

Anderson County Board of Zoning Appeals

Hubert McClure, Chair, District #5
John Farr, District #1
Tony Cirelli, District #4
Debbie Chapman, District #7

Mike Miller, Vice-Chair, District #2
Russell Barton, District #3
Brad Swillen, District #6

AGENDA

March 13, 2025

5:15 PM

Historic Courthouse
101 South Main Street
Anderson, South Carolina

- 1.) Call to Order: Mr. Hubert McClure, Chairman
- 2.) Invocation: Mr. Hubert McClure
- 3.) Approval of Minutes:
 - A. February 13, 2025 (Forthcoming)
- 4.) Public Hearings:
 - A. Adoption of BZA Bylaws
- 5.) Old Business: None
- 6.) New Business:
 - A. Variance to reduce the front setback from 30 feet to 24 feet. Located at 201, 203, 207, 211 Carpenter Road / TMS 178-00-09-020 (201), 178-00-09-019 (203), 178-00-09-017 (207), and 178-00-09-001 (211) **Council District 3.**
 - B. Variance to reduce the side setback from 10 feet to 2 feet. Located at Joey Street and Dobbins Bridge Road. / TMS 124-01-04-004 **Council District 2.**
- 7.) Other Business: None
- 8.) Adjournment.

Application for a Variance
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse
Anderson, South Carolina
March 13, 2025
5:15 PM

Staff Report

Applicant: Patrick Ingram dba Mungo Homes Properties LLC

Owner of Property: Mungo Homes Properties LLC

Property Location: 201, 203, 207 and 211 Carpenter Rd

Council District: Three (3)

Tax Map Number (TMS #): 178-00-09-020 (201), 178-00-09-019 (203), 178-00-09-017 (207), and
178-00-09-001 (211)

Property Description: PT C, Carpenter Rd 68.57 acres (portion of)

Current Zoning: Unzoned

Land Use: Residential

Applicant's Request: Applicant is requesting a variance to reduce the front setback on from 30 feet to 24 feet.

Findings of Fact: *Anderson County Code of Ordinances*, Under **Chapter 24- Section 5:35: Minimum requirements- Sec. 24-433. - Setback lines from roadways. Modified (a)Residential roads. (1) Front setback: 30 feet from road right-of-way.**

Staff Recommendation:

- 1) The residences were constructed 5.4 feet over the setback of 30 feet.
- 2) Error on as-built survey incorrectly shown the front setback.
- 3) The enclosed survey indicates the position of the homes on the lot in question
- 4) The applicant can meet all other required setbacks.
- 5) The Board has granted other variances like this request and would be consistent with its approval.
- 6) Corrected Compliance letter will adjust the front setback to 25 feet.



Variance Application

Processing Fee: \$325.00

Please submit applications and processing fees simultaneously to avoid delay in processing. Applications can be submitted by email, or if supporting documents (reference page 3) is greater than 10 pages, applications should be mailed or brought in person.

\$ PAID

For payment cash (in-person only), check (in person or by mail), and cards (call to pay over phone) are accepted.

2/3/25

Date Application Received

Application Status (Approved or Denied)

All variance applicants are required to go before the Anderson County Board of Zoning Appeals and must attend the live scheduled Board of Zoning appeals meeting when their request is to be heard. Applicants may be exempt from attending the scheduled meeting for the following reasons only: an unexpected illness or passing of oneself or a loved one or if an applicant is on active military duty or deployed.

Applicant's Information

Name: Patrick Ingram DBA Mungo Homes Properties LLC
Mailing Address: 535 Brookshire Rd, Suite A; Greer SC 29651
Telephone and Fax: 864-380-5145 E Mail: Pingram@mungo.com

Property Owner's Information

(Only complete if Applicant and Property Owner are not the same)

Name: Mungo Homes Properties LLC
Mailing Address: 535 Brookshire Rd, Suite A; Greer SC 29651
Telephone and Fax: 864-380-5145 Email: Pingram@mungo.com
Designated Agent Name (Representative of Property Owner): Patrick Ingram

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

Owner's or Designated Agent Signature

1/31/25
Date

Project Information

Please Indicate Current Use of Property: Commercial or Residential

Property Location: 201 Carpenter Rd

Parcel Number(s)/TMS: 178-00-09-001

County Council District: 3 School District: 02

Total Acreage: 0.65 Current Zoning: Unzoned

Requested Variance: Front Setback Variance
Please check to indicate if setback variance sign variance or minimum lot size variance .

Purpose of Variance: The home under construction is encroaching on the front setback.

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?
Yes: ___ No: ___ Date visited ROD or Date searched online 1-31-2025

Private Covenants or Deed Restrictions on the Property: Yes No

If you indicated no and covenants/deed restrictions are discovered after application submitted, the application will be removed from the agenda and any approvals granted by the Board of Zoning Appeals or Planning Commission will be null and void. If you indicated no, your signature is required.

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.

For a variance to potentially be considered for approval by the Board of Zoning Appeals the applicant must establish a hardship.

Hardship. A hardship relates to the physical characteristics of the property, not the personal circumstances of the owner or user, and the property is rendered unusable without the granting of a variance.

The applicant hereby request a variance to the Board of Zoning Appeals for the following reasons:

What are the extraordinary and exceptional conditions pertaining to the particular piece of property:

We have encroached with the front setbacks 5.4' and have completed the dwelling

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

Reasons why property is prohibited or limited in its uses:

Certificate of Occupancy will not be issued by Building & Codes due to encroachments.

Certificate of Occupancy will not be issued by Building & Codes due to encroachments.

Application of the variance will not be of detriment to adjacent properties 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 location of the home does not deter value or aesthetics of surrounding properties.

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

AsBuilt Surveys showing encroachments and neighboring properties.

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

For Office Use Only:

Application Received By _____ Date Completed Application Received _____

Application Fee Amount Paid _____ Check Number _____

Scheduled Board Hearing Date _____ Land Use Board of Zoning Appeals' Decision _____

Variance Application Checklist

Anderson County Code of Ordinances Chapter 48 Zoning- Article 9.- Board of Zoning Appeals

Section 9.5 Powers and Duties

Section 9.5.1 Review The board shall hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the zoning administrator in the enforcement of this chapter.

Section 9.5.2 Variances The board of zoning appeals may authorize upon written appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest where owing to special conditions, a literal enforcement of the provisions of this chapter would result in unnecessary hardship or peculiar and exceptional practical difficulties.

Before action is taken on a request for a variance, the board shall hold one or more public hearings at which any party may appear in person, by agent, or attorney. The planning commission staff will also refer the request to the appropriate zoning advisory group for review and report to the board of zoning appeals. The zoning advisory group will meet in public sessions and shall provide a written report and recommendation to the board of zoning appeals.

Notice shall be given at least 15 days in advance of a public hearing. The owner of the property for which the variance is requested of their agent shall be notified by mail. Notice of hearings shall be made in a newspaper of general circulation, posted on the property for which a variance is requested, and posted at the Anderson County Square.

In addition, the planning commission staff shall send letters notifying current owners of record of all properties adjacent to and/or within 1,000 feet in any direction of the subject property and provide proof of such mailing.

