



The City of Spartanburg Board of Zoning Appeals

AGENDA

December 12, 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 November 14, 2023, Meeting.**
- VI. Old Business: None.**
- VII. New Business:**
 - 1. APP-23-020-0016: The City of Spartanburg’s Board of Zoning Appeals has received a request for an appeal to the permitted uses table Section 302 in the zoning ordinance to allow a temporary office use for property located at 101 Saint Matthews Lane (TMS: 6-21-01-004.00); with a zoning designation of R-15 (Single Family Residential District). Owner: Saint Matthews Episcopal Church / Applicant: St. Lukes Free Medical Clinic / Agent: Michael Gloystein.
 - 2. VAR-23-020-0017: The City of Spartanburg’s Board of Zoning Appeals has received a request for a variance to the side setback to property located at 1033 Glendalyn Circle (TMS: 7-13-05-047.00); with a zoning designation of R-15 (Single Family Residential District). Owner/Applicant: Charlotte and Hunter Dawkins / Agent: Lucy Lynch, Lucy Lynch Architects.
- 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, November 14th, 2023, at 5:15 PM
City Hall Council Chambers**

The Board of Zoning Appeals met in City Hall Council Chambers on Tuesday, November 14th, 2023, at 5:15PM with the following members in attendance **McKay Moore, Darren Matz, Brian Cohen, Brian Murdoch and Don Bramblett**. Representing the Planning Department is **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
Mr. Cohen: Brian Cohen

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 Mr. Murdoch to approve the agenda. The motion was approved with a vote of 5-0.

Ms. Moore: I move we approve the agenda.
Mr. Murdoch: Second
Mr. Matz: All in favor of motion say aye?
Attendees: Aye.

Mr. Matz: The next item is the disposition of meeting minutes. I believe we had some additional changes?

Approval of Meeting Minutes from October 10th, 2023.

A motion was made by Ms. Moore seconded Mr. Bramblett The motion was approved with a vote of 5-0.

Ms. Moore: I move that we approve the changes.
Mr. Bramblett: Second.
Mr. Matz: All in favor?
Attendees: Aye.

Old Business: None

New Business:

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.

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.

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.

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.

Applicant:

Alane and Rex Russell, 107 Kent Pl, Spartanburg, SC.

Public Comment:

Daniel Russell, 102 Cinder Ter, Spartanburg, SC.

Mitchell Kyllonen, 109 Kent Pl, Spartanburg, SC.

Constantine Ramantanin, 2426 Wallace Ave, Spartanburg, SC.

Discussion:

By constructing the carport this will enhance the neighborhood appeal and raise the property value to the surrounding area.

A motion was made by Mr. Murdoch, seconded Mr. Cohen to approve but no closer than 20' setback with a vote of 5-0.

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

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 Accessor'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.

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.

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:

- 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 –***

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 Assessor'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 Assessor'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.

Applicant:

Mike Ball, 341 and 353 Allen Street, Spartanburg SC.

Public Comments:

None.

Discussion:

The Code Enforcement violations that had been placed prior on this property will not affect the applicant obtaining approval for the BZA case.

A motion was made by Mr. Cohen, seconded Mr. Murdoch to approve the two-foot setback with a vote of 4-1.

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: The City of Spartanburg's Board of Zoning Appeals has received a request for an appeal to the permitted uses table Section 302 in the zoning ordinance to allow a temporary office use for property located **at 101 Saint Matthews Lane** (TMS: 6-21-01-004.00); with a zoning designation of R-15 (Single Family Residential District). Owner: **Saint Matthews Episcopal Church** / Applicant: **St. Lukes Free Medical Clinic** / Agent: Michael Gloystein.

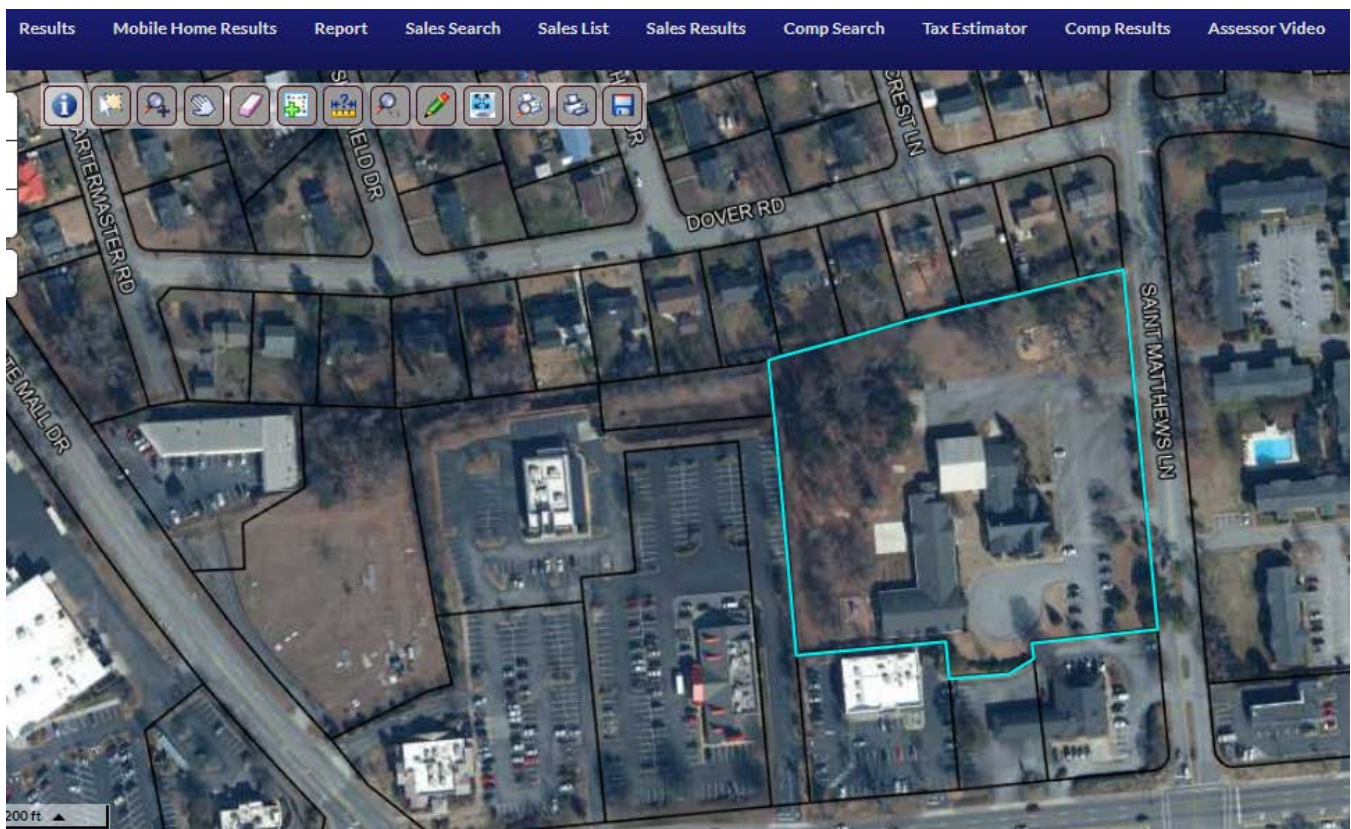
Date: December 4, 2023

Project Description and History

The Agent, Michael P. Gloystein, submitted an application on behalf of St. Lukes Free Medical Clinic to install a prefab shipping container / medical clinic (160 sf) in the rear of Saint Matthews Episcopal Church. The church currently offers free medical service to uninsured adults on Wednesdays (one day a week) in their gym. With the help of a parishoner (the Agent), the church now has the opportunity to provide this service in a stand alone structure.

The church is facing a zoning obstacles to operate on the site, coupled with requirements from the Building Official to operate a business inside of a container, permanetly. The property is zoned R-15 where, even as a Home Occupation (See Section 303.62), a physician's office is not allowed to operate within this zoning district. However, in R-12 or lower, a physician's office can operate as a home based business.

