I. Approval of minutes from October 15, 2019

(For below item, signs posted on property October 28, 2019 and ad on October 27, 2019 in Post & Courier)

II. OLD BUSINESS:
1. No Old Business

III. NEW BUSINESS:
1. TMS # 137-14-09-001, 108 E. Richland Street, zoned GR-5 – General Residential, owned by Brenda Jacobs and Richard Herold – variance request to increase the permitted accessory structure height from 20 feet to 24.25 feet and increase the permitted accessory structure square footage from no more than 50% of the principal structure to 88% of the principal structure, and to allow an accessory structure to be constructed in the front yard. Ordinance Sections 2.7.5.B; 3.5.2.A.2; and 3.5.2.A.1
2. TMS # 144-10-05-007, 1312 Boone Hill Road, zoned G-B General Business, owned by Boone West Apartments, LLC – variance request to decrease the required rear buffer from 30 feet to 4.58 feet. Ordinance Section 8.6.1.A.
3. TMS # 137-06-09-002, 206 Central Avenue, zoned GR-5 – General Residential, owned by St. Luke’s Lutheran Church – variance request to increase the permitted accessory structure height from 20 feet to 46 feet, and to increase the permitted lot coverage limit from 35% 56.8%. Ordinance Section 2.7.5.B and 2.7.2.C.

IV. MISCELLANEOUS:

V. ADJOURN

Posted October 23, 2019
Board of Zoning Appeals  
Tuesday, October 15, 2019  
Summerville Municipal Complex – Annex Building Training Room

Members Present:  
Denis Tsukalas, Chairman  
Elise Richardson, Vice Chairman - Absent  
Don Nye  
Lionel Lawson  
Scott Riddell

Staff Present:  
Tim Macholl, Zoning Administrator

Items on the agenda:

OLD BUSINESS:
1. None

NEW BUSINESS:
1. TMS # 136-13-06-018, 308 White Gables Drive, zoned PUD – Planned Unit Development, owned by Robert Jesse & Constance Ann McAnnar – variance request to increase the permitted impervious surface from 65% to 71%, Ordinance Section 32-125.
2. TMS # 137-02-10-006, 110-112 Cypress Street, zoned R-5 Mixed Residential, owned by Beau Ganas – variance request to increase the maximum density from 8 units per acre to 12.5 units per acre and reduce the required side setbacks from 15 feet to eight feet, Ordinance Sections 32-124(a) and 32-124(e)(4).
3. TMS # 145-08-00-042, 106 Tea Olive Court, zoned R-1 Single Family Residential, owned by Richard and Diana Cornman – variance request to reduce the required rear setback from 25 feet to 12 feet, Ordinance Section 32-122(f)(5).
4. TMS # 144-04-11-012, 102 Niblick Road, zoned R-2 Single Family Residential, owned by Wayne and Sarah Stanfield – variance request to increase the permitted impervious surface from 35% to 38%, Ordinance Section 32-123(h)(2).

MISCELLANEOUS:
1. None

The meeting was called to order at 5:00 PM by Mr. Denis Tsukalas. Mr. Tsukalas asked for any comments or edits for the minutes from the August 13, 2019 meeting minutes. A motion was made by Mr. Nye to approve the minutes as presented. The motion was seconded by Mr. Riddell. The motion passed 4-0.

OLD BUSINESS
1. None

NEW BUSINESS
1. 308 White Gables Drive – The first item under New Business TMS # 136-13-06-018, 308 White Gables Drive, zoned PUD – Planned Unit Development, owned by Robert Jesse & Constance Ann McAnnar – variance request to increase the permitted impervious surface from 65% to 71%, Ordinance Section 32-125. Mr. Macholl explained that this variance is based on a neighbor complaint regarding the outdoor fireplace which has been in place for 10 years. After the complaint it was discovered that no building permit had been obtained and then upon analysis it was determined that the lot coverage limit had been exceeded. Mr. Lawson asked the applicant whether this was a DIY project or if a contractor had been hired. Mr. McAnnar stated that it had been done by a contractor. Mr. Tsukalas asked how the bricks had been set. Mr. McAnnar explained that there was a stone base and a sand layer which the bricks are set into. He explained that they had not had any flooding issues in the years that fireplace had been up. Mr. Lawson asked for clarification that this was based on a neighbor complaint, and pointed out that they had put in considerable additional expense in obtaining neighbors input, and architectural review of the construction.

Mr. Tsukalas made a motion to approve as presented. The motion was seconded by Mr. Nye. The motion passed 3-1, with Mr. Riddell voting against.
2. **110-112 Cypress Street** – The Second item under New Business was withdrawn by the applicant. Mr. Macholl explained that with the passage of the New Unified Development Ordinance the requested variances were no longer needed. He explained why the project had been posted twice, but had not gone to a public hearing.

3. **106 Tea Olive Court** – The Third item under New Business TMS # 145-08-00-042, 106 Tea Olive Court, zoned R-1 Single Family Residential, owned by Richard and Diana Cornman – variance request to reduce the required rear setback from 25 feet to 12 feet, Ordinance Section 32-122(f)(5). Mr. Macholl explained the request. The new owners of the property had purchased the property, upon inspection of the existing screened porch it was determined that structurally it was not sound. They would like to rebuild a new porch, which would be a little bigger than the existing structure. This would project into the required setback an additional two feet. Mr. Nye verified that the applicant wanted to expand the porch. Mr. Cornman explained that yes they would like to expand and make the porch bigger. Mr. Lawson asked about the adjacent property. It was explained that the property to the rear is a large wooded undeveloped lot that is not within the Town’s Boundaries.

Mr. Nye made a motion to approve as presented. The motion was seconded by Mr. Riddell. The motion passed unanimously 4-0.

4. **102 Niblick Road** – The Fourth item under New Business TMS # 144-04-11-012, 102 Niblick Road, zoned R-2 Single Family Residential, owned by Wayne and Sarah Stanfield – variance request to increase the permitted impervious surface from 35% to 38%, Ordinance Section 32-123(h)(2). Mr. Macholl explained the request, that at the time of permit for a new carport it was noted that the applicants had recently expanded their driveway. This expansion does not require a permit and therefore the town staff was not aware of the situation until the application for the carport. Mr. Lawson asked if the carport was going to be attached to the slab. Ms. Stanfield explained that they needed the additional parking, and that the area had previously been used for parking but had not been paved. Mr. Riddell asked if that loophole had been closed by the passage of the UDO. Mr. Macholl told the board that staff was currently working on new zoning permits which would allow staff to review impervious surface additions to properties. Mr. Riddell asked if there was a way that the plan could be modified, that would be acceptable to the applicant to bring it into conformance. Mr. Tsukalas suggested the possibility of removing some of the expanded driveway. Ms. Stanfield stated that they have grown grandchildren that live at the home and that they need the parking to accommodate the vehicles. The addition of the carport is to provide some cover for her and her husband’s vehicles. Mr. Riddell expressed a concern about setting a precedent in the area.

Mr. Lawson made a motion to approve as presented. The motion was seconded by Mr. Nye. The motion passed unanimously 4-0.

**MISCELLANEOUS:**

1. Mr. Macholl addressed the passage of the UDO. Board members inquired whether or not they would receive a copy of the Ordinance. Mr. Macholl said that he would check.

**ADJOURN:**

There being no further business, the meeting was adjourned at 5:35 PM on a motion by Mr. Nye and a second by Mr. Riddell. The motion passed unanimously 4-0

Respectfully Submitted,

Tim Macholl
Zoning Administrator

Approved: Denis Tsukalas, Chairman _____________________________________; or,

Elise Richardson, Vice Chairman __________________________________________
2.6 CONVENTIONAL DISTRICTS

2.6.1 GENERAL RESIDENTIAL (GR-2)

The purpose of this district is to establish and preserve low-density residential areas (2 units/acre) to encourage and continue a stable and healthy environment for residential uses and to exclude uses which are not compatible with such residential uses. The GR-2 district principally includes the older neighborhoods with large lots containing cottages, garages and customary outbuildings. *(R-1)*

2.6.2 GENERAL RESIDENTIAL (GR-3)

The purpose of this district is to establish and preserve low-density residential areas (3 units/acre) to encourage and continue a stable and healthy environment for residential uses and to exclude uses which are not compatible with such residential uses.

2.6.3 GENERAL RESIDENTIAL (GR-5)

The purpose of this district is to establish and preserve medium density residential areas (5 units/acre) and designed to encourage and continue a stable and healthy environment for residential uses and to exclude uses which are not compatible with such residential uses. *(R-2 & some R-3 areas)*

2.6.4 MULTI-FAMILY RESIDENTIAL (MF-R)

The purpose of the Multi-family Residential district is to establish and preserve multifamily residential uses designed to encourage and continue a stable and healthy environment for residential uses and to exclude uses which are not compatible with such residential uses. *(R-6)*
2.6.5 **MANUFACTURED HOME RESIDENTIAL (MH-R)**

The purpose of the Manufactured Home Residential district is to accommodate manufactured homes, mobile homes and trailer parks and continue a stable and healthy environment for these residential uses and to exclude uses which are not compatible with such residential uses. *(Mobile homes and trailer parks only R-7)*

2.6.6 **NEIGHBORHOOD BUSINESS (N-B)**

The purpose of this Neighborhood Business center district is to provide for limited shopping areas that contain convenience goods and personal and professional services, shops, and restaurants (no drive-thrus) located near or adjacent to residential areas. Because of the location of this district it is important that any adjacent residential property be protected. *(R-3, B-1, and B-2)*

2.6.7 **GENERAL BUSINESS (G-B)**

The purpose of this General Business district is to provide for the continuation and expansion of generally auto-oriented general business and commercial areas along major thoroughfares. *(B3)*
## 2.7 CONVENTIONAL DISTRICT STANDARDS

<table>
<thead>
<tr>
<th>DISTRICT</th>
<th>GR-2</th>
<th>GR-3</th>
<th>GR-5</th>
<th>MF-R</th>
<th>MH-R</th>
<th>N-B</th>
<th>G-B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replaces Previous Districts:</td>
<td>R-1</td>
<td>GR-3</td>
<td>R-2 / R-3 (as cu/sup)</td>
<td>R-6</td>
<td>R-7</td>
<td>B-2</td>
<td>B-3</td>
</tr>
</tbody>
</table>

### 1. DEVELOPMENT
- **A. Maximum Density**
  - 2 units/acre
  - 3 units/acre
  - 5 units/acre
  - N/A
  - N/A
  - N/A
  - N/A

- **B. Required Open Space/Park Space (Note 1)**
  - 10%/15%
  - 10%/15%
  - 10%/15%
  - 10%/15%
  - 10% total
  - 10% total

- **C. Perimeter Buffer**
  - Buffers may be required per 8.6
  - Buffers may be required per 8.6
  - Buffers may be required per 8.6
  - Buffers required on all sides
  - Buffers required at side and rear of lot per 8.6
  - Buffers required at side and rear of lot per 8.6
  - Buffers required at side and rear of lot per 8.6

### 2. LOT CONFIGURATION
- **A. Lot Width at Front Setback**
  - 40 ft min
  - 30 ft min
  - 20 ft min
  - 50 ft min
  - 50 ft min
  - 50 ft min
  - 50 ft or 100 ft

- **B. Lot Size**
  - 20,000 sq ft
  - 14,520 sq ft
  - 8,500 sq ft
  - None
  - Minimum of 4,000 feet per mobile home site
  - None
  - None

- **C. Maximum Lot Coverage (Note 1)**
  - 30% of lot area
  - 30% of lot area
  - 35% of lot area
  - 65% of lot area
  - 65% of lot area
  - 65% of lot area
  - 80% of lot area

- **D. Frontage Buildout**
  - N/A
  - N/A
  - N/A
  - N/A
  - N/A
  - N/A
  - N/A

### 3. PRIMARY BUILDING PLACEMENT (Note 3)
- **A. Front Setback**
  - 30 ft min
  - 30 ft min
  - 25 ft min
  - Perimeter buffer required on all sides
  - 20 ft min
  - 0 ft min
  - 10 ft min

- **B. Side Setback - Corner**
  - 15 ft min
  - 10 ft min
  - 10 ft min
  - 0 ft min
  - 7.5 ft min
  - Buffer per 8.6
  - Buffer per 8.6

- **C. Side Setback - Interior**
  - 15 ft min
  - 10 ft min
  - 10 ft min
  - 0 ft min
  - 7.5 ft min
  - Buffer per 8.6
  - Buffer per 8.6

- **D. Rear Setback**
  - 25 ft min
  - 25 ft min
  - 25 ft min
  - 0 ft min
  - 15 ft min
  - Buffer per 8.6
  - Buffer per 8.6

