

LANCASTER COUNTY BOARD OF ZONING APPEALS

April 12, 2016
6:30 PM
ADMINISTRATIVE BUILDING
ROOM 224

Type of meeting: Board Of Zoning Appeals/Public Hearing Facilitator: Planning Staff
Secretary: Judy Barrineau

Please read: Agenda Packet
Please bring: Agenda Packet

Approve Agenda	Chairman	
Communications:		
Approve minutes – March 2016	Chairman	
Variance application of Shelby Snipes. The applicant is requesting a variance from Chapter 5: Density and Dimensional Regulations, Section 5.2: Residential Density of the Lancaster County Unified Development Ordinance. BZA 016-006 pgs. 1-12 Tax Map 102, Parcel 106	Nick Cauthen	
Variance application of Mr. Thomas Biggs. The applicant is requesting a variance from Chapter 5: Density and Dimensional Regulations, Section 5.2: Residential Density of the Lancaster County Unified Development Ordinance. BZA 016-007 pgs. 13-25 Tax Map 9I, Block A, Parcel 63	Nick Cauthen	
New Business: Nominate Board Member of the Year		

**Variance application of Shelby Snipes. The applicant is requesting a variance from Chapter 5: Density and Dimensional Regulations, Section 5.2: Residential Density of the Lancaster County Unified Development Ordinance. BZA 016-006 pgs. 1-12
Tax Map 102, Parcel 106**

Nick Cauthen

Discussion:

Conclusions:

Action items:

Person responsible:

Deadline:

BOARD OF ZONING APPEALS - STATEMENT OF MATTER

I. Facts

A. General Information

Proposal: This is a variance application of Shelby Snipes. The applicant is requesting a variance from Chapter 5: Density and Dimensional Regulations, Section 5.2: Residential density of the Lancaster County Unified Development Ordinance.

Location: 2575 Lynwood Drive, Lancaster

Legal Description: Tax Map 102, Parcel 106

Zoning Classification: R-15 (Moderate Density Residential/Agricultural District)

Description of Plan: The applicant wishes to subdivide a 0.25 acre (10,890 sq. ft.) portion which is occupied by a single wide manufactured home. The proposed parcel would not meet the minimum lot size of 29,040 square ft. The property has been used as a temporary dependent care residence. The individual requiring custodial care has passed away. The family has a hardship because without this variance their housing needs cannot be met. Additionally, pending the outcome of this hearing, a rezoning will be required in order to allow a permanent manufactured home on the property because manufactured homes are not allowed in the R-15 zoning district.

B. Site Information

Site Description: The lot is 0.7 acres and there is currently a house and a manufactured home on the subject property. The property is located on the corner of Lynwood Drive and Dome Lane.

C. Vicinity Data

Surrounding Conditions: All of the surrounding property is residential and zoned R-15. Dome Lane is a gravel road.

D. Exhibits

1. Variance Application
2. Location Map
3. Lancaster County Tax Inquiry Sheet
4. Photo of the property
5. Findings Required for Granting Variances
6. Findings Required for Granting Variances – Planning

II. Findings

Code Considerations: Chapter 5, Density and Dimensional Regulations

I agree that the facts and findings as stated above are true and correct.

Applicant signature(s)

Date

**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 #3

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 0102-00-106.00 WHICH IS OCCUPIED BY A SINGLEWIDE MANUFACTURED HOME. THE PROPOSED 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 piece 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 piece 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 AREA 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)

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



Lancaster County Assessor			
Parcel: 0102-00-106.00 Acres: 0.7			
Name:	SNIPES SHIRLEY P	Land Value	\$10,500.00
Site:	2573 LYNWOOD DR	Improvement Val	\$45,000.00
Sale:	\$\$0 on 08-2011 Vacant= Qual=2S	Accessory Value	\$1,500.00
Mail:	2573 LYNWOOD DR	Total Value	\$57,000.00
	LANCASTER, SC 29720-0000		



The Lancaster County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER LANCASTER COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 03/22/16 : 11:58:28

