

Agenda
Board of Zoning Appeals (BZA)
July 14 , 2026 at 5:30 PM
Dr. TK Gregg Community Center
650 Howard St. Spartanburg, SC 29303

1. **Roll Call**
2. **Freedom of Information Act Compliance** – Public notification of the meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and requirements of the City of Spartanburg Zoning Ordinance.
3. **Rules and Procedures for Meeting Conduct**
4. **Approval of Agenda**
5. **Disposition of Minutes of June 9, 2026 meeting**
6. **Old Business: N/A**
7. **New Business:**
 1. **VAR - 26-00200002.** The City of Spartanburg Board of Zoning Appeals has received a variance to reduce the lot area of the subject parcel from 8,000 square feet to 6,534 square feet. The applicant requests approval to subdivide an existing residential parcel containing two structures into two separate lots, with one existing structure to remain on each resulting lot. The subject property is located at 207 North Fairview Avenue (TMS # 7-12-080911.00) and is currently zoned R-8, General Residential District. **Property Owner: Theodore and Melissa Fort.**
 2. **VAR - 26-00200003.** The City of Spartanburg Board of Zoning Appeals has received a variance request for a side yard setback reduction from 15 feet to 8 feet to accommodate the construction of a proposed addition (on the east side) and a deck (on the west side). The subject property is located at 633 Crystal Drive (TMS # 7-17-01-058.00) and is currently zoned R-15, Single Family Residential District. **Property Owner: Jame (Ed) Miles & Kim Miles**
8. **Staff Announcements**
9. **Adjournment**

Meeting Minutes
Board of Zoning Appeals
June 9, 2026 at 5:30 PM
Dr. TK Gregg Community Center
650 Howard St. Spartanburg, SC 29303

Attendance

Board Members Present

- Brian Murdoch, Chair
- McKay Moore, Vice Chair
- Brandon Harris
- Dr. Midas Hampton (Attend Virtually)

Staff Present

- Fredalyn Frasier, Planning Director
- Nan Zhou, Planner II

Others Present

- Bo Gobin - Homeowner Representative – 137 Seay Street.

Call to Order

Chair Brian Murdoch called the meeting to order at 5:50 PM and conducted a roll call. A quorum was established.

The Chair stated that public notice of the meeting had been provided in compliance with the Freedom of Information Act and City of Spartanburg requirements. Meeting procedures were referenced.

Approval of Agenda

On a motion by Ms. McKay Moore and seconded by Mr. Brandon Harris, the agenda was approved by a vote of 4–0.

Approval of Meeting Minutes (January 13, 2026)

On a motion by Ms. McKay Moore and seconded by Mr. Brandon Harris, the meeting minutes from January 13, 2026 were approved by a vote of 4–0.

Old Business

None

New Business

VAR - 26-002-00001 - 137 Seay Street Variance to reduce minimum lot width from 60 feet to approximately 50.5 feet. The City of Spartanburg Board of Zoning Appeals has received a variance request from the property owner for a reduction in the minimum lot width requirement from 60 feet to 50.05 feet. The request is associated with the proposed subdivision of the residential property into two lots, with the intent to construct one single-family dwelling on each lot. The subject property is located at 137 Seay Street (TMS# 7-16-06-052.00) and is zoned R-8, General Residential District. **Property Owner/Applicant: Greg McKenzie Agent: Bo Gobin**

Staff Presentation

Nan Zhou, Planner II, presented the request on behalf of the Planning Department. The subject property consists of approximately 20,500 square feet and is zoned R-8 General Residential. The proposal would divide the parcel into two residential lots while maintaining all other zoning requirements, including minimum lot area and required setbacks.

Staff explained that although the zoning ordinance requires a minimum lot width of 60 feet, many surrounding residential lots have widths below that standard. Properties across the street are zoned R-6, where a 50-foot minimum lot width is permitted. Staff found that the proposed subdivision would be compatible with the surrounding neighborhood and would not negatively impact adjacent properties or the public welfare.

Planning staff reviewed the required variance findings and recommended approval subject to the standard conditions outlined in the staff report.

Board members asked questions regarding compatibility with the Comprehensive Plan, surrounding zoning districts, neighborhood lot widths, and setback requirements. Staff responded that the proposal was consistent with the surrounding residential development pattern and would comply with all applicable setbacks.

Applicant Presentation

Bo Gobin, representing the property owner, explained that the intent of the request was to create two appropriately sized residential lots that better reflect the existing neighborhood pattern.

He stated that each proposed lot would exceed the minimum lot area requirements while complying with all setback requirements. The proposed homes would be approximately 1,400 square feet with three bedrooms and two bathrooms and would provide quality starter homes compatible with the surrounding neighborhood.

Mr. Gobin explained that the existing parcel is unusually deep and oversized compared to nearby properties. Without the variance, the property could still be developed with a single residence, but the proposal to create two homes would provide a better use of the property while maintaining neighborhood character.

Planning Department

Board members discussed existing setbacks within the neighborhood and whether surrounding homes were constructed under previous zoning standards. The applicant indicated that the proposed homes would fully comply with current setback requirements.

Public Comments

On a motion by **McKay Moore** and seconded by **Brandon Harris**, the Board opened the public hearing.

The motion passed unanimously (4-0).

No members of the public spoke regarding the request.

On a motion by **Brandon Harris** and seconded by **McKay Moore**, the public hearing was closed.

The motion passed unanimously (4-0).

Board Discussion

Board members expressed support for the request and agreed that the proposed subdivision would be compatible with the surrounding neighborhood.

McKay Moore noted that the proposal aligns with the Comprehensive Plan's infill development objectives and observed that many nearby lots, including those across the street, have widths similar to the proposed lots. She stated that approving the variance would improve conformity with the existing neighborhood pattern.

Brandon Harris agreed that constructing two appropriately sized homes represented a more suitable use of the property than constructing one oversized residence.

Chair Brian Murdoch concurred that the proposal fit the surrounding neighborhood and that the requested variance was reasonable given the characteristics of the property.

Dr. Midas Hampton indicated his support for the request and agreed that the proposed conditions were appropriate.

Board Action

Following deliberation, the Board determined that the requested variance should be approved subject to the conditions contained within the staff report.

Motion

On a motion by **McKay Moore** and seconded by **Brandon Harris**, the Board of Zoning Appeals approved **Variance Permit No. 26-00200001** for **137 Seay Street**, subject to the conditions contained within the Planning Department staff report.

Planning Department

The motion passed unanimously (4-0).

Staff Announcements

Planning Director Fredalyn Frasier introduced the Planning Department's new Senior Administrative Assistant and distributed parliamentary procedure reference books provided by the City Clerk's Office.

Staff briefly reviewed proper parliamentary procedure, emphasizing the importance of the Chair restating motions before discussion to ensure clarity in the meeting record. Board members thanked the City Clerk for providing the reference materials.

Adjournment

On a motion by **McKay Moore** and seconded by **Brandon Harris**, the meeting was adjourned unanimously (4-0).

Meeting adjourned at **approximately 6:08 PM**.

Brian Murdoch, Chair

DATE

July 14, 2026

TO

Board of Zoning Appeals Members

PROJECT/ADDRESS/ TAX ID

207 N Fairview Ave./ 7-12-08-011.00

STAFF

Fredalyn M. Frasier, Planning Director

Nan Zhou, AICP, Planner II

APPEAL REQUEST NUMBER

VAR – 26-00200002

COPIES TO

City Departments/Applicant

OWNER

Theodore and Melissa Fort

APPLICANT/AGENT

Theodore Fort

APPLICANT REQUEST

The applicant requests a Variance to reduce the lot area of the subject parcel from 8,000 square feet to 6,670 square feet. The request is associated with a proposal to subdivide an existing residential parcel into two lots, allowing each of the two existing single-family dwellings to be located on its own separate lot.

