



**BOARD OF ZONING APPEALS
WEDNESDAY, NOVEMBER 13, 2019 @ 3:00
FOURTH FLOOR COUNCIL CHAMBERS
SUMTER OPERA HOUSE
21 N. MAIN STREET**

I. APPROVAL OF MINUTES – OCTOBER 9, 2019

II. NEW BUSINESS

BOA-19-32, 1708/1710 Highway 521 S. (County)

The applicant is requesting variances from *Article 4, Section 4.g.2.b. Residential Accessory Structure Development Standards* and *Article 4, Section G, Exhibit 8A Maximum Square Footage of Residential Accessory Structures Based on Gross Acreage of the Sumter County Zoning and Development Standards Ordinance*, in order to increase the maximum number of permitted detached residential accessory structures over 120 sq. ft. to a total of three (3) and to permit a 1,185 sq. ft. variance from the maximum combined total square footage for residential accessory structures allowed on a +/-4.71 acre parcel to 3,610 sq. ft. Variances are required in order to subdivide and convey land to adjacent property. The property is located at 1708 and 1710 Highway 521 S. The properties are zoned Residential-9 (R-9), and represented by Tax Map #'s 252-00-02-039 and 252-00-02-052.

BOA-19-33, 3100 Quandry Rd. (City)

A request for a variance from the minimum lot frontage requirement on a public street as established in *Article 8, Section 8.d.13, Lots in the City of Sumter – Zoning & Development Standards Ordinance* in order to subdivide an +/-3.0 acre portion of land from an existing land locked parcel to serve as an off-site stormwater management area for adjacent commercial development. The property is located at 3100 Quandry Rd., zoned General Commercial (GC), and represented by Tax Map # 186-00-04-027 (Part).

BOA-19-34, 3330 Broad St. (City)

A request for a 42 ft. side setback variance for suburban multi-family apartments as required in *Article 3, Exhibit 3-6 Development Standards for Residential Uses in Commercial District* in the *City of Sumter – Zoning and Development Standards Ordinance* in order to subdivide a commercial outparcel from the larger tract resulting in an 8 ft. setback for the existing multi-family apartment development. The property is located at 3330 Broad St, zoned General Commercial (GC), and represented by Tax Map # 186-00-03-001.

BOA-19-35, 1820 Rush St. (County)

The applicant is requesting a 1680 sq. ft. variance from *Article 4, Section G, Exhibit 8A Maximum Square Footage of Residential Accessory Structures Based on Gross Acreage* in the *Sumter County Zoning and Development Standards Ordinance* in order to construct a 2400 sq. ft. accessory structure on property located at 1820 Rush St. The property is zoned Agricultural Conservation (AC), and represented by Tax Map # 358-00-02-023.

BOA-19-36, 701 & 703 Bultman Dr. and 26 Wise Dr. (City)

A request for a 9 ft. front setback variance for three (3) freestanding signs in the General Commercial (GC) zoning district as required in *Article 8, Section H, Exhibit 8-5, Maximum Total Sign Area by Use, Number, Dimensions, and Location of Individual Signs in the City of Sumter – Zoning & Development Standards Ordinance* in order to construct three (3) freestanding monument signs within 1 ft. of the front property line for the properties identified as 701-713 Bultman Dr. and 26 Wise Dr. The properties are located at 701-713 Bultman Dr. and 26 Wise Dr., zoned General Commercial (GC), and represented by Tax Map #'s 229-08-02-025, 229-08-02-026, 229-08-02-006, and 229-08-02-008.

III. OTHER BUSINESS

- NONE

IV. ADJOURNMENT