



**BOARD OF ZONING APPEALS**  
**A G E N D A**  
**Regular Meeting**  
**February 12, 2015**  
**4:00 PM**  
**10<sup>th</sup> Floor Council Chambers, City Hall**

- 1. Call to Order**
- 2. Welcome and Opening Remarks from the Chair**
- 3. Roll Call**
- 4. Election of 2015 Officers**
- 5. Approval of Minutes – November 20, 2014**
- 6. Call for Public Notice Affidavit from Applicants**
- 7. Acceptance of Agenda**
- 8. Conflict of Interest Statement**
- 8. New Business**
  - A. S 15-64** Application of City of Greenville for a **SPECIAL EXCEPTION PERMIT** to establish a 'community service' facility located at **KINGSVIEW ST** and zoned RM-1, Single- & Multi-Family Residential District (TM# 012300-09-04500)
  - B. V 15-71** Application by Childs Architecture for a **VARIANCE** to Article 19-6.5.4(A)(6), *Parking lot location and design*, to allow more than 20 percent of the total parking spaces in a front yard located at **405 DUNBAR ST** and zoned RDV, Redevelopment District (TM# 008600-01-00800 and 008600-01-00900)
- 9. Adjournment**

## DECISION CRITERIA Board of Zoning Appeals

### 19-2.3.7

A **Special Exception Permit** shall be approved only upon a finding that the applicant demonstrates all of the following standards are met:

- Consistent with the comprehensive plan.
- Complies with use specific standards.
- Compatible with the character of surrounding lands and the uses permitted in the zoning district(s) of surrounding lands, and will not reduce property values of surrounding lands.
- Design does not have substantial adverse impact on surrounding lands, including visual impacts or impacts regarding service delivery, parking and loading, odors, noise, glare, vibration, and does not create a nuisance.

### 19-2.3.5

A **Variance Permit** shall be approved only upon a finding that the applicant will suffer undue hardship if the ordinance is strictly enforced and the board of zoning appeals finds that all of the following standards are met:

- Extraordinary and exceptional conditions exist, such as size, shape, topography.
- Conditions are not the result of action by the applicant.
- Strict application of ordinance would deprive use.
- Variance is the minimum action to make reasonable the use.
- Not detrimental to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.
- Consistency with the purposes and intent of the Land Management Ordinance.

The following do not constitute grounds for a variance:

- Nonconforming use of neighboring lands.
- The existence of an approved special exception permit for the subject property.
- The fact that the subject property could be utilized more profitably if a variance permit were granted.