



**CITY OF FLORENCE BOARD OF ZONING APPEALS
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET, FLORENCE, SC
THURSDAY, MAY 28, 2026 – 6:00 P.M.
REGULAR MEETING AGENDA**

I. Call to Order

II. Approval of Minutes Regular meeting held on April 23, 2026

III. Public Hearing and Matter in Position for Action

BZA-2026-09 Request for a variance from the size requirement for accessory structures at 1505 Madison Avenue in the NC-15 zoning district; identified as Florence County Tax Map Number 90035-12-006.

IV. Adjournment

The next meeting is scheduled for June 25, 2026.

**MINUTES OF THE REGULAR MEETING OF THE
CITY OF FLORENCE BOARD OF ZONING APPEALS
APRIL 23, 2026**

MEMBERS PRESENT: Larry Chewning, Oforiwa Gregg, Miriam James-Singley, Deborah Moses, and Nathaniel Poston

MEMBER ABSENT: William Edwards and Jermaine Nowline

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

CALL TO ORDER: Chairman Chewning called the meeting to order at 6:01 p.m.

APPROVAL OF MINUTES: Chairman Chewning introduced the March 26, 2026 minutes and asked if there were any changes that needed to be made. There being none, he called for a motion. Ms. James-Singley moved that the minutes be approved as submitted, Mrs. Moses seconded, and the motion passed unanimously (5-0).

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.

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

Ms. Singley asked if the new houses would be rentals or owner occupied. Mrs. Falcone said that she thought they would be sold, and if he had to build a duplex, that would be rentals. Regardless, he has to meet the setbacks for the district.

Ms. Gregg asked what size the houses would be. Mrs. Falcone said that we didn't have the plans yet, but Mr. Dudley said they would likely be in the 1200 to 1500 square feet range. He said that 50 foot wide lots accommodate those sizes easily. Mr. Poston asked if those fit on lots of this area too; he said yes. Mr. Dudley said that two story houses could also be built there.

Chairman Chewning pointed out that there are similar sized lots with houses on them in the area and that staff will ensure that the setbacks are met. The Board is simply considering the subdivision of the one large parcel into 3 smaller lots in keeping with the neighborhood.

Mr. Poston clarified that the variances are for both width and area of the new lots.

Mr. Dudley pointed out that this type of redevelopment is what the City is looking for.

Mr. Poston asked if staff had heard from any of the neighbors; Mrs. Falcone said no one had reached out regarding this request.

There being no other questions for staff, Chairman Chewning opened the public hearing. There being no more questions and no one to speak for or against the request, Chairman Chewning closed the public hearing and asked for a motion. Mr. Poston 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 subject parcel is significantly larger than surrounding lots, a literal enforcement of the ordinance will result in unnecessary hardship by unreasonably restricting the property from being subdivided in a manner consistent with the established neighborhood pattern of narrower smaller lots thereby limiting compatible infill development.***
2. That the spirit of the *Unified Development Ordinance* will be observed, public safety and welfare secured, and substantial justice done. ***The intent pertaining to the subject property specifically that this is a significantly larger than surrounding lots creating a unique condition that supports subdivision in a manner consistent with the existing neighborhood pattern.***
3. That there are extraordinary and exceptional conditions pertaining to the particular piece of property. ***Specifically that this is a significantly larger than surrounding lots creating a unique condition that support subdivision in a manner consistent with the existing neighborhood pattern.***
4. That these conditions do not generally apply to other property in the vicinity. ***As our subject parcel is uniquely larger than the surrounding lots, while the majority of the properties in the area are already narrower and do not meet the current minimum lot width requirement.***
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. ***The application of the UDO will unreasonably restrict the utilization of the property by preventing subdivision into 3 single family lots consistent with the neighborhood pattern and instead limit development to a less compatible configuration such as a duplex and single family structure.***
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. ***As the proposed lots and resulting single family homes are consistent with the established pattern of narrower deep lots and will establish existing oversized parcel that is out of character with the neighborhood.***

Ms. James-Singley seconded the motion, and it passed unanimously (5-0).

