

Sumter City-County Zoning Board of Appeals

October 14, 2026

BOA-26-32, 850 Lewis Rd.(County)

The applicant (Kevin Boland) is requesting variances from the requirements of Sumter County Zoning & Development Standards Ordinance, as follows: (1) residential accessory building maximum total size requirements provided for *Article 4, Exhibit 8A*, and (2) any other variances required to establish a new 1200 sq. ft. detached garage/storage building on the property. A variance is being sought by the applicant to exceed the total combined maximum size of residential accessory buildings allowed, which is 1,150 sq. ft. based on the acreage of the property. The property is located at 850 Lewis Rd., is zoned Residential-15 (R-15), and is represented by TMS# 226-00-01-002.



Appeals - Variance - Special Exception

Sumter City-County Zoning Board of Appeals

October 14, 2026

BOA-26-32, 850 Lewis Rd. (County)

I. THE REQUEST

Applicant: Kevin Boland

Status of the Applicant: Property Owner

Request: Variance from maximum accessory structure size

County Council District: District 6

Location: 850 Lewis Rd.

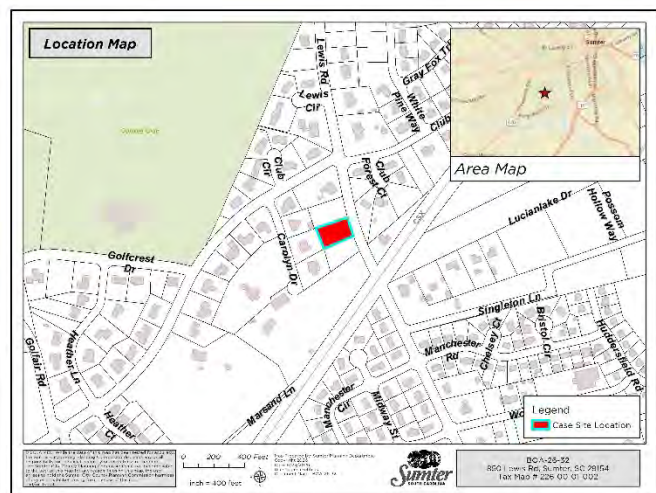
Present Use/Zoning: Residence / Large Single-Family Lot Residential (R-15)

Tax Map Reference: 226-00-01-002

II. BACKGROUND

The applicant is requesting variances to allow for the construction of a +/- 1,200 sq. ft. accessory structure where the maximum total accessory structure area permitted on the property is 1,150 sq. ft.

The property is located on the west side of Lewis Rd., south of Club Ln. and is shown in red on the map on the location map above. The property consists of 1 parcel (TMS# 226-00-01-002) that is +/-0.67-acres in size and is reflected best on the plat prepared by James D. Wilson, RLS dated January 31, 2007, recorded in Plat Book: PB2007, Page: 49 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 +/- 0.67 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 1,200 sq. ft., which exceeds the maximum allowable size by 50 sq. ft. The applicant is requesting the additional square footage in order to have enough space to store his boat trailer, enclosed trailer, and other tools and equipment.

