



**YORK COUNTY**  
**BOARD OF ZONING APPEALS**  
**AGENDA • SEPTEMBER 12, 2024**



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**Board of Zoning Appeals**

**York County Government Center**  
6 South Congress Street  
York, SC 29745

**6:00 PM**

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**Call to Order**

**Minutes Approval**

Board of Zoning Appeals - Board of Zoning Appeals - Aug 8, 2024 6:00 PM

**Old Business**

**New Business**

Nancy McGee requests Variances from York County Code of Ordinances Chapter 155: Zoning Code §155.058-Setbacks for a deck addition in the RSF-40 District and Table 155.059-1: Maximum Percentage of Impervious Surface of 50% for Single-Family Detached Dwellings for property located at 14 King Haigler Chase, in the Clover Community, tax map 5790101014. District 2–Love. Case Number Z24-7 V BZA

Mark Cook requests a Variance from York County Code of Ordinances Chapter 155: Zoning Code §155.622-1 Minimum Setbacks, 10-foot rear setback Location of Accessory Structure (Pool) for the property located at 249 Lorraine Rd, in the Fort Mill Community, tax map 6490901134. District 1–Audette. Case Number Z24-6 V BZA

Lisa Spencer on behalf of Ritchie Russel requests Variances from York County Code of Ordinances Chapter 155: Zoning Code §155.849(A) Use of Riparian Buffers, land disturbance and construction activities prohibited and 155.205(C)(1) Accessory structures must be located at or behind the front building line of the principal structure on the lot for the property located at 5026 Tioga Rd, in the Clover Community, tax map 5560000058. District 2–Love. Case Number Z24-8 V BZA

**Executive Session:**

**Adjourn**

*“York County is committed to assuring accessibility with reasonable accommodation, of county services, facilities, employment and programs for all individuals, in compliance with federal law. Please contact the County Manager’s Office at 803-684-8511 if you need assistance.”*



**YORK COUNTY**  
**BOARD OF ZONING APPEALS**  
**MINUTES • AUGUST 8, 2024**  
**DRAFT**



**Board of Zoning Appeals**

**York County Government Center**  
**6 South Congress Street**  
**York, SC 29745**

**6:00 PM**

District 5 Jeff Blair: Present, Ashley Schemine: Present, District 1 Rob Cameron: Present, District 3 Lauren Hebert: Present, Thomas "Bud" Smith: Present, Derrick Williams: Present, Richard Abboud: Present, Rachel Grothe: Present, Laura Dover: Present.

**Minutes Approval**

Approval of May 9, 2024 Board of Zoning Appeals Minutes

Correction of name on page 2 from Herbert to Hebert

Motion was made to approve the minutes as amended for the May 9, 2024 meeting.

The motion was approved in a 5-0 vote with board member Derrick Williams abstaining from the vote

**ACCEPTED AS AMENDED [Unanimous]**

**MOVANT:** Ashley Schemine

**SECOND:** Lauren Hebert

**AYES:** Blair, Schemine, Cameron, Hebert, Smith

**ABSTAIN:** Derrick Williams

**Old Business**

**New Business**

Thomas Keck requests a Variance from York County Code of Ordinances Chapter 155: Zoning Code §155.058-Minimum Setbacks, 10-foot side setback Location of Accessory Structure in the RSF-40 zoning district for the property located at 2043 Poinsett Dr, in the Rock Hill Community, tax map 5920304007. District 6–Huckabee. Case Number Z24-4 V BZA

Staff presentation was given by Rick Abboud.

Thomas Keck was present to address the board with the reason for the request.

Renette Helms was present to speak in favor of the request.

No one was present to speak in opposition of the request.

The public hearing was closed.

The motion was made to approve the variance request as it meets all other criteria.

Motion was approved by a 6-0 vote.

Minutes Acceptance: Minutes of Aug 8, 2024 6:00 PM (Minutes Approval)

**APPROVED [Unanimous]**

**MOVANT:** Ashley Schemine

**SECOND:** Rob Cameron

**AYES:** Blair, Schemine, Cameron, Hebert, Smith, Williams

**Executive Session**

**Receipt Of Legal Advice Regarding Z24-2**

Motion

Motion to enter into executive session

**APPROVED [Unanimous]**

**MOVANT:** Thomas "Bud" Smith

**SECOND:** Ashley Schemine

**AYES:** Blair, Schemine, Cameron, Hebert, Smith, Williams

**Matters For Consideration Following Executive Session**

Motion

Motion was made to appoint Jeff Blair and Ashley Schemine for representation of the board for mediation purposes in case Z24-2

Motion was approved in a 6-0 vote

**APPROVED [Unanimous]**

**MOVANT:** Lauren Hebert

**SECOND:** Derrick Williams

**AYES:** Blair, Schemine, Cameron, Hebert, Smith, Williams

**Adjourn**

With no further business meeting was adjourned at 7:44 PM

Minutes Acceptance: Minutes of Aug 8, 2024 6:00 PM (Minutes Approval)



## York County Board of Zoning Appeals

Meeting Date: September 12, 2024

Case No. Z24-7V



**Location:** 14 King Haigler Chase  
Clover, SC 29710  
Council District 2 - Love

**Request:** §155.058-1 Setbacks for a covered deck addition in the RSF-40 District and Table 155.059-1: Maximum Percentage of Impervious Surface Use Type Impervious Surface (max) Single-Family Detached Dwellings 50 - percent.

**Tax Map Number:** 579-01-01-014

**Zoning:** RSF-40 (Single-Family Residential 40), Lake Wylie Overlay District (LW-O), Scenic Overlay (SC-O)

**Owner/Applicant:** Nancy McGee

### Variance Request

The applicant is requesting a variance for an attached covered porch addition that extends to the property line and an increase the impervious coverage of the lot to approximately 59 – percent.

Since the porch is attached to the residence, the setbacks are the same as the home – 10 feet. The applicant is requesting a 10 – foot variance in order to permit the deck to be in line up with the side wall of the home which sits on the property line.

### Site and Project Description

The subject property is a .17-acre lot (7,405 sq. ft.) located on King Haigler Chase in the River Hills Subdivision on Lake Wylie. The River Hills Subdivision was developed prior to zoning and is known for structures that are built to the property line.

The property is extremely nonconforming for lot area as the required minimum lot size is 40,000 square feet

The applicant obtained a building permit to construct an attached screened in deck. The approved site plan showed the deck meeting the 10-foot side yard setback. During the building process, the contractor extended the screened in deck to be in line with the side wall of the house. The house sits on the property line and is considered legal nonconforming. The portion of the unpermitted deck occupies a 12-foot by 10-foot space that is located in the side setback.

### Background and History

The lot supports a single-family residence with 3,322 gross and 2,314 finished square feet. The house was built in 1974. The subdivision supported what was called 'patio homes', which generally allowed minimal setback distances from the lot line. Currently, the impervious coverage of the lot is approximately 57-percent, the addition brings the total to approximately 59-percent.

Since the lot does not meet the minimum lot size, the Zoning Administrator has the ability to administratively reduce setbacks by up to 40-percent. In this case, the setback could be reduced to six feet. Given that the structure is constructed to the lot line and a 10-foot reduction is

requested, staff does not have ability to make this great of a reduction, hence the variance request.

### Variance Findings Analysis

Under §155.1227(D) *Powers and Duties of the Board of Zoning Appeals*, the Board may grant a variance from the requirements of the *Zoning and Development Standards Ordinance* when strict application of the Ordinance would result in an unnecessary hardship. An individual case of unnecessary hardship is established if the Board makes and explains, in writing, all four of the following findings:

- (a) **There are extraordinary and exceptional conditions pertaining to the particular piece of property;**

*The subject parcel is nonconforming in terms of side setback, lot area, and impervious coverage. It is very similar to other nearby lots and is well built out. Therefore, staff finds the proposed variance **does not meet** this criteria.*

- (b) **These conditions do not generally apply to other property in the vicinity;**

*Many of the adjacent properties have constructed improvements that are nonconforming pertaining to setback and lot coverage and are not permitted to increase the nonconformities. Therefore, staff finds the proposed variance **does not meet** this criteria.*

- (c) **Because of these conditions the application of this chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;**

*The applicant had submitted a reasonable improvement that was approved. A late change in design that increased the nonconformity in the name of perceive 'better appearance' does not prohibit reasonable use. Therefore, the application of this section of the code would not unreasonably restrict or the utilization of the property and staff finds the proposed variance **does not meet** this criteria.*

- (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.**

*The proposed structure does not seem to greatly deviate from the nature of improvements in the neighborhood. Although it might possibly negatively affect drainage and possible view lines of the adjacent property. Therefore, staff finds the proposed variance **does not meet** this criteria.*

### Exclusions

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 nonconforming 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.

### Staff Recommendation

As staff finds that the proposed variance request **does not meet all four** criteria for an unnecessary hardship, staff recommends **DENIAL** of the requested variance.

## Conditions

In granting a variance, the Board may attach to it such conditions regarding the location, character or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.

The Board may elect to grant the request without conditions or to attach staff conditions as presented, or as may be amended, replaced, or supplemented by motions of the Board.

Staff does not recommend any conditions.

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## Public Notification

The following public notification actions have been taken:

- August 26, 2024: Public Hearing notification signs posted on the property.
- August 25, 2024: Board of Zoning Appeals public hearing advertisement published in the local newspaper.
- August 26, 2024: Public Hearing notification letters sent to property owners adjacent to the subject property.

## Public Feedback

As of the time of this report, staff has responded to a few requests for information from neighbors that have not expressed an opinion on the proposal.

