

# Anderson County Board of Zoning Appeals

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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  
Vacant, District #6

## AGENDA

December 11, 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. Minutes will be forthcoming
- 4.) Public Hearings:
  - A. Variance to reduce the side yard setback from 10 feet to 5 feet for an existing garage. Located at 8030 Abbeville Highway. / TMS 183-00-01-010 (**Council District 3**).
  - B. Variance to allow for the placement of a mobile home on the existing lot where there is an existing mobile home located due to the slope of the newly created lot. Located at 130 Mt Nebo Church Road. / TMS 275-16-01-001 (**Council District 7**).
- 5.) New Business:
  - A. Board of Zoning Appeals Training; After December 01, 2025
  - B. Approval of the 2026 Board of Zoning Appeals Meeting Schedule
- 6.) Old Business: None
- 7.) Adjournment.

Application for Variance  
Anderson County Land Use Board of Zoning Appeals Meeting  
County Council Chambers 2<sup>nd</sup> Floor-Historic Courthouse  
Anderson, South Carolina  
December 11, 2025  
5:15 PM

Applicant: Robert Lawrence Seltzer. Susan Elizabeth Seltzer

Owner of Property: Same as above

Property Location: 8030 Abbeville Hwy, Iva SC

Council District: Three (3)

Tax Map Number (TMS #): 183-00-01-010

Property Description: ABBEVILLE HWY 8.00 AC

Current Zoning: Unzoned

Land Use: Residential

Applicant Request: Applicant is requesting a variance to reduce the side yard setback from 10 feet to 5 feet for a detached garage for storage purposes.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 24, 5:a. Accessory Building. The minimum width of a residential side yard shall be 10 feet.....

Staff Assessment:




- 1) Applicant completed construction of the detached garage prior to inspection and discovered the setback issue.
- 2) The lot is a non-conforming parcel. The topography of the lot limits the use of the remainder of the lot without significant grading.
- 3) The property slopes down to Governor's Creek.
- 4) The Applicant can meet all other setback requirements.
- 5) There will be no adverse effects on adjacent properties, if the variance is granted.
- 6) If the variance is approved, the Applicant will be required to apply for a residential compliance and building permit in order to proceed with construction.

**Variance Application**

**Applicant**

**Primary Location**

**VA-25-16**

 Susan Seltzer  
 6318271484  
 @ fairyapj@aol.com

8030 Abbeville Hwy  
Iva, SC 29655

Submitted On: Oct 21, 2025

**Project Information**

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. :

**Is The Property Zoned?**

Unzoned

**School District**

3

**Please check Which is Applicable**

Set-Back Variance

**Purpose of Variance?**

Garage is set back five feet. A ten foot set back is required

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

No

**Comments:**

Garage is pinned to the foundation and would have to be disassembled and rebuilt after an additional 5ft foundation is poured. Electrical wiring inside of the garage would need to be removed and then replaced as well as the underground cable from the transformer to the garage

**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.:**

**Please Indicate the Current Use of the Property**

Residential

**Project Address**

8030 Abbeville Hwy

**Tax Map Number (TMS)**

183-00-01-010-000

**Is the Applicant the Property Owner?**

Yes

**County Council District?**

7

**Total Acreage**

8

**Private Covenants or Deed Restrictions on the Property?**

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 will be null and void. If you indicated no, your signature is required..:**

**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:**

The property slopes and is below street level. In order to create a level foundation many yards of fill would have to be brought in. This would result in a drop off of several feet or require a retaining wall to prevent erosion of top soil

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

Other properties in the vicinity do not have the same slope

**Reasons why property is prohibited or limited in its uses:**

Property slopes down to governors creek

**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 requested variance is a minor adjustment by a slight reduction in the set back. The garage is visually consistent with other homes in the vicinity and is not limiting access to the neighboring property or obstructing the view

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**Acknowledgement**

**The Development Standards Staff will recommend approval or denial to the Board of Zoning Appeals at a scheduled Public Hearing . Applicants are notified of the date, time, and location of this meeting, and must attend in case questions arise. The Board of Zoning Appeals will make the final decision.:**

**Applicant Signature**

true

**As the applicant, I hereby confirm I have reviewed all information and the materials for this application are authentic and have been submitted to Planning/Development Standards.**

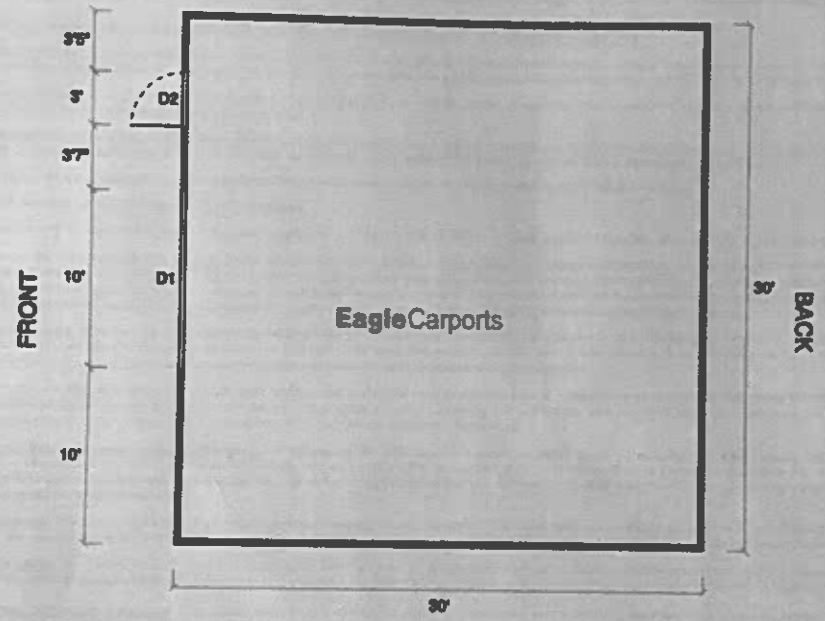
true

**Date**

10/21/2025

# FLOOR PLAN

LEFT SIDE



RIGHT SIDE

SYMBOL LEGEND		CUSTOMER: Robert Seltzer	
D1	10'x10' Roll Up Garage Door	DEALER ID #	d0015251-main
D2	36x60 Mobile Home Door - Out Swing	PHONE #	864-379-3333
Closed Wall		STATE	ZIP CODE
BUILD #		DISCLAIMER	
1748535397476256-4		If building does not meet proper compliance and verification for wind/snow rating, your request will be screened by our team and you will be made aware of the necessary changes.	

FRONT



LEFT SIDE



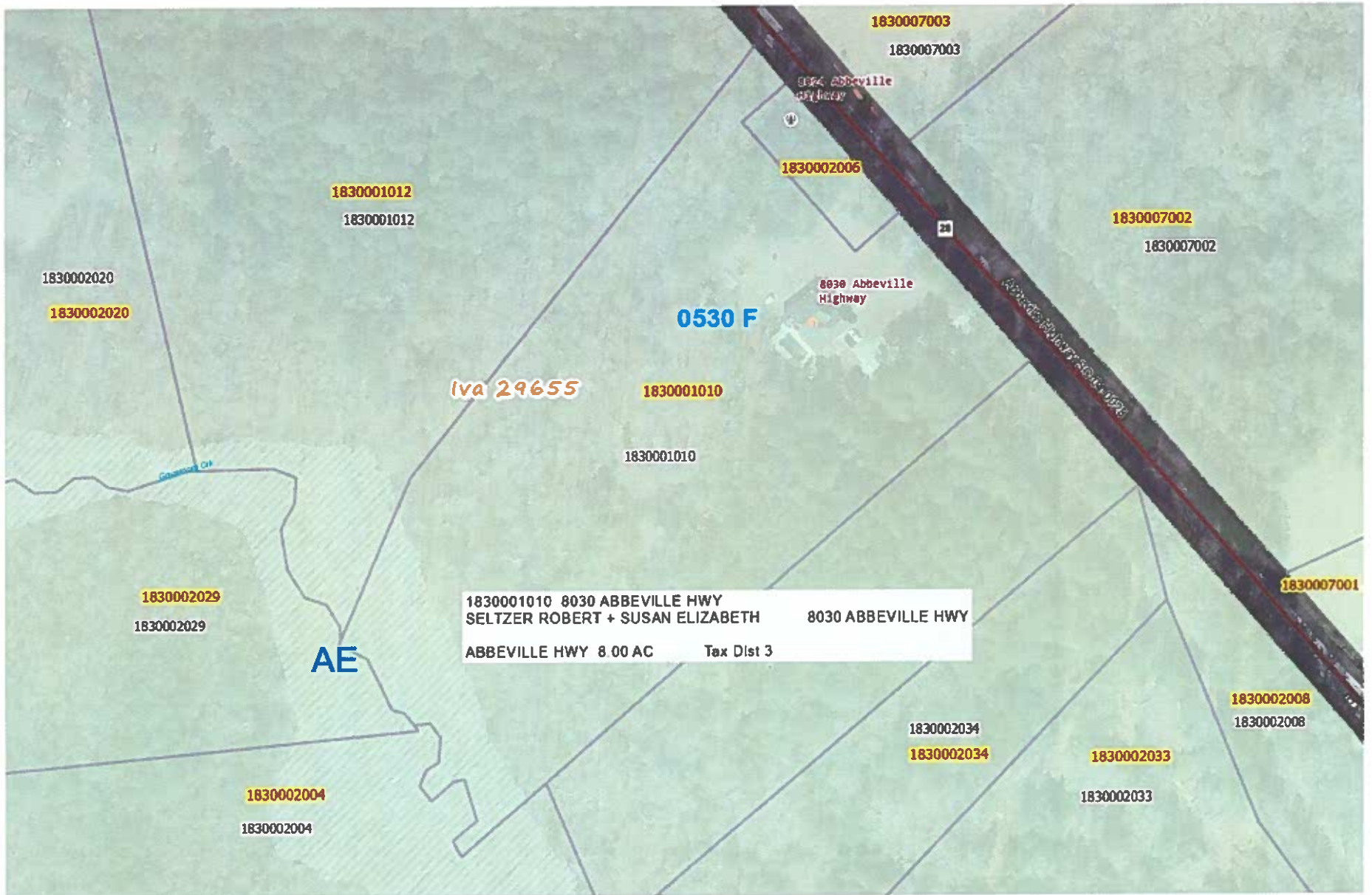
BACK



RIGHT SIDE



BUILD #	1748535597476256-4		DISCLAIMER
CUSTOMER	Robert Seltzer		If building does not meet proper compliance and verification for wind/snow rating, your request will be screened by our team and you will be made aware of the necessary changes.
DEALER ID #	d0015251-main	PHONE # 864-379-3333	
STATE		ZIP CODE	



1830001010 8030 ABBEVILLE HWY  
SELTZER ROBERT + SUSAN ELIZABETH 8030 ABBEVILLE HWY  
ABBEVILLE HWY 8.00 AC Tax Dist 3

0530 F

Iva 29655

AE

1830001012

1830001012

1830002020

1830002020

1830002029

1830002029

1830002004

1830002004

1830001010

1830001010

1830007003

1830007003

1830002006

1830007002

1830007002

1830007001

1830002008

1830002008

1830002034

1830002034

1830002033

1830002033



# **VARIANCE REQUEST**

**FOR INFORMATION CALL:  
ANDERSON COUNTY  
DEVELOPMENT STANDARDS**

**864-260-4719**

Application for Variance  
Anderson County Land Use Board of Zoning Appeals Meeting  
County Council Chambers 2<sup>nd</sup> Floor-Historic Courthouse  
Anderson, South Carolina  
December 11, 2025  
5:15 PM

Applicant: Van Wells

Owner of Property: BLACK ROBERT WAYNE + DAMARIS ALICIA THOR

Property Location: 134 Mt Nebo Church Rd

Council District: Seven (7)

Tax Map Number (TMS #): 275-16-01-001

Property Description: MT NEBO CHURCH RD 2.97 AC

Current Zoning: R-A

Land Use: Residential

Applicant Request: Applicant is requesting a variance to place two (2) mobile home on a single lot of record that is less than ten (10) acres.

Findings of Fact: *Anderson County Code of Ordinances*, Under Chapter 24 Sec. 30-50. - Approval of mobile homes on individual, private lots... Two (2) Mobile Homes are allowed on ten (10) acres.

Staff Assessment:

- 1) The lot is a non-conforming parcel. The new proposed lot of record slope due to the topography of adjacent creek located on the property.
- 2) The new lot of record is unbuildable and unusable.
- 3) The Applicant can meet all other setback requirements.
- 4) There will be no adverse effects on adjacent properties, if the variance is granted.
- 5) If the variance is approved, the Applicant will be required to apply for a residential compliance and building permit in order to proceed with construction.

**Variance Application**

**VA-25-18**

Submitted On: Oct 31, 2025

**Applicant**

 Van Wells  
 864-934-1913  
 vwellsr@aol.com

**Primary Location**

130 MT NEBO CHURCH RD  
Honea Path, SC 29654

**Project Information**

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. :

**Is The Property Zoned?**

Zoned

**School District**

2

**Please check Which is Applicable**

Other

**If Other, Explain**

Place new mfd home(permit MH-25-217) on property with old home owners son and his family live in

**Purpose of Variance?**

To allow placement of newly purchased mfd home

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

No

**Comments:**

Van Wells

**Please Indicate the Current Use of the Property**

Residential

**Project Address**

134 Mt Nebo Church Rd

**Tax Map Number (TMS)**

2751601001

**Is the Applicant the Property Owner?**

No

**County Council District?**

7

**Total Acreage**

2.97

**Private Covenants or Deed Restrictions on the Property?**

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 will be null and void. If you indicated no, your signature is required..:**

**Property Owner Information**

**Owner Name**

Robert Black & Damaris Thorn

**City**

**Owner Address**

235 Sanders St

**State**

Honea Path

SC

Zipcode

Phone Number

29654

8649328111

Email Address

robladblack@gmail.com

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**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:**

Per DHEC the only location a home and septic system can be placed on the property is as shown on the septic permit

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

Contours and creek

**Reasons why property is prohibited or limited in its uses:**

Bad soil, proximaty to creek, and contours

**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:**

Property is at dead end of road

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## **Acknowledgement**

**The Development Standards Staff will recommend approval or denial to the Board of Zoning Appeals at a scheduled Public Hearing . Applicants are notified of the date, time, and location of this meeting, and must attend in case questions arise. The Board of Zoning Appeals will make the final decision.:**

**As the applicant, I hereby confirm I have reviewed all information and the materials for this application are authentic and have been submitted to Planning/Development Standards.**

true

**Date**

10/31/2025

**Applicant Signature**

true



**PERMIT TO CONSTRUCT**  
Onsite Wastewater System

Permit ID: OSWW039065 v1.0  
County: Anderson

Name: Robert Black  
Type Facility: Residential  
Subdivision:  
Block: Lot:

Site: 130 Mt Nebo Church Rd  
Honea Path, SC, 29654

Program Code: CONVENTIONAL  
System Code: 002 ALTERNATIVE  
PRODUCT PUMP  
TM #: 2751601001  
Water Supply: Private Well, Public Water

**PERMIT TO CONSTRUCT SYSTEM SPECIFICATIONS**

Daily Flow (gpd): 360      Tank Sizes (gal): Septic Tank: 1000      Pump Chamber: 500      Grease Trap:  
LTAR (g/d/ft<sup>2</sup>): .4      Trenches: Length (ft): 225      Width (in): 36      Max. Depth (in): 48      Agg. Depth (in): 12  
Min Pump Capacity: 10 GPM at 17 ft. of Head

**SPECIAL INSTRUCTIONS/CONDITIONS**

THIS PERMIT IS SITE SPECIFIC. ANY CHANGES TO THE SYSTEM MUST BE APPROVED BY SCDES. ALTERNATIVE TRENCH PRODUCTS APPROVED UNDER STATE RULES AND REGULATIONS MAY BE SUBSTITUTED. ANY UNAPPROVED CHANGES WILL VOID THIS PERMIT.

Installers must contact the local SCDES office by 10:00 AM the day prior to installation in order to schedule a time for the final inspection. If a Department representative does not arrive within 30 minutes of the scheduled time, the installer may conduct the final inspection. When a contractor self-inspection occurs, the installer must complete SCDES form 3978, Approval to Operate Contractor Self-Inspection. The installer must submit the SCDES form 3978 within 2 business days of the completion of installation.

Self-installations require a pre-construction conference with a Department representative.

- 75' setback from all private wells. 100' setback from public wells.
- Do not cut, fill, bulldoze, scrape or change the grade of the natural soils in the septic system area.
- Do not install under wet soil conditions. Minimum 9" soil cover over system after installation.
- Installer to verify pump head elevation prior to selecting pump.
- 15' minimum separation from existing septic system.
- Designed for alternative trench product; no further linear footage reduction and must be installed by a licensed septic installer.
- Maintain minimum 10' separation from existing septic system.

**PERMIT TO CONSTRUCT SYSTEM DIAGRAM**

See System Diagram on page 2 of this document.

Issued/Revised By:

*Brantley Witcher*

Date: July 15, 2025

SCDES 1701 (01/2014)

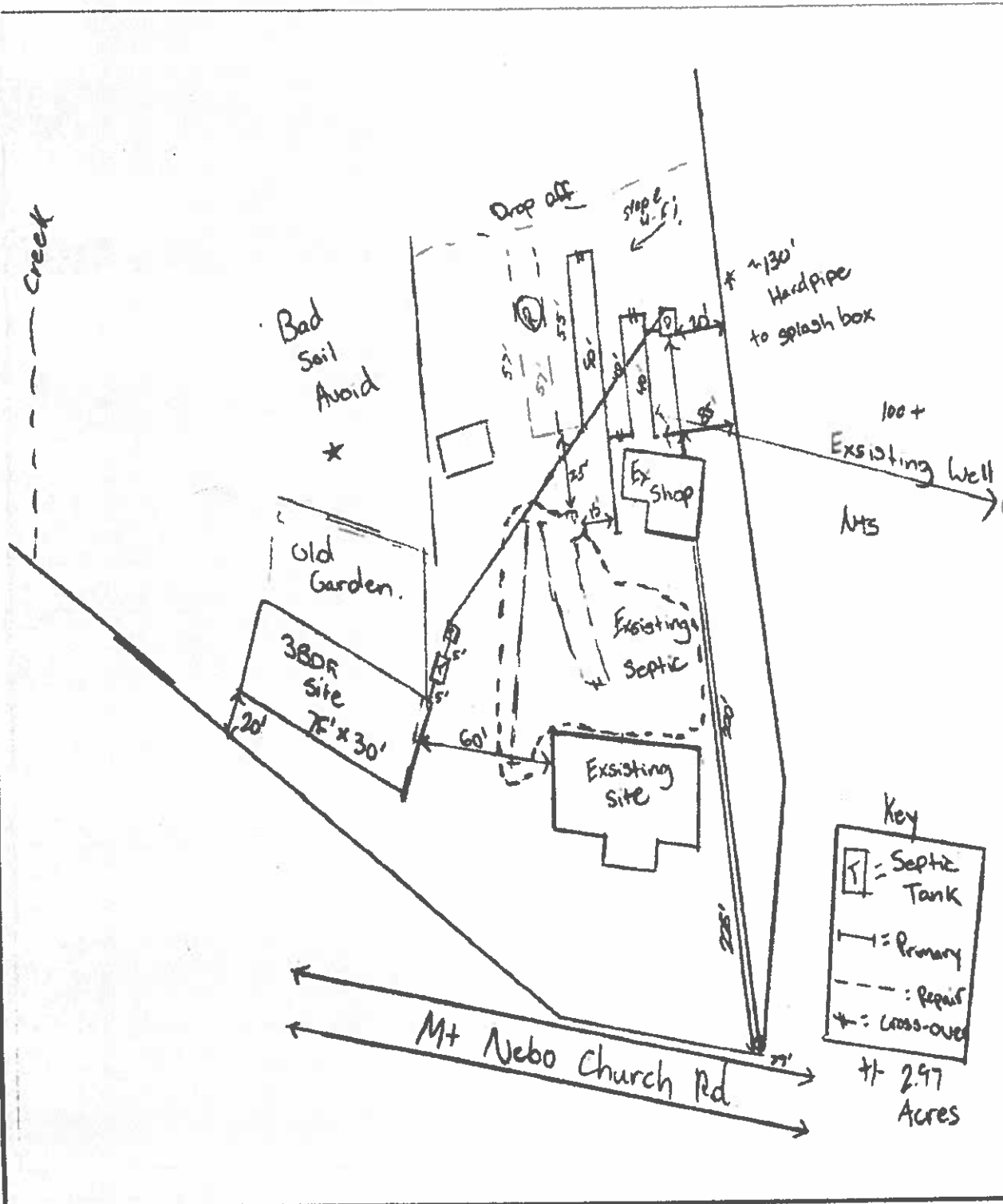
This Permit is Appealable Under the Administrative Procedures Act.  
This Permit will Expire and Become Null and Void Five (5) Years from the Issuance Date.  
There may be an Additional Fee for Changes in this Permit that Require a Site Reevaluation.



**PERMIT TO CONSTRUCT**  
Onsite Wastewater System

Applicant: Robert Black  
Permit ID: OSWW039065 v1.0  
County: Anderson

PERMIT TO CONSTRUCT SYSTEM DIAGRAM



Tri County Homes  
625 Hwy 28 Bypass  
Anderson SC 29624  
864-231-0869  
Fax 864-224-5328

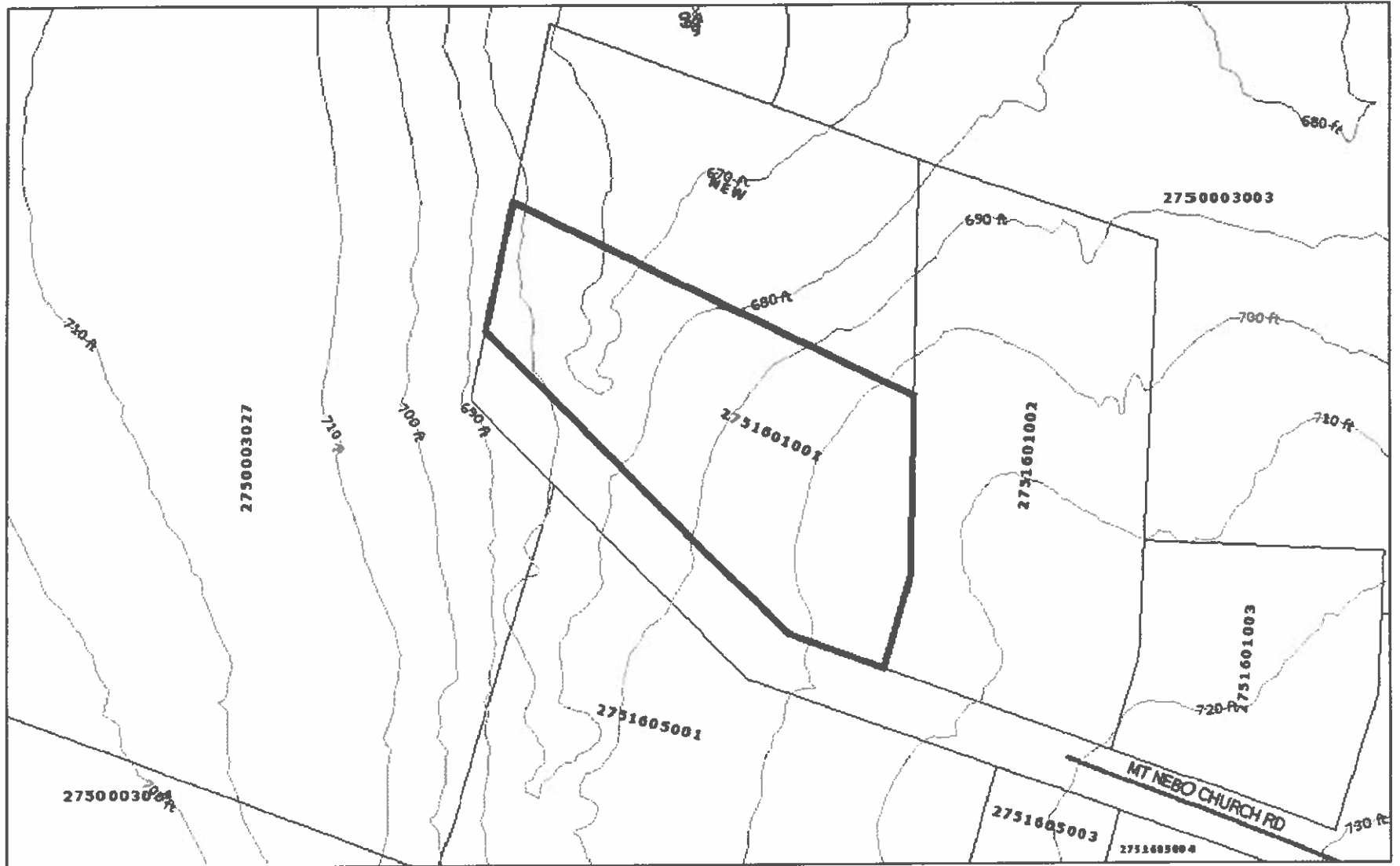
10/30/2025

To Whom It May Concern,  
This letter is to grant permission for Van Wells to represent us at the varjence hearing.

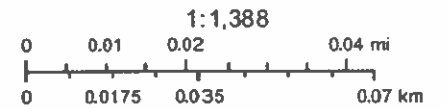
Damaris Alicia Under  
Robert W. Black



# Anderson County



October 30, 2025



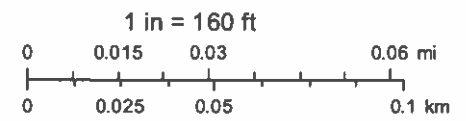
ESRI, Highland Mapping, and Anderson County GIS

# Anderson County



November 25, 2025 Disclaimer accepted.

TMS:	2751601001
Owner:	BLACK ROBERT WAYNE + DAMARIS ALICIA THOR
Owner Address:	130 MOUNT NEBO CHRUCH RD
City/State:	HONEA PATH SC
Deed Book:	18257
Tax District:	200
Sale Year:	2025
Zip Code:	29654
Deed Page:	189
Description:	MT NEBO CHURCH RD 2.97 AC
Current Plat:	CP S 554/9B
Market Value:	\$20,490



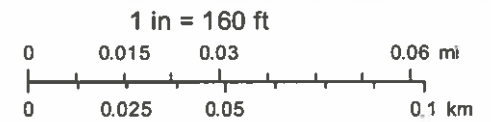
ESRI, Highland Mapping, and Anderson County GIS

# Anderson County



November 25, 2025 Disclaimer accepted.

TMS:	2751601001		
Owner:	BLACK ROBERT WAYNE + DAMARIS ALICIA THOR		
Owner Address:	130 MOUNT NEBO CHRUCH RD		
City/State:	HONEA PATH SC	Zip Code:	29654
Deed Book:	18257	Deed Page:	189
Tax District:	200	Current Plat:	CP S 554/9B
Sale Year:	2025	Description:	MT NEBO CHURCH RD 2.97 AC
	Sale Price:	Market Value:	



ESRI, Highland Mapping, and Anderson County GIS



# **VARIANCE REQUEST**

**FOR INFORMATION CALL:  
ANDERSON COUNTY  
DEVELOPMENT STANDARDS**

**864-260-4719**



# BOARD OF ZONING APPEALS PUBLIC HEARINGS MEETING SCHEDULE 2026

Due to the necessity of running advertisements and placing signs, below are strict deadlines for application submission. If an applicant does not meet the required deadline, the application will still be accepted but may not be heard at the next month's meeting.

<b>DEADLINE FOR REZONING, VARIANCE, &amp; SPECIAL EXCEPTION APPLICATIONS DUE BY 3PM CONTACT DEVELOPMENT STANDARDS AT (864)260-4719</b>	<b>LEGAL AD SUBMITAL DATES FOR THE INDEPENDENT MAIL, SEND BEFORE 12PM</b>	<b>AD PUBLISHED, SIGNS PLACED, POSTCARDS SENT OUT OT RESIDENTS WITHIN 1,000 FEET</b>	<b>BOARD OF ZONING APPEALS MEETING DATES 5:15PM HISTORIC COURTHOUSE 101 S MAIN ST ANDERSON, SC 29624</b>
DECEMBER 01, 2025	DECEMBER 17, 2025	DECEMBER 23, 2025	JANUARY 08, 2026
JANUARY 02, 2026	JANUARY 21, 2026	JANUARY 27, 2026	FEBUARY 12, 2026
FEBUARY 02, 2026	FEBUARY 18, 2026	FEBUARY 24, 2026	MARCH 12, 2026
MARCH 02, 2026	MARCH 25, 2026	MARCH 31, 2026	APRIL 09, 2026
APRIL 01, 2026	APRIL 22, 2026	APRIL 28, 2026	MAY 14, 2026
MAY 01, 2026	MAY 19, 2026	MAY 25, 2026	JUNE 11, 2026
JUNE 01, 2026	JUNE 24, 2026	JUNE 30, 2026	JULY 09, 2026
JULY 01, 2026	JULY 22, 2026	JULY 28, 2026	AUGUST 13, 2026
AUGUST 03, 2026	AUGUST 19, 2026	AUGUST 25, 2026	SEPTEMBER 10, 2026
SEPTEMBER 01, 2026	SEPTEMBER 23, 2026	SEPTEMBER 29, 2026	OCTOBER 08, 2026
OCTOBER 01, 2026	OCTOBER 21, 2026	OCTOBER 27, 2026	NOVEMBER 12, 2026
NOVEMBER 02, 2026	NOVEMBER 18, 2026	NOVEMBER 24, 2026	DECEMBER 10, 2026
DECEMBER 01, 2026	DECEMBER 23, 2026	DECEMBER 29, 2026	JANUARY 14, 2027