



The City of Spartanburg Board of Zoning Appeals

Tuesday, December 10, 2013 at 5:15 P.M.
City Hall Council Chambers at 145 W. Broad Street
The Public Is Cordially Invited To Attend This Meeting
Agenda

(Please Note: Items as they appear on the Docket may or may not be considered in the order as they are presented. The Chairman will announce any changes after the roll call)

- I. Call To Order
- II. Roll Call
- III. Freedom Of Information Act Compliance – Public notification of Board of Zoning Appeals meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the Requirements of the City of Spartanburg Zoning Ordinance.
- IV. Approval of Agenda
- V. Approval of Minutes – September 10, 2013 Meeting
- VI. Presentation by City Attorney Cathy McCabe – The Importance of Creating a Record, and How to Preside Over a Meeting.
- VII. Old Business – None
- VIII. New Business:
 1. VAR 13 2-04 – Request for Variance from William “Alex” Hudson, Hudson Construction Services, LLC, Owner. Variance to encroach a maximum of twelve (12) feet on the right side of the lot at the cul-de-sac, into the required fifteen (15’) foot setback for the primary structure, in order to keep the homes uniform along the road and around the cul-de-sac. The property is located at 675 Reba Dale Court, and further identified as Parcel 005.13 on Spartanburg County Tax Map Sheet 7-14-02.
 2. VAR 13 2-05 – Request for Variance from Joy Oates, Oates Investments LLC, Owner. Variance to allow an accessory building to be located closer than two (2’) feet to the back property line along an alley for property that is zoned R-8, Single Family Residential District. The Applicant is asking for a maximum of a two (2’) foot encroachment in order to allow for an accessory building upon which construction had already begun; however a Stop Work Order was issued once it was brought to Staff’s attention. The Zoning Ordinance requires on all lots other than corner lots, accessory buildings shall be located not less than five (5’) feet from any side or rear lot line, except where a rear or side lot line abuts an alley, the accessory building may be located not closer than two (2’) feet from such rear or side lot line. The property is located at 560 Poplar Street in Converse Heights, and is further identified as Parcel 137.00 on Spartanburg County Tax Map Sheet 7-12-12.

New Business continued on page 2



The City of Spartanburg Board of Zoning Appeals

New Business (continued)

3. VAR 13 2-06 – Request for Variance from Chris Parrish and Stewart Coates, on behalf of Wing and a Prayer Enterprises, Inc., Owner. Variance to allow approval for a maximum encroachment of ten (10') feet into the required minimum twenty-five (25') foot wide, side bufferyard on the west side of the property. In order to allow parking lot modifications that will permit a safer and more efficient use of the space, and to allow for emergency response if or when needed, for Zaxby's located at 1715 John B. White, Sr. Boulevard, which is zoned B-1, General Business District. This bufferyard is required when a high intensity use abuts a Single Family Residential use. The property is further identified as Parcel 028.00 on Spartanburg County Tax Map Sheet 6-21-13.

IX. Other Business: - 2014 Proposed Board of Zoning Appeals Meeting Approval

X. Staff Announcements

- Welcome to one New Board Member

XI. Adjournment

*For more information, please call Joshua Henderson
with the Planning Department at (864) 596-2068*