

Sumter City-County Zoning Board of Appeals

September 9, 2026

BOA-26-26, 2447 Tindall Rd.(County)

The applicant (Constance E. Davis) is requesting variances from the requirements of Sumter County Zoning & Development Standards Ordinance, as follows: (1) accessory structure location requirements provided for in Article 4.g.2.b.3.b: *(Accessory Structure) Location Requirements*, and (2) any other variances required to construct a detached carport in front of the primary dwelling on the property. The property is located at 2447 Tindal Rd., is zoned Agricultural Conservation (AC) and is represented by TMS# 223-03-02-006



Appeals - Variance - Special Exception

Sumter City-County Zoning Board of Appeals

September 9, 2026

BOA-26-26, 2447 Tindall Rd. (County)

I. THE REQUEST

Applicant: Constance E. Davis

Status of the Applicant: Property Owners

Request: Variance from residential accessory structure requirements to place a detached carport in front of principal dwelling on the lot.

County Council District: 3

Location: 2447 Tindall Rd.

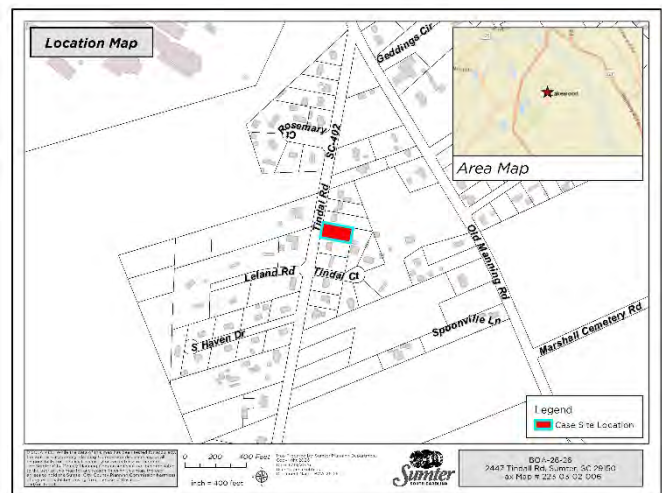
Present Use/Zoning: Residence / Agricultural Conservation (AC)

Tax Map Reference: 223-03-02-006

II. BACKGROUND

The applicant (Constant E. Davis) is requesting variances from residential accessory structure requirements in order to locate a detached carport in front of the principal dwelling on the property.

The property is located on the east side of Tindall Rd., approximately 225 linear feet north of the intersection of Tindall Rd. and Tindal Ct. The property is shown in red on the location map to the right.



The desired location for the detached carport does not comply with Sumter County Zoning & Development Standards Ordinance (the “Zoning Ordinance”) requirements. Under the Zoning Ordinance, detached carports and garages are only permitted in the rear yard or the side yard no further forward than the front facade of the principal residential dwelling.

The applicant proposes to install the carport in the front yard, close to an existing handicap-accessible ramp that serves the house. Variance approval is required to allow installation in this location.



Figure 1: Layout Graphic

Ordinance Requirements:

Article 4.g.2.b.3.b

3. **Location Requirements** – Residential accessory structures shall comply with the following locational requirements, unless a different locational requirement for a specific accessory building or structure type exists in this Ordinance.
 - a. All residential accessory buildings and structures for single-family attached and townhome dwellings shall be located in the rear yard only.
 - b. Detached garages and carports shall be located in the side yard (no further forward than front line of the principal dwelling on the lot) or rear yard only.
 - c. Storage buildings and structures shall be located in the rear yard only.
 - d. Detached residential accessory apartments shall be located in the rear yard only, unless the residential accessory apartment is part of a detached garage located in the side yard.

The Request:

The applicant (Constance E. Davis) is requesting variances from the requirements of Zoning Ordinance in order to place a detached carport in front of the principal dwelling, as follows:

1. Accessory structure location requirements provided in *Article 4.2.b.3.b: (Accessory Structure)* Location Requirements.

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 primary dwelling is situated further back on the lot than typical, leaving minimal rear yard area.
2. A handicapped ramp serving the dwelling is positioned so that front access to the ramp is necessary.
3. The ramp is located on the southern side of the house, where there is insufficient space to install a carport while meeting required setback standards.

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

Case Facts:

1. The conditions affecting the applicant's property are not typical of other properties in the general vicinity.
2. Nearby dwellings are generally positioned closer to the road, with greater rear yard areas.
3. Most dwellings in the surrounding area do not have handicap-accessibility improvements such as ramps.

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 existing Ordinance requirements, the applicant cannot place a carport in the desired location.
2. Strict application of the Ordinance would require the carport to be placed in the rear yard or northern side yard, neither of which is served by the driveway or provides proximity to the handicap-accessible ramp.

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. Due to the placement of the dwelling, the proposed carport will be set back farther than dwellings on adjacent lots.
2. The applicant submitted letter of support from community members.

IV. STAFF RECOMMENDATION

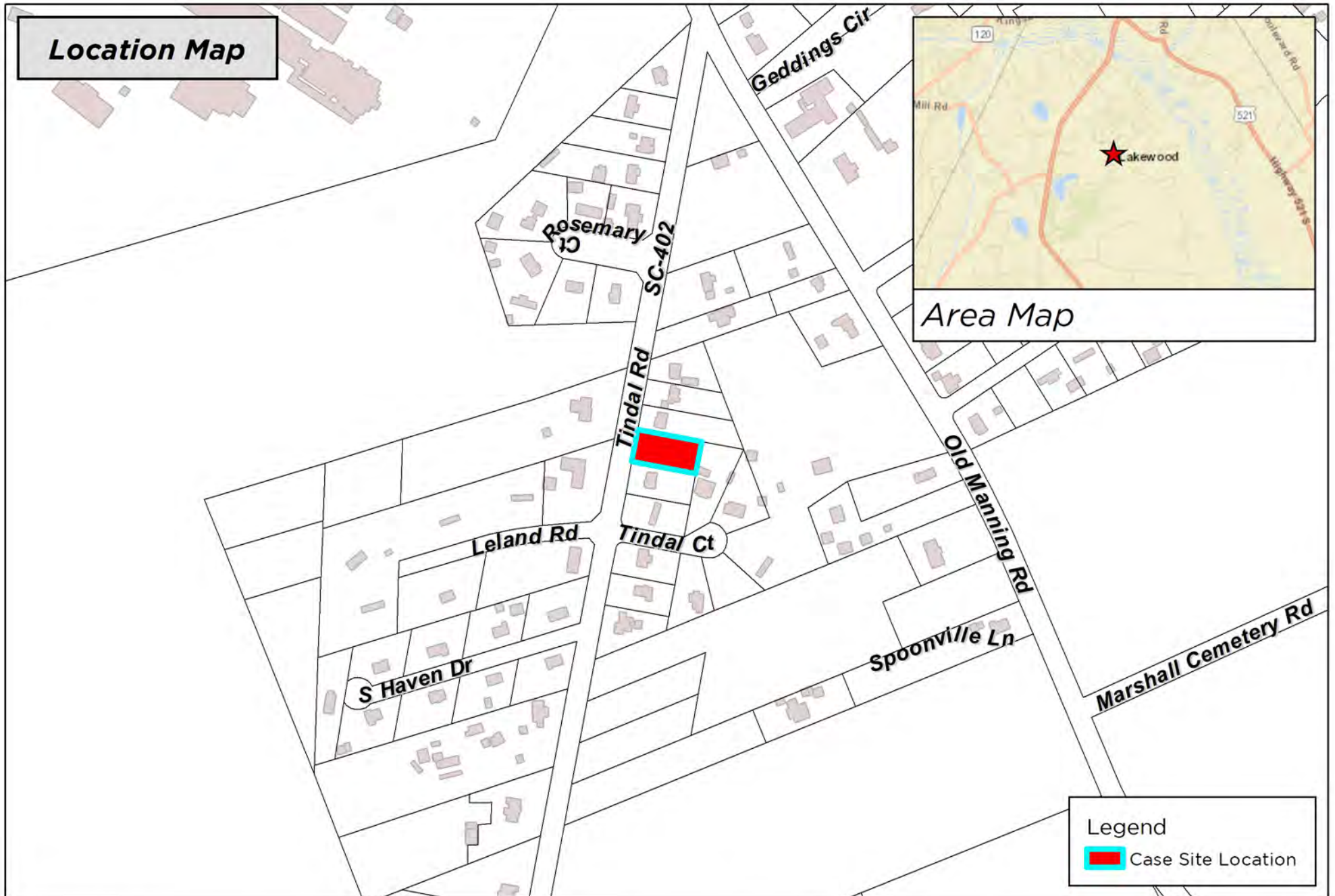
Staff recommends no additional conditions be placed upon the requested variances *if* the Board finds that all necessary criteria have been met.

