

# Sumter City-County Zoning Board of Appeals

September 9, 2026

## BOA-26-27, 417 W. Calhoun St. (City)

The applicant (Scott Bell/RS Architects, LLC) is requesting variances from the requirements of the *City of Sumter Zoning & Development Standards Ordinance*, as follows: (1) residential accessory structure setbacks for structures over 1,200 sq. ft. in size found in *Article 4.g.c.2: Accessory Structure Setbacks (where site plan review is required)*, and (2) any other variances required to construct an accessory apartment over 1,200 sq. ft. in size in the rear yard where the structure will be located +/- 5 ft. from a side property line. The property is located at 417 W. Calhoun St., is zoned Residential-9 (R-9), and is represented by TMS# 228-06-01-027.



Appeals - Variance - Special Exception

# Sumter City-County Zoning Board of Appeals

September 9, 2026

## BOA-26-27, 417 W. Calhoun St. (City)

### I. THE REQUEST

**Applicant:** R.S. Bell Architects (R. Scott Bell)

**Status of the Applicant:** Authorized Agent for Property Owner

**Request:** Variances from the requirements of the *City of Sumter Zoning and Development Standards Ordinance*, as follows: (1) residential accessory structure setbacks for structures over 1,200 sq. ft. in size found in *Article 4.g.c.2: Accessory Structure Setbacks (where site plan review is required)*, and (2) any other variances required to construct an accessory apartment over 1,200 sq. ft. in size in the rear yard where the structure will be located +/- 5 ft. from a side property line

**City Council Ward:** 4

**Location:** 417 W. Calhoun St.

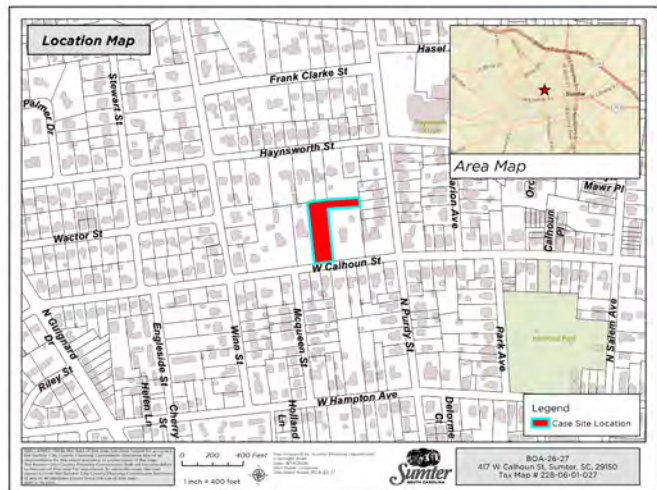
**Present Use/Zoning:** Residence / Residential-9 (R-9)

**Tax Map Reference:** 228-06-01-027

### II. BACKGROUND

The applicant (R.S. Bell Architects) is requesting a variance from the residential accessory structure setbacks for a structure over 1,200 sq. ft. in size to renovate and convert an existing guest house and adjacent carport into a single garden house accessory dwelling unit and garage.

The property is located on the north side of W. Calhoun St. between N. Purdy St. and Winn St. It is within the Residential-9 (R-9) zoning district. The property was



acquired by the applicant in 2018. The 1.45-acre lot currently contains a residential structure that measures 5,169 sq. ft., and two accessory structures - a carport and a two-story guest house.

The side setback of the existing accessory structures is compliant with the Ordinance (5 ft.) because the structures are under 1,200 sq. ft. However, the proposed renovation and conversion will result in the size of the structure increasing to 1,775 sq. ft., which would require a 10 ft. side setback.

The proposed building size also does not comply with the current *City of Sumter Zoning & Development Standards Ordinance* as it pertains to accessory apartments, but it will be compliant under the new *City of Sumter Unified Development Ordinance*, which is pending 2<sup>nd</sup> and Final Reading at City Council on September 15, 2026.

