



Meeting agenda
March 24, 2025 6:00 pm

1. Call to order
2. Approval of minutes: 2/24/25
3. Brief statement about rules and procedures
4. Variance application #VA25-000002 Luke Williams of Woodlands Engineering Company LLC is requesting 1. A reduction of the front setback from 25' to 15' at 4 locations 2. Relief from the horizontal curvature requirements in road design between curves and intersections. TMS #267-00-04-014, an unaddressed parcel with the closest address of 684 Carver Park One Drive Seneca SC 29678
5. Variance application #VA25-000003 Houston Henry of DH Building and Son's Inc is requesting a 3' reduction to the side setback and a 7' reduction in the rear setback for a metal garage building. TMS #291-00-04-047, with an address of 227 Snow Creek Road Seneca SC 29678
6. 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
Gwen Fowler, District II
John Eagar, At-Large

Jason Cox, District IV
Bill Gilster, District III
Tim Mays, District V

Wayne McCall, 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 – February 24, 2025

Members in Attendance

John Eagar
Jim Henderson
Wayne McCall

Gwen Fowler
Jason Cox
Tim Mays

Staff

James Coley

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

ITEM 2 – Motion to approve the minutes from January 24, 2024 – Mr. Henderson made a **motion** to approve the minutes; seconded by Mr. Cox. Mr. Coley called for a vote. The motion passed 6-0.

ITEM 3- Election of Chair- Mr. Coley opened the floor for nominations, Mr. Henderson nominated Mr. Eagar. Mr. Eagar was elected by a vote of 6-0.

ITEM 4- Mr. Eagar asked for a motion to approve the calendar. Mr. Coley noted the inclusion of a December meeting. Motion by Mr. Henderson, second Mr. Cox, Mr. Mays Motion to remove the December meeting, second Mr. Henderson, motion passed 6-0, vote to approve the calendar approved 6-0

ITEM 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 #VA25-000001 Matt Kanagy of Matt Kanagy Construction is requesting a 4.5' variance to the rear setback requirement. TMS #270-00-01-023, 831 Dogwood Cove Drive, Seneca SC 29678

Applicant Comments:

Stated Name: Matt Kanagy

Mr. Kanagy presented his request sharing the unique conditions of the parcel, and the request to elevate the patio to tie into the house as opposed to being on-grade.

Staff comments: NA

Public comment: NA

Applicant rebuttal: NA

Board Questions/ Discussion:

Mr. May asked noted the neighbors had sent letters of support.

Consideration of VA25-000001:

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. Mays. No discussion
- b. Vote

| In-favor | Opposed |
|----------|---------|
| 6 | 0 |

Mr. Coley noted that the criterion **did pass**.

2. These conditions **do not** generally apply to other property in the vicinity:

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

| In-favor | Opposed |
|----------|---------|
| 6 | 0 |

Mr. Coley noted that the criterion **did 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. McCall made a motion in the affirmative, seconded by Mr. Henderson. No discussion.

b. Vote

| In-favor | Opposed |
|----------|---------|
| 6 | 0 |

Mr. Coley noted that the criterion **did 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. Cox made a motion in the affirmative, seconded by Mr. Henderson. No Discussion

b. Vote

| In-favor | Opposed |
|----------|---------|
| 6 | 0 |

Mr. Coley noted that the criterion **did pass**.

5. Mr. Coley 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. McCall.

b. Discussion regarding conditions attached to the approval: NA

c. Vote

| In-favor | Opposed |
|----------|---------|
| 6 | 0 |

Mr. Coley noted that the variance request was **approved**

Item 7- Adjourn- Motion by Mr. Mays approved 6-0

Freedom of Information Act - Variance Application

Permitting Information

| | | | |
|---|--|---|-------------|
| Code section from which a variance is requested | Section 38-10.2 (Front Yard Setback) & Section 26-2(c)(3) & 26-3(e)(3) | Upload Supporting Documentation Here | |
| Application is | | Application is not | Carey Brown |

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.: | See the attached variance request letter for the response. |
| Are the circumstances affecting the subject property the result of actions by the applicant/owner? Explain. | See the attached variance request letter for the response. |
| Describe the ways in which application of the requirement(s) of the ordinance effectively prohibit or unreasonably restrict the utilization of the subject property.: | See the attached variance request letter for the response. |
| 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.: | See the attached variance request letter for the response. |

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

Workflow Reviews Information

| Type | Creation Date | Due Date | Completion Date | Status | Description |
|----------------------------|---------------|------------|-----------------|----------|-------------|
| Application Check | 02/07/2025 | 02/08/2025 | 02/11/2025 | Approved | |
| Planning and Zoning Review | 02/07/2025 | 03/25/2025 | 01/01/1900 | Pending | |
| Review Complete | 02/07/2025 | 01/01/1900 | 01/01/1900 | Pending | |

Inspection Information

Activities Information

| Type | Creation Date | Due Date | Completion Date | Status | Description |
|------------------------|---------------|------------|-----------------|--------|--|
| Online Document Upload | 03/19/2025 | 03/26/2025 | 01/01/1900 | | Site Plan Rendering : Strawberry Farms Rendering 3-17-25.pdf |



February 7, 2025

Oconee County Board of Zoning Appeals
415 S. Pine Street
Walhalla, SC 29691

Re: Project Strawberry Farm Tiny Home Village
Parcel ID 267-00-04-014
Variance Request to the Code of Ordinances

To Whom it May Concern:

The purpose of this letter is to respectfully request variances to the Oconee County Code of Ordinances for the project referenced above. The proposed project will be a 40 tiny home development located off Strawberry Farm Road (S-87) in Oconee County. The property is ±8.79 acres and is in the Control Free District (CFD) and is not subject to overlay districts. The property will be served by public water from the City of Seneca and will have a large septic system that will serve the development. The project also includes the construction of 3 private roads and a storm water detention pond. To construct this development the owner is respectfully requesting the consideration of the zoning appeals board for the following variances. A variance from section 38-10.2 pertaining to front yard setbacks requirements and Sec 26-2(c)(3) & Sec 26-3(e)(3) pertaining to road design regulations.

