



The City of Spartanburg Board of Zoning Appeals

AGENDA

February 13, 2024, at 5:15 P.M.

**Spartanburg County Council Chambers
366 N. Church Street – Spartanburg, SC 29303**

(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 December 12, 2023, Meeting.**
- VI. Old Business: None.**
- VII. New Business:**
VAR-24-002-00001: The City of Spartanburg’s Board of Zoning Appeals has received a request for a variance to the front and side setbacks to property located at 266 Hydrick Street (TMS: 7-12-14-172.00); with a zoning designation of R-8 SFD (General Residential – Single Family District). Owner/Applicant: Royce Camp; Royce Camp Construction.
- 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 planning@cityofspartanburg.org.

**Meeting Minutes of the Board of Zoning Appeals
Tuesday, December 12th, 2023, at 5:15 PM
City Hall Council Chambers**

The Board of Zoning Appeals met in City Hall Council Chambers on Tuesday, December 12th, 2023, at 5:15PM with the following members in attendance **McKay Moore, Dominique Dawkins, Brian Murdoch and Don Bramblett**. Representing the Planning Department is **Martin Livingston, Community Services Director, Nan Zhou, Planner II, Tia Keitt, Planner II, and Oksana Holbrooks, Administrative Assistant**.

Roll Call:

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

Mr. Murdoch: The Freedom of Information Act Compliance says this. 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 Mr. Bramblett, seconded Mr. Dominique to approve the agenda. The motion was approved with a vote of 4-0.

Mr. Bramblett: So moved.
Ms. Dawkins: Second
Mr. Murdoch: All in favor?
Attendees: Aye.

Mr. Murdoch: The next item is the disposition of meeting minutes from our last meeting November 14th, 2023. Any discussion from the minutes from anyone?

Approval of Meeting Minutes from November 14th, 2023.

A motion was made by Ms. Moore seconded Ms. Dawkins The motion was approved with a vote of 4-0.

Ms. Moore: I move that we approve the minutes.
Ms. Dawkins: Second.
Mr. Murdoch: All in favor?
Attendees: Aye.

Old Business: None

New Business:

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.

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 parishioner (the Agent), the church now has the opportunity to provide this service in a stand-alone structure. The church is facing a zoning obstacle to operate on the site, coupled with requirements from the Building Official to operate a business inside of a container, permanently. 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 parishioners / volunteers are able to offer resources to the community in the existing 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 moveable 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 detriment 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 differently 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 signage requirements as it is written, or appeal the Board's decision. If necessary, the Board can also table the matter for the next meeting and request additional information for review.

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

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

Applicant:

Michael Gloystein, 228 W. Camelton Dr, Woodruff, SC.

Public Comment:

None.

Discussion:

The temporary structure is not noticeable from the road or an eyesore. By allowing the temporary use of the office, it provides great service to the community and will allow the church to serve the needs of people with little to no income.

A motion was made by Ms. Moore, seconded Ms. Dawkins to approve an appeal for temporary office use for property with a vote of 4-0.

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.

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.

Applicant:

Hunter Dawkins, 1033 Glendalyn Cir, Spartanburg SC.

Public Comments:

None.

Discussion:

The proposed project meets all required Findings. Granting a Variance to the applicant will not affect other surrounding properties.

A motion was made by Ms. Moore, seconded Ms. Dawkins to approve the side setback with a vote of 4-0.

Staff announcements.

The meeting was adjourned at 6:15 PM.

Brian Murdoch , Vice Chairman

TO: The Board Zoning Appeals

RE: The City of Spartanburg's Board of Zoning Appeals has received a request for a variance to the front and side setbacks to property located at 266 Hydrick Street (TMS: 7-12-14-172.00); with a zoning designation of R-8 SFD (General Residential – Single Family District). Owner/Applicant: Royce Camp; Royce Camp Construction.

DATE: February 13, 2024

Project Description and History

The project site is an approximately 6,100 square foot lot located in Hampton Heights Historic District with a zoning designation of R-8 SFD (General Residential – Single Family District). The project site is located on the west side of Hydrick Street and intersects with Beta Club Way. A majority of the properties on the street are built and very few vacant lots exist in the neighborhood. The lot is required to meet the Hampton Heights Historic District guidelines for new construction. The applicant has received approval for the new construction on the site with one of the conditions of approval required that the Board of Zoning Appeals (BZA) approves the front and left side setbacks for the new construction. Also, although not requested in the application, the applicant will need a review and approval of a variance for the Building Coverage Area requirement because of the size of the structure.

The applicant is proposing a new construction, a one-story three bedroom and two bath bungalow with a front porch. The applicant is proposing a front setback of 15 feet and a left side setback of 5 feet. The current zoning designation R-8 SFD (General Residential – Single Family District) requires a front building setback of 30 feet and side yard setback of 8 feet. The applicant is requesting a front and side yard setback to be consistent with other structures on the street and in the neighborhood. Also, although not requested in the application, the applicant will need a review and approval of a variance for the Building Coverage Area requirement because of the size of the structure. The proposed structure exceeds the maximum building coverage area requirement of 30%.

Analysis

Zoning Ordinance Consistency

The project site has a zone designation of R-8 SFD (General Residential – Single Family District). **Section 302.1, R-8 SFD (General Residential – Single Family District) Uses Permitted by Right** of the City of Spartanburg Zoning Ordinance does allow single-family construction. The applicant is seeking front and side yard setback reduction variance for the construction of the new structure. A Variance may be granted by the Board of Zoning Appeals to the minimum front and 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 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 applicant is proposing a new construction, one-story, three bedroom and two bath bungalow with a front porch. The applicant is proposing a front setback of 15 feet and a left side setback of 5 feet. The current zoning designation R-8 SFD (General Residential – Single Family District) requires a front building setback of 30 feet and side yard setback of 8 feet. The applicant is requesting a front and side yard setback to be consistent with other structures on the street and in the neighborhood. Using the County Tax Assessor mapping for reference, a majority of the homes on the street have an average setback of approximately 15 feet from the front porch to the sidewalk and side yard setbacks varies from 5 to 10 feet. Also, although not requested in the application, the applicant will need a review and approval of a variance for the Building Coverage Area requirement because of the size of the structure. The proposed structure exceeds the maximum building coverage area requirement of 30%. Many of the structures in the neighborhood on Carlisle and Hydrick Street exceed the maximum building coverage area with most properties ranging from 30% to 35% Building Coverage Area. The applicant is proposing a building coverage area of approximately 36% with an estimated 2,200 square foot structure on an estimated 6,100 square foot lot.

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

A majority of the lots in the neighborhood are similar. The setbacks proposed by the applicant would be consistent with existing neighborhood design. The maximum building coverage area would be exceeded in the zoning district, but would be consistent with other properties in the vicinity of the vacant lot.

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

The applicant is proposing to develop the site consistent with neighborhood standards, form, massing, and setbacks of structures on the street in conformance to the Hampton Heights Historic District guidelines.

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 —***

The applicant is proposing to be consistent with other structures on the street. The approval of the variance would not be of detriment to the neighborhood. Denial of the variance would create a situation that would allow the structure to be distinctive in a historic district that required form, massing, and setbacks of structures to consistent with other structures on the street and in 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—***

The applicant is proposing a new construction, one-story three bedroom and two bath bungalow with a front porch. The applicant is proposing a front setback of 15 feet and a left side setback of 5 feet. The current zoning designation R-8 SFD (General Residential – Single Family District) requires a front building setback of 30 feet and side yard setback of 8 feet. The applicant is requesting a front and side yard setback to be consistent with other structures on the street and in the neighborhood. Using the County Tax Assessor mapping for reference, a majority of the homes on the street have an average setback of approximately 15 feet from the front porch to the sidewalk and side yard setbacks varies from 5 to 10 feet. The proposed structure meets all other setbacks requirements. Included in the staff report is the conditions of approval. The proposed structure exceeds the maximum building coverage area requirement of 30%. Many of the structures in the neighborhood on Carlisle and Hydrick Street exceed the maximum building coverage area with most properties ranging from 30% to 35% Building Coverage Area. The applicant is proposing a building coverage area of approximately 36% with an estimated 2,200 square foot structure on an estimated 6,100 square foot lot.

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.

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 issue or direct the issuance of a permit. The board, in the execution of the duties specified in this chapter, may subpoena witnesses and in case of contempt may certify this fact to the circuit court having jurisdiction.

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.

Submitted by:



Martin L. Livingston, Jr., AICP, CPM
Community Development Director

Attachments:
Conditions of Approval
Application
Photos

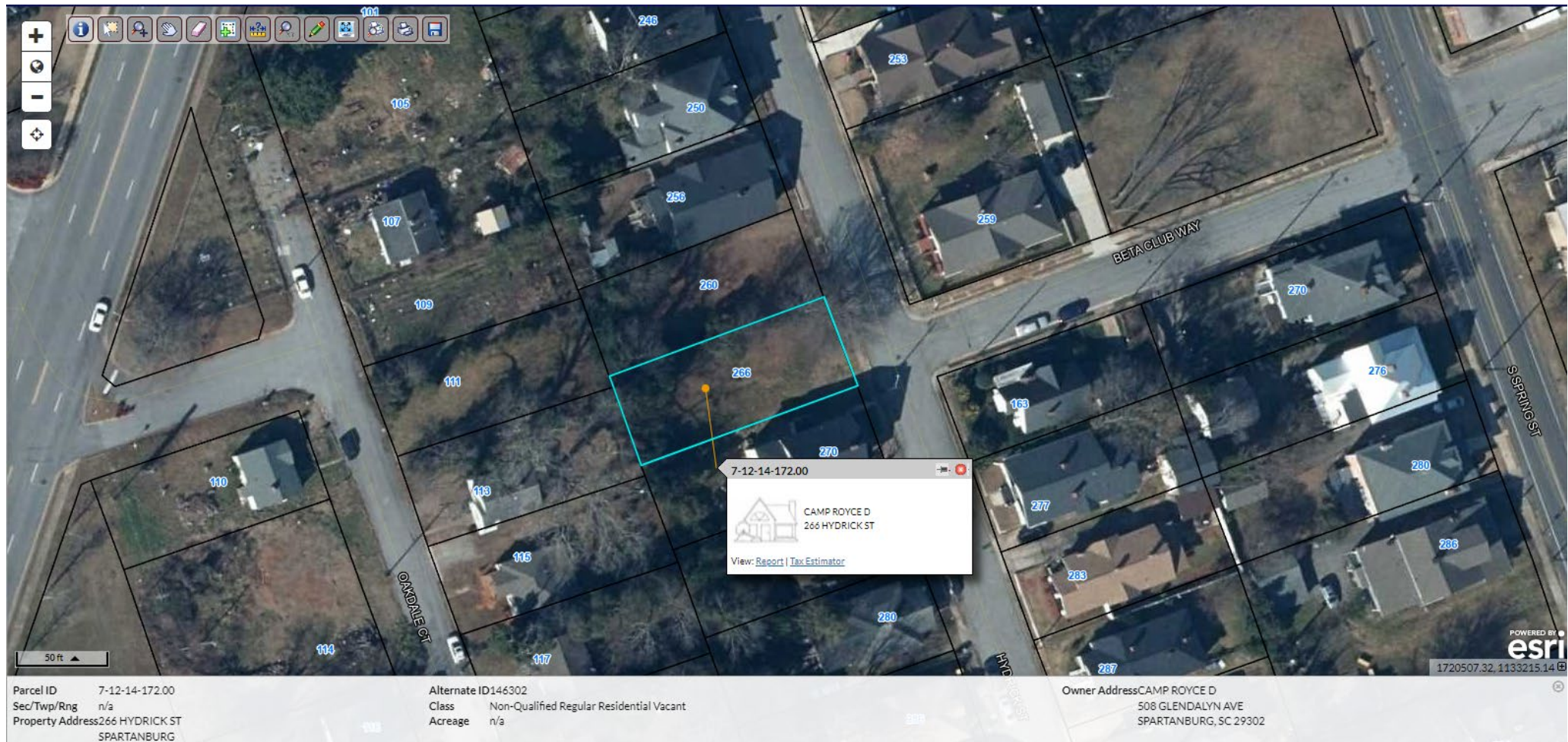
CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY LOCATED AT:

266 Hydrick Street (TMS: 7-12-14-172.00)

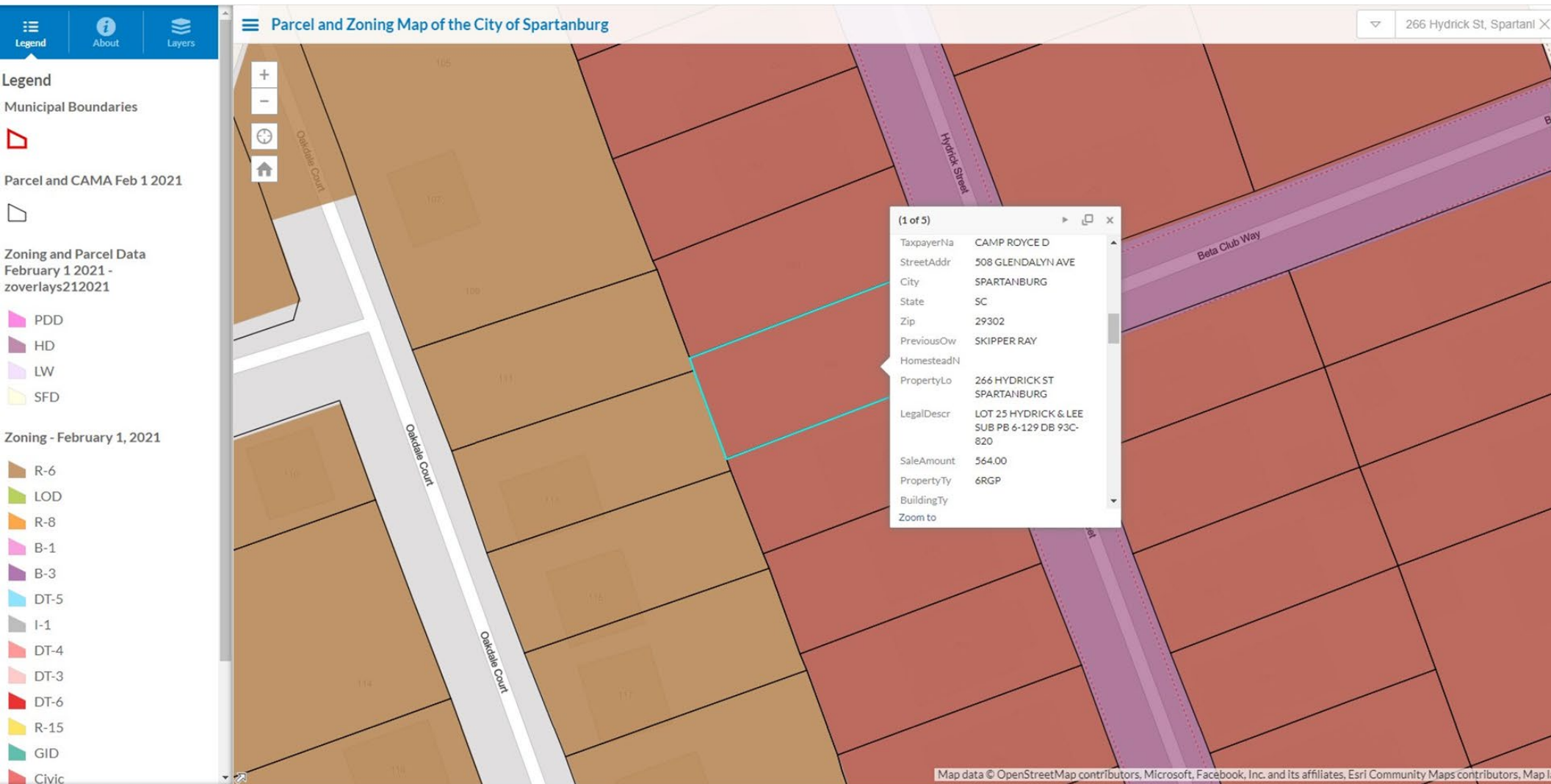
Owner/Applicant: Royce Camp; Royce Camp Construction.

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 other setbacks shall meet the setback and building coverage requirements in the City of Spartanburg Zoning Ordinance.
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



ZONING MAP



Site Photos

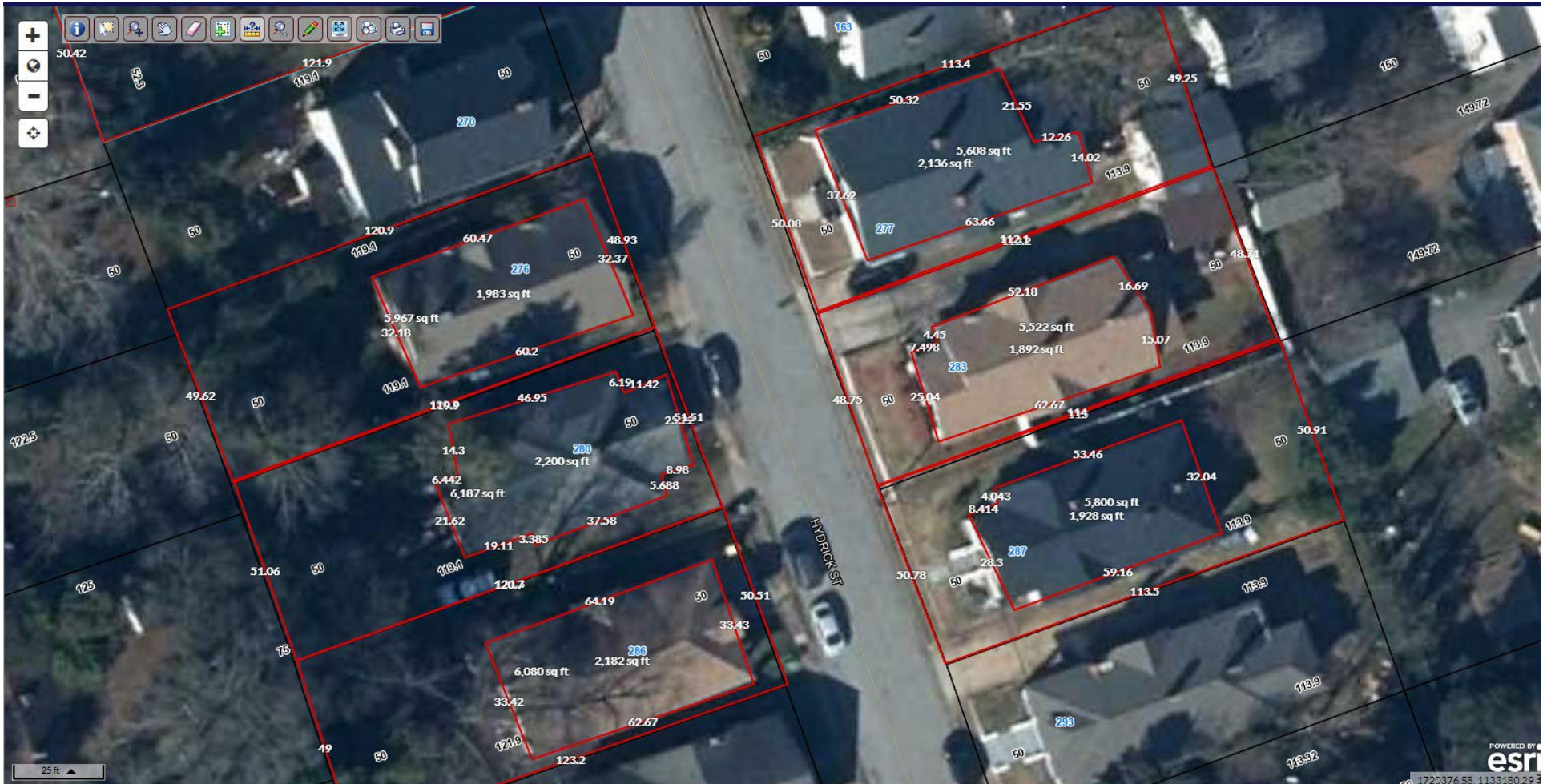


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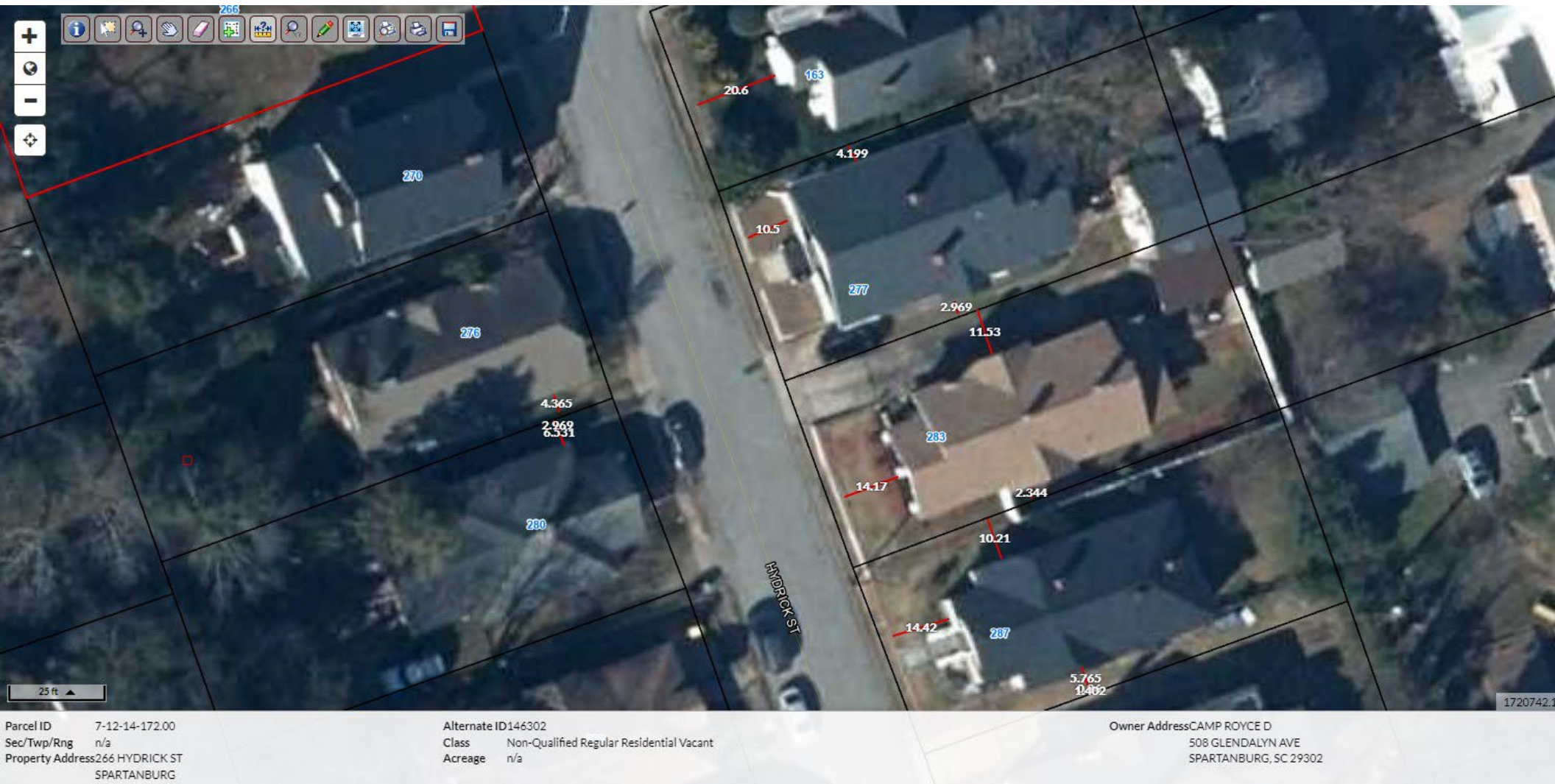
Site Photos



Building Coverage Area Assessment

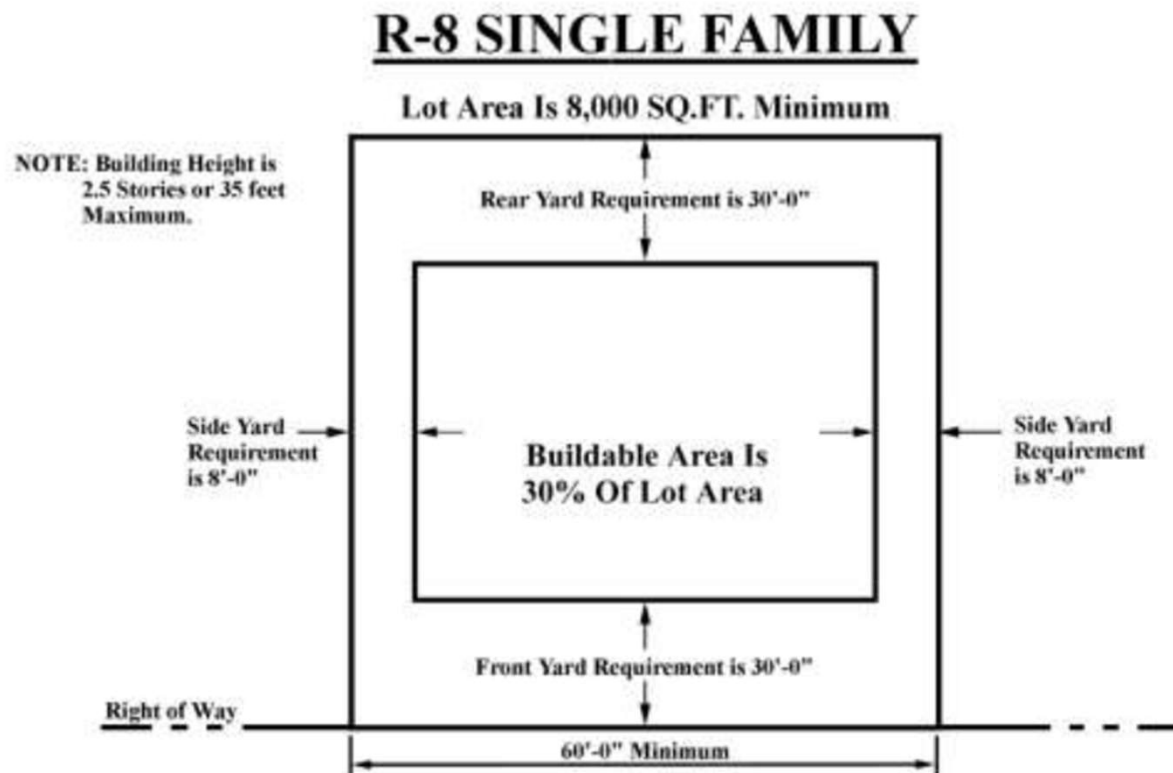


Setback Assessment



Variance Request

R-8 SFD, General Residential Single Family Residential District
Variance request to the side setback requirements





Planning Department

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

General Application

Name of Development: Single family home

Street Address: 266 Hydrick St

Zoning District: _____ Overlay: _____ Tax Map Number: 7-12-14-172.00

Owner: Royce Camp Construction

Phone: 864-921-6690

Address: 508 Glendalyn Ave

Email: rcampllc@att.net

City: Spartanburg State: SC

Zip: 29302

Applicant: Royce Camp Construction

Phone: _____

Address: _____

Email: _____

City: _____ State: _____ Zip: _____

Agent: _____

Phone: _____

Address: _____

Email: _____

City: _____ State: _____ Zip: _____

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

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

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

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

Applicant / Owner Signature: Royce

Date: 1/23/24

Staff Use Only / Received by: Tia Oleson

Date Received: 1/19/24

Time: _____

Permit Number: 24-0200001



Planning Department

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

ZONING VARIANCE SUPPLEMENTAL APPLICATION FORM

Name of Development: Single family home

Location of Development: 266 Hydrick St Spartanburg

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

Set backs

Describe completely and specifically the requested Variance:

Front of home for alignment and the left side to 5' from 8'

Explain briefly why the Variance is requested:

The front needs to align. The side is to match the neighbor and for the home to fit

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

- ☐ A typed narrative that explains How and Why the requested Variance meets All of the criteria of the Zoning Ordinance Section 603.3 (A) (2), (see attached copy). Criteria for Approval of Variances; and
- ☐ Notarized written certification, signed by the owner(s) of record of the property, that the owner(s) consent to the request for a Variance. Certification is not necessary if the owner is the applicant; and
- ☐ A sealed site plan to scale that clearly illustrates the requested Variance in relation to the affected site and to the surrounding parcels and uses. A reproducible copy of this plan, no larger than 11" x 17", must be submitted. In addition, please include or email the site plan in PDF format; and
- ☐ **Filing Fee: \$150.00**

