

**LANCASTER COUNTY BOARD OF ZONING APPEALS**  
**APPLICATION FORM #1**

**GENERAL INFORMATION**

Date Filed: 8 March 2016 Application No: BZA-016-007

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: Thomas Biggs Address: 3094 Pas Parg Ave  
Indian Land S.C.

Telephone: 704-540-2228 Work: \_\_\_\_\_

Interest: Builder Owner(s): Ben Lakatos

Other: \_\_\_\_\_

Owner(s) If other than applicant: Ben Lakatos

Address: 2420 Chatham Dr Telephone: \_\_\_\_\_  
Laurens S.C.

Work: \_\_\_\_\_ Other Information: \_\_\_\_\_

**PROPERTY INFORMATION**

Property address: 2420 Chatham Dr Indian Land S.C.

Lot Area/Acres: 18,125 sq ft Block: \_\_\_\_\_ Subdivision: Chatham

Tax Map #: 0097-0A-063.00 Plat Book: \_\_\_\_\_ Page: \_\_\_\_\_

Lot Size or Dimension: \_\_\_\_\_ Zoning Classification: R15P

Use of Surrounding Properties: \_\_\_\_\_

**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: 3/3/16 \_\_\_\_\_



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: 3-8-16 Applicant Signature(s) Thomas B. [Signature]

LANCASTER COUNTY BOARD OF ZONING APPEALS

VARIANCE APPLICATION – FORM#3

Date Filed: 8 March 2016 Application No. BZA-016-007

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: Ch.5 Sect 5.2 so that a zoning permit may be issued or permission granted to allow the use of the property described as follows:

construct a screen porch 16' wide x 12' Deep  
back 6' relief for 45' setback

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: because of the shape of the lot

the was only 7 1/2 feet from the house to the 45' setback

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

shown by: the other parcel near by are able to meet the requirement. The are several parcels constructed on the neighborhood houses

- 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: unable

to utilize the property as my my neighbor are

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: \_\_\_\_\_

extra small encroachment into the setback, I have  
supplied written verification for the adjoining property owners

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

Plot + neighbors acknowledgment + APP 001A

Date: 8 March 2016

Thomas Boyce

Applicant signature(s)