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## Attachments

- Application and supporting documents from applicant
- Location and Zoning Maps
- Arial and Street view image

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## Staff

Submitted by:



Rick Abboud, AICP  
Principal Planner

Approved by:



Rachel Grothe, MCRP  
Zoning Administrator

**GENERAL INFORMATION**APPLICANT'S NAME: Nancy McGeeEMAIL ADDRESS: nancypmcgee@gmail.comADDRESS: 14 King Haigler Chase Street Lake Wylie, SC 29710

NUMBER

STREET

APARTMENT/BOX NUMBER

14 King Haigler Chase Street Lake Wylie, SC 29710

CITY

STATE

ZIP CODE

PHONE: 704.575.1134

CELL

HOME

PROPERTY OWNER'S NAME: Nancy McGeeEMAIL ADDRESS: nancypmcgee@gmail.comADDRESS: 14 King Haigler Chase Street Lake Wylie, SC 29710

NUMBER

STREET

APARTMENT/BOX NUMBER

CITY

STATE

ZIP CODE

PHONE: \_\_\_\_\_

CELL

HOME

Attachment: 24\_7 packet (8783 : Z24-7 V BZA - McGee)

**PROPERTY INFORMATION****PROPERTY ADDRESS:** 14 King Hailger Chase Street Lake Wylie, SC 29710**PROPERTY DIRECTIONS:** On file**PROPERTY CONDITIONS:** Excellent**PROPERTY TAX MAP #:** 5790101014**PLAT:** Please Attach to application.**LOT AREA:** 0.25 acre**ZONING DISTRICT:** Clover Dsitric 2**CURRENT USE OF PROPERTY:** Personal Residence**PROPOSED USE OF PROPERTY:** Personal Residence**Is this property part of any HOA or Community Association?** Yes\* ☒ No ☐

\*If yes, a letter from the HOA or Community Association is required acknowledging the variance requested and attach any applicable covenants and restrictions.

Attachment: 24\_7 packet (8783 : Z24-7 V BZA - McGee)

## RELEVANT FACTORS PERTAINING TO THE VARIANCE

1. Applicant hereby requests approval of the following variance by the York County Board of Zoning Appeals as described below:

Set back on side of property adjacent to 15 King Haigler Chase Street.

Staff has denied the request based on the following:

Addition has encroached on 10' set back

I request a variance from the York County zoning code to be/have (be specific with measurements, feet, acreage, numbers of, ratio, etc.):

A 0' set back as there was no setback enforced or code when the structure was originally constructed. None

of the homes on the street adhere to the current zoning restrictions. I have already extended the roof and the

footers have been poured. The home/roof would look odd if I had to comply with updated/current set backs.

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:

*[Is there a special or unique feature or an uncommon situation present on the property?]*

Home was originally built with 0' setback.

Attachment: 24\_7 packet (8783 : Z24-7 V BZA - McGee)

- B. These conditions do not generally apply to other property in the vicinity as shown by:**  
*[Is the special or unique feature or uncommon situation on the property present on surrounding properties?]*

None of the other structures meet current setbacks.

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- C. Because of these conditions, the application of this chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property:**  
*[Because of the situation, the applied regulations would prohibit or limit the proposed use of the subject property?]*

The roof of the home would be symetrical and look odd.

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- 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:**  
*[Approval of this request will not cause significant harm to surrounding properties, the character of the surrounding area, and the public in general?]*

Lake Wylie is on the only side from which this improvment can be observed. Granting the variance will

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make the home fit in to the others in the neighborhood versus having to augment the roof.

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3. List any concession(s) or additional conditions that you agree to as part of the approval:

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4. If you are submitting additional information, please list below:

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## CERTIFICATION

I certify that all information presented by me in this application is accurate to the best of my knowledge, information, and benefit:

\_\_\_\_\_

APPLICANT

DATE

I (we) certify that I (we) are the owners of the property involved in this application and further that I (we) designate the person signing as applicant to represent me (us) in this application.

Nancy P. McGee 7-12-2024

PROPERTY OWNER (S)\*

DATE

\*Attach owner's notarized written authorization if owner's signature cannot be obtained.

## OFFICE USE ONLY

Amount Paid: \$400 Check #: 9017

Cash Amount: \_\_\_\_\_

Date Received: July 12, 2024

Receipt Number: \_\_\_\_\_

BZA Case #: \_\_\_\_\_

Meeting Date: \_\_\_\_\_

Accepted by: Rachel GrotheR Grothe

Staff Signature

7/12/24

Date

Attachment: 24\_7 packet (8783 : Z24-7 V BZA - McGee)

Upon completion of your Application, sign the statement below, and return it along with your application by the due date. A copy of this acknowledgment will be attached with your application for our records.

I, \_\_\_\_\_, have signed that I am aware of the Board of Zoning Appeals hearing date.

\_\_\_\_\_  
(Hearing Date)

I understand that I will be asked to speak on behalf of my request and that I, or a representative will need to be in attendance. If for some reason I or a representative will not be able to attend the scheduled meeting, I must request a deferral to another date, or withdraw my application, if I do not want my application considered by the Board of Zoning Appeals.

I acknowledge that failure to attend the meeting does not result in my application being automatically deferred to the next month. The Board of Zoning Appeals will still hold the hearing on my request and can take any form of action, including denial.

Should my request be denied, I will not be permitted to resubmit the request to the Board of Zoning Appeals for a period of one year, unless conditions have changed substantially and the Board of Zoning Appeals votes unanimously to rehear the matter.

\_\_\_\_\_  
(Property owner's signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Applicant's signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Staff's signature)

\_\_\_\_\_  
(Date)

SURVEY NOTES:

- 1. NO NEW LOTS OR LOT LINES CREATED.
- 2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- 3. AREA COMPUTED BY THE COORDINATE METHOD.
- 4. REFERENCE(S): AS SHOWN.
- 5. ALL BUILDINGS SHOWN LIE WHOLLY ON THE SUBJECT PROPERTY.
- 6. LOT ZONED RSF-40 PER YORK COUNTY GIS (05/01/2024).
- EASEMENTS SHOWN PER MAP BOOK 44, PAGE 55. SUBJECT TO VERIFICATION WITH YORK COUNTY ZONING DEPARTMENT.
- 7. PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY WHICH ARE NOT SHOWN HEREON.
- 8. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT. THIS PLAT/PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, UTILITY EASEMENTS, DEED RESTRICTIONS, RESTRICTIVE COVENANTS OR AGREEMENTS WHICH MAY OR MAY NOT BE OF RECORD AND APPLICABLE HERE TO THE DATE OF THIS SURVEY.
- 9. UNDERGROUND UTILITIES ARE NOT LOCATED AT THE TIME OF SURVEY. IF SHOWN, UTILITY LOCATIONS ARE APPROXIMATE BASED ON LOCATIONS OF ABOVE GROUND APPURTENANCES. UNDERGROUND UTILITIES NOT SHOWN HEREON MAY EXIST.
- 10. PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA. (FIRM MAP NO. 45091C0183E, EFFECTIVE ON 09/26/2008).

LINE LEGEND

- PROPERTY BOUNDARY
- ADJACENT BOUNDARY (NOT SURVEYED)
- PROPERTY BOUNDARY TIE LINE ONLY
- EASEMENT LINE
- SETBACK LINE
- FULL POND LINE
- CURB AND GUTTER
- ALUMINUM FENCE LINE
- WOOD FENCE LINE
- BUILDING OVERHANG
- RETAINING WALL

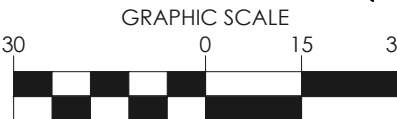
SYMBOL LEGEND

- #4 REBAR FOUND (RBF)
- #5 REBAR FOUND (RBF)
- DRILL HOLE SET (DHS)
- AIR CONDITIONER
- WATER METER
- WATER SPIGOT
- GAS METER
- ELECTRIC METER
- LIGHT POLE
- ELECTRIC BOX
- MAILBOX
- SANITARY MANHOLE
- TELEPHONE BOX
- UTILITY MARKER

HATCH LEGEND

- CONCRETE
- PAVEMENT
- BUILDING
- WOOD DECK
- BRICK
- SLATE STONE

LOT 12  
PID # 5790101012  
MB 86 PG 510



( IN FEET )  
1 inch = 30 ft.

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 01°26'15" E | 78.73'   |
| L2   | N 51°33'08" W | 39.40'   |
| L3   | S 60°54'02" W | 6.47'    |
| L4   | N 82°20'51" W | 2.33'    |
| L5   | N 02°52'51" E | 20.82'   |
| L6   | S 80°41'13" E | 30.77'   |

ABBREVIATIONS

- DB DEED BOOK
- MB MAP BOOK
- PG PAGE
- P/L PROPERTY LINE
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- CP COVERED PORCH

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|--------|------------|--------------|---------------|
| C1    | 58.54' | 44.19'     | 43.15'       | N 62°26'49" E |

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.  
THIS 5th DAY OF MAY, A.D., 2024.

