



# BOARD OF ZONING APPEALS VARIANCE APPLICATION

IF YOU REQUIRE ASSISTANCE WITH THIS APPLICATION, PLEASE CONTACT THE PLANNING OFFICE AT 803-285-6005. THE COMPLETED APPLICATION, THE APPLICATION FEE OF \$275.00 SF RESIDENTIAL/ \$375.00 COMMERCIAL AND ALL ADDITIONAL SUPPORTING DOCUMENTS ARE REQUIRED TO BE SUBMITTED.

THE FOLLOWING INFORMATION MUST BE PROVIDED FOR THE REQUEST:

**PROPERTY INFORMATION:**

TAX MAP NUMBER: 0088G-08-008-00  
STREET ADDRESS: 2066 MOUNTAIN LAUREL ROAD  
CITY/ STATE/ ZIP CODE: LANCASTER, SC 29720  
LOT DIMENSIONS/ LOT AREA: Acreage .651 PLAT BOOK/PAGE: BOOK 13/PAGE 85

**CURRENT ZONING**

CLASSIFICATION: \_\_\_\_\_

**PROPERTY OWNER OF RECORD:**

NAME: PAUL DAVID WALLACE, JR.  
ADDRESS: 2066 MOUNTAIN LAUREL ROAD  
CITY/STATE/ZIP CODE: LANCASTER, SC 29720 TELEPHONE 803-287-7849  
EMAIL ADDRESS: mormoney@comporium.net

SIGNATURE OF OWNER/ DATE: *Paul D Wallace Jr*

**I HAVE APPOINTED THE INDIVIDUAL OR FIRM LISTED BELOW AS MY REPRESENTATIVE IN CONJUNCTION WITH THIS MATTER RELATED TO THE BOARD OF ZONING APPEALS.**

**AGENT OF OWNER:**

NAME: N/A  
ADDRESS: \_\_\_\_\_  
CITY/STATE/ZIP CODE: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_  
EMAIL ADDRESS: \_\_\_\_\_  
SIGNATURE OF AGENT/ DATE: \_\_\_\_\_  
SIGNATURE OF OWNER/ DATE: \_\_\_\_\_

# VARIANCE APPLICATION

DATE FILED: \_\_\_\_\_ APPLICATION NO. \_\_\_\_\_

1. APPLICANT HEREBY APPEALS TO THE BOARD OF ZONING APPEALS FOR A VARIANCE FROM THE STRICT APPLICATION TO THE PROPERTY DESCRIBED IN THE NOTICE OF APPEAL (FORM 1) OF THE FOLLOWING PROVISIONS TO THE UNIFIED DEVELOPMENT ORDINANCE:

Applicant would like to change the 20ft setback to 10ft setback in accordance with Section 2.4.

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SO THAT A ZONING PERMIT MAY BE ISSUED TO ALLOW USE OF THE PROPERTY IN A MANNER SHOWN ON THE ATTACHED PLOT PLAN, DESCRIBED AS FOLLOWS:

Applicant would like to place a storage building on the property.

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FOR WHICH A ZONING OFFICIAL HAS DENIED A PERMIT ON THE GROUNDS THAT THE PROPOSAL WOULD BE IN VIOLATION OF THE CITED SECTION (S) OF THE UNIFIED DEVELOPMENT ORDINANCE.

N/A

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2. THE APPLICATION OF THE ORDINANCE WILL RESULT IN UNNECESSARY HARDSHIP, AND THE STANDARDS FOR A VARIANCE SET BY STATE LAW AND THE ORDINANCE ARE MET BY THE FOLLOWING FACTS:

- i. THAT THERE ARE PRACTICAL DIFFICULTIES OR UNNECESSARY HARDSHIPS IN THE WAY OF CARRYING OUT THE STRICT LETTER OF THIS ORDINANCE;

If the building were placed on a 20ft setback, the building would then cover a septic drain field.

However, if the building were placed at a 10ft setback it would not cover the drain field.

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- ii. THAT IF THE APPLICANT COMPLIES WITH THE PROVISIONS OF THE ORDINANCE, THE PROPERTY OWNER SEEKING THE VARIANCE CAN SECURE NO REASONABLE RETURN FROM, OR MAKE NO REASONABLE USE OF HIS PROPERTY;

The applicant would not be able to place the building if kept at 20ft setback because it would be on a septic drain field.

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- iii. THAT SPECIAL CONDITIONS AND CIRCUMSTANCES EXIST WHICH ARE PECULIAR TO THE LAND, STRUCTURE OR BUILDING INVOLVED AND WHICH ARE NOT APPLICABLE TO OTHER LANDS, STRUCTURES OR BUILDINGS LOCATED IN THE SAME LAND DEVELOPMENT DISTRICT;

The drain lines prevent applicant from building at 20ft setback due to DHEC's approval of the drain fields before applicant bought the property in 1989.

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- iv. THAT THE VARIANCE WILL NOT MATERIALLY DIMINISH OR IMPAIR ESTABLISHED PROPERTY VALUES WITHIN THE SURROUNDING AREA;

Adding a storage building will increase the value of the property.

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- v. THAT THE SPECIAL CONDITIONS AND CIRCUMSTANCES REFERENCED IN III, ABOVE, RESULT FROM THE APPLICATION OF THIS ORDINANCE AND NOT FROM THE ACTIONS OF THE APPLICANT;

The septic drain fields were there before applicant bought the property in 1989.

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- vi. THAT THE VARIANCE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ORDINANCE AND PRESERVES ITS SPIRIT;

The structure will still comply with all other requirements except for being on a 10ft setback.

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- vii. THAT THE VARIANCE IS THE MINIMUM NECESSARY TO AFFORD RELIEF; AND

There is no other place to put the building. Duke Energy and Comporium have re-routed our overhead lines and burried the lines to the other side of the property on January 3, 2024 in preparation for this building.

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- viii. THAT THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE HAVE BEEN ASSURED AND SUBSTANTIAL JUSTICE HAS BEEN DONE

The building would not be facing public property and the property line adjoins another private landowner. Attached is a letter from the neighbor stating they do not have an issue with the building being placed at a 10ft setback.

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3. THE FOLLOWING DOCUMENTS ARE SUBMITTED IN SUPPORT OF THIS APPLICATION: (A PLOT PLAN MUST BE SUBMITTED)  
A plot plan; letter from neighbors; letter with drawing from plumber showing drain fields; email from Duke Energy; copy of GIS picture

Date: January 8, 2024

Applicant Signature: 

To the BZA Members:

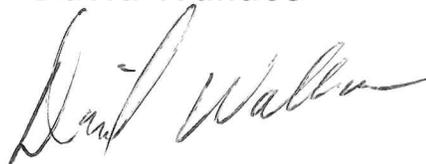
We are in the process of applying for a permit to build a storage building on our property located at 2066 Mountain Laurel Road, Lancaster, SC. We have already started the process by having Duke Energy come out, move, and bury our power lines to our house, which would have been directly over the corner of the building.

We also had a plumber come out and look to see where our drain fields are located. He located one near where we want to place the building. If we built the building at the 20ft setback, it would be on the drain field. If we built the building at a 10ft setback, the drain field will be missed. We have attached a copy of the hand drawing from the plumber.

Our neighbors whose property line adjoins the line where the 10ft setback will be have signed a letter stating they have no issues with building the building at a 10ft setback. A copy of that letter is attached.

Thank you for your consideration.

David Wallace

A handwritten signature in cursive script that reads "David Wallace". The signature is written in black ink and is positioned below the printed name.

RE: 2066 Mountain Laurel Road  
Lancaster, SC 29720

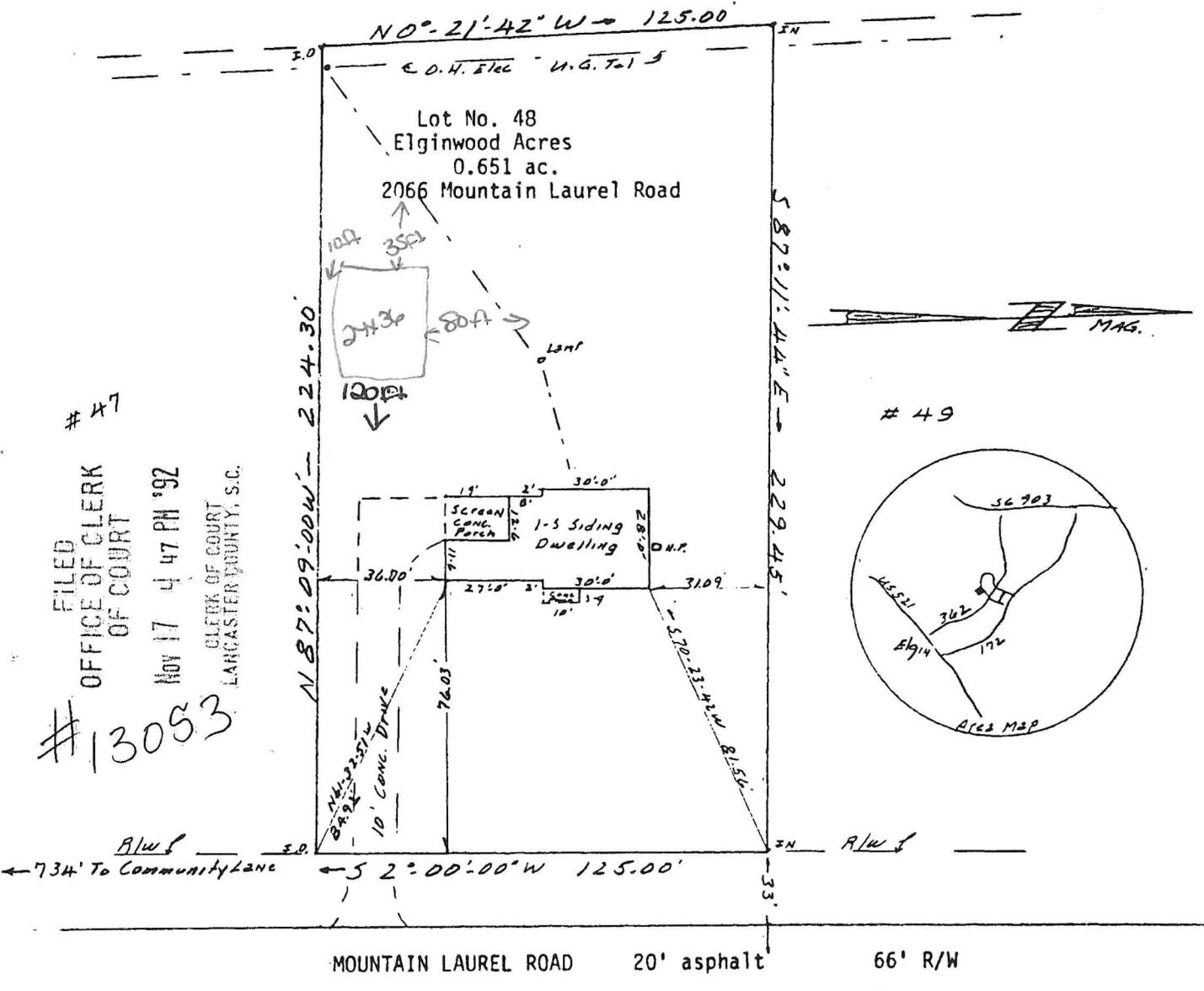
To Whom It May Concern:

Our neighbors, Paul David Wallace, Jr. and Rachel Wallace, who own the above referenced property, are trying to get a permit to build a storage building on their property. We do not have an issue with the placement of their building being 10 feet from the property line instead of 20 feet.

Dated this the 6<sup>th</sup> of January, 2024.

  
\_\_\_\_\_  
Jeff Petroski  
2076 Mountain Laurel Road  
Lancaster, SC 29720

  
\_\_\_\_\_  
Carolyn Petroski



# 47  
 FILED  
 OFFICE OF CLERK  
 OF COURT  
 Nov 17 4 47 PM '92  
 CLERK OF COURT  
 LANCASTER COUNTY, S.C.  
 #13053

STATE OF SOUTH CAROLINA  
 COUNTY OF LANCASTER  
 PLAT SHOWING PROPERTY OF  
PAUL DAVID WALLACE, Jr.

Located about 4 miles southeast of Lancaster, in Elginwood Acres. Being a correction of Lot No. 48 shown on sub-division plat recorded in Plat Book 13 at Page 85. I certify there are no visible encroachments or projections other than shown, and this lot does not lie within a designated Flood Hazard Area.

Scale: 1" = 40'

28 October 1992

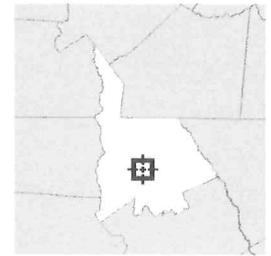
To the best of my knowledge, the survey shown hereon was made in accordance with the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets the requirements for a Class B survey as specified herein.

*Jack Smith*  
 Jack Smith, RLS 3782  
 100 Forest Drive  
 Lancaster, S.C.

# Experiencing Lancaster County, SC through GIS Technology



Overview



Legend

- Parcels
- Roads
- Zoning Districts
- AR
- CITY
- GB
- HDR
- HI
- HSPRGS
- IMX
- INS
- KER
- LDR
- LI
- M
- MDR
- MH
- MX
- NB
- OSP
- PB
- PDD
- RB
- RMX
- RN
- RR
- RUB
- UR

Parcel ID	Class Code	Taxing District	Land Size	FRONT FEET	Owner	Physical Address	Assessed Value	Last 2 Sales	Date	Price	Reason	Qual
0088G-0B-008.00	Qualified Residential	LANCASTER	125.0		WALLACE PAUL DAID JR	2066 MOUNTAIN LAUREL RD		8/23/2023	\$5		SPOUSE TO SPOUSE	Q
					WALLACE RACHEL B	2066 MOUNTAIN LAUREL RD		1/27/1989	\$46700		TRUE SALE	Q

(Note: Not to be used on legal documents)

# Raymond G. Gainer & Sons Construction Co.

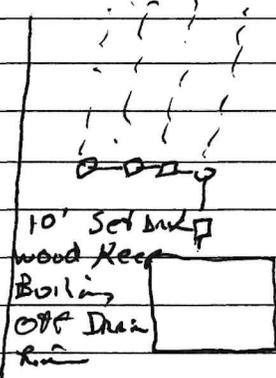


"35 Years in the business  
and still going strong"



4611 J.B. Denton Rd. • Lancaster, SC 29720

803-283-7804 • 803-289-9775

Customer's Order No. _____		Date <u>12-9-2023</u>
Name <u>DAVIN + RACHEL WALLACE</u>		
Address <u>2066 MOUNTAIN LANE R.</u>		
Phone: _____		
DESCRIPTION	PRICE	AMOUNT
IF Building is put AT 20' setback would be covering Septic line		
		
Prep work in Boiling Off Drain line		
<u>Raymond G. Gainer</u> # 29-367-29011		
All claims and returned goods MUST be accompanied by this bill.	TAX	
Received by: _____	TOTAL	

Thank You!

Good afternoon my man! The total cost for us to do everything would be \$2,265.74 after tax. The cost for us to do the conversion (including digging) and leave the pole would be \$1962.25 after tax. If we removed the pole and you dug the trench it would cost you \$2188.35. Lastly, to do the conversion and you dig the trench and we left the pole would be \$1947. Digging the trench doesn't save you much money. The most cost effective thing here is to either let us do it all or let us do all the digging and converting and leave the pole. Feel free to contact me with any questions or concerns.

Thanks, De.

De Stover  
Engineering Technologist II  
217 Craig Manor Rd  
Lancaster SC, 29720  
Mobile: 803-289-9186



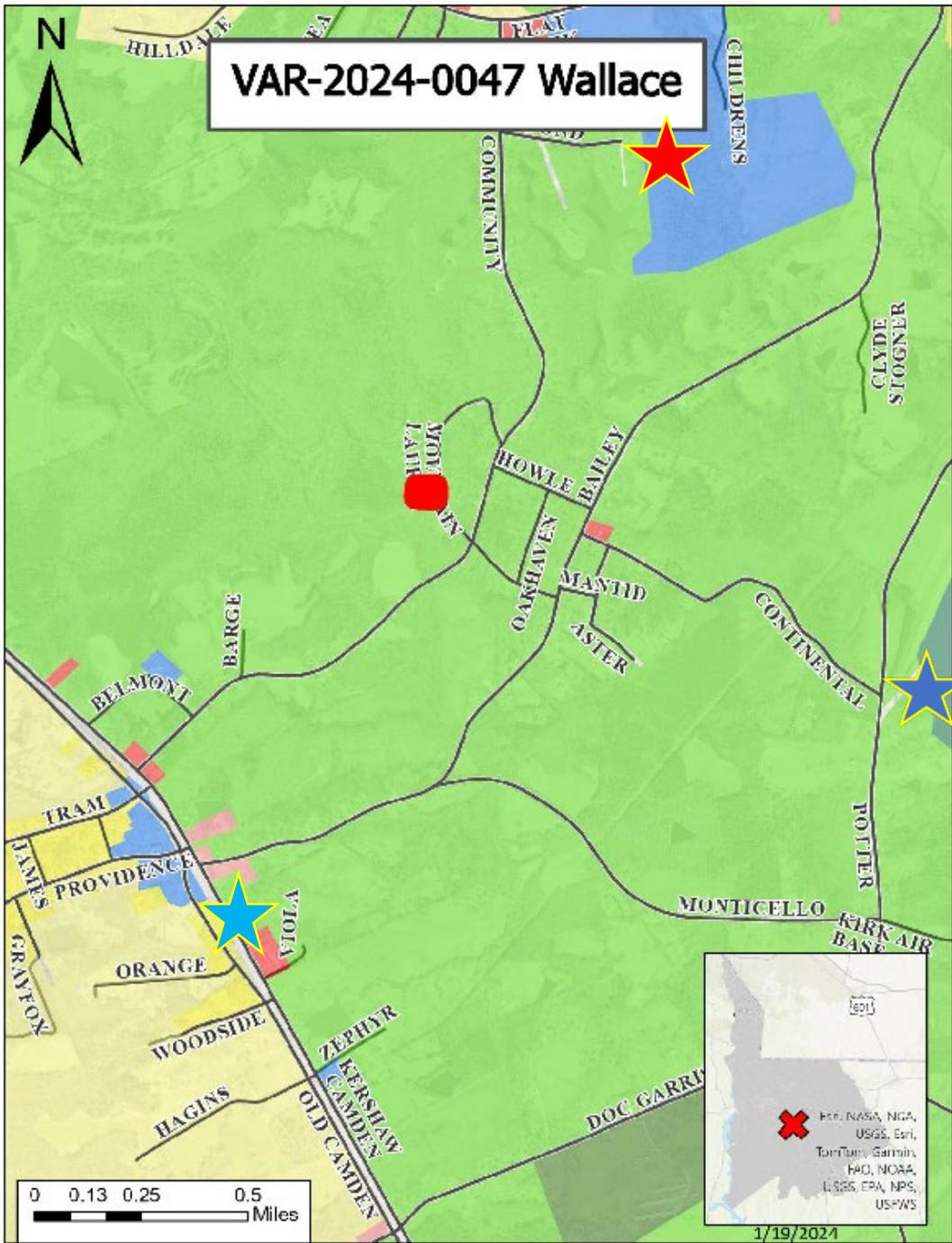
Builders, Contractors, and Developers: Click here to access Duke Energy service requirements.

**Builder & Developer Portal**

**Builder Line: 1-800-454-3853**

**Customer Service Line: 1-800-777-9898**

Williams Elec.  
CK 2417  
1-2-2024  
2275-00



**Proposal:**

Variance Request Sec 2.4 District Development Standards: Setbacks (2066 Mountain Laurel Road)



Subject Property



Kirk Air Base

Lancaster Children's Home

Elgin Farm & Feed

# Raymond G. Gainer & Sons Construction Co.



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4611 J.B. Denton Rd. ♦ Lancaster, SC 29720

803-283-7804 • 803-289-9775

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Address <u>2066 MOUNTAIN LAUREL RD.</u>		
Phone: _____		
DESCRIPTION	PRICE	AMOUNT
IF Building is put AT 20' setback would be covering Septic line		
10' Setback wood keep Boiling off Drain line		
<i>Raymond G. Gainer</i> # 29-367-29011		
All claims and returned goods MUST be accompanied by this bill.		TAX
Received by: _____		TOTAL

Thank You!