



The City of Spartanburg Board of Zoning Appeals

AGENDA

**November 11, 2025, at 5:15 P.M.
Spartanburg County Council Chambers
366 N Church Street – Spartanburg, SC 2930**

(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 notice 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. Rules and Procedures for Meeting Conduct.**
- V. Approval of Agenda.**
- VI. Disposition of Meeting Minutes from October 14, 2025.**
- VII. Old Business:** None.
- VIII. New Business:**
 1. APP – 25-00200008 – The City of Spartanburg’s Board of Zoning Appeals has received an appeal for a Sign Permit for property located at 1489 W. O. Ezell Blvd (TMS: 6-21-01-096.01), with a zoning designation of B-1, (Neighborhood Shopping District). **Owner: BNGC Plaza LLC; Applicant: Bailey Inabinet, Anchor Sign Inc.**
 2. VAR – 25-00200009 – The City of Spartanburg’s Board of Zoning Appeals has received a variance request for the construction of an addition at the property located at 740 Springdale Drive (TMS: 7-13-09-057.00), with a zoning designation of R-8 (Single Family District). **Owner: Allyson Wallis Markiewicz; Applicant: Vicars Construction, LLC.**
- IX. Staff Announcements.** ACOG training update.
- X. Adjournment.**

For more information, please contact the City of Spartanburg Planning Department at planning@cityofspartanburg.org or call (864) 596-2068.

**Meeting Minutes of the Board of Zoning Appeals
Tuesday, October 14, 2025, at 5:15 PM
Spartanburg County Council Chambers**

The Board of Zoning Appeals met in Spartanburg County Council Chambers on Tuesday, October 14, 2025, at 5:15PM with the following members in attendance **Don Bramblett, Brian Murdoch, McKay Moore, Brandon Harris, Midas Hampton, and John Moore**. Representing the Planning Department is **Fredalyn Frasier, Planning Director, Nan Zhou, Planner II, Bob Coler, City Attorney**.

Roll Call:

Mr. Harris: Brandon Harris
Mr. Bramblett: Don Bramblett
Dr. Hampton: Midas Hampton
Ms. Moore: McKay Moore
Mr. Murdock: Brian Murdock
Mr. Moore: John Moore

Mr. Murdock: Public notification of the City of Spartanburg 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.

Approval of Agenda:

A motion was made by Mr. Moore, seconded Ms. Moore, to approve the agenda. The motion was approved with a vote of 6-0.

Approval of Meeting Minutes from September 9, 2025.

A motion was made by Ms. Moore, seconded Dr. Hampton, to approve the meeting minutes with modifications. The motion was approved with a vote of 6-0.

Old Business: None.

New Business:

APP – 25-00200007 An Appeal request for the property located at 199 Bon Air Ave. to permit a pre-fabricated home (TMS: 7-08-13-070.00); with a zoning designation of R-8 (General Residential District). Owner: Champion Investment / Applicant: Charles Habisreutinger.

REQUEST

The Applicant is seeking an Appeal to the permitted use table to permit a mobile/pre-fabricated home located at 199 Bon Air Ave. The property is currently zoned for R-8, General Residential District. Manufactured/Pre-fabricated homes are prohibited in single family districts by City Zoning Ordinance.

An appeal stays all legal proceedings in furtherance of the action appeal from, unless the officer from whom the appeal is taken certified to the Board, after the notice of appeal shall have been filed with him, that by reason of facts states in the certificate a stay would, in his opinion, cause imminent peril to life and property.

Project Description and History

The landowner of 199 Bon Air Avenue has owned the land since 1992 and requests to place a pre-fabricated home on the parcel. The project site is located in a neighborhood with the zoning designation of R-8, General Residential District.

The City's Zoning Ordinance Section 508 Mobile Home and Mobile Commercial Buildings Regulations and Design Standards, states:

508.12 Location. No person shall park or occupy a mobile home except in an approved mobile home park or lawfully parked or occupying a mobile home as a non-conforming use as provided in Section 11 herein by reason of annexation. Mobile home parks shall be allowed only in the B-3 and 3-4 Districts, and will require site plan review. (See Section 501.13)

Further, the City of Spartanburg Zoning Ordinance Section 301 to 303: District Use Regulations states that a Mobile Home Park is only allowed in lands with zoning classification of B-3, General Business District, and B-4, Heavy Commercial District.

Analysis

Zoning Ordinance Consistency

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

- 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;
- 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.*

Staff do not recognize any extraordinary and exceptional conditions pertaining to this particular piece of property.

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

The City Zoning Ordinance explicitly prohibits pre-fabricated homes within city limits, except in Zoning Districts B3 and B4, which are designated for Mobile Home Parks. The subject property is not located within either of these districts.

There are no pre-fabricated homes present in the immediate vicinity, on the surrounding block, or within the broader neighborhood. The existing homes in the area were constructed within the past decade, and there is no evidence indicating that any of these structures were originally purchased as pre-fabricated units and subsequently converted into permanent residences.

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

The subject property is zoned **R-8, General Residential District**, which permits a variety of residential uses. Therefore, the application of the City of Spartanburg Zoning Ordinance **does not prohibit or unreasonably restrict** the use of the property for residential purposes.

As such, while residential development is permitted on the subject property, the use of mobile or pre-fabricated homes is restricted under current ordinance provisions (**Section 508.12 & Sections 301–303: Permitted Use Table**).

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

Staff have evaluated the request under the standards for granting a variance as outlined in the City of Spartanburg Zoning Ordinance and South Carolina state law. The surrounding neighborhood is characterized by site-built residential structures developed within the last decade. Allowing a mobile pre-fabricated home in this context would not be harmonious or compatible with the established character of the area. While the proposal may not cause immediate harm to the public good; it would **materially compromise the fabric** and zoning integrity of the neighborhood. A variance in this case would **impair the intent of the zoning ordinance** and set a **concerning precedent** for future requests, potentially weakening the consistent application of residential zoning standards.

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

Staff do not support assignment of conditions that would allow the placement of the structure. However, the Board of Appeals may, in conformity with the provisions of its assigned authority, reverse or affirm, wholly or in part, or may modify the order, requirements, decision, or determination, and to that end, has all the powers of the officer from whom the appeal is taken and may issue or direct the issuance of a permit.

Summary and Recommendation

Staff recommend **denial** of the request to place a mobile/pre-fabricated on the subject property.

The subject property is zoned **R-8, General Residential District**, which permits various forms of residential development; under the City of Spartanburg Zoning Ordinance, the placement of mobile or pre-fabricated homes is restricted to approved mobile home parks located in the **B-3**

(General Business District) and B-4 (Heavy Commercial District) zoning districts, as specified in Sections 301–303 and Section 508.12.

The Applicant has not demonstrated that the application of the ordinance creates an unnecessary hardship as defined under state law or the City’s zoning code. The property retains reasonable use under its current zoning classification, including the ability to construct a residential structure in compliance with R-8 standards.

Therefore, staff finds that the request does not meet the criteria for a variance and recommends **denial**.

Applicant:

Charles Habisreutinger.

Kim Mace.

Dean Garritson.

Public Comment:

Andy Dragt.

Discussion:

Dr. Midas: He agreed that the structure was made using great material. However, the current City of Spartanburg Zoning Ordinance prohibits the placement of a mobile home in a neighborhood unless it is in a mobile home park with the proper zoning. Therefore, he did not feel confident that the Board should approve this request, as it would set a precedent allowing mobile homes in the City of Spartanburg.

Don Bramlett: Mentioned that the City always requires higher quality and standards for houses being built within the City limits. The Bon Air Ave. neighborhood is a well-established and well-built neighborhood with a variety of types of houses in the neighborhood. The proposed structure (mobile home) does not fit in the neighborhood context. He is okay with well-designed and built modular homes that will be anchored down to the foundation.

Mr. Bramlett further stated that in Spartanburg County, there are mobile homes, but not in the City of Spartanburg. He said he was not in favor of the proposal from No. 4 and No. 5 listed in the analysis specifically.

McKay Moore: She recognizes that “we” need a variety of houses in the City, such as modular homes, affordable housing, and ADUs. Also, the City Comprehensive Plan mentions that the zoning ordinance should support these types of houses. She is looking forward to seeing what the rewritten zoning ordinance would allow for different types of houses in the City. However, the proposed mobile home does not meet the current standards of the Zoning Ordinance.

John Moore: Acknowledged the good quality of the material used on the structure; however, he did not feel confident to set the precedent allowing a mobile home with in the General Residential District when they are permitted elsewhere.

Brandon Harris: He wondered if the label/title on the structure could be de-titled, and convert the RV/temporary structure into a permanent structure with a foundation underneath. He was informed by Mr. Bramlett (a retired electrician) that that type of structure could not be “de-titled” since the power/electric panel box could not be built in the structure, as the mobile home is always moving around. It needs a separate panel box. Duke Energy will not hook the power into a mobile home.

- Deliberation Concluded and Board Voted to Deny the Appeal

A motion was made by Mr. Bramblett, seconded Mr. Moore to deny variance with a vote by 6-0.

Staff Announcements:

Continued Education and New Board Orientation.

The meeting was adjourned at 6:06 PM.

Brian Murdoch, Chair

DATE

October 24, 2025

TO

Board of Zoning Appeals Members

PROJECT/ADDRESS/ TAX ID

1489 W.O. Ezell Blvd./ 6-21-01-096.01

STAFF

Fredalyn M. Frasier, Planning Director
Nan Zhou, AICP, Planner II

APPEAL REQUEST NUMBER

APP-25-00200008

COPIES TO

City Departments/Applicant

OWNER/APPLICANT

BNGC PLAZA LLC /
Anchor Sign Inc.

