

Zoning Variance Application

City of Seneca

Planning & Development

Variance #: VA 2019- 02
Property Owner: Jon and Tamy Sanford
Owner Address: 410 S Depot Street, Seneca, SC 29678
Applicant: Same
Applicant Address:
Applicant Phone Number: 864-623-8120
Property Interest:

Date:

Do Not Write In This Space
Advertised:
Public Hearing: 2/21/19
Receipt #:
Property Posted:
Fee Paid: 50.00
Application Taken By: [Signature]

Property Location: (a plat must accompany this application) 410 S Depot St
Tax Map Number: 520-40-02-016 Lot Dimensions:
Zoning Classification: R-10 Lot Area: .22 acres
Use of Property:

Property Characteristics:

Has any application involving this property been considered previously by the Seneca Planning Commission or Board of Appeals? If yes, please state details.

I request [X] a variance from the following provisions of the Ordinance (cite section numbers):
(choose one) [] an appeal to the decision of the zoning administrator in interpretation of the Zoning Ordinance
Variance for rear setback See 522.6 6.5' variance req'd

I (we) attest that there are no recorded deed restrictions or restrictive covenants that apply to this property which are contrary to, conflict with, or prohibit the permitted activity being requested or appealed.

Signature of Applicant: [Signature]

Date: 2/5/19

I (We) certify that I (we) are the free holder(s) of the property(s) involved in this application and further that I (we) designate the person signing as applicant to represent me (us) in this variance.

Approved [] Date:
Disapproved [] Owner Date

Chairman, Board of Appeals

Staff Report

To: Zoning Board of Appeals
From: Edward Halbig
Planning Director

Date: February 4, 2019
Public Hearing: February 21, 2019
Docket: VA-2019-02

PROPERTY OWNER: Jon and Tamy Sanford

APPLICANT: Same

LOCATION: 410 S Depot Street

ZONING: R-10

REQUEST: Variance from Section 522.6 Table A –Rear yard setback requirements

TAX MAP #: 520-40-02-016

ANALYSIS:

The applicant seeks relief from Section 522.6 as it relates to rear yard setback for construction of an attached garage on rear of home.

	Required Setback	Requested	Variance
Rear Yard	15'	8.5'	6.5' (43%)

The applicant seeks to add a garage to the rear of the property located at 410 S. Depot Street. The property has a 20 foot easement upon it allowing egress to another landlocked property behind it. Because of this easement, the construction of a garage along the side would put the building very close to the easement. Building to the rear encroaches upon the rear setback. The house behind is shown to be 40 feet from the rear of the subject property line.

STAFF COMMENTS

To be considered for a variance, one or more of the following findings must be made:

904.2 a) There are extraordinary and exceptional conditions pertaining to a particular piece of property in question because of its size, shape or topography;

The property is a substandard lot of 9,583 square feet, property has a 20 foot easement serving another house located behind the subject property.

904.2 b) Such conditions are peculiar to the particular piece of property involved and do not generally apply to other property in the vicinity;

These conditions are peculiar in downtown residential area and do not generally apply to other property.

904.2 c) Because of these conditions, the application of the Ordinance on this particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;

The property is currently being used as a residential use.

