



Meeting agenda
Monday May 22, 2023 6:00pm

1. Call to order
2. Election of vice chair
3. Approval of minutes: 04/24/23
4. Brief statement about rules and procedures
5. Special Exemption #SE23-000001- Amy Wilby of Gaskins and LeCraw is requesting a special exemption to the Fair Play Village Overlay District to allow for a new commercial retail building with associated parking and driveway onto Fairplay Blvd. TMS 341-00-02-005 address 642 E Fairplay BLVD. Fair Play SC 29643
6. Variance application #VA23-000008- Michael Tilson is requesting a 10' variance to the 10' rear setback. TMS 285-03-04-003 address 143 Rivoli Point Rd Westminster SC 29693
7. Adjourn

**Oconee County
Board of Zoning
Appeals**

Council Chambers
415 South Pine Street
Walhalla, S.C. 29691

www.oconeesc.com

YouTube: "YourOconee"

Staff contact

846-638-4218
planninginfo@oconeesc.com

BOARD MEMBERS

James Henderson, District I	Vacant, District IV
Gwen Fowler, District II	Bill Gilster, District III
John Eagar, Chairman, At-Large	Tim Mays, District V
Bill Decker, At-Large	

OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

Minutes

6:00 PM – April 24, 2023,

Members in Attendance

Gwen Fowler

James Hernderson

Bill Decker

Bill Gilster

John Eagar

Tim Mays

Staff

James Coley, Planning Director

Media

NA

ITEM 1 – Call to Order – Mr. Eagar called the meeting to order at 6:00 PM.

ITEM 2 – Election of officers – Mr. Eagar called for nominations for Chair. Mr. Gilster made a motion that Mr. Eagar serve as Chair; with no discussion. Mr. Eagar called for a vote. The motion was approved 5/0. Mr. Eagar called for nominations for Vice-Chair. Mr. Gilster made a motion for Mr. Decker serve as Vice-Chair; with no discussion. Mr. Eagar called for a vote. The motion was approved 5/0.

ITEM 3 – Motion to approve the minutes from March 27, 2022 – Mr. Gilster made a motion to approve the minutes; seconded by Ms. Fowler. Mr. Eagar called for a vote. The motion passed 6/0.

ITEM 4 & 5 – Brief statement about rules and procedures – Mr. Eagar outlined the proceedings of the meeting going forward:

- Applicant will provide a presentation to state their request (5 minutes).
- Staff will be asked to make any comments regarding the request.
- The public is allowed to voice their approval or opposition to the proposed. Please do not repeat opinions that have already been stated into the record (3-5 minutes).
- Applicant rebuttal
- Board members will discuss in detail.
- Voting

ITEM 6 – Variance application # VA23-00006- Chris Breen of Legacy Decks and Outdoor Living is requesting a 3.5’ variance to the 5’ rear setback. TMS 334-04-01-061 address 256 S Port Bass Dr. Fair Play SC 29643

Applicant’s opening statement and provision of evidence: Mr. Dave Rose (property owner) presented as the applicant. Adam of Legacy Decks was present.

Staff comments: Request is for setback variance on rear of property, on Hartwell, not in an overlay district. Applicant provided letters of support from neighbors.

Public Comment: NA

Applicant rebuttal: NA

Board questions and discussion: Pleased with applicants’ submittal

Consideration of VA23-000006:

1. There **are** extraordinary and exceptional conditions pertaining to the particular piece of property:
 - a. Motion – Mr. Mays made a motion in the affirmative, seconded by Mr. Decker. A brief discussion followed.
 - b. Vote

In-favor	Opposed
6	0

Mr. Eagar noted that the criterion passed.

2. These conditions **do not** generally apply to other property in the vicinity:
 - a. Motion – Mr. Gilster made a motion in the affirmative, seconded by Mr. Mays. A brief discussion followed.
 - b. Vote

In-favor	Opposed
6	0

Mr. Eagar noted that the criterion passed.

3. Because of these conditions, the application of this chapter to the particular piece of property **would** effectively prohibit or unreasonably restrict the utilization of the property; and
 - a. Motion – Mr. Gilster made a motion in the affirmative, seconded by Mr. Mays. No discussion.
 - b. Vote

In-favor	Opposed
6	0

Mr. Eagar noted that the criterion passed.

4. The authorization of a variance **will not** be of substantial detriment to adjacent uses or to the public good, and the character of the district will not be harmed by the granting of the variance.
 - a. Motion – Mr. Mays made a motion in the affirmative, seconded by Mr. Gilster. A brief discussion.
 - b. Vote

In-favor	Opposed
6	0

Mr. Eagar noted that the criterion passed.

5. Mr. Eagar asked – Based on the evidence presented to the Board, do I hear a motion that the proposed variance be **Approved**.
 - a. Motion – Mr. Mays made a motion; seconded by Mr. Decker. No Discussion.
 - b. Vote

In-favor	Opposed
6	0

Mr. Eagar noted that variance request was approved.

Item 9 Adjourn – Mr. Mays made a motion to adjourn; seconded by Mr. Decker. Mr. Eagar called for a vote. Motion passed unanimously 6/0.

Close Date

Last Inspection

Code section from which a variance is requested
Chapter 38 Appendix A

Property Owner
TUGALO ENTERPRISES INC

Property Owner Email

Property Owners Phone #
336-855-5555

Permit Fees

Upload Supporting Documentation Here
2023-03-09 - Site Plan - Fair Play_SC.pdf



Application is
false

Application is not
true

APPLICANT RESPONSES TO SECTION 38-7.1

Describe the extraordinary and exceptional condition (such as size, shape, and topography) that pertains to the subject property that does not generally apply to other land or structures in the vicinity.

N/A - we are asking for approval of the site plan due to the site being located in the Fair Play Village Overlay District.

Are the circumstances affecting the subject property the result of actions by the applicant/owner? Explain.
no

Describe the ways in which application of the requirement(s) of the ordinance effectively prohibit or unreasonably restrict the utilization of the subject property.
N/A

Will the proposed variance result in an activity that will not be of substantial detriment to adjacent uses or to the public good, and the character of the district will not be harmed by the granting of the variance. Explain.
No

General Contractor
Gaskins and LeCraw - Amy Wilby

ICC 113.2 Limitations on authority: An application for appeal shall be based on a claim that the true intent of this code of the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall have no authoirty to waive requirements of this code.

