



CITY OF SENECA

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**Edward R. Halbig, AICP
Director**

**ZONING BOARD OF APPEALS
February 20th, 2020
Council Chambers – City Hall
6:00 PM**

- I. Opening**
- II. Approve Minutes**
- III. Zoning Variance Application:**

<u>Docket Item:</u>	VA-2020-01
<u>Property Owner:</u>	Keowee Pointe Development LLC
<u>Applicant:</u>	Bryant Punch
<u>Property Address:</u>	400 Loran Pointe Cir
<u>Tax Map #:</u>	520-58-01-104

- IV. Old Business**
- V. New Business**
- VI. Adjourn**

ZONING VARIANCE APPLICATION

CITY OF SENECA, SOUTH CAROLINA

Variance:

VA-2020-01

Application Date:

Received By: *W*Public Hearing Date: *2/20/2020*

Public Notice Dates:

Publication: *The Journal*Fee: *50.00*

Receipt #:

Date Posted:

By:

Property Owner(s): <i>Kequer Pointe Development LLC</i>	Phone #:
Owner(s) Address: <i>8 Gallant Fox Way, Greenville SC 29615</i>	
Applicant(s): <i>Bryant Puntch</i>	Phone #:
Applicant(s) Address: <i>102 Berkman's Ln, Greenville SC 29605</i>	

Property Location: (a plat must accompany this application) <i>400 Loran Pointe</i>	
Tax Map #: <i>520-58-01-104 (Lot 2)</i>	
Current Zoning Classification: <i>RM-16</i>	Non-Conforming Land/Structure Use <input type="checkbox"/>
	Substandard Lot of Record <input type="checkbox"/>
Land Area:	Lot Dimensions:
Current Use of Property: <i>Residential</i>	
Property Characteristics: <i>Currently a residential lot in an RM16 setting. Lot is located next to attached single family. On the street, there is also single family and attached multi family.</i>	

Please answer the following:

1) Has any application involving this property been considered in previous action(s) by the Seneca Planning Commission or Zoning Board of Appeals? ☐ No ☒ Yes, please provide the date and details: *Road frontage to split into 2 lots*

2) Please explain the reason for the request and additional information that supports the same:

Due to unique topography and a 20' sewer setback, I'm requesting a variance of the side setback to be reduced to 10' on the left side of the lot. This would be similar to regular residential setbacks and be in line with the single family setback.

I/We request a variance from the following provision(s) of the Official Zoning Ordinance so that the property list in this application may be used in the manner indicated by the attached plot plan and reasons stated herein.

Additionally, I/we, the free holder(s) of the property/properties involved in this application certify and designate the person signing as applicant to represent me/us in this variance.

Property Owner(s) Name: (please print) <i>Jennifer Burns</i>
Property Owner(s) Signature(s): <i>Jennifer Burns</i>
Applicant(s) Name: (please print) <i>Bryant Puntch</i>
Applicant(s) Signature(s): <i>Bryant Puntch</i>

STAFF USE ONLYApplication Decision: ☐ Approved ☐ Denied

Zoning Board of Appeals Chairperson Signature:

Date:

Comments:

Staff Report

To: Zoning Board of Appeals
From: Edward Halbig
Planning Director

Date: February 12, 2020
Public Hearing: February 20, 2020
Docket: VA-2020-01

PROPERTY OWNER: Keowee Pointe Development LLC
LOCATION: 400 Loran Pointe Cir

APPLICANT: Bryant Puntch
ZONING: R-20

REQUEST: Variance from Section 522.6 Table A –Side yard setback requirements

TAX MAP #: 520-58-01-104

ANALYSIS:

The applicant seeks relief from Section 522.6 as it relates to side yard setback.

	Required Setback	Requested	Variance
Side Yard	15'	10'	33%

The Applicant is purchasing a lot in Loran Pointe Subdivision. The area has been considered for a variance previously as the property was seeking to be subdivided into three lots. It has since been subdivided into only two lots.

The northeastern lot has a 20-foot sewer easement on the northeastern side of the lot. The sewer easement extends a maximum of 10 feet into the buildable area, thereby reducing the buildable area of the lot by approximately 640 feet.

No plan for a residence has been submitted, so the need for the request cannot be determined; the Planning Department supports the appropriateness of the request as it addresses the conflict with the sewer line easement, but may not support an additional request of the same nature in the future, as there has been no demonstrated need for the variance without a building footprint submittal.

STAFF FINDINGS

To be considered for a variance, one or more of the following findings must be made:

904.2 a) There are extraordinary and exceptional conditions pertaining to a particular piece of property in question because of its size, shape or topography;

There are extraordinary and exceptional conditions due to the sewer easement on the subject property.

904.2 b) Such conditions are peculiar to the particular piece of property involved and do not generally apply to other property in the vicinity;

The condition is particular to this piece of property.

904.2 c) Because of these conditions, the application of the Ordinance on this particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;

The property is zoned RM-16 and conditionally allows for single family.

904.2 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 granting of the variance.

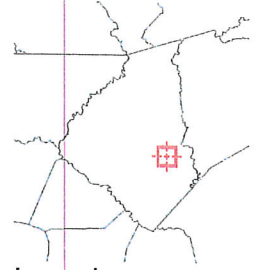
Reduction of side yard setback may impact adjacent property; the request is not anticipated to be of substantial detriment to public good or character of the district.

904.2 e) The board may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a non-conforming use of land, or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance.

The variance would not allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a non-conforming use of land, or to change the zoning district boundaries shown on the official zoning map.



Overview



Legend

- Parcels
- Landhook
- Roads

Parcel ID	520-58-01-104	Alternate ID	59239	Owner Address	KEOWEE POINTE DEVELOPMENT LLC 8 GALLANT FOX WAY GREENVILLE, SC 29615
Sec/Twp/Rng	n/a	Class	Residential		
Property Address	400 LORAN POINTE CIR SENECA		Vacant Land		
		Acreage	0.61		

Last 2 Sales		Reason	Qual
Date	Price		
8/23/2017	\$1	Other Not Valid	U
6/8/2017	\$298000	Valid Arms-length sale	Q

District 200
 Brief LORAN POINT LOTS 1,2,3 (0.61 AC)
 Tax Description MapPlatB B248 MapPlatP 4
 (Note: Not to be used on legal documents)

Date created: 1/31/2020
 Last Data Uploaded: 1/30/2020 9:55:57 PM

Developed by Schneider
 GEOSPATIAL