures outlined in *Article 4, Section G: Accessory Buildings and Uses* of the City of Sumter & 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 developed in 1955 and is a nonconforming lot of record.
2. The existing dwelling was constructed prior to the adoption of current zoning setback requirements.
3. The lot does not provide sufficient side-yard space to construct a detached carport, however, there is space to construct a detached carport in the rear yard.
4. It appears that the house had a carport at one time that was converted into living space. The exit from that space to the exterior is in the side yard where the driveway comes alongside the house. This exit has several steps and a railing that may complicate maneuvering a vehicle into the rear yard.

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

Case Facts

1. Majority of the lots along Cardinal St. are nonconforming to current R-15 lot width requirements.
2. Additionally, the lots along Cardinal St., excluding 1, have similar lot configurations as the subject parcel.

- 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. If the variance is not approved the applicant would not be able to place the structure in the desired location.
2. A drive extends to the side of the house and terminates at a gated chain link near the rear of the house. A detached carport is permitted in the rear yard. However, the applicant cites concerns with limited spacing for vehicular maneuverability.

- 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. There are no other homes along the street that have a garage extending into the front yard.

2. Approval of this variance has the potential to set a precedent for future requests related to detached carports in the front yard in older subdivisions with similar characteristics.

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

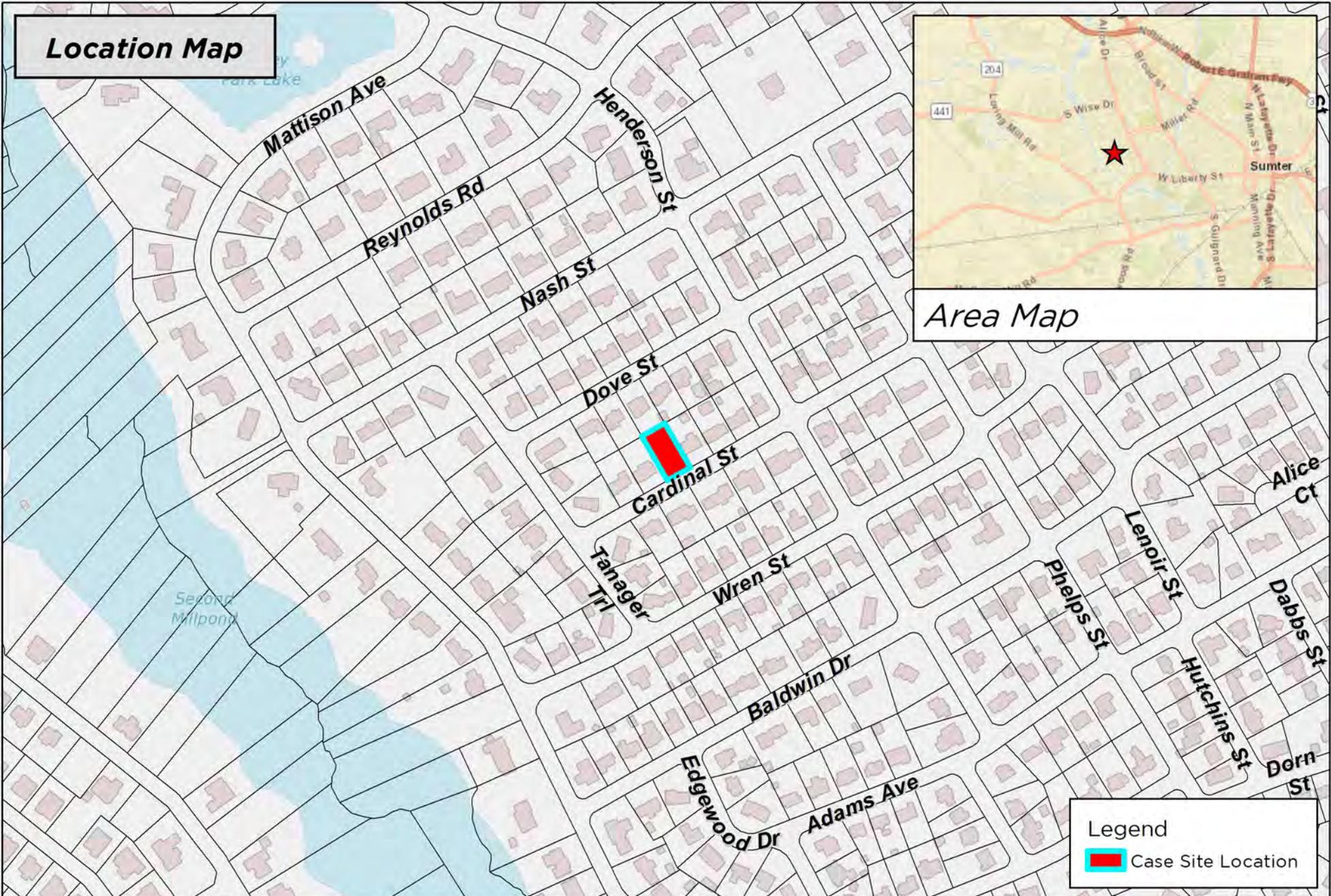
Staff recommends no additional approval conditions *if* the Board finds that all necessary criteria have been met to approve this request.

