



**CITY OF FLORENCE BOARD OF ZONING APPEALS  
CITY CENTER – COUNCIL CHAMBERS  
324 WEST EVANS STREET, FLORENCE, SC  
THURSDAY, MARCH 26, 2026 – 6:00 P.M.  
REGULAR MEETING AGENDA**

**I. Call to Order**

**II. Approval of Minutes** Regular meeting held on January 22, 2026

**III. Introduction of Oforiwa Gregg**

**IV. Public Hearing and Matter in Position for Action**

BZA-2026-07 Request for variances from the minimum lot width requirement for new lots on Hondros Circle in the NC-15 zoning district; identified as Florence County Tax Map Numbers 90092-01-008, 90092-01-009, 90079-01-005, and 90079-01-057.

**V. Adjournment**

The next meeting is scheduled for April 23, 2026.

**MINUTES OF THE REGULAR MEETING OF THE  
CITY OF FLORENCE BOARD OF ZONING APPEALS  
JANUARY 22, 2026**

**MEMBERS PRESENT:** Larry Chewning, William Edwards, Deborah Moses, and Miriam James-Singley

**MEMBERS ABSENT:** Jermaine Nowline and Nathaniel Poston

**STAFF PRESENT:** Jerry Dudley, Patty Falcone, Derek Johnston, and Alane Zlotnicki

**CALL TO ORDER:** Chairman Chewning called the meeting to order at 6:00 p.m.

**APPROVAL OF MINUTES:** Chairman Chewning introduced the December 18, 2025 minutes and asked if there were any changes that needed to be made. There being none, he called for a motion. Mrs. Moses moved that the minutes be approved as submitted, Ms. James-Singley seconded, and the motion passed unanimously (4-0).

**PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:**

**BZA-2026-01 Request for a variance from the rear setback for an addition to 1908 South Damon Drive in the NC-15 zoning district; identified as Florence County Tax Map Number 01504-01-002.**

Chairman Chewning introduced the request and asked staff for their report. Mrs. Falcone gave the staff report as submitted to the Board of Zoning Appeals.

There being no questions for staff, Chairman Chewning opened the public hearing.

Mr. Michael Padgett, the engineer, explained the project. He pointed out that the house is facing Damon Drive and so it is on the short side of the lot, and the setback requirements have changed since the house was built.

There being no questions and no one else to speak for or against the request, Chairman Chewning closed the public hearing and asked for a motion. Ms. James-Singley moved that the request be approved as submitted, subject to the following findings of fact:

1. That a variance from the terms of the *Unified Development Ordinance* will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions will, in an individual case, result in an unnecessary hardship. *The placement of the new back porch in this location will mainly impact the neighbor immediately to the east but have little visual impact on the character of the street, upon staff, the immediate neighbor behind the house in question, said they don't have a problem with the project.*
2. That the spirit of the Unified Development Ordinance will be observed, public safety and welfare secured, and substantial justice done. *The purpose of rear setbacks is to provide space around parcels and privacy between residential properties. There will still be an 18 foot rear setback from the back property line.*
3. That there are extraordinary and exceptional conditions pertaining to the particular piece of property. *The existing pool limits the location of the back porch in this particular case.*
4. That these conditions do not generally apply to other property in the vicinity. *This parcel is smaller than other parcels in the neighborhood, which limits the space available for additions. It does have a privacy fence around the back porch, which allows privacy for both the owner and the neighbor.*

5. That because of these conditions, the application of the Unified Development Ordinance to this particular property would effectively prohibit or unreasonably restrict the utilization of the property as follows. ***Adherence to the terms of the Ordinance would result in the inability of the owner to add the back porch to his property.***
6. That the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. ***Because the back porch is proposed to be behind the plane of the house and the fence, its impact on the street would be minimal.***

Mr. Edwards seconded, and the motion to approve the variance passed unanimously (4-0).

**BZA-2026-02 Request for a variance from the rear setback for an accessory building at 1326 Hillside Avenue in the NC-15 zoning district; identified as Florence County Tax Map Number 90172-01-006.**

Chairman Chewning introduced the request and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Board of Zoning Appeals.

There being no questions for staff, Chairman Chewning opened the public hearing.

Mr. Louie Hopkins, the builder, spoke on behalf of the request. He said he also lives in the neighborhood and is the chairman of the architectural review board of the homeowners' association. He said the neighbors are fine with the building; the property owners are limited by the topography and location of the pool and house. The development was built in the 1980s when the setbacks were much different.

Chairman Chewning clarified that there is nothing from the HOA in writing; Mr. Hopkins verified that they did not have an objection to the request.

There being no more questions and no one else to speak for or against the request, Chairman Chewning closed the public hearing and asked for a motion. Mrs. Moses moved that the request be approved as submitted, subject to the following findings of fact:

1. That a variance from the terms of the *Unified Development Ordinance* will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions will, in an individual case, result in an unnecessary hardship. ***The topography and configuration of the parcel lend themselves to placement of the pool house in the side yard.***
2. That the spirit of the *Unified Development Ordinance* will be observed, public safety and welfare secured, and substantial justice done. ***The intent of the Ordinance is to preserve the character of the neighborhood by limiting the visibility of accessory structures from the public right of way.***
3. That there are extraordinary and exceptional conditions pertaining to the particular piece of property. ***The topography of the lot limits the location of the house as well as of the pool. This limitation does not apply to any of the other lots in the vicinity.***
4. That these conditions do not generally apply to other property in the vicinity. ***The size, configuration, and topography of the lot are unique to this particular parcel.***
5. That because of these conditions, the application of the *Unified Development Ordinance* to this particular property would effectively prohibit or unreasonably restrict the utilization of the property as follows. ***The lack of a back yard restricts the options for locating the pool house.***

6. That the authorization of a variance (will/will not) be of substantial detriment to adjacent property or to the public good, and the character of the district (will/will not) be harmed by the granting of the variance. ***The pool house is proposed to be at the top of a hill and behind a solid masonry fence, making it inconspicuous from the public right of way. The only people who will be directly affected are the back door neighbors, and this will be adjacent to their backyard.***

Ms. James-Singley seconded, and the motion to approve the variance passed unanimously (4-0).

**BZA-2026-03 Request for a variance from the size and height restriction for accessory buildings for 1070 Rock Creek Drive in the NC-10 zoning district; identified as Florence County Tax Map Number 18013-01-017.**

Chairman Chewning introduced the request and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Board of Zoning Appeals.

Ms. James-Singley asked if it would affect the flood plain; Mrs. Zlotnicki said it was outside the flood plain. She asked if the flood plain lines changed, would that affect the building where it was proposed. Mr. Dudley said that maps do get updated every ten years and this one was recently updated and didn't change. If it changes in the future, the owners might need to get flood insurance. It is compliant with the flood plain regulations as proposed.

Mrs. Moses asked if runoff would affect anything. Mr. Dudley said the intent of the deep lots was to pull construction forward to leave the flood plain intact. They will have to ensure there's no runoff during construction.

There being no other questions for staff, Chairman Chewning opened the public hearing.

Mr. Scott Little, the property owner, spoke on behalf of the request. He said he wants to keep his camper and boat inside the building; the neighbors don't have any issue with it. He did have the lot surveyed to show the location of the flood plain. There's also a sewer line through the back of the lot.

Mrs. Moses asked why it was so tall; he said because the camper is just over 11 feet tall, he had to go with the tallest door because of the slope of the yard.

Mr. Edwards asked if he was planning to add cement to the lot. Mr. Little said he will add a pad for it. He will move the wooden building to make it easier to get in and out, he's also planning to add a privacy fence.

There being no more questions and no one else to speak for or against the request, Chairman Chewning closed the public hearing and asked for a motion. Mr. Edwards moved that the request be approved as submitted, subject to the following findings of fact:

1. That a variance from the terms of the *Unified Development Ordinance* will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions will, in an individual case, result in an unnecessary hardship. ***Without the variance, the applicant is limited to an accessory building less than half of the size that he has proposed.***
2. That the spirit of the *Unified Development Ordinance* will be observed, public safety and welfare secured, and substantial justice done. ***The purpose of the size limit for accessory buildings is to prevent the construction of structures that are nearly the size of the house and that dominate the rear yards in residential areas. The lot is three quarters of an acre in area and very deep, so this building is not as out of scale as it would be on a smaller parcel.***

3. That there are extraordinary and exceptional conditions pertaining to the particular piece of property. *This lot is narrow but deep, suitable to integrating the larger building into the built environment. There is no development behind this parcel, and there is no possibility of it in the future due to the location of the floodplain.*
4. That these conditions do not generally apply to other property in the vicinity. *Because of the flood plain behind this parcel and the others along this side of Rock Creek Drive, the lots are deep but of varying sizes. The lots on the opposite side of the street are more typical of NC-10 zoning as well as being much more uniform in size.*
5. That because of these conditions, the application of the *Unified Development Ordinance* to this particular property would effectively prohibit or unreasonably restrict the utilization of the property as follows. *The applicant is still permitted to have an accessory building in his back yard. However, he is limited in the size he may have.*
6. That the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. *Granting the variance results in a larger than normal accessory structure behind the house, which would be minimally visible from the street. It will be visible from the rear yards of the immediately adjacent properties, one of which contains an oversized garage.*

Mrs. Moses seconded, and the motion to approve the variance passed unanimously (4-0).

**BZA-2026-04 Request for a variance from the side setback for an accessory building at 917 Wisteria Drive in the NC-15 zoning district; identified as Florence County Tax Map Number 90066-02-001.**

Chairman Chewning introduced the request and asked staff for their report. Mrs. Falcone gave the staff report as submitted to the Board of Zoning Appeals. She said that she didn't hear from any of the neighbors.

Ms. James-Singley asked for clarification of what was being replaced.

There being no other questions for staff, Chairman Chewning opened the public hearing.

There being no more questions and no one to speak for or against the request, Chairman Chewning closed the public hearing and asked for a motion. Ms. James-Singley moved that the request be approved as submitted, subject to the following findings of fact:

1. That a variance from the terms of the *Unified Development Ordinance* will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions will, in an individual case, result in an unnecessary hardship. *The placement of the new storage building in this location will mainly impact the neighbor immediately to the east but have little visual impact on the character of the street. And the neighbor immediately to the East did not say anything against the ordinance.*
2. That the spirit of the *Unified Development Ordinance* will be observed, public safety and welfare secured, and substantial justice done. *The restrictions on accessory buildings are in place to prevent overcrowding of residential properties to the detriment of neighboring lots.*
3. That there are extraordinary and exceptional conditions pertaining to the particular piece of property. *The shape of this parcel as well as the existing concrete slab, limit the location of the storage building in this particular case.*

4. That these conditions do not generally apply to other property in the vicinity. ***This particular parcel is shaped irregularly compared to most of the lots in the neighborhood, which restricts the area available in the rear yard.***
5. That because of these conditions, the application of the *Unified Development Ordinance* to this particular property would effectively prohibit or unreasonably restrict the utilization of the property as follows. ***Adherence to the terms of the Ordinance would result in the inability of the owner to add the storage building to her property on the existent concrete slab.***
6. That the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. ***The storage building will replace an existing carport already on the property, additionally, the storage building is proposed to be behind the plane of the house, its impact on the street would be minimal to non-existent. The main person affected is the owner of 1104 Wentworth Dr, with no objections.***

Mr. Edwards seconded, and the motion to approve the variance passed unanimously (4-0).

**BZA-2026-05 Request for a variance from the side setback for accessory uses for 803 East National Cemetery Road in the OSR zoning district; identified as Florence County Tax Map Number 90119-04-001.**

Chairman Chewning introduced the request and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Board of Zoning Appeals.

Mrs. Moses asked whether the lot affected most was in the City; Mrs. Zlotnicki said it was in the County. Ms. James-Singley asked if there was a house on it; Mrs. Zlotnicki said it was completely undeveloped.

There being no other questions for staff, Chairman Chewning opened the public hearing.

Mr. Taqi Muhammad spoke on behalf of the request. He said that the existing administrative building is going to be demolished, improving the existing conditions.

There being no more questions and no one else to speak for or against the request, Chairman Chewning closed the public hearing and asked for a motion. Mr. Edwards moved that the request be approved as submitted, subject to the following findings of fact:

1. That a variance from the terms of the *Unified Development Ordinance* will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions will, in an individual case, result in an unnecessary hardship. ***Without the variance, the applicant is severely limited as to where accessory structures can be located within the national cemetery.***
2. That the spirit of the *Unified Development Ordinance* will be observed, public safety and welfare secured, and substantial justice done. ***The maintenance yard in general and the material storage bins specifically will be 130 feet from the public right of way and located behind ornamental fencing. A chain link fence will separate the material storage bins from the rear of the adjacent undeveloped parcel.***
3. That there are extraordinary and exceptional conditions pertaining to the particular piece of property. ***While this is a nearly 13 acre parcel, the need to locate the administrative building and maintenance yard near the front of the cemetery limits the options for placement of maintenance equipment from a practical standpoint. The presence of wetlands further restricts the availability of suitable locations.***
4. That these conditions do not generally apply to other property in the vicinity. ***The use as a cemetery is unique to this parcel.***

5. That because of these conditions, the application of the *Unified Development Ordinance* to this particular property would effectively prohibit or unreasonably restrict the utilization of the property as follows. ***The applicant is still permitted to have an accessory building at the cemetery. However, locating the maintenance yard in a less accessible site would interfere with efficient operations.***
6. That the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. ***Granting the variance results in conveniently located structures which would be minimally visible from the street. The only parcel to be directly affected is undeveloped, and the owner has not come forward.***

Ms. James-Singley seconded, and the motion to approve the variance passed unanimously (4-0).

**BZA-2026-06 Request for a variance from the minimum lot width requirement for new lots at 608 South McQueen Street in the NC-6.2 zoning district; identified as Florence County Tax Map Number 90075-10-014.**

Chairman Chewning introduced the request and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Board of Zoning Appeals. Chairman Chewning asked if there was a homeowners' association with Timrod Park; she said no, just an active neighborhood association.

There being no other questions for staff, Chairman Chewning opened the public hearing.

Mr. Fields Norwood spoke on behalf of the request. He said they want to bring in some new families and improve the street aesthetic. Mr. Edwards confirmed that the proposal was for two single family houses. Mrs. Moses asked if they would be rentals; he said he didn't want to rent them.

Mr. Louie Hopkins also spoke about how the applicant wants to build unique houses that suit that location.

Mr. Michael Jack spoke next; he thanked Mr. Norwood for his efforts. He wanted to confirm that the houses won't be on a slab; Mr. Hopkins confirmed they would be on raised slabs.

Ms. Monica LaMastus spoke next; she said she lives in the neighborhood and that house has been an eyesore for years. She looked at other narrow lots and said she hopes that the style of the new houses will be in keeping with the character of the neighborhood.

Chairman Chewning asked about designs; Mrs. Zlotnicki said that they were approved by the Design Review Board, and they will have to comply with the Design Standards.

There being no more questions and no one else to speak for or against the request, Chairman Chewning closed the public hearing and asked for a motion. Chairman Chewning moved that the request be approved as submitted, subject to the following findings of fact:

1. That a variance from the terms of the *Unified Development Ordinance* will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions will, in an individual case, result in an unnecessary hardship. ***The applicant desires to carve out two new lots of record from a double lot. Leaving the lot as it is does not prevent the use of it for one single family residence or a duplex, but the provision of a second lot allows for needed infill development that will better fit with the existing single-family character of the neighborhood.***

2. That the spirit of the *Unified Development Ordinance* will be observed, public safety and welfare secured, and substantial justice done. ***The intent of the lot size minimum requirement for any particular zoning district is to ensure uniformity of lot sizes throughout a neighborhood to prevent overcrowding. Granting of the variance will not result in development that is denser than that of the immediate vicinity because the houses have been there for more than fifty years. The existing double lot is out of character for the neighborhood.***
3. That there are extraordinary and exceptional conditions pertaining to the particular piece of property. ***This lot has enough area to meet the minimum area requirement for the district to be subdivided. It is one of only a few large parcels in the area.***
4. That these conditions do not generally apply to other property in the vicinity. ***The vast majority of lots of record in the area are less than 60 feet wide.***
5. That because of these conditions, the application of the *Unified Development Ordinance* to this particular property would effectively prohibit or unreasonably restrict the utilization of the property as follows. ***Application of the lot width requirement to the request would result in the inability of the landowner to subdivide his parcel to provide a second lot of record to accommodate a second single family house. He can construct a duplex on the lot as it is, which would be detrimental to the single family character of the neighborhood.***
6. That the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. ***The overarching character of the neighborhood is that of narrow deep lots with narrow single family houses. The large house on the double lot was an anomaly in the historic district.***

Mr. Edwards seconded, and the motion to approve the variance passed unanimously (4-0).

**ADJOURNMENT:** Ms. James-Singley moved to adjourn the meeting and the motion to adjourn passed unanimously (4-0). Chairman Chewning adjourned the meeting at 7:13 p.m. The next regular meeting is scheduled for February 26, 2026.

Respectfully submitted,

Alane Zlotnicki, AICP  
Senior Planner

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT**  
**STAFF REPORT TO THE**  
**CITY OF FLORENCE BOARD OF ZONING APPEALS**  
**MARCH 26, 2026**

**AGENDA ITEM:** BZA-2026-07

**VARIANCE REQUEST:** Request for a variance from the minimum lot width required for new parcels.

**LOCATION:** Hondros Circle and Jefferies Lane

**TAX MAP NUMBERS:** 90092-01-008 & -009, and 90079-01-005 & -057

**OWNERS OF RECORD:** Andrew Gabriel, Irene Hondros, and Rena Chizmar

**APPLICANT:** William Doulaveris, Doulaveris Builders LLC

**ZONING DISTRICT:** Neighborhood Conservation-15 (NC-15)

**Land Use and Zoning**

This request concerns four distinct lots of record located along Hondros Circle and Jefferies Lane. All four lots are zoned Neighborhood Commercial -15 (NC-15). The NC-15 zoning district requires that any new parcel have a minimum area of 15,000 square feet and a minimum lot width of 100 feet. The two lots on Hondros Circle are larger than the minimum required, and the two lots on Jefferies Lane are undersized and oversized.

**Proposal and Variance Request**

The applicant is proposing to resubdivide the two parcels on Hondros Circle into three separate lots of record to enable him to construct single family houses. He wants to resubdivide the two disparate lots on Jefferies Lane into two equal sized lots for the same purpose. The existing and proposed lot dimensions are shown on the tables below. Attachments D and E outline the proposed subdivision of the properties.

**Current Lot Dimensions**

Tax Map Number	Owner	Area (square feet)	Lot Width (feet)
90092-01-008	Andrew Gabriel	24,011	145
90092-01-009	Irene Hondros	21,340	139
90079-01-005	Rena Chizmar	9,065	57
90079-01-057	Rena Chizmar	18,332	120

**Proposed Lot Dimensions**

Tax Map Number / Lot Number (per plat)	Lot Area (square feet)	Lot Area Variance (% decrease)	Lot Width (feet)	Lot Width Variance (% decrease)
90092-01-008 / 17	14,308	4.6	84	16
90092-01-009 / 17A	13,934	7.1	89	11
90092-01-009 / 18	13,485	10	84	16
90079-01-005	13,698	8.6	88.5	11.5
90079-01-057	13,698	8.6	88.5	11.5

Most of the lots in this neighborhood exceed the 15,000 square feet minimum required area, but lot widths are generally under 100 feet. If approved for subdivision, the builder must meet the setback requirements for the district for any new construction, which are 25 feet from the front property line, 10 feet from the sides, and 30 feet from the rear.

The variances are from Table 1-2.2.1B, Neighborhood Conservation Subdistricts as shown below:

**Table 1-2.2.1B “Neighborhood Conservation Subdistricts”** specifies the minimum lot area for new lots in subdistrict NC-15:

Table 1-2.2.1B <sup>1</sup> Neighborhood Conservation Subdistricts				
Subdistrict	Character Type	Predominant Building Type	Minimum Lot Area <sup>2</sup> (for New Lots)	Minimum Lot Width <sup>3</sup> (for New Lots)
NC-15	Suburban	Single-Family Detached	15,000 sf.	100 ft.
NC-10			10,000 sf.	80 ft.
NC-6.1	Auto-Urban		6,000 sf.	60 ft.
NC-6.2		Single-Family Detached and Two-Family Attached	6,000 sf.	60 ft.
NC-6.3		Mixed Detached and Attached	6,000 sf.	50 ft.
NC-4			4,400 sf.	40 ft.

The following information was submitted by the applicant:

- a. There are extraordinary and exceptional conditions pertaining to the particular property as follows: ***These five lots are either larger than or smaller than the standard NC-15 parcel.***
- b. These conditions do not generally apply to other property in the vicinity as shown by: ***There is a large variety of parcel sizes in this neighborhood.***
- c. Because of these conditions, the application of the ordinance to the particular property would effectively prohibit or unreasonably restrict the utilization of the property as follows: ***Strict adherence to the lot size and width requirements results in two oversized lots to the north and two undersized lots to the south.***

d. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons: ***Reconfiguring these five lots results in more uniform lot sizes that are more in character with the rest of the block as well as being more suitable for building.***

### **Issues to be Considered**

Applications for a variance shall be evaluated by the Board of Zoning Appeals on the basis of the following conditions:

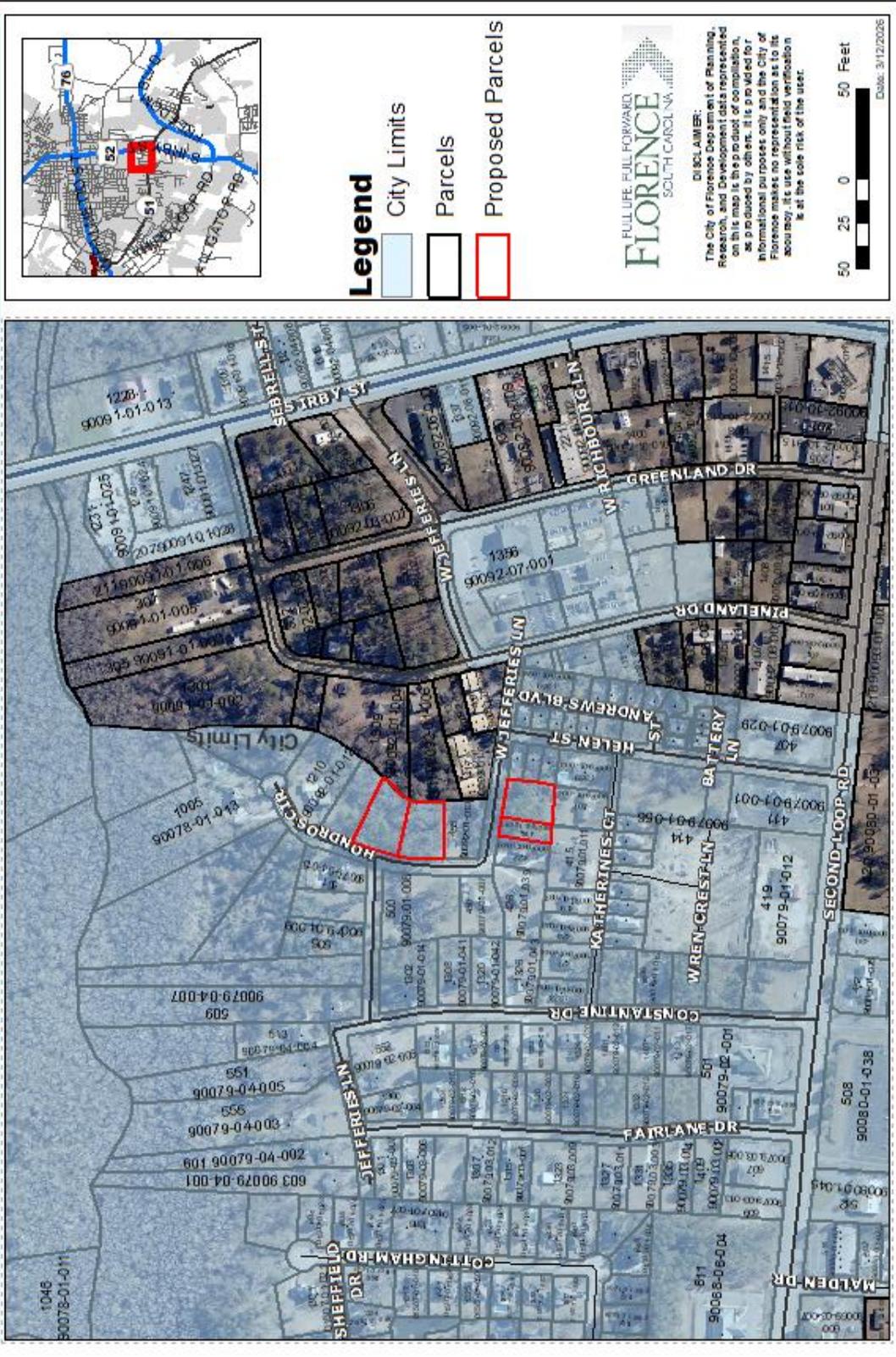
1. That a variance from the terms of the *Unified Development Ordinance* (will/will not) be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions (will/will not), in an individual case, result in an unnecessary hardship. ***Staff Comment: The applicant desires to carve out three new lots of record from two oversized lots. Leaving the lots as they are does not prevent the use of them for two single family residences, but the provision of a third lot allows for one more house to be built.***
2. That the spirit of the *Unified Development Ordinance* (will/will not) be observed, public safety and welfare secured, and substantial justice done. ***Staff Comment: The intent of the lot area and width minimum requirements for any particular zoning district is to ensure uniformity of lot sizes throughout a neighborhood to prevent overcrowding and preserve character. Granting this variance will not result in development that is denser than that of the neighborhood as a whole because there is a variety of lot widths in the immediate vicinity.***
3. That there (are/are not) extraordinary and exceptional conditions pertaining to the particular piece of property. ***Staff Comment: The lots on Hondros Circle are larger than the minimum required, and the lots on Jefferies Lane are a combination of undersized and oversized, making the averaging of them reasonable to remove the size disparity.***
4. That these conditions (do/do not) generally apply to other property in the vicinity. ***Staff Comment: The majority of lots of record in the area are less than 100 feet wide.***
5. That because of these conditions, the application of the *Unified Development Ordinance* to this particular property (would/would not) effectively prohibit or unreasonably restrict the utilization of the property as follows. ***Staff Comment: Application of the lot width requirement to the request would result in the inability of the landowner to subdivide the parcels on Hondros Circle to provide a third lot of record to accommodate a third single family house, and would persist in leaving a parcel that is too narrow to accommodate an appropriately sized house on Jefferies Lane.***
6. That the authorization of a variance (will/will not) be of substantial detriment to adjacent property or to the public good, and the character of the district (will/will not) be harmed by the granting of the variance. ***Staff Comment: The overarching character of the neighborhood is that of a variety of lot sizes with single family houses.***

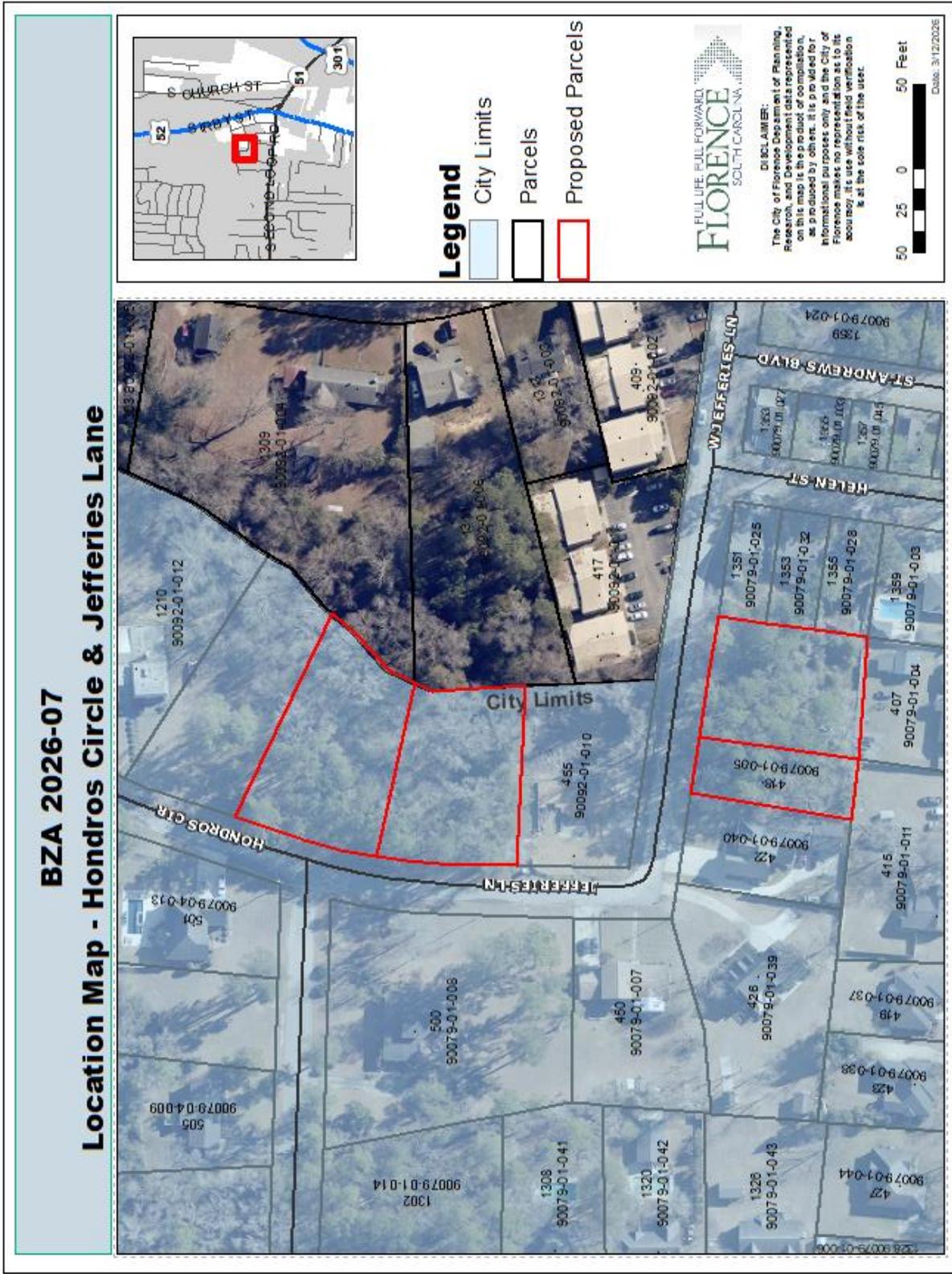
### **Attachments**

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Proposed Subdivision of Parcels
- E. Proposed Plat – Hondros Circle

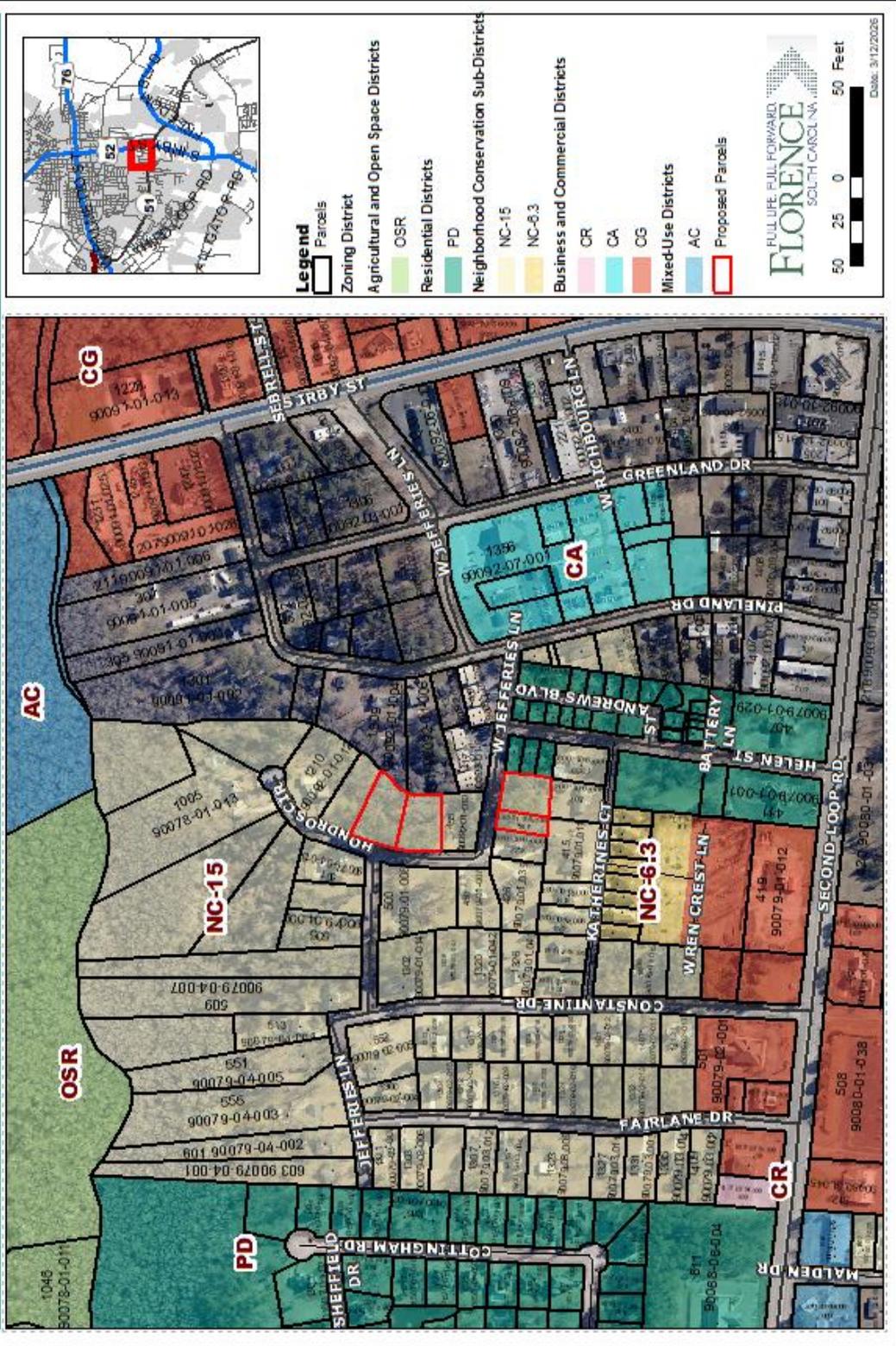
**BZA 2026-07**

**Vicinity Map - Hondros Circle & Jefferies Lane**

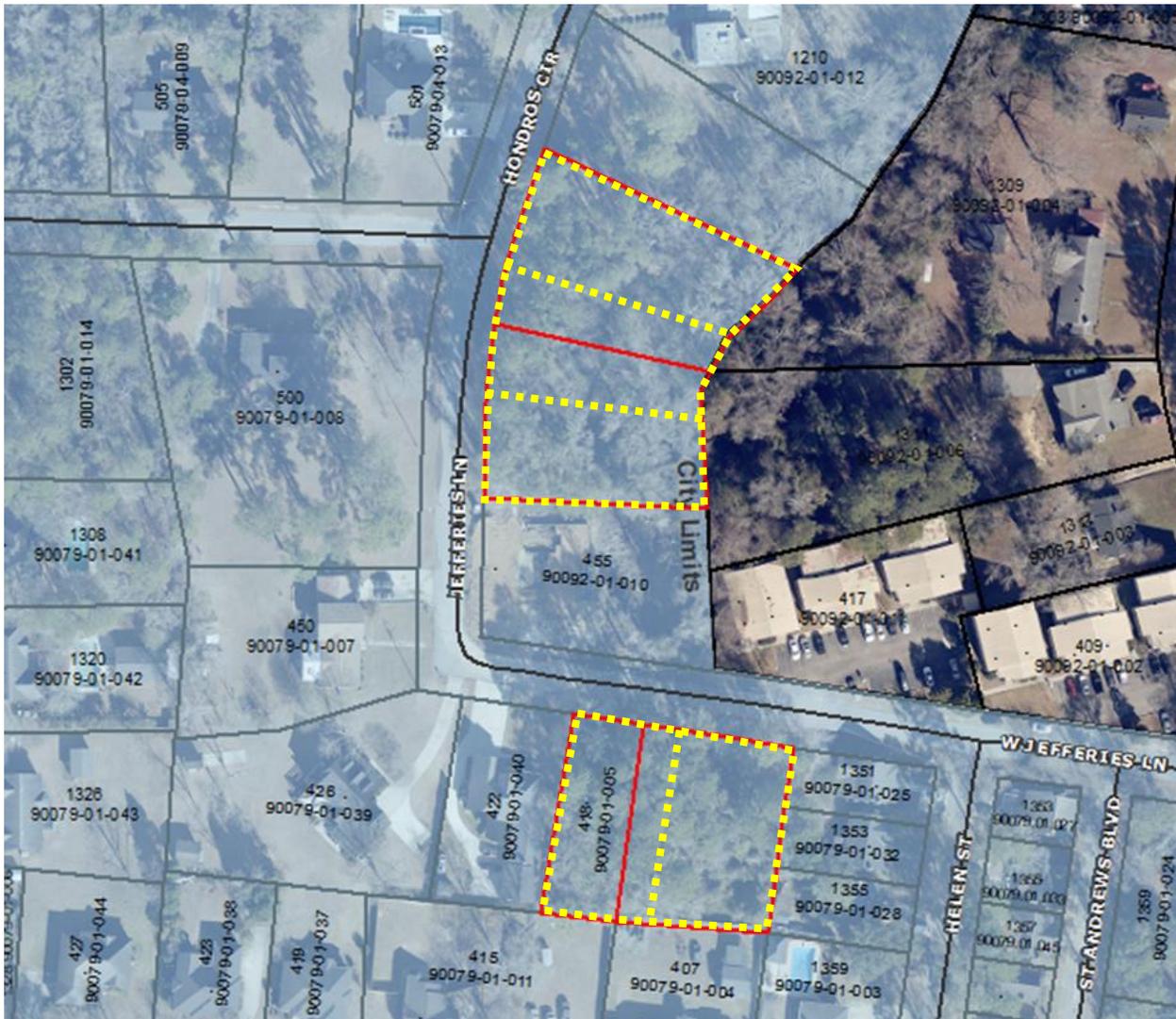




**BZA 2026-07**  
**Zoning Map - Hondros Circle & Jefferies Lane**



Attachment D: Proposed Subdivision – approximate location of proposed parcel lines for illustration against existing parcel lines

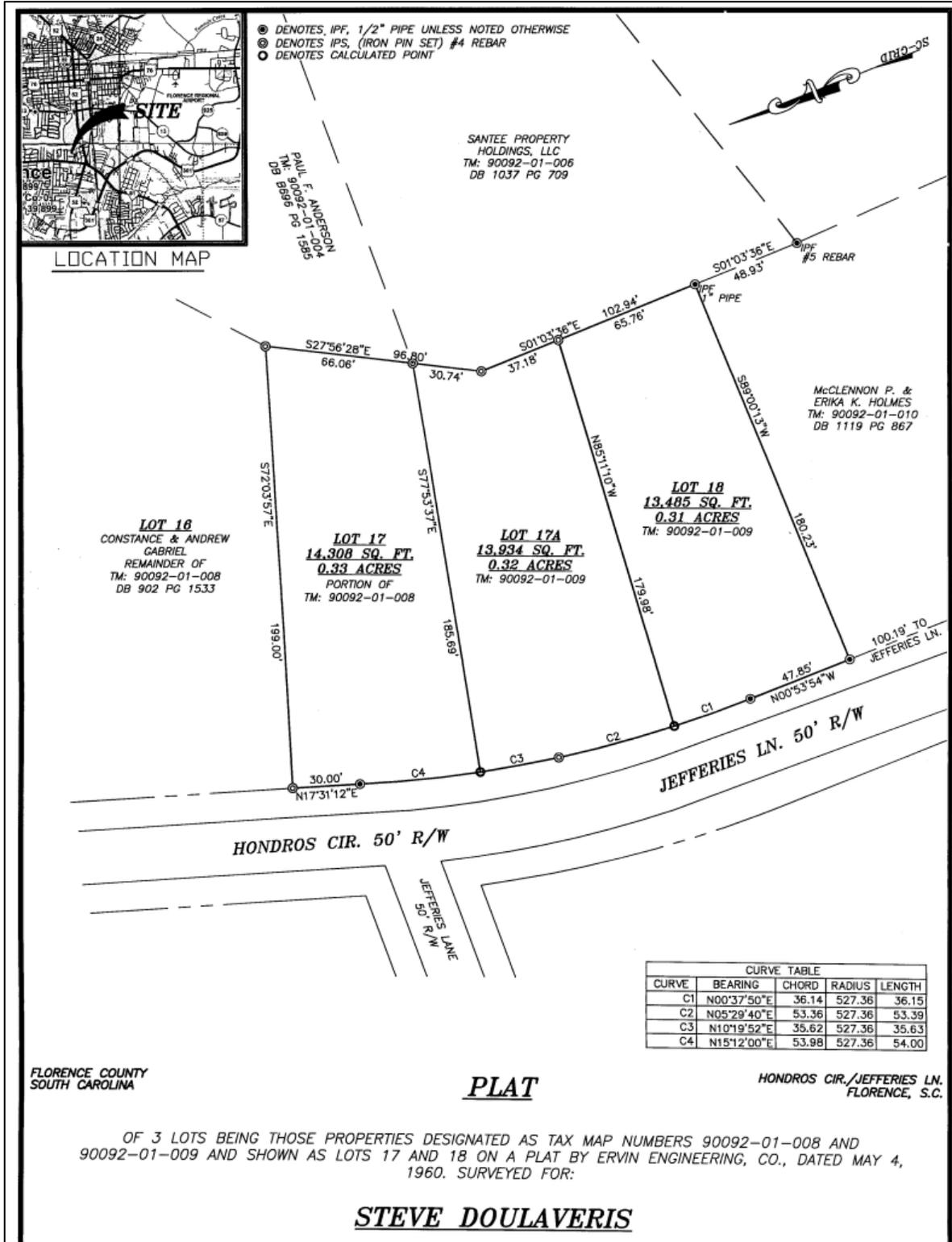


Existing Parcel Lines



Proposed Parcel Lines

Attachment E: Proposed Plat



**Board of Zoning Appeals Motion Worksheet**

Case Number: BZA-2026-07 Nature of Request: Lot Width and Area Variances

I move that we grant / deny the request for a variance based upon the following findings of fact:

1. That a variance from the terms of the *Unified Development Ordinance* will not / will be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions will, in this individual case, result in an unnecessary hardship, in that:
  
2. That the spirit of the *Unified Development Ordinance* will / will not be observed, public safety and welfare secured, and substantial justice done because:
  
3. That there are extraordinary and exceptional conditions pertaining to the particular piece of property, namely:
  
4. That these conditions do not generally apply to other property in the vicinity, in that:
  
5. That because of these conditions, the application of the *Unified Development Ordinance* to this particular property would effectively prohibit or unreasonably restrict the utilization of the property by:
  
6. That the authorization of a variance will not / will be of substantial detriment to adjacent property or to the public good, and the character of the district will not / will be harmed by the granting of the variance, because:

Guidelines applicable to the granting of a variance:

1. Profitability: the fact that a property may be used more profitably if the variance is granted may not be used as the basis for granting the variance.
2. Conditions: the BZA can put conditions on the granting of the variance.
3. Use Variance: the BZA cannot grant a variance that would allow a use not permitted in the zoning district.
4. Hardship: the hardship cannot be based on conditions created by the owner/applicant.

Notes: