



# Board of Zoning Appeals

PHONE: 864-467-7425  
 E-MAIL: [www.greenvillecounty.org](http://www.greenvillecounty.org)

## MINUTES of HEARING on JANUARY 13, 2021

### Attendance Record

Board Members	Present	Absent
1. DRUMMOND, Keith L.	P	
2. FARRAR, Brittany	P	
3. GODFREY, Laura	P	
4. HATTENDORF, Mark	P	
5. HOLLINGSHAD, Nicholas	P	
6. JACOBS, Lindsey	P	
7. MOORE, Wayne H.- Chairman	P	
8. REDMOND, Jeffery	P	
9. Vacant Seat		

**Members of Staff:** Joshua Henderson, Zoning Administrator  
 Meagan Staton, Deputy Zoning Administrator  
 Brook Denny, Planner  
 Terry Abrahams, Board Secretary

The Greenville County Board of Zoning Appeals held its monthly meeting on Wednesday, January 13, 2021, at 3:00 p.m. in Conference Room D at Greenville County Square. Notice of this meeting was appropriately posted in the Greenville Journal, at the County Council office and on the County website. Due to the Covid-19 pandemic, some members of the Board, County Staff and applicants participated electronically via Zoom.

1. **CALL TO ORDER:** Chairman Wayne Moore called the meeting to order at 3:06 p.m.
2. **INVOCATION/PLEDGE:** Conducted by Mr. Keith Drummond.
3. **ROLL CALL:** Attendance was taken by the Secretary, Terry Abrahams. Ms. Lindsey Jacobs, Ms. Brittany Farrar, Ms. Laura Godfrey and Mr. Jeffery Redmond participated in the meeting electronically via Zoom.
4. **PROCEDURES:** Chairman Moore stated the purpose of, and provided an overview of the procedures of the Board of Zoning Appeal hearings for the benefit of the applicants and visitors present.

Ms. Meagan Staton stated the conditions under which decisions/rulings may be made by the Board as outlined in the Greenville County Zoning Ordinance including Section 3:4.1, and Section 11:1.

**5. NEW BUSINESS:**

**i. CB-21-01: MATTHEW P. JENSEN**

**BACKGROUND:**

This property is located on E. Lakeshore Drive in the Lake Lanier community in Landrum SC.

The applicant is requesting a Use by Special Exception to allow manufacturing and engraving of small wooden products for sale via the internet as a Home Occupation.

**FINDINGS OF FACT:**

On Tuesday, December 29, 2020, Staff inspected the property to ensure that the "Appeal Notice" sign had been posted as required by the Greenville County Zoning Ordinance. Photographs were taken of the subject property.

**Section 5:5 and Table 6.1** (Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists Home Occupation as an approved use in Residential districts in accordance with Condition (13). Manufacturing of wood products is not on the list of approved Home Occupations.

**(13) Home Occupation**

Occupations, professions, or trades customarily carried on by occupants of dwelling units as secondary uses which are clearly incidental to use of dwelling units for residential purposes are allowed as accessory uses in districts where dwelling units are permitted or permissible, subject to the following conditions:

- A.** Not more than one person who is not a member of the applicant's immediate family and who is not a resident in the applicant's home may be employed.
- B.** Home occupations shall be conducted only within principal structures.
- C.** An area equal to not more than 25 percent of the floor area of the principal structure may be utilized for home occupational purposes.
- D.** The occupation shall not involve the retail sale of merchandise manufactured off the premises except for products related directly to the service performed such as beauty products.
- E.** No display of merchandise shall be visible from the street
- F.** No outdoor storage shall be allowed in connection with any home occupation.
- G.** No alteration of the residential character of the premises may be made.
- H.** The occupation shall not be a nuisance or cause any undue disturbance in the neighborhood.
- I.** No sign shall be permitted except one non-illuminated nameplate not more than 2 square feet (i.e. 1' x 2') in area mounted flat against the wall of the principal building in which the occupation is conducted.

**5. i. CB-21-01: FINDINGS of FACT cont.**

Off-street parking shall be provided in accordance with the provisions set forth in Table 12.1, Off-street Parking Requirements.

The following home occupations shall be permitted. The Board of Zoning Appeals in accordance with the provisions of Article 3 and the aforementioned requirements may permit other home occupations.

<b>Barber / Beautician</b>
<b>Child day care home</b>
<b>Home-based food production operations (as covered under Section 44-1-143 of the State of South Carolina Code of Laws, commonly known as the Cottage Food Law)</b>
<b>Instruction and Tutoring, such as</b>
Academic Tutor
Music Teacher
Dance Instructor
<b>Internet retail sales</b>
<b>Locksmith</b>
<b>Manufacturer's representative</b>
<b>Notary (Public)</b>
<b>Photographer</b>
<b>Professional Consultant, such as</b>
Accountant and bookkeeper
Attorney
Insurance agent
Information technology professional
<b>Residence as business mailing address</b>
<b>Secretarial Service</b>
<b>Tailoring</b>

**Section 11:1** General Provisions for Uses Permitted by Special Exception states: The Board of Zoning Appeals may grant permission for those uses permitted by special exception which are in accordance with the provisions of this Ordinance and the specific conditions set forth in this section.

The Board shall consider the following factors:

- A.** The use meets all required conditions
- B.** The use is not detrimental to the public health or general welfare
- C.** The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal and similar services
- D.** The use will not violate neighborhood character nor adversely affect surrounding land uses

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**5. i. CB-21-01: FINDINGS of FACT cont.**

Representative present for this application was Mr. Matthew Jensen.

There was no opposition, present or submitted, to this application.

Ms. Meagan Staton presented the facts as they pertained to the Greenville County Zoning Ordinance.

Mr. Jensen presented the application to the Board. He informed the Board of the type and pieces of equipment utilized, provided photos of the products being made to be sold via the internet.

**CONCLUSIONS of LAW:**

The application was reviewed by the Board. In response to a question from the Board pertaining to the conditions outlined in Condition (13), Mr. Jensen expressed his understanding of and confirmed compliance with all the conditions.

Dr. Nicholas Hollingshad made a motion to grant the use as requested, based on the conditions as outlined in Section 11:1 being met; particularly,

- A. The use meets all required conditions; *there are no employees*
- B. The use is not detrimental to the public health or general welfare;
- C. The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal and similar services
- D. The use will not violate neighborhood character nor adversely affect surrounding land uses;

Ms. Laura Godfrey seconded the motion. There was no objection and no discussion. The motion carried, resulting in a vote of 6-0 in favor of approval. Chairman Moore did not cast a vote, Mr. Jeffery Redmond was absent and there is one vacant seat.

**ii. CB-21-02 - CHRISTOPHER ANDRES**

**BACKGROUND:**

This property is located in the cul-de-sac on Summerhall Glen Lane in the Kingsbridge subdivision off Batesville Road in Simpsonville SC.

The applicant is requesting a Variance from the requirements for placement of a swimming pool as outlined in Condition 18-B of the GC Zoning Ordinance.

**5. ii. CB-21-02 – FINDINGS OF FACT cont.**

On Wednesday, December 30, 2020, Staff inspected the property to ensure that the "Appeal Notice" sign had been posted as required by the Greenville County Zoning Ordinance and photographs were taken.

**Section 6:2 – Use Conditions 18-B states the following:**

**B. Swimming Pool Requirements**

1. Swimming pools shall be located in the rear yard.
2. Swimming pools shall be set back not less than 5 feet.
3. Setback requirements for swimming pools shall be the same as those for accessory buildings.
4. Swimming pools shall not occupy more than 50 percent of the rear yard.
5. Lighting for swimming pools shall have proper shielding from glare.

