

LANCASTER COUNTY BOARD OF ZONING APPEALS
APPLICATION FORM #1

GENERAL INFORMATION

Date Filed: 2-8-16 Application No: BZA-016-005

This form must be completed on a hearing on **appeal from action** of the Zoning Official, application for a **variance**, or application for a **special exception**. Entries must be printed or typed. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent.

THE APPLICANT HEREBY APPEALS (indicate one):

- () From action of Zoning Officials as stated on Form 2
- For a variance as stated on Form 3
- () For a special exception as stated on Form 4

Applicant(s) Print:

Name: Ken Faulkenberry Address: 3022 Mulberry Ln. - Lancaster

Telephone: 803-289-7425 Work: SAME

Interest: None Owner(s): _____

Other: _____

Owner(s) if other than applicant: Will T Faulkenberry

Address: 3026 Mulberry Lane - Lancaster, SC 29720 Telephone: 803-289-7426

Work: SAME Other Information: _____

PROPERTY INFORMATION

Property address: 1746 Great Falls Hwy

Lot Area/Acres: .28 Block: _____ Subdivision: _____

Tax Map #: 00860-DB-011.00 Plat Book: — Page: —

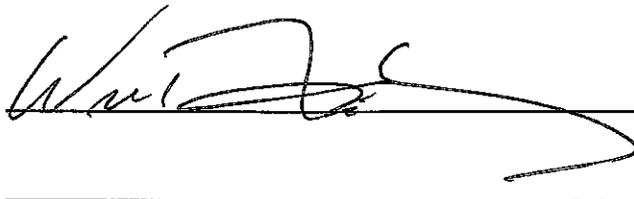
Lot Size or Dimension: 158x225.5x156 Zoning Classification: B-3

Use of Surrounding Properties: B-3 - Body Shop - S. Ctane Carpet

Designation Agent (complete only if owner is not applicant)

I (we) hereby appoint the person(s) named as applicant(s) as my (our) agent to represent me (us) in this application.

Date: 2/8/16



Owner(s) Signature(s)

I (we) the undersigned hereby state and understand that while this application will be carefully reviewed and considered, all burden of proof rests within the applicant subject to application request. All incorrect or falsified information or documentation will cause application to be null and void.

I (we) certify that the information in this application and all other forms are true to content.

Date: 2-8-16

Applicant Signature(s) Ken Faulkner

LANCASTER COUNTY BOARD OF ZONING APPEALS

VARIANCE APPLICATION - FORM #3

Date Filed: 2-8-16 Application No. BZA-016-005

1. Applicant(s) hereby appeals to the Lancaster County Board of Zoning Appeals for a variance from the strict application to the property described in the General Information (Form #1) of the following provisions of the Lancaster County Unified Development Ordinance: Setback so that a zoning permit may be issued or permission granted to allow the use of the property described as follows: to use 45 ft. setback from Hwy 200

for which a permit or permission has been denied by the zoning official on the grounds that the proposal would not comply with the specific requirements of the cited section(s) of the Lancaster County Unified Development Ordinance.

(2) The application of the ordinance will result in unnecessary hardship and the standards for a variance as set by South Carolina Law and the Lancaster County Unified Development Ordinance are met by the following facts:

- a) There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows: Property is triangle shaped and has a drainage going thro the property
- b) These conditions do not generally apply to other property in the vicinity as shown by: County Tax Maps
- c) Because of these conditions, the application of the Lancaster County Unified Development Ordinance to the particular piece of property would prohibit or unreasonably restrict the utilization of the property as follows: Severely limit the size of building that could be built on property

d) The granting 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 compromised by the granting of the variance for the following reasons:

PROPERTY ACROSS STREET AVERAGE ABOUT
131 FT. SETBACK

The following documents are hereby submitted in support of this application: _____

COUNTY TAX MAP + PHOTOS

Date: 2-8-16


Applicant signature(s)

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, Ken Faulkenberry, have signed that I am aware of the Zoning Board of Appeals hearing date.

3-8-16 (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 Zoning Board of Appeals.

I acknowledge that failure to attend the meeting does not result in my application being automatically deferred to the next month. The zoning Board of 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 Zoning Board of Appeals for a period of six months, unless conditions have changed substantially and the Zoning Board of Appeals votes unanimously to rehear the matter.

Ken Faulkenberry
(Property owner / Applicant's signature)

2-8-16
(Date)

Ann Cate
(Staff's Signature)

2-8-16
(Date)