



The City of Spartanburg Board of Zoning Appeals

AGENDA

November 14, 2023, at 5:15 P.M.

City Hall Council Chambers

145 W. Broad Street – Spartanburg, SC 29306

(Please Note: Items as they appear on the Docket may or may not be considered in the order as they are presented. The Chairman will announce any changes after the roll call)

I. Call To Order.

II. Roll Call.

III. Freedom Of Information Act Compliance – Public notification of the Board of Zoning Appeals meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the Requirements of the City of Spartanburg Zoning Ordinance.

IV. Approval of Agenda.

V. Disposition of Meeting Minutes from the October 10, 2023, Meeting.

VI. Old Business: None.

VII. New Business:

1. VAR-23-020-0014: The City of Spartanburg's Board of Zoning Appeals has received a request for a variance to the front setback to allow for renovations to a home located at 107 Kent Place (TMS: 7-13-06-062.00); with a zoning designation of R-15 (Single Family Residential District). Owner/Applicant: Alane and Rex Russell; The Contessa's Cottage, LLC.
2. VAR-23-020-0015: The City of Spartanburg's Board of Zoning Appeals has received a request for a variance to the side setback to property located at 341 and 353 Allen Street (TMS: 7-12-09-056.00 and 7-12-09-055.00); with a zoning designation of DT-3 (Downtown Urban District). Owner/Applicant: Mike Ball.

VIII. Staff Announcements:

IX. Adjournment.

For more information, please contact Martin L. Livingston, Jr., AICP, CPM, Community Development Director at (864) 580-5323 or by email at mlivingston@cityofspartanburg.org.

**Meeting Minutes of the Board of Zoning Appeals
Tuesday, October 10th, 2023, at 5:15 PM
City Hall Council Chambers**

The Board of Zoning Appeals met in City Hall Council Chambers on Tuesday, October 10th, 2023, at 5:15PM with the following members in attendance **McKay Moore, Darren Matz, Dominique Dawkins, Brian Murdoch and Don Bramblett**. Representing for the Planning Department is **Martin Livingston, Community Director, Nan Zhou, Planner II, Tia Keitt, Planner II, and Oksana Holbrooks, Administrative Assistant**.

Roll Call:

Mr. Bramblett: Don Bramblett
Ms. Moore: McKay Moore.
Mr. Matz: Darren Matz.
Mr. Murdoch: Brian Murdoch
Ms. Dawkins: Dominique Dawkins

Mr. Matz: The Freedom of Information Act Compliance. Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the requirements of the City of Spartanburg Zoning Ordinance.

Approval of Agenda:

A motion was made by Ms. Moore, seconded Ms. Dawkins to approve the agenda. The motion was approved with a vote of 5-0.

Ms. Moore: I move we approve the agenda.
Ms. Dawkins: Second
Mr. Matz: All in favor of motion say aye?
Attendees: Aye.
Mr. Matz: Okay agenda has been approved.

Mr. Matz: The next topic is the approval of the minutes from the previous meeting. Can I get a motion for approval of the meeting minutes?

Approval of Meeting Minutes from July 11th, 2023.

A motion was made by Mr. Bramblett seconded Ms. Dawkins and Ms. Moore to approve the meeting minutes. The motion was approved with a vote of 5-0. The meeting from September meeting has been canceled due to not enough board members present to meet the quorum.

Mr. Bramblett: I move we approve the meeting minutes.
Ms. Dawkins and Moore: Second.
Mr. Matz: All in favor?
Attendees: Aye.
Mr. Matz: Okay minutes have been approved.

Old Business: None

New Business:

APP-23-020-0012: The City of Spartanburg's Board of Zoning Appeals has received an appeal to the zoning ordinance table of permitted uses to allow a dog grooming business to be located at 200 Dawn Redwood Drive (TMS: 7-09-00-018.14); with a zoning designation of B-1 (Neighborhood Shopping District). Owner: Niren Patel / Applicant: Angie Walker and Tanna Thompson / Agent: Katherine Fulmer and John Easterling.

Project Description and History

A dog grooming business owner requested a Zoning Verification Letter to confirm that a dog grooming business would be allowed at **200 Dawn Redwood Dr. suite 100**, a **B-1 Neighborhood Shopping Zoning District**. Upon review of the city's zoning ordinance, staff confirmed that pet grooming services are not a separate identified uses, but is a recognized service under **Animal Kennels Clinics** (see section 303.6 Table of Permitted Table A#5 - pg 28) and **Veterinary Clinics** (See Table of Permitted uses 303.6 Table B #41 -pg 34). Pet Shops (#77) are an identified Use and is allowed in B-1. Determined to set up a business at this location, staff provided the Agent with options, which included appealing the ordinance. The Applicant decided to appeal the ordinance.

The proposed business location would be at the end cap of a strip center. The shopping center is zoned B-1 and Section 303.6(5) states...[pet] grooming is a permitted activity in B-3 and higher. Pet grooming is **not** an allowed use in B-1, affirmed in Section 303.6(41) where it states...The overnight lodging of pets, if not medically necessary, is prohibited, **as are** clipping (except where medically necessary), grooming, and retail sale of pet products and accessories. An image of this Section is included in the staff report.

Analysis

Zoning Ordinance Consistency

603.3 Appeals.

The Applicant is seeking an appeal to **§303.6 Table of Permitted Uses -Table B #41**. An appeal stays all legal proceedings in furtherance of the action appeal from, unless the officer from whom the appeal is taken certifies to the Board, after the notice of appeal shall have been filed with him, that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life and property.

The Board must utilize **Section 603.3(A)(1)** and determine if the proposed Appeal meets all the criterion for approval. The Board must hear and decide Appeals where it is alleged there is error in an order, requirement, decision, or determination made by an administrative official in the enforcement of the zoning ordinance;

The Board may grant approval of the appeal in an individual case of unnecessary [site] hardship if the Board makes and explains in writing the following Findings:

Findings

- a. ***There are extraordinary and exceptional conditions pertaining to the particular piece of property;***

Staff does not recognize any extraordinary or exceptional conditions pertaining to this particular piece of property. The space is just over 1200 square feet and is a part of a small strip center, surrounded by larger shopping plaza. Staff talked with the senior building inspector who does not foresee any complications with the locations. Given the use, the Sr. Building Inspector confirmed that an exhaust / ventilation system will be necessary. The business owners, planning staff and the inspector scheduled to meet at the location after the staff report will have been submitted.

b. These conditions do not generally apply to other properties in the vicinity;

Interestingly, PetSmart & PetCo are located in B-1 zoning districts. Both companies are considered pet retailers that *sells pet food, products, and services, as well as certain types of live small animals*. Neither of these locations had to appeal the zoning ordinance, probably because the business is mainly retail, and not animal grooming, or just staff oversight.

Staff talked with the owners who shared that they provide one-on-one services and do not plan to keep pets in kennels. This pet grooming business is a small operation that offers services by appointment only. Need to

c. Because of these conditions, the application of the Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and

The application of the Ordinance to this location would **not** effectively prohibit or unreasonably restrict the utilization of the property. The location is in a strip mall and would still be a great space for any business that could fit.

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

No, staff does not believe authorization of this Variance will be of substantial detriment to adjacent properties. Adjacent properties include a nail salon, GameStop, ABC liquor store, and a restaurant. GoodWill, Walmart, a car wash and gas station also surround the location. The pet grooming business could add a need service for pet owners in the surrounding community.

e. In granting a Variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.

Attached are conditions of approval, one being the owners schedule a Feasibility Site Visit.

At the October 10, 2023 meeting, the Board **may grant approval** of the Appeal and allow the business to install 319.192 sf of signage, **Approve the appeal with conditions** that includes Staff comments and any additional conditions designated by the board, or **deny** the request. In the case of a denial, the applicant would be required to meet the signage requirements as it is written, or appeal the Board's decision. If necessary, the Board can also **table the matter** for the next meeting and request additional information for review.

In exercising its powers, the Board of Zoning Appeals may, in conformity with the provisions of Section 603, reverse or affirm, wholly or in part, or may modify the order, requirements, decision, or determination, and to that end, has all the powers of the officer from whom the appeal is taken and may direct the issuance of permit approval. The board, in the execution of the duties specified in this chapter, may subpoena witnesses and in case of contempt may certify this fact to the circuit court having jurisdiction.

All final decisions and orders of the board must be in writing and be permanently filed in the office of the board as a public record. All findings of fact and conclusions of law must be separately stated in final decisions or orders of the board which must be delivered to parties of interest by certified mail.

Applicant:

Katherine Fulmer, 490 Connecticut Ave, Spartanburg, SC 29302.

Discussion:

The location for this business is conveniently located for shopping and meeting the need for businesses in that area. It should not be a detriment to the other surrounding properties.

A motion was made by Ms. Moore, seconded Ms. Dawkins to approve with a vote of 5-0.

APP-23-00200013 The City of Spartanburg’s Board of Zoning Appeals has received an Appeal to the Zoning Ordinance table of permitted uses to allow rental cars in excess of limits located at 249 E. Blackstock Rd. (TMS # 6-21-13-002.00); with a zoning designation of B-1, Neighborhood Shopping District. Owner: Larry O. Harmon; Applicant: Enterprise Rent A Car; Agent: Greyson Furnas.

Project Description and History

The project site is an approximately 66,861 square foot commercial lot located at 249 E. Blackstock Rd. (TMS # 6-21-13-002.00). The lot was in a zoning classification of LOD, Limited Office District, received approval for rezoning to B-1, Neighborhood Shopping District from City Council on September 25, 2023 to accommodate the proposed use of auto rental. The site currently contains one-story building with drive through that was a “Cash n Go”

Currently, Enterprise Rent A Car is located at 238 E. Blackstock Rd, sharing ingress and egress with CPM Federal Credit Union. The applicant, Enterprise Rent A Car is requesting an appeal to the Zoning Ordinance Section 303.6 Table of Permitted Uses **No. 18 Auto, Rental** to allow them to operate the business with no limitation on number of cars, trucks, and trailers with inventory on site.

Such an appeal shall be submitted no later than ten (10) days after the start of construction or within thirty (30) days after a decision by a board, commission, or bureau, or a decision of the Zoning Administrator, whichever is lesser. Such notice of an appeal, special exception, or variance shall be accompanied by a check **in the amount of \$50 payable** to the City of Spartanburg to partially defray the cost of giving public notice of such hearing, none of which shall be refundable. The officer from whom the appeal is taken shall forthwith transmit to the Board all papers constituting the record upon which action appealed was taken from.

An appeal stays all legal proceedings in furtherance of the action appeal from, unless the officer from whom the appeal is taken certifies to the Board, after the notice of appeal shall have been filed with him, that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life and property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by this Board or by a court of record on application, on notice to the officer from whom the appeal is taken, and on due cause shown. To hear and decide appeals where it is alleged there is error in an order, requirement, decision, or determination made by an administrative official in the enforcement of the zoning ordinance.

