

LANCASTER COUNTY BOARD OF ZONING APPEALS
APPLICATION FORM #1

GENERAL INFORMATION

Date Filed: 3-4-16 Application No: BZA-016-006

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: SHELBY SNIPES Address: 2575 Lynwood Dr

Telephone: 803-577-0375 Work: 803-273-4700

Interest: _____ Owner(s): Shelby Snipes

Other: _____

Owner(s) If other than applicant: _____

Address: _____ Telephone: _____

Work: _____ Other Information: _____

PROPERTY INFORMATION

Property address: 2575 LYNWOOD DRIVE LANCASTER, SC 29720

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

DEED BOOK C-6 , PAGE 3634.1

Tax Map #: 0102-00-106.00-001 Plat Book: _____ Page: _____

Lot Size or Dimension: 0.7 ACRE Zoning Classification: R-15

Use of Surrounding Properties: SINGLE-FAMILY, JUNK CARS, MANUFACTURED HOMES, UNIMPROVED LAND



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: _____

Shelby Snipes
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: 3-3-2016 Applicant Signature(s) Shelby Snipes

LANCASTER COUNTY BOARD OF ZONING APPEALS

VARIANCE APPLICATION - FORM #1

Date Filed: 3-4-16 Application No. BZA-016-006

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: SECTION 5.2 MINIMUM LOT SIZE so that a zoning permit may be issued or permission granted to allow the use of the property described as follows:

THE APPLICANT WISHES TO SUBDIVIDE THAT PORTION OF THIS D102-00-106.00 WHICH IS OCCUPIED BY A SINGLEWIDE MANUFACTURED HOME. THE PROVIDED PARCEL WOULD NOT MEET THE MIN. LOT SIZE OF 29,040 SQ. FT.
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 place of property as follows: THE PROPERTY HAS BEEN USED AS A TEMPORARY DEPENDENT CARE RESIDENCE. THE INDIVIDUAL REQUIRING CUSTODIAL CARE HAS PASSED AWAY.
- b) These conditions do not generally apply to other property in the vicinity as shown by: THERE ARE NO OTHER PROPERTIES IN THE IMMEDIATE VICINITY WHICH HAVE MANUFACTURED HOMES THAT HAVE BEEN USED AS TEMPORARY DEPENDENT CARE RESIDENCES.
- c) Because of these conditions, the application of the Lancaster County Unified Development Ordinance to the particular place of property would prohibit or unreasonably restrict the utilization of the property as follows: FAMILY CONSIDERATIONS NECESSITATE THE FILING OF THIS VARIANCE APPLICATION SO THAT HOUSING NEEDS MIGHT BE MET. IF THE EXISTING MANUFACTURED HOME CANNOT BE RETAINED ON THE PARCEL, THEN THESE HOUSING NEEDS CANNOT BE MET ON THIS PROPERTY. THIS WOULD RESULT IN A FAMILY HARDSHIP.

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: THE

RETAINING OF THIS MANUFACTURED HOME WILL NOT CAUSE
A DETRIMENT TO ADJACENT PROPERTIES. THE CHARACTER
OF THE GENERAL APEX WILL NOT BE COMPROMISED BY A SMALLER LOT SIZE.

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

Date: 3-3-2016

Shelby Snipes

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, Shelby Snipes, have signed that I am aware of the Zoning Board of Appeals hearing date.

APRIL 12TH, 2016 (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.

Shirley Snipes / Shelby Snipes 3-3-16
(Property owner / Applicant's signature) (Date)

Anna Carter 3/4/16
(Staff's Signature) (Date)