

1. Agenda

Documents:

[2024_03_21_BZA_AGENDA.PDF](#)

2. Meeting Materials

Documents:

[2024_V_1_301 WOODLAND WAY_PLAT.PDF](#)

[2024_V_01_301 WOODLAND WAY.PDF](#)

[2024_V_2_106 ALLEE ST_SUBMISSION V2.PDF](#)

[2024_V_2_106 ALLEE ST_APPLICATION.PDF](#)



CITY OF
Clemson
PLANNING &
DEVELOPMENT

AGENDA
Board of Zoning Appeals Meeting
March 21, 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. Election of Officers

3. Adoption of Minutes – December 21, 2023

4. Public Hearing

- a. **2024-V-01:** Applicant Noah Waldera is requesting a variance from Table 19-304 A.1.a.4, to construct a carport 17ft 6in from the front property line where 25ft is required at 301 Woodland Way. (VAR-000215-2024)
- b. **2024-V-02:** Applicant Jay Reames is requesting a variance from Section 305 C.8, to construct an accessory structure that is 1,620 square feet where 900 square feet is allowed at 106 Allee Street. (VAR-000219-2024)

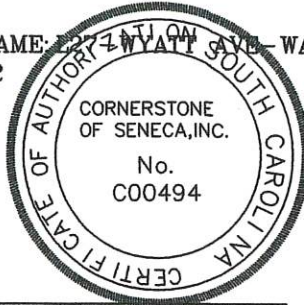
5. Staff Reports

6. Other Business

7. Adjourn

PLAT # B- 13297
DISK # C:\DWG_1_2022 NAME: 227 WYATT AVE- WALDERA-NOAH-2022AB
FB # FNA PG 07272022

SPC SC GRID NORTH



EXEMPTION FROM REVIEW PROCESS
The survey shown hereon is a RESURVEY of an existing lot of record as recorded in Plat Book 40 page 645

TAX MAP PARCEL #: 4054-17-11-0767
DESCRIPTION : THIS IS THE PROPERTY DESCRIBED IN DEED BOOK 2191 PAGE 94 AND KNOWN AS LOT 27 WYATT AVENUE EXTENSION AS SHOWN IN

REFERENCE PLAT BOOK 40 PAGE 645. RECORDED IN THE COUNTY RECORDS OF PICKENS COUNTY.

STATE OF SOUTH CAROLINA
COUNTY OF PICKENS.
TOWNSHIP OF
CITY OF CLEMSON

AREA OF PARCEL : 0.84 ACRES +-

DATE : JULY 27, 2022
REVISED ON :

PLAT PREPARED FOR:

NOAH WALDERA
KIMBERLY WALDERA

CORNERSTONE OF SENECA, INC.
800 WHITWORTH CIRCLE
SENECA, SC 29672
PAYMENTS MAILED TO
PO BOX 1071
CLEMSON, SC 29633
PHONE: 864/882-6476
EMAIL: csi1977mlh@gmail.com

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MICHAEL L. HENDERSON, PS 6946

SCALE: 1=40'

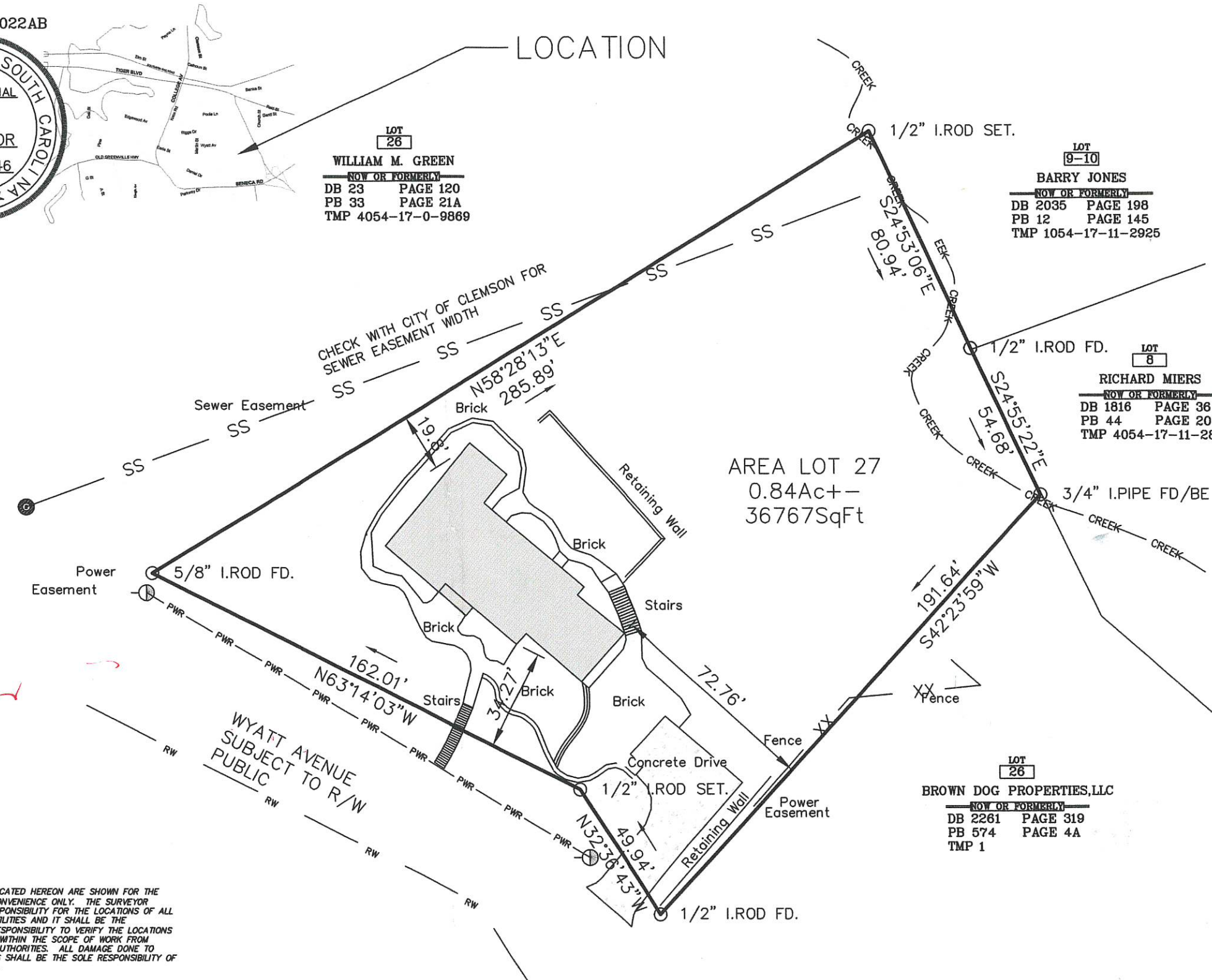
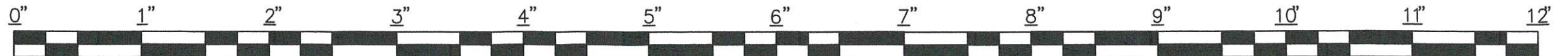
Recorded this ____ day of _____ 2022
Vol ____ page ____ and Certified Register of Deeds, PICKENS County.