Staff Use Only / Received by: _____

Date Received: _____

Time: _____

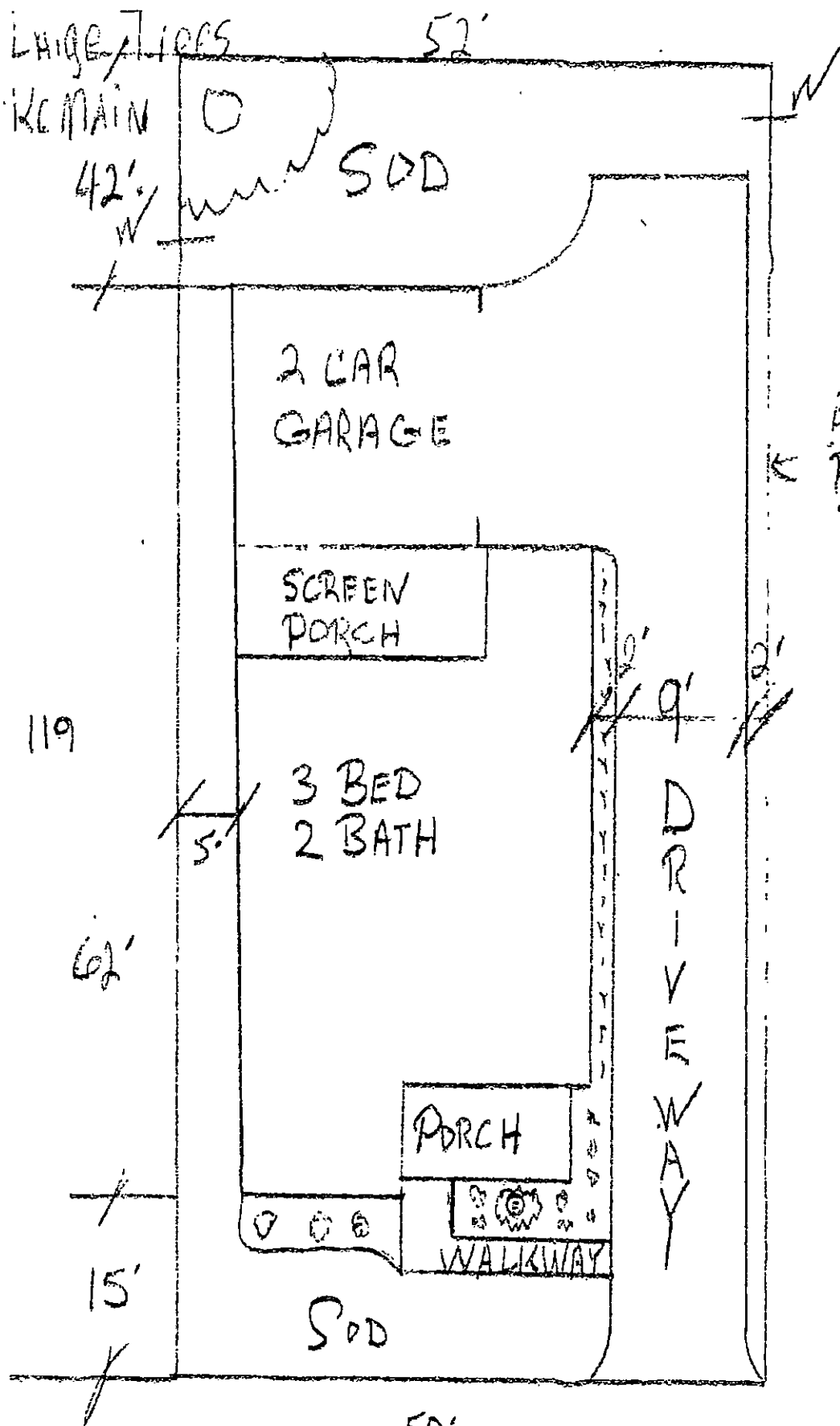
Permit Number: _____



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

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 character of the adjacent properties would be enhanced with the alignment on the street frontage. The side would match the neighbor's set back.



9 House Company

266 Hydrick ST
SITE PLAN

Kroya Camp
266 Hydric ST
864 921 6690

