



**TOWN OF FORT MILL
BOARD OF ZONING APPEALS MEETING
March 21, 2016
112 Confederate Street
6:00 PM**

AGENDA

CALL TO ORDER

ELECTION OF CHAIR & VICE-CHAIR FOR 2016

APPROVAL OF MINUTES

Regular Meeting: November 16, 2015 *[Pages 2-4]*

PUBLIC HEARING ITEMS

1. **CASE # 2016-154**
Fort Mill School District–York 4
1300 Spratt Street
Tax Map # 020-20-01-035
Zoning District: R-15
Applicant is requesting a variance from the zoning ordinance to allow an increase in the 16’ maximum lighting fixture height. *[Pages 5-12]*

2. **CASE # 2016-155**
Matthew Sigmon
1112 Honeybee Trail
Tax Map # 020-01-31-002
Zoning District: R-15
Applicant is requesting a variance from the zoning ordinance to allow a reduction of the 10’ side yard setback requirement for principal uses. *[Pages 13-25]*

ADJOURN

**MINUTES
TOWN OF FORT MILL
BOARD OF ZONING APPEALS
November 16, 2015
6:00 PM**

Present: Jim Thomas, Scott Couchenour, Charles Stec, Jody Stegall, Terri Murray, Assistant Planner Chris Pettit

Absent: Ryan Helms, Becky Campbell

Guests: Brian Glynn (3025 Slaney Court), Brian Syvrud (Anthony & Sylvan Pools)

Chairman Thomas called the meeting to order at 6:00 p.m. and welcomed everyone in attendance.

APPROVAL OF MINUTES

Mr. Couchenour made a motion to approve the minutes of October 19, 2015 meeting as submitted by staff. Mr. Stec seconded the motion. The motion was approved by a vote of 5-0.

PUBLIC HEARING ITEMS

A) **Variance request from Brian & Maura Glynn (3025 Slaney Court):** Chairman Thomas provided a brief overview of the variance request, the purpose of which was to allow an accessory use (pool) to be located 1' from the property line, which is a 4' encroachment into the setback. Mr. Brian Glynn (applicant) provided additional information on the request, noting that the way the lot is set up does not leave a lot of room in the rear. Mr. Brian Syvrud, representing the pool contractor, noted that due to the construction of the house and the angle of repose that the pool could be located no closer to the home. Mr. Stegall questioned whether or not the pool could be reduced in size to meet the requirements of the zoning ordinance. Mr. Glynn noted that the size was already small and that they would preferably like to keep the pool size as submitted.

Mr. Stegall questioned whether or not the pool would be allowed to be located near the stormwater swale. Assistant Planner Pettit noted that the plans had been looked at by the town's engineering director and that regardless of what approvals the board gives, the plans would have to satisfy any additional requirement of the engineering department. Mr. Syvrud noted that the improvements would be approximately 1' out of the ground to still allow stormwater to flow through the swale as it exists today.

Mr. Stec began going through the requirements for granting a variance, as defined by the state, and questioned what extraordinary and exceptional conditions existed with the property. Mr. Glynn noted the size of the cul-de-sac lot, the placement of the home on the lot, and the significant slope located toward the rear of the property.

Mr. Stec questioned whether or not these exceptional conditions were specific to the property or also applied to others in the vicinity. A discussion took place whether or not the location was extraordinary or whether other lots were similar throughout the area. Assistant Planner Pettit showed the board the preliminary plat for the neighborhood to show the lot sizes and layouts. Mr. Stec pointed that there were several other properties that had similar conditions.

Not hearing any further discussion, Chairman Thomas read the first required condition for granting variances, which is that there are extraordinary and exceptional conditions pertaining to the particular piece of property. Mr. Stec made a motion that there were not extraordinary and exceptional conditions pertaining to the particular piece of property. The motion failed for a lack of a second. Ms. Murray made a motion that there were extraordinary and exceptional conditions pertaining to the particular piece of property. Mr. Couchenour seconded the motion. There being no further discussion, Chairman Thomas called for a vote. The motion was approved by a vote of 4-1, with Mr. Stec opposed.

Chairman Thomas read the second required condition for granting variances, which is that the extraordinary and exceptional conditions do not generally apply to other property in the vicinity. Mr. Stec made a motion that the extraordinary and exceptional conditions do generally apply to other property in the vicinity. The motion failed for a lack of a second. Ms. Murray made a motion that the extraordinary and exceptional conditions do not generally apply to other property in the vicinity. Mr. Stegall seconded the motion. There being no further discussion, Chairman Thomas called for a vote. The motion was approved by a vote of 3-2, with Mr. Stec and Mr. Couchenour opposed.

Chairman Thomas read the third required condition for granting variances, which is that because of the extraordinary and exceptional conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property. Ms. Murray made a motion that because of the extraordinary and exceptional conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property. The motion failed for a lack of a second. Mr. Stec made a motion that the application of the ordinance to the particular piece of property would not effectively prohibit or unreasonably restrict the utilization of the property. Mr. Couchenour seconded the motion. There being no further discussion, Chairman Thomas called for a vote. The motion failed by a vote of 2-2, with Ms. Murray and Mr. Thomas opposed and Mr. Stegall abstaining.

Given the votes of the previous motions, Chairman Thomas requested a motion on approval or denial for the variance. Mr. Couchenour made a motion to deny the variance request. Mr. Stec seconded the motion. There being no further discussion, Chairman Thomas called for a vote. The motion passed with a vote of 3-2, with Mr. Thomas and Ms. Murray opposed.

Mr. Thomas stated that although the variance was denied, the applicants could come back at a later date with a different request for future consideration.

There being no further business, the meeting was adjourned at 6:36 pm.

Respectfully submitted,

Chris Pettit, AICP
Planning Department

**Town of Fort Mill
Board of Zoning Appeals
Item for Action**

Item #1	<u>CASE # 2016-154</u> Fort Mill School District-York 4 1300 Spratt Street Tax Map # 020-20-01-035 Zoning District: R-15	Applicant is requesting a variance from the zoning ordinance to allow an increase in the 16' maximum lighting fixture height.
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Background / Discussion

The town has received a variance request from the Fort Mill School District for a proposed non-conformity related to the future athletic fields located at 1300 Spratt Street.

