

Board of Zoning Appeals

Official Agenda



AGENDA

BOARD OF ZONING APPEALS

A G E N D A

Regular Meeting

January 9, 2019

4:00 PM

10th Floor Council Chambers, City Hall

1. Call to Order
2. Welcome and Opening Remarks from the Chair
3. Roll Call
4. Approval of Minutes – December 12, 2019
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. New Business

... A. S 19-876

Application by LOIS ORDWAY for a SPECIAL EXCEPTION to establish a Bed and Breakfast use in a RM-2, single-family and multifamily residential district located at 213 PERRY AV (TM# 007800-05-01300)

Documents:

[S 19-876 213 PERRY AV.PDF](#)

... B. V 19-880

Application by CHADD STEPP for a VARIANCE to front setback located at WILSHIRE DR (TM# 018400-05-06409)

Documents:

[V 19-880 WILSHIRE DR.PDF](#)

.....

9. Other Business

A. Election of Chair and Vice-Chair

10. Adjournment



**Planning Staff Report to
Board of Zoning Appeals
January 2, 2020**
for the January 9, 2020 Public Hearing

Docket Number: S 19-876
Applicant: LOIS ORDWAY
Property Owner: LOIS ORDWAY
Property Location: 213 PERRY AV
Tax Map Number: 007800-05-01300
Acreage: 0.194
Zoning: RM-2, Single- & Multi-Family Residential District
Proposal: **Special exception to establish a bed and breakfast inn in a RM-2, Single-family and multifamily residential district**

Applicable Sections of the City of Greenville Code of Ordinances:
Sec.19-2.1.3 (A) (1), *Board of Zoning Appeals/Powers and Duties/Special Exceptions*
Sec.19-2.3.5, *Special Exception Permit*
Sec.19-4.1, *Table of Uses*
Sec. 19-4.3.3 (H), *Use Specific Standards, Bed and breakfast inn*

Staff Recommendation: Staff concludes that the application complies with the standards for granting a Special Exception Permit for a “bed and breakfast inn”. If the Board decides to grant the permit, staff recommends the following conditions:

1. The Special Exception Permit shall be limited to the applicant, Lois Ordway, and is not transferrable.
2. The use of the property shall substantially conform to the testimony of the applicant and the content of the application.

Staff Analysis:

The applicant requests to establish a bed and breakfast inn use at her residence in order to rent two (2) of her bedrooms on a short term duration. The property is located at 213 Perry Avenue between North Leach Street and North Calhoun Street in the West End neighborhood. The property is also located in the West End Special Emphasis Neighborhood and the West Greenville Neighborhood Overlay.

The property consists of a single-family home, and is the primary residence of the applicant.

The applicant presented her proposal during the West End Neighborhood regular meeting on December 3, 2019, prior to submitting her application for a special exception in accordance with the use specific standards. Staff attended the meeting.

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

1. **Consistent with the comprehensive plan**

The Future Land Use Map of the City's Comprehensive Plan designates the area as "Urban Residential," which allows a range of housing, including single-family detached houses, single-family attached homes and multi-family units. This land use, according to the Comprehensive Plan, is "intended for neighborhoods surrounding the core downtown area, and can serve as a transition between downtown's core uses and the single-family neighborhoods of outlying areas." Additionally, the use appears to be consistent with objectives and outcomes of the Comprehensive Plan, including:

- Encourage a mixture of housing types and design throughout the city of various lifestyles, life stages, and incomes;
- Encourage compact development and mixed use development while respecting neighborhood character;
- Enhance and protect residential areas; and,
- Encourage a mixture of uses.

Therefore, staff believes the proposed use is consistent with the comprehensive plan.

2. **Complies with use specific standards**

(H) Bed and breakfast inn.

(1) Generally.

(a) *Bed and breakfast inns are limited to ten guest rooms. In residentially-zoned districts bed and breakfast inns are limited to four guest rooms, unless the board of zoning appeals finds that additional rooms will not be detrimental to the residential character of the district.*

(b) *The inn must be operated by the owner occupant of the property or by members of owner occupant's family also residing on the premises.*

(c) *Cooking facilities shall be prohibited in guest rooms.*

(d) *Guest rooms shall not be located in accessory structures.*

(e) *Exterior alterations to the structure shall be approved by the design review board, through an application for certificate of appropriateness. Guest rooms shall not have individual exterior entrances.*

(2) Neighborhood meeting required. *A neighborhood meeting shall be required to be conducted prior to submission of a special exception application for a bed and breakfast inn.*

(3) Site standards.

(a) *When located in a district zoned residential, single-family, a bed and breakfast inn shall only be located on a street with average daily trips of 2,200 or greater.*

(b) *Bed and breakfast inns in residential districts shall not be located within 200 feet of another bed and breakfast inn or group living facility.*

(c) *Parking for a bed and breakfast inn shall not be located in the front yard of the facility, except when stacked in a typical residential driveway, and may be approved as turf or a pervious pavement system.*

Compliance with the applicable use-specific standards will be verified at the time of permit approval. Staff notes that the property is located in a single-family and multi-family residential district and is not required to adhere to the location on a street with average daily trips of 2,200 or greater standard.

3. *Compatibility with the surrounding lands*

The character of the surrounding area consists of mixed uses. The predominant use along Perry Avenue is single-family residential. South of the property, one block over, is Pendleton Street, which is characterized by commercial, office, and multi-family uses.

Staff believes the use is compatible with the surrounding lands.

4. *Design does not have substantial adverse impact*

The design of the proposed use should not have visual impacts on the adjacent lands. The property in question shall maintain the same single-family residential architecture that is in keeping with the adjacent properties. The proposed use should not impose significant adverse impact on the surrounding lands regarding parking and loading, noise, and should not create a nuisance. The site accommodates off-street parking requirements for a bed and breakfast inn – 0.5 per guest room plus two for permanent residence. Although noise is a common concern for lodging uses in residential districts, the applicant shall maintain the property as her primary residence as a condition of approval. As an occupant of the use, noise complaints can be handled swiftly.

Therefore, staff believes that the design of the use, if operated in a manner consistent with staff's recommended conditions, will not have substantial adverse impact on the surrounding lands.



APPLICATION FOR SPECIAL EXCEPTION CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE: Lois Ordway owner
* Name Title / Organization
permit may be limited to this entity.

APPLICANT'S REPRESENTATIVE: N/A
(Optional) Name Title / Organization

MAILING ADDRESS: 213 Perry Avenue, Greenville 29601
PHONE: 2024915647 **EMAIL:** loisordway@gmail.com

PROPERTY OWNER: Lois Ordway
MAILING ADDRESS: 213 Perry Avenue
PHONE: 2024915647 **EMAIL:** loisordway@gmail.com

PROPERTY INFORMATION

STREET ADDRESS: 213 Perry Avenue
account
TAX PARCEL #: ~~1900018958888~~ **ACREAGE:** .194 **ZONING DESIGNATION:** Rm-2
map # 78, 00-05-013.00
0098000501300

REQUEST

Refer to Article 19-4, Use Regulations, of the Land Management Ordinance (www.municode.com/library/)

DESCRIPTION OF PROPOSED LAND USE:

Short term rental of 2 bedrooms in my home / primary residence
Bed + Breakfast through online platforms

INSTRUCTIONS

1. The application and fee, **made payable to the City of Greenville**, must be received by the planning and development office no later than 5:00 pm of the date reflected on the attached schedule.

2. The applicant/owner must respond to the "standards" questions on page 2 of this application (you must answer "why" you believe the application meets the tests for the granting of a special exception). See also **Section 19-2.3.5, Special Exception Permit**, for additional information. You may attach a separate sheet addressing these questions.

3. 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 proposed development (activity); (c) existing buildings and other relevant site improvements on adjacent properties; and, (d) topographic, natural features, etc. relevant to the requested special exception.

4. You must attach the required application fee: \$250.00

5. 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.**

6. You must post the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.

1 'Public Hearing' signs are acknowledged as received by the applicant

Fois Ordway CEO
Applicant Signature

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 or is not restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

<u>Fois Ordway</u>	APPLICANT / REPRESENTATIVE SIGNATURE
<u>Nov 20, 2019</u>	DATE
<u>Fois Ordway</u>	PROPERTY OWNER SIGNATURE
<u>Nov 20, 2019</u>	DATE

**APPLICANT RESPONSE TO
SECTION 19-2.3.5(D)(1). STANDARDS – SPECIAL EXCEPTION**

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

*Welcoming visitors of all kinds to Greenville while respecting neighbors and neighborhood.
Contributes to economic success of Greenville*

2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN SECTION 19-4.3, USE SPECIFIC STANDARDS.

2-story single family home complying with all zoning requirement (RM-1) is owner-occupied. No signage (sole occupant)

3. DESCRIBE THE WAYS IN WHICH THE REQUEST IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE CHARACTER OF EXISTING AND PERMITTED USES OF SURROUNDING LANDS AND WILL NOT REDUCE THE PROPERTY VALUES THEREOF.

Familier, friends can visit together in a home setting

4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING: VISUAL IMPACTS; SERVICE DELIVERY; PARKING AND LOADING; ODORS; NOISE; GLARE; AND, VIBRATION. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL NOT CREATE A NUISANCE.

*Guest parking is limited to off street driveway.
(generally) weekend guests means less noise, traffic etc use than full-time renters*

**APPLICANT RESPONSE TO
SECTION 19-2.3.5(D)(2), STANDARDS - CHANGE IN NONCONFORMING USE**

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE IS MORE IN CHARACTER WITH, OR EQUAL TO, THE USES OTHERWISE PERMITTED IN THE ZONING DISTRICT THAN THE EXISTING OR PRIOR NONCONFORMING USES.

Less noise, traffic + resource use (water, sewer, trash, electricity + gas), No deliveries.

2. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE WILL NOT SUBSTANTIALLY AND PERMANENTLY INJURE THE USE OF NEIGHBORING PROPERTY FOR THOSE USES PERMITTED WITHIN THE RELEVANT ZONING DISTRICT(S).

Guest vetted through feedback component of online rental platforms; limited to 2 per bedroom, only when I am home, I personally meet every guest (tour + keys)

3. IS ADEQUATE INFRASTRUCTURE CAPACITY AVAILABLE TO SERVE THE PROPOSED NONCONFORMING USE?

Yes

4. IS THE PROPOSED USE ONE THAT IS OTHERWISE PERMISSIBLE IN ANOTHER ZONING DISTRICT WITHIN THE CITY?

Yes, e.g. The Greene (3 blocks from house)

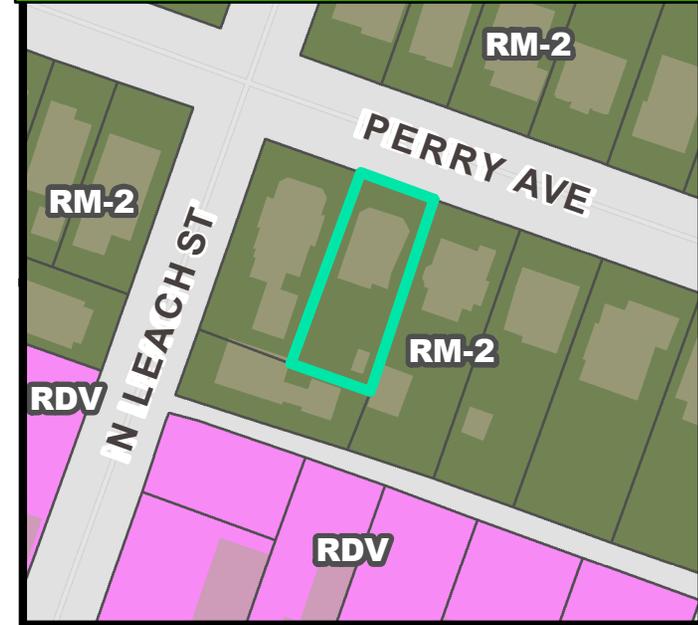
Parking is limited to driveway. No large parties allowed. Small parties limited to 10 with special prior permission only. Must be 21 to rent.

SPEX 19-876 • 213 PERRY AVENUE

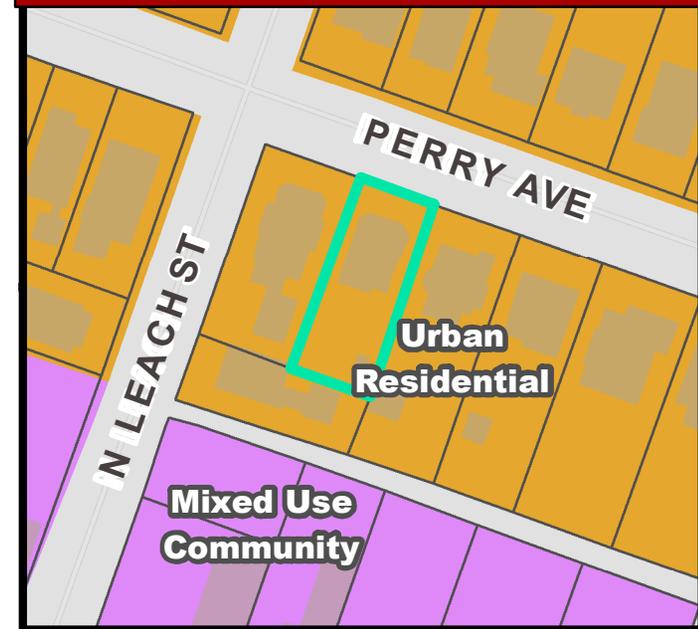
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE



SPEX 19-876 • 213 PERRY AVENUE

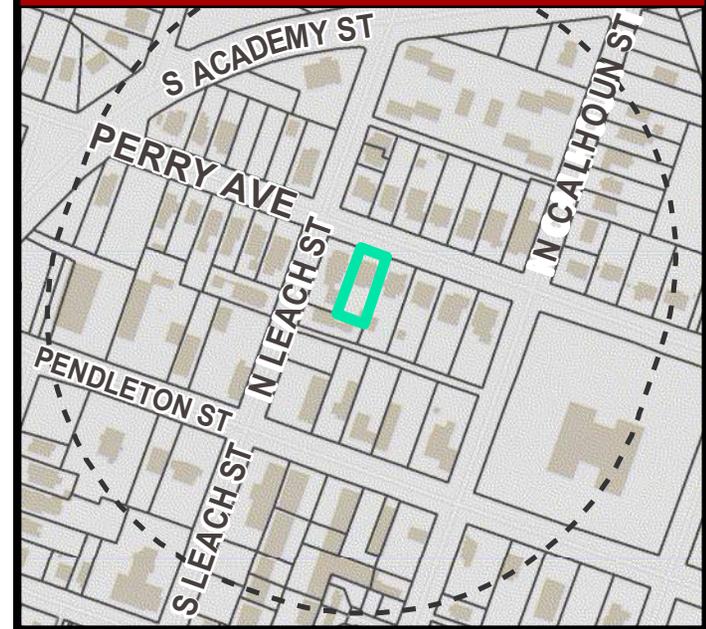
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS

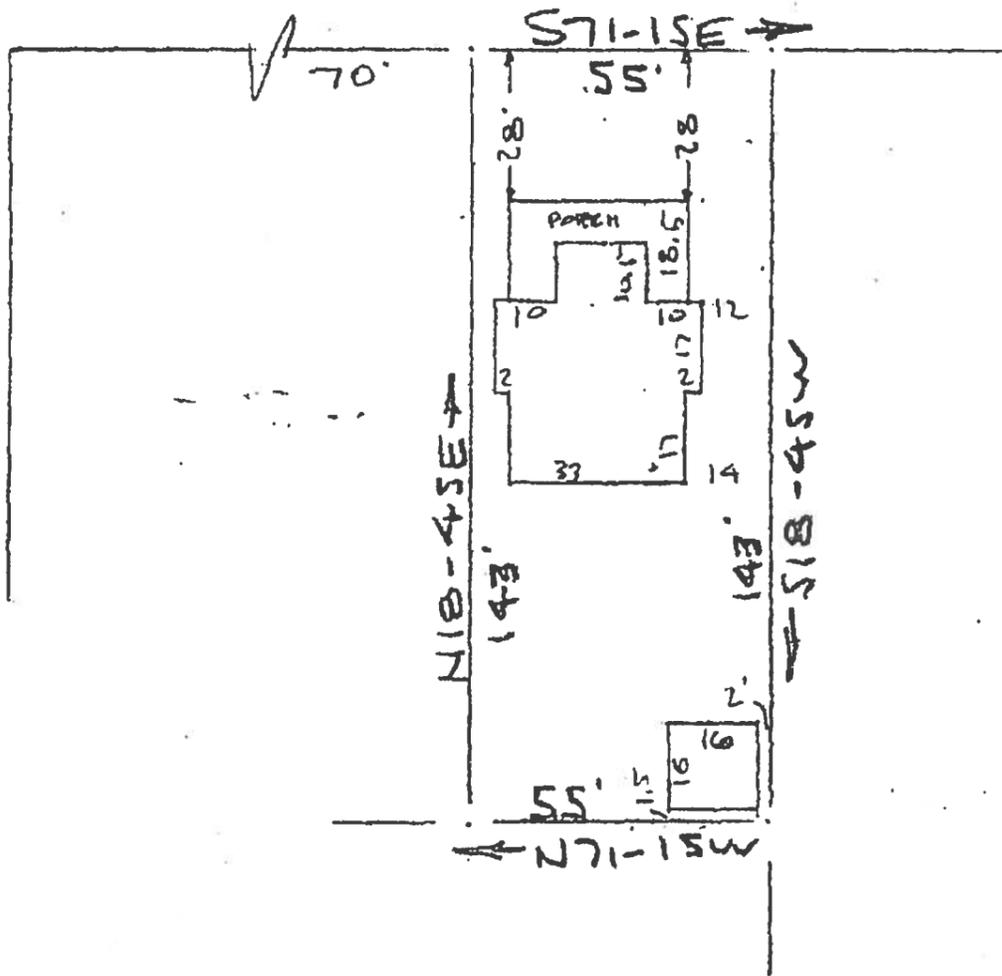


PRESERVATION OVERLAYS



PERRY AVE.
WATER & SEWER IN ST. R/W

NORTH LEACH ST.



PROPERTY OF
 ETHEL C. NEELEY & ETHEL MAE NEELEY
 GREENVILLE, S. C.
 SCALE: 1" = 40' ISMARI 1972

This is to certify that on the 15th day of March 1972, I surveyed the property shown on this plat, being known as PROPERTY OF ETHEL C. NEELEY & ETHEL MAE NEELEY and recorded in the RMC Office Greenville County, S.C., in Plat Book at Page ; and that the property lines, walls and buildings are as shown hereon, and that the walls and buildings located on said property do not encroach or project on adjacent street or property, and that no adjacent walls or buildings encroach or project on said premises, and no power lines cross this property except as shown hereon.

R. B. Bruce
 R. B. Bruce, RLS #1952

FILED
 GREENVILLE CO. S. C.
 JUL 11 11 00 AM '72
 ELIZABETH RIDDLE
 R.M.C.

44 - 14

RECORDING FEE
 PAID \$ 1.00

830

JUL 11 1972

CAROLINA SURVEYING COMPANY
 112 Manly Street

Greenville, S. C.

1100

101/75

213 Perry Avenue
 Lois Ordway

Perry





**Planning Staff Report to
Board of Zoning Appeals
January 2, 2020**
for the January 9, 2020 Public Hearing

Docket Number: V 19-880
Applicant: CHAD STEPP
Property Owner: CHAD R STEPP
Property Location: WILSHIRE DR
Tax Map Number: 018400-05-06409
Acreage: 0.151
Zoning: R-6, Single-Family Residential District
Proposal: Variance to reduce the front setback
Staff Recommendation: Denial

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-2.13 (A) (2), *Board of Zoning Appeals, Powers and Duties, Variances*
Sec. 19-2.3.7, *Variance Permit*
Sec. 19-5.1, *Table of Dimensional Standards*
Sec. 19-5.2.4 (B) (1), *Setback, Front*

Staff Analysis:

The applicant requests a variance from subsection 19-5.2.4(B)(1) of the City Code of Ordinances that requires the administrator to establish a front setback for a single-family dwelling that “maintain[s] the existing pattern of front yards established by the principal uses contiguous to, and on either side of, the dwelling.” The subject property is a vacant parcel located on Wilshire Drive near Rutherford Road in the North Main neighborhood. The property was established in 2001 and is irregularly shaped. Although the property is 40 feet wide at the road, a sewer line and easement that runs along the left side of the property limits the buildable area.

The applicant proposes to build a 30 foot wide single-family home set back 71 feet from the front property line. The adjacent single-family homes are set back 14.2 feet and 41.6 feet. Subsection 19-5.2.4(B)(1) requires a 27.9 foot setback (average of the two adjacent setbacks). Additionally, the applicant proposes to construct a two and a half story building that is common for waterfront homes. The surrounding neighborhood primarily consists of single-story ranches.

A variance permit shall be approved only upon finding that the applicant will suffer undue hardship if the chapter is strictly enforced and the Board finds that following standards are met. Staff offers the following responses to the standards for a variance in Section 19-2.3.7:

- **There are extraordinary and exceptional conditions pertaining to the property that do not generally apply to other land in the vicinity:**

The property was established in 2001 and meets the current dimensional standards for property zoned R-6. Because other properties within the vicinity have similar sewer easements issues, and the fact that the easement was in place prior to the subdivision of land in 2001, staff does not believe there are extraordinary and exceptional conditions associated with the property.

- **The special circumstances are not the result of actions of the Applicant:** The sewer easement is not a result of the actions of the applicant. However, the sewer easement condition was known or should have been known by the applicant prior to purchasing.
- **Because of the stated extraordinary and exceptional conditions, the application of this Ordinance to the property would effectively prohibit or unreasonably restrict the utilization of the property:** Although the sewer easement is a considerable restraint, staff does not believe the enforcement of a 30 foot front setback is unreasonable. A slightly narrower design that steps out as the property widens could accommodate a single-family home built to the proper front setback.
- **Granting the Variance is the minimum action that will make possible the reasonable use of the land which is not contrary to the public interest and which will carry out the spirit of this Ordinance:** The stated purpose of subsection 19-5.2.4(B)(1) is to “maintain the existing pattern of front yards” next to single-family homes. Staff believes that the proposed variance would essentially place a two-story structure in the backyard of the adjacent single-family home fronting Wilshire Drive, and would disrupt the existing pattern of front yards. As proposed, granting the variance does not appear to be the minimum action that will make possible the reasonable use of the land.
- **The Authorization of the Variance will not result in a substantial detriment to adjacent property or to the Public Good, and the Character of the District will not be harmed by granting the Variance:** Staff believes siting a two story single-family home 30 feet behind the prevailing pattern of front yards that consists primarily of one-story ranches may harm the character of the district.
- **The granting of the Variance will be generally consistent with the purposes and intent of the Ordinance:** Granting the variance does not seem consistent with subsection 19-1.3, Purposes and Intent, of the Ordinance, with respect to:
 - Encourage quality development to blend with existing development; and
 - Facilitate the creation of a convenient, attractive, and harmonious community.



