

# City of Sumter Design Review Board

April 23, 2026

## HP-26-04 210 Church St (City)

### I. THE REQUEST

<b>Applicant:</b>	Anthony & Saundra Zarazee
<b>Status of the Applicant:</b>	Authorized Agent for Property Owner
<b>Request:</b>	Request for Design Review Approval to install 2 new accessory buildings in the rear yard. Both buildings are proposed to have white, gray, and black color schemes.
<b>District:</b>	Hampton Park Historic District
<b>Location:</b>	210 Church St
<b>Present Use/Zoning:</b>	Residential / Residential-6 (R-6)
<b>Tax Map Reference:</b>	228-05-05-023
<b>Adjacent Property Land Use and Zoning:</b>	North –Residential/ Residential-6 (R-6) South –Residential/ Residential-6 (R-6) East –Residential/ Residential-6 (R-6) West –Residential / Residential-6 (R-6)

### II. BACKGROUND

The applicant is requesting Design Review Board approval to install 2 new accessory buildings in the rear yard. Both buildings will have white, gray, and black color schemes.

The property located at 210 Church St., was acquired by the applicant in 2022. The lot currently contains a combined total of approximately 4,864 sq. ft. of commercial structures on approximately 0.47 acres.



**Figure 1** – Front View of the home



**Figure 2** – Sideview of the rear yard from W. Calhoun St

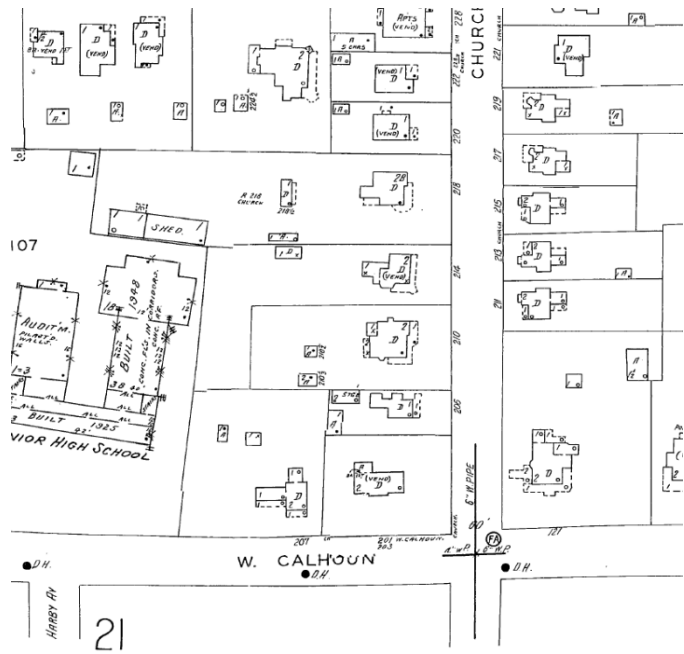
**ARCHITECTURAL/HISTORIC CONTEXT:**

According to the 1985 Historic Resources Survey, the property existing residential structure was constructed circa 1906.

The house at 210 Church Street is a two-story residence clad in shiplap siding, featuring a hip roof with a front-facing cross gable and decorative brackets beneath the eaves. A two-story wing on the left includes a pair of 6/6 windows on the first floor and a second-story flat-roofed porch supported by plain columns with a balustrade turned.

The main entrance is sheltered by a hip-roofed portico with a central gable, supported by four columns set on piers with wrought iron railings, and accessed by a flared stairway. The first-floor façade is arranged in three bays, consisting of a pair of 1/1 windows, a central double-door entrance with a transom, and a single 1/1 window, while the second story has four evenly spaced 1/1 windows with louvered shutters. Two small square windows are set within the front gable.

The building is a contributing structure to the fabric of the Historic District based on its age, use, and architectural details.



**Figure 1** – 210 Church St and adjacent structures as shown on 1944 Sanborn Fire Insurance Map (last Sanborn Maps published for Sumter)

Design review approvals were previously granted for the site via *HP-19-13 and HP-22-13*.

**PROPOSED SCOPE OF WORK:**

The proposed project includes:

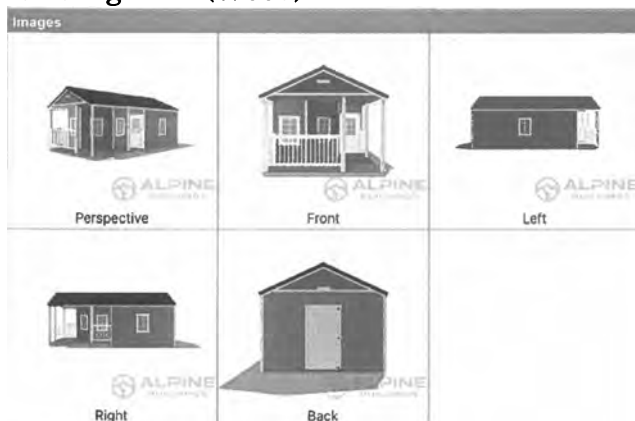
1. Install prefabricated accessory building (metal) in the rear yard featuring white, gray, and black color scheme.
2. Install prefabricated accessory building (wood) in the rear yard featuring white, gray, and black color scheme.

