

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

GENERAL INFORMATION

Date Filed: 8-9-16 Application No: 016-011

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: Lisa Outen Address: 7446 Suncrest Dr. Kenshaw,

Telephone: 803-416-3105 Work: _____ SC
29067

Interest: Property owner Owner(s): Lisa Outen

Other: _____

Owner(s) if other than applicant: _____

Address: _____ Telephone: _____

Work: _____ Other Information: _____

PROPERTY INFORMATION

Property address: 7460 Suncrest Dr.

Lot Area/Acres: 1.987 Block: _____ Subdivision: _____

Tax Map #: 0114-00-059.01 ^{Deed} Plat Book: R-12 Page: 197

Lot Size or Dimension: 1.987 ACRES Zoning Classification: R-45A

Use of Surrounding Properties: Vacant properties and with other mobile homes around it.



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: _____

Lisa Outen
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: 8-9-16 Applicant Signature(s) Lisa Outen

LANCASTER COUNTY BOARD OF ZONING APPEALS

VARIANCE APPLICATION - FORM #3

Date Filed: 8-9-16 Application No. BZA 016-011

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 5.1 so that a zoning permit may be issued or permission granted to allow the use of the property described as follows: TO CREATE A NEW LOT IN THE R-45A ZONING DISTRICT CONSISTING OF 1 ACRE WHICH WILL RESULT IN A RESIDUAL LOT OF LESS THAN 1 ACRE, 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: We had a mobile home on this property that has been removed and now we would like to put another mobile home here.
- b) These conditions do not generally apply to other property in the vicinity as shown by: My property is larger than the 3 prior to my property and my property is just shy of the acreage needed to subdivide.
- 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: I would not be able to subdivide one acre to place a mobile home on the new property because the result would be that the residual property would be just under 1 acre.

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: This variance, if granted, would allow for the placement of an additional mobile home on Suncrest Drive. This would be consistent with the character of the area. moreover, the residual lot of just under one acre will be similar with other lot sizes on Suncrest Dr

The following documents are hereby submitted in support of this application: Platt copy and copy of the assessment notice.

Date: 8-9-16

Lisa Outen

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, Lisa Outen, have signed that I am aware of the Zoning Board of Appeals hearing date.

Sept. 13, 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.

Lisa Outen 8-9-16
(Property owner / Applicant's signature) (Date)

Aly Mone 8-9-16
(Staff's signature) (Date)