WES LEDBETTER, PLS  
SOUTH CAROLINA REGISTRATION NUMBER L-29577

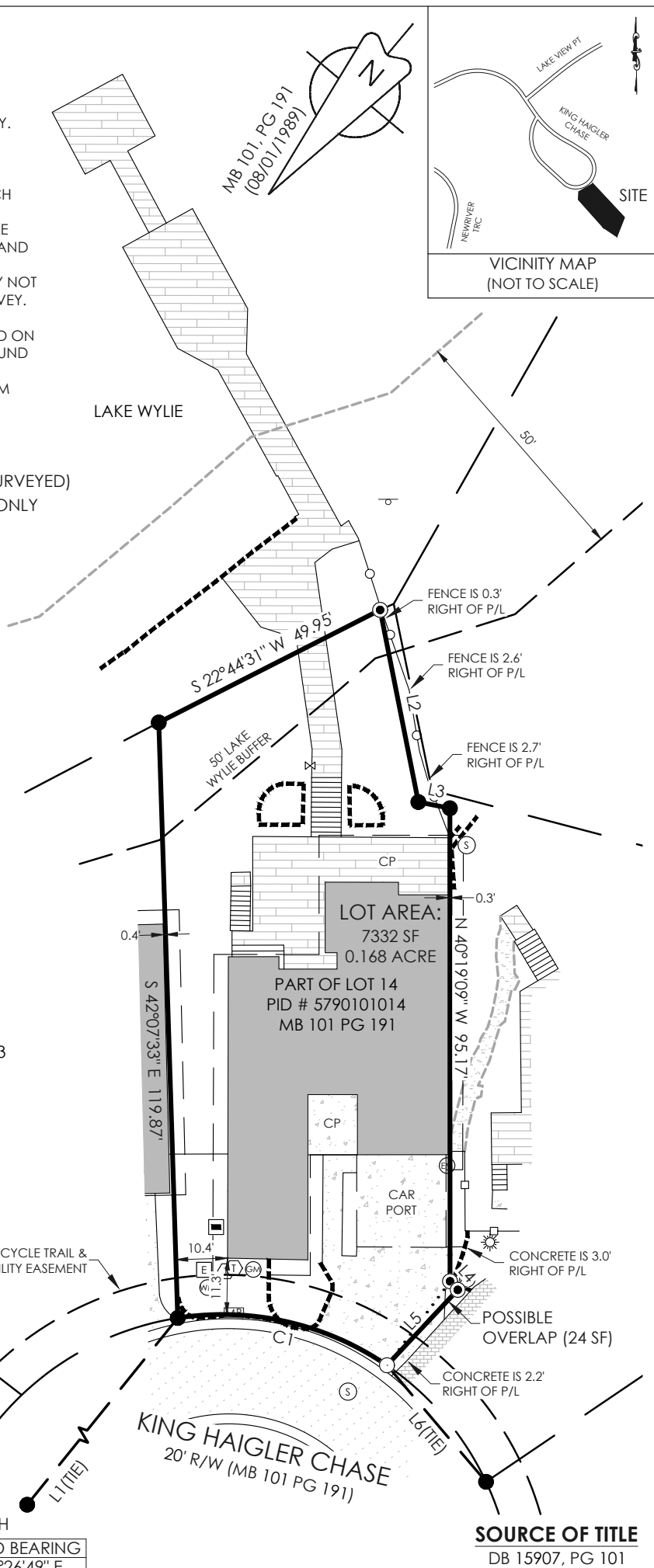
EYOTT SURVEYING  
NO: 5139

FILE NAME: 14 KING HAIGLER CHASE.DWG

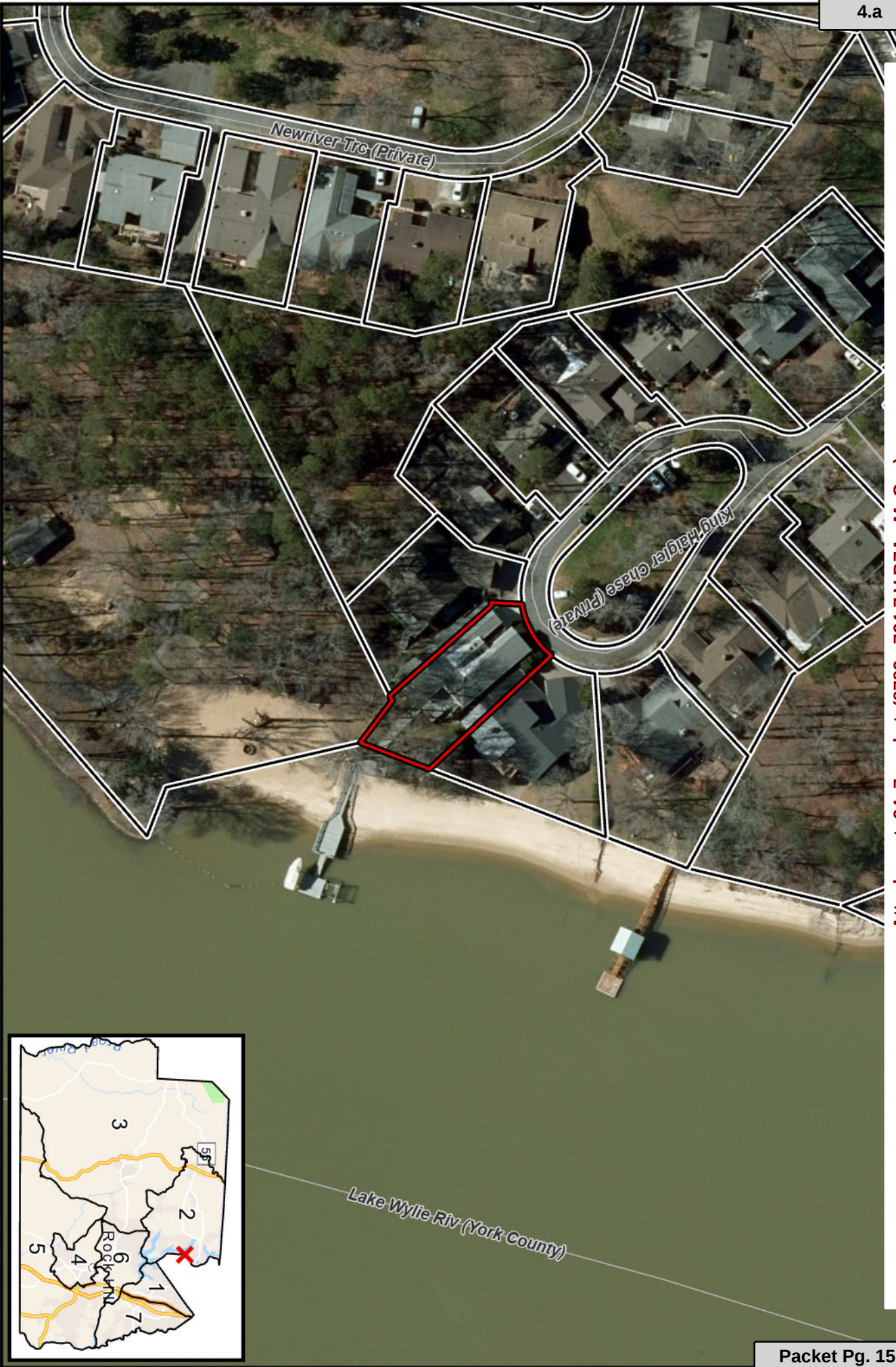
PROJECT NUMBER: SUR-24168

SURVEY DATE: 04/26/2024

Packet Pg. 14



Attachment: 24\_7 packet (8783 : Z24-7 V BZA - McGee)

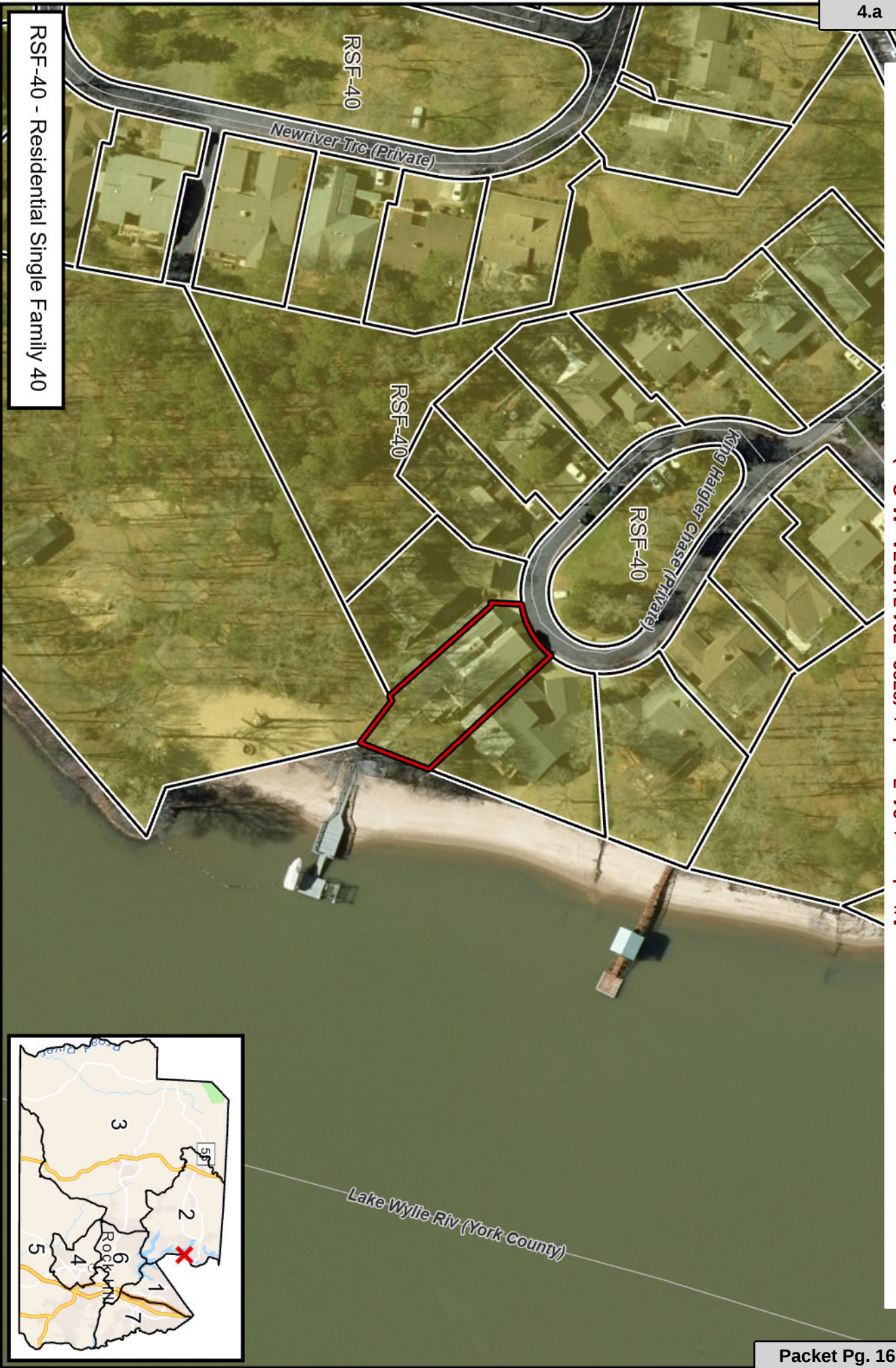


# Vicinity Map

Applicant:  
Tax Map Number: 579-01-01-014  
Request:  
Date Exported: 9/6/2024



Map Prepared by York County Planning Department



RSF-40 - Residential Single Family 40

Applicant:

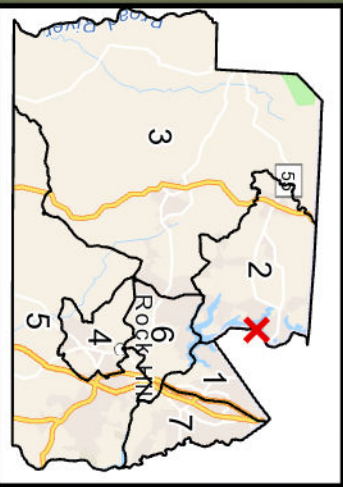
Tax Map Number: 579-01-01-014

Request:

Date Exported: 9/6/2024

# Zoning Map

0 0.02 0.04 Miles





## York County Board of Zoning Appeals

Meeting Date: September 12, 2024

Case No. Z24-6V



**Location:** 249 Lorraine Road  
Fort Mill, SC 29708  
Council District 1 - Audette

**Request:** Variance from: §155.622 (Setbacks, Height, and Size, Table 155.622-1) *Ordinance of York County (Zoning Code)*

**Tax Map Number:** 649-09-01-134

**Zoning:** PD (Planned Development)

**Owner/Applicant:** Mark Cook

### Variance Request

The applicant is requesting a variance to construct a swimming pool at the rear of the home and within the rear yard setback.