- Variance Request: Section 38-10.2 (Front Yard Setback)

25 ft to 15 ft Front Yard Setback Variance Description:

- Private Road 1 – 15 ft front yard setback requested along the entire road frontage.
- Private Road 2 – 15 ft front yard setback requested along the entire north and south road frontage.
- Private Road 3 – 15 ft front yard setback requested for the south side of the road, at tiny home 40, and the pavilion.
- Strawberry Farm Road – 15 ft front yard setback off Strawberry Farm Road right of way at tiny home 34 and 35.

The variance request as described above is to allow a 10 ft reduction in the 25 ft required front yard setback as indicated on the site plan and per the description above. The variance will allow for the tiny home building footprints to fit within the constraints of the site and provide for a tiny home community that prioritizes cohesiveness and connectivity.

The variance is requested to overcome site constraints and unique development challenges that this certain property poses. The site will be served by public water and one large septic system. Public sanitary sewer is not in the vicinity of the property for connection. A soil classifier studied the site and identified an area in the north central portion of the site that would be suitable for a large septic system. This area will encompass ± 1.80 acres of the total site. The remaining areas will be utilized for roads, building pads, a detention pond, amenities, and open space. Road 1 will provide access from Strawberry Farm Road to the northwest portion of the property, which is a ± 30 feet change in elevation. The private roads will have a right-of-way width of 50 feet and consist of ± 1.68 acres. The septic system and road right-of-way will encompass ± 3.48 acres of the ± 8.79 acres site leaving a ± 5.31 acres for development. The road layout for the development is dictated by the topography and shape of the property in conjunction with the placement of the large septic system. The intent is to design the roads at a gentle to moderate grade to limit building pad steps and on-site retaining walls. The building pad will need to accommodate a ± 12 ft x 45 ft tiny home footprint or smaller and provide a driveway that can serve up to two (2) vehicles. Adequate area is required behind the home to accommodate a backyard, allow for access, and to install drainage features. The road and building pads must be graded to meet these dimensional and development requirements. The proposed building pad grades must be tied back into the existing grades along the exterior property lines. The earthwork for the site must be balanced and on-site retaining walls should be limited to prevent undue economic hardship. The size and shape of the property and its uniqueness does prohibit and restrict the ability to utilize and develop the property and meet the front yard setback requirements from the private roads. Therefore, a variance to the front yard setback is needed.

A 25 ft front yard setback from the private road right-of-way would move the tiny homes 10 ft further back and away from the private road. Due to the shape, size, and topography of the property, there is not enough available land between the 50 ft private road right of way and the exterior property lines to move the pads further away from the right of way without a substantial impact to the layout of the development footprint. Furthermore, an excessive amount of retaining walls would be necessary along the exterior property lines which would create an economic hardship for the development. Moving the tiny homes further back towards the exterior property lines would also limit the open space available between the tiny homes and the exterior adjacent properties.

In addition to the above, the development and layout of the tiny home village will be focused on creating a cohesive neighborhood where common areas and amenities are shared and a sense of community is established. Locating the homes closer to the road will help create a more traditional neighborhood feel in the community with visual focus on the architecture of the homes instead of the vehicles. Reduction of the building setback will help foster community interaction and provide a more pedestrian friendly experience. Homes closer to the street increase the amount of space available for shared amenities and spaces that are consistent with the tiny home development concept.

We would respectfully ask that given the extraordinary and exceptional conditions pertaining to the property and due to the nature of the tiny home development the board would consider granting a 10 ft reduction to the front yard setback and allow 15 ft front yard setback as requested. The setback variance would not substantially impact or be a detriment to any of the surrounding properties or to the character of the Control Free District (CFD). If anything, it would allow for more open space between the tiny homes and the exterior and adjacent properties while providing for a tiny home neighborhood that prioritizes a close-knit community feel.

- Variance Request: Sec 26-2(c)(3) & Sec 26-3(e)(3)
 - Code Requirement: 26-3(e)(3): Horizontal curvature shall be introduced at any change in road direction, and the minimum centerline radius shall be 150 feet for local roads and 250 feet for collector roads. Arterial road curvature shall be in accordance with state highway department standards. **Minimum tangent between reverse curves shall be 150 feet for local roads, and 100 feet from curve to any intersecting road right-of-way.**
 - The variance request is to allow ± 53 ft tangent in between Curve 1 and Curve 2 on Private Road 1 instead of ± 150 ft. The basis of this variance request more specifically is controlled by the location of Road 1 intersection with Strawberry Farm Road and the site constraints of the property. Road 1 must intersect Strawberry Farm Road to allow for adequate sight distance and to allow space for a detention pond to be constructed in the southwestern portion of the property. In addition, road grading must not encroach into the area designated for the large septic system. It is also economically efficiency and prudent to utilize both sides of the private road for building development where this is achievable. Providing a tangent of 150 ft between the reverse curves mentioned above is not feasible given the shape and size of the property without incurring a significant impact to the layout of the development thus preventing the full utilization of the property. Given that this is a tiny home community, Road 1 will be designed for low speeds with a posted speed limit of 15 or 20 mph. Therefore, superelevation of the proposed horizontal curves will not be required, and a normal crown section can be constructed. A tangent runoff is not needed to transition superelevated curves at this section of road. Furthermore, due to the low design speed of the road a ± 53 ft tangent should provide for a straight section of road that will allow low speed vehicles a smooth transition in between the reverse curves thus minimizing driver discomfort or creating unsafe conditions. Due to the extraordinary and exceptional conditions of the property and the required layout of the road to meet site constraints, a variance to the above section is being respectfully requested. It is our opinion that the authorization of this variance would not be a detriment to the adjacent properties or uses nor would it harm the character of the CFD district.

