



AGENDA
BOARD OF ZONING APPEALS
301 E. Poinsett Street, Greer, SC 29651
September 11, 2017 @ 5:30 PM
Public Hearing and Business Meeting

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service or activity of the City of Greer Planning Division, should contact Ruthie Helms, ADA Coordinator at (864) 848-5397 or City Administrator (864) 848-5387 as soon as possible, but no later than 48 hours before the scheduled event.

I. ADVISORY MEETING

- A. Call to Order
- B. Approval of August Minutes

II. PUBLIC HEARING

- A. September BZA Presentation

III. BUSINESS MEETING

IV. OLD BUSINESS

V. NEW BUSINESS

VI. EXECUTIVE SESSION

VII. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
9/11/2017

Call to Order

Category Number: I.
Item Number: B.



AGENDA
BOARD OF ZONING APPEALS
9/11/2017

Approval of August Minutes

ATTACHMENTS:

Description	Upload Date	Type
□ August Minutes	8/30/2017	Cover Memo



**City of Greer
Board of Zoning Appeals Minutes
August 7, 2017**

Members Present: Allison Ringer, Chairman
Lisa H. Lynn
Thomas McAbee
Monica Ragin Hughey

Member(s) Absent: Kevin Duncan, Vice Chairman
William Henry
Glendora Massey

Staff Present: Kelli McCormick, AICP, Planner
Brandon McMahan, Zoning Coordinator
Brandy Blake, Development Coordinator

I. Advisory Meeting

a. Call to Order

Allison Ringer, Chairman, called the meeting to order at 5:51 p.m.

b. Opening Remarks

Ms. Ringer read the Opening Remarks

c. Approval of Minutes from July 10, 2017

Dr. McAbee asked that the minutes be amended to add the words, regarding signage, to the first and third sentence in the last paragraph.

Dr. McAbee made a motion to approve the minutes as amended. Dr. Hughey seconded the motion. The motion carried with a vote of 3 to 0. Ms. Ringer abstained from the vote. Ms. Massey, Mr. Duncan, and Mr. Henry were absent from the vote.

II. Public Hearing

a. August BZA Cases

Bandon McMahan presented the Staff Reports and PowerPoint presentations for the following cases to the Board.

- | | | |
|----------------|-----------------|------------------------------------|
| 1. BZA 2017-25 | NAPA Auto Parts | 1301 W. Wade Hampton Blvd., Ste. F |
|----------------|-----------------|------------------------------------|

Sherri Hartsell, applicant, spoke in favor of case BZA 2017-25 and stated the façade of the business has been redone to match the other businesses and was raised a little.

Ms. Lynn made a motion to approve BZA 2017-25. Dr. McAbee seconded the motion. The motion carried with a vote of 3 to 0. Dr. McAbee abstained from the vote.

The following 3 cases were discussed and presented as 1 as they all pertain to the same sign.

- | | | |
|-----------------|-----------------------------|----------------------|
| 2. BZ-V 2017-26 | Garfield Signs and Graphics | 3610 Brushy Creek Rd |
| 3. BZ-V 2017-27 | Garfield Signs and Graphics | 3610 Brushy Creek Rd |
| 4. BZ-V 2017-28 | Garfield Signs and Graphics | 3610 Brushy Creek Rd |

Chuck Hill, Pastor for Trinity Fellowship Church, spoke in favor of cases BZ-V 2017-26, 27, 28. Mr. Hill stated that the church is putting a lot of effort into their location in Greer and the community.

Mitchell Ward, Garfield Signs and Graphics, spoke in favor of cases BZ-V 2017-26, 27, 28.

Ms. Lynn made a motion to approve case BZ-V 2017-26. Dr. McAbee seconded the motion. The motion carried with a vote of 3 to 0. Dr. McAbee abstained from the vote.

Dr. Hughey made a motion to approve case BZ- V 2017-27. Dr. McAbee seconded the motion. The motion carried with a vote of 3 to 0. Dr. McAbee abstained from the vote.

Ms. Lynn made a motion to approve case BZ-V 2017-28. Dr. Hughey seconded the motion. The motion carried with a vote of 3 to 0. Dr. McAbee abstained from the vote.

III. Old Business -None

IV. New Business – None

V. Executive Session – None

VI. Adjourn

Meeting adjourned at 6:08 p.m.

