



City of Greenville
Board of Zoning Appeals
Minutes of the January 9, 2020 Regular Meeting
10th Floor City Council Chambers – City Hall 4:00 PM
Meeting Notice Posted on December 26, 2019
Minutes prepared by Brennan Williams

Members Present: Chris Price, Seph Wunder, Stephanie Gates, Ken Betsch, Nika White, Keith Jones

Members Absent: Luis Martinez

Staff Present: Jonathan B. Graham, Planning and Development Manager; Brennan Williams, Development Planner; John Garza, Assistant City Attorney; Michael Frixen, Development Planner; Ben Abdo, Development Planner

NOTICE OF MEETING: Pursuant to Section 30-4-80 of the S.C. Code of Laws, annual notice of this Board's Meetings was provided on January 1, 2020 via the Greenville City Website. The Agenda for this Meeting was posted outside the meeting place (City Council Chambers in City Hall) and was emailed to all persons, organizations, and news media requesting notice. In addition, notice for public hearings was published in the Greenville News, posted on the properties subject of public hearing(s), mailed to all surrounding property owners, and emailed to all persons, organizations, and news media requesting notice pursuant to Section 6-29-760 of the S.C. Code of Laws and Section 19-2.2.9 of the Code of the City of Greenville.

CALL TO ORDER: Chairperson Price called the meeting to order at 4:03 PM.

APPROVAL OF MINUTES: The Board approved the Minutes of the December 12, 2019 meeting.

ACCEPTANCE OF AGENDA: The Board approved the January 9, 2020, agenda.

CONFLICT OF INTEREST: None.

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)

Williams presented the staff report.

Lois Ordway, applicant and property owner, presented the application. Ordway represented the following about the property: the home is two floors with a two bedroom, one bathroom apartment upstairs; guest parking is limited to the driveway; no parties over 10 persons are allowed; and, guests shall be 21 years or older.

Questions from the Board included: whether there was a separate entrance for guests, how recent were renovations completed, and the location of parking.

Ricardo Urbina spoke in favor of the application.

There was no Board discussion.

Wunder made a motion to approve the application with the following conditions: 1) The special exception permit shall be limited to the applicant, Lois Ordway, and is not transferrable; and 2) the use of the property shall substantially conform to the testimony of the applicant and the content of the application. Betsch seconded the motion. The motion passed 6-0.

B. V 19-880

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

Williams presented the staff report. The Board asked the following questions of staff. When the property was subdivided? Williams responded 2001. When was the front setback requirement for single-family homes established? Williams responded that staff does not have that date. The Board asked if the structure shown on the plat from 2001 with a 50 foot setback could be approved without a variance. Williams answer that staff is willing to honor the setback shown on the plat from 2001.

Chad Stepp, applicant and property owner, presented the application. Stepp stated that at the required setback line, his house would only be 11 feet wide. He stated that a 30 foot wide house at the proposed setback line would be more attractive from the street.

Board discussion included the 10 foot utility and drainage easement noted on the plat and how it may affect the front setback line, siting of new house in neighbor's backyard, the note on the 2001 plat establishing the 10 foot utility and drainage easement, a reduction of the front setback from 30 feet to 70 feet is excessive, whether a denial of a 71 foot setback would preclude the applicant from seeking a more reasonable front setback, and issues with staff approving a 50 foot setback rather than the Board granting a variance for a 50 foot setback.

Jones made a motion to defer the application until the February meeting. Wunder seconded the motion. The motion passed 6-0.

OTHER BUSINESS:

A. Election of Chair and Vice-Chair

Wunder made motion to nominate Chris Price as Chair. Betsch seconded the motion. The motion passed 6-0.

Gates made a motion to nominate Seph Wunder as Vice Chair. Betsch seconded the motion. The motion passed 6-0.

Adjourned 5:01 PM.