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

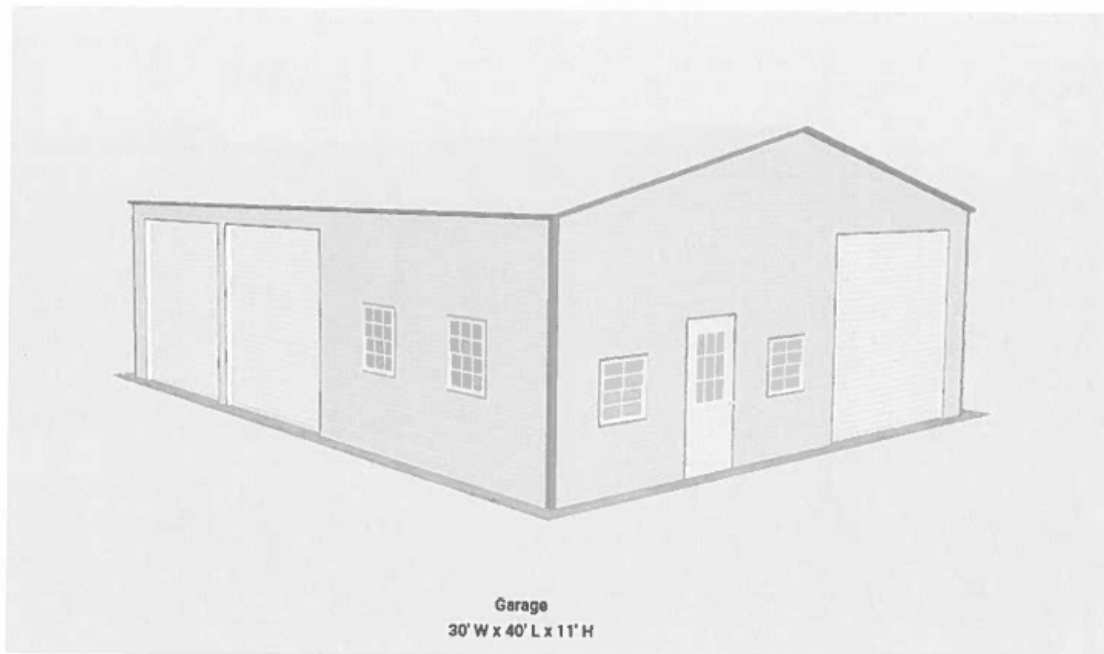


Figure 1: Proposed 30' x 40' Detached Garage Graphic Provided by Applicant



Figure 2: Proposed location of detached garage

Ordinance Requirements:

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 (Kevin Boland) is requesting variances from the 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*.

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 +/- 0.67-acres in size and has a generally rectangular shape, consistent with the adjacent parcels on Lewis Rd.
 - The applicant states a need for a larger structure in order to store their boat trailer and enclosed trailer, and other tools and equipment.
 - The boat trailer and enclosed trailer are currently placed in the rear yard and are not housed in a carport or garage.
 - The proposed building is prefabricated and reducing it in size by only 50 sq. ft. is likely not feasible due to the standardized manufacturing processes for prefabricated structures.

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

Case Facts

- Other properties within the general vicinity are of similar shape and size of the subject parcel.
- 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*.
- The property has enough space to place the proposed accessory structure in compliance with a 5 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

- The conditions prevent the applicant from establishing a 1,200 sq. ft. accessory building on the property that is 50 sq. ft. over the maximum total area permitted.

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

- The accessory structure is proposed to be placed at the rear (northwest corner) of property.
- The purpose of regulating the 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.
- The applicant is proposing a 50 sq. ft. overage in required size based on a prefabricated building design.
- The existing accessory structure on the property is to be removed.

IV. STAFF RECOMMENDATION

Staff recommends the following approval conditions if the board finds the request meets the required criteria for approval.