V. DRAFT MOTIONS FOR BOA-26-26

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

VI. BOARD OF APPEALS – September 9, 2026

Location Map

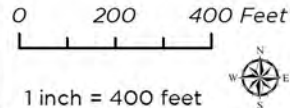


Area Map

Legend

 Case Site Location

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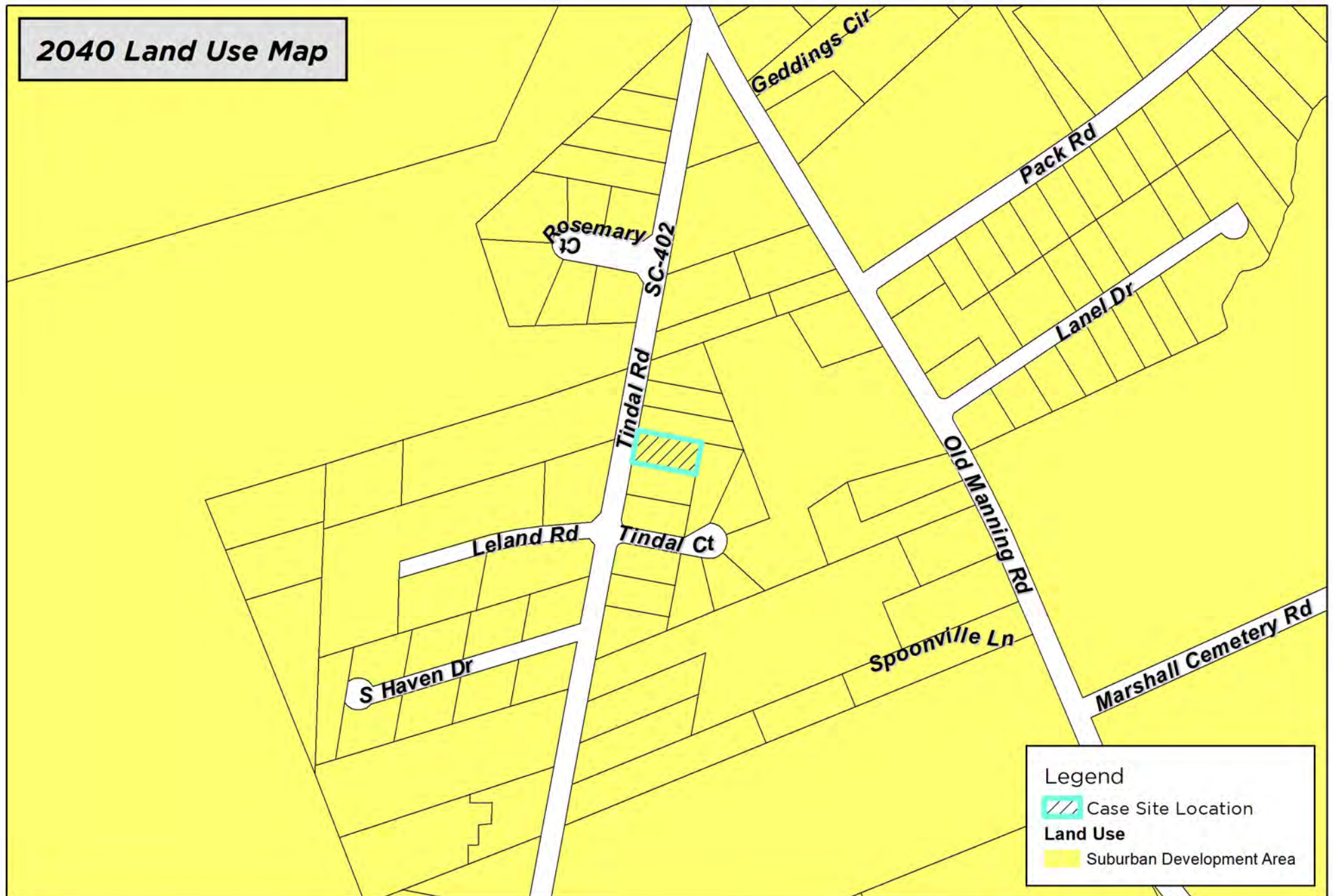


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BOA-26-26
2447 Tindall Rd, Sumter, SC 29150
Tax Map # 223-03-02-006

2040 Land Use Map



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0 200 400 Feet
1 inch = 400 feet

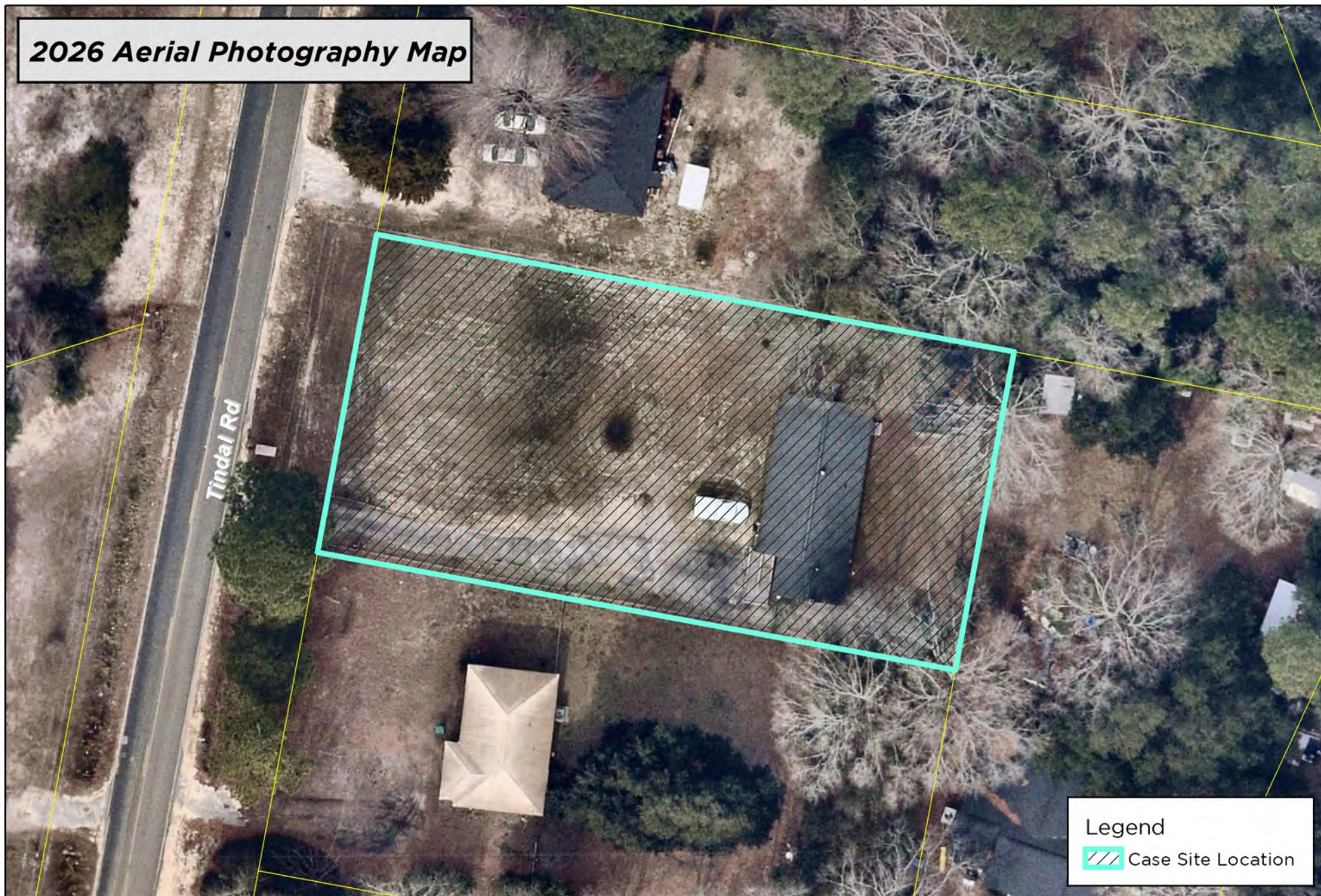


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BOA-26-26
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2026 Aerial Photography Map



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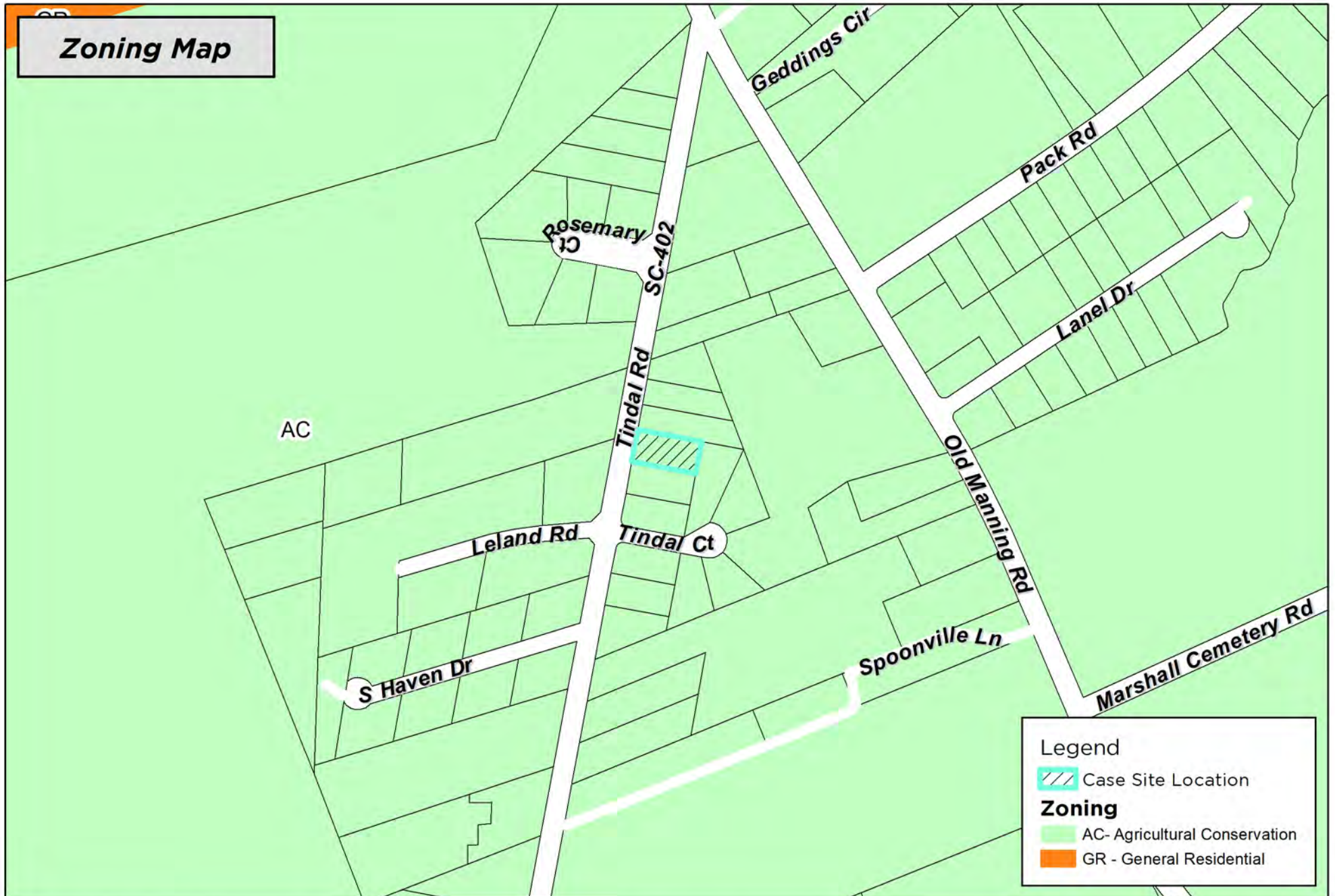


Legend

 Case Site Location

BOA-26-26
2447 Tindall Rd, Sumter, SC 29150
Tax Map # 223-03-02-006

Zoning Map



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