A variance from the terms of this Ordinance may be granted by the Board upon a finding that:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. These conditions do not generally apply to other property in the vicinity.
3. Because of these conditions, the application of the chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property
4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the granting of the variance will not harm the character of the district.

The following checklist is to aid the applicant in providing the necessary materials for submittal.

To submit a Variance Application, you must provide the following to the Development Standards Office:

Application Submittal Requirements

- *Completed and Signed Variance Application
- \$325 Processing Fee
- One (1) Accurate, Legible Plot Plan with Dimensions and Locations of Structures and Improvements of the Property
- Clear Statement of why the variance is being requested
- One (1) Copy of all Private Covenants and Deed Restrictions Related to the property, if applicable (Can be obtained from Anderson County Register of Deeds)
- Written statement from property owner granting permission to allow variance (only needed if applicant and property owner or not the same)

The Development Standards's Staff will recommend approval or denial to the Land Use/Board of Zoning Appeals at a scheduled Public Hearing. Applicants are notified of the date, time, and location of this meeting; and are encouraged to attend, in case questions arise. The Land Use/Board of Zoning Appeals will make the final decision.

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

Applicant's Signature

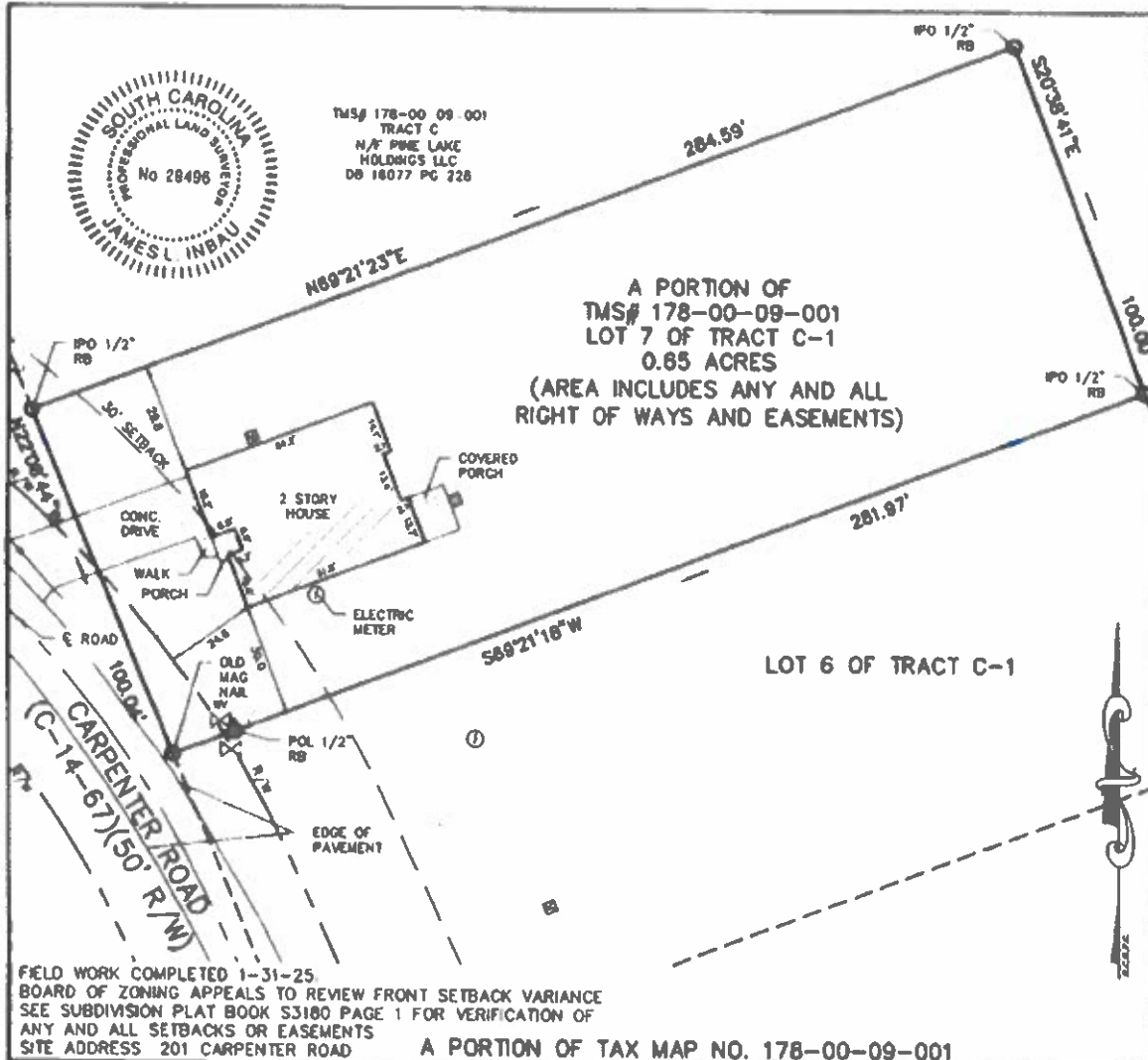
Date

Page 3 of 3



TMS# 178-00-09-001
TRACT C
M/F PINE LAKE
HOLDINGS LLC
DB 18077 PG 228

A PORTION OF
TMS# 178-00-09-001
LOT 7 OF TRACT C-1
0.65 ACRES
(AREA INCLUDES ANY AND ALL
RIGHT OF WAYS AND EASEMENTS)



FIELD WORK COMPLETED 1-31-25
BOARD OF ZONING APPEALS TO REVIEW FRONT SETBACK VARIANCE
SEE SUBDIVISION PLAT BOOK S3180 PAGE 1 FOR VERIFICATION OF
ANY AND ALL SETBACKS OR EASEMENTS
SITE ADDRESS 201 CARPENTER ROAD

A PORTION OF TAX MAP NO. 178-00-09-001

ASBUILT SURVEY FOR MUNGO HOMES

LOT 7 OF LAND ON CARPENTER ROAD



"I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN"

PROPERTY SUBJECT TO ALL R/W AND EASEMENTS OF RECORD

LANDSCAPE ARCHITECTS - THE DESIGNERS
LAND SURVEYORS - LAND PLANNERS
PO Box 881, Columbia, SC 29902
804.732.1800
www.arborland.com



**ARBOR
LAND DESIGN**

ANDERSON COUNTY, S.C. PLAT BK. S3180 PG. 1

DATE: 2-1-25 SCALE: 1" = 40' LANDING TX1

PROPERTY SUBJECT TO ALL R/W AND EASEMENTS OF RECORD

S.C. REG. NO. 29496

JL Inbau 2-1-25

001 Carpenter rd



Variance Application

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Applicant's Information

Name: Patrick Ingram DBA Mungo Homes Properties LLC
Mailing Address: 535 Brookshire Rd, Suite A; Greer SC 29651
Telephone and Fax: 864-380-5145 F Mail: Pingram@mungo.com

Property Owner's Information

Only complete if Applicant and Property Owner are not the same

Name: Mungo Homes Properties LLC
Mailing Address: 535 Brookshire Rd, Suite A; Greer SC 29651
Telephone and Fax: 864-380-5145 Email: Pingram@mungo.com

Designated Agent Name (Representative of Property Owner): Patrick Ingram

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

1/31/25

Owner's or Designated Agent Signature

Date

Project Information

Please Indicate Current Use of Property: Commercial or Residential

Property Location: 203 Carpenter Rd

Parcel Number(s)/TMS: 178-00-09-001

County Council District: 3 School District: 02

Total Acreage: 0.62 Current Zoning: Unzoned

Requested Variance: Front Setback Variance

Please check to indicate if setback variance sign variance or minimum lot size variance

Purpose of Variance: The home under construction is encroaching on the front setback.

