



BOARD OF ZONING APPEALS
WEDNESDAY, JULY 12, 2023 @ 3:00
FOURTH FLOOR COUNCIL CHAMBERS
SUMTER OPERA HOUSE
21 N. MAIN STREET

- I. APPROVAL OF MINUTES – June 14, 2023
- II. NEW BUSINESS

[BOA-23-12, 645 Curlew Circle \(City\)](#)

The applicant is requesting multiple building setback variances, as follows: 1) variance to the required rear setback requirements (Principal Residential Structures) outlined in *Article 3.b.5.b: (R-9 District) Minimum Yard & Building Setback Requirements* of the City of Sumter Zoning & Development Standards Ordinance (the “Ordinance”) in order to permit a canopy roof addition to the dwelling extending to +/- 7 ft. from the rear property line, where the required rear setback for principal residential structures is 25 ft.; and 2) variances to the exterior side and rear setback requirements for residential accessory structures outlined in Article 4.g.2.b.5.ii: Corner Lot Setbacks (Residential Accessory Structures) of the Ordinance in order to allow the placement of a detached storage structure +/- 7 ft. from the side exterior property line and +/- 2 ft. from the rear property line, where the required side exterior setback is 17.5 ft. and the required rear setback is 5ft.; and in order to allow the placement of a pergola structure +/- 2 ft. from the rear property, where the required rear setback is 5 ft. The property is located at 645 Curlew Circle, is zoned Residential-9 (R-9), and is represented by TMS# 184-04-04-001.

[BOA-23-23-13, 5795 Squaw Valley Rd. \(County\)](#)

The applicant is requesting a variance to the subdivision restrictions outlined in *Article 3.r.12.a (APZ-2 & DNL) Exception to Development Limitations* of the Sumter County Zoning & Development Standards Ordinance (the “Ordinance”) in order to permit the subdivision of one (1) existing 5.00-acre parcel located within the Squaw Valley Subdivision into no more than two (2) separate parcels fully compliant with AC zoning district minimum requirements. Current Airfield Compatibility District(s) (ACD) requirements prohibit the establishment of new lots in existing major subdivisions. The property is located at 5795 Squaw Valley Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 130-00-01-059.

[BOA-23-23-14, 850 Flagg St. \(County\)](#)

The applicant is requesting a variance to the side building setback requirements for agricultural accessory structures outlined in *Article 3.n.5.b: (AC District) Minimum Yard & Building Setbacks* and *Article 4.g.4.a.2: Agricultural Accessory Structures* of the Sumter County Zoning & Development Standards Ordinance in order to permit the establishment of an agricultural accessory structure no closer than 12 ft. from a side property line, where the required side property line setback for non-residential structures is 50 ft. The property is

located at 850 Flagg St., is zoned Agricultural Conservation (AC), and is represented by TMS# 230-00-01-007.

BOA-23-23-15, 2180 San Souci Rd. (County)

The applicant is requesting a variance from the total number of residential accessory structures permitted as outlined in *Article 4.g.2.b.3: Residential Accessory Structure Development Standards* of the Sumter County Zoning & Development Standards Ordinance in order to permit a total of four (4) accessory structures, where the maximum number allowed is two (2) accessory structures. The property is located at 2180 San Souci Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 093-00-03-012.

BOA-23-23-16, 7995 Camden Hwy. (County)

The applicant is requesting Special Exception approval in accordance with *Article 3, Section 3.n.4: (AC District Special Exceptions); Article 3, Exhibit 5: Permitted and Conditional Uses in the Commercial, Industrial, Agricultural, and Conservation Districts; Article 5, Section 5.b.2: Enumeration of Certain Hazardous and/or Potentially Disruptive Land Development Activities;* and *Article 5, Section 5.b.3.f: Drinking Places/Bottle Clubs/Night Clubs* of the Sumter County Zoning & Development Standards Ordinance (the “Ordinance”) **in order to establish a Drinking Place (SIC 5813) use on the property.** The applicant is also requesting a +/- 90 ft. variance from the 300 ft. residential use separation requirement outlined in *Article 5, Section 5.b.3.f: Drinking Places/Bottle Clubs/Night Clubs* of the Ordinance. The property is located at 7995 Camden Hwy., is zoned Agricultural Conservation (AC), and is represented by TMS# 087-00-03-031.

III. **OTHER BUSINESS**

IV. **ADJOURNMENT**