Comments
Noted

N/F
JANIE RUTH WHITE
PIN 341-00-02-004
DEED BOOK 1638-279
PLAT BOOK A680-8

N77°45'52"E
35.70'(M)

N81°35'11"E
73.49'(M)

N81°35'11"E
66.37'(M)

FAIR PLAY CHURCH RD.

E. FAIRPLAY BLVD.
(SC HWY 243)(75' PUBLIC R/W)
(SCDOT FILE NO. 37.227 SHEET 15 OF 70)

S31°46'07"W
37.69'(M)

P.O.B.
MEASURED DESCRIPTION
N=980,274.46'
E=1,403,472.60'

APPROXIMATE
LOCATION OF
SEPTIC FIELD

N/F
TUGALO ENTERPRISES INC.
PIN 341-00-02-005 (MINOR PORTION)
DEED BOOK 532-81
PLAT BOOK P-27-28
GROSS LAND AREA:
2.088 ACRES - 90,750 SQ.FT.
0.130 ACRES - 5,677 SQ.FT. (WITHIN STREET R/W)

**PROPOSED GENERAL
RETAIL STORE**
GROSS 12,480 SF
SALES 9,616 SF
80' x 156'

N/F
SHAROLEN PROPERTIES LLC
PIN 341-00-02-030
DEED BOOK 1992-268

N/F
TUGALO ENTERPRISES INC.
PIN 341-00-02-005 (MAJOR PORTION)
DEED BOOK 532-81

N/F
TUGALO ENTERPRISES INC.
PIN 341-00-02-005 (MAJOR PORTION)
DEED BOOK 532-81

GENERAL SITE NOTES

- 1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.
- 2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
- 3) BOUNDARY & TOPOGRAPHIC SURVEY BY BARRETT SURVEYING GROUP, DATED JANUARY 5, 2023. BENCHMARK IS NOTED ON SURVEY.
- 4) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 45073C040C, DATED SEPTEMBER 11, 2009.
- 5) 1) HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.
- 6) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.
- 7) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
- 8) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.
- 9) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION. SEE REPORT PREPARED BY EAS PROFESSIONALS, DATED JANUARY 13, 2023.

SITE SUMMARY

SITE AREA	
SITE AREA:	-- ACRES (--- S.F.)
IMPERVIOUS AREA:	--- S.F. (-%)
PERVIOUS AREA:	--- S.F. (-%)
ZONING CLASSIFICATION	
JURISDICTION:	---
ZONING:	---
ADJACENT ZONING:	---
BUILDING SETBACKS	
FRONT:	--'
SIDE:	--'
REAR:	--'
BUILDING SUMMARY	
BUILDING AREA:	--S.F.
BUILDING COVERAGE:	--%
PARKING SUMMARY	
PARKING REQ.:	(MIN) 1 SPACES/--- S.F.
	--- SPACES
	(MAX) 1 SPACES/--- S.F.
	--- SPACES
PARKING PROV.:	1 SPACES/--- S.F.
	--- SPACES
STANDARD STALL DIMENSIONS:	--' x --'
MIN. DRIVE WIDTH:	--'

KEY NOTES

- 1) 24" WHITE STOP BAR, SEE SHEET C-7.0 FOR DETAIL
- 2) HEAVY DUTY PAVEMENT, SEE SHEET C-7.1 FOR PAVEMENT SPECIFICATIONS
- 3) STANDARD DUTY PAVEMENT, SEE SHEET C-7.1 FOR PAVEMENT SPECIFICATIONS
- 4) CONCRETE SIDEWALK, SEE SHEET C-X.X FOR DETAIL
- 5) CONTRACTOR TO TIE INTO AND MATCH EXISTING ROAD GRADE
- 6) LANDSCAPE AREA, SEE SHEET L-1.0 FOR LANDSCAPE PLANTING DESIGN
- 7) ADA PARKING AREA, SEE SHEET C-7.0 FOR DETAIL(S)
- 8) ADA PARKING SIGN IN BOLLARD, SEE SHEET C-7.0 FOR DETAIL
- 9) DUMPSTER ENCLOSURE, REFER TO ARCHITECTURAL PLANS FOR DETAILS
- 10) STOP SIGN (R-1), SEE SHEET C-7.0 FOR MOUNTING DETAIL
- 11) CONCRETE WHEEL STOP PLACED 2' FROM FACE OF CURB OR SIDEWALK, SEE SHEET C-7.0 FOR DETAIL
- 12) CONCRETE TRANSFORMER PAD PER UTILITY OWNER'S REQUIREMENTS
- 13) TYPICAL PAVEMENT MARKINGS, SEE SHEET C-7.0 FOR DETAILS
- 14) 4" WIDE SINGLE SOLID WHITE LINE (SSWL)
- 15) 4" WIDE DOUBLE SOLID YELLOW LINE (DSYL)
- 16) PROPOSED BOLLARD, SEE SHEET C-7.0 FOR DETAIL

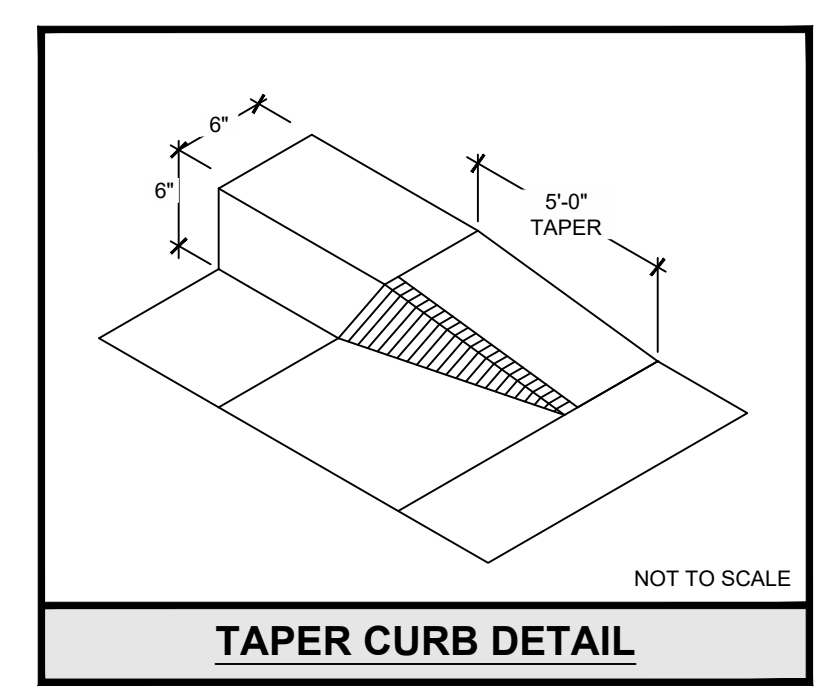
IMPERVIOUS CALCULATIONS

	PERVIOUS (SF)	IMPERVIOUS (SF)
EXISTING CONDITION:	82,528 (91%)	8,422 (9%)
PROPOSED CONDITION:	50,849 (56%)	40,101 (44%)

PAVEMENT LEGEND

*CONTRACTOR TO SUBMIT JOINT PLAN TO GEOTECH FOR REVIEW/APPROVAL PRIOR TO PAVING

	STANDARD DUTY PAVEMENT (SEE GEOTECH REPORT BY EAS PROFESSIONALS, DATED JANUARY 13, 2023)
	HEAVY DUTY PAVEMENT (SEE GEOTECH REPORT BY EAS PROFESSIONALS, DATED JANUARY 13, 2023)
	DOT PAVEMENT (PER DOT STANDARD ###)



PREPARED IN THE OFFICE OF:

GASKINS + LECRAW
© 2023 GASKINS + LECRAW, INC.
3475 CORPORATE WAY
SUITE A
DULUTH, GA 30096
PHONE - 678-546-8100
FAX - 770-441-0298
www.gaskinslecrow.com
COA: 6777

REVISIONS:

NO.	DATE	BY	CHECKED BY

CLIENT
FAIR PLAY DG, LLC
600 GREEN VALLEY ROAD, #202, GREENSBORO, NC 27408

PROJECT
RETAIL STORE - FAIR PLAY
E. FAIRPLAY BLVD., FAIR PLAY, SC
8TH DISTRICT, PARCEL 314-00-02-005
OCONEE COUNTY, SC

SEAL:

3/9/23

CALL BEFORE YOU DIG



Know what's below.
Call before you dig.

SCALE & NORTH ARROW:

SCALE & NORTH ARROW:

NORTH ARROW

SCALE: 1" = 20'

0' 10' 20' 40'

DESIGN INFO:

