



STAFF REPORT FOR THE CITY OF GOOSE CREEK ZONING BOARD OF APPEALS

For reference, the City of Goose Creek Code of Ordinances is available online at www.cityofgoosecreek.com/government/code-ordinances

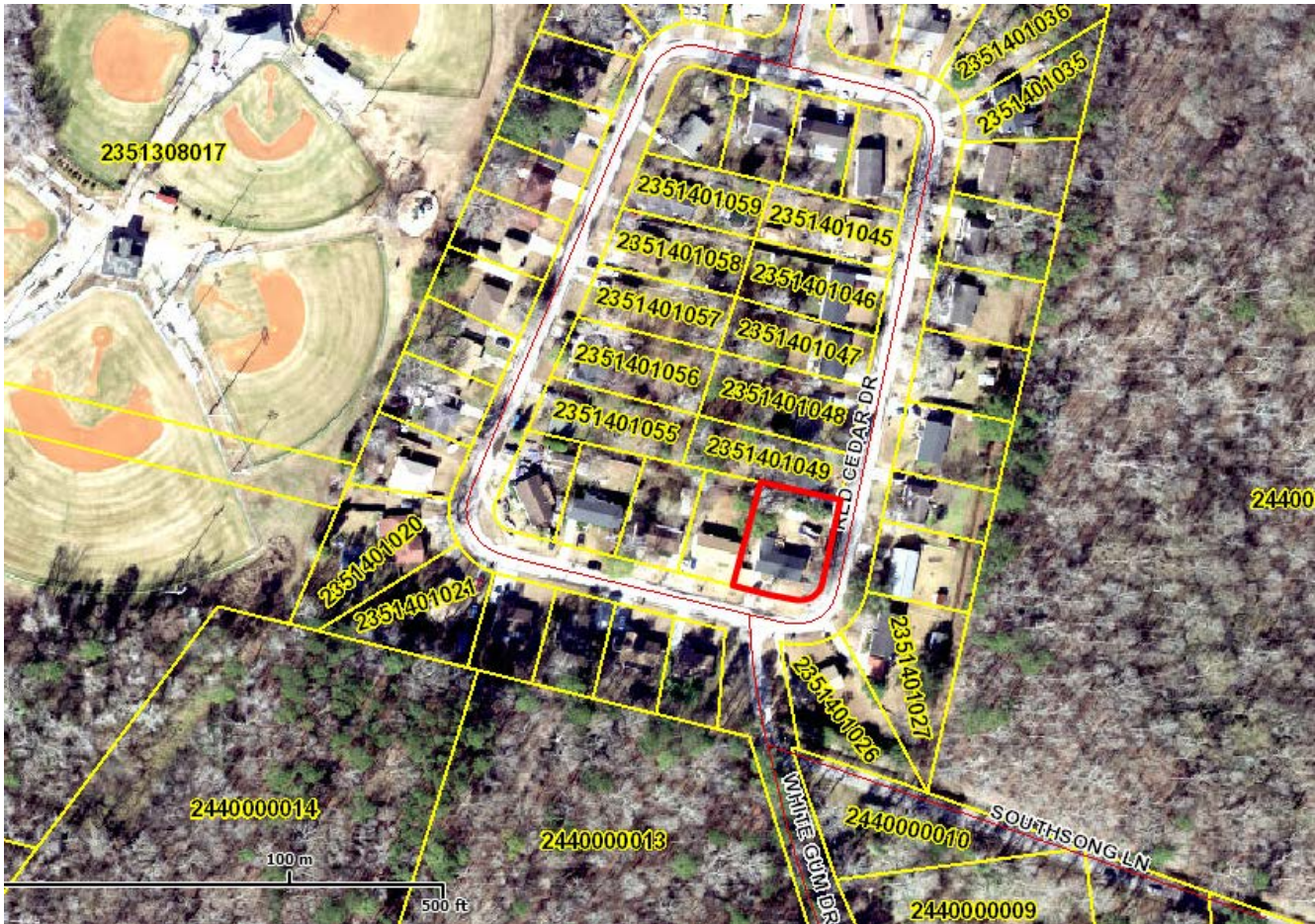
Agenda Item	
Applicant:	Julie Pierret
Location/Address:	115 Red Cedar Drive
Property Owner:	Julie Pierret
Tax Map Number:	235-14-01-050
Plat Book & Page:	CAB D, Page 028
Current Zoning:	Residential Medium Density (R-2)

Description of the request
The applicant is requesting an 8'-6" relief from the 25' front setback requirement. Currently the primary structure
meets the front setback requirements as per Appendix "D" of The City Zoning Ordinance. The applicant wishes to
add a 10' deck at the front of the home, which would require an additional 8'-6" as the home sits back 26'-4".

Zoning Ordinance Reference			
The applicant is making this request in accordance with Section 151.171 DUTIES AND POWERS (D) "In exercising the			
above powers, the ZBA may, in conformity with the provisions of this chapter, reverse or affirm, wholly or in part, or			
may modify this order, requirements, decisions or determination, and to that end shall have all the powers of the			
officer from whom the appeal is taken, and may issue or direct the issuance of a permit. The ZBA, in the execution			
of the duties for which appointed, may subpoena witnesses and in case of contempt may certify the fact to the			
circuit court having jurisdiction".			
Property Zoning to the:		Property Uses to the:	
North:	Goose Creek - Medium Density Residential (R-2)	North:	Developed – Single-Family Residential
South:	Goose Creek - Medium Density Residential (R-2)	South:	Developed – Single-Family Residential

East:	Goose Creek - Medium Density Residential (R-2)	East:	Developed – Single Family Residential
West:	Goose Creek - Medium Density Residential (R-2)	West:	Developed – Single-Family Residential

Aerial Map



Zoning Map



History of Property		
Date	Type of Request	Decision

Staff Comments
The applicant wishes to build a deck at the front entrance of the primary structure. The home is situated on a corner parcel in the Woodland Heights subdivision, designated as TMS#235-14-01-050, 115 Red Cedar Drive, lot 10, block B within the City boundaries of Goose Creek, SC. Due to the proximity of the front façade of the home at 26'-10", with a required setback of 25'-0" thus leaving a remaining distance of 1'-6".
The applicant has submitted photos of surrounding properties within close proximity with similar decks

at the front of the houses. The intent is not a covered porch, strictly a 10'x14' deck. Plans are included for your review with this application.

VARIANCE
According to § 151.171 DUTIES AND POWERS of the Zoning Board of Appeals as contained in the City of Goose Creek Zoning Ordinance:
To hear and decide appeals for variance from the requirements of this chapter when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the ZBA makes and explains in writing the following findings; and that all of the following factors shall be met. The following are provisions of S.C. Code, 1994 § 6-29-800, as amended:
<input type="checkbox"/> (1) There are extraordinary and exceptional conditions pertaining to the particular piece of property;
<input type="checkbox"/> (2) These conditions do not generally apply to other property in the vicinity;
<input type="checkbox"/> (3) 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;
<input type="checkbox"/> (4) The authorization of a variance shall not be of substantial detriment to adjacent property or to the public good, and the character of the district shall not be harmed by the granting of the variance;
<input type="checkbox"/> (5) The ZBA may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a non-conforming use of land, or to change the zoning district boundaries shown on the official zoning map approved by City Council and on file with the Planning Director and City Clerk. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance;
<input type="checkbox"/> (6) In granting a variance, the ZBA may attach to it the conditions regarding the location, character, or other features of the proposed building, structure, or use as the ZBA may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety or general welfare; and;
<input type="checkbox"/> (7) The ZBA shall not grant use variances. A use variance involves the establishment of a use not otherwise permitted in a zoning district, or extends physically a non-conforming land use or changes the zoning district boundaries shown on the official zoning map approved by City Council and on file with the Planning Director and City Clerk.