



**APPROVED MINUTES  
ZONING BOARD OF APPEALS  
CAYCE CITY HALL  
1800 12<sup>TH</sup> STREET, CAYCE SC  
Monday, September 16, 2019  
6:00 PM**

**I. CALL TO ORDER**

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

**II. APPROVAL OF MINUTES**

Robin DiPietro made a motion to approve the minutes of the January 24, 2019 meeting. Mr. McArver seconded the motion. All were in favor.

**III. STATEMENT OF NOTIFICATION**

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

**IV. PUBLIC HEARING**

**Variance Request No. 003-19**

A request, by the owner, for a variance from the **Zoning Ordinance Section 6.7 Table 3 (Schedule of Lot Area and Setbacks by Zoning Districts)** to reduce the required secondary front yard setback in the RS-3 Zoning District (12.5 ft.) by 8 feet. The property is located at 938 Naples Avenue (TMS 005749-03-012).

**a. Opening Statement**

Carroll Williamson began by clarifying the variance request. Mr. Williamson stated the applicant wished to reduce the setbacks to 3.9 feet in the secondary front yard in order to build an addition. Mr. Williamson explained that the ordinance requires the secondary front yard setback to be 12.5 feet or half of the primary front yard setback (25 feet). Mr. Williamson explained that the structure is non-conforming because it is located in the setback and the addition to the home would extend the non-conformity. Mr. Williamson stated that any addition to the home must meet the requirements of the zoning ordinance. Mr. Richard Murphy came before the Board as one of the owners of the property to discuss his request for the variance. Mr. Murphy stated the addition needed to line up correctly with the existing floor plan of the house and therefore could not be constructed within the setbacks

required by the ordinance. Mr. Murphy stated the setback of 3.9 feet, shown on the exhibit, is the only way the addition could line up correctly with the house. Mr. Murphy stated that the bedroom and bathroom addition is needed to make the home more attractive to buyers looking to purchase a single-family residence.

**b. Public Testimony**

Mr. Ed Fuson of 803 L Ave came before the Board to speak in favor of the variance request. Mr. Danny Creamer of 1011 M Ave came before the Board to speak in favor of the variance request.

**c. Adjourn Public Hearing**

With no further comments from the public, the hearing was adjourned.

**V. MOTION – Variance Request No. 003-19**

Russ Vickery made a motion to grant the variance to reduce the secondary front yard setbacks to 3.9 feet. Robin DiPietro seconded the motion. The variance request was approved by a vote of three to one, with Bob McArver voting against the variance request.

**VI. NEW BUSINESS**

Carroll Williamson informed the Board that updates were being made to the Overlay District and to the City's Comprehensive Plan. Mr. Williamson informed the Board that the new Arts Design Overlay District hopes to attract artists in a live-work environment.

**VII. ADJOURNMENT**

Ms. DiPietro made a motion to adjourn. Mr. McArver seconded the motion. All were in favor.