LANCASTER COUNTY ASSESSORS OFFICE

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Owner and Parcel Information

Owner Name	SNIPES SHELBY J	Today's Date	March 22, 2016
Mailing Address	2575 LYNWOOD DR LANCASTER, SC 29720-	Parcel Number	0102-00-106.00-001 (Account#:67581)
Location Address	2575 LYNWOOD DR	Millage Group	County (01)
Property Usage	Qualified Mobile Home (QMH)	Plat Book/Page	/
Homestead	No	Lot # / Block #	/
Legal Description		Land Size	0
		Parcel Map	Parcel Map Not Available for this Parcel

Value Information

Year	Land Value	Building Value	Yard Item Value	Total Market Value	Aq Credit	Taxable Land Value	Total Taxable Value	Capped Taxable Value	Total Assessment
2015	\$ 0	\$ 14,700	\$ 0	\$ 14,700	\$ 0	\$ 0	\$ 14,700	NA	588
2014	\$ 0	\$ 14,700	\$ 0	\$ 14,700	\$ 0	\$ 0	\$ 14,700	NA	588
2013	\$ 0	\$ 14,700	\$ 0	\$ 14,700	\$ 0	\$ 0	\$ 14,700	NA	14,700
2012	\$ 0	\$ 14,700	\$ 0	\$ 14,700	\$ 0	\$ 0	\$ 14,700	NA	14,700
2011	\$ 0	\$ 14,700	\$ 0	\$ 14,700	\$ 0	\$ 0	\$ 14,700	NA	588

Land Information

Land Use	Land Code	Number Units	Unit Type	Land Type	Frontage	Depth	Notes
Qualified Mobile Home (QMH)	1	0	AC	P			

Building Information

Style	Gross Sq Ft	Finished Sq Ft	Stories	Interior Walls	Exterior Walls	Year Built	Effective Year Built	Photo
Mobile Home	1,176	980	1 Story		Corg Metal	1991	1991	NA
Foundation	Roof Type	Roof Coverage	Flooring Type	Heating Type	Bathrooms	Grade	Number Fire Pl	Sketch
Pier\Post	Gable	Corg Metal	Vinyl with 50% Carpet	Pack Heat\Cool	1.5	C	0	Sketch Building 1

Miscellaneous Information

Building Type	Quantity	Units	Year Built
No miscellaneous information available for this parcel.			

Sales Information

OR Book/Page	Sale Date	Sale Price	Instrument	Qualification	Vacant/Improved	Grantor	Grantee
00/00	2010-11-23	\$ 0	MH PERMIT (TITLE)	PERSONAL OR OTHER PROPERTY INCLUDED (4)	Improved	SNIPES SHELBY,	SNIPES SHELBY,
/	2004-01-01	\$ 21,853	MH PERMIT (TITLE)	PERSONAL OR OTHER PROPERTY INCLUDED (4)	Improved	SNIPES JAMES E	

Search Sales In Area	Previous Parcel	Next Parcel	Return to Main Search Page	Lancaster Home
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The Lancaster County Tax Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All assessment information is subject to change before the next certified tax roll. Website Updated: March 20, 2016



Finding Required for Granting Variance

A variance may be granted by the Board of Zoning Appeals in an individual case of unnecessary hardship if the Board makes and explains in writing all of the following findings:

- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- b. These conditions do not generally apply to other property in the vicinity;
- c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;
- 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 nor will the granting of a variance impair the purpose and intent of this Ordinance or the Comprehensive Plan.
- e. The Board shall not grant a variance the effect of which would not be to allow the establishment of a use not otherwise permitted in a zoning district, to extend a physically nonconforming use of land, or to change the district boundaries shown on the Official Zoning Map.

Findings Required for Granting Variances

BZA-016-006

Lancaster County

Meeting Date: Tuesday, April 12th, 2016

A variance may be granted by the Board of Zoning Appeals in an individual case of unnecessary hardship if the Board makes and explains in writing all of the following findings:

- a. **There are extraordinary and exceptional conditions pertaining to the particular piece of property:** 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:** 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 ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the Utilization of the property as follows:** Family considerations necessitate the filing of the 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 the property. This would result in a family hardship.
- d. **The authorization of a variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by granting of the variance nor will the granting of a variance impair the purpose and intent of this Ordinance or the Comprehensive Plan.** The retaining of this manufactured home will not cause a detriment to adjacent properties. The character of the general area will not be compromised by a smaller lot size.
- e. **The Board shall not grant a variance the effect of which would not be to allow the establishment of a use not otherwise permitted in a zoning district, to extend a physically non-conforming use of land, or to change the district boundaries shown on the Official Zoning Map:** This variance changes the dimensional requirements of the property. Pending the outcome of this hearing, a rezoning will be required in order to allow a permanent manufactured home on the property because manufactured homes are not allowed in the R-15 district.

Variance application of Mr. Thomas Biggs. The applicant is requesting a variance from Chapter 5: Density and Dimensional Regulations, Section 5.2: Residential Density of the Lancaster County Unified Development Ordinance. BZA 016-007 pgs. 13-25
Tax Map 9I, Block A, Parcel 63

Nick Cauthen

Discussion:

Conclusions:

Action items:

Person responsible:

Deadline:

BOARD OF ZONING APPEALS - STATEMENT OF MATTER

I. Facts

A. General Information

Proposal: This is a variance application of Mr. Thomas Biggs. The applicant is requesting a variance from Chapter 5: Density and Dimensional Regulations, Section 5.2: Residential density of the Lancaster County Unified Development Ordinance.

Location: 2420 Chatham Drive, Indian Land

Legal Description: Tax Map 9I, Block A, Parcel 63

Zoning Classification: R-15p (Moderate Density Residential/Agricultural Panhandle District)

Description of Plan: The applicant wishes to construct a 16' x 12' screen porch on the rear of the home. The current rear setback is 45 ft. and the applicant is seeking a 6 ft. variance. The applicant feels the subject property cannot be adequately utilized without the granting of the variance because other parcels nearby were able to construct porches.

B. Site Information

Site Description: The lot is 10,125 square ft. and there is currently a house on the subject property. The property is located in the Chastain Village subdivision.

C. Vicinity Data

Surrounding Conditions: All of the surrounding property is residential and zoned R-15p.

D. Exhibits

1. Variance Application
2. Location Map
3. Lancaster County Tax Inquiry Sheet
4. Plat of the property
5. Photo of the property
6. Citizen Letter
7. Findings Required for Granting Variances
8. Findings Required for Granting Variances – Planning

II. Findings

Code Considerations: Chapter 5, Density and Dimensional Regulations

I agree that the facts and findings as stated above are true and correct.

Applicant signature(s)

Date

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 Prog 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: _____
Lancaster S.C.

Work: _____ Other Information: _____

PROPERTY INFORMATION

Property address: 2420 Chatham Dr Indian Land SC

Lot Area/Acres: 18,12534 Block: _____ Subdivision: Chastan

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: 8/3/16 _____



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: 5-8-16 Applicant Signature(s) Thomas B...

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' set back 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 yard is 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 nearby are able to meet the requirement

The one screen porch constructed on the neighboring 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 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 + approval

Date: 8 March 2016

Thomas Boyce

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, Thomas Biggs, have signed that I am aware of the Zoning Board of Appeals hearing date.

April 12, 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.

