

Sumter City-County Zoning Board of Appeals

October 14, 2026

BOA-26-30, 1340 Reona Ave. (County)

The applicant (Johnny Bowen) is requesting variances from the requirements of *Sumter County Zoning & Development Standards Ordinance*, as follows: (1) residential building maximum number requirements provided for in *Article 4.g.2.b.2*; (2) *residential accessory building maximum total size requirements* provided for in *Article 4.g.2.b.5 and Article 4, Exhibit 8A.*; and (3) any other variances required to establish a new 300 sq. ft. detached carport on the property. Variances are being sought by the applicant to exceed the maximum total number residential buildings over 120 sq. ft. in size allowed and to exceed the total combined maximum size of residential accessory buildings allowed. The property is located at 1340 Reona Ave., is zoned General Residential (GR) and is represented by TMS# 155-07-02-011.



Appeals - Variance - Special Exception

Sumter City-County Zoning Board of Appeals

October 14, 2026

BOA-26-30, 1340 Reona Ave. (County)

I. THE REQUEST

Applicant: Johnny Bowen

Status of the Applicant: Property Owner

Request: Variances are being sought by the applicant to exceed the maximum total number residential buildings over 120 sq. ft. in size allowed and to exceed the total combined maximum size of residential accessory buildings allowed.

County Council District: District 1

Location: 1340 Reona Ave.

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

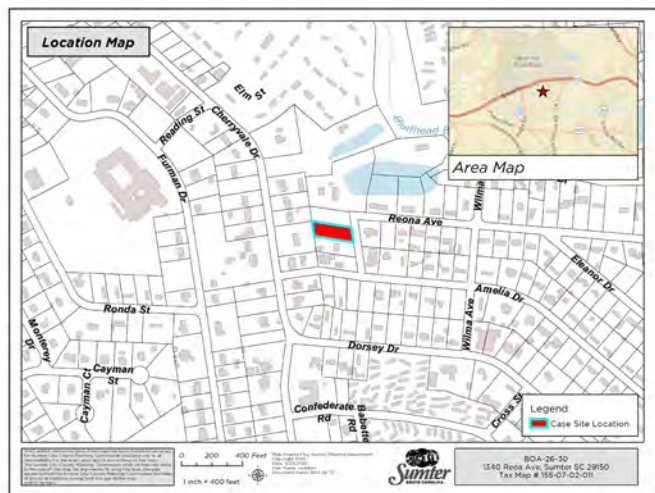
Tax Map Reference: 155-07-02-011

II. BACKGROUND

The applicant (Johnny Bowen) is requesting variance approval to permit the legal establishment of a +/- 300 sq. ft. residential accessory structure (carport).

As shown on the location map to the right, the property is located at 1340 Reona Ave. The property is zoned GR and is +/- 0.57 acres in size.

There are currently 6 detached residential accessory structures on the property that have combined floor area of 3,050 sq. ft. By Ordinance, no more than two



residential accessory structures over 120 sq. ft. in size are permitted on a parcel. Thus, variance approval by the Board of Zoning Appeals (BZA) is required for the project to move forward.

If approved, the total residential accessory structure area established on the property will be 3,350 sq ft., across 7 structures. The property is +/- 0.57 acres in size and the maximum amount of residential accessory structure area permitted is 1,100 sq. ft., per *Article 4, Exhibit 8A* of the *Sumter County Zoning & Development Standards Ordinance* (the “Ordinance”), with the total number of structures over 120 sq. ft. being 2.

Building	Size
Carport	+/- 600 sq. ft.
Gazebo	+/- 200 sq. ft.
Shed/Storage Building	+/- 650 sq. ft.
Garage	+/- 900 sq. ft.
Pool Shade Structure #1	+/- 350 sq. ft.
Pool Shade Structure #2	+/- 350 sq. ft.
Carport (proposed)	300 sq. ft.

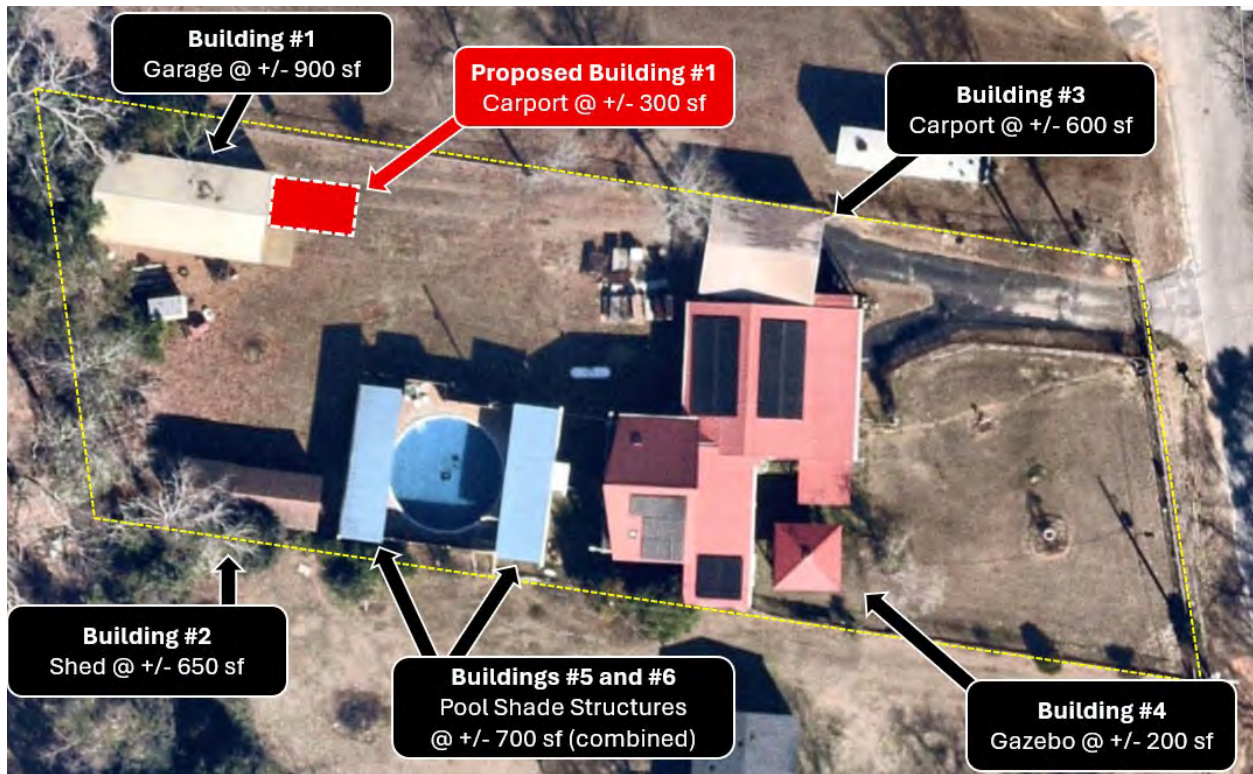


Figure 1: Lot Graphic with existing and proposed structures marked



Figure 2 - View of Property from Reona St.

Ordinance Requirements:

Article 4.g.2.b.2.: Residential Accessory Building Maximum Number

2. **Number** – No residentially used parcel shall have more than 2 accessory buildings; the aggregate floor area of both buildings added together shall not exceed the maximum size allowed under *Exhibit 8A*. Exceptions to these requirements are stated below:
 - a. Single-family attached dwellings and townhome dwellings shall have no more than 1 accessory building in accordance with the maximum size allowed under *Exhibit 8A*.

Article 4.g.2.b.5.: Residential Accessory Building Maximum Size

5. **Maximum Size** – the maximum size of residential accessory buildings shall be governed by *Exhibit 8A*, and shall be based on the gross acreage of the parcel of land on which it is located.

EXHIBIT 8A
Maximum building footprint square footage of residential accessory buildings based on gross acreage

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 (Johnny Bowen) is requesting variances from the requirements of Sumter County Zoning & Development Standards Ordinance, as follows: (1) residential building maximum number requirements provided for in Article 4.g.2.b.2; (2) residential accessory building maximum total size requirements provided for in Article 4.g.2.b.5 and Article 4, Exhibit 8A;; and (3) any other variances required to establish a new 300 sq. ft. detached carport on the property. Variances are being sought by the applicant to exceed the maximum total number residential buildings over 120 sq. ft. in size allowed and to exceed the total combined maximum size of residential accessory buildings allowed.

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 +/- 0.57-acres in size.
2. The property conforms to GR zoning district minimum lot size standards.
3. Located in the Cherryvale area, the property and surrounding properties are generally conforming residential lots with respect to minimum lot area and width.

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

Case Facts:

1. The shape and size of the lot at 1340 Reona Ave is generally consistent in terms of size and layout with other lots of record within the Cherryvale area.

- 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. Under the current Ordinance, the applicant can have a total of two accessory structures on the property that are over 120 sq. ft. in size, with a combined gross floor area not to exceed 1100 sq.ft.
2. The six existing structures on the site are considered non-conforming not subject to discontinuance with regard to structure size and setbacks
3. The conditions restrict the applicant from constructing a seventh accessory building of the size and dimension requested.

- 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. All residential properties in the GR zoning are subject to the sliding scale maximum area requirements as outlined in *Article 4, Exhibit 8A* of the Ordinance.
2. Exceeding established requirements without demonstrating a true hardship could be considered determinantal as it hinders the effectiveness of the Ordinance requirements and undermines the expressed intent of the Ordinance county-wide.

IV. STAFF RECOMMENDATION

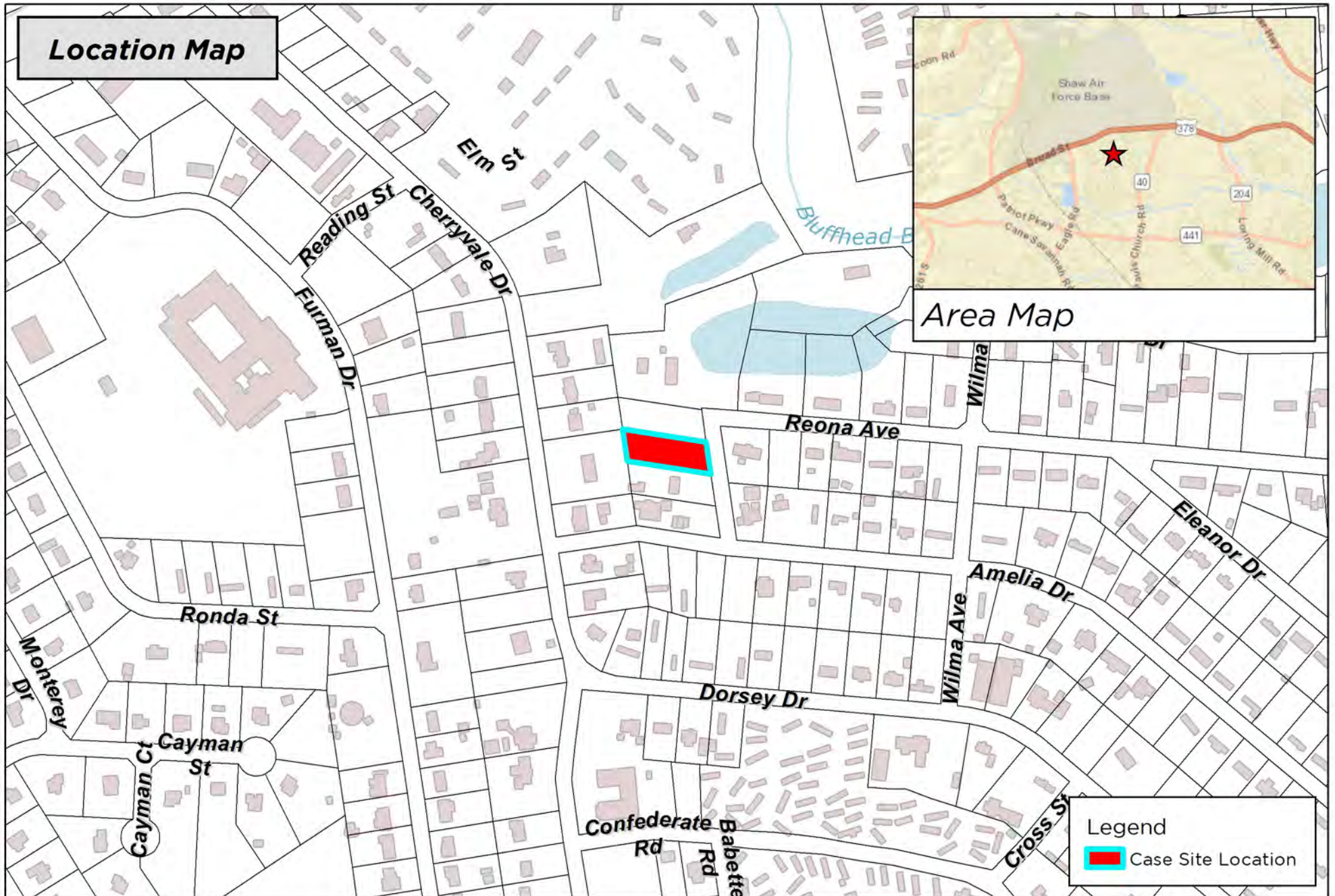
Staff finds that the request does not appear to satisfy the four criteria required for variance approval.

V. DRAFT MOTIONS FOR BOA-26-30

- A. I move the Zoning Board of Appeals **approve** BOA-26-30, 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-26-30, 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-26-30.

VI. BOARD OF APPEALS – October 14, 2026

Location Map

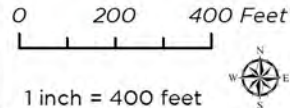


Area Map

Legend

 Case Site Location

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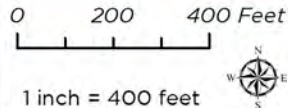


BOA-26-30
1340 Reona Ave, Sumter SC 29150
Tax Map # 155-07-02-011

2040 Land Use Map



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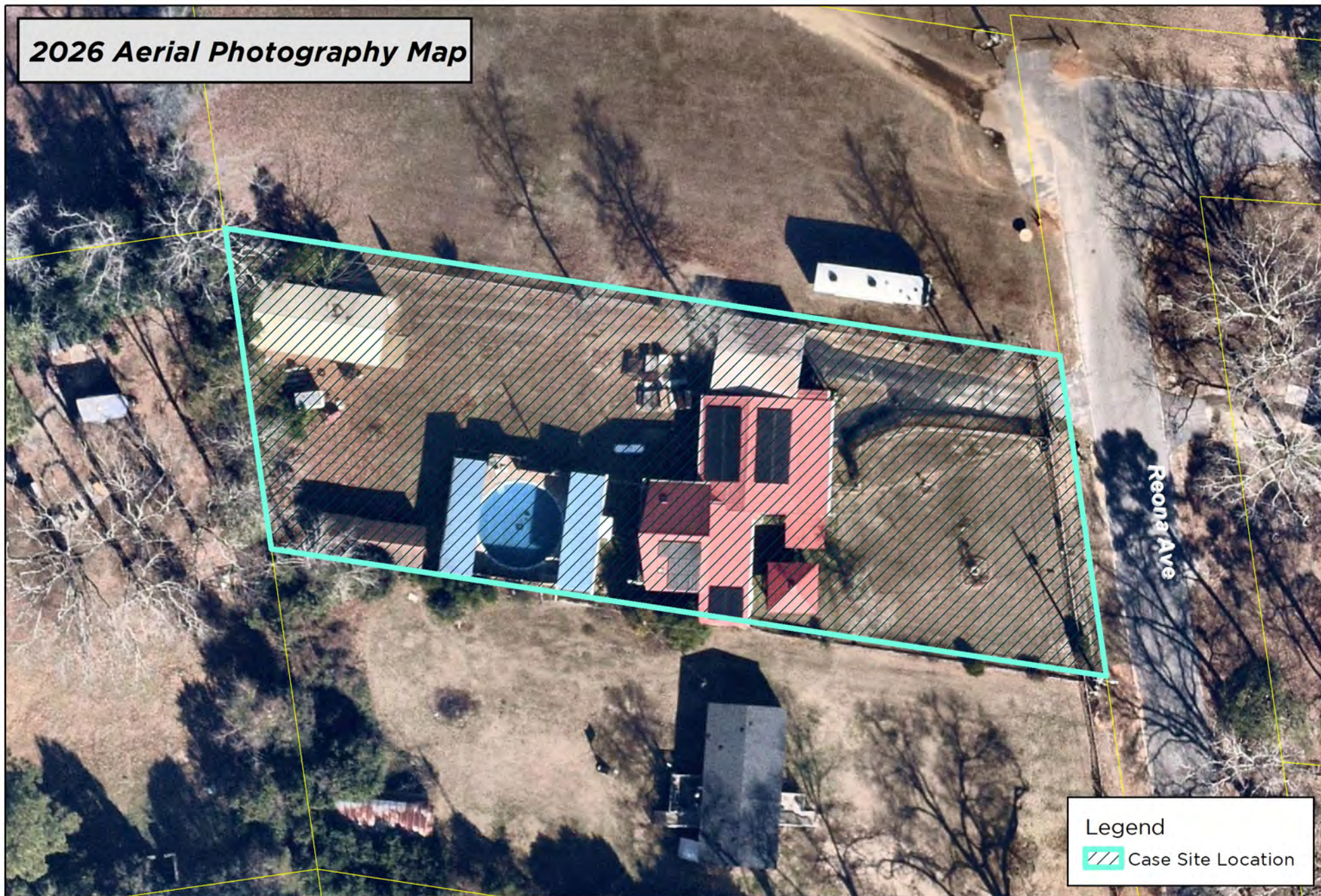


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BOA-26-30
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2026 Aerial Photography Map



Legend

 Case Site Location

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0 20 40 Feet



1 inch = 40 feet

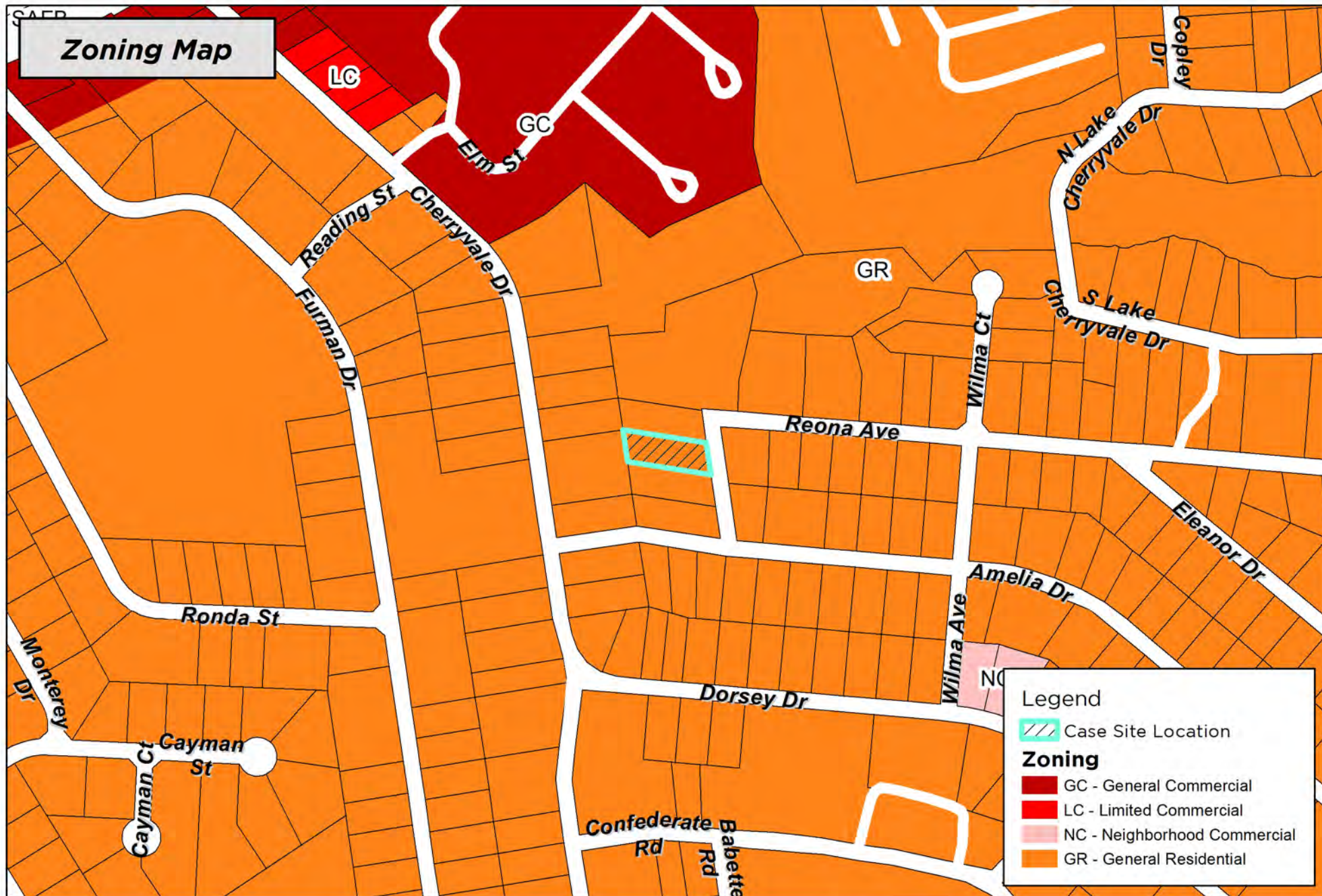


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BOA-26-30
1340 Reona Ave, Sumter SC 29150
Tax Map # 155-07-02-011

Zoning Map



Legend

 Case Site Location

Zoning

-  GC - General Commercial
-  LC - Limited Commercial
-  NC - Neighborhood Commercial
-  GR - General Residential

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0 200 400 Feet
1 inch = 400 feet



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