The applicant's request is to allow the installation of lighting fixtures up to 85' in height, as measured from ground level at the base of the fixture. These lights are proposed to be located surrounding the athletic fields for illuminating sporting events.

Article IV, Section 6(4)(a) of the town's zoning ordinance outlines the following requirement for lighting fixtures:

“Except as provided below, lighting fixtures in any residential zoning district, including residential uses within the mixed use (MXU) zoning district, **shall not exceed 16 feet in height.**”

The petitioner has stated on their application that the purpose of the lighting request would be to allow sporting events to take place after sunset, which otherwise would not be possible without the athletic lighting.

Staff will note that there are some concerns with light spilling into the roadway and to the adjoining neighborhood. Prior to issuing final approvals for any athletic lighting, staff would request comments from the South Carolina Department of Transportation to ensure that there are no visibility issues created from the athletic lighting. The applicant had noted that a photometric plan would be created to show lighting levels at the property lines. This plan had not been received at the time of the staff report, and therefore comments could not be obtained from SCDOT prior to the meeting.

Pursuant to Section 6-29-800(A)(2) of the SC Code of Laws, the Board of Zoning Appeals has the power to:

Hear and decide appeals for variance from the requirements of the zoning ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the board makes and explains in writing 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; and
- (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 the granting of the variance.
 - (i) The board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance. Other requirements may be prescribed by the zoning ordinance.

A local governing body by ordinance may permit or preclude the granting of a variance for a use of land, a building, or a structure that is prohibited in a given district, and if it does permit a variance, the governing body may require the affirmative vote of two-thirds of the local adjustment board members present and voting. Notwithstanding any other provision of this section, the local governing body may overrule the decision of the local board of adjustment concerning a use variance.

- (ii) In granting a variance, the board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.

Submitted by:

Chris Pettit, AICP
Assistant Planner / Zoning Administrator
March 18, 2016

Date Received: 2/26/16
Board of Zoning Appeals Date: 3/21/16

Variance Appeal Application

Town of Fort Mill, South Carolina

Owner / Applicant Information:

Applicant Name: Fort Mill School District - York 4
Mailing Address: 2233 Deerfield Drive
Fort Mill, SC 29715
Telephone Number: (803) 548-2527

Property Information:

Address: 1300 Spratt St., Fort Mill, SC 29715
Current Zoning: R-1S Residential
Current Use of Property: Elementary School

Submission Checklist

- Completed application*
- Drawings and specifications of proposed improvements
- Site plan showing location of proposed improvements
- Application fee (\$100 residential / \$250 non-residential)*

Additional materials may be required
*Required with submission

The Board of Zoning Appeals may grant a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the Ordinance would result in unnecessary hardship.

The findings required by the Board for variances are identified in Sec. 6-29-800 (attached) of the South Carolina Code of Laws. Responses to each of the following questions will assist the Board in making a determination.

1. Describe the variance request: Variance is being requested by applicant to permit athletic field sports lighting to exceed the maximum lighting fixture height designated in Article IV, Section 6, Paragraph 4a of the Fort Mill Zoning Ordinance. The maximum lighting fixture height is 85 feet as measured from ground level at the base of the fixture.
2. Describe any extraordinary and exceptional conditions pertaining to the particular piece of property (size, shape, topography, etc.):
The athletic fields are being added to an existing elementary school campus located within a residential zone. The applicant desires to utilize these fields after sunset.

APPLICATION CONTINUED ON NEXT PAGE

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TELEPHONE (803) 547-2116 • FAX (803) 547-2126

APPLICATION CONTINUED ON NEXT PAGE

Pursuant to Section 6-29-800(A)(2) of the South Carolina Code of Laws, the Board of Zoning Appeals has the power to:

Hear and decide appeals for variances from the requirements of the zoning ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following findings:

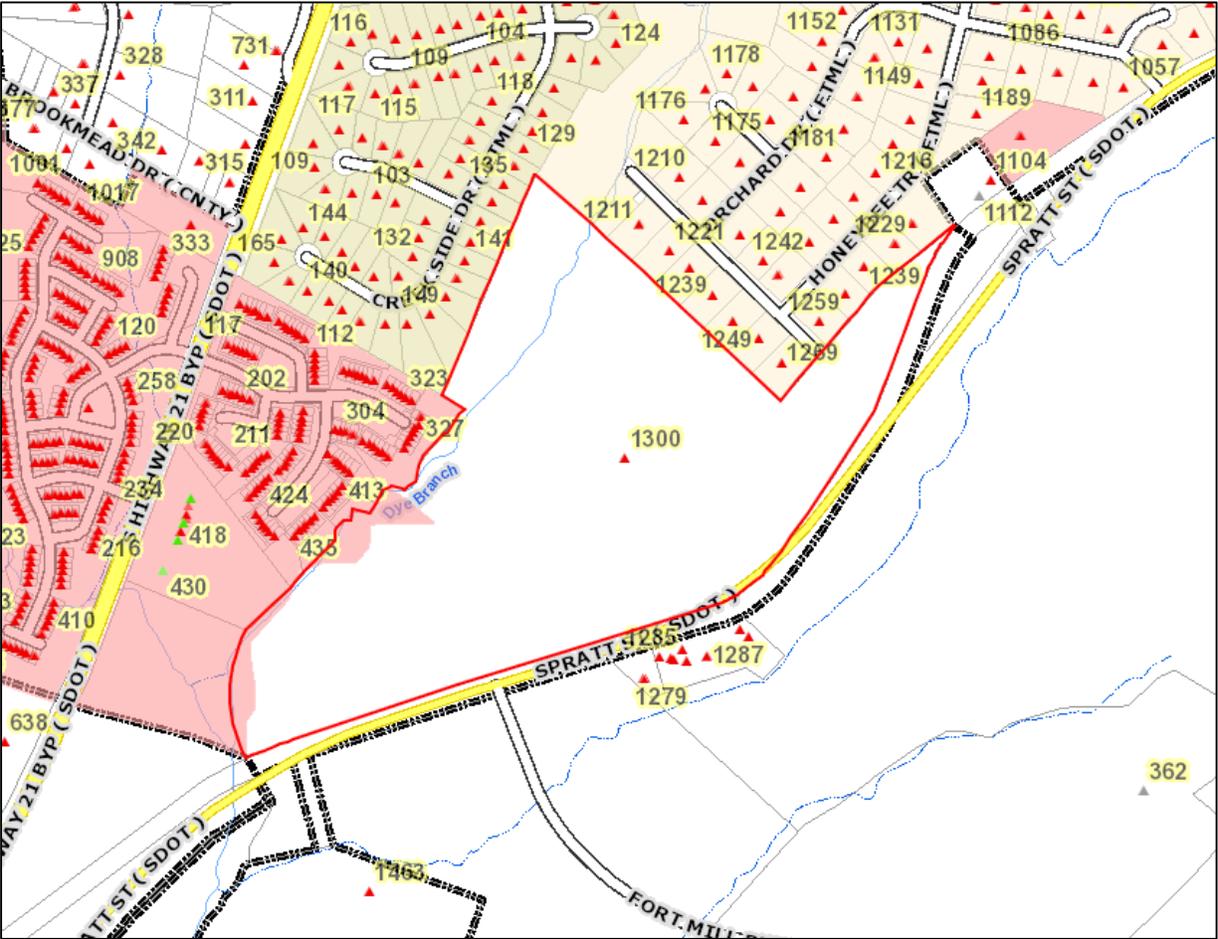
- (a) there are extraordinary and exceptional conditions pertaining to the particular piece of property;
- (b) these conditions do not generally apply to other property in the vicinity;
- (c) because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
- (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 the granting of the variance.
 - (i) The board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or the change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance. Other requirements may be prescribed by the zoning ordinance.