Section 155.622(Table 155.622-1) of the *Zoning Code* states that the rear yard setback requirement for swimming pools is 10 feet. The proposed pool would be located approximately five feet from the rear property line; therefore, the applicant is requesting a five-foot variance from the rear yard setback requirement.

$$10' - 5' = 5' \text{ (required setback} - \text{requested setback} = \text{requested variance)}$$

### Site and Project Description

The subject property is lot 11 of Fair Oaks subdivision, located west of Altura Road just east of its intersection with Pleasant Road in Fort Mill. The lot is approximately 9,374 square feet and is developed with a single-family home. The parcel is relatively flat with a slight slope from front to back with a tree in front and a wooded tree line in the rear of the property. The subject property is surrounded by other single-family dwelling units and platted open space owned by the Fair Oaks Property Owners Association to the rear. The subject property and nearby properties are all zoned Planned Development (PD).

The applicant proposes placing an approximately 615 square foot inground pool and associated pool deck to the rear of the home, encroaching five feet into the required 10-foot setback.

### Background and History

The Fair Oaks subdivision is a fairly new community platted in multiple phases; the subject property is in Phase 4, recorded in 2009. A community pool is located within the subdivision and within walking distance of the subject property. The applicant, Mark Cook,

Attachment: packet - 249 Lorraine (8782 : Z24-6 V BZA - Cook)

purchased the property in 2009 and added a patio and deck on the rear part of the house. Mr. Cook indicated the patio area would be removed as a part of the pool project.

## Relation to Zoning Code

### §155.622 (Table 155.622-1): Minimum Required Setbacks for Accessory Uses and Structures

Building, structure, and use setbacks are intended to provide for the adequate spacing between property lines and to provide safe and appropriate distances from road rights-of-way and adjoining properties. The following standards are the minimum setbacks for pools; therefore, a building or structure can be constructed a greater distance from a property line or road right-of-way.

**Table 155.622-1: Minimum Required Setbacks for Accessory Uses and Structures**

| Accessory Use or Structure                                                 | Setbacks (min)        |                                                 |                           |       |
|----------------------------------------------------------------------------|-----------------------|-------------------------------------------------|---------------------------|-------|
|                                                                            | Front<br>(Major Road) | Front<br>(Minor Road<br>or No Road<br>Frontage) | Side<br>(Internal)        | Rear  |
| Major Residential Accessory Uses<br>and Structures, Swimming Pools<br>Only | n/a                   | n/a                                             | 10 ft / 5 ft <sup>1</sup> | 10 ft |

The *Zoning and Development Standards Ordinance of York County (Zoning Code)*, adopted March 1, 2022, reduced the required rear setback for residential swimming pools from 15 feet to 10 feet.

## Zoning District Purpose

### PD (Planned Development)

(A) Purpose. The Planned Development District (PD):

- (1) Achieve the goals and objectives of the comprehensive plan;
- (2) Promote a compatible mix of uses that increases transportation choices and reduces travel demands;
- (3) Improve the design, character, and quality of new development;
- (4) Protect and preserve natural resources and sensitive environmental features;
- (5) Promote a mix of housing types and arrangements that respond to demographic needs;
- (6) Minimize land use conflicts;
- (7) Promote the fiscal health of York County;
- (8) Facilitate the efficient provision streets and utilities; and
- (9) Preserve the natural and scenic features of open areas.

A PD essentially operates like its own mini zoning ordinance, providing regulations for things like lot size, setbacks, design guidelines, and the like. Since the Fair Oaks PD does not specify setbacks for accessory structures or uses, it reverts to the Zoning Code.

## Variance Findings Analysis

Under §155.1227(D) *Powers and Duties of the Board of Zoning Appeals*, the Board may grant a variance from the requirements of the *Zoning and Development Standards Ordinance* when strict application of the Ordinance would result in an unnecessary hardship. An individual case of unnecessary hardship is established if the Board makes and explains, in writing, all four of the following findings:

- (a) There are extraordinary and exceptional conditions pertaining to the particular piece of property;

*The existing property is similar in size and shape to the majority of the lots within the subdivision. The site is developable as evidenced by the home that was built by the developer in 2009. Therefore, staff finds that there are no extraordinary and exceptional conditions present on the property and that proposed variance **does not meet** this criteria.*

- (b) These conditions do not generally apply to other property in the vicinity;

*Based on the previous finding that there are no extraordinary and exceptional conditions pertaining to the property, staff finds the proposed variance **does not meet** this criteria.*

- (c) Because of these conditions the application of this chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;

*The primary use of the property is a single-family home. The lot is large enough to accommodate this use. A pool is an accessory use and is not a necessity in order to utilize the property. A smaller pool could be installed that would meet the required 10-foot setback. Therefore, staff finds the proposed variance **does not meet** this criteria.*

- (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.

*The encroachment into the 10-foot rear yard setback for a residential swimming pool will not be detrimental to the public good or adjacent property owners as the site backs up to open space. Therefore, staff finds the variance **does meet** this criteria.*

## Exclusions

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

nonconforming 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.

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## Staff Recommendation

As staff finds that the proposed variance requests do not meet **all four** criteria for an unnecessary hardship, staff recommends **DENIAL** of the requested variances.

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## Public Notification

The following public notification actions have been taken:

- August 26, 2024: Public Hearing notification signs posted on the property.
- August 25, 2024: Board of Zoning Appeals public hearing advertisement published in the local newspaper.
- August 26, 2024: Public Hearing notification letters sent to property owners adjacent to the subject property.

## Public Feedback

As of the time of this report, staff has received a couple of emails concerned with the potential removal of any trees related to this request.

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## Attachments

- Application and supporting documents from applicant
  - Location and Zoning Maps
- 

## Staff

Submitted by:



Ali Moheyuddin  
Planning Intern

Approved by:



Rachel Grothe, MCRP  
Zoning Administrator

Attachment: packet - 249 Lorraine (8782 : Z24-6 V BZA - Cook)

**GENERAL INFORMATION****APPLICANT'S NAME:** Mark Cook**EMAIL ADDRESS:** mark.cook@mypcsolution.com**ADDRESS:** 249 Lorraine Road. Fort Mill, SC 29708**NUMBER****STREET****APARTMENT/BOX NUMBER**249 Lorraine Road. Fort Mill, SC 29708**CITY****STATE****ZIP CODE****PHONE:** 803-319-2593803-319-2593**CELL****HOME****PROPERTY OWNER'S NAME:** Mark and Kim Cook**EMAIL ADDRESS:** mark.cook@mypcsolution.com**ADDRESS:** 249 Lorraine Road**NUMBER****STREET****APARTMENT/BOX NUMBER**Fort Mill,South Carolina29708**CITY****STATE****ZIP CODE****PHONE:** 803-319-2593803-319-2593**CELL****HOME**

Attachment: packet - 249 Lorraine (8782 : Z24-6 V BZA - Cook)

## PROPERTY INFORMATION

**PROPERTY ADDRESS:** 249 Lorraine Road

**PROPERTY DIRECTIONS:** I-77 Northbound (from Rock Hill), Take Exit 88, Turn Left, then take a right on Pleasant,

Go 1.9 miles then take a left on Altura, go 0.8 miles and take a left on Fair Oaks Drive and an immediate left on Lorraine Road.

**PROPERTY CONDITIONS:** Single Family home, build in 2009. Lot is relatively flat with a slight slope from front to back

with a tree in front and a wooded treeline in the rear of the property.

**PROPERTY TAX MAP #:** 6490901134

**PLAT:** Please Attach to application.

**LOT AREA:** .215 acres

**ZONING DISTRICT:** York County

**CURRENT USE OF PROPERTY:** Personal Primary Residence

**PROPOSED USE OF PROPERTY:** Continued as Personal Primary Residence

Is this property part of any HOA or Community Association? Yes\* ☒ No ☐

\*If yes, a letter from the HOA or Community Association is required acknowledging the variance requested and attach any applicable covenants and restrictions.

Attachment: packet - 249 Lorraine (8782 : Z24-6 V BZA - Cook)

## RELEVANT FACTORS PERTAINING TO THE VARIANCE

1. Applicant hereby requests approval of the following variance by the York County Board of Zoning Appeals as described below:

I am requesting a variance to the 10' setback from the rear of the lot for the pool and deck

portion of a pool. A 5' setback is being requested form the rear property line.

Staff has denied the request based on the following:

I request a variance from the York County zoning code to be/have (be specific with measurements, feet acreage, numbers of, ratio, etc.):

Request 5' min setback from rear of lot to properly install a swimming pool and deck.

The swimming pool is proposed approx 5' 2" from the property line. (See drawings submitted

The extra 5 foot reduction is needed for the pool and deck portion.

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:

*[Is there a special or unique feature or an uncommon situation present on the property?]*

Due to the front garage the home structure sits back further on the property limiting the

usable space in the rear of the home between the home and property line. There is no

enough depth on the lot to install a pool and pool deck without the 5 foot reduction in the

rear setback for pool decking only. No residenital structure will be built in this setback.

- B. These conditions do not generally apply to other property in the vicinity as shown by:**  
*[Is the special or unique feature or uncommon situation on the property present on surrounding properties?]*

This is a request the HOA supports and has been previously approved multiple times in  
the neighborhood for other existing pools and it is being successfully implemented.

Example: Lot #85, 724 BEILLE LANE Fort Mill SC 29708 FORT MILL SC 29708

LOT #16, 269 Lorraine Road Fort Mill, SC 29708

- C. Because of these conditions, the application of this chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property:**  
*[Because of the situation, the applied regulations would prohibit or limit the proposed use of the subject property?]*

After multiple options and iterations for a pool design there has not been a successful  
design to properly place a pool and associated decking for access around the water

without the requested 5 foot reduction in the rear property line to a minimum of 5 feet

Due to the placement of the home and topography without this 5 foot reduction utilization of the back yard for a pool and deck is unreasonable.

- 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:**  
*[Approval of this request will not cause significant harm to surrounding properties, the character of the surrounding area, and the public in general?]*

Due to this request being approved for other lots in the neighborhood and undisturbed

Natural Common Open Space adjacent to the rear lot line. Request is not a detriment

to adjacent properties. Please see attached HOA letter in support of this request.