**The applicant is requesting a *Variance from placement requirements for a pool***

**Section 3:4.1 states that a variance may be granted if the Board makes and explains 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 property in the vicinity
- C.** Because of the 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 adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance.

Representative present for this application was the contractor, Mr. William Silva.

There was no opposition, present or submitted, to this application.

Ms. Meagan Staton presented the facts as they pertained to the Greenville County Zoning Ordinance; particularly, Condition 18(b) and Section 3:4.1 which was previously read into the record.

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**5. ii. CB-21-02 – FINDINGS of FACT cont.**

In response to a question to Staff pertaining to the purpose of the request for a variance, Mr. Josh Henderson informed the Board of the current interpretation and yard layout established in 2012 by the prior Administrator, provided clarification of the yard layout and the necessity for a variance from the BZA.

Mr. Silva presented his application to the Board. He informed the Board of the necessity for the variance, mentioned compliance with sub-division setbacks and called attention to the site plan of the courtyard pool design. Mr. Silva stated he did not understand the necessity for the Variance. In response to a question from the Board in regards to the buffer shown on the site plan and possible relocation of the pool for compliance with setbacks, Mr. Silva stated that the rear setback for the sub-division is 15 feet.

**CONCLUSIONS of LAW:**

The application was reviewed by the Board. Mr. Keith Drummond made a motion to grant the variance as requested based on the conditions as outlined in Section 3:4.1 being met; particularly,

- A. There are extraordinary and exceptional conditions pertaining to the particular piece of property; *the design of the structure/residence, understand the explanation given by the Zoning Administrator and agrees with it*
- B. These conditions do not generally apply to other property in the vicinity; *typically most other houses are rectangular in shape*
- C. Because of the conditions, the application of the ordinance to the particular piece of property would unreasonably restrict the utilization of the property; *the pool meets the rear setbacks*
- D. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good; *screening shown on the site plan will provide screening from the other properties*

Dr. Nicholas Hollingshad seconded the motion. There was no objection and no further discussion. The motion carried, resulting in a vote of 6-0 in favor of approval. Chairman Moore did not cast a vote, Mr. Jeffery Redmond was absent and there is one vacant seat.

**iii. CB-21-03 – SAMUEL K. GEDULDIG**

**BACKGROUND:**

This property is located on Hidden Hills Drive in the Chanticleer sub-division, adjacent to the Greenville Country Club just outside the City limits of Greenville. A building permit was obtained for construction of a single-family residence and upon routine inspection it was discovered that a swimming pool was to be included; however, there was no permit purchased for a pool.

The applicant is requesting a Variance from the requirements for placement of a swimming pool as outlined in Condition 18-B of the GC Zoning Ordinance.

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**5. iii. CB-21-03 – FINDINGS of FACT:**

On Wednesday, December 30, 2020, Staff inspected the property to ensure that the "Appeal Notice" sign had been posted as required by the Greenville County Zoning Ordinance and photographs were taken.

**Section 6:2 – Use Conditions 18-B states the following:**

**B. Swimming Pool Requirements**

1. Swimming pools shall be located in the rear yard.
2. Swimming pools shall be set back not less than 5 feet.
3. Setback requirements for swimming pools shall be the same as those for accessory buildings.
4. Swimming pools shall not occupy more than 50 percent of the rear yard.
5. Lighting for swimming pools shall have proper shielding from glare.

**The applicant is requesting a *Variance to allow placement of a pool in the left side yard***

**Section 3:4.1 states that a variance may be granted if the Board makes and explains 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 property in the vicinity
- C. Because of the 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 adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance.

Representative present for this application was the builder, Mr. Mark Thoennes.

There was opposition to this application present; none submitted in writing.

Ms. Meagan Staton presented the facts as they pertained to the Greenville County Zoning Ordinance, particularly Section 11.1 as previously read into the record.

Mr. Thoennes presented the application to the Board. He informed the Board of the unique size and shape of the lot, compliance with setbacks from the golf course, the proposed 300 sq.ft. pool with no visibility from the street or the golf course. Mr. Thoennes further mentioned the spirit of the ordinance and outlined compliance with the conditions as outlined in Section 3:4. Mr. Thoennes also mentioned the precedence set with location of pools on other properties in the sub-division.

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**5. iii. CB-21-03 – FINDINGS of FACT cont.**

Representatives present in opposition were, Mr. Bo Russell on behalf of the Greenville Country Club; Mr. John Townes on behalf of the Home Owners Association and the Country Club; and, Mr. Dirk Pieper on behalf of concerned residents of the sub-division.

Mr. Russell mentioned the following issues/concerns in opposition of the variance:

- The pool was not included on the original plans submitted, poorly designed layout and the pool was not permitted
- The owner of the property lives in D.C. and did not respond to their requests
- All other pools in the sub-division are in the rear yards with screening
- Close proximity of the pool to the green of the golf course with not enough barrier between the parcels and would be detrimental to occupants of the pool

Mr. John Townes concurred with the concerns raised by Mr. Russell, particularly with the close proximity to the golf course and possible disturbance from noise, the issue of safety with flying golf balls especially if kids are present.

Mr. Kirk Pieper expressed the concerns of the residents of the sub-division including;

- The builder should have followed the Ordinance when installing the pool
- The need to remove the view of the pool from the golf course
- The potential danger with balls from the golf course
- The owner needs to work with the HOA and location of the pool

Chairman Moore called attention to the fact that covenant restrictions are not under the purview of the BZA. Ms. Jacobs commented on the safety concerns raised by the opposition pertaining to the negative impact with flying golf balls due to the close proximity between the golf course and the lot in question, stating such concerns would apply to all back yards adjacent to the golf course. Mr. Thoennes stated that the concerns would be the same even if there was no pool and that this lot is adjacent to a par 3 golf course.

**CONCLUSIONS of LAW:** The application was reviewed by the Board. In response to a question from the Board related to the permit for the pool, Staff confirmed that construction of the pool was discovered by the building inspector on a routine inspection, that no permit had been obtained for the pool prior to construction. Mr. Hattendorf made a motion to deny the Variance as requested based on the testimony received today and the conditions as outlined in Section 3:4:1 being met; particularly,

**The Board shall consider the following factors:**

- A.** There are extraordinary and exceptional conditions pertaining to the particular piece of property; *no - it is on the golf course, several lots with similar frontage, this is not a terribly small lot*
- B.** These conditions do not generally apply to other property in the vicinity; *not a unique site with frontage along the golf course*
- C.** Because of the conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; *the design could have been configured to allow the pool in the rear yard*



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**5. iii. CB-21-03 – CONCLUSIONS of LAW cont.**

- D.** The authorization of a variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance; *per testimony presented from homeowners, allowance of the variance would be detrimental as there are not many, if any, pools that are on the rear side of the side facing the golf course.*

Mr. Keith Drummond seconded the motion. There was discussion surrounding placement of the pool could have been compliant with proper design. Chairman Moore commented on similar circumstances with prior cases and decisions by the Board. Mr. Hattendorf commented on the fact that a permit had not been obtained as required. The motion to deny failed, resulting in a vote of 2-5 with Ms. Lindsey Jacobs, Ms. Brittany Farrar, Ms. Laura Godfrey, Mr. Jeffery Redmond and Dr. Nicholas Hollingshad voting against.