Office Use Only:

Application# _____ Fees Paid _____

Date Received _____ Accepted By _____

**APPLICATION FOR VARIANCE
CITY OF GREENVILLE, SOUTH CAROLINA**

APPLICANT: Chad Stepp

	Name	Title / Organization
MAILING ADDRESS: 146 Broughton Drive, Greenville, SC, 29609		
PHONE: 864.641.8536	EMAIL: cstepp@lee-associates.com	

PROPERTY OWNER: Chad R Stepp

MAILING ADDRESS: 146 Broughton Drive, Greenville, SC 29609		
PHONE: 864.641.8536	EMAIL: cstepp@lee-associates.com	

PROPERTY INFORMATION

STREET ADDRESS: NPA Wilshire Dr		
TAX PARCEL #: 0184000506409	DEED BOOK/PAGE: 25751804	RECORDED DATE: 9/6/19
ZONING DESIGNATION: R-6	ACREAGE: 0.151	

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: Table 19-5.1-1

DESCRIPTION OF REQUEST:

Asking for house to be pushed back further on the lot due a sewer easement and utility & drainage easement in place.

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. (CS)

 Applicant Signature

12-9-19
 Date

 Property Owner Signature

12-9-19
 Date

STOP: To be filled when application submitted to Planning & Development office – 5 th floor of City Hall	
1 (CS)	'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.

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

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.

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?

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?

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

DESCRIPITON OF REQUEST : Asking for the house to be pushed back further on the lot due to a 25' sewer easement and 10' utility & drainage easement that run on the lot (see plat). Currently the house to the left of the subject property sits back 14.2' and the house to the right of the subject property sits back approximately 41.6'. Per my meeting with Brennan Williams, the future house on the subject property would need to sit back 27.9' feet. As you can see on the plat, there is a sewer easement and utility & drainage easement in the way and the house would have to be roughly 7' – 9' wide. When the lot was originally subdivided in 2001, it was approved to sit back 50'. Since 2001, there has been another easement uncovered (10' utility & drainage easement) and I am requesting that I sit back 71' per the attached plat so I can accommodate a 30' x 37' footprint.

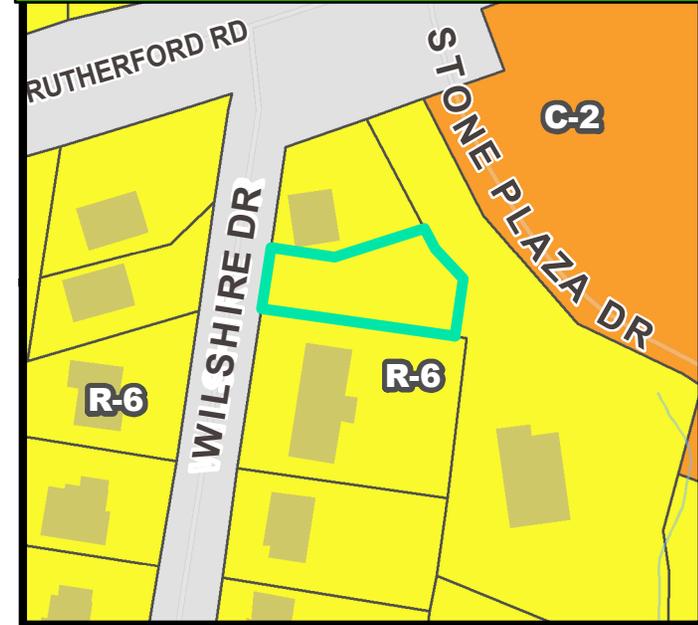
1. Describe the extraordinary and exceptional condition (such as size, shape, and topography) that pertains to the subject property that does not generally apply to other land or structures in the vicinity. The lot has a 25' sewer easement & a 10' drainage & utility easement running through the lot.
2. Are the circumstances affecting the subject property the result of actions by the applicant/owner? They are not as I bought the lot with these easements in place. I was told by the City of Greenville prior to purchasing that it was a buildable lot. Please see email attached.
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. It would only allow to build a 7' – 9' wide home.
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? This request is the minimum to build a reasonable size home. 30' x 37'
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? It will not result in the detriment to the adjacent property or character of the of the district as it will be a very fitting home for the area. (Please see rendering attached. It is currently being modified.)
6. Describe the ways in which the granting of the variance will be generally consistent with the purposes and intent of the ordinance. It will be generally consistent as the house to the left of the subject property does line up with the rest of the homes on the street and the home to the rear of the subject property does not line up with any of the homes.

V 19-880 • WILSHIRE DRIVE

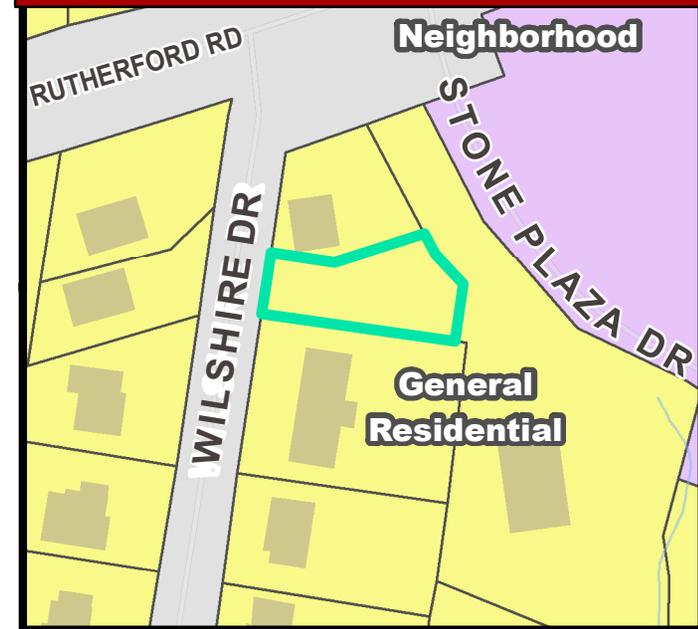
AERIAL VIEW



CURRENT ZONING

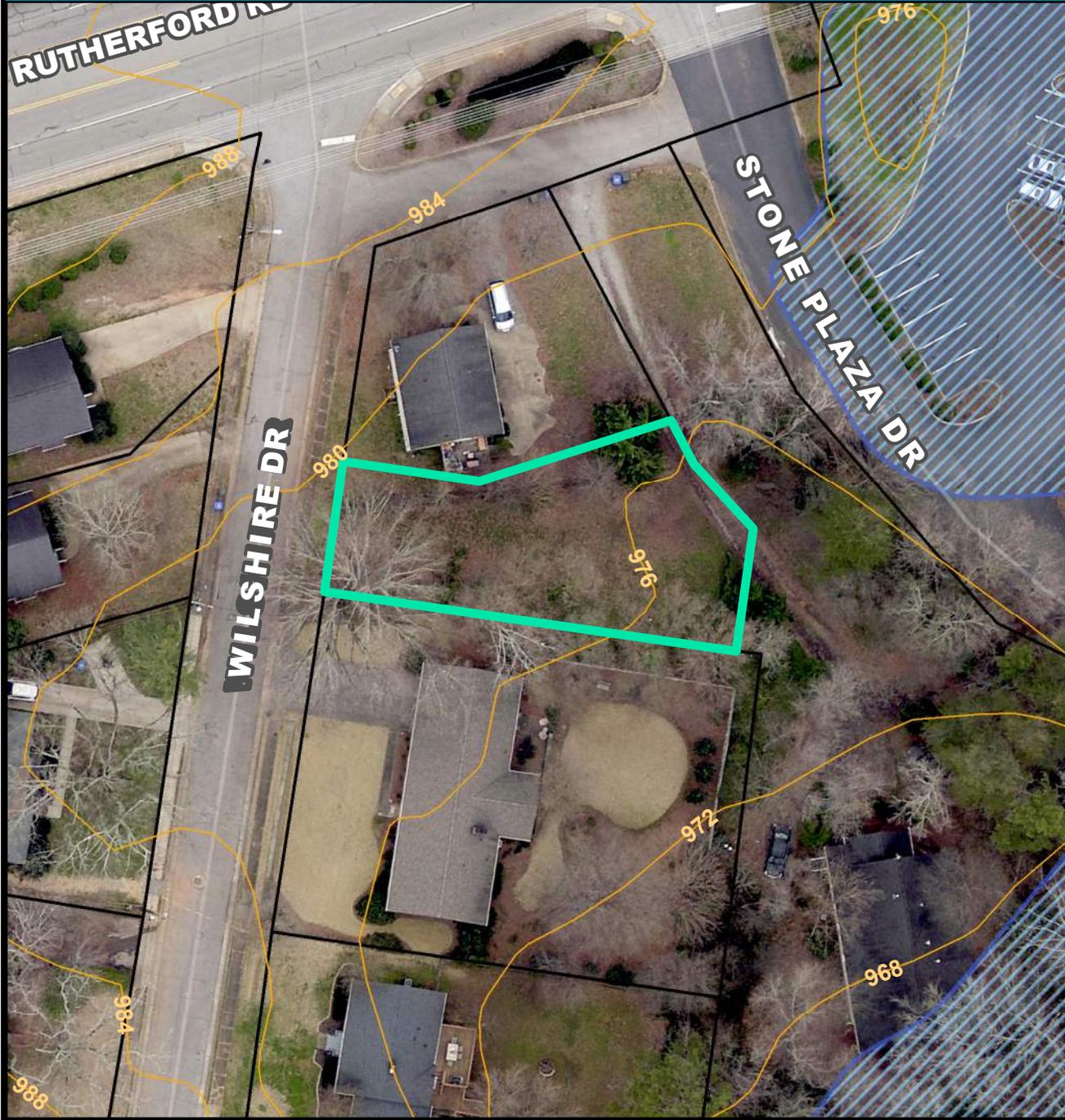


FUTURE LAND USE

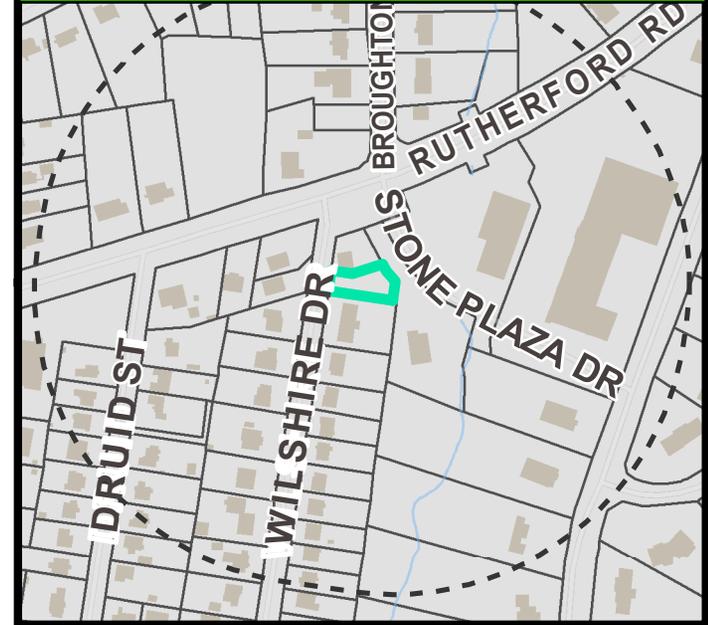


V 19-880 • WILSHIRE DRIVE

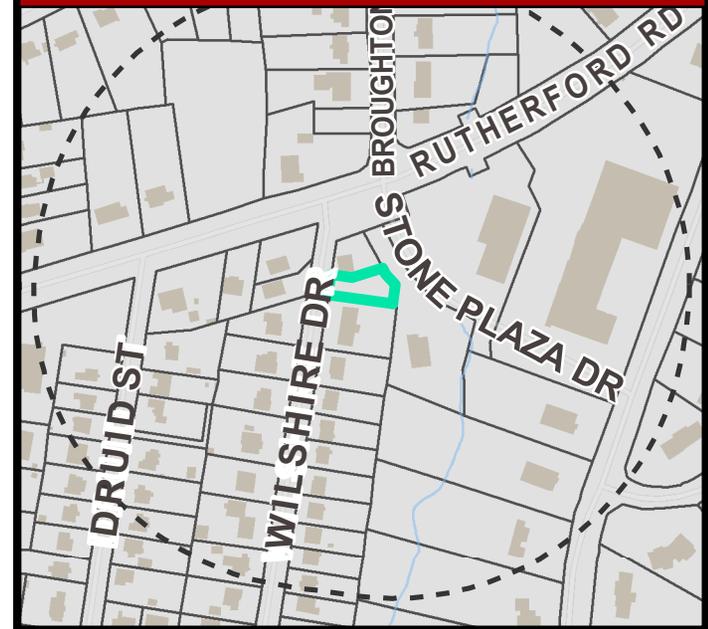
NATURAL / ENVIRONMENTAL FEATURES

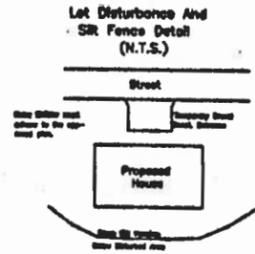


SPECIAL EMPHASIS NEIGHBORHOODS

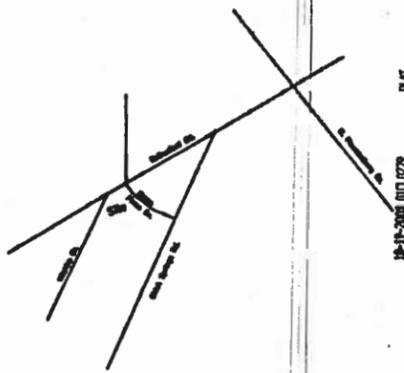


PRESERVATION OVERLAYS





FILED
GREENVILLE, SC
OCT 19 P 2:48
JOY G. HIX
REGISTER OF DEEDS



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 the plan of subdivision with my (our) free consent and that I (we) establish the minimum building restriction lines and hereby dedicate to public use as roads, streets and easements, forever all areas as shown or indicated on said plot.

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 A survey as specified therein; and that the boundaries not surveyed are shown as broken lines plotted from various information as shown on this plot, and that this plot was prepared in accordance to the Greenville County Subdivision Regulations as adopted.

10-18-01
Date



Certificate Of Approval For Recording

I hereby certify that the subdivision plot shown hereon has been found to comply with the Subdivision Regulations for the City of Greenville, Greenville County, SC with the exception of such variances, if any, as are noted in the minutes of the Greenville County Planning Commission of Greenville County, SC and that it has been approved for recording in the office of the County Register of Means Conveyance.

10-18-01
Date

[Signature]
City Engineer

10/19/01
Date

[Signature]
Subdivision Administrator
Greenville County
Planning Commission

Summary Plat

File Number

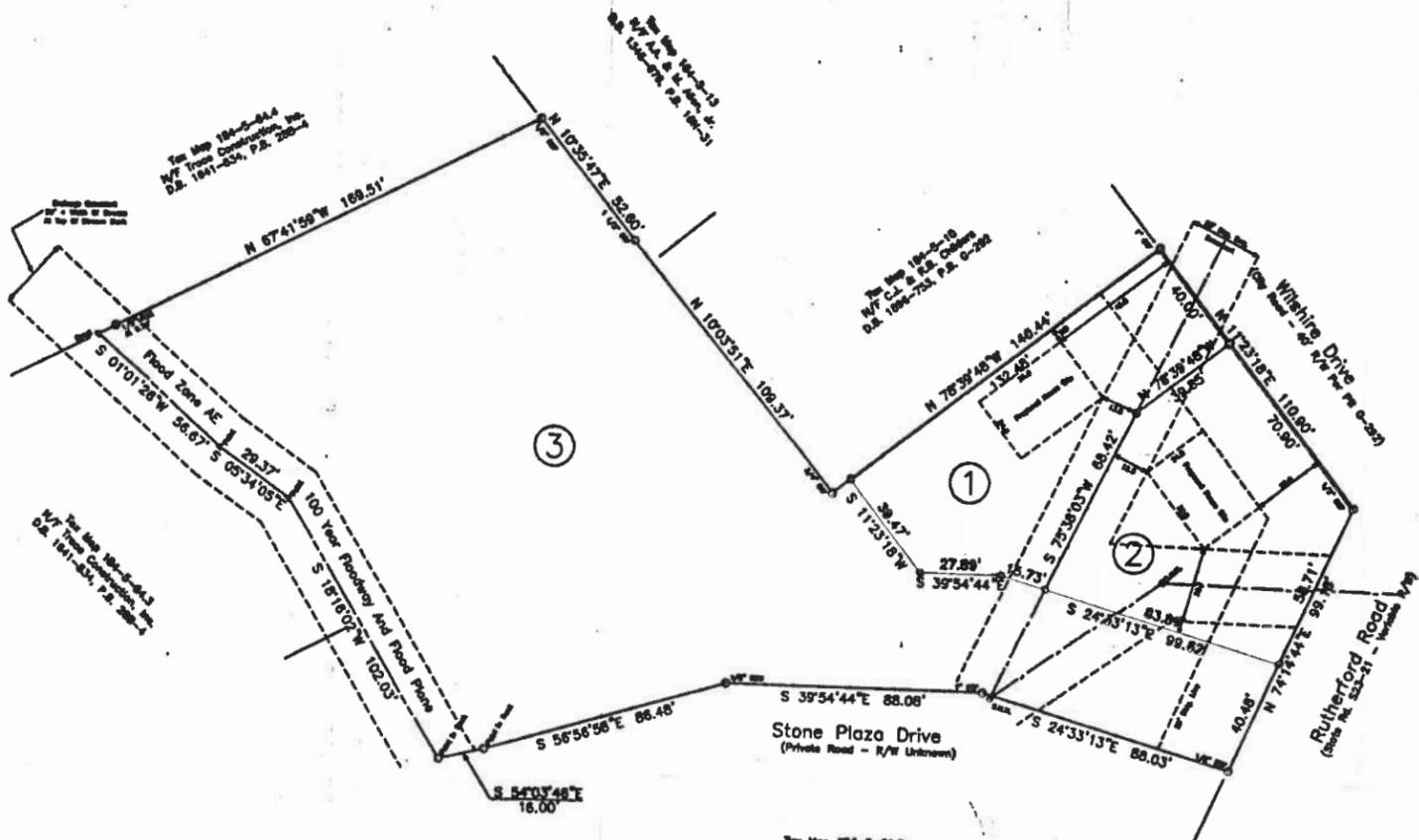
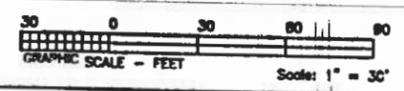
01-266

Survey For Alex Acree

Alex Acree
Owner

Jeffy H. Wallace PLS 12251
P.O. Box 903
Peters, S.C. 29687
(803) 287-9929
Surveyor

No. Of Acres 1.166 Miles Of New Road 0
No. Of Lots 3 Date Oct. 09, 01
Error Of Closure 1/10,000 Zoning RS



FILED FOR RECORD IN GREENVILLE COUNTY SC P.L.D. OFFICE AT 02:48 PM 10/19/01 RECORDED IN PLAT BOOK 44-S PAGE 0058 THRU 0060 DOC # 200109437
Judy B. Hix

Lot No.	Area (S.F.)
1	6,807
2	6,622
3	37,558

94347

OCT 19 2001

44-S-59

According to F.E.M.A. floodway data, this property is located in an established flood hazard area. Reference F.I.R.M. Community Panel No. 450091-0002B. Effective Date 8-16-82.

This property is subject to any and all easements and/or rights-of-way of record or not of record.

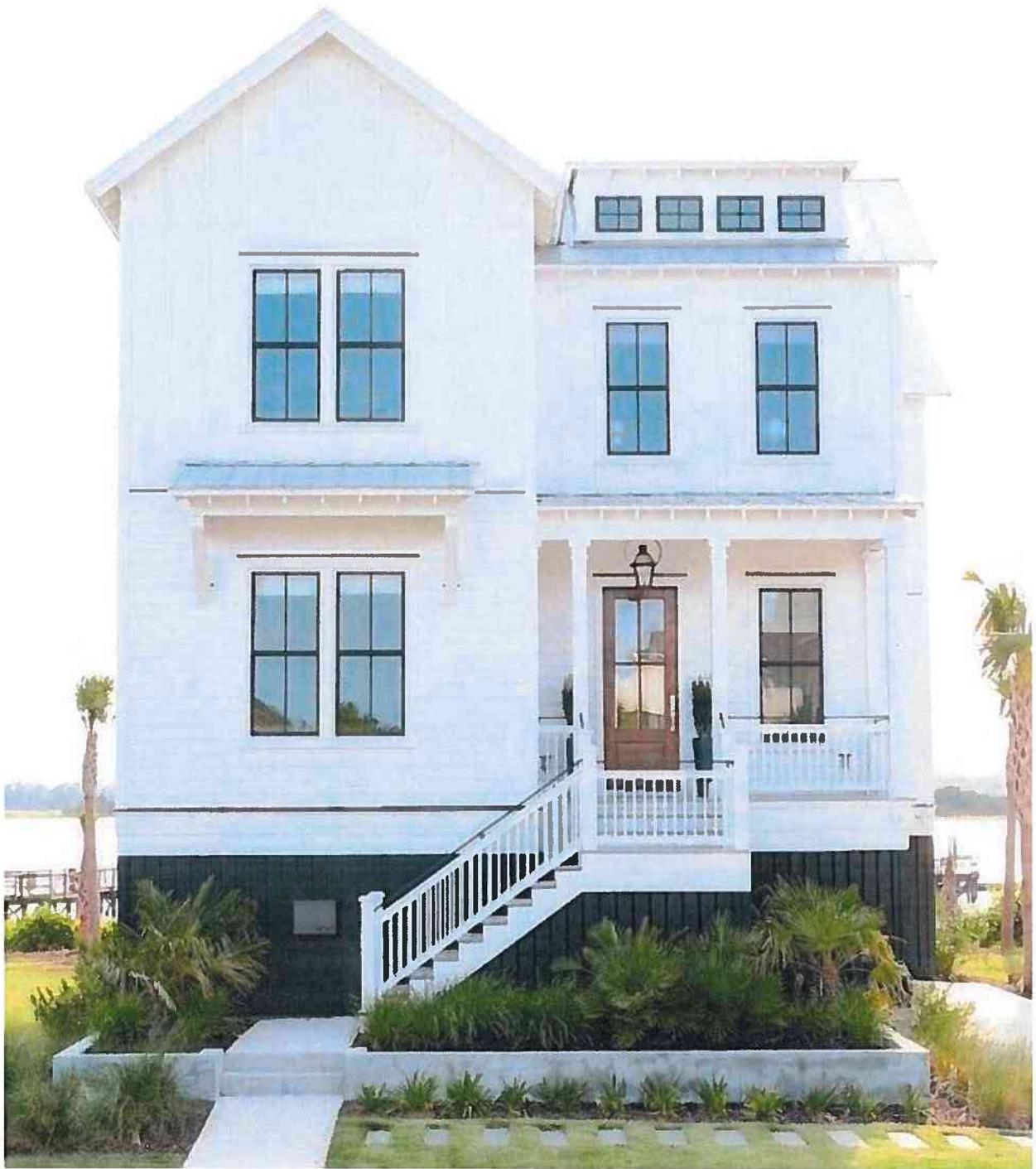
A stormwater management and sediment reduction plan has been prepared for this property and will be applied for land disturbing activities. Each property owner will comply with this plan unless an individual plan is prepared and approved for that property.

There is a 5' drainage and utility easement along all side and interior rear lot lines & a 10' drainage and utility easement along the exterior boundary of the subdivision unless adjoining property owners have established easements. There is a 5' utility easement along all front property lines.

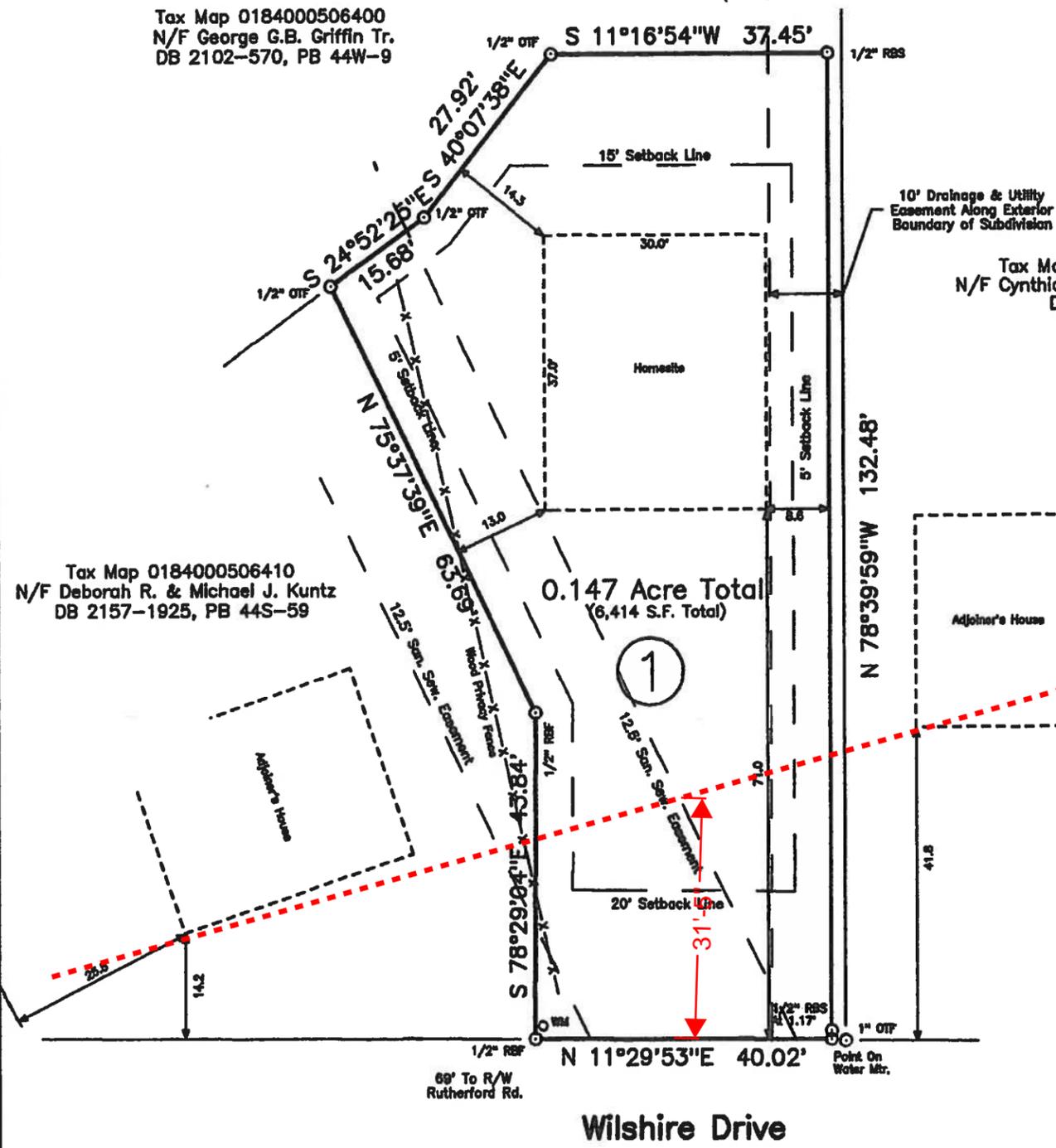
Wallace & Associates does not warrant the existence or non-existence of Jurisdictional Wetlands or areas that may be affected by hazardous materials on the survey site.

1/2" rebar placed at all corners unless noted otherwise.

The Base Flood Elevation (BFE) for this property is 921.5' per F.E.M.A. floodway data. The Minimum Finished Floor for Lot 3 is 988.5' M.S.L. (F.E.M.A. Base Flood Elev. + 4').



Front setback as required by Code



"I hereby state that to the best of my professional knowledge, information and belief, the survey shown herein was made in accordance with the Minimum Standards Manual for the Practice of Land Surveying in South Carolina and meets or exceeds the requirements for a Class "A" survey as specified therein.

Note: Plat revised 12-06-2019 to show adjustment to proposed homesite.

This property is subject to any and all easements and/or rights-of-way of record or not of record.

"This plat is not a subdivision as defined in the Greenville County Land Development Regulations, Article 2, Definitions."

Except as specifically shown or stated on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision regulations; zoning or other land use regulations, and any other facts that an accurate and current title search may disclose. This survey does not constitute a title search by the Surveyor.

Wallace & Associates does not warrant the existence or nonexistence of Jurisdictional Wetlands or areas that may be affected by hazardous materials on the survey site.

This survey is not a true and valid print of the original document unless it bears an original signature and raised embossed seal of the Surveyor.

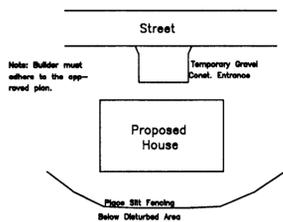


Wallace & Associates Complete Surveying Services Jeffry M. Wallace (864) 297-6989 P.O. Box 903, Taylors, S.C. 29687	State Of South Carolina County Of Greenville Surveyed At The Request Of	 Jeffry M. Wallace R.L.S. 12251
	Chad Stepp Survey For Alex Acree Lot 1	
10 0 10 20 1" = 20'	Date: June 06, 2019 Field Book: Ranger, Page 5444	Reference Deed: 2157-1925 Reference Plat: 44W-9
Tax Map: 0184000506409 Field Crew: JW,JB	Drawn By: JMW Project # 195444	

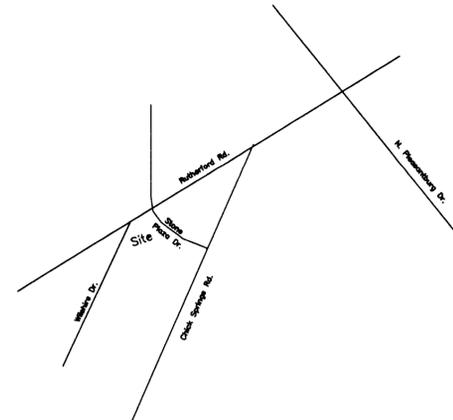
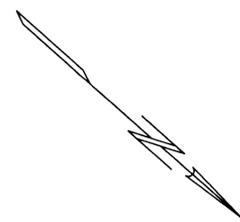
There is a 5' drainage and utility easement along all side and interior rear lot lines and a 10' drainage and utility easement along the exterior boundary of the subdivision unless adjoining property owners have established easements. There is a 5' utility easement along all front property lines.



Lot Disturbance And Silt Fence Detail (N.T.S.)



FILED
NOV 19 P 2:33



Location Map N.T.S.

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 as roads, streets and easements, forever 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 A survey as specified therein; and that the boundaries not surveyed are shown as broken lines plotted from various information as shown on this plat, and that this plat was prepared in accordance to the Greenville County Subdivision Regulations as adopted."