**Building #1 – (Metal)**



**Figure 3 - Proposed Accessory Building Type (metal)**

**Building #2 – (Wood)**



**Figure 4- Proposed Accessory Building type (Wood)**



**Figure 5 - Proposed Wood Exterior Material (Color: White)**



**Figure 6 - Proposed Wood Exterior Material (Color: Grey)**



**Figure 7 - Proposed Wood Exterior Material (Color: Black)**



**Figure 8- Proposed Accessory Structure Layout**

**DESIGN REVIEW:**

Design review approval is required prior to the proposed work. The *Design Review Guidelines* states:

**4.12 Accessory Buildings**

*B. Design new outbuildings to complement the primary building.*

- *Design new outbuildings to be subordinate to the primary building in size, scale, and location.*
- *Locate new outbuildings in inconspicuous locations, set behind the primary building, preferably at the rear of the lot.*

- *Ensure that new outbuildings are compatible with the main house in size, scale, materials, and roof slope.*
- *Include a separate opening for each vehicle in a multi-bay garage.*
- *Limit the visibility of pre-fabricated accessory structures as much as possible*

**Staff Analysis:**

The applicant is proposing to install 2 new accessory buildings in the rear yard. With both buildings having white, gray, and black color schemes.

The proposed color schemes for the accessory buildings are intended to match the primary structure. One will be made of metal and the other will be made of wood. The buildings will be located in the rear of the property, where there is a wooden fence that screens the rear yard from road view.

The buildings are in general alignment with the Design review Guidelines.

**III. STAFF RECOMMENDATION**

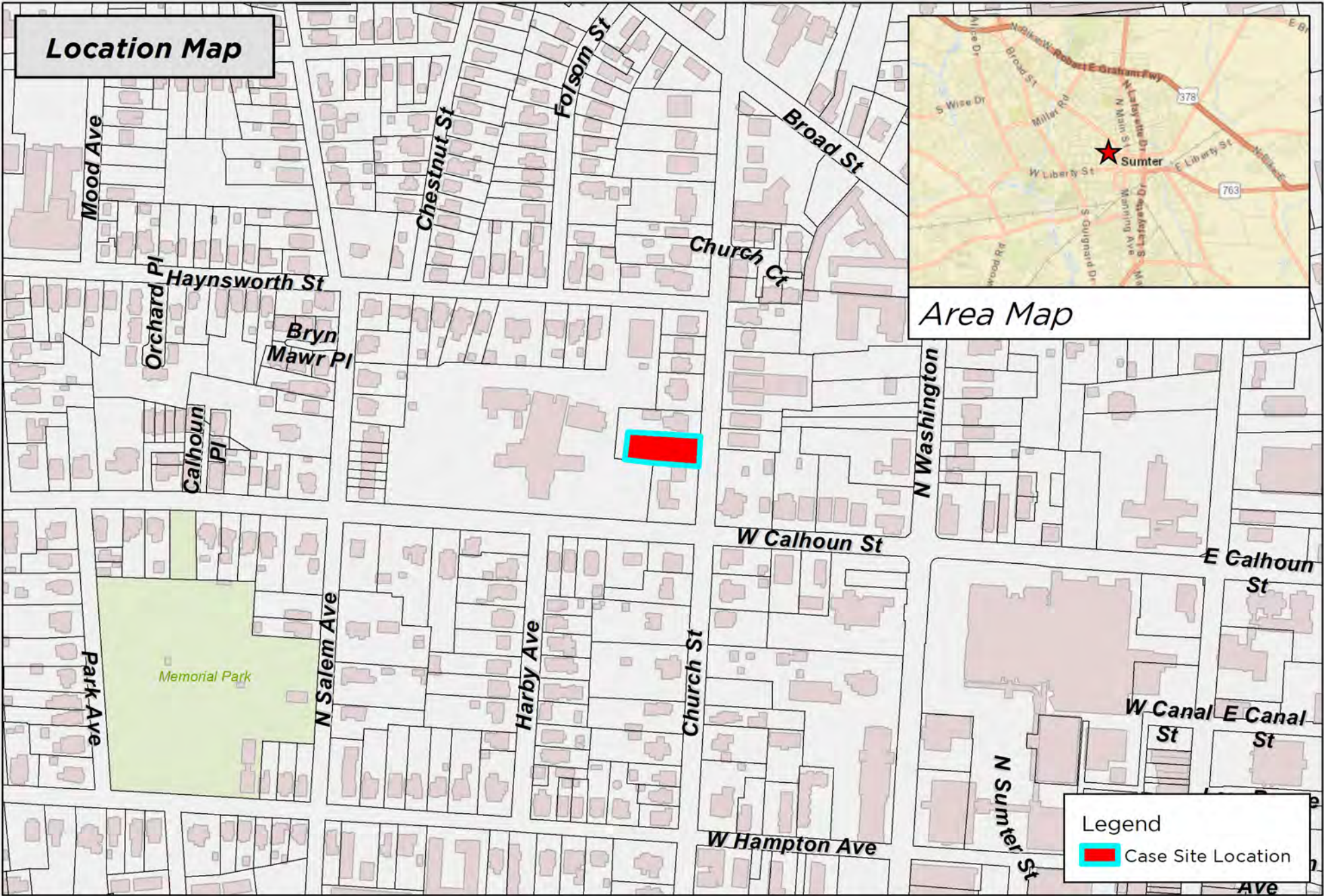
*If the Design Review Board makes the findings necessary to approve this request, Staff recommends no additional conditions.*

**IV. DRAFT MOTION**

- 1) I move the City of Sumter Design Review Board ***approve*** HP-26-04 in accordance with the materials and construction details submitted.
- 2) I move the City of Sumter Design Review Board ***deny*** HP-26-04.
- 3) I move the City of Sumter Design Review Board enter an alternative motion.


**V. DESIGN REVIEW BOARD – April 23, 2026**

# Location Map

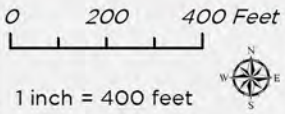


Area Map

**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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 210 Church St, Sumter, SC 29150  
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