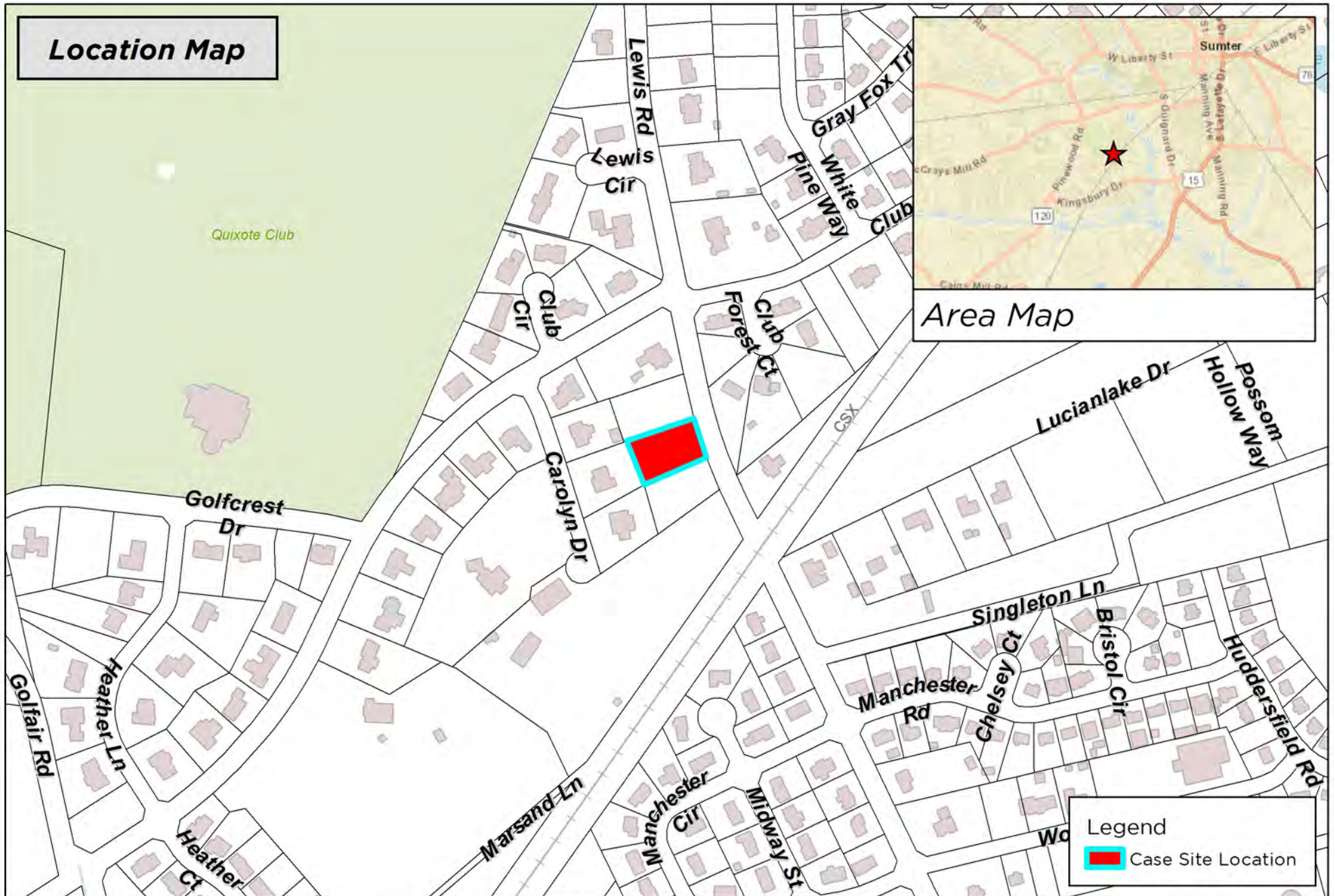
- The existing accessory structure on the property shall be removed prior to permit issuance for the proposed accessory structure.

V. DRAFT MOTIONS FOR BOA-26-26

1. I move the Zoning Board of Appeals **approve** BOA-26-32, 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-26-32, 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-26-32.

VI. BOARD OF APPEALS – October 14, 2026

Location Map



Area Map

Legend

 Case Site Location

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter City-County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.

