



BOARD OF ZONING APPEALS  
WEDNESDAY, NOVEMBER 9, 2022 @ 3:00  
FOURTH FLOOR COUNCIL CHAMBERS  
SUMTER OPERA HOUSE  
21 N. MAIN STREET

- I. APPROVAL OF MINUTES – OCTOBER 12, 2022
- II. NEW BUSINESS

[BOA-22-30, 175 Lakewood Dr. \(County\)](#)

The applicant is requesting variances from the requirements outlined in *Article 4, Section 4.g.2.b.2: Separation Criteria (Residential Accessory Structures)* and *Article 4, Section 4.g.2.b.5: Setbacks (Residential Accessory Structures)* of the Sumter County Zoning & Development Standards Ordinance in order to construct a detached garage +/- 6 ft. from the principal dwelling unit on the property and +/- 15 ft. from the side exterior property line. Under current requirements, accessory structures must be separated from the principal dwelling unit by at least 10 ft. and setback from the side exterior property line by at least 17.5 ft. The property is located at 175 Lakewood Dr., is zoned Residential-15 (R-15), and is represented by TMS# 223-15-03-001.

[BOA-22-31, 5015/5019 Peach Orchard Rd. \(County\)](#)

The applicant is requesting variances from the requirements outlined in *Article 3, Section 3.n.5.a: (AC District) Minimum Lot Requirements* and *Article 3, Section 3.n.5.b: (AC District) Minimum Yard and Building Setback Requirements* of the Sumter County Zoning & Development Standards Ordinance in order to permit the subdivision of a +/- 1.98 acre lot into two (2) separate 0.99 acre lots. The minimum lot size required for this property is 1 acre. The proposed subdivision will also result in an existing mobile home being located +/- 12 ft. from the proposed front property line and +/- 4.5 ft. from a proposed side property line. The required front setback for this property is 35 ft. and the required side setback for this property is 12 ft. The property is located at 5015/5019 Peach Orchard Rd., is zoned Agricultural Conservation (AC), and is represented by TMS# 150-00-03-010.

[BOA-22-32, 4375/4395 Spencer Rd. \(County\)](#)

The applicant is requesting variances from the requirements outlined in *Article 3, Section 3.n.5.a: (AC District) Minimum Lot Requirements* and *Article 3, Section 3.n.5.b: (AC District) Minimum Yard and Building Setback Requirements* of the Sumter County Zoning & Development Standards Ordinance in order to permit a property boundary adjustment and lot recombination that will result in a reduction of lot width to +/- 45' on a portion of one of the subject properties, where the required lot width throughout the property is 60 ft., and will result in a principle dwelling unit being located 10.6 ft. from a proposed side property line where the required side setback for the property is 12 ft. The property is located and 4375 & 4395 Spencer Rd., is zoned Agricultural Conservation (AC), and is

represented by TMS# 137-00-01-083 & 137-00-01-003.

III. **OTHER BUSINESS**

IV. **ADJOURNMENT**