

RICHLAND COUNTY BOARD OF ZONING APPEALS



Wednesday, 2 February 2022

3 p.m.

Council Chambers



**Richland County
Board of Zoning Appeals
Wednesday, February 2, 2022
3:00 p.m.**

Chairman - Jason McLees

Co-Chairman – Lonnie Daniels

Mike Spearman • Robert T Reese • Cody Pressley

Agenda

- I. CALL TO ORDER & RECOGNITION OF QUORUM** Jason McLees
- II. PUBLIC NOTICE ANNOUNCEMENT**
- III. ADDITIONS / DELETIONS TO THE AGENDA**
- IV. ADOPTION OF AGENDA**
- V. RULES OF ORDER** Chairman
- VI. PUBLIC HEARING** Geonard Price,
Zoning Administrator

OPEN PUBLIC HEARING [ACTION]

- 1. ZV21-011** Request for a variance to encroach into the required setbacks on property zoned Rural (RU) **District 1**
Troy Bates Bill Malinowski
3514 Kennerly Road
Irmo, SC 29063
TMS# R02700-02-51
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VII. OTHER BUSINESS

VIII. ADJOURNMENT



BOARD OF ZONING APPEALS VARIANCE APPEALS



Application #

1. Location 3514 Kennerly Rd Irmo Sc 29063
 TMS Page 02700 Block 02 Lot 51 Zoning District _____

2. Applicant hereby appeals to the Zoning Board of Appeals for a variance from the strict application to the property as described in the provisions of Section _____ of the Richland County Zoning Ordinance.

3. Applicant requests a variance to allow use of the property in a manner shown on the attached site plan, described as follows: 24'x31' Metal Building To be used as garage / workshop To be 5' From Property Line, 15' over 20' Set back

4. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by Sec. 26-602.3b(1) of the Richland County Zoning Code are met by the following facts.

- a) There are extraordinary and exceptional conditions pertaining to the particular piece of property as following: Location of Existing Home, Septic System, Well, and lot Slope conditions That limit placement of The proposed garage with The lot shape
- b) Describe how the conditions listed above were created: Best Building location for Home, Natural grade, and DHEC allowed septic area Also The split of lot 4 To allow lot 3 a septic field area
- c) These conditions do not generally apply to other property in the vicinity as shown by: Shape of The lots are not as angled as mine. Property lines were changed prior To purchase To accomodate lot 3 septic System
- d) Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: limits location, access of vehicles and Electricity due To location of septic system
- e) The authorization of the variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons: Location is right at a wooded area and The location of neighbors septic field. Very minimal Clearing or grading needed

5. The following documents are submitted in support of this application [a site plan must be submitted]:
- a) Plot Plan
 - b) Septic Drawing From DHEC
 - c) _____

(Attach additional pages if necessary)

Troy Bates
 Applicant's Signature
Troy Bates
 Printed (typed) Name

²⁹⁰⁶³
3514 Kennerly Rd Irmo Sc
 Address
Irmo Sc. 29063
 City, State, Zip Code

803-605-0651
 Telephone Number

 Alternate Number



Richland County Government
2020 Hampton Street
Columbia, SC 29204

Phone (803) 576-2180
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