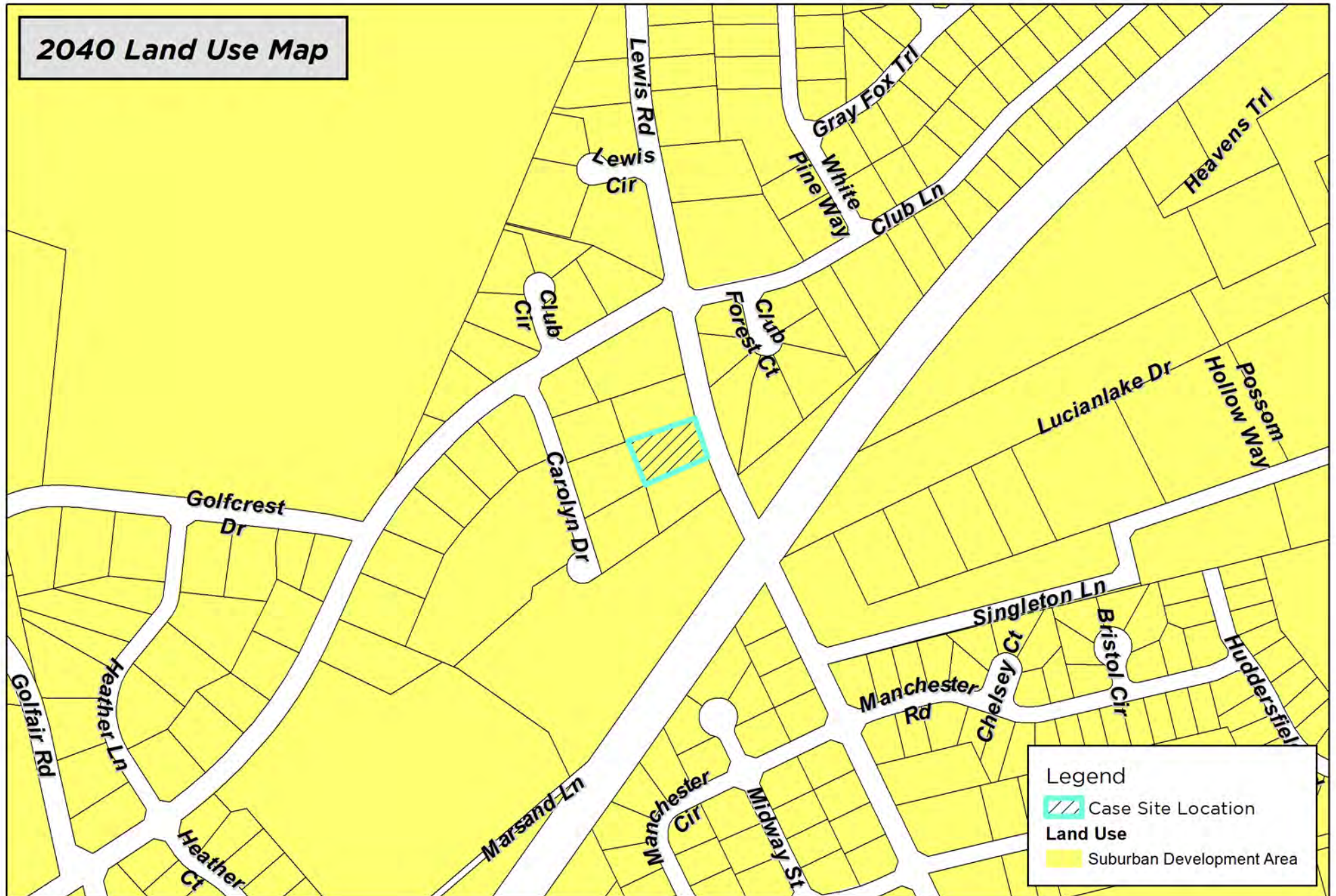
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1 inch = 400 feet

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Date: 9/23/2026
User Name: crobbins
Document Name: BOA-26-32

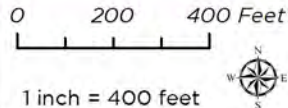


BOA-26-32
850 Lewis Rd, Sumter, SC 29154
Tax Map # 226-00-01-002

2040 Land Use Map



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BOA-26-32
850 Lewis Rd, Sumter, SC 29154
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2026 Aerial Photography Map



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0 25 50 Feet
1 inch = 50 feet



