

1. Agenda

Documents:

[2024\\_02\\_15\\_BZA\\_AGENDA.PDF](#)

2. Meeting Materials

Documents:

[2024\\_V\\_01\\_301 WOODLAND WAY \(1\).PDF](#)



CITY OF  
**Clemson**  
PLANNING &  
DEVELOPMENT

**AGENDA**  
**Board of Zoning Appeals Meeting**  
**February 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. 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)

**5. Staff Reports**

**6. Other Business**

**7. Adjourn**



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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.

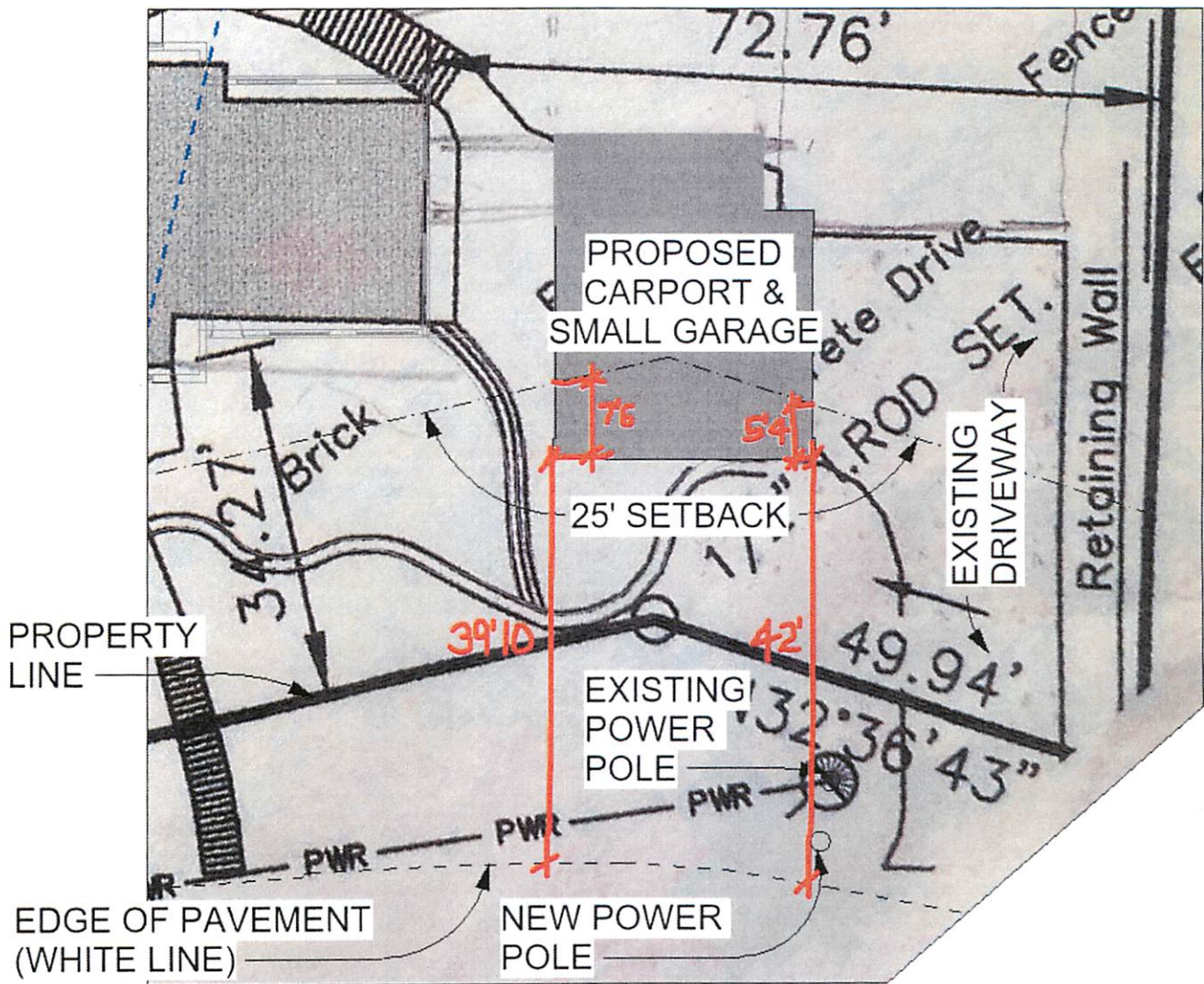
2. Topography issues- Due to the steep drop from the driveway to the north there is not an option to push the carport and driveway further back on the lot. The steep grade is shown in the attached photos.

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.

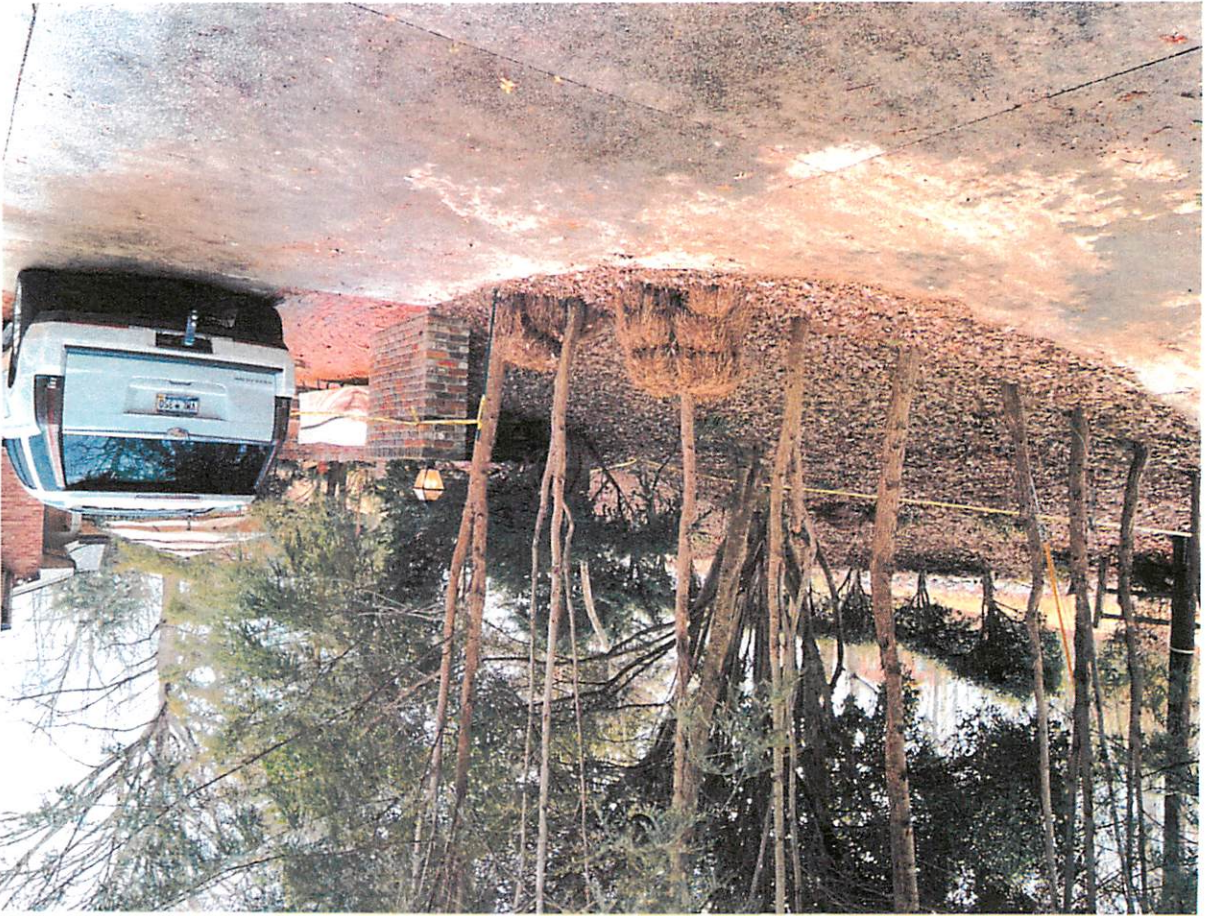


Photo showing carport post and irregular property line in yellow.



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.

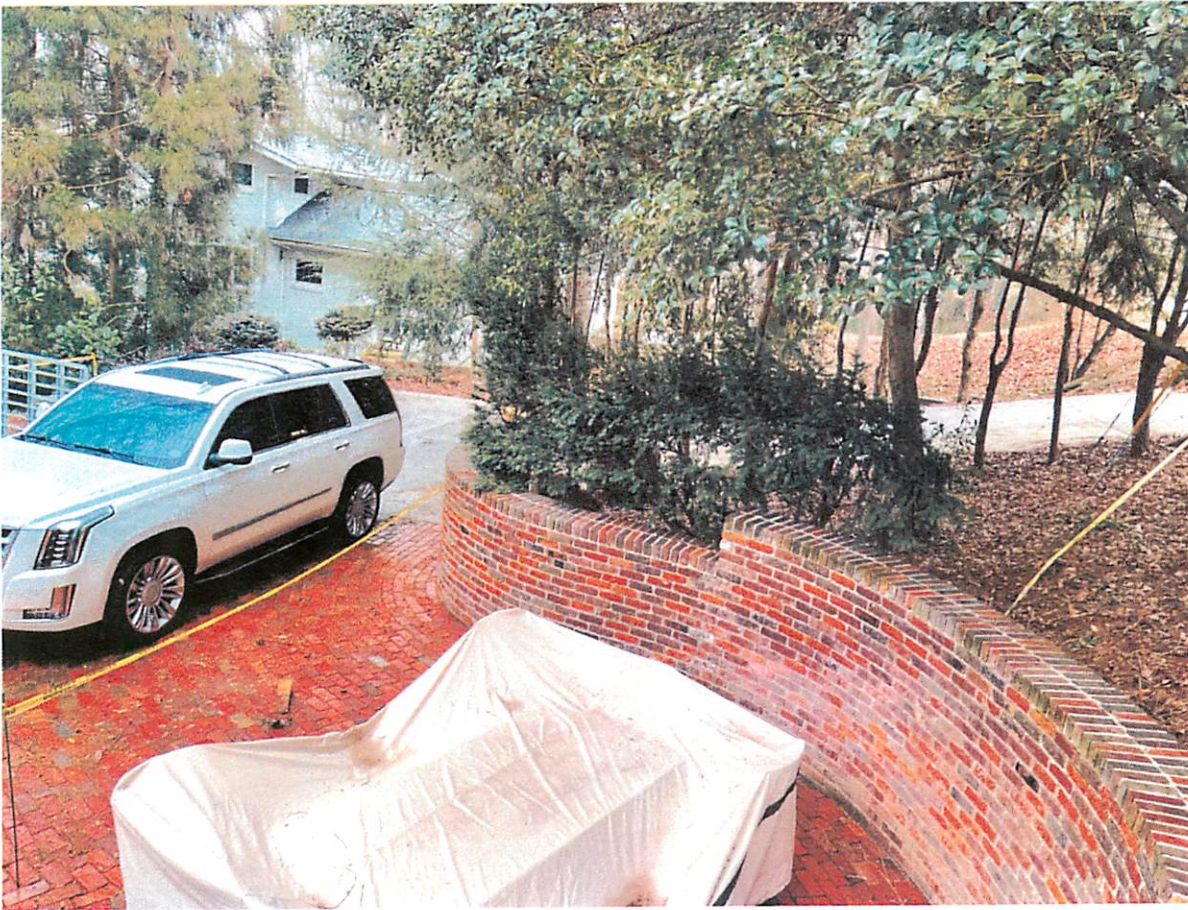


Photo from patio showing outline of carport on left and property line on right.



Photo showing carport outline.

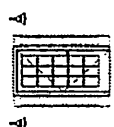
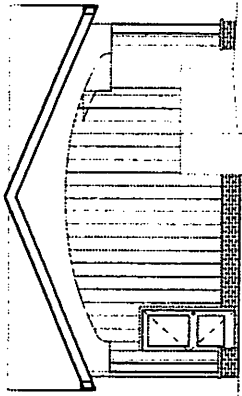


Yellow line depicts irregular property line.



Photo from patio showing driveway and proposed carport location.







FEB 2023

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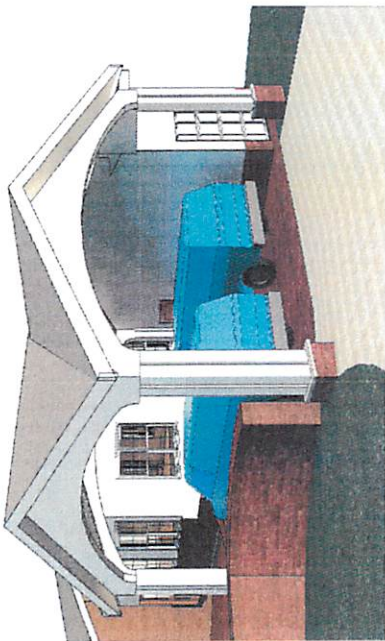
No. Description Date

COVER SHEET  
WALDERA FAMILY  
CARPORT  
301 WOODLAND WAY  
CLEMSON, SC

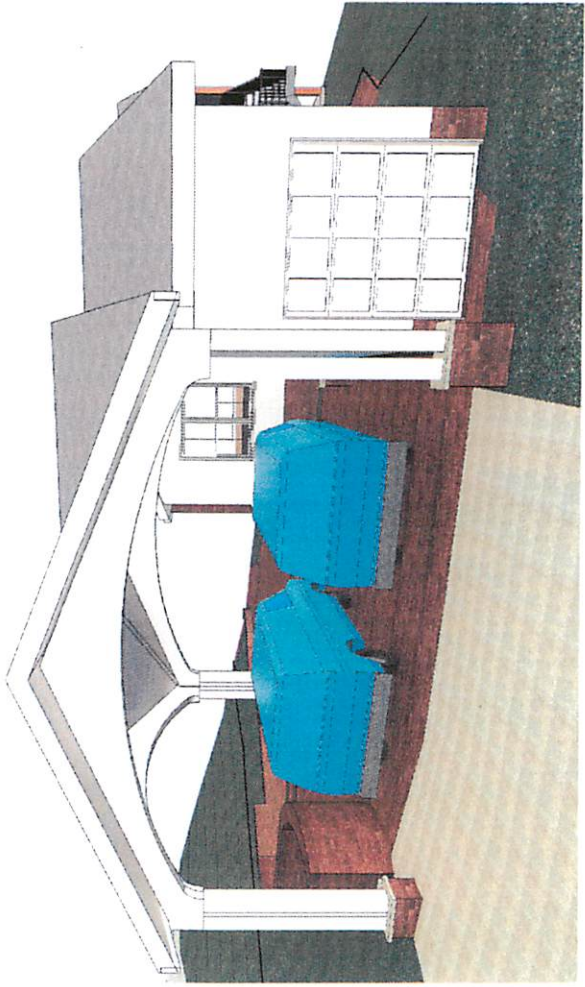
Project Number 1122-39  
Date 01/25/2024  
Drawn by JAMIE FIELD  
Scale 00

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

# PRELIMINARY

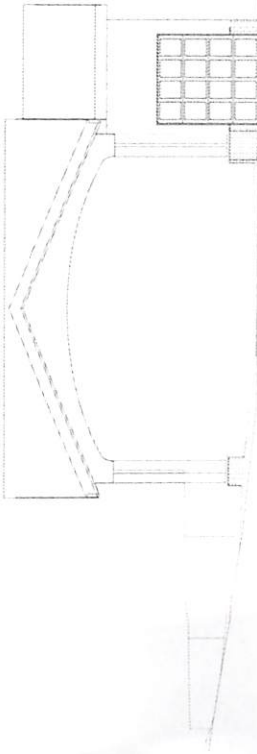


1 Drive

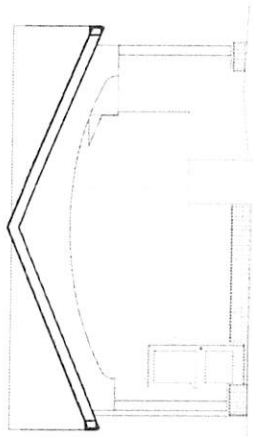


2 Edge of Drive

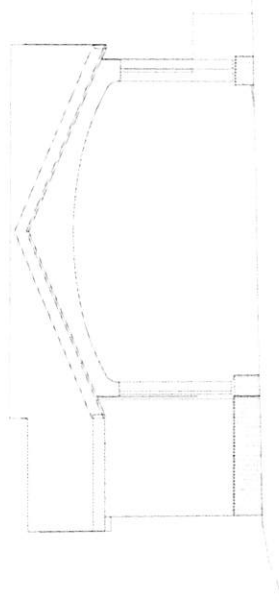
NOTE: ALL NEW CARPORT MATERIALS TO MATCH EXISTING.



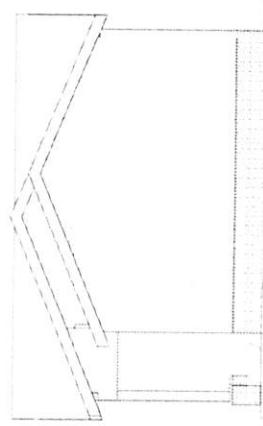
1 Drive Side Elevation  
1/8" = 1'-0"



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

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FEB 2023

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Building and Renovation Solutions

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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"



FEB 2023



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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"

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