Analysis

Zoning Ordinance Consistency

The project site has a zoning designation of B-1 – Neighborhood Shopping District. The zoning designation of the site currently DOES NOT allow for auto rental usage in general. However, also in the current Zoning Ordinance, Auto, Rental business will be allowed on site under the restriction(s) addressed in No. 17 from 303.6 Table of Permitted Uses.

The Board must utilize **Section 603.3(A)(2)** and determine if the proposal meets all the criterion for approval. To hear and decide Appeal from the requirements of the Zoning Ordinance when strict application of the provisions of the Ordinance would result in unnecessary hardship. An appeal may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following findings:

- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- b. These conditions do not generally apply to other properties in the vicinity;
- c. Because of these conditions, the application of the Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
- d. The authorization of a Variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by the granting of the Variance.
- e. In granting a Variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.

Findings

1. ***There are extraordinary and exceptional conditions pertaining to the particular piece of property;***

Currently, the site is surrounded by Duke Energy Utility to the right side of the property, and a one-story building with several offices. Currently, Enterprises sits on a smaller site on the other side of E. Blackstock Rd. (238 E. Blackstock Rd) with very limited parking spaces on site. The proposed location, 249 E. Blackstock Rd., has a bigger parking lot in the rear of the property allowing Enterprise Rent A Car to have more inventory on site serving customers without the need of leasing spaces from other properties accommodating the inventory.

2. ***These conditions do not generally apply to other properties in the vicinity;***

Properties to the right side of the project site is a utility site owned by Duke Energy, the site to the left of the project site is housing some offices with enough parking spaces on site. Properties directly across from the project site are a used car dealer, Burns Buy Here Pay Here of Spartanburg, with a zoning designation of B-3, General Business District, and a strip mall center with retail stores. Both the used car dealership and the strip mall center have ample parking spaces on site accommodating parking needs.

3. ***Because of these conditions, the application of the Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and-***

The current Zoning Ordinance 303.6 Table of Permitted Uses either DOES NOT allow Auto Rental in general under B-1, Neighborhood Shopping District, or it restricts the number of cars, trucks, and trailers with inventory on site. The restriction(s) from the current Zoning Ordinance will NOT allow Enterprise Rent A Car to operate completely or have no more than 10 cars, or 5 trucks on the property at one time under the current new zoning designation for the site.

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

Approval of the appeal would not be of substantial detriment to the adjacent properties and would not influence the property values, public health, safety, or general welfare of the public. However, by allowing Enterprise Rent A Car to operate on the site, it is suggested that they may need to work on their due diligence with the neighborhood behind the site to make sure that the noise level is acceptable.

5. ***In granting a Variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare;***

Approval of this appeal will be specific to this site and will NOT AFFECT the zoning ordinance and staff enforcement of the current requirements.

Applicant:

Enterprise Rent A Car; Agent: Greyson Furnas
Greyson Furnas, 400 E Shore Dr, Spartanburg, SC 29302.

Public Comments:

Andrew Betze, 8 Harrier Ct, Irmo, SC 29063.
Phillip Stone, 246 S Spring St, Spartanburg, SC 29306.

Discussion:

The business is utilized appropriately. It will allow the applicant to have more parking space in the rear for more convenient customer parking in front.

A motion was made by Mr. Murdoch, seconded Ms. Dawkins to approve with a vote of 5-0.

Staff announcements.

The meeting was adjourned at 6:15 PM.

Darren Matz , Chairman

PO Box 1749 • Spartanburg, SC 29304 • phone: (864) 596-2068 • email: planning@cityofspartanburg.org
website: www.cityofspartanburg.org

To: The Board of Zoning Appeals

RE: VAR-23-020-0014: The City of Spartanburg's Board of Zoning Appeals has received a request for a Variance to the front setback to allow for renovations to a home located at **107 Kent Place** (TMS: 7-13-06-062.00); with a zoning designation of R-15 (Single Family Residential District). Owner/Applicant: Alane and Rex Russell; The Contessa's Cottage, LLC.

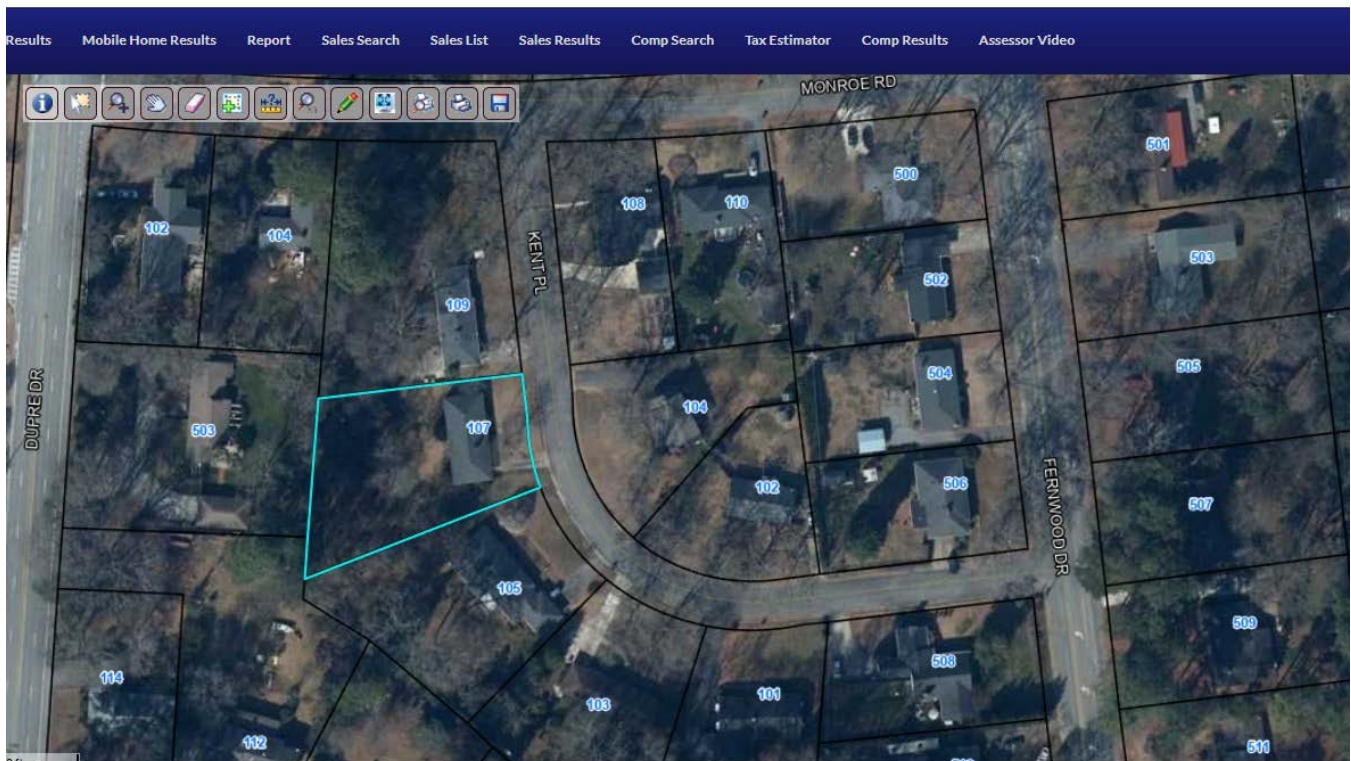
Date: November 6, 2023

Project Description and History

Property owners Alane & Rex Russell of 107& 109 Kent Place are renovating both homes and have decided to enclose the carport at 107 Kent Place to increase the livable space for future residents. Following the renovation, the owners planned to add a carport to the front of the home, essentially, extending the front of the driveway by no greater than 22 feet. By adding the carport, the 20' x 20' addition will encroach into the 40ft setback required for R15 residential zoning. The owners anticipate the carport not encroaching beyond 22ft from the property line. The owners are requesting a Variance to the setback requirements to allow for a carport to be added to the home.

According to the owners, they have added a bathroom, laundry room and storage space where the original carport was located. The original carport space has been enclosed and the owners want to offer a covered parking space for future homeowners. The owners quickly learned that installing a carport would exceed the setbacks for R15 zoning; therefore they are before the BZA asking for a Variance.

Spartanburg County, SC



Analysis

Zoning Ordinance Consistency

§ 201. ZONING DISTRICTS

R-15 These districts exist for the protection of areas, most of (Single Family Residential) them large in size, that have been and are being developed predominantly for low-density single-family dwellings and low-density planned unit developments. Accordingly, the use of land and buildings within such areas is limited to single family detached dwellings, mixed dwellings permitted in PDDs and to such nonresidential uses as generally support and harmonize with these low-density residential districts.

§603.3(2) THE BOARD OF APPEALS HAS THE FOLLOWING POWERS:

To hear and decide appeals for Variance from the requirements of the zoning ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the board makes and explains in writing the findings [below].

§603.4 VARIANCES.

The Board must utilize **Section 603.4(1)** and determine if a Variance may be granted only in the following instances and in no others: **To permit any yard less than the requirements of this Ordinance;** The Board may grant approval of the Variance in an individual case of unnecessary hardship if the Board makes and explains in writing the following Findings:

FINDINGS

- a. **There are extraordinary and exceptional conditions pertaining to the particular piece of property;**
Compared to neighboring homes, 107 & 109 Kent Place structures are closer to the front property line, yet both homes do meet the 40' front setback required in R15 zoning districts. Once the owners decided to turn the carport into a livable space, they figured they would install a new carport in the existing driveway, ultimately erecting a 20x20 structure beyond the front of the home. Staff did ask the owners if they considered creating parking in the rear of the home, to which they explained the grading challenges and a significant drop closer to the rear property line makes that project not quite worth the time or money.
- b. **These conditions do not generally apply to other properties in the vicinity;**
Kent Place is a very small subdivision of single-family parcels where some homes with an attached carport sit beyond 40' setback. R15 zoning districts provide a sizable front yard for property owners, 3600 sf, compared to 750 sf in R6 zoning districts. While 107 Kent Pl meets the minimum front yard requirements, compared to neighboring structures that are situated further from the front property line, 107 Kent Pl sits closer to the road. After reviewing the County's GIS One Map, the contour lines confirm a steep slope in the rear of the property, which probably motivated the developer to build these homes closer to the front property line.



- c. **Because of these conditions, the application of the Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and**
 The application of the R15 40ft zoning front setback would not effectively prohibit or unreasonably restrict the use of the property. The owner wants to provide covered parking, a residential amenity to protect vehicles, and not being able to offer this convenience cancels a feature that was once built into the home. The neighborhood has a mixture of homes, some with



or without carports. Homes with carports share the same roof line, a common style for this housing development.