- The variance requested is to allow a reduction in the requirement of 100 feet from a curve to any intersecting road right-of-way. The current layout of Private Road 1 provides for +73.88 feet between the edge of pavement of Strawberry Farm Road and PC 0+82.68 on Road 1. It also provides +50.74 feet from the right of way of Strawberry Farm Road to PC 0+82.68. Strawberry Farm Road contains a 66 ft right way. The location of the intersection of Road 1 and Strawberry Farm Road is governed by sight-distance requirements and other SCDOT requirements. Road 1 must intersect Strawberry Farm Road and then transition back into the property to realign with stations 3+50 to 5+50 while avoiding disturbing the area where the large septic system is located. Road 1 road grades leading to the intersection of Strawberry Farm Road will be gently sloping and adequate stopping sight distance and signage will be provided for the intersection. The design speed for Road 1 will be low and be clearly posted. Furthermore, Road 1 intersection with Strawberry Farm Road (S-87) will be permitted through the South Carolina Department of Transportation and must meet the ARMS manual. The distance from the beginning of the curb radius to the point of tangency (PT) of a curve must be a minimum of 25 feet per the ARMS manual for intersecting roads. This is provided in the layout of Private Road 1 intersection with Strawberry Farm Road. Due to the extraordinary and exceptional conditions of the property and the required layout of the road to meet site constraints, a variance is being respectfully requested. It is our opinion that the authorization of this variance would not be a detriment to the adjacent properties or uses nor would it harm the character of the CFD district.

We appreciate the opportunity to submit this variance request for your consideration. If you have any questions or if additional information is needed, please let me know.

Sincerely,



Luke W. Williams, PE, LEED AP (BD+C)

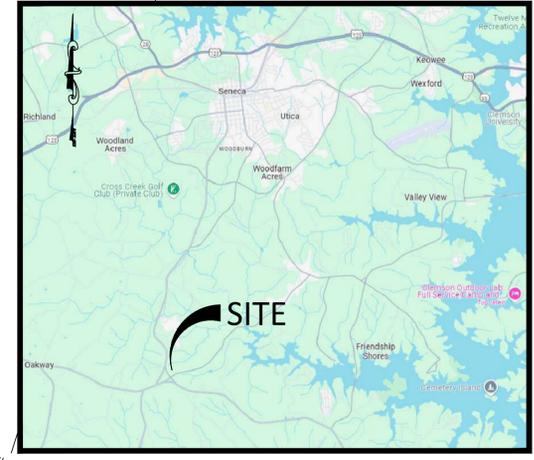
Woodlands Engineering Company, LLC
PO Box 415
Clarkesville, GA 30525
404-274-3919
luke@woodlandseng.com



| ROAD 1 HORIZONTAL LAYOUT INFORMATION | | | |
|--------------------------------------|--------------|---------------------------|-------------------------|
| SEGMENT NUMBER | RADIUS (FT.) | LENGTH/CHORD LENGTH (FT.) | BEARING/CHORD DIRECTION |
| L1 | | 82.68 | N27° 51' 23"W |
| C1 | 150.00 | 162.89 | N58° 55' 41"W |
| L2 | | 53.85 | N80° 00' 00"W |
| C2 | 200.00 | 130.32 | N71° 19' 58"W |
| L3 | | 91.04 | N52° 39' 55"W |
| C3 | 46.50 | 60.34 | N15° 29' 21"W |
| L4 | | 163.75 | N21° 41' 13"E |
| L8 | | 163.75 | N21° 41' 13"E |

| ROAD 2 HORIZONTAL LAYOUT INFORMATION | | | |
|--------------------------------------|--------------|---------------------------|-------------------------|
| SEGMENT NUMBER | RADIUS (FT.) | LENGTH/CHORD LENGTH (FT.) | BEARING/CHORD DIRECTION |
| L5 | | 283.00 | S88° 18' 47"E |

| ROAD 3 HORIZONTAL LAYOUT INFORMATION | | | |
|--------------------------------------|--------------|---------------------------|-------------------------|
| SEGMENT NUMBER | RADIUS (FT.) | LENGTH/CHORD LENGTH (FT.) | BEARING/CHORD DIRECTION |
| L6 | | 114.45 | N56° 19' 12"E |
| C4 | 500.00 | 73.24 | N60° 30' 59"E |
| L7 | | 161.03 | N64° 42' 45"E |



WOODLANDS
ENGINEERING COMPANY, LLC
WOODLANDS ENGINEERING COMPANY, LLC
PO BOX 415
CLARKESVILLE, GA 30523
PHONE: 404-913-5098
WWW.WOODLANDSENG.COM