After doing some preliminary research, the Agent learned that the R-15 zoning district where the church is located requires BZA approval for the proposed use. The Applicant is appealing §302 Use Regulations for Residential Districts.



Analysis
Zoning Ordinance Consistency

603.3 Appeals.

The Applicant is seeking an appeal to **§302 USE REGULATIONS FOR RESIDENTIAL DISTRICTS**. 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;**
The church campus is zoned R-15 and includes the sanctuary, church offices, a day care, church garden and a playground that is managed by the City of Spartanburg Parks & Recreation Department. Staff does not see any extraordinary nor exceptional conditions pertaining to this particular piece of property outside of the restrictions outlined in the residential zoning district.
- b. ***These conditions do not generally apply to other properties in the vicinity;***
Saint Matthews Episcopal is operating as a Special Exception in an R-15 residential zoning district, so their vision as a community resource comes under scrutiny through the zoning ordinance. The Planning Department has consulted with the Church to consider rezoning as their campus expand.

R-15 strictly enforces single family residential living, but allows for Home Occupations where there is no exterior evidence of the use permitted (no signage, no customers). R-12 or lower does allow for home occupations where limited signage and customers are allowed.

St. Lukes already provides this service at the church once a week on Wednesdays, now they'd like to move this service to a separate building.
- 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 would not effectively prohibit or unreasonably restrict the use of the property. The church is able to function as is and the parishoners / volunteers are able to offer resources to the community in the exisiting space. However, despite the management of their supplies and resources it is obvious that operating both the food giveaway and the medical clinic in the gym, at the same time, has come down to making efficient use of space. With the aid of moveabel all partitions, St. Lukes is able to create privacy for patient care.
- d. ***The authorization of a [Appeal] 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, the authorization of the Appeal will not be of substantial detrment to the adjacent property or to the public. The church has been offering these services to the community for quite some time, so the weekly volunteers seem to have an efficient process in place. Allowing the container to be installed would give the church more space and provide the church the opportunity to utilize the gym diffently during their food distribution.

- 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.*

Staff recommends approval.

At the December 12, 2023 meeting, the Board may grant approval of the Appeal and allow the church to...., 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 signange 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.

Submitted by:

Tia Keitt

Tia Keitt, AICP
Planner II

Attachments:

Conditions of Approval

Application and supplemental items

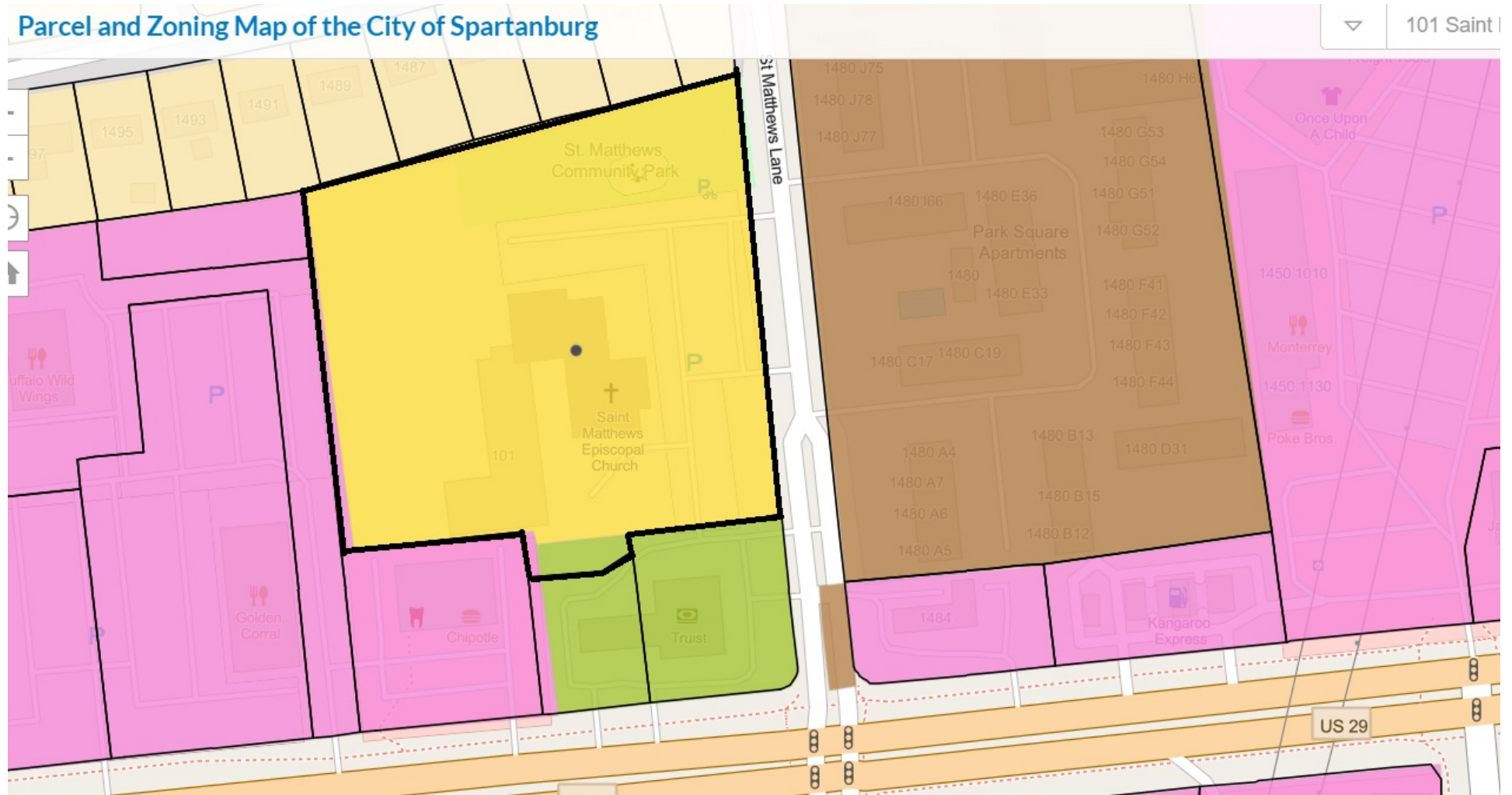
Photos

CONDITIONS OF APPROVAL FOR PROJECT ON PROPERTY AT:

101 Saint Matthews Lane (TMS: 6-21-01-004.00);
R-15 (Single Family Residential District)

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. 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.
3. The applicant shall be responsible for the completeness and accuracy of all forms and supporting material submitted in connection with any permit application. Any errors or discrepancies found therein may result in the revocation if any approval or permits issues in connection therewith.
4. 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.
5. 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.
6. Permits and inspections may be required for construction and installation of materials.
7. All required structures (including fences) and plant materials in the bufferyard shall be maintained in perpetuity by the developer and his successors, including the homeowners association or individual property owners if there is no homeowners association. The developer shall be responsible for putting this requirement in the form of deed restrictions to ensure that this provision is met.

Parcel and Zoning Map of the City of Spartanburg

















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

General Application

Name of Development: Saint Matthew's Episcopal Church

Street Address: 101 ST MATTHEWS LANE Spartanburg, SC 29301

Zoning District: R-15 Overlay: _____ Tax Map Number: 6-21-01-004.00

Owner: St. Matthews Episcopal Church Phone: 864-576-0424

Address: 101 St Matthews Lane Email: bboyd@stmatthewsepiscopal.org

City: Spartanburg State: South Carolina Zip: 29301

Applicant: St. Lukes Free Medical Clinic Phone: 864-542-2273

Address: 162 N Dean Street Email: CCantrell@slfmc.org

City: Spartanburg State: South Carolina Zip: 29302

Agent: Michael P Gloystein Phone: 713-252-8171

Address: 228 W Camelton Dr Email: egetz@swbell.net

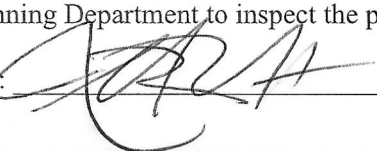
City: Woodruff State: South Carolina Zip: 29388

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:  Date: 11/17/23

Staff Use Only / Received by: _____

Date Received: _____ Time: _____ Permit Number: _____

ZONING APPEALS SUPPLEMENTAL APPLICATION FORM

Name of Development: Saint Matthew's Episcopal Church

Location of Development: 101 St Matthews Lane Spartanburg, SC 29301

City Official or Body that made the Decision: Planning Department

Date of the Decision you are Appealing: 11/16/2023

Please summarize the Decision you are Appealing:

We seek permission from the Planning Department to move a mobile pediatric healthcare office to the rear yard of our church building. Said climate controlled office, housed inside a former shipping container, contains basic medical instrumentation to provide free healthcare consultation to children. It will be open once per week for 3-4 hours.