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

The Planning Staff does not foresee the request as being a substantial detriment to adjacent properties, especially because the proposed structure will be a carport and not an enclosed garage. A traditional carport design (4 posts and a roof) is open, offers some visibility for adjoining properties, minimizing the intrusiveness of the addition to the home.

There are no sidewalks on this street Spartanburg's zoning code was enacted in 2004 so these homes vary in meeting the R15 zoning setback In their BZA Variance Application, the owners explained their desire to modernize the home and provided the required documentation to demonstrate their setback challenge. Without accurate measurements staff is relying on information provided by owners and using the tax assessor's website to develop the staff report.

- e. **In granting a Variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.**

Variances from the regulations of this Ordinance shall be granted by the Board of Zoning Appeals only in accordance with the standards established above. At the **November 14, 2023** meeting, the Board may **Approve** the Variance and allow the 20x20 carport encroach into the zoning setback. **Approve w/ conditions** that includes any requirements listed by Staff and/or designated by the Board of Zoning Appeals, or Deny the request.

In exercising its powers, the Board of Zoning Appeals may, in conformity with the provisions of Section 603, reverse or affirm, wholly or in part, or may modify the order, requirements, decision, or determination, and to that end, has all the powers of the officer from whom the appeal is taken and may direct the issuance of permit approval. The Board, in the execution of the duties specified in this Chapter, may subpoena witnesses and in case of contempt may certify this fact to the circuit court having jurisdiction.

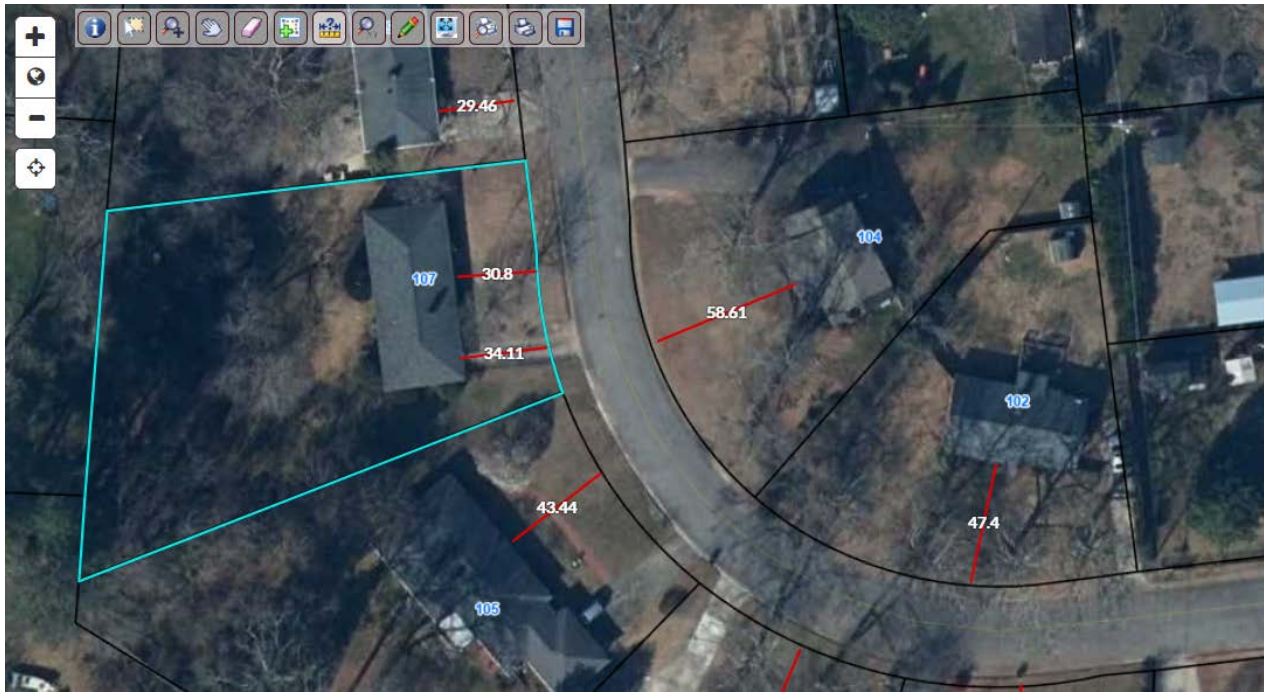
All final decisions and orders of the Board must be in writing and be permanently filed in the office of the Board as a public record. All Findings of Fact and conclusions of law must be separately stated in final decisions or orders of the Board which must be delivered to parties of interest by certified mail.

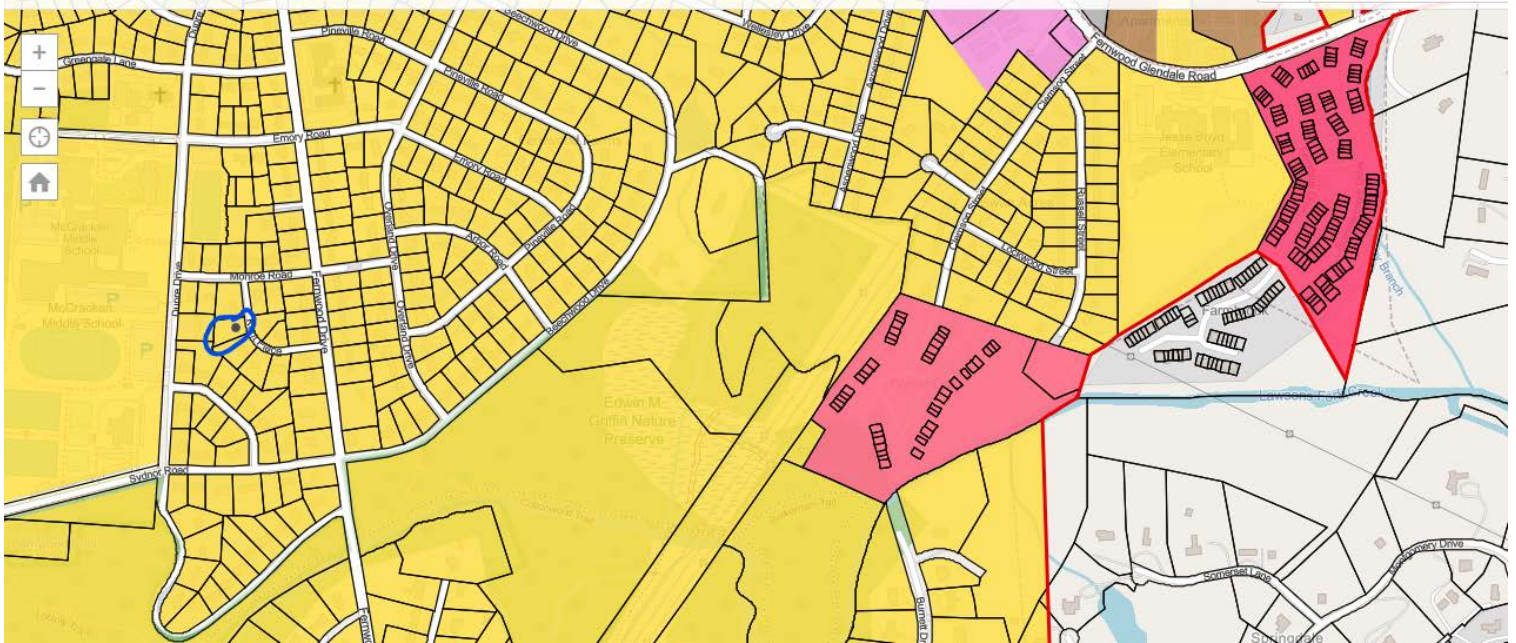
Submitted by:

Tia Keitt

Tia Keitt, AICP
Planner II

Attachments:
Conditions of Approval
Application and supplemental items
Photos

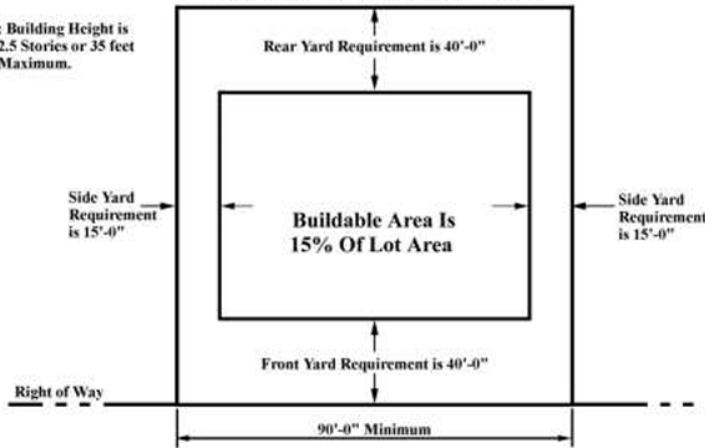




R-15 SINGLE FAMILY

Lot Area Is 15,000 SQ. FT. Minimum

NOTE: Building Height is
2.5 Stories or 35 feet
Maximum.







• 3/4 1/2
11 1/2 1/2



• 3/4" x 1/2" x 1/4"





Neighboring property

PO Box 1749 • Spartanburg, SC 29304 • phone: (864) 596-2068 • email: planning@cityofspartanburg.org
website: www.cityofspartanburg.org

General Application

Name of Development: Fernwood Farms

Street Address: 107 Kent Place, Spartanburg, SC 29307

Zoning District: 940Z Overlay: _____ Tax Map Number: 7-13-06-062.00

Owner: The Contessa's Cottage, LLC Phone: 864-809-3255

Address: 102 Cinder Terrace Email: russell.dr18@gmail.com

City: Spartanburg State: SC Zip: 29307

Applicant: Alane & Rex Russell Phone: 864-809-3255

Address: 102 Cinder Terrace Email: russell.dr18@gmail.com

City: Spartanburg State: SC Zip: 29307

Agent: _____ Phone: _____

Address: _____ Email: _____

City: _____ State: _____ Zip: _____

Please select the activity requested / also, please attach the required Supplemental Form:

- | | |
|---|--|
| ☐ Annexations | ☐ Planned Development Districts (PDD) |
| ☐ Special Exceptions | ☐ Zoning - Conditional Use |
| ☐ Zoning - Appeals | ☒ Zoning - Variance |
| ☐ Zoning - Map Amendment | |

Fees and Payments can be made using the Permit Number and the [City of Spartanburg Payment Portal](#).

To the best of my knowledge, the information on this application and all additional documentation is true, factual and complete. I hereby agree to abide by all conditions of any approvals granted by the City of Spartanburg. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I hereby authorize the staff of the Planning Department to inspect the premises of the above-described property.