A local governing body by ordinance may permit or preclude the granting of a variance for a use of land, a building, or a structure that is prohibited in a given district, and if it does permit a variance, the governing body may require the affirmative vote of two-thirds of the local adjustment board members present and voting. Notwithstanding any other provision of this section, the local governing body may overrule the decision of the local board of adjustment concerning a use variance.

- (ii) In granting a variance, the board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.

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York County Tax Map # 020-20-01-035
Zoning Map

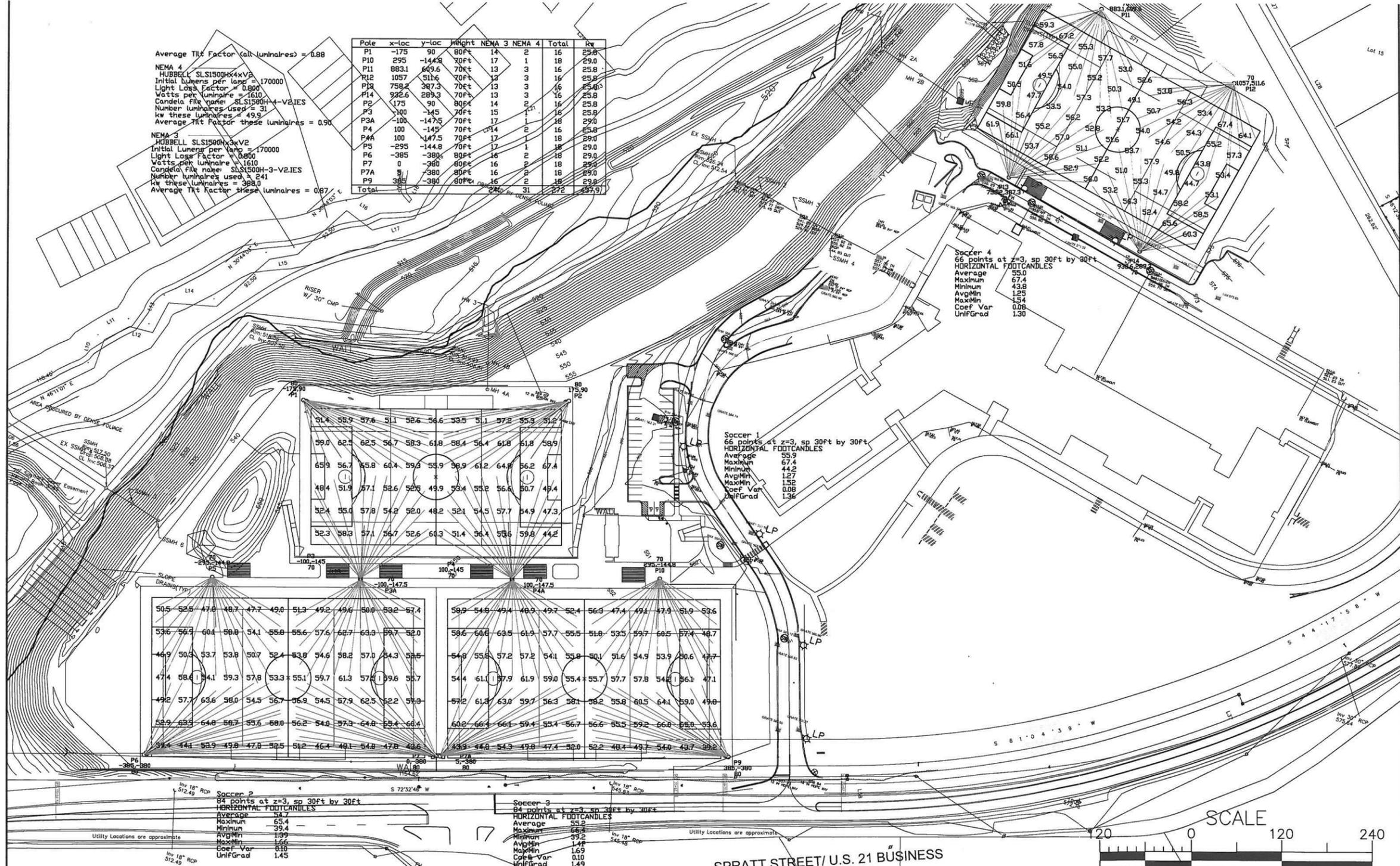


York County Tax Map # 020-20-01-035
Aerial Map



Average Tilt Factor (all luminaires) = 0.88
 NEMA 4
 HUBBELL SLS1500H4xV2
 Initial Lumens per lamp = 170000
 Light Loss Factor = 0.800
 Watts per luminaire = 1610
 Candela File name: SLS1500H4-V2.IES
 Number luminaires used = 31
 kw these luminaires = 49.9
 Average Tilt Factor these luminaires = 0.90
 NEMA 3
 HUBBELL SLS1500H3xV2
 Initial Lumens per lamp = 170000
 Light Loss Factor = 0.800
 Watts per luminaire = 1610
 Candela File name: SLS1500H3-V2.IES
 Number luminaires used = 241
 kw these luminaires = 388.0
 Average Tilt Factor these luminaires = 0.87

Pole	x-loc	y-loc	Height	NEMA 3	NEMA 4	Total	kw
P1	-175	90	80ft	14	2	16	258.0
P10	295	-144.8	70ft	17	1	18	29.0
P11	883.1	649.6	70ft	13	3	16	25.8
P12	1057	511.6	70ft	13	3	16	25.8
P13	758.2	387.3	70ft	13	3	16	25.8
P14	922.6	289.3	70ft	13	3	16	25.8
P2	175	90	80ft	14	2	16	25.8
P3	-100	-145	70ft	15	1	16	25.8
P3A	-100	-147.5	70ft	17	1	18	29.0
P4	100	-147.5	70ft	17	1	18	29.0
P4A	100	-147.5	70ft	17	1	18	29.0
P5	-295	-380	80ft	16	2	18	29.0
P6	-385	-380	80ft	16	2	18	29.0
P7	0	-380	80ft	16	2	18	29.0
P7A	0	-380	80ft	16	2	18	29.0
P9	385	-380	80ft	16	2	18	29.0
Total				246	31	272	437.9



14211 GRAND TRAVERSE DRIVE
 CHARLOTTE, NC 28278
 OFFICE (704) 587-6692
 FAX (704) 587-3318
 www.tsportslight.com

Calculated light levels and visualizations are based on specific information that has been supplied to TSL. Any differences in luminaire installation, lighted area geometry and obstructions in the lighted area may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will affect results.

DATE: 2/22/16	REV.:	CHECK BY:
DRAWING NUMBER: A020616TSL3	03	
	DRAWN BY:	TSL

RIVERVIEW ATHLETIC
 TORRENCE SPORTS LIGHTING

**Town of Fort Mill
Board of Zoning Appeals
Item for Action**

Item #2 **CASE # 2016-155**
Matthew Sigmon
1112 Honeybee Trail
Tax Map # 020-01-31-002
Zoning District: R-15

Applicant is requesting a variance from the zoning ordinance to allow a reduction of the 10' side yard setback requirement for principal uses.

Background / Discussion

The Town has received a variance request from Mr. Matthew Sigmon for a proposed non-conformity related to the construction of a residential addition (expanding a principal use) at 1112 Honeybee Trail.

The purpose of the request is to permit a reduction in the side yard setback requirement from 10' to 6.3' in order to install a residential building addition, which includes a variety of interior rooms and a 3-car garage.

Article II, Section 1(5)(E) of the Town's Zoning Ordinance outlines the following setback requirement for principal uses:

E) Minimum side yard: R-25—Principal structure-20 feet with accessory uses being five feet. R-15—Principal structure-ten feet with accessory uses being five feet. For side yard requirements pertaining to corner lots, see article I, section 7, subsection C.;

The applicant has stated that the purpose of the request is to provide accommodations for disability related needs. See attached documentation for further information regarding the request.

Staff will note that the town's attorney will be present at the meeting should there be any legal questions regarding the applicant's request for variance. Additionally, staff will point out that the applicant does not note the location of any new driveway associated with the garage request. Any new driveway will require the approval of the town, which may include approval of an encroachment permit due to the location of an existing sewer line and easement. Given the size of the building addition, a land disturbance permit may additionally be required.

Pursuant to Section 6-29-800(A)(2) of the SC Code of Laws, the Board of Zoning Appeals has the power to:

Hear and decide appeals for variance from the requirements of the zoning ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the board makes and explains in writing the following findings:

- (e) there are extraordinary and exceptional conditions pertaining to the particular piece of property;
 - (f) these conditions do not generally apply to other property in the vicinity;
 - (g) 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; and
 - (h) 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 the granting of the variance.
- (iii)The board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance. Other requirements may be prescribed by the zoning ordinance.

A local governing body by ordinance may permit or preclude the granting of a variance for a use of land, a building, or a structure that is prohibited in a given district, and if it does permit a variance, the governing body may require the affirmative vote of two-thirds of the local adjustment board members present and voting. Notwithstanding any other provision of this section, the local governing body may overrule the decision of the local board of adjustment concerning a use variance.

- (iv)In granting a variance, the board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.

Submitted by:

Chris Pettit, AICP
Assistant Planner / Zoning Administrator
March 18, 2016

2016-1545

Date Received: 2-29-16
Board of Zoning Appeals Date: 3-21-16
6:00p.m

Variance Appeal Application

Town of Fort Mill, South Carolina

Owner / Applicant Information:

Applicant Name: Matthew Sigmon

Mailing Address: 1112 Honeybee Trl
Fort Mill, SC 29715

Telephone Number: 803-804-1430

Property Information:

Address: 1112 Honeybee Trl, Fort Mill, SC 29715

Current Zoning: R-15

Current Use of Property: Residential

Submission Checklist

- Completed application*
- Drawings and specifications of proposed improvements
- Site plan showing location of proposed improvements
- Application fee (\$100 residential / \$250 non-residential)*

Additional materials may be required
*Required with submission

The Board of Zoning Appeals may grant a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the Ordinance would result in unnecessary hardship.

The findings required by the Board for variances are identified in Sec. 6-29-800 (attached) of the South Carolina Code of Laws. Responses to each of the following questions will assist the Board in making a determination.

1. Describe the variance request: See attachment - Responses

2. Describe any extraordinary and exceptional conditions pertaining to the particular piece of property (size, shape, topography, etc.):

See attachment - Responses, See attachment - 1112 Honeybee Topos
See attachment - 1112 Honeybee with Aerials
See attachment - Plat w/sewer easement

APPLICATION CONTINUED ON NEXT PAGE

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TELEPHONE (803) 547-2116 • FAX (803) 547-2126

Date Received: _____
Board of Zoning Appeals Date: _____

3. Describe how the conditions listed above are unique to the property for which the variance is sought:

See attachment - responses

4. Describe how the current zoning regulations prohibit or unreasonably restrict utilization of the property:

See attachment - responses

5. Describe why the granting of the requested variance will not be injurious to adjacent properties, the neighborhood, or the general public:

See attachment - responses

Acknowledgement of Requirements: Notices of appeal shall be posted on affected property so as to be clearly visible from a traveled street. The owner or appellant is instructed to maintain posting and to be responsible for notifying the town promptly if the sign is damaged or removed. Failure to do so may delay Board action. Additional permitting after Board approval may be required prior to beginning work, including zoning review, stormwater/engineering review, building permitting, and business licensing. Please note, incomplete submissions will not be accepted.

 2/27/16
Signature Date

**P.O. BOX 159 • 112 CONFEDERATE STREET • FORT MILL, SC 29715
TELEPHONE (803) 547-2116 • FAX (803) 547-2126**

APPLICATION CONTINUED ON NEXT PAGE

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- (ii) In granting a variance, the board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.

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RESPONSES

- 1) We are requesting to build into the side variance line of Old Orchard Lot 96, Phase 1, ≤ 4 feet of the 10 foot minimum. This is a request for a reasonable accommodation under the Americans with Disabilities Act, which will require an installation of a wheelchair ramp inside of a garage. Due to the length of the ramp needed and the side topography of the yard, the ramp is substantial in length. The ramp needs to be encapsulated by the garage due to medical reasons. The ADA does not limit the building and use of wheelchair ramps to only the exterior of the residence. There are disability related needs in this project; however, we do not give permission for personal medical records, statements, facts, or alike to become public information, and that any records needed to solidify the request for the reasonable accommodation be marked as confidential and that all responsible persons, parties, firms, or alike be held to the highest standards of accountability to making and keeping such information confidential whether the information was direct or indirect and was provided or not provided by but not limited to the homeowner, doctor, power of attorney, or disabled individual(s). Please refer to information found at: <http://www.hhs.gov/hipaa/for-professionals/privacy/>

- 2) We are limited to building to the side of our home which is bordered by Lot 97 Old Orchard, Phase 1 unless the variance is granted. We do not have enough room to build on the other side bordered by Lot 95 Old Orchard, Phase 1. There is a permitted detached structure under construction located in the 35ft rear yard setback, restricting that area. Topography poses an issue for storm water run-off and disability related issues.

- 3) We have this outstanding issue because the original construction of the home was not built parallel to the side lot boundaries, so the front of the addition will jut out into the setback the most. We also have topography, storm water drainage issues, and a sewer easement on the property. The front yard elevation changes significantly in front of the existing structure not allowing us to modify the front of the existing structure no more than 8 feet for use as livable space. There are trees located at the front of the home as well that would pose a safety related issue if the home were built too closely to them. The rear yard has a slope that would cause a back-up of storm water if the addition was built more toward the rear of the property than what is on the proposed plat drawing. Water runs NE to SW on the property through the backyard. Grading the ground behind the structure would jeopardize the trees on the property and the 8'x25' utility shed that is located at the NW corner of the property, potentially leading to eroding the piers that level and hold up the shed. It would also make it difficult for a person with disabilities to climb the gradient it would create. The sewer easement would severely restrict a safe area for cars to enter/exit the proposed garage if it were moved closer to the manhole, and the elevation starts dropping significantly.

RESPONSES

The wheelchair ramp has a significant length because the current foundation wall and floor joist are approximately 46" off of gradient. The ICC Building Code and ADA regulations require a ramp to be built with an incline not exceeding 1" of rise per 12" (1:12). The ramp would have to be no less than 57' in length which would include approximately 37' of ramp at 1:12 gradient and 3 areas of 5' x 5' platforms for entering the doorway, the directional change of the ramp, and room to exit/enter the ramp to a 5' x 5' level surface of the garage concrete slab.

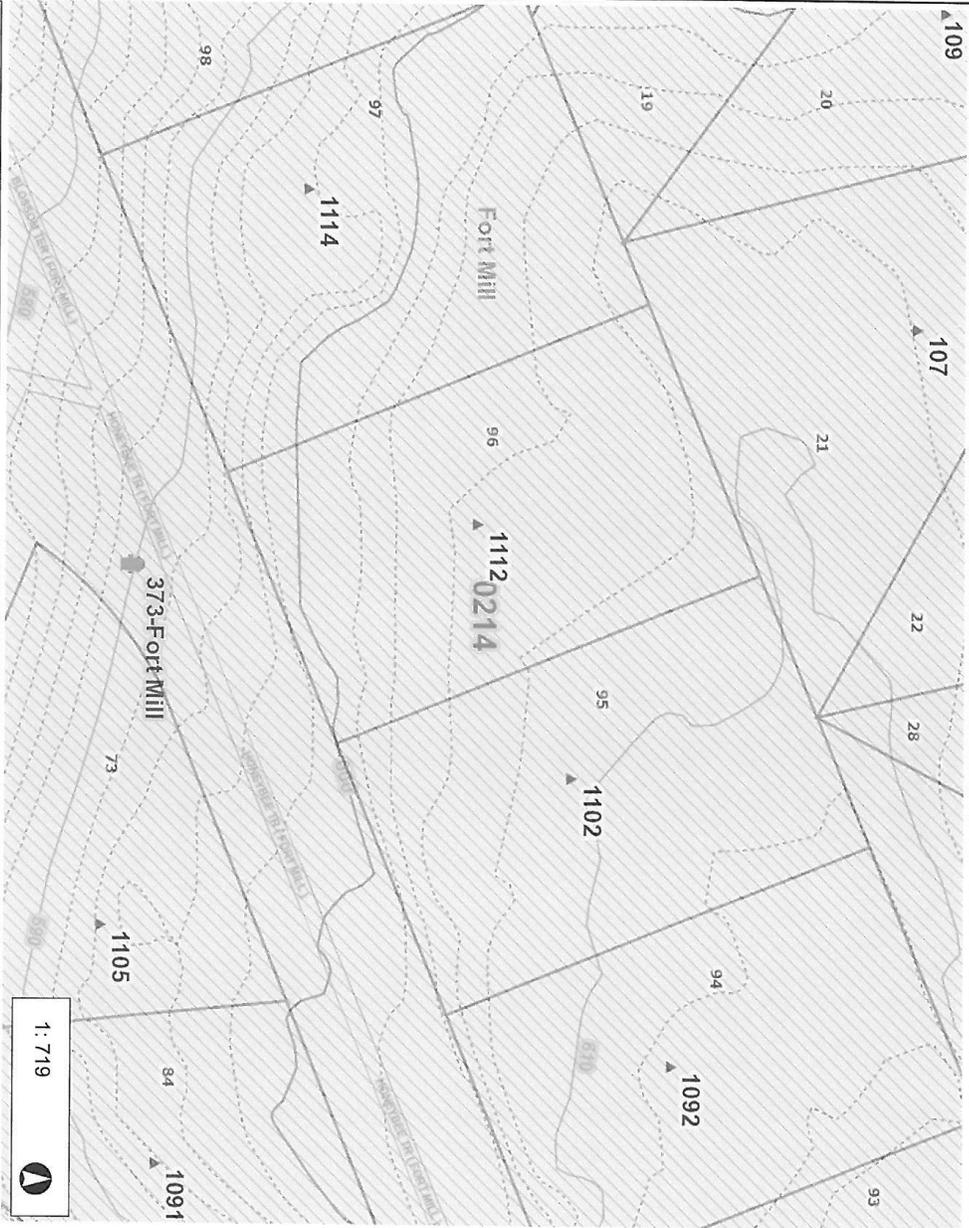
- 4) Current zoning regulations restrict the side offset lines to a 10ft setback. We are not able to get a wheelchair ramp inside of the garage without making the garage/addition approximately 32ft wide at the front of the addition. That would put us $\leq 4'$ into the setback minimum. We would not be able to enjoy the home without this reasonable accommodation. The 1st floor addition layout was created to accommodate and make it most accessible for the use of a disabled person in conjunction with the existing structure layout. Changing the position of the addition would alter the Environmental Coping Strategies (ECS) sought to help lower the physical stress of the disabled and the caregiver.

- 5) The variance will not be obstructive to any adjacent properties because:
 - a) We are not building to the side next to Lot 95, so there are no disturbances within that proximity

 - b) We are building next to Lot 97; however, there is a sewer easement that runs from our lot 96 into lot 97. This easement was set into place prior to our home being built in c.1978 and Lot 97s home being built at a later time. When the home was built on Lot 97, the easement forced the homeowners to build more towards the front of their property. With the easement cutting diagonally from our front yard through their back yard, it does not leave enough room to build a structure on Lot 97 beside of our proposed addition. This would be counting the 10ft side variance and the sewer easement which is no less than 20ft from the center of the easement.

 - c) The property would not have an inverse impact on the neighborhood or public. There is still access to the sides and back of the home in case of an emergency. The addition would also increase the property values and aesthetics of the neighborhood. We love the neighborhood and plan to protect and keep the colonial style theme in which the residence was established.

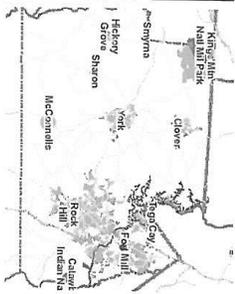
1112 Honeybee Topos



0.0 0 0.01 0.0 Miles
 NAD 1983 StatePlane South Carolina_FIPS_3900_Feet
 ©GIS@YorkCountyGov.com
 Printed: 2/21/2016

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

1 : 719

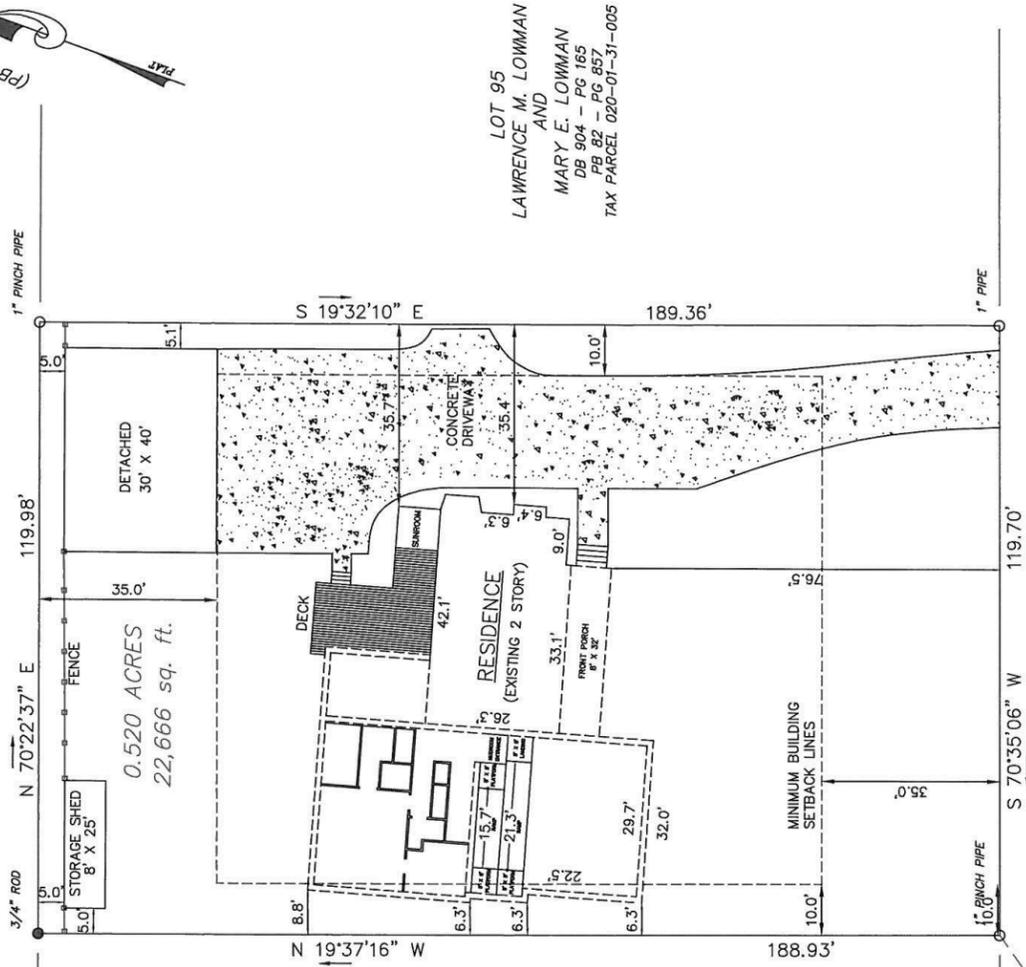


Legend

Enter Map Description

Notes

RHONDA R. COSTNER
DB 9910 - PG 304
PB 102 - PG 265
TAX PARCEL 020-01-17-061



1" PINCH PIPE

VICINITY MAP
(NOT TO SCALE)

LOT 97
MICHAEL A. AASEN
AND
PATRICIA AASEN
DB 664 - PG 132
PB 58 - PG 237
TAX PARCEL 020-01-31-068

LOT 95
LAWRENCE M. LOWMAN
AND
MARY E. LOWMAN
DB 904 - PG 165
PB 87 - PG 857
TAX PARCEL 020-01-31-005



10 FT.

BLOSSOM TERRACE
~ 60' R/W ~

HONEY BEE TRAIL ~ 60' R/W

HONEY BEE TRAIL
~ 60' R/W ~

PEACHTREE LANE
~ 60' R/W ~

NOTE:
NO NEW LOTS OR PROPERTY LINES ESTABLISHED.

ZONED: R-15



FISHER - SHERER
INC.
LAND SURVEYING
2051 EBENEZER ROAD
ROCK HILL, S.C. 29732
803-327-1232
fisher-sherer.com

PROPERTY SURVEYED FOR
**MATTHEW SIGMON &
KRISTYN SIGMON**

LOCATED AT 1112 HONEYBEE TRAIL
IN THE TOWN OF FORT MILL
YORK COUNTY, SOUTH CAROLINA
FEBRUARY 19, 2016
THIS PROPERTY IS DESIGNATED AS BEING LOT 96 SHOWN ON PLAT OF
OLD ORCHARD - PHASE I, RECORDED IN PLAT BOOK 58 AT PAGE 237.
TAX PARCEL 020-01-31-002

NO. C01570

"I hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown. This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map and found that the above described is not located in a special flood hazard area."

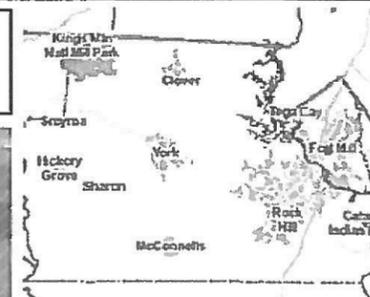
REVISIONS

MONUMENTS LEGEND

FOUND	SET
IRON PIPE	IRON PIN
○	●
□	■



ROBERT R. MEDFORD S.C. P.L.S. 11065



Legend

SEWER EASEMENT

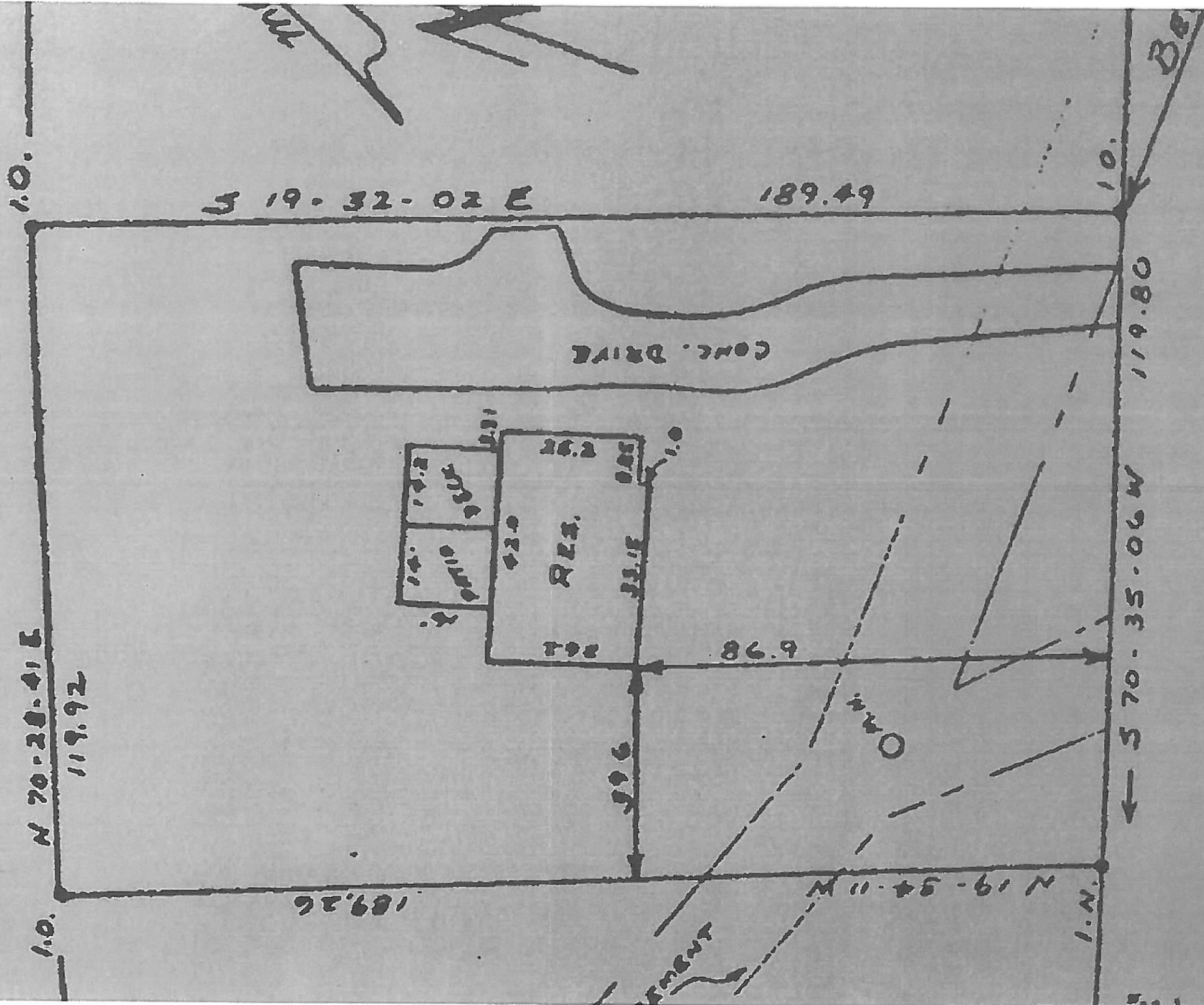
Notes

Enter Map Description

0.0 0 0.01 0.0 Miles
NAD_1983_StatePlane_South_Carolina_FIPS_3800_Feet
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Printed: 2/21/2016

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

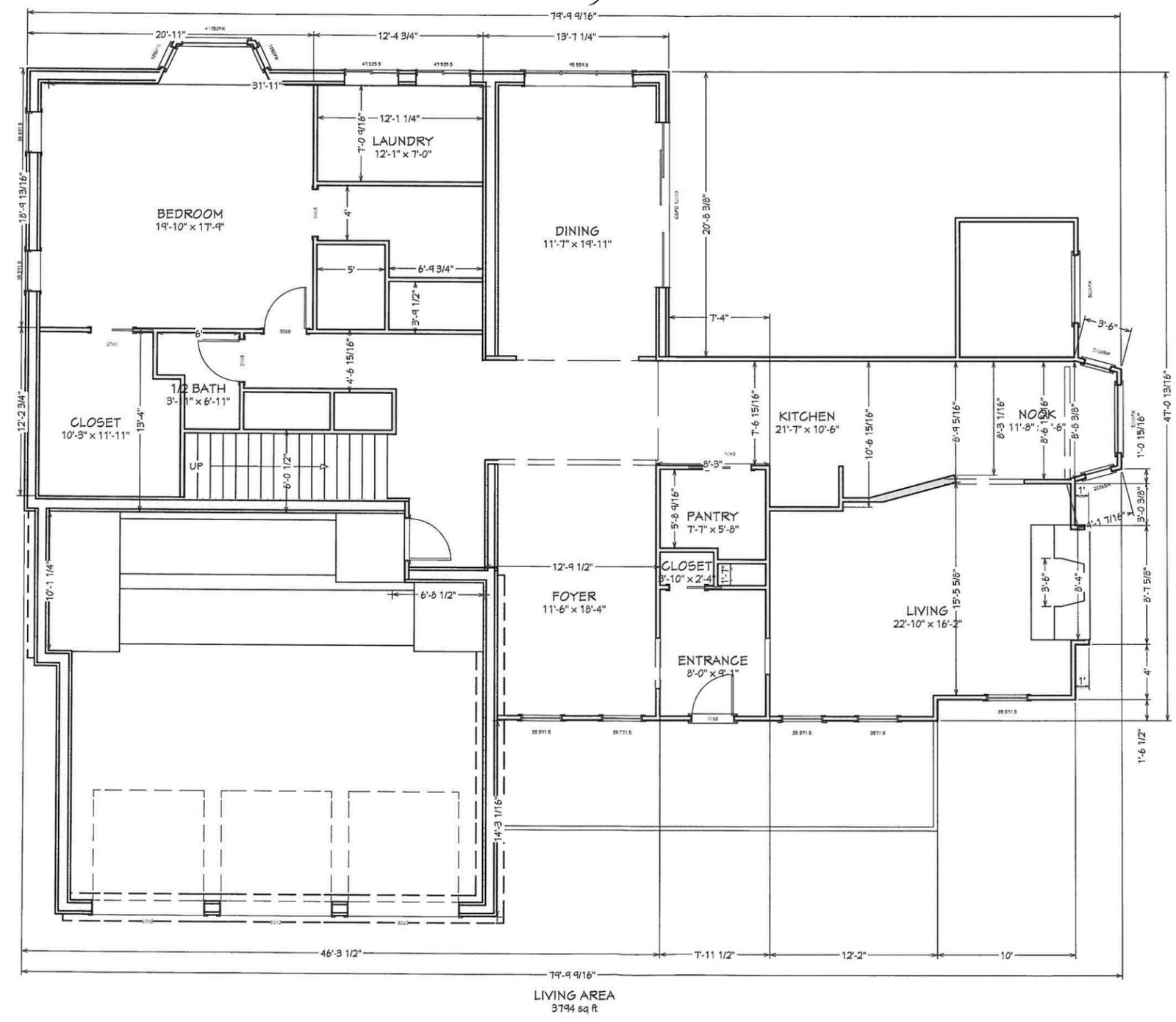
PLAT w/ Sewer Easement



MONEY BEE TRAIL 60'

Signon

1st Floor — Floor Plans
(DRAFT)



Sigmon

**York County Tax Map # 020-01-31-002
Zoning Map**



**York County Tax Map # 020-01-31-002
Aerial Map**

