



**Agenda**  
**Board of Zoning Appeals**  
**June 18, 2026**  
**6:00 PM**  
**Council Chamber, Clemson City Hall**

**Call to Order**

**Adoption of Minutes**

- a. May 21, 2026

**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.

**Staff Reports**

**Other Business**

**Adjourn**

**BOARD OF ZONING APPEALS**  
**May 21, 2026 – 6:00 P.M.**  
**CITY COUNCIL CHAMBERS**

**Members Present:** Abbas Fiuzat, Wade Hawkins, Anne Moroski, Seth Sanders, Shane Vaught and Karen Ware

**Members Absent:** Keith Rockow

**Staff Present:** Rebekah Wilbanks, Recording Secretary

**1. Call to Order:** Chairman Karen Ware called the meeting to order at 6:00 p.m.

**2. Election of Officers**

Seth Sanders nominated Karen Ware for Chairman. Abbas Fiuzat seconded the nomination. Mr. Howard was elected as Chairman unanimously by show of hands.

Seth Sanders nominated himself as Vice Chairman. Abbas Fiuzat seconded the nomination. Mr. Neptune was elected Vice Chairman unanimously by show of hands. (3:21)

**3. Adoption of Minutes:** Annie Moroski moved the Minutes of the meeting be adopted as presented. Abbas Fiuzat seconded the motion. Minutes were adopted by unanimous vote. (7:25)

**4. Action Items:**

- a. **2025-V-02:** Applicant Daniel Boyd is requesting a variance from Table 19-304 A.1.a.5 Side Setback at 306 Edgewood Ave.

Rebekah Wilbanks informed the board this application was not complete and could not be presented at this meeting. (8:10)

- b. **2025-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 Report: Rebekah Wilbanks informed the board the applicant is requesting a variance to allow operating business hours to begin at 5am where the ordinance limits due to the property abutting a residential neighborhood. (9:11)

Applicant Report: Mr. Miguel Villarreal informed the board the business model for 7Brew Coffee is drive-thru only with no indoor seating. Mr. Villarreal also clarified the request includes allowing for later hours on Fridays and Saturdays with a closing time of 11pm. Employees will arrive at 5am to prepare for the day, and the official operating hours will begin at 5:30am. (11:45)

Discussion Followed. (14:30)

Abbas Fuisat made the motion to approve the operating hours to start at 5am and to permit the drive-thru closing at 11pm on Fridays and Saturdays, Wade Hawkins seconded the motion. Variance was approved by unanimous vote. (22:54)

**5. Staff Reports:** None.

**6. Other Items:** None.

**7. Adjourn – 6:25 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.: VO-2      PIN: 4044 - 15 - 63 - 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.: ( 803 ) 312-2524	Fax no.: (    )	E-mail: heatherbboyd@gmail.com	

**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.: ( 864 ) 643- 7262	Fax no.: (    )	E-mail: brice@northsouthhomessc.com	

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

*To be completed by Applicant:*

I certify that the information in this request is correct.

Brice D. Bickel <i>Applicant name</i>	 <i>Applicant signature</i>	4/19/2026 <i>Date</i>
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## 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  feet from the rear property line, while the zoning ordinance requires a forty (40) foot setback. 4.09 feet and 4.64 feet

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

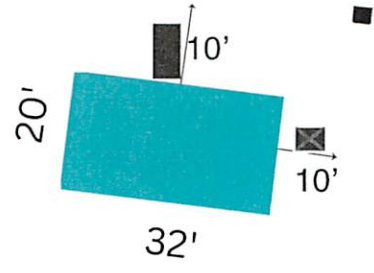
The following documents with a sealed survey are submitted to support this appeal:

Spoke with Rebecca Wilbanks - Per Rebecca attached maps will suffice

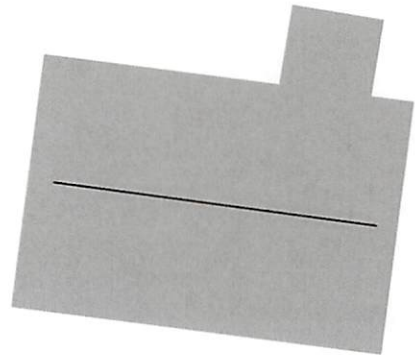
*Use additional sheets if necessary.*

Existing lot and Proposed structure ■

100'



249'



250"

10'

100'