Applicant / Owner Signature: *Alane Russell* Date: 9/19/23

Staff Use Only / Received by: _____

Date Received: _____ Time: _____ Permit Number: _____

**ZONING VARIANCE
SUPPLEMENTAL APPLICATION FORM**

Name of Development: Fernwood Farms

Location of Development: 107 Kent Place, Spartanburg, SC 29307

Section Number(s) of the Ordinance from which a Variance(s) is requested:

603.4

Describe completely and specifically the requested Variance:

Additional square footage was needed to bring the house up to current standards; additional bathrooms, laundry room, and storage. This eliminated the existing open carport. To build a new open car port would require building 17 feet into the 40 foot building line

Explain briefly why the Variance is requested:

The neighborhood is being revitalized. Modern renovations, the addition of square footage, and the addition of an architecturally complimentary open car port will serve to improve the property value of, not only 107 Kent Place, but those of the entire neighborhood.

ALL OF THE FOLLOWING ITEMS MUST BE ATTACHED for this application to be complete.

☒ A typed narrative that explains How and Why the requested Variance meets All of the criteria of the Zoning Ordinance Section 603.3 (A) (2), (see attached copy). Criteria for Approval of Variances; and

NA Notarized written certification, signed by the owner(s) of record of the property, that the owner(s) consent to the request for a Variance. Certification is not necessary if the owner is the applicant; and

☒ A sealed site plan to scale that clearly illustrates the requested Variance in relation to the affected site and to the surrounding parcels and uses. A reproducible copy of this plan, no larger than 11" x 17", must be submitted. In addition, please include or email the site plan in PDF format; and

☒ **Filing Fee:** \$50.00

Staff Use Only / Received by: _____

Date Received: _____

Time: _____

Permit Number: _____



What are the extraordinary and/or exceptional conditions that apply to your parcel?

Modern houses and lifestyles require houses to have a full bath for every bedroom. The elevation difference from front to back of this houes prevents expansion in any other way.

How do these conditions differentiate your parcel from those in the immediate vicinity?

As houses in the area are updated, additional bathrooms are usually added. The elevation drop from the front to the back of the house, prevents adding square footage to the back of the house.



How would these conditions and the application of the Ordinance to your particular lot effectively prohibit or unreasonably restrict the utilization of your property

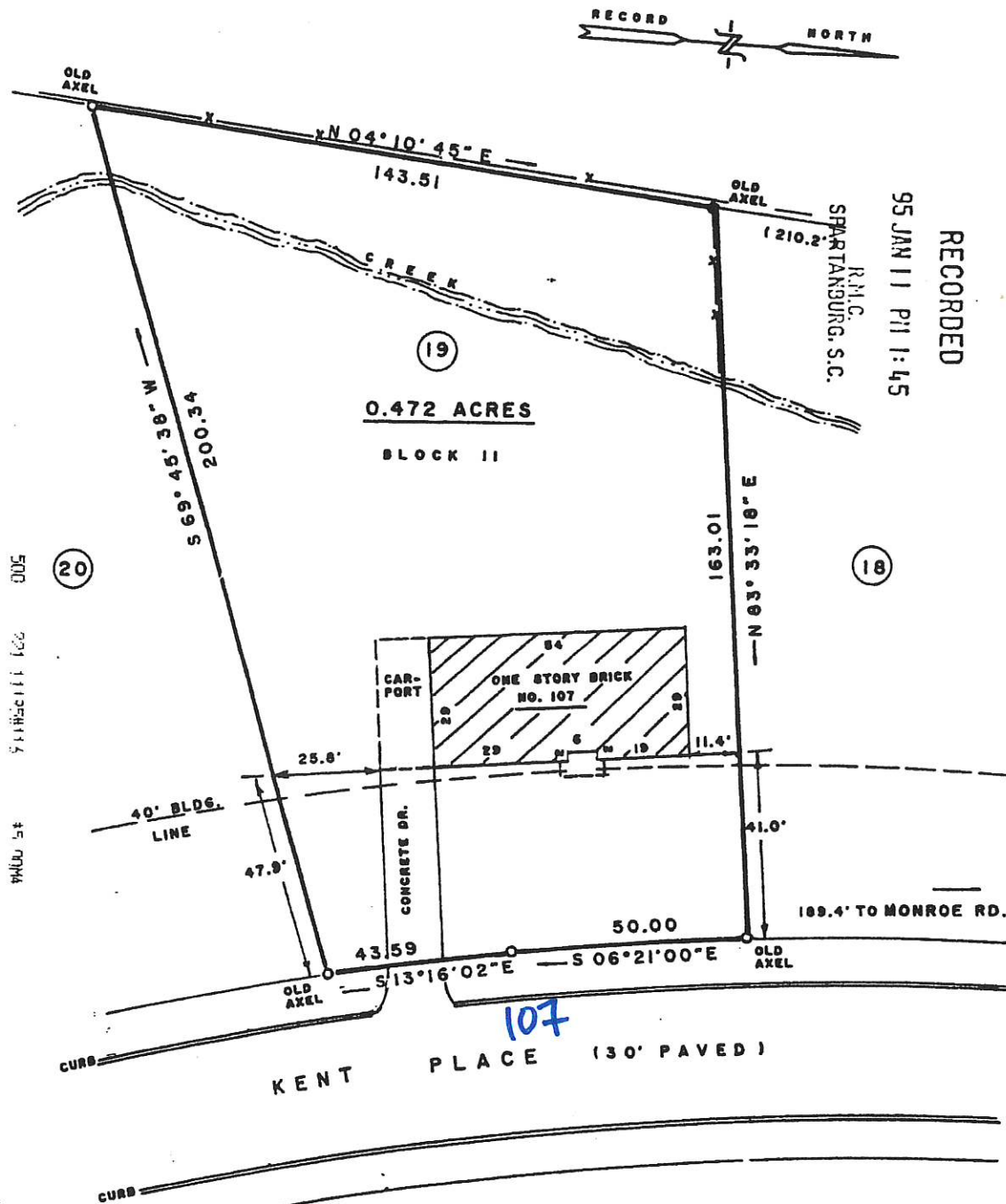
The utilization of the current open car port is needed to add bathrooms, a laundry room and storage to the house. Covered parking is a necessity for a house in this price range. Additionally, the addition of an architecturally sensitive car port will not only add to the value, but also to the curb appeal of the house.

Will the authorization of a variance be of substantial detriment to adjacent property or to the public good? Will the character of the district be harmed by the granting of the variance?

The requested variance will have only positive effects on the adjacent properties and the neighborhood in general. Not only will the aesthetically sensitive car port addition add value to the neighborhood, but it will increase curb appeal.

○ Denotes Iron Found
● Denotes Iron Set

PLAT-128 PG 021



The improvements on this property are not within the 100 year flood plain as defined by the flood insurance rate map of August 1, 1984. "I hereby state that to the best of my knowledge, information, and belief, the survey shown herein 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 A survey as specified therein; also there are no visible encroachments or projections other than shown."

SURVEY FOR

ALICE L. WELCHER

FERNWOOD FARMS

CITY OF SPARTANBURG

COUNTY: SPARTANBURG	PLATBOOK: 34 pgs. 10-12	DEEDBOOK: 23, H page 479	STATE: SOUTH CAROLINA
DATE: JAN. 6, 1995	BLOCK MAP SHEET: 7-13-06	PAR: 62	FIELD BY: JOHN FAILE
SCALE: 1"=30'			DRAWN BY: NANCY BERRY

ARCHIE S. DEATON & ASSOCIATES

LAND SURVEYORS

1520 DRAYTON ROAD

SPARTANBURG, S.C.

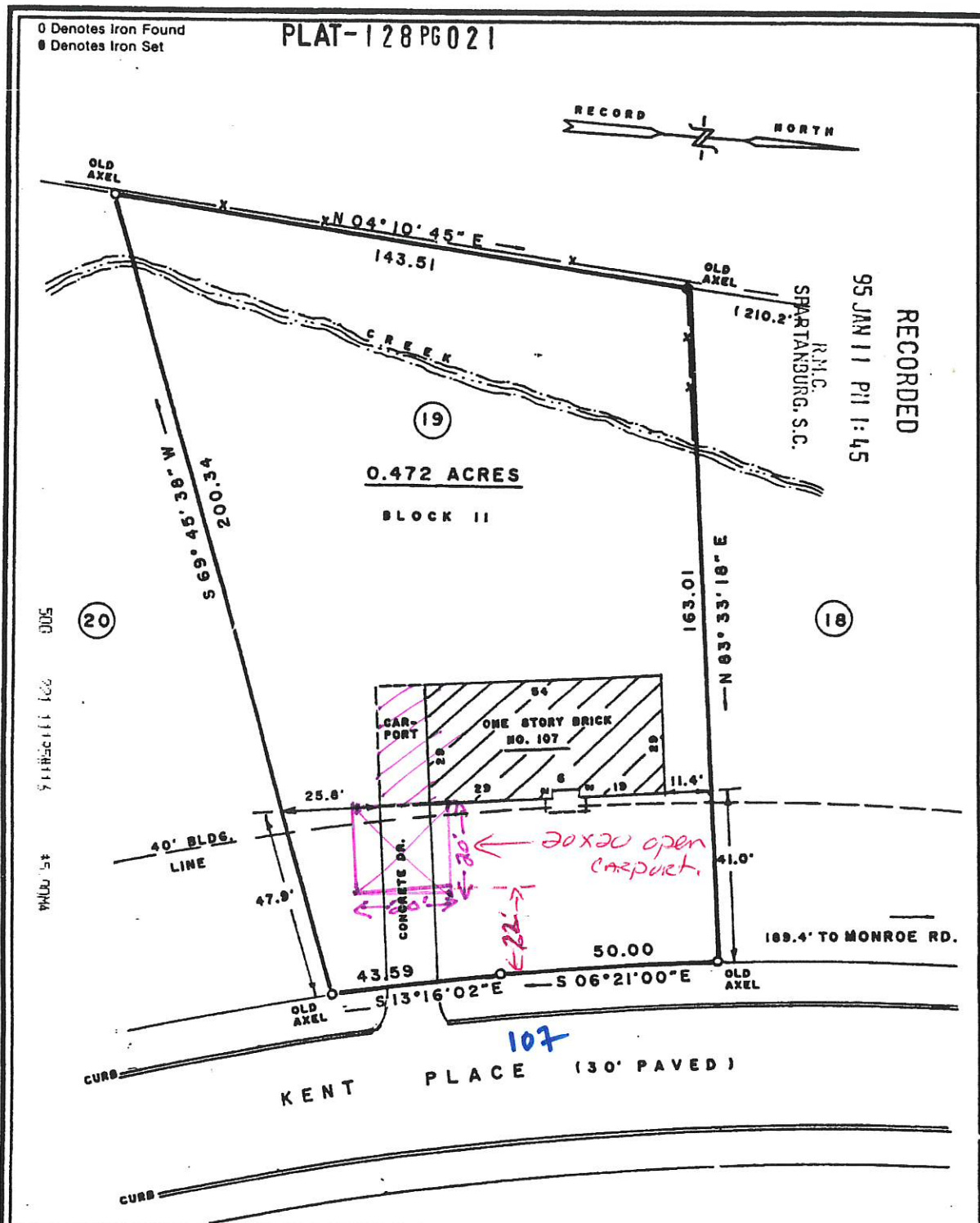
PH. 583-0416

Page 24 of 58

SEAL

Archie S. Deaton

S.C. REG. NO. 2985
Member S.C. Society of Professional Land Surveyors



The improvements on this property are not within the 100 year flood plain as defined by the flood insurance rate map of August 1, 1984. "I hereby state that to the best of my knowledge, information, and belief, the survey shown herein 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 A survey as specified therein; also there are no visible encroachments or projections other than shown."

SURVEY FOR

ALICE L. WELCHEL

FERNWOOD FARMS

CITY OF SPARTANBURG

SEAL

COUNTY: SPARTANBURG	PLATBOOK: 34 pgs. 10-12	DEEDBOOK: 23, H page 479	STATE: SOUTH CAROLINA
DATE: JAN. 6, 1995	BLOCK MAP SHEET: 7-13-06	PAR: 62	FIELD BY: JOHN FAILE
SCALE: 1"=30'			DRAWN BY: NANCY BERRY

ARCHIE S. DEATON & ASSOCIATES

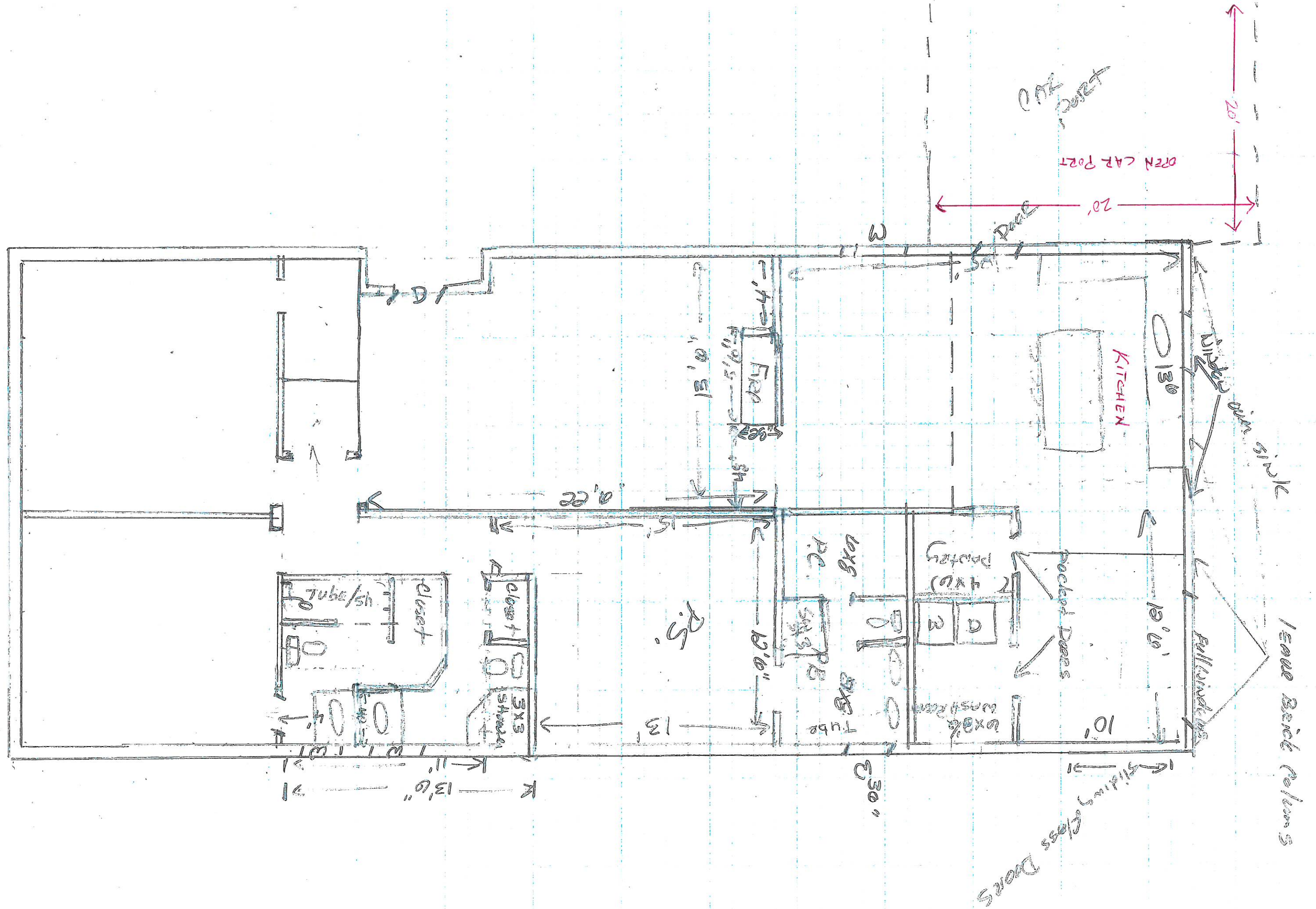
LAND SURVEYORS

1520 DRAYTON ROAD

SPARTANBURG, S.C.

PH. 583-0416

S.C. REG. NO. 2985
Member S.C. Society of
Professional Land Surveyors



TO: The Board Zoning Appeals

RE: VAR-23-002000015 The City of Spartanburg's Board of Zoning Appeals has received a Variance request to the side setback to property located at 341 and 353 Allen Street. (TMS # 7-12-09-056 & 7-12-09-055.00); with a zoning designation of DT-3 (Downtown Urban District).
Owner/Applicant: Mike Ball.

Date: November 7th, 2023

Project Description and History

The project sites are approximately 24,831 square foot lots located in the DT-3 (Downtown Urban District) zone. The project sites abut Allen Street to the north boundary and railroad to the south boundary. Properties to the northside of the project site and properties along side the project site are all zoned for DT-3, Downtown Urban District. Properties to the other side of the railroad (on the southside of the project site) are currently zoned for B-4, Heavy Commercial District.

Currently, the applicant/owner only owns the lot of 341 Allen St. and states that he purchased the lot of 353 Allen St. from Rice Ruby. Based on Tax Assessor's website record, 353 Allen St. is still under Rice Ruby's name with Contract for Sale (CS) to Mr. Mike Ball.

There is a primary structure on 341 Allen St with three detached accessory buildings in the back yard that were built without building permits. On 353 Allen St., there are five detached accessory structures (two in the front yard and three in the back yard) without a primary structure on the lot. Both lots have some code violations on file with the City of Spartanburg Code Enforcement Department. Based on the current City of Spartanburg Downtown Zoning Ordinance Accessory Building Standards, accessory structures are only allowed to be placed in the side or rear yard.

	D-T3	D-T4	D-T5	D-T6
3.3.3 ACCESSORY BUILDING STANDARDS				
a. Placement	Side or Rear Yard	Rear Yard Only	Rear Yard Only	Rear Yard Only
b. Corner Lot Side Setback	6 ft min	6 ft min	0 ft	0 ft
b. Interior Side Setback	6 ft min	0 ft or 3 ft min ⁽¹⁾	0 ft or 3 ft min ⁽¹⁾	0 ft
c. Rear Setback	5 ft min	5 ft min	15 ft min	0 ft
d. Rear Setback from Alley ⁽²⁾	3 ft min	3 ft min	3 ft min	0 ft

The applicant stated that one of the accessory buildings standing in the front yard of 353 Allen St. was built prior to the Downtown Zoning Ordinance. Therefore, the applicant is required to remove the other accessory building standing in the front yard on 353 Allen St. and other three accessory buildings on 341 Allen St. that were built without a building permit.

The applicant/owner is seeking a variance to the side setback to property (primary structure) located at 341 Allen St. The primary structure on 341 Allen St. was built 4 feet from the side property line. The current City of Spartanburg Downtown Zoning requires a 6 feet side setback from the property line.

D-T3	D-T4	D-T5	D-T6
------	------	------	------

3.3.2 PRIMARY BUILDING STANDARDS				
a. Front Setback	12 ft min	6 ft min 18 ft max	0 ft min 12 ft max	0 ft min 6 ft max
b. Corner Lot Side Setback	6 ft min	6 ft min	0 ft min 12 ft max	0 ft min 6 ft max
c. Interior Side Setback	6 ft min	0 ft	0 ft min 24 ft max	0 ft min 24 ft max
d. Rear Setback	20 ft min	3 ft min	0 ft	0 ft
e. Rear Setback from Alley	3 ft min	3 ft min	0 ft	0 ft
f. Attached Garage Setback (from front façade)	5 ft min	Access not permitted from frontage	Access not permitted from frontage	Access not permitted from frontage
g. Frontage Buildout	n/a	n/a	60% except in Side Yard Parking Overlay	80% min at setback

Analysis

Zoning Ordinance Consistency

The project site has a zone designation of DT-3, Downtown Urban District. **Section 3.1.4 Use Standards by Zone** **Downtown Code of the City of Spartanburg** does allow for Dwelling Single Family.

The applicant is seeking side setback reduction variance for the primary structure on 341 Allen St. A Variance may be granted by the Board of Zoning Appeals to the minimum interior side setback standards required in the Downtown Code. Variances may only be granted in the instances listed in Section 603.4. Section 603.4 lists nine particular instances in which the Board may grant a Variance. Of these nine, two are applicable to this project;

Section 603.4 (2): to permit the reduction of any required setback being in compliance with all applicable Building and Fire Codes and subject to review by the Building Official.

The Board must utilize **Section 603.3(A)(2)** and determine if the proposal meets all the criterion for approval. To hear and decide appeals for Variance from the requirements of the Zoning Ordinance when strict application of the provisions of the Ordinance would result in unnecessary hardship. A Variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following findings:

- There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- These conditions do not generally apply to other properties in the vicinity;
- Because of these conditions, the application of the Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
- The authorization of a Variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by the granting of the Variance.
- In granting a Variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.

Findings

- There are extraordinary and exceptional conditions pertaining to the particular piece of property –***
The owner constructed an addition to the house throughout the years without knowing the right interior side setback requirement of the downtown urban district. There is no documentation or record from

the Building Department relating to the building permit and inspection to the addition. Prior to constructing the addition to the primary structure, the primary structure was conforming to the Downtown Code.

