



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

I. Call to Order

II. Approval of Minutes Regular meeting held on June 25, 2026

III. Public Hearing and Matter in Position for Action

BZA-2026-13 Request for a variance from the residential parking requirements for 1032 Middleton Street in the NC-6.1 zoning district; identified as Florence County Tax Map Number 01761-04-012.

IV. Public Hearing and Matter in Position for Action

BZA-2026-14 Request for a variance from the minimum lot area and width requirements to create a new lot behind 1300 and 1304 West Palmetto Street in the NC-15 zoning district; identified as Florence County Tax Map Numbers 90047-06-011 and 90047-06-012.

V. Adjournment The next meeting is scheduled for August 27, 2026.

**MINUTES OF THE REGULAR MEETING OF THE
CITY OF FLORENCE BOARD OF ZONING APPEALS
JUNE 25, 2026**

MEMBERS PRESENT: Larry Chewning, Oforiwa Gregg, Deborah Moses, and Nathaniel Poston

MEMBERS ABSENT: William Edwards, Miriam James-Singley, 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 6:00 p.m. He thanked Mrs. Moses for her years of service as this is her last meeting.

APPROVAL OF MINUTES: Chairman Chewning introduced the May 28, 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, Mr. Poston seconded, and the motion passed unanimously (4-0).

PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:

BZA-2026-10 Request for a variance from the minimum lot size requirement for new parcels at 3801 Breckridge Circle in the NC-15 zoning district; identified as Florence County Tax Map Number 00153-01-163.

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. She reported that she had received a number of letters and emails including a petition in opposition to the proposal from the neighboring property owners.

Mr. Poston clarified that 27 people opposed the request.

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

Ms. Maria Toledo, the applicant, spoke on behalf of her request, explaining that they were not aware that the lot was part of the neighborhood and there were no restrictions given when they bought the property about two months ago. Chairman Chewning pointed out that the restrictions would have applied when they bought it because it was already in the City limits. He pointed out that the City's zoning restrictions would not have been listed out like a homeowner's associations restrictions, and she said that was what they'd looked for.

Mr. Poston asked Ms. Toledo why she felt only one house was not a reasonable use of the property. She said typically a single family home doesn't need that much property and that there are even smaller lots going across the road. They are only 944 square feet short of the second lot for 15,000 square feet. He asked if Codes Enforcement stopped them after they laid out the two house pads and she said that they came to the City at that point. Mr. Poston asked if they'd realized they were in South Oak subdivision where the lots are larger and she said they did not. He asked if they reached out to the neighbors, she said no. He asked if they would still build one house if the variance was denied, she said yes, a slightly larger house than they would build two of.

Mr. Uladi Toledo, her husband spoke next. He said they asked the city about building the two homes and was told that she could subdivide the property. When they came back they realized they didn't have quite enough area so they were encouraged to apply for the variance.

Mr. Poston asked if they were informed then that it was part of a subdivision. He said they just found out it was part of South Oak and they understood that it could be subdivided. If he'd known it wasn't possible he wouldn't have moved forward. He took the plat to the City and was told then that they'd need a variance to subdivide it. He said they normally go through an HOA but were not told there were restrictions. Mr. Poston asked if he was willing to just build the one, he said he was, but he wanted to make the more affordable houses instead of one more expensive one. He usually builds houses up to 1,800 square feet.

Mrs. Moses asked Mr. Toledo if he looked at the other homes in the area. He said they looked at houses more on Green Acres instead of Breckridge Circle. He didn't realize it was part of the Breckridge Circle development; he wanted frontage on Green Acres Road.

Chairman Chewning opened the public hearing. Mr. Ron Bowser spoke about the tight knit community and how their houses are all similar. He asked the Board not to damage their community. Mrs. Lynette Bowser spoke in opposition to the subdivision as well, citing the character of the neighborhood and pointing out that this is the entrance to the subdivision.

Mrs. Vickie Osbourne asked the Board to deny the case, citing the age and the low density of the subdivision and the incompatibility of the request.

Mr. Richard Clark talked about the permanence of the residents and the lack of privacy from the two lots to the neighboring parcels. He spoke about the overall atmosphere of the neighborhood.

Mr. Paul Crosby echoed his neighbors' sentiments. He said it's a question of quality of life. His property is across Green Acres Road from the lots in question. This would add two more driveways onto Green Acres, which is already a traffic hazard.

Mr. Toledo said that he understood people's concerns; and if he'd known this when he bought the lot, he wouldn't have made the proposal. He said he didn't want to pursue the project so he'll just build one house on the lot. He wants clarity on what he can put there. Chairman Chewning told him that the City zoning rules would tell him what's allowed.

There being no more questions and no one else to speak for or against the request, Chairman Chewning closed the public hearing and moved to approve the applicant's request to withdraw the proposal. Mr. Poston seconded the motion to withdraw, and it passed unanimously (4-0).

BZA-2026-11

Request for a variance from the setback requirements for accessory structures at 1767 Marsh Avenue in the NC-15 zoning district; identified as Florence County Tax Map Number 90041-08-013.

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.

Mr. Poston clarified that this was the only compliant location for the shed, in the middle of the yard. She said yes, it would reduce the usable space in the back area. He asked if the three foot setback originally

requested be a problem; she said she didn't think so. He asked if there was any opposition; she said she hadn't heard from anyone.

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

Ms. Denise Abraham, the applicant, spoke on behalf of her request, she said they were consolidating two homes, so 10 feet was acceptable if she had to. Chairman Chewning asked if she was withdrawing her request; she said no, she wanted the smaller setbacks.

Mrs. Moses asked her how close to the fence she'd be at 10 feet; she said it was more visible if it was 10 feet from the side property line.

Mr. Poston asked about screening the shed; Mrs. Zlotnicki said that there was already screening from existing trees and shrubs and the carport.

Mr. Terry Clements asked how big the shed was; Ms. Abraham said 12 feet by 12 feet. He said the neighbor wanted them to consider 5 feet because she wants to put a window in her shed which is adjacent to the side property line.