#### **V. DRAFT MOTIONS FOR BOA-26-06**

1. I move the Zoning Board of Appeals **approved** BOA-26-06, 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-26-06, subject to the following findings of fact and conclusions:
3. I move the Zoning Board of Appeals enter an alternative motion for BOA-26-06.

#### **VI. BOARD OF APPEALS – March 11, 2026**

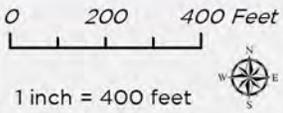
# Location Map



Area Map

**Legend**  
 Case Site Location

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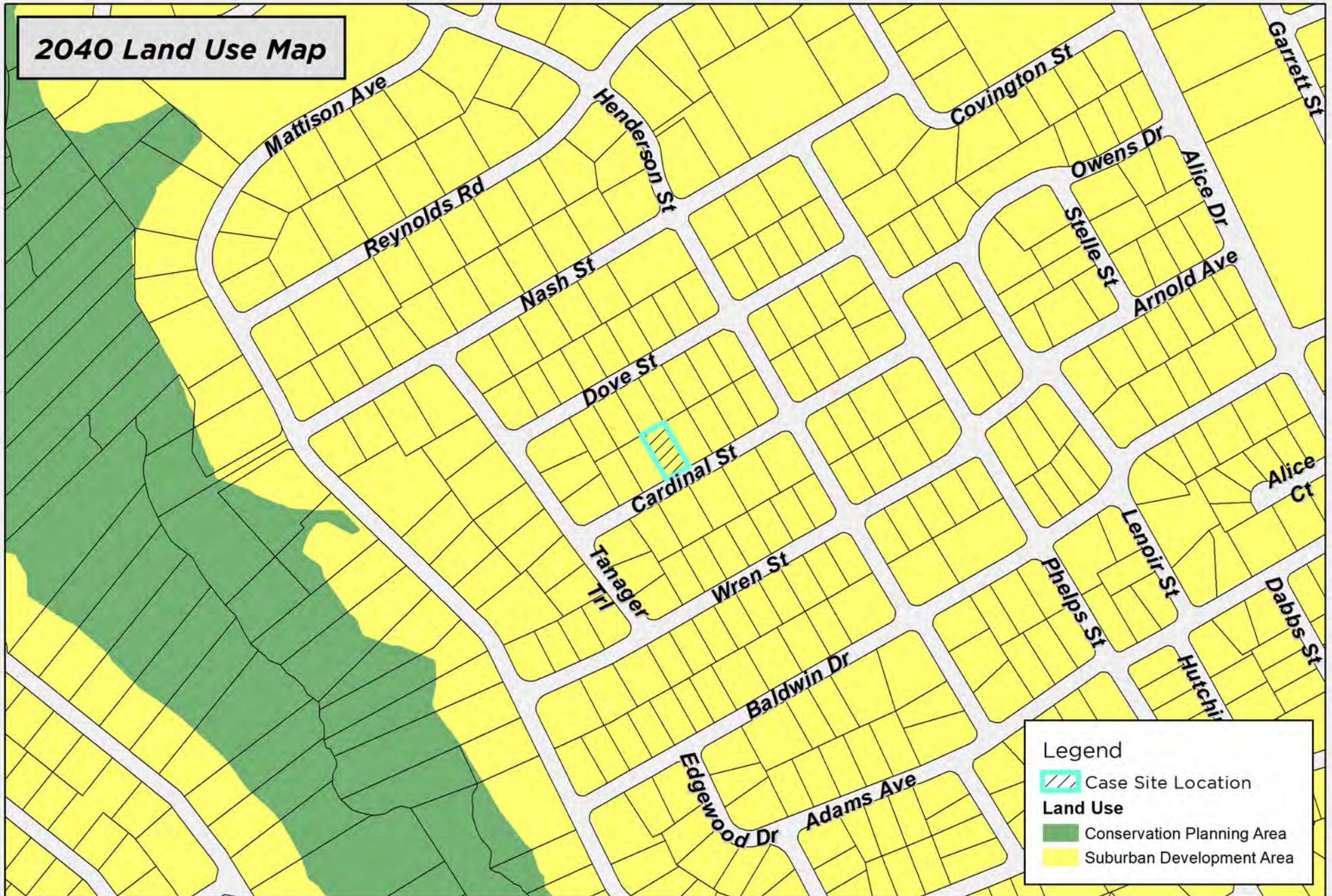