Mr. Keith Drummond made a motion to grant the Variance to allow the placement of the swimming pool in the left side yard based on the following conditions; that permanent evergreen screening be installed at 6-feet high at the time of planting and on either side of the pool extension, upon completion of the pool and prior to final inspection; also, based on the conditions as outlined in Section 3:4.1 being met; particularly,

- A.** There are extraordinary and exceptional conditions pertaining to the particular piece of property; *the design of the house is unique, not typically found in the neighborhood*
- B.** These conditions do not generally apply to other property in the vicinity; *most houses are rectangular in shape*
- C.** Because of the conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; *would unreasonably restrict utilization, that there is a 40-foot setback between the property line and the edge of the pool and as testified by the applicant, regardless of what the space is used for there would be people present*
- D.** The authorization of a variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance; *with the addition of the screening, the residents of the property and users of the golf course will have adequate separation*

Ms. Lindsey Jacobs and Ms. Brittany Farrar seconded the motion. There was no objection and no discussion. The motion on the floor to grant the variance with the conditions as outlined carried, resulting in a vote of 6-1 in favor with Mr. Hattendorf voting against. Chairman Moore did not cast a vote and there is one vacant seat.

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- 6. Approval of Minutes of December 9, 2020:** The minutes were reviewed by the Board. Mr. Keith Drummond made a motion to approve the minutes with corrections as noted. Ms. Brittany Farrar seconded the motion. There was no objection. The motion carried, resulting in a vote of 7-0 in favor. Chairman Moore did not cast a vote and there is one vacant seat.
- 7. ELECTION of OFFICERS for 2021:** With reference to the office of Chairman, Mr. Keith Drummond nominated Mr. Wayne Moore as Chairman. There was no objection and no other nominations submitted, resulting in a vote of 7-0 in favor of approval. Chairman Moore did not cast a vote and there is one vacant seat.

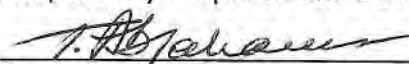
With reference to the office of Vice Chairman, Ms. Lindsey Jacobs nominated Mr. Mark Hattendorf as Vice Chairman. There was no objection and no other nominations submitted, resulting in a vote of 6-0 in favor of approval. Chairman Moore and Mr. Hattendorf did not cast a vote. There is one vacant seat.

With reference to the office of Secretary, Chairman Moore suggested that Ms. Abrahams be appointed as Secretary. There was no objection, resulting in a vote of 8-0 in favor of approval. There is one vacant seat.

- 8. ANNOUNCEMENTS/REQUESTS:** Zoning Administrator, Mr. Joshua Henderson, called attention to the handout provided for discussion surrounding Condition (18)b of the zoning ordinance. Mr. Henderson mentioned the increase in cases related to placements of swimming pools on residential properties. He called attention to the current interpretation including the yard layout graphic. Mr. Henderson reviewed the current requirements outlined in 18(A) and (B) and items for discussion and possible amendments with the inclusion of lighting and screening standards as outlined in the zoning ordinance. Chairman Moore commended Staff on raising the issues and the working document presented for discussion and review. Following discussion, the Board determined that applications for pools should continue to be reviewed by the BZA on an individual basis due to the multiple variations involved with properties. The Board encouraged Staff to continue further research and development of the document particularly related to lighting and screening standards, with further discussion towards a text amendment or for inclusion in the proposed UDO.
- 9. ADJOURNMENT:** There being no further business to discuss, Mr. Keith Drummond made a motion to adjourn, Mr. Mark Hattendorf seconded the motion and the meeting adjourned at approximately 5:22 p.m. without objection.

  
Wayne H. Moore, Chairman  
Greenville County Board of Zoning Appeals

  
Date

Respectfully Prepared and Submitted by  
  
Terry Abrahams, Secretary

# Greenville County Board of Zoning Appeals

**JANUARY 13, 2021  
PUBLIC HEARING**

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# Uses by Special Exception Considerations

**Section 11:1 of the Greenville County Zoning Ordinance** states the Board may grant permission for those uses which are in accordance with the following conditions:

- A. The use meets all required conditions;
- B. The use is not detrimental to the public health or general welfare;
- C. The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar services;
- D. The use will not violate neighborhood character nor adversely affect surrounding land uses.

# Variances – Considerations

**Section 3:4.1 of the Greenville County Zoning Ordinance** states that a variance may be granted if the Board makes and explains 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 property in the vicinity;
- C. Because of the 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 adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance.

# CB-21-01

- **Applicant:** MATTHEW P. JENSEN
- **Project Type:** Home Occupation
- **Address:** 1337 E. Lakeshore Dr, Landrum SC 29356
- **Zoning:** R-7.5; Single Family Residential
- **Posting:** Confirmed on 12-29-20

## Location

- E. Lakeshore Drive
- Lake Lanier

## Request

Allow manufacturing and engraving of small wooden products as a Home Occupation

## Section 5.5 and Table 6.1 of Greenville County Zoning Ordinance:

Home Occupation as a permitted use in the residential district based on compliance with Condition (13) which includes a list of approved home occupations.

Manufacturing/engraving of wooden products is not listed as an approved home occupation. Therefore, approval is required from the BZA.



# Conditional Use (13) of the Greenville County Zoning Ordinance:

**Home Occupation:** Occupations, professions, or trades customarily carried on by occupants of dwelling units as secondary uses which are clearly incidental to use of dwelling units for residential purposes are allowed as accessory uses in districts where dwelling units are permitted or permissible, subject to the following conditions:

- A. Not more than one person who is not a member of the applicant's immediate family and who is not a resident in the applicant's home may be employed.
- B. Home occupations shall be conducted only within principal structures.

## Conditional Use (13) of the Greenville County Zoning Ordinance, cont.

- C. An area equal to not more than 25 percent of the floor area of the principal structure may be utilized for home occupational purposes.
- D. The occupation shall not involve the retail sale of merchandise manufactured off the premises except for products related directly to the service performed
- E. No display of merchandise shall be visible from the street.
- F. No outdoor storage shall be allowed in connection with any home occupation.
- G. No alteration of the residential character of the premises may be made

# Conditional Use (13) of the Greenville County Zoning Ordinance, cont.

H. The occupation shall not be a nuisance or cause any undue disturbance in the neighborhood.

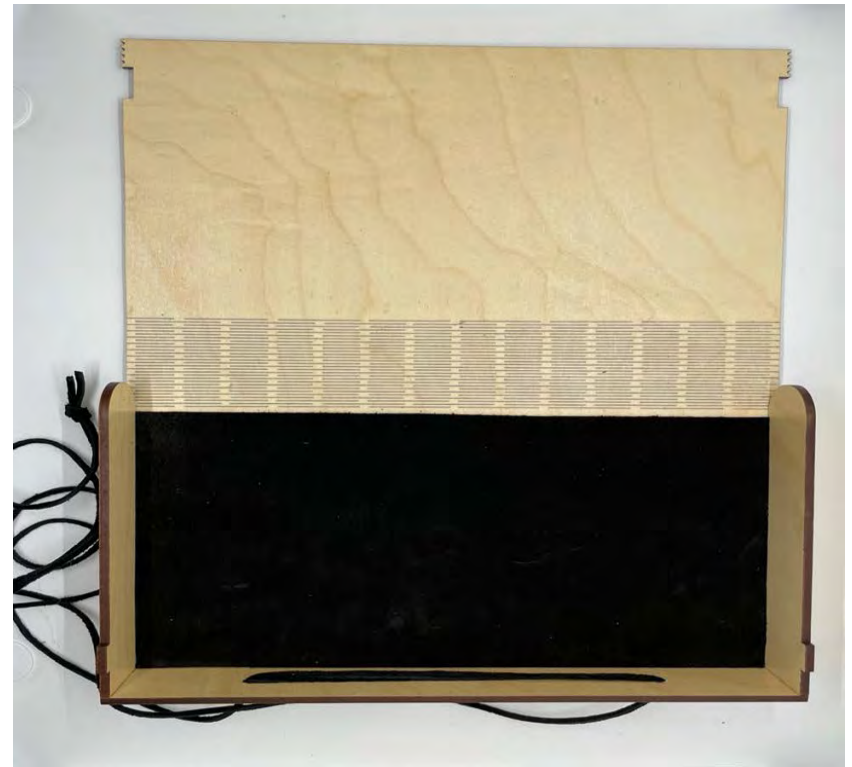
I. No sign shall be permitted except one non-illuminated nameplate not more than 2 square feet (i.e. 1' x 2') in area mounted flat against the wall of the principal building

### **Further:**

Off-street parking shall be provided in accordance with the provisions set forth in Table 12.1.

The following home occupations shall be permitted. The Board of Zoning Appeals in accordance with the provisions of Article 3 and the aforementioned requirements may permit other home occupations

# CB-21-01- Samples



# CB-21-01- Samples





CB-21-01





# Project CB-21-01

Sign Posted





# Project CB-21-01

Right Side of property



View to the Left



# Uses by Special Exception Considerations

**Section 11:1 of the Greenville County Zoning Ordinance** states the Board may grant permission for those uses which are in accordance with the following conditions:

- A. The use meets all required conditions;
- B. The use is not detrimental to the public health or general welfare;
- C. The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar services;
- D. The use will not violate neighborhood character nor adversely affect surrounding land uses.

# CB-21-02

- **Applicant:** CHRISTOPHER ANDRES
- **Project type:** Variance
- **Address:** 11 Summerhall Glen Lane, Simpsonville
- **Zoning:** R-15; Single-Family Residential District
- **Posting:** Confirmed 12/30/20

## CB-21-02

- Summerhall Glen Ln, Kingsbridge Sub-Division
- Batesville Road off Woodruff Road

### Request

Variance from the required placement of a pool

**Section 6:2 - Use Conditions (18) Recreation Area, Private**  
Private recreation areas on single-family residential lots may be permitted in all residential districts subject to the district requirements and the following conditions:

B. Swimming Pool Requirements

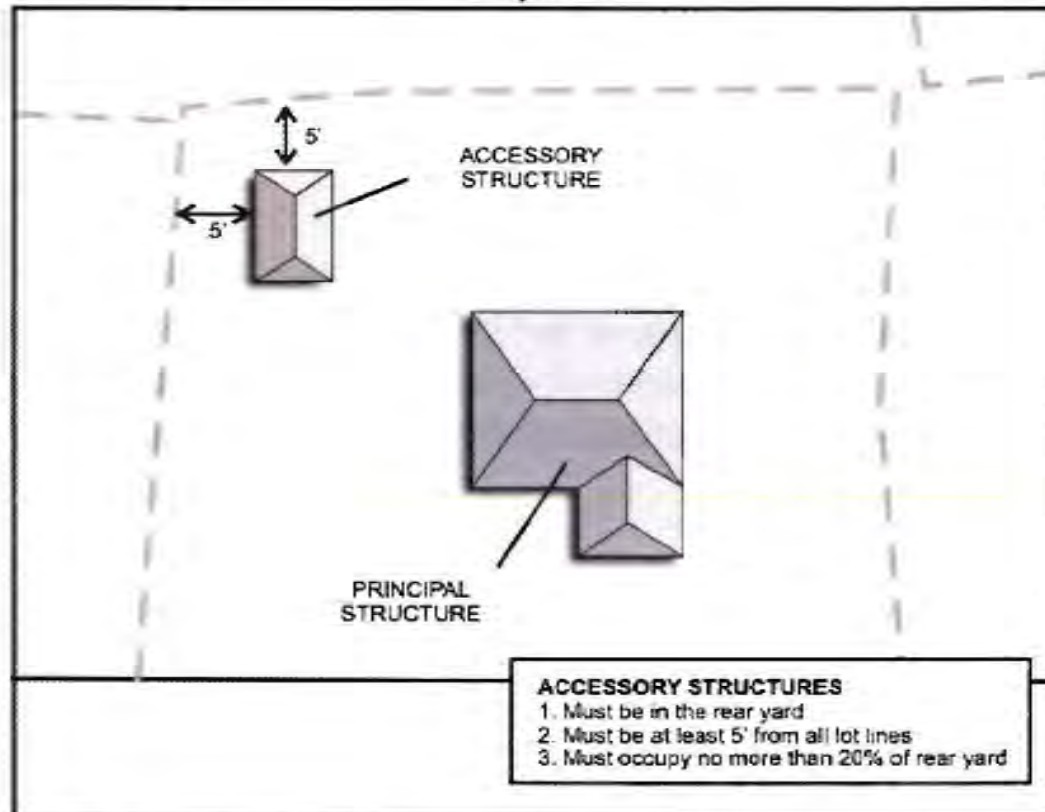
1. Swimming pools shall be located in the rear yard.
2. Swimming pools shall be set back not less than 5 feet.
3. Setback requirements for swimming pools shall be the same as those for accessory buildings.
4. Swimming pools shall not occupy more than 50 percent of the rear yard.
5. Lighting for swimming pools shall have proper shielding from glare.

The applicant is requesting a Variance from the requirement as outlined in the Ordinance, interpretation and diagram of a yard

## Section 7:3.4

Accessory buildings may be located in the rear yard or side yard provided that they are set back not less than five feet from any lot line and occupy not more than 20 percent of the rear yard.

Graphic 3



Graphic 3 - \*\*\*Note 1: Should read Must be in the rear yard or side yard (not codified)

# Variances – Considerations

**Section 3:4.1 of the Greenville County Zoning Ordinance** states that a variance may be granted if the Board makes and explains 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 property in the vicinity;
- C. Because of the 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 adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance.



# CB-21-02- Survey

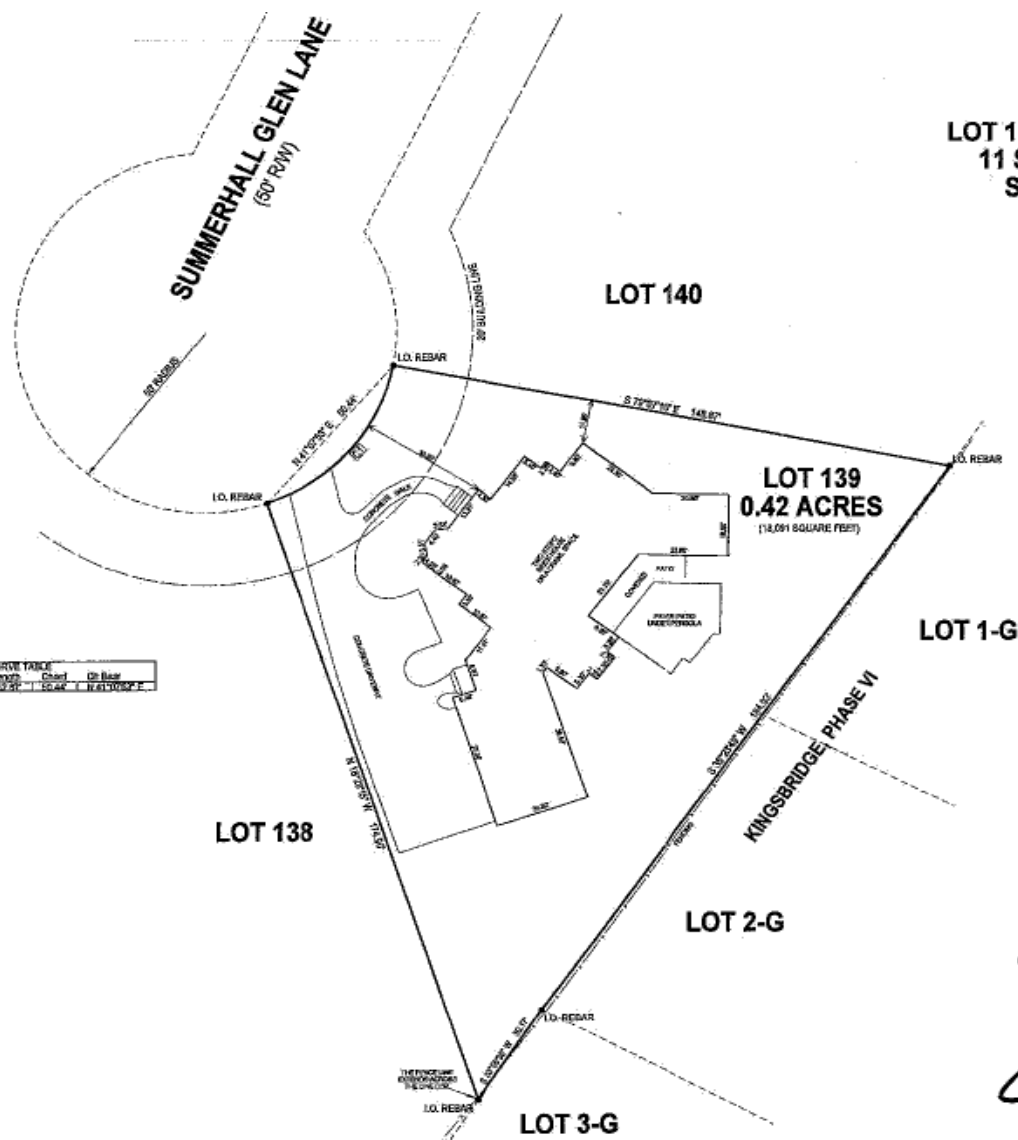
**LOT 139, PHASE VII, KINGSBRIDGE  
11 SUMMERHALL GLEN LANE  
SIMPSONVILLE, SC 29681  
GREENVILLE COUNTY**

2018090853  
 12/27/18 Book# 251 1272 Page# 0050 - 0056 1 Pgs  
 December 4, 2018 11:16:42 AM  
 Page \$10.00  
 FIELD IN GREENVILLE COUNTY, SC *[Signature]*

THIS PLAN IS NOT A SUBDIVISION AS  
 DEFINED BY THE GREENVILLE COUNTY  
 LAND DEVELOPMENT REGULATIONS  
 0418 *[Signature]*  
 12/27/18  
 Ignacio A. Romo, D.C.P.L.S.  
 Greenville County Planning Commissioner

**CURVE TABLE**

Chord	Radius	Angle	Chord	Ch. Bear.
10.00	10.00	90.00	10.00	N 61.708927 E



**NOTES**

1. THIS SURVEY IS NOT A SUBDIVISION AS DEFINED BY THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS. THE PROPERTY IS NOT BEING OFFERED FOR SALE OR CONVEYED TO ANY OTHER PARTY BY THIS SURVEY. THE PROPERTY IS BEING SURVEYED FOR THE PURPOSES OF RECORDING THE DEED AND FOR THE PURPOSES OF THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS. THE PROPERTY IS NOT BEING OFFERED FOR SALE OR CONVEYED TO ANY OTHER PARTY BY THIS SURVEY. THE PROPERTY IS BEING SURVEYED FOR THE PURPOSES OF RECORDING THE DEED AND FOR THE PURPOSES OF THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS.

2. THE PROPERTY IS NOT A SUBDIVISION AS DEFINED BY THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS. THE PROPERTY IS NOT BEING OFFERED FOR SALE OR CONVEYED TO ANY OTHER PARTY BY THIS SURVEY. THE PROPERTY IS BEING SURVEYED FOR THE PURPOSES OF RECORDING THE DEED AND FOR THE PURPOSES OF THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS.

3. THE PROPERTY IS NOT A SUBDIVISION AS DEFINED BY THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS. THE PROPERTY IS NOT BEING OFFERED FOR SALE OR CONVEYED TO ANY OTHER PARTY BY THIS SURVEY. THE PROPERTY IS BEING SURVEYED FOR THE PURPOSES OF RECORDING THE DEED AND FOR THE PURPOSES OF THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS.

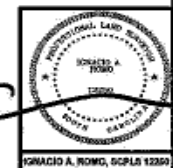
4. THE PROPERTY IS NOT A SUBDIVISION AS DEFINED BY THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS. THE PROPERTY IS NOT BEING OFFERED FOR SALE OR CONVEYED TO ANY OTHER PARTY BY THIS SURVEY. THE PROPERTY IS BEING SURVEYED FOR THE PURPOSES OF RECORDING THE DEED AND FOR THE PURPOSES OF THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS.

**REFERENCES**

NO.	DESCRIPTION	DATE	RECORD NO.

**PROPERTY SURVEY FOR  
SUZANNE DEVOE  
AND  
BRUCE DEVOE**

THIS PLAN IS NOT A SUBDIVISION AS DEFINED BY THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS. THE PROPERTY IS NOT BEING OFFERED FOR SALE OR CONVEYED TO ANY OTHER PARTY BY THIS SURVEY. THE PROPERTY IS BEING SURVEYED FOR THE PURPOSES OF RECORDING THE DEED AND FOR THE PURPOSES OF THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS.



**SCALE**

Feet	0	20	40
1" = 20'	0	20	40

DATE: 11/29/2018  
 TIME: 11:29:21 AM  
 DRAWN BY: IAR

**I.A. ROMO, PLS**  
 PO BOX 8127  
 GREENVILLE, SC 29604-8127  
 TEL OR TEXT: 864-905-6022



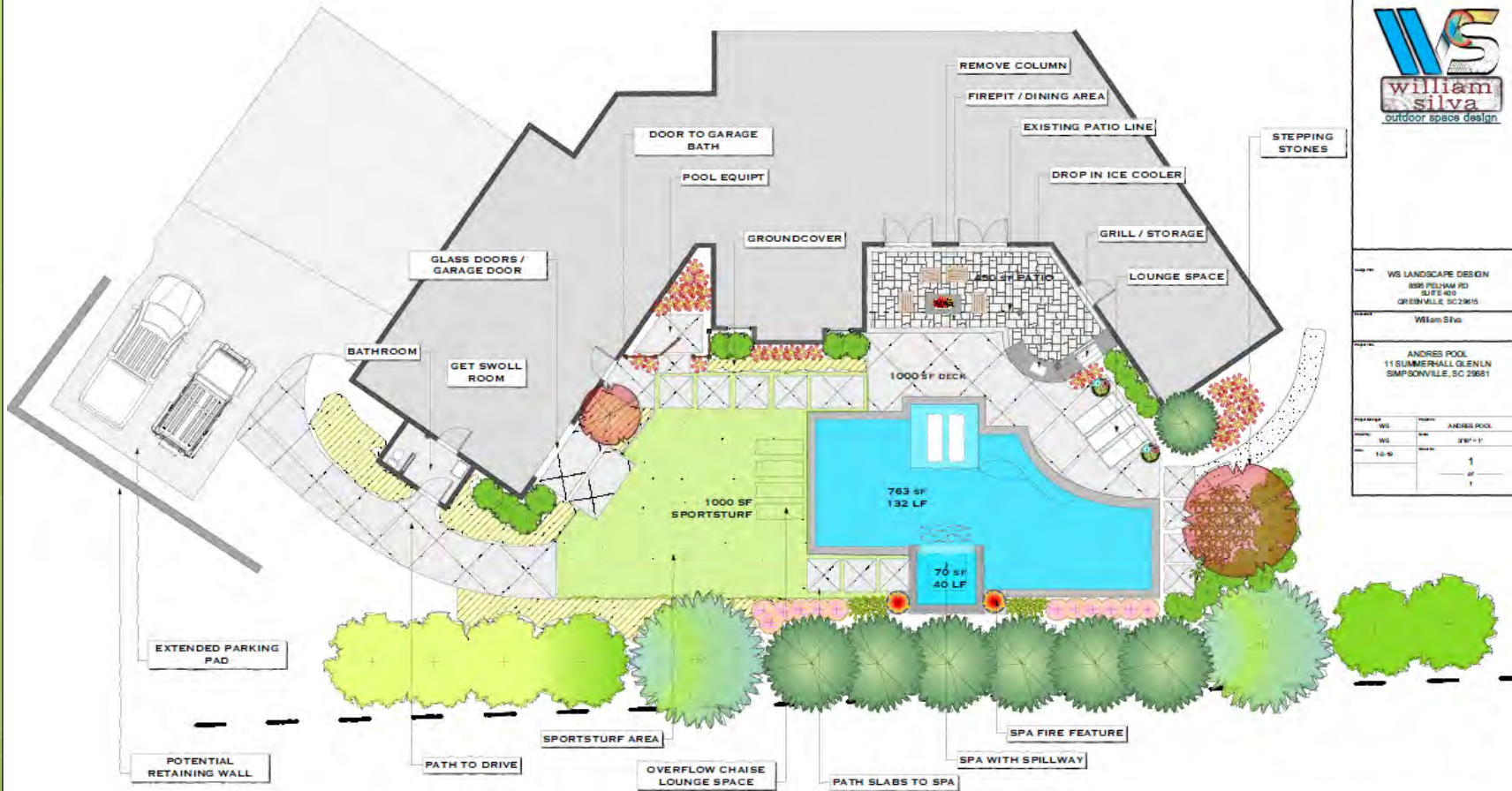
# CB-21-02 – Site Plan



WS LANDSCAPE DESIGN 856 PELHAM RD SUITE 400 GREENVILLE, SC 29615															
William Silva															
ANDRES POOL 11 SUMMERHALL GLEN LN SIMPSONVILLE, SC 29681															
<table border="1"> <tr> <td>WS</td> <td>Project</td> <td>ANDRES POOL</td> </tr> <tr> <td>WS</td> <td>Scale</td> <td>3/8" = 1'</td> </tr> <tr> <td>Page #</td> <td></td> <td>1</td> </tr> <tr> <td></td> <td></td> <td>of</td> </tr> <tr> <td></td> <td></td> <td>1</td> </tr> </table>	WS	Project	ANDRES POOL	WS	Scale	3/8" = 1'	Page #		1			of			1
WS	Project	ANDRES POOL													
WS	Scale	3/8" = 1'													
Page #		1													
		of													
		1													



# CB-21-02 Site Plan

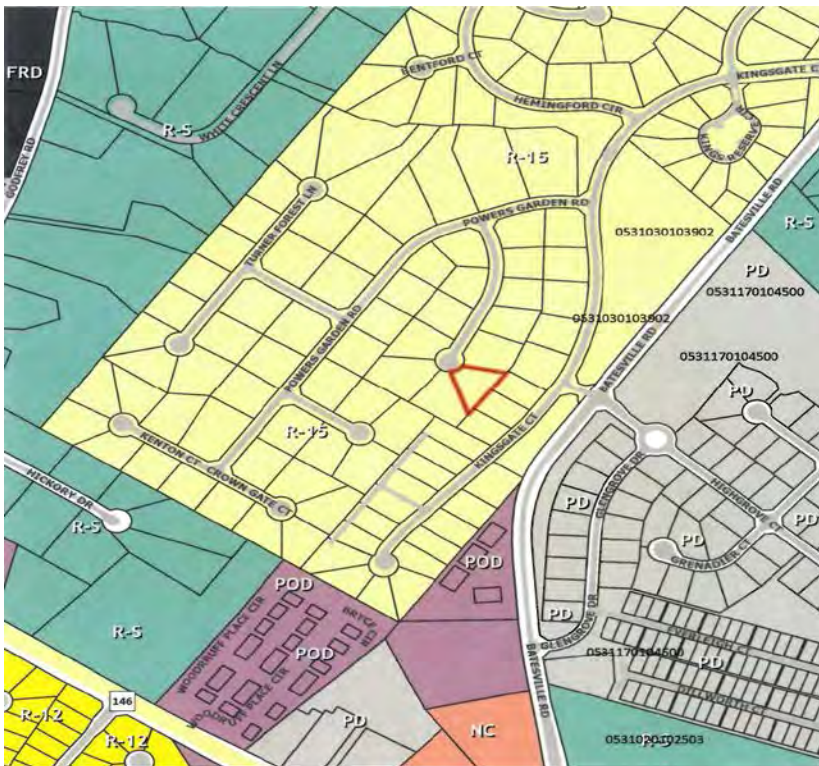


WS LANDSCAPE DESIGN 895 PELHAM RD SUITE 400 GREENVILLE, SC 29615	
William Silva	
ANDRES POOL 11 SUMMERHALL GLEN LN SIMPSONVILLE, SC 29681	
PROJECT NO:	ANDRES POOL
DATE:	2/27/11
SCALE:	1" = 20'
BY:	WS
CHECKED BY:	WS

**LIQUID POOLS**

# Project CB-21-02

Zoning



Aerial





# CB - 21- 02 Posting

Sign Posted



View of the Front



# CB – 21-02 Photos

Left Side



Right Side





# CB - 21-02 Photos

Rear of Residence under construction



# CB-21-03

- **Applicant:** SAMUEL GEDULDIG
- **Project type:** Variance
- **Address:** 508 Hidden Hills Dr, Greenville
- **Zoning:** R-M20; Multi-Family Residential District
- **Posting:** Confirmed 12/30/20

## CB-21-03

- Hidden Hills Dr in Chanticleer Sub-division
- Greenville Country Club

### Request

Variance from the required placement of a pool  
to allow a pool in the left side yard



**Section 6:2 - Use Conditions (18) Recreation Area, Private**  
Private recreation areas on single-family residential lots may be permitted in all residential districts subject to the district requirements and the following conditions:

B. Swimming Pool Requirements

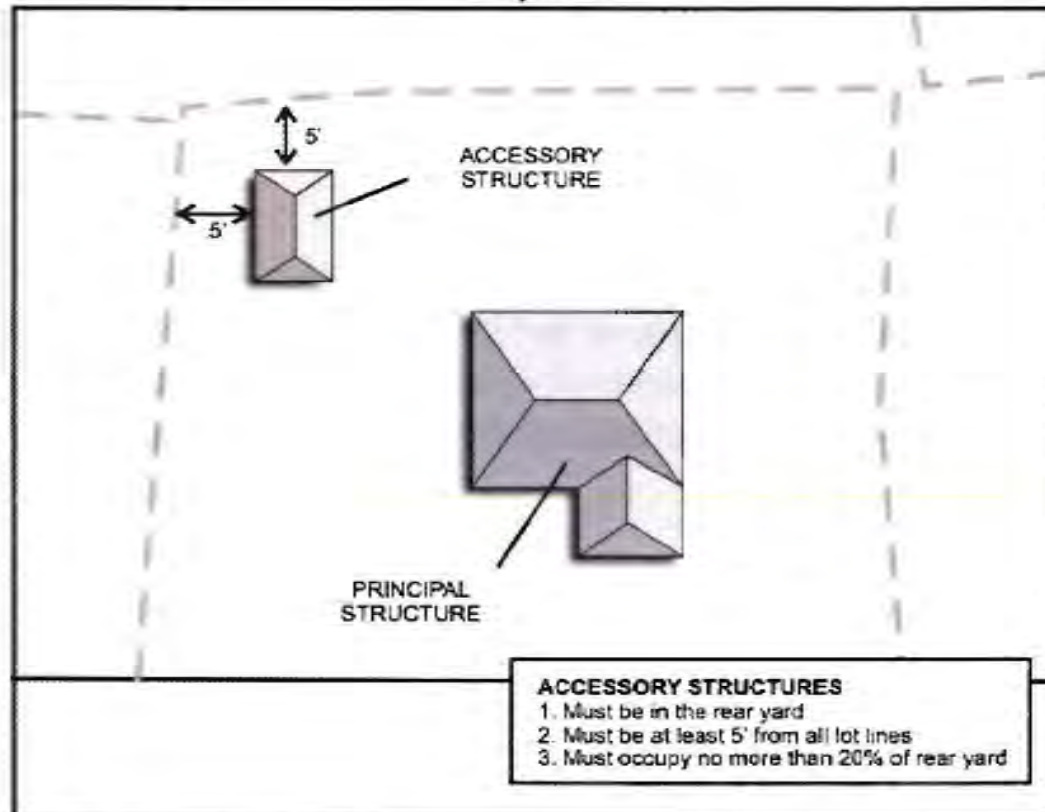
1. Swimming pools shall be located in the rear yard.
2. Swimming pools shall be set back not less than 5 feet.
3. Setback requirements for swimming pools shall be the same as those for accessory buildings.
4. Swimming pools shall not occupy more than 50 percent of the rear yard.
5. Lighting for swimming pools shall have proper shielding from glare.

The applicant is requesting a Variance to allow placement of a pool in the left side yard

## Section 7:3.4

Accessory buildings may be located in the rear yard or side yard provided that they are set back not less than five feet from any lot line and occupy not more than 20 percent of the rear yard.

Graphic 3



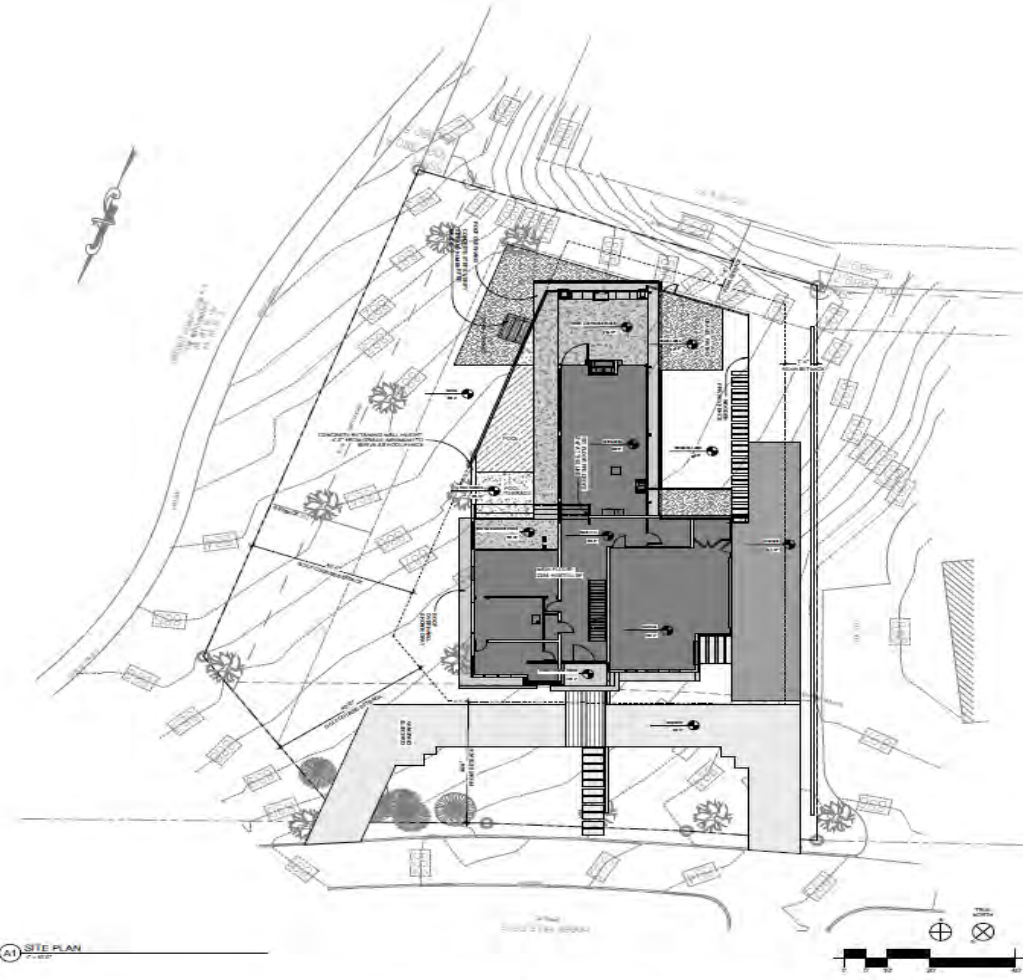
Graphic 3 - \*\*\*Note 1: Should read Must be in the rear yard or side yard (not codified)

# Variances – Considerations

**Section 3:4.1 of the Greenville County Zoning Ordinance** states that a variance may be granted if the Board makes and explains 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 property in the vicinity;
- C. Because of the 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 adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance.

# CB-21-03- Site Plan

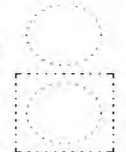


A1 SITE PLAN

THOENNES  
RESIDENCE

508 HIDDEN HILLS  
DRIVE,  
GREENVILLE, SC  
29605

**LS3P**  
A LEAN ENGINEERING COLLECTIVE ARCHITECTS  
GREENVILLE, SOUTH CAROLINA  
TEL: 864.606.6000 FAX: 864.606.6001  
WWW.LS3P.COM



NOTES TO THE ARCHITECT AND/OR ENGINEER:  
1. CONSULT ALL APPLICABLE REGULATORY AGENCIES AND ADOPTED ORDINANCES FOR ALL APPLICABLE REGULATIONS AND PERMITS BEFORE COMMENCING CONSTRUCTION.  
2. THESE CONDITIONS APPLY TO THE ENTIRE PROJECT AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT. THE ARCHITECT AND/OR ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND ADOPTED ORDINANCES BEFORE COMMENCING CONSTRUCTION.

DATE: 08/11/2021

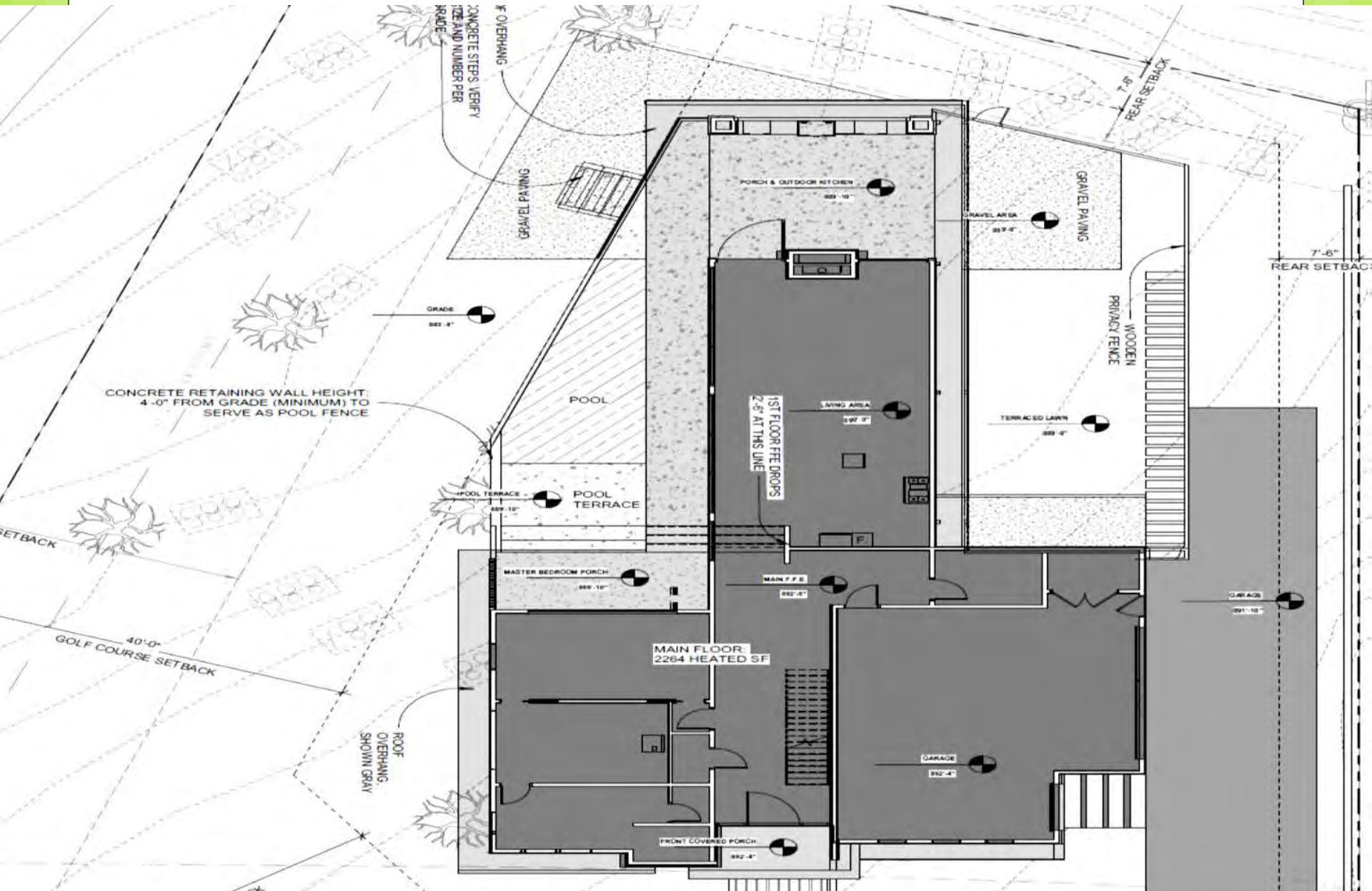
PROJECT: 508 HIDDEN HILLS  
SHEET: 01-01  
DRAWN BY: J. THOMAS  
CHECKED BY: J. THOMAS

SITE PLAN

AP-001

©2021 LS3P

# CB-21-03 – Site Plan





# Project CB-21-03

Zoning

Aerial





# CB - 21- 03 Posting

Sign Posted



View of the Front



# CB – 21-03 Photos

Left Side



Right Side





# CB - 21-03 Photos

View from the Rear



Rear of Residence



# CB-21-03

Golf Course to the Left



Left Side from the Road

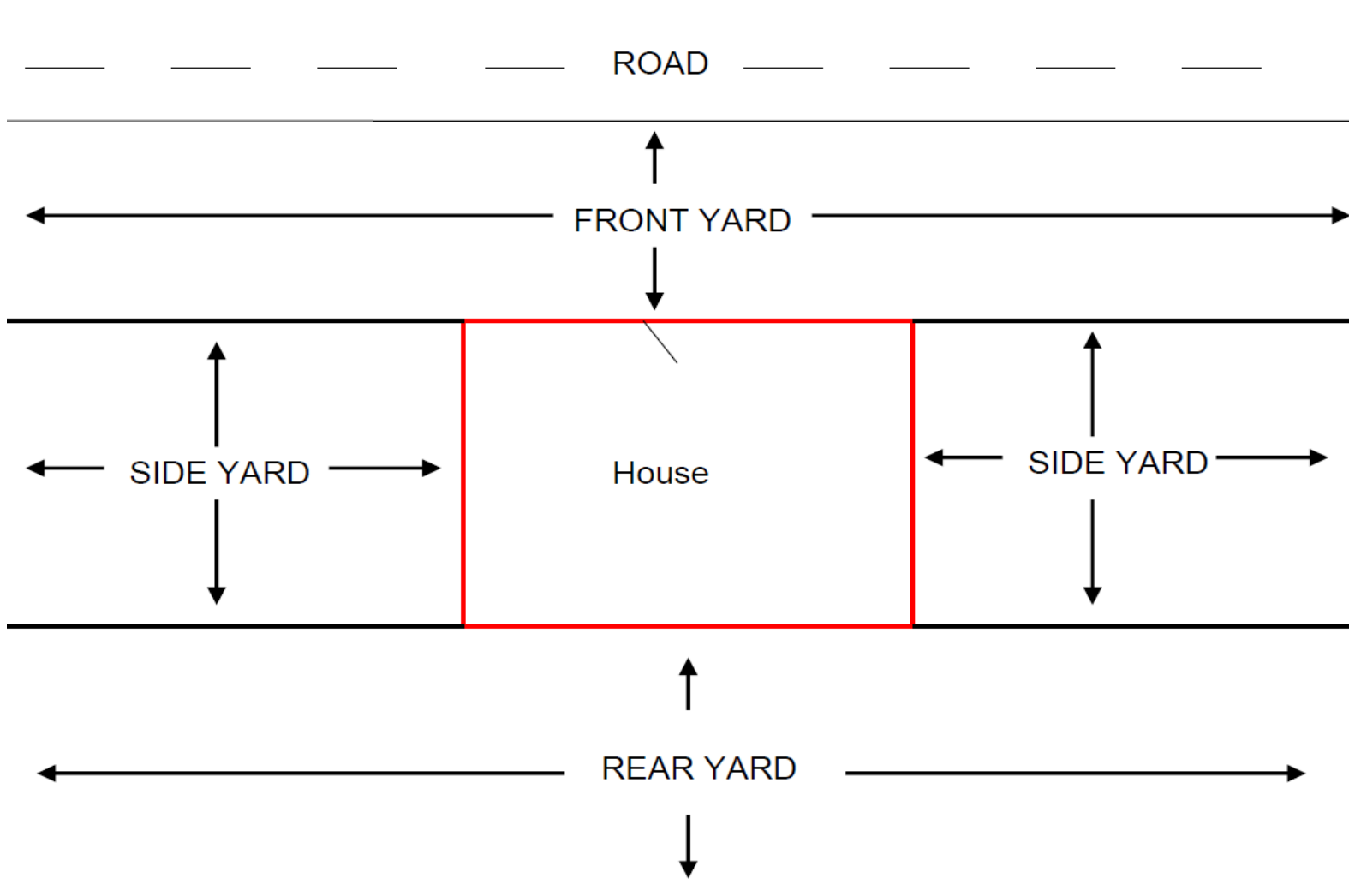


# End of Dockets

- Approval of Minutes OF 12/9/20
- Election of Officers for 2021
- Announcements/Requests by BZA Members
  - Discussion related to Condition (18)b regarding yard area and placement of swimming pools
- Adjournment



# Current Yard Diagram



# Proposed Diagram