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. Poston moved that the request be approved with side and rear setbacks of five feet each, 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 not, in an individual case, result in an unnecessary hardship.
The configuration of the existing house, carport, and corner lot substantially limits the practical placement options for the accessory structure within the rear yard.
2. That the spirit of the *Unified Development Ordinance* will be observed, public safety and welfare secured, and substantial justice done.
Because the proposed accessory structure remains residential in nature, is limited in size, and the setback relief requests will allow reasonable use of the property while maintaining compatibility with surrounding residential development.
3. That there are extraordinary and exceptional conditions pertaining to the particular piece of property.
The corner lot configuration together with the placement of the existing residence and perpendicular carport significantly reduces usable backyard area.
4. That these conditions do not generally apply to other property in the vicinity.
The layout and configuration of this lot provide grave limitations that are not typical of surrounding residential parcels.
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.
By requiring the accessory building to be placed in an impractical and intrusive location within the middle of the usable backyard area.
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.

Because the proposed shed will be substantially screened by existing improvements and landscaping, it will have limited visibility from public streets and is not expected to materially impact adjacent properties of neighborhood character.

Mrs. Moses seconded the motion, and it passed unanimously (4-0).

BZA-2026-12 Request for a variance from the setback requirements for accessory structures at 4021 West Eagle Street in the RG-2 zoning district; identified as Florence County Tax Map Number 00052-02-009.

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.

Mr. Poston asked if any neighbors had reached out; Mrs. Zlotnicki said no.

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

Mr. Dwight Jenkinson, the applicant, spoke on behalf of the request, explaining that his hobby is wood working and he just needs more room but doesn't want the shed too close to the back patio. He said he's a little unsure where the rear property line is, but his building will probably be 7 feet from there, and he plans to add a fence once it is built.

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. Poston moved that the request be approved with a rear setback of five feet, 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 not, in an individual case, result in an unnecessary hardship.

The size of the existing home relative to the lot and the limited remaining rear yard areas substantially restrict practical placement of the accessory structure.

2. That the spirit of the *Unified Development Ordinance* will be observed, public safety and welfare secured, and substantial justice done.

The request maintains residential use of the property and allows reasonable setbacks preserving separation from neighboring properties.

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

The existing house footprint in relation to the dimensions of the lot size limits available backyard placement options.

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

The particular placement and scale of improvements on this lot creates more limited rear yard configuration options than is typical for accessory building placements.

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.

By requiring the accessory structure to be located in an impractical location that significantly reduces usable backyard area.

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.

Because the reduced setback effects primarily the rear of the property, but adjoining property to the rear is currently undeveloped, and proposed screening will reduce visibility of the structure.

Ms. Gregg seconded the motion, and it passed unanimously (4-0).

ADJOURNMENT: There being no other business, Mrs. Moses moved to adjourn the meeting, and the motion to adjourn passed unanimously (4-0). Chairman Chewning adjourned the meeting at 7:08 p.m. The next regular meeting is scheduled for July 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
JULY 23, 2026**

AGENDA ITEM: BZA-2026-13

VARIANCE REQUEST: Request for a variance from the parking space design for residential uses.

LOCATION: 1032 Middleton Street

TAX MAP NUMBER: 01761-04-012

OWNER OF RECORD: Blenda Muldrow

APPLICANT: Blenda Muldrow

ZONING DISTRICT: Neighborhood Conservation-6.1 (NC-6.1)

Land Use and Zoning

The lot at 1032 Middleton Street is zoned NC-6.1, which permits single family detached houses only. It contains a single family house with an area of 1,834 square feet; the lot itself has an area of 9,902 square feet. The entire neighborhood is zoned NC-6.1 and is exclusively residential in zoning and use.

Variance Request Information

The applicant is requesting a variance from Section 4-9.3.1A of the *Unified Development Ordinance* regarding parking space design requirements for single family residential uses. The Ordinance does not permit parking in the front or side yard if it is not on an improved surface, and the total area designated for parking is not to exceed 35% of the front and side yard area. The applicant has multiple adults living in the house with multiple cars that need to be parked onsite, and she is asking for permission for them to park in the front and side yards, exceeding the 35% limit, and without the need to improve the surface.

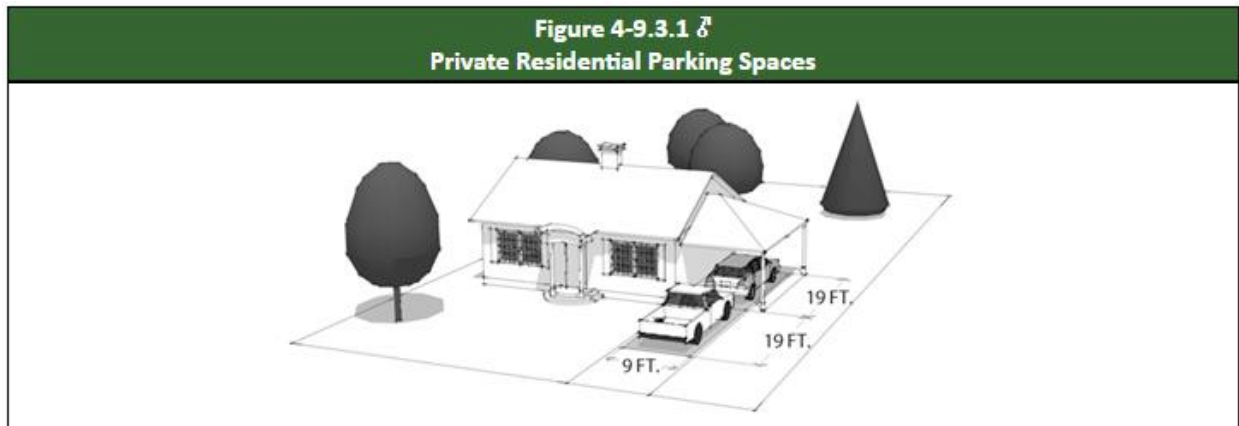
Unified Development Ordinance Regulations

Sec. 4-9.3.1 Parking Design for Residential Uses

A. **Parking Space Design for Single-Family Residential Uses.** Parking spaces for single family attached and detached residential uses, live-work units, and manufactured homes within a manufactured home park or subdivision that are located in private garages, carports, or individual driveways are not required to be marked. A person may not park a motor vehicle in the front yard or side yard of a residential property, except in a driveway or on an improved surface as listed below. The total area designated for parking shall not exceed 35% of the front and/or side yard area. An area on a private residential lot is considered a parking space if:

1. The area is at least 9 feet by 19 feet in dimension;

2. The area does not encroach upon a public sidewalk;
3. The area is surfaced with asphalt, concrete, or other material as approved in **Section 4-9.3.4**; and
4. The area is accessible from the street. (See **Figure 4-9.3.1, Private Residential Parking Spaces**.)



Sec. 4-9.3.4 Surfacing and Maintenance of Off-Street Parking Areas

- A. **Surfacing.** Off-street parking areas shall be surfaced as follows:
 1. In general, off-street parking areas that are required to have more than five parking spaces shall be graded and surfaced with a material approved by the City Engineer that will protect against potholes, erosion, and dust.
 2. The City Engineer may permit the use of less durable, permeable surfaces (such as grass pavers, pervious asphalt or concrete, paving blocks, crushed stone, gravel, or another approved surface material) for surface areas that serve as storage and display areas, where permitted, as well as approved areas of off-street parking lots that are designed for low-turnover uses or overflow parking, provided that:
 - a. Permeable pavement systems cannot be used on sites where there is or may be a likelihood for high oil and grease concentrations, including but not limited to the following uses: automotive sales, rental and service establishments; automotive repairs, heavy or light; and parking lots with greater than 1,000 average daily trips.
 - b. If the surface is intended to support vehicles, permeable pavement areas must be designed and constructed in accordance with the industry standard of the proposed use.;
 - c. The perimeter of such parking areas is defined by bricks, stones, curbs, or other similar materials;
 - d. Surfaces with loose materials are set back at least 25 feet from a public street; and
 - e. The material does not generate inordinate amounts of dust.

The following information was submitted by the applicant: ***I have my adult children living with me and everyone has their own car. I have several of my own cars. We can't stack them in the driveway because people arrive and leave at different times, and we would have to move multiple cars every time someone needs to go to work or leave. We don't want to park them in the backyard because the camera is on the front of the house and they get broken into when they are in the backyard where we can't keep an eye on them.***

Staff Review

Approval of the proposal would result in the ability of the applicant and her children to park in the front yard on the grass. The main concern is aesthetic due to damage to the grass and the creation of multiple

access points onto the street from the yard. Parking for up to eight cars appears to be available in the concrete driveway and in the side yard, but would require stacking of the cars, which is less convenient for the drivers than simply parking in the front yard.

While allowing the use of the front yard for parking cars does not meet the intent of the code to protect the aesthetics and character of the neighborhood, it is not a permanent alteration to the lot in the way that requiring the installation of a permanent improved surface would be. Once drivers move out of the house, the need for extra parking spaces should be lessened.

Issues to be Considered:

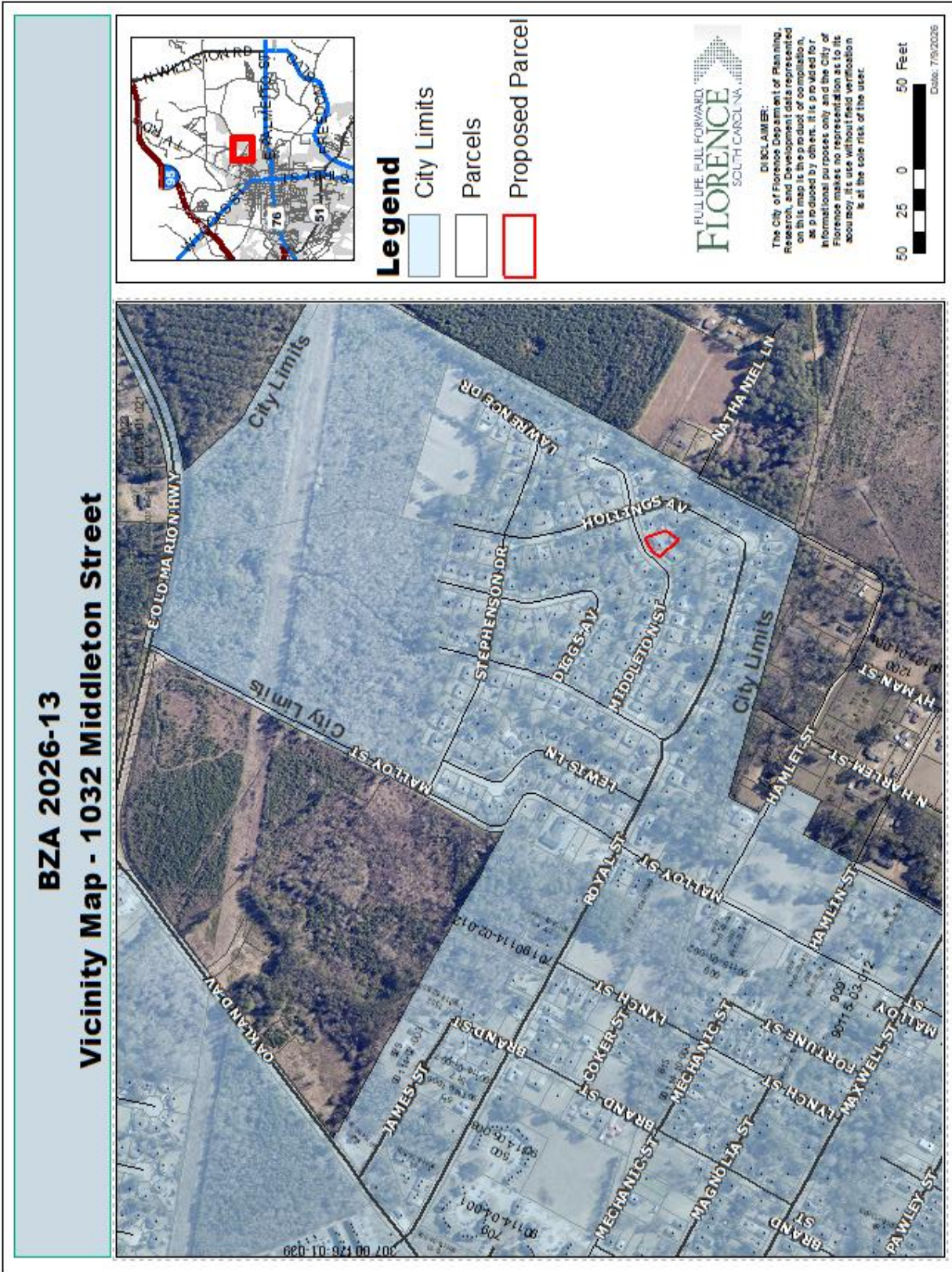
Applications for a variance shall be evaluated by the Board of Zoning Appeals on the basis of the following conditions:

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: Enforcement of the code limits the number of cars that can be parked in the front yard of the house.***
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 parking requirement for the residential zoning district is to prevent overcrowding and protect the residential character of the neighborhood.***
3. That there (are/are not) extraordinary and exceptional conditions pertaining to the particular piece of property. ***Staff Comment: While the lot itself is typical for the neighborhood, the number of drivers living in the house is unique to the situation.***
4. That these conditions (do/do not) generally apply to other property in the vicinity. ***Staff Comment: Beyond the fact that a larger than average number of drivers live here, there is nothing unique about the subject parcel itself.***
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 parking requirements to the request would result in the inability of the landowner to park all over the front yard. It would not prevent the current use as a house.***
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: Excessive parking on unimproved surfaces is often seen as deleterious to the overall character of a neighborhood.***

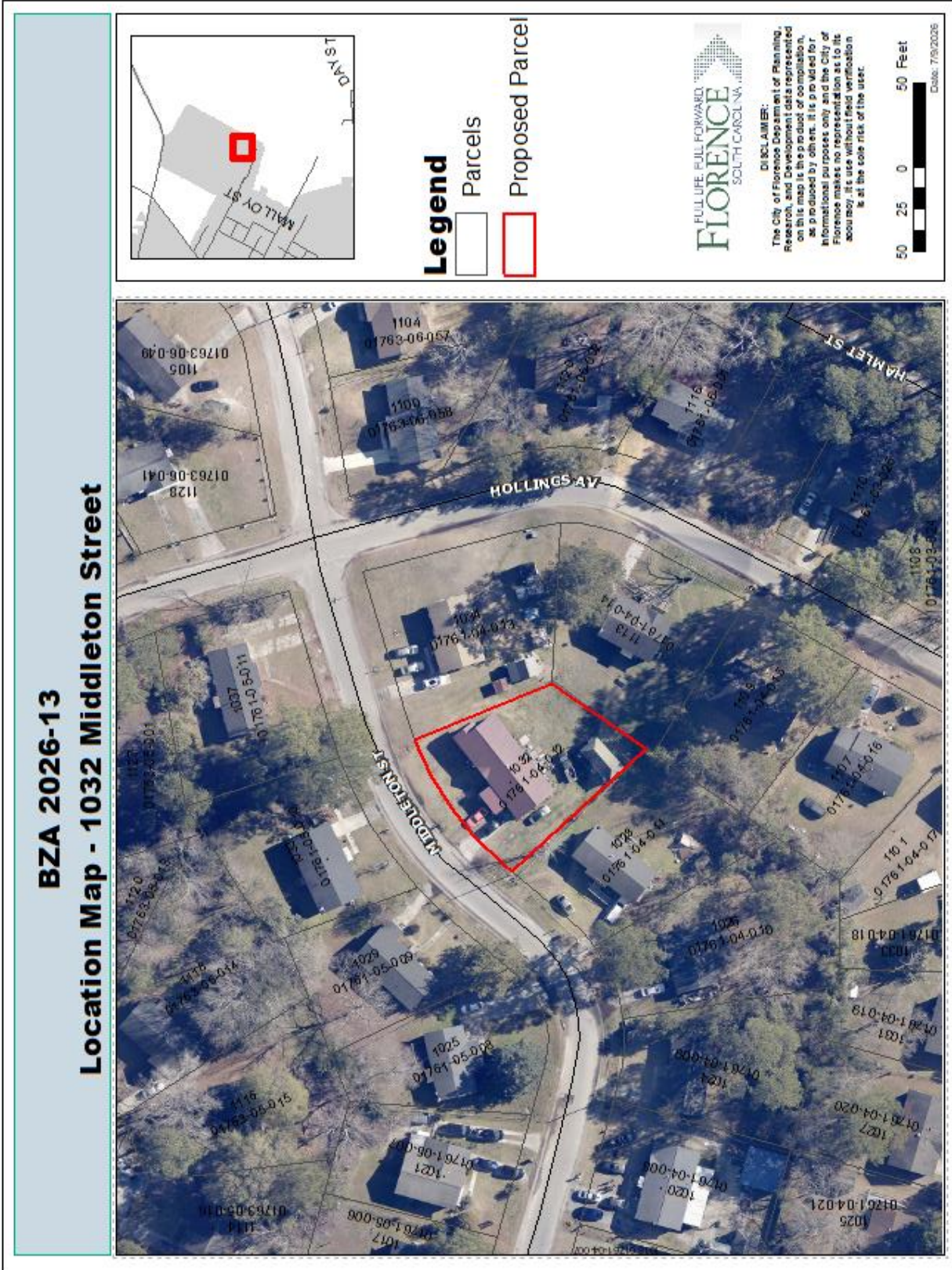
Attachments

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Site Photos

Attachment A: Vicinity Map



Attachment B: Location Map



Attachment C: Zoning Map



Attachment D: Site Photos



Conditions at the applicant's house showing where cars are parking on the front yard.





The applicant's house.



Conditions in the neighborhood: next door and across the street.