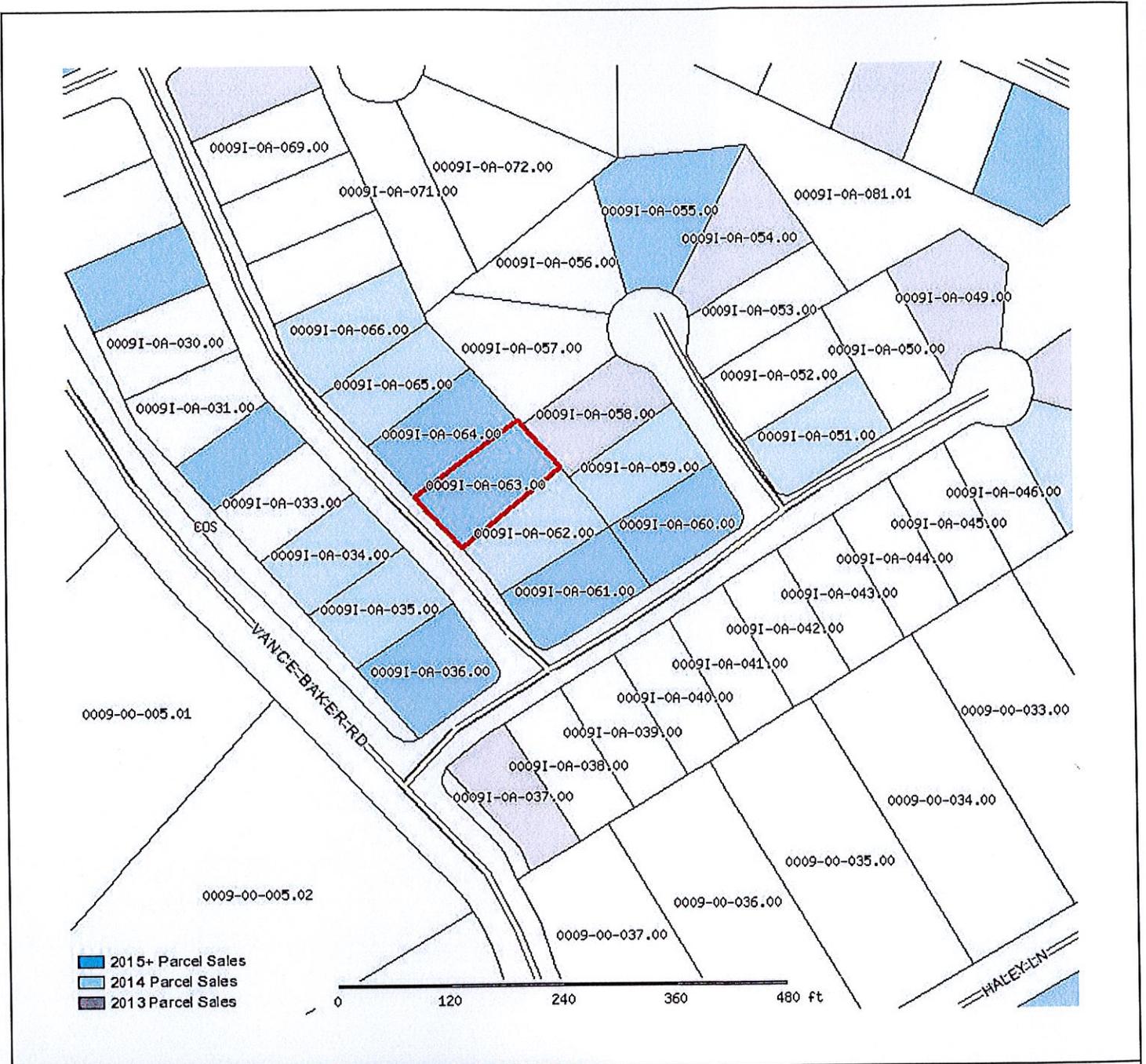
I acknowledge that failure to attend the meeting does not result in my application being automatically deferred to the next month. The zoning Board of Appeals will still hold the hearing on my request and can take any form of action, including denial. Should my request be denied, I will not be permitted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

Thomas Biggs
(Property owner / Applicant's signature)

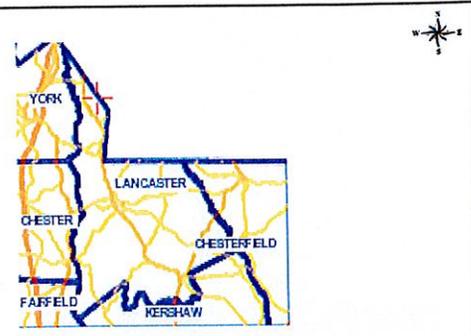
4/5/16
(Date)

Mike Carter
(Staff's Signature)

4/5/16
(Date)



Lancaster County Assessor			
Parcel: 0009I-0A-063.00 Acres: 0			
Name:	LAKATOS BENEDEK LAKATOS SANDRA	Land Value	\$15,090.00
Site:	2420 CHATHAM DR	Improvement Val	\$0.00
Sale:	\$\$240,000 on 01-2015 Vacant= Qual=1C	Accessory Value	\$0.00
Mail:	2420 CHATHAM DR	Total Value	\$15,090.00
	INDIAN LAND, SC 29707		



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Date printed: 04/05/16 : 09:13:30

LANCASTER COUNTY ASSESSORS OFFICE

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Owner and Parcel Information

Owner Name	LAKATOS BENEDEK LAKATOS SANDRA	Today's Date	March 22, 2016
Mailing Address	2420 CHATHAM DR INDIAN LAND, SC 29707	Parcel Number	0009I-0A-063.00 (Account#:84415)
Location Address	2420 CHATHAM DR	Millage Group	County (01)
Property Usage	Land Only Developer Discount (NLND)	Plat Book/Page	2007 / 138
Homestead	No	Lot # / Block #	63 /
Legal Description		Land Size	1
		Parcel Map	Show Parcel Map

Value Information

Year	Land Value	Building Value	Yard Item Value	Total Market Value	Aq Credit	Taxable Land Value	Total Taxable Value	Capped Taxable Value	Total Assessment
2015	\$ 15,090	\$ 0	\$ 0	\$ 15,090	(\$ 10)	\$ 15,100	\$ 15,100	NA	906
2014	\$ 15,090	\$ 0	\$ 0	\$ 15,090	(\$ 10)	\$ 15,100	\$ 15,100	NA	906
2013	\$ 15,090	\$ 0	\$ 0	\$ 15,090	(\$ 10)	\$ 15,100	\$ 15,100	NA	906
2012	\$ 15,090	\$ 0	\$ 0	\$ 15,090	(\$ 10)	\$ 15,100	\$ 15,100	NA	906
2011	\$ 40,000	\$ 0	\$ 0	\$ 40,000	\$ 0	\$ 40,000	\$ 40,000	NA	2,400

Land Information

Land Use	Land Code	Number Units	Unit Type	Land Type	Frontage	Depth	Notes
Land Only Developer Discount (NLND)	1	1	LOT	P			

Building Information

Style	Gross Sq Ft	Finished Sq Ft	Stories	Interior Walls	Exterior Walls	Year Built	Effective Year Built	Photo
	0	0				0	0	NA
Foundation	Roof Type	Roof Coverage	Flooring Type	Heating Type	Bathrooms	Grade	Number Fire Pl	Sketch
					0.0		0	NA

Miscellaneous Information

Building Type	Quantity	Units	Year Built
No miscellaneous information available for this parcel.			

Sales Information

OR Book/Page	Sale Date	Sale Price	Instrument	Qualification	Vacant/Improved	Grantor	Grantee
855/143	2015-01-05	\$ 240,000	DEED (DEED)	1C (1C)	Vacant	THE RYLAND GROUP INC,	LAKATOS BENEDEK & SANDRA
676/27	2012-06-27	\$ 3,221,074	DEED (DEED)	PERSONAL OR OTHER PROPERTY INCLUDED (4)	Vacant	TIMBERSTONE HOMES INC,	THE RYLAND GROUP INC
600/313	2011-01-27	\$ 0	DEED (DEED)	FORECLOSURE SALE (6)	Vacant	FAIRVIEW DEVELOPERS INC,	TIMBERSTONE HOMES INC
0266/0268	2004-10-08	\$ 1,087,500		TRUE SALE (0)	Vacant	PRESSLEY JOE LEE	

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The Lancaster County Tax Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All assessment information is subject to change before the next certified tax roll. Website Updated: March 20, 2016



Matthew and Brandy Ingram

8317 Bourgress Ct
Indian Land, SC 29707
336-301-0376
mcingram1976@yahoo.com

March 29, 2016

Lancaster County Board of Zoning Appeals
101 North Main Street
Lancaster, S.C. 27921

Dear Board Members,

I was notified of a zoning appeal (Application BZA 016-007) (TMS 00091-0A-063.00). Our property, 8317 Bourgress Ct and Mr. Biggs property, 2420 Chatham Drive are both situated more towards the rear of the property than the front of the property. This means we have very little distance between the back of our property and the back of Mr. Biggs property.

We believe that putting an addition onto the back of either of our homes would be very invasive to the other property. It may cause economic and financial injury, as it could diminish both of our home values at the time of sale.

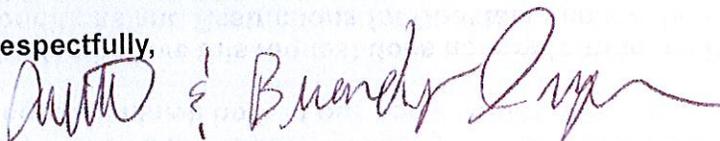
We also believe this request does not conform to the Declaration of Covenants, Conditions and Restrictions for Chastain under Article VII, Use Restrictions As to All Lots, Section 2 Building Lines that states:

"No building shall be located nearer to the front or side lines shown on the record plat if such sidelines are shown. In any event no building shall be placed nearer to any front, side or rear setback line as required by the Lancaster Zoning Ordinance or any other applicable Zoning Ordinance."

A variance means the proposed structure does not conform to the Lancaster Zoning Ordinance, and therefore does not conform to the HOA covenants. Even if the structure was approved and built; future homeowners could bring legal action for Mr. Biggs to remove the structure, as it does not conform to the HOA covenants.

We are hopeful that the Board will vote against this zoning appeal request. We encourage Mr. Biggs, who has been a very good neighbor and never caused any issue to consider a scaled back structure with mature landscaping to act as a buffer between both of our properties to ensure peaceful enjoyment of our homes for many years to come. We sincerely hope that although we do not agree with this request that we can continue to have a good working relationship with our neighbor, Mr. Biggs.

Respectfully,



Matthew and Brandy Ingram

Finding Required for Granting Variance

A variance may be granted by the Board of Zoning Appeals in an individual case of unnecessary hardship if the Board makes and explains in writing all of the following findings:

- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- b. These conditions do not generally apply to other property in the vicinity;
- c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;
- 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 nor will the granting of a variance impair the purpose and intent of this Ordinance or the Comprehensive Plan.
- e. The Board shall not grant a variance the effect of which would not be to allow the establishment of a use not otherwise permitted in a zoning district, to extend a physically nonconforming use of land, or to change the district boundaries shown on the Official Zoning Map.

Findings Required for Granting Variances

BZA-016-007

Lancaster County

Meeting Date: Tuesday, April 12th, 2016

A variance may be granted by the Board of Zoning Appeals in an individual case of unnecessary hardship if the Board makes and explains in writing all of the following findings:

- a. **There are extraordinary and exceptional conditions pertaining to the particular piece of property:** The shape of the lot causes the house to only be 7.5 ft. from the rear 45 ft. setback line.
- b. **These conditions do not generally apply to other property in the vicinity:** The other parcels near by are able to meet the requirement. There are porches constructed on the neighboring houses.
- c. **Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the Utilization of the property as follows:** Without the granting of the variance the property owner will be unable to utilize their property in the same manner as their neighbors.
- d. **The authorization of a variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by granting of the variance nor will the granting of a variance impair the purpose and intent of this Ordinance or the Comprehensive Plan.** The character of the general area and the public good will not be compromised by a slightly smaller setback.
- e. **The Board shall not grant a variance the effect of which would not be to allow the establishment of a use not otherwise permitted in a zoning district, to extend a physically non-conforming use of land, or to change the district boundaries shown on the Official Zoning Map:** This variance changes the zoning requirements of the property. There will be no extension of a physically non-conforming use of land nor will any district boundaries be changed.