Please explain the Basis for your right to Appeal:

Currently St. Matthew's Episcopal Church is partnered with St. Lukes Free Medical Care to provide free adult medical consultation to non-insured residents at the church once per week for 3-4 hours. In doing so, such free care qualifies the non-insured to enter the St. Lukes health care system. We believe it is our right and especially our duty to expand this care to non-insured children.

The Nature of the Appeal:

St. Lukes Free Medical Care, as an additional neighborhood outreach initiative, is free issuing this mobile pediatric healthcare office to St. Matthew's Episcopal Church to focus specifically on healthcare consultation for non-insured children. We request the City of Spartanburg to approve this use in the R-15 Zoning District.

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

- ☒ A detailed narrative outlining grounds of the Appeal and citing any Zoning Ordinance section number(s) relied upon; and a statement of the specific decision requested of the Board of Zoning Appeals.
- ☒ When an Appeal is filed by an Agent for another party, that party must submit written certification consenting to the Appeal.
- ☒ Filing Fee - \$50.00

Staff Use Only / Received by: _____

Date Received: _____

Time: _____

Permit Number: _____

**PROPOSED OFFICE BUILDING SITE DATA:**

- SITE AREA:
 - 37,000 SF - ±0.85ACRES
 - ADDITIONAL PROPERTY FROM CHURCH 3,000 SF
 - TOTAL SITE AREA 40,000 SF - 0.92 ACRES
- BUILDING AREA = 9,818 SF
- ZONING - LIMITED OFFICE DISTRICT

PARKING SUMMARY

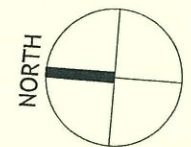
- PARKING REQUIRED:
 - 1 SPA PER 250 SF GFA = 40 SPACES
- PARKING PROVIDED: 42 SPACES
 - INCLUDING 2 ACCESSIBLE SPACES
- LANDSCAPE ISLAND REQUIRED FOR EVERY 12 PARKING SPACES

SETBACK DATA:**BUILDING SETBACK**

- 25' BUILDING SETBACK ALONG STREET
- 10' BUILDING SETBACK FOR SIDES
- 15' BUILDING SETBACK FOR REAR

PARKING SETBACK

- 5' BUFFER ALONG W O EZELL BLVD.
- 10' LANDSCAPE TYPE 4 BUFFER YARD - ALONG CHURCH PROPERTY



GRAPHIC SCALE



1 INCH = 60 FT

Magnolia Property Group Inc.
Retail Development

PO BOX 2448
GREENVILLE, SC 29602
PHONE 864.298.9191

**SPARTANBURG,
SOUTH CAROLINA**
W O EZELL BLVD. NEAR AND
ST. MATTHEWS LANE
DATE: JUNE 7, 2010
CONTACT: MARTIN FRIDY

OPTION:

3a

ZONING APPEAL NARRATIVE

City of Spartanburg Planning Department
P.O. Box 1749
Spartanburg, SC 29304
T: (864) 596-2068
Email: planning@cityofspartanburg.org

Subject: Zoning Appeal Request for St. Lukes Free Medical Clinic
Name of Development: Saint Matthew's Episcopal Church
Location of Development: 101 ST MATTHEWS LANE
Spartanburg, SC 29301
Zoning District: R-15
Tax Map Number: 6-21-01-004.00

Grounds of the Appeal

The following cited Zoning Ordinance section number(s) are relied upon to justify placement of the mobile pediatric healthcare office in the rear yard of the church.

302 Use Regulations for Residential Districts

302.1 R-15 Single Family Residential District (pages 19-20)

A. Uses Permitted by Right:

4. Customary accessory buildings and structures, including private garages provided that such structures must comply with Subsection 501.4 of this ordinance.

B. Uses Permitted by Special Exception:

The following uses may be permitted by special exception under Section VI, & 603.5 of this ordinance.

1. **Churches**, synagogues, and other places of worship including parish houses, rectories, and other facilities normally incidental to places of worship but excluding funeral homes.

501. GENERAL REGULATIONS

501.4 Accessory Buildings in Residential Districts. (pages 57-58)

Any permitted accessory use in a residential district including a private garage, may be permitted in any rear yard, provided that such use does not occupy more than thirty percent (30%) of the required rear yard. Such accessory building shall not be located less than sixty (60) feet from the front lot line.

Note: See scale drawing of St. Matthew's Episcopal Church land plot to verify more than enough distance from neighboring properties in all directions to satisfy this paragraph. In addition, this mobile office is not visible from the front of the church street side.

Section 501: General and Supplemental Regulations

1. Definitions (page 69)

Mobile Home – a structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term “mobile home” does not include a “recreational vehicle”.

Note: The exterior of the mobile healthcare office qualifies as a “Mobile Home” in the above definition.

Section 508: Mobile Home and Mobile Commercial Buildings Regulations and Design Standards

508.14 Location Or Parking Of Mobile Homes (page 216)

F. A mobile home may be used on a lot or tract of land on a temporary test basis for office or business purposes for a period not to exceed six (6) months; ...

Section 505: Tree Protection and Landscaping Requirements

505.2 Definitions (pages 151-152)

INSTITUTIONAL USES. – Uses which are supportive of the **residential community**. They provide indoor space for recreation, hobbies, meetings, education and **worship**, as well as cultural facilities, group quarters for **religious groups** and the infirm or elderly, and boarding houses. While some uses may be operated for private profit, they duplicate services that are generally provided by public or **non-profit groups**. These uses include rooming houses, day or youth camps, cemeteries, **churches**, community or recreational centers, public or private schools, schools or homes for physically or mentally handicapped, indoor skating rinks, indoor swimming pools, tennis, racquetball, handball courts, and all other institutional, indoor recreational, and **special residential** uses.

OFFICE, INSTITUTIONAL, SPECIAL RESIDENTIAL. – Office uses include governmental, business, and professional offices. Institutional uses include **churches**, community or recreational centers, libraries or museums, public and private schools, schools or homes for physically or mentally handicapped, and colleges. Special residential uses include rooming houses, day or youth camps, convents or monasteries, day care centers, group dwellings, halfway houses, and nursing homes.

Spartanburg Comprehensive Plan 2022 – Updated 2023

Housing: Homelessness

Page 86

Strategy: Create a stigma-reducing campaign A public service component would include reasons why individuals become homeless, early warning sign indicators and available community resources.

NOTE: A major cause for individuals to become homeless is from having untreated illness due to being uninsured. The mobile pediatric healthcare office will direct children & parents to available *Free* care options.

Page 87

Continue to cooperate with local Continuum of Care agencies to bolster prevention efforts. Community health workers and social workers should be **located in easily accessible sites such as** schools, neighborhood centers, **faith institutions**, workplaces, and emergency rooms, where people are **seeking assistance for basic problem solving needs**. The emphasis would be on **addressing the social determinates of health before crisis of homelessness occurs**.

Note: The purpose for the mobile pediatric healthcare office will be to direct children & parents to available *Free* care options and thus avert crisis and homelessness.

