



Greenville County Board of Zoning Appeals

(864) 467-7425

www.greenvillecounty.org

Meeting Minutes

June 8, 2022

Board Members:

1. Barber, Teresa
2. Farrar, Brittany
3. Godfrey, Laura – Vice Chairwoman
4. Hamilton, Paul
5. Hattendorf, Mark – Chairman
6. Hollingshad, Nicholas
7. Matesevac, Kenneth
8. Shuman, Michelle

Staff Present:

1. Rashida Jeffers-Campbell – Planning Director
2. Joshua Henderson – Zoning Administrator
3. Meagan Staton – Deputy Zoning Administrator
4. Lisa Mann – Planner
5. Dean Miller – Planner

1. Call to Order: Chairman Hollingshad called the meeting to order at approximately 3:00.
2. Invocation/Pledge: Conducted by Vice Chairman Hattendorf.
3. Roll Call: Attendance was taken by Ms. Staton. All board members were present.
4. Approval of Minutes and Adoption of Final Decisions and Orders of May 11, 2022: After some discussion, Ms. Godfrey made a motion to approve the minutes as amended. Vice Chairman Hattendorf seconded the motion. The motion carried with a 7-0 vote, with Ms. Barber abstaining.

Vice Chairman Hattendorf made a motion to approve the Final Decisions and Orders from the May 11, 2022 meeting. Ms. Godfrey seconded. The motion carried with a 7-0 vote, with Ms. Barber abstaining.

Chairman Hollingshad then proposed adjusting the agenda to have Election of Officers as item five and Hearing Procedures/Regulations as item six. Vice Chairman Hattendorf made a motion to switch items five and six on the agenda. Ms. Godfrey seconded the motion. The motion carried with an 8-0 vote.

5. Election of Officers: Chairman Hollingshad called for nominations for the position of Chair of the Board. The ballots included Chairman Hollingshad. Ms. Barber nominated Mark Hattendorf for Chairman. Ms. Godfrey made a motion to close nominations for the position of Chair. Mr. Matesevac seconded the motion. The motion carried 8-0. Ms. Staton collected ballots and counted

votes. Mr. Hattendorf was elected Chairman and Dr. Hollingshad turned over the meeting to Chairman Hattendorf.

Chairman Hattendorf called for nominations for the position of Vice Chair of the Board. The ballots included Mr. Matesevac. Ms. Godfrey nominated Dr. Hollingshad for Vice Chairman. Dr. Hollingshad nominated Ms. Godfrey and withdrew his name. Ms. Staton collected ballots and counted votes. Ms. Godfrey was elected Vice Chairwoman.

Mr. Matesevac made a motion to appoint Ms. Mann as Secretary. Ms. Barber and Ms. Farrar seconded the motion. The motion carried 8-0.

6. **Hearing Procedures/Regulations:** Chairman Hattendorf provided an overview of procedures. Mr. Miller introduced the PowerPoint as an exhibit and stated the conditions under which decisions and rulings may be made by the Board of Zoning Appeals as outlined in the Greenville County Zoning Ordinance, including Section 3:4.1 and Section 11:1.

7. **New Business**

i. **CB-22-26, Alyssa Nicole Whalen for Pamela Kristen Whalen:**

The property is located at 49 Gunter Road, Piedmont, SC 29673 and is currently zoned R-R1, Rural Residential District. The applicant is seeking a Use by Special Exception for placement of a temporary accessory dwelling.

The representative present for this application was Ms. Alyssa Nicole Whalen. She explained that she was seeking a Use by Special Exception to place a temporary accessory dwelling on the property to be able to care for her grandparents with declining health.

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

Discussion ensued. Mr. Matesevac reviewed the list of requirements which must be applied to this case with Ms. Whalen.

Dr. Hollingshad made a motion to approve the Use by Special Exception. Ms. Barber and Ms. Farrar seconded. The motion carried 8-0.

ii. **CB-22-35, Miguel Andris Milano for Michael James Bryan:**

Ms. Andris Milano made a request to staff for a translator and staff located a translator. Dr. Hollingshad made a motion to amend the agenda to hear CB-22-35 as the next item. Ms. Barber and Ms. Farrar seconded the motion. The motion carried 8-0.

The property is located at 1901 Old Easley Bridge Road, Greenville, SC, 29611 and is currently zoned C-2, Commercial District. The applicant is seeking a variance of 5 feet from the front setbacks and 20 feet from the rear setback requirements to open a restaurant.

The representative present for this application was Ms. Miguel Andris Milano. Mr. George Ramos translated for the applicant. She explained that she was seeking a variance to open a restaurant in an existing building.

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

Discussion ensued. Ms. Milano confirmed that she was only completing interior renovations and was not expanding the building beyond its current footprint.

Vice Chairwoman Godfrey made a motion to approve the variance of 5 feet from the front setback and 20 feet from the rear setback. Ms. Barber and Ms. Farrar seconded the motion. The motion carried 8-0.

iii. **CB-22-33, Ronnie Gillespie for Cross Roads Baptist Church:**

The property is located at 705 Anderson Ridge Road, Greer, SC 29651 and is currently zoned R-S, Residential Suburban District. The applicant is seeking a Use by Special Exception for expansion of a church building and parking lot.

The representatives present for this application were Mr. Ronnie Gillespie of Cross Roads Baptist Church, and Mr. David McBee, the project architect.

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

Discussion ensued. The applicants stated that they were seeking a Use by Special Exception to complete an approximately 18,000 square foot expansion of the church's daycare and entryway.

Mr. Matesevac made a motion to approve the Use by Special Exception. Mr. Hamilton seconded. The motion carried 8-0.

iv. **CB-22-34, Alexander Zuentd of Zuentd Engineering for Rebecca P. Clement:**

The property is located at E. Shelter Drive, Greer, SC 29650 (Tax Map/PIN#: 0530050101601) and is currently zoned I-1, Industrial District/GSP Airport Environs – Special Land Use Area. The applicant is requesting a variance of 25 feet from the front setback of the property.

The representative present for this application was Mr. Alexander Zuentd.

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

Discussion ensued. The applicant stated that due to the shape of the site, stormwater management locations, and the proximity of the interstate, a variance from the setback would be necessary to develop this property.

Chairman Hattendorf made a motion to approve the variance of 25 feet from the front setback. Ms. Barber seconded. The motion carried 7-1, with Dr. Hollingshad dissenting.

v. **CB-22-36, Hugh C. Moore of SMIG Properties, LLC:**

The property is located at 930 Anderson Rd., Greenville, SC 29601 and currently zoned R-M20, Multifamily Residential District. The applicant is requesting a variance of 37 feet 4 inches from the front setback requirements and 15 feet from the left side setback requirements.

The representative present for this application was Mr. Hugh C. Moore.

Ms. Dot Russell was present in opposition.

Discussion ensued. The applicant stated that due to the property's location with frontages on Anderson Road and Valentine Street, a variance from the setback would be necessary to develop the property.

Ms. Russell stated she had no true opposition, but was hoping to receive answers. She is the President of the Sterling Neighborhood Association, who completed a Master Plan in coordination with the City and County in 2010. She requested information on future projects in the neighborhood due to high rates of gentrification.

Dr. Hollingshad made a motion to approve the variance of 37 feet 4 inches from the front setback requirements and 15 feet from the left side setback requirements. Mr. Matesevac seconded. The motion carried 6-2, with Chairman Hattendorf and Ms. Barber dissenting.

vi. **CB-22-37, Michael T. Dixon of Dixon Builders, LLC for Josafac B. Guevara:**

The property is located at 532 4th Ave., Greenville, SC 29609 and is currently zoned R-7.5, Single-Family Residential. The applicant is requesting a variance of 6.3 feet from the front setback to build a two-story duplex.

The representatives present for this application were Mr. Michael T. Dixon and Mr. Josafac B. Guevara.

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

Discussion ensued. The applicant stated that due to a sanitary sewer easement running through the property, a variance was necessary. He requested to amend the variance request during the meeting to include a second-story overhang, from a setback of 13.7 feet to a setback of 10.7 feet. Staff clarified that the amended request would be an encroachment into the setback of 9.3 feet.

Mr. Hamilton made a motion to approve the variance of 9.3 feet from the front setback. Vice Chairwoman Godfrey seconded. The motion carried 5-3, with Dr. Hollingshad, Ms. Barber, and Mr. Matesevac dissenting.

vii. **CB-22-38, Rebecca L. Williams:**

The property is located at 24 Bryant St., Greenville, SC 29611 and is currently zoned R-7.5, Single-Family Residential District. The applicant is requesting a variance of 10 feet from the right side setback.

The representative present for this application was Ms. Rebecca L. Williams.

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

Discussion ensued. The applicant stated that due to the sewer line through the property, a variance was necessary.

Ms. Barber made a motion to approve the variance of 10 feet from the right side setback. Ms.

Farrar and Dr. Hollingshad seconded. The motion carried unanimously, 8-0.

- viii. **CB-22-39, Andrew L. Nico of Durham Greene Construction Co., Inc. for Trinity Bible Church TRS:**
The property is located at 205 N. Suber Rd., Greer, SC 29651 and is currently zoned R-20, Single-Family Residential. The applicant is requesting a Use by Special Exception to build an additional building.

The representative present for this application was Mr. Andrew L. Nico.

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

Discussion ensued. The applicant stated that he was seeking a Use by Special Exception for an additional building that will be used for classrooms and education.

Mr. Matesevac made a motion to approve the Use by Special Exception. Ms. Farrar, Mr. Hamilton, and Ms. Shuman seconded. The motion carried unanimously, 8-0.

- ix. **CB-22-40, Tracey Diehl of Expedite the Diehl, LLC for James K. Ryee of Ryee Primo, LLC:**
Ms. Farrar left the meeting at approximately 6:05 PM.

The property is located at 930 NE Main St., Simpsonville, SC 29681 and is currently zoned C-2, Commercial District. The applicant is requesting a variance to allow for two additional signs, for a total of four signs.

The representative present for this application was Mr. Pete Hatcher.

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

Discussion ensued. The applicant stated that there are multiple entry points into the subject property, so additional signage is needed.

Dr. Hollingshad made a motion to deny the variance for additional signage. Vice Chairwoman Godfrey seconded. The motion carried 6-1, with Mr. Hamilton dissenting.

- x. **CB-22-41:** Withdrawn prior to the meeting
- xi. **CB-22-42, Caleb J. VanWingerden:**

The property is located at 1267 Altamont Rd., Greenville, SC 29609 and is currently zoned ESD-PM, Environmentally Sensitive District – Paris Mountain. The applicant is requesting a variance to place a garage in the front yard and an encroachment of 10 feet into the front setback.

The representative present for this application was Mr. Caleb J. VanWingerden.

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

Discussion ensued. The applicant stated that due to the constraints of the property, including utilities, slope, and septic, and the layout of the existing house, he is requesting a variance to build a garage.

Mr. Hamilton made a motion to approve the variance to place an accessory building in the front yard. Ms. Shuman seconded the motion. The motion carried 6-1, with Vice Chairwoman Godfrey dissenting.

Mr. Hamilton made a motion to approve the variance from setbacks as requested. Ms. Shuman seconded the motion. The vote was 3-4 and did not pass.

Chairman Hattendorf made a motion to deny the variance from setbacks as requested. Vice Chairwoman Godfrey seconded the motion. The motion carried 5-2, with Mr. Hamilton and Ms. Shuman dissenting.

8. Announcements/Requests

Mr. Henderson stated that upon reviewing the bylaws, no candidate received five votes as required to be elected Vice Chair of the Board. Chairman Hattendorf reopened elections for Vice Chair of the Board. Mr. Matesevac and Ms. Godfrey remained the candidates under consideration.

While staff was counting votes, Chairman Hattendorf passed out information regarding bylaw revisions. He requested that everyone review the documents and email him with questions, as he could provide clarification. He also recommended that at next month's meeting they set aside time to discuss, and hopefully, adopt the revisions. Ms. Barber stated that legal staff must review changes to the bylaws before any changes are approved.

Ms. Godfrey was elected Vice Chairwoman of the Board by more than 5 votes.

9. Adjournment

Ms. Barber made a motion to adjourn the meeting. Vice Chairwoman Godfrey seconded. The motion carried unanimously.



Mark Hattendorf, Chairman
Board of Zoning Appeals

7/13/22
DATE



Joshua Henderson, Zoning Administrator

GREENVILLE COUNTY BOARD OF ZONING APPEALS

June 8, 2022
PUBLIC HEARING

Greenville County Square
Conference Room D
3:00 p.m.

Use 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.

Variance 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-22-26

- Applicant:** Alyssa Nicole Whalen for Pamela Kristin Whalen
- Project Type:** Use by Special Exception
- Address:** 49 Gunter Rd., Piedmont, SC 29673
- Zoning:** R-R1, Rural Residential District
- Posting:** Confirmed 5/24/22

CB-22-26: Request

The property is located on Gunter Road, southeast of the intersection of Gunter Rd. and Garrison Road.

The applicant is requesting a Use by Special Exception to allow the placement of a temporary accessory dwelling.

This application was held at the May 11, 2022 meeting until the Board's next regularly scheduled meeting. There have been no other previous applications before the Board for this property.

CB-22-02: Use by Special Exception Requirements

Section 5:3 and Table 6.1 (Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists “Dwelling - Accessory, Temporary” as a Use by Special Exception in the R-R1, Residential Rural district.

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.”

Section 11:9 – Temporary Accessory Dwelling states: The Board shall determine that the following requirements have been satisfied:

- A. The use shall be necessitated by the incapacity, infirmity, or extended illness of an individual who requires continuous nursing care. The attending physician shall certify the physical and/or mental condition of the person in question.
- B. The use is intended only to meet a temporary need or hardship.
- C. If the principal residential use is nonconforming, the provisions of Section 9:3, Nonconforming Uses and Structures, shall be satisfied.
- D. The temporary accessory residential use shall meet all of the requirements contained in this Ordinance for accessory uses

CB-22-26: Use by Special Exception Requirements

- E. The temporary accessory residential use shall conform to all of the requirements for uses permitted by special exception as set forth in Section 3:3, Special Exceptions.
- F. No minimum lot area or lot width requirements shall be required for the temporary accessory residential use.
- G. The temporary accessory residential use shall conform to the front, side, and rear yard requirements established for the district in which the use is located.
- H. Off-street parking shall be provided in accordance with the provisions set forth in Section 12:2, Off-street Parking, for the principal residential dwelling only.
- I. A manufactured home which is being utilized as a temporary accessory residential use may not be physically attached to or be a part of the principal structure located on the lot.
- J. No permit to allow a temporary accessory residential use shall be issued until all applicable regulations of the Greenville County Building Safety Department and other public agencies have been satisfied in regard to the adequate provision of water, sewer, access, electrical service, and fire protection. In seeking approval of the temporary accessory residential use, the applicant must demonstrate to the Board of Zoning Appeals that these facilities and services are adequately situated with respect to the lot in question.
- K. The principal for whom the accessory use is requested must be a relative by blood or marriage or in a relationship created through adoption or through foster parental care.
- L. To provide for adequate notification of the permit application to surrounding property owners, the applicant shall provide to the Board of Zoning Appeals signatures of the following:
 - All property owners who own property abutting the subject property.
 - All property owners of property located directly across a street from the subject property.

CB-22-26: Use by Special Exception Considerations

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.

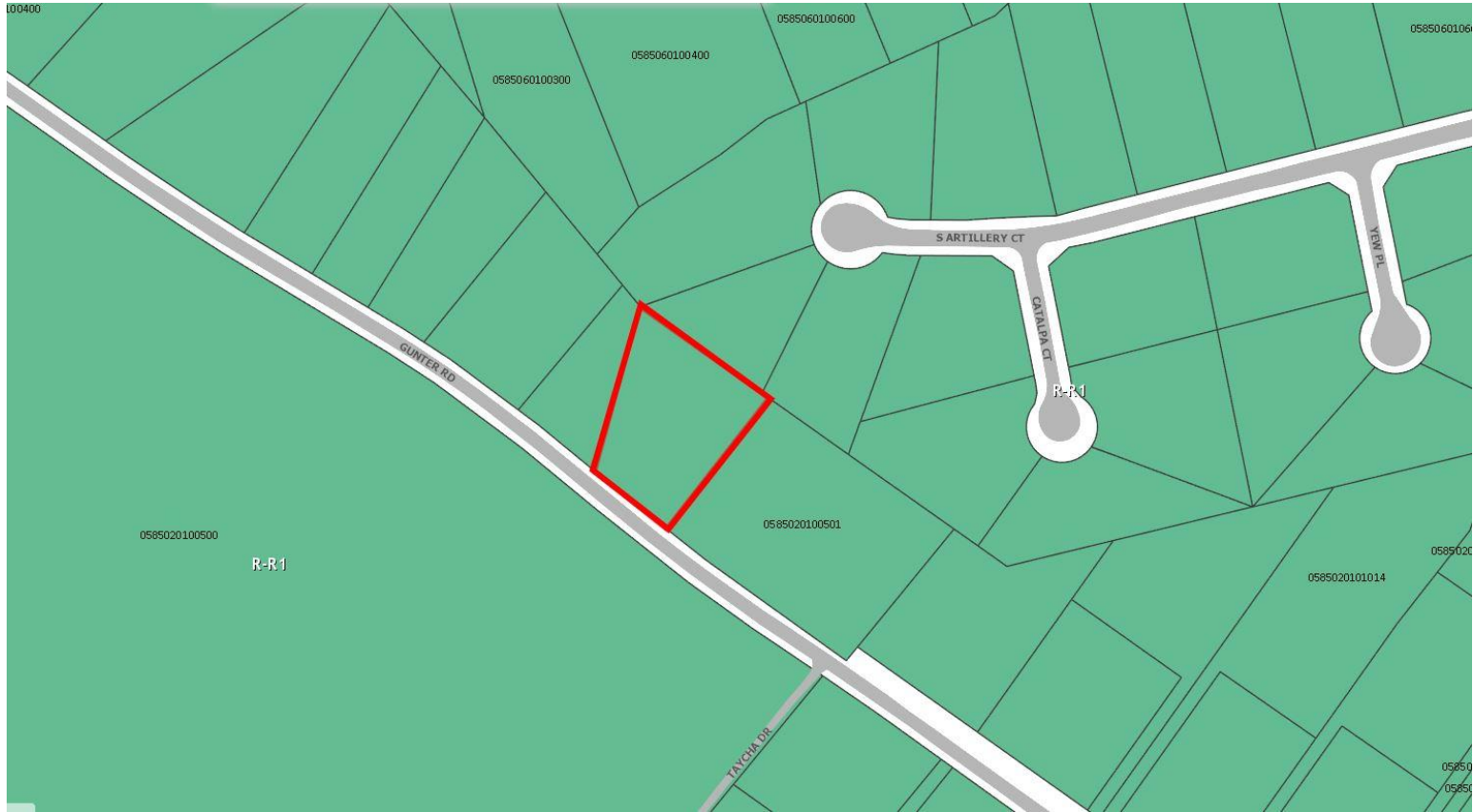
CB-22-26: Site Plan



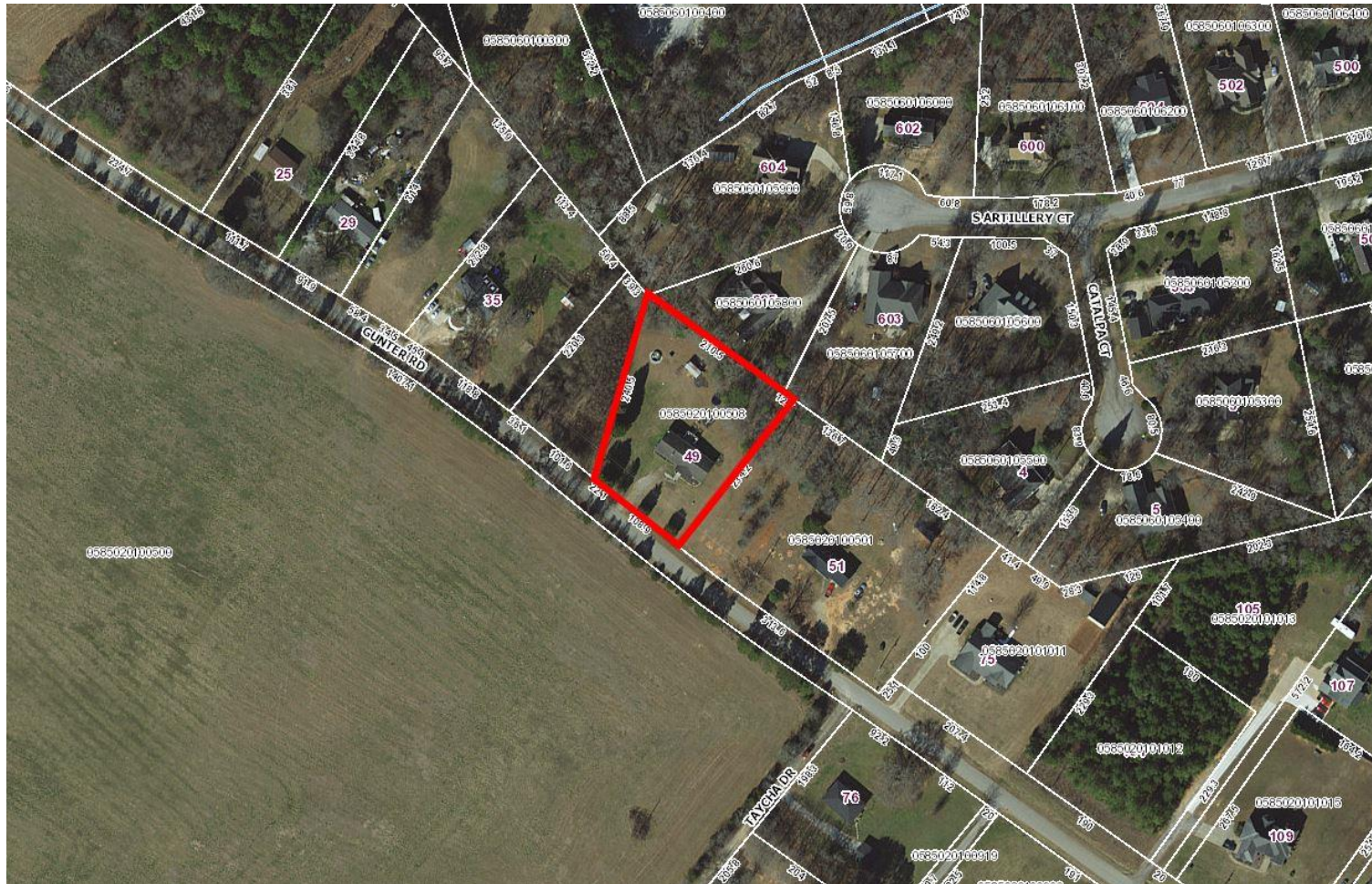
CB-22-26: Site Plan Close-Up



CB-22-26: Zoning Map



CB-22-02: Aerial Map



CB-22-26: Photos



Subject Property



South



East



West

CB-22-33

- Applicant:** Ronnie Gillespie for Cross Roads Baptist Church
- Project Type:** Use by Special Exception
- Address:** 705 Anderson Ridge Rd., Greer, SC 29651
- Zoning:** R-S, Residential Suburban District
- Posting:** Confirmed 5/24/22

CB-22-33: Request

The property is located on Anderson Ridge Road in Greer near the intersection of Anderson Ridge Rd. and Highway 296.

The applicant is requesting a Use by Special Exception to allow for an expansion of the existing church building and parking area.

CB-22-33: Use by Special Exception Requirements

Section 5:5 and Table 6.1 (Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists “Church” as a Use by Special Exception in the R-M20, Multifamily Residential District.

Section 11:3 – Churches, states: "A church may be permitted in all residential districts subject to the requirements of the district and the following requirements":

Section 11.3.1 – Lot Area - the minimum lot area shall be 40,000 square feet or .918 acre. The following variance is being requested: *Site meets this requirement*

Section 11.3.2 – Setback Requirements - all buildings shall be setback from the front, side and rear property lines a minimum of 50 feet. The applicant is requesting the following: *The two parcels are being combined into one and all setback requirements will be met*

Section 11.3.3 – Off-Street Parking: parking shall be provided in accordance with Section 12.2 and Table 12.1. *The site plan submitted reflects compliance.*

CB-22-33: Use by Special Exception Requirements

11:3.4 Lighting – For lighting of horizontal tasks such as roadways, sidewalks, entrances and parking areas, fixtures shall meet IESNA “full-cutoff” (no light output above 90 degrees at any lateral angle around the fixture). Fixtures shall not be mounted in excess of 16 feet above finished grade. All other outdoor lighting such as floodlights and spotlights shall be aimed, located, designed, fitted and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light skyward, onto a neighboring property or onto a public roadway. Flashing lights are prohibited. *The site plan submitted reflects compliance.*

11:3.5 Screening and Buffering – Screening shall be provided in accordance with the provisions set forth in Section 12:9, Screening and Buffering Requirements. *Will be reviewed for compliance during the Plan Review process.*

11:3.6 Church-Related Activities – The County shall not prohibit church-related activities in a single-family residence. Church-related activities are specifically defined to exclude regularly scheduled worship services.

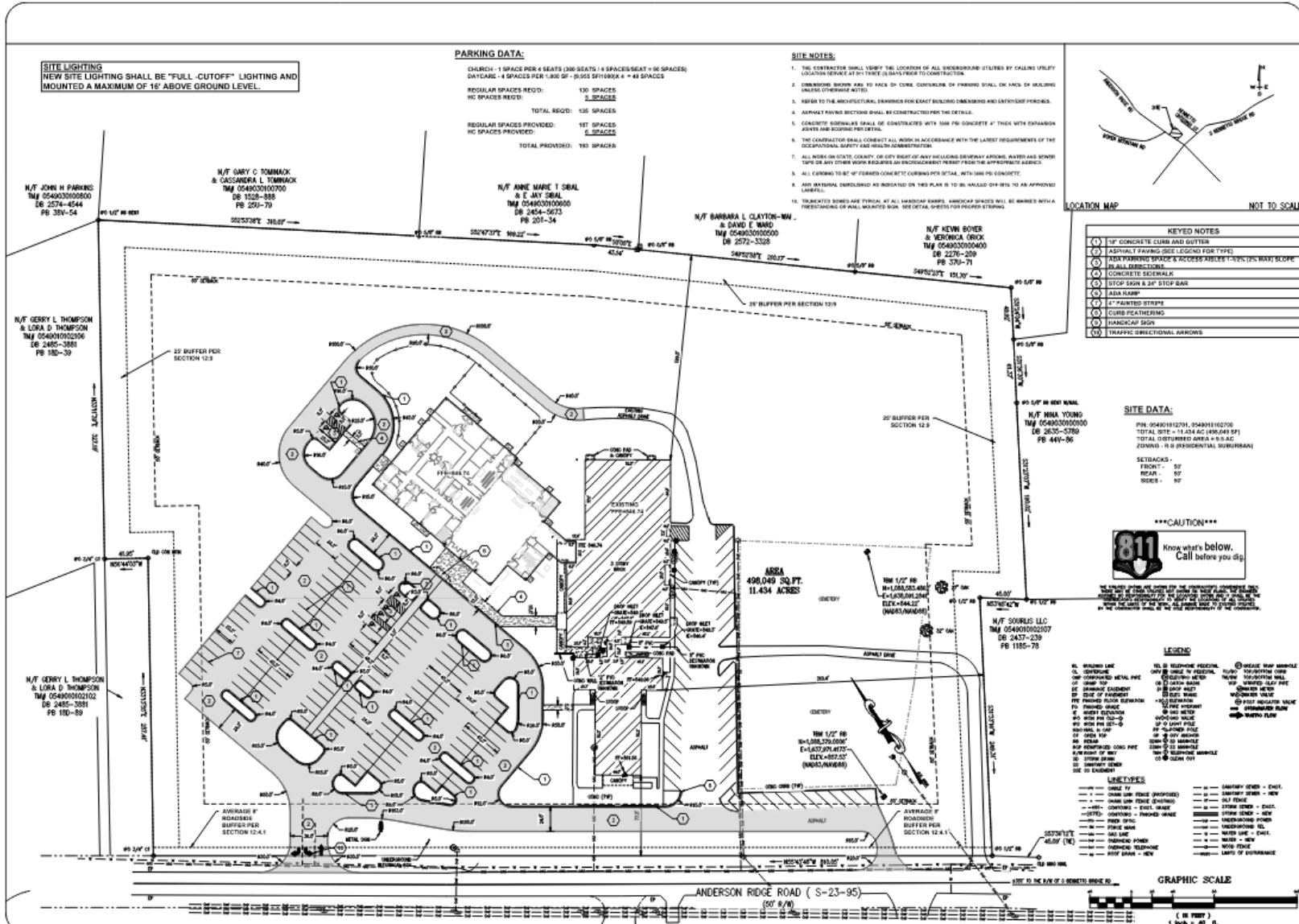
CB-22-33: Use by Special Exception Considerations

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.

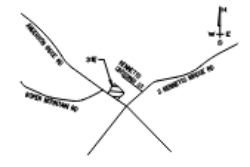
CB-22-33: Site Plan



SITE LIGHTING
NEW SITE LIGHTING SHALL BE "FULL-CUTOFF" LIGHTING AND MOUNTED A MAXIMUM OF 16' ABOVE GROUND LEVEL.

PARKING DATA:
CHURCH - 1 SPACE PER 4 SEATS (36 SEATS / 4 SPACES/SEAT = 9 SPACES)
CHURCH - 4 SPACES PER 100 SQ. FT. (3200 SQ. FT. / 80 SPACES) = 40 SPACES
REGULAR SPACES REQ'D: 49 SPACES
HC SPACES REQ'D: 5 SPACES
TOTAL REQ'D: 54 SPACES
REGULAR SPACES PROVIDED: 107 SPACES
HC SPACES PROVIDED: 5 SPACES
TOTAL PROVIDED: 112 SPACES

- SITE NOTES:**
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING UTILITY LOCATION SERVICE AT 811 THREE (3) DAYS PRIOR TO CONSTRUCTION.
 - DIMENSIONS SHOWN ARE TO FACE OF CURB, COMPANES OR FINISHES SHALL ON FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND EXTENDED PORCHES.
 - ASPHALT PAVING SECTIONS SHALL BE CONSTRUCTED PER THE DETAILS.
 - CONCRETE SPALLS SHALL BE CONSTRUCTED WITH 100# PG CONCRETE 4" THICK WITH EXPANSION JOINTS AND SCORING PER DETAIL.
 - THE CONTRACTOR SHALL COMPLY WITH ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
 - ALL WORK ON GOV'T PROPERTY OR GOV'T RIGHT OF WAY INCLUDING DRIVEWAY AREAS, PAVED AND UTILITY TAPS OR ANY OTHER WORK, REQUIRES AN ENCLOSURE PERMIT FROM THE APPROPRIATE AGENCY.
 - ALL LOT CLOSING TO BE 4" FORMED CONCRETE CURBING PER DETAIL, WITH 100# PG CONCRETE.
 - ANY MATERIALS DEMONSTRATED AS INDICATED ON THIS PLAN IS TO BE INSTALLED OFF-SITE TO AN APPROVED LANDFILL.
 - TRUNCATED CORNERS ARE TYPICAL AT ALL ROADWAY CORNERS. LANDSCAPE SPACES WILL BE MARKED WITH A FORTIFICATION OR SMALL MARKER SIGN. SEE DETAIL SHEETS FOR PROPOSED SIGNING.



KEYED NOTES

(1)	1" CONCRETE CURB AND GUTTER
(2)	ASPHALT PAVING (SEE LEGEND FOR TYPE)
(3)	TYP. PARKING SPACE & ACCESS ACCESS-TYP. (SEE MARK SCHEM. IN ALL DIRECTIONS)
(4)	CONCRETE SPALLS
(5)	STOP SIGN & 3" STOP BAR
(6)	ADA RAMP
(7)	4" PAINTED STRIPS
(8)	CURB FEATHERING
(9)	LANDSCAPE SIGN
(10)	TRAFFIC DIRECTIONAL ARROWS

SITE DATA:

PER: 05480112701, 05480110270
 TOTAL SITE = 11.434 AC (48,049 SQ FT)
 TOTAL DISTURBED AREA = 6.4 AC
 ZONING: R-8 (RESIDENTIAL SUBURBAN)

SETBACKS -
 FRONT - 5 FT
 REAR - 5 FT
 SIDES - 10 FT



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- LEGEND**
- | | | |
|------------------------------|------------------------------|------------------|
| ① FINISHED FLOOR ELEVATION | ④ FINISHED FLOOR ELEVATION | ⑧ DRAINAGE SWALE |
| ② UNFINISHED FLOOR ELEVATION | ⑤ FINISHED FLOOR ELEVATION | ⑨ DRIVEWAY RAMP |
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| ④ UNFINISHED FLOOR ELEVATION | ⑦ UNFINISHED FLOOR ELEVATION | ⑪ DRIVEWAY RAMP |
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 CIVIL ENGINEERS, ARCHITECTS, LANDSCAPE ARCHITECTS

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 1000 FLORENCE FIELD ROAD
 SUITE 100
 GREENVILLE, SOUTH CAROLINA 29607
 TEL: 864.234.4444
 FAX: 864.234.4444

CROSS ROADS BAPTIST CHURCH

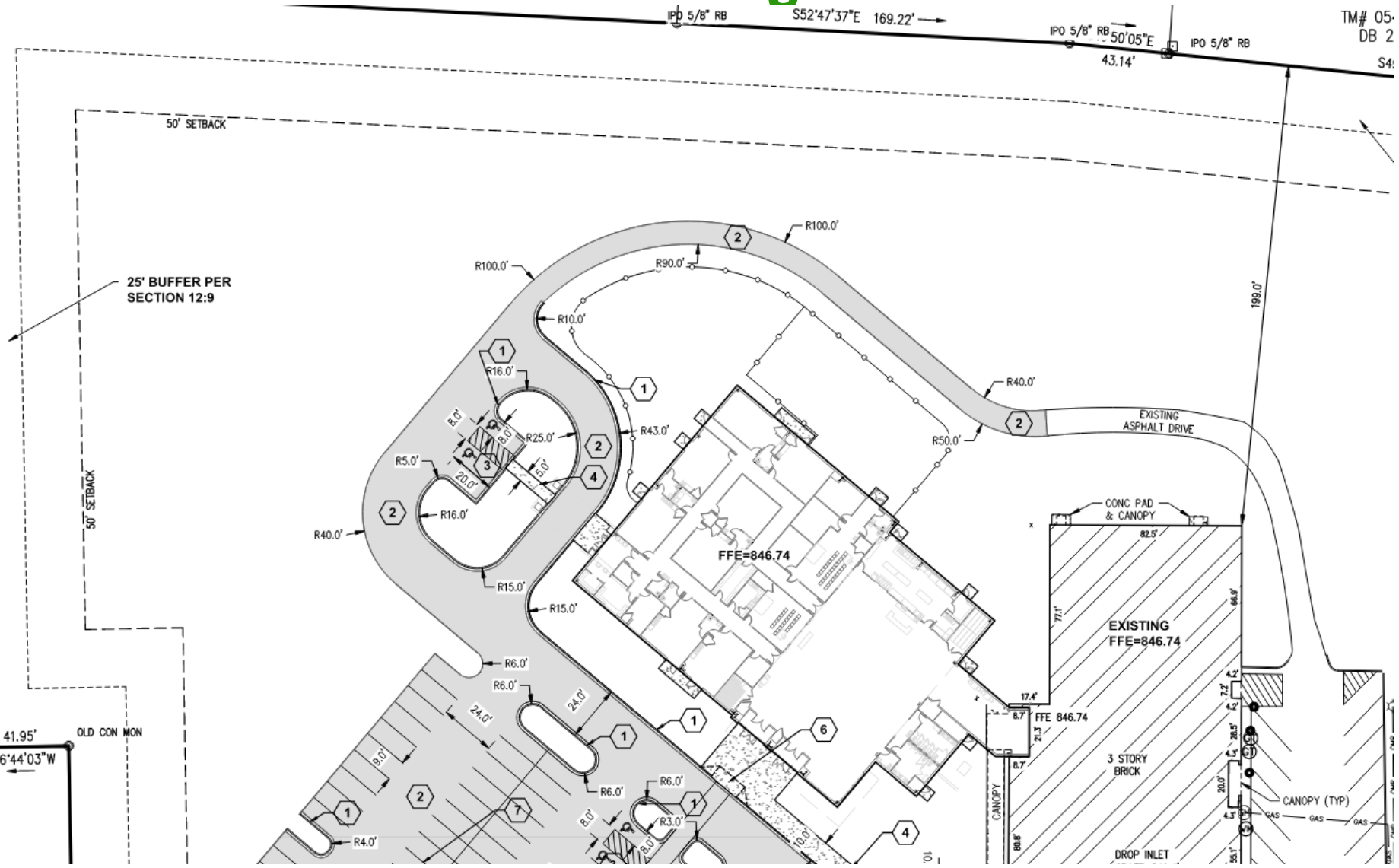
GREENVILLE COUNTY SOUTH CAROLINA

PERMIT NO. 05480112701
 SHEET NO. 1 OF 42
 DATE: 03/28/2022
 PROJECT NO. 261870

INTER PLAN

SHEET # OF 10
C200

CB-22-28: Site Plan Close-Up of Proposed Building



TM# 05-DB 2
S4:

CB-22-33: Zoning Map



CB-22-33: Aerial Map



CB-22-33: Photos



Subject Property



South



East



West

CB-22-34

Applicant:	Alexander Zuendt of Zuendt Engineering for Rebecca P. Clement
Project Type:	Variance
Address:	E. Shelter Drive, Greer, SC 29650
Zoning:	I-1, Industrial District/GSP Airport Environs – Special Land Use Area
Posting:	Confirmed 5/24/22

CB-22-34: Request

The property is located on East Shelter Drive in Greer near the Spartanburg County line.

The applicant is requesting a variance of 25' from the front property line to construct two new buildings.

