



BOARD OF ZONING APPEALS
WEDNESDAY, SEPTEMBER 14, 2022 @ 3:00
FOURTH FLOOR COUNCIL CHAMBERS
SUMTER OPERA HOUSE
21 N. MAIN STREET

- I. APPROVAL OF MINUTES –August 10, 2022
- II. NEW BUSINESS

[BOA-22-21, 586 Pittman Dr. \(County\)](#)

The applicant is requesting variance approval from the requirements outlined in *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 establish a total of +/- 3000 sq. ft. of residential accessory structure area on the property. The property is +/- 1.72 acres in size. As per applicable ordinance requirements, no more than 1,675 sq. ft. of total residential accessory structure area is permitted on this property. The property is located at 586 Pittman Dr., is zoned Residential-15 (R-15), and is represented by TMS# 183-00-03-060.

[BOA-22-22, 6115 Fish Rd. \(County\)](#)

The applicant is requesting variance approval from the requirements outlined in *Article 4, Section 4.g.2.b.4: (Residential Accessory Structures) Development Standards* of the Sumter County Zoning & Development Standards Ordinance in order to permit the establishment of a new detached storage building in the front yard of the property. Residential storage buildings are only permitted in rear yard locations. The property is located at 6115 Fish Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 093-00-02-044.

[BOA-22-23, 514 W. Liberty St. \(City\)](#)

The applicant is requesting variance approval from the requirements outlined in *Article 8, Exhibit 8-5: Maximum Total Sign Area by Use, Number, Dimensions, and Location of Individual Signs* of the City of Sumter Zoning & Development Standards Ordinance in order to permit the approval of a new freestanding sign to be setback +/- 8 ft. from the front property line, where the required front setback is 10 ft. The property is located at 514 W. Liberty St., is zoned General Commercial (GC) and is represented by TMS# 228-14-04-002.

[BOA-22-24, 4325 US Hwy. 15 S. \(County\)](#)

The applicant is requesting variance approval from the requirements outlined in *Article 3, Section 3.n.5.a (AC District) Minimum Lot Requirements* and *Article 3, Section 3.n.5.b (AC District) Minimum Yard & Building Setback Requirements* of the Sumter County Zoning & Development Standards Ordinance in order to allow for a subdivision of the property that will 1) create a +/- 0.54-acre lot and 2) create a side property line located +/- 30 ft.

from a commercial non-residential structure. The applicable minimum lot size requirement is 1 acre and the applicable side setback requirement for commercial non-residential structures is 50 ft. The property is located at 4325 US Hwy. 15 S., is zoned Agricultural Conservation (AC), and is represented by TMS# 220-00-02-003.

III. **OTHER BUSINESS**

IV. **ADJOURNMENT**