Board of Zoning Appeals Motion Worksheet

Case Number: BZA-2026-13 Nature of Request: Parking Area Requirements 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:

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

AGENDA ITEM: BZA-2026-14

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

LOCATION: 1300 and 1304 West Palmetto Street

TAX MAP NUMBERS: 90047-06-011 and 90047-06-012

OWNER OF RECORD: David and Kathy Norris

APPLICANT: David and Kathy Norris

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

Land Use and Zoning

The two lots at 1300 and 1304 West Palmetto Street are zoned NC-15, which permits single family detached houses only. There is a single family house on each lot, facing West Palmetto Street. The rear of 1300 West Palmetto Street fronts on South Edisto Drive. The NC-15 zoning district requires that any new parcel have a minimum area of 15,000 square feet and a minimum lot width of 100 feet. 1300 currently has an area of 16,951 square feet and a street frontage of 70 feet along West Palmetto Street, and it is 250 feet deep along South Edisto Drive. 1304 West Palmetto Street is owned by the same people; it is 17,499 square feet in area and also has a frontage of 70 feet and depth of 250 feet (see Attachment B).

Proposal

The applicant is proposing to subdivide the two parcels fronting West Palmetto Street in order to provide a third lot of record that would front on South Edisto Drive (see Attachment E). The proposed new parcel would be 80 feet wide, but only 11,208 square feet in area. It would leave the remaining parcels also under the 15,000 square feet requirement, at 11,873 and 11,933 square feet. If approved, the applicant intends to construct a single family house on the new parcel as infill development.

Variance Request Information

The applicants are requesting a variance from Table 1-2.2.1B of the *Unified Development Ordinance*; the request requires a 20% decrease in area for the remainders of the lots fronting on West Palmetto Street (containing the existing houses), and a 25% decrease in lot area for the proposed lot fronting on South Edisto Drive (undeveloped land). The proposed width of the new parcel is also 20% under the 100 feet required for new lots. The lots on West Palmetto Street are already 30% under the requirement, but they are preexisting. See the comparison table below.

Table 1-2.2.1B “Neighborhood Conservation Subdistricts” specifies the minimum lot area and width for new lots in subdistrict NC-15:

Table 1-2.2.1B ² 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.

Lot on Plat	Current Area	Proposed Area	Amount Undersized
A (1304 W. Palmetto)	17,499	11,933	3067 (20%)
B (1300 W. Palmetto)	16,951	11,873	3127 (20.8%)
C (new lot on S. Edisto)	0	11,208	3792 (25%)

The following information was submitted by the applicant:

These are very deep lots, and the back portion of the back yards is never used. Combining the back yards into a new lot and building another single family house provides another housing option.

Staff Review

The lots in this neighborhood are generally about three times as long as they are wide, resulting in deep back yards. The houses were built in the 1930s through the 1950s, when the neighborhood was laid out. The majority of lots in the vicinity face West Palmetto Street, Madison Avenue, and Jackson Avenue, rather than South Edisto Drive. There are two lots that face South Edisto Drive that are immediately across the street from the referenced lots. They contain two houses constructed in 1993 on what appears to be the recombination of two lots that originally faced West Palmetto Street that were reconfigured into two square lots of over 16,800 square feet each, with street frontages of at least 120 feet (see Attachment E).

Approval of the proposal would result in the creation of three lots of record that are smaller than other lots in the immediate vicinity as well as the minimum required for the zoning district. The three new parcels would also lack the deep back yard which is a characteristic of the neighborhood.

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: The applicants desire to essentially carve out a new lot of record from the rear yards of two existing lots. Leaving the lots as they are does not prevent the current use of them for two houses.

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 and prevent overcrowding.

3. That there (are/are not) extraordinary and exceptional conditions pertaining to the particular piece of property.

Staff Comment: All of the lots in the area are roughly three times as deep as they are wide, leading to deep back yards. 1300 West Palmetto Street is on a corner so the back yard has street frontage along South Edisto Street. Every intersection has up to four back yards along one of the streets.

4. That these conditions (do/do not) generally apply to other property in the vicinity.

Staff Comment: Current lot sizes in the immediate vicinity range from just under 14,000 square feet to about 27,000 square feet for single family lots. The subdivision was originally laid out with lots that were 70 feet wide by about 250 feet deep, so those dimensions do apply to all of the lots in the area. There is nothing unique about the subject parcels.

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 size requirement to the request would result in the inability of the landowner to subdivide the parcels, and prevent them from building a third house. It would not prevent the current use for two houses.

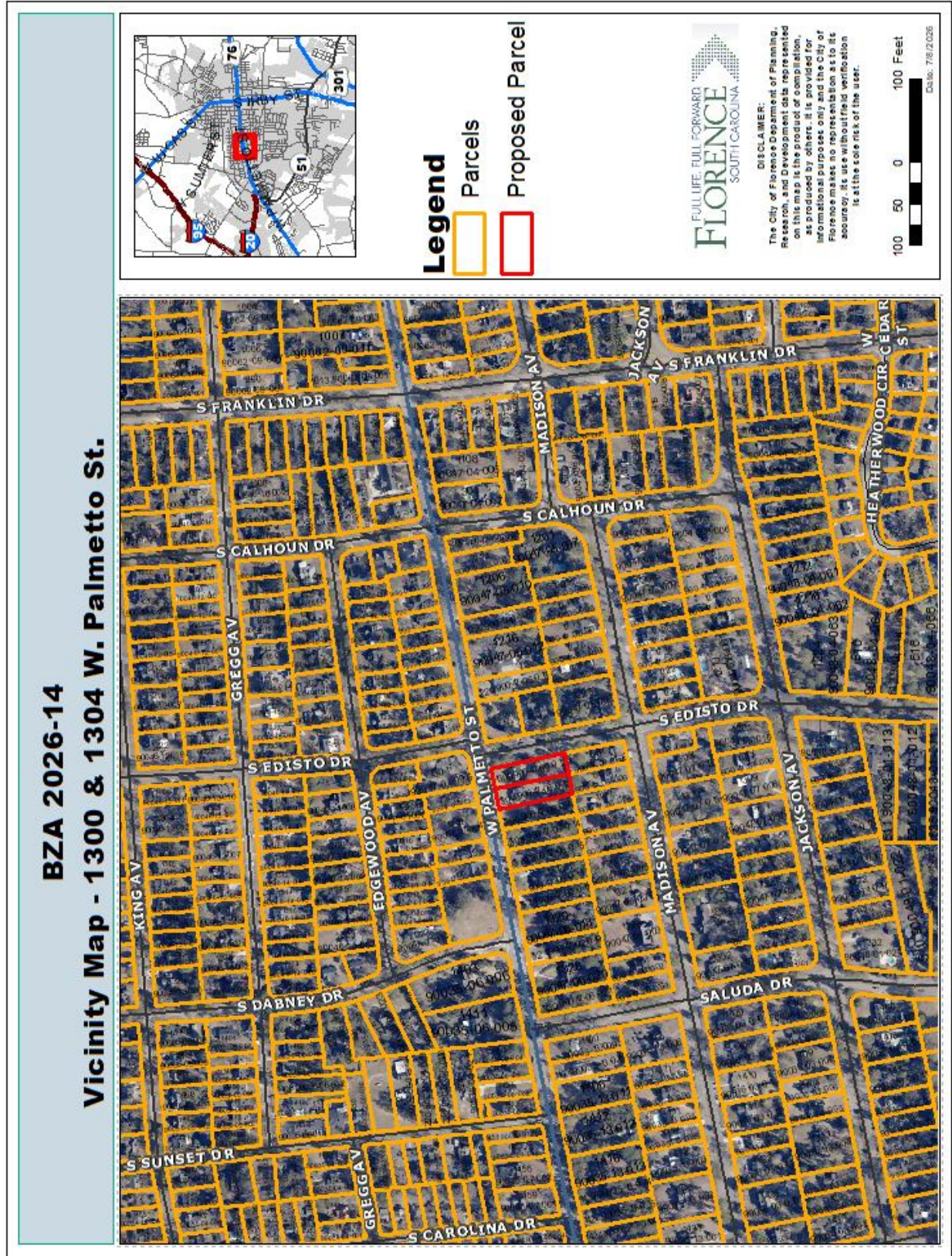
6. That the authorization of a variance (will/will not) be of substantial detriment to adjacent property or to the public good, and the character of the district (will/will not) be harmed by the granting of the variance.

Staff Comment: This is a corner lot giving the rear yard frontage along the secondary street. If subdivided and developed, it would result in more dense development than is characteristic for this neighborhood.

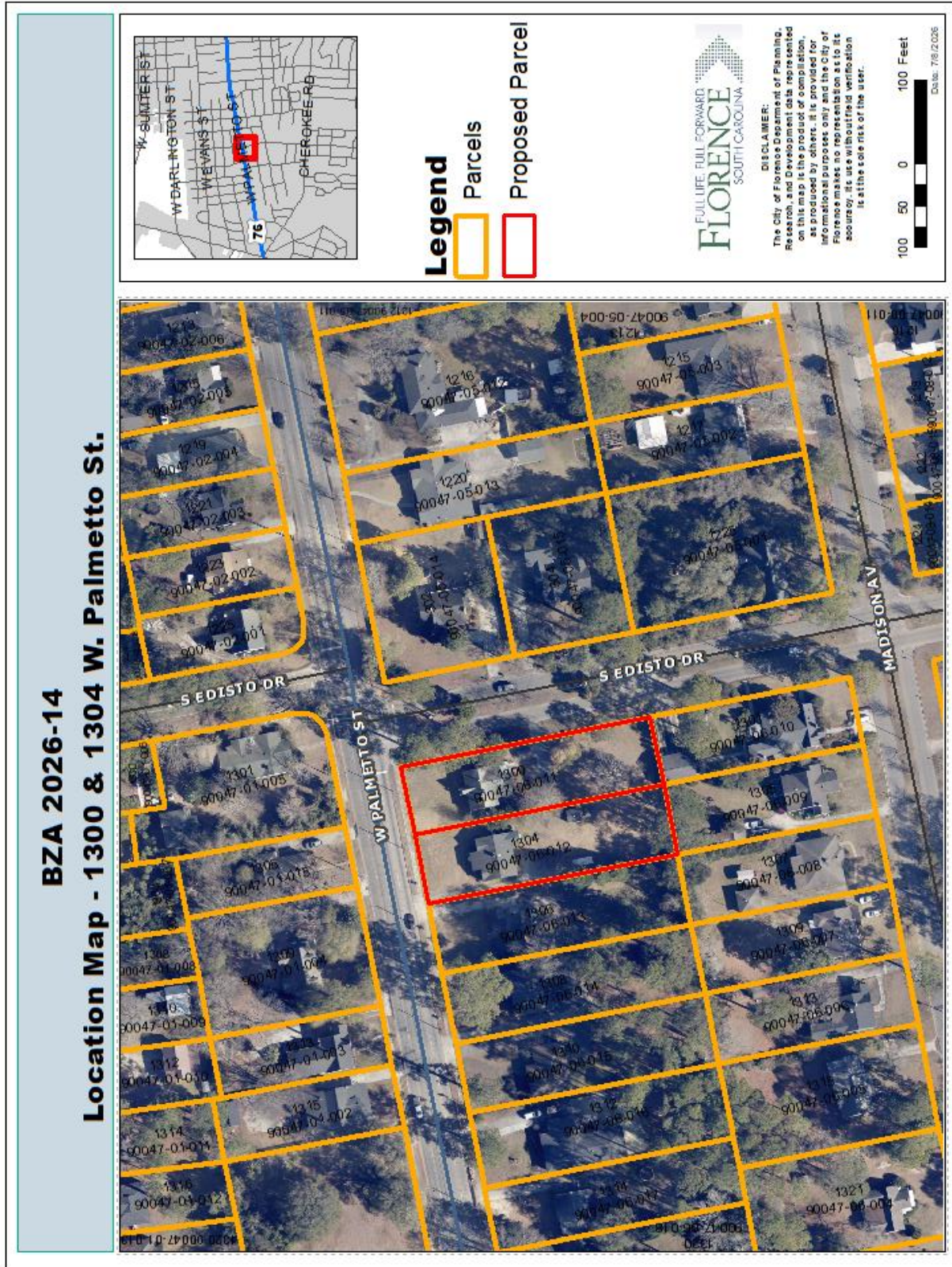
Attachments

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Proposed Plat
- E. Proposed New Lot
- F. Site Photos

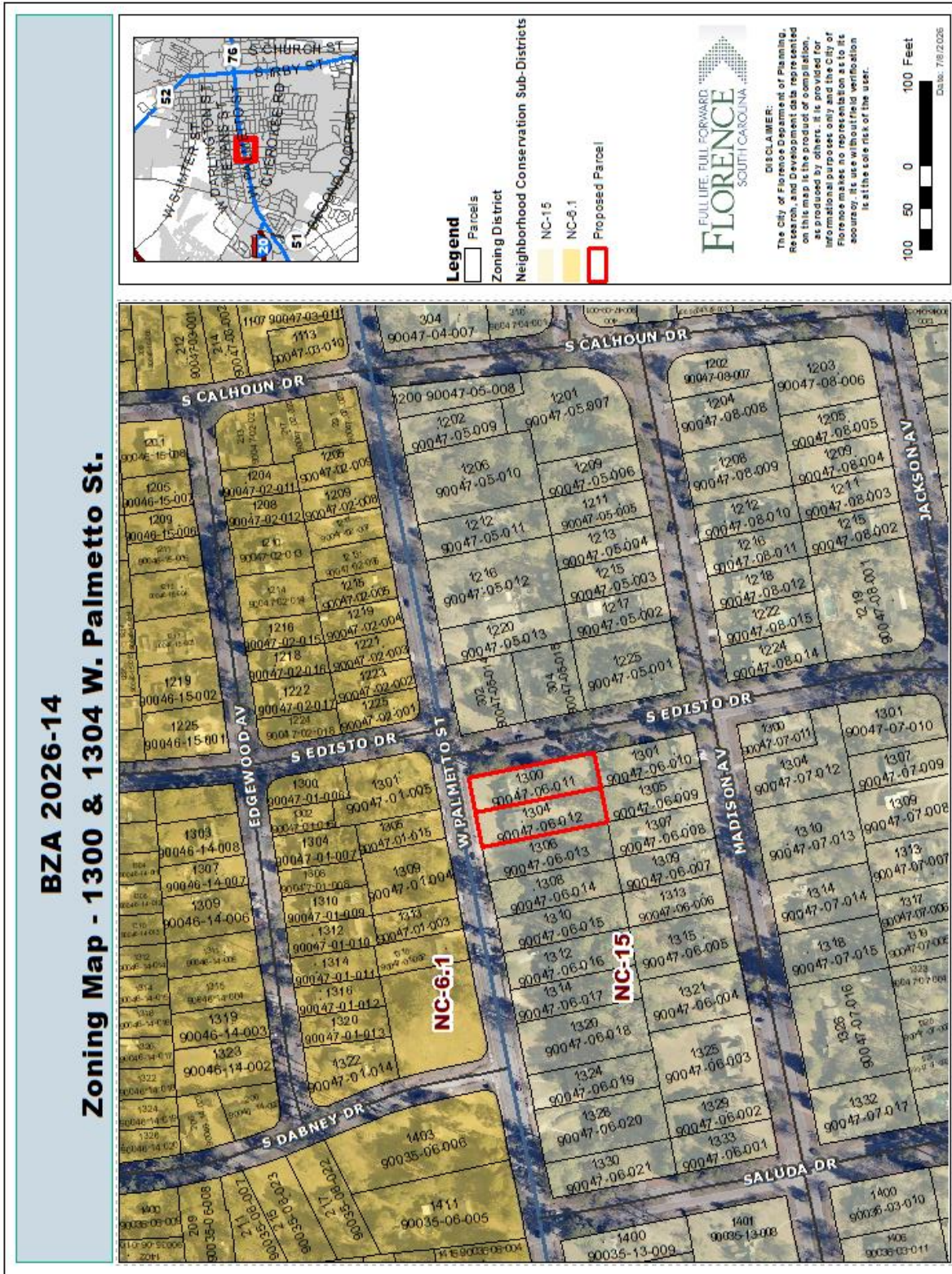
Attachment A: Vicinity Map



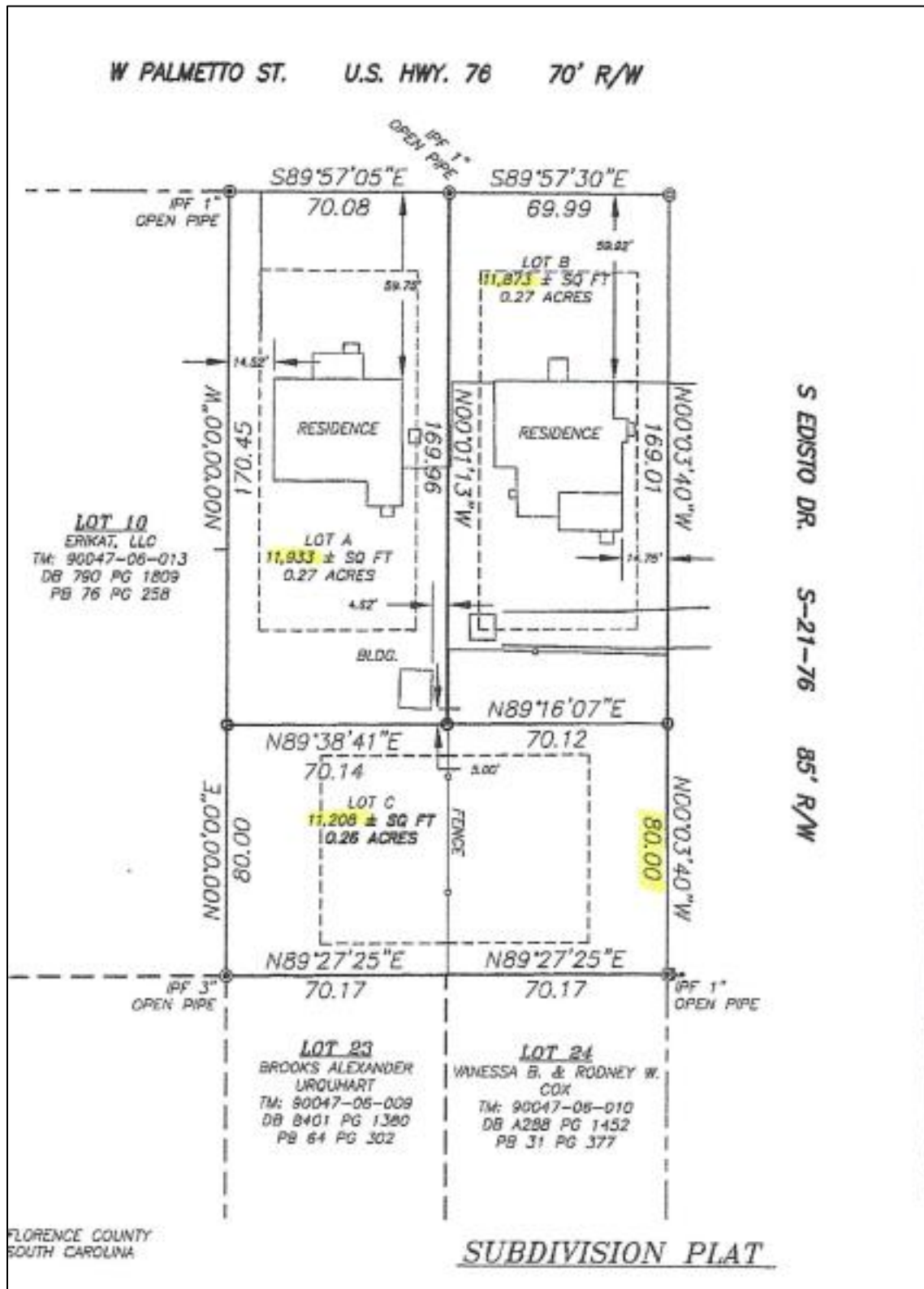
Attachment B: Location Map



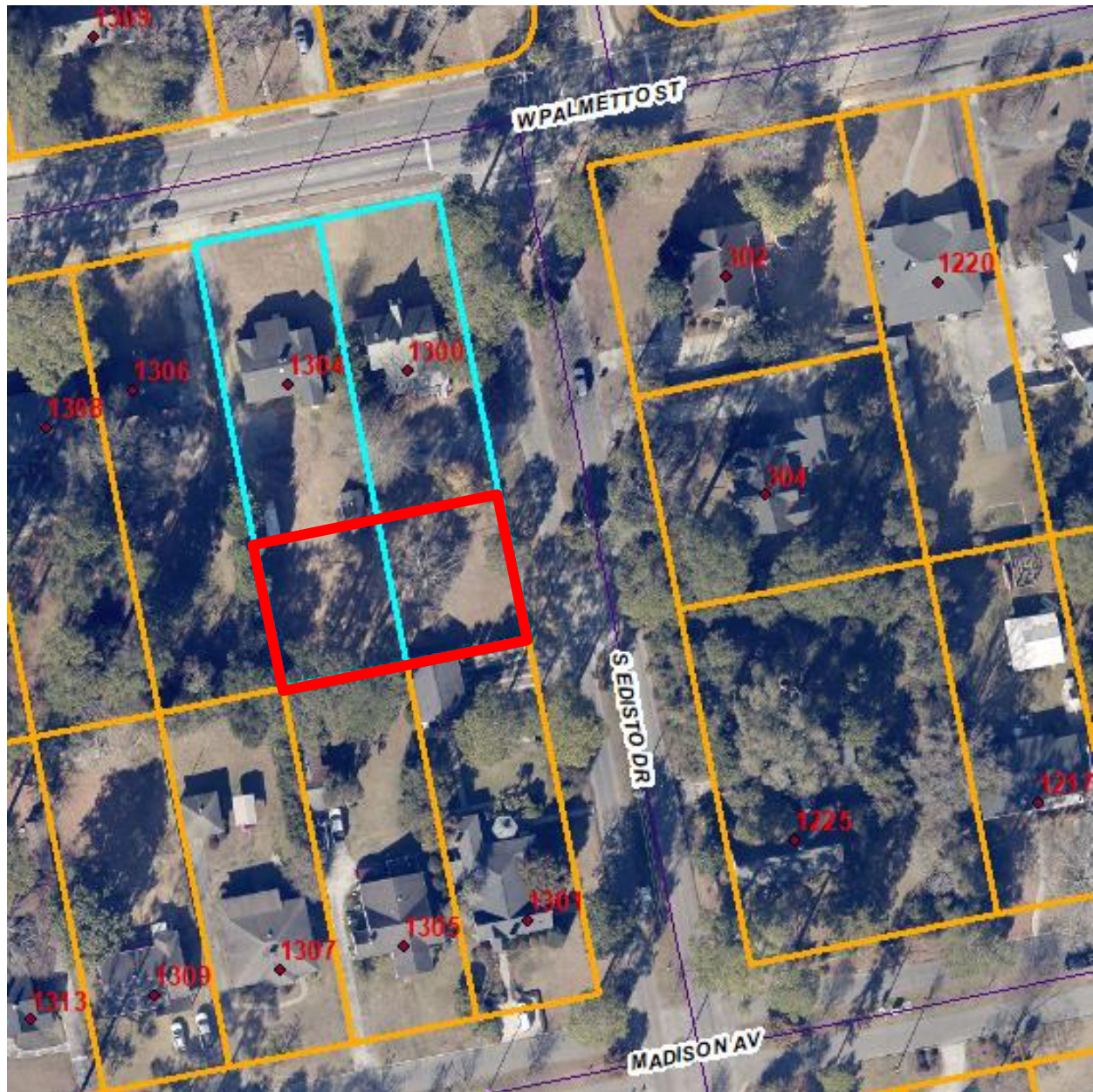
Attachment C: Zoning Map



Attachment D: Proposed Plat



Attachment E: Proposed New Lot



The red outline is the proposed parcel, with an 80 foot street frontage. Across the street, 302 and 304 South Edisto Drive are 18,200 and 16,800 square feet in area with 130 and 120 foot street frontages.

Attachment F: Site Photos



1300 West Palmetto Street from West Palmetto Street.



1304 West Palmetto Street.



302 South Edisto Drive from South Edisto Drive.



304 South Edisto Drive.



Looking at the rear yards of 1300 and 1304 West Palmetto Street from South Edisto Drive;
the location of the proposed lot.



Looking towards the back of 1300 and 1304 West Palmetto Streets from South Edisto Drive.

Board of Zoning Appeals Motion Worksheet

Case Number: BZA-2026-14 Nature of Request: New Lot Area & Width Variances

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: