



**Agenda
Board of Zoning Appeals
May 21, 2026
6:00 PM
Council Chamber, Clemson City Hall**

Call to Order

Election of Officers

Adoption of Minutes

- a. December 18, 2025

Public Hearing

- a. 2026-V-02: Applicant Daniel Boyd is requesting a variance from Table 19-304 A.1.a.5 Rear Setback at 306 Edgewood Ave.
- b. 2026-V-01: Applicant David Moore, Wj Bev StandCo 30, LLC, is requesting a variance from Section 19-404 Table 19-404-1 for operating business hours starting at 614 Old Greenville Hwy.

Staff Reports

Other Business

Adjourn

BOARD OF ZONING APPEALS
June 23, 2025 – 6:00 P.M.
CITY COUNCIL CHAMBERS

Members Present: Abbas Fiuzat, Robert Healy, Anne Moroski and Seth Sanders

Members Absent: Valerie Boatwright, Keith Rockow and Karen Ware

Staff Present: Jacob Peabody, Zoning Administrator, and Rebekah Wilbanks, Recording Secretary

1. Call to Order: Acting Chairman Robert Healy called the meeting to order at 6:00 p.m.

2. Action Items:

- a. **2025-V-01:** Applicant Olin Mefford, of 104 Mitchell Ave, is requesting a variance from Section 19-305 A.3.b.2.f – requesting an 8ft side setback where 10ft is required. (1:05)

Staff Report: Jacob Peabody informed the board the applicant is requesting a two-foot variance related to the side setback in order to expand the existing carport in both directions. This would result in a side set back of 8-feet where 10-feet is required in the ordinance. (1:30)

Applicant Report: Mr. Olin Mefford, 104 Mitchell Ave, informed the board the project aims to expand the existing carport to include a 2-car garage and workshop space. (2:17)

Discussion Followed. (3:04)

Anne Moroski made the motion to approve as presented, Seth sanders seconded the motion. Variance was approved by unanimous vote. (5:00)

3. Adoption of Minutes: Abbas Fiuzat moved the Minutes of the meeting be adopted as presented. Seth Sanders seconded the motion. Minutes were adopted by unanimous vote. (5:31)

4. Staff Reports: None.

5. Other Items: None.

6. Adjourn – 6:06 p.m.



**BOARD OF ZONING APPEALS
NOTICE OF APPEALS FOR A VARIANCE**

Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and **filing fee of \$250**. Variance applications require a current survey of the property, and a designation of agent if owner is not the applicant. **Both sides of this application must be completed; incomplete applications will not be accepted.**

2026
File no.: V-0-2 PIN: 4044-1563-4347 Date submitted: 04/19/2026 Board of Zoning Appeals meeting date: 5/21/2026 / /

OWNER(S) INFORMATION

Last name: Boyd	First: Daniel	Middle:	Interest <input type="checkbox"/> Sole owner <input checked="" type="checkbox"/> Co-owner
Mailing address: 306 Edgewood	City: Clemson	State: SC	ZIP Code: 29631
Daytime phone no.: [REDACTED]	Fax no.: ()	E-mail: [REDACTED]	

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name: Bickel	First: Brice	Middle:	
Mailing address: 118 Knight Circle	City: Clemson	State: SC	ZIP Code: 29631
Daytime phone no.: [REDACTED]	Fax no.: ()	E-mail: [REDACTED]	

PROPERTY INFORMATION

Property address: 306 Edgewood Ave, Clemson, SC	Property dimensions:	Property area: acres	Zoning district:
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DESIGNATION OF AGENT

To be completed by Owner(s) only if Owner is not Applicant:

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request for a variance.

Daniel Boyd		4/19/2026
<i>Owner name</i>	<i>Owner signature</i>	<i>Date</i>
Heather Boyd		4/19/2026
<i>Owner name</i>	<i>Owner signature</i>	<i>Date</i>

To be completed by Applicant:

I certify that the information in this request is correct.

Brice D. Bickel		4/19/2026
<i>Applicant name</i>	<i>Applicant signature</i>	<i>Date</i>

REQUIRED INFORMATION

1. Request for Variance

Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application for the property described on this application from the following provisions of the Zoning Ordinance Section(s):

Table 19-304 A.1.a.5 Residential Side

So that the appropriate permit may be issued to allow the use of the property in a manner shown on the attached survey with supporting documents and described as follows:

Owners would like to replace an existing detached garage and construct a new three-car garage in essentially the same location. The existing structure sits approximately twelve (12) feet from the rear property line, while the zoning ordinance requires a forty (40) foot setback.

For which a permit has been denied by a zoning official on the grounds that the proposal would be in violation of the cited section(s) of the Zoning Ordinance.

2. Justification for Variance

The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by Set Law and the ordinance are met by the following facts:

a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows:

The 306 Edgewood property lines and placement of existing home only allow for a structure to be placed near or close to the rear property line. This would allow cars to pass along the driveway to the right of the home and have useable driving and parking space in front of the garage and behind the house to park and enter and exit this garage.

b. These conditions do not generally apply to other properties in the vicinity as follows:

Examples would be 210 and/or 208 Edgewood that allows for a structure to be set closer to the home and away from the rear of the property line. Due to placement of the Boyd's home on 306 Edgewood, that best location for the structure would be in the current location of the existing garage.

c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows:

The existing variance requirement would prohibit the Boyd's from replacing the existing structure with a similar size behind the house due to the 40 feet setback.

d. The authorization of the variance will not be of substantial detriment to adjacent properties or the public good, and the granting of the variance will not harm the character of the district as follows:

The existing garage is old and in poor condition. Replacing it with a new structure will improve the safety, appearance, and value of the property. The new garage will include three bays with living space above intended for use as an in-law suite. The design will complement the home and neighborhood, featuring board-and-batten siding, decorative sconces, and durable exterior materials that will not deteriorate like the existing structure. CONTINUED BELOW...

e. The effect of the variance would not allow the establishment or a use not otherwise permitted in the zoning district, would not extend physically a nonconforming use of the land and would not change the zoning district boundaries shown on the official zoning map.

If my understanding of the question is clear, that is correct. The only exception requested would be the variance and the use would be a garage with living space above for an in law suite.

D. CONTINUED - Currently, the only home that can see or is in sight of the structure has provided a letter of approval and support of this structure being replaced with a new structure. Looking at the property, this new structure will not have an impact on 128 and 130 folder street as they cannot view the structure due to distance and trees.

3. Documents provided

The following documents with a sealed survey are submitted to support this appeal:

Spoke with Rebecca Wilbanks - Per Rebecca attached maps will suffice

Use additional sheets if necessary.

**BOARD OF ZONING APPEALS
NOTICE OF APPEALS FOR A VARIANCE**

Please complete in ink and return to the Planning and Codes Administration Department with required attachments, information, and **filing fee of \$250**. Variance applications require a current survey of the property, and a designation of agent if owner is not the applicant. **Both sides of this application must be completed; incomplete applications will not be accepted.**

2026
File no.: VO-1 PIN: 4054 - 15 - 53 - 8917 Date submitted: 03 / 30 / 2026 Board of Zoning Appeals meeting date: 04 / 16 / 2026
4054 - 15 - 53 - 9909 4-22-2026 5/21/2026

OWNER(S) INFORMATION

Last name: Ralph Alexander Inc.	First:	Middle:	Interest <input checked="" type="checkbox"/> Sole owner <input type="checkbox"/> Co-owner
Mailing address: PO Box 325	City: Seneca	State: SC	ZIP Code: 29679-0325
Daytime phone no.: ()	Fax no.: ()	E-mail:	

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name: WJ Bev StandCo 30, LLC	First:	Middle:	
Mailing address: 100 Dunbar Street, Suite 303	City: Spartanburg	State: SC	ZIP Code: 29306
Daytime phone no.: 9567285-1023	Fax no.: ()	E-mail: m.villarreal@pledmontbevco.com	

PROPERTY INFORMATION

Property address: 614 Old Grenville Hwy	Property dimensions: +/- 196.8 x 174.5	Property area: 0.63 acres	Zoning district: CP-2
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DESIGNATION OF AGENT

To be completed by Owner(s) only if Owner is not Applicant:

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request for a variance.

Alexander Shadwick	<i>Alexander Shadwick</i>	4/6/2026
<i>Owner name</i>	<i>Owner signature</i>	<i>Date</i>
<i>Owner name</i>	<i>Owner signature</i>	<i>Date</i>

To be completed by Applicant:

I certify that the information in this request is correct.

David S Moore	David Moore	4/14/26
<i>Applicant name</i>	<i>Applicant signature</i>	<i>Date</i>

REQUIRED INFORMATION

1. Request for Variance

Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application for the property described on this application from the following provisions of the Zoning Ordinance Section(s):

Section 19-404, Table 19-404-1, Conditional Use Standards for Drive-In/Drive-Thru Services — Item 13(d): "Operation of drive-in/thru lanes, other than those accessing an ATM, shall be limited to the hours of 7:00 a.m. to 10:00 p.m. if the property abuts a residential use or district."

So that the appropriate permit may be issued to allow the use of the property in a manner shown on the attached survey with supporting documents and described as follows:

The variance is requested to allow the 7 Brew coffee shop drive-thru to open at 5:00 a.m.

For which a permit has been denied by a zoning official on the grounds that the proposal would be in violation of the cited section(s) of the Zoning Ordinance.

2. Justification for Variance

The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by Set Law and the ordinance are met by the following facts:

a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows:

The site fronts a major commuter corridor where customer demand for coffee service occurs before 7:00 a.m. The early-morning operational requirement is inherent to this specific drive-thru use. There is a recently closed restaurant on site.

b. These conditions do not generally apply to other properties in the vicinity as follows:

Although the parcel is zoned CP-2, its adjacency to R-20 residential zoning triggers the restricted hours standard, whereas many nearby commercial parcels are not subject to this limitation. This creates a condition unique to this property's zoning interface

c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows:

Maintaining a 7:00 a.m. opening would eliminate the business's principal operating period and materially limit the site's ability to function as a permitted drive-thru use. A 5:00 a.m. opening provides reasonable relief while still maintaining compatibility with surrounding development.

d. The authorization of the variance will not be of substantial detriment to adjacent properties or the public good, and the granting of the variance will not harm the character of the district as follows:

The requested 5:00 a.m. opening will not create substantial detriment to adjacent residential properties and remains compatible with required buffering and performance standards. The variance does not alter the site's established commercial character within the CP-2 district. Several nearby restaurants open before 7:00 a.m.

e. The effect of the variance would not allow the establishment of a use not otherwise permitted in the zoning district, would not extend physically a nonconforming use of the land and would not change the zoning district boundaries shown on the official zoning map.

The requested variance applies only to operating hours and does not authorize any use that is not already permitted within the CP-2 district.

3. Documents provided

The following documents with a sealed survey are submitted to support this appeal:

Site Plan depicting proposed use.

Use additional sheets if necessary.