SEAL
PRELIMINARY PLANS
NOT FOR CONSTRUCTION



CLIENT:
STRAWBERRY FARM
TINY HOME VILLAGE, LLC
5959 SHALLOWFORD RD STE 2112
CHATTANOOGA, TN 37421

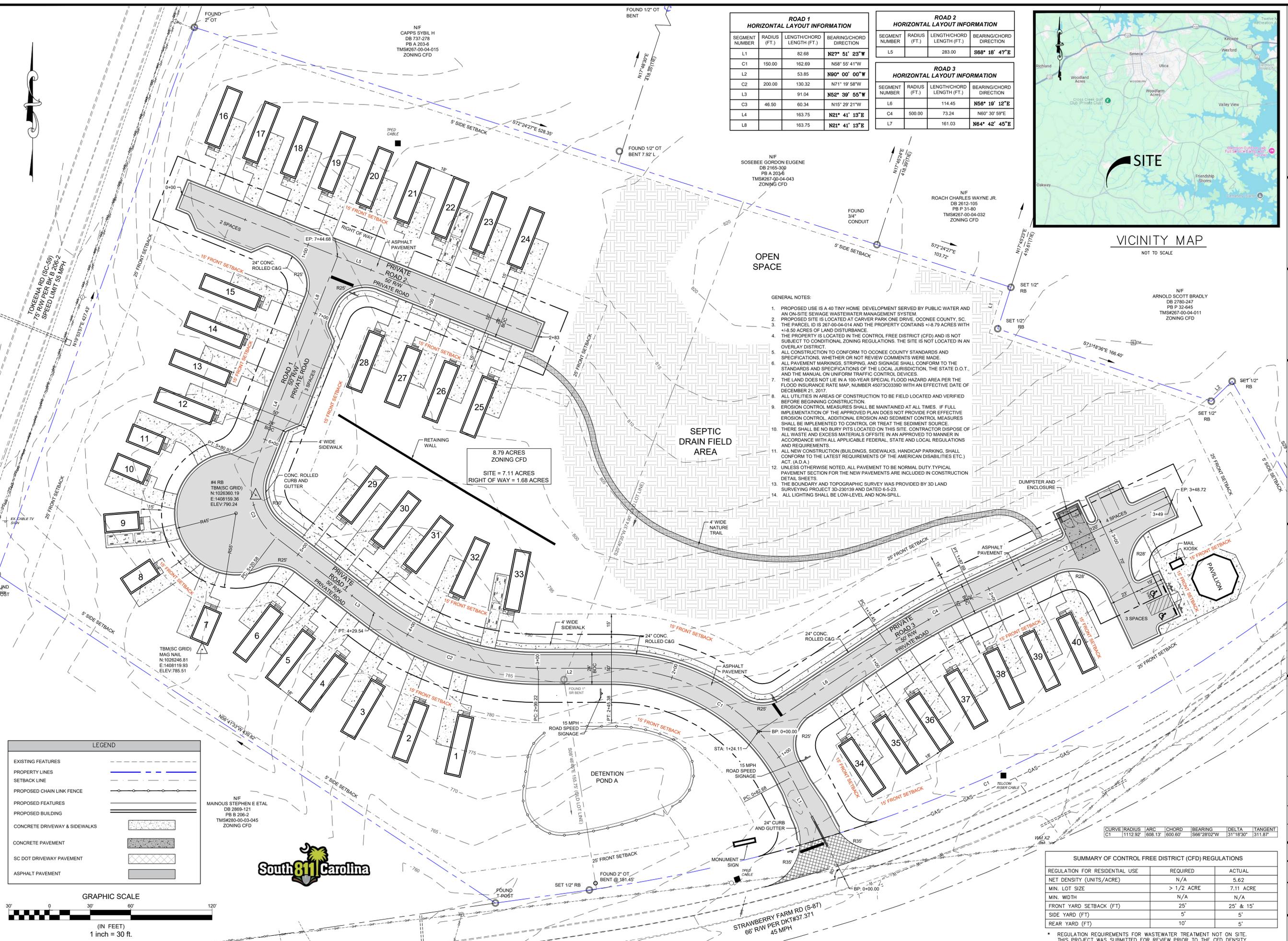
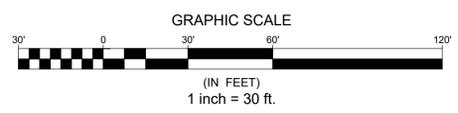
PROJECT:
STRAWBERRY FARM
TINY HOME VILLAGE
CARVER PARK ONE DRIVE
OCONEE COUNTY, SC
PARCEL 267-00-04-014

| NO. | BY | DATE | DESCRIPTION |
|-----|-----|------|-----------------------|
| | LWW | | NOT FOR CONSTRUCTION |
| | LWW | | PRELIMINARY SITE PLAN |

| DRAWN BY | CHECKED BY | DATE |
|----------|------------|--------|
| LWW | LWW | 2-7-25 |

SHEET NUMBER
C1.0

| LEGEND | |
|-------------------------------|--|
| EXISTING FEATURES | |
| PROPERTY LINES | |
| SETBACK LINE | |
| PROPOSED CHAIN LINK FENCE | |
| PROPOSED FEATURES | |
| PROPOSED BUILDING | |
| CONCRETE DRIVEWAY & SIDEWALKS | |
| CONCRETE PAVEMENT | |
| SC DOT DRIVEWAY PAVEMENT | |
| ASPHALT PAVEMENT | |



- GENERAL NOTES:
- PROPOSED USE IS A 40 TINY HOME DEVELOPMENT SERVED BY PUBLIC WATER AND AN ON-SITE SEWAGE WASTEWATER MANAGEMENT SYSTEM.
 - PROPOSED SITE IS LOCATED AT CARVER PARK ONE DRIVE, OCONEE COUNTY, SC. THE PARCEL ID IS 267-00-04-014 AND THE PROPERTY CONTAINS +1.879 ACRES WITH +1.850 ACRES OF LAND DISTURBANCE.
 - THE PROPERTY IS LOCATED IN THE CONTROL FREE DISTRICT (CFD) AND IS NOT SUBJECT TO CONDITIONAL ZONING REGULATIONS. THE SITE IS NOT LOCATED IN AN OVERLAY DISTRICT.
 - ALL CONSTRUCTION TO CONFORM TO OCONEE COUNTY STANDARDS AND SPECIFICATIONS, WHETHER OR NOT REVIEW COMMENTS WERE MADE.
 - ALL PAVEMENT MARKINGS, STRIPING, AND SIGNAGE SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION, THE STATE D.O.T., AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - THE LAND DOES NOT LIE IN A 100-YEAR SPECIAL FLOOD HAZARD AREA PER THE FLOOD INSURANCE RATE MAP, NUMBER 45073C0339D WITH AN EFFECTIVE DATE OF DECEMBER 21, 2017.
 - ALL UTILITIES IN AREAS OF CONSTRUCTION TO BE FIELD LOCATED AND VERIFIED BEFORE BEGINNING CONSTRUCTION.
 - EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
 - THERE SHALL BE NO BURY PITS LOCATED ON THIS SITE. CONTRACTOR DISPOSE OF ALL WASTE AND EXCESS MATERIALS OFFSITE IN AN APPROVED MANNER IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS AND REQUIREMENTS.
 - ALL NEW CONSTRUCTION (BUILDINGS, SIDEWALKS, HANDICAP PARKING, SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE AMERICAN DISABILITIES ETC.) ACT (A.D.A.)
 - UNLESS OTHERWISE NOTED, ALL PAVEMENT TO BE NORMAL DUTY TYPICAL PAVEMENT SECTION FOR THE NEW PAVEMENTS ARE INCLUDED IN CONSTRUCTION DETAIL SHEETS.
 - THE BOUNDARY AND TOPOGRAPHIC SURVEY WAS PROVIDED BY 3D LAND SURVEYING PROJECT 3D-230139 AND DATED 6-5-23.
 - ALL LIGHTING SHALL BE LOW-LEVEL AND NON-SPLILL.

| CURVE RADIUS | ARC | CHORD | BEARING | DELTA | TANGENT | |
|--------------|---------|--------|---------|-------------|-----------|--------|
| C1 | 1112.92 | 608.13 | 600.60 | S66°28'02"W | 31°18'30" | 311.87 |

| SUMMARY OF CONTROL FREE DISTRICT (CFD) REGULATIONS | | |
|--|------------|-----------|
| REGULATION FOR RESIDENTIAL USE | REQUIRED | ACTUAL |
| NET DENSITY (UNITS/ACRE) | N/A | 5.62 |
| MIN. LOT SIZE | > 1/2 ACRE | 7.11 ACRE |
| MIN. WDH | N/A | N/A |
| FRONT YARD SETBACK (FT) | 25' | 25' & 15' |
| SIDE YARD (FT) | 5' | 5' |
| REAR YARD (FT) | 10' | 5' |

* REGULATION REQUIREMENTS FOR WASTEWATER TREATMENT NOT ON SITE. THIS PROJECT WAS SUBMITTED FOR REVIEW PRIOR TO THE CFD DENSITY MODIFICATIONS TO THE ORDINANCE.



