



Meeting agenda
Monday April 22 6:00pm

1. Call to order
2. Approval of minutes: 3.25.24
3. Brief statement about rules and procedures
4. Variance application #VA24-000008 Scott Muse is requesting a 7' front setback for an attached garage. TMS 164-01-01-008 with an address of 17012 Becknell Dr Seneca SC 29672
5. 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	Bill Gilster, District III
Gwen Fowler, District II	Thomas James, District IV
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 – March 25, 2024

Members in Attendance

Gwen Fowler-District 2
Will Decker – At Large
John Eagar – At Large

Bill Gilster – District 3
Jim Henderson – District 1

Members Absent

Thomas James – District 4
Tim Mays – District 5

Staff

James Coley
Logan Gibbons

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

ITEM 2 – Motion to approve the minutes from February 26, 2024 – Mr. Gilster made a **motion** to approve the minutes; seconded by Mr. Decker. Mr. Eagar called for a vote. The motion passed 5/0.

ITEM 3 – 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 4. Variance application ##VA24-000004 Cliff Kaiser is requesting relief from the density requirements of the Lake Overlay District. TMS 162-06-01-014 with an address of 355 McAlister Road West Union SC 29696

Applicant Comments:

Stated Name: Cliff Kaiser

Mr. Kaiser explained that he has already been given approval to build a garage on site, which includes electrical and plumbing to the building. Mr. Kaiser states that the basis of the variance is his desire to build out the upper level into guest housing. Mr. Kaiser's lot is 8/10ths of an acre and does not meet the required 1 dwelling per ½ acre. Mr. Kaiser states that his desire to build a residential addition will in no way be used as rental housing and will not be a burden on surrounding housing or lake traffic.

Staff comments:

Mr. Coley confirmed the need for the variance as the property has a lot size of .8 acres and is within the Keowee Lake Overlay, which has a density requirement of 1 dwelling per ½ acre. Mr. Coley restates that the Mr. Kaiser does have the approval to build the garage.

Public comment:

1. Kevin Minton: Addressed concerns that allowing this variance will create a precedent that future variances may be approved. Mr. Minton explains it will be difficult to enforce that new buildings with livable space do not become rentals.
2. Letter from James Codner: Mr. Eagar read the letter stating Mr. Codner's desire not approve the variance application on the grounds it is a serious violation of the lake overlay. Codner claims that boat traffic will increase and water quality will suffer. Codner also expressed his concern for the possibility of rental housing.
3. Letter from HOA: Mr. Eagar read the letter stating that they have no objection to the subject property's proposed increased density.

Applicant rebuttal:

NA.

Board Questions/ Discussion:

1. Mr. Gilster questioned the consistency of lot sizes in the surrounding area. Mr. Coley showed the surrounding lots were consistent with the intent of the lake overlay zoning.
2. Mr. Decker: expressed concerns with the difficulty to ensure the new residential edition won't become a rental in the future. Mr. Coley clarified that the original application included the full buildout including both the garage and the living space. That application was denied and a garage only plan was approved.
3. Bill Gilster: expressed concerns with setting a precedent for future and surrounding owners to apply for similar variances. This was second by Mr. Eagar.
4. Mr. Henderson questioned if the garage was going to be the same size if it included the residential or not. Mr. Kaiser clarified that if the variance is not approved the space would still occupy the same footprint but will be used as storage.

5. Ms. Fowler questioned Mr. Kaiser if septic was approved for the garage in its current approved status. Mr. Kaiser explained that the septic was approved, however is in the process of getting approval for a different location.
6. Ms. Fowler expressed agreement to density concerns and setting a precedent for unwanted future variance applications similar in nature.

Consideration of VA24-000004:

1. There **are** extraordinary and exceptional conditions pertaining to the particular piece of property:
 - a. Motion – Mr. Henderson made a motion in the affirmative, seconded by Mr. Decker. No discussion
 - b. Vote

In-favor	Opposed
0	5

Mr. Eagar noted that the criterion **did not pass**.

