



**APPROVED MINUTES
ZONING BOARD OF APPEALS
Monday, May 17, 2021 at 6:00 PM**

**Cayce City Hall is currently closed to the public.
Please use the following method to attend the Public Hearing:**

Telephone: 1 929-205-6099

Meeting ID: 816 2962 2080

Password: 982732

caycesc.gov

or

Join Zoom Meeting

<https://us02web.zoom.us/j/81629622080?pwd=QTc2a2gyR2tHclc5RklLcmFGY1JjZz09>

Special Note: Anyone wishing to speak to the Board of Zoning Appeals about an item on the Agenda will need to call the Planning & Development Office at 803-550-9504 by 11:00 a.m. the day of the Board of Zoning Appeals Meeting.

I. CALL TO ORDER

The meeting was called to order by Vice-Chair Jason Simpson. Members present were Bob McArver, Russ Vickery, and Robin DiPietro. Staff present were Jamie Beckham, Wade Luther, and Monique Ocean.

II. APPROVAL OF MINUTES

Robin DiPietro made a motion to approve the minutes of the April 19, 2021, meeting. Russ Vickery seconded the motion. All were in favor.

III. STATEMENT OF NOTIFICATION

Monique Ocean confirmed that the public and media were made aware of the meeting.

IV. PUBLIC HEARING

Variance Request No. 0032-21

A request, by the owner, for a variance from the *Zoning Ordinance Section 5.6-3 Location (3) Building, Sheds, and Structures for Dry Storage; Greenhouses* to install an unattached metal carport in the front yard in the RS-1 Single-Family Zoning District. The property is located at 2105 Sheffield Lane (TMS 005732-09-008).

a. Opening Statement

Mr. and Mrs. Copeland came before the Board to discuss the variance request. Mr. Copeland stated that he wished to construct a carport to protect himself and his wife from inclement weather when exiting the car. Mr. Copeland stated he was made aware that carports are not permitted in the front yard at the same time he was made aware that he needed a building permit for the carport. Mrs. Copeland stated the carport is needed to protect her from inclement weather and that she can get doctors notes about her surgery and illness, if needed. Mrs. Copeland stated that she did not see a problem with the carport in the front yard and there are many houses in the area with carports in the front yard. Mrs. Copeland stated there is no access to the backyard for a carport. Mrs. Copeland mentioned that her friend damaged his truck by trying to access the backyard. Mrs. Copeland stated she could supply notes from her doctor about her medical condition.

b. Public Testimony

There was no one from the public to speak for or against the variance request.

c. Adjourn Public Hearing

With no further discussion, the public hearing was adjourned.

d. Motion

Robin DiPietro made a motion to approve the variance request. Ms. DiPietro stated that exceptional conditions exist because it is impossible to access the backyard without extraordinary measures, the conditions do not apply to other properties in the area, several properties in the area have carports in the front yard, and the variance approval is not a detriment to other properties. Bob McArver seconded the motion. All were in favor.

V. NEW BUSINESS

Wade Luther stated the Comprehensive Plan update is being revised in draft form. Mr. Luther stated that a future date will be set for adoption of the draft version by the Planning Commission.

VI. ADJOURNMENT

Robin DiPietro made a motion to adjourn. Bob McArver seconded the motion. All were in favor.