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?
Yes ___ No:___ Date visited ROD or Date searched online 1-31-2025

Private Covenants or Deed Restrictions on the Property: Yes No

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Hardship: A hardship relates to the physical characteristics of the property, not the personal circumstances of the owner or user, and the property is rendered unusable without the granting of a variance.

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We have encroached within the front setbacks 1.5' and have completed the dewlling.

Conditions do not generally apply to other properties in vicinity, as shown by **Attached Survey**

Reasons why property is prohibited or limited in its uses
Certificate of Occupancy will not be issued by building & Codes due to encroachments.
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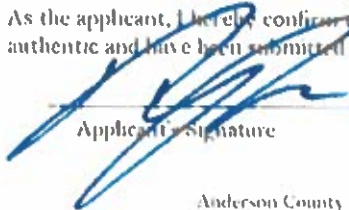
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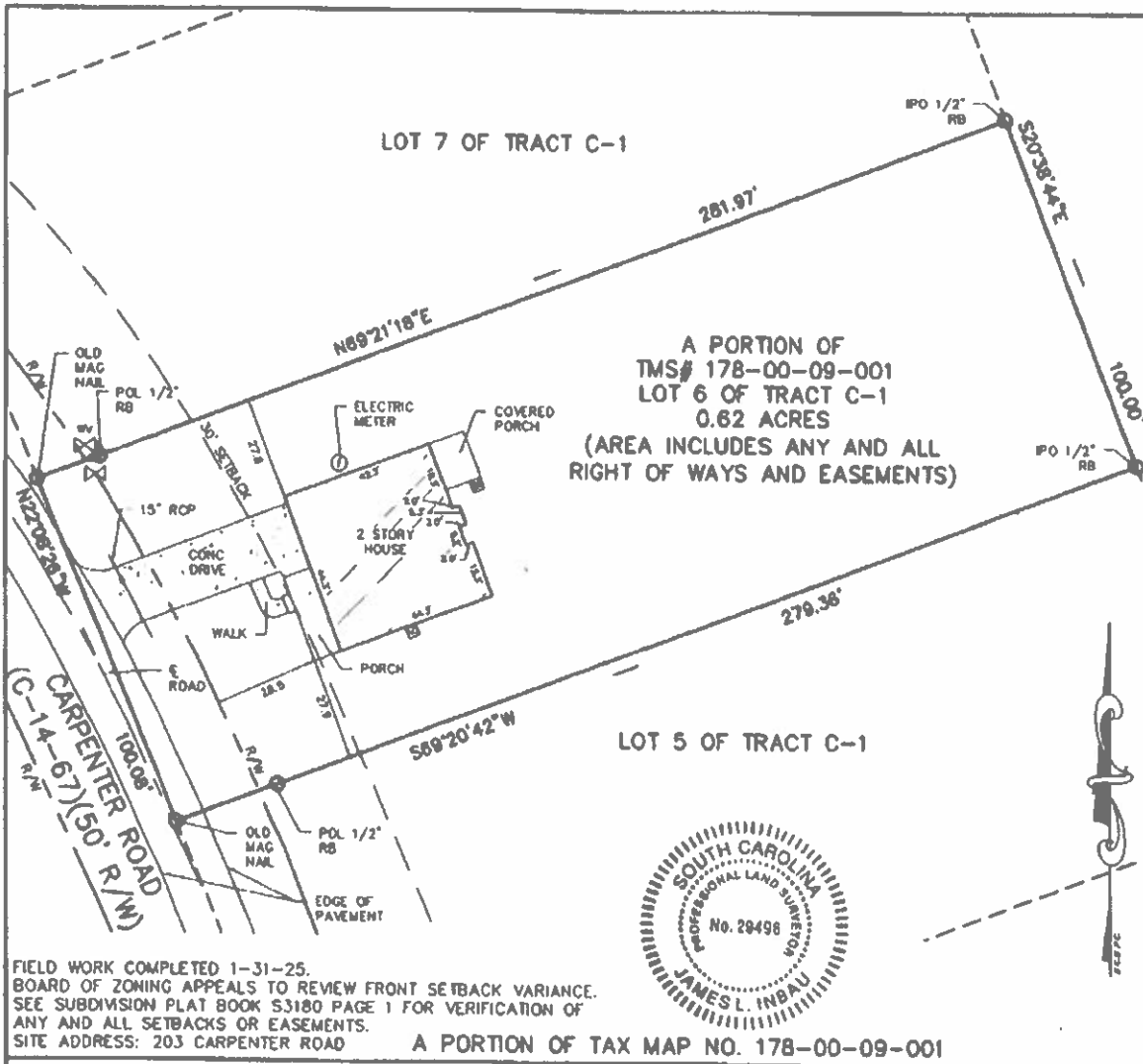
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Applicant's Signature


Date



ASBUILT SURVEY FOR MUNGO HOMES

LOT 6 OF LAND ON CARPENTER ROAD



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN.

PROPERTY SUBJECT TO ALL R/W AND EASEMENTS OF RECORD

LANDSCAPE ARCHITECTS - CIVIL ENGINEERS
LAND SURVEYORS - LAND PLANNERS
PO Box 743, Greenville, SC 29601
(864) 232-3200
www.arborlanddesign.com



ANDERSON COUNTY, S.C.	PLAT BK. S3180	PG. 1	DATE: 2-1-25	SCALE: 1" = 40'	LANDING: FXT
PROPERTY SUBJECT TO ALL R/W AND EASEMENTS OF RECORD			S.C. REG. NO. 29496	2-1-25	

203 Carpenter rd

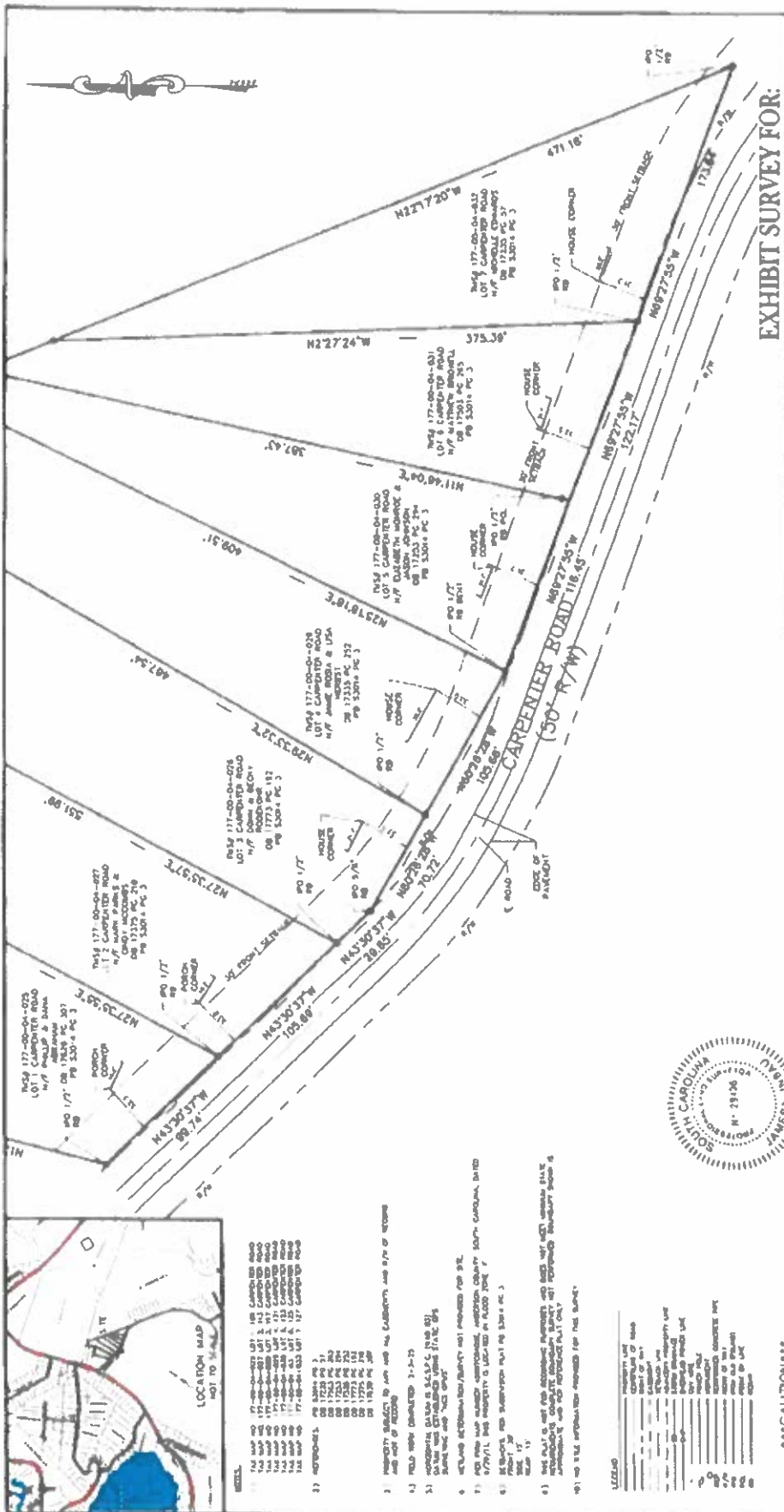


EXHIBIT SURVEY FOR:

MUNGO HOMES LLC.

CARPENTER ROAD,
ANDERSON COUNTY,
SOUTH CAROLINA

SCALE: 1" = 60'
DATE: 2-3-25
LANDING FILE
DRAWN BY: [Signature]
DATE: 2-3-25

ARBOR
LAND DESIGN

PROPERTY SUBJECT TO ALL E/W AND EASEMENTS OF RECORD



- NOTES:**
- 1) ALL LOTS ARE 1/2 ACRE IN AREA.
 - 2) ALL LOTS ARE 1/2 ACRE IN AREA.
 - 3) ALL LOTS ARE 1/2 ACRE IN AREA.
 - 4) ALL LOTS ARE 1/2 ACRE IN AREA.
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 - 16) ALL LOTS ARE 1/2 ACRE IN AREA.
 - 17) ALL LOTS ARE 1/2 ACRE IN AREA.

- 1) PROPERTY SUBJECT TO ALL E/W AND EASEMENTS OF RECORD.
- 2) FIELD WORK COMPLETED 2-1-25.
- 3) ALL LOTS ARE 1/2 ACRE IN AREA.
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- 17) ALL LOTS ARE 1/2 ACRE IN AREA.



*****CAUTION*****

PALMETTO UTILITY LOCATION SERVICE

3 DAYS BEFORE CONSTRUCTION

CALL 800-452-7273

THIS SURVEY IS A PRELIMINARY SURVEY AND IS NOT TO BE USED FOR CONSTRUCTION. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY. THE SURVEYOR IS NOT A PROFESSIONAL ENGINEER IN THE STATE OF SOUTH CAROLINA.



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Designated Agent Name (Representative of Property Owner) Patrick Ingram

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

1/31/25

Owner's or Designated Agent Signature

Date

Project Information

Please Indicate Current Use of Property Commercial or Residential

Property Location: 207 Carpenter Rd

Parcel Number(s)/TMS: 178-00-09-001

County Council District: 3 School District 02

Total Acreage: 0.63 Current Zoning: Unzoned

Requested Variance Front Setback Variance

Please check to indicate if setback variance sign variance or minimum lot size variance

Purpose of Variance: The home under construction is encroaching on the front setback.

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The following checklist is to aid the applicant in providing the necessary materials for submittal.

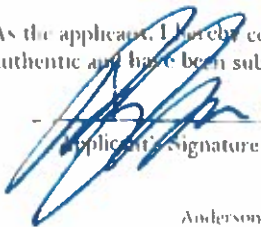
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The Development Standards's Staff will recommend approval or denial to the Land Use/Board of Zoning Appeals at a scheduled Public Hearing. Applicants are notified of the date, time, and location of this meeting; and are encouraged to attend, in case questions arise. The Land Use/Board of Zoning Appeals will make the final decision.

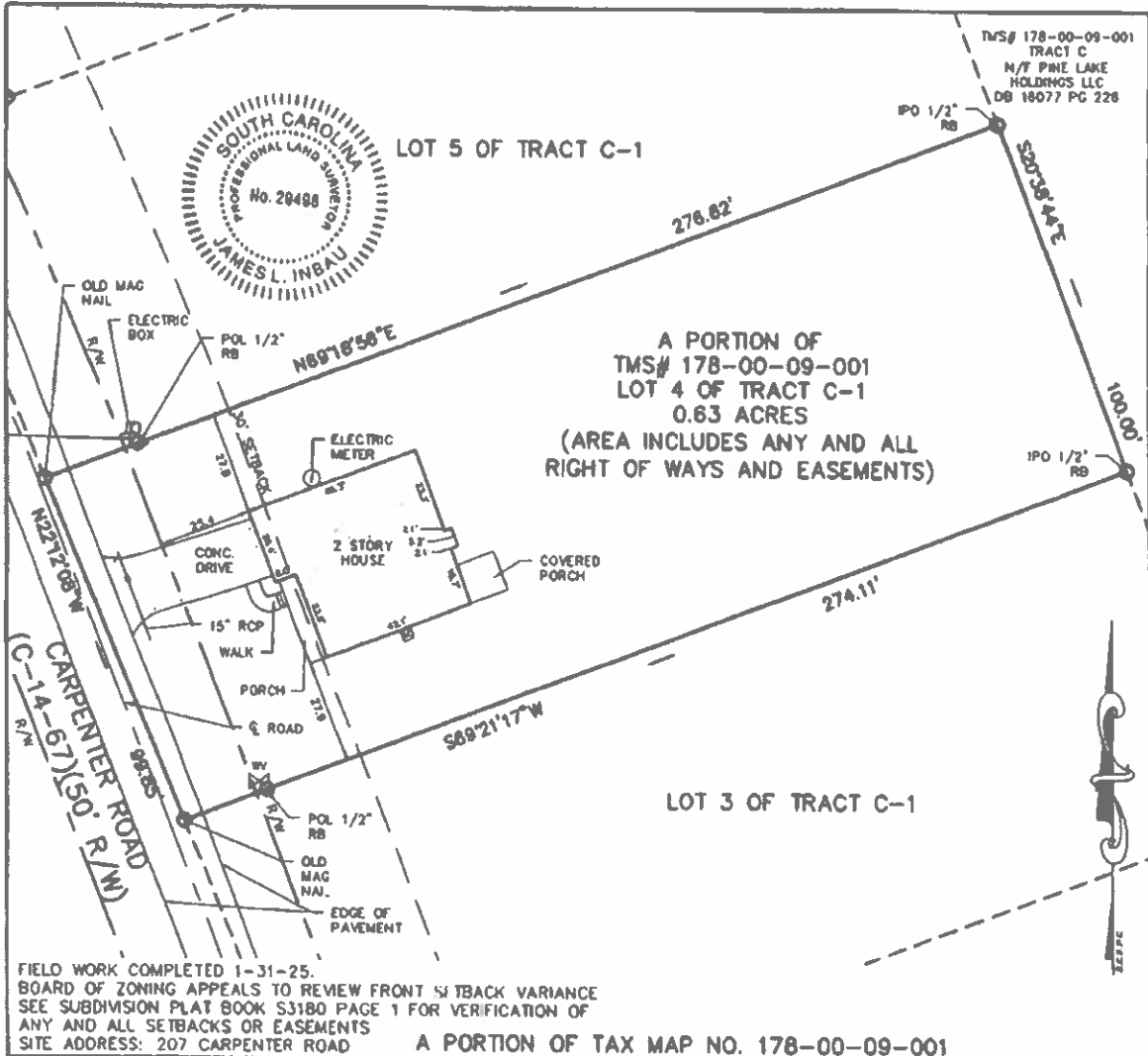
As the applicant, I hereby confirm that the required information and supporting materials for this application are authentic and have been submitted to the Anderson County Development Standards Office.


Applicant's Signature

2-3-2025

Date

Page 3 of 3



FIELD WORK COMPLETED 1-31-25.
 BOARD OF ZONING APPEALS TO REVIEW FRONT SETBACK VARIANCE
 SEE SUBDIVISION PLAT BOOK S3180 PAGE 1 FOR VERIFICATION OF
 ANY AND ALL SETBACKS OR EASEMENTS
 SITE ADDRESS: 207 CARPENTER ROAD A PORTION OF TAX MAP NO. 178-00-09-001

ASBUILT SURVEY FOR MUNGO HOMES

LOT 4 OF LAND ON CARPENTER ROAD



"I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN."

PROPERTY SUBJECT TO ALL R/W AND EASEMENTS OF RECORD

LANDSCAPE ARCHITECTS - CIVIL ENGINEERS
 LAND SURVEYORS - LAND PLANNERS
 PO Box 1111, Greenville, SC 29603
 864.238.3388
 info@arbordesign.com



ARBOR
 LAND DESIGN

ANDERSON COUNTY, S.C.	PLAT BK S3180 PG. 1	DATE 2-1-25	SCALE: 1" = 40'	LANDING.TXT
PROPERTY SUBJECT TO ALL R/W AND EASEMENTS OF RECORD		SC. REG NO 29496	<i>J. Inbau</i> 2-1-25	

207 Carpenter rd



Variance Application

Processing Fee: \$325.00

Please submit applications and processing fees simultaneously to avoid delay in processing. Applications can be submitted by email, or if supporting documents (reference page 3) is greater than 10 pages, applications should be mailed or brought in person.

For payment cash (in-person only), check (in-person or by mail), and cards (call to pay over phone) are accepted.

2/3/25

Date Application Received

Application Status (Approved or Denied)

All variance applicants are required to go before the Anderson County Board of Zoning Appeals and must attend the live scheduled Board of Zoning appeals meeting when their request is to be heard. Applicants may be exempt from attending the scheduled meeting for the following reasons only: an unexpected illness or passing of oneself or a loved one or if an applicant is on active military duty or deployed.

Applicant's Information

Name: Patrick Ingram DBA Mungo Homes Properties LLC
Mailing Address: 535 Brookshire Rd, Suite A; Greer SC 29651
Telephone and Fax: 864-380-5145 E-Mail: Pingram@mungo.com

Property Owner's Information

Only complete if Applicant and Property Owner are not the same

Name: Mungo Homes Properties LLC
Mailing Address: 535 Brookshire Rd, Suite A; Greer SC 29651
Telephone and Fax: 864-380-5145 Email: Pingram@mungo.com

Designated Agent Name (Representative of Property Owner): Patrick Ingram

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

Owner's or Designated Agent Signature _____ Date 1/31/25

Project Information

Please Indicate Current Use of Property Commercial or Residential

Property Location: 211 Carpenter Rd

Parcel Number(s)/TMS: 178-00-09-001

County Council District: 3 School District: 02

Total Acreage: 0.62 Current Zoning: Unzoned

Requested Variance: Front Setback Variance

Please check to indicate if setback variance sign variance or minimum lot size variance

Purpose of Variance: The home under construction is encroaching on the front setback.

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?
Yes ___ No ___ Date visited ROD or Date searched online, 1-31-2025

Private Covenants or Deed Restrictions on the Property Yes No

If you indicated no and covenants/deed restrictions are discovered after application submittal, the application will be removed from the agenda and any approvals granted by the Board of Zoning Appeals or Planning Commission will be null and void. If you indicated no, your signature is required.

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 6-29-111) (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.

For a variance to potentially be considered for approval by the Board of Zoning Appeals the applicant must establish a hardship.

Hardship - A hardship relates to the physical characteristics of the property, not the personal circumstances of the owner or user, and the property is rendered unusable without the granting of a variance.

The applicant hereby request a variance to the Board of Zoning Appeals for the following reasons:

What are the extraordinary and exceptional conditions pertaining to the particular piece of property?
We have encroached with the front setbacks 5.8' and have completed the dwelling.

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

Reasons why property is prohibited or limited in its uses:
Certificate of Occupancy will not be issued by building & codes due to encroachments.
Certificate of Occupancy will not be issued by building & codes due to encroachments.
Application of the variance will not be of detriment to adjacent properties 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 location of the home does not deter value or aesthetics of surrounding properties.

The following documents are submitted in support of this application. (Please attach copies of all additional information to this application.)
AsBuilt Surveys showing encroachments and neighboring properties.

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

For Office Use Only:

Application Received By _____ Date Completed Application Received _____
Application Fee Amount Paid _____ Check Number _____
Scheduled Board Hearing Date: _____ Land Use Board of Zoning Appeals' Decision: _____

Variance Application Checklist

Anderson County Code of Ordinances Chapter 48 Zoning- Article 9.- Board of Zoning Appeals

Section 9:5.- Powers and Duties

Section 9:5.1 Review. The board shall hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the zoning administrator in the enforcement of this chapter.

Section 9:5.2 Variances. The board of zoning appeals may authorize upon written appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest where owing to special conditions, a literal enforcement of the provisions of this chapter would result in unnecessary hardship or peculiar and exceptional practical difficulties.

Before action is taken on a request for a variance, the board shall hold one or more public hearings at which any party may appear in person, by agent, or attorney. The planning commission staff will also refer the request to the appropriate zoning advisory group for review and report to the board of zoning appeals. The zoning advisory group will meet in public sessions and shall provide a written report and recommendation to the board of zoning appeals

Notice shall be given at least 15 days in advance of a public hearing. The owner of the property for which the variance is requested of their agent shall be notified by mail. Notice of hearings shall be made in a newspaper of general circulation, posted on the property for which a variance is requested, and posted at the Anderson County Square.

In addition, the planning commission staff shall send letters notifying current owners of record of all properties adjacent to and/or within 1,000 feet in any direction of the subject property and provide proof of such mailing.

A variance from the terms of this Ordinance may be granted by the Board upon a finding that:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. These conditions do not generally apply to other property in the vicinity
3. Because of these conditions, the application of the chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property
4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the granting of the variance will not harm the character of the district.

The following checklist is to aid the applicant in providing the necessary materials for submittal.

To submit a Variance Application, you must provide the following to the Development Standards Office:

Application Submittal Requirements

- *Completed and Signed Variance Application
- \$325 Processing Fee
- One (1) Accurate, Legible Plot Plan with Dimensions and Locations of Structures and Improvements of the Property
- Clear Statement of why the variance is being requested
- One (1) Copy of all Private Covenants and Deed Restrictions Related to the property, if applicable (Can be obtained from Anderson County Register of Deeds)
- Written statement from property owner granting permission to allow variance (only needed if applicant and property owner or not the same)

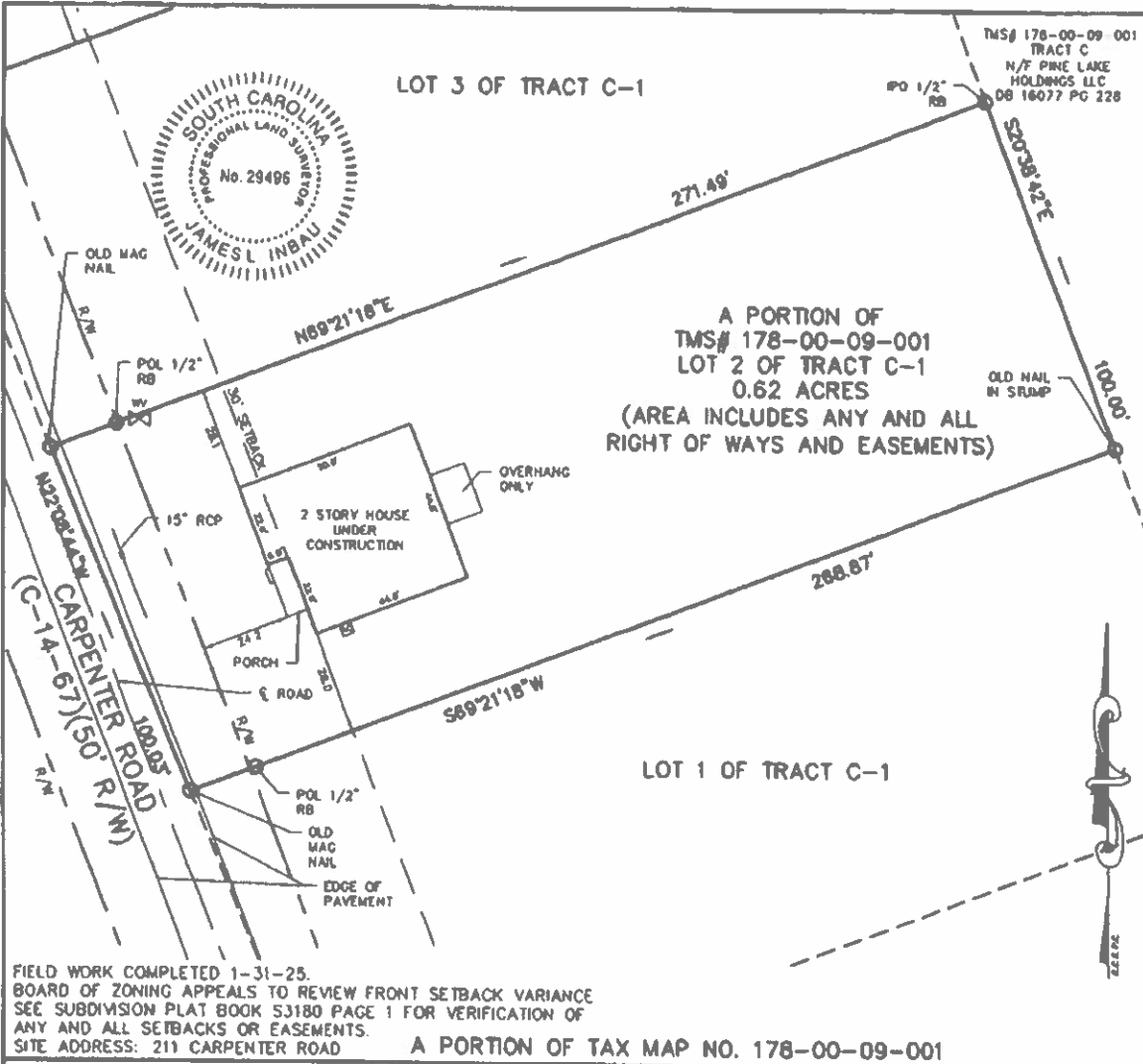
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As the applicant I hereby confirm that the required information and supporting materials for this application are authentic and have been submitted to the Anderson County Development Standards Office.

Applicant Signature

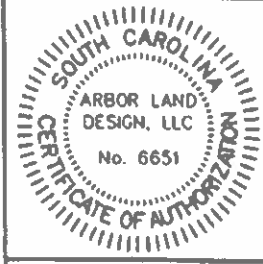
Date

Page 3 of 3



ASBUILT SURVEY FOR MUNGO HOMES

LOT 2 OF LAND ON CARPENTER ROAD



"I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN."

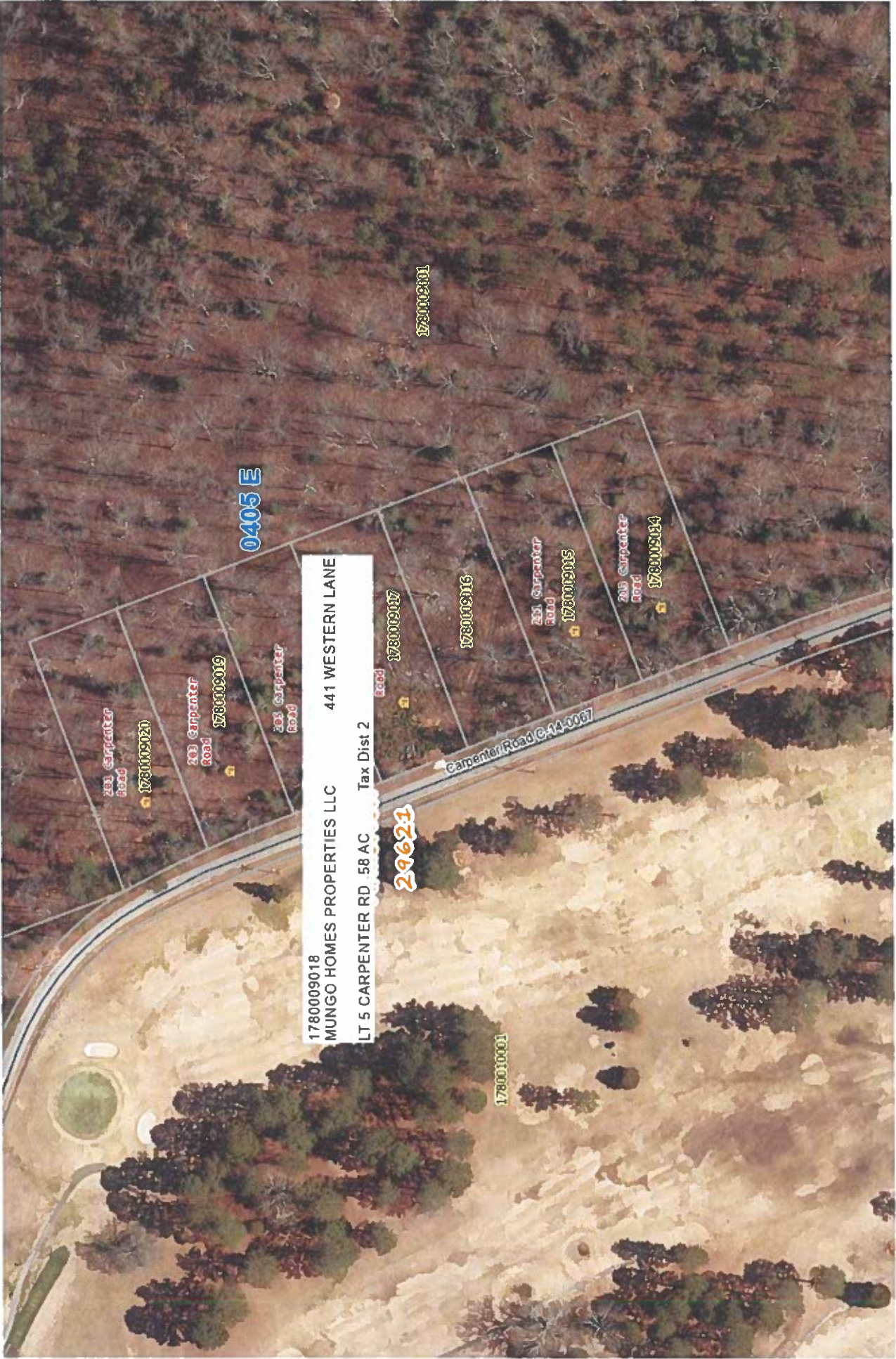
PROPERTY SUBJECT TO ALL R/W AND EASEMENTS OF RECORD

LANDSCAPE ARCHITECTS - CIVIL ENGINEERS
LAND SURVEYORS - LAND PLANNERS
PO Box 1023, Greenville, SC 29602
864 248 1200
james@arborland.com



ANDERSON COUNTY, S.C.	PLAT BK. S3180 PG 1	DATE 2 1 25	SCALE: 1" = 40'	LANDING.TXT
PROPERTY SUBJECT TO ALL R/W AND EASEMENTS OF RECORD		S.C. REG. NO 29496	<i>JL Inbau 2-1-25</i>	

211 Carpenter rd



0405 E

178009018
MUNGO HOMES PROPERTIES LLC
441 WESTERN LANE
LT 5 CARPENTER RD .58 AC Tax Dist 2
29621

178009001

203 Carpenter Road
178009020

203 Carpenter Road
178009019

203 Carpenter Road

178009017

178009016

203 Carpenter Road
178009015

203 Carpenter Road
178009014

1780010001

Carpenter Road G-14-007

Application for a Variance
Anderson County Land Use Board of Zoning Appeals Meeting
County Council Chambers 2nd Floor-Historic Courthouse
Anderson, South Carolina
March 13, 2025
5:15 PM

Staff Report

Applicant: Robert Romanowski

Owner of Property: Same as above

Property Location: Joey Street at Dobbins Bridge Road, Anderson

Council District: Two (2)

Tax Map Number (TMS #): 124-01-04-004

Property Description: New

Current Zoning: Unzoned

Land Use: Commercial

Applicant's Request: Applicant is requesting a variance to reduce the side setback on from 10 feet to 2 feet for the placement of a warehouse/storage building.

Findings of Fact: *Anderson County Code of Ordinances, Under Chapter 24- Sec. 24-953. - Intersections. Roads shall intersect other roads at as near to a 90-degree angle as topography and other conditions permit. Intersections with arterial or collector highways shall have a minimum angle of 70 degrees (see appendix E-2 (section 24-1113)).*

- 1) The parcel is non-conforming in nature.
- 2) Based on the setback of the intersecting road, the setback based on the higher classified road would be one-half of that road's required road setback. The setback is 10 feet.
- 3) Based on the site plan, the placement of the metal building exceeded the 10-foot side setback.
- 4) All other setbacks are met or within the accepted range.



Variance Application

Processing Fee: \$300.00

Please submit applications and processing fees simultaneously to avoid delay in processing. Applications can be submitted by email, or if supporting documents (reference page 3) is greater than 10 pages, applications should be mailed or brought in person.

For payment cash (in-person only), check (in-person or by mail), and cards (call to pay over phone) are accepted.

1/29/25
Date Application Received

Application Status (Approved or Denied)

All variance applicants are required to go before the Anderson County Board of Zoning Appeals and must attend the live scheduled Board of Zoning appeals meeting when their request is to be heard. Applicants may be exempt from attending the scheduled meeting for the following reasons only: an unexpected illness or passing of oneself or a loved one or if an applicant is on active military duty or deployed.

Applicant's Information

Name: Robert Romanowski
Mailing Address: 114 Baybrooke Lane, Anderson, SC 29621
Telephone and Fax: 864-634-4102 E-Mail: rromanowskie72@gmail.com

Property Owner's Information

(Only complete if Applicant and Property Owner are not the same)

Name: Robert Romanowski
Mailing Address: 114 Baybrooke Lane, Anderson, SC 29621
Telephone and Fax: 864-634-4102 Email: rromanowskie72@gmail.com

Designated Agent Name (Representative of Property Owner): _____

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

[Signature]
Owner's or Designated Agent Signature

1-29-2025
Date

Project Information

Please Indicate Current Use of Property: Commercial or Residential

Property Location: _____

Parcel Number(s)/TMS: 124-01-04-004

County Council District: 2 School District: 5

Total Acreage: 0.43 Current Zoning: None

Requested Variance: Setback on street side (Joey Street)
Please check to indicate if setback variance sign variance or minimum lot size variance .

Purpose of Variance: I need variance in order to fit my pre-manufactured building to fit on the property. I removed two existing buildings one of which was encroaching into the street right-of-way.

Have you researched your Private Covenants/Deed restrictions at the Anderson County Register of Deeds?

Yes: No: Date visited ROD or Date searched online: 1-29-2025

Private Covenants or Deed Restrictions on the Property: Yes No

If you indicated no and covenants/deed restrictions are discovered after application submittal, the application will be removed from the agenda and any approvals granted by the Board of Zoning Appeals or Planning Commission will be null and void. If you indicated no, your signature is required.

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.

For a variance to potentially be considered for approval by the Board of Zoning appeals the applicant must establish a hardship.

Hardship: *A hardship relates to the physical characteristics of the property, not the personal circumstances of the owner or user, and the property is rendered unusable without the granting of a variance.*

The applicant hereby request a variance to the Board of Zoning Appeals for the following reasons:

What are the extraordinary and exceptional conditions pertaining to the particular piece of property:

I have pre-ordered a pre-manufactured building and was unaware it would not fit on the property until I applied for the building permit

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

It is my understanding that my neighbor across Joey Street recently applied for a setback variance for their new building addition.

Reasons why property is prohibited or limited in its uses:

we cannot rotate the building to eliminate the setback variance request.

we cannot rotate the building to eliminate the setback variance request.

Application of the variance will not be of detriment to adjacent properties 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 property across Joey Street is also commercial. By removing the existing buildings that encroached into Joey Street Right-of-Way I have eliminated the encroachment

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

Tax map with aerial showing the old buildings that encroached into Joey St. Right-of-way
Site Plan showing my new building and the setback encroachment.

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

For Office Use Only:

Application Received By: _____ Date Completed Application Received: _____

Application Fee Amount Paid: _____ Check Number: _____

Scheduled Board Hearing Date: _____ Land Use/Board of Zoning Appeals' Decision: _____

Variance Application Checklist

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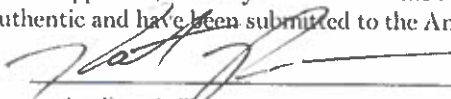
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As the applicant, I hereby confirm that the required information and supporting materials for this application are authentic and have been submitted to the Anderson County Development Standards Office.


Applicant's Signature

1-29-2025

Date

Anderson County

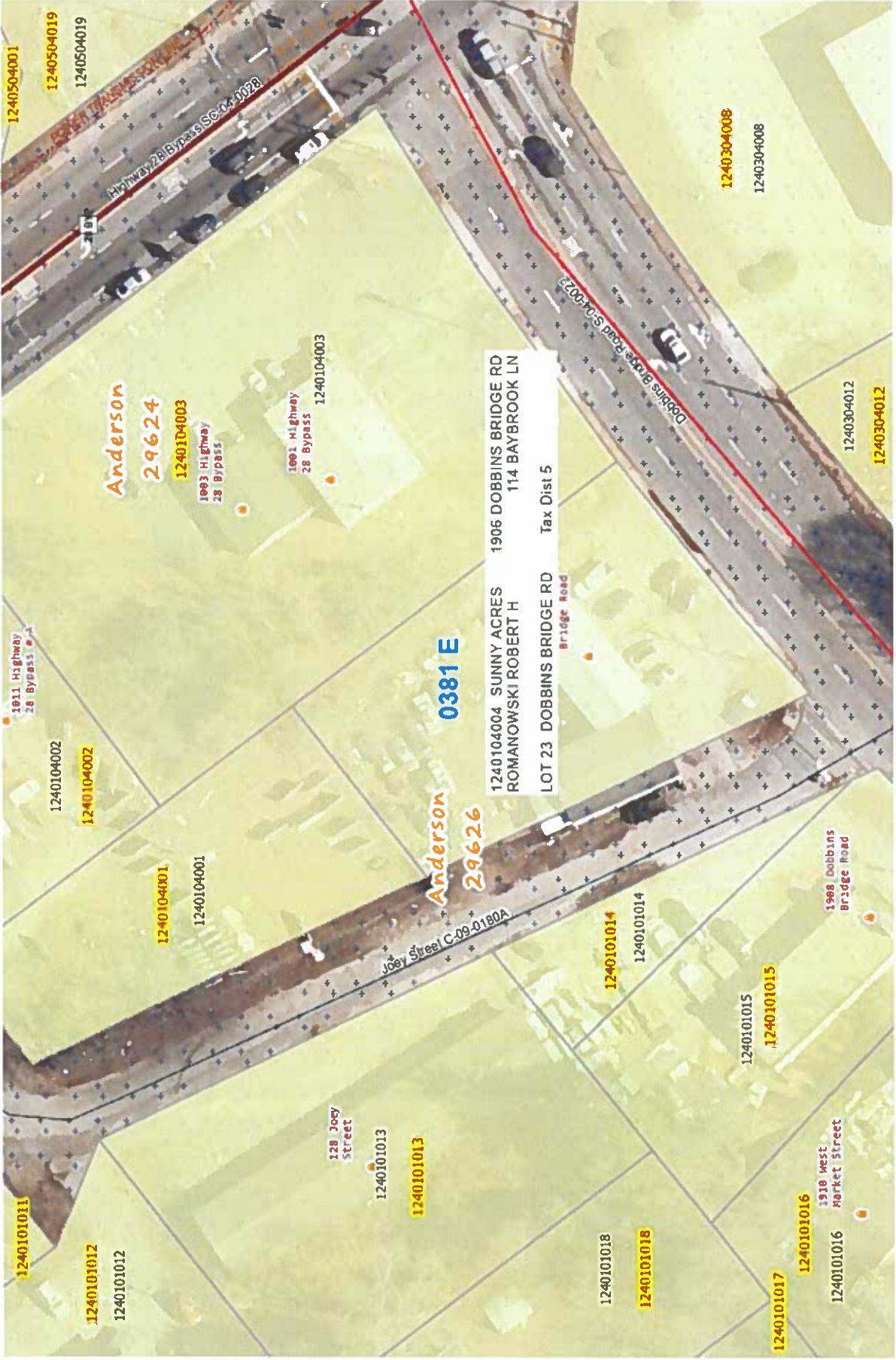


January 29, 2025 Disclaimer accepted.

TMS: 1240104004
Owner: ROMANOWSKI ROBERT H
Owner Address: 114 BAYBROOK LN
City/State: ANDERSON SC
Deed Book: 16974
Tax District: 5
Sale Year: 2023
Sale Price: \$80,000
Zip Code: 29621
Current Plat: CP 079/00295
Description: LOT 23 DOBBINS BRIDGE RD
Market Value: \$80,000



1 in = 58 ft
0 0.005 0.01 0.015 0.02 mi
0 0.0075 0.015 0.03 km
ESRI, Highend Mapping, and Anderson County GIS



1240504001

1240504019

1240504019

Anderson

29624

1240104003

1003 Highway 28 Bypass

1001 Highway 28 Bypass

1240104003

1011 Highway 28 Bypass

1240104002

1240104002

1240104001

1240104001

0381 E

Anderson

29626

1240104004 SUNNY ACRES 1906 DOBBINS BRIDGE RD Tax Dist 5
ROMANOWSKI ROBERT H
LOT 23 DOBBINS BRIDGE RD

Joey Street C-09-0180A

128 Joey Street

1240101013

1240101013

1240101018

1240101018

1240101014

1240101014

1240101015

1240101015

1240101017

1240101016

1918 West Market Street

1240101016

1240304008

1240304008

1240304012

1240304012

1908 Dobbins Bridge Road





