



**BOARD OF ZONING APPEALS
WEDNESDAY, FEBRUARY 14, 2024 @ 3:00
FOURTH FLOOR COUNCIL CHAMBERS
SUMTER OPERA HOUSE
21 N. MAIN STREET**

I. APPROVAL OF MINUTES – January 10, 2023

II. NEW BUSINESS

BOA-24-01, 1460 Malone Dr. (County)

The applicant is requesting a variance from the requirements outlined in *Article 4.g.2.b.6: Maximum Size (Residential Accessory Structures)* and *Article 4, Exhibit 8A: Maximum Square Footage of Residential Accessory Structures Based on Gross Acreage* of the Sumter County Zoning & Development Standards in order to establish a +/- 1,050 sq. ft. residential accessory building on the property. The gross acreage of the property is +/- 0.44 acres and the maximum total area allowed for residential accessory structures based on this land area is 1,000 sq. ft. The property is located at 1460 Malone Dr, is zoned Residential-15 (R-15) and is represented by TMS# 182-13-05-038.

BOA-24-02, 2205 Keltarr Cir. (County)

The applicant is requesting a variance from the requirements outlined in *Article 8.e.13.g: Lots* of the Sumter County Zoning & Development Standards in order to subdivide a tract of land into 2 separate lots, 60 ft. of lot width throughout the entirety of the lot area as required in the AC zoning district. The property is located at 2205 Keltarr Cir., is zoned Agricultural Conservation (AC), and is represented by TMS# 126-00-03-083.

BOA-24-03, 10 W. College St. (City)

The applicant is requesting variances from the side building setback requirements outlined in *Article 3, Exhibit 3-2: Development Standards for Uses in R-6 District* and from the minimum parking requirements outlined in *Article 8.i.1: Purpose* and *Article 8, Exhibit 8-9: Off-Street Parking Requirements for Non-Residential Land Uses* of the City of Sumter Zoning & Development Standards Ordinance. Variances are being requested in order to permit the establishment of a +/- 2,600 sq. ft. student medical care facility that will be setback 17.5 ft. from the side interior property line and will have a total of 7 off-street parking spaces. The required side interior building setback for non-residential uses in the R-6 District is 25 ft. and 18 off-street parking spaces are required for a 2,600 sq. ft. medical care facility. The property is located at 10 W. College St., is zoned Residential-6 (R-6) and is represented by TMS# 229-12-04-028.

BOA-24-04, 1116 Manning Rd. (County)

The applicant is requesting a variance from the front building setback requirements outlined in *Article 3, Section 3.d.5: (GR District) Development Standards* and *Article 3, Exhibit 2: Development Standards For Uses In GR District* of the Sumter County Zoning & Development Standards Ordinance in order to permit the approval of a covered porch addition that will encroach +/- 2 ft. into the required 40 ft. front building setback. The 40 ft. front setback was established via a previous variance approval (BOA-23-06). The property is located at 1116 Manning Rd., is zoned General Residential (GR), and is represented by TMS# 251-09-02-062.

BOA-24-05, 5465 Colclough Rd. (County)

The applicant is requesting a variance from the requirements outlined in *Article 8.e.13.g: Lots* of the Sumter County Zoning & Development Standards in order to subdivide a tract of land into 2 separate lots, where 1 of the lots being proposed does not maintain 60 ft. lot width throughout the entirety of the lot area as required in the AC zoning district. The property is located at 5465 Colclough Plantation Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 237-00-02-036.

III. OTHER BUSINESS

IV. ADJOURNMENT