



CITY OF FLORENCE BOARD OF ZONING APPEALS
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET, FLORENCE, SC
THURSDAY, APRIL 23, 2026 – 6:00 P.M.
REGULAR MEETING AGENDA

I. Call to Order

II. Approval of Minutes Regular meeting held on March 26, 2026

III. Public Hearing and Matter in Position for Action

BZA-2026-08 Request for variances from the minimum lot width and area requirements to create 3 new lots at 900 Rose Street in the NC-6.2 zoning district; identified as Florence County Tax Map Number 90115-07-001.

IV. Adjournment

The next meeting is scheduled for May 28, 2026.

**MINUTES OF THE REGULAR MEETING OF THE
CITY OF FLORENCE BOARD OF ZONING APPEALS
MARCH 26, 2026**

MEMBERS PRESENT: Larry Chewning, William Edwards, Oforiwa Gregg, Deborah Moses, Jermaine Nowline, and Nathaniel Poston

MEMBER ABSENT: Miriam James-Singley

STAFF PRESENT: Jerry Dudley, Patty Falcone, Derek Johnston, and Alane Zlotnicki

CALL TO ORDER: Chairman Chewning called the meeting to order at 6:00 p.m.

APPROVAL OF MINUTES: Chairman Chewning introduced the January 22, 2026 minutes and asked if there were any changes that needed to be made. There being none, he called for a motion. Mrs. Moses moved that the minutes be approved as submitted and the motion passed unanimously (6-0).

INTRODUCTION OF OFORIWA GREGG: Chairman Chewning welcomed Ms. Gregg to the Board.

PUBLIC HEARING AND MATTER IN POSITION FOR ACTION:

BZA-2026-07 Request for variances from the minimum lot width requirement for new lots on Hondros Circle in the NC-15 zoning district; identified as Florence County Tax Map Numbers 90092-01-008, 90092-01-009, 90079-01-005, 90079-01-057.

Chairman Chewning introduced the request and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Board of Zoning Appeals.

There being no questions for staff, Chairman Chewning opened the public hearing.

Mr. Steven Doulaveris spoke on behalf of the request. He explained that this was all family farm that had been distributed to the family members and subsequently developed and sold. They did a lot of drainage work on the lots and were trying to recoup some of the expenses by having an extra lot to sell. They will be building single family houses on these lots.

Mr. Emmanuel Sipp was sworn in. He lives on the corner of Helen Street and Jefferies Lane. He expressed some concerns about the quality of the houses proposed to be built behind his house. Mr. Doulaveris assured him that they will only build quality houses and he gave examples of houses that his company has built in the past.

There being no more questions and no one else to speak for or against the request, Chairman Chewning closed the public hearing and asked for a motion. Mr. Edwards recused himself because William Doulaveris, the applicant, is one of his clients. Mrs. Moses moved that the request be approved as submitted, subject to the following findings of fact:

1. That a variance from the terms of the *Unified Development Ordinance* will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions will, in an individual case, result in an unnecessary hardship. ***The applicant desires to carve out three new lots of record from two oversized lots. Leaving the lots as they are does not prevent the use of them for two single family residences, but the provision of a third lot allows for one more house to be built.***

2. That the spirit of the *Unified Development Ordinance* will be observed, public safety and welfare secured, and substantial justice done. ***The intent of the lot area and width minimum requirements for any particular zoning district is to ensure uniformity of lot sizes throughout a neighborhood to prevent overcrowding and preserve character. Granting this variance will not result in development that is denser than that of the neighborhood as a whole because there is a variety of lot widths in the immediate vicinity.***
3. That there are extraordinary and exceptional conditions pertaining to the particular piece of property. ***The lots on Hondros Circle are larger than the minimum required, and the lots on Jefferies Lane are a combination of undersized and oversized, making the averaging of them reasonable to remove the size disparity.***
4. That these conditions do not generally apply to other property in the vicinity. ***The majority of lots of record in the area are less than 100 feet wide.***
5. That because of these conditions, the application of the *Unified Development Ordinance* to this particular property would effectively prohibit or unreasonably restrict the utilization of the property as follows. ***Application of the lot width requirement to the request would result in the inability of the landowner to subdivide the parcels on Hondros Circle to provide a third lot of record to accommodate a third single family house, and would persist in leaving a parcel that is too narrow to accommodate an appropriately sized house on Jefferies Lane.***
6. That 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. ***The overarching character of the neighborhood is that of a variety of lot sizes with single family houses.***

Mr. Nowline seconded the motion, and it passed unanimously (5-0), with Mr. Edwards abstaining.