2. These conditions **do not** generally apply to other property in the vicinity:
 - a. Motion – Mr. James made a motion in the affirmative, seconded by Mr. Henderson. No Discussion
 - b. Vote

In-favor	Opposed
0	5

Mr. Eagar noted that the criterion **did not pass**.

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.
 - a. Motion – Mr. Henderson made a motion in the affirmative, seconded by Mr. Decker. No discussion.
 - b. Vote

In-favor	Opposed
0	5

Mr. Eagar noted that the criterion **did not pass**.

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. Henderson made a motion in the affirmative, seconded by Mr. Decker. No Discussion
 - b. Vote

In-favor	Opposed
0	5

Mr. Eagar noted that the criterion **did not pass**.

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. Gilster made a motion; seconded by Mr. Decker. No Discussion.
 - b. Vote

In-favor	Opposed
0	5

Mr. Eagar noted that variance request was **not approved**

ITEM 5- Variance application #VA24-00005 Dennis Francis is requesting a 9-foot variance to the front setback. TMS 241-04-01-005 with an address of 502 Windy Oaks Lane Seneca SC 29678

Applicant Comments:

Stated Name: Dennis Francis

Mr. Francis explains his request for a 9 foot variance into the front setback facing Logan’s Way rd. This property is unique given that it has 3 front setbacks and 1 side setback. Mr. Francis further explains the need for this variance given the steep embankment separating his front yard and Logan’s way. During heavy rains his front yard is flooded and over a period of 7 years has caused soil to be deposited into the yard. Mr. Francis states that his intent is to push back the front yard to its original location, erect a retaining wall no taller than 4 feet, and install a drainage system to divert water around the wall.

Staff comments:

Mr. Coley confirmed the 3 front setbacks and one rear setback, and steep topography. He further explains that retaining walls under 4 feet do not require engineering or permitting.

Public comment:

NA

Applicant rebuttal:

NA.

Board Questions:

1. Mr. Eagar questioned if Mr. Francis has consulted with an engineer if the retaining wall would be sufficient to solve the problem.
 - Mr. Francis responded that he discussed solutions with landscaping companies who conveyed to him that their work would suffice.
2. Mr. Decker questioned Mr. Francis asking where the water would be pushed by installing the retaining wall.
 - Mr. Francis responded the water will be pushed to the west side where a collector drain currently stands.
3. Mr. Eagar questioned Mr. Francis if the water will stagnate behind the retaining wall.
 - Mr. Francis responded that the reason he is asking for 9 feet is to install a drainage system in front of the wall to prevent stagnation in front of the wall.
4. Mr. Gilster asked Mr. Francis what he would have to do if the variance was not approved.
 - Mr. Francis responded he would likely have to continuously grade the property every few years.
5. Ms. Fowler questioned Mr. Francis if he has planted any vegetation to stabilize the soil and prevent erosion.
 - Mr. Francis explained that in the past he has attempted to plant jasmine in addition to the natural growing vegetation.

Board discussion: NA

Consideration of VA24-000005

1. There **are** extraordinary and exceptional conditions pertaining to the particular piece of property:
 - a. Motion – Mr. Gilster made a motion in the affirmative, seconded by Mr. Decker. No Discussion.
 - b. Vote

In-favor	Opposed
5	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. Decker. No Discussion
 - b. Vote

In-favor	Opposed
5	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.
 - a. Motion – Mr. Decker made a motion in the affirmative, seconded by Mr. Henderson. No discussion.
 - b. Vote

In-favor	Opposed
5	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. Henderson made a motion in the affirmative, seconded by Ms. Fowler. No discussion
 - b. Vote

In-favor	Opposed
5	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. Decker made a motion; seconded by Mr. Henderson. No Discussion.
 - b. Vote

In-favor	Opposed
5	0

Mr. Eagar noted that variance request was approved.