HOA approval has been attached

3. List any concession(s) or additional conditions that you agree to as part of the approval:

The 5 foot area being requested in the rear setback reduction shall be used for pool/pool deck

only and not be used for residential structures

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4. If you are submitting additional information, please list below:

Fair Oaks Community Layout, View of the Project, HOA Approval, lot survey, aerial

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**CERTIFICATION**

I certify that all information presented by me in this application is accurate to the best of my knowledge, information, and benefit:

 8/6/21

APPLICANT

DATE

I (we) certify that I (we) are the owners of the property involved in this application and further that I (we) designate the person signing as applicant to represent me (us) in this application.

 8/6/21

PROPERTY OWNER (S)\*

DATE

\*Attach owner's notarized written authorization if owner's signature cannot be obtained.

**OFFICE USE ONLY**

Amount Paid: \_\_\_\_\_ Check #: \_\_\_\_\_

Cash Amount: \_\_\_\_\_

Date Received: \_\_\_\_\_

Receipt Number: \_\_\_\_\_

BZA Case #: \_\_\_\_\_

Meeting Date: \_\_\_\_\_

Accepted by:

\_\_\_\_\_  
Staff Signature\_\_\_\_\_  
Date

Attachment: packet - 249 Lorraine (8782 : Z24-6 V BZA - Cook)

Upon completion of your Application, sign the statement below, and return it along with your application by the due date. A copy of this acknowledgment will be attached with your application for our records.

I, Mark Cook, have signed that I am aware of the Board of Zoning Appeals hearing date.

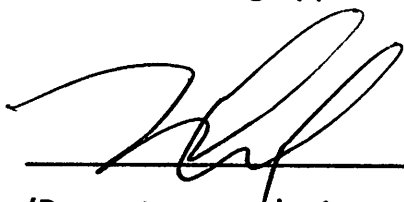
09/12/2024

(Hearing Date)

I understand that I will be asked to speak on behalf of my request and that I, or a representative will need to be in attendance. If for some reason I or a representative will not be able to attend the scheduled meeting, I must request a deferral to another date, or withdraw my application, if I do not want my application considered by the Board of Zoning Appeals.

I acknowledge that failure to attend the meeting does not result in my application being automatically deferred to the next month. The Board of Zoning Appeals will still hold the hearing on my request and can take any form of action, including denial.

Should my request be denied, I will not be permitted to resubmit the request to the Board of Zoning Appeals for a period of one year, unless conditions have changed substantially and the Board of Zoning Appeals votes unanimously to rehear the matter.



(Property owner's signature)

8/6/24

(Date)

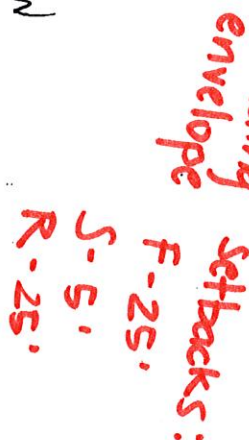
\_\_\_\_\_  
(Applicant's signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Staff's signature)

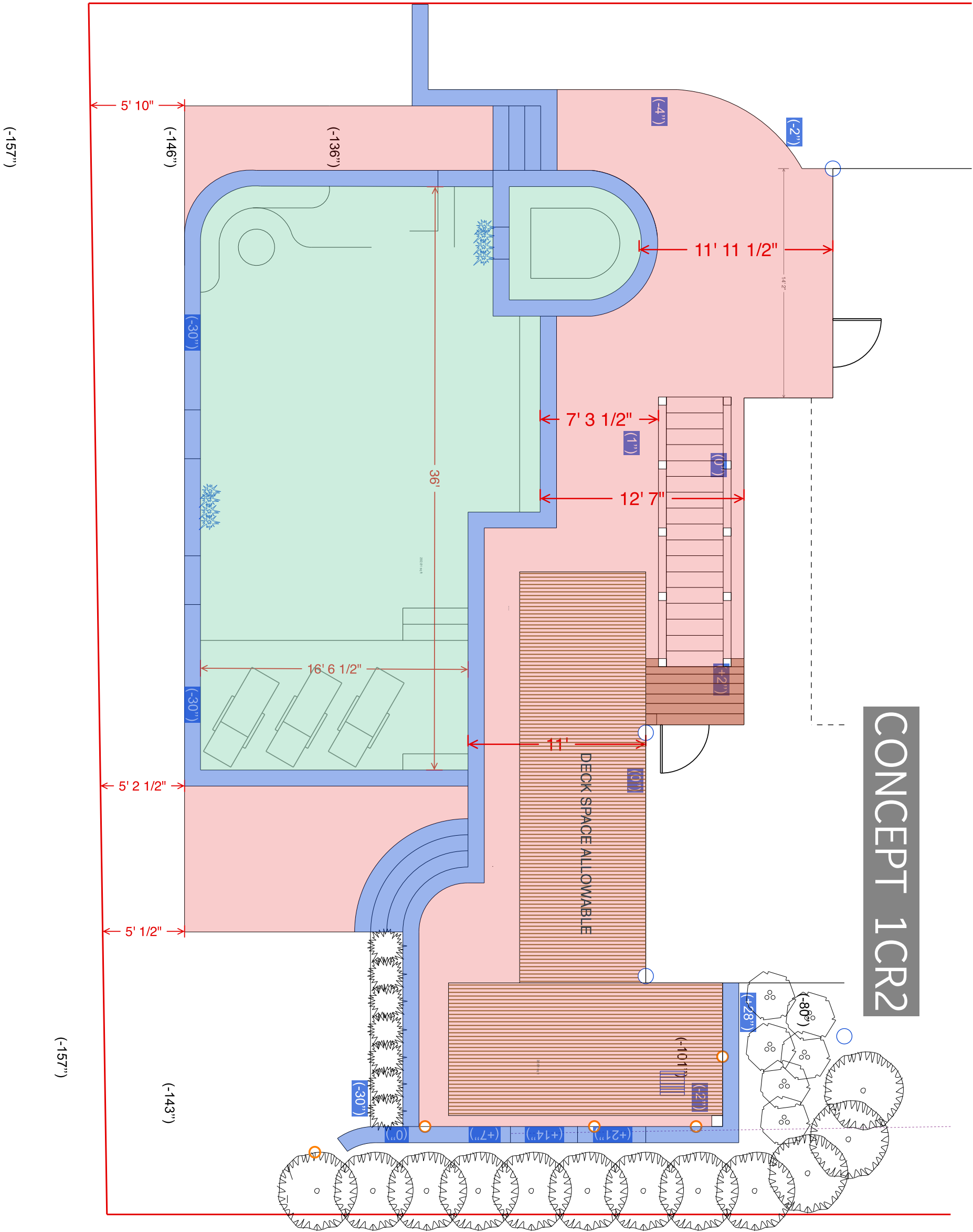
\_\_\_\_\_  
(Date)

Attachment: packet - 249 Lorraine (8782 : Z24-6 V BZA - Cook)

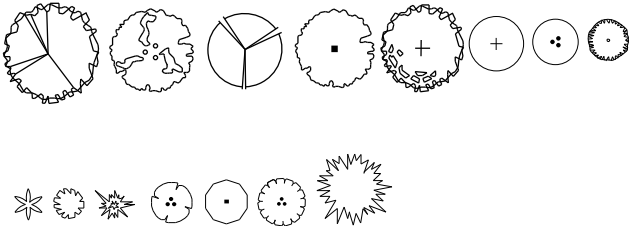


FAX 704-583-4118

CONCEPT 1CR2



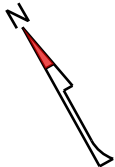
LANDSCAPE KEY:



HARDSCAPE KEY:

LIGHTING KEY:

PATH  
HARDSCAPE  
SPOT



DESIGNED BY : MATT STEGALL  
DATE : 06.05.23



DESIGN • CONSULT • BUILD

PREPARED EXCLUSIVELY FOR:  
  
COOK RESIDENCE

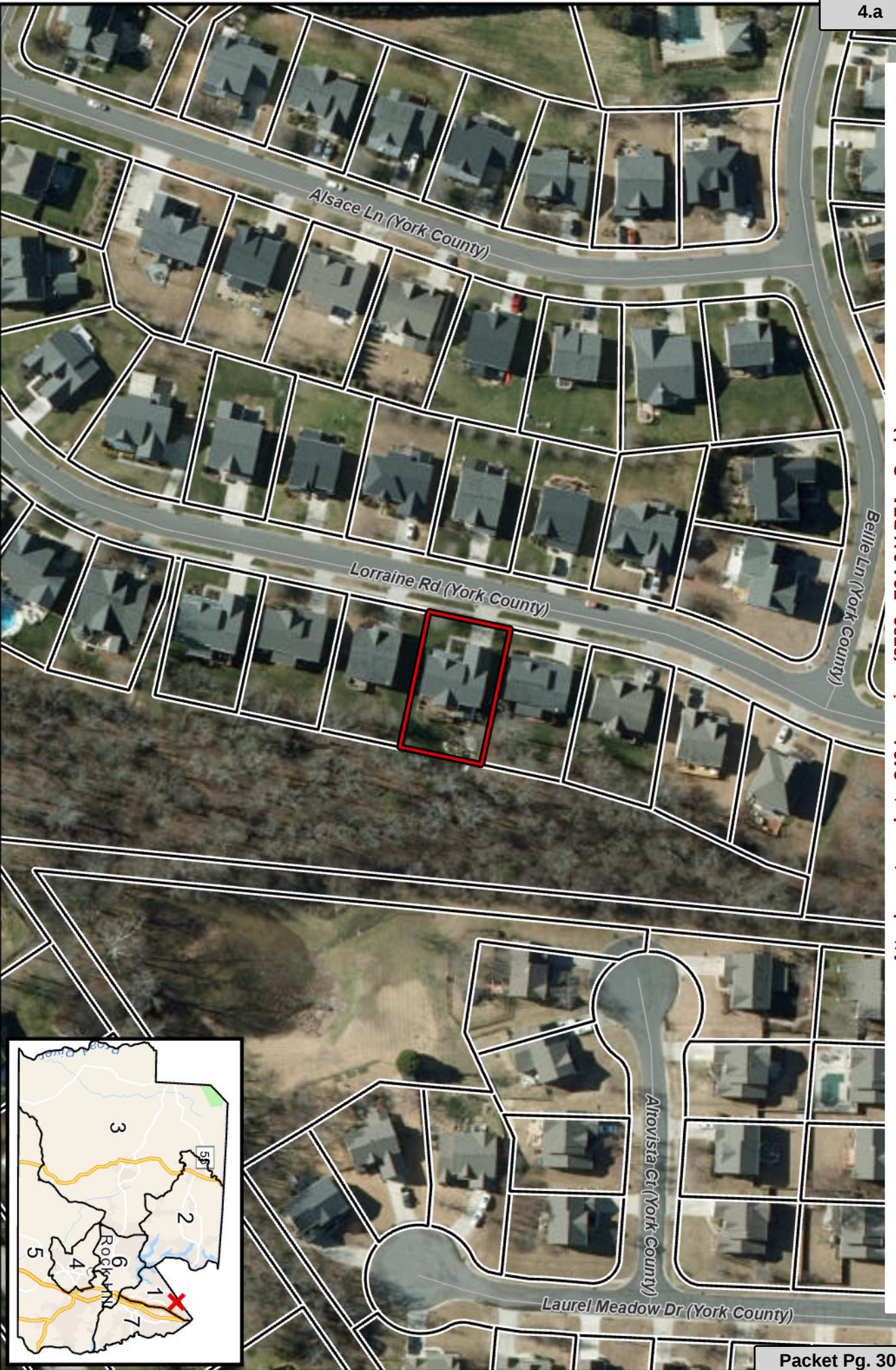
ADDRESS :  
PHONE :



\* PLANS MUST BE FIELD VERIFIED FOR ACCURACY AND CONFIRMED ON SITE BY A DESIGN CONSULTANT AND THE CLIENT. PLEASE CONSULT YOUR DESIGN CONSULTANT FOR REVISIONS TO THIS DESIGN .

\* THIS DOCUMENT IS PROPERTY OF AXIS DESIGN GROUP UNLESS CLIENT ENGAGES IN A CONTRACT OR PURCHASES THE DESIGN AT A COST OF \$90.00 /HR. OR MAXIMUM COST OF \$4,500.00  
\* DISTRIBUTION OR PUBLISHING OF PROPRIETARY INFO IS STRICTLY PROHIBITED WITH OUT WRITTEN CONSENT BY AXIS DESIGN GROUP LLC.

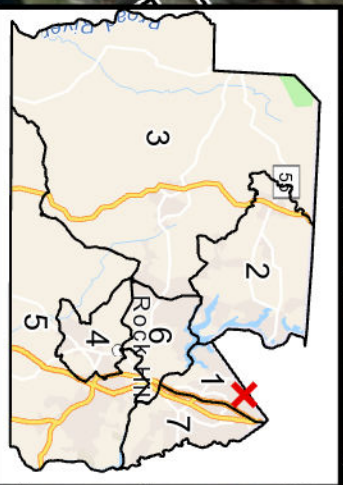
FIELD VERIFICATION  
ELEVATION: \_\_\_\_\_  
SCALE: \_\_\_\_\_  
DATE: \_\_\_\_\_

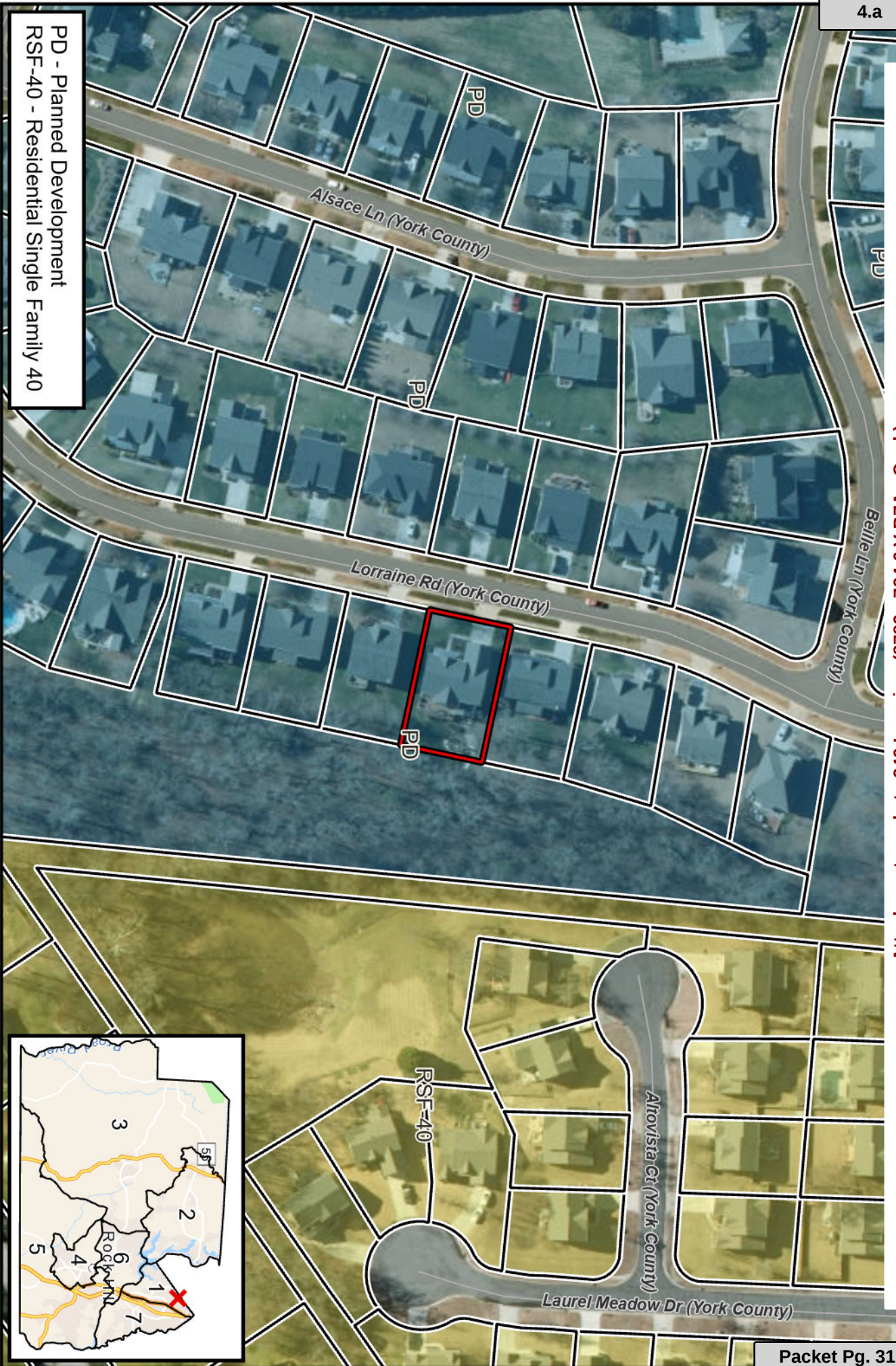


# Vicinity Map

Applicant:  
Tax Map Number: 649-09-01-134  
Request:

Date Exported: 9/6/2024

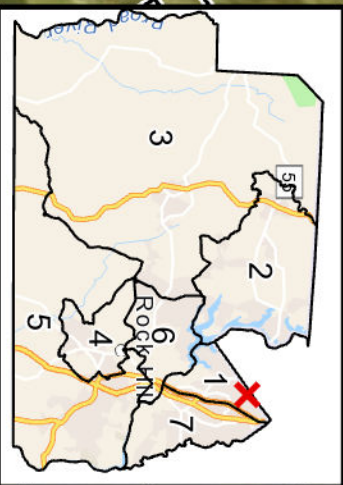




PD - Planned Development  
RSF-40 - Residential Single Family 40

# Zoning Map

Applicant:  
Tax Map Number: 649-09-01-134  
Request:  
Date Exported: 9/6/2024





## York County Board of Zoning Appeals

Meeting Date: 9/12/2024

Case No. Z24-8V



**Location:** 5026 Tioga Rd.  
Lake Wylie, SC 29710  
Council District 2-Love

**Request:** Section §155.1184(B)(2)(b) Additions to nonconforming principal structures located in the riparian buffer, are allowed if located on the side farthest from the water. Table 155.848-1 Lake Wylie Buffer 50 feet, and §155.205(C)(1) Location of Accessory Structures within the Lake Wylie Overlay.

**Tax Map Number:** 556-00-00-058

**Zoning District:** RMX-10 (RESIDENTIAL MIXED 10), Lake Wylie Zoning Overlay, Scenic Overlay

**Owner/Applicant:** Ritchie Russel/Lisa Spencer

### Variance Request

The applicant proposes to build a detached garage with breezeway in front of current garage that is being converted into a kitchen. A variance was granted for an attached garage in 2020 and now the applicant wishes to enlarge the footprint to include an open breezeway.

Therefore, the applicant is requesting variances to the following code sections:

- 155.1184(B)(2)(b);
- 155.848-1; and
- 155.205(C)(1)

### Project Description and Background

The mapped parcel is .56 acres and is located at the end of a peninsula 'choke' point found on a private right-of-way (ROW), "Tioga Road" located past the terminus of Lake Wylie Road. The lot contains an approximately 2,877 square foot residence with attached garage and is located entirely within the Lake Wylie Buffer. A previous variance for expansion of the structure was granted at the September 2020 BZA meeting for a 24-foot by 24-foot attached garage addition located on the northwestern corner of the structure.

In addition to the variance that was granted in 2020, the applicant appeared before this Board in December 2023 requesting to place an addition on the rear of the structure (lakeside). This request was denied in a vote of 4-3.

The applicant has submitted plans to convert his garage into a kitchen and proposes to replace the garage. When working through the permitting process, he ran into an issue

regarding development in a flood plain. The costs of the kitchen and garage proposal pushed him into a regulatory requirement to make the entire structure (including an approved attached garage) compliant with FEMA flood plain regulations. This requires that the entire structure would need to be raised. He has determined that this is unfeasible. This left an alternative to develop his garage as a detached structure so that the costs associated with the garage could be separated from that of the structure in order to forgo the requirement of raising the entire house. Based on FEMA's definition of detached, connection via a breezeway is not considered attached and therefore, the house would not need to be raised.

The proposal before the Board is to construct a detached garage with an open breezeway to the house. Since the Board had previously approved a 24-foot by 24-foot attached garage, staff are unable to approve this change without approval of the Board. There are two issues for the board to address;

1. Consideration of a larger footprint within the riparian buffer than what was previously approved; and
2. Consideration of an allowance to place a detached accessory structure to the front of the building line of the house.

The original structure was modest and built in the early seventies. Additions were made in subsequent years, with the latest permitted in the early 2000's. A survey dated October 12, 2006 states that the property is not within a flood prone area (elevation 570'), but the property could be subject to the Duke Power Flood Rights (elevation 580'), as the entire property is below elevation 580. The parcel is accessed off a gated private road (Tioga Road) off of the end of a cul-de-sac of another private road (Lake Wylie Road). Staff has determined that project is located in the Special Flood Hazard Area (SFHA – 100-yr Floodplain), as indicated by flood mapping dated 9/26/2008, this subjects new residential development to be placed two feet above base flood elevation.

## Relation to Zoning Code

### §155.1184(B)(2)(b): Alternations of Nonconforming Principal Structures

Additions to nonconforming principal structures are allowed if the additions:

b) Are located to the side(s) of the nonconforming structure farthest from the water.

### §155.848-1: Location and Minimum Width of Riparian Buffers

**Table 155.848-1: Location and Minimum Width of Riparian Buffers**

| Waterbody                    | Buffer Location | Buffer Width (min) |
|------------------------------|-----------------|--------------------|
| Lake Wylie                   | Shoreline       | 50 ft              |
| Catawba River or Broad River | Shoreline       | 100 ft             |
| Perennial Stream             | Stream Bank     | 50 ft              |

**Key:** min = minimum required | ft = feet

**§155.205(C)(1): Location of Accessory Structures within the Lake Wylie Overlay**

1) Accessory structures must be located at or behind the front building line of the principal structure on the lot.

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**Variance Findings Analysis**

**Note:** The proposed project is within the riparian buffer and located in front of the building line of the house, making the variance requests inseparable. The variance findings are crafted to address both requests. The failure of any finding of support for either variance results in denial of the request.

Under §155.1227(D) *Powers and Duties of the Board of Zoning Appeals*, the Board may grant a variance from the requirements of the *Zoning and Development Standards Ordinance* when strict application of the Ordinance would result in an unnecessary hardship. An individual case of unnecessary hardship is established if the Board makes and explains, in writing, all four of the following findings:

- (a) There are extraordinary and exceptional conditions pertaining to the particular piece of property;

*The property is located completely within the riparian buffer. The property is now located in a Special Flood Hazard Area (SFHA) that became effective after construction. The age of the existing structure located in the SFHA makes it impractical to elevate. Moving the accessory structure behind the building line is undesirable, as it would move closer to the lake and have increased impacts. Therefore, staff finds the proposed variance **meets** this criteria.*

- (b) These conditions do not generally apply to other property in the vicinity;

*Nearby structures are not located entirely in the riparian buffer. Therefore, staff finds the proposed variance **meets** this criteria.*

- (c) Because of these conditions the application of this chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;

*This particular piece of property has previously been approved for a variance for a garage. It would unreasonably restrict the spirit of the past variance to not allow for a minimal accommodation to the impact of the riparian buffer. Moving the structure behind the building line would be unreasonable and introduce a greater impact. Therefore, staff finds the proposed variance **meets** this criteria.*

- (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.

*The deviation from the previously approved variance is minimal and does not change from the characteristics that had been accepted. Therefore, staff finds the proposed variance meets this criteria.*

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## Exclusions

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 nonconforming 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.

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## Staff Recommendation

As staff finds that the proposed variance requests meets all four criteria for an unnecessary hardship, staff recommends approval of the requested variances.

## Conditions

In granting a variance, the Board may attach to it such conditions regarding the location, character or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. The Board may elect to grant the request without conditions or to attach staff conditions as presented, or as may be amended, replaced, or supplemented by motions of the Board.

## Public Notification

The following public notification actions have been taken:

- August 26, 2024: Public Hearing notification signs posted on the property.
  - August 25, 2024: Board of Zoning Appeals public hearing advertisement published in the local newspaper.
- August 26, 2024: Public Hearing notification letters sent to property owners adjacent to the subject property.

## Public Feedback

None received at the time of writing the staff report.

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## Attachments

- Application and supporting documents from applicant
- Location and Zoning Maps

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## Staff

Submitted by:



Rick Abboud, AICP  
Principal Planner



Rachel Grothe, MCRP  
Zoning Administrator

**GENERAL INFORMATION**

APPLICANT'S NAME: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NUMBER

STREET

APARTMENT/BOX NUMBER

CITY

STATE

ZIP CODE

PHONE: \_\_\_\_\_

CELL

\_\_\_\_\_

HOME

PROPERTY OWNER'S NAME: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NUMBER

STREET

APARTMENT/BOX NUMBER

CITY

STATE

ZIP CODE

PHONE: \_\_\_\_\_

CELL

\_\_\_\_\_

HOME

Attachment: Packet Z24-8V (8784 : Z24-8 V BZA - Spencer / Russel)

## PROPERTY INFORMATION

PROPERTY ADDRESS: \_\_\_\_\_

PROPERTY DIRECTIONS: \_\_\_\_\_

PROPERTY CONDITIONS: \_\_\_\_\_

PROPERTY TAX MAP #: \_\_\_\_\_ PLAT: Please Attach to application.

LOT AREA: \_\_\_\_\_ ZONING DISTRICT: \_\_\_\_\_

CURRENT USE OF PROPERTY: \_\_\_\_\_

PROPOSED USE OF PROPERTY: \_\_\_\_\_

Is this property part of any HOA or Community Association?    Yes\* ☐    No ☐

\*If yes, a letter from the HOA or Community Association is required acknowledging the variance requested and attach any applicable covenants and restrictions.

Attachment: Packet Z24-8V (8784 : Z24-8 V BZA - Spencer / Russel)

## RELEVANT FACTORS PERTAINING TO THE VARIANCE

1. Applicant hereby requests approval of the following variance by the York County Board of Zoning Appeals as described below:

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Staff has denied the request based on the following:

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---

I request a variance from the York County zoning code to be/have (be specific with measurements, feet, acreage, numbers of, ratio, etc.):

---



---



---

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:

*[Is there a special or unique feature or an uncommon situation present on the property?]*

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**B. These conditions do not generally apply to other property in the vicinity as shown by:***[Is the special or unique feature or uncommon situation on the property present on surrounding properties?]*


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**C. Because of these conditions, the application of this chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property:***[Because of the situation, the applied regulations would prohibit or limit the proposed use of the subject property?]*


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**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:***[Approval of this request will not cause significant harm to surrounding properties, the character of the surrounding area, and the public in general?]*


---



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3. List any concession(s) or additional conditions that you agree to as part of the approval:

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4. If you are submitting additional information, please list below:

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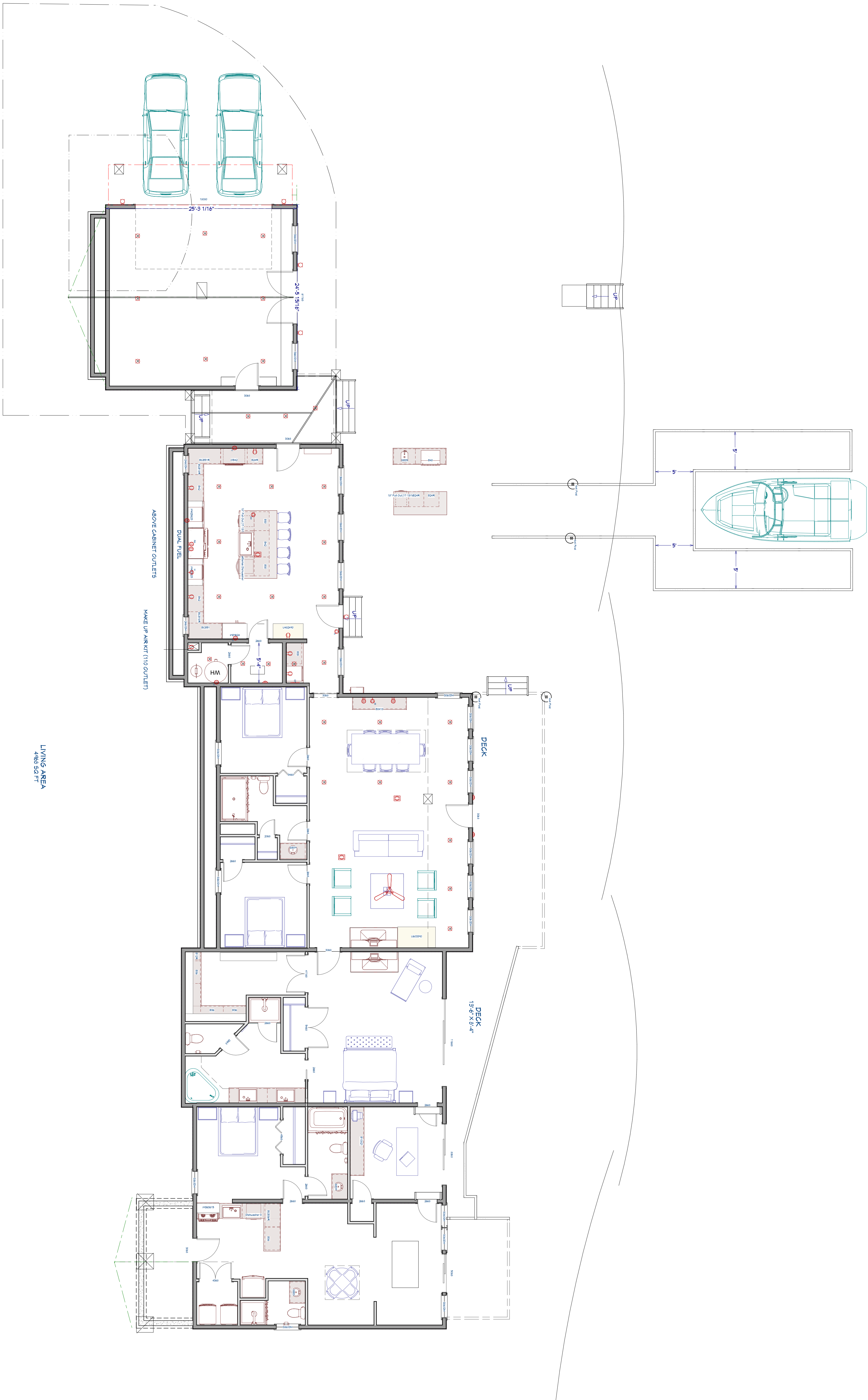
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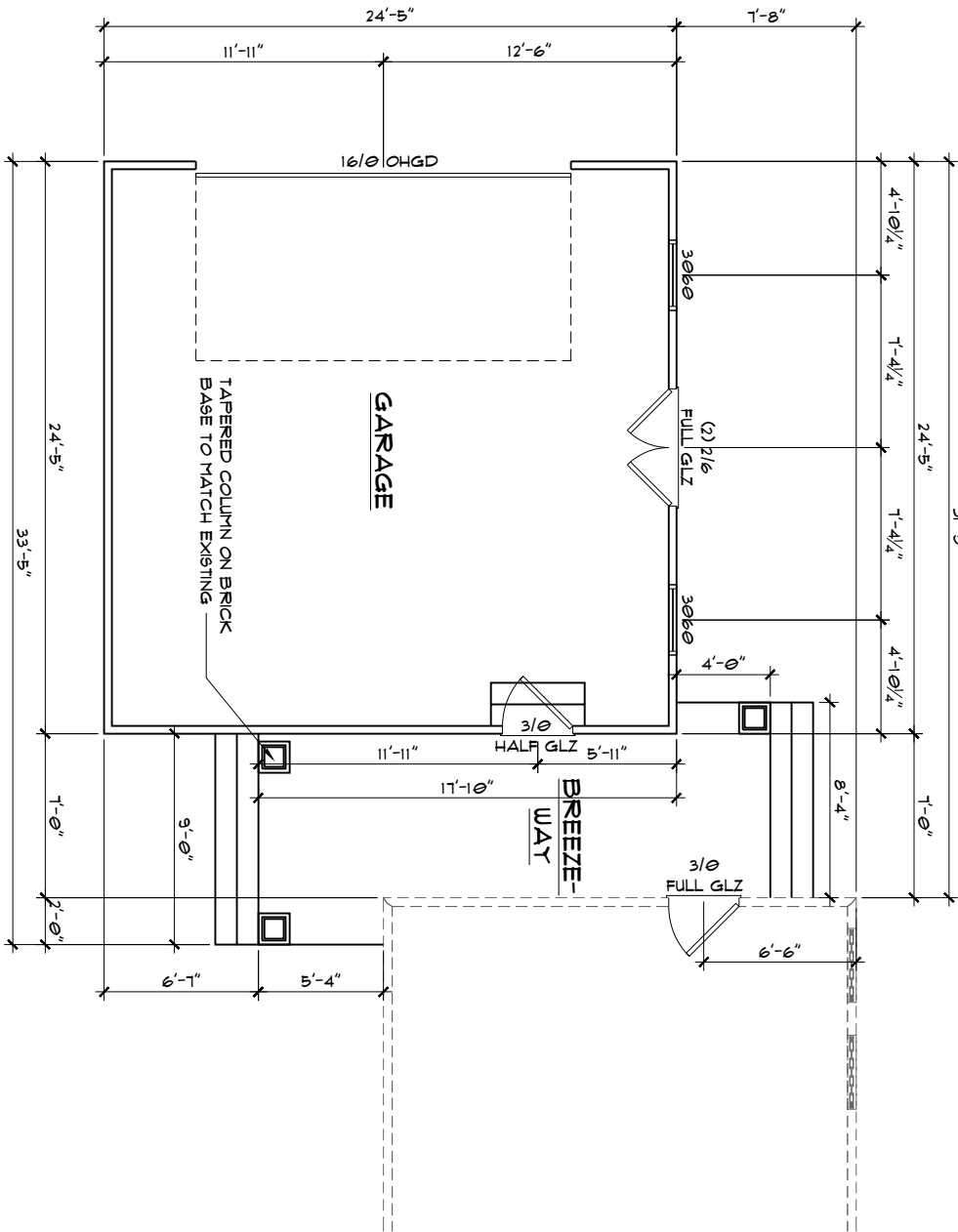
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Yellow is variance that was denied Dec 2023



