

**BOARD OF ZONING APPEALS**  
**March 21, 2024 – 6:00 P.M.**  
**CITY COUNCIL CHAMBER**

**Members Present:** Valerie Boatwright, Robert Healy, Seth Sanders, Jonathan Silkworth and Karen Ware

**Members Absent:** Abbas Fiuzat and Adam Jones

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

**1. Call to order:** Chairman Karen Ware called the meeting to order at 6:01 p.m.

**2. Election of Officers**

Valerie Boatwright nominated Karen ware for Chairman. Robert Healy seconded the nomination. Ms. Ware was elected Chairman unanimously by show of hands. (0:36)

Jon Silkworth nominated Valerie Boatwright for Vice-Chairman. Robert Healy seconded the nomination. Ms. Boatwright was elected Vice-Chairman unanimously by show of hands. (1:19)

**3. Adoption of Minutes:** Valarie Boatwright moved the Minutes of the December 21, 2023 meeting be adopted as presented. Robert Healy seconded the motion. Minutes adopted by unanimous vote. (1:55)

**4. Action Items**

**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. (2:32)

**Staff Report:** Jacob Peabody informed the board the property is zoned R20, the front set back is 25ft. The applicant is requesting a variance to build a carport to 17ft 6in. (3:20)

**Applicant:** Applicant Noah Waldera informed the board he is requesting a variance to the front setback. The property has a unique front property line as it dives down towards the house and had the property line been near the road a variance would not be necessary. Materials and architecture will match the house as closely as possible. (3:45)

Discussion Followed. (8:28)

Jon Silkworth made a motion to pass item "A" under the justification for variance, Robert Healy seconded the motion. Justification of item "A" was passed by unanimous vote. (17:36)

Jon Silkworth made a motion to pass item "B" under the justification for variance, Robert Healy seconded the motion. Justification of item "B" was passed by unanimous vote.

Jon Silkworth made a motion to pass item "C" under the justification for variance, Robert Healy seconded the motion. Justification of item "C" was passed by unanimous vote.

Jon Silkworth made a motion to pass item "D" under the justification for variance, Robert Healy seconded the motion. Justification of item "D" was passed by unanimous vote.

Jon Silkworth made a motion to pass item “E” under the justification for variance, Valerie Boatwright seconded the motion. Justification of item “E” was passed by unanimous vote.

Valerie Boatwright made a motion to pass the variance as presented, Jon Silkworth seconded the motion. The variance was approved by unanimous vote. (22:40)

**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. (23:12)

**Staff Report:** Jacob Peabody informed the board the applicant reduced the size of the building to come into compliance for the setbacks. The variance will focus on the size of the structure, as it is larger than the 900 square feet allowance for this R20 district. It is a single story metal construction building. (23:49)

**Applicant:** Applicant Jay Reames informed the board this structure will be used for a batting cage and storage for the equipment he has accumulated from the closing of his business. (24:40)

Discussion Followed. (25:49)

Jon Silkworth made a motion to pass item “A” under the justification for variance, Valerie Boatwright seconded the motion. Justification of item “A” was passed by 4-1 vote with Robert Healy against. (1:01:00)

Jon Silkworth made a motion to pass item “B” under the justification for variance, Seth Sanders seconded the motion. Justification of item “B” was passed by 4-1 vote with Robert Healy against.

Jon Silkworth made a motion to pass item “C” under the justification for variance, Valerie Boatwright seconded the motion. Justification of item “C” was passed by 4-1 vote with Robert Healy against.

Jon Silkworth made a motion to pass item “D” under the justification for variance, Valerie Boatwright seconded the motion. Justification of item “D” was passed by 4-1 vote with Robert Healy against.

Jon Silkworth made a motion to pass item “E” under the justification for variance, Seth Sanders seconded the motion. Justification of item “E” was passed by 4-1 vote with Robert Healy against.

Adam Jones made a motion to pass the variance with the following stipulations:

1. The accessory structure is no larger than 20 ft x 60 ft in area and 15 ft tall.
2. No other accessory building be allowed on the property.
3. The number of bushes and trees shown on the landscaping plan be installed with species and exact location to be approved by the Zoning Official.
4. The building be moved toward the northern setback to better block visibility from the road.

Valerie Boatwright seconded the motion. The variance was approved by 4-1 vote with Robert Healy against. (1:03:00)

**5. Staff Reports:** None.

**6. Other Items:** None.

**7. Adjourn – 7:36 p.m.**

Respectfully submitted,

Rebekah Wilbanks  
Recording Secretary

*Note: Proceedings of this meeting have been recorded on a digital recorder and Live streamed on the City of Clemson YouTube website.*