DRAWN BY:	RKO
DESIGNED BY:	RKO
REVIEWED BY:	TKS
JOB #:	173043
DATE:	March 9, 2023

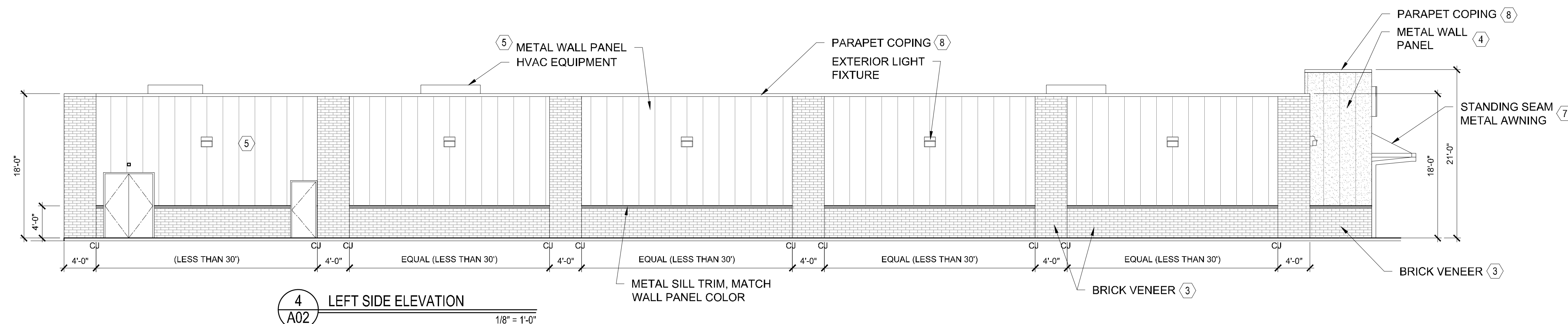
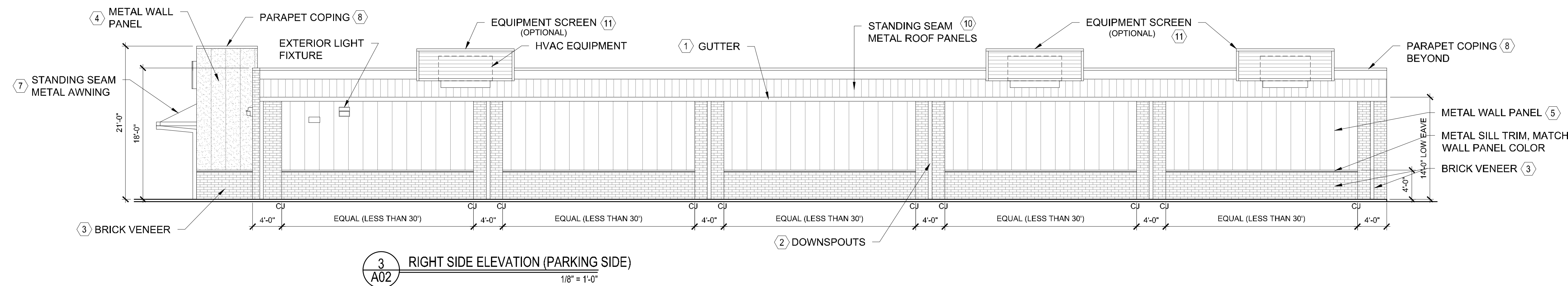
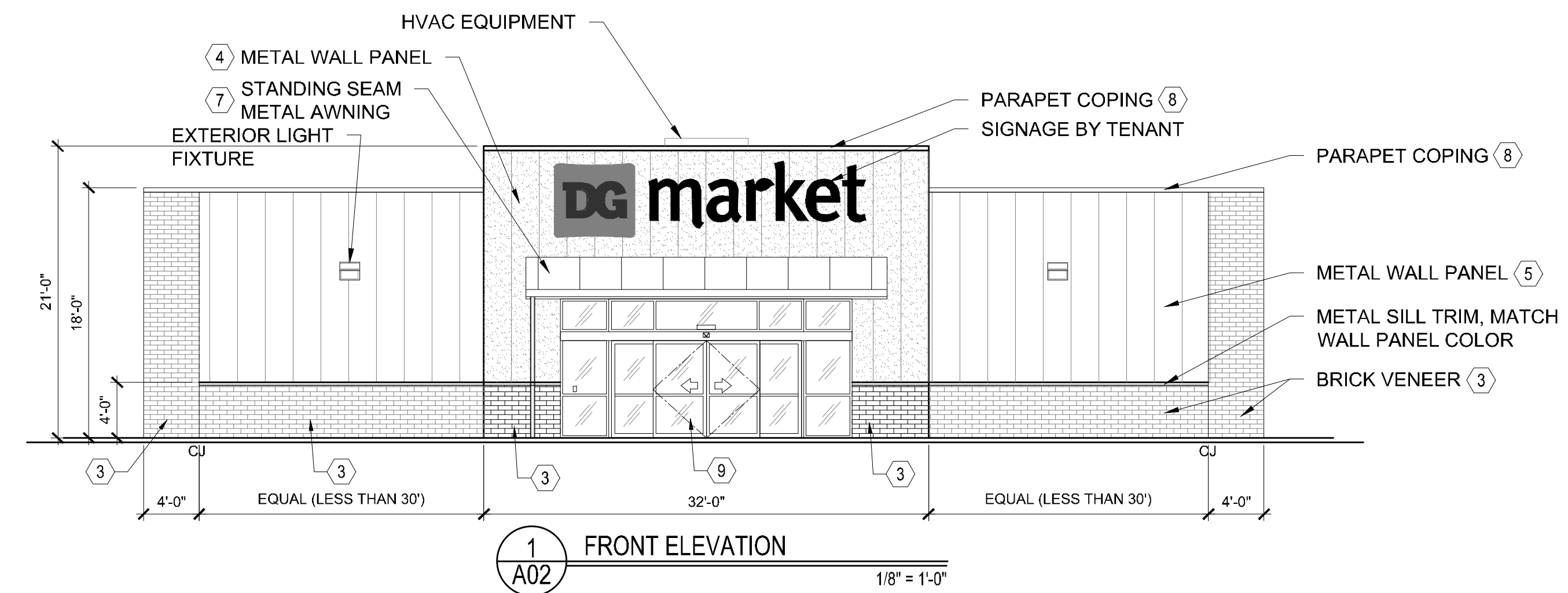
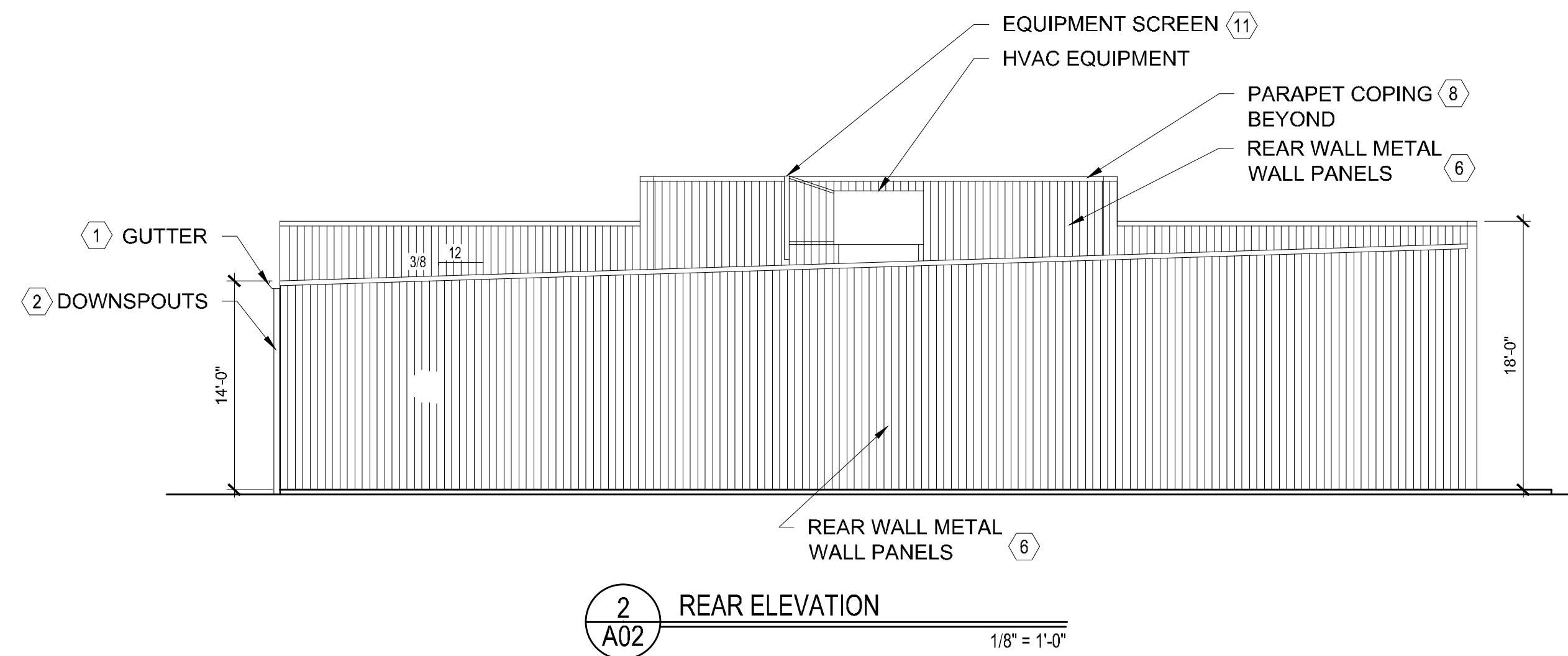
SITE PLAN

C-3.0

Drawing name: C:\Users\kyle.sharpe\OneDrive\Engineering\Dropbox\Shared\Folders\LeCraw_Engineering\173043 - TC1 - DG - Fair Play_SCDOT\CONSTR\173043 - 06 - SITE.dwg SITE PLAN Mar 09, 2023 4:26pm by: kyle.sharpe