Category Number: II.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
9/11/2017

September BZA Presentation

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> September BZA Presentation	8/30/2017	Cover Memo
<input type="checkbox"/> 107 Maryland Ave Application	8/30/2017	Cover Memo



City of Greer, SC

Board of Zoning Appeals

BZV 2017-29

APPLICANT:	Lester and Angela Barrouk
ADDRESS:	107 Maryland Ave
PARCEL ID NUMBER:	G008000206100
USE SOUGHT:	Variance
REQUEST:	Side Setback

BZV 2017-29



BZV 2017-29

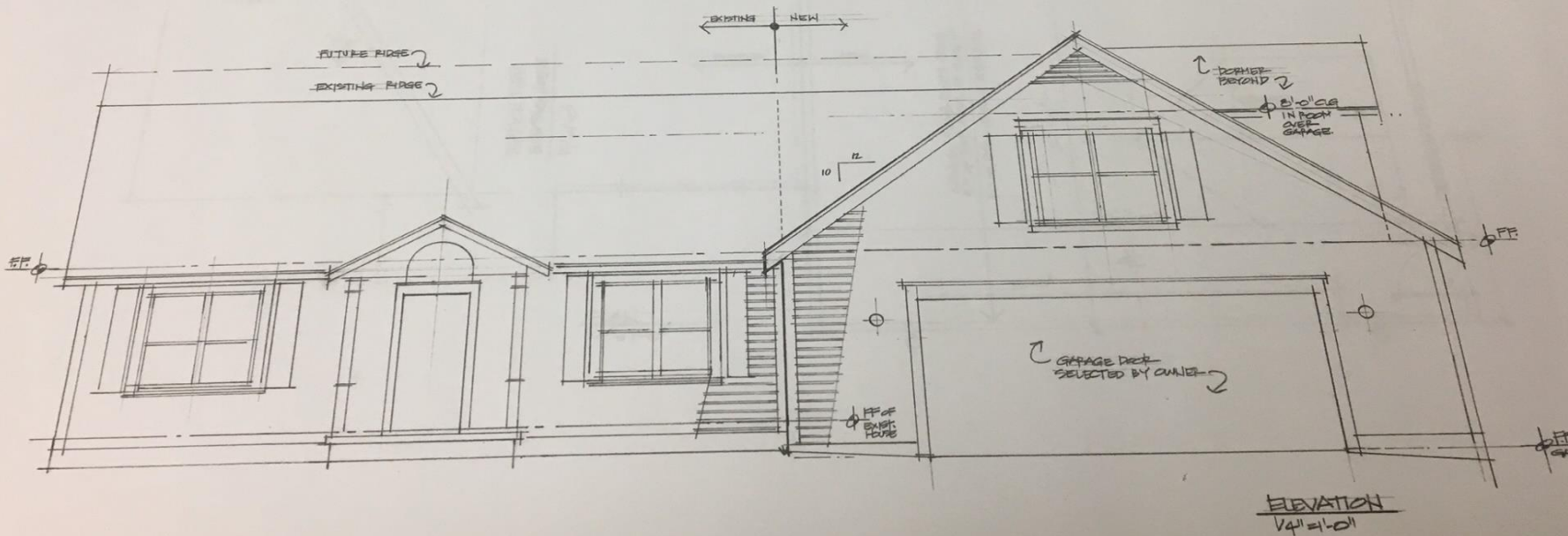
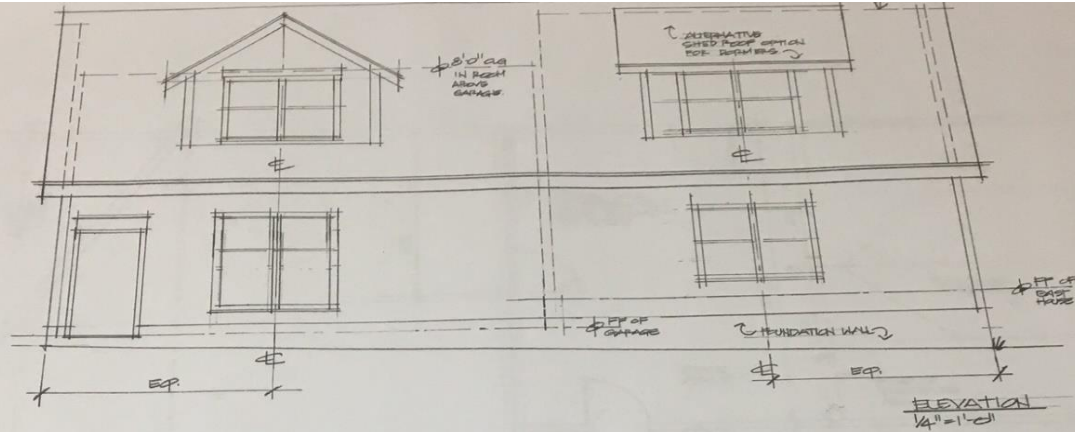


BZV 2017-29



BZV 2017-29

Lester Barrouk
107 Maryland Ave
Green SC 29650



BZV 2017-29

5:3.5 Minimum Requirements - Residential Lots

	R-20	R-15	R-12	R-10	R-7.5
Lot Area (Sq. Ft.)	20,000	15,000	12,000	10,000	7,500
Lot Width	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.
Lot Frontage	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Front Yard Setback	See No. 1	See No. 1	See No. 1	See No. 1	See No. 1
Side Yard Setback	See No. 2	See No. 2	See No. 2	See No. 2	See No. 2
Rear Yard Setback	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.

No. 2

The minimum width of a residential side yard shall be 10 percent of the total lot width but not less than 5 feet. If it is a corner lot, the setback requirements of No.1 will apply.

BZV 2017-29 – 107 Maryland Ave yard width is 114.3ft requiring an 11ft setback on the sides, the applicant is requesting the right side set back to be 6ft.

BZV 2017-29

When considering a variance, the Board should review the following information and then may consider a variance:

- (a) there are extraordinary and exceptional conditions pertaining to the particular piece of property; **The request does not meet this criteria. This property is shaped and is similar in size to other properties in the area.**
- (b) these conditions do not generally apply to other property in the vicinity; **This property has no conditions to apply.**
- (c) because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; **This property has no conditions to apply.**
- (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 the granting of the variance. **The request meets this requirement. Most of the homes on this street do not meet the setbacks. As such, developing the property with a reduced setback would be similar to those in the area and would not harm the character of the area.**

STAFF RECOMMENDATION: Denial



Greer

City of Greer, SC

Board of Zoning Appeals



Board of Zoning Appeals Application
(Variance, Special Exception, Action of Zoning Official)

RECEIVED AUG 03 2017

(All Fees are due at time of submittal. Fees are: \$100 for each Residential Request and \$300 for each Commercial Request)

The applicant hereby appeals: (Check one)

- ☒ Variance – **Form 1**
☐ Special Exception – **Form 2**
☐ Action of Zoning Official – **Form 3**

****If not the property owner, an Acting Agent Authorization from will be required at the time of submittal. ****

Applicant Information

Name Lester and Angela Barrouk
Address 107 Maryland Ave
Greer SC 29650
Contact Number (864) 346-7876
Email LBarrouk@gmail.com

Property Owner Information

Name Lester and Angela Barrouk
Address 107 Maryland Ave
Greer SC 29650
Contact Number (864) 346-7876
Email LBarrouk@gmail.com

Tax Map Number(s) G008000206100

Property Address(s) 107 Maryland Ave Greer SC 29650

Business Name _____

Complete one of the following attached forms that corresponds with the variance request.

OFFICE USE ONLY

Received By BBlalock Date 8-3-17
Staff Recommendation Approval Meeting Date 9-11-17

Variance

1. Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal of the following provisions of the Zoning Ordinance in Section(s): Article 5 Section 5:3.5 Side Yard Setback
so that a zoning permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows: Build an addition onto house that will be 6-8ft from for property line.
which a permit has been denied by a zoning official on the grounds that the proposal would be in violation of the cited section(s) of the Zoning Ordinance.
2. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State law and the ordinance are met by the following facts.
 - a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows: _____

 - b. These conditions do not generally apply to other property in the vicinity as shown by:
as shown by neighborhood map, most of the houses do not
adhere to the 10% side yard set back ordinance
 - c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows:
If this Variance is not granted, it would prohibit me from
adding a large addition onto my house.
 - d. 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 for the following reasons: If the addition is built it will 6-8 ft from property
line and there will be aprox 102 ft of land between
the addition and adjacent house.

Lester Bank & Angela Barron

Applicant Signature

Date 8/2/17

To the Board of Zoning Appeals:

My family and I have been living at 107 Maryland Ave for over 10 years now. We are outgrowing our house and are desiring to put a large addition onto the side of our house what would accommodate our growing family. The addition will be 30 feet wide and put move our house to be 6-8 feet from the property line. I realize this will be in violation of the city side yard set back ordinance Article 5, section 5:3.5 which specifies that the side yard set back must be 10% of the property width, which in my case is approximately 11 feet minimum.

I would like to apply for a variance to this 10% side yard set back minimum on the grounds:

- 1) Most of the houses in the neighborhood do not adhere to the 10% setback ordinance. (please see attached map)
- 2) After the proposed addition is build it will be 102 feet away from the adjacent house.
- 3) I spoke with my neighbors and they are in favor of the addition.
- 4) The proposed addition will add value to the neighborhood.

Thank you for your consideration,

Lester and Angela Barrouk
107 Maryland Ave
Greer, SC 29650

864-346-7876
Lbarrouk@gmail.com





City of Greer
CASH RECEIPT

RECEIPT NO: 129795

DATE: 08/03/2017

ZONING ZONING AND SIGN PERMITS

100.00

LESTER & ANGELA BARROUK

ZONING VARIANCE APPLICATION / 107 MARYLAND
AVE

PAYMENT DETAIL

TOTAL

100.00

CHECK: 100.00 CHK 118

RECEIVED BY: CWOODRUFF