

BOARD OF APPEALS
Tuesday, July 17, 2018

The Board of Appeals met Tuesday, July 17, 2018 at 5:30 p.m. in the Easley City Hall Council Chambers. The following members were present: Chairperson; Kim Welborn, Alicia Clinger, LaTresa Gilstrap, Carey Beard, Mr. Tommy Holcombe; Building Official, Mr. Blake Sanders; Planning and Project Manager, Mayor Larry Bagwell, and Councilman Terry Moore. Absent (Ken Rackley).

Ms. Kim Welborn; chairperson open the meeting and explained to the citizens that when they speak that they address the Variance Board.

All board members present visited this property. Carey Beard, board member lives at 209 North B Street in this neighborhood and has no personal interest in making a decision on voting on this variance request.

Variance Request

Variance request from owner Linda Kay Holder, 400 North B Street, Easley, SC 29640. The lot is zoned R-10 (Residential)-Pickens County Tax-5019-12-96-9353.

Linda Holder owner, and her son Chris was present and Linda spoke to the board on this variance request. Ms. Holder stated there is a wood working workshop on this property that actually faces Clarence Avenue (picture presented to the board) that was approved by the Building Codes office years ago for her husband. Her husband has become ill and cannot use it anymore so they would like to renovate it and make it a rental property. The variance request is to divide the property to separate the lots so they can do this because per the zoning ordinance you cannot have two residence on the same property. Ms. Holder stated that this work shop has a bathroom in it and water.

Mr. Tommy Holcombe, Building Official stated that the property is zoned R-10 and is currently 14, 480 sq. ft. and if divided after doing the survey the lot with the workshop would be 5519 sq. ft. and lot with their house on it would be 8,961 sq. ft. In the R-10 zoning it has to be 10, 000 sq. ft. lots each if divided. The workshop is 1,040 sq. ft. Ms. Holder is asking for a variance on the lot size and the setbacks to divide this property to be able renovate this workshop for a rental home. The problem with this request is the variance request is more than a couple of feet on a setback. We cannot just create a new zoning for the zoning book for this property. The zoning ordinance is R-10 which requires 10,000 sq. ft. lots if divided to meet the setbacks.

We have had 29 phone calls come in to the office regarding this variance. Most complaints from the neighborhood are opposed.

Ms. Kim Welborn opened up the floor for the citizens to speak on their concerns for this variance:

Jeff Friend-401 North B Street, Easley, SC 29640-Concerned about the lot being split not meeting the zoning ordinance of R-10. **OPPOSED**

Anna Robertson-409 North B Street, Easley, SC 29640-Concerned about the whole street being rezoned or just this property.-**OPPOSED**

Lisa Hewitt-401 North B Street, Easley, SC 29640-Concerned about the decision being made about the property or Norman Holder's health condition-**OPPOSED**

After a brief discussion, a motion was made by Carey not to approve this variance request due to this property not meeting the zoning ordinance requirements if it is divided, second motion by Alicia. All board members opposed. This variance request was denied.

There being no further business, the meeting was adjourned.

Tommy Holcombe
Building Official