ITEM 6- Variance application #VA24-000006 Amy Koranda is requesting a variance to combine a portion of the Right-Of-Way on Third Mate Ct into their parcel and a front setback variance for a retaining wall. TMS 111-02-03-015, with an address of 5 Third Mate Ct Salem SC 29676

Applicant Comments:

Stated Name: Don Chapman (architect presenting on behalf of Amy Koranda)

Mr. Chapman explains that the owner is seeking to improve an unfinished cul de sac by developing the land where the cul de sac was original proposed to be. The owner has purchased a small portion of land in the cul de sac's original right of way. They are seeking to upgrade drainage, add a retaining wall, and install a garage for the home.

Board requested Mr. Chapman point on the site plan where the current drainage systems are and. Mr. Chapman further explained the locations of all proposed new structures.

Mr. Chapman further explained that the retaining wall will begin at 6 feet and gradually decrease in height to same grade as the land.

Staff comments:

Mr. Coley explained that this variance had originally started as a plat review. The neighborhood agreed to sell the portion of the property to the owner for the construction of the garage. He explained that the variance is needed to reduce the right of way of the cul de sac to allow for the construction of the garage and retaining wall.

Mr. Coley brought attention to a supporting document from the Keowee fire district chief stating that he is okay with the reduction in the right of way.

Public comment:

Mary Belcher: stated that she represented the committee for architectural review and environment. Ms. Belcher further stated that the committee has approved the variance for the front setback.

Mr. Eagar read a letter from their neighbor Adrienne Brandecker:

- The letter is in support for the approval of the variances specifically addressing drainage concerns being met.

Applicant rebuttal:

NA.

Board Questions/ Discussion:

1. Ms. Fowler expressed concerns with soil erosion and water drainage concerns.
 - Mr. Chapman explained that the upgraded drainage system will dissipate water gradually and evenly to ensure erosion is mitigated.

Consideration of VA24-000006:

1. There **are** extraordinary and exceptional conditions pertaining to the particular piece of property:

a. Motion – Mr. Decker made a motion in the affirmative, seconded by Mr. Gilster. No Discussion.

b. Vote

In-favor	Opposed
5	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. Henderson. No Discussion.

b. Vote

In-favor	Opposed
5	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.

a. Motion – Mr. Decker made a motion in the affirmative, seconded by Mr. Henderson. No discussion.

b. Vote

In-favor	Opposed
5	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. Gilster made a motion in the affirmative, seconded by Mr. Henderson. No Discussion.

b. Vote

In-favor	Opposed
5	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. Decker made a motion; seconded by Mr. Henderson. No Discussion.
 - b. Vote

In-favor	Opposed
5	0

Mr. Eagar noted that variance requests were approved.

ITEM 7- Variance application #VA24-000007 George Kelly of Fowler Outdoor Living LLC is requesting a variance to the rear property setback for a retaining wall. TMS 302-00-01-102 with an address of 604 Keswick Point Salem SC 29678

Applicant Comments:

Stated Name: Daniel Fowler

Mr. Fowler explained that he is the retaining wall contractor and is seeking a variance for a client who wishes to maximize their backyard space by installing this retaining wall as close to the Army Core line as possible. Mr. Fowler explained that normally most lots around this one are much larger and he has been able to build up to the line without issue. Mr. Fowler presented engineered plans that were already developed for the wall.

Mr. Fowler showed where the wall would stand on the topography map as well as the new construction home.

Staff comments:

Mr. Coley presented the property lines and existing topography to the board.

Mr. Coley explained that the decision of the variance needs to include the conditional approval of distance granted by the variance.

Public comment:

Mr. Eagar read a letter from Cynthia White:

- The letter is in support for approval of the application stating that it doesn't impact community standards.

Mr. Eagar read a letter from Jim Catoe

- The letter is in support for approval of the application stating that it doesn't impact community standards.

Applicant rebuttal:

NA.

Board Questions/ Discussion:

1. Mr. Eagar questioned how tall the proposed wall would be.
 - Mr. Fowler explained at its peak the wall would be 12ft.
2. Mr. Decker expressed drainage concerns.
 - Mr. Fowler explained the drainage system the wall employs.
3. Ms. Fowler questioned why it is necessary to build the retaining wall into the setback and not construct outside of the setback.
 - Mr. Fowler stated that the need to develop in the setback is to maximize an extremely limited backyard space.
4. Mr. Eagar questioned how the water discharge system would prevent water erosion.
 - Mr. Fowler explained that the water drainage system would prevent water erosion by distributing the water using a lid distribution system.
5. Ms. Fowler expressed concerns about construction soil erosion and requiring the space needed to put in protection and silt fences.
 - Mr. Fowler explained that there is already a silt fence on the property line.
6. The board expressed concerns with the velocity of water flowing from the drains at the bottom of the retaining wall.
 - Mr. Fowler explained that the pipes have very little flow, even during heavy rains.
7. Ms. Fowler expressed concerns for lawn vegetation and chemicals draining into the lake from construction.
 - Mr. Fowler explained that in either case the lawn will be constructed, and by having the wall it would provide an additional barrier, and would likely reduce the impact of chemicals.

Consideration of VA24-000007:

1. There **are** extraordinary and exceptional conditions pertaining to the particular piece of property:
 - a. Motion – Mr. Gilster made a motion in the affirmative, seconded by Mr. Henderson. No Discussion.
 - b. Vote

In-favor	Opposed
4	1

Ms. Fowler opposed

Mr. Eagar noted that the criterion passed.

2. These conditions **do not** generally apply to other property in the vicinity:
 - a. Motion – Mr. Decker made a motion in the affirmative, seconded by Mr. Henderson. No Discussion.
 - b. Vote

In-favor	Opposed
4	1

Ms. Fowler Opposed

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.
 - a. Motion – Mr. Henderson made a motion in the affirmative, seconded by Mr. Decker. No discussion.
 - b. Vote

In-favor	Opposed
4	1

Ms. Fowler Opposed

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. Decker made a motion in the affirmative, seconded by Mr. Henderson. No Discussion.
 - b. Vote

In-favor	Opposed
4	1

Ms. Fowler Opposed

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 with the following stipulation- the setback of the wall will be 8 feet into the property setback.**
 - a. Motion – Mr. Henderson made a motion; seconded by Will Decker. No Discussion.
 - b. Vote

In-favor	Opposed
4	1

Ms. Fowler Opposed

Mr. Eagar noted that variance requests were approved.

ITEM 8- Adjourn – Mr. Gilster made a motion to adjourn, seconded by Mr. Henderson. Mr. Eagar called for a vote. Motion passed unanimously 5/0.

DRAFT

VA24-000008

Scott Muse is requesting a 7' front setback for an attached garage. TMS 164-01-01-008 with an address of 17012 Becknell Dr Seneca SC 29672

GIS:



Freedom of Information Act - Variance Application

Permitting Information

Code section from which a variance is requested	38.10.8	Upload Supporting Documentation Here
Application is	Subject to Covenants and Restrictions	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.:

We are requesting a 7' front setback variance because our home which was built and designed by the original owner in 1990, only has a single-car garage. This does not comply with the Keowee Point HOA protective Covenants and Restrictions (1984) that require at least a two-car garage. The single car garage forces us to park our other two cars without cover and they have been damaged by storms multiple times. Our plan is to attach the new garage to our existing home within the boundaries of our lot. The 7' variance to the 25' setback is a minimum variance exception compared to the other locations we have considered that require more than one setback variance.

Are the circumstances affecting the subject property the result of actions by the applicant/owner? Explain.

For reference: Keowee Point Protective Covenants and Restrictions, August 24, 1984. Book 396. pg 66.

No, the circumstances exist because the original owner/designer only included a single-car garage for this three-bedroom home. Because all the other homes in the neighborhood comply with the HOA Covenants and Restrictions, we feel it is also a necessary modification and the best way to optimize the usage of our lot.

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

We need a variance exception to the front setback to build a garage attached to our home avoiding a significant and unjustifiable expense. The benefit of our plan location is that it logically attaches the garage to the home and does not require additional land or multiple variances. Other locations require our North neighbor to agree to sell us a small section of their land, at a mutually agreeable price or provides no logical access to the home for example, connecting the garage to the master bedroom. Adhering to this setback restriction limits the utilization of our property and increases our cost. Our plan is reasonable, customary and consistent with all of the other homes in our neighborhood that have at least a 2-car garage. It is the least disruptive, most cost effective way to fully optimize our available land that is limited by the existing home footprint.

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 7' variance to the 25' front setback to the street will not have a substantial detriment or negatively affect the adjacent use of the street. It is important to note that Becknell Road is a private street. Access and safe travel on this circular private road will not be restricted by this variance. The street has eight single-family homes and only five of them are located past our home. The public good and character of the district will not be harmed by granting this minimum variance exception.

The HOA architectural committee, headed by Jere E. Dubois, has reviewed and approved our project plan including this variance. In addition, we have communicated to each of the owners and they support the approval of this variance. The setback variance will not have a negative effect on the Keowee Point subdivision and complies with HOA garage requirements. We have architectural committee approval documentation. limits the utilization of our property and increases our cost. Our plan is reasonable, customar Wagler Custom Homes, Inc.

General Contractor

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 authority 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 ENTITIES, BUILDING AND LAND USE REQUIREMENTS OR RESTRICTIONS, BY SIGNING BELOW YOU ACKNOWLEDGE THAT COMPLIANCE WITH ANY SUCH STANDARDS IS YOUR RESPONSIBILITY.

PLAT # B-13500
DISK # C:\DVG_1_2023 NAME
PB # PNA PG #

SPC SC GRID NORTH



EXEMPTION FROM REVIEW PROCESS
The survey shown hereon is a RESURVEY of an existing lot of record as recorded in Plat Book A670 page 6.

TAX MAP PARCEL #: 164-01-01-008
DESCRIPTION: THIS IS THE PROPERTY DESCRIBED IN DEED BOOK 1025 PAGE 336 AND KNOWN AS LOT B KEOWEE POINT

REFERENCE PLAT A670 BOOK 6 PAGE 6
RECORDED IN THE COUNTY RECORDS OF OCONEE.

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE,
TOWNSHIP OF SENECA
CITY OF

AREA OF PARCEL: 0.60 ACRES +/-

DATE: SEPTEMBER 13, 2023
REVISED ON:

PLAT PREPARED FOR:

SCOTT H. MUSE
SHARON E. MUSE

CORNERSTONE OF SENECA, INC.
800 WHITWORTH CIRCLE
SENECA, SC 29672
PAYMENTS MAILED TO
PO BOX 1071
CLEMSON, SC 29633
PHONE: 864/882-6478
EMAIL: cal1977mlh@gmail.com

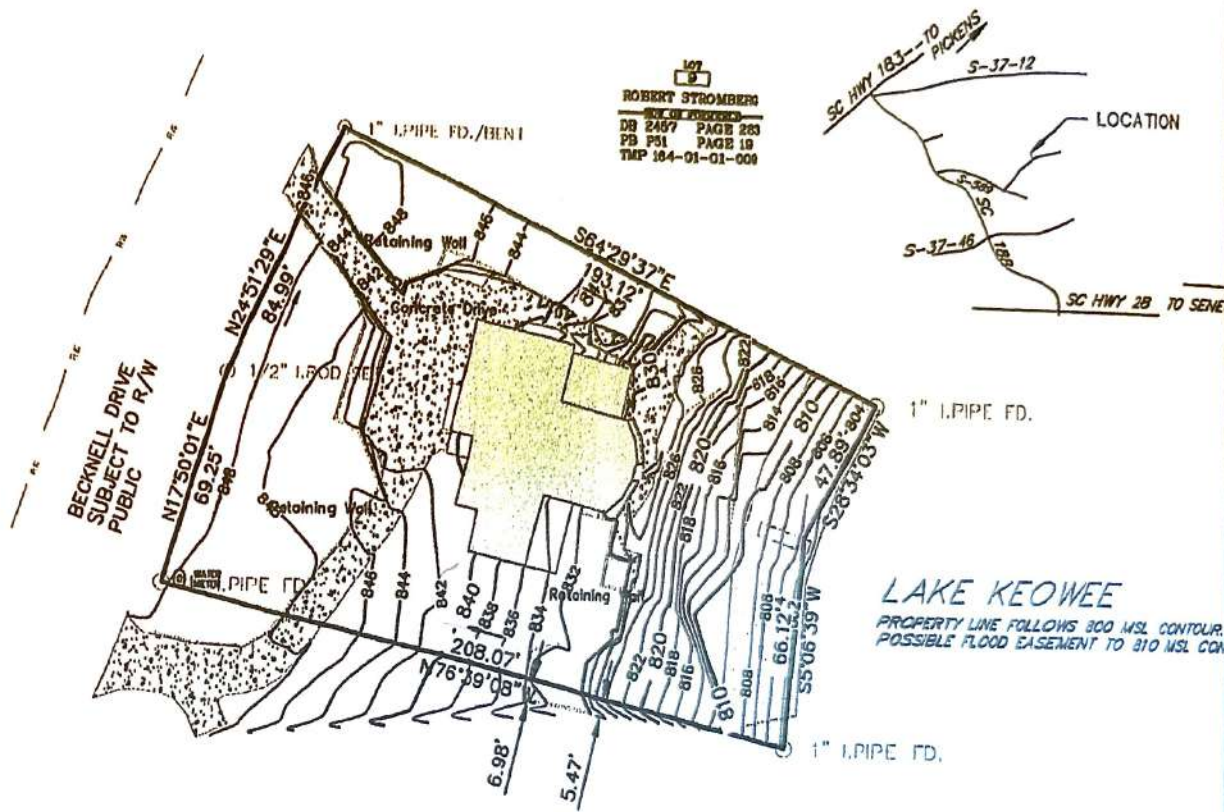
© Copyright 2023 Cornerstone of Seneca, Inc. All rights RESERVED.
MICHAEL L. HENDERSON, PS 6946

SCALE: 1"=40'

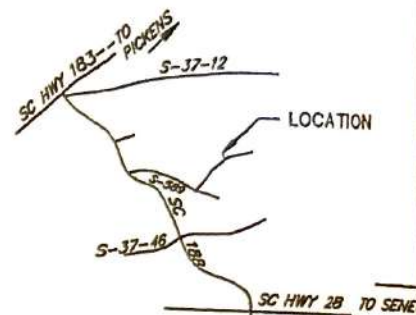
Recorded this _____ day of _____ 2023
Vol. _____ page _____ and Certified
Register of Deeds, OCONEE County.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS _____ SURVEY AS SPECIFIED THEREIN. PROPERTY SUBJECT TO ANY AND ALL EASEMENTS ON RECORD. THIS DOCUMENT DOES NOT TRANSFER TITLE NOR NECESSARILY FOLLOW TITLE LINES.

This survey was prepared with documents and data gathered from various (private, public, & government) sources, but no title examination was furnished by an attorney. This survey is made subject to a current and complete title examination and is subject to any and all records either recorded or unrecorded that may affect this property. These may include easements, right-of-way, above and below ground utilities, covenants and restrictions, and any other right or agreement that may be attached to this property. Any reproduction of this document that does not have a "raised" impression SEAL and red ink signature should be considered altered or fraudulent and not to be used for any purpose. This document was prepared for legal transactions on or near the date hereon and for the above list person, person, or identity only. No other use implied.
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9
ROBERT STROMBERG
SURVEYOR
DB 2487 PAGE 283
PB P51 PAGE 19
TMP 164-01-01-006



LAKE KEOWEE
PROPERTY LINE FOLLOWS 800 MSL CONTOUR.
POSSIBLE FLOOD EASEMENT TO 810 MSL CONTOUR.

107
MARK FITER
SURVEYOR
DB 2280 PAGE 03
PB P-87 PAGE 123
TMP 164-01-01-007

Note
Oconee County has a 10' Flood NATURAL BUFFER EASEMENT
acquired from the 800' Flood Zone via local statute.
This contour line is an indicative irregular position line
changing over time due to erosion and the 10' offset is
approximate.

STATE OF South Carolina)
)
COUNTY OF Oconee)

PROBATE

PERSONALLY APPEARED BEFORE ME the undersigned witness, who being duly sworn, states that (s)he saw the within named Seller, sign, seal and as his/her/their act and deed deliver the within written Bond for Title for the uses and purposes therein mentioned, and that (s)he with the other witness subscribed above witnessed the execution thereof.

SWORN TO BEFORE ME THIS 14th
day of April, 2024.

B. A. C. (LS)
Notary Public for South Carolina
My Commission expires: March 12, 2034

Jayann duBuis



STATE OF)
)
COUNTY OF)

PROBATE

PERSONALLY APPEARED BEFORE ME the undersigned witness, who being duly sworn, states that (s)he saw the within named Seller, sign, seal and as his/her/their act and deed deliver the within written Bond for Title for the uses and purposes therein mentioned, and that (s)he with the other witness subscribed above witnessed the execution thereof.

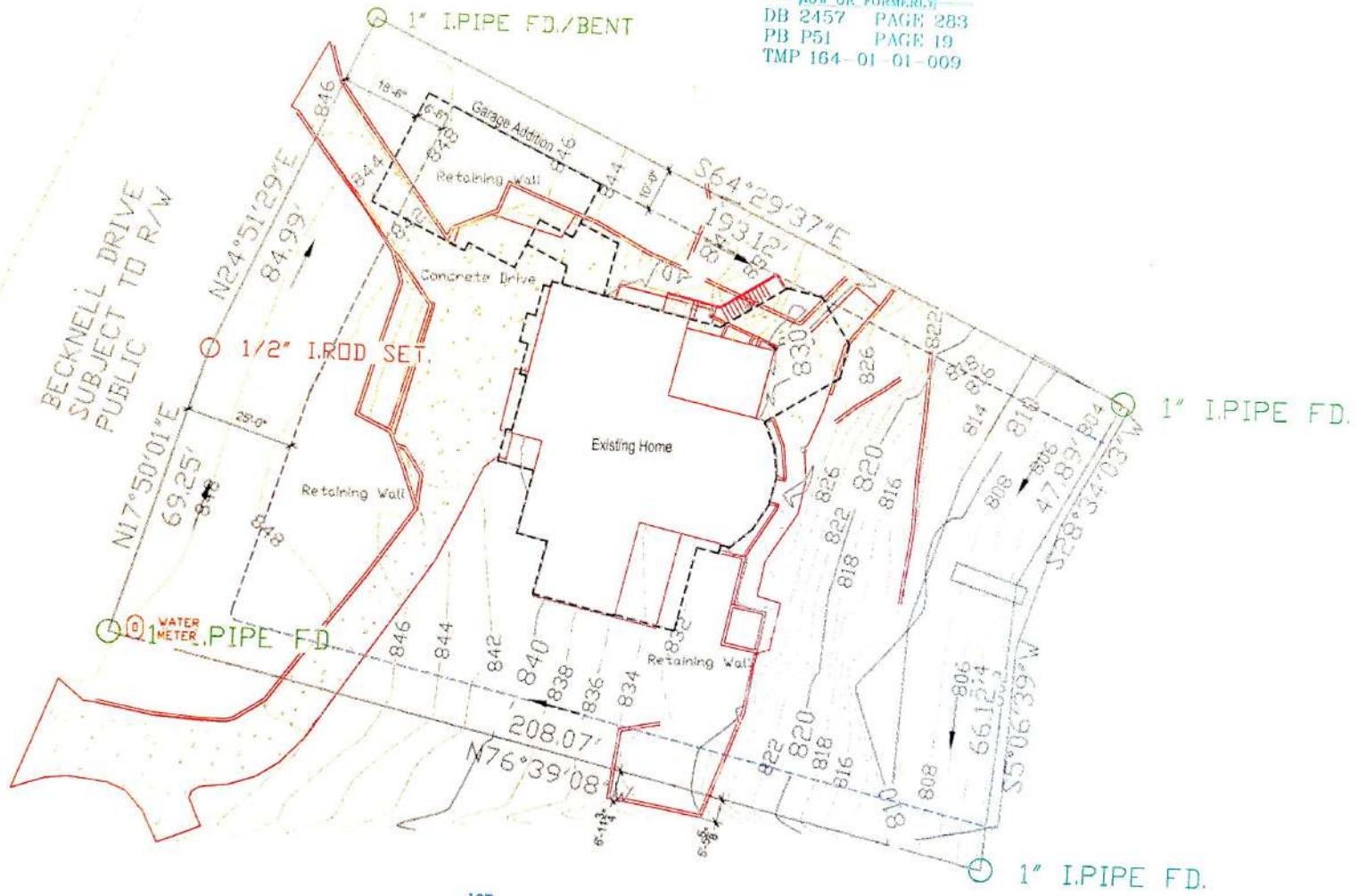
SWORN TO BEFORE ME THIS _____
day of _____, 20____.

(LS)
Notary Public for _____
My Commission expires: _____



LOT
9

ROBERT STROMBERG
~~NOW OR FORMERLY~~
DB 2457 PAGE 283
PB P51 PAGE 19
TMP 164-01-01-009



LOT
7

MARK ETTER
~~NOW OR FORMERLY~~
DB 2295 PAGE 95
PB P-57 PAGE 123
TMP 164-01-01-007



SITE PLAN

SCALE: 1" = 20'-0"

A graphic scale bar with markings for 0, 1, 2, and 3 feet. Below the bar, the text reads 'SCALE: 1 INCH EQUALS 20 FEET'.

April 7, 2024

Oconee County

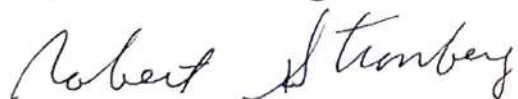
Board of Zoning Appeals

Subject: Scott Muse 7' Setback Variance For Attached Garage

My name is Robert Stromberg my wife Mary and I own and live in the house at 17016 Becknell Dr. next door to Scott. I have know Scott for some 20+ years and he is a very conscientious person who does things in one way, in a professional manner. If anyone would be directly affected by his set back request it would be us, but the renovation he has planned can only enhance the property values of everyone on our street. We encourage you to approve his 7' variance set back request.

Thanking you in advance.

Robert Stromberg

A handwritten signature in cursive script that reads "Robert Stromberg".

17016 Becknell Dr.

864-888-0806

Architectural Review Committee

Date: April 14, 2024

To: Sharon E. and Scott H. Muse

From: Jere E. duBois, Architectural Review Committee

Subject: Approval of 7' Setback Variance, for an attached garage, to the 25' setback to the front lot line as stated in the Oconee County zoning district site plan requirements.

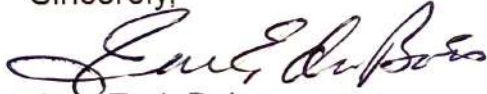
Re: Tax Map Parcel #164-01-01-008. Deed book 1025, page 336. Lot 8 Keowee Point

Dear Scott & Sharon Muse,

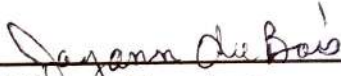
I am pleased to inform you that your request for a 7' setback variance has been reviewed and as the representative of the Architectural Review Committee of the Keowee Point Covenants and Restrictions. After reviewing the complete set of architectural and construction plans, the completion of an on-site inspection and a review of the proposed plan for an attached garage, your variance request has been approved. This setback variance applies only to the specific area requested, the "front property line."

I trust that you will proceed with your project in accordance with the approved variance and should you have any questions or require further clarification, please do not hesitate to contact the Architectural Review Committee. We look forward to seeing the positive enhancements to your property.

Sincerely,



Jere E. duBois
Keowee Point Architectural Committee



Witness Signature

Soyann duBois

Print Name



Witness Signature

Brett Smagala

Print Name