AGENT

Bailey Inabinet

REQUEST

The Applicant is seeking an Appeal to install a wall sign (121.92 SF) on front façade of the building that exceeds the **maximum** allowable square footage (**85 SF**) for property located at 1489 W.O. Ezell Blvd. The applicant is concerned about the visibility from W.O. Ezell Blvd. given the location of the structure is approximately 350 feet back from the main intersection. The property is currently zoned for B-1, Neighborhood Shopping District.

An appeal stays all legal proceedings in furtherance of the action appeal from, unless the officer from whom the appeal is taken certified to the Board, after the notice of appeal shall have been filed with him, that by reason of facts states in the certificate a stay would, in his opinion, cause imminent peril to life and property.

PROJECT DESCRIPTION AND HISTORY

The Anchor Signs sign contractor submitted a sign application for Dollar Tree to planning staff, staff reviewed the application and determined that the size of the proposed wall sign and monument sign needs to be reduced under **85** square feet ($56'9" \times 1.5 = 85.125 \text{ SF}$) based on the current zoning (B-1, Neighborhood Shopping District) and the linear feet of the front building wall.

Currently, per *Section 503.4 Signs Permitted in Office, Institutional, Business, and Industrial Districts*, based on the zoning, staff calculates the sign(s) maximum allowable square footage based on the Table C –Total Area of Business Signs:

Table C -- Total Area of Business Signs

Zone District	Front Building Wall	Front Lot Line
GID/LOD	1.5 sq. ft.	.or 0.5 sq. ft.
LC	1.5 sq. ft.	.or 0.5 sq. ft.
B-1	1.5 sq. ft.	.or 1.0 sq. ft.
D-T4, D-T5, D-T6	1.5 sq. ft.	.or 1.0 sq. ft.
B-3	1.5 sq. ft.	.or 1.0 sq. ft.
B-4	1.5 sq. ft.	.or 1.0 sq. ft.
I-1	1.0 sq. ft.	.or 1.5 sq. ft.
I-2	1.0 sq. ft.	.or 1.5 sq. ft.

ANALYSIS

Zoning Ordinance Consistency

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

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

FINDINGS

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

Staff do not recognize any extraordinary and exceptional conditions pertaining to this particular piece of property, other than the fact that the strip mall center sits approximately 350 ft from the main intersection (W.O. Ezell Blvd. intersects with E. Blackstock Rd.)

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

The current City Zoning Ordinance provides calculation formulas to businesses across the City, allowing them to have sign(s) advertising the businesses. Another business, Boot Barn, sits at the same strip mall center, besides the proposed business, Dollar Tree, submitted a sign permit and was approved for having a wall sign of 96 SF under the 125 SF maximum allowable sign square footage.

Around the block and along W.O. Ezell Blvd., businesses who submitted sign permits for staff to review are all able to be in comply with the sign regulations in terms of the maximum allowable sign square footage.

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

The subject property is zoned **B-1, Neighborhood Shopping District**, and has a linear feet of front building wall of 56'9", which allows the business, Dollar Tree, to have sign(s), in aggregate, of 85 SF, based on the calculation formula from *Table C – Total Area of Business Signs*.

Therefore, the application of the City of Spartanburg Zoning Ordinance sign regulations **does not prohibit or unreasonably restrict** the use or the advertisement of the property for commercial purposes.

As such, while commercial development is permitted on the subject property, the proposed wall sign size, 121.92 SF, exceeds the 36.79 SF of the maximum allowable sign square footage, 85 SF, for the business, Dollar Tree.

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

Staff have evaluated the request under the standards for granting an Appeal as outlined in the City of Spartanburg Zoning Ordinance and South Carolina state law. While the proposal may not cause immediate harm to the public good, and the nature of the immediate surroundings remain the same.

Allowing a wall sign that exceeds the aggregated maximum allowable sign area by more than 36.79 square feet would compromise the integrity of the zoning regulations and create an inequitable situation for other businesses that comply with the current sign standards. Granting a variance in this case would undermine the intent of the zoning ordinance and establish a precedent that could weaken the consistent enforcement of sign regulations in similarly zoned districts.

The application of the ordinance does **not** create an unnecessary hardship as defined under state law or the City's zoning code. The property retains reasonable use under its current zoning classification, including the ability to open a retail store.

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

Staff do not support assignment of conditions that would allow the installation of a front façade wall sign that exceeds the maximum allowable square footage for the site.

However, the Board of Appeals may, in conformity with the provisions of its assigned authority, reverse or affirm, wholly or in part, or may modify the order, requirements, decision, or determination, and to that end, has all the powers of the officer from whom the appeal is taken and may issue or direct the issuance of a permit.

RECOMMENDATION

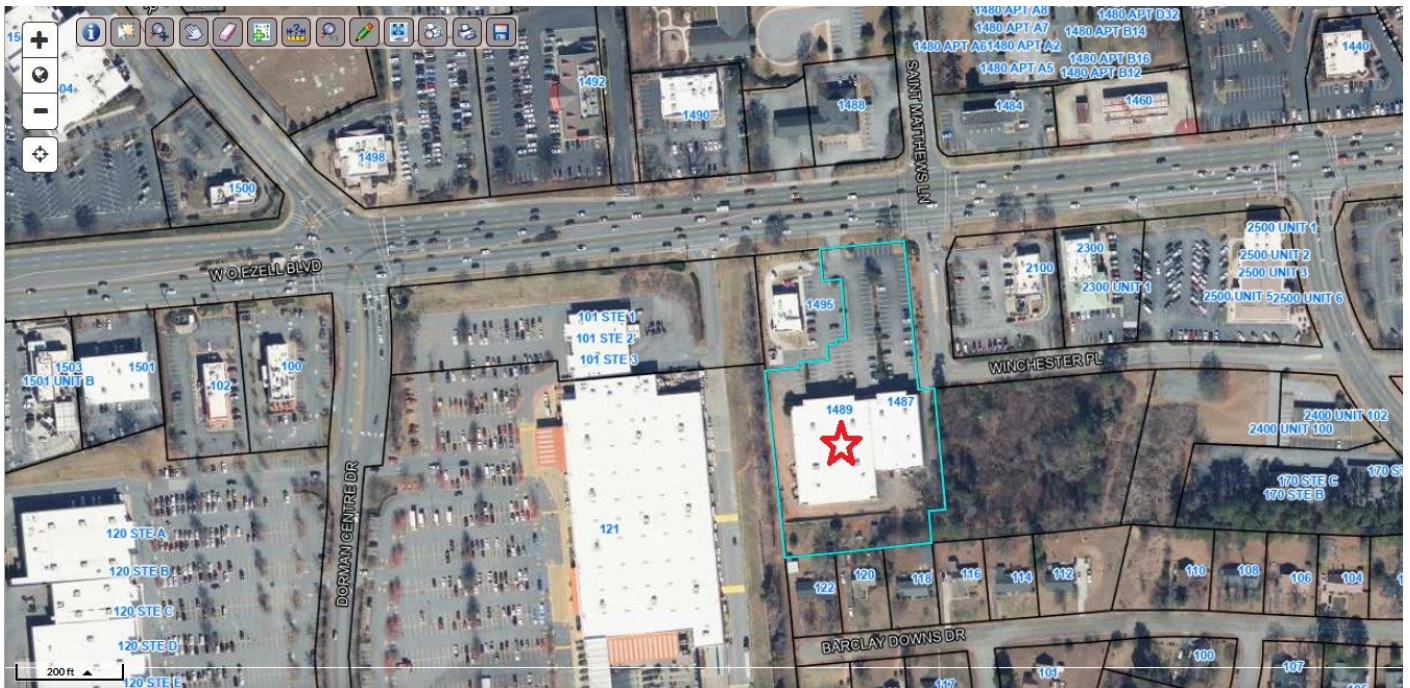
Staff recommends **denial** of the request to install a wall sign totaling **121.92 square feet** on the front façade of the building, as it exceeds the aggregated maximum allowable sign area by **36.79 square feet** for this location.

The subject property is zoned **B-1, Neighborhood Shopping District**, which permits various forms of commercial development. In accordance with the **City of Spartanburg Zoning Ordinance**, the aggregated maximum allowable sign area is determined based on the zoning district and the linear footage of the building's front façade or street frontage, as outlined in **Section 503.4, Table C – Total Area of Business Signs**.

