



Office Use Only:

Application# ✓ 21-178 Fees Paid \$150
Date Received 3-5-21 Accepted By MDL

APPLICATION FOR VARIANCE CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT: Samuel Hankins & Kiersten Bell
Name Title / Organization

MAILING ADDRESS: 111 Devenridge Drive Greer, SC 29650

PHONE: 864-561-8119 EMAIL: Samuel.hankins14@gmail.com

PROPERTY OWNER: Raymond Levy aka Borrowdale Properties LLC

MAILING ADDRESS: 121 Block House Road Greenville, SC 29615

PHONE: 864-350-3976 EMAIL: raymondlevy.zw@gmail.com

PROPERTY INFORMATION

STREET ADDRESS: 10 Crystal Avenue Greenville, SC 29605

TAX PARCEL #: 0211.00-01-008.01 DEED BOOK/PAGE: 2513/5943-5944 RECORDED DATE: 6/2/2017

ZONING DESIGNATION: R-6 ACREAGE: .25 acres

REQUEST

Unless limited by a condition of approval, a variance permit shall run with the land and not be affected by a change in ownership.

CODE SECTION FROM WHICH A VARIANCE IS REQUESTED: Section 19-3.2.2

DESCRIPTION OF REQUEST:

Two multi-family buildings on are on the same lot. We would like to split lot so that each multi-family can be sold to two different parties, Samuel Hankins & Kiersten Bell. Samuel and Kiersten are requesting a variance on both lots in regards to minimum square footage required or a variance on one lot. Two available options are attached as displayed on surveys for city approval. 1st option is granting

variance on both proposed lots after dividing current lot or 2nd option is granting variance on only one lot after dividing current lot

INSTRUCTIONS

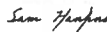
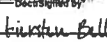
1. The application and fee, made payable to the City of Greenville, must be received by the Planning and Development office on or before the filing date reflected on the calendar schedule of the Board of Zoning Appeals. Submit the application by 2:00PM (business days) to ensure that it is accepted and processed the same day.
2. Special Exception and Variance applications require a public hearing before the Board of Zoning Appeals. Public hearing signs are required to be posted on the subject properties at least 15 days (but not more than 18 days) prior to the scheduled hearing date. The applicant is responsible for picking up signs at the Planning and Development office in City Hall, at the time of application submittal.

3. The applicant/owner must respond the "findings" questions on page 3 of this application (you must answer "why" you believe the application meets the tests for the granting of a variance). See also **Section 19-2.3.7, Variance Permit**, for additional information. You may attach a separate sheet addressing these questions.
4. You must attach a scaled drawing of the property that reflects, at a minimum, the following: (a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the requested variance; (c) existing buildings and other relevant site improvements on adjacent properties; and, (d) topographic, natural features, etc. relevant to the requested variance.
5. You must attach the required application fee:
 - (a) Single-Family Residential Uses: \$150.00
 - (b) All Other Uses: \$250.00
6. The administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to placing the application on the BZA agenda. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the applicant resolve the deficiencies. **You are encouraged to schedule an application conference with a planner, who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.**
7. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the Planning Office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the Planning Office will indicate in its report to the Board of Zoning Appeals that granting the requested change would not likely result in the benefit the applicant seeks.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is is not restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

DocuSigned by:

 DocuSigned by:

 781C18855732477


3/3/2021 | 11:52 AM EST

3/3/2021 | 8:59 AM PST

Applicant Signature

Date

DocuSigned by:



Property Owner Signature

3/3/2021 | 8:50 AM PST

Date

STOP: To be filled when application submitted to Planning & Development office – 5 th floor of City Hall	
	'Public Hearing' signs are acknowledged as received by the applicant
	Received information for neighborhood meeting - PDF Online

APPLICANT SIGNATURE _____

APPLICANT RESPONSE TO
SECTION 19-2.3.7(D)(1), FINDINGS
(You may attach a separate sheet)

1. Describe the extraordinary and exceptional condition (such as size, shape, and topography) that pertains to the subject property that does not generally apply to other land or structures in the vicinity.

See attachment

2. Are the circumstances affecting the subject property the result of actions by the applicant/owner?

See attachment

3. Describe the ways in which application of the requirement(s) of the ordinance effectively prohibit or unreasonably restrict the utilization of the subject property.

