



**BOARD OF ZONING APPEALS
WEDNESDAY, DECEMBER 8, 2021 @ 3:00
FOURTH FLOOR COUNCIL CHAMBERS
SUMTER OPERA HOUSE
21 N. MAIN STREET**

I. APPROVAL OF MINUTES – November 10, 2021

II. APPROVAL OF MEETING DATES FOR 2022

III. NEW BUSINESS

BOA-21-30, 4830 Hillside Rd. (County)

The applicant is requesting variance approval from the side setback requirements outlined in *Article 5, Section 3.n.5.b: AC District Minimum Yard and Building Setback Requirements* of the Sumter County Zoning & Development Standards Ordinance in order to place an 80 ft. long mobile home with the longest dimension parallel to the road on an existing lot of record with +/- 100 ft. of lot width. The required setback on each side of the property is 12 ft. The property is located at 4830 Hillside Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 150-09-01-008.

BOA-21-31, 5230 Wedgefield Rd. (County)

The applicant is requesting variance approval from *Article 4, Exhibit 8A: Maximum Square Footage of Residential Accessory Structures Based on Gross Acreage* of the Sumter County Zoning & Development Standards Ordinance in order to construct a 1,200 sq. ft. addition to an existing 1,296 sq. ft. residential accessory structure on the property. The property is 2.5 acres in size and the maximum total square footage for residential accessory structures permit is 1,850. In total, the applicant is requesting +/- 2, 750 total sq. ft. of residential accessory structure area (also counting other existing qualifying structure). The property is located at 5230 Wedgefield Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 128-03-02-003.

BOA-21-32, 254 Broad St. (City)

The applicant is requesting variance approval from the minimum side and rear setback requirements outlined in *Article 3, Section 3.i.5.b: GC District Minimum Yard & Building Setbacks* and *Article 4, Section 4.g.3: Commercial Accessory Structures* of the City of Sumter Zoning & Development Standards Ordinance in order to construct a 1,080 sq. ft. commercial storage building +/- 21 ft. from the west side property line and +/- 5 ft. from the rear property. A 50 ft. setback is required along these property lines due to their adjacency to a residential zoning district. The property is located at 254 Broad St., is zoned General Commercial (GC), and is represented by TMS# 228-03-02-011.

IV. OTHER BUSINESS

V. ADJOURNMENT