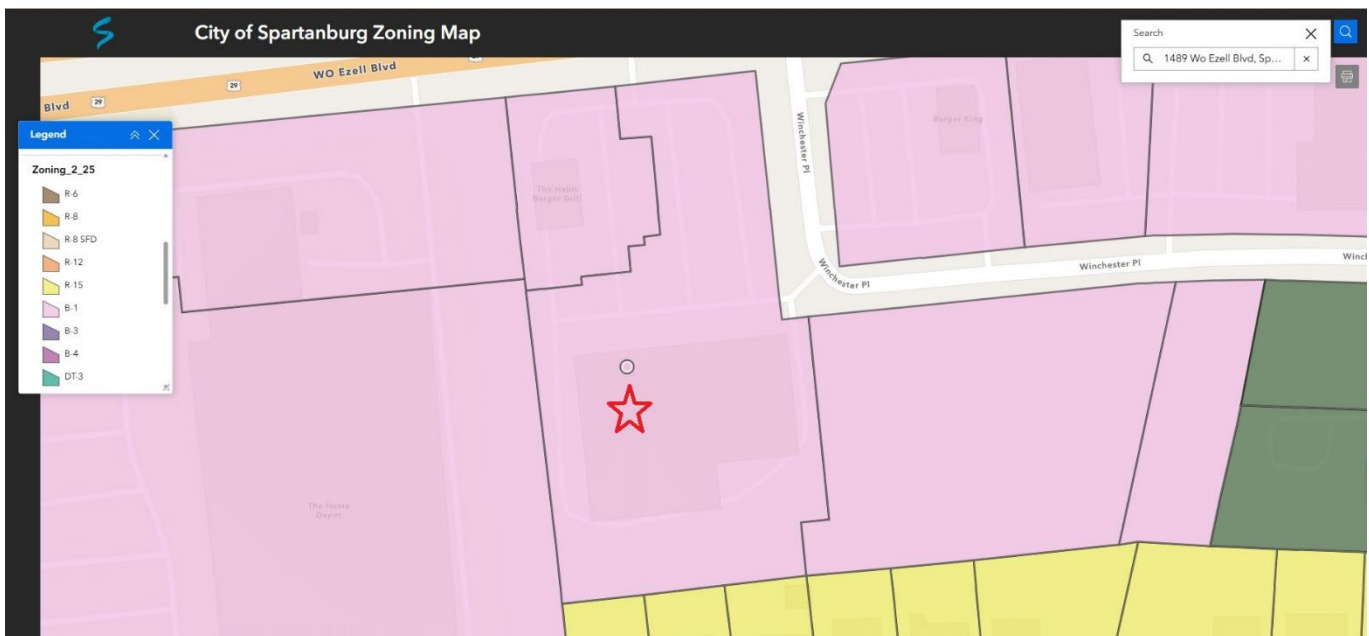
Staff Rationale:

Granting this request would result in a wall sign that exceeds the maximum permitted sign area, thereby compromising the intent of the City's sign regulations to maintain visual harmony and equitable treatment among businesses within the same zoning district. Approval of this variance would establish an undesirable precedent that could encourage similar requests, ultimately weakening the consistent application of the zoning ordinance. Staff finds no evidence of a unique hardship related to the property that would justify a deviation from the established standards.

Aerial Photo – 1489 W.O. Ezell Blvd.



Zoning Map – 1489 W.O. Ezell Blvd. B-1 Neighborhood Shopping District



Sign(s) Proposed for the Site – Dollar Tree

DOLLAR TREE

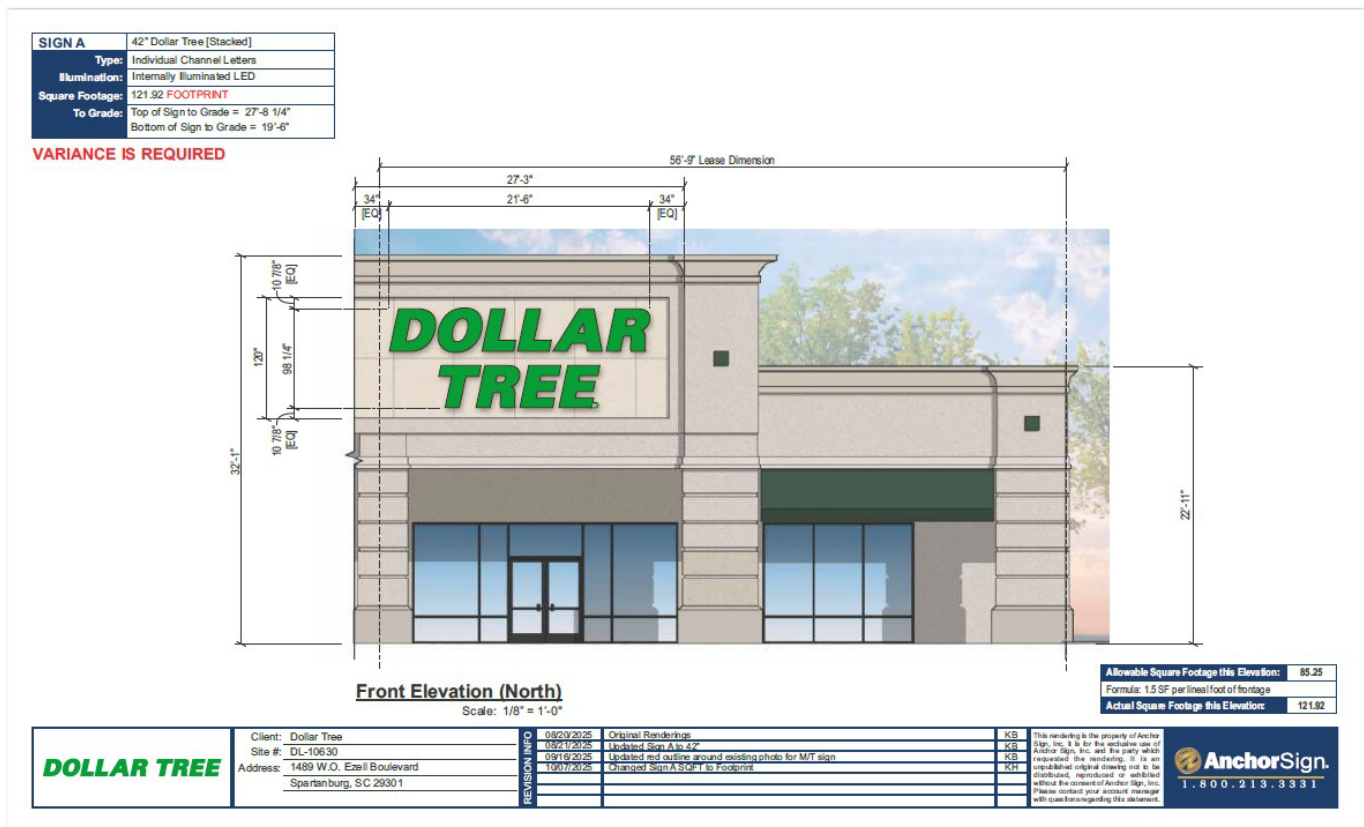
Spartanburg, SC

SIGN A	42" Dollar Tree [Stacked]
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	121.92 FOOTPRINT
To Grade:	Top of Sign to Grade = 27'-8 1/4" Bottom of Sign to Grade = 19'-6"
SIGN B	Dollar Tree
Type:	New Lexan Panel w/ Applied Vinyl
Actual Size:	42 1/4" x 70 1/4"
Viewable Size:	38 1/4" x 66 1/4"
Square Footage:	20.61
SIGN C	Dollar Tree
Type:	Applied Vinyl on Existing Panel
Actual Size:	30 1/8" x 119 7/8"
Viewable Size:	28 1/8" x 117 7/8"
Square Footage:	25.07



DOLLAR TREE	Client: Dollar Tree	08/20/2025	Original Renderings	KB	This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be duplicated, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.
	Site #: DL-10630	09/21/2025	Updated Sign A to 42"	KB	
	Address: 1489 W.O. Ezell Boulevard	09/16/2025	Updated red outline around existing photo for MT sign	KB	
	Spartanburg, SC 29301	10/07/2025	Changed Sign A SQFT to Footprint	KH	
REVISION INFO					

Proposed Wall Sign Measurements & Layout



Site Photos – 1489 W.O. Ezell Blvd.



Site Photos – Adjacent Properties/Businesses



Site Photos - Adjacent Properties





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: _____

Street Address: _____

Zoning District: _____ Overlay: _____ Tax Map Number: _____

Owner: _____ Phone: _____

Address: _____ Email: _____

City: _____ State: _____ Zip: _____

Applicant: _____ 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: _____ Date: _____

Staff Use Only / Received by: _____

Date Received: _____ Time: _____ Permit Number: _____

ZONING APPEALS SUPPLEMENTAL APPLICATION FORM

Name of Development: _____

Location of Development: _____

City Official or Body that made the Decision: _____

Date of the Decision you are Appealing: _____

Please summarize the Decision you are Appealing:

Please explain the Basis for your right to Appeal:

The Nature of the Appeal:

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 - \$150.00

Staff Use Only / Received by: _____

Date Received: _____

Time: 18 of 46

Permit Number: _____



October 23, 2025

City of Spartanburg, SC
Zoning Board of Appeals
PO Box 1749
Spartanburg, SC 29304

Re: Sign Area Variance
Dollar Tree 10630
1489 W.O. Ezell Boulevard
Spartanburg, SC 29301

Subject: Variance Request – Relief from Section 503.4 of the Municipal Sign Ordinance

Dear Members of the Zoning Board of Appeals,

On behalf of Dollar Tree, located at 1489 W.O. Ezell Boulevard, Spartanburg, SC 29301, we respectfully submit this request for a variance from Section 503.4 of the City of Spartanburg Municipal Sign Ordinance, which limits wall sign size to 85.13 square feet in the B-1 Zoning District.

The proposed wall sign for our store is 121.92 square feet, exceeding the allowable size by 36.79 square feet. This variance is requested to allow for increased visibility and effective identification of the business due to the property's unique site conditions.

Specifically, the following factors contribute to the need for this variance:

- Building setback: The store is located approximately 350 feet from W.O. Ezell Boulevard, making smaller signage difficult to read from the roadway.
- Traffic speed: Vehicles travel at higher speeds along this section of the road, which reduces the reaction time for drivers to recognize and locate the store.
- Visual obstructions: Adjacent businesses, landscaping, and surrounding structures partially obscure visibility of the storefront and signage.

In addition to these site constraints, Dollar Tree seeks to maintain consistency with its national branding standards to ensure a cohesive and professional appearance across all store locations. The proposed sign size aligns with the company's established design standards and is visually compatible with other businesses in the surrounding area. This consistency contributes positively to the overall appearance of the commercial corridor.

As Dollar Tree does not engage in traditional advertising, storefront signage serves as the primary means of customer identification and attraction. Adequate signage is essential for customers to easily recognize the store and make last-minute decisions to stop while traveling on W.O. Ezell Boulevard. Without sufficient visibility, the store's ability to serve the community and operate successfully would be diminished.



The requested increase in sign area will provide proportional and practical visibility, maintain aesthetic harmony with nearby businesses, and uphold the intent of the ordinance by promoting clear, effective communication without visual clutter.

We respectfully request that the Zoning Board of Appeals grant this variance to allow installation of the proposed 121.92-square-foot wall sign as submitted.

Thank you for your time and thoughtful consideration of this request.

T. E. Latham, P.E., President
T. B. Clark, P.E., Exec. V. Pres.
E. J. Adams, P.E., V. Pres.
L. G. Snapp, AIA, LEED AP, V. Pres.,
K. S. Bowman, Dir

J. M. Clark, P.E., (1931 – 2016)
V. R. Geer, Jr., P.E. (1916 – 1994)

D. S. Carrier, P.L.S.
D. A. Benton, P.E.
C. D. Tisher Jr., P.E.
M. E. Reid, AIA
L. S. Rice, RA

September 18, 2025

Mr. Steven McMahon
Dollar Tree Stores
500 Volvo Parkway
Chesapeake, VA 23320

Re: Dollar Tree
1489 W.O. Ezell Boulevard
Spartanburg, SC 29301

Subject: Signage Variance
CGL Project No. 2510-52

Dear Mr. McMahon

Clark, Geer, Latham & Associates, Inc. (CGL) is pleased to have the opportunity to assist Dollar Tree Stores (DTS) in evaluating the proper size signage for their new store in Spartanburg, South Carolina. As always, CGL appreciates DTS' continuing to select us to be a integral part of their phenomenal growth across the country over the past twenty-plus years.

While some may consider Building Signage to be only a minor facet to a Retail development, nothing could be farther from the truth. Building Signage is an extremely important aspect of a new development in several different ways. The most notable of these are: 1) Visibility, for attracting potential Customers and 2) the Safety of Motorists looking for the store. While the first can be critical to the success of a business, we will only be dealing with the second henceforth.

When Motorists are driving along busy roadways, there are numerous distractions to draw their attention away from the roadway. Other buildings, landscaping, billboards, beautiful scenery, etc. can all draw the Motorist's eye from the primary task in front of them, which is driving safely to their intended destination. However, when the intended destination has Building Signage that is obscured or improperly sized, the result can be an extended time of distraction, as the Motorist has to "search" with their eyes for their destination or a landmark. Additionally, signage that is too small can create a unique problem in that one might see the signage, but due to the size, they are not able to perceive or read the signage, thus creating more of a distraction than if the signage were properly sized.

For guidance on this topic, we have consulted the American Association of State Highway Transportation Officials (AASHTO), which is the leading authority on most things related to roadways. AASHTO's publication entitled Geometric Design of Highways and Streets is the most widely accepted document with respect to street and highway design. In Chapter 3 – **Elements of Design, Decision Sight Distance** is discussed. Decision Sight Distance is defined as "the distance needed for a driver to detect an unexpected or otherwise difficult-to-perceive information source or condition in a roadway environment that may be visually cluttered, recognize the condition or its potential threat, select an appropriate speed and path, and initiate and complete the maneuver safely and efficiently."



It is our understanding that the current Sign Ordinance will only allow for about 85 square feet for Wall Signs to be placed on the building's front facade. While we understand the desire to minimize excessive signage, for aesthetic reasons, the Safety of Motorists should also be a primary consideration in any decision regarding signage.

For this location, the proposed building front facade is generally facing north and is set back approximately 350 feet from W.O. Ezell Blvd, which has a Speed Limit of 45 mph. For the purposes of this discussion, we will consider this roadway as a "Suburban Road", which falls into Avoidance Maneuver D. Using these parameters, the Decision Sight Distance should be a minimum of 800 feet. What this tells us is that for a Motorist travelling at 45 mph (that's 66 feet-per-second), a typical person requires a minimum of 800 feet to see the signage, comprehend it, decide how to react to it, confirm their surroundings, and make the necessary adjustments (lane change, slowing down, etc) to exit the roadway safely. Please note that it takes a little over 12 seconds to cover this distance travelling at 45 miles-per-hour; even less if a Motorist happens to be exceeding the Posted Speed limit, which is not uncommon. If the motorist has insufficient time available, this could cause them to react too quickly, increasing the likelihood of making an error in judgment and potentially causing a traffic accident.

For a Motorist travelling east, the proposed building signage would first become visible approximately 325 feet from the entrance into the facility. A west bound Motorist would first see the signage from an even shorter distance, due to the construction of a Fast Food Restaurant directly in front of the store and the trees present along the roadway west of the store.

A Motorist's eyes are typically focused on the task at hand, which is generally directly ahead of them. Smaller objects in one's peripheral vision have a tendency to become lost in the clutter. To improve this situation, it is our opinion that the installation of adequately sized signage placed onto the the north facing building façade is necessary. This properly sized signage will help attract the attention of Motorists travelling along W.O. Ezell Blvd, which would in turn help to ensure the Motorists would be able to comprehend the signage almost immediately upon seeing it and react appropriately.

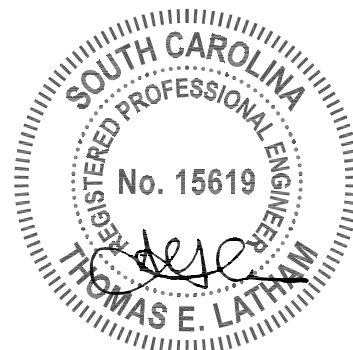
It is therefore our recommendation that, in the interest of public safety, a Variance should be granted to allow Dollar Tree Stores to install the requested 42" tall Dollar Tree letters on the north front facade of the building. It is our professional opinion that signage in this particular location would significantly increase the safety of Motorists, allowing a much greater opportunity for Motorists to quickly comprehend the store's location and to safely plan their maneuver to initiate a stop at this store.

Clark, Geer, Latham & Associates, Inc. appreciates this opportunity to assist Dollar Tree Stores with this project. If you have any questions or require any further information, please advise.

Sincerely,

Clark, Geer, Latham & Associates, Inc.

Thomas E. Latham, P.E.
President



demand where there is apt to be “visual noise” from competing sources of information, such as roadway elements, traffic, traffic control devices, and advertising signs.

The decision sight distances in Exhibit 3-3 (1) provide values for sight distances that may be appropriate at critical locations, and (2) serve as criteria in evaluating the suitability of the available sight distances at these locations. Because of the additional safety and maneuvering space provided, it is recommended that decision sight distances be provided at critical locations or that critical decision points be moved to locations where sufficient decision sight distance is available. If it is not practical to provide decision sight distance because of horizontal or vertical curvature or if relocation of decision points is not practical, special attention should be given to the use of suitable traffic control devices for providing advance warning of the conditions that are likely to be encountered.

Metric						US Customary					
Design speed (km/h)	Decision sight distance (m)					Design speed (mph)	Decision sight distance (ft)				
	Avoidance maneuver						Avoidance maneuver				
	A	B	C	D	E		A	B	C	D	E
50	70	155	145	170	195	30	220	490	450	535	620
60	95	195	170	205	235	35	275	590	525	625	720
70	115	235	200	235	275	40	330	690	600	715	825
80	140	280	230	270	315	45	395	800	675	800	930
90	170	325	270	315	360	50	465	910	750	890	1030
100	200	370	315	355	400	55	535	1030	865	980	1135
110	235	420	330	380	430	60	610	1150	990	1125	1280
120	265	470	360	415	470	65	695	1275	1050	1220	1365
130	305	525	390	450	510	70	780	1410	1105	1275	1445
						75	875	1545	1180	1365	1545
						80	970	1685	1260	1455	1650

Avoidance Maneuver A: Stop on rural road— $t = 3.0$ s

Avoidance Maneuver B: Stop on urban road— $t = 9.1$ s

Avoidance Maneuver C: Speed/path/direction change on rural road— t varies between 10.2 and 11.2 s

Avoidance Maneuver D: Speed/path/direction change on suburban road— t varies between 12.1 and 12.9 s

Avoidance Maneuver E: Speed/path/direction change on urban road— t varies between 14.0 and 14.5 s

Exhibit 3-3. Decision Sight Distance

Decision sight distance criteria that are applicable to most situations have been developed from empirical data. The decision sight distances vary depending on whether the location is on a rural or urban road and on the type of avoidance maneuver required to negotiate the location properly. Exhibit 3-3 shows decision sight distance values for various situations rounded for design. As can be seen in the exhibit, shorter distances are generally needed for rural roads and for locations where a stop is the appropriate maneuver.

For the avoidance maneuvers identified in Exhibit 3-3, the pre-maneuver time is increased above the brake reaction time for stopping sight distance to allow the driver additional time to detect and recognize the roadway or traffic situation, identify alternative maneuvers, and initiate a

September 18, 2025

City of Spartanburg, SC
PO Box 1749
Spartanburg, SC 29304

Re: Dollar Tree
DL-10630
1489 W.O. Ezell Boulevard
Spartanburg, SC 29301

To Whom It May Concern:

This letter authorizes David Jackson, Grant Hall, Joe Ware of Anchor Sign, Inc., and their subcontractors to act as authorized agents of the property owner to sign for, obtain, and pick up permits to perform sign installations at the project address listed above.

