



**BOARD OF ZONING APPEALS
WEDNESDAY, FEBRUARY 10, 2021 @ 3:00
FIRST FLOOR OPERA HOUSE THEATER
SUMTER OPERA HOUSE
21 N. MAIN STREET**

I. APPROVAL OF MINUTES – January 13, 2021

II. NEW BUSINESS

[BOA-20-32, 1120 Broad St. \(City\)](#)

The applicant is requesting multiple variances from the City of Sumter Zoning & Development Standards Ordinance in order to facilitate commercial redevelopment on the subject property, as follows: (1) Variance from *Article 8, Exhibit 8-9: Off Street Parking Requirements for Non-Residential Land Uses* in order to permit the construction of a 2,497 sq. ft. restaurant use with 26 off-street parking spaces, 4 parking spaces below the required minimum and (2) Variance from *Article 9, Section 9.b.4.: Landscaping Type Depictions* in order to eliminate the required 5ft. wide Type A landscaped bufferyards on the side property lines. The property is located at 1120 Broad St., is zoned General Commercial (GC), and is represented by TMS# 203-13-01-016.

[BOA-21-01, 3307 Nazarene Church Rd. \(County\)](#)

The applicant is requesting a variance from *Article 4, Section 4.f.3.a.* of the *Sumter County Zoning & Development Standards Ordinance* in order to establish more than one principle dwelling unit on a lot of record. The property is located at 3307 Nazarene Church Rd., is zoned Agricultural Conservation (AC), and represented by TMS#'s 211-13-02-010 & 211-13-02-009

III. OTHER BUSINESS

NONE

IV. ADJOURNMENT