		STANDARD COLORS					
EXTERIOR FINISHES		MATCH SHERWIN WILLIAMS	PAINT OR FINISH	SHERWIN WILLIAMS	BRICK	BRONZE	COOL COTTON
EXTERIOR FINISHES ARE TO MATCH OR BE EQUAL TO COLORS SHOWN UNLESS AUTHORITY HAVING JURISDICTION DOES NOT ALLOW							
1	GUTTERS						
2	DOWN SPOUTS						
3	BRICK VENEER	COLOR TO BE SELECTED BY OWNER AND APPROVED BY DOLLAR GENERAL					
4	ENTRANCE METAL WALL PANELS (CONCEALED FASTENER)						
5	FRONT / SIDES METAL WALL PANELS (CONCEALED FASTENER)						
6	REAR METAL WALL PANELS						
7	AWNING						
8	COPING AND ROOF TRIM						
9	STOREFRONT SYSTEM						
10	STANDING SEAM METAL ROOF PANELS						
11	EQUIPMENT SCREEN (EQUAL TO ENVIROCOR ROOF TOP EQUIPMENT SCREEN METAL PANELS)						

NOTE:
 1. REFER TO SHEET T01 FOR ADDITIONAL INFORMATION ON RECOMMENDED NATIONAL ACCOUNT VENDORS.
 2. NATIONAL ACCOUNT AND CONTACT INFORMATION SUBJECT TO CHANGE.



HELT DESIGN ARCHITECTURE INTERIORS

6405 W. WILKINSON BLVD, STE. 100
 BELMONT, NC 28012

704.342.1686
 HELTDESIGN.COM
 INFO@HELTDESIGN.COM

PROJECT NAME:
DOLLAR GENERAL
 FOR
MAROLF CONSTRUCTION
 DESIGN BASED ON 2023
 PROTOTYPE "A"

PROJECT NO: 23042

PROJECT ADDRESS:
 642 E. FAIR PLAY BLVD.
 FAIR PLAY, SC 29643

SEAL:

CORPORATE ENTITY:
 C.L. HELT, ARCHITECT, INC. A NORTH CAROLINA PROFESSIONAL CORPORATION DBA HELT DESIGN

COPYRIGHT:
 THIS DRAWING AND ITS COPIES ARE THE ARCHITECT'S INSTRUMENTS OF SERVICE. THEY RETAIN ALL COMMON LAW AND STATUTORY RIGHTS, INCLUDING COPYRIGHT. THEY SHALL NOT BE USED OR COPIED FOR ANY PROJECT OTHER THAN THE ONE TITLED HERE IN.

DRAWING RELEASE:

NO.	DATE	DESCRIPTION
△	5/11/2023	PEMB COORDINATION

DRAWN BY: S. GRANDISON
 CHECKED BY: J. ZINK

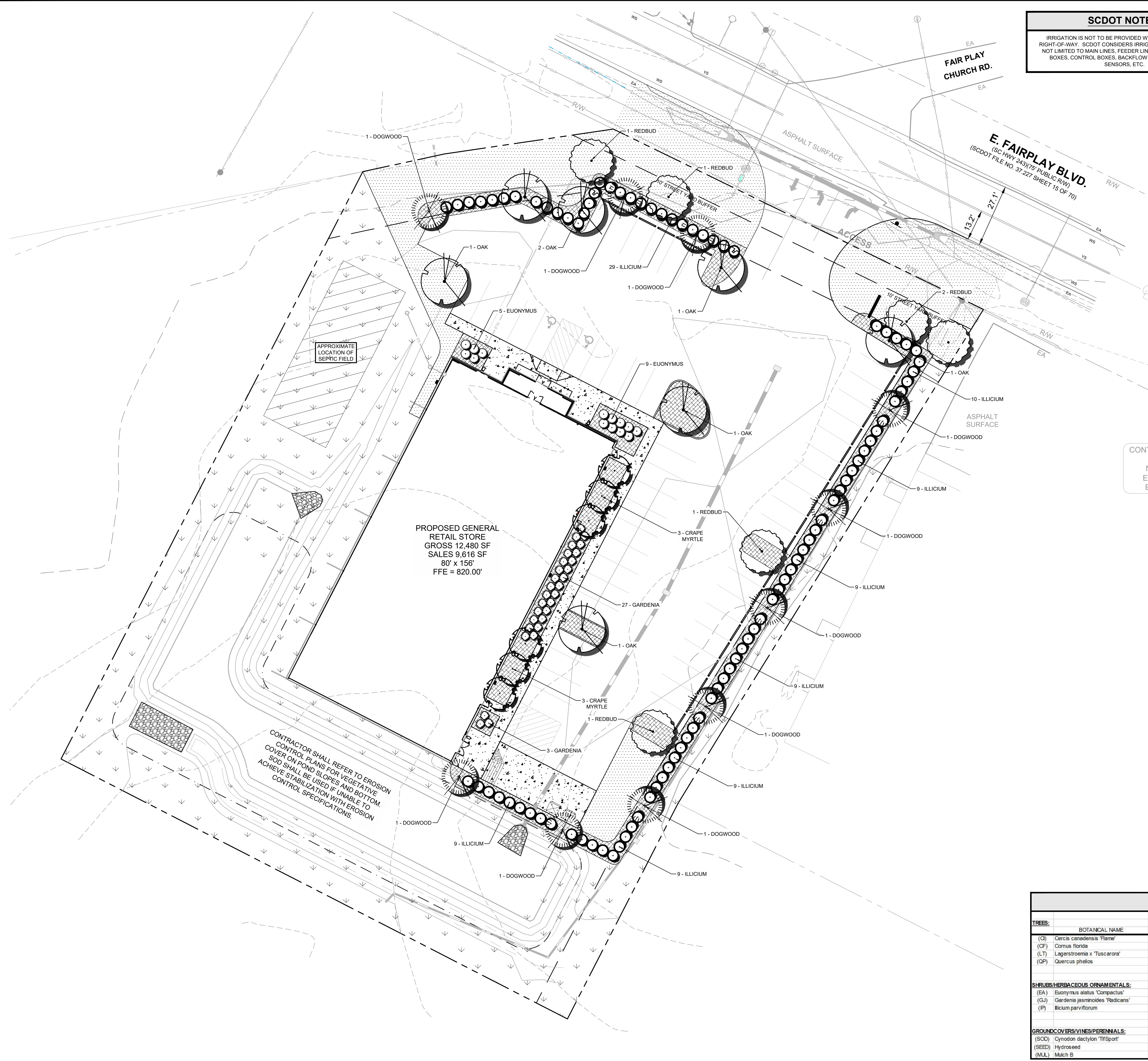
DATE: 05/15/23

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:
A02

Drawing name: C:\Users\kyle.sharpe\OneDrive\Desktop\Shared\Folders\LeCraw\Engineering\Dropbox\Shared\Folders\LeCraw\Engineering\173043 - TC1 - DG - Fair Play Retail Store Landscape Plan May 16, 2023 3:11pm by: kyle.sharpe



SCDOT NOTE
IRRIGATION IS NOT TO BE PROVIDED WITHIN THE SCDOT RIGHT-OF-WAY. SCDOT CONSIDERS IRRIGATION TO INCLUDE BUT NOT LIMITED TO MAIN LINES, FEEDER LINES, DRIP LINES, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTERS, RAIN SENSORS, ETC.

ORDINANCE REQUIREMENTS	
STREET FRONT YARD REQUIREMENTS:	
E FAIRPLAY BLVD (140' LINEAR)	(10' WIDE) 1 TREES / 40 LINEAR FEET = 4 TREES
FOUNDATION LANDSCAPE REQUIREMENTS:	
FRONT OF BUILDING (40' LINEAR)	PLANTS REQUIRED = L / 3.0 PR = 37 / 3.0 = 14 PLANTS
SIDE OF BUILDING (124' LINEAR)	PLANTS REQUIRED = L / 3.0 PR = 124 / 3.0 = 42 PLANTS
L = LENGTH OF BUILDING *PROPOSED TREES COUNT AS 2 PLANTS*	
PERIMETER PARKING BUFFER REQUIREMENTS:	
1 TREE / 50 LINEAR FEET =	540' LINEAR = 11 TREES
EVERGREEN SHRUBS ARE REQUIRED WITHIN PERIMETER BUFFER TO PROVIDE ADEQUATE SCREENING	
INTERNAL PLANTING REQUIREMENTS:	
A TREE SHALL BE PLANTED IN EACH LANDSCAPE ISLAND	

SITE SUMMARY	
SITE AREA	
SITE AREA (TO R/W):	1.96 ACRES (85,273 S.F.)
IMPERVIOUS AREA:	45,152 S.F. (53.0%)
PERVIOUS AREA:	40,120 S.F. (47.0%)
ZONING CLASSIFICATION	
JURISDICTION:	OCONEE COUNTY
ZONING:	CFD (CONTROL FREE)
ADJACENT ZONING:	CFD (CONTROL FREE)
BUILDING SETBACKS	
FRONT:	25'
SIDE:	15'
REAR:	-
BUILDING SUMMARY	
BUILDING AREA:	12,480 S.F.
BUILDING COVERAGE:	14.6%
PARKING SUMMARY	
PARKING PROV.:	50 SPACES
STANDARD STALL DIMENSIONS: 9' x 20'	
MIN. DRIVE AISLE WIDTH PROVIDED: 26.5'	

HATCH LEGEND	
	SOD / GRASS
	HYDROSEED
	MULCH

NOTE
ALL QUANTITIES ARE FOR A GENERAL GUIDE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PRIOR TO BIDDING AND INSTALLATION. GASKINS + LECRAW, INC. SHALL TAKE NO RESPONSIBILITY FOR THE ACCURACY OF THE QUANTITIES PROVIDED.

PLANT LIST						
TREES:	BOTANICAL NAME	COMMON NAME	QUANTITY	MIN. SIZE	MIN. SPACING	TREE TYPE
(C)	<i>Cercis canadensis</i> 'Flame'	Flame Redbud	6	3" CAL.	20' O.C.	DECIDUOUS UNDERSTORY
(CF)	<i>Cornus florida</i>	Dogwood	10	3" CAL.	50' O.C.	DECIDUOUS UNDERSTORY
(LT)	<i>Lagerstroemia x 'Tuscarora'</i>	Dark Pink Crape Myrtle	6	3" CAL.	12' O.C.	DECIDUOUS UNDERSTORY
(QP)	<i>Quercus phellos</i>	Willow Oak	7	3" CAL.	25' O.C.	DECIDUOUS CANOPY
			TOTAL NUMBER OF TREES:	29		
SHRUBS/HERBACEOUS ORNAMENTALS:						
(EA)	<i>Euonymus alatus</i> 'Compactus'	Dwarf Burning Bush	14	3 GAL.	4' O.C.	
(GJ)	<i>Gardenia jasminoides</i> 'Radicans'	Dwarf Gardenia	30	3 GAL.	4' O.C.	
(P)	<i>Illicium parviflorum</i>	Anise	93	3 GAL.	5' O.C.	
			TOTAL NUMBER OF SHRUBS:	137		
GROUND COVERS/VINES/PERENNIALS:						
(SCD)	<i>Cynodon dactylon</i> 'TifSport'	TifSport Bermuda Grass	10,000 S.F.			
(SEED)	Hydroseed	Hydroseed	23,400 S.F.			
(MUL)	Mulch B	Pinestraw	6,400 S.F.			

PREPARED IN THE OFFICE OF:

GASKINS + LECRAW
© 2023 GASKINS + LECRAW, INC.
3475 CORPORATE WAY
SUITE A
DULUTH, GA 30096
PHONE: 678.546.8100
FAX: 770.441.0295
www.gaskinsleecraw.com
COA: 6777

REVISIONS:			
NO.	DATE	BY	CHKD.

CLIENT:
FAIR PLAY DG, LLC
600 GREEN VALLEY ROAD, #202, GREENSBORO, NC 27408

PROJECT:
RETAIL STORE - FAIR PLAY
E. FAIRPLAY BLVD., FAIR PLAY, SC
8TH DISTRICT, PARCEL 314-00-02-005
OCONEE COUNTY, SC

SEAL:

5/16/23

CALL BEFORE YOU DIG

SCALE & NORTH ARROW:

SCALE: 1" = 20'

DESIGN INFO:

DRAWN BY: RKO
DESIGNED BY: TKS
REVIEWED BY: TKS
JOB #: 173043
DATE: May 16, 2023

LANDSCAPE PLAN

L-1.0



PERMIT PROJECT
 FILE #: 23-000866
 143 RIVOLI POINT RD WESTMINSTER SC 29693
 SET BACK VARIANCE REQUEST



PERMIT #: VA23-000008

Permit Type
Variance Application

Subtype
BZA ▼

Work Description:
Set back variance request ✎

Applicant
MICHAEL TILSON ▼ ...

Status
Online Application Received ▼

Valuation
0.00



FEES & PAYMENTS

Plan Check Fees 250.00

Permit Fees 0.00

Total Amount 250.00

Amount Paid 250.00

Balance Due 0.00

Non-Billable



PERMIT DATES

Application Date
04/04/2023

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Code section from which a variance is requested
LRD 38-10-8

Property Owner
TILSON PATRICIA WALLACE

Property Owner Email

Property Owners Phone #

Permit Fees

Upload Supporting Documentation Here
map.jpg

Application is
Owner

Application is not

APPLICANT RESPONSES TO SECTION 38-7.1

Describe the extraordinary and exceptional condition (such as size, shape, and topography) that pertains to the subject property that does not generally apply to other land or structures in the vicinity.

This 1100 square foot home was built in 1964, before the set-backs were established. The home currently sits within the 10 foot set-back. This has been a lake/part-time home for us since 1965, but we would like to increase the size of the dwelling so it can be our full-time home. The only cost effective way to do this is to extend the property along the Corp line on the back side of the property.

Are the circumstances affecting the subject property the result of actions by the applicant/owner? Explain.
No, the house was built before set-backs were established.

Describe the ways in which application of the requirement(s) of the ordinance effectively prohibit or unreasonably restrict the utilization of the subject property.
The 10 foot set-back would prevent us from adding on to the River side of the house.

Will the proposed variance result in an activity that will not be of substantial detriment to adjacent uses or to the public good, and the character of the district will not be harmed by the granting of the variance. Explain.
The extension planned will not go beyond the current infringement into the set-back area. The property under discussion would not affect the public good or character of the district if the variance is granted.

General Contractor
- TILSON PATRICIA WALLACE

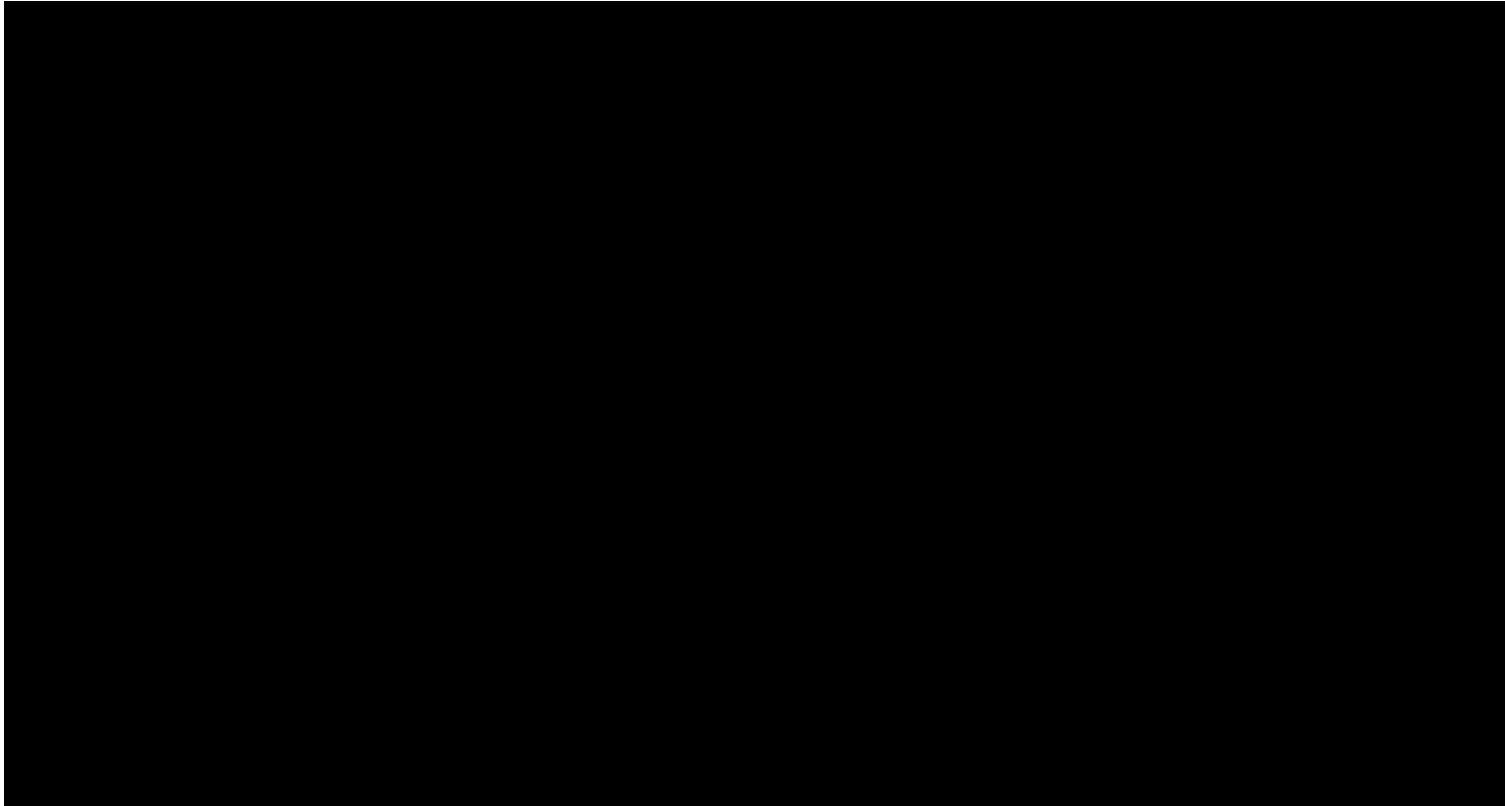
ICC 113.2 Limitations on authority: An application for appeal shall be based on a claim that the true intent of this code of the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply

or an equally good or better form of construction is proposed. The board shall have no authoirty to waive requirements of this code.

Comments



OCONEE COUNTYS APPROVAL, PERMITTING, AND/OR INSPECTION(S) OF THIS PROJECT DOES NOT MEAN THAT THE PROJECT IS IN COMPLIANCE WITH ALL APPLICABLE SUBDIVISION AND/OR HOMEOWNERS ASSOCIATION, OR SIMILAR ENTITYS, BUILDING AND LAND USE REQUIREMENTS OR RESTRICTIONS. BY SIGNING BELOW YOU ACKNOWLEDGE THAT COMPLIANCE WITH ANY SUCH STANDARDS IS YOUR RESPONSIBILITY.





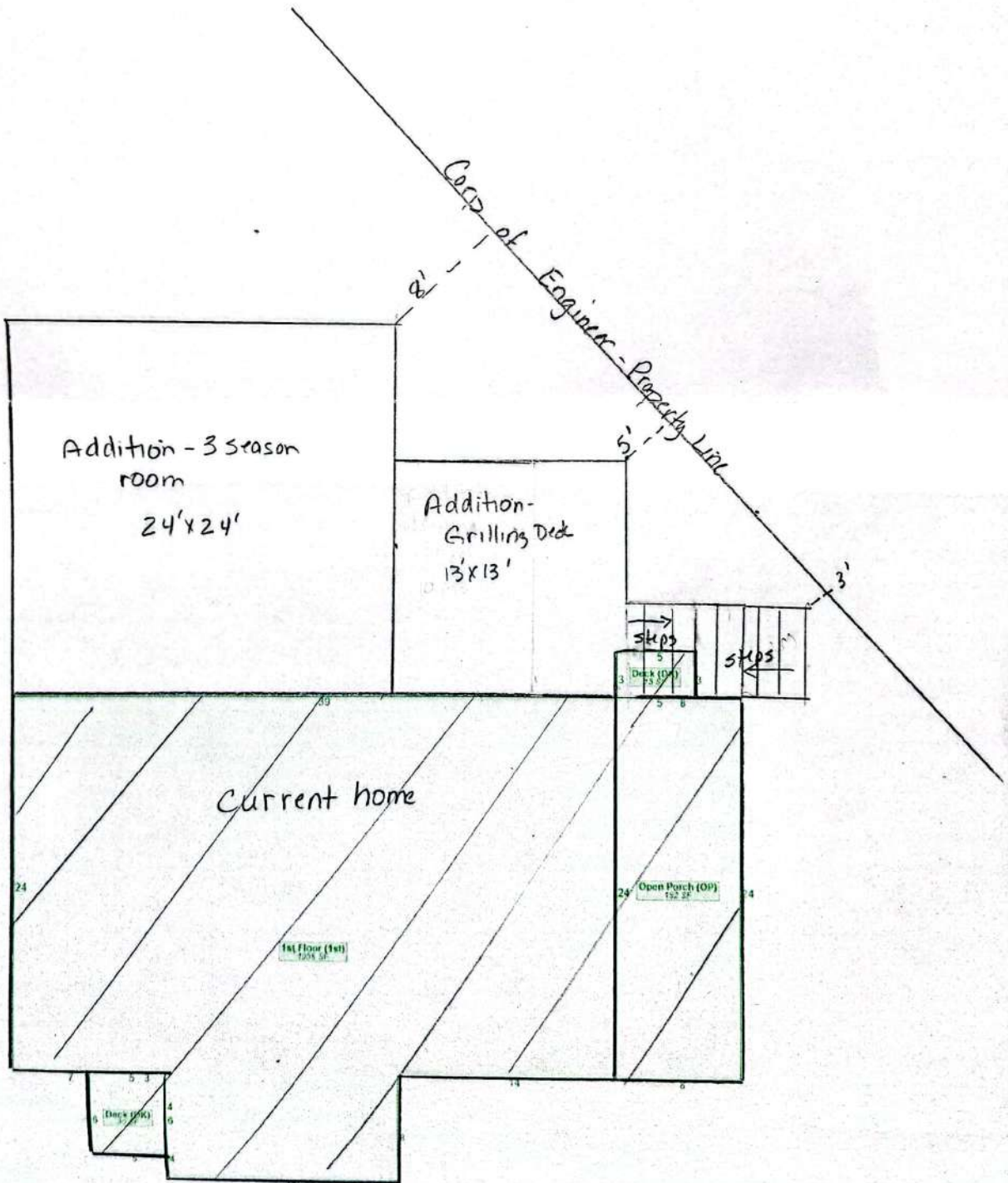
Rivoli Point Rd

Patricia Wallace Tilson, owner
Planned Addition to 143 Rivoli Point Rd; Westminster, SC 29693
Petitioners: Michael and Patricia Tilson

Permit # VA 23-000008

File # 23-000866

(We ran a string from cornerpost to corner post to determine the Corp line. We know we will be inside the 10' set back the County requests, but will not go beyond the Corp line.)



April 21, 2023

Oconee County Building Permits

RE: Petitioners: Michael and Patricia Tilson
Permit #: VA23-000008
File #: 23-000866
Property Address: 143 Rivoli Point Rd

We are owners of the adjacent property. Michael and Patricia have spoken with us regarding their desire to expand their home. Their house is a small structure; maybe 1,100 sq. feet.

Mike and Pat are excellent neighbors. They have a large extended family. We often wondered how they were able to accommodate guests. We are pleased that they have a desire to expand. The setback from the Corps line certainly is not problematic for us. With a tree line separating our properties we do not have a clear view of their land, so it will in no way impede on our line of vision.

We are hopeful the county will allow a variance so they can proceed with their plans. Home improvements add positive value for all Rivoli Point homeowners.



Susan Markham



Ron Markham

139 Rivoli Point Rd

Westminster, SC 29693

864.723.5212

Kenneth V. King
6515 Toccoa Hwy
Westminster, SC 29693
Phone: 864-979-6145

Date: May 7, 2023

To: Oconee County Building Permits
415 S. Pine St.
Walhalla, SC 29691

Please accept this as a letter of support for the requested zoning variance from the required 10 foot property line set-back required for the following property:

Petitioners:

Michael and Patricia Tilson

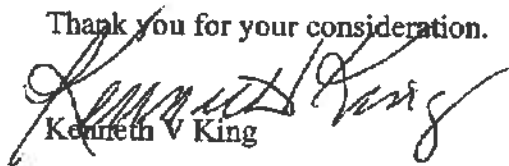
Permit #: VA23-000008

File #: 23-000866

Address: 143 Rivoli Point Rd
Westminster, SC 29693

I see no reason that this variance should have any impact on the properties in the area as it is on the river side of the property and the adjoining property is the US Army Corps of Engineers which can not be developed.

Thank you for your consideration.



Kenneth V King