ADJOURNMENT: There being no other business, Mr. Poston moved to adjourn the meeting, Mrs. Moses seconded, and the motion to adjourn passed unanimously (6-0). Chairman Chewing adjourned the meeting at 6:25 p.m. The next regular meeting is scheduled for April 23, 2026.

Respectfully submitted,

Alane Zlotnicki, AICP

Senior Planner

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE BOARD OF ZONING APPEALS
APRIL 23, 2026**

AGENDA ITEM: BZA-2026-08

VARIANCE REQUEST: Request for a variance from the minimum lot width required for new parcels.

LOCATION: 900 Rose Street

TAX MAP NUMBER: 90115-07-001

OWNER OF RECORD: Timothy Waters & Crystal Page

APPLICANT: Anthony McFadden

ZONING DISTRICT: Neighborhood Conservation-6.2 (NC-6.2)

Land Use and Zoning

This is an empty lot of record in the NC 6.2 District. The parcel has an area of 16,552 square feet with 162 feet of frontage along Maxwell Street. The NC-6.2 zoning district requires that any new parcel have a minimum area of 6,000 square feet and a minimum lot width of 60 feet. NC-6.2 permits single family and duplex uses only.

Proposal and Variance Request

The applicant is proposing to subdivide the single parcel to provide three separate lots of record to enable him to construct three single family houses. All three lots would have frontage along Maxwell Street.

Dividing the parcel will result in three lots of 5,517 square feet each, which will be 8% less than the minimum requirement of 6,000 square feet. Also, the lot widths will be 54 feet, or 10% below the minimum requirement of 60 feet.

The lots in this neighborhood are generally about 5,000 to 7,000 square feet in area and lot widths along Maxwell Street range from 45 feet to 55 feet, so none meet the 60 feet minimum therefore 54 feet would be in keeping with the average in the neighborhood.

If approved for subdivision, the owner would have to meet the setback requirements for the district for any new construction, which are 25 feet from the front property line, 6 feet from the sides, and 20 feet from the rear.

The request is for a variance from Table 1-2.2.1B, Neighborhood Conservation Subdistricts as shown below.

Table 1-2.2.1B “Neighborhood Conservation Subdistricts” specifies the minimum lot area for new lots in subdistrict NC-6.2:

Table 1-2.2.1B ³ Neighborhood Conservation Subdistricts				
Subdistrict	Character Type	Predominant Building Type	Minimum Lot Area ³ (for New Lots)	Minimum Lot Width ³ (for New Lots)
NC-15	Suburban	Single-Family Detached	15,000 sf.	100 ft.
NC-10			10,000 sf.	80 ft.
NC-6.1	Auto-Urban		6,000 sf.	60 ft.
NC-6.2		Single-Family Detached and Two-Family Attached	6,000 sf.	60 ft.
NC-6.3		Mixed Detached and Attached	6,000 sf.	50 ft.
NC-4			4,400 sf.	40 ft.

Table 2-5.2.1 “General Lot and Building Standards” provides the minimum setbacks for each zoning district:

Table 2-5.2.1 General Lot and Building Standards								
Subdistrict	Minimum Setback					Maximum Building		
	Front	Street Side	Side	Total Side	Rear	Height ¹	Impervious Surface Ratio	Floor Area
NC-15	25'	15'	10'	20'	30'	38'	40%	See Note 2
NC-10	25'	12'	8'	16'	25'	38'	45%	
NC-6.1	25'	10'	5'	12'	25'	38'	45%	
NC-6.2	25'	10'	5'	12'	20'	38'	45%	
NC-6.3	25'	10'	5'	12'	20'	55'	70%	
NC-4	20'	8'	5'	10'	20'	38'	60%	

The following information was submitted by the applicant:

- a. There are extraordinary and exceptional conditions pertaining to the particular property as follows: ***This lot is larger than the average lots in the area that have houses on them.***
- b. These conditions do not generally apply to other property in the vicinity as shown by: ***A variety of lot sizes.***
- c. Because of these conditions, the application of the ordinance to the particular property would effectively prohibit or unreasonably restrict the utilization of the property as follows: ***It would be limited to two individual lots instead of three.***
- d. The authorization of the 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 for the following reasons: ***The average lot width is 48' to 50' for those with houses on them.***

Issues to be Considered

Duplexes as well as single family houses are permitted in the NC-6.2 district. Without the variance, the applicant is able to subdivide the lot into two lots and build a duplex on one, and a single family home on the other, which is much less in character for the neighborhood.