THE UTILITIES INDICATED HEREON ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF ALL UNDERGROUND UTILITIES AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE SCOPE OF WORK FROM LOCATE UTILITY AUTHORITIES. ALL DAMAGE DONE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON 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 B SURVEY AS SPECIFIED THEREIN. PROPERTY SUBJECT TO ANY AND ALL EASEMENTS ON RECORD. THIS DOCUMENT DOES NOT TRANSFER TITLE, NOR NECESSARILY FOLLOWS TITLE LINES.

This survey was prepared with documents and data gathered from various (private, public, & government) sources, but no title examination was furnished by an attorney. This survey is made subject to a current and complete title examination and is subject to any and all records either recorded or unrecorded that may affect this property. These may include: easements, right-of-ways, above and below ground utilities, covenants and restrictions, and any other right or agreement that may be attached to this property. Any reproduction of this document that does not have a "raised" impression SEAL and red ink signature should be considered altered or fraudulent and not to be used for any purpose. This document was prepared for legal transactions on or near the date hereon and for the above list person, persons, or identity only. No other use implied.

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LOCATION

LOT 26
WILLIAM M. GREEN
NOW OR FORMERLY
DB 23 PAGE 120
PB 33 PAGE 21A
TMP 4054-17-0-9869

LOT 9-10
BARRY JONES
NOW OR FORMERLY
DB 2035 PAGE 198
PB 12 PAGE 145
TMP 1054-17-11-2925

LOT 8
RICHARD MIERS
NOW OR FORMERLY
DB 1816 PAGE 38
PB 44 PAGE 20
TMP 4054-17-11-289

LOT 26
BROWN DOG PROPERTIES, LLC
NOW OR FORMERLY
DB 2261 PAGE 319
PB 574 PAGE 4A
TMP 1



CITY OF
Clemson
PLANNING &
DEVELOPMENT

1250 Tiger Blvd, Suite 4 • Clemson, SC 29631-2662
(864) 653-2050
Fax (864) 653-2057
www.cityofclemson.org

BZA

**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.**

File no.: V - PIN: 4054-17-11-0767 Date submitted: 1/26/24 Board of Zoning Appeals meeting date: 2/15/24

OWNER(S) INFORMATION

Last name: Waldera, Noah, C. First: Middle: Interest
 Sole owner Co-owner
 Mailing address: 301 Woodland Way City: Clemson State: SC ZIP Code: 29631
 Daytime phone no.: (303) 717-6523 Fax no.: () E-mail: noah@WalderaRE.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: 301 Woodland Way, Clemson, SC 29631 Property dimensions: 285'x212' approx. Property area: .84 acres Zoning district: R-20

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.

Noah Waldera Applicant name Applicant signature Date 1/26/24

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):

Requesting a variance on the 25' front lot setback as set forth in Table 19-304 in Code of Ordinances.

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:

Requesting the placement of two carport supports located 7'-6" and 5'-4" inside the 25' setback. Proposal maintains a setback of 17'-6" and 19'-66" respectively.

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:

See attached.

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

See attached.

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:

See attached.

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:

See attached.

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.

None of these would occur.

3. Documents provided

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

Survey, survey with carport overlay, carport/home elevations and photos of the area.

Use additional sheets if necessary.

2. Justification for Variance

a) 1. Irregular property line. As shown on the attached survey and supporting graphics 301 Woodland Way was developed with a highly irregular property line. For unknown reasons the front property line makes a drastic shift toward the center of the lot and then shifts again back up to the street. This irregularity is unique to this home as both adjacent lots have regular lot lines which follow the contour of the street.

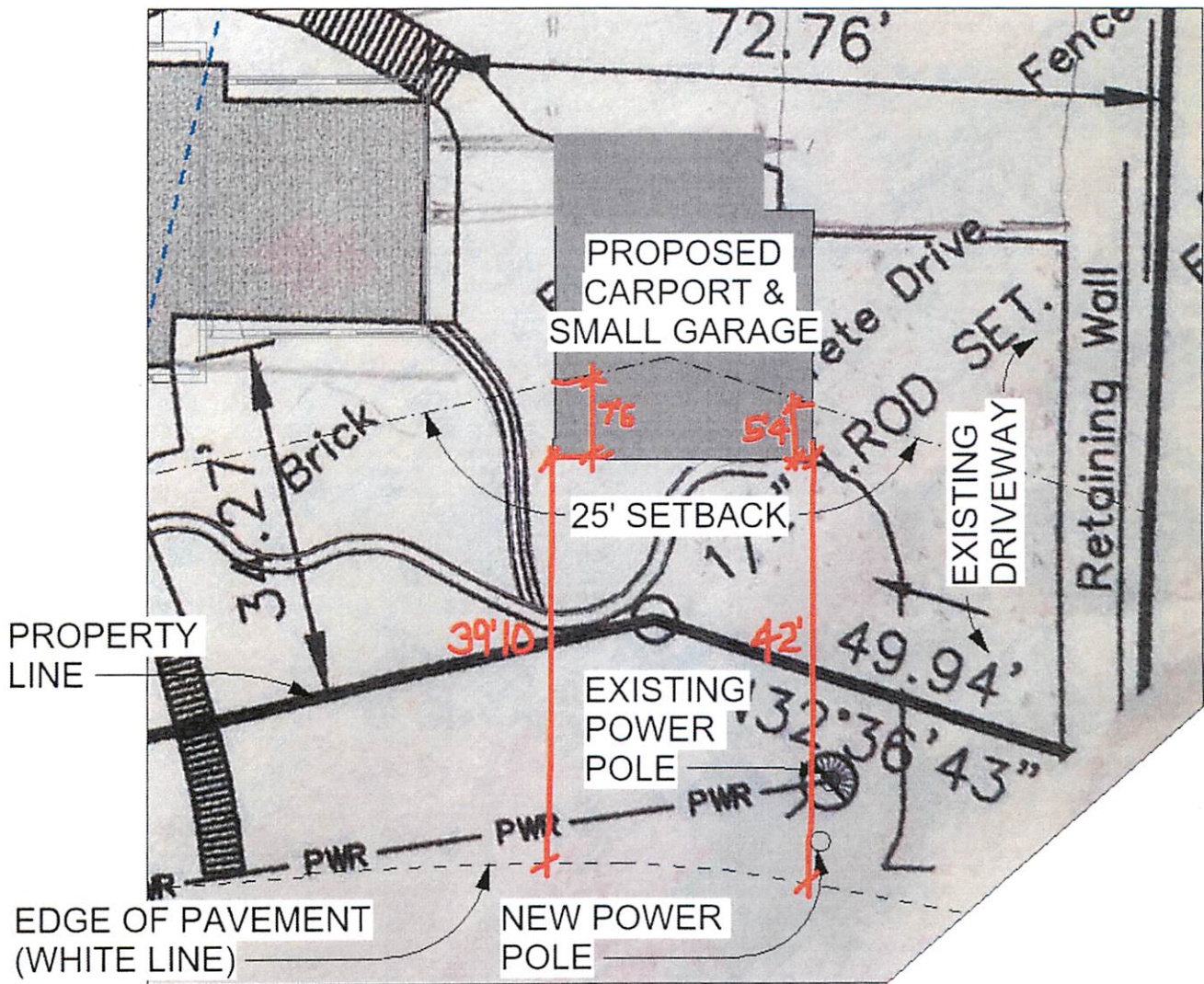
2. Topography issues- Due to the steep drop from the driveway to the north there is not an option to push the carport and driveway further back on the lot. The steep grade is shown in the attached photos.

b) The surrounding properties do not have the irregular property line that affects the subject property. Had the subject property been developed with a similar property line the requested supports posts would be 15' and 17' outside of the required setback.

c) Due to the topography/property drop off the subject property could not have a garage or carport. The current driveway is within the setback and extends to the property drop off to the north with no room for adjustment or relocation.

d) The carport and its support poles will sit within the existing envelope of the current driveway. Adjacent neighbors have been spoken with and are in support of the variance. The carport has been designed with roof elevations similar to the existing home and scaled appropriately. See attachments for design elements.

e) None of these would occur.



Section of Survey showing the following:

1. Red lines showing distance from white street shoulder line to proposed carport supports, 39'-10" and 42' respectively.
2. Second set of red lines showing distance from carport supports to the 25' setback line, 7'-6" and 5'-4" respectively.



Yellow lines showing carport outline.



Yellow line showing property line. Driveway off photo to the right and Woodland Way left side of photo.



Yellow line depicts property line. Proposed carport off photo to the right.

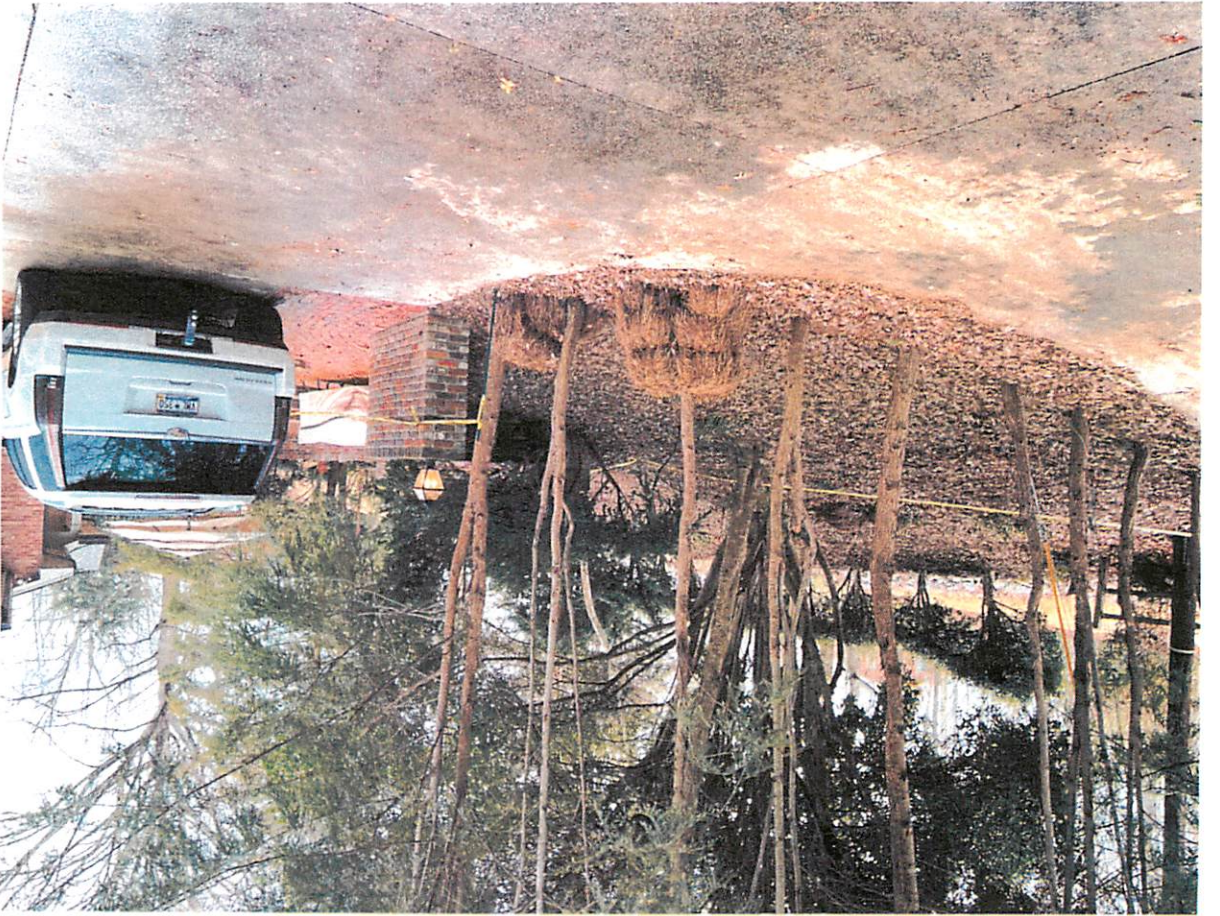


Photo showing carport post and irregular property line in yellow.



Same as above. Vehicle is parked in proposed carport location.



Unbuildable slope on the north side of driveway.



Yellow stringers show carport outline. Photo looking east.



Yellow line depicts carport outline. 90-degree corner is location of proposed carport post and request for variance.



Photo taken from patio showing yellow irregular property line.



Photo from patio showing outline of carport on left and property line on right.



Photo showing carport outline.

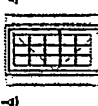
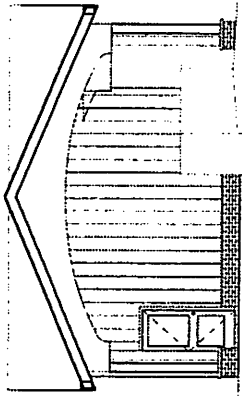


Yellow line depicts irregular property line.



Photo from patio showing driveway and proposed carport location.







FEB 2023

JMF
DESIGN STUDIO
Building and Renovation Solutions

Jamie M Field

JMF Design Studio, LLC
Laurens, South Carolina
864-992-8252

jamiemdesigns@gmail.com

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No. Description Date

COVER SHEET
WALDERA FAMILY
CARPORT
301 WOODLAND WAY
CLEMSON, SC

Project Number 1122-39

Date 01/25/2024

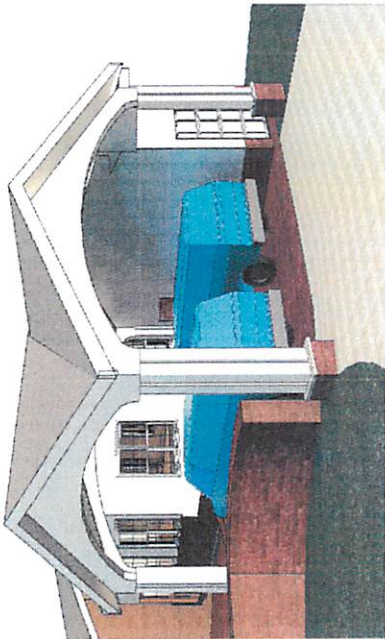
Drawn by JAMIE FIELD

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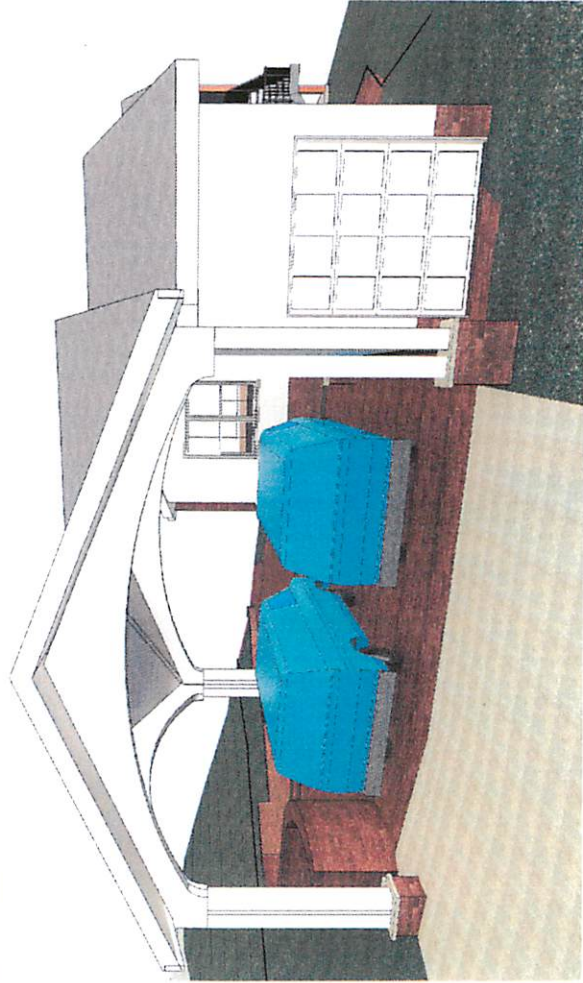
Scale

THE INTENT OF THESE PLANS IS FOR DESIGN PURPOSES ONLY. IF APPLICABLE, SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

PRELIMINARY

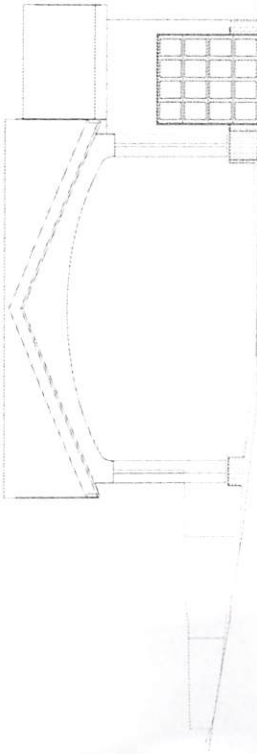


1 Drive

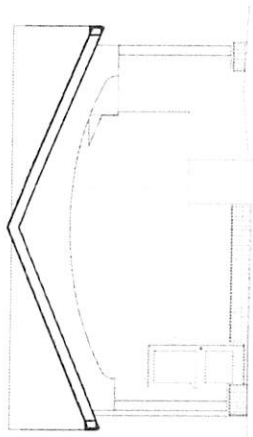


2 Edge of Drive

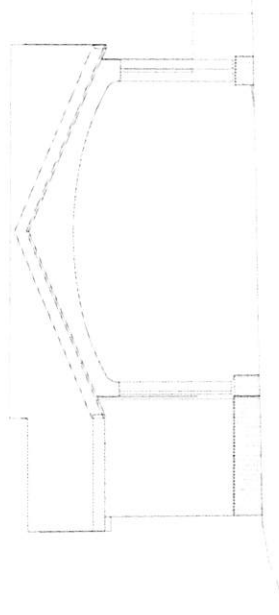
NOTE: ALL NEW CARPORT MATERIALS TO MATCH EXISTING.



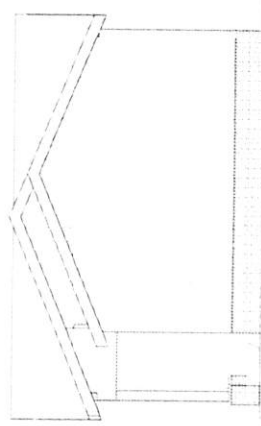
1 Drive Side Elevation
1/8" = 1'-0"



2 Road Side Carport Elevation
1/8" = 1'-0"



3 House Side Elevation
1/8" = 1'-0"



4 Rear Elevation
1/8" = 1'-0"

PRELIMINARY

THE INTENT OF THESE PLANS IS FOR DESIGN PURPOSES ONLY. IF APPLICABLE, SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.



FEB 2023

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Building and Renovation Solutions

Jamie M Field
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864-992-8252

jamiemidesigns@gmail.com

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No. Description Date

CARPOT ELEVATIONS
WALDERA FAMILY
CARPORT
301 WOODLAND WAY
CLEMSON, SC

Project Number 1122-39
Date 01/25/2024
Drawn by JAMIE FIELD
A2
Scale 1/8" = 1'-0"

1/25/2024 9:55:15 AM

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FEB 2023



Jamie M Field
JMF Design Studio, LLC
Laurens, South Carolina
864-992-8252

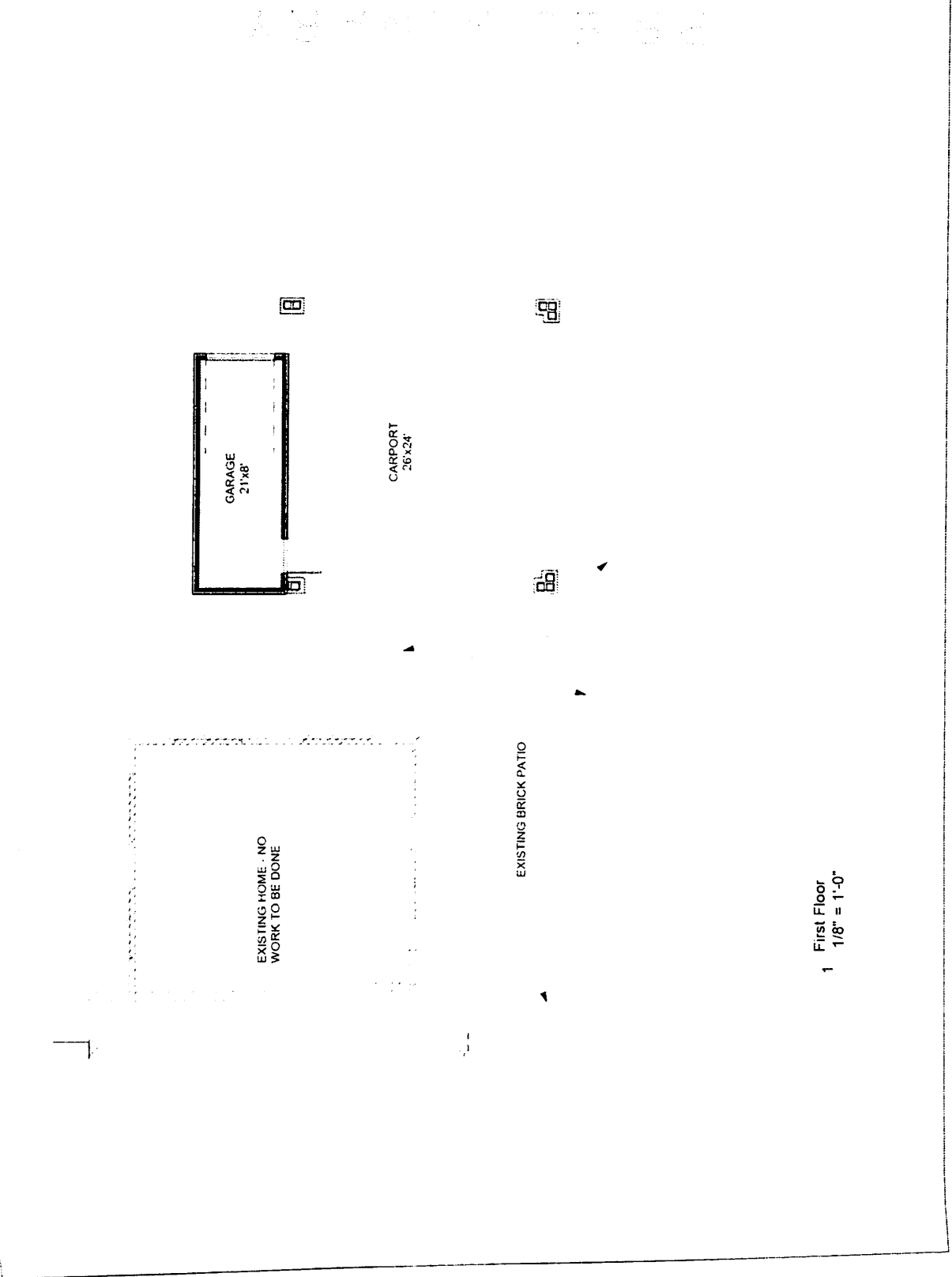
jamie@jmfdesign.com

No.	Description	Date

FIRST FLOOR PLAN
 WALDERA FAMILY
 CARPORT
 301 WOODLAND WAY
 CLEMSON, SC

Project Number 1122-39
 Date 01/25/2024
 Drawn by JAMIE FIELD
 Scale A1
 1/8" = 1'-0"

THE INTENT OF THESE PLANS IS FOR DESIGN PURPOSES ONLY. IF APPLICABLE, SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.



1 First Floor
1/8" = 1'-0"

Congratulations on designing your building! Our goal is to exceed your expectations of our service and product. If you have immediate questions or concerns, please contact your local sales rep or dealer.

All frame work is constructed with galvanized steel metal

Adding Color to Garage doors will extend your installation time for your structure.

Built to Last Building's

Built To Last Buildings and Structures
 5301 Hwy 76
 Pendleton, South Carolina 29670
 18643632827
 dgordon1960@att.net

Customer Order - Feb 1, 2024

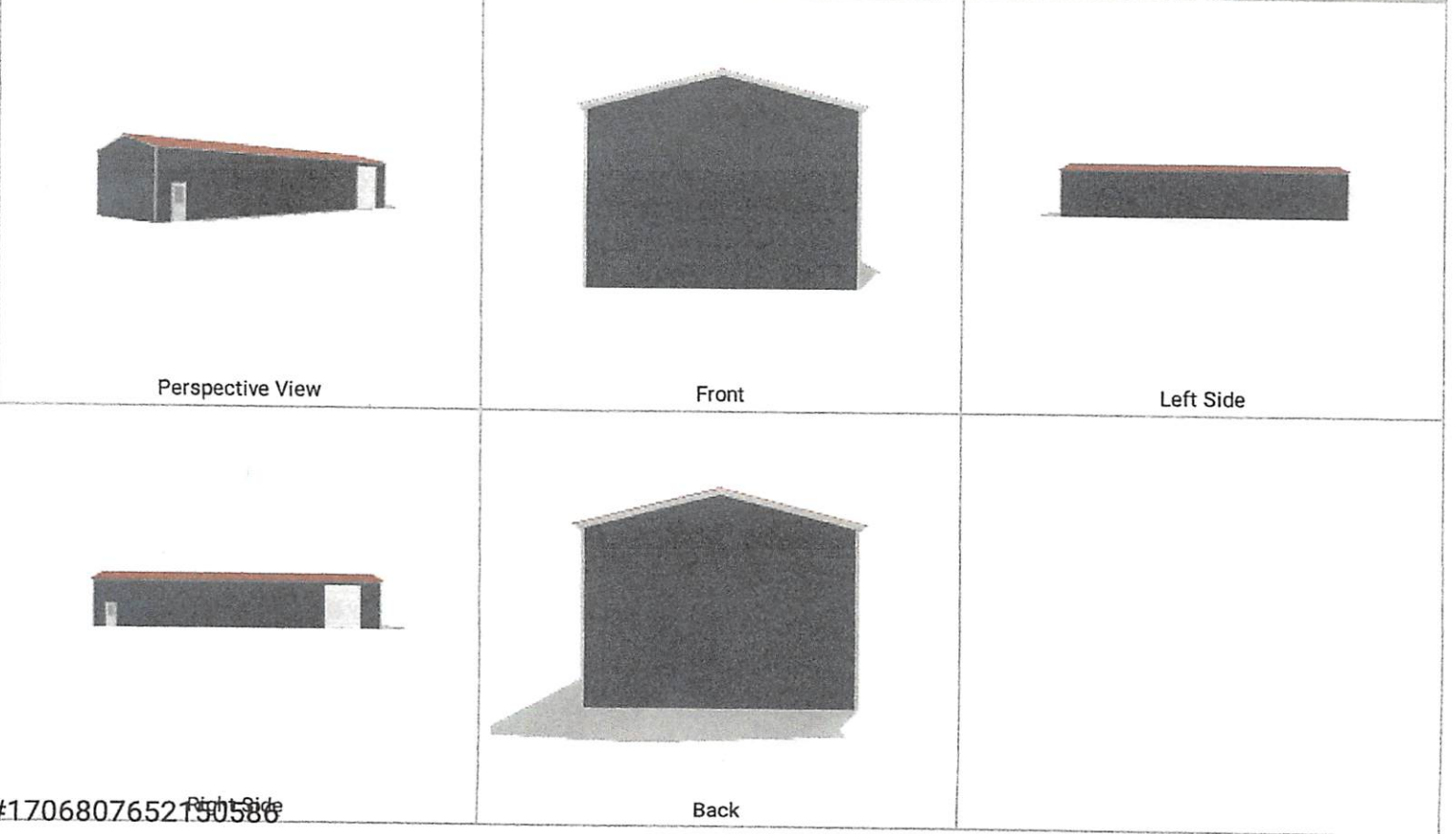
Ship To			Dealer
Name <u>jay Reames</u>	Order # <u>1706807652150586</u>		dgordon1960@att.net
Install Address _____			
City _____	State <u>SC</u>	Zip Code <u>29670</u>	
Email <u>reamesjay@yahoo.com</u>	Phone # <u>864-710-1249</u>	Mobile # _____	

Building Info	Size	Color	Anchoring & Site Preparation
Style: <u>Everest Building</u>	$20' \text{ Width} \times 81' \text{ Length} \times 13' \text{ Leg Height}$	Roof <u>Barn red</u> <input checked="" type="checkbox"/>	Installation Surface: <u>Concrete</u>
Roof Overhang: <u>6"</u>		Trim: <u>White</u> <input type="checkbox"/>	Engineer Certified: <u>140mph/35psf</u>
Roof Style: <u>Platinum Style</u>		Gable End Wall <u>Ocean Blue</u> <input checked="" type="checkbox"/>	
Gauge: <u>14ga - 140mpg/35psf</u>		Side Wall <u>Ocean Blue</u> <input checked="" type="checkbox"/>	
Leg Style: <u>Double Legs</u>			
Brace: <u>Standard Brace</u>			

Design Link & Notes

Notes, Comments, Questions DO NOT CALL

Building Images



#1706807652150586

Section	Description	Quantity	Amount
Structure Details			
	Style: Everest Building	1	-
	Base Price: 20'x81'	1	\$17,190.00
	Installation Surface: Concrete	1	-
	Roof: Barn red	1	-
	Trim: White	1	-
	Gable End Wall: Ocean Blue	1	-
	Side Wall: Ocean Blue	1	-
	Garage Door: White	1	-
	Roof Style: Platinum Style	1	-
	Roof Pitch: 3 / 12	1	-
	Roof Overhang: 6"	1	-
	Trusses: Standard	1	-
	Leg Style: Double Legs	1	-
	Gauge: 14ga - 140mpg/35psf	1	-
	Brace: Standard Brace	1	-
	Engineer Certified: 140mph/35psf	1	-
	Leg Height: 13'	1	-
	Left Side: Fully Enclosed	1	\$2,340.00
	Left Side Siding: Horizontal	1	-
	Right Side: Fully Enclosed	1	\$2,340.00
	Right Side Siding: Horizontal	1	-
	Front End: Fully Enclosed	1	\$2,330.00
	Front End Siding: Horizontal	1	-
	Back End: Fully Enclosed	1	\$2,330.00
	Back End Siding: Horizontal	1	-
Roll Doors & Ramps			
	10'x12' Garage Door	1	\$1,300.00
Doors & Ramps			
	9-Lite (36x80)	1	\$600.00
Frameouts			
	Corner Style: Square (Traditional)	1	-
Additional Fees			
	Side Header Bar - With Door	2	\$600.00
Subtotal:			\$29,030
Sales Tax:			-
Total Order Amount:			\$29,030
Final Balance Due at Installation:			\$29,030

Signatures	
Customer Signature:	
Date:	
Delivery Date (may vary depending on weather):	
Delivery Notes:	
Dealer or Manufacturer Signature:	

29,030

Sale 8,710

20,300

additional 857

\$ 19,443.-

#1706807652150586

Signatures

Date:

Pricing and options shown are subject to change at any time and may vary based upon current promotions, specials, or annual pricing adjustments. Current pricing will be included in the final quote and will require your review and approval prior to order.

We will do all we can to ensure your complete satisfaction. Please contact your local dealer or rep for questions, concerns, or custom styles or sizes.

Pricing Table (For Internal Use): - South Price Book

This estimate is provided by Built To Last Buildings and Structures. Use of this estimate with any other company violates the terms and conditions of Built To Last Buildings and Structures and will be subject to legal action.

Built to Last Building's

Built To Last Buildings and Structures

5301 Hwy 76

Pendleton, South Carolina, 29670

18643632827

dgordon1960@att.net

#1706807652150586



Pickens County, SC



Overview



Legend

- Parcels
- 911 Address
- Roads

Parcel ID	4054-19-50-7094	Account	Residential	Ownership	REAMES	Documents			
Account No	R0006700	Type			LESLIE C	Date	Price	Doc	Vacant or Improved
Property	106 ALLEE ST	Class	1 Story		106 ALLEE				
Address	CLEMSON	Acreage	0.458		STREET	12/21/2012	\$212,500	1497//216	Improved
District	5-Clemson	LEA	0030		CLEMSON,	10/15/2010	\$110,000	1349//106	Improved
Brief	WM LEE HOLDEN LOT 015A	Code			SC 29631				
Tax Description	PLAT 267/6A, PLAT 46/262	Value	\$229,000						

(Note: Not to be used on legal documents)

Date created: 2/5/2024

Last Data Uploaded: 2/5/2024 9:08:49 AM

Developed by Schneider GEOSPATIAL

PLAT PREPARED FOR:
KAREN J. HAY

LOT 15-A WM. LEE HOLDEN SUBD.
REF.D.B. 97/314
REF.P.B. 12/175, 46/262
TMP# D20-14-0400
ACREAGE - 0.458

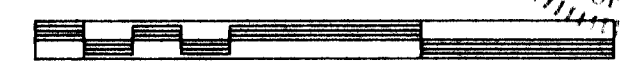
DATE: MAY 13, 1997

STATE OF SOUTH CAROLINA

COUNTY OF PICKENS

CITY OF CLEMSON

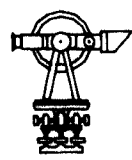
SCALE: 1" = 30'



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 B SURVEY AS SPECIFIED THEREIN.

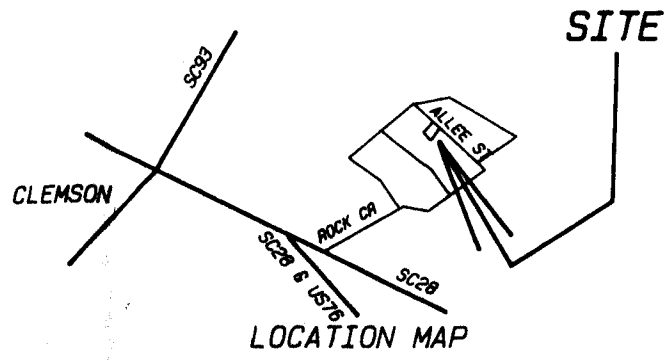
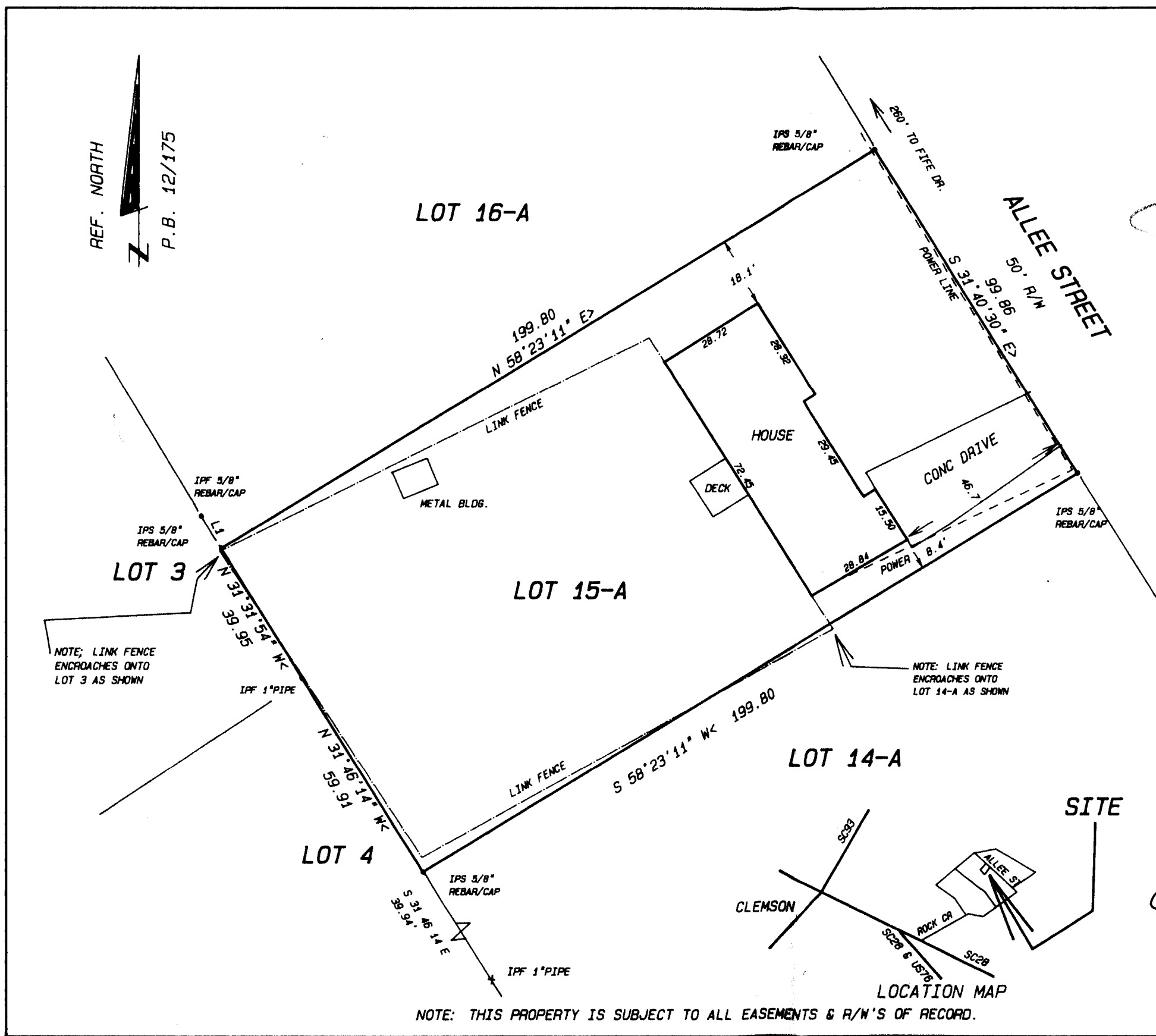
THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THE HOUSE SHOWN IS NOT LOCATED IN A FLOOD PRONE AREA.

Gregory Blake Sosebee



GREGORY BLAKE SOSEBEE P.L.S.# 14818
P.O. BOX 275 SENECA, S.C. 29679-0275
TELEPHONE (864) 882-0024

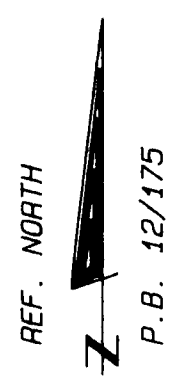
PROJECT-HAYKAR JOB97-698FB65.96

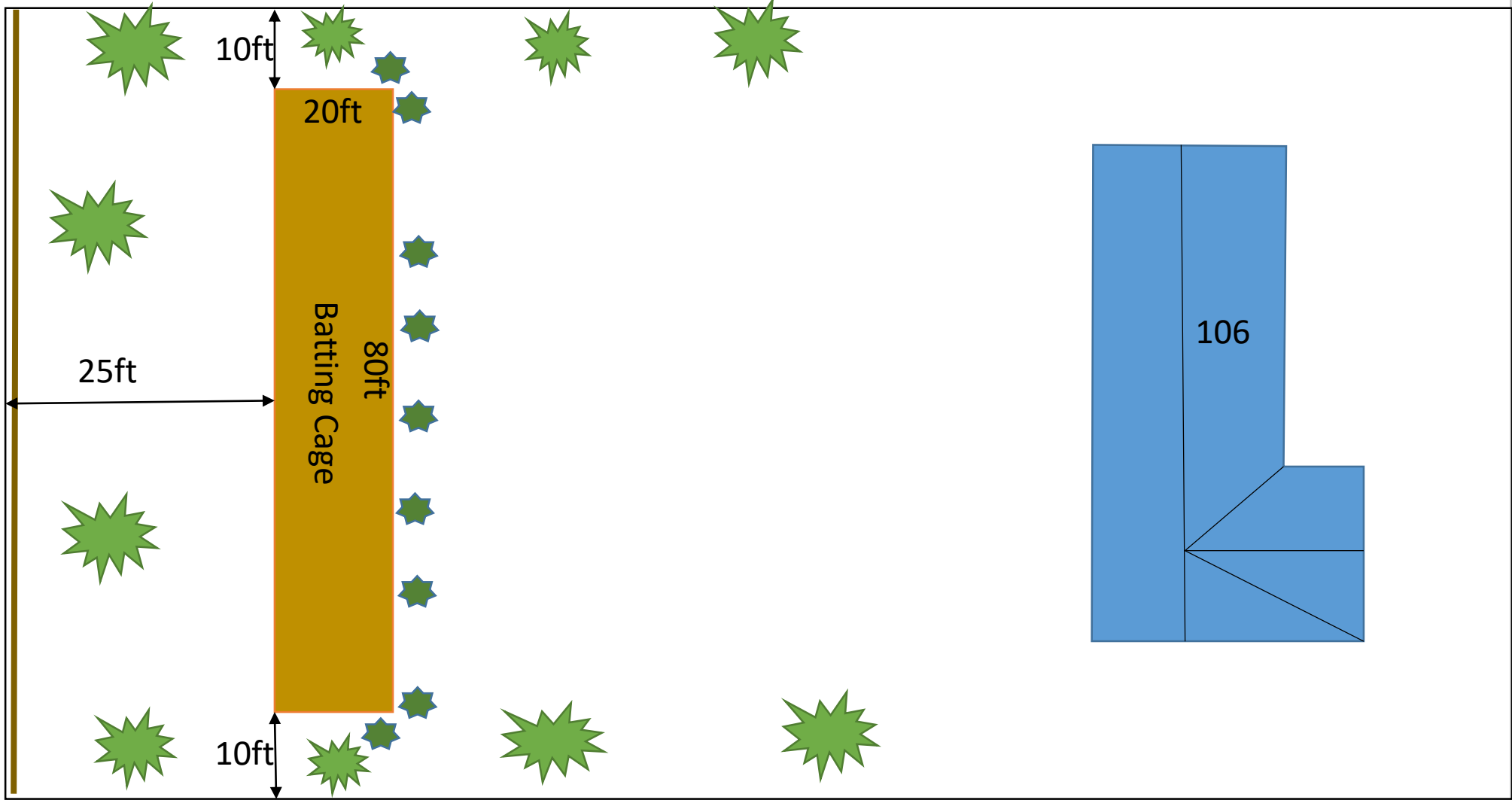


NOTE: THIS PROPERTY IS SUBJECT TO ALL EASEMENTS & R/W'S OF RECORD.

NOTE; LINK FENCE ENCROACHES ONTO LOT 3 AS SHOWN

NOTE: LINK FENCE ENCROACHES ONTO LOT 14-A AS SHOWN





= 6ft Fence
 = bush

= Tree

Allee Street

Approval From All Neighbors

Back left 1

Jeff Moore Spoke with ~~Stacey~~ on the phone
(His 94 year old mom lives in the house) 864-918-9967

Back Right 2

Martin Tiller Spoke with on the phone
(Renting - spoke w/that family) 864-316-5818
- 423-483-2770

Right 3

Mike/Maradas Spoke with in person -

Left 4.

John/
Routers Spoke with in person

	Job/Structure	Cost	Pd	
Expenses:	1. Tree Removal	10K	✓	
Tracy	2. Stump	1.6K	✓	
DAVID	3. Grading	1.1K	✓	Spent 12.7K
DAVID	4. Retaining Wall	8.8K		
Miguel	5. Patio	5.4K		14.2
Color Scheme	6. Indoor Batting Cage	20K		34.2
Louis 844-963-3357	7. Turf Transplant	2.7K		36.9
	8. Crush/Run P52 Gravel	??		
	9. Electricity/Water 1/2 bath	??		
Miguel	10. Paint House/Clean	4.5K		
	11. Small Add on washer/dryer 19x30	??	??	
	12. Landscaping	??		
	13. Fence 6'	??		
	14. Batting Cage Set-up	5K		



**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.**

File no.: V <u>AR-060219</u> PIN: _____ <u>2024</u>	Date submitted: _____ / _____ / _____	Board of Zoning Appeals meeting date: _____ / _____ / _____
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OWNER(S) INFORMATION

Last name: <u>BEAMES</u>	First: <u>Leslie</u>	Middle: <u>C</u>	Interest <input checked="" type="checkbox"/> Sole owner <input type="checkbox"/> Co-owner
Mailing address: <u>106 Allee Street</u>	City: <u>Clemson</u>	State: <u>S.C.</u>	ZIP Code: <u>29631</u>
Daytime phone no.: <u>(864) 710-1249</u>	Fax no.: ()	E-mail:	

APPLICANT INFORMATION

To be completed only if Owner is not Applicant:

Applicant's last name: <u>Beames</u>	First: <u>Jay</u>	Middle: <u>S</u>	
Mailing address:	City:	State:	ZIP Code:
Daytime phone no.: <u>(864) 710-1249</u>	Fax no.: ()	E-mail:	

PROPERTY INFORMATION

Property address: <u>106 Allee Street</u>	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.

Owner name <u>Beames</u>	Owner signature <u>Leslie Beames</u>	Date <u>2-23-24</u>
Owner name	Owner signature	Date

To be completed by Applicant:

I certify that the information in this request is correct.

Applicant name <u>Jay Beames</u>	Applicant signature <u>Jay Beames</u>	Date <u>2/23/24</u>
Applicant name	Applicant signature	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):

I want to put an indoor bathing cage, the dimensions are 12x12x70 for the cage.

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:

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 structure will need to be a little larger than the actual cage, Pitching Distance 60'6"

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

No, specialized structure

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:

It cannot be used for Pitching if not a certain size.

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:

No Harm in any way, will protect

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.

It will continue to be Residential Property

3. Documents provided

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

Use additional sheets if necessary.