See attachment

4. Is the request the minimum action that will make possible the reasonable use of land or structure which is not contrary to the public interest and which will carry out the spirit of the ordinance?

See attachment

5. Describe the ways in which the granting of the variance will not result in substantial detriment to adjacent property or to the public good. In what way(s) will the granting of the variance not harm the character of the district?

See attachment

6. Describe the ways in which the granting of the variance will be generally consistent with the purposes and intent of the ordinance.

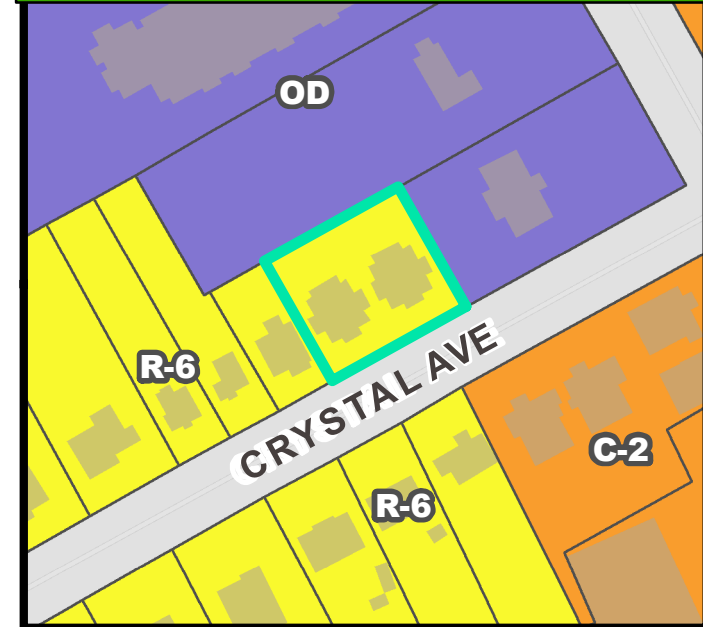
See attachment

V 21-178 • 10/12 CRYSTAL AVE.

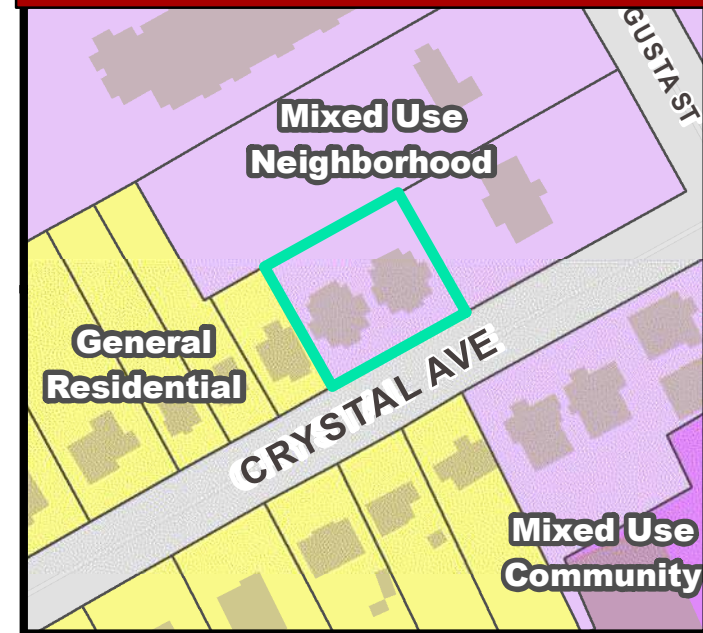
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

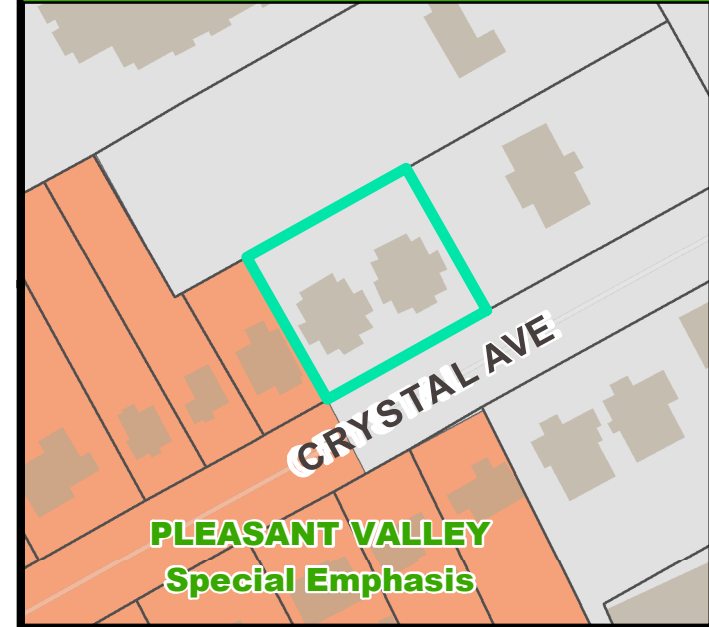


V 21-178 • 10/12 CRYSTAL AVE.

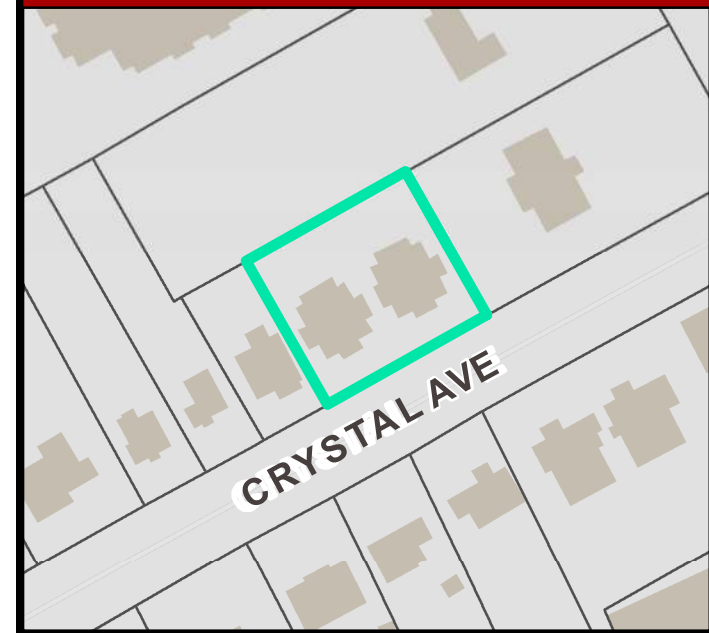
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS

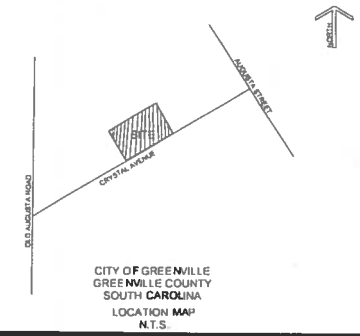
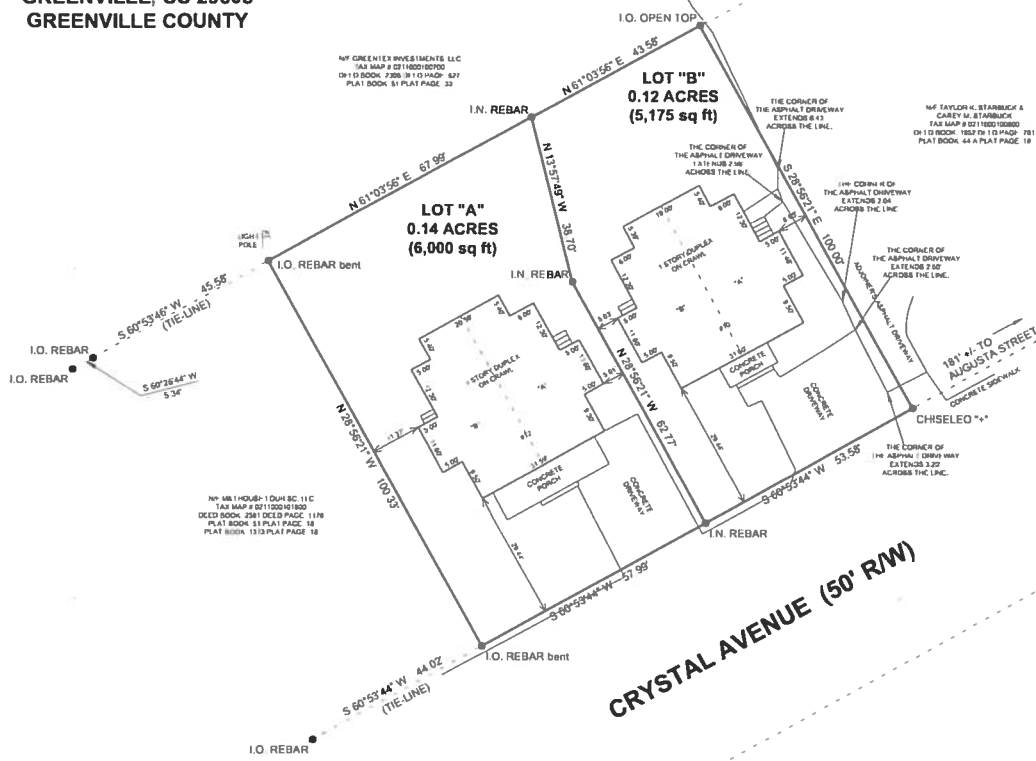


PRESERVATION OVERLAYS



REFERENCES			
TAX MAP #	DEED REF	PLAT REF	CURRENT OWNER
0211000100801	2613-5943	LLL-3A	BORROWDALE PROPERTIES, LLC

**A 0.14 ACRE PORTION OF TAX MAP # 0211000100801
DESIGNATED LOT "A" &
A 0.12 ACRE PORTION OF TAX MAP # 0211000100801
DESIGNATED LOT "B"
SITUATED @
CRYSTAL AVENUE
GREENVILLE, SC 29605
GREENVILLE COUNTY**



CERTIFICATE OF OWNERSHIP AND DEDICATION

"THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND THAT I (WE) ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND HEREBY DEDICATE TO PUBLIC USE OF ROADS, STREETS, AND EASEMENTS FOR EVER ALL AREAS AS SHOWN OR INDICATED OR SAID PLAN"

DATE: _____ SIGNED: _____
DATE: _____ SIGNED: _____
DATE: _____ SIGNED: _____
DATE: _____ SIGNED: _____

CERTIFICATE OF ACCURACY

"I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS OF A CLASS B SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN"

2-22-2021 I. A. ROMO, P.L.S.
DATE SCPLS # 12250
REGISTERED SURVEYOR

"I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GREENVILLE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED ON THE MINUTES OF THE CITY OF GREENVILLE PLANNING COMMISSION OF GREENVILLE COUNTY, SOUTH CAROLINA AND THAT IT HAS BEEN APPROVED OR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS"

DATE: _____ CITY ENGINEER
CITY OF GREENVILLE

**SUMMARY PLAT
FILE NUMBER**

**PROPERTY OF
SAMUEL HANKINS AND VIVIANA HANKINS**

BORROWDALE PROPERTIES & LLC
CRYSTAL AVENUE
GREENVILLE, SC 29605

I. A. ROMO, P.L.S. 12250
P. O. BOX 6827
GREENVILLE, SC
29608-6827
OFFICE: (864) 906-6857

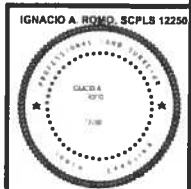
OWNER SURVEYOR

NO OF ACRES 0.26 MILES OF NEW ROAD 0.0

NO OF LOTS 2 DATE 2-22-2021

ZONING R-6 JOB NO 21085-B

GRAPHIC SCALE
1"=20'



THERE IS A DRAINAGE AND UTILITY EASEMENT 5' EACH SIDE OF ALL INTERIOR LOT LINES AND A 10' ALONG THE INSIDE OF BACK PROPERTY LINE

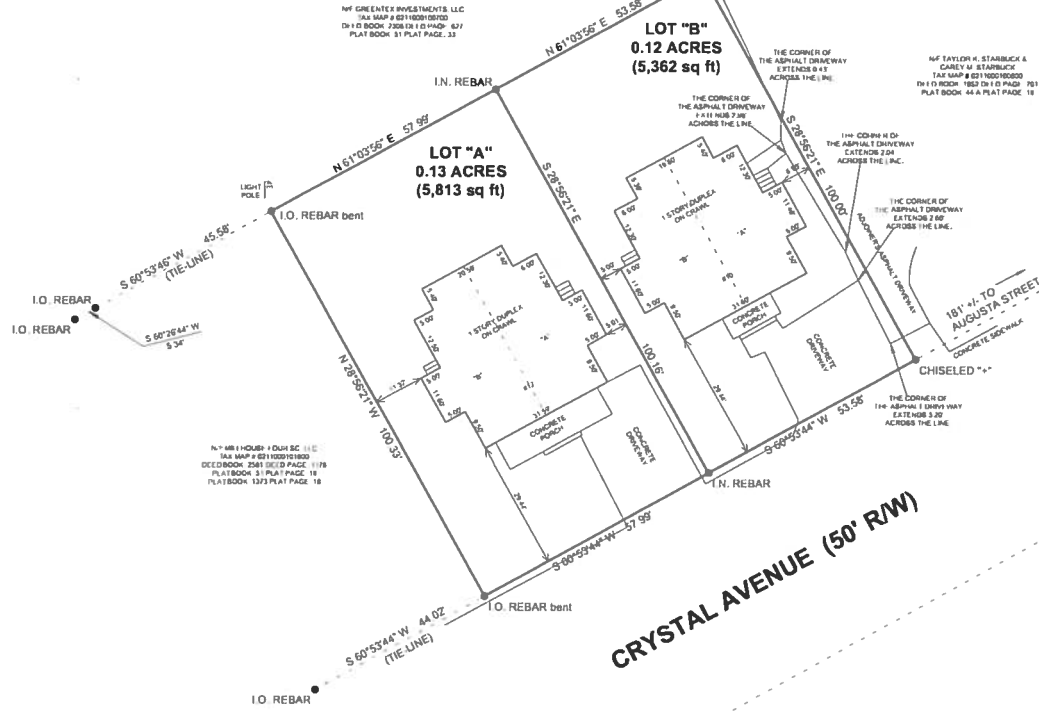
ACCORDING TO F.E.M.A. FLOODWAY DATA, THIS PROPERTY IS NOT LOCATED IN AN ESTABLISHED FLOOD HAZARD AREA

THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD AND NOT OF RECORD

REFERENCES			
TAX MAP #	DEED REF.	PLAT REF.	CURRENT OWNER
0211000100801	2613-5943	LLL-3A	BORROWDALE PROPERTIES, LLC

**A 0.13 ACRE PORTION OF TAX MAP # 0211000100801
DESIGNATED LOT "A" &
A 0.12 ACRE PORTION OF TAX MAP # 0211000100801
DESIGNATED LOT "B"
SITUATED @
CRYSTAL AVENUE
GREENVILLE, SC 29605
GREENVILLE COUNTY**

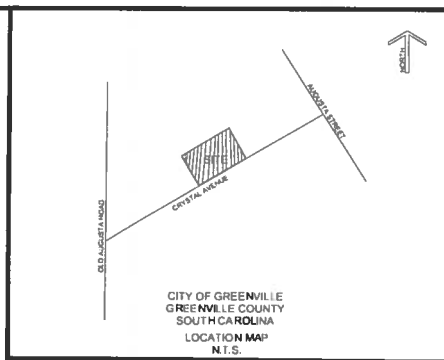
**SITUATED @
CRYSTAL AVENUE
GREENVILLE, SC 29605
GREENVILLE COUNTY**



ME GREATER INVESTMENTS, LLC
TAX MAP # 0211002100103
DEED BOOK 2308 IS (10 PAGE) 527
PLAT BOOK 31 PLAT PAGE 33

ME TAYLOR H. STARBUCK &
CARLY W. STARBUCK
TAX MAP # 02110010000
DEED BOOK 1882 IS (10 PAGE) 781
PLAT BOOK 44 A PLAT PAGE 18

ME HIRSHBERG & DASH SC LLC
TAX MAP # 0211002101800
DEED BOOK 2581 IS (10 PAGE) 119
PLAT BOOK 31 PLAT PAGE 19
PLAT BOOK 1273 PLAT PAGE 18



CERTIFICATE OF OWNERSHIP AND DEDICATION
I, THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND THAT I (WE) ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND HEREBY DEDICATE TO PUBLIC USE, OF ROADS, STREETS, AND EASEMENTS, FOR EVER ALL AREAS AS SHOWN OR INDICATED ON SAID PLAT.

DATE: _____ SIGNED: _____
DATE: _____ SIGNED: _____
DATE: _____ SIGNED: _____
DATE: _____ SIGNED: _____

CERTIFICATE OF ACCURACY
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS OF A CLASS B SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

DATE: 2-22-2021 I. A. ROMO, PLS
SCPLS # 12250
REGISTERED SURVEYOR

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GREENVILLE, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY AS ARE NOTED IN THE MINUTES OF THE CITY OF GREENVILLE PLANNING COMMISSION OF GREENVILLE COUNTY, SOUTH CAROLINA AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

DATE: _____ CITY ENGINEER
CITY OF GREENVILLE

**SUMMARY PLAT
FILE NUMBER**

**PROPERTY OF
SAMUEL HANKINS AND VIVIANA HANKINS**

BORROWDALE PROPERTIES LLC
CRYSTAL AVENUE
GREENVILLE, SC 29605
OWNER

I. A. ROMO, PLS 12250
P. O. BOX 6377
GREENVILLE, SC
29604-6377
OFFICE (864) 865-6662
SURVEYOR

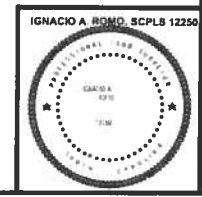
NO OF ACRES 0.26 MILES OF NEW ROAD 0.0

NO OF LOTS 2 DATE 2-22-2021

ZONING R-6 JOB NO. 21085

GRAPHIC SCALE
1"=20'

THERE IS A DRAINAGE AND UTILITY EASEMENT 5' EACH SIDE OF ALL INTERIOR LOT LINES AND A 10' ALONG THE INSIDE OF BACK PROPERTY LINE
ACCORDING TO F.E.M.A FLOODWAY DATA, THIS PROPERTY IS NOT LOCATED IN AN ESTABLISHED FLOOD HAZARD AREA
THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD AND NOT OF RECORD



APPLICANT RESPONSE TO
SECTION 19-2.3.7(D)(1), FINDINGS
ATTACHMENT

1. The subject property has two multi-family buildings (two duplex buildings on the lot), each building containing two units, seem to have been grandfathered into R-6 zoning as both buildings were built approximately on or before 50 years ago. Subject property is in direct proximity to other multi-family properties on Crystal Avenue and Augusta St. and these other properties have either O-D or C-2 zoning assigned to them. Multi-family in a predominately single-family residential neighborhood makes this an extraordinary and exceptional condition.
2. No current circumstance affecting the subject property is the result of actions by the applicant(s)/owner.
3. The ordinance effectively prohibits and unreasonably restricts this property to be divided because of minimum square footage which is required to retain per lot (if lot were to be divided)
4. The request will make possible the reasonable use of land and structure and is not contrary to the public interest and will continue to carry out the spirit of the ordinance as the use of the property is not changing and will give housing to multiple individuals or families seeking to live in this residential neighborhood.
5. Granting this variance will not result in substantial detriment to adjacent property or to the public good as the home to the left of the subject property already is below minimum square footage requirements in terms of size of lot and in regards to this ordinance and property to right of subject property is multi-family property with commercial zoning and property located diagonally across the street is a multi-family property with commercial zoning. Furthermore, granting of the variance will not harm the character of the district because subject property is in direct proximity to other like-kind properties with similar use and the continued use of subject property will not change.
6. Granting this variance will still encourage residential development and use. All other dimensional standards for this ordinance and R-6 zoning are not being infringed other than current minimum lot square footage.

DocuSigned by:
Sam Hopkins 3/4/2021 | 7:10 PM EST
5728C594299141F

DocuSigned by:
Kirsten Bill 3/4/2021 | 6:13 PM PST
7B1618855722477

Applicant(s) Signature

DocuSigned by:
Raymond Levy 3/4/2021 | 3:59 PM PST
92E8585ADE9846C

Property Owner Signature