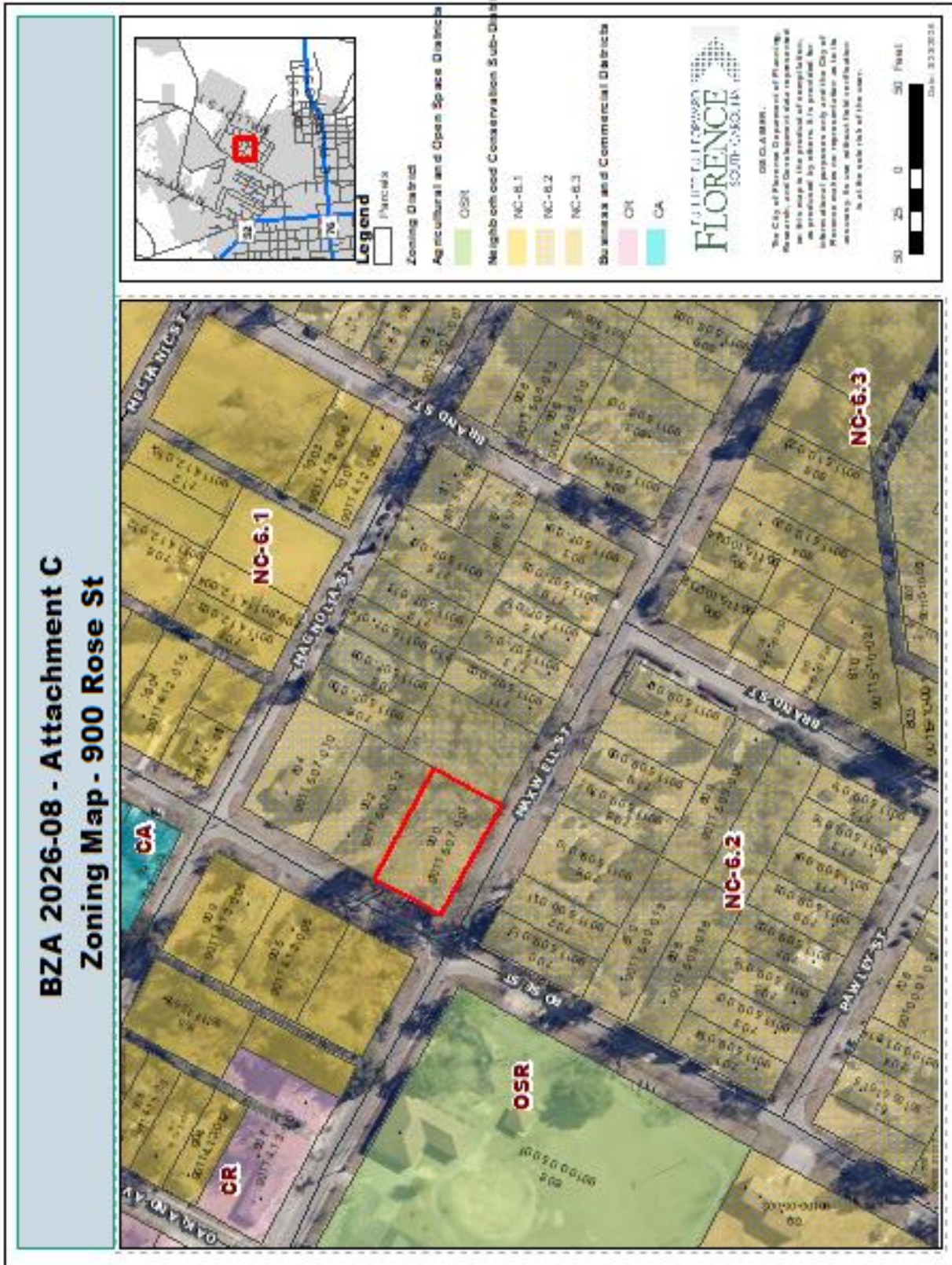
Applications for a variance shall be evaluated by the Board of Zoning Appeals on the basis of the following conditions:

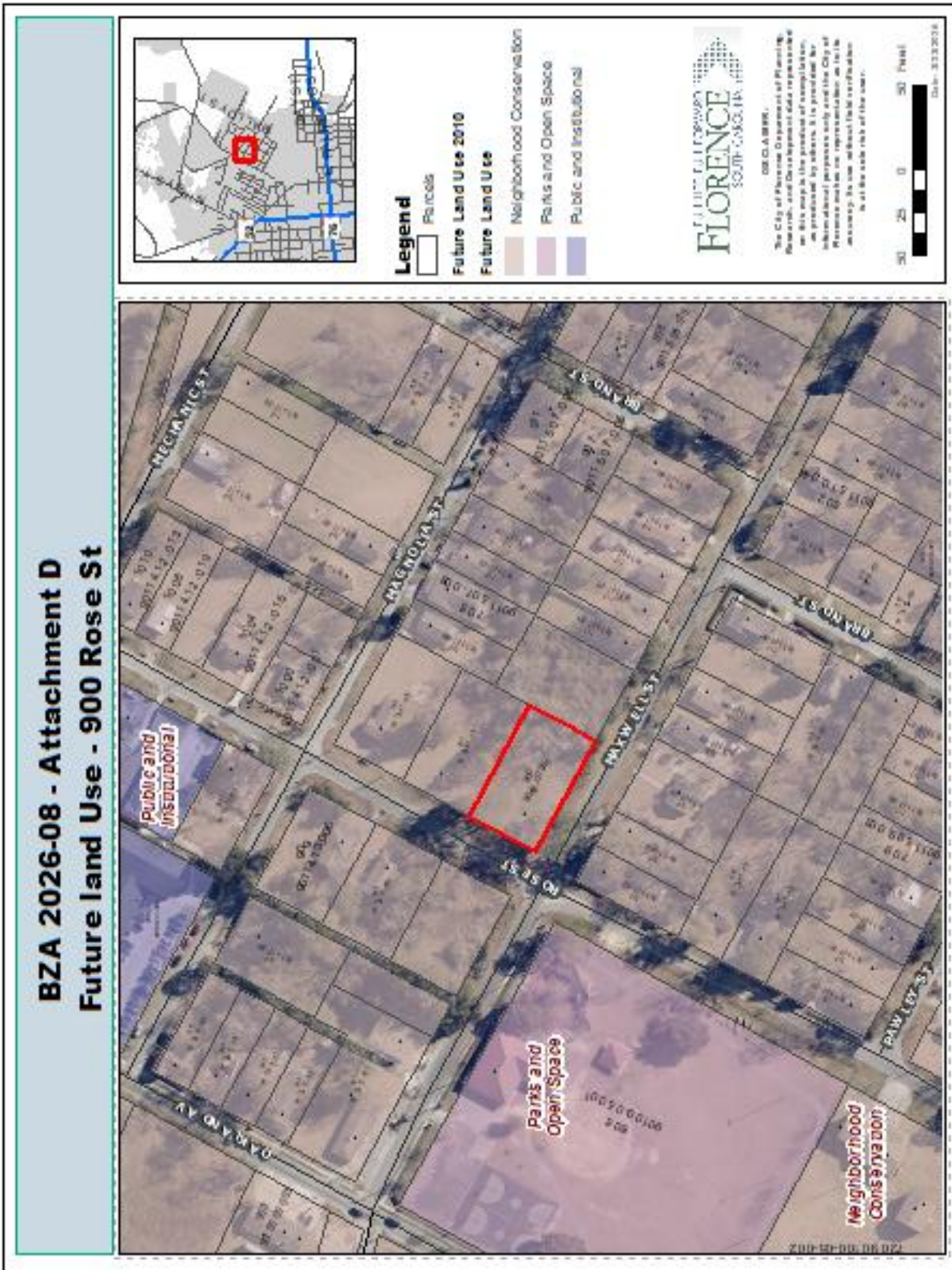
1. That a variance from the terms of the *Unified Development Ordinance* (will/will not) be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions (will/will not), in an individual case, result in an unnecessary hardship. ***Staff Comment: The applicant desires to carve out three new lots of record from a single lot.. Leaving the lot as it is does not prevent the use of it for one single family residence, but the provision of a second and third lot allows for needed infill development.***
2. That the spirit of the *Unified Development Ordinance* (will/will not) be observed, public safety and welfare secured, and substantial justice done. ***Staff Comment: The intent of the lot size minimum requirement for any particular zoning district is to ensure uniformity of lot sizes throughout a neighborhood to prevent overcrowding. Granting the variance will not result in development that is denser than that of the immediate vicinity because the houses have been there for more than fifty years. The existing oversized lot is out of character for the neighborhood.***
3. That there (are/are not) extraordinary and exceptional conditions pertaining to the particular piece of property. ***Staff Comment: This lot is larger than the others in the vicinity, therefore it allows for it to be subdivided to meet requirements.***
4. That these conditions (do/do not) generally apply to other property in the vicinity. ***Staff Comment: The vast majority of lots of record in the area are less than 60 feet wide.***
5. That because of these conditions, the application of the *Unified Development Ordinance* to this particular property (would/would not) effectively prohibit or unreasonably restrict the utilization of the property as follows. ***Staff Comment: Application of the lot width requirement to the request would result in the inability of the landowner to subdivide his parcel to provide three new lots of record to accommodate three new single family houses. He can divide it into two lots and construct a duplex on one and a single family house on the other to get three units, but single family houses are preferred and more in character with the existing built environment than a duplex would be.***
6. That the authorization of a variance (will/will not) be of substantial detriment to adjacent property or to the public good, and the character of the district (will/will not) be harmed by the granting of the variance. ***Staff Comment: The overarching character of the neighborhood is that of narrow deep lots with narrow single family houses. A house on a large lot is an anomaly in this district.***

Attachments

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Future Land Use Map
- E. Proposed Plat
- F. Site Photo

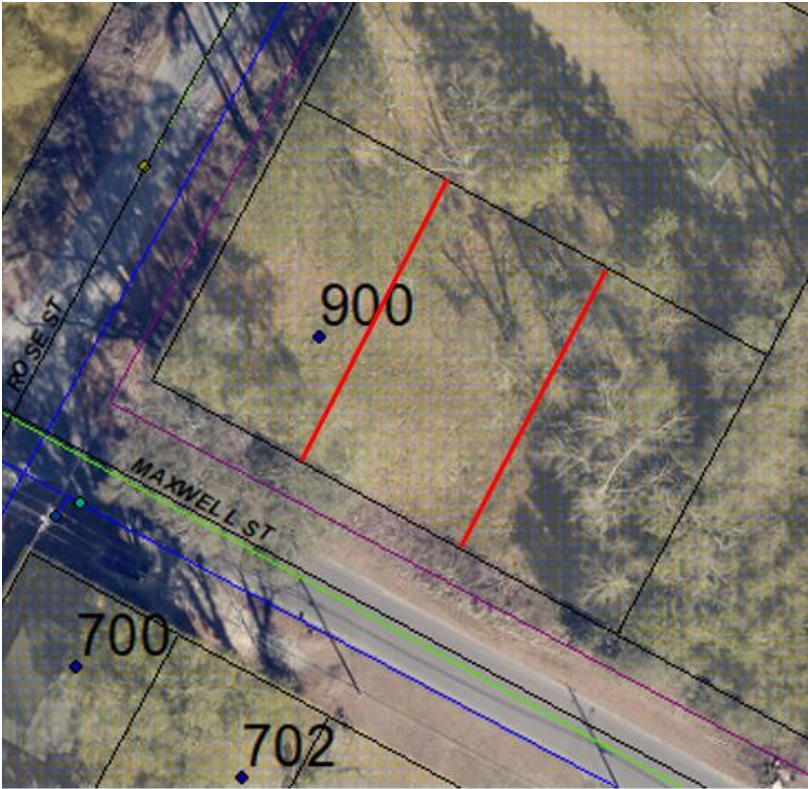






Attachment E: Proposed Plat

Red lines represent potential new lot lines dividing the single parcel into three smaller lots of record.



Attachment F: Site Photo



Board of Zoning Appeals Motion Worksheet

Case Number: BZA-2026-08 Nature of Request: Lot Width Variance

I move that we grant / deny the request for a variance based upon the following findings of fact:

1. That a variance from the terms of the *Unified Development Ordinance* will not / will be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions will, in this individual case, result in an unnecessary hardship, in that:

2. That the spirit of the *Unified Development Ordinance* will / will not be observed, public safety and welfare secured, and substantial justice done because:

3. That there are extraordinary and exceptional conditions pertaining to the particular piece of property, namely:

4. That these conditions do not generally apply to other property in the vicinity, in that:

5. That because of these conditions, the application of the *Unified Development Ordinance* to this particular property would effectively prohibit or unreasonably restrict the utilization of the property by:

6. That the authorization of a variance will not / will be of substantial detriment to adjacent property or to the public good, and the character of the district will not / will be harmed by the granting of the variance, because:

Guidelines applicable to the granting of a variance:

1. Profitability: the fact that a property may be used more profitably if the variance is granted may not be used as the basis for granting the variance.
2. Conditions: the BZA can put conditions on the granting of the variance.
3. Use Variance: the BZA cannot grant a variance that would allow a use not permitted in the zoning district.
4. Hardship: the hardship cannot be based on conditions created by the owner/applicant.

Notes: