



BOARD OF ZONING APPEALS
WEDNESDAY, FEBRUARY 8, 2023 @ 3:00
FOURTH FLOOR COUNCIL CHAMBERS
SUMTER OPERA HOUSE
21 N. MAIN STREET

I. APPROVAL OF MINUTES – January 11, 2023

II. NEW BUSINESS

[BOA-22-40 – 3880 Patriot Parkway](#)

The applicant is requesting Special Exception approval in accordance with *Article 3, Section 3.b.4: (LC District Special Exceptions)*; *Article 3, Exhibit 3-5: Permitted and Conditional Uses in the Commercial, Industrial, Agricultural, and Conservation Districts*; *Article 5, Section 5.b.2: Enumeration of Certain Hazardous and/ or Potentially Disruptive Land Development Activities*; and *Article 5, Section 5.b.3.m: Liquor Stores* of the City of Sumter Zoning & Development Standards Ordinance (the Ordinance) **in order to establish a Liquor Store Use** on the property. The property is located at 3880 Patriot Parkway, is zoned Limited Commercial (LC), and is represented by TMS# 184-00-01-018.

[BOA-23-01 – 2885 English Turn](#)

The applicant is requesting a variance from the rear building setback requirements outlined in *Article 3, Section 3.b.5.b: (R-15 District) Minimum Yard & Building Setback Requirements* of the City of Sumter Zoning & Development Standards Ordinance in order to permit the construction of a new attached garage addition that will be located +/- 10 ft. from the rear property line. The required rear building setback for principle residential dwellings in the R-15 District is 25 ft. The property is located at 2885 English Turn, is zoned Residential-15 (R-15), and is represented by TMS# 185-12-01-039.

[BOA-23-02 – 634 Antlers Dr.](#)

The applicant is requesting variances from residential accessory structure requirements outlined in *Article 4, Section 4.g.2.b.4: Location Requirements*, *Article 4, Section 4.g.2.b.6: Maximum Size* and *Article 4, Exhibit 4-1: Maximum Square Footage of Residential Accessory Structure Based on Gross Acreage* of the City of Sumter Zoning & Development Standards Ordinance in order to permit the construction of 477 sq. ft. addition to an existing accessory building on the property. A portion of the proposed addition will extend into the side yard area of the property. Accessory structures, except detached garages, must be located in the rear yard of the property. The addition will result in total of +/- 1,490 sq. ft. of total accessory structure area on the property. The maximum amount of accessory structure area permitted for the property, based on acreage, is 1,400 sq. ft. The property is located at 634 Antlers Dr., is zoned Residential-15 (R-15), and is represented by TMS# 205-02-01-003.

III. OTHER BUSINESS

IV. ADJOURNMENT