

Kershaw County Board of Zoning Appeals

515 Walnut Street, Room 160, Camden, SC 29020 803-425-7233



MINUTES

KERSHAW COUNTY BOARD OF ZONING APPEALS
OCTOBER 2, 2012 REGULAR SESSION
COUNCIL CHAMBERS, KERSHAW COUNTY GOVERNMENT CENTER
CAMDEN, SOUTH CAROLINA

Members Present: Justin Conder, A.J. Cooke, Bill Denton, and Stephen Staley

Members Absent: Shannon Smith

Staff Present: Carolyn Hammond, John Newman

CALL TO ORDER

The Chairman, Stephen Staley, called the meeting to order at 5:30 p.m.

PUBLIC HEARING AND ACTION ON CASE # 12-03

The Chairman opened the public hearing and read the following:

John Wells is requesting a variance on the 35' front setback as required in Section 3:2.1-5 and Table 3-4 of the Kershaw County Unified Code of Zoning and Land Development Regulations. The property is located at 42 Arlington Drive in Lugoff.

In giving the Staff Report, John Newman described the request, explained the four tests required to grant a variance, and said that none of the first three conditions were met. Because the request did not meet all four conditions, staff could not recommend approval as requested. Staff, however, did recommend that Ms. York build a carport parallel to her house that could be entered from the side if a new driveway were cut.

John Wells, applicant, on behalf of Linda York, stated that her house is 46 feet from the front property line and 57 feet from the street. The proposed 18-foot carport, when built, would be 39 feet from the street and 28 feet from the front property line – thus encroaching seven feet into the required 35-foot front setback area. In this case, he said, a literal enforcement of the ordinance would not be met, but looking at it from the street, Ms. York would have 39 feet from the street to the beginning of the carport - and he did not think that would cause harm. He added that she doesn't have enough space to build on either side of her house; that not allowing her to place the carport in the front would restrict utilization of the property; that no neighbors oppose it; and the type carport she proposes would enhance her property and the neighborhood.

Ms. York spoke next. She said she wanted to keep her vehicle for a long time and the purpose of the carport was to protect it from hail and sun damage. The proposed carport will have paint, shingles, siding, and brick to match her house.

There being no one else wishing to speak, the Chairman closed the hearing.

Bill Denton motioned to grant a variance from the required 35-foot front setback under the condition that Ms. York construct a stick-built carport with a hip or gable roof covered with shingles to match those on the existing house. A.J. Cooke seconded, and all voted in favor.

MINUTES

Minutes from the June 5, 2012 regular meeting were reviewed. The motion to approve was made by Bill Denton, seconded by A.J. Cooke, and approval was unanimous.

MAKE-UP OF PLANNING OFFICIAL TRAINING

John Newman reminded those still needing continuing ed training that they needed to make arrangements with him to view the latest training video at the Planning and Zoning office prior to the end of the year.

ADJOURNMENT

At 6:05 p.m., the Chairman called for a motion to adjourn. The motion was made by Justin Conder, seconded by Bill Denton, and approval was unanimous.

Respectfully submitted,

Carolyn B. Hammond

Carolyn B. Hammond
Secretary