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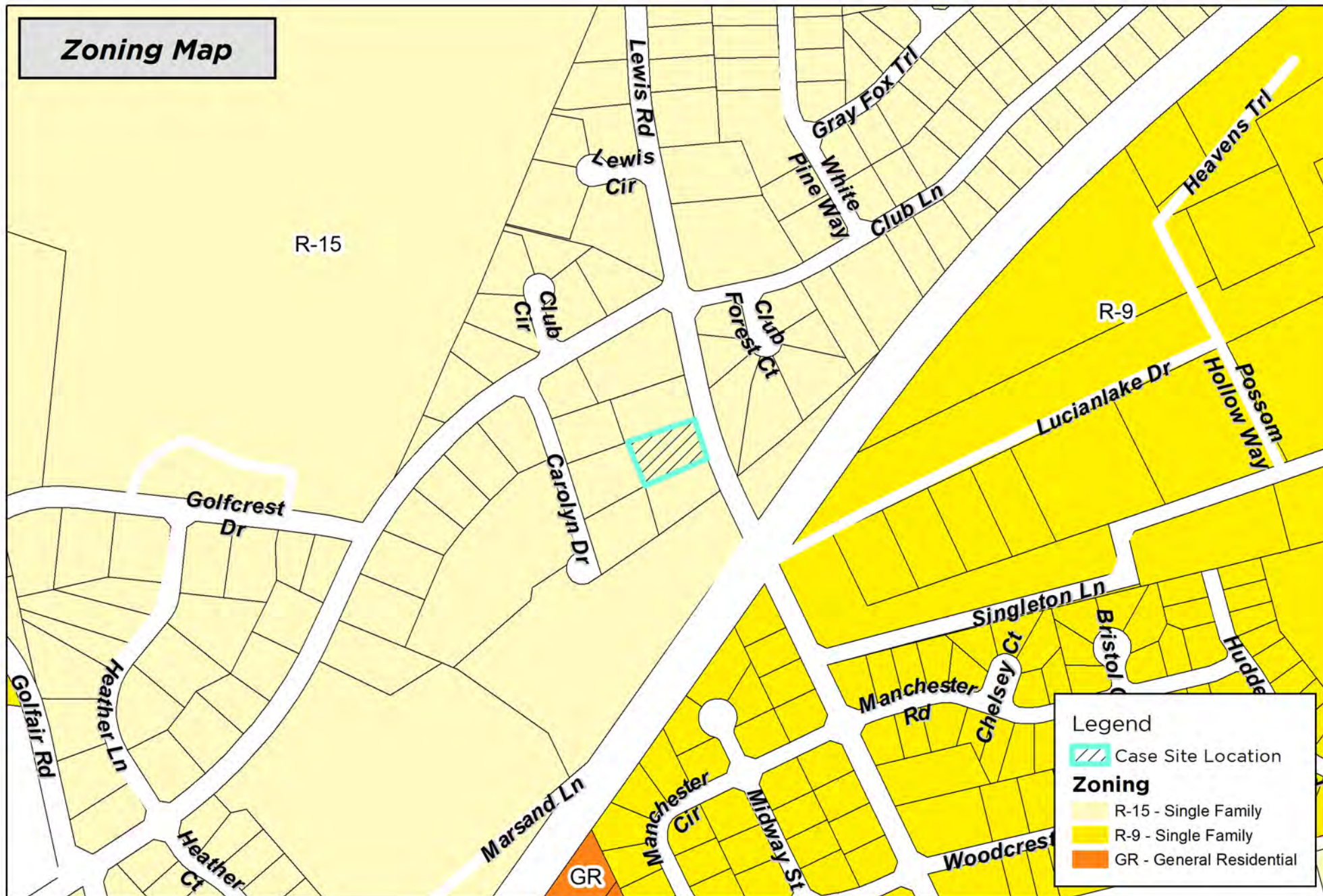


Legend

 Case Site Location

BOA-26-32
850 Lewis Rd, Sumter, SC 29154
Tax Map # 226-00-01-002

Zoning Map



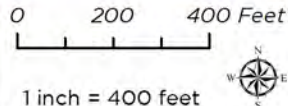
Legend

 Case Site Location

Zoning

-  R-15 - Single Family
-  R-9 - Single Family
-  GR - General Residential

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