

1. Agenda

Documents:

[2024\\_08\\_15\\_BZA\\_AGENDA.PDF](#)

2. Meeting Materials

Documents:

[2024\\_V\\_05\\_102 EVANS PLACE.PDF](#)



CITY OF  
**Clemson**  
PLANNING &  
DEVELOPMENT

**AGENDA**

**Board of Zoning Appeals Meeting  
August 15, 2024 at 6:00 P.M.  
1250 Tiger Blvd., City Hall  
City Council Chambers**

You can also view these meetings on the City of Clemson's YouTube channel.

**How to Submit Public Comments**

1. In person during appropriate portions of meetings
2. On the City's MyCivic web platform no later than 5:00 p.m. the day before the meeting

**1. Call to Order**

**2. Adoption of Minutes – May 16, 2024**

**3. Public Hearing**

- a. **2024-V-05:** Applicant Susan and Chris Cangelosi is requesting a variance from Table 19-304 A.1.a.5, to construct a carport 7ft 9in from the side property line where 10ft is required at 102 Evans Place.

**4. Staff Reports**

**5. Other Business**

**6. Adjourn**



CITY OF **Clemson**  
PLANNING &  
DEVELOPMENT

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Fax (864) 653-2057  
www.cityofclemson.org

555-4

**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.**

2024  
File no.: V 05 PIN: 4053-08-78-5472 Date submitted: 7/10/2024 Board of Zoning Appeals meeting date: 8/15/2024

**OWNER(S) INFORMATION**

Last name: Cangelosi First: Susan Middle: Chris Interest:  Sole owner  Co-owner  
Mailing address: 102 Evans Place City: Clemson State: SC ZIP Code: 29631  
Daytime phone no.: (404) 431-7361 Fax no.: ( ) E-mail: Susanegc@aol.com

**APPLICANT INFORMATION**

To be completed only if Owner is not Applicant:

Applicant's last name: First: Middle:  
Mailing address: City: State: ZIP Code:  
Daytime phone no.: Fax no.: E-mail:  
( ) ( )

**PROPERTY INFORMATION**

Property address: 102 Evans Place Property dimensions: Property area: .49 acres Zoning district:

**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.

Owner name Owner signature Date

Owner name Owner signature Date

To be completed by Applicant:

I certify that the information in this request is correct.

Susan Cangelosi  
Applicant name

[Signature]  
Applicant signature

7/10/2024  
Date

## 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):

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:

An open carport 20' x 24" attached to the house at a right side entry door, that will be 9'9" and 7'9" from the property line.

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 shape of the lot and how the house is placed on the lot, and the location of the driveway and entry door, would put a new carport slightly inside the setback.

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

Most of the homes in the area have a carport or garage on the lot, or have wider lots that could accommodate one.

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:

To have a carport wide enough for a car and access to the house and the back yard, we'd like it to be 20' wide. This encroaches on the setback by 3" and 2'3".

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:

We have spoken to the neighbor who owns the home adjacent to us, we've shared our plan/request and he said he's fine with it. Bob Martin 864-654-9576

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 variance would just allow us to protect our car from the droppings of the many beautiful trees and allow easier access to the house.

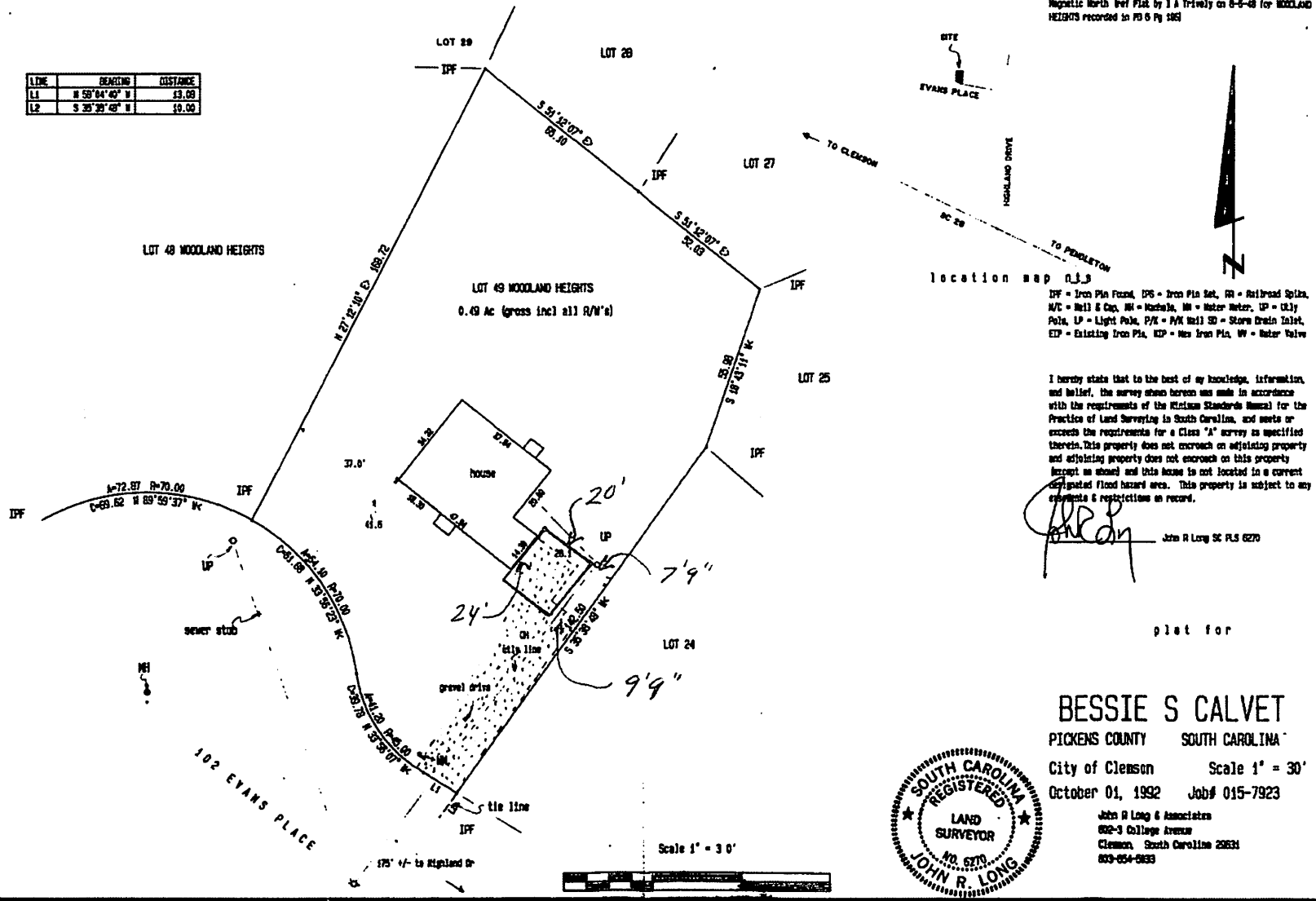
### 3. Documents provided

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

*Use additional sheets if necessary.*

LINE	BEARING	DISTANCE
L1	N 59° 04' 42" W	43.00
L2	S 35° 35' 42" W	40.00

Magnetic North (not Plak by I A Trively on 8-5-48 for WOODLAND HEIGHTS recorded in PD 5 Pg 286)



location map 0.3.5  
 IPF = Iron Pin Found, IPS = Iron Pin Set, IR = Railroad Spike, M/C = Mail & Cap, MI = Madsels, MW = Water Meter, UP = Utility Pole, LP = Light Pole, P/W = P/W Mail SD = Storm Drain Inlet, EIP = Existing Iron Pin, NIP = New Iron Pin, W = Water Valve

I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "A" survey as specified therein. This property does not encroach on adjoining property except as shown and this house is not located in a current designated flood hazard area. This property is subject to any easements & restrictions on record.

*John R Long*  
 John R Long SC PLS 6270

plat for

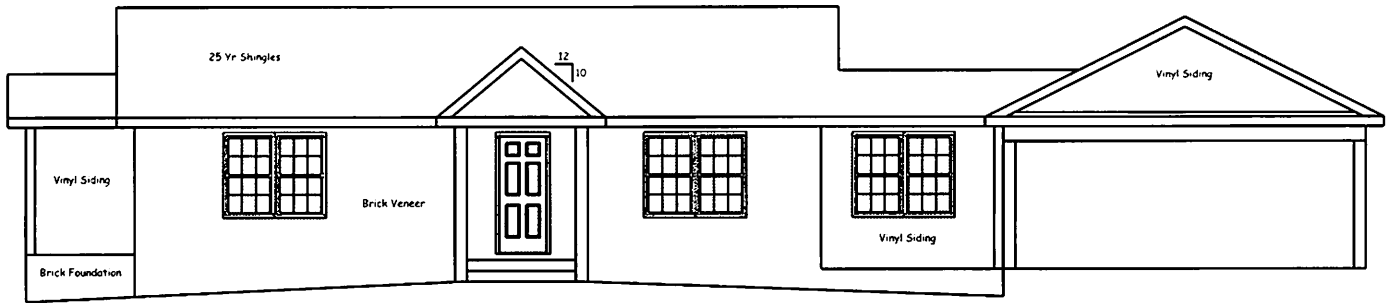
**BESSIE S CALVET**  
 PICKENS COUNTY SOUTH CAROLINA  
 City of Clemson Scale 1" = 30'  
 October 01, 1992 Job# 015-7923



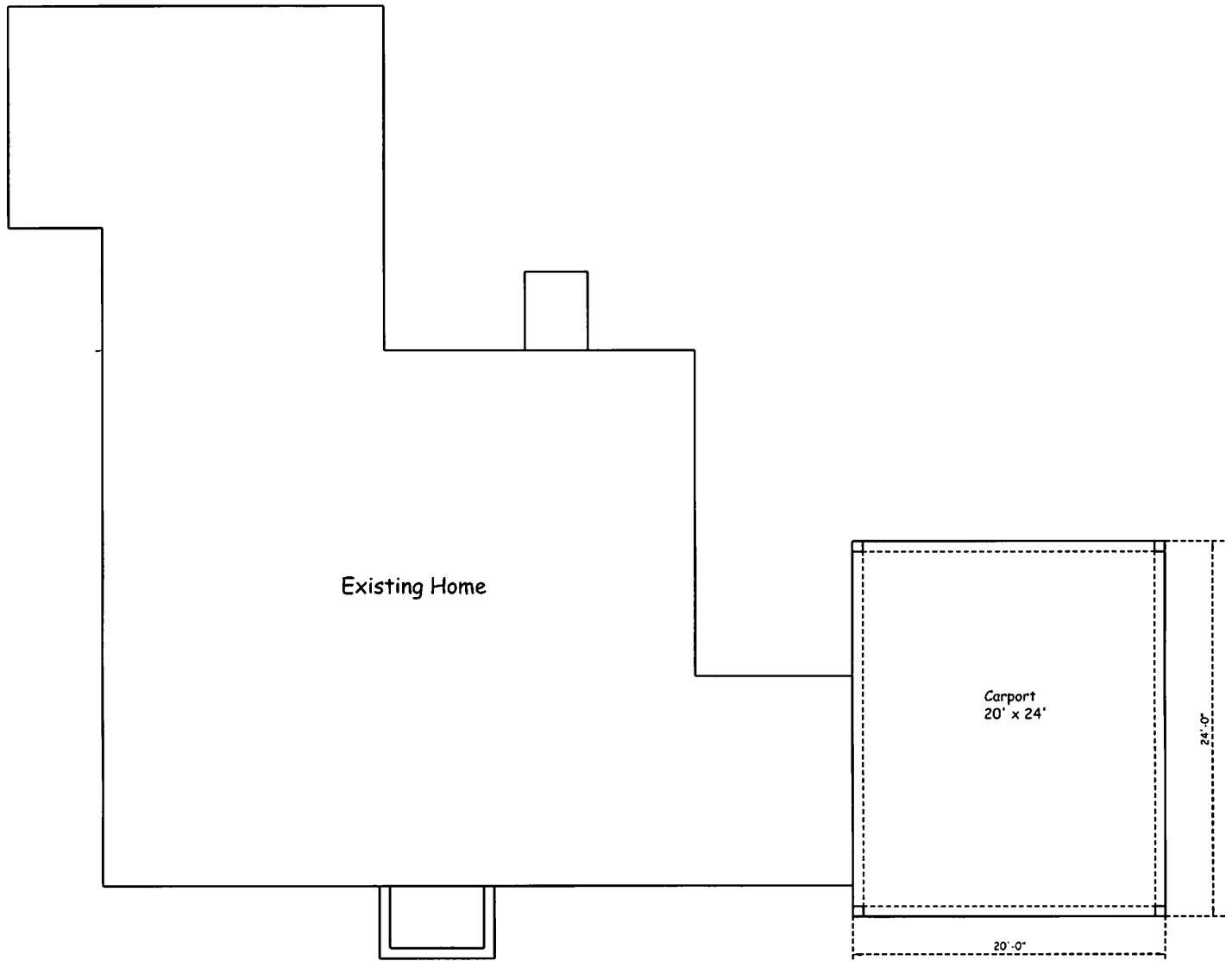
John R Long & Associates  
 602-3 College Avenue  
 Clemson, South Carolina 29631  
 803-654-0833

D 21-03-0170

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New Front Elevation



Paradime Construction, Inc.

P.O. Box 5892, Columbia, SC 29250

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803-600-4237