END

ZONING APPEAL CONSENT FORM

City of Spartanburg Planning Department
P.O. BOX 1749
Spartanburg, SC 29304
T: (864) 596-2068
Email: planning@cityofspartanburg.org

Subject: Zoning Appeal Request for St. Lukes Free Medical Clinic
162 N Dean Street
Spartanburg, SC 29302

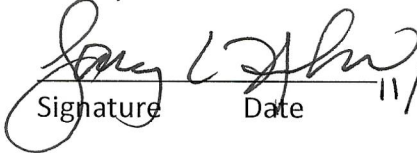
Name of Development: Saint Matthew's Episcopal Church
Location of Development: 101 ST MATTHEWS LANE
Spartanburg, SC 29301
Zoning District: R-15
Tax Map No. 6-21-01-004.00

Description of Appeal Request: St. Lukes Free Health Clinic is requesting a zoning appeal on Tax Map Number 6-21-01-004.00. The site currently operates as a church and preschool, and is zoned R-15 (Single family Residential) in the city of Spartanburg.

CONSENT TO REQUEST ZONING APPEAL FROM PROPERTY OWNER

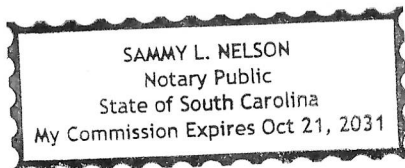
I (We) The Vestry of Saint Matthew's Episcopal Church, as owner(s) of 101 ST MATTHEWS LANE, located within the City of Spartanburg, having no objections to the granting of the Zoning Appeal, hereby give consent to proceed with the Appeal as described above.

Notary Public


Signature _____ Date 11/17/23

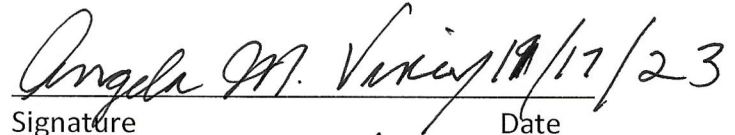
Expiration 10/21/2031

Seal _____




Signature _____ Date 11/17/23

Robert L. Brown
Printed Name


Signature _____ Date 11/17/23

Angela M. Viney
Printed Name



ST. LUKE'S
FREE MEDICAL CLINIC
CHANGING LIVES SINCE 1992

St. Luke's Free Medical Clinic
162 N. Dean Street
Spartanburg, SC 29302
Telephone: (864) 542-2273 Fax: (864) 597-0413
www.slfmc.org

City of Spartanburg Planning Department
P.O. BOX 1749
Spartanburg, SC 29304

Subject: Zoning Appeal Request for St. Lukes Free Medical Clinic
162 N Dean Street
Spartanburg, SC 29302
Name of Development: Saint Matthew's Episcopal Church
Location of Development: 101 ST MATTHEWS LANE
Spartanburg, SC 29301
Zoning District: R-15
Tax Map No. 6-21-01-004.00

Description of Appeal Request: St. Lukes Free Medical Clinic is **requesting a zoning appeal** on Tax Map Number 6-21-01-004.00. The site which is currently operated as a church, and preschool, is zoned R-15 (Single family Residential) in the City of Spartanburg.

Dear Planning Board,

The St. Lukes Free Medical Clinic (SLFMC) owns a Modular Pediatric Healthcare Office housed in an 8 feet x 20 feet x 8.5 feet tall shipping container. SLFMC wishes to move it onto the premises of St. Matthew's Episcopal Church to provide free healthcare to families as a part of our City of Spartanburg Community Outreach. This healthcare office will be staffed by our own physician one day per week for 3 to 4 hours.

St. Lukes Free Medical Clinic respectfully requests a zoning allowance within R-15 Single Family category to permit it being located behind the church.

Any questions or comments are kindly welcomed. Thank you for this consideration.

Sincerely,

Chet Cantrell
Development Director
ccantrell@slfmc.org
864-541-2060





TO: The Board Zoning Appeals

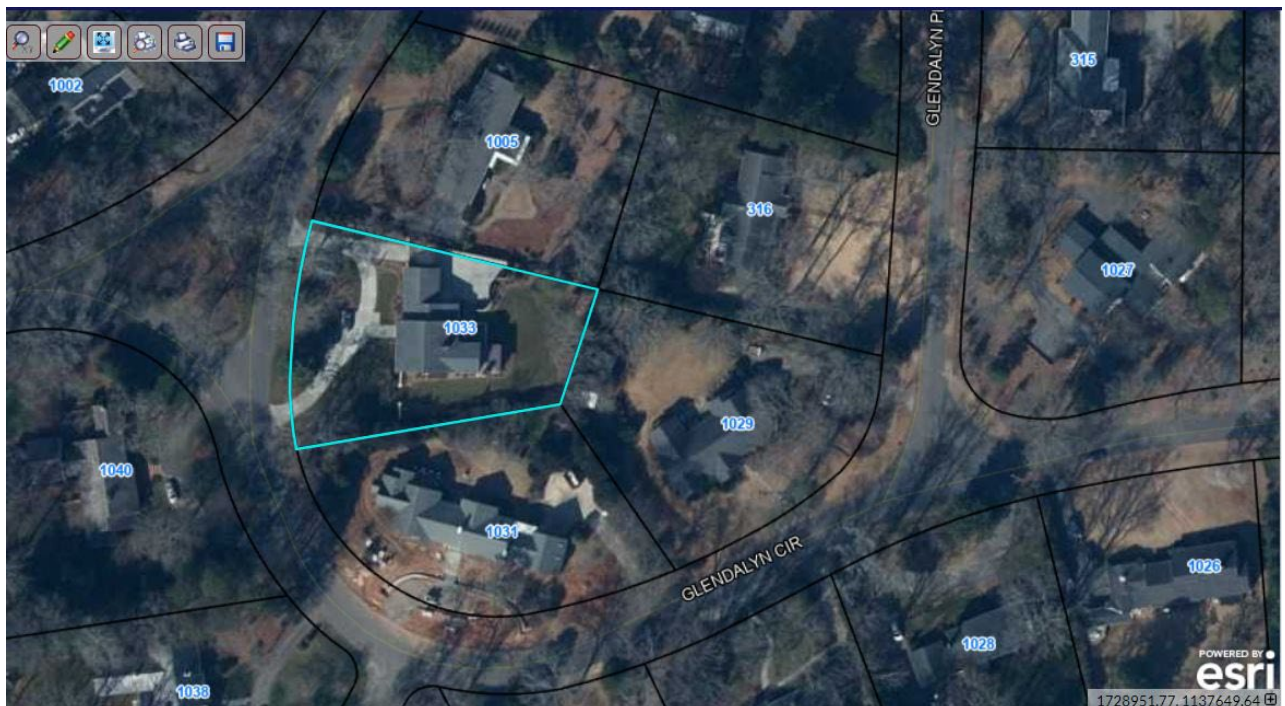
RE: VAR-23-00200017 The City of Spartanburg's Board of Zoning Appeals has received a Variance request to the side setback to property located at 1033 Glendalyn Cir. (TMS 7-13-05-047.00); with a zoning designation of R-15, Single Family Residential District. Owner / Applicant: Charlotte and Hunter Dawkins; Agent: Lucy Lynch, Lynch Architects.

Date: December 4th, 2023

Project Description and History

The project site is an approximately 29,580 square foot lot located in Converse Heights neighborhood with a zoning designation of R-15, Single Family Residential District. The project site abuts Glendalyn Cir. to the west boundary. The surrounding properties are all zoned for R-15, Single Family Residential District.

The applicant/agent are proposing to build a two-story addition to the rear yard encroaching 5' into 15' side yard setback requirement (a triangular area of about 50 SF will encroach into the setback area). Therefore, a variance of reducing the side setback than required (from 15' to 10') is requested in order for the applicant to accomplish the addition project in the rear yard.



Analysis

Zoning Ordinance Consistency

The project site has a zone designation of R-15, Single Family Residential District. **Section 302.1 R-15 Single Family Residential District Uses Permitted by Right** of the City of Spartanburg Zoning Ordinance, R-15, Single Family Residential District, does allow Single Family dwellings.

However, given the size of the two-story addition in the rear yard, it will encroach 5' into the 15' minimum side setback requirement. The applicant is seeking side setback reduction variance for the addition to be built in the rear yard. A Variance may be granted by the Board of Zoning Appeals to the minimum side setback standards required in the ordinance. 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, one is 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:

- 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 –***
The existing primary structure was built closer to the left property line. The owner stated that the lot is a split-level house which creates more design challenge for them to pick a proper placement of the proposed two-story addition. After discussing with their architect, the best location for the addition in the rear yard would be closer to the left of the premises.
2. ***These conditions do not generally apply to other properties in the vicinity –***
Given the shape of the lot getting narrower to the back and the condition that it is a split-level house, it adds some unique challenges to the design and placement of the proposed two-story addition. The surrounding properties in the vicinity of the project site all either have wider space on the side or have a regular lot shape.
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 the side setback from 15' to 10' for this project, it will allow the applicant to add a nicely designed addition in the back yard accommodating the need of a growing family. Otherwise, the proposed project cannot be built as proposed.

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. The proposed project may add value to the neighborhood.
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.

Summary and Recommendation

The proposed project meets all the required Findings for approval of the Variance. Staff recommends approval based on the Findings listed above.

Submitted by:



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

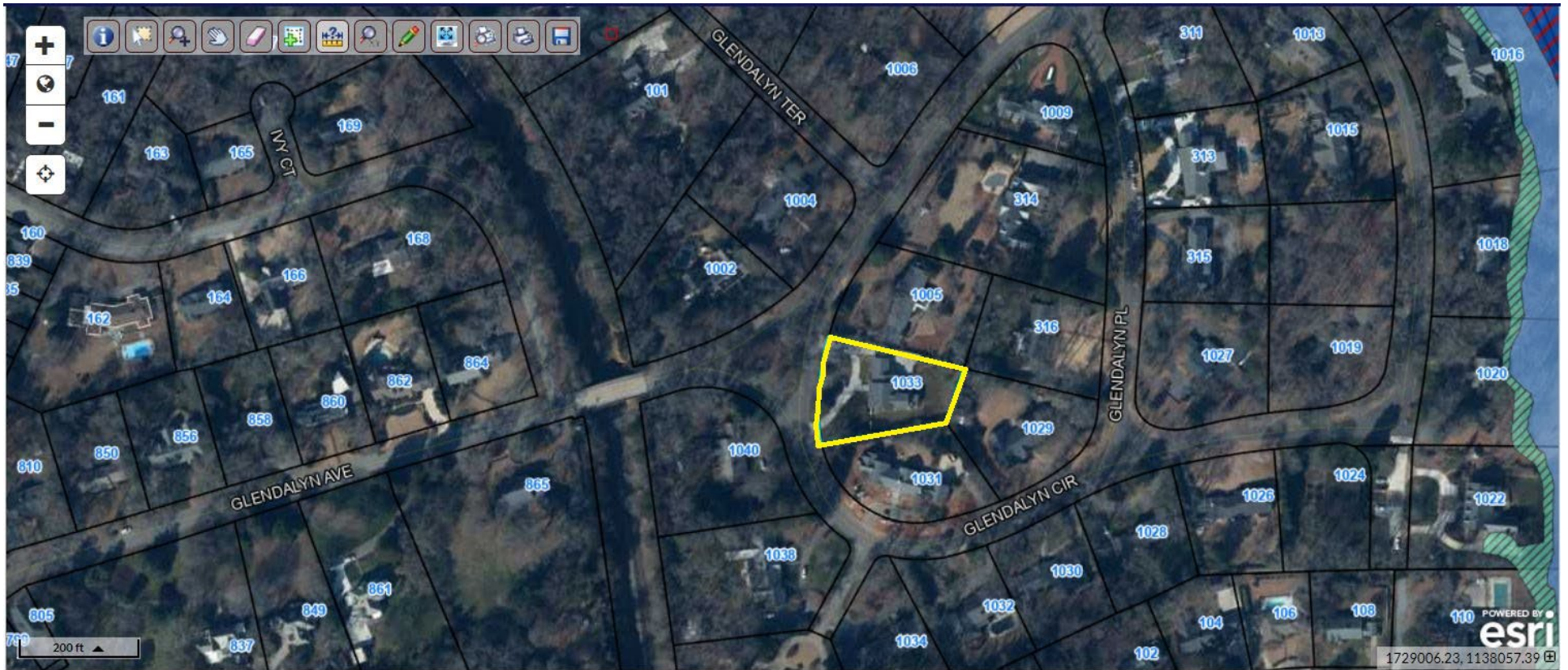
Attachments:
Conditions of Approval
Application
Photos

CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY LOCATED AT:

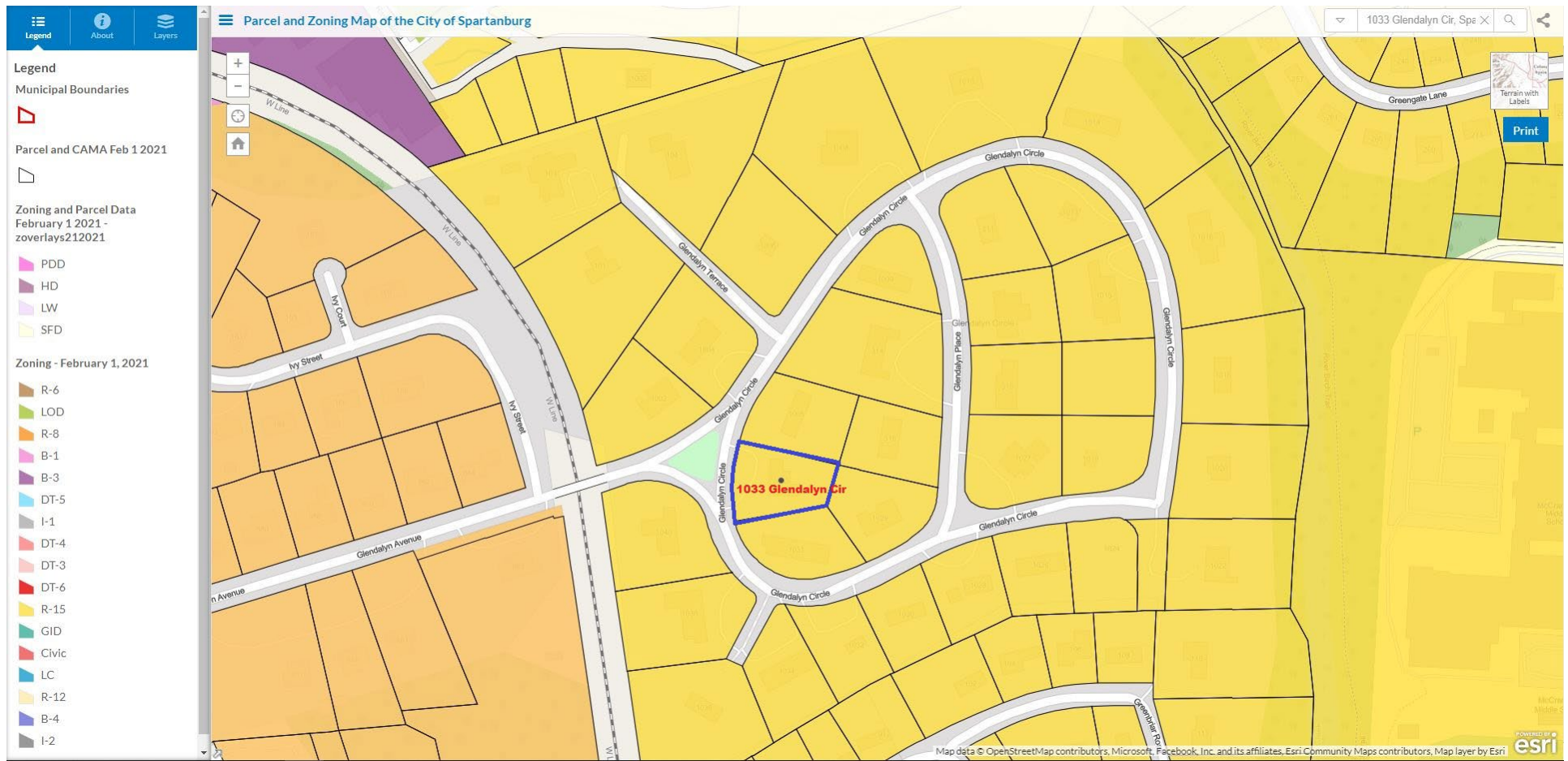
1033 Glendalyn Cir. (TMS # 7-13-05-047.00)

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 – 1033 Glendalyn Cir



ZONING MAP – 1033 Glendalyn Cir



Site Photos – Front



Site Photos – Left Side



Site Photos – Right Side



Site Photos – Proposed Addition Location in the Rear Yard



Site Photos – Properties to the Right Side of the Project Site



Site Photos – Property to the Left Side of the Project Site



Site Photos – Land Area across from the Project Site



Site Photos – Property Across from the Project Site



NOV 20 2023



City of Spartanburg Planning Department

Master Application Form

Post Office Box 1749

Phone: 864.596.2068

Spartanburg, SC 29304

Fax: 864.596.2360

Name of Development CONVERSE HEIGHTS

Street Address 1033 GLENDALYN CIRCLE

Zoning District R-15 Overlay District N/A Tax Map Number 7-13-05-047.00

Landowner CHARLOTTE + HUNTER DAWKINS Name Company 1033 GLENDALYN CIRCLE Mailing Address SPARTANBURG SC 29302 City State Zip 336-259-8410 Telephone Fax CHAWKINS@GMAIL.COM Email	Applicant Bus License # LANDOWNER Name Company Mailing Address City State Zip Telephone Fax Email	Agent Bus License # 2300028545 LUCY LYNCH Name LUCY LYNCH ARCHITECT Company 146 EAST MAIN STREET Mailing Address SPARTANBURG SC 29302 City State Zip 864-415-5003 Telephone Fax LUCY@LUCYLYNCHARCHITECT.COM Email
---	--	---

- ☐ Appeal
☐ Special Exception*
☒ Variance

☐ Planned Development District*
☐ Subdivision*
☐ Zoning Map Amendment*

*** A Check-In Conference is required for these items. Attach the necessary supplemental**

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.

Signature _____ Date NOVEMBER 10, 2023

For Official Use Only	
Date Received <u>11/20/23</u>	Time _____
Accepted by <u>Diana</u>	Master Tracking Number <u>23-0200017</u>



City of Spartanburg Planning Department
Variance Supplemental Application Form

Post Office Box 1749
Spartanburg, SC 29304

O: (864) 596-2068
F: (864) 596-2360
E: nrosario@cityofspartanburg.org

Name of Development Converse Heights

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

401 - Table of area & dimensional requirements by district

Describe completely and specifically the requested Variance Requested variance to allow an addition to encroach 5' into 15' sideyard setback. A triangular area of about fifty square feet will encroach into the setback area.

Explain briefly why the Variance is requested Variance requested to allow addition as described in drawings. A triangular area of about fifty square feet will encroach into the setback area.

ALL OF THE FOLLOWING ITEMS MUST BE ATTACHED in order 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.
- ☐ 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.
- ☒ 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 a CD with the plan in PDF format.

Filing Fee- \$50.00

For Official Use Only

Date Received _____ Time _____

Accepted by _____ Master Tracking Number _____



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

The house was not built in the middle of the lot but rather is placed closer to the lot line in question. Additionally it is a split level house which creates a major design challenge. The only area to reasonably expand the home is the location we have chosen.

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

The aforementioned siting on the house in regards to the overall lot as well as the shape of our lot. Our lot narrows to the rear of the property which contributes to the tight point we have highlighted in the documents. The split level design of the house is also unique and challenging to work 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 current ordinance would prohibit the expansion of our home to the side property line. We need the additional room to accommodate a growing family and would have to move if the variance would not be approved. It would add value to the property and the tax base. The angle of the setback, per the current ordinance, makes it difficult for us to get usable parking area and desirable space on the second floor of our 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 addition is off the rear of the house and would not impact the character of the district. Additionally we have spoken with our neighbor that we share the lot line with and she is supportive of our addition (see attached letter).

Spartanburg County, SC

Summary

Parcel ID 7-13-05-047.00
Account # 147778
MillageGroup 940Z - 7SSZ - SPARTANBURG SANITARY SEWER DISTRICT
Land Size 0 AC
Utilities ,PUBLIC WATER,PUBLIC SEWER
Fire District
Site Conditions PAVED
Location Address 1033 GLENDALYN CIR
 SPARTANBURG 29302
Legal Description LOT 25 THREE OAKS COMPANY PB 21-218-220
 (Note: Not to be used on legal documents)
Neighborhood 7380
Property Usage Qualified Owner Occupied Residential Improved (40OR)



Owners

DAWKINS HUNTER
 1033 GLENDALYN CIR
 SPARTANBURG SC 29302

DAWKINS CHARLOTTE M
 1033 GLENDALYN CIR
 SPARTANBURG SC 29302

Exemptions

Exemption	Year	GrantYear	Amount
Homestead	2006	0	\$0.00
Homestead	2007	0	\$0.00
Homestead	2008	0	\$437.20
Homestead	2009	0	\$468.00
Homestead	2010	0	\$468.60
Homestead	2011	0	\$476.60
Homestead	2012	0	\$0.00
Homestead	2013	0	\$963.40
Homestead	2014	0	\$501.80
Homestead	2015	0	\$501.80

Valuations

	2023	2022	2021	2020
Market Land Value	\$146,000	\$100,000	\$100,000	\$100,000
+ Market Improvement Value	\$309,400	\$229,000	\$229,000	\$297,400
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$455,400	\$329,000	\$329,000	\$397,400
Taxable Land Value	\$109,788	\$90,511	\$90,511	\$71,535
+ Taxable Improvement Value	\$232,659	\$207,269	\$207,269	\$212,745
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	*\$342,447	*\$297,780	*\$297,780	*\$284,280
Assessed Land Value	\$4,392	\$3,620	\$3,620	\$2,861
+ Assessed Improvement Value	\$9,306	\$8,291	\$8,291	\$8,510
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$13,698	\$11,911	\$11,911	\$11,371

*This parcel is subject to the value cap

Fees

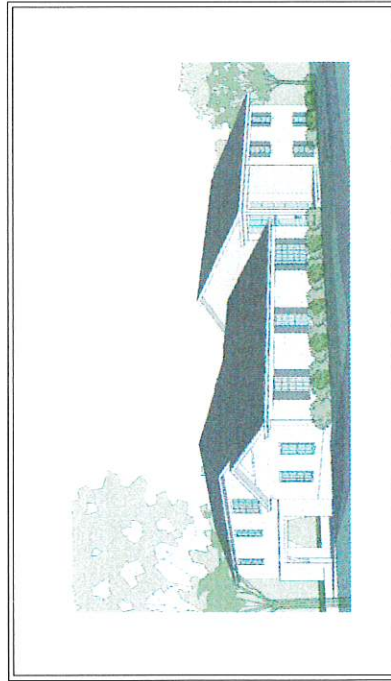
Assessment	Units	Amount
Land Fill Yes	1	\$74.00
City of Spartanburg Total Fees	1	\$195.00

Land

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

DAWKINS RESIDENCE

GLENDALYN CIRCLE
SPARTANBURG, SC



DATE: 11/16/2023
DRAWN BY: LUCY LYNCH
CHECKED BY: LUCY LYNCH
APPROVED BY: LUCY LYNCH

DRAWING INDEX	
0001	COVER & LIST OF DRAWINGS
PLAN	CONTEXT MAP & PROPOSED SITE PLAN
AWR	PROPOSED FIRST & SECOND FLOOR PLANS
ELEVATIONS & SECTIONS	
AWR	PROPOSED EXTERIOR ELEVATIONS & VIEWS



LUCY LYNCH
ARCHITECT
Spartanburg, SC
864-415-5663

Dawkins
Residence
1033 Glendalyn Circle
Spartanburg, SC

Issue & Date
11.16.2023 VARIANCE APP.

NOT FOR
CONSTRUCTION

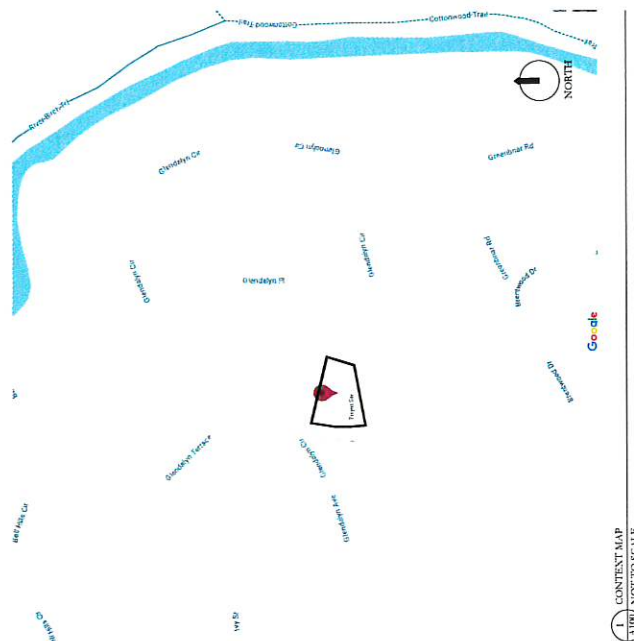
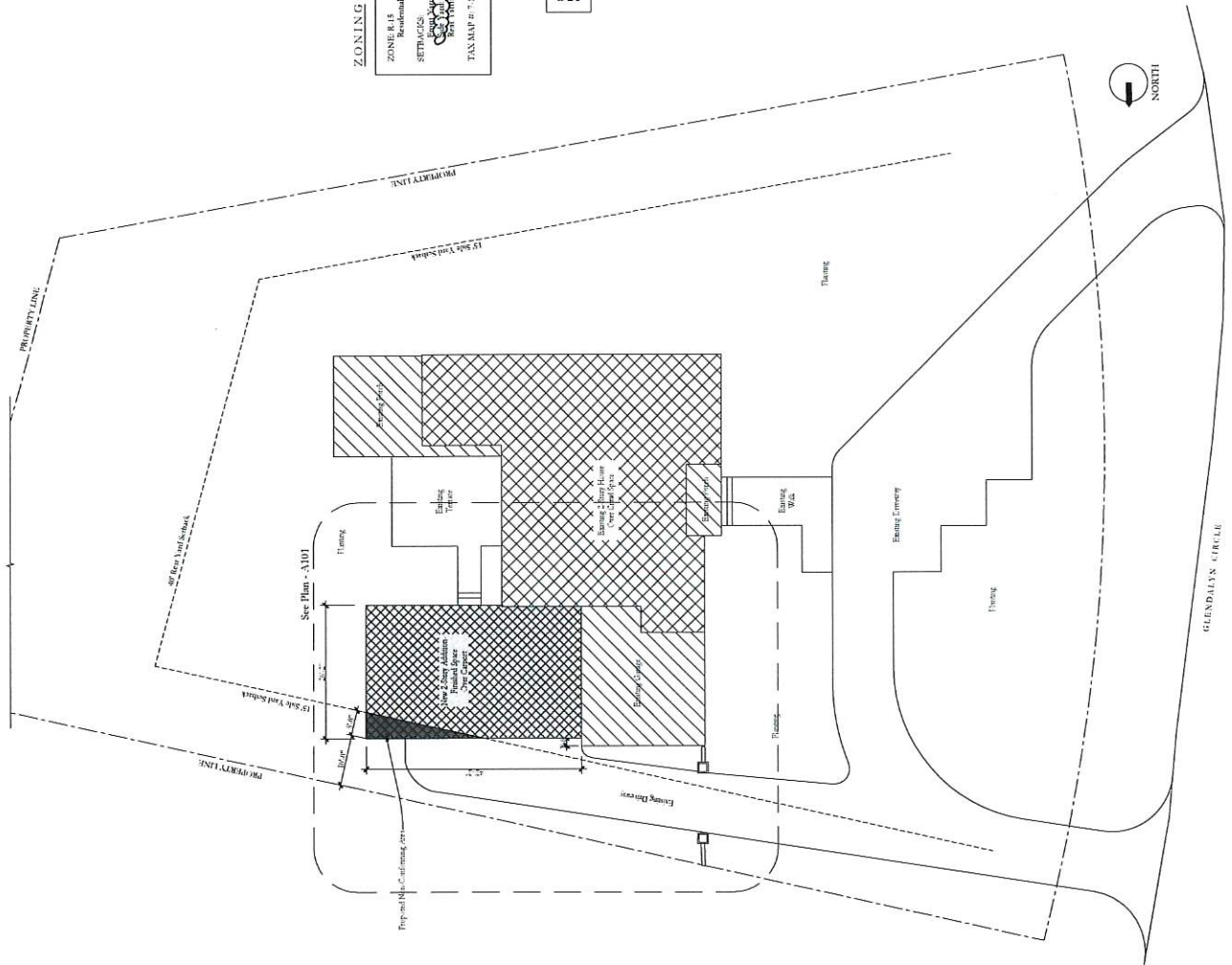
Drawings for design intent
only. Design is not to be
constructed without the
approval of the Building
and Structural Engineer
prior to construction.

Cover

0001

VARIANCE APPLICATION

NOVEMBER 16, 2023



ZONING

ZONE: R-15
 Residential Single Family - Large Lot District
 SETBACKS:

 Front Yard: 40'
 Side Yard: 15'
 Rear Yard: 20'
 TAX MAP #: 13-05-047-00

NOTE: Site Plan based on drawing prepared by Lantieri Design Group dated May 2020.



LUCY LYNCH
ARCHITECT
Sparksburg, SC
464.3415.5003

Dawkins
Residence
1033 Glendalyn Circle
Spartanburg, SC

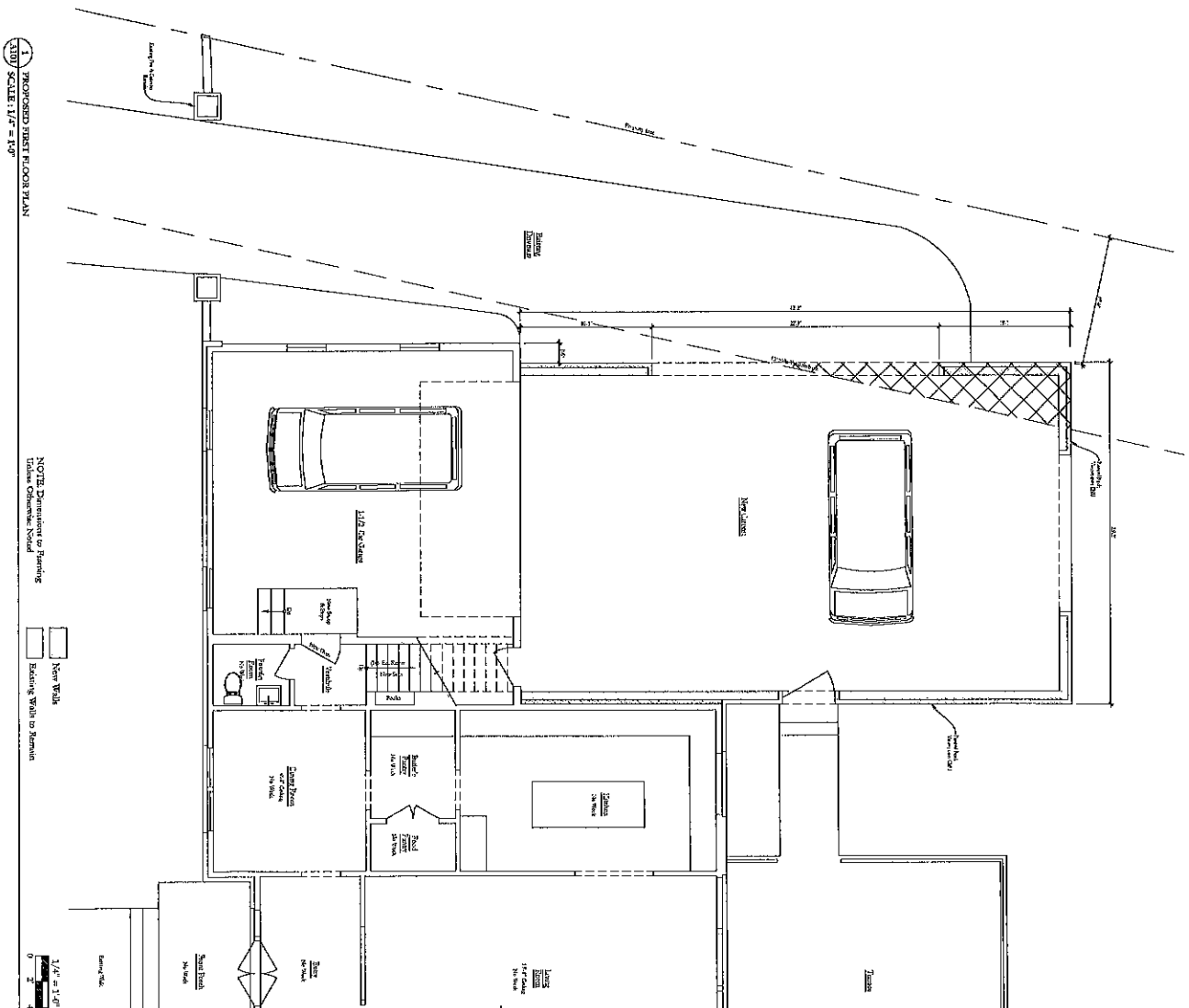
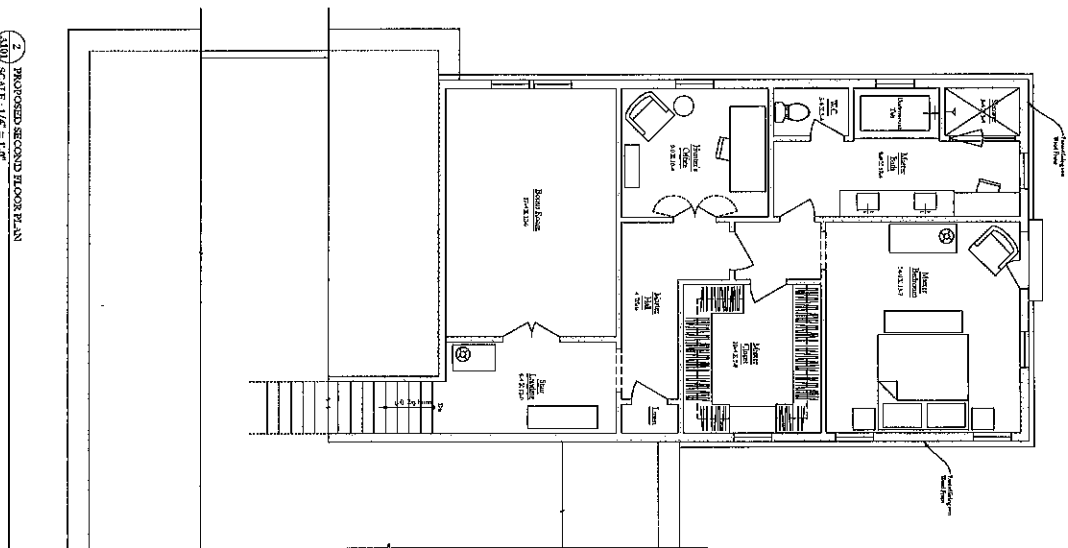
Issue & Date
11-16-2023 VARLANCE APP.

NOT FOR
CONSTRUCTION

Drawings for design intent only. Design to be fully coordinated with Builder and Structural Engineer prior to Construction.

Proposed
Site Plan

A100



Proposed
First Floor Plan
A101

**NOT FOR
CONSTRUCTION**

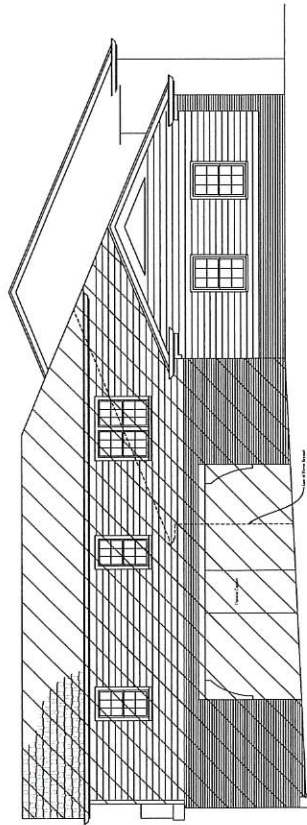
NOT FOR
CONSTRUCTION

JL-16-2023 VARIANCE APP.

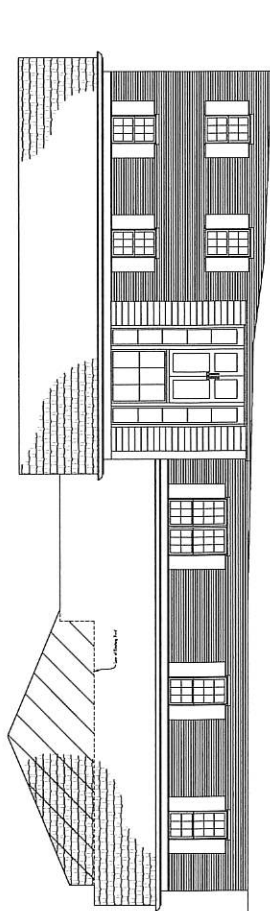
**Dawkins
Residence**
1033 Glendalyn Circle
Spartanburg, SC

LUCY LYNCH
ARCHITECT
Spreenburg, SC
803.413.5603

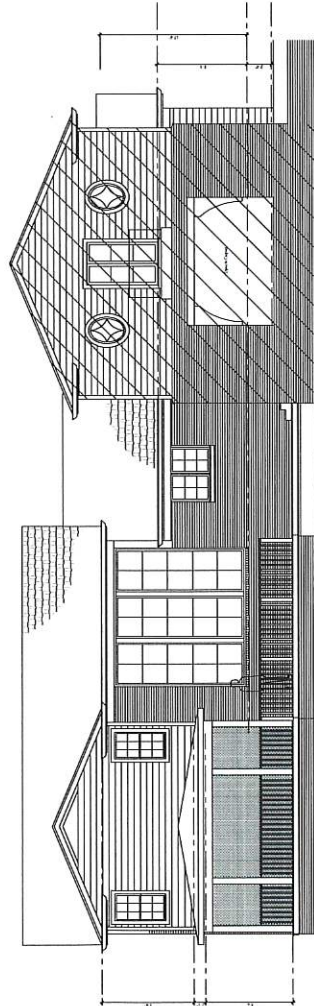




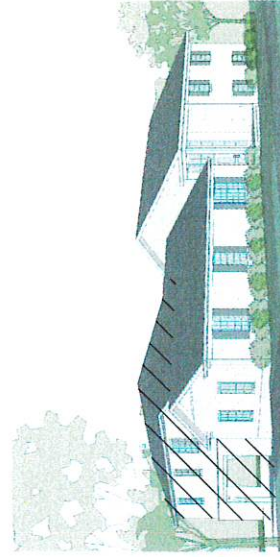
2 PROPOSED SIDE ELEVATION
 1/200 SCALE: 3/16" = 1'-0"



1 PROPOSED FRONT ELEVATION
 1/200 SCALE: 3/16" = 1'-0"



3 PROPOSED REAR ELEVATION
 1/200 SCALE: 3/16" = 1'-0"



4 PERSPECTIVE VIEW
 1/200



Hatch Denotes New Construction

Note: New Construction to match existing house in character, materials, and quality.



LUCY LYNCH
 ARCHITECT
 Spartanburg, SC
 864.415.5603

Dawkins
 Residence
 1033 Glendalyn Circle
 Spartanburg, SC

Issue & Date
 11.16.2023 VARIANCE APP.

NOT FOR
 CONSTRUCTION

DRAWING FOR DESIGN INTENT
 ONLY. DESIGN TO BE FULLY
 COORDINATED WITH BUILDER
 (SHEETS) PRIOR TO CONSTRUCTION.

Proposed Elevations

A201