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BOA-26-06  
713 Cardinal St, Sumter, SC 29150  
Tax Map # 205-06-03-045

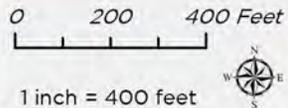
# 2040 Land Use Map



**Legend**

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

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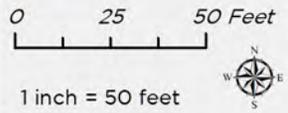
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# 2026 Aerial Photography Map



**Legend**  
 Case Site Location

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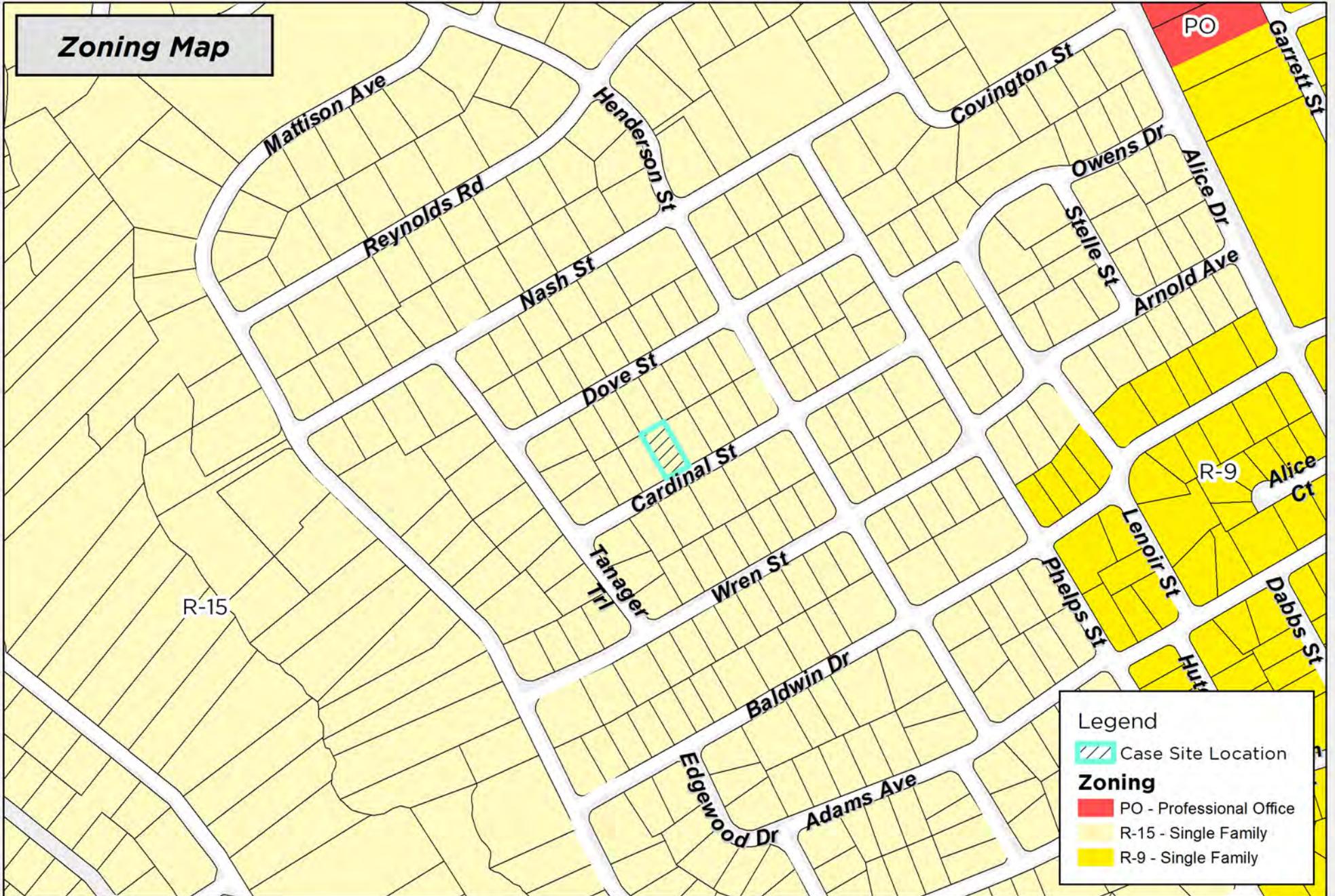


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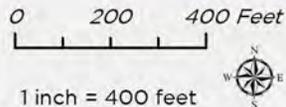
# Zoning Map



**Legend**

- Case Site Location
- Zoning**
- PO - Professional Office
- R-15 - Single Family
- R-9 - Single Family

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