CB-22-34: Setback Requirements

Section 7:3, Table 7.3 – Setback/Height Requirements for the I-1 District;

FRONT = 50' from edge of road R.O.W.
SIDES = 25' from property lines
REAR = 25' from property line

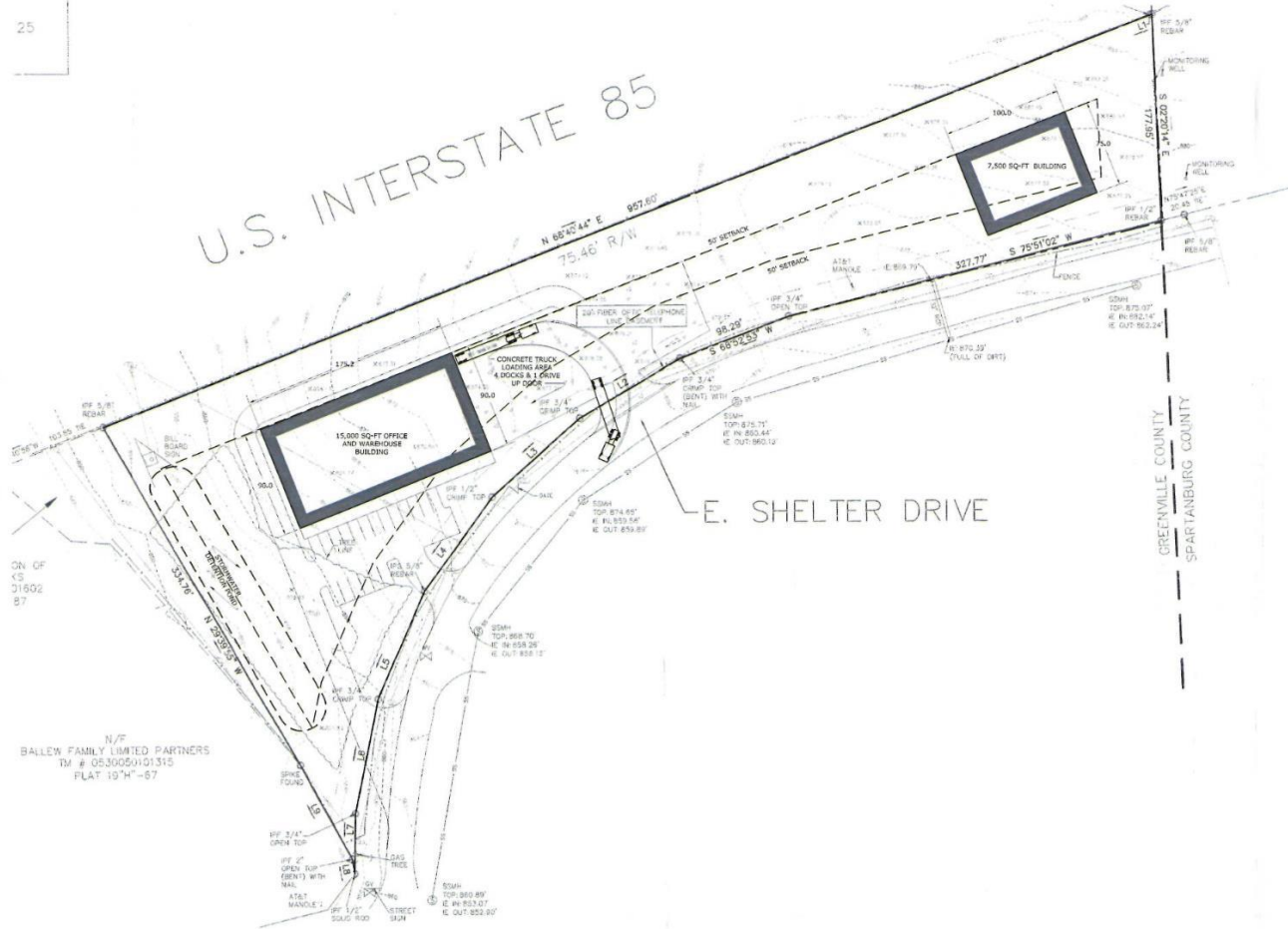
CB-22-34: Variance Considerations

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.

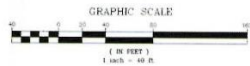
CB-22-34: Site Plan

25



CN OF
15
21602
87

N/F
BALLEW FAMILY LIMITED PARTNERS
TM # 0530050101315
PLAT 19" W-87



DATE: 05/11/2022
PROJECT: E. SHELTER ROAD PROPOSAL

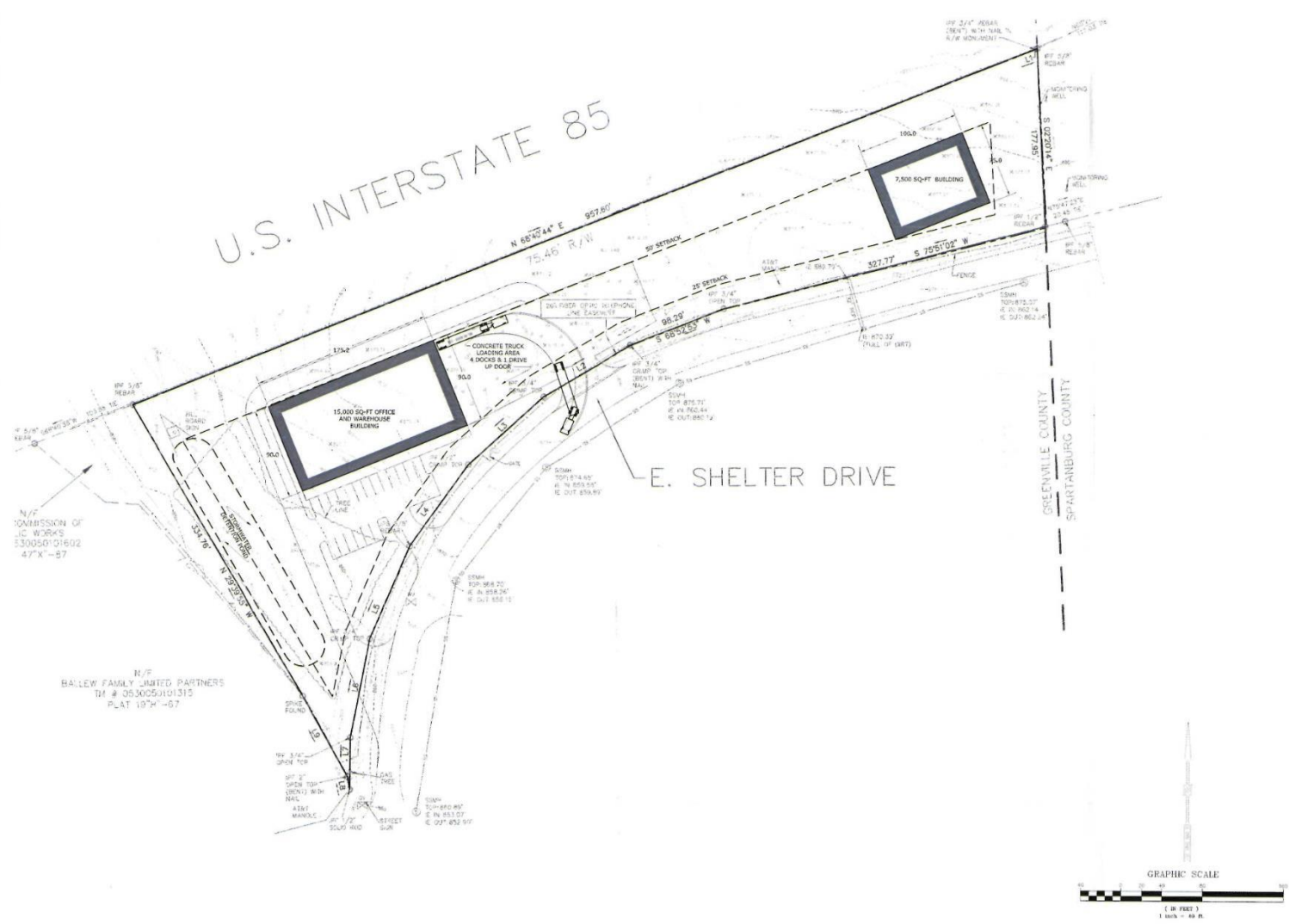
SITE CONSTRUCTION DOCUMENTS
E SHELTER ROAD PROPOSAL
GREER, GREENVILLE COUNTY, SC

CONCEPTUAL
SITE PLAN

NO.	DESCRIPTION	DATE

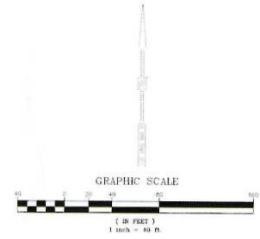
SK-2

CB-22-34: Site Plan



N/77
COMMISSION OF
LIC WORKS
330050-01602
47'X'-87'

N/E
BAILEY FAMILY LIMITED PARTNERS
TM # 0530050101315
PLAT 1974-87



PREPARED BY: ZANE R. TUENDT, P.E.
DATE: 05/14/2024
PROJECT: CB-22-34: SITE PLAN

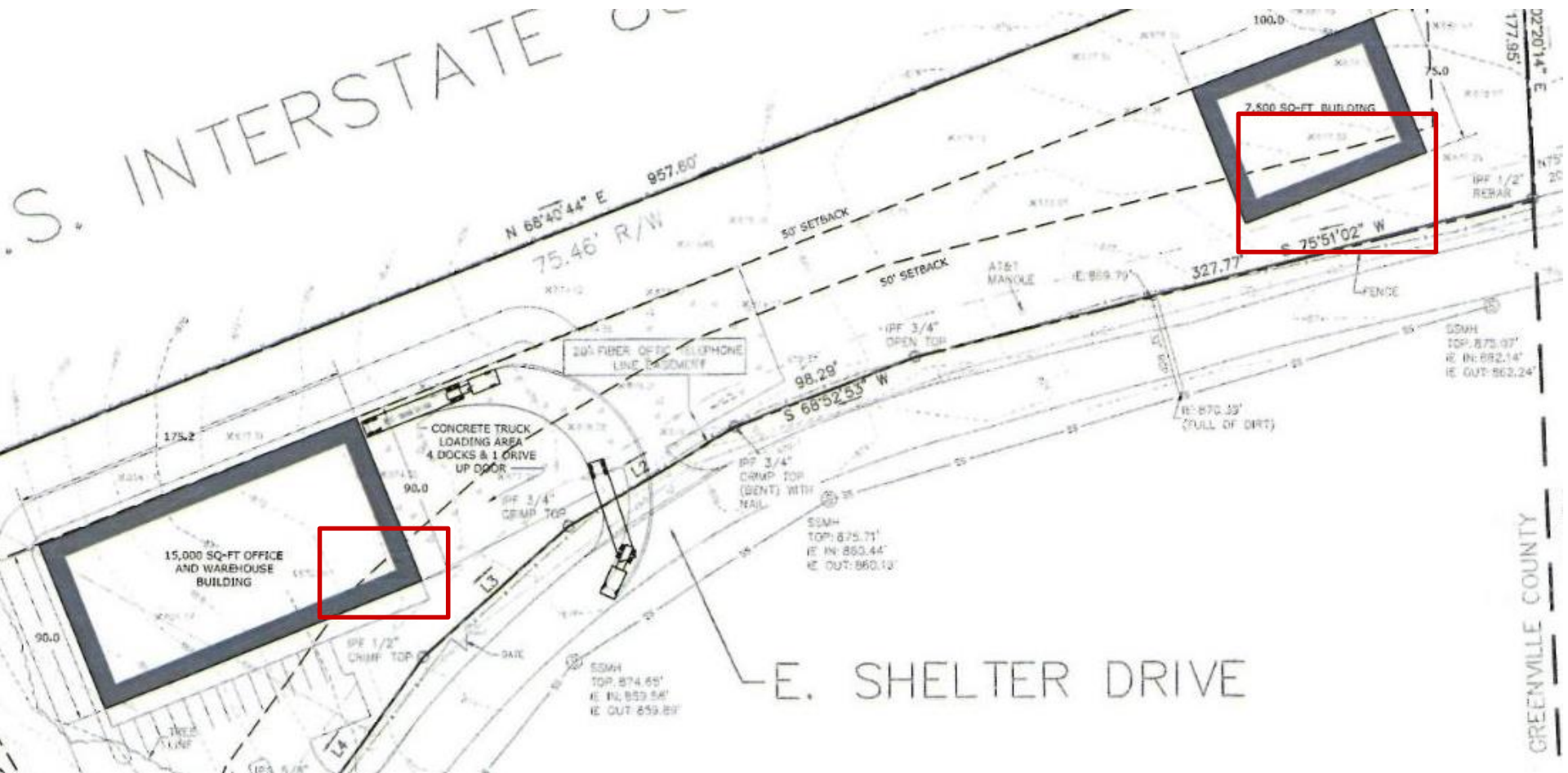
SITE CONSTRUCTION DOCUMENTS
E SHELTER ROAD PROPOSAL
GREER, GREENVILLE COUNTY, SC

CONCEPTUAL SITE PLAN

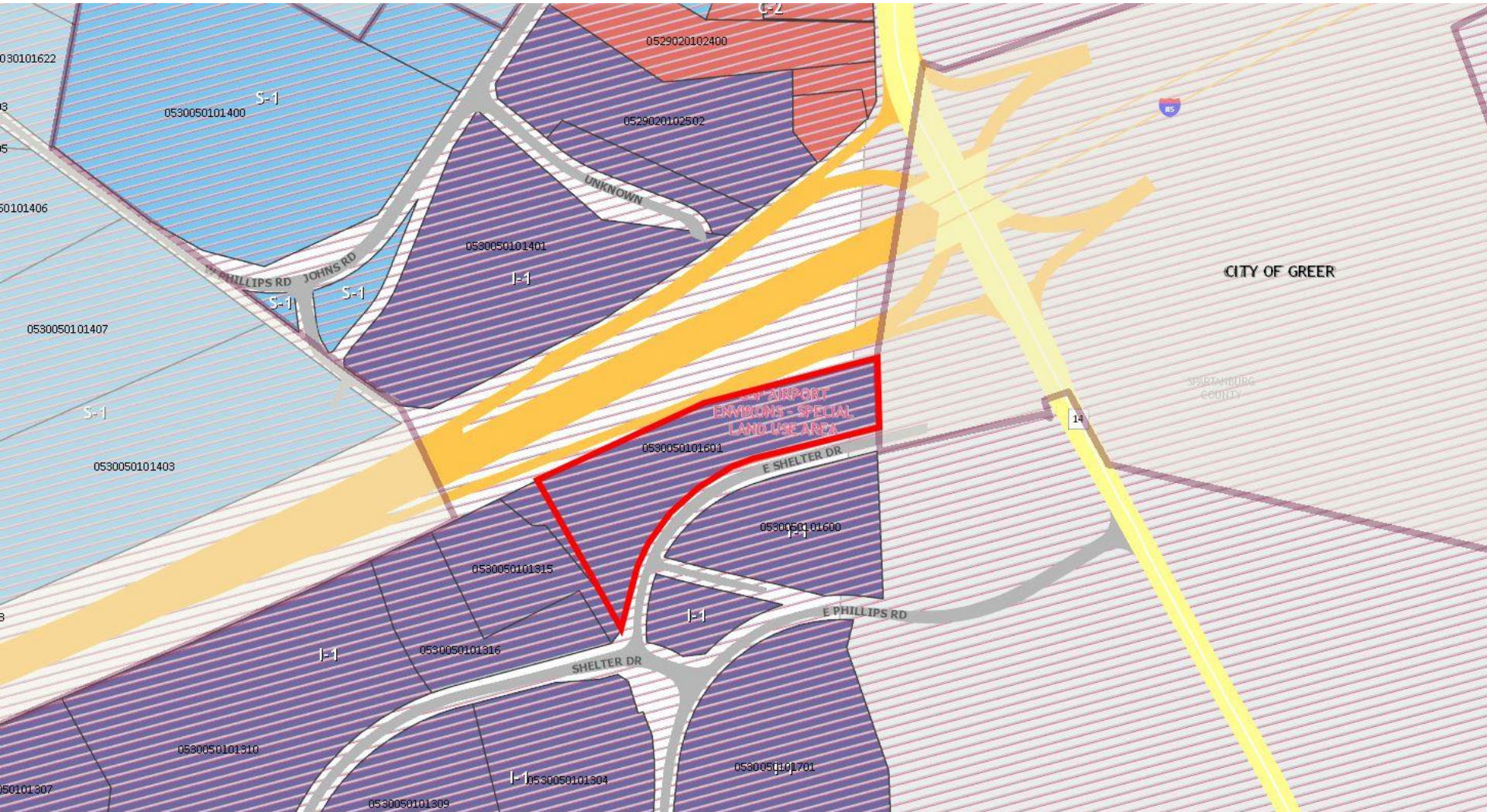
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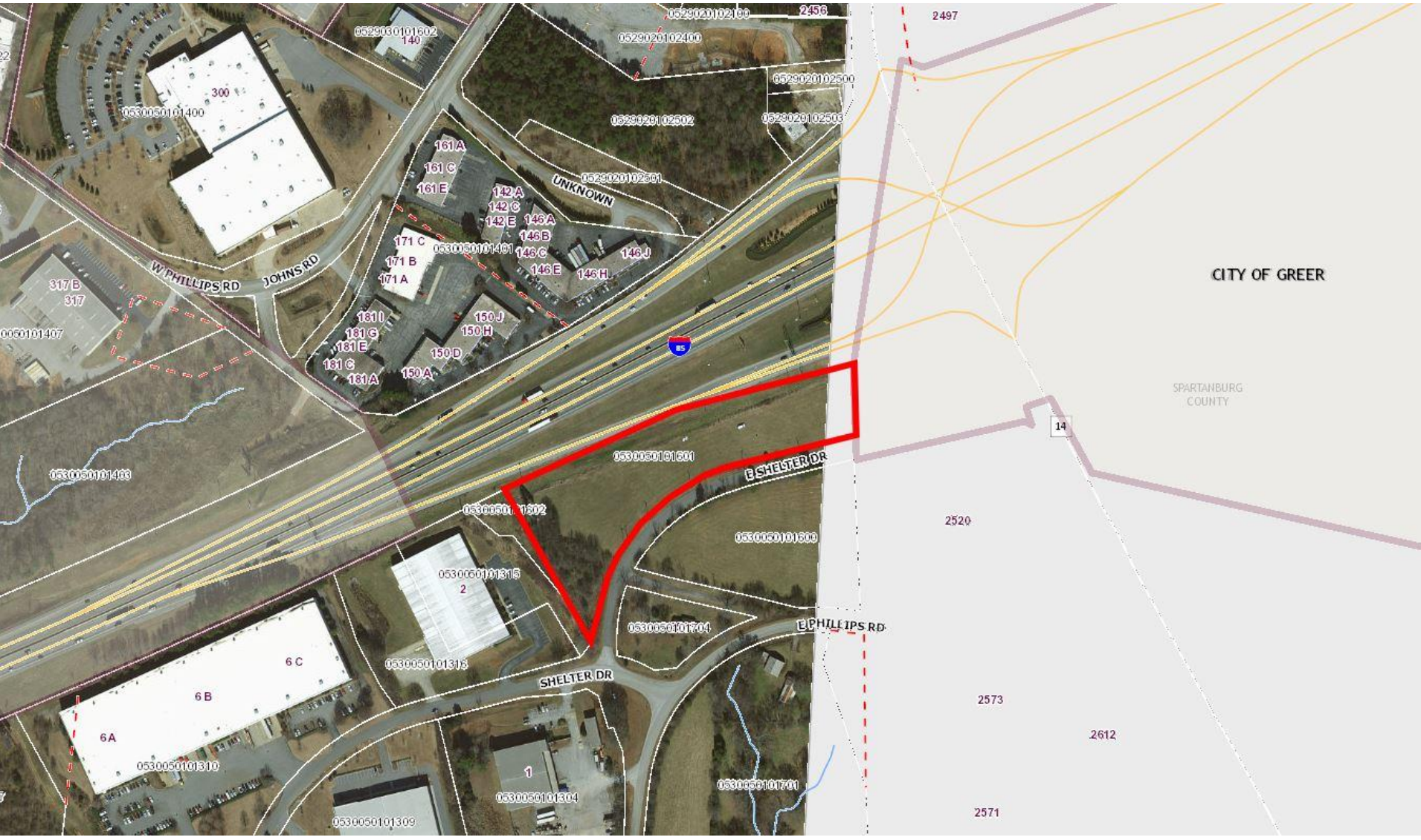
CB-22-34: Site Plan Close-Up



CB-22-34: Zoning Map



CB-22-34: Aerial Map



CB-22-34: Photos



Subject Property



South



East



West

CB-22-35

Applicant:	Miguel Andris Molano for Michael James Bryan
Project Type:	Variance
Address:	1901 Old Easley Bridge Rd., Greenville, SC 29611
Zoning:	C-2, Commercial
Posting:	Confirmed 5/24/22

CB-22-35: Request

The property is located on Old Easley Bridge Rd. near the intersection of S. Washington Ave. and Easley Bridge Rd. in Greenville.