ADJOURNMENT: There being no other business, Ms. James-Singley moved to adjourn the meeting, Mrs. Moses seconded, and the motion to adjourn passed unanimously (5-0). Chairman Chewing adjourned the meeting at 6:21 p.m. The next regular meeting is scheduled for May 28, 2026.

Respectfully submitted,
Alane Zlotnicki, AICP
Senior Planner

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE BOARD OF ZONING APPEALS
MAY 28, 2026**

AGENDA ITEM: BZA-2026-09

VARIANCE REQUEST: Request for a variance from the size restriction for accessory buildings.

LOCATION: 1505 Madison Avenue

TAX MAP NUMBER: 90035-12-006

OWNER OF RECORD: Raymond Kennedy

APPLICANT: Raymond Kennedy

ZONING DISTRICT: Neighborhood Conservation-15 (NC-15)

Land Use and Zoning

The lot is almost half of an acre (20,500 square feet) in area and 200 feet deep. It is zoned Neighborhood Conservation-15, which permits exclusively single family detached houses on minimum 15,000 square foot lots. The lot contains a 2,142 square foot single family detached house as well as a 480 square foot carport.

Proposal and Variance Request

The applicant proposes to place a 24 foot wide by 36 foot long (864 square feet) storage building with attached 10 foot wide roof/lean-to additions along the front and interior side in the rear yard behind the carport. The total square footage of the 34 foot by 46 foot building is 1,564 square feet. The structure is 17 feet tall. The location will meet the setback requirements for accessory buildings, which in this case is 10 feet from the side and rear property lines.

According to Section 3-8.1.9 I, "Other Detached Accessory Buildings", in the residential zoning districts, regarding detached accessory buildings:

1. **Maximum Size.** Detached accessory buildings shall not cover an area that is larger than 25 percent of the gross floor area of the principal building, or 1,500 square feet, whichever is smaller, nor shall a detached accessory building's length (measured as the total building length along the side closest in parallel to the rear property line) be in excess of 25 percent of the width of the rear property line;
2. **Compatibility.** Accessory buildings shall be designed to be compatible with the principal building in terms of:
 - a. Color, which shall be the same as or complement the principal building;
 - b. Materials, which shall be the same as those used on the principal building, and in the case of siding or brick, shall be installed with the same patterns as on the principal building;
 - c. Roof pitch, materials, and color, which shall be the same as the principal building; and
 - d. Fenestration, if windows are provided, they should be of a type and aspect ratio that is similar to those on the principal building.

The total area of the accessory building including the attached open areas is 1,564 square feet. The maximum accessory area based on the size of the house is 535 square feet, resulting in a building that is 3 times larger than what is allowed by the Ordinance. Additionally, the width of the building is 32% of the length of the rear property line instead of 25%. The applicant requires a variance from the compatibility requirement as well as size limitations.

The house, carport, and proposed building combined cover 20% of the lot.

The following information was submitted by the applicant:

- a. There are extraordinary and exceptional conditions pertaining to the particular property as follows: *The size of the lot, layout of the house and carport would lend to the planned structure to be very inconspicuous.*
- b. These conditions do not generally apply to other property in the vicinity as shown by: *Other structures in the city limits are similar in design and size on property of a similar sized home.*
- 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: *In the pursuit of creative hobbies such as gardening, stained glass, and woodworking.*
- 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 20,500 square foot lot can reasonably accommodate a building of 34 by 46 feet. The building will be similar in color to existing structures and will be tastefully designed.*

Issues to be Considered

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: Without the variance, the applicant can construct an accessory building one third of the size that he has proposed.
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 purpose of the size limit for accessory buildings is to prevent the construction of structures that would dominate a lot or disrupt the character of a neighborhood, especially in the case of smaller lots. This lot is 20,500 square feet, which is 27% larger than the required square footage of the zoning district.
3. That there (are/are not) extraordinary and exceptional conditions pertaining to the particular piece of property.
Staff Comment: The lot is slightly wider than other parcels on this block, and the locations of the carport and house prevent the back yard from being visible from the street.
4. That these conditions (do/do not) generally apply to other property in the vicinity.

Staff Comment: This lot is about a third larger than the majority of parcels in the immediate vicinity.

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.

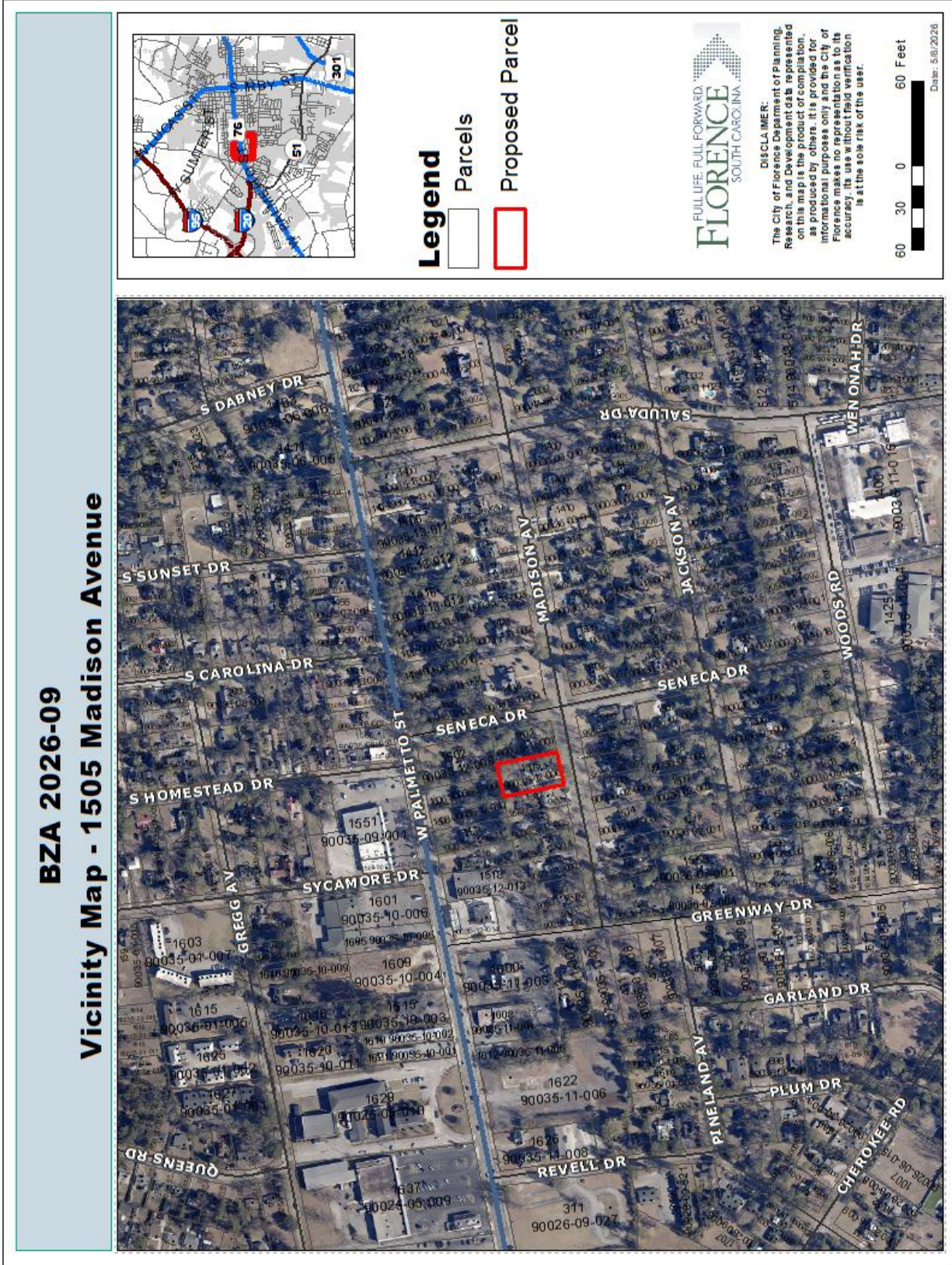
Staff Comment: The applicant is still permitted to have an accessory building in his back yard. However, he is limited in the size he may have.

