



# BOARD OF ZONING APPEALS

## Minutes of the Meeting

March 9, 2022

### ATTENDANCE

A regular meeting of the Zoning Board of Appeals was held on Wednesday, March 9, 2022, in the Fourth Floor City Chambers of the Sumter Opera House, 21 N. Main Street. Six board members –Ms. Cleo Klopfleisch, Mr. Warren Curtis, Mr. Sam Lowery and Mr. Jason Reddick, Mr. Leslie Alessandro, Mr. Louis Tisdale were present. Mr. Steven Schumpert and Mr. L.C. Fredrick were absent.

Planning staff in attendance: Mr. Jeff Derwort, Mr. Derrick Phillips, Jr., and Ms. Kellie Chapman.

The meeting was called to order at 3:00 p.m. by Mr. Leslie Alessandro, Chair.

### MINUTES

Mr. Warren Curtis made a motion to approve the minutes of the February 9, 2022, meeting as written. The motion was seconded by Mr. Sam Lowery and carried a unanimous vote.

### NEW BUSINESS

**BOA-22-02, 331 W. Hampton Ave. (City)** was presented by Mr. Derrick Phillips Jr. The Board reviewed a variance from minimum R-6 zoning district side setback requirements in order to construct a Carport/Garage addition that will be located +/- 3 ft. from the west side property line. The property is located at 331 W. Hampton Ave., is zoned Residential-6 (R-6), and is represented by TMS # 228-11-02-046.

Mr. Phillips stated the applicant is seeking variance approval from Residential-6 (R-6) district side setback requirements to construct an attached +/- 1,150 sq. ft. carport/garage with second floor living space to the rear of the existing residence. This carport/garage structure will be connected to the existing primary structure via breezeway.

Mr. Phillips added that an 8ft. side setback is required for primary residential structures in this zoning district. The proposed carport/garage structure is considered to be part of the primary structure and must meet principal setback requirements. The applicant is proposing to set the addition no further west on the property than the existing structure, which sits between 3 and 4 ft. from the western side property line.

Mrs. Lisa Floyd was present to speak on behalf of the request.

Ms. Patricia Morales requested clarification on the placement of the carport/garage.

After a brief discussion, Mr. Louis Tisdale made a motion to approve this request subject to the following findings of fact and conclusions:

1. The property is +/- 0.38-acres in size and is located on Hampton Ave., in the Hampton Park Historic District. The property is deep (+/- 260 ft. in length), narrow (+/- 70 ft. in width) and contains a house that is +/- 55 ft. in width in the front. When this property was constructed in the early 1900's, the dwelling was positioned +/- 4 ft. away from the side property line to the west. The applicant shares a driveway with the adjacent property to the east, with both properties accommodating parking at the rear of the respective primary structures.
2. The dwellings in the Hampton Park Historic District frequently have established side setbacks that are less than what is required under today's development standards. Many of the homes on this section of W. Hampton Ave. were constructed circa 1900 and many do not have parking structures. While the property is of a similar size and dimension of lots in the vicinity, the historic rear yard parking configuration is the driving factors in building placement for the proposed addition/garage structure.
3. The conditions prevent the applicant from providing covered parking and other useable residential building space in manner consistent with the fabric of existing development on the parcel.
4. The proposed addition of the carport/garage area will not encroach into the side setback any further than the existing primary structure on the property. Further, the proposal adds additional spacing for vehicle maneuverability to and from the proposed structure. Finally, the design proposal is consistent with the historic district guidelines applicable to Hampton Park Historic District and has received certificate of appropriateness approved by City of Sumter Historic Preservation Design Review Committee under HP-22-02.

The motion was seconded by Ms. Cleo Klopfleisch and carried a unanimous vote.

**BOA-22-03, 3175 Florence Hwy. (County)** was presented by Mr. Jeff Derwort. The Board reviewed a request for variance approval in order to modify an existing sign located in road right-of-way to be +/- 12.5 ft. in height with an expanded area footprint. The maximum sign height permitted at this location is 10 ft. and the modified sign does not appear to meet the criteria for signs permitted in road right-of-way. Therefore, the applicant is applying for variances to the following provisions of the Sumter County Zoning & Development Standards Ordinance – Article 8, Exhibit 19: Maximum Total Sign Area by Use, Number, Dimensions, and Location of Individual Signs and Article 8, Section 8.i.4.e: Signs within street or highway right-of-way. The property is located at 3175 Florence Hwy, zoned Agricultural Conservation (AC), and is represented by Tax Map# 283-00-02-009.

Mr. Derwort stated the request was withdrawn at the last Board of Zoning Appeals meeting and reapplied for in order to properly advertise the request due to the sign's location.

Mr. Derwort added a height variance is being requested because this proposal includes a modification to increase the height of the sign to 12.5 ft. The maximum sign height for the AC District is 10 ft.

Mr. Derwort mentioned a plat prepared by Lindler Surveying, Inc and recorded at the Sumter County Register of Deeds at PB 2005 PG 360 shows the existing sign within the 100 ft. ROW area of Florence Hwy. The proposal will increase the area of the sign in SCDOT ROW and require variance approval from Article 8, Section 8.i.4: Signs within street or highway right-of-way of the Sumter County Zoning & Development Standards Ordinance.

Mr. Marion Duncan, Mr. Dewayne Bruce and Harold Britton were present to speak on behalf of the request.

After a brief discussion, Mr. Warren Curtis made a motion to approve this request with the condition that no additional expansion in area or height for this particular sign after construction of this sign, as proposed and approved. The motion was seconded by Mr. Jason Reddick and carried a unanimous vote.

**BOA-22-04, 1710 Reedroman Rd. (County)** was presented by Mr. Jeff Derwort. The Board reviewed the request for variance approval from the maximum number of accessory structures permitted for residential parcels, as outlined in Article 4, Section 4.g.2.b: Residential Accessory Structures Development Standards Ordinance, in order to construct/install one (1) additional accessory building on the property. The property is located at

	<p>1710 Reedroman Rd., is zoned Agricultural Conservation (AC), and is represented by TMS # 266-00-01-030.</p> <p>Mr. Derwort stated the applicant is requesting variance approval from the maximum number of accessory structures permitted for residential parcels in order to construct a +/- 1,050 sq. ft. carport building located in the rear yard of the property.</p> <p>Mr. Derwort added the property currently contains a single-family residential dwelling, a +/- 660 sq. ft. accessory building, and a +/- 400 sq. ft. accessory building.</p> <p>After a brief discussion, Mr. Louis Tisdale made a motion to approve this request. The motion was seconded by Mr. Jason Reddick and carried a unanimous vote.</p>
<b>OTHER BUSINESS</b>	<b>NONE</b>
	<p>There being no further business, Ms. Cleo Klopfleisch made a motion to adjourn the meeting at 3:46 p.m. The motion was seconded by Mr. Sam Lowery and carried a unanimous vote.</p> <p>The next regularly scheduled meeting is scheduled for April 13, 2022.</p>
	<p>Respectfully submitted,  <i>Kellie K. Chapman</i>  Kellie K. Chapman, Board Secretary</p>