The applicant is requesting a Variance of 5 ft. from the front setback and 20 ft. from the rear setback.

CB-22-35: Setback Requirements

Section 7:3, Table 7.3 – Setback/Height Requirements for the C-2 District;

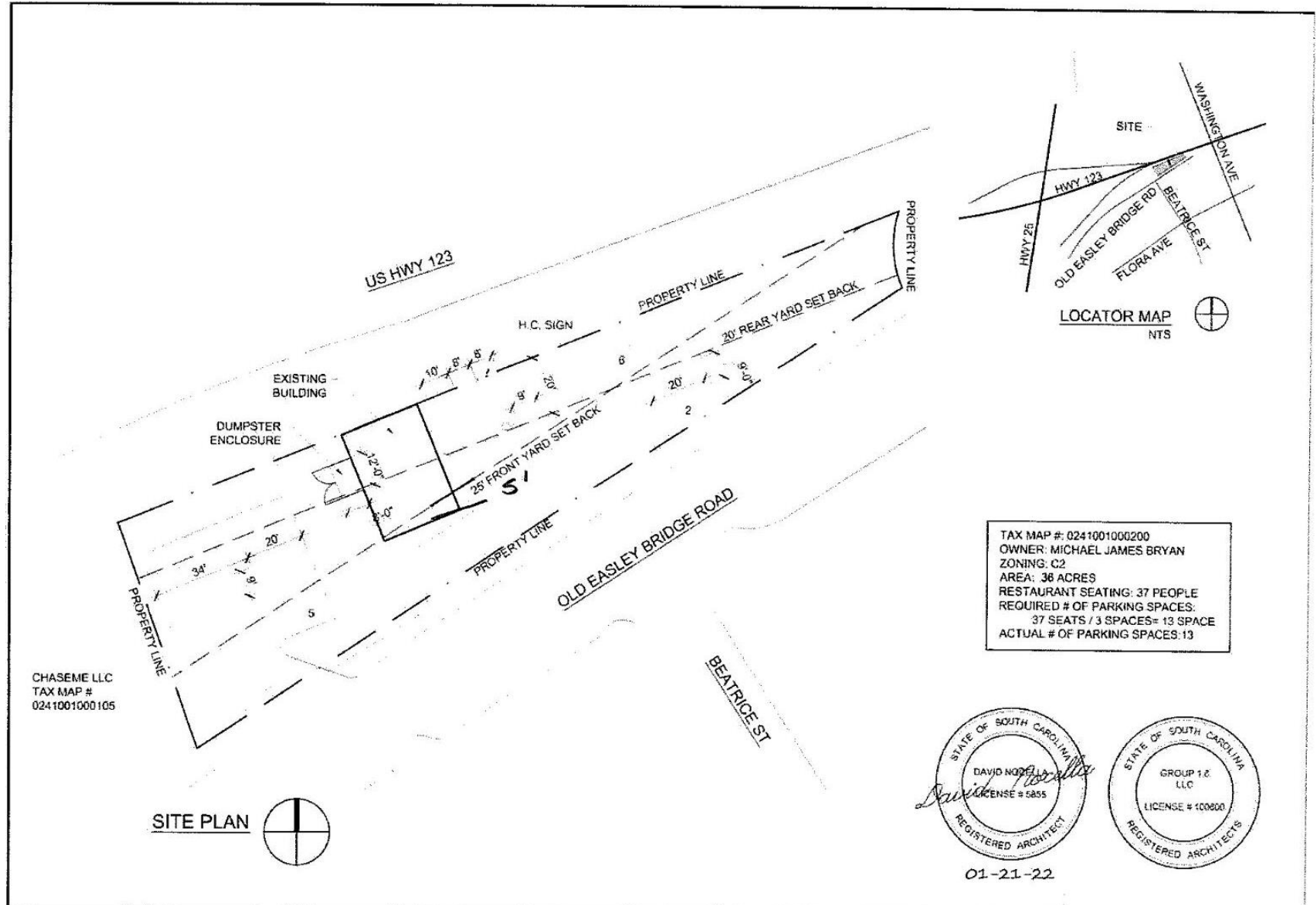
FRONT	=	25' from edge of road R.O.W.
SIDES	=	0' from property lines or 15' when a corner lot or a lot adjacent to any residential district
REAR	=	20' from property line

CB-22-35: Variance Considerations

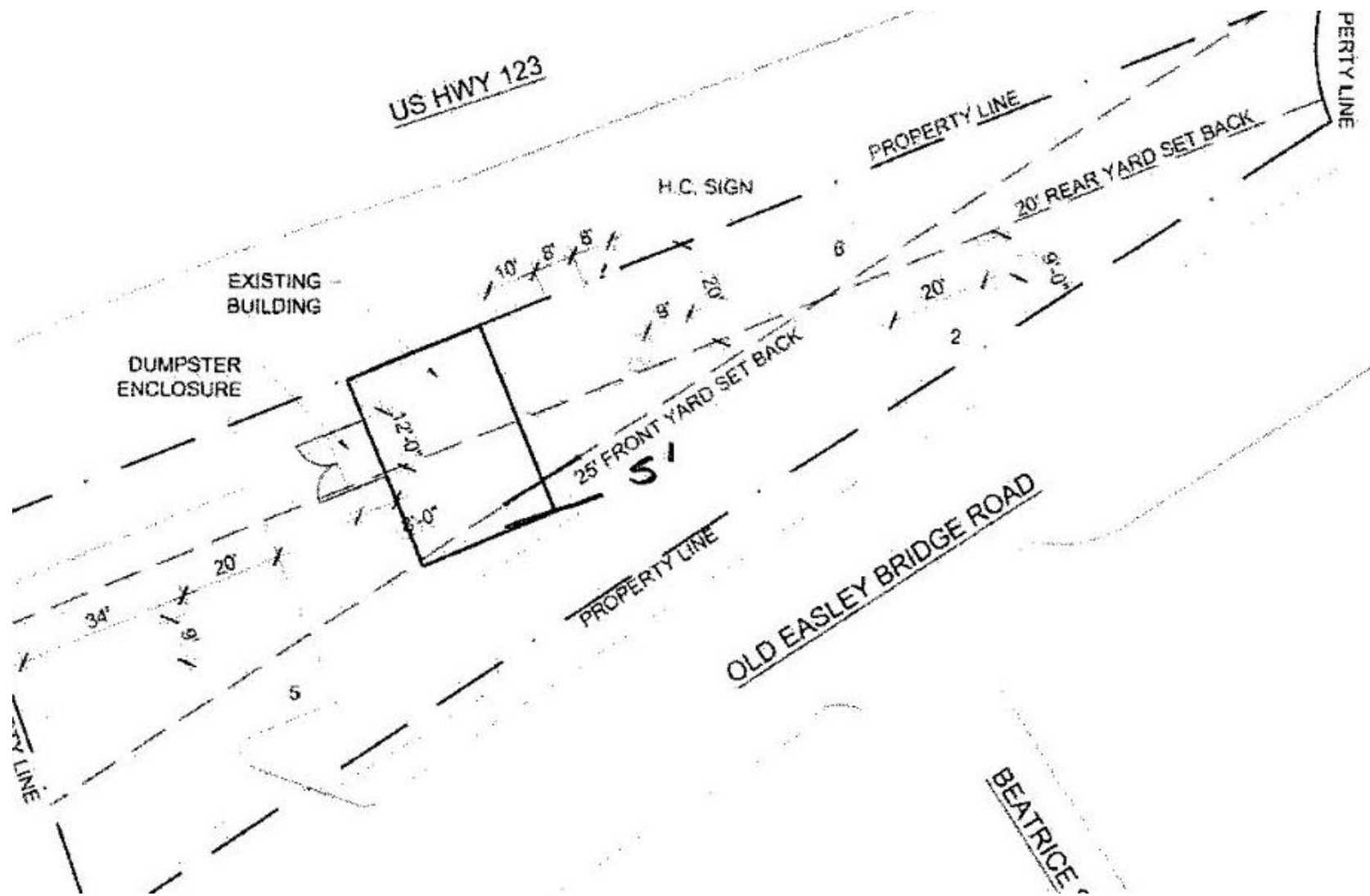
Section 3:4.1 of the Greenville County Zoning Ordinance states that a variance may be granted if the Board makes and explains the following findings:

- 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.

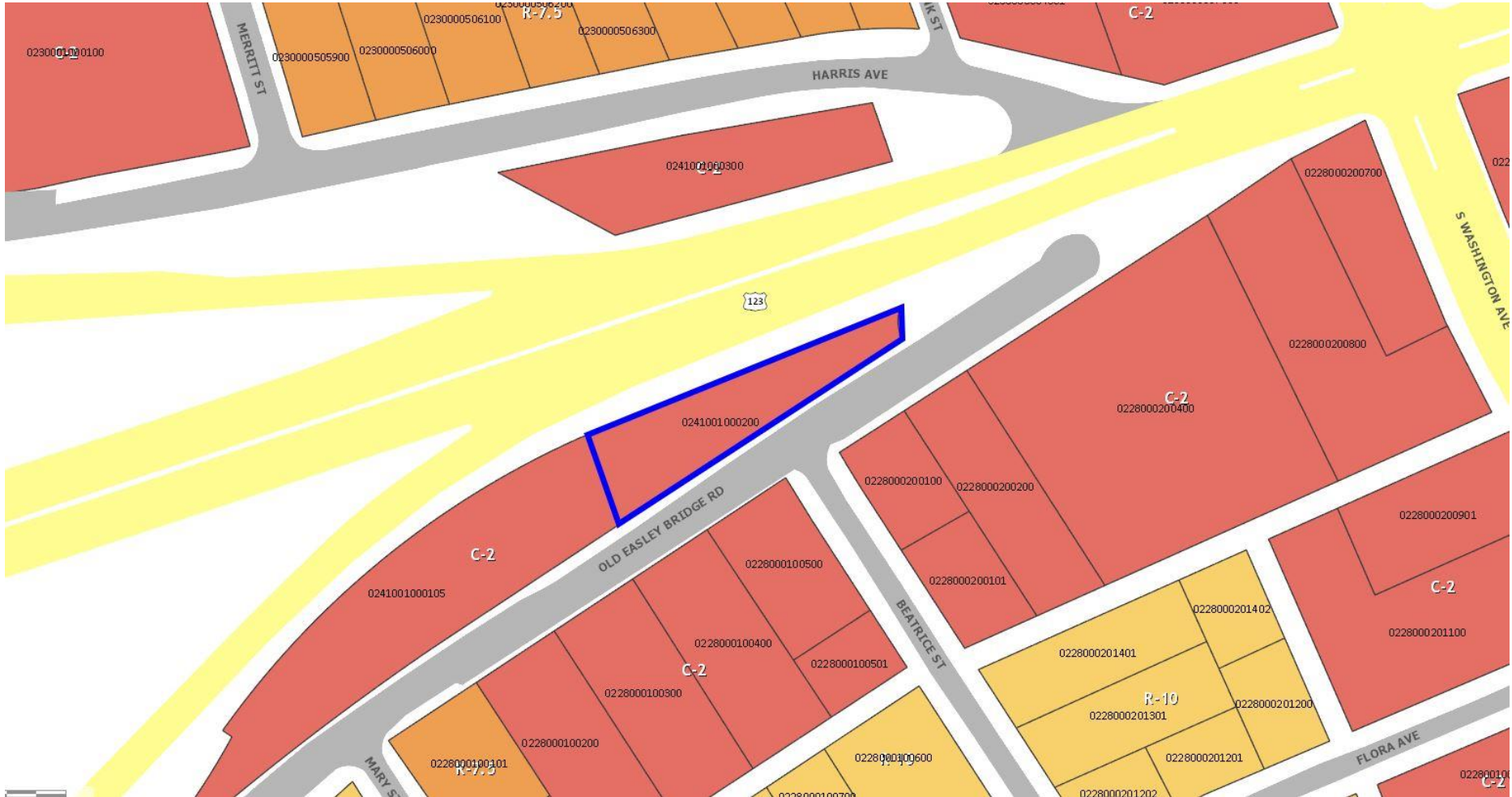
CB-22-35: Site Plan



CB-22-35: Site Plan Close-Up



CB-22-35: Zoning Map



CB-22-35: Aerial Map



CB-22-35: Photos



Subject Property



East



North



South

CB-22-36

Applicant:	Hugh C. Moore of SMIG Properties, LLC
Project Type:	Variance
Address:	930 Anderson Rd., Greenville, SC 29601
Zoning:	R-M20, Multifamily Residential
Posting:	Confirmed 5/24/22

CB-22-36: Request

The property is located on Anderson Rd. at the intersection of Anderson Rd. and Valentine St.

The applicant is requesting a variance of 12 feet 8 inches from the front setback and a variance of 15 feet from the left side setback.

The address is associated with one Use Permitted upon Review for a Church which was approved. However, the church was developed on a separate parcel.

CB-22-36: Setback Requirements

Section 7:3, Table 7.3 – Setback/Height Requirements for the R-M20, Multifamily Residential District;

FRONT = 50' from edge of road R.O.W.

RIGHT SIDE = 5' from property line

LEFT SIDE = 5' from edge of road R.O.W. (Valentine St.)

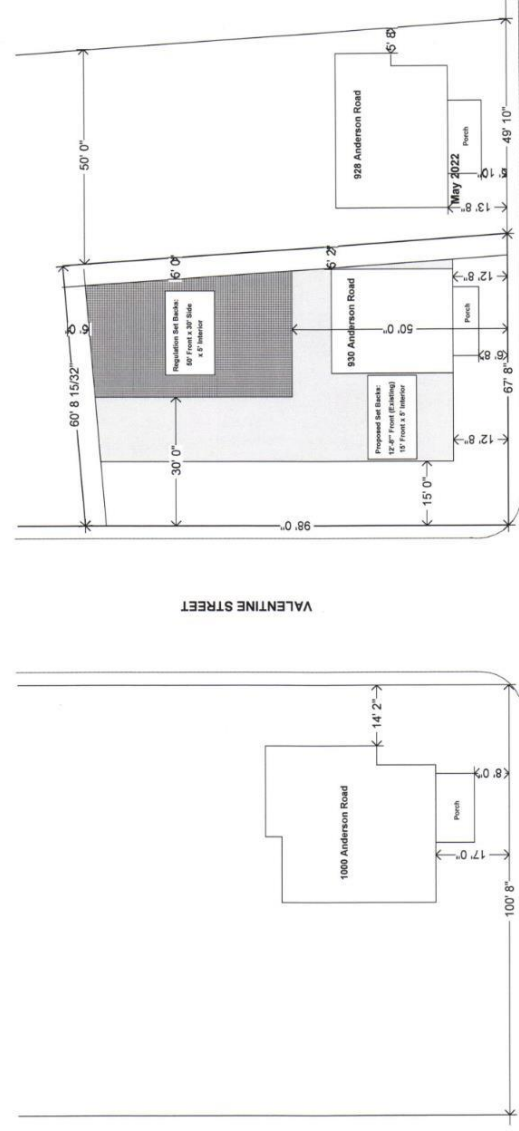
REAR = 5' from property line

CB-22-36: Variance 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*
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CB-22-36: Site Plan

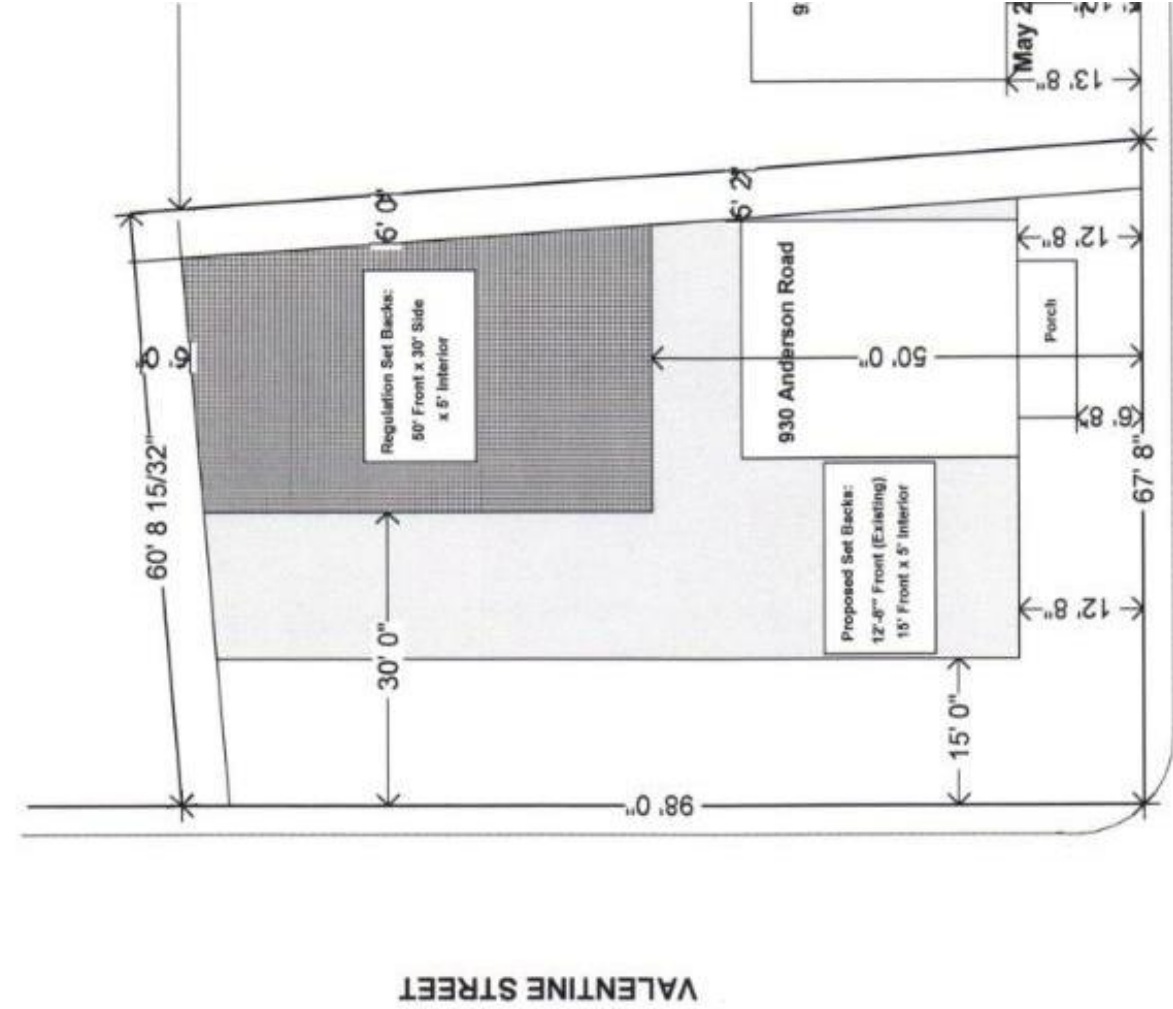


ANDERSON ROAD - S.C. 81

GREENVILLE COUNTY - BOARD OF ZONING APPEALS
 VARIANCE - SETBACKS: 12'-3" Anderson Road & 15'-0" Valentine Street

SMIG PROPERTIES LLC
 930 ANDERSON ROAD, GREENVILLE, SC 29601
 May 2022

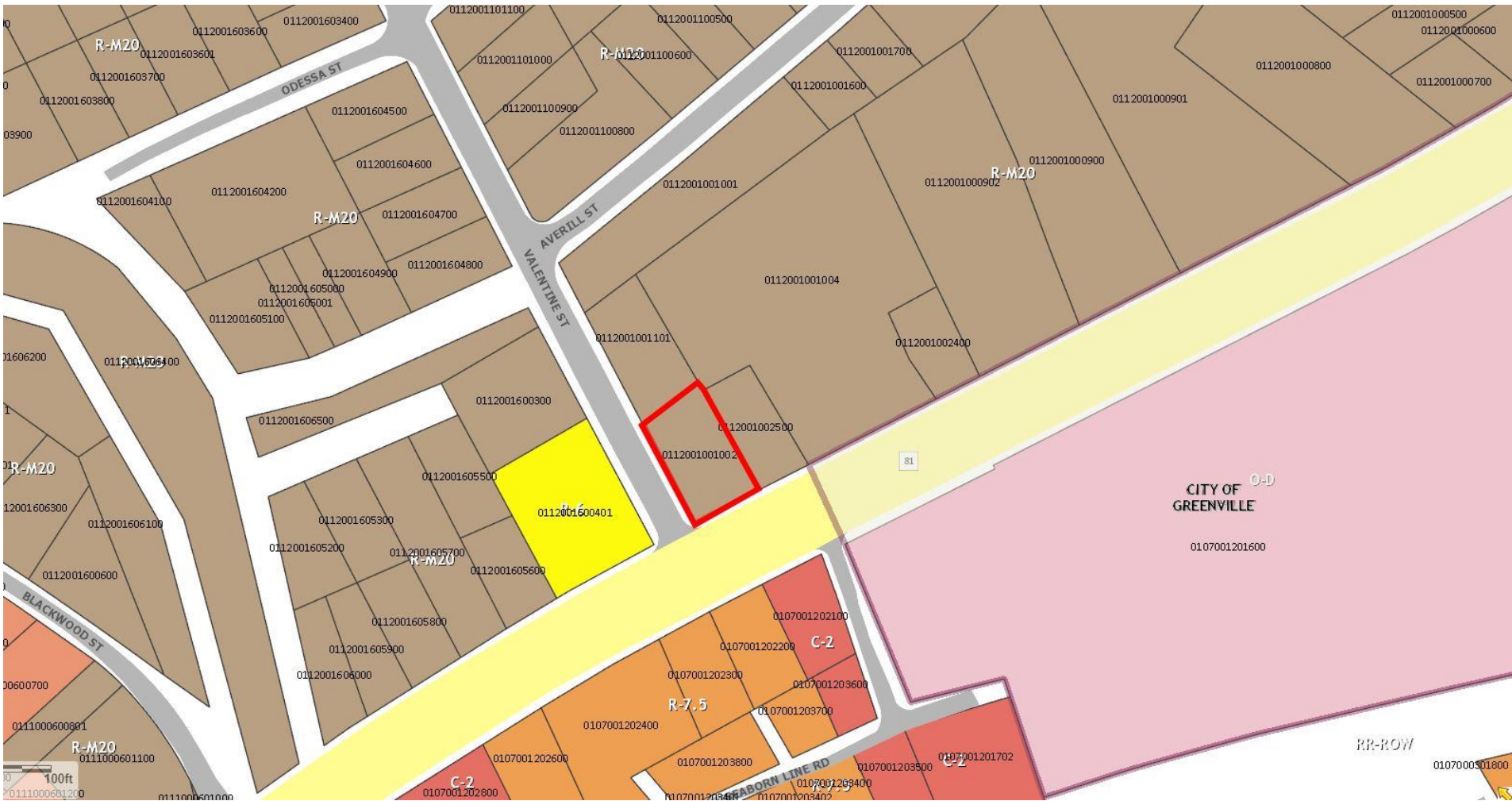
CB-22-36: Site Plan Close-Up



ERSON ROAD - S.C. 81

SMIG PROPERTIES LLC
 930 ANDERSON ROAD, GREE
 May 2022

CB-22-36: Zoning Map



CB-22-36: Aerial Map



CB-22-36: Photos



Subject Property



Subject Property



East



West

CB-22-37

Applicant:	Michael T. Dixon of Dixon Builders, LLC for Josafat B. Guevara
Project Type:	Variance
Address:	532 4 th Ave., Greenville, SC 29609
Zoning:	R-7.5, Single-Family Residential District
Posting:	Confirmed 5/24/22

CB-22-37: Request

The property is located on 4th Ave., near the intersection of 3rd. Ave. and Shaw St., and in the Poe Mill neighborhood near the City of Greenville.

The applicant is requesting a Variance of 13.7 ft. from the front setback.

There have been no previous requests to the Board.

CB-22-37: Setback Requirements

Section 7:3, Table 7.3 – Setback/Height Requirements for the R-7.5, Single-Family Residential District;

FRONT = 20' from edge of road R.O.W.

SIDEs = 5' from property line

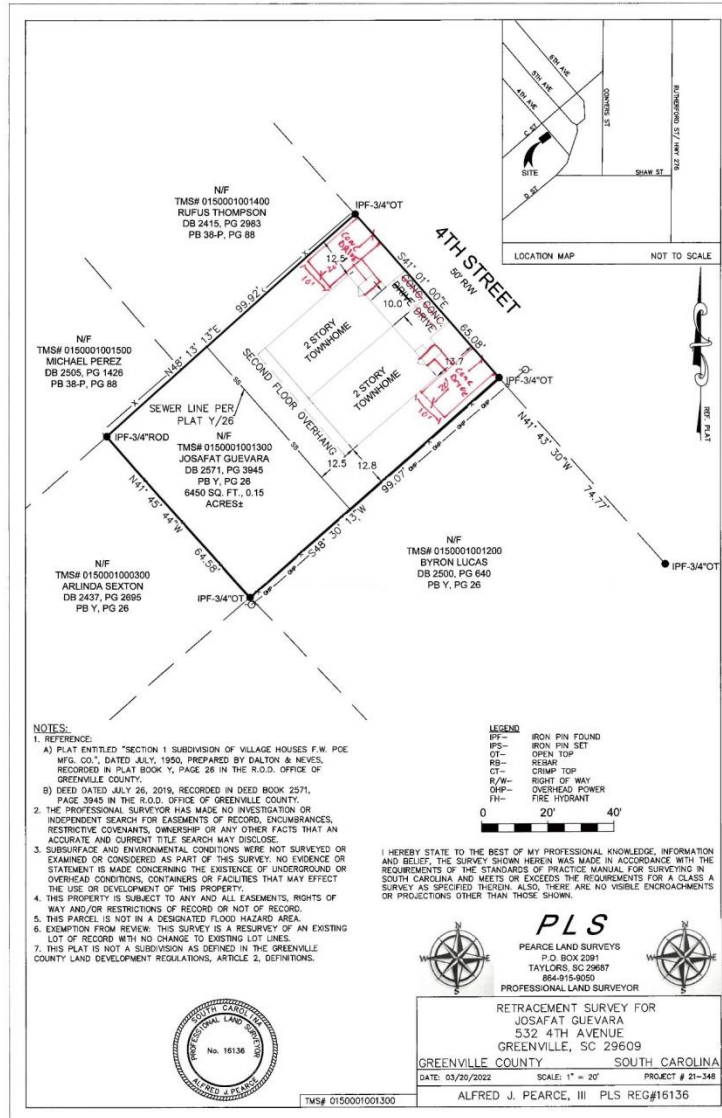
REAR = 5' from property line

CB-22-37: Variance Considerations

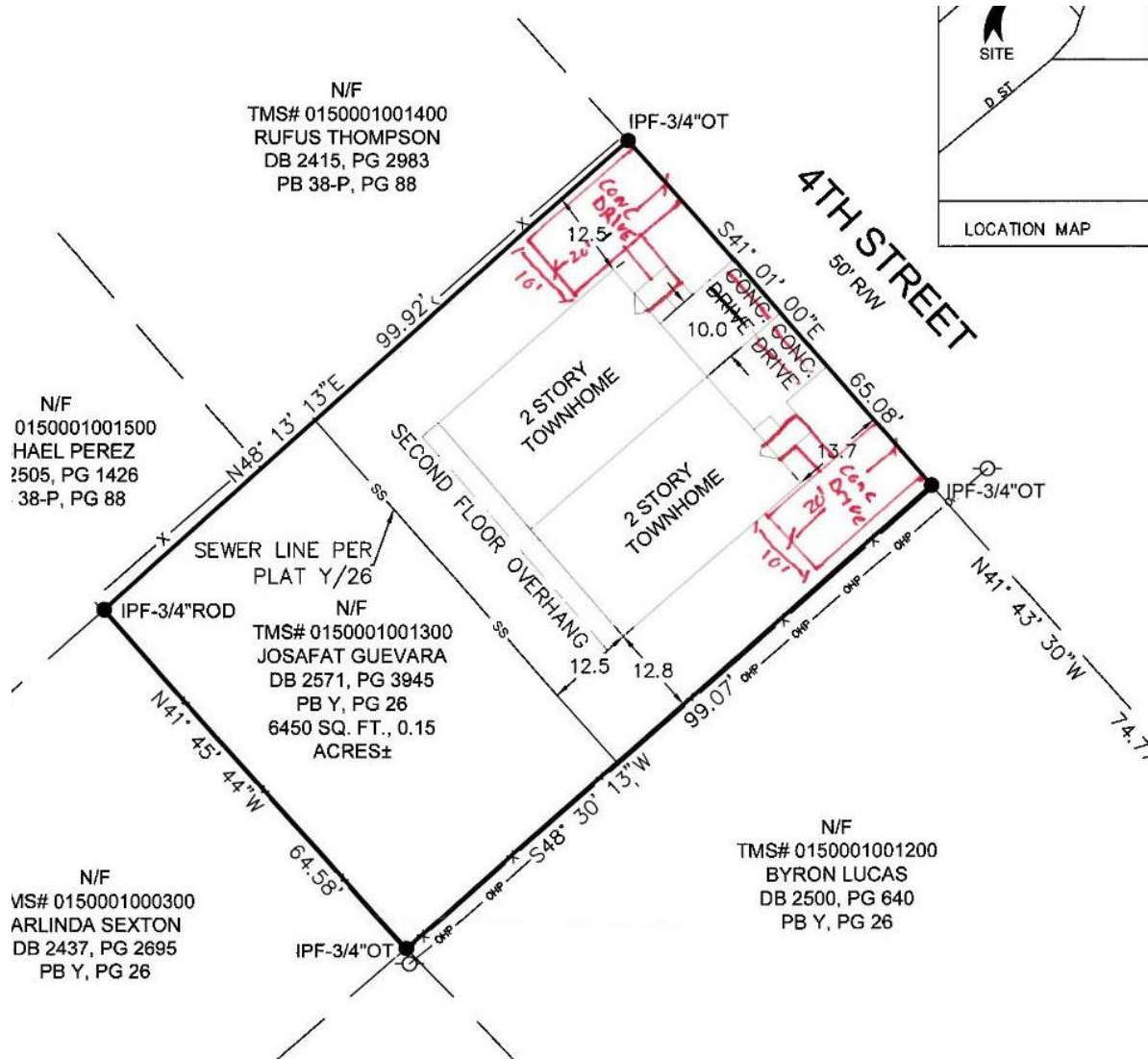
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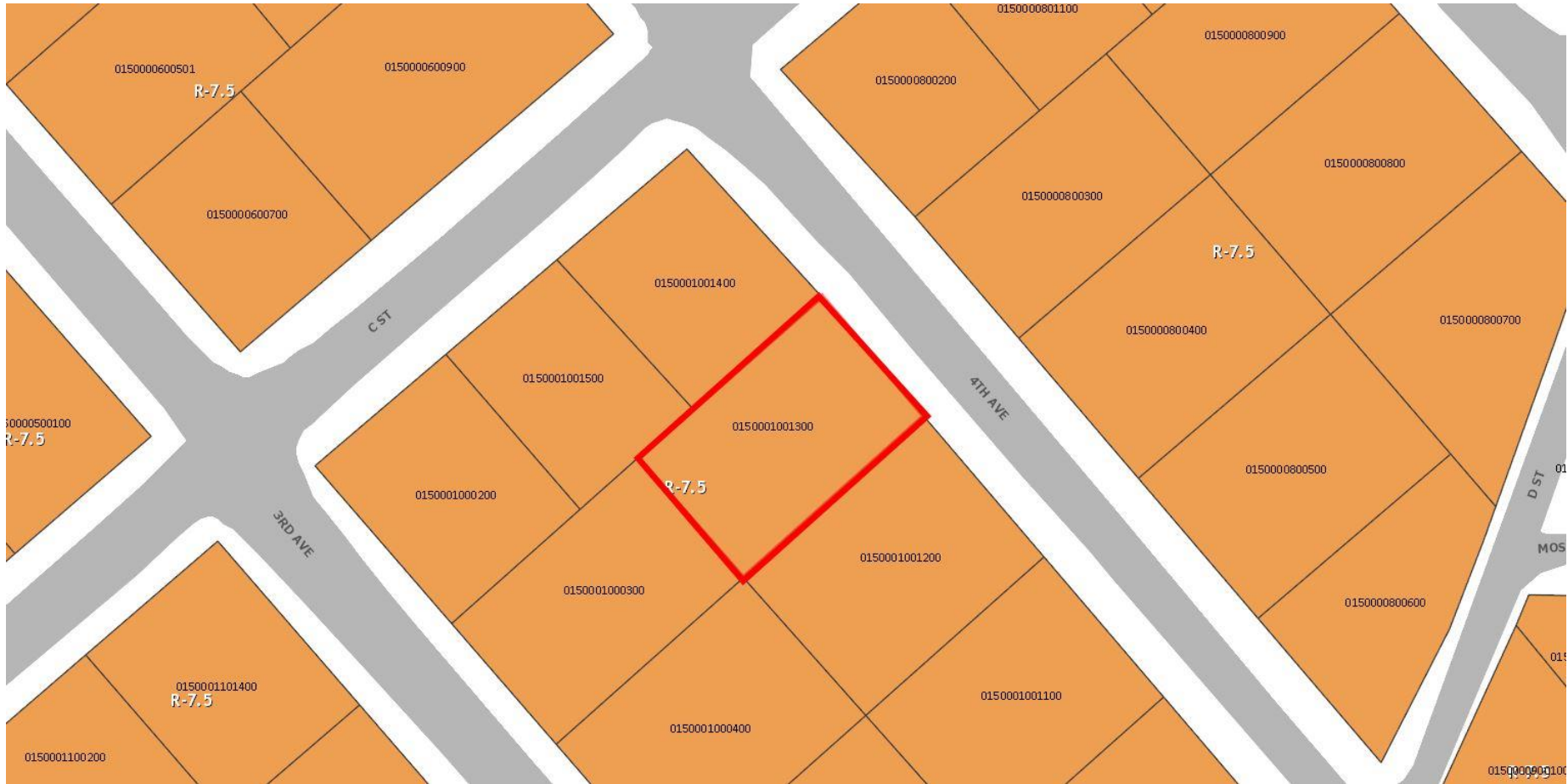
CB-22-37: Site Plan



CB-22-37: Site Plan Close-Up



CB-22-37: Zoning Map



CB-22-37: Aerial Map



CB-22-37: Photos



Subject Property



North



East



West

CB-22-38

Applicant:	Rebecca L. Williams
Project Type:	Variance
Address:	24 Bryant St. Greenville, SC 29611
Zoning:	R-7.5, Single-Family Residential District
Posting:	Confirmed 5/24/22

CB-22-38: Request

The property is located on Bryant St., near the intersection of Bryant St. and Pendleton St., and in the Brandon Mill neighborhood near the Village of West Greenville.

The applicant is requesting a Variance of 10 ft. from the right side setback.

There has been one previous request for the same variance in 2015, CB-15-12, which was withdrawn.

CB-22-38: Setback Requirements

Section 7:3, Table 7.3 – Setback/Height Requirements for the R-7.5, Single-Family Residential District;

FRONT = 20' from edge of road R.O.W.

LEFT SIDE = 5' from property line

RIGHT SIDE = 20' from property line

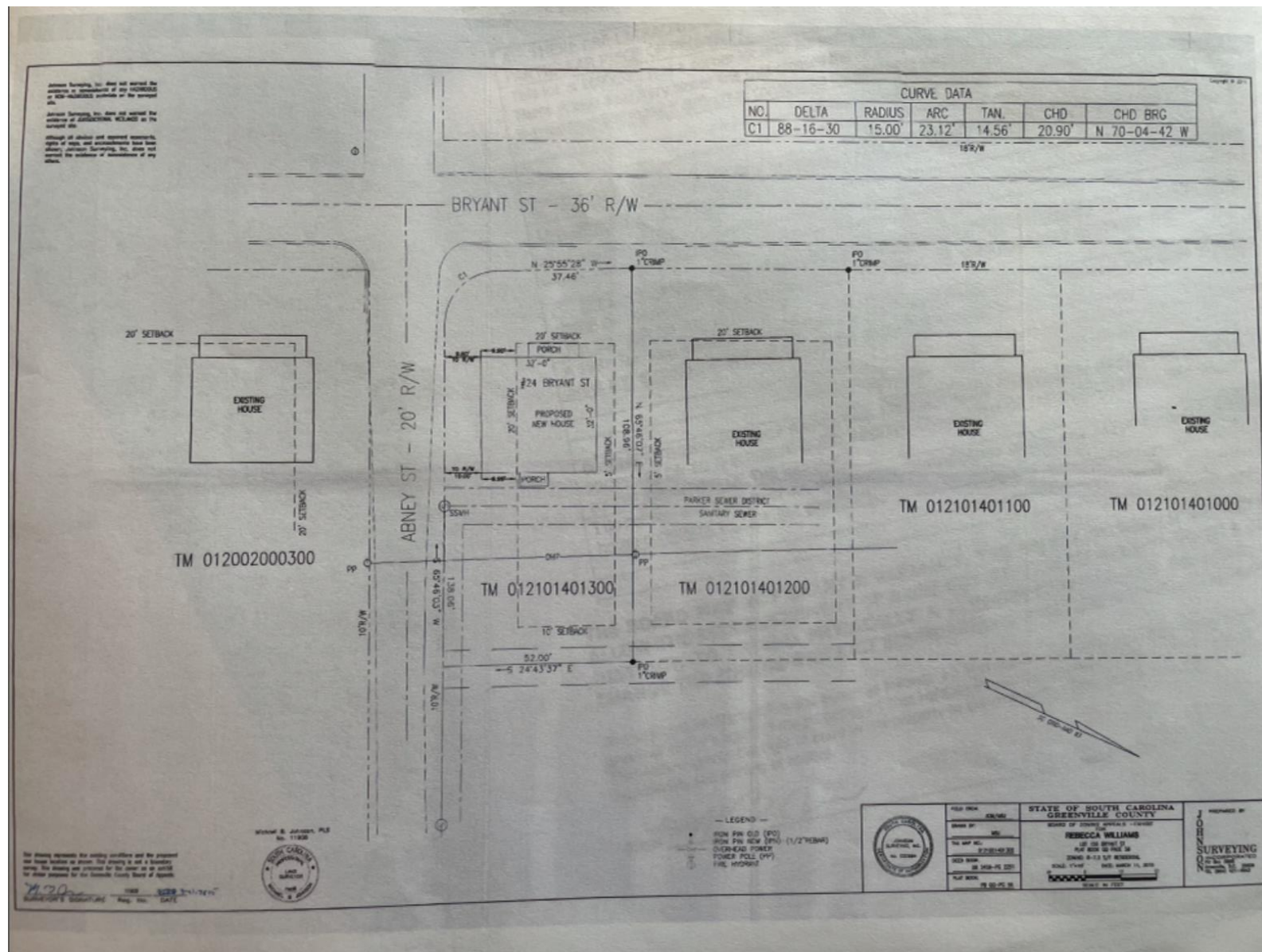
REAR = 5' from property line

CB-22-38: Variance Considerations

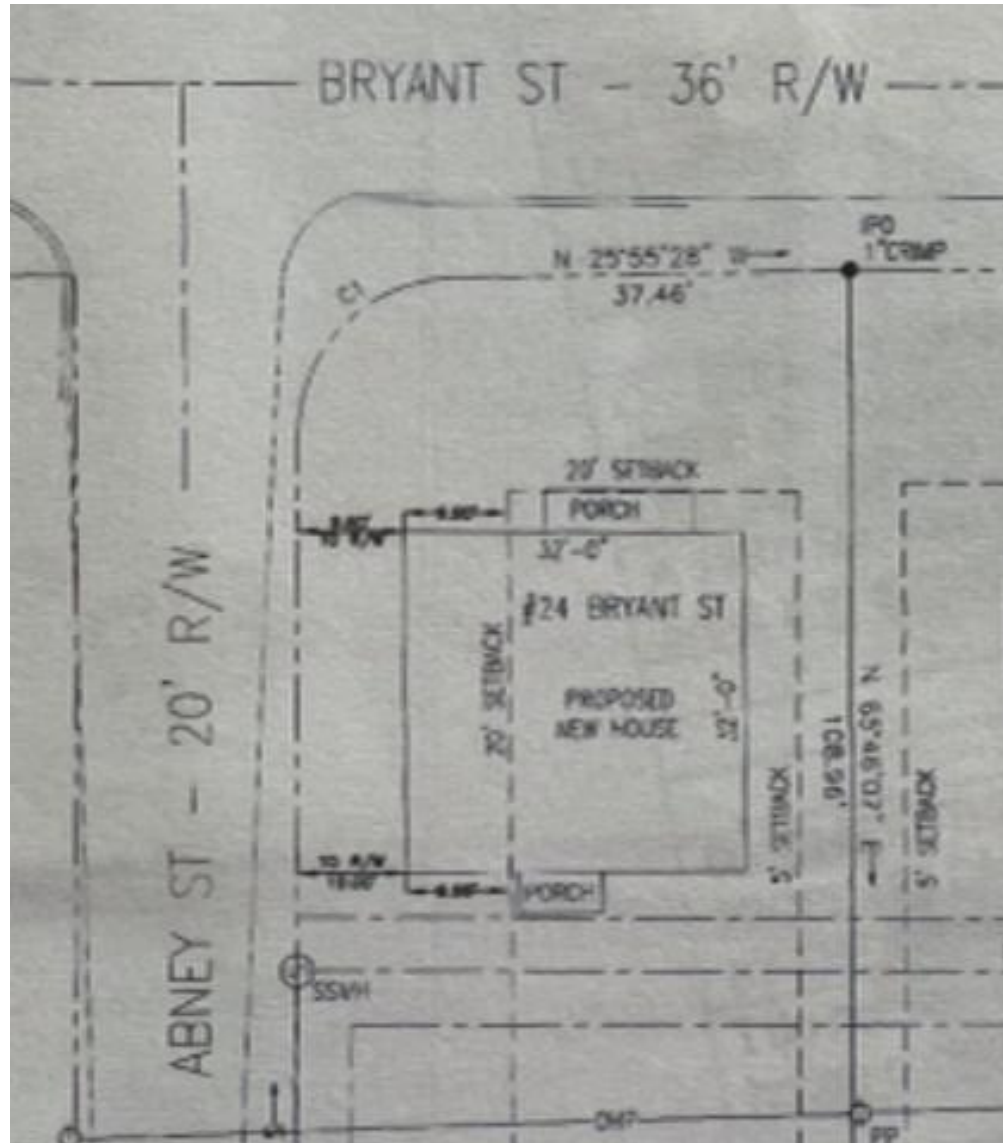
Section 3:4.1 of the Greenville County Zoning Ordinance states that a variance may be granted if the Board makes and explains the following findings:

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- 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*
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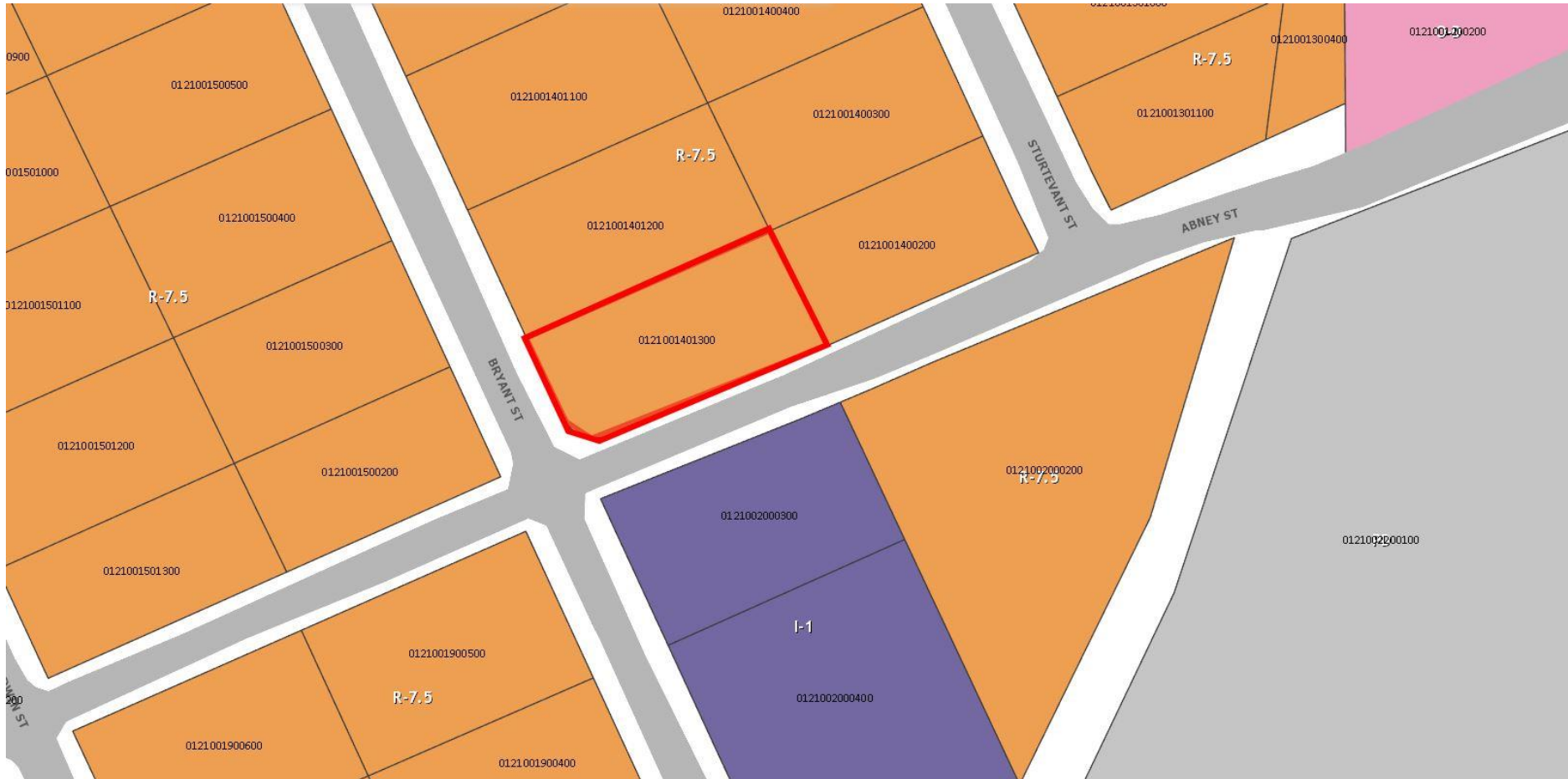
CB-22-38: Site Plan



CB-22-38: Site Plan Close-Up



CB-22-38: Zoning Map



CB-22-38: Aerial Map



CB-22-38: Photos



Subject Property



North



South



West

CB-22-39

- Applicant:** Andrew L. Nico with Druham Green Construction, Inc. for Trinity Bible Church TES
- Project Type:** Use by Special Exception
- Address:** 205 N. Suber Rd. Greer, SC 29681
- Zoning:** R-20, Single-Family Residential District
- Posting:** Confirmed 5/24/22

CB-22-39: Request

The property is located at 205 N. Suber Rd., north of the intersection of Wade Hampton Blvd. and N. Suber Rd. and west of the City of Greer.

The applicant is requesting a Use by Special Exception to allow for the expansion of an existing church for the addition of a 4,590 sq. ft. education building.

Trinity Bible Church received approval from the Board of Zoning Appeals for a Use by Special Exception for an expansion to construct an activity center and storage building on site in 2006.

CB-22-39: Use by Special Exception Requirements

Section 5:5 and Table 6.1 (Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists “Church” as a Use by Special Exception in the R-M20, Multifamily Residential District.

Section 11:3 – Churches, states: "A church may be permitted in all residential districts subject to the requirements of the district and the following requirements":

Section 11.3.1 – Lot Area - the minimum lot area shall be 40,000 square feet or .918 acre. The following variance is being requested: *Site meets this requirement*

Section 11.3.2 – Setback Requirements - all buildings shall be setback from the front, side and rear property lines a minimum of 50 feet. The applicant is requesting the following: *The two parcels are being combined into one and all setback requirements will be met*

Section 11.3.3 – Off-Street Parking: parking shall be provided in accordance with Section 12.2 and Table 12.1. *The site plan submitted reflects compliance.*

CB-22-39: Use by Special Exception Requirements

11:3.4 Lighting – For lighting of horizontal tasks such as roadways, sidewalks, entrances and parking areas, fixtures shall meet IESNA “full-cutoff” (no light output above 90 degrees at any lateral angle around the fixture). Fixtures shall not be mounted in excess of 16 feet above finished grade. All other outdoor lighting such as floodlights and spotlights shall be aimed, located, designed, fitted and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light skyward, onto a neighboring property or onto a public roadway. Flashing lights are prohibited. *The site plan submitted reflects compliance.*

11:3.5 Screening and Buffering – Screening shall be provided in accordance with the provisions set forth in Section 12:9, Screening and Buffering Requirements. *Will be reviewed for compliance during the Plan Review process.*

11:3.6 Church-Related Activities – The County shall not prohibit church-related activities in a single-family residence. Church-related activities are specifically defined to exclude regularly scheduled worship services.

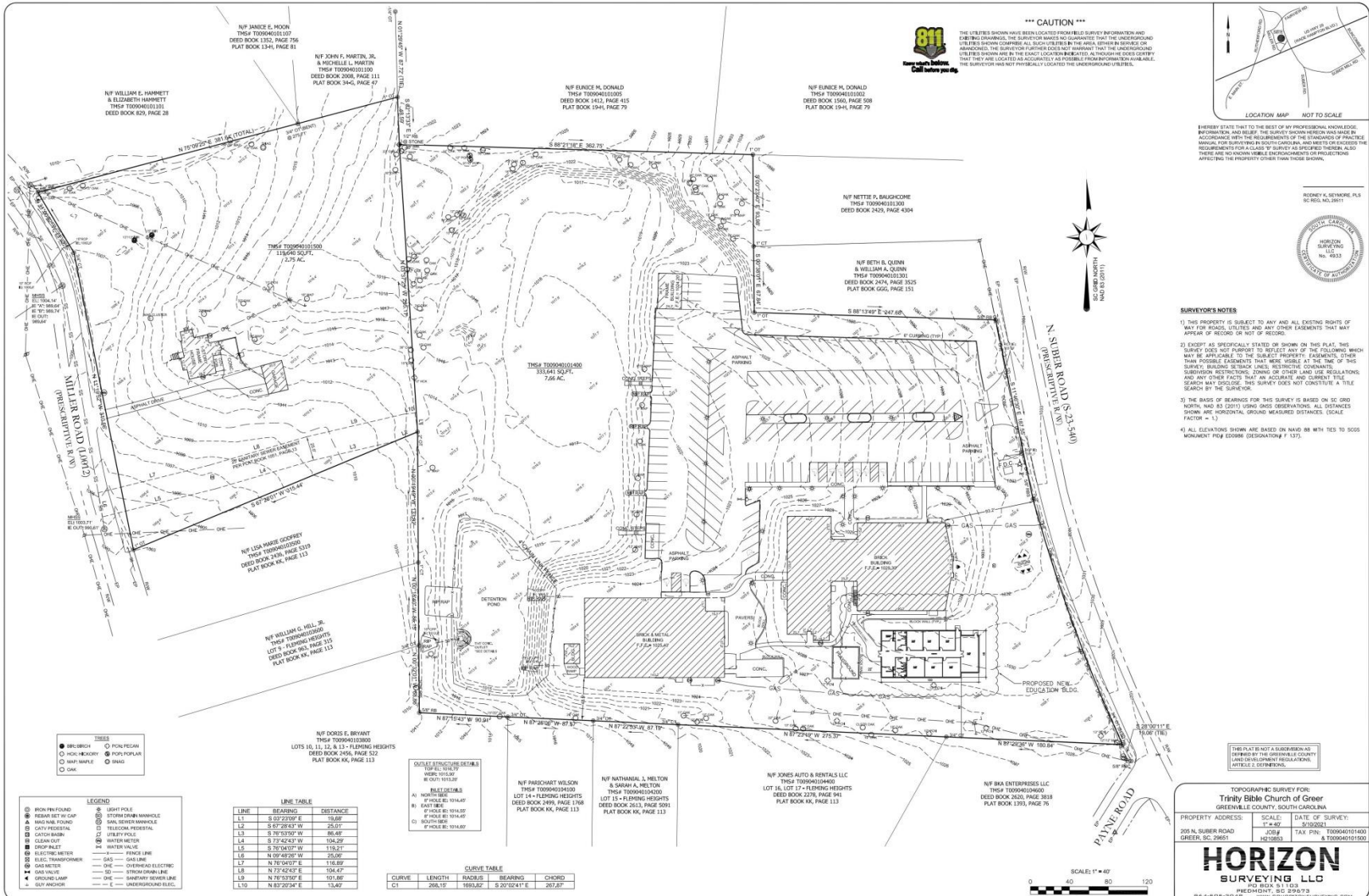
CB-22-39: Use by Special Exception Considerations

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:

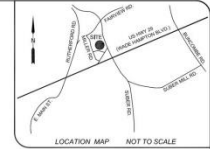
- A. The use meets all required conditions.
- B. The use is not detrimental to the public health or general welfare.
- C. The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal and similar services.
- D. The use will not violate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

CB-22-39: Site Plan



THE UTILITIES SHOWN HAVE BEEN LOCATED FROM 811 SURVEY INFORMATION AND UTILITY ENGINEERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPARE TO ALL UTILITIES IN THE AREA. UTILITIES NOT SHOWN OR ANNOTATED, THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE BY THE EXACT LOCATION OR DEPTH. A PROSPECTIVE OWNER SHOULD VERIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

*** CAUTION ***



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS THE EXCESSIVE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO KNOWN VISIBLE ENCUMBRANCES OR RESTRICTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.



SURVEYOR'S NOTES

- 1) THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHTS OF WAY FOR ROADS, UTILITIES, AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD OR NOT OF RECORD.
- 2) EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT SHOW THE LOCATION OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT MAY BE USED AT THE TIME OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY REVEAL. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
- 3) THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON SC ONS NORTH, NAD 83 (2011) USING ONS OBSERVATIONS. ALL DISTANCES SHOWN ARE HORIZONTAL. GROUND MEASURED DISTANCES (SCALE FACTOR = 1).
- 4) ALL ELEVATIONS SHOWN ARE BASED ON NAVD 83 WITH TIES TO SCGS MONUMENT PEG 62096 (ELEVATION = 137').

THIS PLAN IS NOT A SUBDIVISION AS PERMITTED BY THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS (ARTICLE 5, ORDINANCE).

TOPOGRAPHIC SURVEY FOR:
Trinity Bible Church of Greer
 GREENVILLE COUNTY, SOUTH CAROLINA
 PROPERTY ADDRESS: 205 N. SUPER ROAD, GREER, SC 29615
 SCALE: 1" = 40'
 DATE OF SURVEY: 5/10/2021
 JOB#: T09040101403
 TAX ID#: T09040101500

HORIZON SURVEYING LLC
 P.O. BOX 51133
 FREDERICK, SC 29507
 864-503-3048 www.horizonsurveying.com

ISSUES

● BIRCH	○ PIN PEGS
● HICKORY	○ PIN POLAR
○ MAPLE	○ IRON
○ OAK	

LEGEND

○ IRON PIN FOUND	○ LIGHT POLE
○ BEAM SET BY CAP	○ STORM DRAIN MANHOLE
○ SAND FILL FOUND	○ SANI COVER MANHOLE
○ GUY PESTICIDE	○ TELECOM PESTICIDE
○ CATCH BASIN	○ UTILITY POLE
○ CLEAN OUT	○ WATER METER
○ DRAINAGE	○ WATER VALVE
○ ELEC. METER	○ GUY LINE
○ ELEC. TRANSFORMER	○ OVERHEAD ELECTRIC
○ GAS METER	○ GAS LINE
○ GAS SERVICE	○ STORM DRAIN LINE
○ GROUND LAMP	○ SANITARY SEWER LINE
○ GUY ANCHOR	○ UNDERGROUND ELECT.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°23'00" E	19.89
L2	S 87°28'43" W	25.97
L3	S 78°53'00" W	46.49
L4	S 73°42'00" W	134.29
L5	S 70°04'00" W	119.21
L6	N 08°48'00" W	25.96
L7	N 76°04'00" E	116.89
L8	N 72°42'00" E	134.47
L9	N 76°03'00" E	101.89
L10	N 82°29'34" E	13.47

OUTLET STRUCTURE DETAILS

TOP: 15.00'
 BOTTOM: 15.00'
 IN: 6" DIA. VULCAN
 OUT: 6" DIA. VULCAN

BE-1 DETAILS

A) NORTH BE-1
 IF PILE IS 10' LONG

B) EAST BE-1
 IF PILE IS 10' LONG

C) SOUTH BE-1
 IF PILE IS 10' LONG

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	266.10	1993.62	S 20°52'41" E	267.87

N/F ANDREAS WELSON
 TMSF 10090401400
 LOT 14 - FLEMING HEIGHTS
 DEED BOOK 2494, PAGE 1704
 PLAT BOOK KK, PAGE 113

N/F NATHANIAL J. NELSON
 & SARAH A. NELSON
 TMSF 10090401400
 LOT 15 - FLEMING HEIGHTS
 DEED BOOK 2443, PAGE 1001
 PLAT BOOK KK, PAGE 113

N/F JONES AUTO & RENTALS LLC
 TMSF 10090401400
 LOT 16, LOT 17 - FLEMING HEIGHTS
 DEED BOOK 2328, PAGE 911
 PLAT BOOK KK, PAGE 113

N/F BKA ENTERPRISES LLC
 TMSF 10090401400
 DEED BOOK 2420, PAGE 3838
 PLAT BOOK 1393, PAGE 79

N/F BETH B. QUINN
 & WILLIAM A. QUINN
 TMSF 10090401300
 DEED BOOK 3474, PAGE 3023
 PLAT BOOK GGG, PAGE 151

N/F NETTIE B. BAUGHCOPE
 TMSF 10090401300
 DEED BOOK 2429, PAGE 4394

N/F EUNICE M. DONALD
 TMSF 10090401300
 DEED BOOK 1412, PAGE 415
 DEED BOOK 1360, PAGE 508
 PLAT BOOK 1944, PAGE 79

N/F EUNICE M. DONALD
 TMSF 10090401300
 DEED BOOK 1412, PAGE 415
 DEED BOOK 1360, PAGE 508
 PLAT BOOK 1944, PAGE 79

N/F JAMES E. MOON
 TMSF 10090401100
 DEED BOOK 1350, PAGE 756
 PLAT BOOK 1344, PAGE 81

N/F JOHN L. MARTIN, JR.
 & MICHELLE L. MARTIN
 TMSF 10090401100
 DEED BOOK 2008, PAGE 111
 PLAT BOOK 3445, PAGE 47

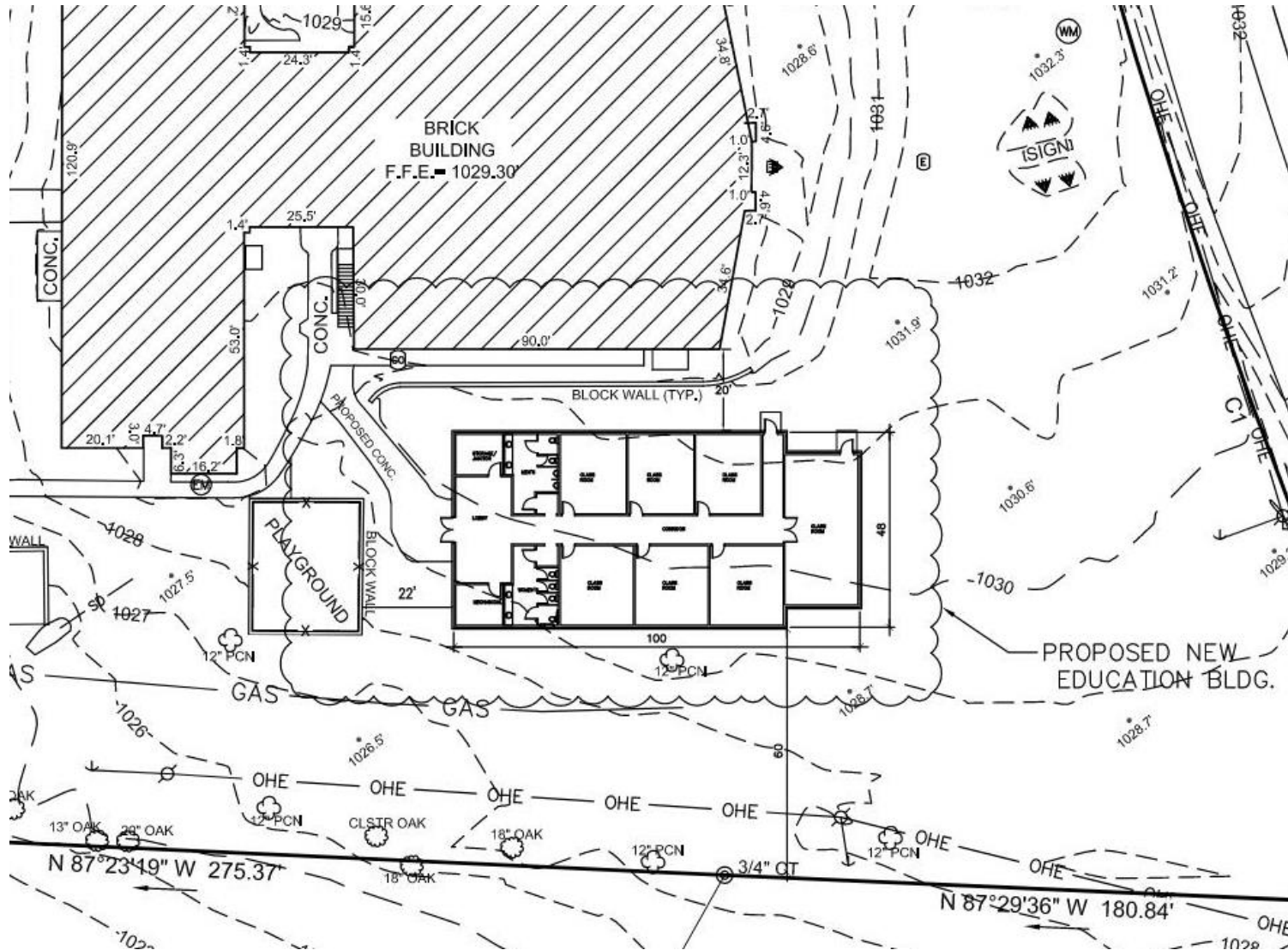
N/F WILLIAM E. HAMMETT
 & ELIZABETH HAMMETT
 TMSF 10090401100
 DEED BOOK 820, PAGE 38

N/F LISA MARIE GOODEY
 TMSF 10090401200
 DEED BOOK 2436, PAGE 3219
 PLAT BOOK KK, PAGE 113

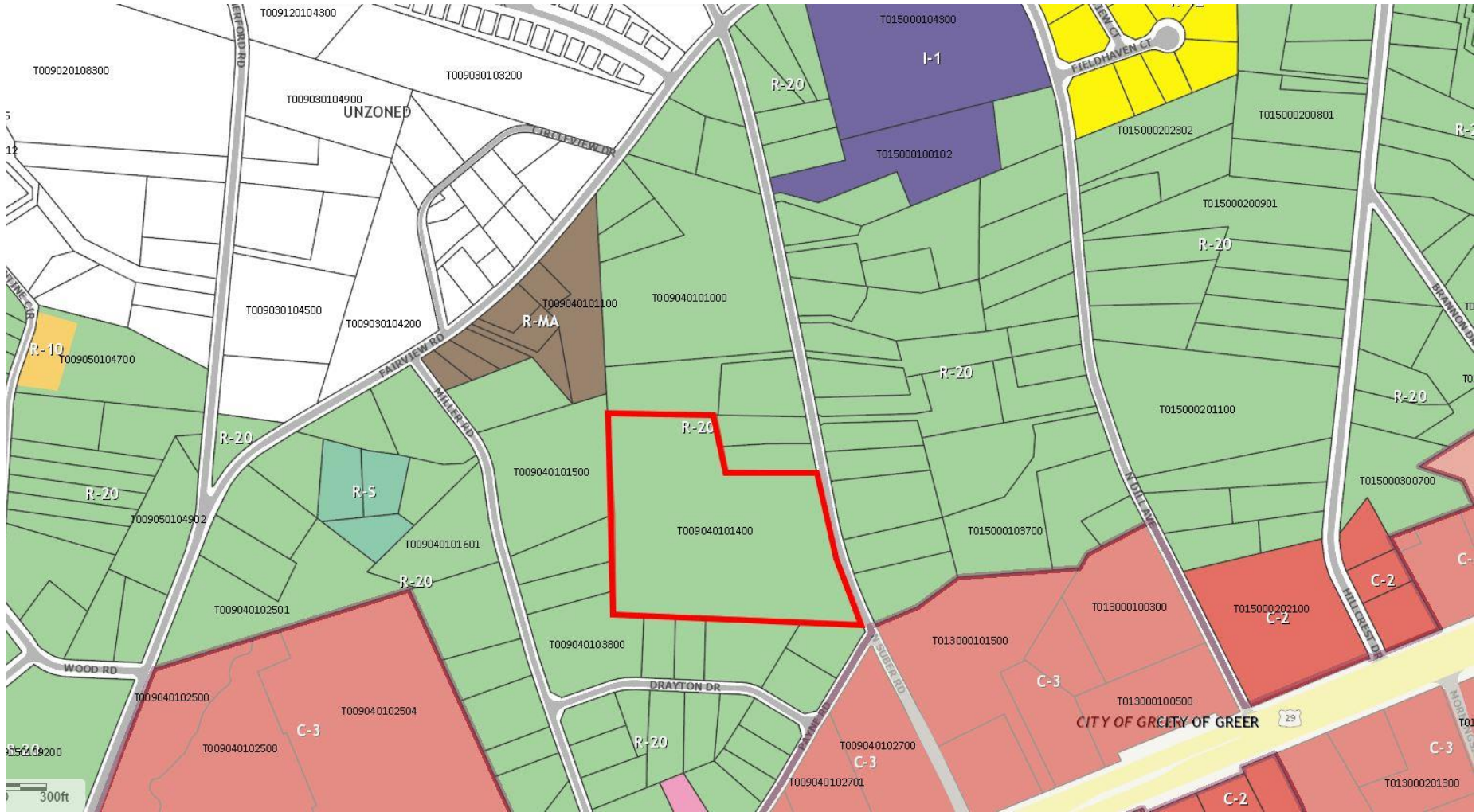
N/F WOLLIAM G. HILL, JR.
 TMSF 10090401400
 LOT 9 - FLEMING HEIGHTS
 DEED BOOK 2494, PAGE 1704
 PLAT BOOK KK, PAGE 113

N/F DORIS E. BRYANT
 TMSF 10090401300
 LOTS 10, 11, 12, & 13 - FLEMING HEIGHTS
 DEED BOOK 2450, PAGE 522
 PLAT BOOK KK, PAGE 113

CB-22-39: Site Plan Close-Up



CB-22-39: Zoning Map



CB-22-39: Aerial Map



CB-22-39: Photos



Subject Property



North



South



East

CB-22-40

Applicant:	Tracey Diehl with Expedite the Diehl for James Ryee with Ryee primo, LLC
Project Type:	Variance
Address:	930 NE Main St. Simpsonville, SC 29681
Zoning:	C-2, Commercial District
Posting:	Confirmed 5/24/22

CB-22-40: Request

The property is located on the southeast corner of State Highway 14 and State Highway 417 adjacent to the City of Simpsonville.

The applicant is requesting a Variance to allow for two additional wall signs on the building.

There have been no other applications to the BZA.

CB-22-40: Sign Requirements

Section 8.5 2.A, Business Areas

Except for sites with multiple street fronts, no business use area shall be permitted more than three (3) permitted signs total

The applicant is requesting a variance to allow two (2) wall signs, in addition to the three (3) signs currently displayed on site

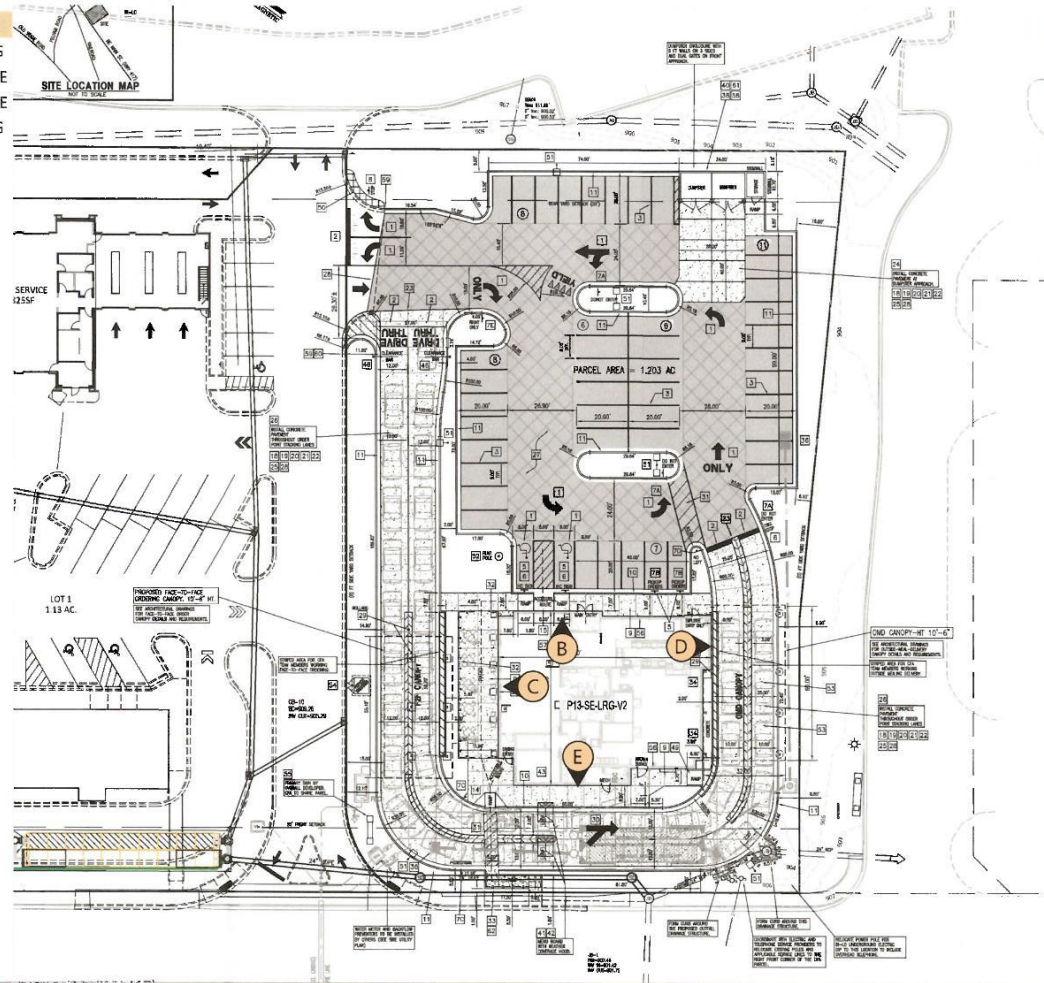
CB-22-40: Variance Considerations

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-22-40: Site Plan

Item	Description	Qty	Sign Area	Allowed
B	Wall Sign - Script 5' set	1	37.71	EXISTING
C	Wall Sign - Script 5' set	1	37.71	VARIANCE
D	Wall Sign - Icon	1	36.00	VARIANCE
E	Wall Sign - Script 5' set	1	37.71	EXISTING



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SITE PLAN

DRAWING FILE - CFA - SIMPSONVILLE, SC SIGNAGE.CDR

ALL ELECTRICAL
 SIGNS ARE
 120 VOLTS
 UNLESS
 OTHERWISE INDICATED

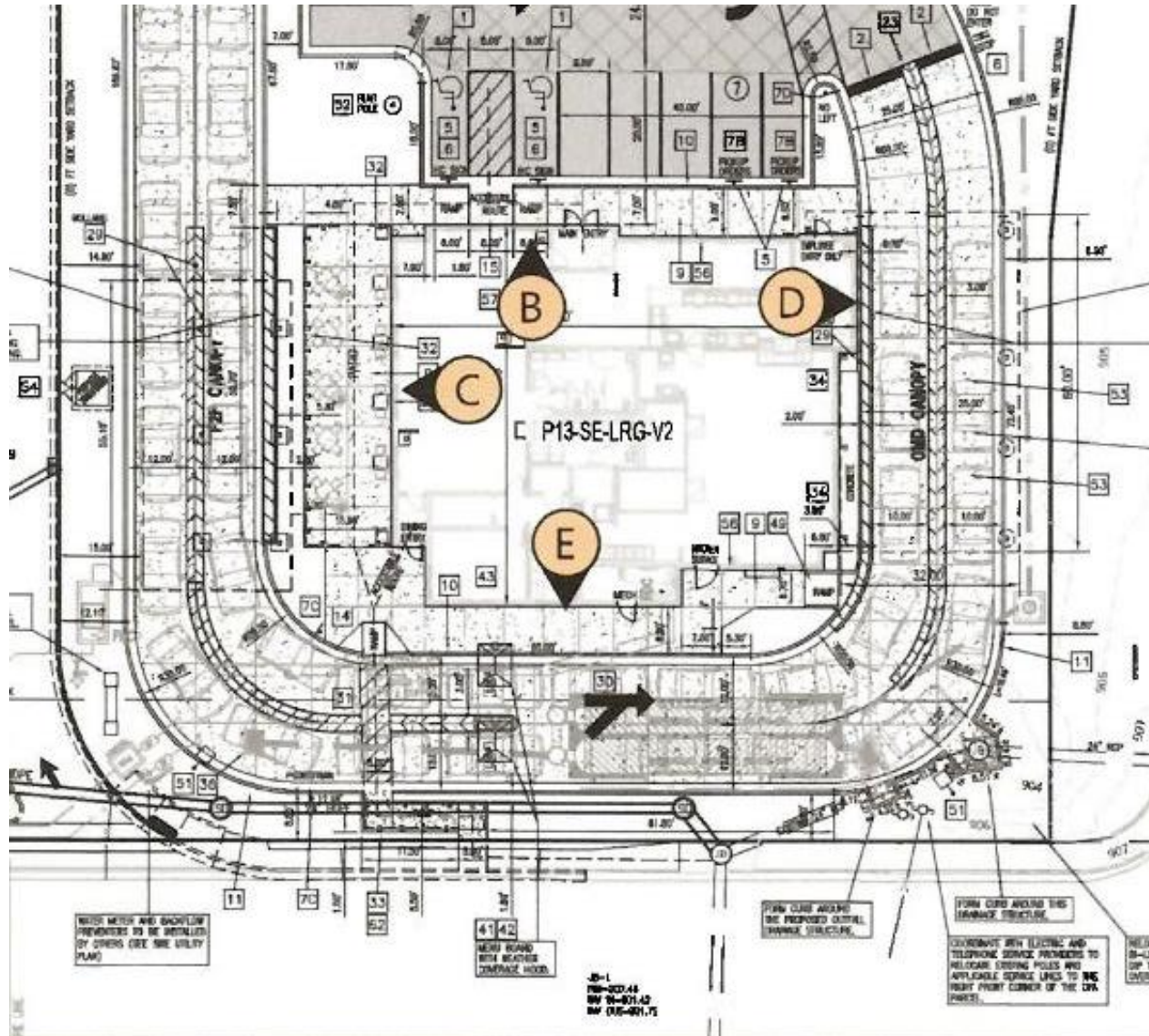
DRAWN BY: Ben Holliday
 ACCOUNT REP: Ben Holliday
 DRAWING DATE: February 7, 2020
 REVISION DATE: May 6, 2021

STORE NUMBER	STORE ADDRESS
L04702	Check-Rite at Simpsonville, SC 930 NE 17th Street Simpsonville, SC 29681

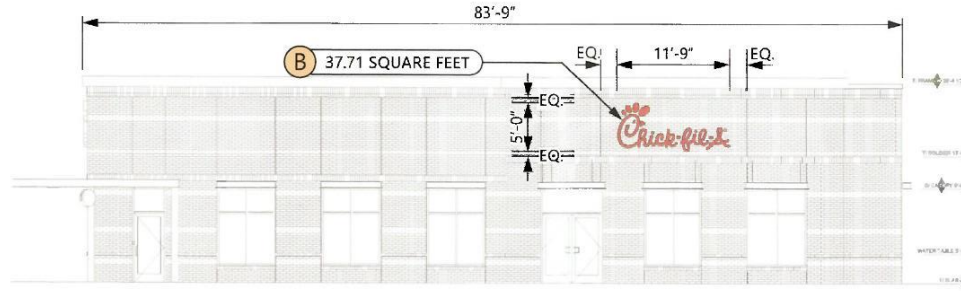
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SITE PLAN

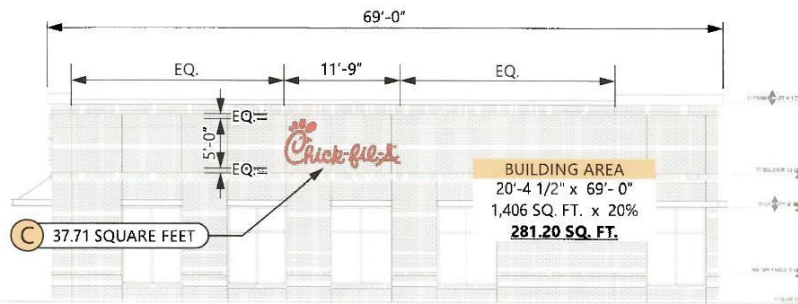
CB-22-40: Site Plan Close-Up



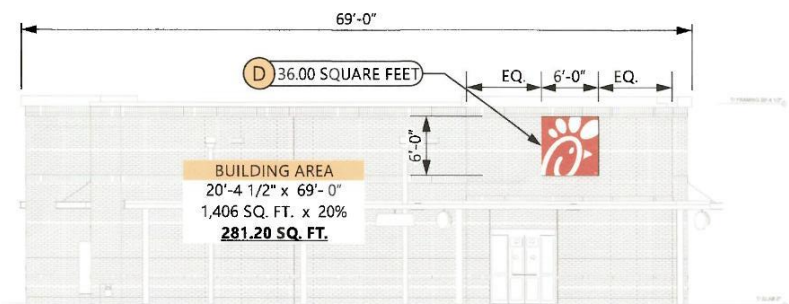
CB-22-40: Sign Plans



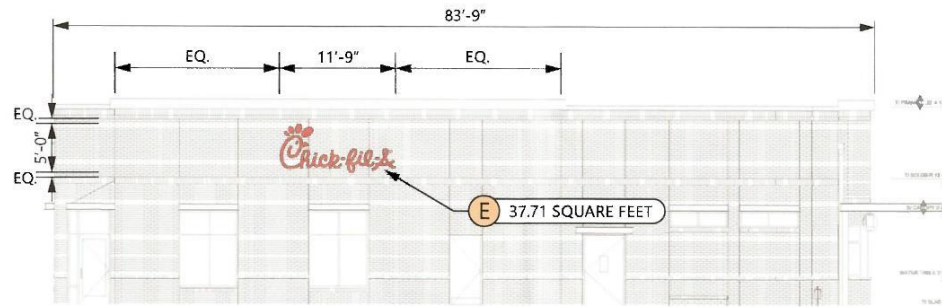
BUILDING AREA
 20'-4 1/2" x 83'-9"
 1,706 SQ. FT. x 20%
341.20 SQ. FT.



BUILDING AREA
 20'-4 1/2" x 69'-0"
 1,406 SQ. FT. x 20%
281.20 SQ. FT.



BUILDING AREA
 20'-4 1/2" x 69'-0"
 1,406 SQ. FT. x 20%
281.20 SQ. FT.



BUILDING AREA
 20'-4 1/2" x 83'-9"
 1,706 SQ. FT. x 20%
341.20 SQ. FT.

ELEVATIONS
 SCALE - 3/32" = 1'-0"



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ELEVATIONS

DRAWING FILE - CSA - SIMPSONVILLE, SC SIGNAGE CDR

ALL ELECTRICAL
 SIGNS ARE
 120 VOLTS
 UNLESS
 OTHERWISE INDICATED

DRAWN BY: Ben Holliday
 ACCOUNT REP: Ben Holliday
 DRAWING DATE: February 7, 2020
 REVISION DATE: May 6, 2021

STORE NUMBER	STORE ADDRESS
L04702	Chick-fil-A at Simpsonville, SC 330 NE Main Street Simpsonville, SC 29681

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BUILDING ELEVATIONS

CB-22-40: Sign Plans

SPECIFICATIONS

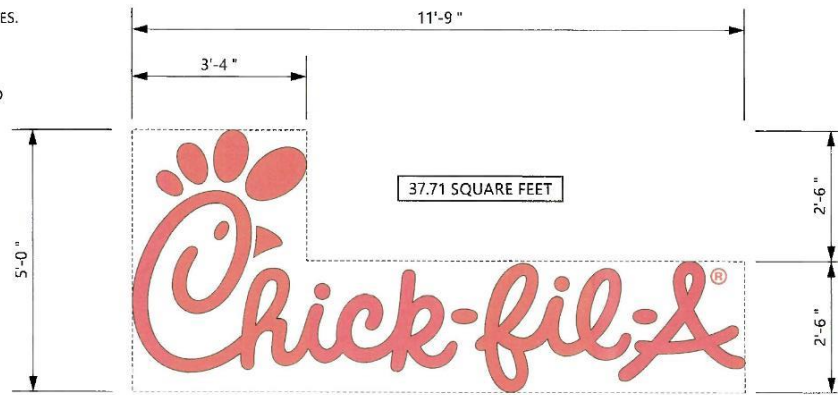
CHICK-FIL-A SCRIPT LETTERS

LETTERS ARE LED-ILLUMINATED
CHANNEL LETTERS MOUNTED
ON ALUMINUM SURFACE OF BUILDING
WITH TRANSFORMERS REMOTELY
LOCATED BEHIND THE WALL IN
UL APPROVED TRANSFORMER BOXES.
FACES ARE 3/16" ACRYLIC
RETURNS ARE .063 ALUMINUM
BACKS ARE .080 ALUMINUM
ALL RETURNS ARE ARC-WELDED TO
LETTER BACKS

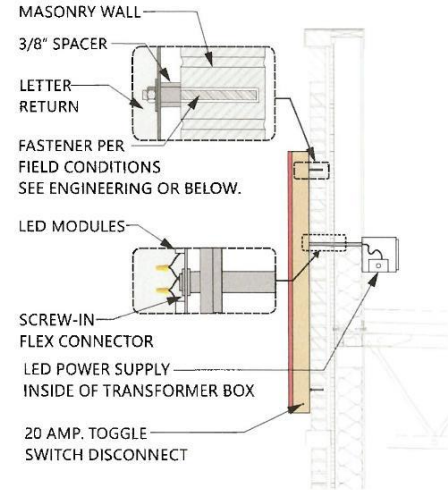
CHANNEL LETTER FACES

2793 RED ACRYLIC
TRIMCAP RETAINER-
1" RED JEWELITE TRIMCAP

ALUMINUM RETURNS
PAINTED TO MATCH
SHERWIN WILLIAMS
SW6108 LATTE



ELEVATION
SCALE - 1/2" = 1'-0"



FASTENER NOTE:
USE 18-8 STAINLESS STEEL BOLTS W/ SPACERS THRU EIFS.
EXPANSION BOLTS IN CONCRETE OR BRICK WALLS.
TOGGLE BOLTS IN CONCRETE BLOCK OR PANEL WALLS.
TEK SCREWS IN METAL STUDS. LAG-BOLTS IN WOOD STUDS.
ALL THREAD BOLTS WITH BLOCKING BETWEEN STUDS.

CROSS-SECTION

SCALE - 1/2" = 1'-0"

	CHANNEL LETTERS (RED ILLUMINATION)	WET LOCATION
	LED'S 2793-1515-01 1/4 RED LED POWER SUPPLY RL 120-12 12-12 POWER SUPPLY	
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.		



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LED-ILLUMINATED
CHANNEL LETTERS

DRAWING: BLF - CFA - SIMPSONVILLE, SC SIGNAGE CDR

ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

DRAWN BY: Ben Holliday
ACCOUNT REP: Ben Holliday
DRAWING DATE: February 7, 2020
REVISION DATE: May 6, 2021

STORE NUMBER	STORE ADDRESS
L04702	Chick-fil-A at Simpsonville, SC 930 NE Main Street Simpsonville, SC 29681

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LOCATION
B,C,E

CB-22-40: Sign Plans

SPECIFICATIONS

CABINET
ALUMINUM CABINET HAS EXTRUDED ALUMINUM
FACES
FLEX FACES DECORATED WITH TRANSLUCENT VINYL
FILM ON SURFACE OF ACRYLIC.
INTERNALLY ILLUMINATED WITH WHITE LED 6500K LIGHTS.
DISCONNECT SWITCH AS REQUIRED PER NEC.

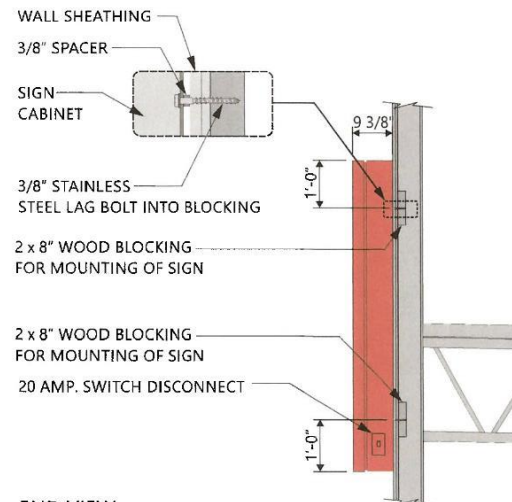
FACES
3M #3630-53 CARDINAL
RED TRANSLUCENT VINYL
CABINET
GENESIS M SINGLE STAGE
(G2-SERIES) RED #48247

3M PANOGRAPHIC III FLEX FACE



ELEVATION
SCALE - 1/2" = 1'-0"

36.00 SQUARE FEET



END VIEW
SCALE - 1/2" = 1'-0"

	SINGLE FACED CABINET		WET LOCATION
	LED DIMMERLESS - 27K - DIMMED DIM POWER SUPPLY 50FC2 - 120V DIMMER SUPPLY		CONNECT THE ALL WIRE TO THE BLACK SIGNAL WIRE AND THE RED TO THE OTHER WIRE OF THE POWER SUPPLY USING 14-16 AWG 2 COND. OR MORE CONDUCTORS GROUND POWER SUPPLY TO EARTH WIRE. DO NOT GROUND SIGNAL WIRE. REPLACE JUNCTION BOX COVER.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.



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WALL SIGN

DRAWING FILE - CAA - SIMPSONVILLE, SC, DISCHARGE.CDR

ALL ELECTRICAL
SIGNS ARE
120 VOLTS
UNLESS
OTHERWISE INDICATED

DRAWN BY: Ben Holliday
ACCOUNT REP: Ben Holliday
DRAWING DATE: February 7, 2020
REVISION DATE: May 6, 2021

STORE NUMBER	STORE ADDRESS
L04702	Check Me At Simpsonville, SC 930 NE Main St east Simpsonville, SC 29681

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LOCATION
D

CB-22-40: Zoning Map



CB-22-40: Aerial Map



CB-22-40: Photos



Subject Front



North



East



West

CB-22-42

Applicant:	Caleb John VanWingerden
Project Type:	Variance
Address:	1267 Altamont Rd. Greenville, SC 296091
Zoning:	ESD-PM, Environmentally Sensitive District – Paris Mountain
Posting:	Confirmed 5/24/22

CB-22-42: Request

The property is located on Paris Mountain across from J.J. Kaughman Lake.

The applicant is requesting a Variance to allow an accessory building in the front yard and a variance to encroach 10 ft. into the front yard setback.

There have been no other applications to the BZA.

CB-22-42: Setback Requirements

Section 7:3, Table 7.3 – Setback/Height Requirements for the ESD-PM, Environmentally Sensitive District – Paris Mountain

FRONT = 30' from edge of road R.O.W.

SIDES = 15' from another structure

REAR = 15' from another structure

Section 7:3.4 – Side Setbacks in Single-Family Residential Districts

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

The applicant is requesting a variance of 10 feet from the 30 foot front yard setback and a variance to place an accessory building in the front yard.

CB-22-42: Variance Considerations

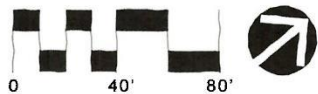
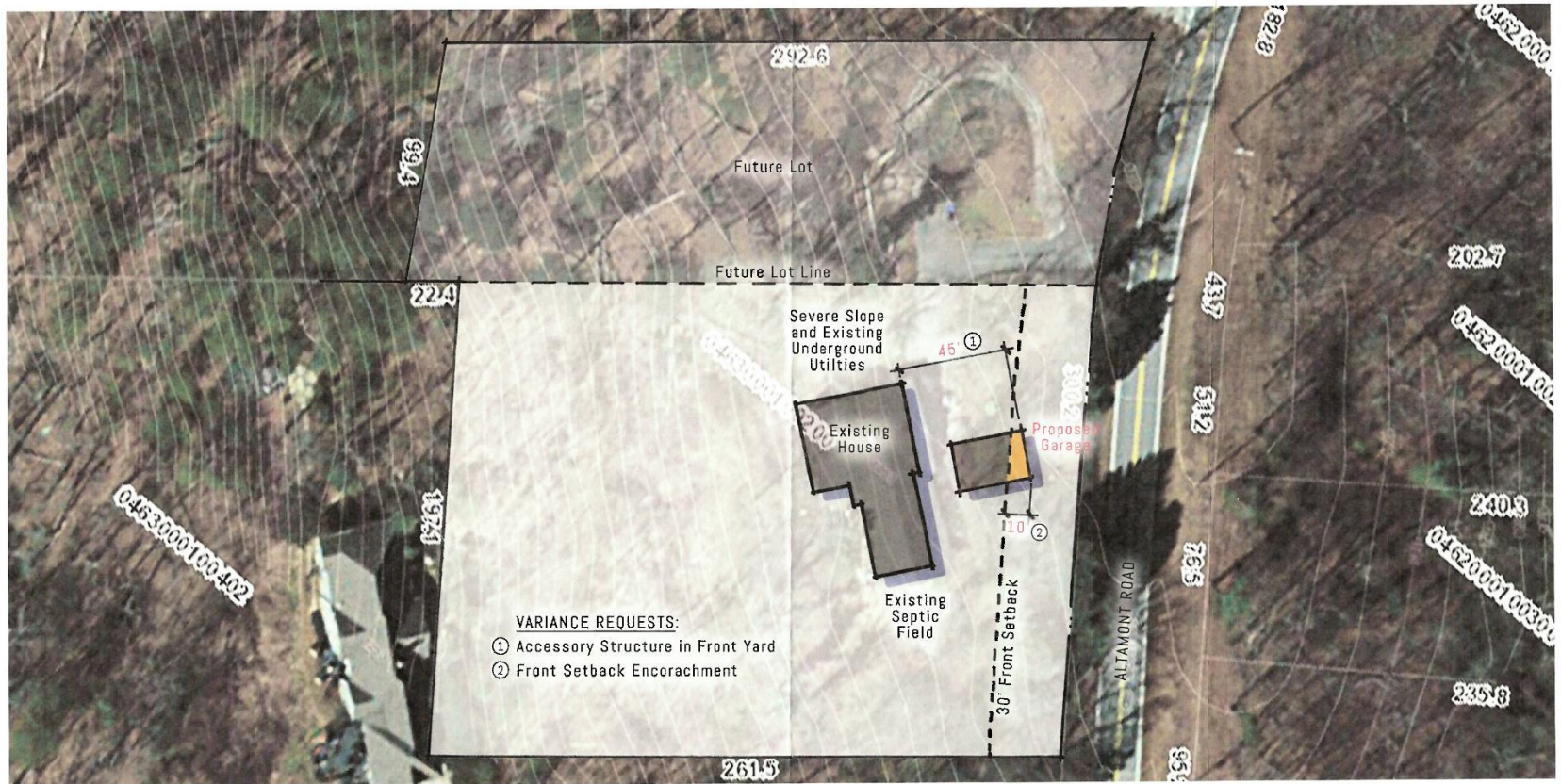
Section 3:4.1 of the Greenville County Zoning Ordinance states that a variance may be granted if the Board makes and explains the following findings:

- 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-22-42: Site Plan

BZA SUBMITTAL
MAY 6, 2022

1267 ALTAMONT ROAD



SITE PLAN

CB-22-42: Site Plan Close-Up



CB-22-42: Zoning Map



CB-22-42: Aerial Map



CB-22-42: Photos



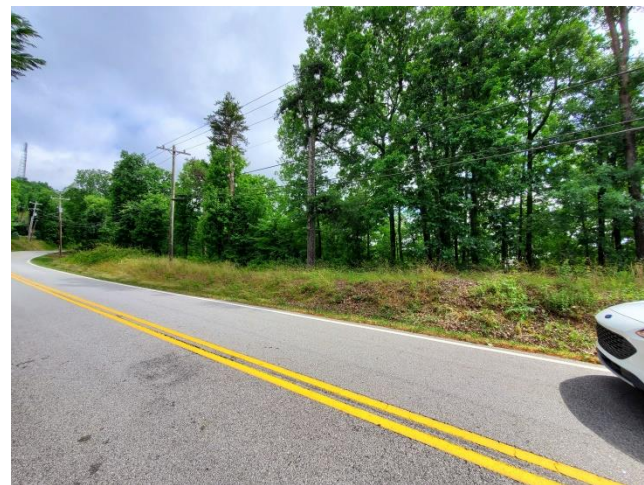
Subject Front



North



South



West

End of Dockets

- Announcements/Requests by BZA Members
- Adjournment