11-15-01
Date

Jeffrey M. Wallace
Registered Surveyor

Certificate Of Approval For Recording

"I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Greenville, Greenville County, SC with the exception of such variances, if any, as are noted in the minutes of the Greenville County Planning Commission of Greenville County, SC and that it has been approved for recording in the office of the County Register of Mesne Conveyance."

11-16-01
Date

DA Zogler
City Engineer

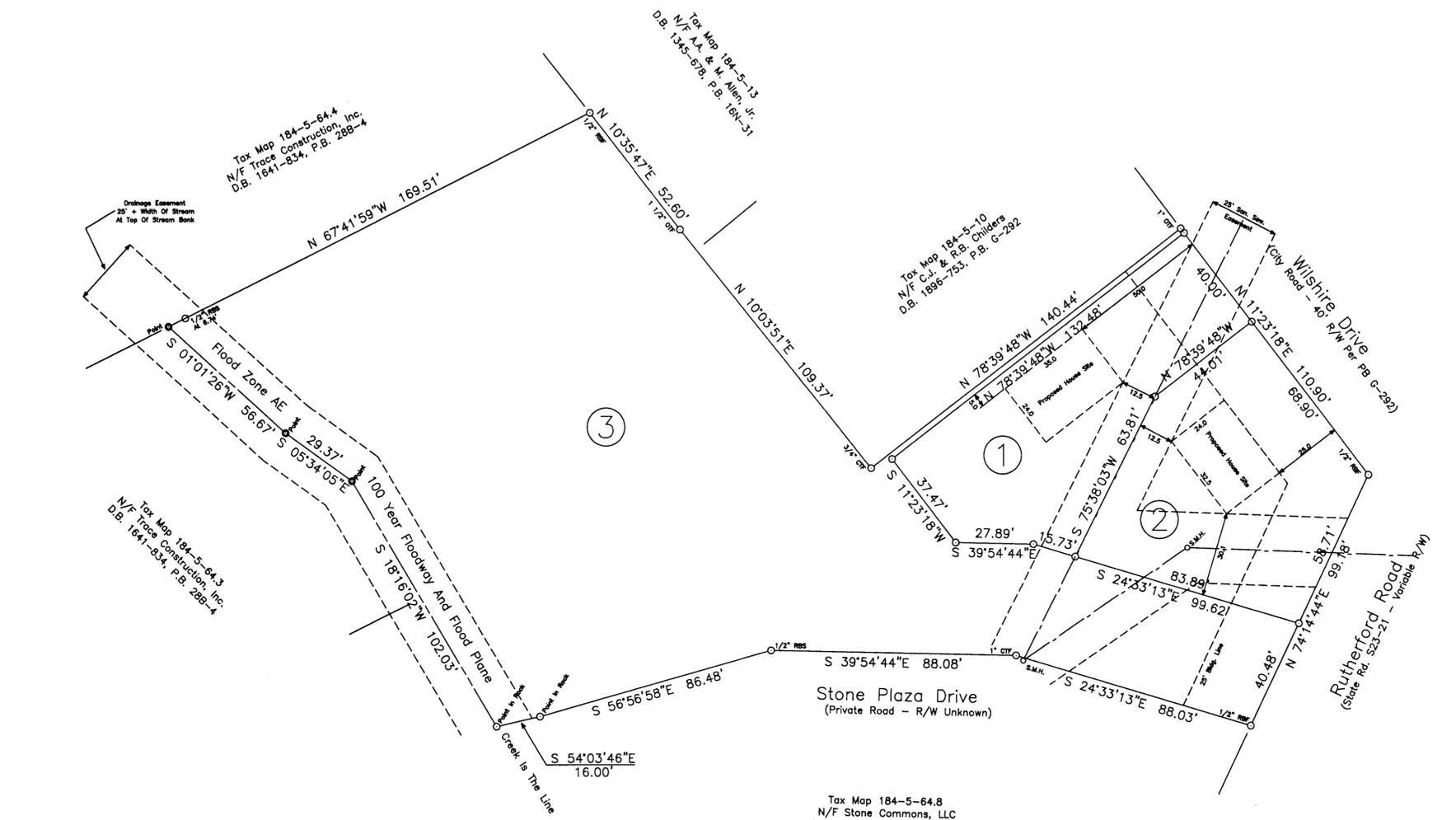
11/19/01
Date

Patricia F. Webb
Subdivision Administrator
Greenville County
Planning Commission

Summary Plat

File Number

01-266
Survey For Alex Acree



Tax Map 184-5-64.8
N/F Stone Commons, LLC
D.B. 1827-318, P.B. 39V-6

NOV 19 2001

Lot No.	Area (S.F.)
1	6,426
2	6,538
3	37,823

38,122 S.F. More Or Less
To Center Of Creek

44-W-9

11-12-23

According to F.E.M.A. floodway data, this property is located in an established flood hazard area. Reference F.I.R.M. Community Panel No. 450091-0002B. Effective Date 9-16-92.

This property is subject to any and all easements and/or rights-of-way of record or not of record.

A stormwater management and sediment reduction plan has been prepared for this property and will be applied for land disturbing activities. Each property owner will comply with this plan unless an individual plan is prepared and approved for that property.

There is a 5' drainage and utility easement along all side and interior rear lot lines & a 10' drainage and utility easement along the exterior boundary of the subdivision unless adjoining property owners have established easements. There is a 5' utility easement along all front property lines.

Wallace & Associates does not warrant the existence or non-existence of Jurisdictional Wetlands or areas that may be affected by hazardous materials on the survey site.

1/2" rebars placed at all corners unless noted otherwise.

The Base Flood Elevation (BFE) for this property is 964.5' per F.E.M.A. floodway data. The Minimum Finished Floor for Lot 3 is 968.5' M.S.L. (F.E.M.A. Base Flood Elev. + 4').

FILED FOR RECORD IN GREENVILLE COUNTY SC R.O.D. OFFICE AT 02:33 PM 11-19-01 RECORDED IN PLAT BOOK 44-W PAGE 0009 THRU 0000 DOC # 2001104223
Judy A. Hill

Revised 11-15-01 Changed Lots 1 and 3

See revision note
11/19/01
DATE

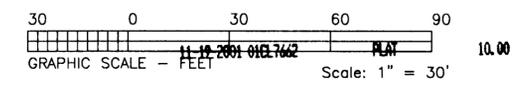
Alex Acree
Owner

Jeffrey M. Wallace PLS 12251
P.O. Box 903
Taylors, S.C. 29687
(864) 297-6989
Surveyor

No. Of Acres 1.166 Miles Of New Road 0

No. Of Lots 3 Date Oct. 09, 01

Error Of Closure 1/10,000 Zoning R6



Chad Stepp

From: Brennan Williams <brwilliams@greenvillesc.gov>
Sent: Monday, June 3, 2019 3:09 PM
To: Chad Stepp
Subject: RE: Buildable Residential Lot

Chad,

It appears the lot can meet applicable minimum dimensional requirements and is a buildable lot.

Thank you,

Brennan Williams



Brennan Williams, JD
Development Planner | Planning & Development
Brwilliams@greenvillesc.gov | www.greenvillesc.gov

From: Chad Stepp <cstepp@lee-associates.com>
Sent: Monday, June 3, 2019 3:05 PM
To: Brennan Williams <brwilliams@greenvillesc.gov>
Subject: Buildable Residential Lot

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Brennan,

Per our phone conversation, if you could confirm that this lot it buildable as long as set back and zoning classifications are met I would greatly appreciate it! The Tax Map number is **0184000506409**

Thank you for your help!

Chad

Chad Stepp
Associate Broker
Lee & Associates | Greenville

C 864.641.8536
D 864.704.1044
O 864.704.1040
cstepp@lee-associates.com