

AGENDA

ANDERSON COUNTY LAND USE AND ZONING BOARD OF APPEALS MEETING

Thursday, December 12, 2019

5:15 PM

Anderson County Historic Courthouse
County Council Courthouse: Second Floor
101 South Main Street
Anderson, South Carolina

- 1.) Call to Order: Mr. Hubert McClure, Chairman
- 2.) Invocation: Mr. Hubert McClure
- 3.) Approval of Minutes: Meeting held on November 14, 2019

4.) PUBLIC HEARINGS:

- (A) Variance application request to allow an additional wall sign on the rear wall of the hotel that fronts I-85 located at 120 Interstate Blvd., Anderson.
- (B) Variance application request to obtain an additional wall sign located at 3312 Hwy 153, Powdersville.
- (C) Variance application request to allow the installation of two additional branded signs on fuel canopy and four "Diesel" BULK DED signs on the entrance and exit divided equally between two canopies located at 2809 SC-153, Powdersville.
- (D) Variance application request to allow for a reduction of front-yard setbacks for an attached garage to be built on the road side located at 113 Smith Road, Townville.
- (E) Variance application requesting a reduction of front-yard setbacks for a seven foot variance from the road-right-of-way located at 124 Park Way, Anderson.

5.) Old Business:

6.) New Business: Regular Scheduled Meeting January 9, 2020.

7.) Adjournment:

MINUTES
ANDERSON COUNTY LAND USE AND ZONING BOARD OF APPEALS
Thursday, December 12, 2019

5:15 PM

Mr. Hubert McClure, District #5, Chairman
Anderson County Historic Courthouse
County Council Courthouse: Second Floor
101 South Main Street
Anderson, South Carolina

In accordance with the South Carolina Freedom of Information Act, Section 30-4-10 et Seq., South Carolina 1976, amended and the Anderson County Ordinance #386, as adopted on September 21, 1993, the media was duly notified of the date, time and place of the meeting by the Secretary.

MEMBERS PRESENT: John Farr, District #1, Mike Miller, Vice-Chairman, District #2, Allen Ashley, District #3, Hubert McClure, Chairman, District #5, Ed Ballard, District #6, and Dan Harvell, District #7

MEMBERS ABSENT: Harold Durham, District #4

STAFF PRESENT: Alesia Hunter, Stefine Chastain, and Tim Cartee

MEETING CALLED TO ORDER:

Mr. Hubert McClure, Chairman, called the meeting to order at 5:15 PM and at this time he gave the Invocation.

APPROVAL OF MINUTES:

Mr. Hubert McClure asked for approval of the minutes from the meeting held on Thursday, November 14, 2019. He asked were there any corrections or changes to be made at this time. At this time, Mr. Farr made a motion for the minutes to be approved as mailed. Mr. Ashley seconded the motion. The minutes were approved 5-0 unanimously by a show of hands.

BLANKET ORDER ITEMS A-E

Mrs. Alesia Hunter began with the Staff Report for item A. She stated that the applicant's request was to allow an additional wall sign on the rear wall of the hotel that fronts I-85 located at 120 Interstate Blvd., Anderson. Mrs. Hunter proceeded by stating that the Staff's recommendation was for denial and concluded by listing the reasons as listed on the staff report.

Mr. McClure asked Staff a question about how many wall signs the applicant currently has. Mrs. Hunter reviewed the information to help clarify the variance request. She stated that one of the wall signs and the one freestanding sign had already been permitted. Mr. Miller asked, "So, the wall sign number two is in the variance request?" "That's correct", said Mrs. Hunter. Mr. Miller then proceeded to ask another question. "They removed the rear and now wanting to replace it?" "No." said Mr. McClure. There was still some confusion in regards to the sign previously being there and whether or not it was being replaced or will be added.

Mr. McClure opened the Public Hearing and asked if there was anyone speaking against the variance. No one came forward. Mr. Chad Ridgeway, the representative, was present for questions Staff or the Board had. He came forward and informed everyone that "they are not adding any signs, only asking for permission to replace the sign that was there after the renovation is completed." He continued to explain every sign and the placement of each. Mr. McClure asked Staff about the validity of his statements. Mrs. Hunter stated, "We do not have any records of issuing permits for that." The representative said, "We probably put that sign up about seven or eight years ago... It has

always had that rear sign on the property". Mr. McClure asked once more if the staff had any recollection of the sign ever being permitted. Mrs. Hunter replied, "We don't have any records of issuing any permits for that Mr. Chair."

Mr. McClure proceeded to ask Mr. Ridgeway questions about the size of the signs. The discussion continued as a result of Mr. McClure expressing his uncertainty about the matter. Mr. McClure closed the Public Hearing. Mr. Miller stated that he had seen the sign up on the hotel building before. Mrs. Hunter said, "Yeah, it was originally located at the rear, but relocated to the front of the building and then they removed it." Mr. McClure asked, "What is the feeling of the Board?" No one spoke. Mr. McClure made a motion to approve the variance because "he could not see how they (Board Members) could keep the applicant from having a sign that was already there before." Mr. Miller seconded it. The variance was approved 6-0 unanimously by a show of hands.

Mrs. Hunter gave the Staff Report for item B. She stated that the applicant was requesting to obtain an additional wall sign located at 3312 Hwy 153, Powdersville. Mrs. Hunter proceeded by stating that the Staff's recommendation was for approval and listed the reasons as presented in the Staff Report.

Mr. McClure opened the Public Hearing and asked if there was anyone speaking against the variance. No one came forward. Mr. McClure closed the Public Hearing. He asked the Board and Staff if they had any questions. No one spoke. Mr. McClure asked, "What is the feeling of the Board?" Mr. Harvell made a motion to approve the variance as recommended by the Staff and Mr. Miller seconded it. The variance was approved 6-0 unanimously by a show of hands.

Mrs. Hunter gave the Staff Report for item C. She stated that the applicant was requesting a variance to allow the installation of two additional branded signs on the fuel canopy and four "Diesel" BULK DED signs on the entrance and exit divided equally between two canopies located at 2809 SC- 153, Powdersville. She continued by stating that the Staff's recommendation was for denial and listed the reasons for the denial as listed on the Staff Report.

Mr. McClure opened the Public Hearing and asked if there was anyone speaking against the variance. No one came forward. Mr. McClure continued by asking if there was a representative present. Mr. Mike Hammond came forward. Mr. McClure asked if there were any questions for Mr. Hammond. Mr. Miller asked for clarification on which signs were being denied and went on to ask in depth why the signs are needed. Mr. Hammond explained that the signs are directional and are not branding signs. Mr. McClure asked the following questions, "Is there any more questions at this time? Anything else from the Board?" No one spoke. Mr. McClure closed the Public Hearing, and asked, "What's the feeling of the Board?" Mr. Miller made a motion to approve the variance with the following stipulation that the signs on the fuel canopy be as an exit and entrance and entails what is under the canopy, such as diesel fuel and BULK DED. Mr. Ashley seconded it. The variance was approved 6-0 unanimously by a show of hands.

Mrs. Hunter gave the Staff Report for item D. She stated that the applicant was requesting to allow for a reduction of front-yard setbacks for an attached garage to be built on the road side located at 113 Smith Road, Townville. Mrs. Hunter continued by stating that the Staff's recommendation was for approval and listed the reasons as presented in the Staff Report.

Mr. McClure opened the Public Hearing and asked if there was anyone speaking against the variance. No one came forward. Mr. McClure closed the Public Hearing. He asked the Board and Staff if they had any questions. No one spoke. Mr. McClure proceeded and asked, "What is the feeling of the Board?" Mr. Farr made a motion to approve the variance as recommended by the Staff and Mr. Ballard seconded it. The variance was approved 6-0 unanimously by a show of hands.

Mrs. Hunter gave the Staff Report for item E. She stated that the applicant was requesting a reduction of front-yard setbacks for a seven foot variance from the road-right-of-way located at 124 Park Way, Anderson. Mrs. Hunter proceeded by stating the finding of facts and the applicant's statement as listed in the Staff Report. She concluded by informing the Board that Mr. David Lingerfelt was present for any questions that they may have.

Mr. McClure asked, "Who did the measurement and how did the house get built without anyone catching it?" Mrs. Hunter explained that the supporting information could be found in his packet underneath the heading, "Applicant's Statement". Soon after, she gave the floor to Mr. Lingerfelt so that he could explain in depth how the situation started. He informed everyone that the sideline setbacks had to be eight feet from the side property lines, and therefore, was their main concern. Along with that, he said, "We made the assumption because we were still in line with the house right next to us." Mr. McClure asked, "Off the right-of-way?" Mr. Lingerfelt continued by saying "Yes, the right-of-way is the invisible line, it's...it's huge in that cul-de-sac. In the back of the house... drops off big time to a wooden fence." He proceeded to give more information, and then Mr. McClure said that "he could see how the measurements were done and that he's seen this situation before." Mrs. Hunter elaborated more to clear the question about "Why this mistake wasn't caught prior. Mr. McClure asked Staff about why there wasn't an approval or denial. Mrs. Hunter replied, "Well, this does not fall in the realms of what we do..." Mr. McClure made a motion to approve the variance based off the fact that the house is already built and it wasn't caught by the inspectors ahead of time. Mr. Farr seconded it. The variance was approved 6-0 unanimously by a show of hands.

NEW BUSINESS:

Mr. McClure asked if there was any old or new business that the Staff needed to present to the Board. There was no further business. Mr. Miller made a motion to adjourn the meeting. Mr. Ashley seconded it. The meeting was adjourned at 5:52PM. Our next meeting will be held on Thursday, January 9, 2020 at 5:15 PM.

Staff Report

Application for a **Variance** – To allow an additional wall sign
Anderson County Land Use Board of Zoning Appeals Meeting - District 4
Historic Courthouse – 101 South Main Street – 2nd Floor County Council Chambers
Anderson, South Carolina
December 12, 2019
5:15 PM

Applicant: HSE Permit Solutions (*contact: Heather English*)

Name of Project: Hampton Inn

Owner of Property: Deesha Enterprises Inc.

Property Location: 120 Interstate Blvd, Anderson, SC

Council District: Four (4)

Tax Map Number (TMS #): 093-15-01-010

Property Description: approximately 1.95 acres, including an estimated 265 feet of highway frontage (with direct access) along Interstate Blvd. and 295 feet of frontage (with no direct access) at the rear property line adjacent to I-85 and the southbound exit ramp intersecting with US Hwy 76 westbound.

Current Zoning: The property is zoned C-2 (Highway Commercial District).

Land Use: Hotel with associated amenities, including surface parking.

Applicant Request: Applicant is requesting a **Variance** to allow placement of a second wall sign at the rear of the buildings facing the exit ramp from I-85 southbound to help direct traffic through a potentially confusing series of intersections. This would be in addition to a similar wall sign which is now located on the building's front facing Interstate Blvd.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 38, Section 38-255. – Code requirements relative to permanent business identification signs attached to buildings (wall signs) are as follows: Allowable area, where a freestanding business identification sign also exists, one permanent business identification sign containing not more than one square foot of total signage area per lineal foot of principal building frontage may be placed on the building. The number of wall signs is also limited to one projecting sign allowed per building frontage. A wall sign was originally located on the hotel's rear façade facing the I-85 exit ramp but was recently removed and relocated to the front entrance of the property facing Interstate Blvd. Two freestanding highway signs are also in place for this location, one each facing I-85 and Interstate Blvd.

Staff Recommendation: Staff recommends **DENIAL** of the **Variance** request for the following reasons and with the following conditions:

- 1) Two existing freestanding highway signs and the wall sign on the front entrance facing Interstate Blvd serve the same purpose as the proposed additional wall sign.
- 2) The applicant has not demonstrated the existence of a hardship requiring a remedy.
- 3) Approval of the applicant's request would not be in line with the spirit and intent of the ordinance which is to grant a variance where a hardship exists.
- 4) The Board has not approved other variances similar to this request and would be consistent with its disapproval.



Variance Application

There is a Variance Application Fee of \$200.00

11-4-19

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Heather English - ASE Permit Solutions
 Mailing Address: Po Box 363 Pleasant Garden, NC 27313
 Telephone and Fax: (336) 799-4670 E-Mail: asepermitsolutions@yahoo.com

Owner's Information (If Different from Applicant)

Name: Deesha Enterprises 2 INC.
 Mailing Address: Po Box 5224 Anderson, SC 29623
 Tel: 864-907-0252
 Telephone and Fax: 864-275-0080 E-Mail: rwagers@phc-hotels.com

Designation of Agent: (Complete only if owner is not the applicant)

I (We) hereby appoint the person named the Applicant as my (our) agent to represent me (us) in this request for rezoning.