2. ***These conditions do not generally apply to other properties in the vicinity –***

Property (359 Allen St.) to the right of the project site was built closer to the interior side property line back in 1917 based on Tax Accessor's record. It is a legal non-conforming property. Property across from the project site (342 Allen St.) was also built close to the street side property line back in 1949 based on Tax Accessor's record. It is a legal non-conforming property. The neighborhood surrounding Allen St and Short Allen St. is an older neighborhood where lots of houses were constructed prior to the adoption of the Downtown Code. Therefore, lots of the primary structures are legal non-conforming.

3. ***Because of these conditions, the application of the Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and –***

By granting the reduction of interior side setback for the primary structure on 341 Allen St., it will allow the applicant to keep his primary structure on the lot. Otherwise, the owner needs to move the foundation of the structure 2 more feet to meet the Downtown Code.

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

No substantial detriment or harm will be caused to the general public good. The character of the district will not be harmed by the granting of the Variance since the neighborhood will still remain as residential uses. However, the owner/applicant needs to work in his due diligent with Code Enforcement Department to clean the lot(s) and meet the Zoning Ordinance requirements.

5. ***In granting a Variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare–***

In the event the Board finds that the Variance finding can be met and the project approved, conditions of approval are attached to this report. The Board may choose to approve or amend them based on the outcome of this proposal.

Submitted by:



Nan Zhou, AICP
City Planner II
City of Spartanburg Planning Department

Attachments:
Conditions of Approval

Application
Photos

CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY LOCATED AT:

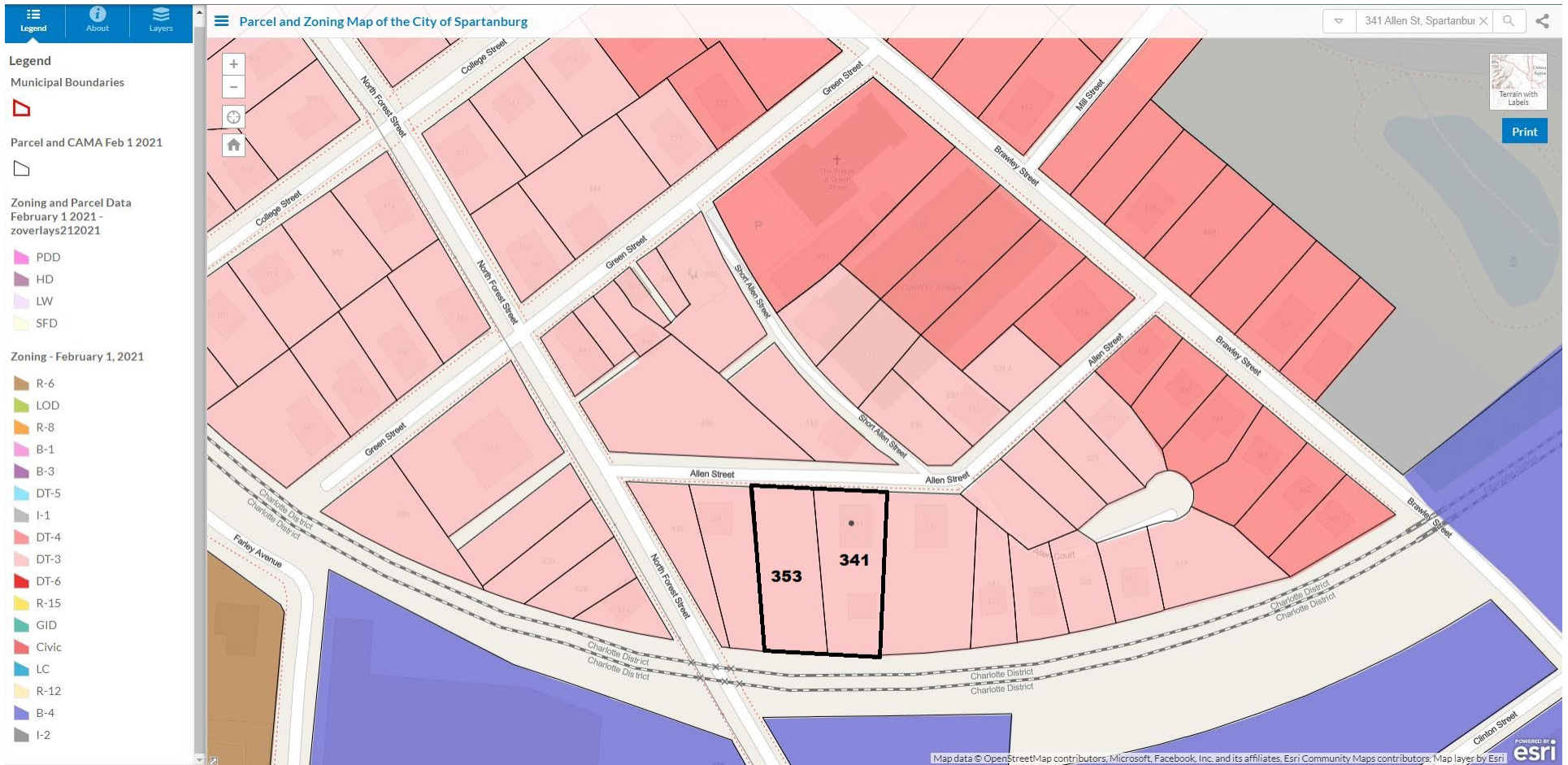
341 & 353 Allen St. (TMS # 7-12-09-056.00 & 7-12-09-055.00)

1. If one or more of the following conditions is not met with respect to all its terms, then this approval may be revoked.
2. All setbacks excluding the street side yard setback shall meet the setback requirements in the City of Spartanburg Zoning Ordinance, where the maximum building coverage is 50%, front yard setback is 15 feet, rear setback is 20 feet, and the interior side setback is 5 feet from the property line.
3. The use shall meet the standards and shall be developed within the limits established by Chapter 501.10 of the Spartanburg Municipal code as to the emission of noise, odor, smoke, dust, vibration, waste, fumes or any public nuisance arising or occurring incidental to its establishment or operation.
4. The applicant shall be responsible for the completeness and accuracy of all forms and supporting material submitted in connection with any application. Any errors or discrepancies found therein may result in the revocation if any approval or permits issues in connection therewith.
5. The development of the site shall be in substantial accordance with the approved plans submitted and on file in the Spartanburg City Planning Department. All aspects of construction must be completed prior to use. Major modifications to plans or exceptions to completion may be granted only by the City authority which approved the project.
6. All requirements of the Building, Fire, Water and Streets and Stormwater Departments shall be completed prior to building occupancy permit issuance and continuously maintained thereafter.
7. Site Pre-construction meeting with the City of Spartanburg Storm Water Manager, Jay Squires, is required prior to site disturbance. Building pre-construction meeting with City of Spartanburg Building Official, Buddy Bush, required prior to vertical construction.

SITE MAP – 341 & 353 Allen St.



ZONING MAP – 30 Varner St.



Site Photos – Front



Site Photos – Left Side



Site Photos – Right Side



Site Photos – Measurement of Interior Side Setback Between the Addition & the Property line



Site Photos – Two Detached Accessory Structures on 353 Allen St. in the Front Yard



Site Photos – Trailer Parked in Front of 353 Allen St.



Site Photos – Accessory Structures in the Backyard on 353 Allen St.



Site Photos – Property to the Right Side of 353 Allen St.



Site Photos – Property to the Left Side of 341 Allen St.



Site Photos – Property Across from the Project Site



Site Photos – Properties Across from the Project Site



Site Photos – Property Across from Allen St.



PO Box 1749 • Spartanburg, SC 29304 • phone: (864) 596-2068 • email: planning@cityofspartanburg.org
website: www.cityofspartanburg.org

General Application

Name of Development: _____

Street Address: 341 & 353 Allen St

Zoning District: DT-3 Overlay: Downtown Tax Map Number: 7-12-09-056

Owner: Mike Ball Phone: 864 621 6728

Address: 341 & 353 Allen St Email: _____

City: Spartanburg State: S.C. Zip: 29303

Applicant: Mike Ball Phone: _____

Address: 341 Allen St. Email: _____

City: Spartanburg State: S.C. Zip: 29303

Agent: N/A Phone: _____

Address: _____ Email: _____

City: _____ State: _____ Zip: _____

Please select the activity requested / also, please attach the required Supplemental Form:

- | | |
|---|--|
| ☐ Annexations | ☐ Planned Development Districts (PDD) |
| ☐ Special Exceptions | ☐ Zoning - Conditional Use |
| ☐ Zoning - Appeals | ☒ Zoning - Variance |
| ☐ Zoning - Map Amendment | |

Fees and Payments can be made using the Permit Number and the City of Spartanburg Payment Portal.

To the best of my knowledge, the information on this application and all additional documentation is true, factual and complete. I hereby agree to abide by all conditions of any approvals granted by the City of Spartanburg. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I hereby authorize the staff of the Planning Department to inspect the premises of the above-described property.

Applicant / Owner Signature: Mike Ball

Date: Sept 28 2023

Staff Use Only / Received by: 10-6-2023 ML

Date Received: 10-6-2023

Time: _____

Permit Number: 23-00200015

**ZONING VARIANCE
SUPPLEMENTAL APPLICATION FORM**

Name of Development: 341 & 353 Allen st

Location of Development: Downtown -3 zoning

Section Number(s) of the Ordinance from which a Variance(s) is requested:

- 603.4 Variances.

Describe completely and specifically the requested Variance:

- To permit the reduction of required setback

Explain briefly why the Variance is requested:

ALL OF THE FOLLOWING ITEMS MUST BE ATTACHED for this application to be complete.

- ☐ A typed narrative that explains How and Why the requested Variance meets All of the criteria of the Zoning Ordinance Section 603.3 (A) (2), (see attached copy). Criteria for Approval of Variances; and
- ☒ Notarized written certification, signed by the owner(s) of record of the property, that the owner(s) consent to the request for a Variance. Certification is not necessary if the owner is the applicant; and
- ☐ A sealed site plan to scale that clearly illustrates the requested Variance in relation to the affected site and to the surrounding parcels and uses. A reproducible copy of this plan, no larger than 11" x 17", must be submitted. In addition, please include or email the site plan in PDF format; and
- ☒ Filing Fee: \$50.00

Staff Use Only / Received by: ML

Date Received: 10-6-2023

Time: _____

Permit Number: 23-002-40017

of record on application, on notice to the officer from whom the appeal is taken, and on due cause shown.

- (D.) The board must fix a reasonable time for the hearing of the appeal or other matter referred to the board, and give at least fifteen days' public notice of the hearing in a newspaper of general circulation in the community, as well as due notice to the parties in interest, and decide the appeal or matter within a reasonable time. At the hearing, any party may appear in person or by agent or by attorney.
- (E.) In exercising the above power, the board of appeals may, in conformity with the provisions of this chapter, reverse or affirm, wholly or in part, or may modify the order, requirements, decision, or determination, and to that end, has all the powers of the officer from whom the appeal is taken and may issue or direct the issuance of a permit. The board, in the execution of the duties specified in this chapter, may subpoena witnesses and in case of contempt may certify this fact to the circuit court having jurisdiction.
- (F.) All final decisions and orders of the board must be in writing and be permanently filed in the office of the board as a public record. All findings of fact and conclusions of law must be separately stated in final decisions or orders of the board which must be delivered to parties of interest by certified mail."

603.4 Variances.

Variances from the regulations of this Ordinance shall be granted by the Board of Zoning Appeals only in accordance with the standards established above, and may be granted only in the following instances and in no others:

1. To permit any yard less than the requirements of this Ordinance;
- X 2. To permit the reduction of any required setback being in compliance with all applicable Building and Fire Codes and subject to review by the Building Official; (*)
3. To permit the use of a lot or lots for a use otherwise prohibited solely because of the insufficient area or width of the lot or lots, but in no event shall the respective area and width of the lot or lots be less than eighty percent (80%) of the required area and width;
4. To permit the same off-street parking facility to qualify as required facilities for two or more units, provided that substantial use of such facility by each use does not take place at approximately the same hours of the same days of the week;

* (Amended by Council 5/28/13)

City of Spartanburg , South Carolina

1;How would these conditions and the application of the ordinance to your particular lot effectively prohibit or unreasonably restrict the utilization of your property ?

At the time this started about 14 years ago I had a handyman repair business. The people threw away good wood and supplies and when I was going through my depression states I built things the addition they are complaining about has been there for over ten years. It took me over three years to build. I thought I met the 4 foot set back but they are saying it is suppose to be 6 feet

there complaint is over inches as shown by pictures 1-3 and the back building is over eight feet from the fence line

Through out the time I was constructing the addition I never heard anything because I thought I had a permit. Because all I would ever hear was grass to long or something minor.

It seemed the busier I got the messier the yard got now being ill im having more problem cleaning it up

2; Will the authorization of a variance be of substantial detriment to adjacent property or to the public good? Will the character of the district be harmed by granting of the variance?

The authorization of a variance will NOT effect the adjacent property or the public good.

The character of the district will NOT be harmed by granting the variance

City of Spartanburg , South Carolina

3; What are the extraordinary and/or exceptional conditions that apply to your parcel?

I wood like these two parcels made into one but I don't have the money to pay for a surveyer to erase the line in between them.

7-12-09-056.00 341 Allen St. is my house

7-12-09-055.00 353 Allen St. is the lot next to my house that I bought from Ruby Rice

they are telling me I have to tear down my garage on 353 because there is no house on it.

I built the garage to tear down the shed behind the house

4; How do these conditions differentiate your parcel from those in the immediate vicinity?

If I combine the two it just makes it a bigger lot

DOWNTOWN CODE

Spartanburg, SC

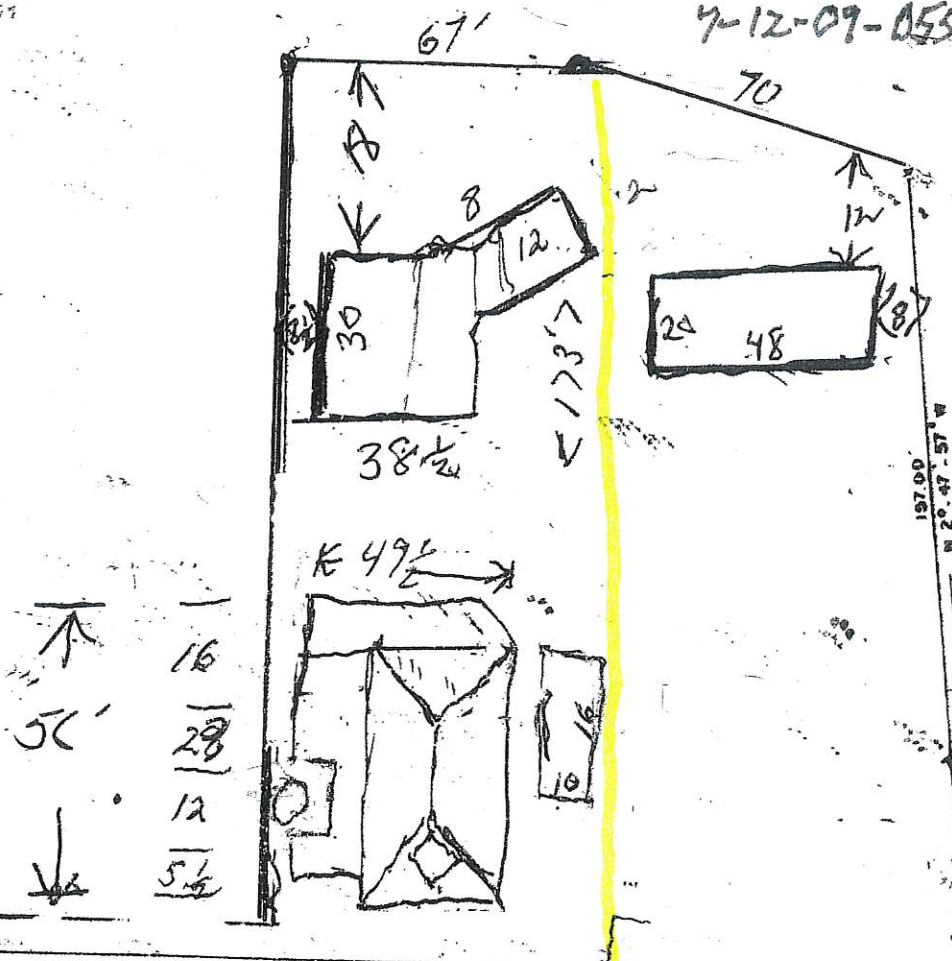
3.3 DISTRICT STANDARDS



	D-T3	D-T4	D-T5	D-T6
3.3.1 LOT CONFIGURATION				
a. Lot Width at Front Setback	40 ft min	n/a	n/a	n/a
b. Lot Size	2500 sq ft	n/a	n/a	n/a
c. Maximum Lot Coverage	70%	70%	100%	100%
3.3.2 PRIMARY BUILDING STANDARDS				
a. Front Setback	12 ft min	6 ft min 18 ft max	0 ft min 12 ft max	0 ft min 6 ft max
b. Corner Lot Side Setback	6 ft min	6 ft min	0 ft min 12 ft max	0 ft min 6 ft max
c. Interior Side Setback	→ 6 ft min	0 ft	0 ft min 24 ft max	0 ft min 24 ft max
d. Rear Setback	20 ft min	3 ft min	0 ft	0 ft
e. Rear Setback from Alley	3 ft min	3 ft min	0 ft	0 ft
f. Attached Garage Setback (from front façade)	5 ft min	Access not permitted from frontage	Access not permitted from frontage	Access not permitted from frontage
g. Frontage Buildout	n/a	n/a	60% except in Side Yard Parking Overlay	80% min at setback
3.3.3 ACCESSORY BUILDING STANDARDS				
a. Placement	Side or Rear Yard	Rear Yard Only	Rear Yard Only	Rear Yard Only
b. Corner Lot Side Setback	6 ft min	6 ft min	0 ft	0 ft
b. Interior Side Setback	6 ft min	0 ft or 3 ft min ⁽¹⁾	0 ft or 3 ft min ⁽¹⁾	0 ft
c. Rear Setback	5 ft min	5 ft min	15 ft min	0 ft
d. Rear Setback from Alley ⁽²⁾	3 ft min	3 ft min	3 ft min	0 ft
3.3.4 BUILDING HEIGHT				
a. Primary Building Height	2 ½ stories max	4 stories max	2 stories min 6 stories max ⁽³⁾	2 stories min 10 stories max ⁽⁴⁾
b. Accessory Building Height	2 stories max	2 stories max	2 stories max	n/a
3.3.5 PERMITTED PARKING LOCATION				
a. Front Yard	Permitted	Prohibited	Prohibited	Prohibited
b. Side Yard	Permitted	Permitted	Permitted in Sideyard Parking Overlay only	Prohibited
c. Rear Yard	Permitted	Permitted	Permitted	Permitted

7-12-09 456.00

7-12-07-055.00



14/12/32 *14*16/

Block Map

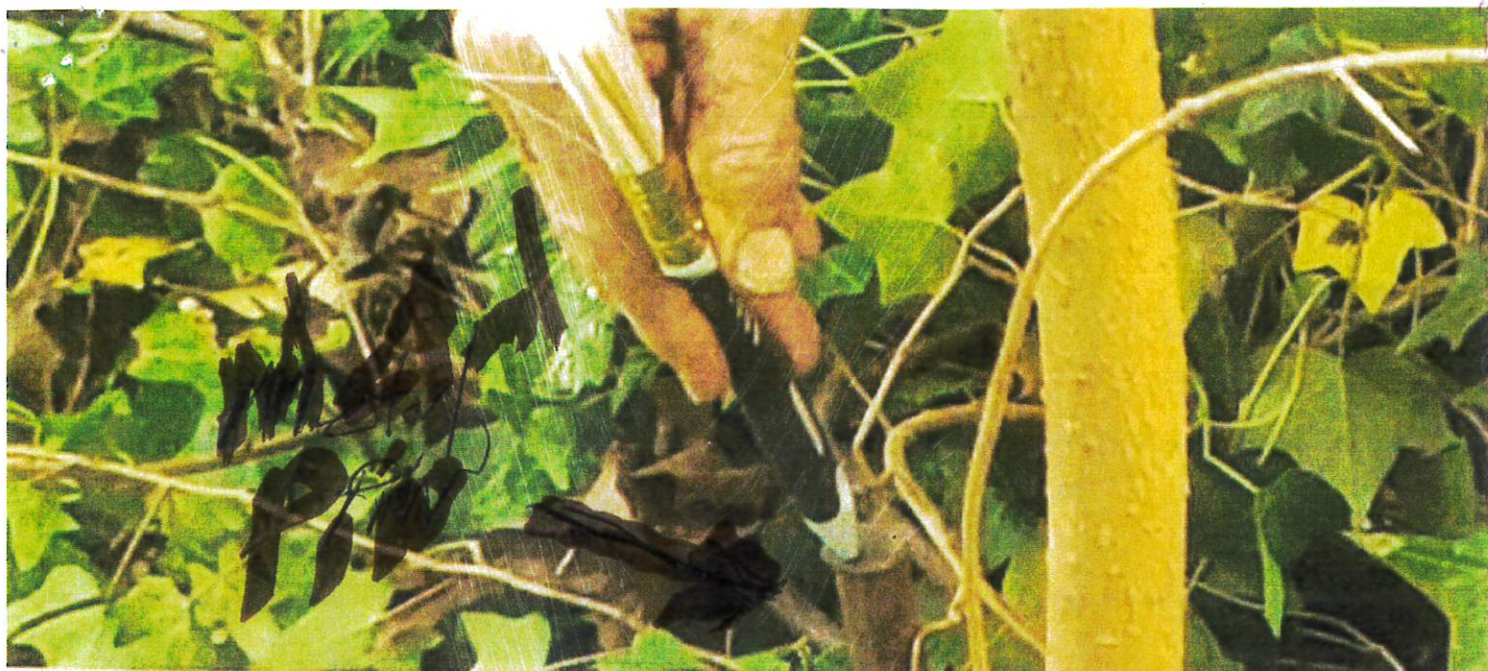
7 12-09 056.00
Item # 08-19498

341

~~353~~

Allen St Sparta N.J.

29303





Side measurement

Back ~~Hand~~
Building

City of Spartanburg South Carolina variance

501-2-448

What are the extraordinary and/or exceptional conditions that apply to your parcel?

I have three storage buildings on the back of my property and Planning says there should be only one.

1; they all have been there for over ten years and are currently still needed

2; they are to the rear of property and behind main house

3; I live in between a homeless shelter and a food bank and a soup kitchen , this allows every vagrant or passer by to see what they may want to steal or walk away with.

How would these conditions and the application of the Ordinance to your particular lot effectively prohibit or unreasonably restrict the utilization of your property?

The sheds are needed at present to keep passer by from stealing my things.

Will the authorization of a variance be of substantial detriment to adjacent property or to the public good? Will the character of the district be harmed by the granting of the variance ?

The authorization of a variance will NOT effect the adjacent property or the public good

The character of the district will NOT be harmed by granting the Variance

M. King Ball
Variance 23

864 621 6728
371 Allen St Sq 25303

Spartanburg County, SC

Summary

Parcel ID 7-12-09-056.00
Account # 145055
Millage Group 940Z - 7SSZ - SPARTANBURG SANITARY SEWER DISTRICT
Land Size 0.29 AC
Utilities ALL PUBLIC
Fire District
Site Conditions PAVED
Location Address 341 ALLEN ST
 SPARTANBURG 29303
Legal Description S SIDE ALLEN ST E OF FOREST ST UNREC PLAT IN FILE
 (Note: Not to be used on legal documents)
Neighborhood 5230
Property Usage Qualified Owner Occupied Residential Improved (40OR)



Owners

BALL, MICHAEL
 341 ALLEN ST
 SPARTANBURG SC 29303

Exemptions

Exemption	Year	Grant Year	Amount
Homestead	2004	0	\$0.00
Homestead	2022	0	\$208.88

Valuations

	2023	2022	2021	2020
Market Land Value	\$17,500	\$12,000	\$12,000	\$12,000
+ Market Improvement Value	\$16,100	\$8,100	\$8,100	\$8,100
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$33,600	\$20,100	\$20,100	\$20,100
Taxable Land Value	\$12,039	\$12,000	\$12,000	\$12,000
+ Taxable Improvement Value	\$11,076	\$8,100	\$8,100	\$8,100
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	*\$23,115	*\$20,100	*\$20,100	*\$20,100
Assessed Land Value	\$482	\$480	\$480	\$480
+ Assessed Improvement Value	\$443	\$324	\$324	\$324
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$925	\$804	\$804	\$804

*This parcel is subject to the value cap

Fees

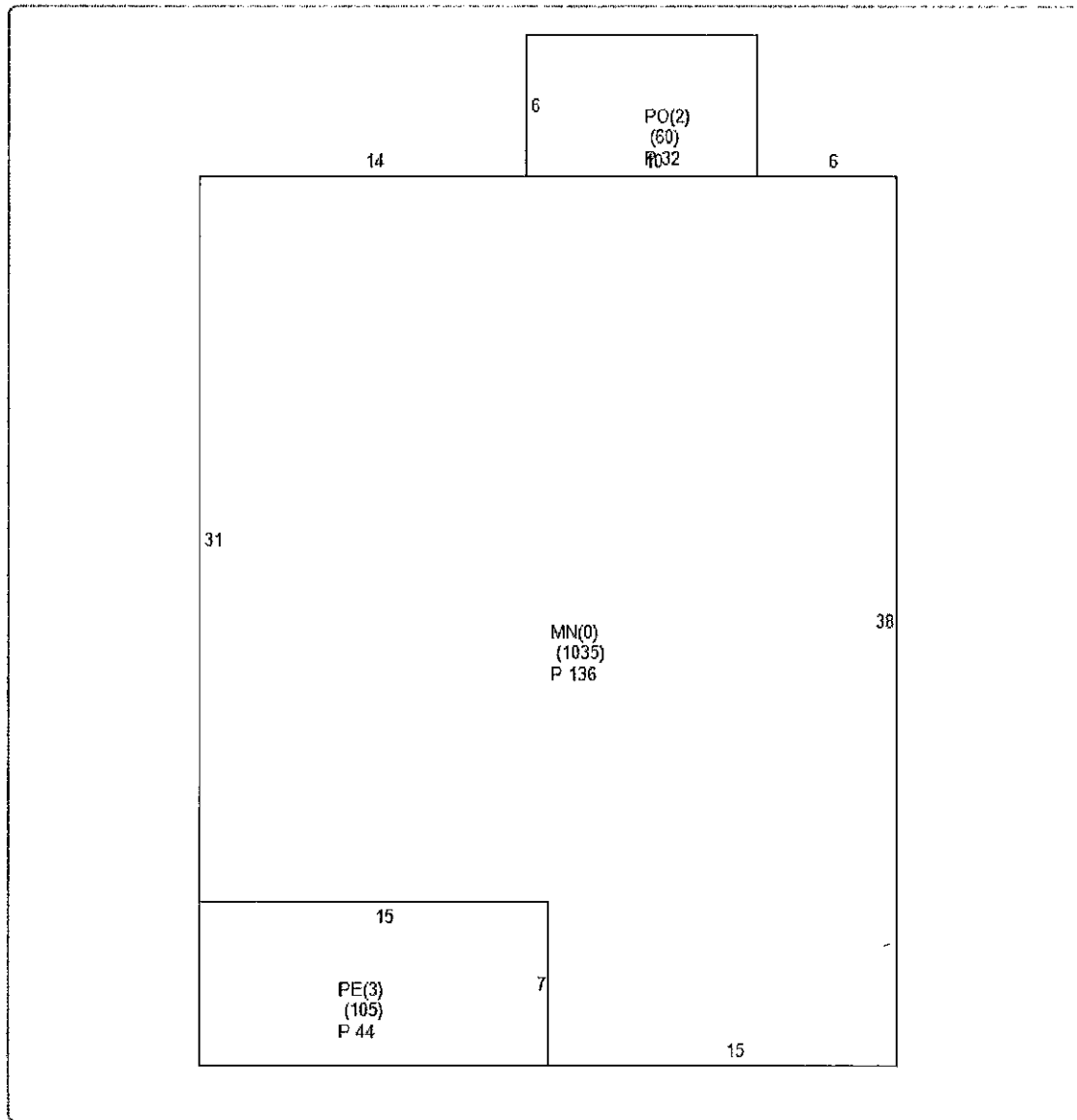
Assessment	Units	Amount
Land Fill Yes	1	\$74.00
City of Spartanburg Total Fees	1	\$183.00

Land

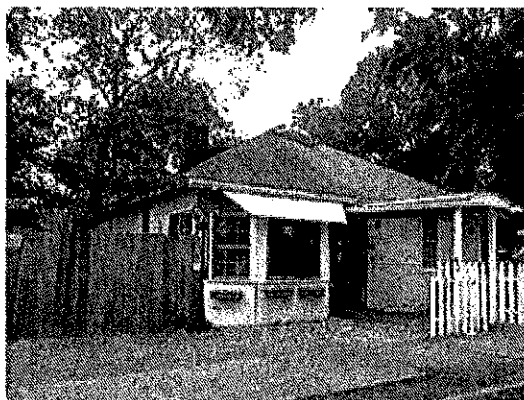
Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
4% OO RES IMP (40OR)	1.00	Lot	LOT	0	0

Buildings

Building ID 160020
Style Single Family / 1
Gross Sq Ft 1,200
Finished Sq Ft 1,035
Stories 1 Story
Condition Fair
Interior Walls DRYWALL
Exterior Walls WOOD
Year Built 1930



Photos



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Yard Items.

Spartanburg County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein. Its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 10/6/2023, 11:41:43 PM

Contact Us

Developed by
 **Schneider**
GEOSPATIAL

Spartanburg County, SC

Summary

Parcel ID 7-12-09-055.00
Account # 145054
Millage Group 940Z - 7SSZ - SPARTANBURG SANITARY SEWER DISTRICT
Land Size 0 AC
Utilities ALL PUBLIC
Fire District
Site Conditions PAVED
Location Address 353 ALLEN ST
 SPARTANBURG 29303
Legal Description S SIDE ALLEN ST E OF N FOREST ST P/B 105-275 DB 114C-380 (CS)
 (Note: Not to be used on legal documents)
Neighborhood 5230
Property Usage Qualified Owner Occupied Residential Vacant (4OOP)

Owners

RICE RUBY BALL MIKE (CS)
 341 ALLEN ST 341 ALLEN ST
 SPARTANBURG SC 29303 SPARTANBURG SC 29303

Exemptions

Exemption	Year	Grant Year	Amount
Homestead	2022	0	\$78.33

Valuations

	2023	2022	2021	2020
Market Land Value	\$17,500	\$12,000	\$12,000	\$12,000
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$17,500	\$12,000	\$12,000	\$12,000
Taxable Land Value	\$8,596	\$7,475	\$7,475	\$7,475
+ Taxable Improvement Value	\$0	\$0	\$0	\$0
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	\$8,596	\$7,475	\$7,475	\$7,475
Assessed Land Value	\$344	\$299	\$299	\$299
+ Assessed Improvement Value	\$0	\$0	\$0	\$0
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$344	\$299	\$299	\$299

*This parcel is subject to the value cap

Fees

Assessment	Units	Amount
City of Spartanburg Total Fees	1	\$30.00

Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
4% OO RES VAC (4OOP)	1.00	Lot	LOT	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
1/1/2001	\$268		DEE-2001-647	73G	215	Unqualified - OTHER	Vacant	TALBERT STEPHEN	
12/1/2000	\$10,000		DEE-2000-15315	73D	6	Unqualified - OTHER	Improved	ATCHISON RENELL	
9/1/1988	\$39,019		DEE-1988-8591	54Q	438	Unqualified - DOES NOT MATCH APPR RECORD	Improved		
6/1/1987	\$10		DEE-1987-5325	53H	538	Unqualified - GIFT	Improved	WILLIAMSON THOMAS S	
4/1/1987	\$800		DEE-1987-2786	53C	593	Unqualified - UNDETERMINED	Vacant		

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Sketches, Photos.