



# **CITY OF FLORENCE BOARD OF ZONING APPEALS**

## **CITY CENTER – COUNCIL CHAMBERS**

**324 WEST EVANS STREET, FLORENCE, SC**

**THURSDAY, DECEMBER 18, 2025 – 6:00 P.M.**

## **REGULAR MEETING AGENDA**

## I. Call to Order

## II. Approval of Minutes Regular meeting held on November 20, 2025

### **III. Approval of 2026 BZA Meeting Calendar**

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

BZA-2025-19 Request for a variance from the setback requirements for accessory buildings for 1774 Bellevue Drive in the NC-10 zoning district; identified as Florence County Tax Map Number 90041-02-007.

## V. Adjournment

The next meeting is scheduled for January 22, 2026.

**MINUTES OF THE REGULAR MEETING OF THE  
CITY OF FLORENCE BOARD OF ZONING APPPEALS  
NOVEMBER 20, 2025**

**MEMBERS PRESENT:** Larry Chewning, William Edwards, Deborah Moses, and Nathaniel Poston

**MEMBERS ABSENT:** Miriam James-Singley and Jermaine Nowline

**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 October 23, 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, Mr. Edwards seconded, and the motion passed unanimously (4-0).

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

**BZA-2025-18**      **Request for a variance from the size restriction for accessory buildings for 2609 Avent Street in the NC-15 zoning district; identified as Florence County Tax Map Number 01802-01-019.**

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. Mr. Poston asked if anyone had reached out to the City regarding the request; she said she hadn't received a single call or email about it.

There being no other questions for staff, Chairman Chewning opened the public hearing. He swore in Mr. Ricky Reynolds, the applicant, who explained that he is inheriting 60 years' worth of his father's carpentry tools and needs somewhere to put them. Mr. Poston asked if the neighbors had asked about the signs in the yard; Mr. Reynolds said only out of curiosity and that the ones he spoke to didn't have any issues with the idea. Mr. Poston asked about utilities in the yard; Mr. Reynolds said that there was nothing that would be affected by the building.

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, and Chairman Chewning added 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, but because of the size of the house and lot, a larger building is not detrimental.***
3. That there are extraordinary and exceptional conditions pertaining to the particular piece of property: ***While all of the lots in the immediate area are the same size and shape, their larger size makes them more suitable to***

*larger buildings. The other lots in the neighborhood behind these ones are a lot smaller. The larger lot provides the ability to have a larger size building.*

4. That these conditions do not generally apply to other property in the vicinity: *The lots are not uniform in the neighborhood. They're all different sizes.*
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. He would be prevented from using the size building that he really wants to use.*
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 adjacent properties, but this building will essentially be hidden behind the garage, and the applicant does have support from the surrounding neighbors.*

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

**ADJOURNMENT:** Mr. Poston moved to adjourn the meeting; Chairman Chewning adjourned the meeting at 6:18 p.m. The next regular meeting is scheduled for December 18, 2025.

Respectfully submitted,  
Alane Zlotnicki, AICP

**Board of Zoning Appeals Meeting Schedule – 2026**

**Fourth Thursday of Each Month at 6:00 p.m.**

January 22

February 26

March 26

April 23

May 28

June 25

July 23

August 27

September 24

October 22

November 19 (third Thursday because of Thanksgiving)

December 17 (third Thursday because of Christmas)

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT**  
**STAFF REPORT TO THE**  
**CITY OF FLORENCE BOARD OF ZONING APPEALS**  
**DECEMBER 18, 2025**

<b>AGENDA ITEM:</b>	BZA-2025-19
<b>VARIANCE REQUEST:</b>	Request for a variance from the minimum side setbacks required for a detached garage on a residential parcel.
<b>LOCATION:</b>	1774 Bellevue Drive
<b>TAX MAP NUMBER:</b>	90041-02-007
<b>OWNER OF RECORD:</b>	Krystal Fuentes
<b>APPLICANT:</b>	Krystal Fuentes
<b>ZONING DISTRICT:</b>	Neighborhood Conservation-10 (NC-10)

**Land Use and Zoning**

The 0.30-acre lot located at 1774 Bellevue Dr is zoned NC-10, which permits single family detached uses only. Accessory structures, including detached garages, must have the same side setbacks as the house, which in the NC-10 district is 8 feet, and if taller than 10 feet, must be 10 feet from the rear property line.

**Proposal and Variance Request**

The applicant is proposing to build a 400 square foot (16 feet wide by 25 feet deep with 8' lean to) detached garage on the south side of the lot.

The applicant is requesting a variance from the following section of the *Unified Development Ordinance*:

**Table 3-8.1.1** “Permitted Encroachments”: interior side setback. Because of the location of the driveway already in place, they need to construct the garage 4 feet from the side property line, necessitating a variance of 4 feet or 50% from the side setback. They have enough room to comply with the rear setback.

**Table 3-8.1.1**  
**Permitted Encroachments**

Structure or Projection	Permitted Encroachments <sup>1</sup>	
	Into Required Yard	From Lot Line
<b>Interior Side Setback or Street Side Setback</b>		
Accessory building (except detached garages)	N/A	Shall comply with the principal building setback for the district.
Air conditioning unit	3' without screening; 5' if screened by a garden wall or hedge that is 1' taller than the unit	3'
Driveways	N/A	Generally: 2'; Shared Driveways: 0'
Decks	N/A	3', subject to Section 3-8.1.3; 1' if the adjacent parcel is permanent open space
<b>Rear Setback</b>		
Accessory building (except detached garages)	N/A	5' for buildings that are less than 10 ft. in height; 10' for all other accessory buildings
Paved off-street parking spaces	N/A	3', except individual driveways that are accessed from an alley
Rear-load detached garage	N/A	0', or as required by Director for safe alley passage
Side-load detached garage	N/A	5'
One-story bay window	3'	N/A
Air conditioning unit	3' without screening; 5' if screened by a garden wall or hedge that is 1' taller than the unit	N/A
Decks, less than 4' above grade	N/A	3', subject to Section 3-8.1.3
Decks and balconies, 4 feet or more above grade	12'	5', subject to Section 3-8.1.3
Animal pens and shelters; dog runs <sup>3</sup>	N/A	5'.
<b>TABLE NOTES:</b>		
<sup>1</sup> Structures or projections shall not encroach into easements or onto abutting property that is not owned by the applicant. See Subsection C. of this Section.		
<sup>2</sup> Encroachment may be allowed subject to Subsection D., of this Section.		
<sup>3</sup> The keeping of animals is regulated by the Code of Ordinances.		

The following information was submitted by the applicant:

- a. There are extraordinary and exceptional conditions pertaining to the particular property as follows: **there is an existing driveway located about 4' from the property line that the applicant would like to line up the garage to.**
- b. These conditions do not generally apply to other property in the vicinity as shown by: **every driveway is a bit different.**
- 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: **without the setback variance, the garage wouldn't line up with the driveway, making it unusable for driving a car into.**
- 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: **it's reasonable to line up a garage with a driveway. Also, the short side of the building will be facing the street, not the long side so it won't look oversized.**

### **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 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.

*Staff Comment: The construction of a detached garage in this location will directly impact the neighbor to the south but will not make much of a visual impact since the short side of the building is the one that will be facing the street, and the garage will be located in the back yard.*

2. That the spirit of the Unified Development Ordinance will be observed, public safety and welfare secured, and substantial justice done.

*Staff Comment: The restrictions on accessory buildings are in place to prevent overcrowding of residential properties to the detriment of neighboring lots. This parcel has sufficient space to add a garage without crowding.*

3. That there are extraordinary and exceptional conditions pertaining to the particular piece of property.

*Staff Comment: The existence of a driveway in the side yard impacts the location of the detached garage; the applicant wishes to align the building with the existing driveway.*

4. That these conditions do not generally apply to other property in the vicinity.

*Staff Comment: The lots in this neighborhood are generally the same size, as are the houses. The side driveway extending all the way to the backyard is present in a few of the other properties in the neighborhood as well.*

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.

*Staff Comment: Adherence to the terms of the Ordinance would result in the inability of the owner to add the detached garage to her property the way she intends to.*

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.

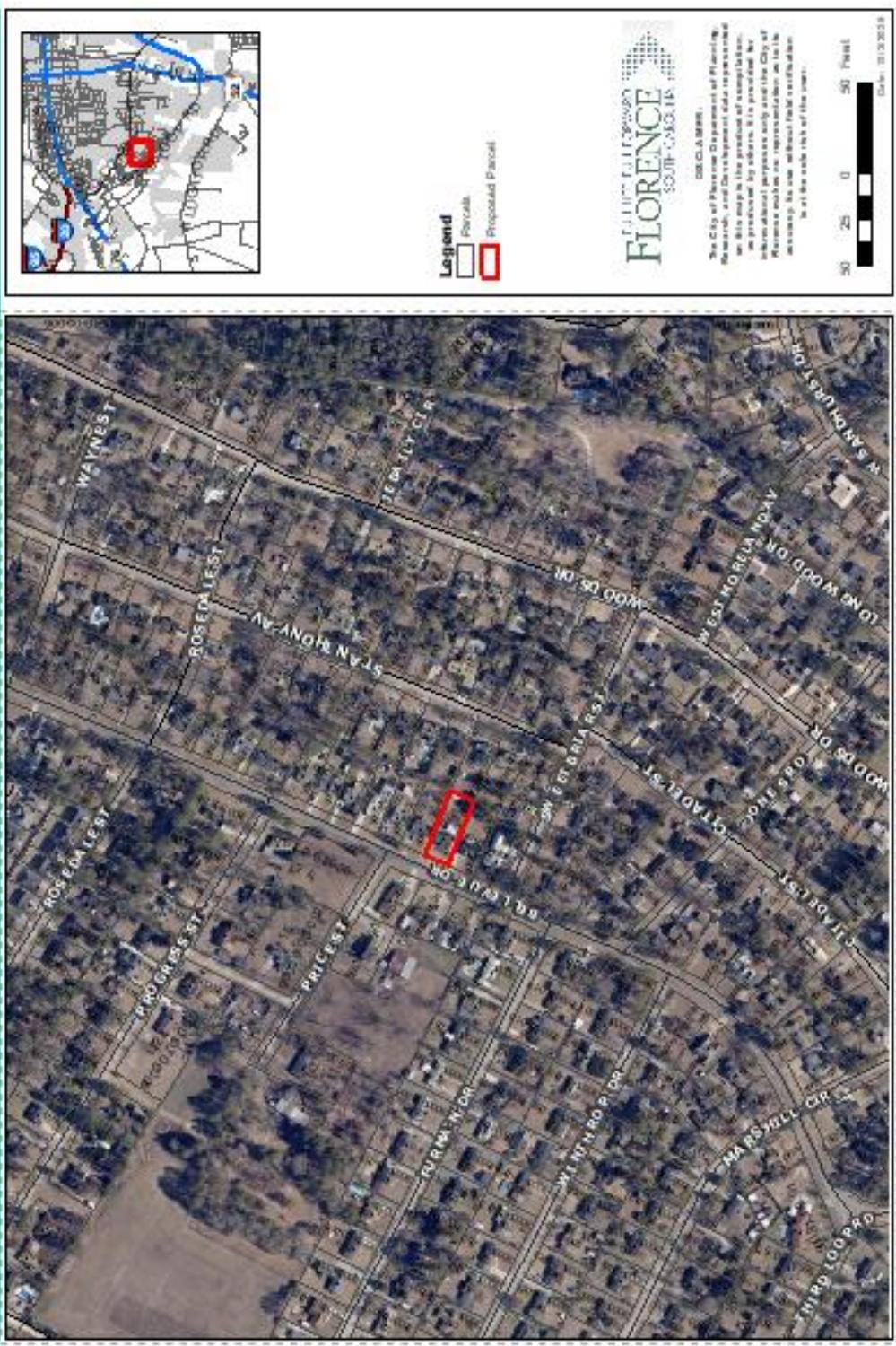
*Staff Comment: Because the garage is proposed to be behind the plane of the house, its impact on the street would be minimal. The main person affected is the owner of the house at 1778 Bellevue Drive.*

### **Attachments**

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Site Plan
- E. Proposed Building Elevations
- F. Site Photos

#### Attachment A: Vicinity Map

BZA 2025-19 Attachment A  
Vicinity Map - 1774 Bellevue Dr



Attachment B: Location Map

**BZA 2025-19 Attachment B**  
**Location Map - 1774 Bellevue Dr**



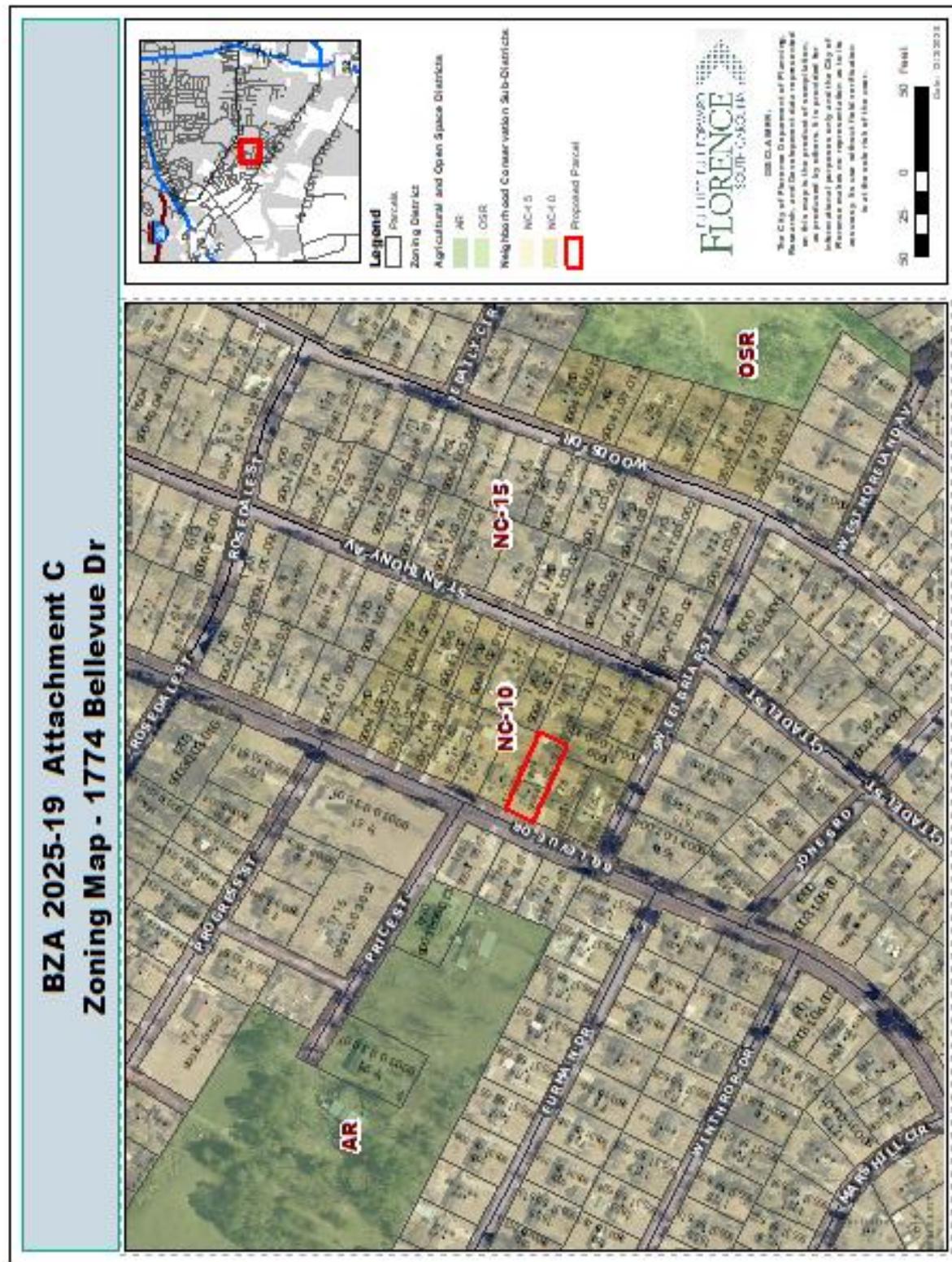
Legend  
Fiscal  
Proposed Parcel

FLORENCE  
SOUTH CAROLINA

100 CLUB MEMBER  
The City of Florence Department of Planning,  
Zoning, and Development Services is a member  
of the 100 Club. This is a professional  
organization of planning and zoning  
departments and their respective  
staffs from across the country. The  
members of the 100 Club are dedicated  
to the public welfare of their country.

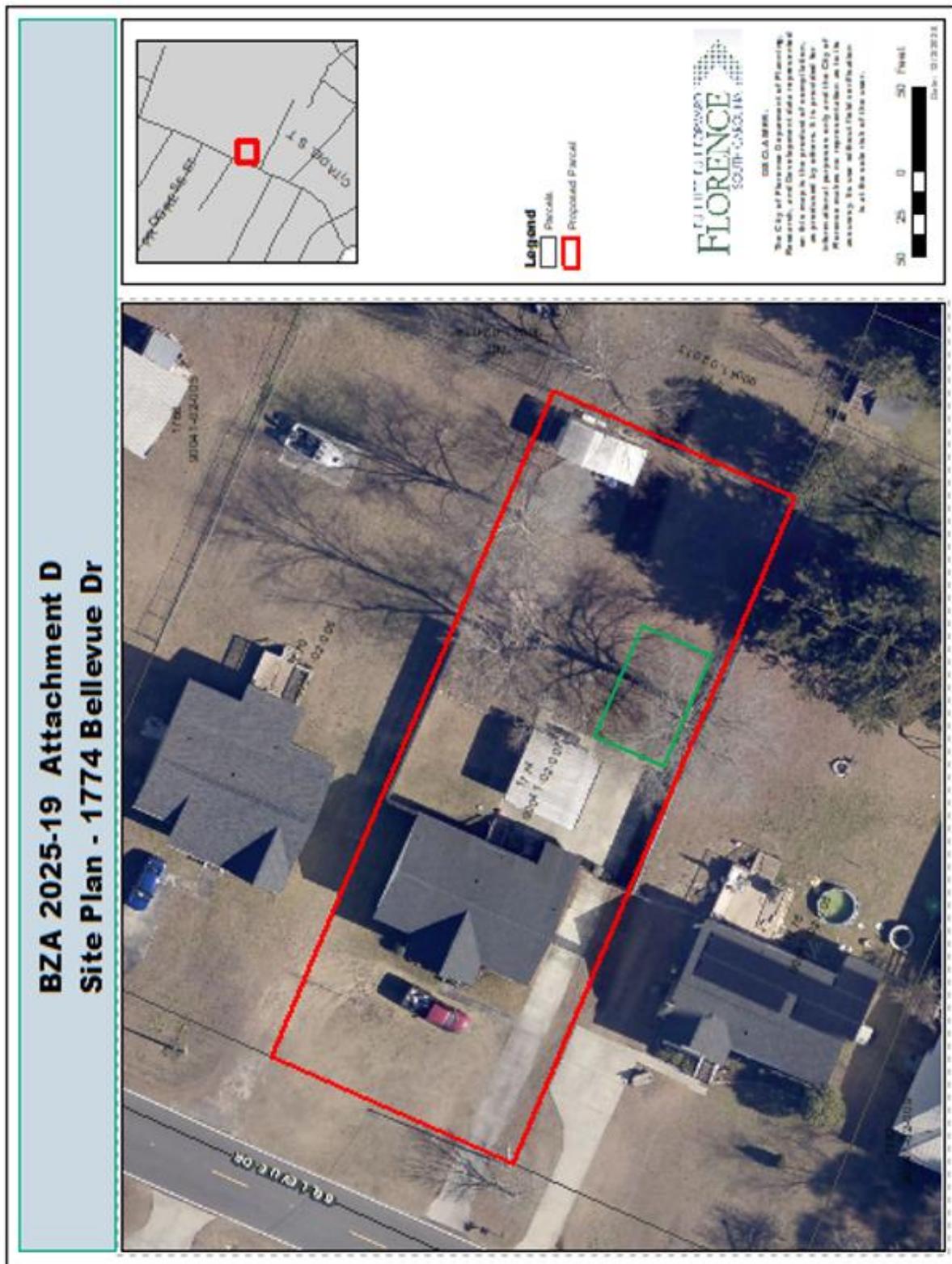
50 25 0 50 Feet  
Date: 01/25/2018

#### Attachment C: Zoning Map

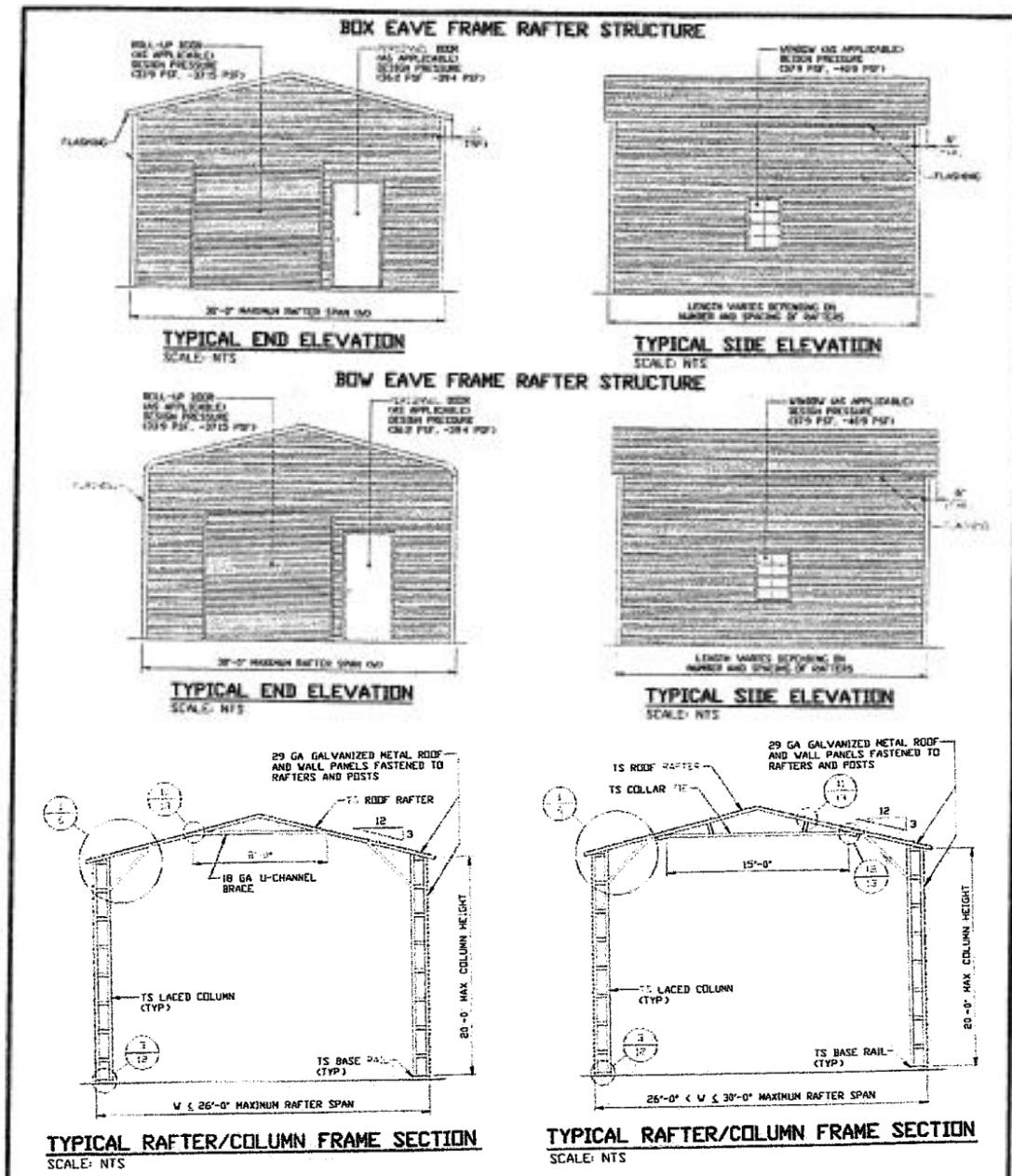


## Attachment D: Site Plan

BZA 2025-19 Attachment D  
Site Plan - 1774 Bellevue Dr



## Attachment E: Proposed Building Elevations



MOORE AND ASSOCIATES ENGINEERING AND CONSULTING, INC.		PRINTED BY LT	STEEL BUILDINGS AND STRUCTURES, INC. P.O. BOX 1287, MOUNT AIRY, NC 27040 30'x70'x16'6" ENCLOSED STRUCTURE		
		CHECKED BY PSH			
		PROJECT NO.: VSH	DATE: 2-24-28	SCALE: NTS	JOB NO: 1000055 1000055/1000055/1000055
		CLIENT: SRS	SHR. 4	ENG. NO: SK-3	REV: B

## Attachment F: Site Photos

The garage is proposed for the end of the driveway on the right of the house.