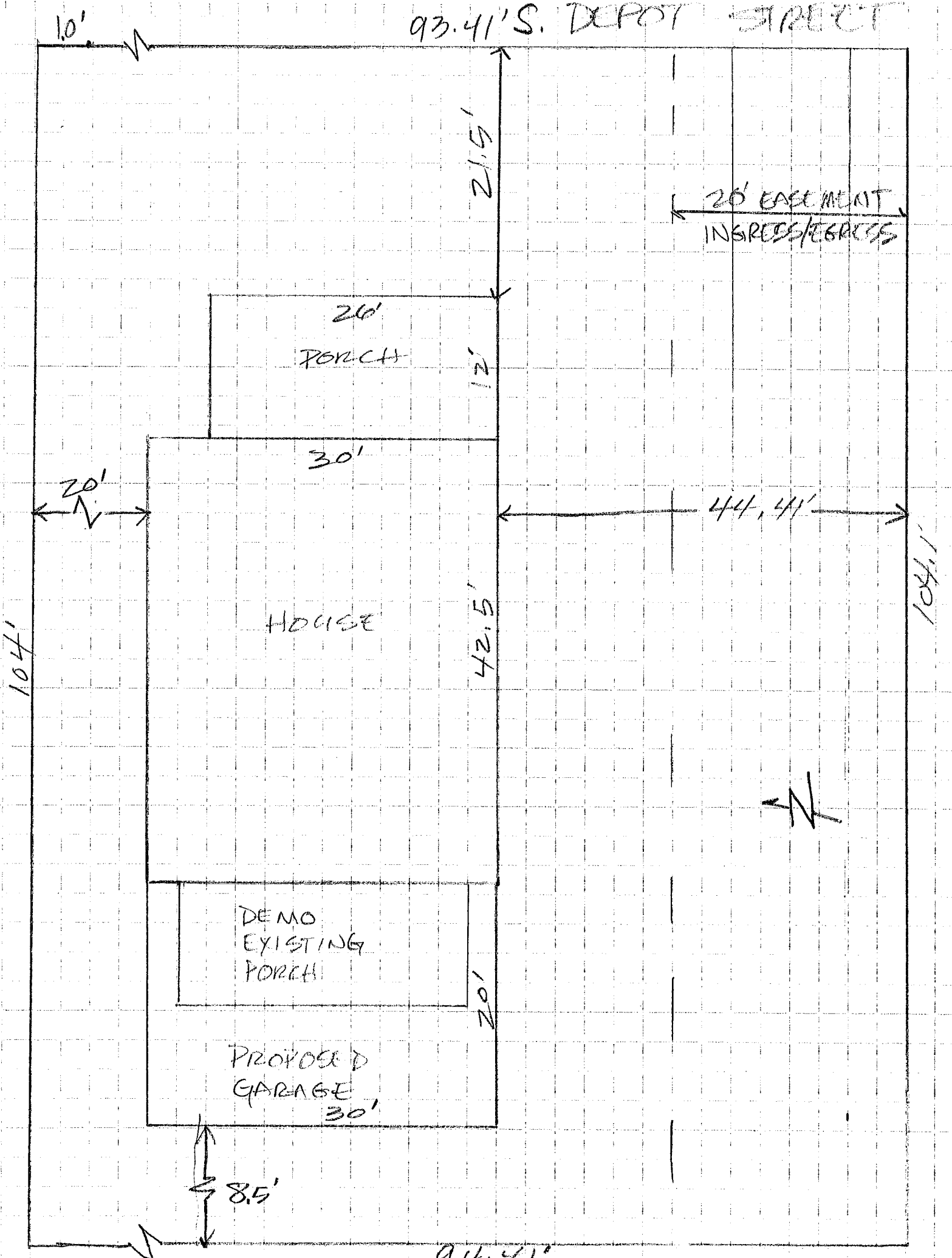
904.2 d) The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by granting of the variance.

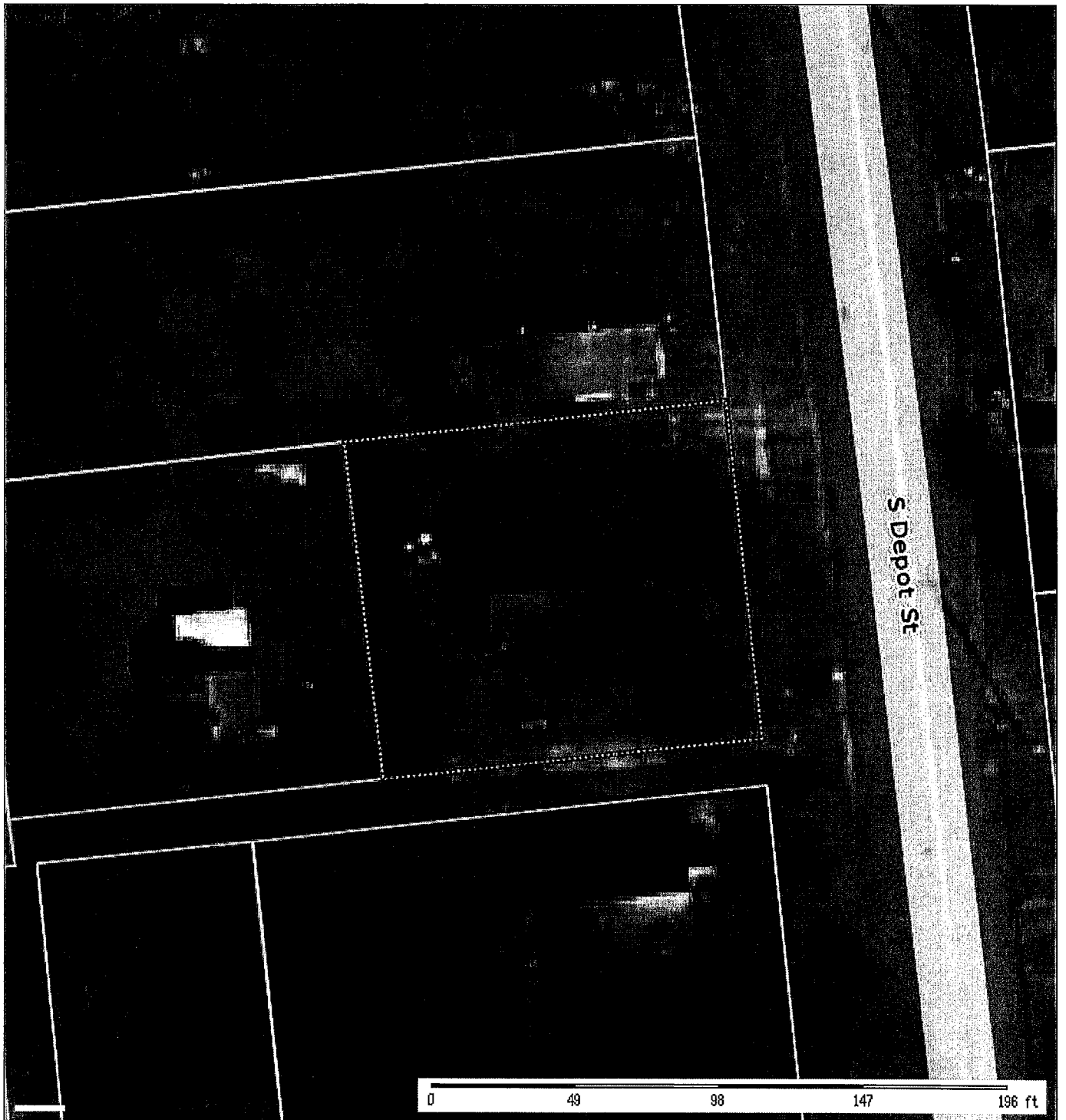
Reduction of rear setback may impact adjacent property, but to a lesser extent than locating the proposed addition to the easement. The request is not anticipated to be of substantial detriment to public good or character of the district.