[Signature]
Owner's Signature

11/4/2019
Date

Project Information

Property Location: Hampton Inn
 Parcel Number(s)/TMS: 093-15-01-010-000
 County Council District: CCD 4 School District: SD 04
 Total Acreage: 1.93 AC Current Zoning: C-2
 Requested Variance: Sign Variance
Please indicate if setback variance, sign variance or minimum lot size variance.

Purpose of Variance: To allow a wall sign on the rear wall of the hotel which fronts on 21-85

Private Covenants or Deed Restrictions on the Property: Yes _____ No ✓

If you indicated no, your signature is required.

Heather S. Engel
Applicant's Signature

11-4-2019
Date

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 6-29-1145: July 1, 2007) - determining existence of restrictive covenants. Copies may be obtained at the Register of Deeds Office. It is the applicant's responsibility for checking any subdivision covenants or private covenants pertaining to the property.

Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal of the following provision of the Development Standards Ordinance.

The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State Law and the ordinance are met by the following facts:

Extraordinary and exceptional conditions pertaining to the particular piece of property, as follows:

See petition letter for standards

Conditions do not generally apply to other properties in vicinity, as shown by: _____

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: _____

Authorization of variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons: _____

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) _____

Please attach an accurate, legible plot plan showing the dimensions and locations of structures and improvements of the property to this application.

As the applicant, I hereby confirm that the required information and materials for this application are authentic and have been submitted to the Anderson County Development Standards Office.

Heather S. Engel
Applicant's Signature

11-4-2019
Date

For Office Use Only:

Application Received By: _____ Date Complete Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

Scheduled Advisory Hearing Date: _____ Scheduled Board Hearing Date: _____

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____



November 4th, 2019

Anderson County

Development Standards

401 E. River St.

Anderson, SC 29624

Re: Sign Permit & Variance Application – Hampton Inn @ 120 Interstate Blvd, Anderson, SC 29622

Dear Debra,

I recently submitted a permit application for new proposed signs for a Hampton Inn hotel there in Anderson that has been undergoing a remodel. A new wall sign was approved for the front wall of the hotel facing Interstate Blvd as well as re-faces for the freestanding signs on site. At the time of original submittal in July, there was an existing wall sign on the rear wall of the hotel that was to be removed. Since permits for the new signage were approved, hotel ownership has determined that the rear wall sign was very important to hotel exposure as it had visibility from I-85. Our hope is that Development Standards will now accept a variance application for a new rear wall sign to be placed on the hotel façade.

The Hampton Inn is situated so that the rear of the property is adjacent to the off ramp from I-85 but must be accessed from Interstate Blvd after existing the highway. Branding on the rear wall of the hotel will aid patrons in identifying the vicinity of the hotel, which is especially important for out of town guests. It is also important that the Hampton Inn have signage on the primary frontage of the hotel to help with identifying entry for check in etc. There are a couple of other hotels adjacent to the Hampton Inn that have both wall signage on the rear elevation and also on the primary entry elevations. Approving the variance for the rear wall sign would not be to the detriment of the Comfort Suites nor the Country Inn & Suites. Approving would both help foster healthy competition in the area as well as help bring in guests that would support the growing economy there in Anderson.

We appreciate the Board's willingness to review and consider our sign variance request for the Hampton Inn. We understand that properties adjacent to a major highway like I-85 have a unique potential to draw travelers into an area. This potential helps foster growth and development which undeniably is beneficial to all that reside in the area.

Thanks so much!

A handwritten signature in black ink, appearing to read 'Heather S. English'.

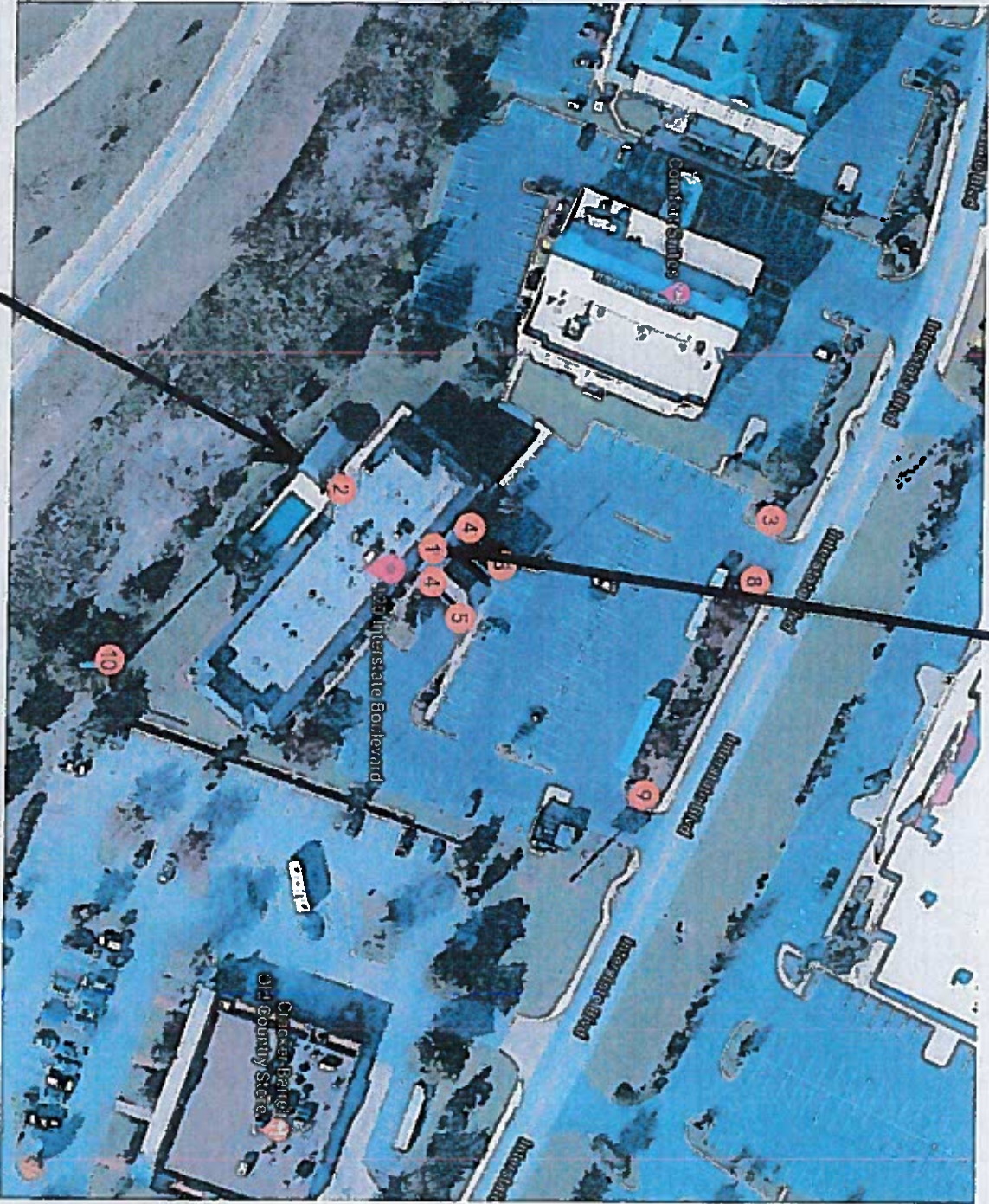
Heather S. English

President

HSE Permit Solutions

SITE MAP

Wall Sign – 1 Permitted
 (Front – Interstate Blvd.)



Wall Sign – 2 Variance Requested
 (Rear – southbound I-85 exit ramp)

SIGN INVENTORY

L#	EXISTING	RECOMMENDATION	QTY
1	Letterset	Letterset	1
2	Letterset	No Action by Colite	-
3	Pylyon	Removal	-
4	None	Letterset	1
5	Letterset	Letterset	2
6	None	Canopy Lighting	1
7	None	Architectural Accent Lighting	1
8	Directional	Removal	-
9	Directional	Removal	-
10	Directional	Ht-Rise Reface	1



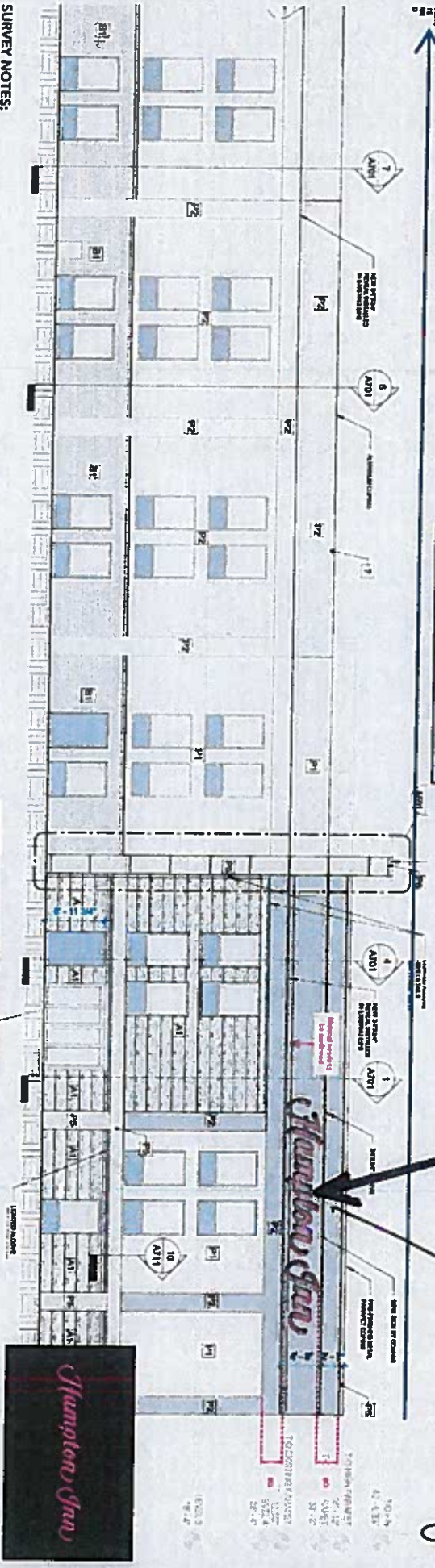
LOCATION 1 - South Elevation

Recommendation: Letterset

Wall Width 195' 0"

Approved Wall Sign - Front Permitted
(orig. sign removed from rear)

New sign for rear



SURVEY NOTES:
South elevation.

Per plans sign
Sum near here
New sign required

RECOMMENDATION SIGN INFORMATION:

Quantity	1	Square Footage	108.4'	Illumination	Face Lit
Mounting	Studs	Installation/Repair Notes:	Install new sign. Wall color Benjamin Moore 2137-60. Please notify Colite if gas wire is needed.	Fabrication	1H RL 4

All illuminated signs require the client's electrician to furnish and install a complete photocell and/or time clock to allow signs to operate at designated intervals. However, sign shall never operate on a 24/7 basis.

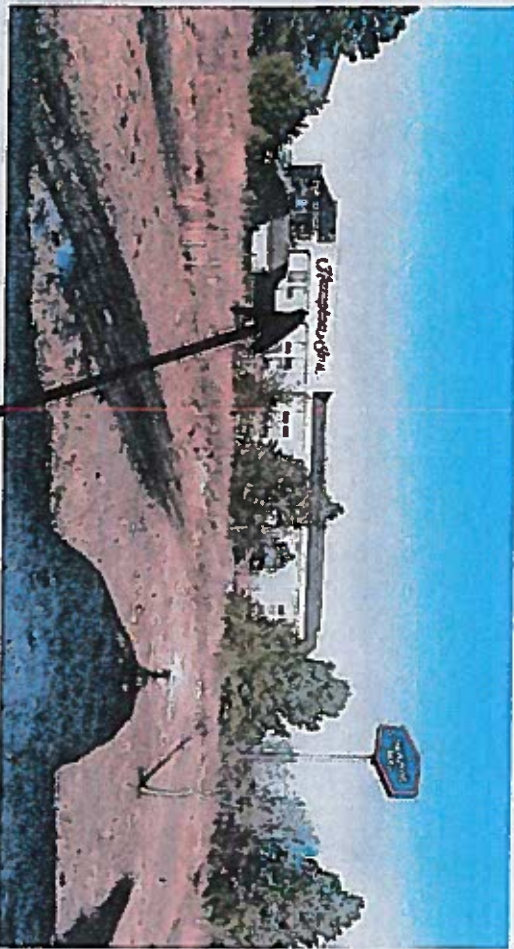
SIGN DETAIL:



REAR SIGN TAKEN DOWN

LOCATION 2 - North Elevation

Existing: Letterset



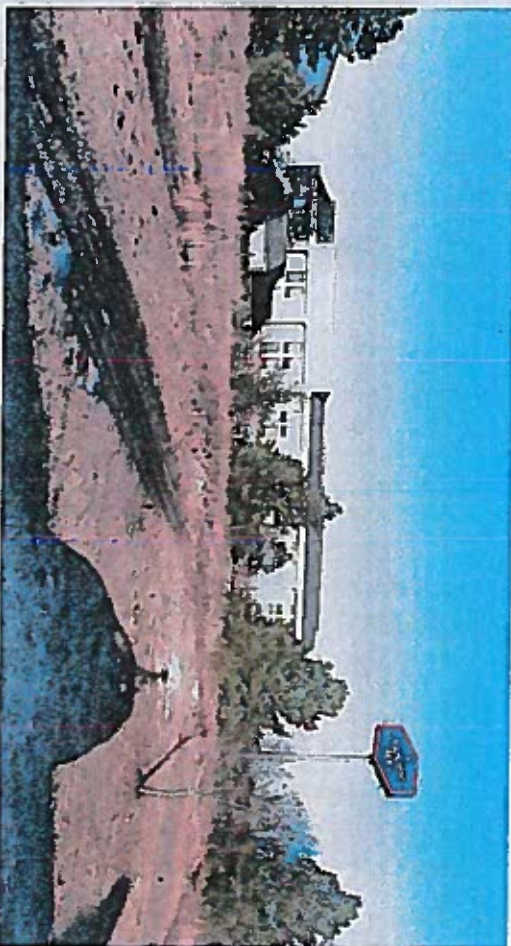
EXISTING SIGN INFORMATION:

Quantity	Depth	Signage Footage	Illumination
1	TBD	TBD	TBD
Mounting Studs		Fabrication Channel, others	

SURVEY NOTES:
No survey information for this location.

Orig. Wall Sign – Rear
Variance Requested
(removed & to be replaced as 2nd sign)

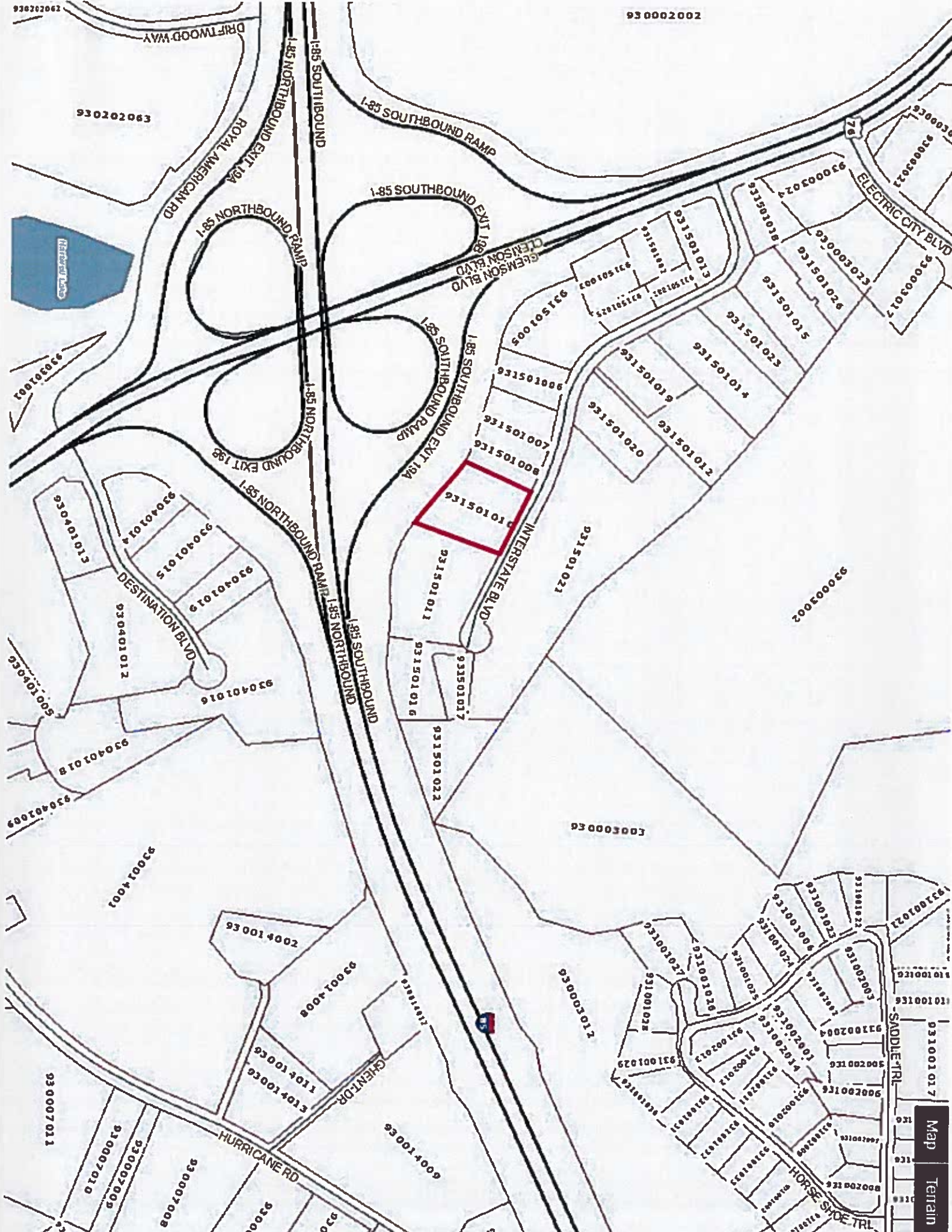
Recommendation: No Action by Colite



Client to have letterset removed by others - No plans to replace this sign

FH Standish
Shayna

Wall – Rear
(without wall sign; currently)



Staff Report

Application for a **Variance** – To allow placement of wall sign on front porch roof
Anderson County Land Use Board of Zoning Appeals Meeting - District 6
Historic Courthouse – 101 South Main Street – 2nd Floor County Council Chambers
Anderson, South Carolina
December 12, 2019
5:15 PM

Applicant: Leroy Dyer & Son Signs (contact: Debbie Campbell)

Name of Project: True AutoMart

Owner of Property: Randy Gilstrap

Property Location: 3312 Hwy 153, Piedmont, SC

Council District: Six (6)

Tax Map Number (TMS #): 236-03-03-024

Description of Property: approximately 1.47 acres, including an estimated 208 feet of highway frontage.

Current Zoning: The property is not zoned.

Land Use: A single tenant commercial building with approximately 85 linear feet of frontage (front elevation) and sufficient on-site surface parking.

Applicant Request: Applicant is requesting a **Variance** to allow a roof mounted building sign located between the cornice of a front porch and the front parapet of the building where a previous tenant had erected a similar sign without a permit. Request is to replace the previous sign with a smaller one measuring approximately 2.5' x 32' (or 80.5 square feet) to be centered and placed just above the porch roof cornice and below the parapet to which the porch roof is attached.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 38, **Sec. 38-255**. – Code requirements relative to permanent business identification signs attached to buildings (wall signs) are as follows: Allowable area, where a freestanding business identification sign also exists, one permanent business identification sign containing not more than one square foot of total signage area per lineal foot of principal building frontage may be placed on the building. The number of wall signs is also limited to one projecting sign allowed per building frontage.

Sec. 38-254. (3) - Rooftop signs, excluding flush pitched roof signs (applicable only to a mansard style roof), are prohibited. Existing records show that an off-center roof sign, measuring approximately 24' x 4' (or 96 square feet) was placed over this building's porch roof and above the parapet. This was done before 2005 and without a valid permit. The same sign remained in place, with minor periodic changes made to its message.

Staff Recommendation: Staff recommends **APPROVAL** of the **Variance** request for the following reasons and with the following conditions:

- 1) The existing porch roof covers the entire front of the building leaving no exterior wall elevation for a sign to be exposed without significant obstructions. All typical wall sign surfaces on this building have been covered by the roof structure or hidden by the porch columns.
- 2) No other reasonable wall surface exists to accommodate a wall sign.
- 3) The non-permitted sign should be removed and a new sign placed on the porch roof, above the cornice but below the parapet, and not to exceed the maximum sign area relative to the building's linear frontage.
- 4) This request is in line with the spirit and intent of the ordinance to grant a variance when a hardship exists.
- 5) The Board has granted other variances similar to this request and would be consistent with its approval.



Variance Application

11-5-19
Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Leroy Dyer & Son Signs
Mailing Address: PO Box 14096 Greenville, SC 29610
Telephone and Fax: (864) 269-4826 E-Mail: (864) 269-4826

Owner's Information *(If Different from Applicant)*

Name: Randy Gilstrap
Mailing Address: 3312 Hwy 153 Powdersville, SC
Telephone and Fax: _____ E-Mail: _____

Designation of Agent: (Complete only if owner is not the applicant)

I (We) hereby appoint the person named the Applicant as my (our) agent to represent me (us) in this request for rezoning.

[Signature]
Owner's Signature

11-5-19
Date

Project Information

Property Location: 3312 Hwy 153
Parcel Number(s)/TMS: 2360303024
County Council District: 6 School District: _____
Total Acreage: 1.47 ac Current Zoning: Not Zoned
Requested Variance: Sign Variance
Please indicate if setback variance, sign variance or minimum lot size variance.
Purpose of Variance: to obtain a Wall Sign

Private Covenants or Deed Restrictions on the Property: Yes _____ No



If you indicated no, your signature is required.

[Signature]
Applicant's Signature

11-5-19
Date

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 6-29-1145, July 1, 2007) - determining existence of restrictive covenants. Copies may be obtained at the Register of Deeds Office. It is the applicant's responsibility for checking any subdivision covenants or private covenants pertaining to the property.

Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal of the following provision of the Development Standards Ordinance.

The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State Law and the ordinance are met by the following facts:

Extraordinary and exceptional conditions pertaining to the particular piece of property, as follows:

The shingled area is actually a cover for the porch. The roof is actually behind the shingled roof (the structure also meets Anderson Cty definition of a canopy)

Conditions do not generally apply to other properties in vicinity, as shown by:

The property sits lower than the property to the left and mobile home lot to the right overshadows our building.

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: The property sits back further than other

properties and is over shadowed from near by properties.

Authorization of variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:

Wall Sign would not be blocking other properties.

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) Sign matches the example on Page 16 of the Anderson County Development Standards Department Publication on Sign Permits.
Please attach an accurate, legible plot plan showing the dimensions and locations of structures and improvements of the property to this application.

As the applicant, I hereby confirm that the required information and materials for this application are authentic and have been submitted to the Anderson County Development Standards Office.

[Signature]
Applicant's Signature

11-5-19
Date

For Office Use Only:

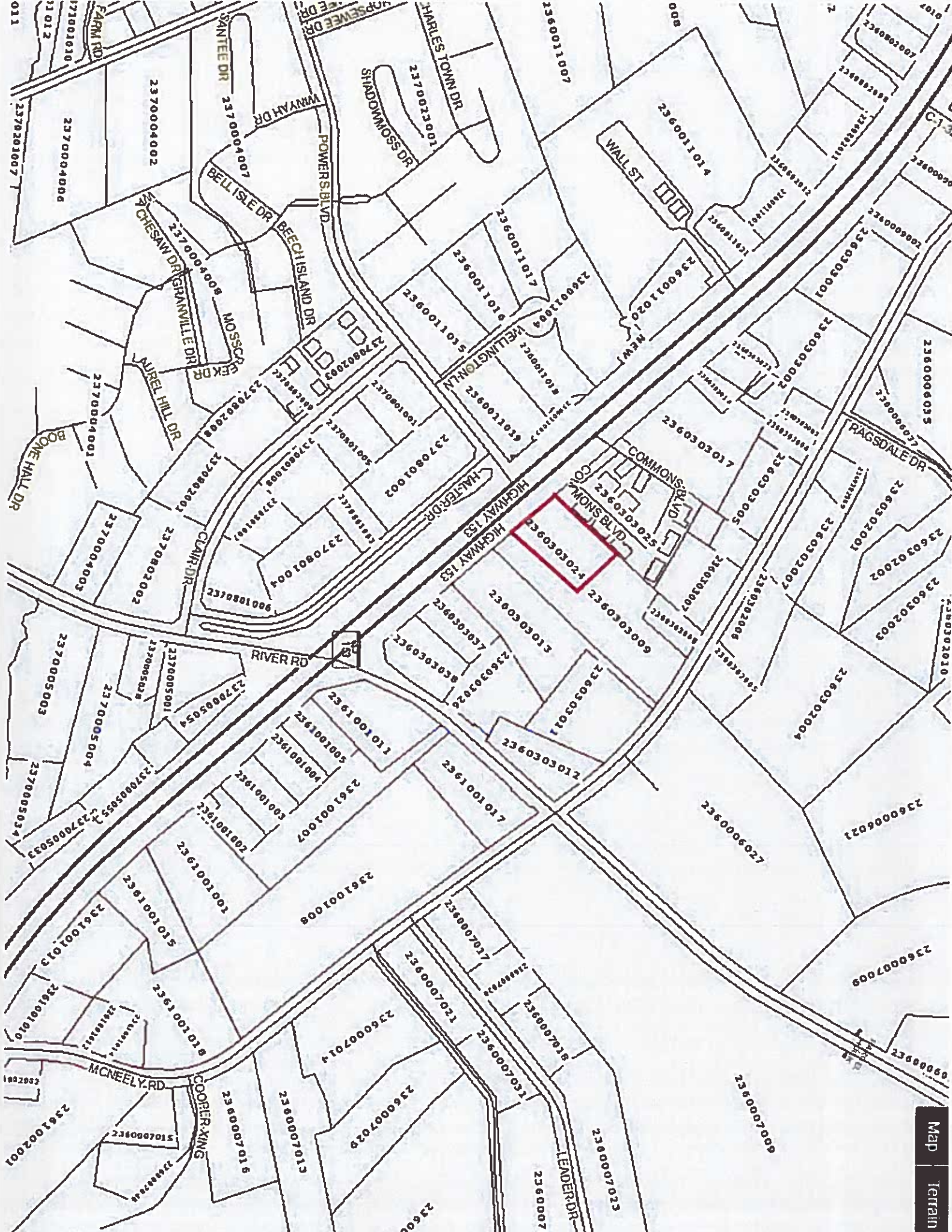
Application Received By: HD Copeland Date Complete Application Received: 11-5-2019

Application Fee Amount Paid: \$200.00 Check Number: #14951

Scheduled Advisory Hearing Date: _____ Scheduled Board Hearing Date: 12-12-2019

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____



Staff Report

Application for a **Variance** – To allow additional wall sign(s)
Anderson County Land Use Board of Zoning Appeals Meeting - District 6
Historic Courthouse – 101 South Main Street – 2nd Floor County Council Chambers
Anderson, South Carolina
December 12, 2019
5:15 PM

Applicant: St. Clair Signs (*contact: Donna Zielinski*)

Name of Project: 7-Eleven

Owner of Property: C4 CStore Holdings LLC

Property Location: 2809 SC Hwy 153, Piedmont, SC

Council District: Six (6)

Tax Map Number (TMS #): 237-00-08-009 & 237-00-08-002 (*two adjacent parcels are to be combined*)

Property Description: approximately 5.05 acres, or more, with at least 500 feet of highway frontage along the northbound I-85 exit ramp with a similar amount of highway frontage and direct access along SC Hwy 153.

Current Zoning: The property is not zoned.

Land Use: Retail fuel station and convenience store recently constructed.

Applicant Request: Applicant is requesting a **Variance** to allow the placement of 2 additional wall signs on the main fuel canopy and the installation of 4 specific diesel service identification signs on a separate bulk fuel canopy. Two additional canopy signs for the end or short side are intended to face traffic approaching from either direction along SC Hwy 153. Four canopy signs for each face of a separate bulk fuel or truck canopy will identify the special diesel fuel station, including directional information

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 38, Section 38-255. – Code requirements relative to permanent business identification signs attached to buildings (wall signs) are as follows: Allowable area, where a freestanding business identification sign also exists, one permanent business identification sign containing not more than one square foot of total signage area per lineal foot of principal building frontage may be placed on the building. The number of wall signs is also limited to one projecting sign allowed per building frontage. The project is a corner location with significant highway exposure at the intersection of SC Hwy 153 and the northbound exit ramp for I-85. Applicant is allowed and will be permitted to have 2 freestanding highway signs and 1 building wall sign each for the convenience store and the main fuel canopy.

Staff Recommendation: Staff recommends **DENIAL** of the **Variance** request for the following reasons:

- 1) Two freestanding signs and 1 building wall sign each for the convenience store and the main fuel canopy are to be permitted. These appears to present sufficient signage at this location with no known obstructions or hardships.
- 2) The applicant has not demonstrated the existence of a hardship requiring a remedy.
- 3) Approval of the applicant's request would not be in line with the spirit and intent of the ordinance which is to grant a variance where a hardship exists.
- 4) The Board has not approved other variances similar to this request and would be consistent with its disapproval.



Variance Application

There is a Variance Application Fee of \$200.00

Date of Application Completion _____

Application Status (Approved or Denied) _____

Applicant's Information

Name: Donna w/St.Clair Signs

Mailing Address: 1334 Miller Rd Greenville, SC 29607

Telephone and Fax: 864-244-0040

E-Mail: donna@stclairsigns.com

Owner's Information

(If Different from Applicant)

Name: C4 CStore Holdings LLC

Mailing Address: 121 West Trade St., Suite 2550 Charlotte, NC 28202

Telephone and Fax: 704-414-7472

E-Mail: jdillen@SCERE.co,

Designation of Agent: (Complete only if owner is not the applicant)

I (We) hereby appoint the person named the Applicant as my (our) agent to represent me (us) in this request for rezoning.

Charlotte M. Munnick
Owner's Signature

11-4-19
Date

Project Information

Property Location: 2809 SC-153

Parcel Number(s)/TMS: 237-00-08-009.00

County Council District: #6

School District: Anderson County

Total Acreage: 5.05

Current Zoning: not zoned

Requested Variance: Sign variance

Please indicate if setback variance, sign variance or minimum lot size variance.

Purpose of Variance: permission to install 2 additional branded signs on fuel canopy.
Permission to install 4 "Diesel" BULK DED signs on entrance and exit of high speed fuel canopies.

Private Covenants or Deed Restrictions on the Property: Yes _____ No

If you indicated no, your signature is required.

Donna Zielinski
Applicant's Signature

11/7/19
Date

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 6-29-1145: July 1, 2007) - determining existence of restrictive covenants. Copies may be obtained at the Register of Deeds Office. It is the applicant's responsibility for checking any subdivision covenants or private covenants pertaining to the property.

Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal of the following provision of the Development Standards Ordinance.
1 permanent business identification sign containing no more than 1 sq.ft. of total signage area per linear foot of principal building frontage is allowed.

The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State Law and the ordinance are met by the following facts:

Extraordinary and exceptional conditions pertaining to the particular piece of property, as follows:
Gas canopy-Gas Bulk identification required for proper flow of traffic. Signage is needed to distinguish between regular gas and diesel.

Conditions do not generally apply to other properties in vicinity, as shown by: Most commercial buildings do not have large canopies to protect customer from weather.

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows: Rules apply to primary building, not additional large canopies.

Authorization of variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:

Most of the gas related businesses in this area have additional signs on their canopies.

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) Shell station has their logo on 3 sides of the canopies. Quik Trip has two logos and price changers on primary canopy and truck canopy.

Please attach an accurate, legible plot plan showing the dimensions and locations of structures and improvements of the property to this application.

As the applicant, I hereby confirm that the required information and materials for this application are authentic and have been submitted to the Anderson County Development Standards Office.

Donna Zielinski
Applicant's Signature

11/7/19
Date

For Office Use Only:

Application Received By: Magroone Date Complete Application Received: 11/7/2019

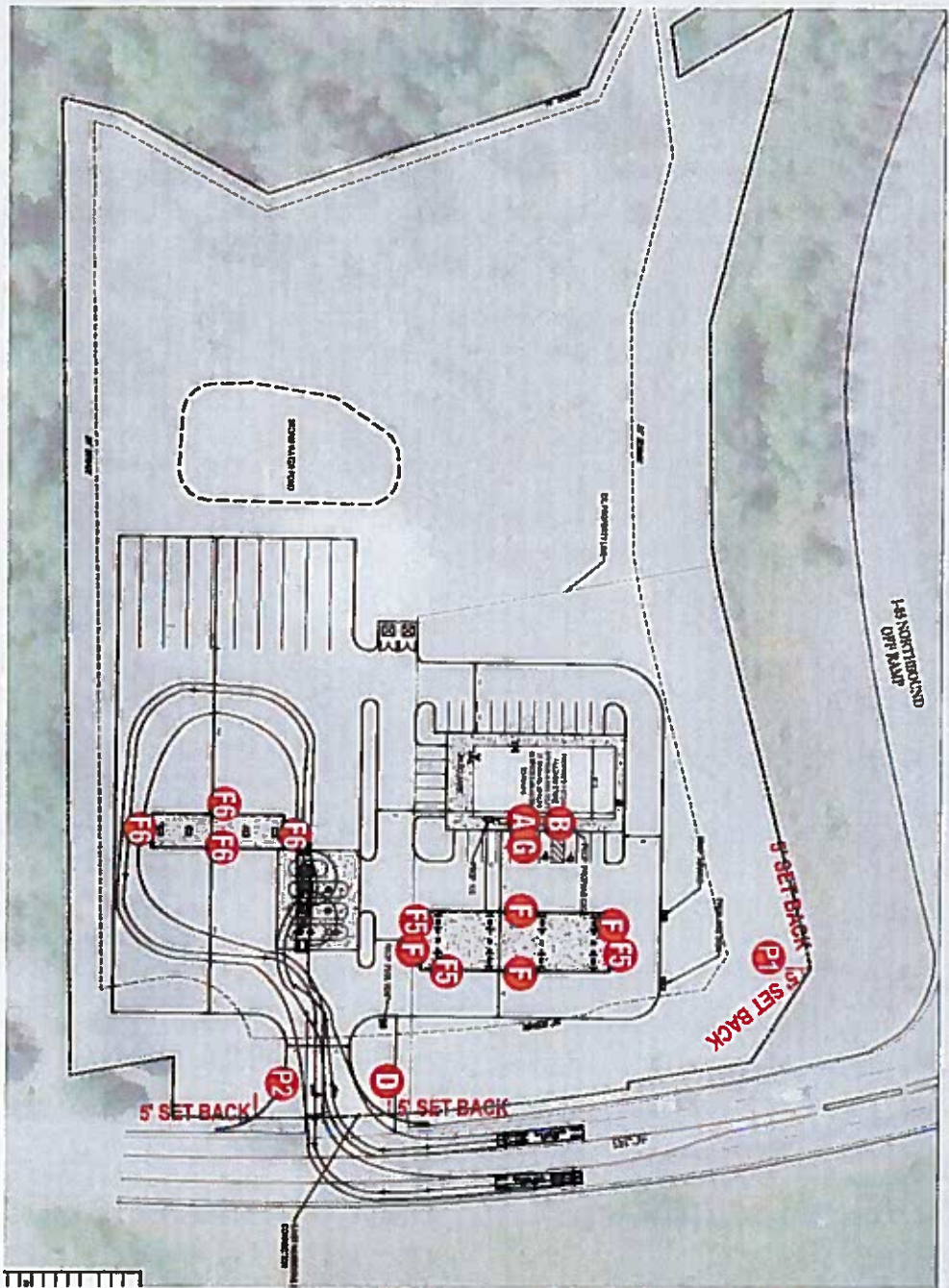
Application Fee Amount Paid: \$ 200 Check Number: 2034602