PROJECT DESCRIPTION AND HISTORY

The project site is approximately 17,031.05 square feet with a zoning designation of R-8, General Residential District. The project site abuts north Fairview Avenue to the south boundary, and Ravenel Street to the west boundary. Properties to the west and north side of the project site have a zoning designation of R-8, General Residential District, properties to the south of the project site have a zoning designation of GID, General Institutional District, and property to the east side of the project site has a zoning designation of LOD, Limited Office District.

Currently, per Section IV: District Area and Dimensional Requirements Table 401 – (A) Table of Area and Dimensional Requirements by District, for properties have a zoning classification of R-8, the minimum lot area (Square Ft) requires 8,000 square feet for each subdivided lot:

Section IV: District Area and Dimensional Requirements

§ 401 - (A) Table of Area and Dimensional Requirements By District

These Standards Apply Only to One Residential Structure on a Zoning Lot (*8)

MINIMUM YARD REQUIREMENTS

Zoning District	Max. Bldg. Height (Feet)	Min. Lot Area (Square Ft.)	Min. Lot Per Dwelling Unit (Square Ft.)	Min. Lot Width At Lot Line For Lots Not On The Radius Of A Cul-De-Sac (Ft.) (*9)	Min. Lot Width At Front Bldg. Line On The Radius Of A Cul-De-Sac (Ft.) (*9)	Max. Bldg. Coverage (As a %)	FRONT	REAR	INTERIOR SIDE (*1)	STREET SIDE (*2)	Max. Gross Floor Area
R-15	35/A	15,000	15,000	90	80	25 (*16)	40/B	40	15/M (*11)	15/C	
R-12	D	12,000	10,000	80	80	35 (*16)	35/B	30	10	15/C	
R-8 SFD (*10)	D	8,000		60	50	40 (*16)	30/B	30	8	15/C	
R-8	D	8,000	6,000	60	50	40 (*16)	30/B	30	8	15/C	

ANALYSIS

Zoning Ordinance Consistency

The project site has a zone designation of **R-8, General Residential District**. Section 302.4 R-8 General Residential District of the City of Spartanburg Zoning Ordinance allows Residential, Single-Family dwellings.

A Variance may be granted by the Board of Zoning Appeals to the minimum setback standards required in the Ordinance. Variances may only be granted in the instances listed in Section 603.4. Section 603.4 lists nine instances from which the Board may grant a Variance. Of these nine, two are applicable to this request:

Section 603.4 (1): To permit any yard less than the requirements of this Ordinance;

Section 603.4 (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.

The Board is required to utilize Section 603.3(A)(2) of the Zoning Ordinance and determine if the proposal meets all the criterion for approval. **The Board is 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.** An appeal may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other properties in the vicinity;
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;
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.
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.

FINDINGS

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

There are two exceptional conditions related to the subject parcel. First, the parcel contains two primary structures that were built prior to the adoption of the current City of Spartanburg Zoning Ordinance (Based on [Spartanburg County Tax Assessor](#)'s record, one structure was built 1925, and the other was built 1940.). The parcel is considered legal non-conforming due to the extraordinary condition and nature of the subject parcel that predates the current adopted zoning ordinance. Subdividing the parcel with one existing structure to remain on each resulting lot makes the parcel less non-conforming.

Second, one of the resulting lots has a detached garage that needs to be included, resulting in a larger lot area (10,361 SF). Accordingly, the upper north resulting lot has less lot area (6,670 SF).

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

Properties in the immediate surroundings with residential zoning classification have only one primary structure, other than the parcel to the east of the project site that also contains two primary structures.

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.*

The subject property is zoned R-8, General Residential District, which permits single-family detached dwellings. The application of the City of Spartanburg Zoning Ordinance does **not** prohibit or unreasonably restrict the reasonable residential use of the property. However, the minimum lot area requirement of 8,000 square feet per lot, as established in Table 401(A), Table of Area and Dimensional Requirements by District, prevents the proposed subdivision of the property into two lots.

Granting the requested variance to reduce the minimum lot area from the required 8,000 square feet to 6,670 square feet would allow the property owner to subdivide the existing parcel into two lots, each containing an existing single-family dwelling. The proposed subdivision would reduce the property's current nonconformity by creating two separately platted lots rather than maintaining two dwelling units on a single lot. As a result, the request would make the property less nonconforming than its existing condition while preserving the established residential use.

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.*

Staff have evaluated the request under the standards for granting a Variance as outlined in the City of Spartanburg Zoning Ordinance and South Carolina state law, granting a variance to the proposal would **not** cause immediate harm to the public good, and the nature of the immediate surroundings remains residential.

The application of the ordinance does **not** create unnecessary hardship as defined under state law or the City's zoning code. The property retains reasonable use under its current zoning classification as residential use.

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.*

Staff recommends **Approval with Conditions** that would allow the property owner to subdivide the subject parcel into two with one primary structure to remain on each resulting lot.

In the event the Board finds that the Variance findings 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. The Board of Zoning Appeals may, in conformity with the provisions of its assigned authority, 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.

RECOMMENDATION

July 14, 2026

Staff recommends **Approval with Conditions** of the Variance request to reduce the lot area of the subject parcel from 8,000 square feet to 6,670 square feet, accommodating the property owners' efforts to subdivide an existing residential parcel containing two structures into two separate lots, with one existing structure to remain on each resulting lot.

Staff Rationale:

The subject property is zoned R-8, General Residential District, which permits single family dwelling unit.

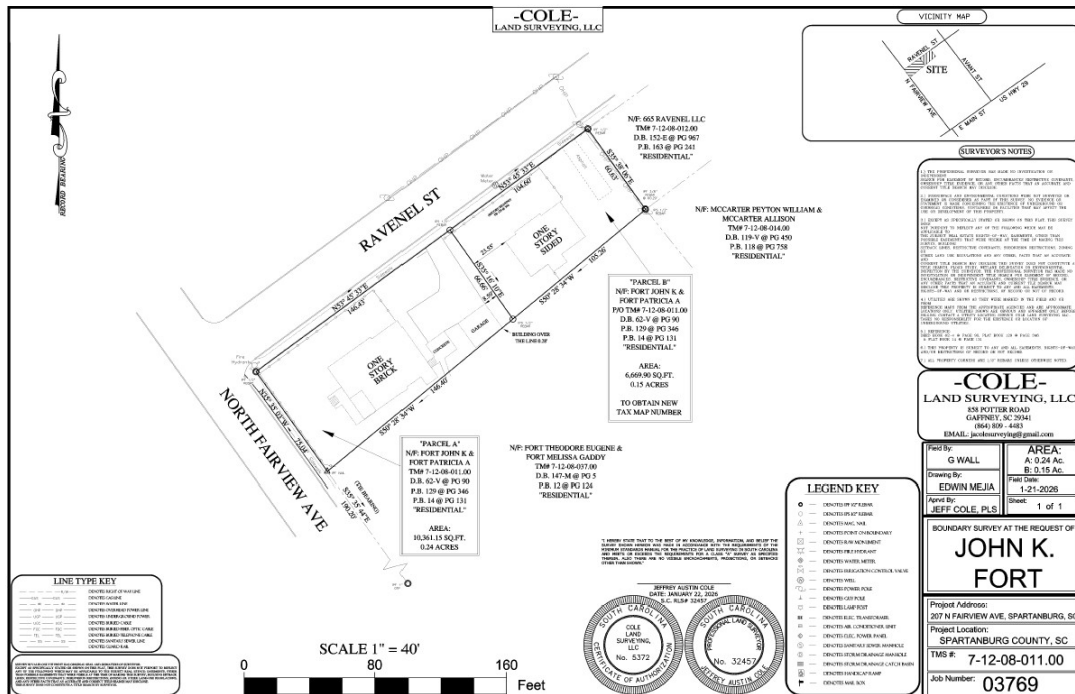
Granting this request would **not** cause immediate harm to the public good or undermine the integrity of the Zoning Ordinance, and the nature of the immediate surroundings remain residential.

CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY LOCATED AT:

207 North Fairview Avenue (TMS # 7-17-01-058.00)

1. If one or more of the following conditions is not met with respect to all its terms, then this approval may be revoked.
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.

Site Survey – 207 North Fairview Drive



Site Photos – First House (Front & Sides)



Site Photos – Second House (Front & Side)



Site Photos - Adjacent Properties



Site Photos - Adjacent Properties



Zoning Variance Application

Fee: \$150.00

Property Information

Address of Property: 207 N Fairview Ave, Spartanburg, SC 29302
Street City Zip Code
 Tax Map #: 7-12-08-011.00 Click [here](#) if you don't know it. Search by name or address.
 Zoning District: General Residential District R-8 Click [here](#) if you don't know it. Search by address.
 Property Owner: Theodore and Melissa Fort Phone: [REDACTED]
 Email: [REDACTED]

Applicant Information

Applicant Role: ☒ Owner ☐ Contractor ☐ Agent ☐ Other: _____
 Applicant: Theodore Fort Phone: [REDACTED]
 Email: [REDACTED]
 Mailing Address: 195 N Fairview Ave, Spartanburg, SC 29302
Street City Zip Code

Name of Development: N/A

Section of the Ordinance from which a Variance is requested: Minimum Lot Size

Required Attachments:

- ☒ A boundary map of subject property prepared and sealed by a registered land surveyor
- ☒ Detailed narrative describing the requested variance and the reasons for the request
- ☒ Detailed narrative addressing how the Variance meets all criteria of the Zoning Ordinance, including:
 1. What are the extraordinary or exceptional conditions that apply to your parcel?
 2. How do these conditions differentiate your parcel from those in the immediate vicinity?
 3. How would these conditions and the application of the Ordinance effectively prohibit or unreasonably restrict the utilization of your property?
 4. Will the authorization of a variance be of substantial detriment to adjacent property or to the public good? Would the character of the district be harmed by the granting of a variance?

If needed, please include a typed list of additional contacts (name, email, role)

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 and obligation transferable by sale. I hereby authorize the staff of the Planning Department to inspect the premises of the above described property if necessary.

Printed Name and Title: Theodore Fort
 Signature: [Signature] Date: 05/28/2026

Staff Use Only:
 Date: 5/28/2026
 Assigned to: NZhou
 Permit #: 26-00200002

Please submit all applications to planning@cityofspartanburg.org

Detailed narrative describing the requested variance and the reasons for the request:

I am requesting a zoning variance to allow for the division of property located at 207 N. Fairview. Currently, two residential properties exist on this property, the second having a mailing address of 655 Ravenel St. By dividing the property, one of the parcels (655 Ravenel) will be smaller than is currently required by zoning regulations. However, the properties both function as independent residences with separate addresses, so the division will not impact the use or character of the property.

Please let me know if there is any additional information I can provide, or if I can assist in the review process in any way.

1. What are the extraordinary or exceptional conditions that apply to your parcel?

Two residences exist on one parcel and we are looking to divide them.

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

Several properties exist in this neighborhood that are on fairly small lots, including two duplexes that sit on an adjoining lot. While the lot that would be created would be smaller than explicitly allowed by zoning, the variance I am requesting would not impact the use or appearance of the property.

3. How would these conditions and the application of the Ordinance effectively prohibit or unreasonably restrict the utilization of your property?

Having two residences on one parcel creates challenges for mortgaging, ownership, and taxation purposes. By dividing them we will be able to have them each be independent properties with one residence per parcel.

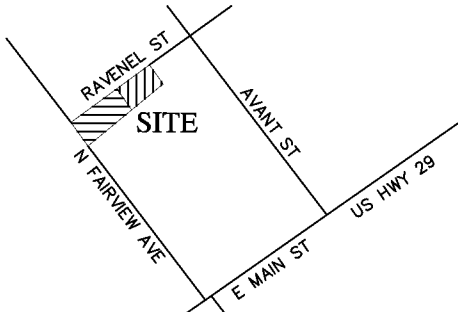
4. Will the authorization of a variance be of substantial detriment to adjacent property or to the public good? Would the character of the district be harmed by the granting of a variance?

I do not believe any adjacent property would be negatively impacted, nor do I believe the character of the district would be harmed. I own the adjoining property as my primary residence (195 N. Fairview) which borders the entire southeast side of the parcel in question. On the northeast boundary is a duplex, also on a small lot, which would not be impacted by this division. We do not intend to change the use or character of the properties, rather, we just desire for them to be on separate parcels.

-COLE-

LAND SURVEYING, LLC

VICINITY MA



(SURVEYOR'S NOTE

1.) THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

2.) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

3.) EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING ORDINANCES AND ANY OTHER FACTS THAT AN ACCURATE REPRESENTATION OF THE OTHER LAND USE REGULATIONS AND ANY OTHER, FACTS THAT AN ACCURATE

TITLE SEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY THE SURVEYOR. THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT TITLE SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY AND OR RESTRICTIONS. OF RECORD OR NOT OF RECORD.

4.) UTILITIES ARE SHOWN AS THEY WERE MARKED IN THE FIELD AND OR FROM REFERENCE MAPS FROM THE APPROPRIATE AGENCIES AND ARE APPROXIMATE LOCATIONS ONLY. UTILITIES SHOWN ARE OBVIOUS AND APPARENT ONLY. BEFORE DIGGING CONTACT A UTILITY LOCATING SERVICE COLE LAND SURVEYING LLC TAKES NO RESPONSIBILITY FOR THE EXISTENCE OR LOCATION OF UNDERGROUND UTILITIES.

5.) REFERENCE:
DEED BOOK 82-v @ PAGE 90, PLAT BOOK 129 @ PAGE 346
& PLAT BOOK 14 @ PAGE 131

6.) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-AND/OR RESTRICTIONS OF RECORD OR NOT RECORD.

7.) ALL PROPERTY CORNERS ARE 1/2" REBARS UNLESS OTHERWISE NOTED.

-COLE-

LAND SURVEYING, LLC

858 POTTER ROA

GAFFNEY, SC 293

(864) 809 - 443

EMAIL: jacolesurveying@gmail.com

Field B

G WAL

Drawing By

EDWIN MEJIA

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JEFF COLE, PL

AREA

A: 0.24 Ad

B: 0.15 Ad

Field Date

1-21-202

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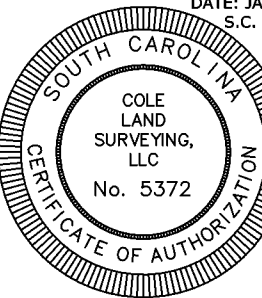
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LEGEND KEY

- | | | |
|---|---|------------------------------------|
|  | — | DENOTES IPF 1/2" REBAR. |
|  | — | DENOTES IPS 1/2" REBAR. |
|  | — | DENOTES MAG. NAIL. |
|  | — | DENOTES POINT ON BOUNDARY |
|  | — | DENOTES RAW MONUMENT |
|  | — | DENOTES FIRE HYDRANT |
|  | — | DENOTES WATER METER. |
|  | — | DENOTES IRRIGATION CONTROL VALVE |
|  | — | DENOTES WELL. |
|  | — | DENOTES POWER POLE |
|  | — | DENOTES GUY POLE |
|  | — | DENOTES LAMP POST |
|  | — | DENOTES ELEC. TRANSFORMER. |
|  | — | DENOTES AIR. CONDITIONER. UNIT |
|  | — | DENOTES ELEC. POWER PANEL. |
|  | — | DENOTES SANITARY SEWER, MANHOLE |
|  | — | DENOTES STORM DRAINAGE MANHOLE |
|  | — | DENOTES STORM DRAINAGE CATCH BASIN |
|  | — | DENOTES HANDICAP RAMP |
|  | — | DENOTES MAIL BOX |

"I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS, PROJECTIONS, OR SETBACKS OTHER THAN SHOWN "

JEFFREY AUSTIN COL
DATE: JANUARY 22, 20
S.C. BLS# 32457



LINE TYPE KEY

_____ R/W _____	DENOTES RIGHT-OF-WAY LINE
_____ GAS _____ GAS _____	DENOTES GAS LINE
_____ WL _____ WL _____	DENOTES WATER LINE
_____ OHP _____ OHP _____	DENOTES OVERHEAD POWER LINE
_____ UGP _____ UGP _____	DENOTES UNDERGROUND POWER
_____ UOC _____ UOC _____	DENOTES BURIED CABLE
_____ FOC _____ FOC _____	DENOTES BURIED FIBER OPTIC CABLE
_____ TEL _____ TEL _____	DENOTES BURIED TELEPHONE CABLE
_____ SS _____ SS _____	DENOTES SANITARY SEWER LINE
_____ _____	DENOTES GUARD RAIL

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACKS; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CORRECT TITLE SEARCH MAY DISCLOSE.