STRAWBERRY FARMS



Close Date

Last Inspection

Code section from which a variance is requested
38-7.1

Property Owner
HENRY TAYLOR & DANIEL

Property Owner Email

Property Owners Phone #

Permit Fees

Upload Supporting Documentation Here

- 20250117_114050.jpg
- 20250204_094801.jpg
- Variance Request Photos.pdf
- Neighbor - Letter of Acceptance .pdf



Application is

Application is not
Is not restricted

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.

The location of my home in accordance to my property line is not quite ideal for my circumstances of the

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

No it is not. I had no influence on the placement of the home as I am no the original owner.

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

If I was to place the garage within the correct set back limit which is 5ft off the sides and 10ft on the rear, it would place the garage at such an angle it would not work for proper entry to the garage from my driveway and it would place the front of the garage within 2ft or less of the rear of my house. I have attached a picture showing the garage in the correct set back to show how it will not work.

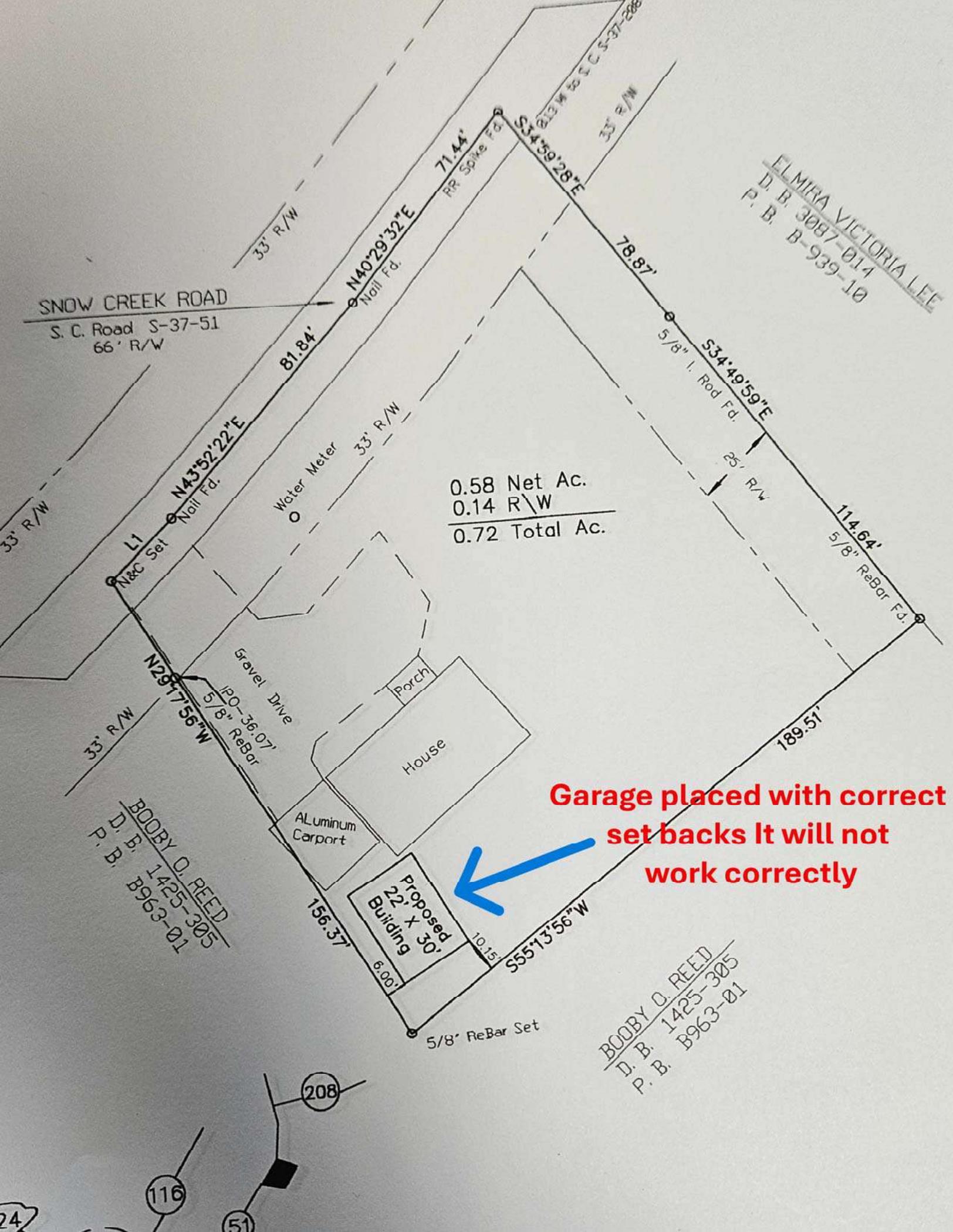
Will the proposed variance result in an activity that will not be of substantial detriment to adjacent uses or to the public good, and the character of the district will not be harmed by the granting of the variance. Explain.

No it will not. I am using the garage for lawn equipment storage, aswell as for a car and misc. storage.

General Contractor
HENRY TAYLOR & DANIEL

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



ELMIRA VICTORIA LEE
 D. B. 3087-014
 P. B. B-939-10

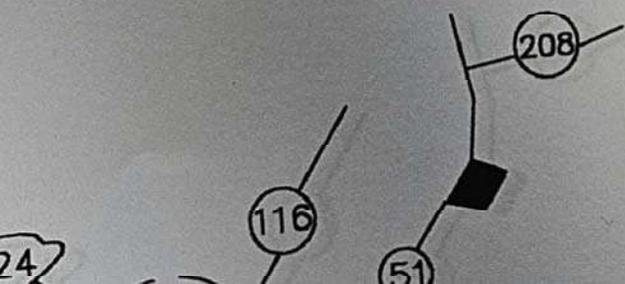
SNOW CREEK ROAD
 S. C. Road S-37-51
 66' R/W

0.58 Net Ac.
 0.14 R/W
 0.72 Total Ac.

Garage placed with correct set backs It will not work correctly

BOOBY O. REED
 D. B. 1425-305
 P. B. B963-01

BOOBY O. REED
 D. B. 1425-305
 P. B. B963-01



SNOW CREEK ROAD

S. C. Road S-37-51
66' R/W

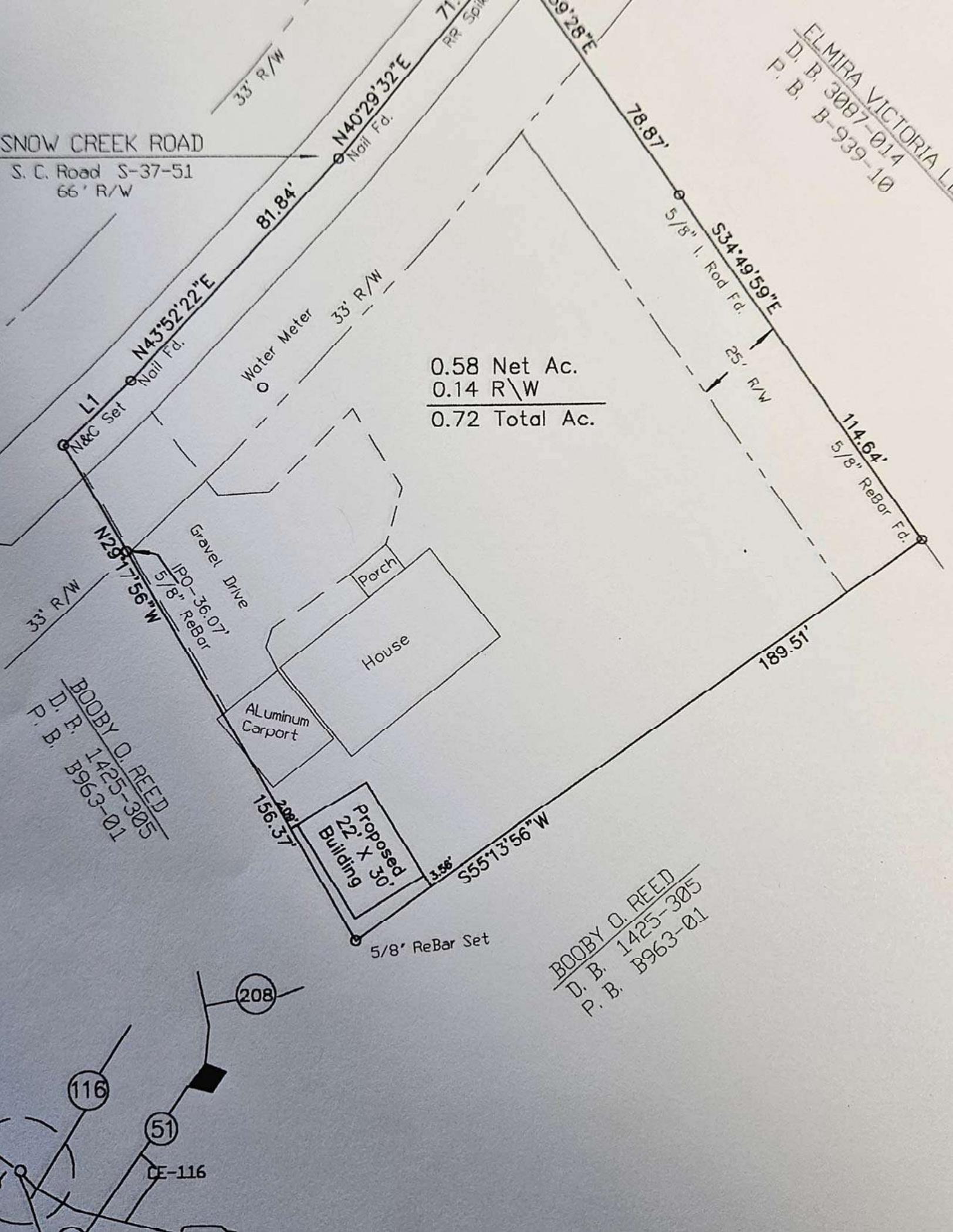
ELMIRA VICTORIA L.
D. B. 3087-014
P. B. B-939-10

0.58 Net Ac.
0.14 R\W

0.72 Total Ac.

BOOBY O. REED
D. B. 1425-305
P. B. B963-01

BOOBY O. REED
D. B. 1425-305
P. B. B963-01



33' R/W

81.84'

N40°29'32"E
Nail Fd.

71' RR Sp

99'28"E

78.87'

5/8" I. Rod Fd.

S34°49'59"E

25' R/W

114.64'

5/8" ReBar Fd.

189.51'

33' R/W

N29°17'56"W

Gravel Drive
IPO-36.07'
5/8" ReBar

33' R/W

Water Meter

Porch

House

ALuminum Carport

Proposed Building
22' x 30'

156.37'