904.2 e) The board may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a non-conforming use of land, or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance.

The variance would not allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a non-conforming use of land, or to change the zoning district boundaries shown on the official zoning map.

93.41' S. DEPOT STREET

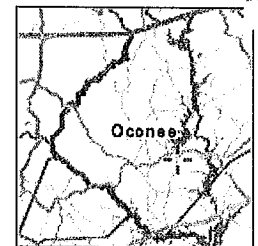




Oconee County Assessor

Parcel: 520-40-02-016 Acres: 0.22

Name:	SANFORD JON L & TAMY R	Land Value:	10540
Site:	410 S DEPOT ST	Improvement Value:	28720
Sale:	\$0 on 2015-11-16 Reason=9 Qual=U	Accessory Value:	0
Mail:	410 S DEPOT ST SENECA, SC 29678	Total Value:	39260



Oconee County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The maps on this site are not surveys. The assessment information is from the last certified taxroll. All data is subject to change before the next certified tax roll.
Date printed: 02/05/19 : 15:31:03

R-10 - 15' Setback Year

FILED FOR RECORD
OCONEE COUNTY
S.C.

Nov 27 1 12 PM '91

SALLED WITH:
CLERK OF COURT

THOMAS C. JENKINS
D.B. 567/39

FRANK L. & BRENDA H. JOHNSON
D.B. 583/121
P.B. P-47/168

manell
011630

Glenda C. Carroll
D.B. 625/310

PARCEL B
2.228 AC.

Dorothy M. Martin
D.B. 14E/351
PARCEL A

Recorded this 27 day of Nov
D. 1991 in Vol. P.59
Page 260 and Certified:

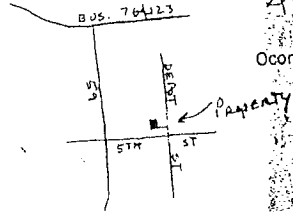
Wally G. Smith
C.C.C.P.C.S.

Oconee County, S.C.

GRETA PHILLIPS
D.B. 603/92
P.B. P-52/54B

LILLIAN T. RANKIN
D.B. 479/245

LOCATION MAP



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THE HOUSE IS NOT IN A FLOOD PRONE AREA.

CLEMSON ENGINEERING SERVICES	
ACREAGE - 0.228 (OHD) PLAT OF UNBALANCED TRAVERSE PRECISION OF FIELD SURVEY - SCALE 1 IN. = 30 FT.	DATE: NOVEMBER 5, 1991 STATE OF SOUTH CAROLINA COUNTY OF OCONEE TOWNSHIP OF SENECA LOT 339 PARCEL 'B' CITY OF SENECA
PLAT PREPARED FOR CHARLES C. PEEBLES C. ANITA BEARDEN	I CERTIFY THE FIELD SURVEY PRECISION AS NOTED AND THAT THE AREA WAS CALCULATED BY THE DMD METHOD <i>R. Cooper</i> R. W. COOPER P.E. - G.L.S. 4682 PHONE 803-654-2573
PROPERTY SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, OR RESTRICTIONS OF RECORD. REF. PLAT BKIP-45/17 FIELD WORK BY ROSEBEE-RILEY	

David W Crumpton to (Seeded to H260)