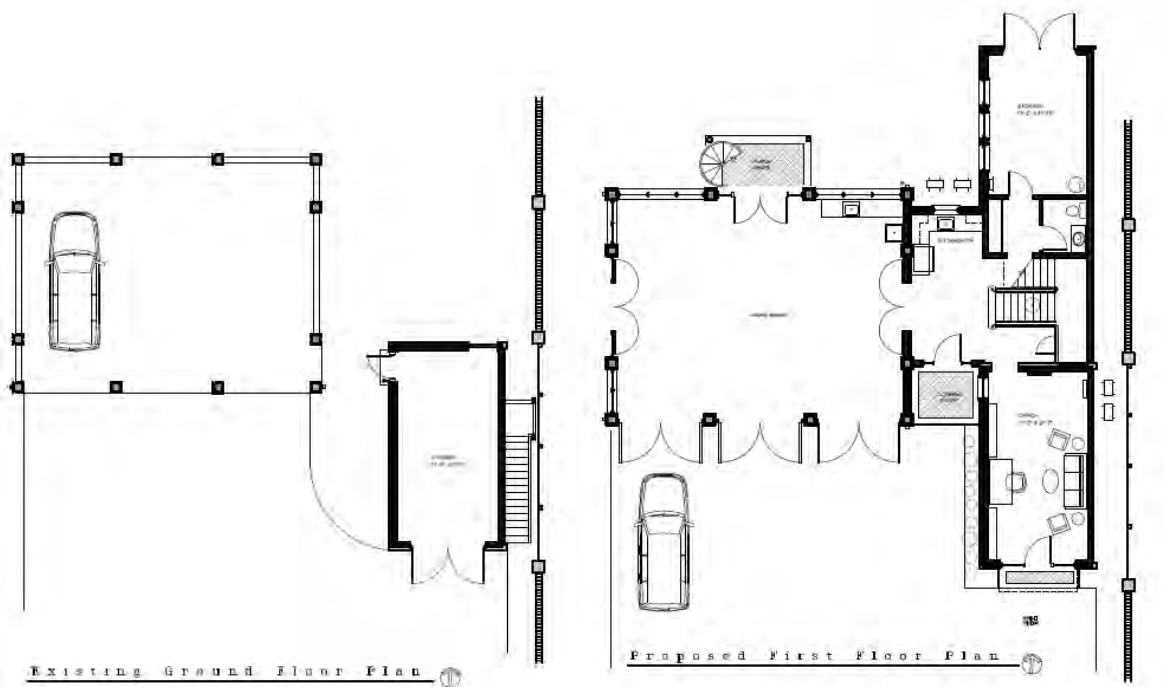
The project was granted design review approval in July 2026 via HP-26-09 by the Sumter Design Review Board, which made their approval contingent upon submittal of a minor site plan application as well as approval of a variance from the side setback requirement by the Sumter Board of Zoning Appeals.



**Figure 1 - Aerial Imagery of Property with Proposed Accessory Structure Location Identified**



**Figure 2 - Before and After Rendering of Structure (By Architect)**



**Figure 3 - Existing vs. Proposed Ground Floor Plan of Accessory Structure**

## **Ordinance Requirements:**

### Article 4.g.2. Residential Accessory Structures

#### c. Development Standards with Site Plan Review

2. **Setbacks** – setbacks shall be as follows:

| All accessory structures ≤ 1,200 sq. ft. in total area |              |                                                   |
|--------------------------------------------------------|--------------|---------------------------------------------------|
|                                                        | Interior Lot | Corner Lot                                        |
| Front                                                  | N/A          | N/A                                               |
| Side                                                   | 5 ft.        | 5 ft.                                             |
| Exterior Side                                          | N/A          | 17.5 ft. (local/collector)<br>22.5 ft. (arterial) |
| Rear                                                   | 5 ft.        | 5 ft.                                             |

| All accessory structures > 1,200 sq. ft. in total area |              |                                                   |
|--------------------------------------------------------|--------------|---------------------------------------------------|
|                                                        | Interior Lot | Corner Lot                                        |
| Front                                                  | N/A          | N/A                                               |
| Side                                                   | 10 ft.       | 10 ft.                                            |
| Exterior Side                                          | N/A          | 17.5 ft. (local/collector)<br>22.5 ft. (arterial) |
| Rear                                                   | 10 ft.       | 10 ft.                                            |

