



## Planning and Zoning Department

### Minutes

#### Zoning Board of Appeals Meeting

City Council Chambers, City Hall

100 East Carolina Avenue

Monday, December 16, 2019 5:30p.m.

**PURSUANT TO FREEDOM OF INFORMATION ACT SC CODE 30-4-80: WRITTEN NOTICE WAS DELIVERED TO THE PRESS BY EMAIL ON DECEMBER 9, 2019 AND DULY POSTED IN CITY HALL.**

**Members present:** Chairman Tommy Goodson, Vice-Chairman Brian Meadows, and Kirk Askins. **Absent:** Thomasena Davis and Luann Jeffords Post **Guest:** Daniel Watkins. **Staff:** Brenda Kelley. **Press:** Absent.

#### Call to Order

Chairman Tommy Goodson called the meeting to order at 5:34pm.

**Appeal Z – 2019 – 02: Request by Daniel and Holly Watkins for a variance to allow an accessory structure in the front yard setback at 604 West Home Avenue. The property is zoned Residential (R-1), Tax Map # 056-09-01-071.**

Staff member Brenda Kelley presented the staff report.

Mr. Watkins wants to construct a garage on the front of the property. Mr. Watkins said he has nowhere else on the property to place the garage where he would have access.

After consideration of the evidence and Mr. Watkins comments, Chairman Goodson presented the motion to approve the variance as requested. Brian Meadows seconded. The motion carried unanimously by a vote of 3-0 (Jeffords Post and Thomas absent).

Chairman Goodson presented the findings and the board's conclusions noting the following:

1. The applicant has an unnecessary hardship because there are extraordinary and exceptional conditions pertaining to the particular piece of property based on the following finding of fact: The property has no side yard to allow the garage behind the

house for construction. In addition, the topography does not allow construction anywhere else.

2. These conditions do not generally apply to other property in the vicinity based on the following finding of fact: The lot is very, unique and does not allow construction anywhere else.
3. These conditions would effectively prohibit or unreasonably restrict the utilization of the property based on the following finding of fact: Due to topography and the narrow lot.
4. 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 base on the following finding of facts: Not visible to adjacent property or street.

**Adjournment**

There being no further business, the meeting was adjourned at 6:02p.m.

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Signature

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Date