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.

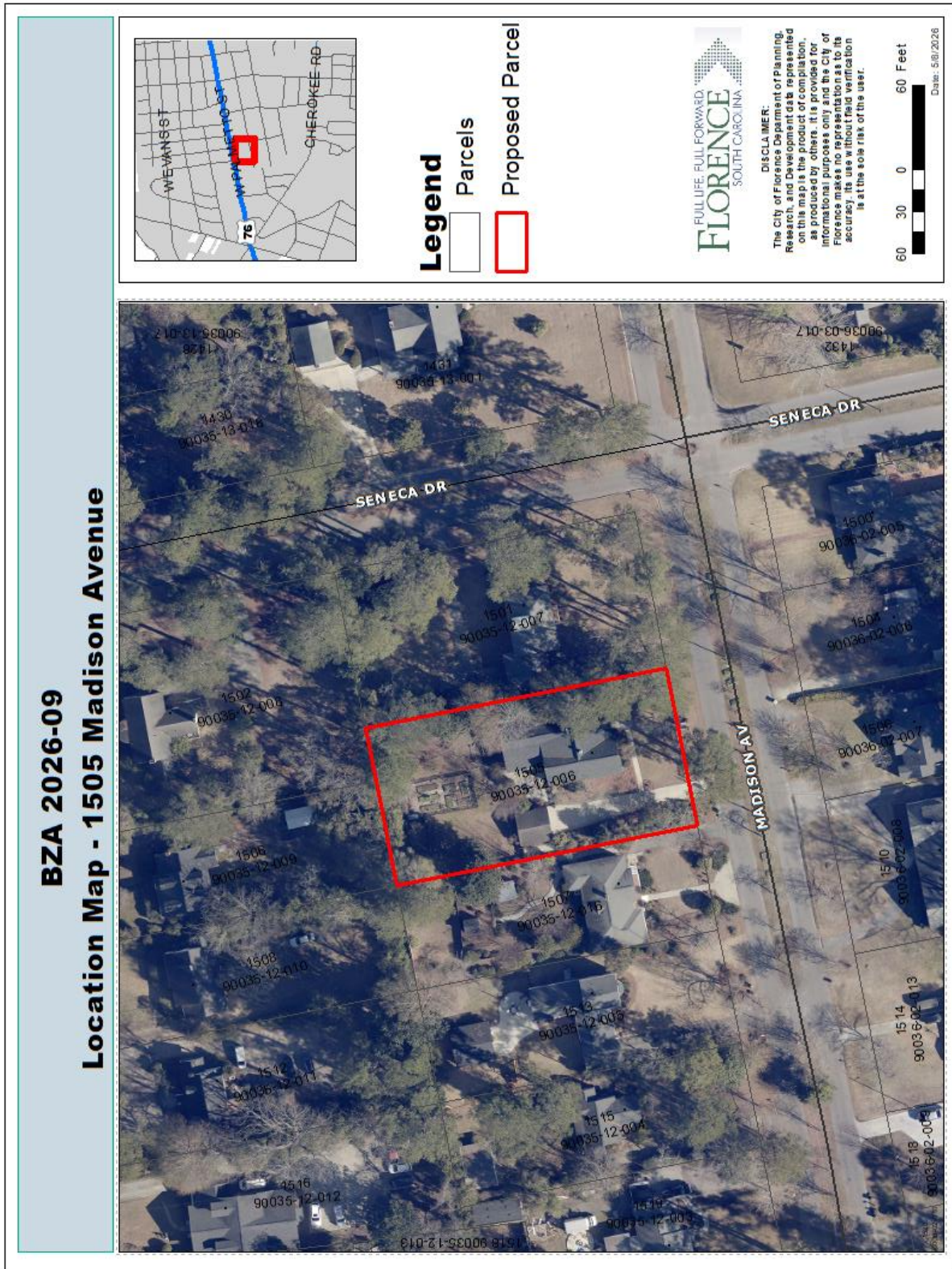
Staff Comment: Granting the variance results in a larger than normal accessory structure behind the house, which would be minimally visible from the street. It will be visible from the rear yards of the immediately adjacent properties.

Attachments

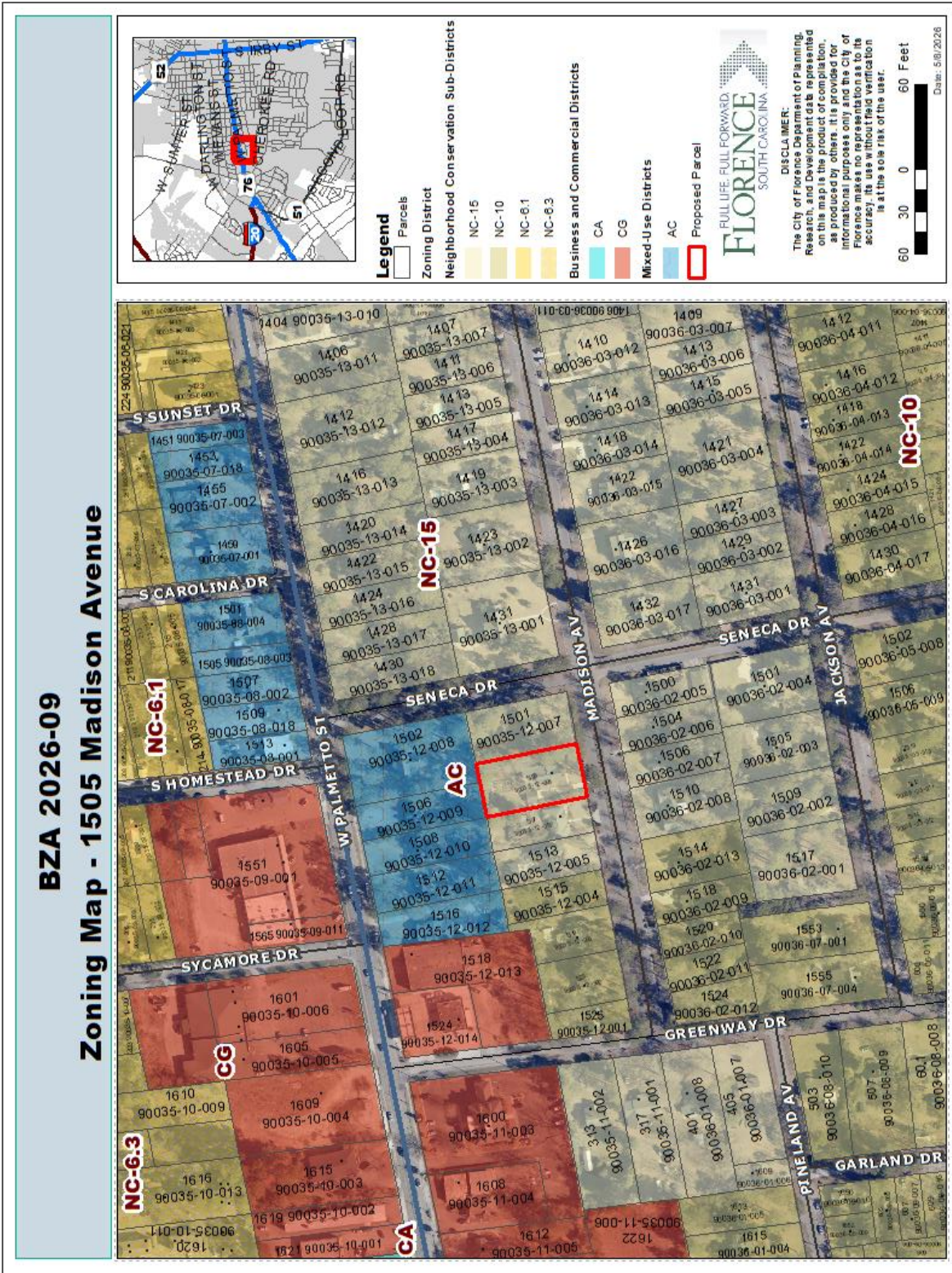
- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Future Land Use Map
- E. Scaled Site Plan
- F. Building Rendering
- G. Site Photos

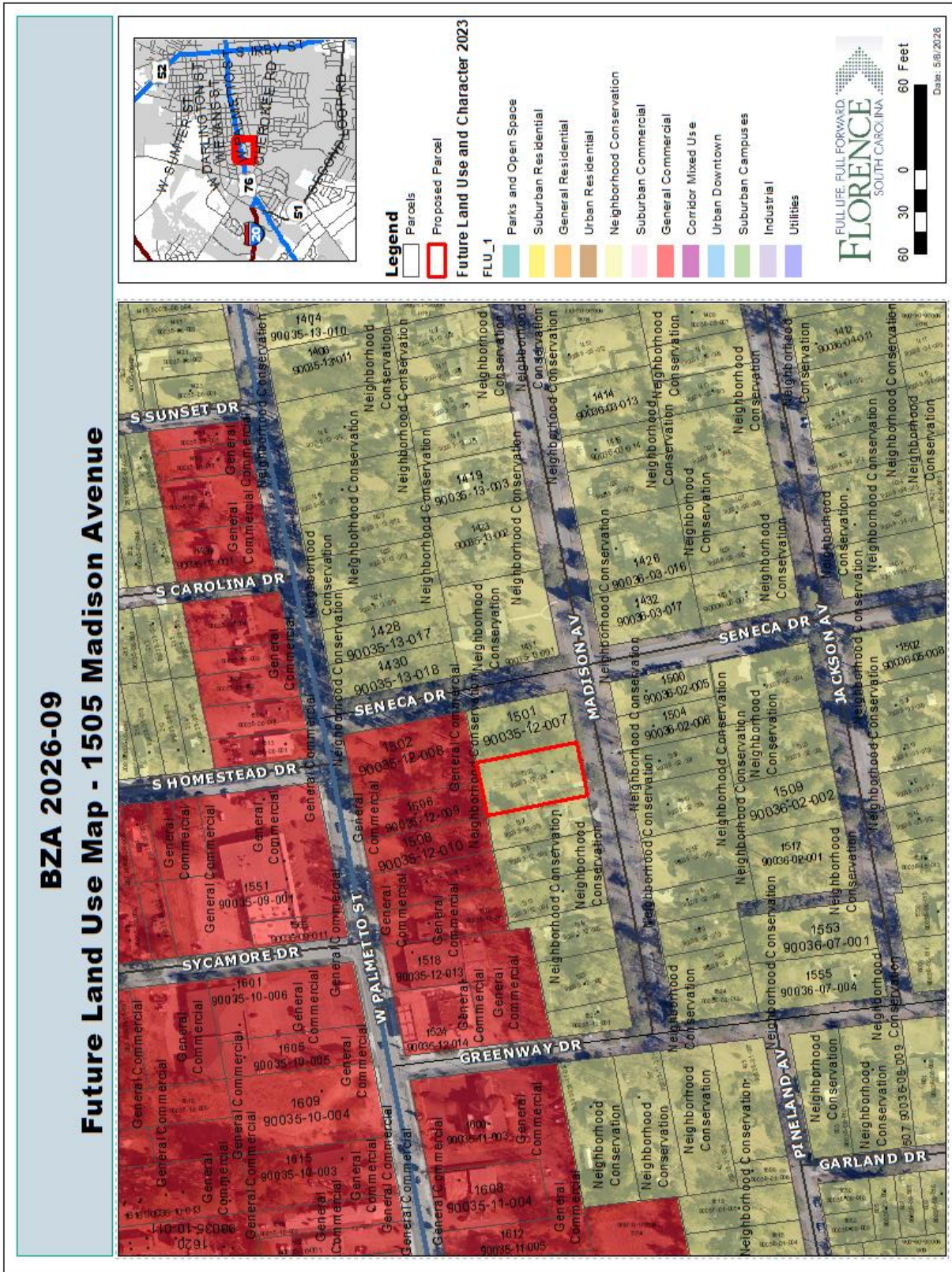


Attachment B: Location Map

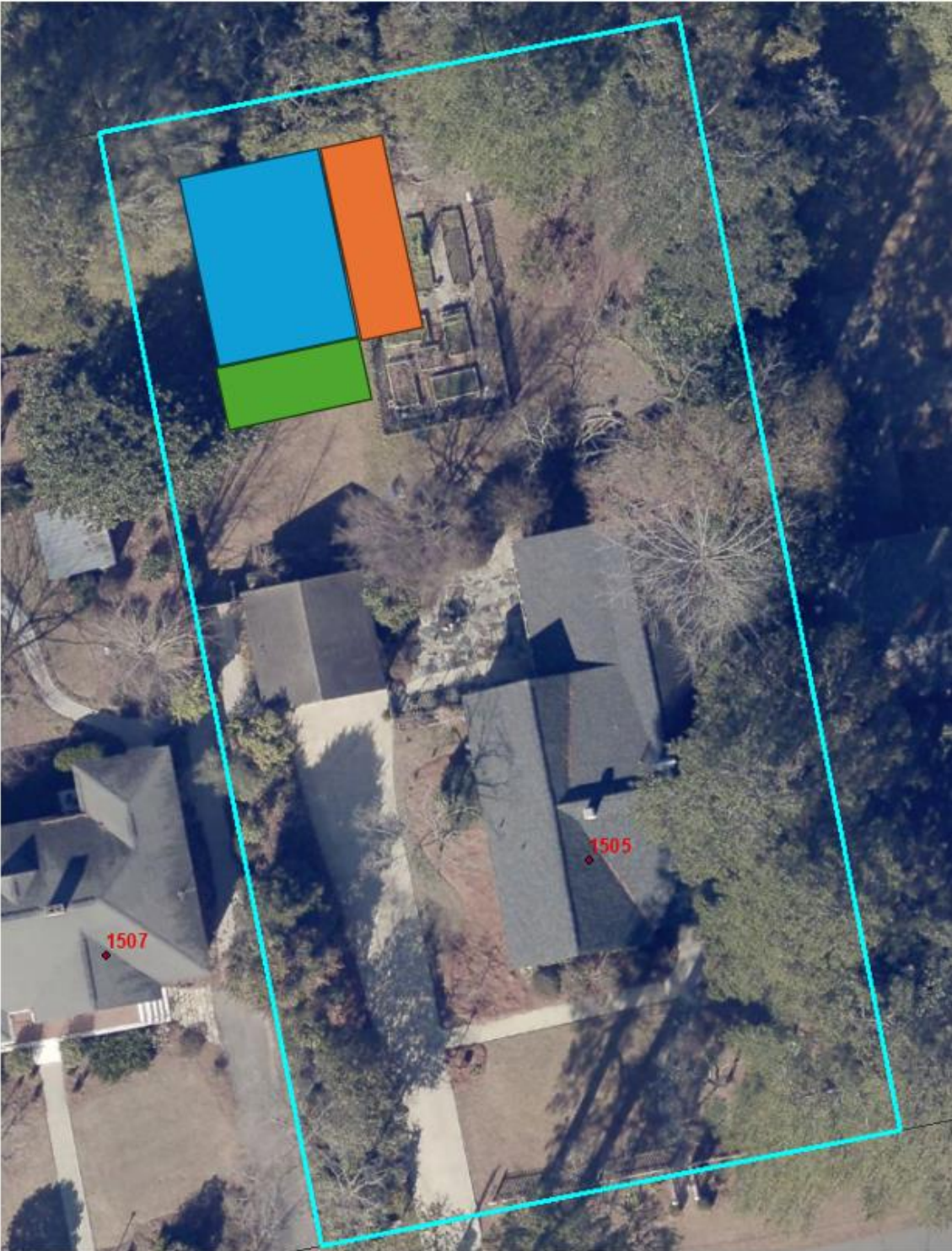


Attachment C: Zoning Map



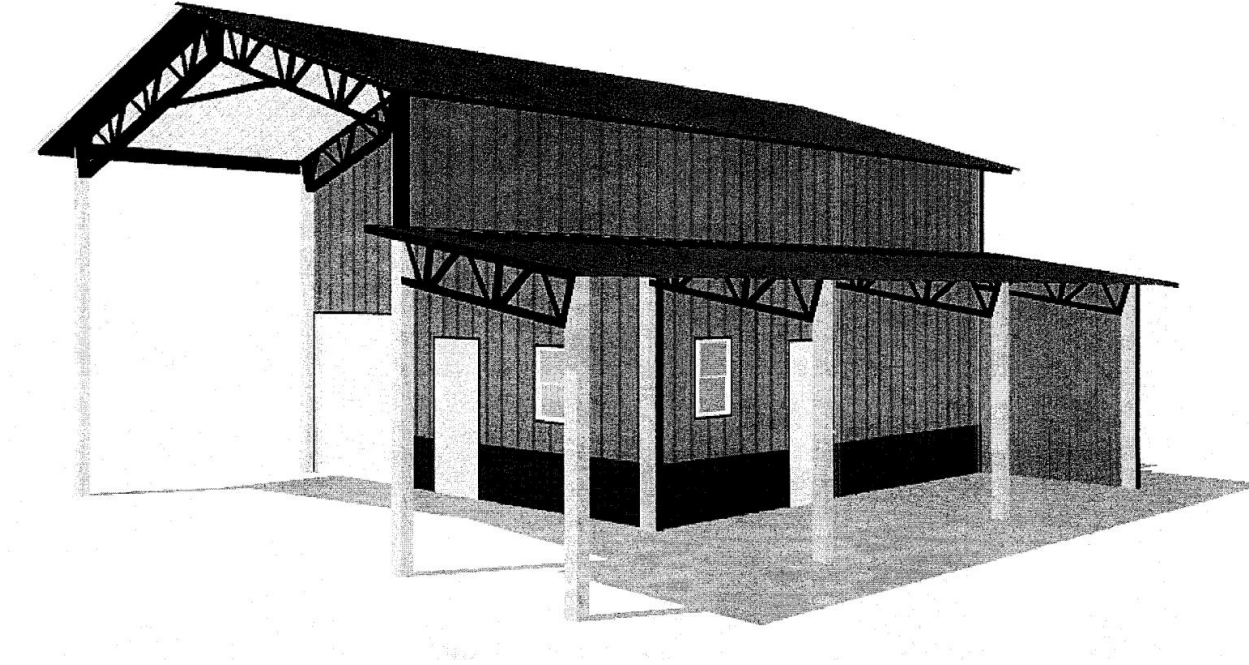


Attachment E: Scaled Site Plan



Blue = 24' by 36' main storage building
Green = 24' by 10' front awning
Orange = 36' by 10' lean-to

Attachment F: Building Rendering



Attachment G: Site Photos



View of the house from Madison Avenue.



Looking down the driveway to the carport, behind which the building is to be located.



The view of a large accessory structure behind the house across the street at 1510 Madison Avenue.

Board of Zoning Appeals Motion Worksheet

Case Number: BZA-2026-09 Nature of Request: Accessory Building Area 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: