



The Lowcountry's Hometown

PO Box 700 | Moncks Corner, SC 29461 | 843.719.7900 | monckscornersc.gov

AGENDA

Board of Zoning Appeals 6:00 PM, December 3, 2019 Council Chambers

A. Call to Order

B. Roll Call

C. Adoption of Minutes

1. July 2, 2019 Regular Meeting

D. New Business

1. Public Hearings
 - A. Variance to the rear setback for property located at 307 Hill St.,
TMS 142-02-02-025

E. Staff Comments

F. Move to Adjourn

- Public Hearing Notice -

The Moncks Corner Board of Zoning Appeals (BZA) will hold a public hearing on Tuesday, December 3, 2019 at 6:00 PM in Town Hall located at 118 Carolina Avenue to discuss the above items. The public is invited to comment. For further information please call Doug Polen, Community Development Director, at 843-719-7913.



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Board of Zoning Appeals (BZA)

Minutes of Meeting
July 2, 2019 at 6:00pm

The Town of Moncks Corner Board of Zoning Appeals met in regular session on July 2 at 6:00 pm. The meeting was open to the public and took place in the Conference Room, Municipal Building, 118 Carolina Avenue, Moncks Corner, South Carolina.

A. Call to Order

The meeting was called to order at 6:00 p.m.

B. Roll Call

Members Present:

Wendy Dennis
Theresa McLaughlin, Chair
Otis Nole
Carolyn Haynes Smith
Patricia Smith

Staff Present:

Chad Kelly, CBO

C. Adoption of June 4, 2019 minutes

Motion to adopt June 4, 2019 minutes with changes: motion made by Ms. Dennis, seconded by Ms. C. Smith. Motion passed 5-0.

D. New Business

1. *Consideration of a Variance to the front setback for property located at 514 Horne St., TMS 143-01-01-039*

Staff presented the item and recommended to approve the variance.

Ms. Dennis made a motion to approve the variance with no stipulations, seconded by Ms. C. Smith. Motion passed 5-0.

2. *Consideration of a Variance to the size of a sign to be located at 204 W. Main St., TMS 142-02-01-005*

Staff presented the item and recommended to approve the variance.

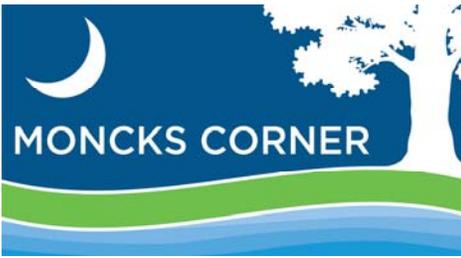
Ms. C. Smith made a motion to approve the variance with no stipulations, seconded by Ms. Dennis. Motion passed 5-0.

E. Staff Comments

No comments.

F. Motion to Adjourn

Motion made by Ms. Dennis, seconded by Ms. P. Smith. Motion passed 5-0. Meeting Adjourned at 6:07 p.m.



Staff Report

Variance Request

DATE: December 3, 2019
TO: Moncks Corner Board of Zoning Appeals
FROM: Douglas Polen, Community Development Director
SUBJECT: Variance Request
STAFF RECOMMENDATION: **APPROVAL**

Report Summary	
<i>Property Location</i>	307 Hill Street
<i>Property TMS</i>	142-02-02-025
<i>Acreage</i>	13,400 sq. ft.
<i>Zoning</i>	R-1
<i>Applicant/Owner</i>	Wayne Otto
<i>Use</i>	Single Family Residential
<i>Request</i>	Variance to Rear setback
<i>Current Requirements</i>	15' Front Setback

Background

The property in question is zoned R-1, with a minimum rear setback of 15'. The applicant wishes to place a carport and shed in his rear yard. The applicant's rear yard is quite shallow, as the house is placed nearly 100' from the road. In order to accommodate a shed and carport, the applicant is requesting a variance to place the addition 6' from the property line, rather than the required 15'. If the Carport and shed were unattached to the main structure, setback would be 5'. This is not a solution, however, as an accessory structure must be 5' from the main structure, necessitating a different variance.

The applicant could build the carport and shed in the front yard, but Staff feels that that would detract from the neighborhood and not be a good solution.

Analysis

1. Are there are extraordinary and exceptional conditions pertaining to the particular piece of property?

No.

2. Do these conditions generally apply to other property in the vicinity?

N/A

3. Because of these conditions, does the application of the ordinance to the particular piece of property effectively prohibit or unreasonably restrict the utilization of the property?

No, the lot is already being used as a single-family detached residence.

4. Will the authorization of the variance be of substantial detriment to adjacent property or to the public good, and will the character of the district be harmed by the granting of the variance?

No. Many neighbors in the area have structures near the rear property line. However, these are detached, accessory structures.

5. The board may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be grounds for a variance. Does the request accompany any of the aforementioned considerations?

No. The applicant wishes to continue a permitted use on the land.

Staff Recommendation

The applicant wishes to use the land in a manner in keeping with the code, and staff feels that the construction of the shed and carport in the rear yard is much more in keeping with the neighborhood than construction in the front yard. As such, Staff recommends **APPROVAL** of the variance.

The Board may also wish to consider any specified conditions it wishes to place upon the property should it determine to grant a variance.

307 Hill Street

BZA - December 3, 2019