Scheduled Advisory Hearing Date: _____ Scheduled Board Hearing Date: 12/12/2019

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____

SITE PLAN



50' SETBACK
REAR DRIVE

10' SET BACK
5' SET BACK

5' SET BACK

PRODUCT LIST

SG. FT.	QTY	ITEM
EXTERIOR BUILDING SIGNS		
A	1	TATEYAMA
INTERIOR SIGNS AND WINDOW VINYLs		
B	1	ATM HANGING SIGN (INTERIOR)
G	6	WINDOW VINYLs
EXTERIOR GROUND SIGNS		
P1	1	DF PYLON SIGN @ 60' OAH
P2	1	DF PYLON SIGN @ 30' OAH
D	1	DF DIRECTIONAL SIGN
FUEIL CANOPY SIGNS		
F3	4	SF CANOPY SIGN (MAIN ID KEYSTONE)
PERMIT, PRODUCT, & INSTALL BY OTHERS		
F	N/A	ACM STRIPES
FUEIL CANOPY SIGNS		
F6	32.5	4 DIESEL DECALS



Job Location: 1044762

2809 SC-153,
Piedmont, SC 29673

Date: May 29, 2019



CUMMINS

D-ORDER# 96510.06

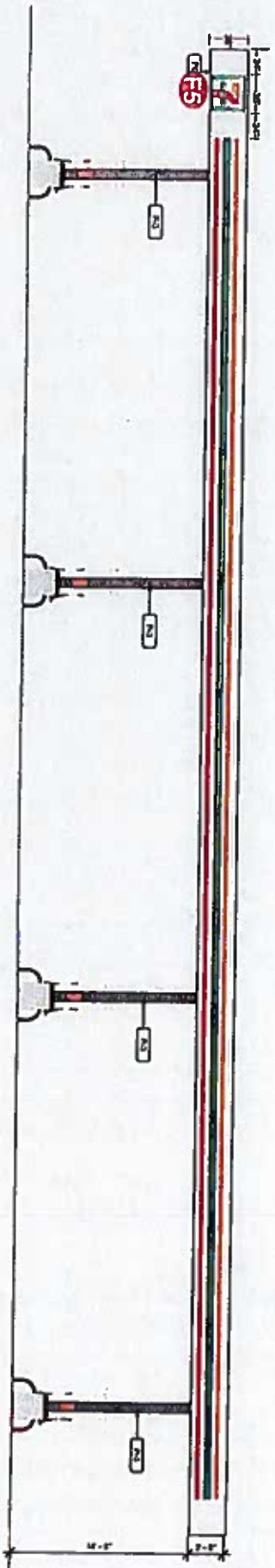
TDP

Project Mgr.: Angie Ramsey

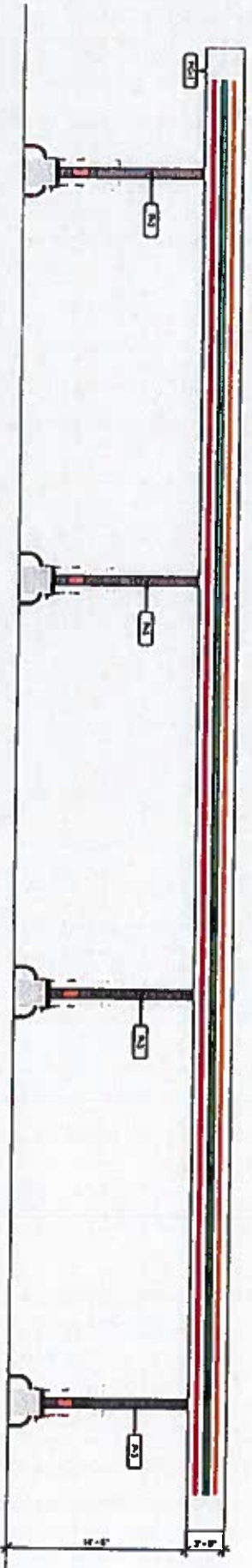
angie.ramsey@cummingsigns.com

Page: 14 of 17

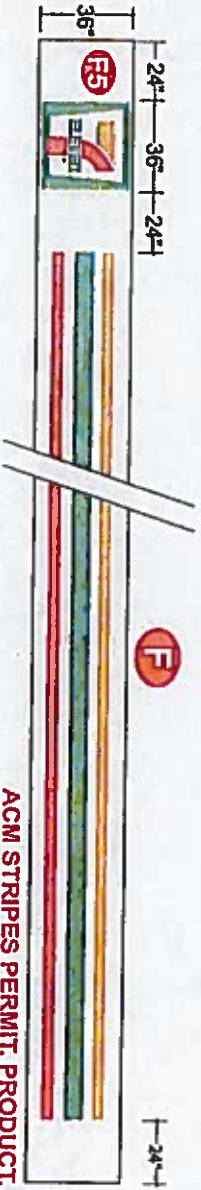
FUEL CANOPY - LONG



FUEL CANOPY LONG - Facing SC-153



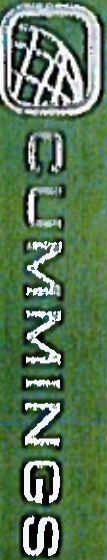
FUEL CANOPY LONG - Facing Store



ACI STRIPES PERMIT PRODUCT,
& INSTALL BY OTHERS

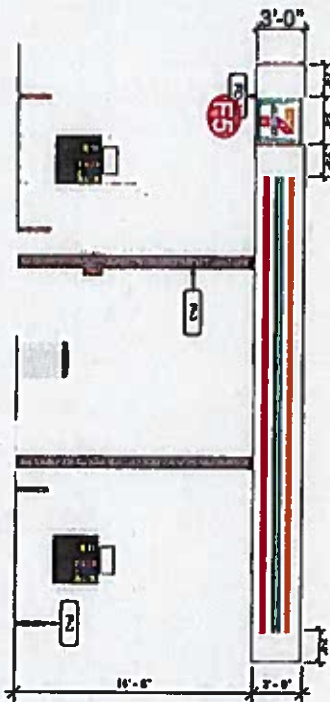
VARIANCE MAY BE REQUIRED

Job Location: 1044762
2809 SC-153,
Piedmont, SC 29673
Date: May 29, 2019

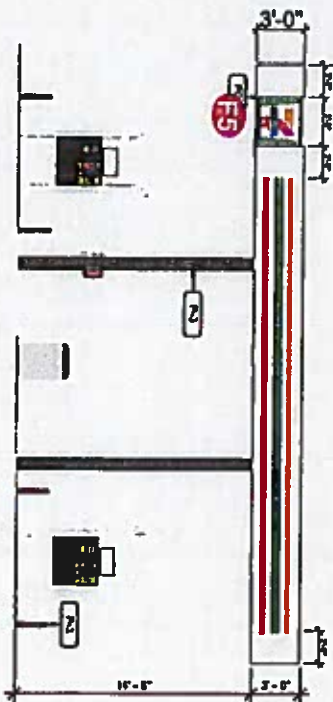


D-ORDER# 96510.06 TDP
Project Mgr.: Angie Ramsey
angie.ramsey@cummingsigns.com
Page: 7 of 17

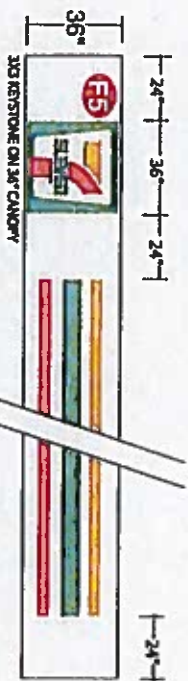
FUEL CANOPY - SHORT



FUEL CANOPY SHORT - Facing Beehive Blvd.



FUEL CANOPY SHORT - Facing Opposite



ACM STRIPES PERMIT, PRODUCT, & INSTALL BY OTHERS

VARIANCE MAY BE REQUIRED

Job Location: 1044762

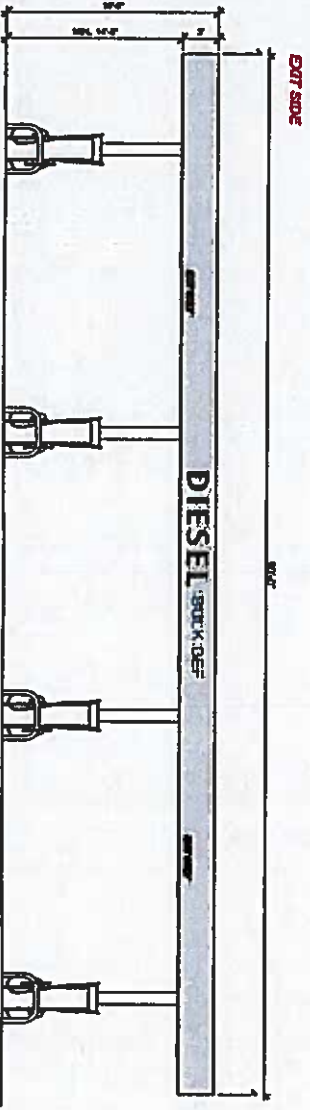
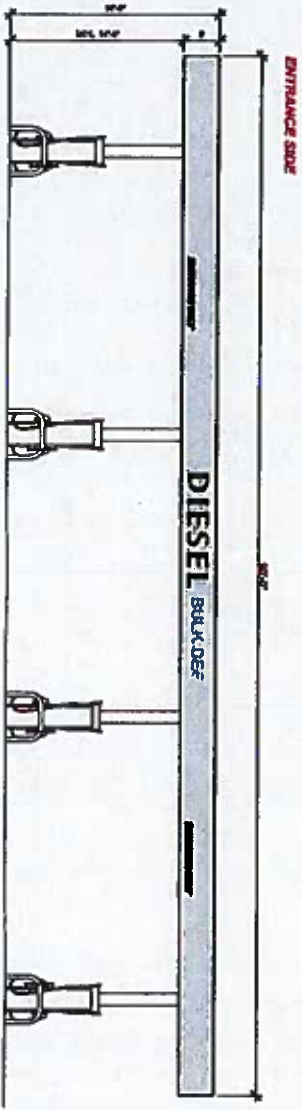
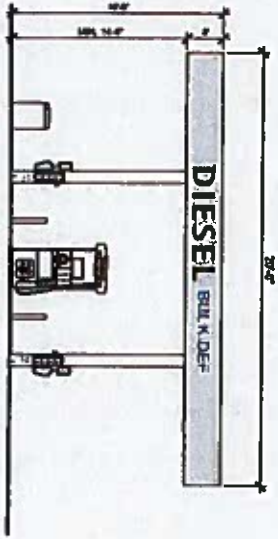
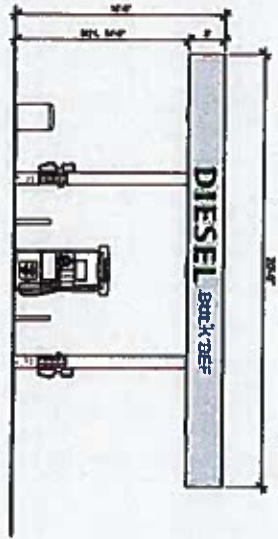
2809 SC-153,
 Piedmont, SC 29673
 Date: May 29, 2019



CUMMINS

D-ORDER# 96510.05 TDS
 Project Mgr.: Angie Ramsey
 angie.ramsey@cumminsdesigns.com
 Page: 6 of 17

HIGH SPEED FUEL CANOPIES



**NOTE: FUEL CANOPY BY OTHERS.
VARIANCE MAY BE REQUIRED**

Job Location: 1044762
2809 SC-153,
Piedmont, SC 29673
Date: May 29, 2019



CUMMINGS

D-ORDER# 96510.06 TDP
Project Mgr.: Angie Ramsey
angie.ramsey@cummingsigns.com
Page: 9 of 17



Greenville
County

Staff Report

Application for a **Variance** – To allow reduction of front yard setback to accommodate a garage
Anderson County Land Use Board of Zoning Appeals Meeting - District 4
Historic Courthouse – 101 South Main Street – 2nd Floor County Council Chambers
Anderson, South Carolina
December 12, 2019
5:15 PM

Applicant: Sherry Clark (*contact: Sherry Clark*)

Owner of Property: Dwight E. and Sherry D. Clark

Property Location: 113 Smith Road, Townville, SC

Council District: Four (4)

Tax Map Number (TMS #): 017-01-04-003

Property Description: Approximately 0.19 acres with 60.1 feet of frontage overlooking Lake Hartwell.

Current Zoning: The property is not zoned.

Land Use: Single-family detached residence with lake frontage. Existing home was constructed prior to 2017 and replaces home which appears in 2002 plat.

Applicant Request: Applicant is requesting a **Variance** to allow a reduction of the required front yard setback by 21 feet so as to accommodate the construction of an attached garage associated with an existing home. The proposed attached garage will be setback approximately 19' from the edge of the R/W.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 38, Section 38-120 – relating to setbacks, the minimum front yard setback for any structure is forty feet (40') when the public road is classified as a “collector” and the surrounding area is not zoned. The front yard setback is measured from the property line or the edge of the road right of way, if the right of way overlaps the property line. This section of Smith Road is a county roadway with a “minor rural collector” road designation. Applicant’s front property line is measured from the center line of the public road. The county maintains a prescriptive right of way at this location. The R/W, as measured from the center line, is estimated to be 17' wide. The required front yard setback measurement of 40' for the subject property begins at this point.

Staff Recommendation: Staff recommends **APPROVAL** of the **Variance** request for the following reasons and with the following conditions:

- 1) Given the presence of existing structures, including a septic system, located on this relatively small lot, the only reasonable alternative is the placement of the garage at the front of the property as proposed.
- 2) Similar non-conforming front yard setbacks appear to exist within the immediate neighborhood of the applicant. The garage addition would not be inconsistent with its surroundings.
- 3) This request is in line with the spirit and intent of the ordinance to grant a variance when a hardship exists.
- 4) The Board has granted other variances similar to this request and would be consistent with its approval.



Variance Application

Nov. 6, 2019

Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: Sherry Clark
Mailing Address: 113 Walnut Creek Way, Greenville, SC 29611
Telephone and Fax: (864) 430-7067 E-Mail: clarkhomes@hotmail.com

Owner's Information

(If Different from Applicant)

Name: Dwight & Sherry Clark
Mailing Address: 113 Walnut Creek Way, Greenville, SC 29611
Telephone and Fax: (864) 430-7067 E-Mail: clarkhomes@hotmail.com

Designation of Agent: (Complete only if owner is not the applicant)

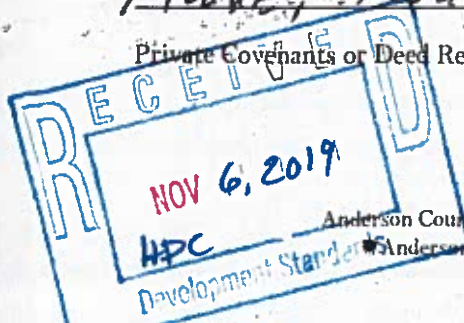
I (We) hereby appoint the person named the Applicant as my (our) agent to represent me (us) in this request for rezoning.

[Signature]
Owner's Signature

11-5-2019
Date

Project Information

Property Location: 113 Smith Road TOWNVILLE, SC 29689
Parcel Number(s)/TMS: 017-01-04-003
County Council District: Anderson 4 School District: Anderson District 4
Total Acreage: .19 Current Zoning: NOT ZONED
Requested Variance: GARAGE SET BACK VARIANCE
Please indicate if setback variance, sign variance or minimum lot size variance.
Purpose of Variance: Build Garage, Detached from Home, Road Side Attached to
Private Covenants or Deed Restrictions on the Property: Yes _____ No



If you indicated no, your signature is required.

[Signature]
Applicant's Signature

11/5/2019
Date

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 6-29-1145: July 1, 2007) - determining existence of restrictive covenants. Copies may be obtained at the Register of Deeds Office. It is the applicant's responsibility for checking any subdivision covenants or private covenants pertaining to the property.

Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal of the following provision of the Development Standards Ordinance.

The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State Law and the ordinance are met by the following facts:

Extraordinary and exceptional conditions pertaining to the particular piece of property, as follows:

NARROW LOT, LIMITED AREAS TO BUILD GARAGE, CLOSE PROPERTY LINES, STEEP GRADE, INABILITY TO SECURE PROPERTY FROM THEFT.
Conditions do not generally apply to other properties in vicinity, as shown by: OLDER MOBILE HOMES, LATE 70'S IN VARIOUS STAGES OF DIS REPAIR

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows:

GARAGE FOR FULL TIME RESIDENCE NEXT 2-3 YEARS. UNABLE TO SECURE VEHICLES AND PROPERTY FROM THEFT OR POTENTIAL DAMAGE.

Authorization of variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:

OLDER MOBILE HOMES, FROM 1970'S, SOME OR ALL IN TOTAL DISREPAIR, NO LONGER USED BY OWNERS.

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.)

PICTURES, SURVEY, GARAGE PLANS FROM BUILDER, HTML VIEWER MAP

Please attach an accurate, legible plot plan showing the dimensions and locations of structures and improvements of the property to this application.

As the applicant, I hereby confirm that the required information and materials for this application are authentic and have been submitted to the Anderson County Development Standards Office.

[Signature]
Applicant's Signature

11/5/2019
Date

For Office Use Only:

Application Received By: [Signature] Date Complete Application Received: Nov. 6, 2019

Application Fee Amount Paid: \$200.00 Check Number: CK # 4575

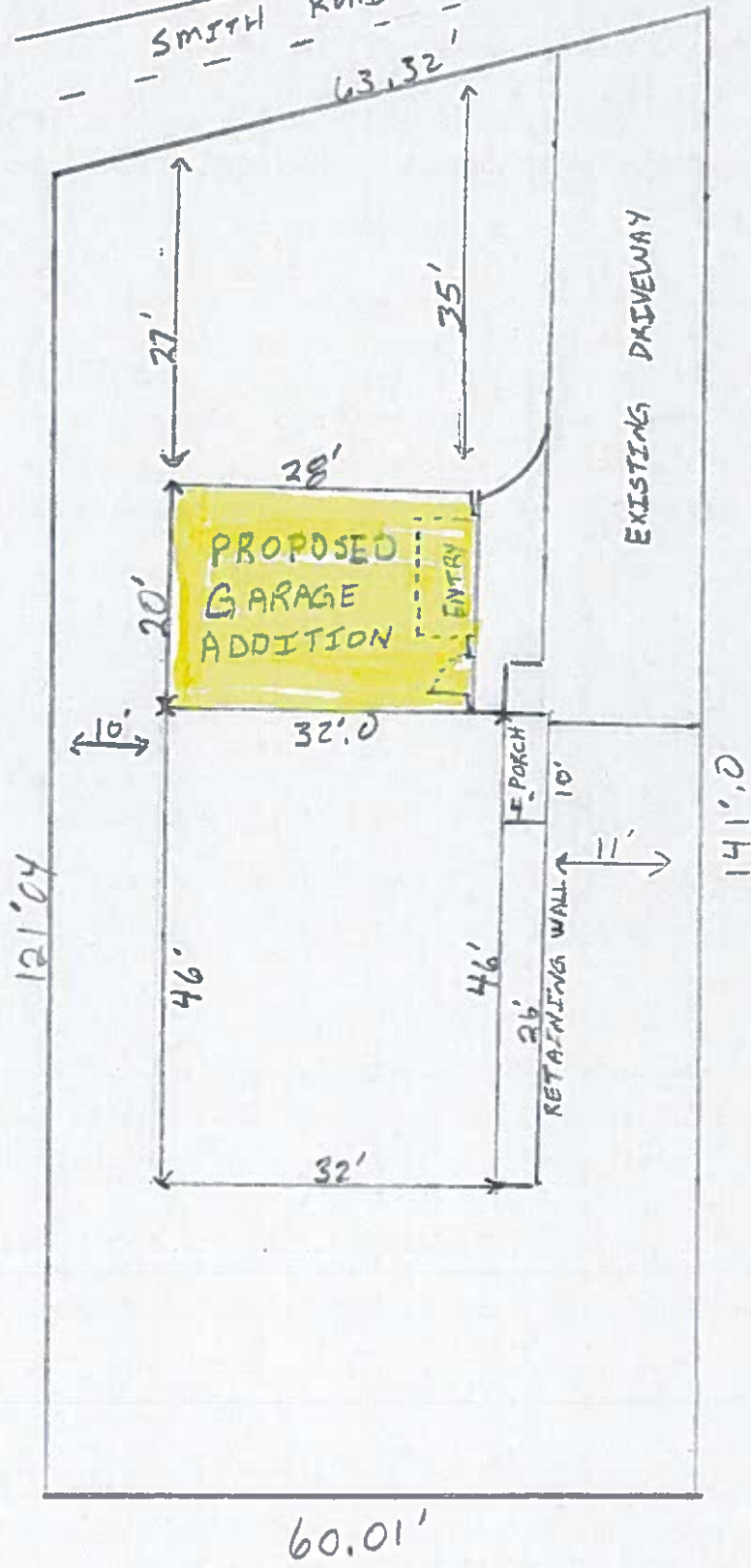
Scheduled Advisory Hearing Date: _____ Scheduled Board Hearing Date: _____

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____

TMS
017-01-04-003

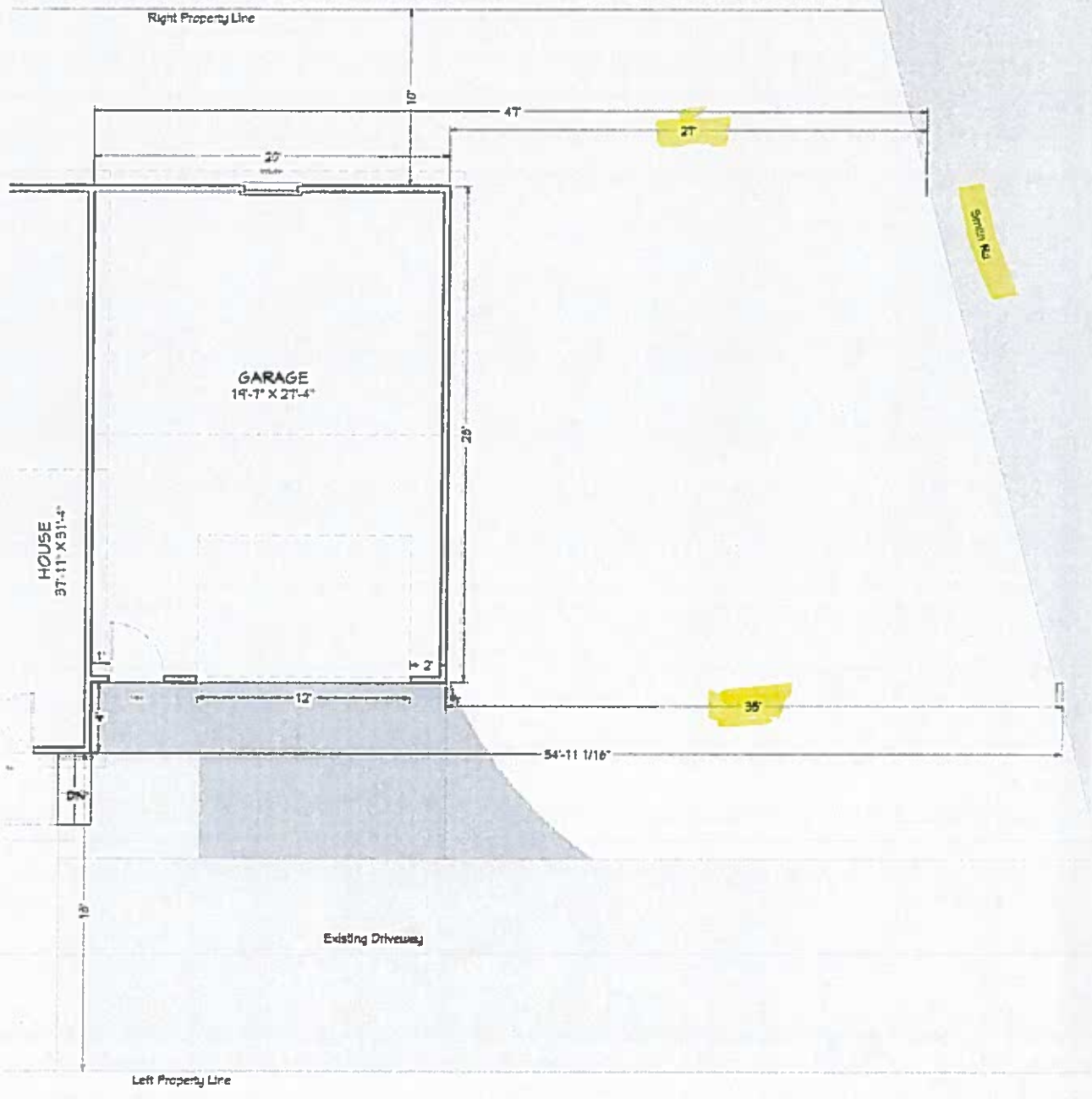
LOT
113 SMITH RD
TOWNVILLE SC
29689



60.01'
U.S. ARMY CORP PROPERTY
LAKE HARTWELL

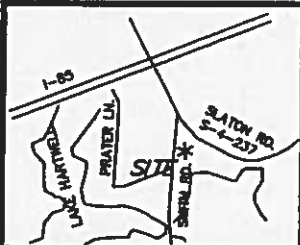
North
↓

Dwight Clark
113 Smith Rd
Townville, SC 29689

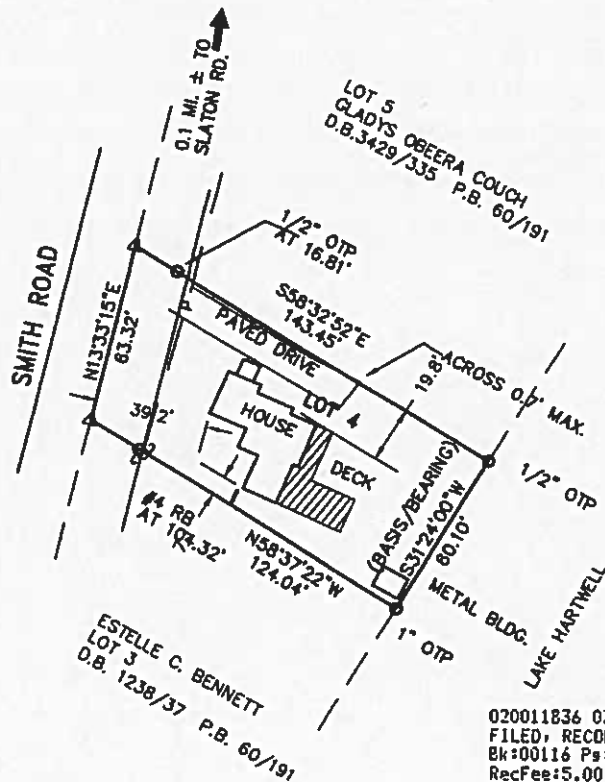


Dwight And Sherry Clark
113 Smith Road Townville, SC 29689
(864)430-7067

1. Don't want to block the only access from front of home to the lake.
2. Steep Grade, narrow lot, close property lines, which limit location where the garage can be built.
3. Lake view will be blocked if garage is placed on the left side of property looking towards the lake, HVAC, and propane tanks are placed on the right side of the house.
4. Have increased property values in the area, other homes are 1970's mobile homes in various states of disrepair, some of which are no longer being used by the property owners.
5. Multiple items have been stolen from the property, as well as the neighbors, canoe, boat, multiple bicycles, lawn mower, water equipment, such as floats, wet suits and various other items have been stolen, due to inability to secure items safely. Police reports are on file if needed, pertaining to all incidents.
6. Multiple neighbors in the area have approached us and said they were waiting to build other homes in the area due to the fact the neighbor hood did not seem like it was progressing until we built our existing home. There have been multiple new homes being built in and around our property, which have increased property values as well as tax base for the county.
7. Plans for the property to be full time residence in the next 2-3 years need garage for vehicles and ability to secure items from theft, and damage.
8. Garage is a needed addition for the property if sold in future for potential buyers.



LOCATION MAP - N.T.S.



020011836 03/29/2002 03:21:45PM
 FILED, RECORDED, INDEXED
 Bk:00116 Ps:00738 Pages:1
 RecFee:5.00 St Fee:0.00
 Co Fee:0.00
 REGISTER OF DEEDS, ANDERSON CO, SC
 Shirley McElhannon

- NOTES:
1. THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, RESTRICTIVE COVENANTS, BUILDING SETBACKS, ZONING AND OTHER LAND USE REGULATIONS, RESTRICTIONS OF RECORD, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 2. ALL IRON PIN SET ARE #4 REBAR UNLESS OTHERWISE NOTED.

<p>PROPERTY DESCRIPTION</p> <p>PARENT TMS#: 017-01-04-003</p> <p>DESIGNATION: LOT 4 113 SMITH ROAD TOWNVILLE, S.C.</p> <p>REFERENCES: PB 60/191</p>		<p>Index: SURVEY FOR</p> <p>STEPHEN M. CUSHING & LINDA B. CUSHING</p>	<p>GRAPHIC SCALE</p> <p>(IN FEET) 1 inch = 50 ft.</p>												
<p>COUNTY: ANDERSON COUNTY</p> <p>STATE: SOUTH CAROLINA</p>	<p>DUNN & DUNN, INC</p> <p>LAND SURVEYING & CIVIL ENGINEERING 918 CAROLINA CIRCLE ANDERSON, SC (864) 224-4296</p>		<p>LEGEND</p> <ul style="list-style-type: none"> ○ OLD IRON PIN ● NEW IRON PIN △ OLD NAIL / CAP ▲ NEW NAIL / CAP □ CALCULATED POINT UNLESS OTHERWISE NOTED ON PLAN 												
<p>SEAL</p> <p>DUNN & DUNN, INC. South Carolina Certificate Of Authorization #C00417</p>	<p>I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina and meets or exceeds the requirements for a Class <u>B</u> survey as specified therein.</p> <p><i>[Signature]</i></p> <p>BARRY K. DUNN, S.C. P.L.S. & P.E. No. 8857</p>		<table border="1"> <tr> <td>SCALE</td> <td>1" = 50'</td> </tr> <tr> <td>SURVEYED BY</td> <td>MM,GS,NW</td> </tr> <tr> <td>FIELD BOOK</td> <td>#142/87</td> </tr> <tr> <td>DRAWN BY</td> <td>BKD</td> </tr> <tr> <td>DATE</td> <td>3-19-02</td> </tr> <tr> <td>JOB NUMBER</td> <td>02036</td> </tr> </table>	SCALE	1" = 50'	SURVEYED BY	MM,GS,NW	FIELD BOOK	#142/87	DRAWN BY	BKD	DATE	3-19-02	JOB NUMBER	02036
SCALE	1" = 50'														
SURVEYED BY	MM,GS,NW														
FIELD BOOK	#142/87														
DRAWN BY	BKD														
DATE	3-19-02														
JOB NUMBER	02036														

02-080

Staff Report

Application for a **Variance** – To allow reduction of front yard setback for a recently completed residence
Anderson County Land Use Board of Zoning Appeals Meeting - District 5
Historic Courthouse – 101 South Main Street – 2nd Floor County Council Chambers
Anderson, South Carolina
December 12, 2019
5:15 PM

Applicant: Cornerstone Design & Construction (*contact: David Lingerfelt*)

Owner of Property: Humberto & Kim Flores

Property Location: 124 Park Way, Anderson, SC

Council District: Five (5)

Tax Map Number (TMS #): 095-16-01-023

Property Description: Irregular shaped lot containing approximately 0.21 acres with 56.48 feet of frontage on a cul-du-sac.

Current Zoning: The property is not zoned.

Land Use: A single-family detached residence within Orchard Park subdivision.

Applicant Request: Applicant is requesting a **Variance** to allow a reduction of the required front yard setback from 20 feet to 7 feet so as to accommodate a recently completed single family residence which is 7 feet from the edge of the R/W.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 38, Section 38-120 – relating to setbacks, the minimum front yard setback for any structure is twenty feet (20') when the public road is classified as "local" and the surrounding area is not zoned. The front yard setback is measured from the property line or the edge of the road right of way, if the right of way overlaps the property line.

Applicant's Statement re: 124 Park Way:

David Lingerfelt, of Corner Stone Design and Construction, is requesting a variance for the home constructed at 124 Park Way. One corner of the home is 12.9 feet from the Road Right-of Way as identified by the attached survey. The minimum set-back is required to be 20 feet. The opposite corner facing the road right-of-way is 22 feet as measured by the applicant, which is in compliance.

The Home is in a cul-de-sac and the footings were located at the time of construction by the applicant a distance from where he thought the right-of-way ended. The edge of the right-of-way for the cul-de-sac is measured 50 feet from the centerline of the road. The edge of the right-of-way for the road leading to the cul-de-sac is measured 25 feet from the centerline of the road. All other set-backs, including the sides and rear are in compliance. The applicant did not realize the right-of-way for the cul-de-sac impeded so far onto the property.

With the home being 12.9 feet from the road right-of-way at one corner and 22 feet at the other corner, which is in compliance, the location does not affect the overall compatibility of the adjoining homes.

See Attached Copy of Survey & Site Plan:



Variance Application

There is a Variance Application Fee of \$200.00

Nov 15, 2019
Date of Application Completion

Application Status (Approved or Denied)

Applicant's Information

Name: DAVID LINHERFELT CORNERSTONE DESIGN + CONSTRUCTION
Mailing Address: 106 BERKLEY DR. EASLEY SC 29642
Telephone and Fax: 864 444-5783 E-Mail: dlinge@8620@AOL.COM

Owner's Information (If Different from Applicant)

Name: HUMBERTO & KIM FLORES
Mailing Address: 10201 LEBLANC PLACE SIMPSONVILLE SC 29680
Telephone and Fax: 864-399-0678 E-Mail: _____

Designation of Agent: (Complete only if owner is not the applicant)

I (We) hereby appoint the person named the Applicant as my (our) agent to represent me (us) in this request for rezoning.

Humberto Flores
Owner's Signature

11-15-19
Date

Project Information

Property Location: 124 PARKWAY LOT 16

Parcel Number(s)/TMS: 095-16-01-023-000

County Council District: 32050 School District: # 5

Total Acreage: .21 AC Current Zoning: RESIDENTIAL

Requested Variance: FRONT SETBACK VARIANCE (FROM ROAD RIGHT OF WAY)
Please indicate if setback variance, sign variance or minimum lot size variance.

Purpose of Variance: HOME CONSTRUCTED IN CUL-DE-SAC 13 FT FROM
RIGHT OF WAY IN LIEU OF 20 FT. REQUEST 7 FT VARIANCE FROM R.O.W.

Private Covenants or Deed Restrictions on the Property: Yes No _____

If you indicated no, your signature is required.

Applicant's Signature

Date

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 6-29-1145: July 1, 2007) - determining existence of restrictive covenants. Copies may be obtained at the Register of Deeds Office. It is the applicant's responsibility for checking any subdivision covenants or private covenants pertaining to the property.

Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal of the following provision of the Development Standards Ordinance.

VARIANCE OF 7 FT TO THE FRONT SETBACK FROM ROAD RIGHT OF WAY

The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State Law and the ordinance are met by the following facts:

Extraordinary and exceptional conditions pertaining to the particular piece of property, as follows:

HOME IS COMPLETED AND CLOSING WITH PURCHASER ON 11-25-19

Conditions do not generally apply to other properties in vicinity, as shown by:

SURVEY

Application of the ordinance to the particular piece of property would effectively prohibit or unreasonable restrict the utilization of the property as follows:

ABILITY TO OBTAIN FINAL INSPECTIONS TO ALLOW FOR SALE OF HOME


Authorization of variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance for the following reasons:

IT ONLY AFFECTS 7 FT OF FRONT YARD TO PROPERTY IN QUESTION

The following documents are submitted in support of this application: (Please attach copies of all additional information to this application.) SURVEY AND RECORDED COVENANTS

Please attach an accurate, legible plot plan showing the dimensions and locations of structures and improvements of the property to this application.

As the applicant, I hereby confirm that the required information and materials for this application are authentic and have been submitted to the Anderson County Development Standards Office.


Applicant's Signature

11-15-19
Date

For Office Use Only:

Application Received By: _____ Date Complete Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

Scheduled Advisory Hearing Date: _____ Scheduled Board Hearing Date: _____

Staff Recommendation: _____ Advisory Recommendation: _____

Land Use/Board of Zoning Appeals' Decision: _____

ZONING Approved _____ Disapproved _____ N/A X

Compliance Permit # 201900939 Must brick underpin in Zoned Area NO

Building Permit # 201907001

IS NOT IN X IS IN _____ A FLOODPLAIN

Property Description 124 PARK WAY
ANDERSON, SC 29625

Community Panel # 450013- 0240 B

Lot# 16

Tract _____ Acreage 0.21

PAID
19-748

ANDERSON COUNTY
- CERTIFICATE OF COMPLIANCE -

"I (we) do certify that all clearing (grading, construction, and/or development will be done in a manner which will minimize, the extent possible, any adverse offsite effects resulting from soil erosion, sedimentation and increased stormwater runoff during the process of development. This agreement covers work to be done on parcel(s) located in the County Tax Book as-

Applicant is responsible to check any "Subdivision" covenants DSL Front Setback - (from road right-of-way) 20

Property lines will be marked accurately DSL Side Setback - (from property line) 8

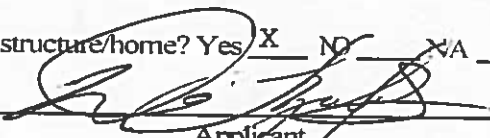
TMS# 095-16-01-023 Rear Setback - (from property line) 10

* Side Setback (if corner lot) from road right-of-way) _____

Existing mobile home on property? Yes _____ No X will be relocated _____ demolished _____ taken to dealership _____


Has a septic tank permit/sewer tap receipt been obtained for the structure/home? Yes X No _____ N/A _____

7/19/2019
Date

X 
Applicant

PLEASE NOTE: FAILURE TO INSTALL AND MAINTAIN ADEQUATE CONTROL MEASURES TO PREVENT ANY ADVERSE IMPACT ON ADJACENT PROPERTY, WATERWAYS, OR ROADWAYS MAY RESULT IN A FAILURE OR DELAY OF INITIAL BUILDING INSPECTION. (Reference Chapter 38 of the County Code of Laws, Land Use Division, Article V- Stormwater Management and Sedimentation Control, Section 38-534: Exemptions, Paragraph 4)

THIS AGREEMENT entered into on the day and year appearing below, by and between THE COUNTY OF ANDERSON, South Carolina, (herein called the "County", and:

X  (herein called the "Applicant").
PRINTNAME

WITNESSETH

The Applicant hereby, understands and agrees that any grading done as a part of the development of the above referenced parcel(s) or work to be performed on the parcel(s) does not constitute approval by the County, its department, agencies or designated agents. The Applicant is aware that any work performed on the parcel(s) does not require a grading permit as such, but any such work is subject to the installation and maintenance of measures that will control erosion, sedimentation, and stormwater runoff which meets minimum standards. Under certain conditions, a plan must be submitted to Anderson County Land Use Services Department which defined the specific control measures that will control stormwater runoff and maintain sediment on the site.

The Applicant hereby further understands and agrees that as consideration for the issuance of any building permit the Applicant shall indemnify and save harmless any person, persons, or corporation, the County, its departments agencies and designated agents from any and all actions, claims and damages which the County or any person, persons, or corporations may now or hereafter have no account of any work done by or for the Applicant or may be the result of development done by the Applicant which fails to meet minimum requirements as set forth in the County Sediment Control and Stormwater Management Ordinance.


This 19 TH day of JULY, 2019

COUNTY OF ANDERSON

COMMENTS:
NEW 1-STORY HOME, 2400 SQ FT, W/ ATTACHED G

BY: HDCOPELAND
COUNTY REPRESENTATIVE

COMPLIANCE APPROVED FOR: (CHECK CHOICE(S))
RESIDENTIAL HOME X
GARAGE: (SIZE _____)
MOBILE HOME _____
BARN _____
OTHER _____

X 

ADDITIONAL COMMENTS:
ARAGE, 528 SQ FT. PUBLIC SEWER. FOR R/W, IF
NEEDED, CALL 260-4190.

PHONE: # 864 260-4158

ANDERSON COUNTY
BUILDING & CODES DEPARTMENT
PERMIT

PERMIT
NUMBER
201907001

DATE: 7/19/2019

PHONE: 864-444-5783

THE COUNTY BUILDING AND CODES DEPARTMENT GRANTS PERMISSION TO PERFORM
WORK AS DESCRIBED AT:

LOCATION: 124 PARK WAY LOT NO. 16 TMS # 00951601023 0000
NR SINGLE FAMILY DWELLING TAX DIST: 5
NUMBER OF STORIES 1.0
* = RENEWED

ELECTRICAL:				FEE:	\$100.00				
PLUMBING:	NUMBER OF FIXTURES	14.00	FULL BATHS	2	HALF BATHS	1	FEE:	\$89.00	
	UNIT TYPE	HEAT PUMP	FUEL TYPE	ELEC	AIR	OTHER	FEE:	\$90.00	
FOUNDATION ONLY: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				FEE:	.00				
BUILDING: EXT BRICK				HEATED SQ FT	2,400	UNHEATED SQ FT	528	FEE:	\$639.00
OTHER CHARGES:				FEE:					

CHECK NO: 005238 AMT: \$978.00 TOTAL PERMIT FEE: \$978.00
TOTAL AMOUNT DUE: \$978.00

DIRECTIONS: E-911 124 PARK WAY ANDERSON SC 29625
TAKE SC 28 BYPASS TO RIGHT ON WHITEHALL RD, LEFT ON PARK WAY

COMMENTS: COMPLIANCE 201900939
AND CO SEWER 19-02674
ONE STORY HOME WITH GARAGE

ELECTRICAL CONTRACTOR: DAVID LINGERFELT PHONE: 864-444-5783
PLUMBING CONTRACTOR: DAVID LINGERFELT PHONE: 864-444-5783
MECHANICAL CONTRACTOR: DAVID LINGERFELT PHONE: 864-444-5783
BUILDING CONTRACTOR: DAVID LINGERFELT PHONE: 864-444-5783
TOTAL VALUATION \$ \$249,120.00 BUILDING SIZE: 2,928

ISSUED BY: AGNEWTON Date: 7-19-19 SIGNATURE: [Signature]
Printed Name: DAVID LINGERFELT

This permit is issued, subject to full compliance with all requirements of the Building Code and all pertinent laws and ordinances of the County of Anderson regulating the use and construction of structures. Otherwise the permit shall become void and the party liable to such penalties as may be provided for violation of said ordinances.

This permit shall expire per County Ordinance Sec. 10-112.

This permit shall be construed as permission to proceed with the work and shall not be construed as authority to violate, cancel, alter, or set aside any of the provisions of the Building Code and other pertinent laws and ordinances; nor shall the issuance of this permit prevent the building official from thereafter requiring correction of errors in plans or in construction, or of violations of the Building Code of the County of Anderson, South Carolina.

INSPECTION RECORD

DATE (MM/DD/YY)	INSPECTION APPROVAL D.C.D.	INSPECTION REASON CD.	INSPECTION NOTES-REMARKS	INSPECTOR INITIALS	INSPECTION TYPE
8-2-19	OK		Feeding OK. Hoose will need surveyed to show setback per by	✓	001
9/10/19	NO			G.D.H.	002
9-11-19	OK			G.D.H.	015
9/26/19	OK			JJ	002
9/26/19	OK			JJ	007
7/20/20			SEWER		018

FINAL APPROVAL



NOTICE

OF

ADDITIONS or CORRECTIONS DO NOT REMOVE

JOB ADDRESS	124 Parkway	DATE	9-10-19
PERMIT #	19-7001		

THIS JOB HAS NOT BEEN COMPLETED
The following additions or corrections shall be
made before the job will be accepted.

- Must install windows
- Need smoke-detector in Hallway
- Courtyard setback string

David

It is unlawful for any Carpenter, Contractor, Builder, or other persons, to cover or cause to be covered, any part of the work with flooring, lath, earth or other material, until the proper inspector has had ample time to approve the installation. After additions or corrections have been made, call for reinspection.

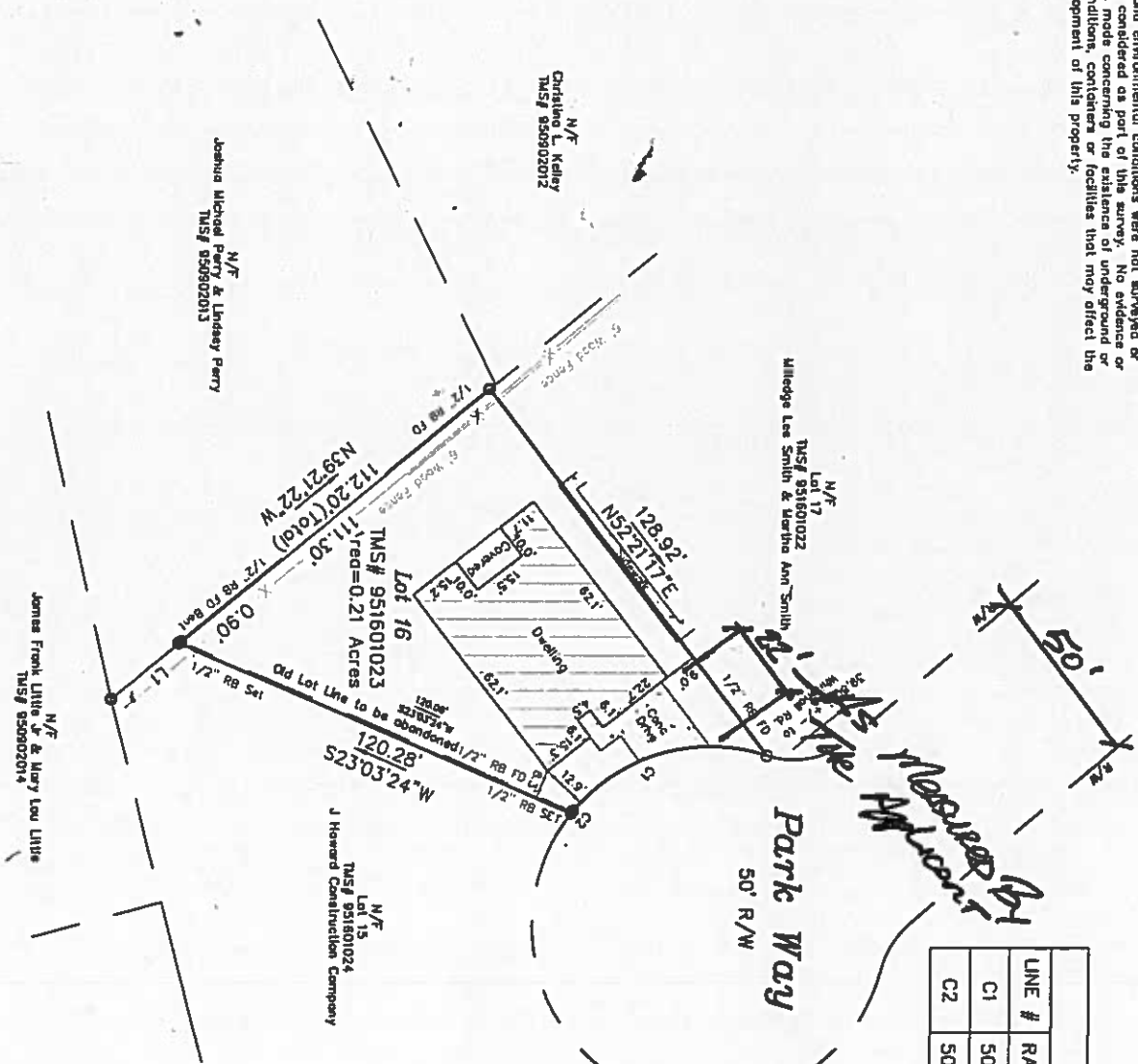
Anderson County Building & Codes
401 E. River Street
Anderson, SC 29624
(864) 260-4158

PRESS HARD — USE BALL POINT PEN

NOTES

- 1) The underground utilities shown were located from above ground evidence or existing drawings provided by various sources.
- 2) The Professional Surveyor has made no investigation or independent search for assessments of record, encroachments, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- 3) Subsurface and environmental conditions were not surveyed or examined or considered as part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property.

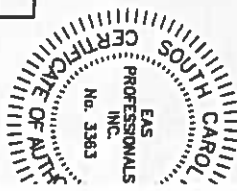
ASTALLENORF &



LINE #	BEARING	LENGTH
L1 (the line)	S39° 30' 46"E	24.40'

CURVE TABLE				
LINE #	RADIUS	LENGTH	BEARING	CHORD
C1	50.00'	60.02'	S15° 57' 58"E	56.48'
C2	50.00'	0.83'	S50° 49' 47"E	0.83'

Part of Lot 15
TMS#951601024
Area=966SF
to be combined with Lot 16
TMS#951601023
Area=9,148 SF or 0.21 Acres
Total Area=9,244 SF 0.21 Acres



This plat is a resurvey of an existing lot of record with no changes to the existing lot of record. Copyright from resurvey present.

REGI. NO. 17933

DATE 11-11-19

198268

9 Pillar
Phone (854) 23-

CONSTRUCTION
LAND S