**The Request:**

The applicant (Scott Bell/RS Architects, LLC) is requesting variances from the requirements of the *City of Sumter Zoning & Development Standards Ordinance*, as follows: (1) residential accessory structure setbacks for structures over 1,200 sq. ft. in size found in *Article 4.g.c.2: Accessory Structure Setbacks (where site plan review is required)*, and (2) any other variances required to construct an accessory apartment over 1,200 sq. ft. in size in the rear yard where the structure will be located +/- 5 ft. from a side property line.

**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 subject parcel of land is 1.47 acres, and features an average depth of approximately 400 ft.
2. The site's shape is irregular, with an "L" shape that continues into the interior of the block.
3. The property is located in the Hampton Park Overlay District, a City-designated design overlay district that regulates the exterior appearance of structures and sites.
4. The garden cottage structure contributes to the fabric of the Hampton Park Historic District based both on its age and architectural details.

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

Case Facts:

1. The lot's shape is unique in the area, as other lots are generally rectangular in shape and are significantly smaller in total area.
2. The property's location in the Hampton Park Overlay District is not unique in relation to parcels in the immediate area, however, the Overlay District is small in relation to the city as a whole.

***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 regarding the side setback, the applicant would be unable to complete their desired renovation and construction work to combine the existing garden apartment and carport into a single structure.

***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 City of Sumter Design Review Board has reviewed the proposed construction in relation to the City's adopted Design Guidelines for the Hampton Park Overlay District and has issued a Certificate of Appropriateness (CoA) for the scope of work, contingent upon issuance of both the requested variance and a minor site plan approval.
2. While the proposed project consolidates the two existing structures into a single combined structure and modifies the current configuration, the design has been considered to preserve the architectural character and visual harmony of the historic district.

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

Staff recommends the following condition be placed upon the requested variance *if* the Board finds that all necessary criteria have been met:

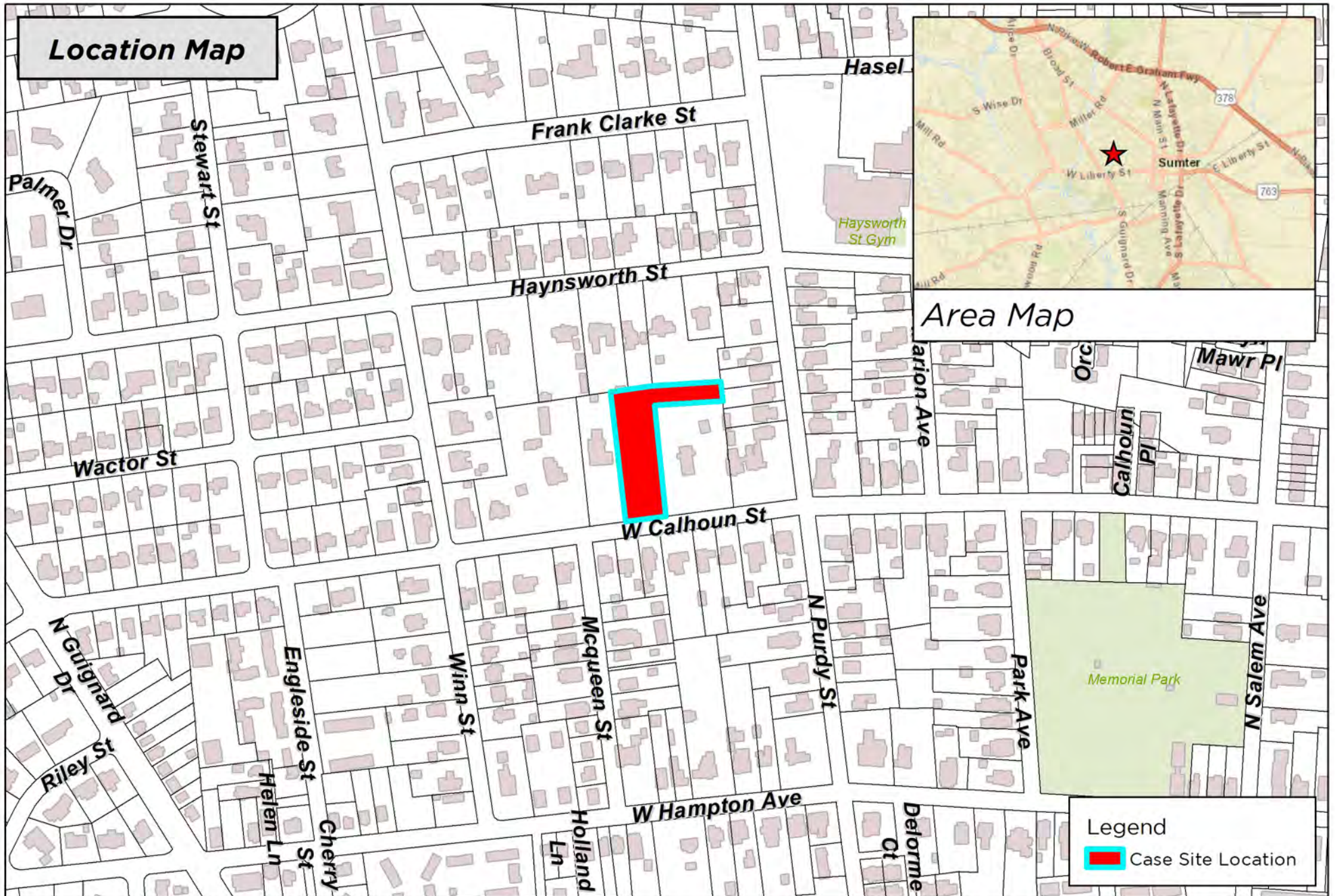
1. Building and/or Land Disturbance Permits may not be issued until after adoption of the City of Sumter Unified Development Ordinance that includes Accessory Dwelling Unit (ADU) standards under which the proposed guest home size is compliant, notwithstanding the 5 ft. side setback variance approved per BOA-26-27.

#### **V. DRAFT MOTIONS FOR BOA-26-27**

- A. I move the Zoning Board of Appeals **approve** BOA-26-27, 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-26-27, 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-26-27.

#### **VI. BOARD OF APPEALS – September 9, 2026**

## Location Map

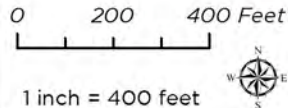


## Area Map

### Legend

 Case Site Location

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BOA-26-27  
417 W Calhoun St, Sumter, SC, 29150  
Tax Map # 228-06-01-027

# 2040 Land Use Map



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0 200 400 Feet  
1 inch = 400 feet

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**Legend**  
 Case Site Location  
**Land Use**  
 Downtown Planning Area  
 Priority Commercial Mixed Use Area

BOA-26-27  
417 W Calhoun St, Sumter, SC, 29150  
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# 2026 Aerial Photography Map



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1 inch = 100 feet

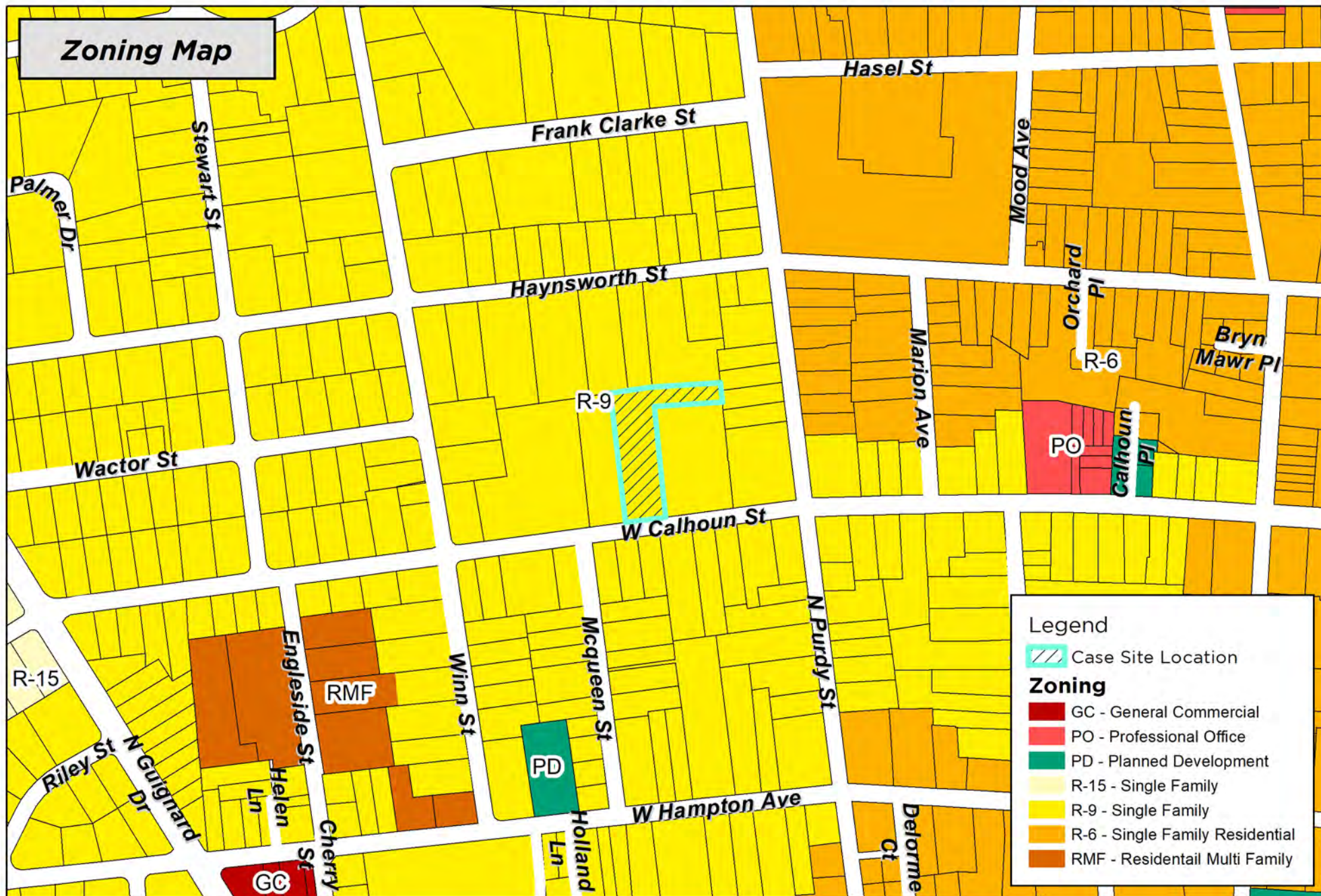


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BOA-26-27  
417 W Calhoun St, Sumter, SC, 29150  
Tax Map # 228-06-01-027

# Zoning Map



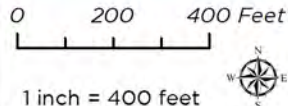
## Legend

Case Site Location

## Zoning

- GC - General Commercial
- PO - Professional Office
- PD - Planned Development
- R-15 - Single Family
- R-9 - Single Family
- R-6 - Single Family Residential
- RMF - Residential Multi Family

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