SCALE 1" = 40'

Feet

DATE

July 14, 2026

TO

Board of Zoning Appeals Members

PROJECT/ADDRESS/ TAX ID

633 Crystal Dr./ 7-17-01-058.00

STAFF

Fredalyn M. Frasier, Planning Director

Nan Zhou, AICP, Planner II

APPEAL REQUEST NUMBER

VAR – 26-00200003

COPIES TO

City Departments/Applicant

OWNER

James (Ed) & Kim Miles

APPLICANT/AGENT

Ed Miles

APPLICANT REQUEST

The applicant requests a Variance for the side yard setback reduction from 15 feet to 8 feet to accommodate the construction of a proposed addition (primary suite) on the east side and a deck toward the rear yard on the west side.

PROJECT DESCRIPTION AND HISTORY

The project site is approximately 14,983 square feet with a zoning designation of R-15, Single Family Residential District. The project site abuts Crystal Drive to the south boundary. All surrounding properties to the project site all have a zoning designation of R-15, Single Family Residential District.

Currently, per *Section IV: District Area and Dimensional Requirements Table 401 – (A) Table of Area and Dimensional Requirements by District*, and *Section IV District Area and Dimensional Requirements D. Projection into Yard* for properties have a zoning classification of R-15, the interior side setback requires 15 feet from the property line, and any uncovered porches are not in any part more than four (4) feet above the ground floor:

§ 401 - (A) Table of Area and Dimensional Requirements By District
These Standards Apply Only to One Residential Structure on a Zoning Lot (*8)

MINIMUM YARD REQUIREMENTS											
Zoning District	Max. Bldg. Height (Feet)	Min. Lot Area (Square Ft.)	Min. Lot Per Dwelling Unit (Square Ft.)	Min. Lot Width At Lot Line For Lots Not On The Radius Of A Cul-De-Sac (Ft.) (*9)	Min. Lot Width At Front Bldg. Line On The Radius Of A Cul-De-Sac (Ft.) (*9)	Max. Bldg. Coverage (As a %)	FRONT	REAR	INTERIOR SIDE (*1)	STREET SIDE (*2)	Max. Gross Floor Area
R-15	35/A	15,000	15,000	90	80	25 (*16)	40/B	40	15/M (*11)	15/C	

D. Projection Into Yards. Every part of a required yard or court shall be open from its lowest point to the sky unobstructed, except for:

- (1) Terraces, steps and uncovered porches which are not in any part more than four (4) feet above the ground floor level and not within two and one-half (2 ½) feet of any party lot line.

ANALYSIS

Zoning Ordinance Consistency

The project site has a zone designation of **R-15, Single Family Residential District**. Section 302.1 R-15 General Residential District of the City of Spartanburg Zoning Ordinance allows Residential, Single-Family dwellings.

A Variance may be granted by the Board of Zoning Appeals to the minimum setback standards required in the Ordinance. Variances may only be granted in the instances listed in Section 603.4. Section 603.4 lists nine instances from which the Board may grant a Variance. Of these nine, one is applicable to this request:

***Section 603.4 (3):** 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 is required to utilize Section 603.3(A)(2) of the Zoning Ordinance and determine if the proposal meets all the criterion for approval. **The Board is 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.** An appeal may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other properties in the vicinity;
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;
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.
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.

FINDINGS

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

There are two extraordinary and exceptional conditions pertaining to the subject parcel. First, according to [Spartanburg County Tax Assessor's](#) record, the structure was built in 1933 (Year Built), predates the current City of Spartanburg Zoning Ordinance. Second, unlike properties in the immediate surroundings that were built and oriented relatively parallel to the property lines, the subject existing structure does not align with property lines. As the parcel extends to the rear, the structure, especially on the west side, was built closer (less than 15 feet) to the west side property line.

The above conditions limit the ability to expand the existing structure to the rear, not only because the structure is legally nonconforming, but also due to site constraints related to its existing placement and orientation, which reduce the available buildable area at the rear and along the side of the property. Additionally, the subject property is relatively narrow, with a lot width of approximately 70 feet, compared to the surrounding properties, further limiting opportunities for expansion.

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

Properties in the immediate surroundings were constructed around the same period but were built relatively parallel to the property lines, leaving potential room for expansion to the rear and majority of properties' lot width renders wider than the subject parcel.

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.*

The subject property is currently zoned **R-15, Single Family Residential District**, which allows single family dwelling unit. The application of the City of Spartanburg Zoning Ordinance **does not prohibit or unreasonably restrict** the utilization of the property for residential purposes. However, the interior setback requirement for lots with zoning designation of R-15, Single Family Residential District listed in [Table 401 – \(A\) Table of Area and Dimensional Requirements By District](#) would restrict or prohibit the project site to construct a deck toward the rear yard to the west side and an addition (primary suite) to the east side that will encroach to the side setback by 7 feet.

Granting the side yard setback reduction from the required 15 feet to 8 feet would allow the property owner to construct the deck towards the rear on the west side and an addition (primary suite) on the east side of the house.

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.*

Staff have evaluated the request under the standards for granting a Variance as outlined in the City of Spartanburg Zoning Ordinance and South Carolina state law, granting a variance to the proposal would **not** cause immediate harm to the public good, and the nature of the immediate surroundings remains residential.

The application of the ordinance does **not** create unnecessary hardship as defined under state law or the City's zoning code. The property retains reasonable use under its current zoning classification, including having a single family dwelling unit.

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.

Staff recommends **Approval with Conditions** that would allow the property owner to build a deck towards the rear yard on the west side and a primary suite addition to the east side.

In the event the Board finds that the Variance findings 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. The Board of Zoning Appeals may, in conformity with the provisions of its assigned authority, 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.

RECOMMENDATION

July 14, 2026

Staff recommends **Approval with Conditions** of the Variance request to reduce setback for the project site from 15 feet to 8 feet, allowing the property owners to construct a deck and an addition. The six (6) conditions are listed in the summary below.

Staff Rationale:

The subject property is zoned R-15, Single Family Residential District, which permits single family dwelling unit.

Granting this request would **not** cause immediate harm to the public good or undermine the integrity of the Zoning Ordinance, and the nature of the immediate surroundings remain residential.

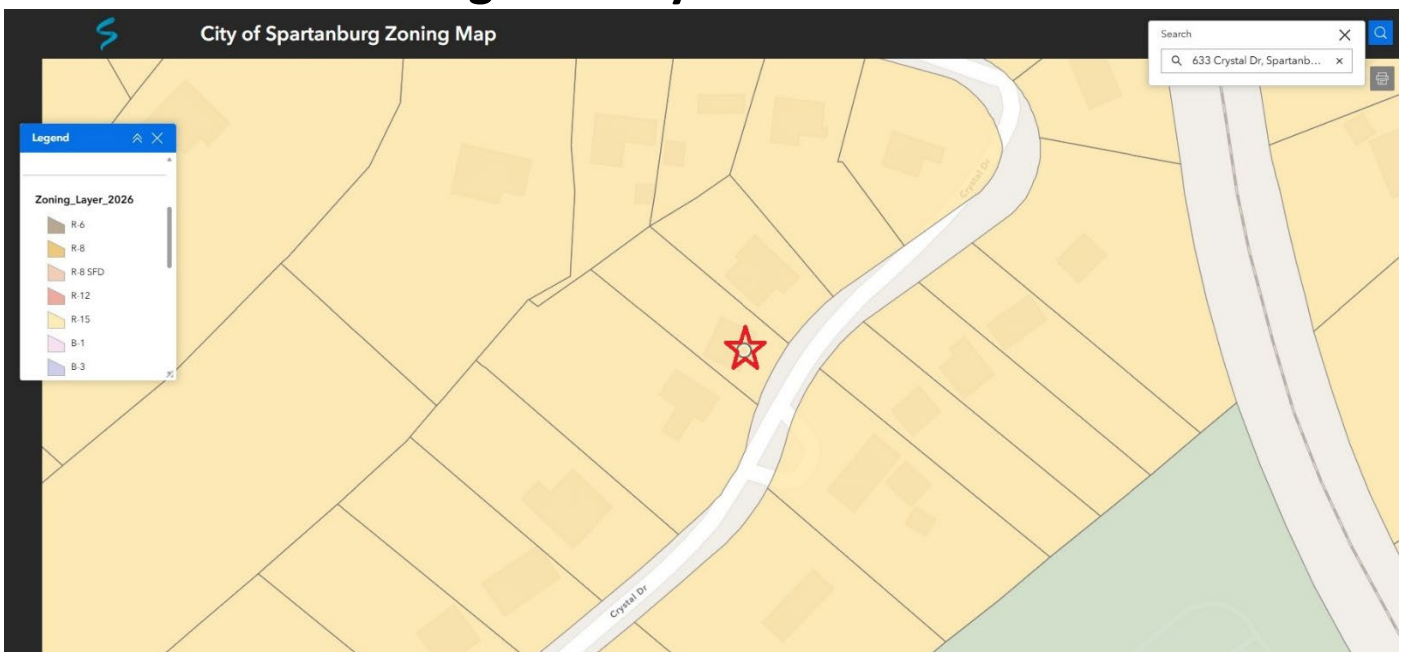
CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY LOCATED AT:**633 Crystal Drive (TMS # 7-17-01-058.00)**

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 25%, front yard setback is 40 feet, rear setback is 40 feet, and the interior side setback is 8 feet (approved reduction from 15 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.

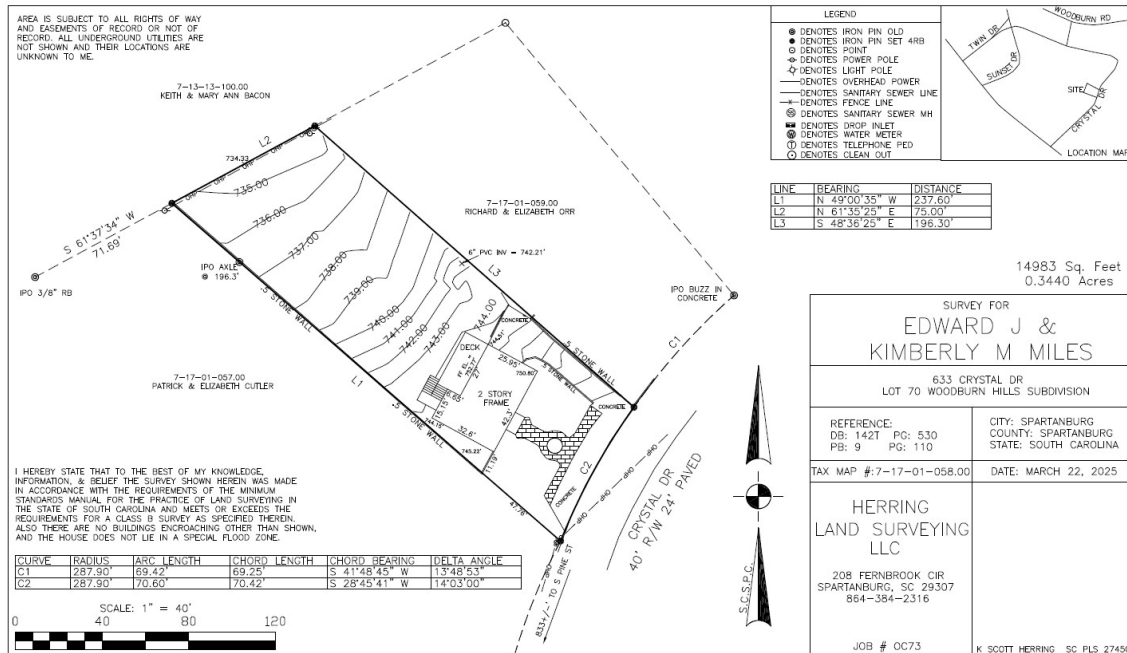
Aerial Photo – 633 Crystal Drive



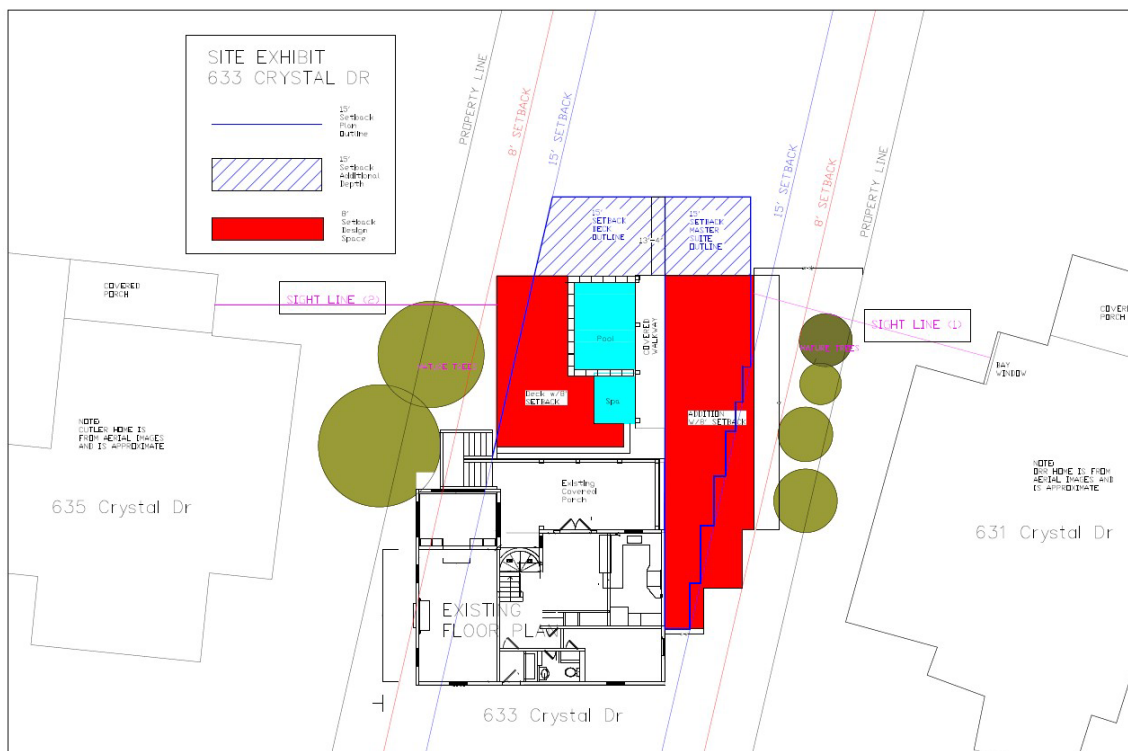
Zoning Map – 633 Crystal Drive R-15 – Single Family Residential District



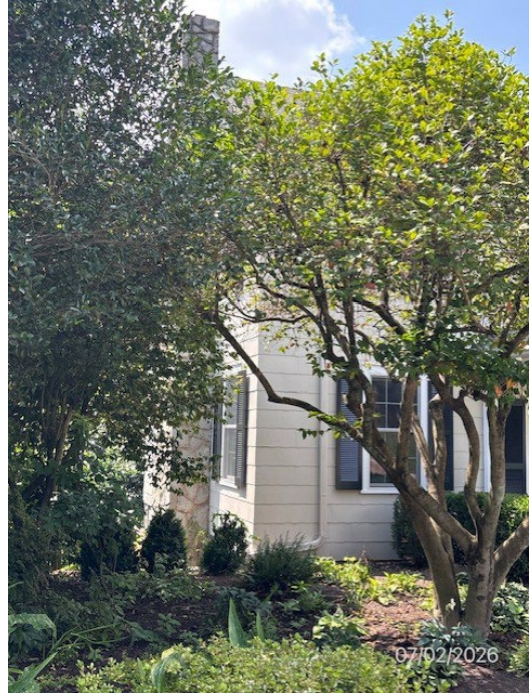
Site Survey – 633 Crystal Drive



Site Exhibit with Trees – 633 Crystal Dr.



Site Photos – Front and Sides



Site Photos - Adjacent Properties







Planning Department

Mailing Address: PO Box 1749 Spartanburg, SC 29304
Email: planning@cityofspartanburg.org

Phone: (864) 596-2068
Website: cityofspartanburg.org

Zoning Variance Application

Fee: \$150.00

Property Information

Address of Property: 633 Crystal Dr, Spartanburg, SC 29302
Tax Map #: 7-17-01-058.00 Street City Zip Code
Click [here](#) if you don't know it. Search by name or address.
Zoning District: City of Spartanburg R15
Click [here](#) if you don't know it. Search by address.
Property Owner: James (Ed) & Kim Miles Phone: [REDACTED]
Email: [REDACTED]

Applicant Information

Applicant Role: ☒ Owner ☐ Contractor ☐ Agent ☐ Other: _____
Applicant: Ed Miles Phone: [REDACTED]
Email: [REDACTED]
Mailing Address: 633 Crystal Dr, Spartanburg, SC 29302
Street City Zip Code

Name of Development: Miles Residence

Section of the Ordinance from which a Variance is requested: Section IV 401 and 403.2D

Required Attachments:

- ☒ A boundary map of subject property prepared and sealed by a registered land surveyor
- ☒ Detailed narrative describing the requested variance and the reasons for the request
- ☒ Detailed narrative addressing how the Variance meets all criteria of the Zoning Ordinance, including:
 1. What are the extraordinary or exceptional conditions that apply to your parcel?
 2. How do these conditions differentiate your parcel from those in the immediate vicinity?
 3. How would these conditions and the application of the Ordinance effectively prohibit or unreasonably restrict the utilization of your property?
 4. Will the authorization of a variance be of substantial detriment to adjacent property or to the public good? Would the character of the district be harmed by the granting of a variance?

If needed, please include a typed list of additional contacts (name, email, role)

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 and obligation transferable by sale. I hereby authorize the staff of the Planning Department to inspect the premises of the above described property if necessary.

Printed Name and Title: James (Ed) Miles, Owner

Signature: [Signature] Date: 6/10/26

Staff Use Only:

Date: _____

Assigned to: _____

Permit #: _____

Please submit all applications to planning@cityofspartanburg.org

MILES RESIDENCE VARIANCE NARRATIVE

Property Address: 633 Crystal Drive, Spartanburg, SC 29302

Tax Parcel Number: 7-17-01-058.00

Zoning District: R-15

Year Constructed: 1933

Requested Variance: Reduction of the required side-yard setback from 15 feet to 8 feet for a proposed residential addition. See Section IV, 401 and 403 D of City Zoning Ordinance.

DESCRIPTION OF REQUEST

The owners propose a rear addition to the existing single-family residence located at 633 Crystal Drive. The addition will provide a primary suite on the main floor and associated outdoor living improvements while maintaining the architectural character of the existing home.

The requested variance would allow a minimum side-yard setback of 8 feet where 15 feet is otherwise required.

Included with this application is a survey-based site exhibit showing:

- Existing property boundaries and improvements
- Existing residences on the adjoining properties
- The proposed addition utilizing the requested 8-foot setback
- A comparison layout showing a fully compliant 15-foot setback design

The exhibit illustrates the practical effect of the property's unusual geometry and demonstrates why the requested variance results in less impact on neighboring properties than strict application of the ordinance.

Also included are:

- Spartanburg County, GIS/One Map of the property and surrounding properties
- Property survey from Herring Land Surveying dated March 22, 2025
- Letters from neighbors in favor of the variance.

How Variance meets Zoning Criteria

EXTRAORDINARY OR EXCEPTIONAL CONDITIONS APPLICABLE TO THE PROPERTY

The property contains unique physical characteristics that create practical limitations on expansion of the existing residence.

The home was constructed in 1933 and is located near the front of the lot, consistent with the historic development pattern of Crystal Drive. Unlike a typical rectangular residential parcel, the lot is an irregular parallelogram that is not oriented squarely to the street. As the parcel extends toward the rear, the property lines skew significantly from the orientation of the existing residence. The property is roughly 214' long but only 70' wide.

Because of this unusual geometry, the side-yard setback requirements affect the buildable area differently than they would on a conventional lot. The rear building envelope is constrained in a manner that is directly related to the shape and orientation of the parcel rather than to any action of the current owners.

These conditions are extraordinary to this property and create practical development limitations not generally found on standard residential lots.

HOW THESE CONDITIONS DIFFERENTIATE THE PROPERTY FROM OTHERS IN THE IMMEDIATE VICINITY

While neighboring properties share a similar residential character, most lots function in a more conventional manner with respect to building setbacks and future additions.

The subject property differs because the lot boundaries are not aligned with either the street frontage or the existing residence. This, combined with the unusually narrow lot, creates a unique condition in which the side-yard setback line cuts across the practical expansion area available to the house.

The issue is not merely the size of the parcel but the relationship between the lot geometry and the location of the existing structure. As shown on the attached exhibit, this relationship substantially limits the area available for a rear addition and creates constraints not experienced to the same degree on neighboring properties.

HOW APPLICATION OF THE ORDINANCE WOULD EFFECTIVELY PROHIBIT OR UNREASONABLY RESTRICT UTILIZATION OF THE PROPERTY

Strict application of the 15-foot setback requirement would unreasonably restrict the ability to construct a reasonable rear addition to the existing residence.

As demonstrated on the attached exhibit, compliance with the full setback requirement would force the addition substantially farther into the rear yard. The comparison plan

shows that a conforming design would extend approximately 13 feet 4 inches farther toward the rear of the property than the proposed design utilizing the requested variance.

Because of the unusual shape of the lot, strict compliance does not produce a less impactful result. Instead, it pushes the addition deeper into the backyard environment shared by the adjacent properties.

The requested variance allows the addition to remain closer to the existing residence and closer to the street frontage while still maintaining substantial separation from adjoining properties. The variance therefore represents the minimum relief necessary to permit a reasonable residential addition while respecting the unique physical constraints of the parcel.

EFFECT ON ADJACENT PROPERTY, THE PUBLIC GOOD, AND THE CHARACTER OF THE DISTRICT

Granting the requested variance will not be detrimental to adjacent properties, the public good, or the established character of the neighborhood.

The property will remain a single-family residence. No change in use, density, traffic patterns, or neighborhood character is proposed.

The attached exhibit demonstrates that the requested variance reduces the visual impact of the addition when compared to a fully compliant alternative. By allowing the structure to remain closer to the existing residence, the variance minimizes encroachment into the open rear-yard areas that contribute significantly to the character and privacy of the surrounding properties.

The homes at 631, 633, and 635 Crystal Drive currently enjoy a unique sense of privacy created by the arrangement of the homes, rear porches, and backyard views. Although the homes are located relatively close together, the rear portions of the properties feel open and secluded because they look toward natural areas and away from one another.

The proposed variance better preserves these conditions than a design that strictly complies with the ordinance. The requested relief allows the addition to remain closer to the street and closer to the existing structure, thereby reducing intrusion into backyard views and private outdoor living spaces.

In addition, the property line continues to diverge from the proposed addition as it extends toward the rear of the lot, resulting in approximately 18 feet of separation at the rear corner of the structure.

Letters of support from neighboring property owners are included with this application. Those neighbors have reviewed the proposed design and support the variance because it better preserves privacy and neighborhood character than the alternative compliant layout.

For these reasons, the requested variance will not be detrimental to adjacent properties or the public good and will be consistent with the character of the district.

CONCLUSION

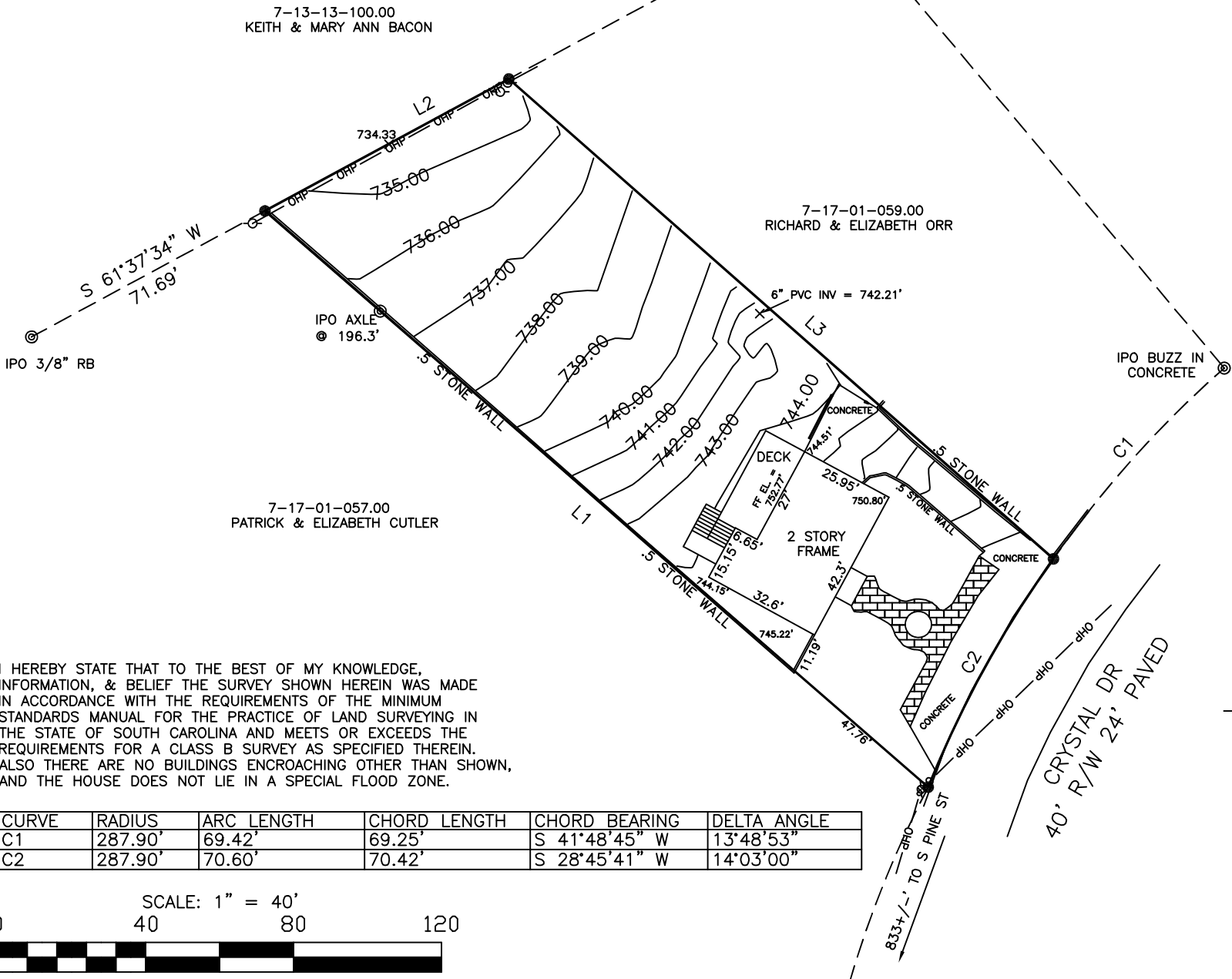
The requested variance is justified by the unique physical characteristics of the property, including its irregular shape, unusual orientation, and the location of the existing residence on the lot.

As demonstrated by the attached survey and comparative site exhibit, strict application of the 15-foot setback requirement would produce a less desirable result by forcing new construction substantially farther into the rear yard and closer to the shared views and outdoor spaces of neighboring properties.

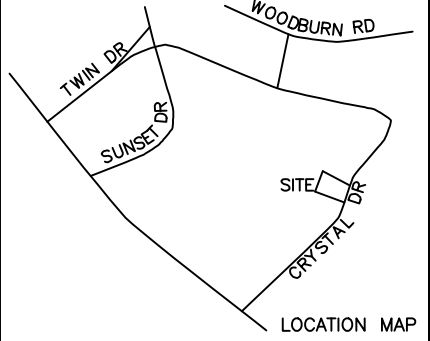
The requested reduction from 15 feet to 8 feet represents the minimum relief necessary to accommodate a reasonable residential addition while preserving the privacy, visual character, and established development pattern of the surrounding neighborhood.

Approval of the requested variance is therefore respectfully requested.

AREA IS SUBJECT TO ALL RIGHTS OF WAY
AND EASEMENTS OF RECORD OR NOT OF
RECORD. ALL UNDERGROUND UTILITIES ARE
NOT SHOWN AND THEIR LOCATIONS ARE
UNKNOWN TO ME.



LEGEND	
⊙	DENOTES IRON PIN OLD
●	DENOTES IRON PIN SET 4RB
○	DENOTES POINT
⊕	DENOTES POWER POLE
⊙	DENOTES LIGHT POLE
—	DENOTES OVERHEAD POWER
—	DENOTES SANITARY SEWER LINE
×	DENOTES FENCE LINE
⊙	DENOTES SANITARY SEWER MH
⊙	DENOTES DROP INLET
⊙	DENOTES WATER METER
⊙	DENOTES TELEPHONE PED
⊙	DENOTES CLEAN OUT



LINE	BEARING	DISTANCE
L1	N 49°00'35" W	237.60'
L2	N 61°35'25" E	75.00'
L3	S 48°36'25" E	196.30'

14983 Sq. Feet
0.3440 Acres

SURVEY FOR
EDWARD J &
KIMBERLY M MILES

633 CRYSTAL DR
LOT 70 WOODBURN HILLS SUBDIVISION

REFERENCE:
DB: 142T PG: 530
PB: 9 PG: 110

CITY: SPARTANBURG
COUNTY: SPARTANBURG
STATE: SOUTH CAROLINA

TAX MAP #:7-17-01-058.00

DATE: MARCH 22, 2025

HERRING
LAND SURVEYING
LLC

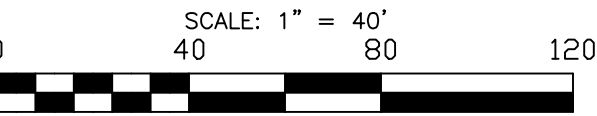
208 FERNBROOK CIR
SPARTANBURG, SC 29307
864-384-2316

JOB # OC73

K SCOTT HERRING SC PLS 27450

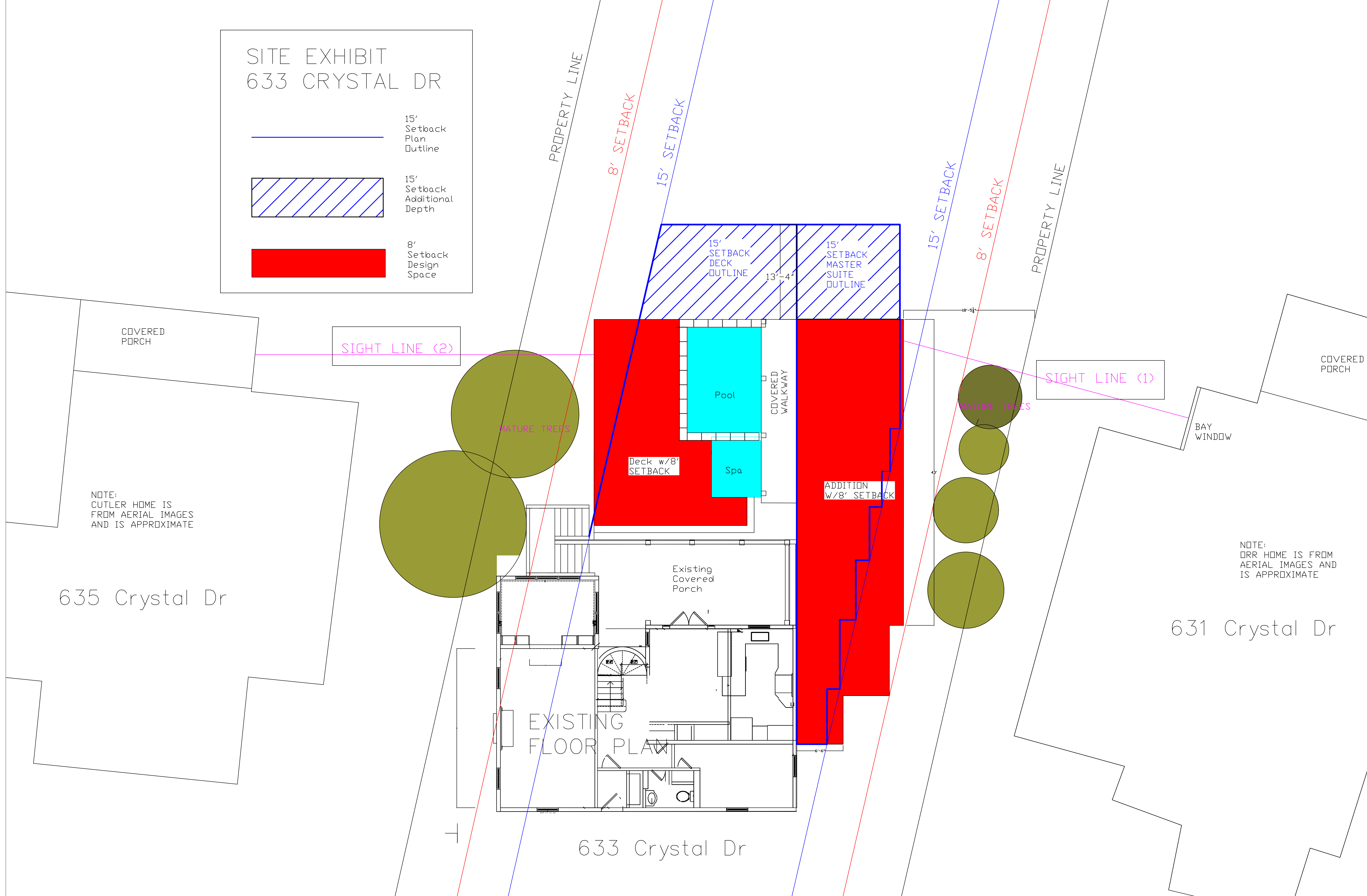
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE,
INFORMATION, & BELIEF THE SURVEY SHOWN HEREIN WAS MADE
IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM
STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN
THE STATE OF SOUTH CAROLINA AND MEETS OR EXCEEDS THE
REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN.
ALSO THERE ARE NO BUILDINGS ENCROACHING OTHER THAN SHOWN,
AND THE HOUSE DOES NOT LIE IN A SPECIAL FLOOD ZONE.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	287.90'	69.42'	69.25'	S 41°48'45" W	13°48'53"
C2	287.90'	70.60'	70.42'	S 28°45'41" W	14°03'00"



SITE EXHIBIT
633 CRYSTAL DR

- 15' Setback Plan Outline
- 15' Setback Additional Depth
- 8' Setback Design Space



COVERED PORCH

SIGHT LINE (2)

MATURE TREES

Deck w/8' SETBACK

Pool

Spa

ADDITION W/8' SETBACK

COVERED WALKWAY

Existing Covered Porch

EXISTING FLOOR PLAN

633 Crystal Dr

SIGHT LINE (1)

MATURE TREES

BAY WINDOW

COVERED PORCH

NOTE: ORR HOME IS FROM AERIAL IMAGES AND IS APPROXIMATE

631 Crystal Dr

NOTE: CUTLER HOME IS FROM AERIAL IMAGES AND IS APPROXIMATE

635 Crystal Dr

FROM EXHIBIT – SIGHT LINE (1)



To the City of Spartanburg Board of Zoning Appeals:

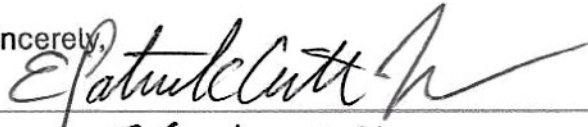
I own 635 Crystal Dr, the property adjacent to 633 Crystal Drive, and am writing in support of the variance request submitted by Ed and Kim Miles.

The owners shared the proposed plans and survey with us, including a comparison showing both the requested 8-foot setback design and a design that would comply with the 15-foot setback requirement.

After reviewing those plans, I believe the requested variance is reasonable and appropriate for this property. The lot is unusually shaped, and the proposed variance allows the addition to remain closer to the existing house rather than extending farther into the rear yard. In my opinion, the proposed variance results in a better outcome for neighboring properties because it keeps the addition closer to the existing house and reduces its impact on the open backyard spaces that contribute to the privacy and character of our neighborhood.

I do not believe the proposed variance will create any adverse impact on neighboring properties or alter the residential character of Crystal Drive. I support the application and respectfully request that the variance be approved.

Sincerely,



Name

Patrick Cutler

Property Owner 635 Crystal Dr, Adjacent to 633 Crystal Drive

To Whom It May Concern:

I am the owner of 631 Crystal Dr, the property adjacent to 633 Crystal Drive, and have reviewed the proposed addition and variance request submitted by Ed and Kim Miles.

After reviewing the survey and comparison drawings, I support the requested variance reducing the side-yard setback from 15 feet to 8 feet.

The plans demonstrate that because of the unusual shape and orientation of the lot, a design that fully complies with the 15-foot setback requirement would extend much farther into the rear yard than the proposed design. From my perspective as a neighboring property owner, this approach better preserves privacy and maintains the open feeling that currently exists between the surrounding homes.

I do not believe the proposed variance will negatively affect my property, property values, privacy, or enjoyment of my home. In fact, I believe the proposed design better preserves the character of the area than the alternative design shown on the plans.

For these reasons, I support approval of the variance request.

Sincerely,


Rick Orr
Name


Elizabeth Orr
Name

Property Owner 631 Crystal Dr, Adjacent to 633 Crystal Drive

Thank you for your consideration.
In addition we both feel this plan
will be the least obstructive for our
sight lines both from our pool and
our windows.

RD EO