S55°13'56"W

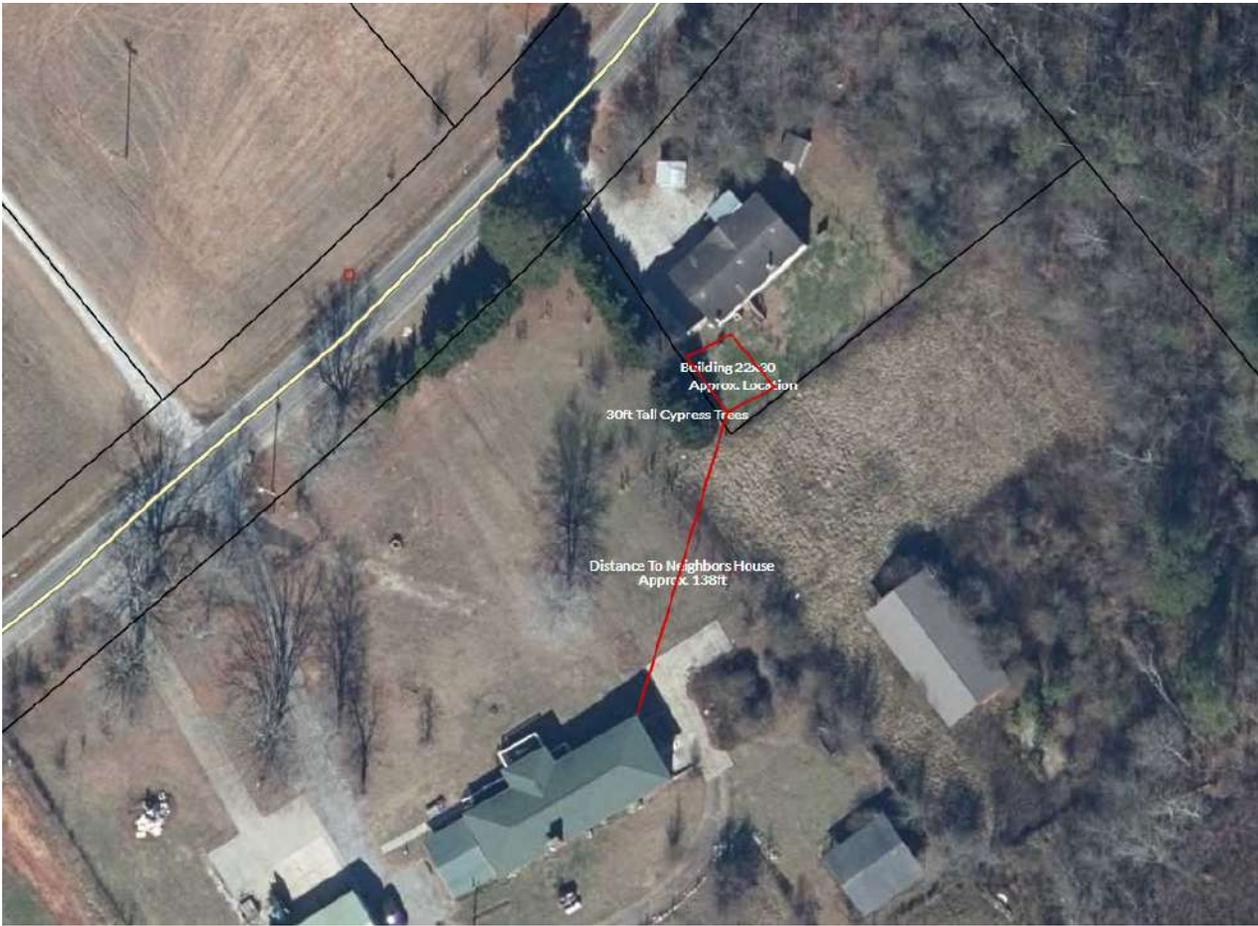
5/8" ReBar Set

208

116

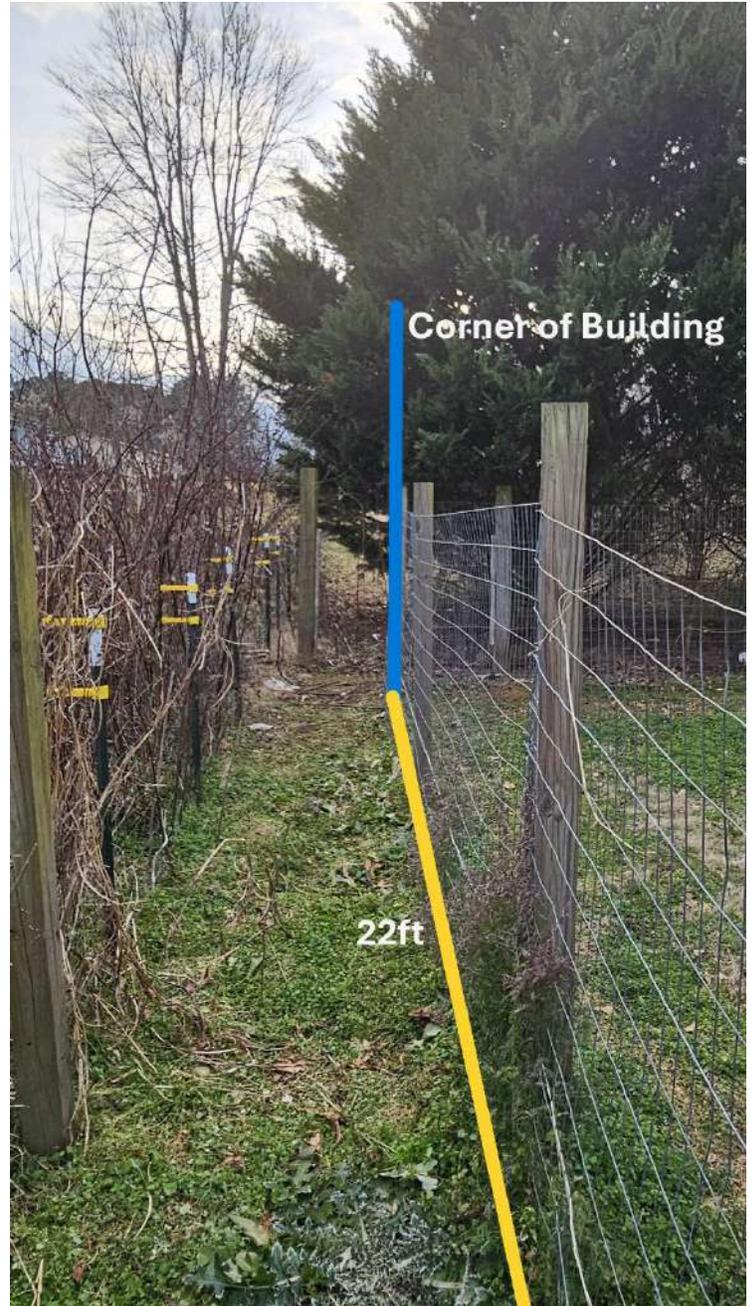
51

CE-116





Building to go where existing dog fence is



Letter of Acceptance

To whom this may concern, my name is Bobby Reed. I live at 229 Snow Creek Rd, Seneca SC 29678. My neighbor Taylor Henry located at 227 Snow Creek Rd, Seneca SC 29678, has made me aware of a project he is wanting to build at his house. He has told me he plans to build a 22'x30' garage that will be located close to our property lines and he will have to request a variance. I am aware of the 5ft set back limit on the sides and 10ft set back of the rear of the property line. I have seen the location on the survey map and he showed me the location at his property to where the garage is to be placed. Based on the survey map that he showed me, the garage will be 2ft off the side and 3.5ft off the rear of our property line. Based on everything that Taylor showed me I have no issue and I agree to let him move forward with the variance request. Let this letter be a form of acceptance as I see no issue with the placement of Taylors garage and it will have no effect on the use of my property now or in the future.

Sincerely, Bobby Reed

X 

Bobby Reed [REDACTED]
229 Snow Creek Rd

X 

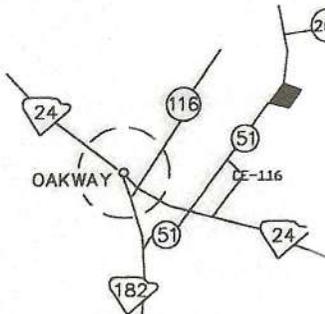
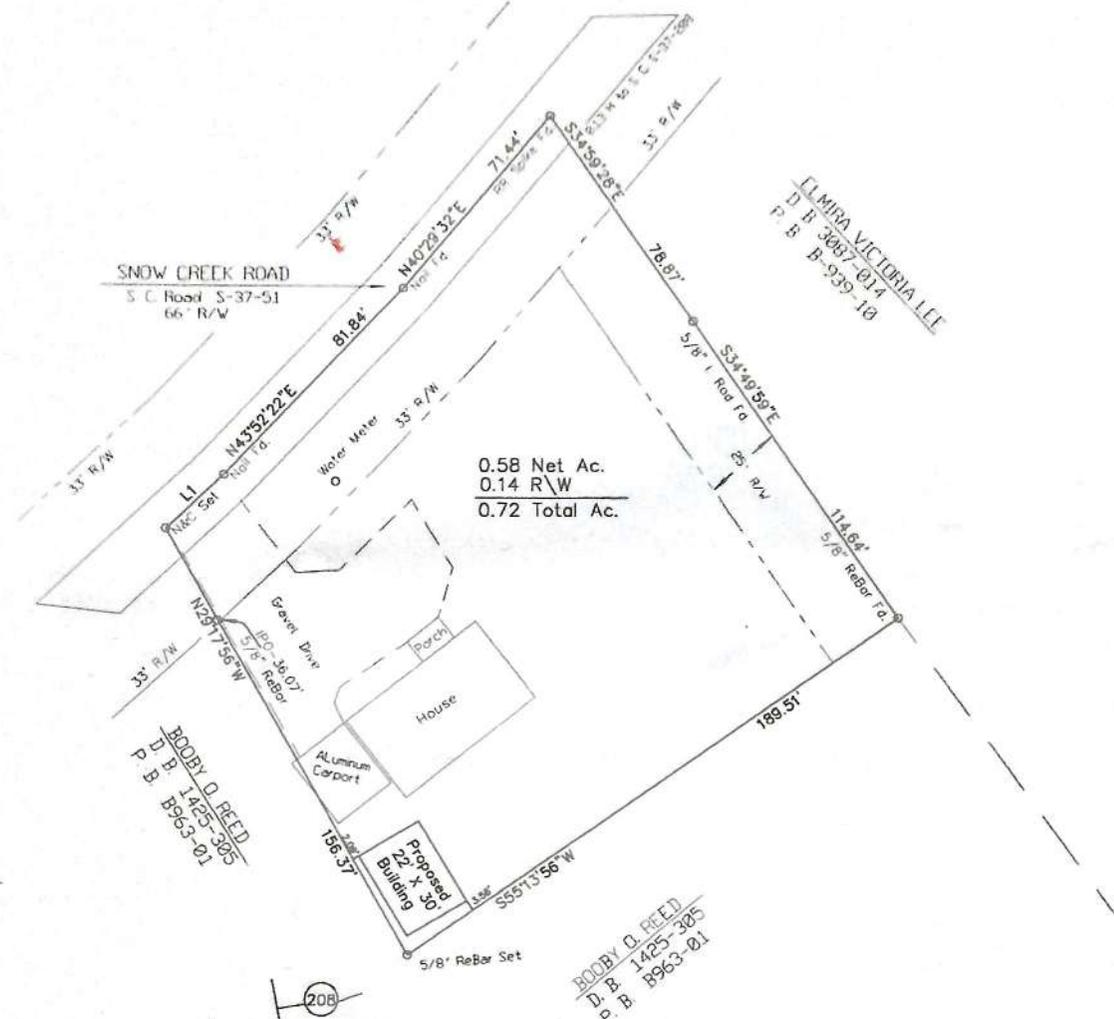
Taylor Henry [REDACTED]
227 Snow Creek Rd

PROPERTY OF TAYLOR HENRY
AND DANIEL HENRY

CENTER TOWNSHIP---OCONEE COUNTY---SOUTH CAROLINA
DATE: January 17, 2025
TAX MAP #291-00-04-047
File: HENRY, TAYLOR

References:
Deed Book B267 page B73
Plat Book P-62 page 748

| NUM | DISTANCE | BEARING |
|-----|----------|-------------|
| L1 | 25.10' | N47°06'25"E |



LOCATION MAP--NO SCALE

THIS PLAT IS A RESURVEY FROM AN EXISTING LOT OF RECORD;
SEE PLAT BOOK P-62 PAGE 748.

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF,
THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS
OF THE MINIMUM STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING
IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS
C SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE
ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

SURVEYED BY JAMES G. HART
REG. L.S. # 6674
266 FRIENDSHIP VALLEY ROAD
SENECA, SC 29678
TELEPHONE (864) 247-1082

James G. Hart

[Handwritten Signature]



Scale : 1" = 40'