- **E. Rear Setback from Alley (Note 4)**
  - N/A
  - N/A
  - N/A
  - N/A
  - N/A
  - N/A
  - N/A

- **F. Attached Garage Setback (from front facade)**
  - Garage doors which face a public right-of-way, except for rear alleys, must be setback a minimum of 20 ft from that right-of-way (Note 4)
  - N/A
  - N/A

### 4. ACCESSORY BUILDING PLACEMENT (Note 5)
- **A. Side Setback - Corner**
  - 15 ft min
  - 10 ft min
  - 10 ft min
  - 3 ft min
  - 7.5 ft min
  - 3 ft min
  - 3 ft min

- **B. Side Setback - Interior**
  - 10 ft min
  - 10 ft min
  - 10 ft min
  - 5 ft min
  - 7.5 ft min
  - 5 ft min
  - 5 ft min

- **C. Rear Setback (Note 6)**
  - 5 ft min
  - 5 ft min
  - 5 ft min
  - 5 ft min
  - 5 ft min
  - N/A
  - N/A

- **D. Rear Setback from Alley (Note 5 & 6)**
  - N/A
  - 3 ft min
  - 3 ft min
  - 3 ft min
  - N/A
  - N/A
  - N/A

- **E. Detached Garage Door Setback (from front facade) (Note 4)**
  - None
  - None
  - None
  - None
  - None
  - None
  - None
<table>
<thead>
<tr>
<th>DISTRICT</th>
<th>GR-2</th>
<th>GR-3</th>
<th>GR-5</th>
<th>MF-R</th>
<th>MH-R</th>
<th>N-B</th>
<th>G-B</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>R-1</td>
<td>GR-3</td>
<td>R-2 / R-3 (as cu/ sup)</td>
<td>R-6</td>
<td>R-7</td>
<td>B-2</td>
<td>B-3</td>
</tr>
</tbody>
</table>

5. BUILDING HEIGHT

<table>
<thead>
<tr>
<th></th>
<th>36 feet max</th>
<th>36 feet max</th>
<th>36 feet max</th>
<th>55 feet max</th>
<th>36 feet max</th>
<th>36 feet max</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Primary Building Height</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B. Accessory Building Height (Note 7)</td>
<td>No taller than the main structure (20 feet max)</td>
<td>No taller than the main structure (20 feet max)</td>
<td>No taller than the main structure (20 feet max)</td>
<td>25 ft max</td>
<td>20 ft max</td>
<td>20 feet max</td>
</tr>
</tbody>
</table>

6. PARKING LOCATION (NOTE 8)

<table>
<thead>
<tr>
<th></th>
<th>N/A</th>
<th>N/A</th>
<th>N/A</th>
<th>N/A</th>
<th>N/A</th>
<th>N/A</th>
<th>Subject to CDRB Approval</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Zone 1 (Front Yard)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B. Zone 2 (Side Yard)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>C. Zone 3 (Rear Yard)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>N/A</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>D. Unrestricted</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>N/A</td>
<td></td>
<td>✓</td>
</tr>
</tbody>
</table>

Note 1: See also Open Space Standards in Chapter 6.
Note 2: Lot coverage may also be subject to Stormwater Regulations (See Chapter 11).
Note 3: Building and fire codes may also apply.
Note 4: In addition to the setback requirements listed above, garage doors which face a public right-of-way, except for rear alleys, must be set back a minimum of 20 ft from that right-of-way.
Note 5: Garage doors shall be a minimum of 15 feet from alley centerline. Setbacks may be increased to accommodate parking outside of the garage.
Note 6: Also see Accessory Uses & Structures in Section 3.4.
Note 7: The height of the accessory building may not exceed the principal structure except where the principal structure is a single story, a two-story accessory structure is permitted located in the rear yard only.
Note 8: Also see Lot Access Standards in Section 2.3.3.8.

EXAMPLE: TYPICAL CONVENTIONAL BLOCK
VARIANCE REQUEST  
TMS#137-14-09-001  
108 E. Richland Street, Summerville, SC  
STAFF REPORT  
BOARD OF ZONING APPEALS  
November 12, 2019

**Request:** Variance request to allow 24.25 foot accessory building height, 88% of the square footage of the principal structure, and to allow the accessory structure to be constructed in the front yard.

**Property Zoning:** GR-5 General Residential

**Surrounding Zoning:**  
North: GR-2 General Residential  
South: GR-5 General Residential  
East: GR-5 General Residential  
West: GR-2 General Residential

**Ordinance requires:** Ordinance Section 2.7.5.B - Maximum Building Height: 20 feet for accessory structure; 3.5.2.A.2 square footage of accessory structure limited to 50% of the principal structure; and 3.5.2.A.1 Such structure shall not be located in front of the front line of the dwelling

**Response:** In order for a variance to be issued by the Board of Zoning Appeals, an applicant is required to show that all four of the conditions listed below have been met and an unnecessary hardship must be shown.

(b) **Variances.** The board has the power to hear and decide requests for variances when strict application of this chapter's provisions would cause an unnecessary hardship.

(1) The following standards must apply for finding an unnecessary hardship:

a. **Extraordinary conditions.** There are extraordinary and exceptional conditions pertaining to the particular piece of property, which could exist due to topography, street widening or other conditions which make it difficult or impossible to make an economically feasible use of the property.

b. **Other property.** Extraordinary conditions generally do not apply to other property in the vicinity.

c. **Utilization.** Because of these extraordinary conditions, the application of this chapter's provisions to a particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.

d. **Detriment.** The authorization of a variance will not be of substantial detriment to adjacent property or the public good, and the character of the district will not be harmed by granting of the variance.

**Background:** The applicant approached staff concerning the need for the height variance. The Owner of the property is requesting to build a two story accessory structure near the rear of the property adjacent to the existing home. The proposed structure would be approximately 24.25 feet tall and have 1,422 square feet. The accessory structure is a garage space on the first floor and a garage apartment above on the second floor. The plan shows the front of the accessory structure projecting beyond the front of the house, which is to maintain the required 5 foot rear setback.

Zoning staff has no concerns about the approval of this variance request.
PUBLIC HEARING NOTICE

The Town of Summerville
Board of Zoning Appeals will
hold a public hearing on
Date/Time: Monday, January 11, 2022 at 7:00 p.m.
in Summerville Town Hall, 200 S. Main St.,
to consider a Zoning Law Interpretation Request
for this property.
For Information: Planning Department 851-5269

TMS # 15:21:07:102
Address: 522 E. Summerville St.
Sign Posted on: BlaBla

The sign may be removed by a homeowner upon written request to the Planning Department.
TMS: 137-14-09-001
ANNA GREGG FOWLER

TMS: 137-14-09-040
JEREMY N & CAMERON C BONGIORNO

TMS: 137-14-09-004
JEREMY N & CAMERON C BONGIORNO

PLAT SHOWING THE DIVISION OF TMS: 137-14-09-002 (0.55 AC) INTO TRACT A (0.32 AC) & TRACT B (0.23 AC) OWNED BY 843 CONSTRUCTION DESIGN & DEVELOPMENT LLC LOCATED IN THE TOWN OF SUMMERVILLE, DORCHESTER COUNTY, SOUTH
To: Board of Zoning Appeals

Variance Application

For: 108 East Richland St. 29483

Owners: Brenda Jacobs and Richard Herold request a variance to construct a detached 2 car garage with loft.

(a) Extraordinary Conditions: This home in within the historic district, so demolishing the home is not a viable option to create a bigger house. We are wanting to build a detached garage to add square footage but are going taller instead of wider to preserve as much of the lot size as possible. The garage would need to be 5'6" in front of end of house, but even with front porch, and 5" 1' from the existing home. This would allow the 5' from rear property line to be preserved, and allow for the loft over the 2 car garage, overall square footage would need to be 1422 sq ft. (721 sq. ft. loft over & 701 sq. ft. garage). The height of the garage with the loft needs to be 24'4", which allows for the additional sq. footage and enables the Live Oak nearest garage to be preserved.

(b) Other properties in the area that already have detached garages are either 2 stories tall or bigger overall square footage in the main home.

(c) If variance is not granted, then the detached 2 car garage with loft cannot be built and therefore doesn’t allow for adequate storage or living space on the property.

(d) A garage will only enhance the area as other homes beside said property have detached garages already. A shed or storage unit would not need to be owned to store outside equipment for the maintenance of the property. The addition of the loft would increase the living space and the character of the home would be enhanced and historically matched to the area.
Aerial view -

Homes on S. Main St. have detached garages.

Home across street has no garage.
VARIANCE REQUEST
TMS#144-10-05-007
1312 Boone Hill Road, Summerville, SC
STAFF REPORT
BOARD OF ZONING APPEALS
November 12, 2019

Request: Variance request to decrease the required rear buffer from 30 feet to 4.58 feet.

Property Zoning: G-B General Business

Surrounding Zoning: North: MF-R Multi-Family Residential
South: Out Dorchester County
East: G-B General Business
West: Out Dorchester County

Ordinance requires: Ordinance Section 8.6.1.A 30 foot buffer

Response: In order for a variance to be issued by the Board of Zoning Appeals, an applicant is required to show that all four of the conditions listed below have been met and an unnecessary hardship must be shown.

(b) Variances. The board has the power to hear and decide requests for variances when strict application of this chapter's provisions would cause an unnecessary hardship.

(1) The following standards must apply for finding an unnecessary hardship:

a. Extraordinary conditions. There are extraordinary and exceptional conditions pertaining to the particular piece of property, which could exist due to topography, street widening or other conditions which make it difficult or impossible to make an economically feasible use of the property.

b. Other property. Extraordinary conditions generally do not apply to other property in the vicinity.

c. Utilization. Because of these extraordinary conditions, the application of this chapter's provisions to a particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.

d. Detriment. The authorization of a variance will not be of substantial detriment to adjacent property or the public good, and the character of the district will not be harmed by granting of the variance.

Background: The applicant approached staff concerning the possible redevelopment of the existing piece of land located on the corner of Boone Hill and Orangeburg Road. With the passage of the UDO the required buffer between a General Business property and any other zoning requires a 30 foot landscaped buffer. The property has an existing slab, which had a building at one time. The applicant has discussed rebuilding utilizing the existing slab. The letter provided asked for a possible reduction to three feet. Staff feels that a reduction to three feet would essentially be a zero setback and buffering would not be possible at that setback. Staff would support a variance no less than the existing conditions set forth on the provided plat, 4.58 feet. This will allow for landscaping to be installed to provide some of the required buffering.
PUBLIC HEARING NOTICE
The Town of Summerville
Board of Zoning Appeals will
hold a public hearing on
Date/Time: **Tuesday November 12, 2019 at 5 PM**
In Summerville Town Hall, 200 S. Main St.,
to discuss a **VARIANCE TO REDUCE THE REAR BUFFER**
from 30' to 4.5' for this property.
For Information: Planning Department 851-5200
TMS# 144-16-05-007
Address 1752 Bogie Hill Road
Sign Posted on: 10/29/2019
PUBLIC HEARING NOTICE

The Town of Summerville
Board of Zoning Appeals will
hold a public hearing on
Date/Time: Tuesday, November 12, 2019 at 5 PM
In Summerville Town Hall, 200 S. Main St.,
to discuss a Variance To Reduce The Road Buffer
for this property. From 3p.m. to 4:30p.m.
For Information: Planning Department 851-5200

TMS# 144-10-05-007
Address 1372 Brandon Hill Road
Sign Posted on: 10/28/2019

Sign may only be removed by Authorized Town Employee
1312 Boone Hill Road
Summerville SC

Due to the triangular shape of the lot and size, there is no room for any possible development of this parcel. Therefore we are asking for a rear set back of 3ft to construct a small office. There is a possibility that the new building could be constructed on the existing concrete slab / foundation that is currently 4.58 ft from property line. Parking area could then remain as it is now.

Michael Taylor
Existing Improvements Area
Request: Variance request to allow 46 foot accessory building height, to increase permitted lot coverage limit to 56.8%.

Property Zoning: GR-5 General Residential

Surrounding Zoning: North: D-MX Downtown Mixed Use
South: GR-5 General Residential
East: D-MX Downtown Mixed Use
West: N-B Neighborhood Business

Ordinance requires: Ordinance Section 2.7.5.B - Maximum Building Height: 20 feet for accessory structure; 2.7.2.C – Maximum Lot Coverage 35% of lot area

Response: In order for a variance to be issued by the Board of Zoning Appeals, an applicant is required to show that all four of the conditions listed below have been met and an unnecessary hardship must be shown.

(b) Variances. The board has the power to hear and decide requests for variances when strict application of this chapter's provisions would cause an unnecessary hardship.

(1) The following standards must apply for finding an unnecessary hardship:

a. Extraordinary conditions. There are extraordinary and exceptional conditions pertaining to the particular piece of property, which could exist due to topography, street widening or other conditions which make it difficult or impossible to make an economically feasible use of the property.

b. Other property. Extraordinary conditions generally do not apply to other property in the vicinity.

c. Utilization. Because of these extraordinary conditions, the application of this chapter's provisions to a particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.

d. Detriment. The authorization of a variance will not be of substantial detriment to adjacent property or the public good, and the character of the district will not be harmed by granting of the variance.

Background: The applicant approached staff concerning the need for the height variance. The Owner of the property is requesting to build a multi-purpose building to replace the existing administrative building located at the corner of Central Avenue and W. 2nd South Street. The proposed building is slightly larger than the previous building and coupled with a small parking adjustment the lot coverage exceeds the permitted coverage. The placement of the building is consistent with the new infill requirements of the UDO to mimic existing setbacks of adjacent buildings.

Zoning staff has no concerns about the approval of this variance request.
PUBLIC HEARING NOTICE

The Town of Summerville
Board of Zoning Appeals will
hold a public hearing on
DateTime: Tuesday, November 12, 2019 at 5 p.m.
In Summerville Town Hall, 200 S. Main St.,
to discuss a ULI Change for Proposed Structure Height
and Lot Coverage Limit Increase
for this property.
For Information: Planning Department 851-5200

TMS# 151-06-09-00-0
Address 200 Central Avenue
Sign Posted on: 10/28/2019
October 18, 2019

A. Extraordinary Conditions:

The property is in an R-2 Residential Zoning District. Though the R-2 District allows for church uses and church accessory uses, the heights, and lot coverage are geared toward the residential uses in the district, which if applied to the church, would be very restrictive to allow the church uses to exist in the manner required.

B. Other Property:

The residential uses within the R-2 district can meet the requirements of the zoning ordinance in terms of heights and lot coverage. The proposed new church accessory building could not be built to meet the current and future needs of the church without granting a variance for height and lot coverage. The new building is planned for a portion to be two stories which allows more overall square footage nearly doubling the size of the existing fellowship hall yet only marginally increasing the footprint having less impact on the lot coverage. The current site has 51.3 percent lot coverage for buildings, sidewalks, and parking areas while the new plan results in 56.8 percent lot coverage or an increase of just 5.5 percent.

C. Utilization:

Applying the applicable ordinance requirement of the R-2 district would effectively eliminate the ability to build a two-story building of the size required to house the functions for the proposed new fellowship hall as the accessory building’s requirement is 20 ft. for height. Previous approvals for the church property have allowed a two story education building with a height of 45 ft. to the building ridge line. The lot coverage is a slight increase from the current lot coverage which will accommodate the need for a growing church population. The plan replaces an existing fellowship hall and church offices with a new fellowship hall that requires less area than if another additional building were built on the site elsewhere further increasing lot coverage.
D. Detriment:

The variances requested will not be substantially detrimental to adjacent property or the public good as the location of the new building is on the corner of Central Ave. and West 2nd South Street and not surrounded by single family residential uses. Adjacent uses include other church related structures and a commercial office across West 2nd South Street. This property is also on the edge of the downtown commercial district and serves as a transition between commercial uses/properties to the East and the residential properties to the West.
Sanctuary
FFE = 59.2
6,233.64 SF

Former Sanctuary
FFE = 63.67
2,257.30 SF

Education Building
FFE = 63.43
4,925.32 SF

Parish Bldg.
FFE = 58.45
5,524.50 SF

Proposed Multi-Purpose Bldg.
FFE = 61.17
10,602.31 SF

Shed (24x24)
552.00 SF

Shed:
Parish Bldg:
Education Bldg:
Former Sanctuary:
Sanctuary:
Proposed Multi-Purpose Bldg:
Parking Lot:
Sidewalk/Steps:
Total Impervious Surfaces:
% of Impervious Surfaces:

552.00 SF
5,524.50 SF
4,925.32 SF
2,257.30 SF
6,233.64 SF
10,602.31 SF
14,156.21 SF
10,641.93 SF
54,893.21 SF
56.8%

St. Luke's Lutheran Church
2019 - Proposed
Site Plat

Scale: 1" = 20'-0"
1. CENTRAL AVE - STREETSCAPE - ELEVATION COMPARISON

2. EAST ELEVATION - W 2ND S STREET - ANGLE