

# LANCASTER COUNTY BOARD OF ZONING APPEALS

## APPLICATION FORM #1

### GENERAL INFORMATION

Date Filed: 10.22.16 Application No: 016-009

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: Sign World, Inc Address: 200 Foster Ave. Charlotte

Telephone: 704.529.4440 Work: \_\_\_\_\_

Interest: Sign Contractor Owner(s): Hobby Lobby

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

Owner(s) If other than applicant: RL BB-SC CLR VI, LLC, a South Carolina limited liability company

330 SW 2nd Street, Suite 111, Fort Lauderdale, FL 33312  
Address: \_\_\_\_\_ Telephone: 919.610.2583

Work: 919.337.0224 Other Information: \_\_\_\_\_

### PROPERTY ADDRESS

Property address: TBD; NEC US Hwy 521 & Jim Wilson Rd; 125 Jim Wilson Road is an existing address for one lot

Lot Area/Acres: 82.745 Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Part of 0013-00-115.00

Tax Map #: See Below Plat Book: 2006 Page: 944

Lot Size or Dimension: Varies Zoning Classification: PDD-20 (Tract A-1)

Use of Surrounding Properties: North - Vacant Land; South - Jim Wilson Rd, retail and office uses and vacant commercially zoned property; East - Town homes; West - US 521, grocery anchored shopping center



**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.

RL BB-SC CLR VI, LLC, a South Carolina limited liability company;

By: SC 521 INDIAN LAND RESERVE, LLC, a Delaware limited liability company, its Sole Member;

Date: June 8, 2016

By: LENNAR COMMERCIAL, LLC, a Delaware limited liability company, its Sole Member;

By: Michael Cohn, Vice President;

Mike Cohn

55C2FD58AB8A406...  
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: 6.22.16 Applicant Signature(s) [Signature]

Tax Map #: 0013-00-115.01, 0013-00-115.00, 0013-00-118.00, 0013-00-114.00, 0016-00-020.00, 0016-00-022.00, 0013-00-113.00, 0013-00-113.01, 0016-00-023.00, 0013-00-116.00, 0013-00-117.00

LANCASTER COUNTY BOARD OF ZONING APPEALS

VARIANCE APPLICATION - FORM #3

Date Filed: 8-9-16 Application No. BZA 016-009

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: \_\_\_\_\_ so that a zoning permit may be issued or permission granted to allow the use of the property described as follows:

To allow the maximum sq.ft. to be exceeded by 10% from 250 sq.ft. to 277.2 sq.ft. for Hobby Lobby

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: Due to this large store front, and and to keep their signage in proportion to the building as it has been designed for this location, along with keeping this store front the same as their national standard their wish to increase the maximum to 277 square foot.

b) These conditions do not generally apply to other property in the vicinity as shown by: Variance have been granted to other companies in the area for similar reasons: Publix, Lowes, Wal-mart, CVS, Harristeeter, and Food Lion

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: Without this variance, Hobby Lobby would have to deviate from their standard store front, plus reduce the visibility from US 521 due to the great distance we set back off the road.

**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 signage on the storefront will be within proportion to the build the same as other businesses in the same area, and will not take away from other businesses in the community

**The following documents are hereby submitted in support of this application: \_\_\_\_\_**  
Site plans and building elevations

**Date:** 8-9-16

Sean World Inc.  
Jerry ZmBene  
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, Andrea Chesser, have signed that I am aware of the Zoning Board of Appeals hearing date.

9/13/16 (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.



(Property owner / Applicant's signature)

10.22.14

(Date)



(Staff's Signature)

8-9-16

(Date)