REVIEW - NOT FOR CONSTRUCTION

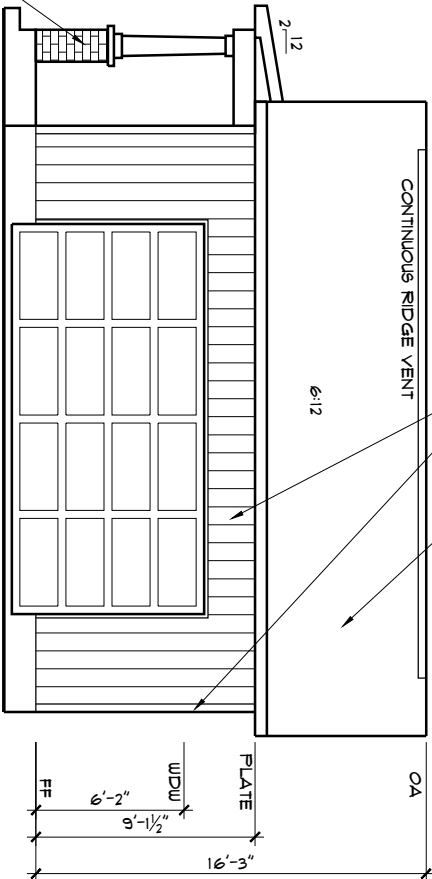


PROPOSED FIRST FLOOR ADDITION PLAN

- NOTES:
- ALL DIMENSIONS ARE TO STUD FACE
  - ALL DOORS TO BE 5' OFF WALL EDGE UNO
  - ALL CEILINGS ARE 9'-1 1/2" UNO
  - ALL DOORS ARE 6'-8" TALL

TAPERED COLUMN ON STACK-STONE BASE TO MATCH EXISTING

LEFT ELEVATION

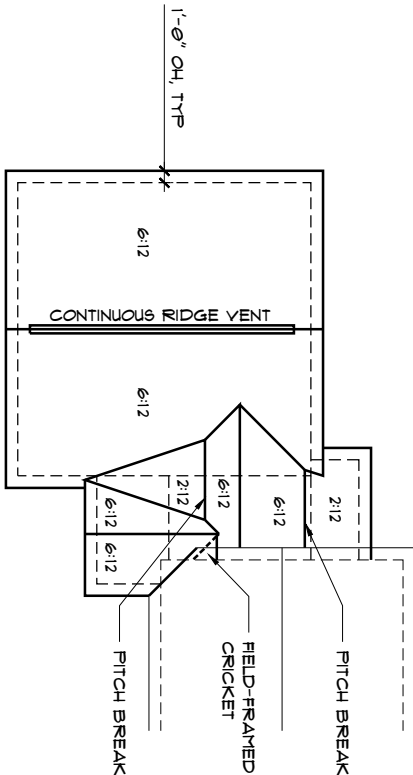


KEY PLAN

NOTE: PROVIDE 2 LAYERS OF UNDERLAYMENT ON ROOF WITH LESS THAN 4:12 PITCH WHERE ASPHALT SHINGLES ARE USED.

PROPOSED ROOF PLAN

SCALE: 1/16" = 1'-0"



GENERAL ADDITION NOTE:

THESE PLANS AND NOTES ARE BASED ON INFORMATION OBTAINED FROM AND LIMITED TO AVAILABLE DOCUMENTATION, LIMITED VISUAL SITE DATA COLLECTED, AND INFORMATION GIVEN TO US FROM THE CLIENT AND/OR CONTRACTOR. CONTRACTOR TO VERIFY THIS INFORMATION AGAINST EXISTING CONDITIONS. THE FOLLOWING, BUT NOT LIMITED TO, IS A LIST OF KEY ITEMS TO VERIFY:

- EXISTING ROOF PITCHES NOTED. VERIFY THEY MATCH EXISTING CONDITIONS.
- EXISTING DOOR AND WINDOW SIZES, LOCATIONS, AND FRAMING HEIGHTS NOTED. VERIFY THEY MATCH EXISTING CONDITIONS.
- EXISTING WALL THICKNESS NOTED. VERIFY THEY MATCH EXISTING CONDITIONS.
- EXISTING JOISTS SIZES, SPACING, AND DIRECTION NOTED. VERIFY THEY MATCH EXISTING CONDITIONS.
- EXISTING FOUNDATION WALLS NOTED. VERIFY THEY MATCH EXISTING CONDITIONS.
- EXISTING LOAD BEARING WALL NOTED. VERIFY THEY MATCH EXISTING CONDITIONS.
- EXISTING FOUNDATION WALL LOCATION, SIZE AND TYPE NOTED. VERIFY THEY MATCH EXISTING CONDITIONS.
- EXISTING POINT LOAD SUPPORTS NOTED. VERIFY THEY MATCH EXISTING CONDITIONS.
- ASSUMED BEARING CAPACITY OF SOIL IS FIGURED AT 2000 PSF

CONTRACTOR TO FIELD VERIFIES EXISTING CONDITION AND IF ANY IS FOUND TO BE DIFFERENT FROM WHAT IS NOTED ON THESE PLANS JDS Consulting, PLLC IS TO BE CONTACTED PRIOR TO MATERIAL PURCHASING, DELIVERY, OR INSTALLATION OF MATERIAL OR METHODS IN QUESTION.

LEGEND

EXISTING

PROPOSED

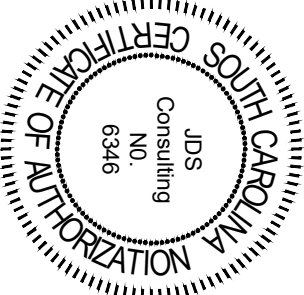
SQUARE FOOTAGE:

UNHEATED GARAGE BREEZEWAY 600 SF 133 SF



549 PLYM DRIVE RALEIGH, NC 27606-9140, 1075 INFO@JDSCONSULTING.NET | WWW.JDSCONSULTING.NET

JDS Consulting, PLLC has performed a structural review of these plans. The structural components comply with the 2018 South Carolina Residential Code for One- and Two-Family Dwellings for SC plan review. Deviation of any structural requirements of these plans without the approval of the engineer of record is prohibited.



MERE DESIGNS

GARAGE ADDITION

5026 TIOGA RD. CLOVER, SOUTH CAROLINA

SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

CLIENT:

PROJECT:

LOCATION:

PROJECT NO.:

24900455

DATE:

03/21/2024

DRAWN BY:

TDE

PROPOSED PLAN AND ELEVATIONS

1.0



NC GIS/A, Work: County Govt, SC, Mapas, Microsoft

Applicant: Ritchie Russel  
Tax Map Number: 556-00-00-058  
Request: Encroachment into riparian buffer

# Vicinity Map



Attachment: Packet Z24-8V (8784 : Z24-8 V BZA - Spencer / Russel)

Applicant: Ritchie Russel  
 Tax Map Number: 556-00-00-058  
 Request: Encroachment into riparian buffer

# Vicinity Map



York County Govt, SC, Maxxar