Thank you,



State of (California)

County of (Los Angeles)

On this, the 25 day of Sept, 2025, before me a notary public, the undersigned officer, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

In witness hereof, I hereunto set my hand and official seal.



Notary Public



SIGN A	42" Dollar Tree [Stacked]
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	121.92 FOOTPRINT
To Grade:	Top of Sign to Grade = 27'-8 1/4" Bottom of Sign to Grade = 19'-6"

SIGN B	Dollar Tree
Type:	New Lexan Panel w/ Applied Vinyl
Actual Size:	42 1/4" x 70 1/4"
Viewable Size:	38 1/4" x 66 1/4"
Square Footage:	20.61

SIGN C	Dollar Tree
Type:	Applied Vinyl on Existing Panel
Actual Size:	30 1/8" x 119 7/8"
Viewable Size:	28 1/8" x 117 7/8"
Square Footage:	25.07



SIGN A	42" Dollar Tree [Stacked]
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	121.92 FOOTPRINT
To Grade:	Top of Sign to Grade = 27'-8 1/4" Bottom of Sign to Grade = 19'-6"

VARIANCE IS REQUIRED



Front Elevation (North)

Scale: 1/8" = 1'-0"

Allowable Square Footage this Elevation:	85.25
Formula: 1.5 SF per lineal foot of frontage	
Actual Square Footage this Elevation:	121.92

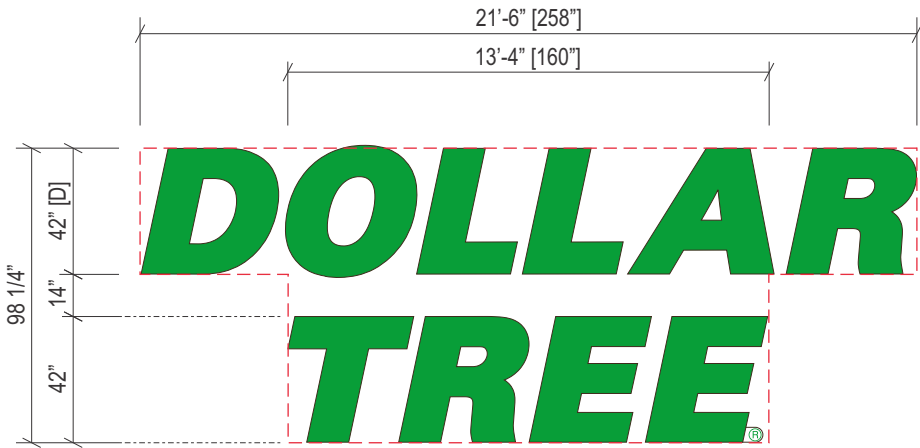
	Client:	Dollar Tree	REVISION INFO	08/20/2025	Original Renderings	KB	This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.
	Site #:	DL-10630		08/21/2025	Updated Sign A to 42"	KB	
	Address:	1489 W.O. Ezell Boulevard		09/16/2025	Updated red outline around existing photo for M/T sign	KB	
		Spartanburg, SC 29301		10/07/2025	Changed Sign A SQFT to Footprint	KH	
			26 of 46				



1.800.213.3331

SIGN A	42" Dollar Tree [Stacked]
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	121.92 FOOTPRINT
To Grade:	Top of Sign to Grade = 27'-8 1/4" Bottom of Sign to Grade = 19'-6"

VARIANCE IS REQUIRED



Sign Layout Detail

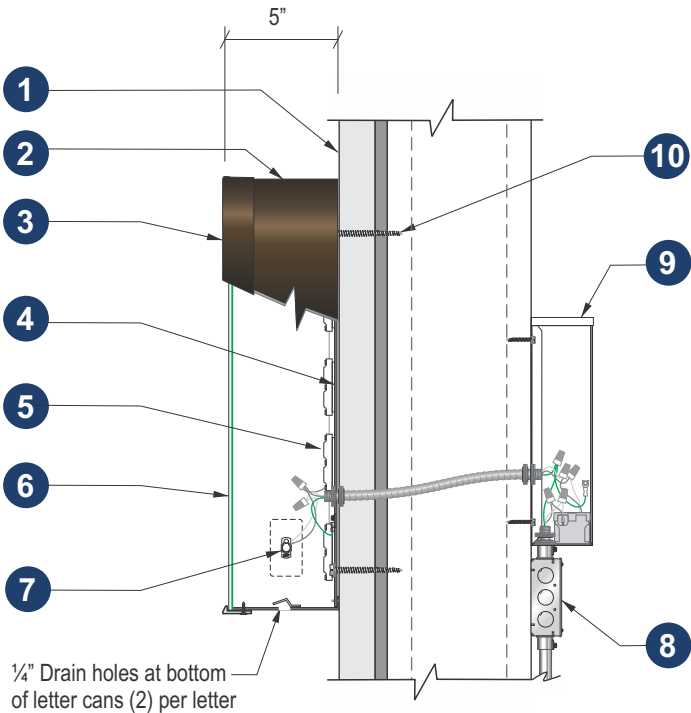
Scale: 3/16" = 1'-0"

Electrical Detail:
P LED Qwik Mod 2 GREEN LED
(1) 120w Transformers (P-OH120-12-EC)
(1) 60w Transformers (P-OH060-12-EC)
Total Amps: 4.35
(1) 20 amp 120V Circuit Req.



General Notes:
This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.
1) Grounded and bonded per NEC 600.7/NEC 250
2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
3) Sign is to be UL listed per NEC 600.3
4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
*For multiple signs, a disconnect is permitted but not required for each section

Specifications: Channel Letters
1. Existing Facade: Stucco / Densglass / Metal
2. 0.040" Aluminum letter returns (pre-finished bronze)
3. 1"Jewelite trimcap (pre-finished bronze) bonded to face and #8 pan head screws to returns
4. 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration. (interior of sign can painted white for maximum illumination)
5. Green LEDs
6. 0.15" Clear lexan faces w/ second surface vinyl ■ 3M 3630-156 Vivid Green (Translucent) □ 3635-70 diffuser
7. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
8. Primary electrical feed in UL conduit / customer supplied UL junction box
9. Transformers within UL enclosure (removable lid), 1/4" x 1" min screws
10. Mounting hardware: #12 Sheet Metal Screw



Section @ LED Channel Letter
Front-Lit (Remote)

Scale: N.T.S.

DOLLAR TREE	Client:	Dollar Tree	REVISION INFO	08/20/2025	Original Renderings	KB	This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.
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				10/07/2025	Changed Sign A SQFT to Footprint	KH	
				27 of 46			



1.800.213.3331

SIGN B	Dollar Tree
Type:	New Lexan Panel w/ Applied Vinyl
Actual Size:	42 1/4" x 70 1/4"
Viewable Size:	38 1/4" x 66 1/4"
Square Footage:	20.61

DOLLAR TREE WILL BE GETTING 4 OF THE CURRENT SPACES



Panel Replacement On Existing D/F Pylon
QTY 2 (1 SET)

Scale: 3/4" = 1'-0"

Specifications:
1. New 3/16" white lexan
2. Applied vinyl
■ 3M 3630-156 Vivid Green
3. Existing Retainers



Proposed D/F Pylon Elevation

Scale: N.T.S.

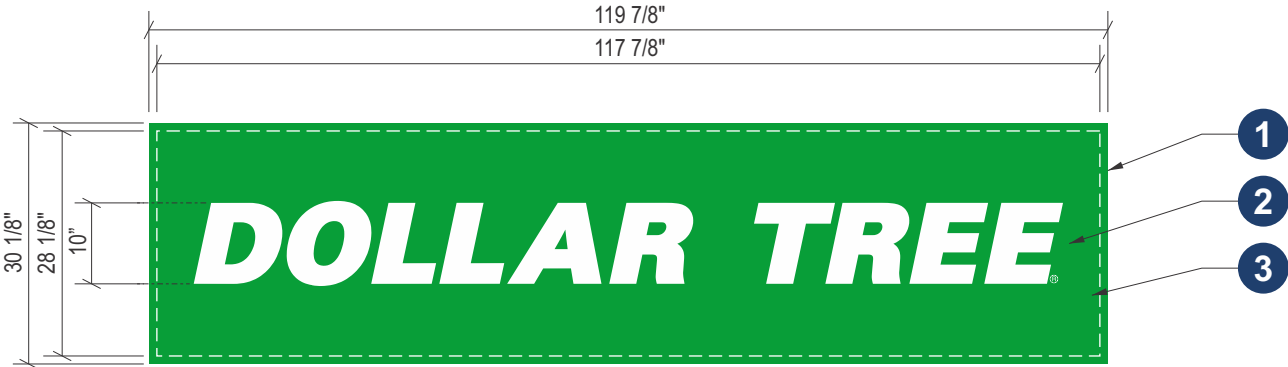


Presented

Existing

ANCHOR SIGN WILL BE RESPONSIBLE FOR REMOVING THE RETAINERS FROM THE 4 SPACES TO CREATE THE NEW LARGE PANEL SPACE?

SIGN C	Dollar Tree
Type:	Applied Vinyl on Existing Panel
Actual Size:	30 1/8" x 119 7/8"
Viewable Size:	28 1/8" x 117 7/8"
Square Footage:	25.07



Vinyl Replacement On Existing D/F Monument
QTY 2 (1 SET)

Scale: 1/2" = 1'-0"

Specifications:

- 1. Existing monument panel (3/16" pan-formed acrylic)
- 2. New applied vinyl
 - 3M 3630-156 Vivid Green
- 3. Existing Retainers



Presented



Existing



Proposed D/F Monument Elevation

Scale: N.T.S.

	Client:	Dollar Tree	REVISION INFO	08/20/2025	Original Renderings	KB	This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.
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		Spartanburg, SC 29301		10/07/2025	Changed Sign A SQFT to Footprint	KH	
				29 of 46			
					 1.800.213.3331		

DATE

October 28, 2025

TO

Board of Zoning Appeals Members

PROJECT/ADDRESS/ TAX ID

740 Springdale Dr./ 7-13-09-057.00

STAFF

Fredalyn M. Frasier, Planning Director
Nan Zhou, AICP, Planner II

APPEAL REQUEST NUMBER

APP-25-00200009

COPIES TO

City Departments/Applicant

OWNER

Allyson Wallis Markiewicz

APPLICANT/AGENT

Vicars Construction, LLC

REQUEST

The Applicant is seeking a Variance to build an addition, 632 SF, to the right side of the existing premises that will encroach approximately 3'3" to the side setback requirement (8 feet) for property located at 740 Springdale Dr. Due to the constraints of narrow side space, its intended use (master bedroom, bathroom), and the well-designed back porch, the applicants intend to add the addition to the side of the house.

PROJECT DESCRIPTION AND HISTORY

The project site is an approximately 14,918 square feet lot with a zoning designation of R-8 SFD, General Residential Single Family District. The project site abuts Springdale to the south boundary and an alley to the north boundary. The surrounding properties of the project site all have a zoning designation of R-8 SFD, General Residential Single Family District.

The landowner needs to construct an addition to the right side of the premises. The contractor, Vicars Construction, submitted a Variance application on behalf of the landowner requesting a side setback reduction from 8 feet to 4 ft and 9 inches to accommodate the intended use due to site constraints.

Currently, per Section IV: District Area and Dimensional Requirements Table 401 – (A) Table of Area and Dimensional Requirements by District, for properties have a zoning classification of R-8 SFD, the interior side setback requirement is 8 ft:

Section IV: District Area and Dimensional Requirements

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

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

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

ANALYSIS

Zoning Ordinance Consistency

The project site has a zone designation of **R-8 SFD, General Residential Single-Family District**. Section 302.3 R-8 Single Family District of the City of Spartanburg Zoning Ordinance allows Residential, Single-Family dwellings.

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

Section 603.4 (5): To permit the reduction of any required setback being in compliance with all applicable Building and Fire Codes and subject to review by the Building Official.

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

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

FINDINGS

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

The lot is deep and narrow, and the existing premises was constructed closer to the left property line. Based on the intended use and functionality of the proposed addition, site constraints, and without removal of the existing well designed back porch, the proposed addition (24'2" by 30') could only be added to the right side of the premises, encroaching to the side setback by 3'3".

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

Properties in the vicinity or around block were constructed prior to the adoption of the Zoning Ordinance. Therefore, they are all legal non-forming structures.

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

The subject property is zoned **R-8 SFD, General Residential Single Family District**, which allows single family dwelling unit. The application of the City of Spartanburg Zoning Ordinance Section IV District Area and Dimensional Requirements regulations **does not prohibit or unreasonably restrict** the utilization of the property for residential purposes. However, the interior side setback requirement, listed in Table 401 (A) Table of Area and Dimensional Requirements by District Applicable to Only One Residential Structure on a Zoning Lot would restrict or prohibit the construction of the proposed addition at its desired size (24'2" by 30' = 632 SF)

As such, while residential development is permitted on the subject property, the proposed addition will encroach to the side setback by 3'3".

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

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

The application of the ordinance does **not** create an unnecessary hardship as defined under state law or the City's zoning code. The property retains reasonable use under its current zoning classification, including adding an addition to the existing premises.

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

Staff **support** the assignment of conditions that would allow the construction of an addition to the right side of the premises for the site.

In the event the Board finds that the Variance findings can be met, and the project approved, conditions of approval are attached to this report. The Board may choose to approve or amend them based on the outcome of this proposal. The Board of Zoning Appeals may, in conformity with the provisions of its assigned authority, reverse or affirm, wholly or in part, or may modify the order, requirements, decision, or determination, and to that end, has all the powers of the officer from whom the appeal is taken and may issue or direct the issuance of a permit.

RECOMMENDATION

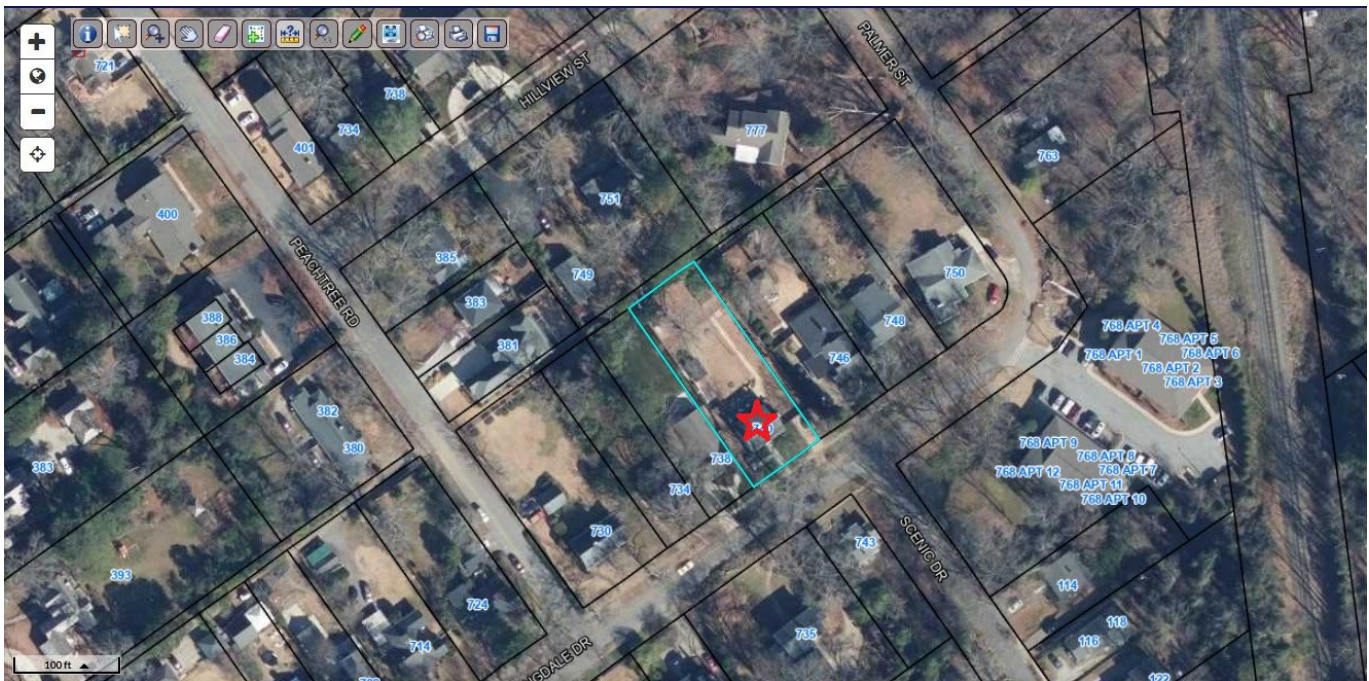
Staff recommends **Approval** of the Variance request to reduce the side setback requirement **from 8 feet to 4 feet and 9 inches**, allowing the construction of the proposed addition to the right side of the premises.

The subject property is zoned R-8 SFD, General Residential Single Family District, which permits single family dwelling unit construction along with modifications (adding additions) to the premises so long as it in compliance with the districts' dimensional requirements, as outlined in **Section IV District Area and Dimensional Requirement**.

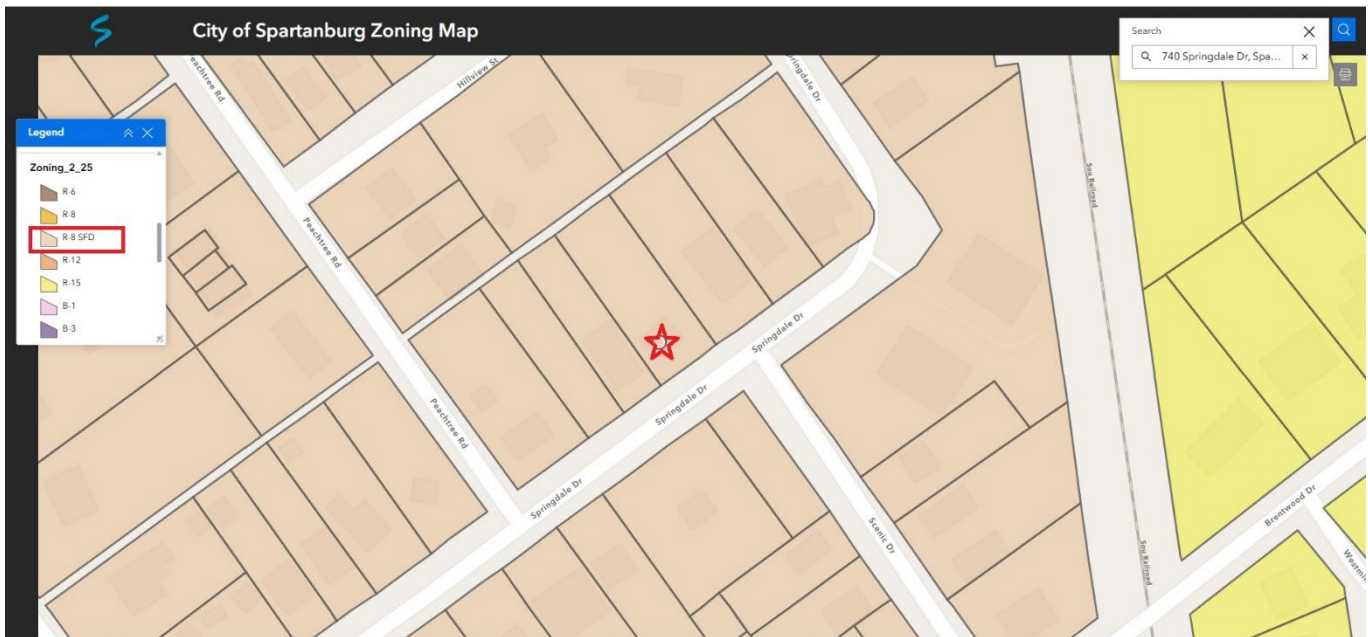
Staff Rationale:

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

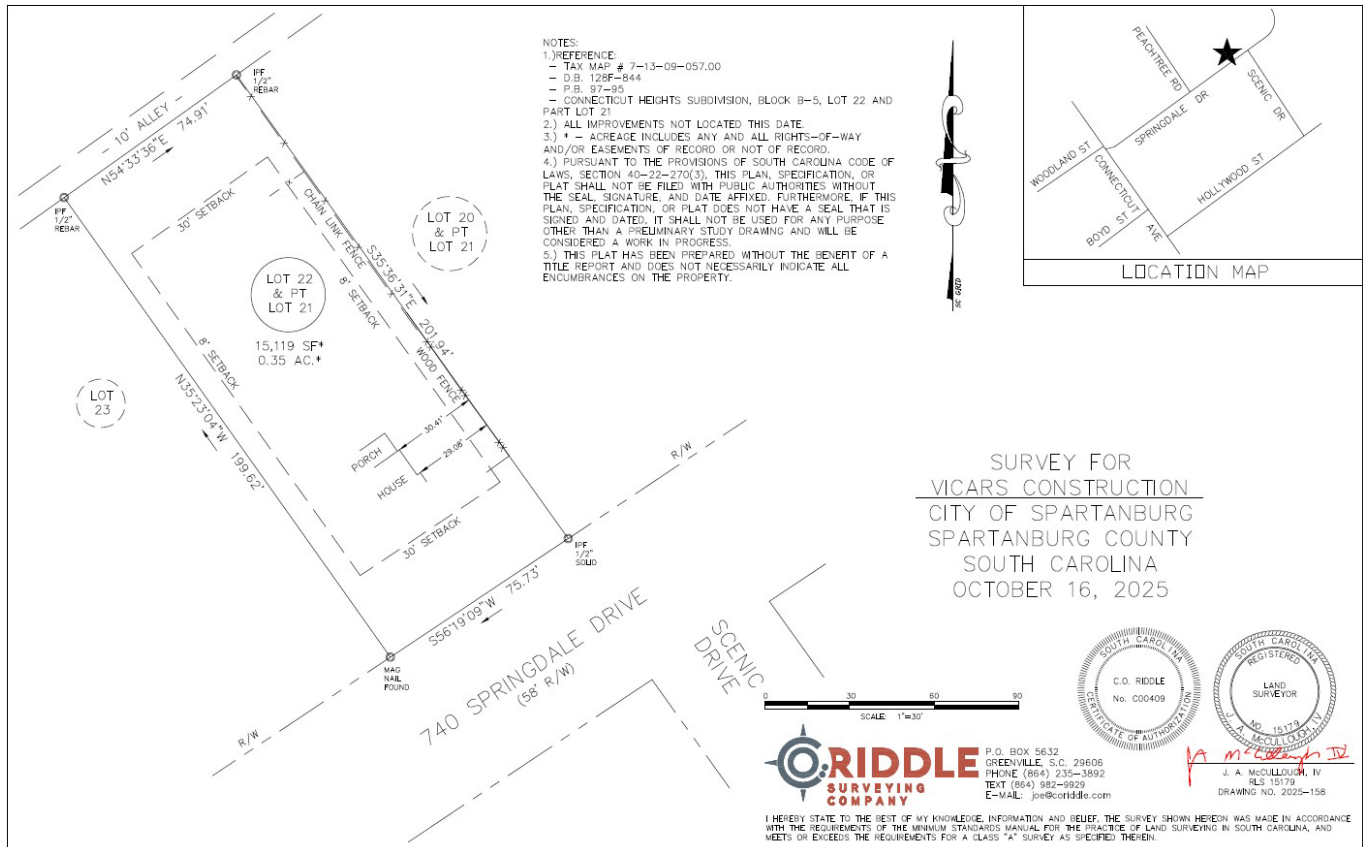
Aerial Photo – 740 Springdale Dr.



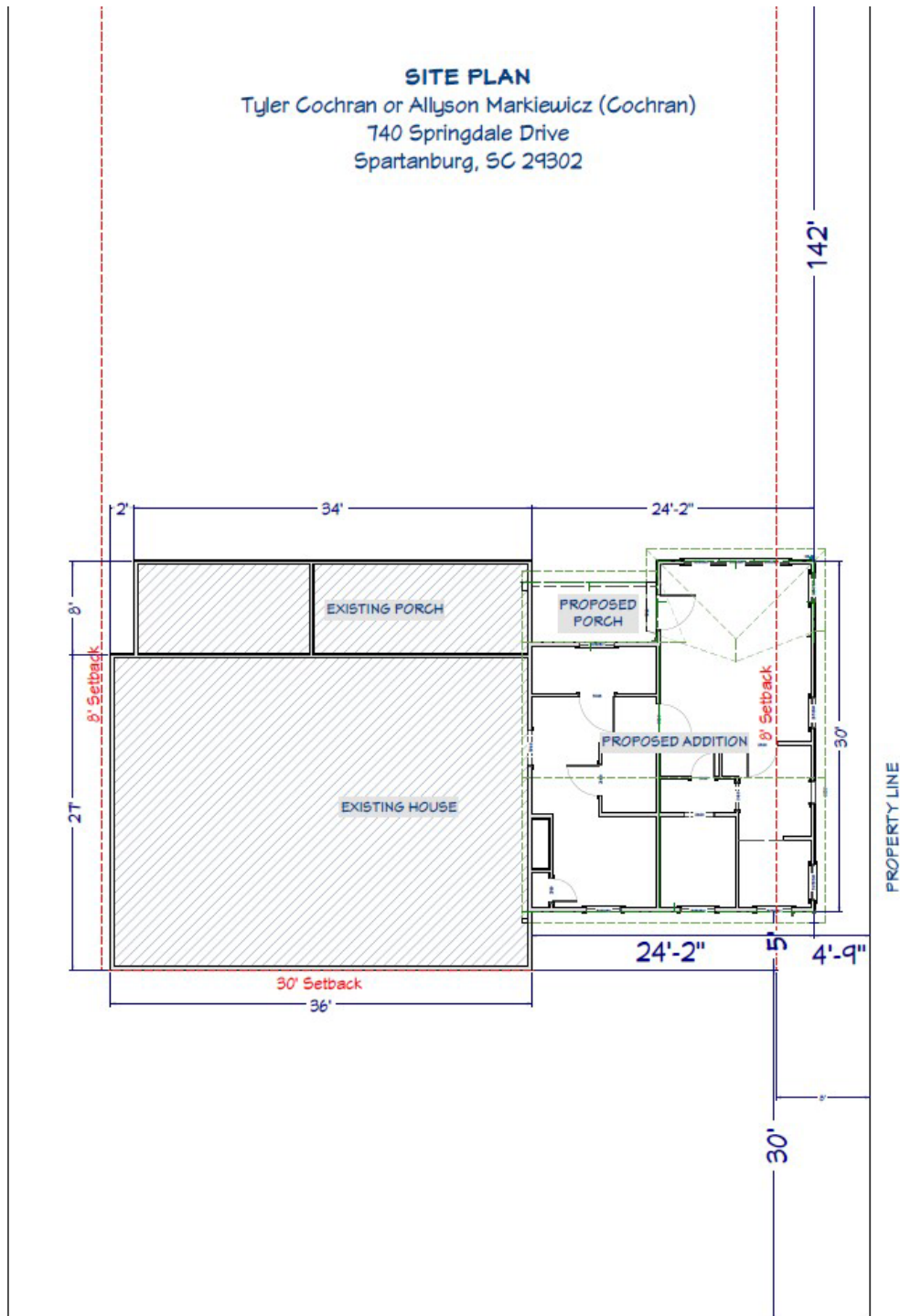
Zoning Map – 740 Springdale Dr. R-8 SFD – General Residential Single Family District



Site Survey – 740 Springdale Dr.



Proposed Addition (Draw to Scale)



Site Photos – Front & Two Sides



Site Photos - Adjacent Properties



Site Photos - Adjacent Properties





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: Connecticut Heights
Street Address: 740 Springdale Drive
Zoning District: R8 SFD Overlay: _____ Tax Map Number: 7-13-09-057.00

Owner: Allyson Wallis Markiewicz Phone: 704-516-9461
Address: 740 Springdale Drive Email: markiewiczw94@gmail.com
City: Spartanburg State: SC Zip: 29302

Applicant: Vicars Construction LLC Phone: 864-220-9840
Address: 223 Siloam Road. Suite A Email: office@vchdg.com
City: Easley State: SC Zip: 29642

Agent: Vicars Construction, LLC Phone: 864-220-9840
Address: 223 Siloam Road Suite A Email: office@vchdg.com
City: Easley State: SC Zip: 29642

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: Allyson Cochran Date: 10/20/2025

Staff Use Only / Received by: _____

Date Received: _____ Time: _____ Permit Number: _____

**ZONING VARIANCE
SUPPLEMENTAL APPLICATION FORM**

Name of Development: Connecticut Heights

Location of Development: R8 SFD

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

Section IV - 401

Describe completely and specifically the requested Variance:

Additional 4'9" setback allowance for home addition construction.

Explain briefly why the Variance is requested:

Additional setback allowance for home addition construction.

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: _____



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

The parcel has narrow side space, and building toward the back would be impractical for the intended use of the addition. Therefore, an additional 4' 9" beyond the standard 8' setback is necessary to construct the planned home addition.

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

These conditions differentiate the parcel from others in the immediate vicinity because the lot limits the buildable area on either side of the house.



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

Without the additional 4' 9", we wouldn't be able to build the planned home addition in a way that aligns with the existing layout and function of the home.

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

The authorization of this variance will not cause substantial detriment to adjacent properties or the public good. The proposed addition will be in keeping with the scale and character of the neighborhood, and granting the variance will not harm the overall appearance or character of the district.

Audit trail

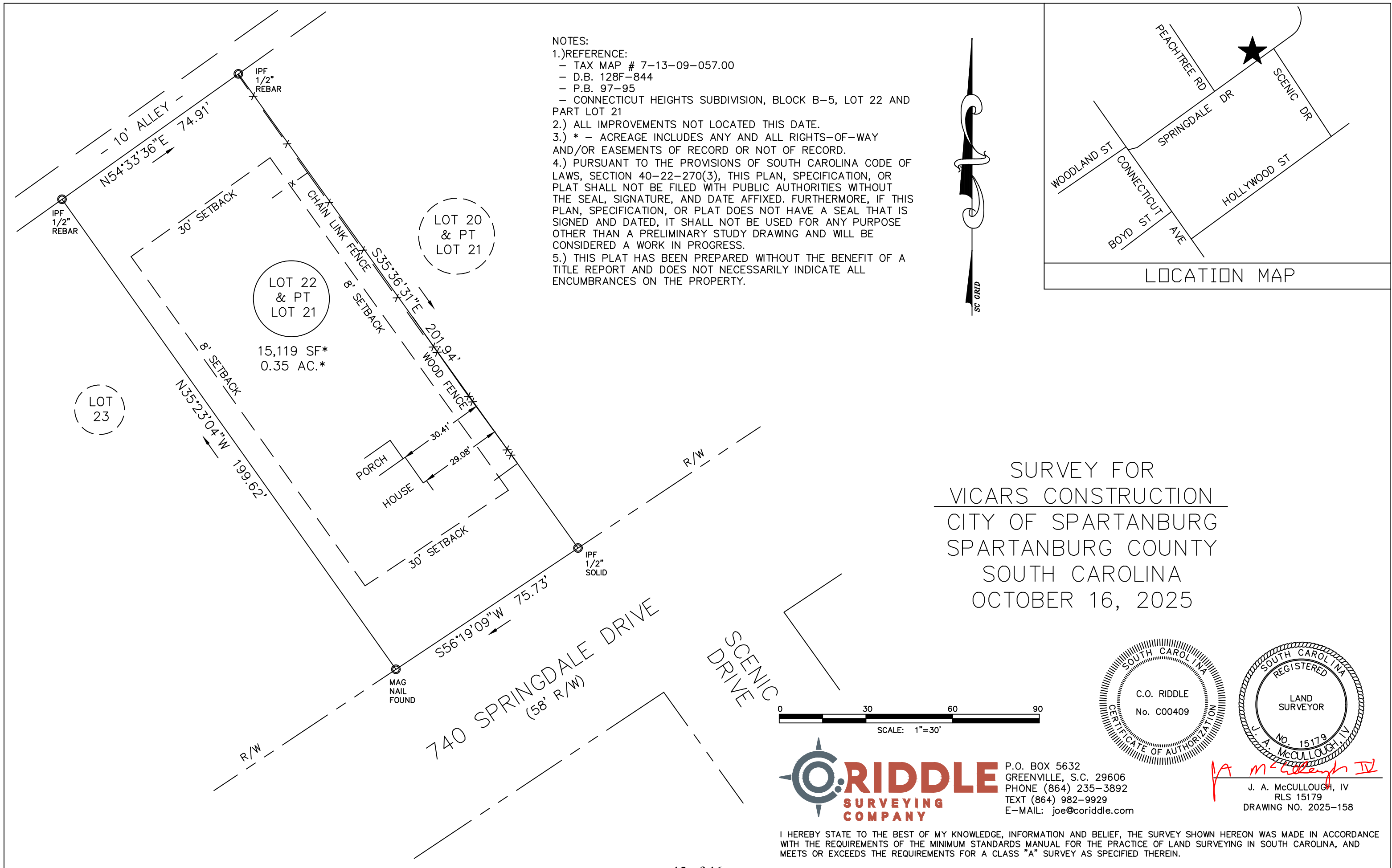
Details

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STATUS	● Signed
STATUS TIMESTAMP	2025/10/20 15:51:57 UTC

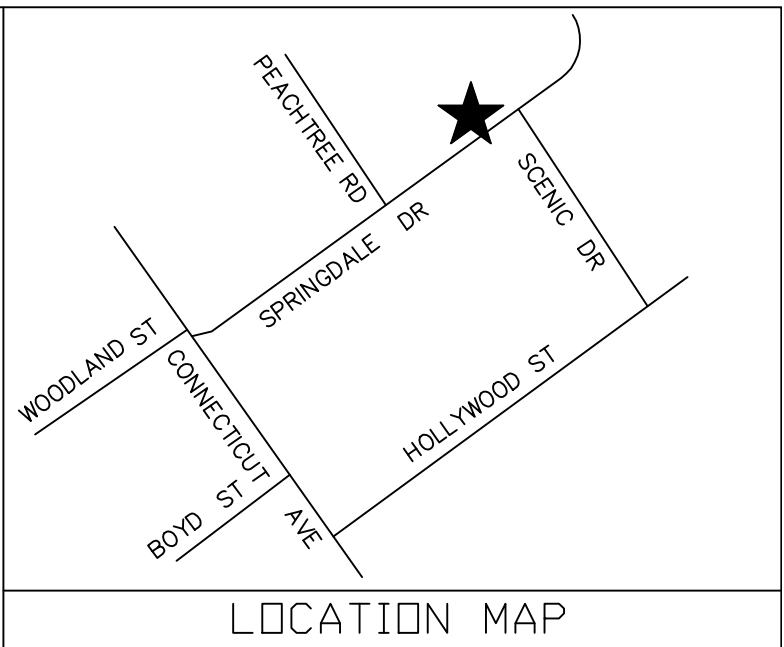
Activity

 SENT	clientservices@vchdg.com sent a signature request to: Allyson Cochran (markiewiczaw94@gmail.com)	2025/10/20 15:26:06 UTC
 SIGNED	Signed by Allyson Cochran (markiewiczaw94@gmail.com)	2025/10/20 15:51:57 UTC
 COMPLETED	This document has been signed by all signers and is complete	2025/10/20 15:51:57 UTC

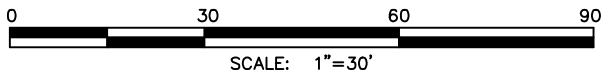
The email address indicated above for each signer may be associated with a Google account, and may either be the primary email address or secondary email address associated with that account.



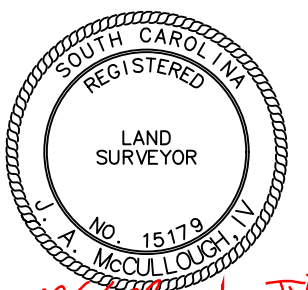
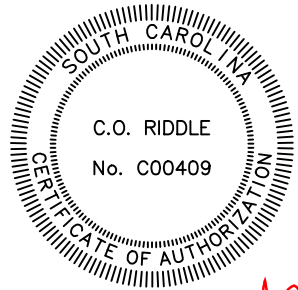
- NOTES:
- 1.)REFERENCE:
 - TAX MAP # 7-13-09-057.00
 - D.B. 128F-844
 - P.B. 97-95
 - CONNECTICUT HEIGHTS SUBDIVISION, BLOCK B-5, LOT 22 AND PART LOT 21
 - 2.) ALL IMPROVEMENTS NOT LOCATED THIS DATE.
 - 3.) * - ACREAGE INCLUDES ANY AND ALL RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD OR NOT OF RECORD.
 - 4.) PURSUANT TO THE PROVISIONS OF SOUTH CAROLINA CODE OF LAWS, SECTION 40-22-270(3), THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE, AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION, OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.
 - 5.) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.



SURVEY FOR
VICARS CONSTRUCTION
CITY OF SPARTANBURG
SPARTANBURG COUNTY
SOUTH CAROLINA
OCTOBER 16, 2025



P.O. BOX 5632
GREENVILLE, S.C. 29606
PHONE (864) 235-3892
TEXT (864) 982-9929
E-MAIL: joe@coriddle.com



J. A. McCullough IV
J. A. McCULLOUGH, IV
RLS 15179
DRAWING NO. 2025-158

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

SITE PLAN

Tyler Cochran or Allyson Markiewicz (Cochran)
740 Springdale Drive
Spartanburg, SC 29302

