



**APPROVED MINUTES
ZONING BOARD OF APPEALS
CAYCE CITY HALL
1800 12TH STREET, CAYCE SC
Monday, December 16, 2019
6:00 PM**

I. CALL TO ORDER

The meeting was called to order by Chair Robert McLeod. Members present were Jason Simpson, Robin DiPietro and Bob McArver. Russ Vickery was absent excused. Staff present were Carroll Williamson and Monique Ocean.

II. APPROVAL OF MINUTES

Bob McArver made a motion to approve the minutes of the October 21, 2019, meeting. Robin DiPietro seconded the motion. All were in favor.

III. STATEMENT OF NOTIFICATION

Monique Ocean confirmed that the media and public were notified of the public hearing.

IV. PUBLIC HEARING

Variance Request No. 006-19

A request for a variance from the **Zoning Ordinance Section 5.6-3 Location** to allow an accessory structure to be located in the front yard in a single family residential (RS-3) zoning district. The property is located at 2374 Orchard Street (TMS# 005725-13-018).

a. Opening Statement

The applicant, Quatonya Smiley, began by informing the Board that all the information needed for the variance request could be found in the application that was submitted.

b. Public Testimony

There was no one present to speak for or against the variance request.

c. Adjourn Public Hearing

With no further discussion, the public hearing for Variance Request 006-19 was adjourned.

V. MOTION – Variance Request 006-19

The Board agreed that the variance request meets all criteria for approval. A motion was made by Robin DiPietro to approve the variance to permit the accessory structure to remain in the front yard provided it meets side yard setback requirements and the variance applies solely to the existing accessory structure. Bob McArver seconded the motion. The motion passed by a majority vote. Jason Simpson did not vote because he arrived late to the public hearing.

VI. PUBLIC HEARING

Variance Request No. 007-19

A request for a variance from the *Zoning Ordinance Section 6.7 Table 3 (Schedule of Lot Area and Setbacks by Zoning Districts)* for a reduction (by 10 to 12 feet) of the required setbacks for a double frontage lot (*Section 5.2(2) Setbacks- Through or Double Frontage Lots*) in the C-4 Zoning District. The property is located at 2454 Charleston Hwy (TMS# 005757-02-024).

a. Opening Statement

Mr. Tem Miles appeared before the Board to speak on behalf of the applicant, Mike Hughes. Mr. Miles explained how the variance request meets each criteria needed for approval. Mr. Miles stated extraordinary conditions existed because of the double setback requirements, the conditions do not apply to other properties in the area, the double setback requirements prohibited the use of the land, and granting the variance would improve the area because of construction of a new building.

b. Public Testimony

Mr. Bobby Lorick spoke in favor of the variance request.

c. Adjourn Public Hearing

With no further discussion, the public hearing was adjourned.

VII. MOTION – Variance Request 007-19

Robin DiPietro made a motion to approve the variance with conditions that the setbacks along Frontier Road will be 17 feet and 19 feet from the property line and the dimensions of the building will be reduced to 20 feet by 24 feet. Bob McArver seconded the motion. All were in favor.

VIII. NEW BUSINESS

There was no new business.

IX. ADJOURNMENT

Robin DiPietro made a motion to adjourn. Jason Simpson seconded the motion. All were in favor.

**A quorum of Council may be present.
No discussion or action on the part of Council will be taken.**