



AGENDA

REGULAR MEETING OF BOARD OF ZONING APPEALS

THURSDAY, SEPTEMBER 11, 2025 - 4:00 PM

Greenville City Hall, Council Chambers, 10th Floor

206 S. Main Street

Greenville, South Carolina 29601

Citizens may access the meeting at the following web address:

<https://www.greenvillesc.gov/meeting>

1. Call to Order
2. Welcome and Opening Remarks from the Chair
3. Roll Call
4. Approval of Minutes
 - A. Approval of Minutes for meeting on August 14, 2025
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. OLD BUSINESS
9. NEW BUSINESS
 - A. V 25-692
Application by Legacy Decks and Outdoor Living (Nick Stevens) on behalf of Scott Husson for a **VARIANCE** to reduce the side building setback for a 'Single-unit Living' use in a RN-A, Residential Neighborhood A district at **114 ATWOOD ST** (TM# 001200-01-01800)
10. OTHER BUSINESS
11. Adjournment



**Planning Staff Report to
Board of Zoning Appeals
September 5, 2025**
for the September 11, 2025 Public Hearing

Docket Number: V 25-692
Applicant: Scott Husson
Agent: Legacy Decks (Nick Stevens)
Property Owner: Husson Revocable Trust
Property Location: 114 Atwood Street
Tax Map Number: 001200-01-01800
Acreage: 0.23
Zoning: RN-A, Neighborhood A District
-P, Preservation Overlay District
Proposal: **VARIANCE to reduce the minimum side building setback requirement**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-2.1.1. General
Sec. 19-2.3.2. Neighborhood A
Sec. 19-2.11.5. Building Setbacks
Sec. 19-6.2.15.A. Quasi-Judicial Review/Applicability
Sec. 19-6.2.15.D.1. Variance

Staff Recommendation: Deny

Staff concludes that the application does not comply with the standards to grant a Variance.

Staff Analysis:

The Applicant requests a variance to reduce the minimum building setback requirement to allow a deck and stair replacement on the side of an existing detached single-family dwelling with an accessory dwelling unit at 114 Atwood Street in the Heritage historic district.

The subject property is zoned RN-A, Neighborhood A. The Applicant, who has owned the house since 2022, seeks to replace an existing deck and stairs along the side of the house. The deck and stairs connect the backyard and parking area at the rear of the house, located at grade, to an accessory dwelling unit located above the existing carport. This is the only access point for the accessory dwelling unit.

The existing deck appears to have a width of 6.5 feet and is setback approximately 1 foot from the side property line based on the provided survey. The stairs appear to have a width of 3 feet

and the landing appears to have a width of 3.5 feet, leaving a setback of 4.5 feet and 4 feet, respectively (see Figure 1.).

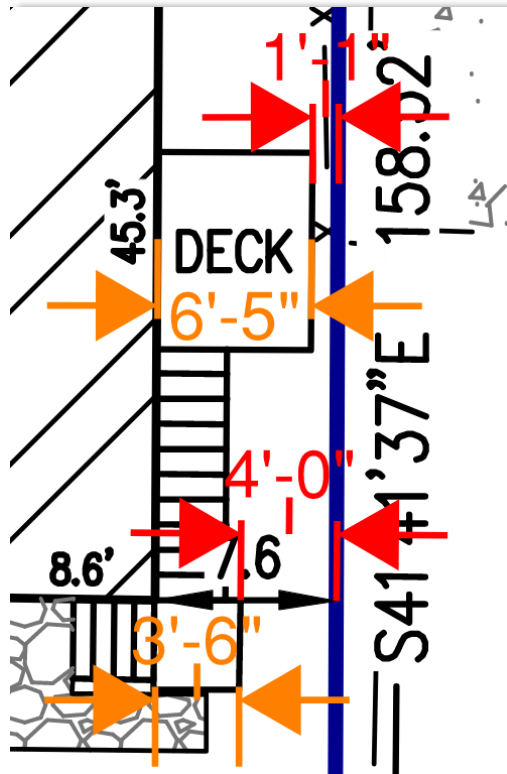


Figure 1. Existing conditions. Building setback of 7.6'. Deck width of ~6.5' and setback of ~1'. Lower landing width of ~3.5' and setback of ~4'. Stair width of ~3' and setback of ~4.5'.

The replacement deck would be slightly larger than the existing deck. The proposed deck width would increase to 7 feet and would be setback approximately 6 inches from the side property line. The existing stairs and landing would also be replaced with a slightly larger design. The stairs and landing width would increase to 4 feet and would be setback approximately 3.5 feet from the side property line (see Figure 2.).

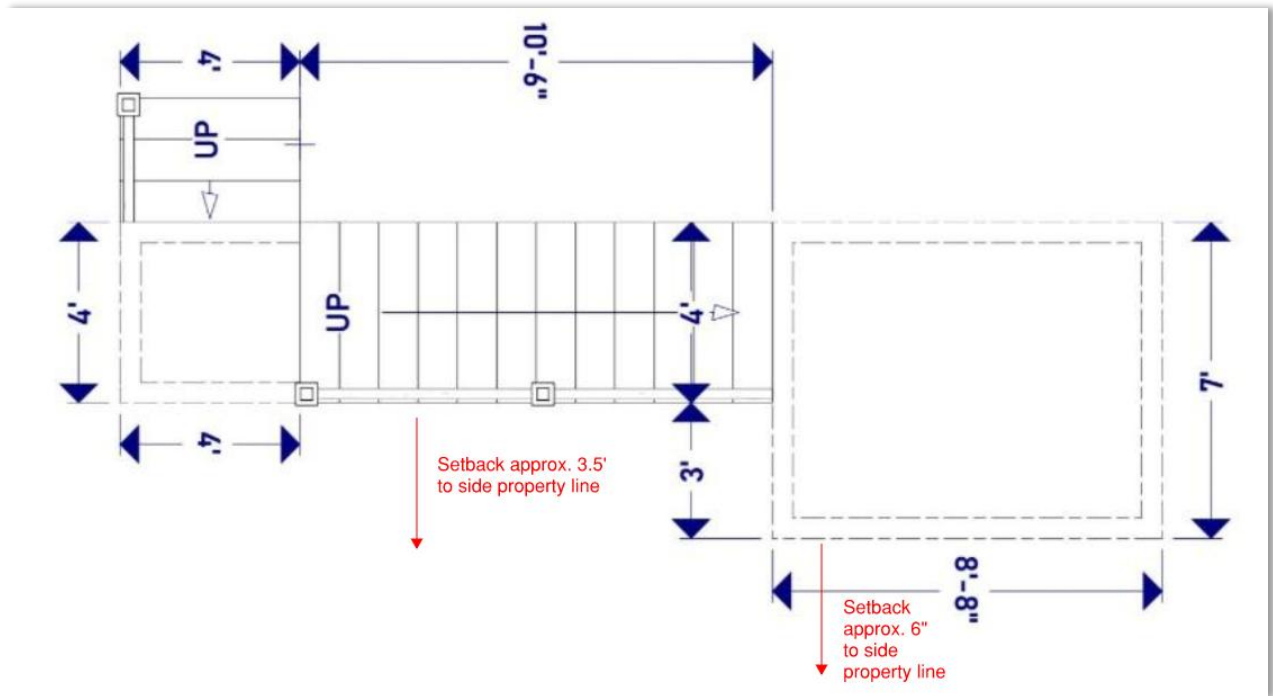


Figure 2. Proposed conditions. Deck width of 7' and setback of ~6". Lower landing and stair width of 4' and setback of ~3.5'.

Section 19-2.2.4. requires that primary structures within the RN-A district be located at least 5 feet from the side property line. Section 19-2.11.5. allows certain structures and features to encroach within the minimum side setback, however Planning staff determined that the proposed deck and stairs do not meet the requirements for any encroachments as the deck has a total structure height less than 15 feet (required for unenclosed structures-above ground story) and the stairs exceed 2.5 feet in height (required for unenclosed structures-ground story).

The entirety of Sections 19-2.3.2. and 19-2.11.5., which contain the RN-A and building setback standards, are included at the end of this report for reference.

Based on the Applicant narrative, the existing deck is in poor condition and an apparent safety hazard. The Agent reported to Planning staff that outright replacement rather than repair was warranted. The Applicant is seeking relief from the minimum building setback requirements of Section 19-2.3.2. and 19-2.11.5. to replace the stairs and deck using a similar design to the existing conditions which already do not conform.

Because the property is within a Preservation (-P) overlay district, the Historic Review Board was required to review the application to conduct a preliminary consideration of the eligibility of the proposed area based on the variance standards and preservation guidelines. A report from the Historic Review Board on the matter was prepared and is included as an attachment to this staff report. The Historic Review Board found no issue with the request and recommended approval. A Certificate of Appropriateness will be granted should the Board of Zoning Appeals approve the variance.

Attendance at the monthly Project Preview Meeting is not required for variances and did not occur. No public comment was received for this application.

No previous variances have been granted for the property.

A variance permit shall be approved only upon finding that the applicants will suffer undue hardship if the chapter is strictly enforced and that the Board of Zoning Appeals finds that all of the following standards are met.

Standard 1. There are extraordinary and exceptional conditions (such as size, shape, topography) pertaining to the particular piece of property for which the variance is sought that do not generally apply to other land or structures in the vicinity.

The subject property exceeds the minimum lot size and lot width requirements for RN-A zoned properties. The lot does not have a unique shape or sloping topography; however, the lot suffers from development restrictions due to a City of Greenville sewer line along the front and side yards that is not typical to other land in the vicinity.



Figure 3. Approximate path of a City of Greenville sanitary sewer line (dashed green line) across the property.

Staff finds that there are extraordinary or exceptional conditions that pertain to the property.

Standard 2. The special circumstances are not the result of actions of the Applicant.

The circumstances surrounding the property's conditions were not the result of the Applicant and existed prior to the development plan proposal, however Planning staff identified that the deck was modified sometime between 2015 and 2017 by a previous property owner (see Figure 4). The deck and stairs were approved in 2012 when the detached garage and bonus room above was permitted (see Figure 5). The deck and stairs were presumably constructed to plan, however the deck appears to have been

replaced and enlarged into its current form by 2017. That change does not appear to have been legally permitted.



Figure 4. Aerial photography showing the rear of the subject property in 2015 (left) and 2017 (right). A red arrow has been added to each to note the difference in deck size between the two images.

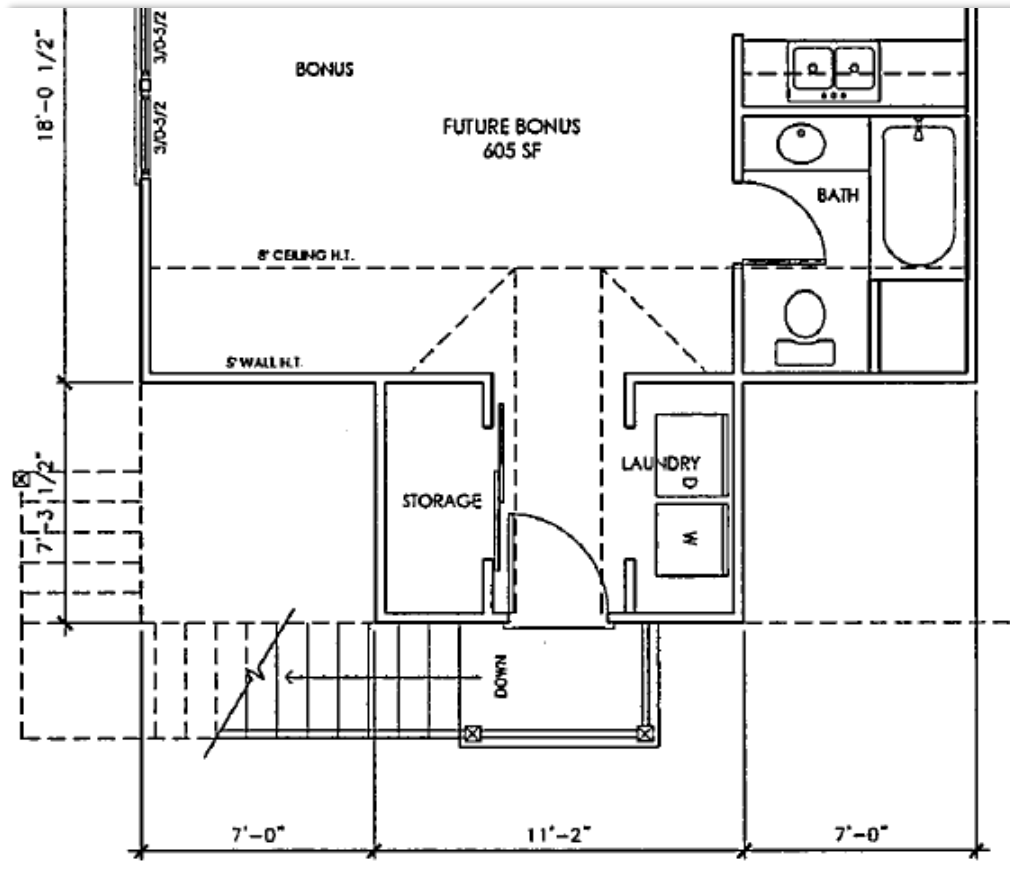


Figure 5. Image from the approved construction plan from 2012 showing the stairs and entry to the upper-level accessory dwelling unit. The stairs were approved at ~3.5' in width. The upper landing was approved at ~3.75' in width.

Although work appears to have been completed without proper permitting, staff finds that the special circumstances are not the result of the applicant's actions.

Standard 3. Due to the following conditions, the application of this Code to the property would effectively prohibit or unreasonably restrict the utilization of the property:

Extraordinary and exceptional conditions. There are extraordinary and exceptional conditions (such as size, shape, topography) pertaining to the particular piece of property for which the variance is sought that do not generally apply to other land or structures in the vicinity.

Although the property is impacted by a sewer line, that factor has not limited the use of the property. The property has already been developed with a single-family dwelling and accessory dwelling unit with exterior stairs and deck. When the house was constructed in 2012, the property was zoned RM-2, which also had a side setback requirement of 5 feet.

Staff finds that the minimum side building setback standards of the ordinance would not unreasonably restrict the utilization of the property for development purposes.

Standard 4. The granting of the variance is the minimum action that will make possible the reasonable use of the land or structure which is not contrary to the public interest and which will carry out the spirit of this Code

The proposed deck will project into the required side setback by ~4.5 feet and will be 7 feet in width and approximately 61 square feet in area. The proposed stairs will project into the required side setback by ~1.5 feet and will be 4 feet in width. According to the Agent, the proposed deck and stairs have been designed to the smallest dimensions necessary to accommodate the Applicant's goals. Additionally, the design is generally in line with the current conditions which exceed the RN-A setback and encroachment allowances, and the stairway is currently the only way to access the accessory dwelling unit.

According to the Building Department, the minimum width of an exterior stairway and landing must be 36 inches (3 feet) to comply with the state residential building code (see Staff Comments). If a 3' wide staircase and upper landing (rather than a deck) were installed, the setback would be approximately 4.5 feet from the side property line. A variance would no longer be needed as the request could be approved through administrative relief in accordance with GDC Section 19-6.2.14.

Staff finds that granting of the variance is not the minimum action needed to reasonably use the land and would be contrary to the public interest and the spirit of the Code.

Standard 5. The authorization of the variance will not result in substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

The Residential Neighborhood-Scale zoning districts are intended for a walkable neighborhood environment intended to accommodate a variety of low-intensity housing options including single-family homes, duplexes, triplexes, fourplexes, townhouses and small apartments, supporting and within walking distance of neighborhood-serving retail, food and service uses.

A single-family dwelling with a large deck would not be out of character for the district, however the proposed location of the deck and stairs appears to result in a substantial impact to adjacent properties. The deck will be above grade compared to neighboring properties and appears to impact privacy of neighboring properties.

Staff finds that granting of the variance would result in detriment to the adjacent property and to the public good.

Standard 6. The granting of the Variance will be generally consistent with the purposes and intent of this Code.

The purpose and intent of the Development Code is found in Section 19-1.1.3. and purpose of building setbacks is found in Section 19-2.11.5. and are included at the end of this report for reference.

One specific purpose and intent of the Development Code is to "provide for adequate light, air, and open space." This aligns with Section 19-2.11.5. which states setbacks are

intended to “provide open areas on a lot and help reduce the impact of buildings or structures on abutting sidewalks and neighboring development.”

Granting of the request would reduce the intended open area of the lot and could impact neighboring development given its height and size.

Staff finds that granting of the variance would not be generally consistent with the purposes and intent of the Code.

The following do not constitute grounds for a variance:

The nonconforming use of neighboring lands, structures or buildings in the same zoning district that applies to the property for which the variance is sought.

The existence of an approved special exception permit for the subject property.

The fact that the subject property could be used more profitably if a variance permit were granted.

The application does not request relief due to the nonconforming use of neighboring lands or an approved special exception permit.

Relief from the minimum building setback requirement will not impact the profitability of the property.

Staff finds that variance application does not conflict with this provision.

No variance permit will be granted to:

Allow a use not permitted by right, conditional use, or by special exception in the district in which the property subject to the variance is located.

Change the zoning district boundaries on the zoning district map.

The use of a single family dwelling is permitted by right in the RN-A district. The variance request is not directly associated with the property’s use and is not requesting to modify the zoning district boundaries.

Staff finds that variance application does not conflict with this provision.

Staff Comments

City Engineer

Comments and Conditions:

No comments at time of staff report posting.

Civil Engineer

Comments:

No comments.

Environmental Engineer

Comments and Conditions:

No comments at time of staff report posting.

Traffic Engineer

Comments:

No comments at time of staff report posting.

Fire Department

Comments:

No comments.

Building Department

Comments:

The request does exceed the minimum code requirements of the 2021 SCIRC. Please see the below codes for reference.

R311.7.1 Width.

Stairways shall be not less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. The clear width of stairways at and below the handrail height, including treads and landings, shall be not less than 31 1/2 inches (787 mm) where a handrail is installed on one side and 27 inches (698 mm) where handrails are installed on both sides.

Exception: The width of spiral stairways shall be in accordance with Section R311.7.10.1.

R311.7.6 Landings for stairways.

There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served. For landings of shapes other than square or rectangular, the depth at the walk line and the total area shall be not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36 inches (914 mm).

Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided that a door does not swing over the stairs.

MEMORANDUM

To: Board of Zoning Appeals
c/o Ross Zelenske, Senior Development Planner

From: Jamie Pratt, Development Planner on behalf of the Historic Review Board

Re: Certificate Of Appropriateness #25-683
114 Atwood St; TMS # 001200-01-01800
Rear Deck and Stair Replacement

Date: August 27, 2025

On August 25, 2025, staff for the Historic Review Board approved with conditions a Certificate of Appropriateness at 114 Atwood St for a rear deck and stair replacement. The approval is based on the information and documents submitted with the CA application, dated 7/30/2025, and the application's compliance with *Design Guidelines for the Preservation Overlay Districts*. The application was reviewed by staff with input from the Chair and Vice-chair of the Historic Review Board.

Project Scope:

Removal of existing wood stair and deck landing that provides access to area above the garage. Construct new stair and deck landing in the same footprint. The property is within the Heritage Preservation Overlay District.

Historic Resource Background:

In April 2012, the Design Review Board – Neighborhood Design Panel, precursor to the Historic Review Board, approved the new construction of a residential structure at 114 Atwood Drive. At the time it was a vacant lot. The previous historic resource was demolished sometime between 2003 and 2007.

Staff Analysis:

Per AR.8 of the Preservation Design Guidelines, synthetic materials are permitted provided that they are similar in character and detailing to materials seen traditionally. The proposed synthetic materials are consistent in character to traditional materials and are an appropriate material given the 2012 structure is also clad in synthetic wood, hardie lap siding.

The proposed stair and deck landing is set to the rear of the property and is minimally visible from the street, in compliance with AR.9 of the Preservation Design Guidelines.

AR.15 of the Preservation Design Guidelines states that structures within the historic district present a coordinated color scheme. The proposed colors of the material finishes are muted and reflect the natural tones of the existing structure. Staff finds this criteria has been met.

Historic Review Board Commentary:

2 members of the Historic Review Board we consulted to provide commentary on the proposed scope's appropriateness within the historic district and the existing structure. They had the following comments:

- Chair of the HRB: *The proposed stairs look like an appropriate upgrade. The proposed structure (aluminum) is not a material seen historically, but I'm OK with it here because the stairs are in the back of the house, and behind a tall fence. The use of composite decking is also an appropriate use on the stairs and landing, and will hold up better over time.*
- Vice-Chair of the HRB: *I'm also okay with the materials as this isn't a historic home, even though it looks like it could be! I feel that using materials that will last, especially as its in the rear and not seen, is good for the long term upkeep of this property.*

Summary:

Staff finds that the proposed replacement of the stair and landing is in character with the Heritage Preservation District in which it is located.

CONDITION OF APPROVAL: This approval is conditional upon Variance, VAR 25-692, approval from the Board of Zoning Appeals. Should the Variance application be denied by the Board of Zoning Appeals, this Certificate of Appropriateness shall be voided.

For further questions please contact:

Jamie Pratt, Development Planner

(864) 467-4237

jpratt@greenvillesc.gov

DIV. 19-1.1. GENERAL

19-1.1.1. TITLE

These regulations are officially known as the "Greenville Development Code" and may be referred to as the "Development Code" or "this Code."

19-1.1.2. AUTHORITY

A. General

The City Council is authorized to adopt this Code pursuant to the enabling authority contained in the SC Code of Laws, generally including, without limitation, SC Code 1976, §§ 6-29-310 et seq., 6-29-710 et seq., 6-29-1110 et seq., 6-29-1510 et seq., and 6-31-10 et seq. This Code consolidates the City's zoning and land development regulatory authority under the SC Code of Laws.

B. Reference to South Carolina General Statutes

Whenever any provision of this Code refers to or cites a section of the SC Code of Laws and that section is later amended or superseded, this Code will be deemed amended to refer to the amended section or the section that most nearly corresponds to the superseded section.

19-1.1.3. PURPOSE AND INTENT

The purpose and intent of this Code is to guide development in accordance with the existing and future needs of the City and to promote the public health, safety, convenience, order, appearance, prosperity, and general welfare of the property owners and residents of the City and other members of the public. The purpose and intent of this Code is more specifically to:

- A. Implement the City's Comprehensive Plan.
- B. Provide for adequate light, air, and open space.
- C. Secure safety from fire, flood, and other dangers.
- D. Promote quality new housing, provide a diversity of housing options, and preserve neighborhoods.
- E. Promote the downtown as a regional center of commerce, government, arts, entertainment, and residential life.
- F. Ensure appropriate commercial and industrial development patterns.
- G. Encourage quality new development that blends with existing development.
- H. Facilitate the creation of a convenient, attractive, and harmonious community.

- I. Protect and preserve scenic, historic, and ecologically sensitive areas.
- J. Protect and provide for open space.
- K. Promote an inter-connected, multi-modal, walkable community.
- L. Provide for continued tree preservation, balanced with the growth of the City.
- M. Regulate the use of land for purposes that support and enhance the City for all of its citizens.
- N. Facilitate the adequate provision or availability of transportation, police and fire protection, water, sewer, schools, parks and recreation facilities, affordable housing, disaster evacuation, and other facilities and services that the City may provide to enhance the health, safety and welfare of its citizens.

19-1.1.4. **APPLICABILITY AND JURISDICTION**

A. **General**

The provisions of this Code apply to all land, all land development, and the use of all structures on all lands and waters within the corporate limits of the City. The provisions of this Code are considered the minimum standards necessary to promote and protect the public health, safety, and general welfare.

B. **Application to Governmental Units**

The provisions of this Code apply to all land, all land development, and the use of all structures and land owned or held in tenancy by the City or its agencies or departments; by the State, its agencies, departments or political subdivisions; and to the full extent permitted by law, the government of the United States, its agencies, departments or corporate services, except as otherwise specifically provided in this Code.

C. **No Development Until Compliance**

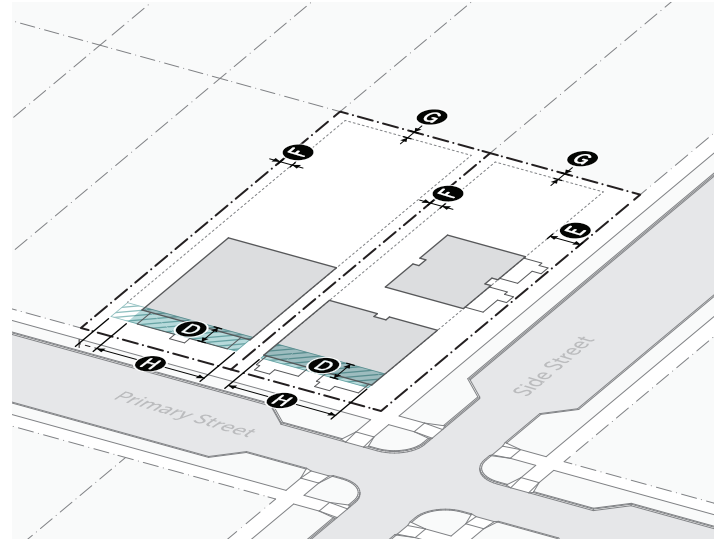
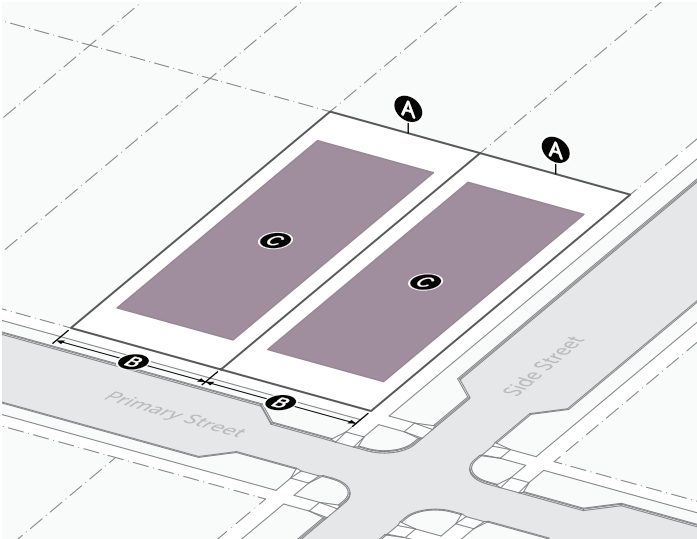
Following adoption of this Code, no structure, land or water may be used, and no structure or part of a structure may be located, erected, moved, reconstructed, extended, converted (change of use) or structurally altered without full compliance with the provisions of this Development and all other applicable City, State and federal regulations, except as otherwise specifically provided in this Code.

D. **Effect of Permits**

1. Development authorized by a permit cannot be carried out until the applicant has secured all other permits required by this Code or any other applicable provisions of the Municipal Code and the SC Code of Laws.
2. Further, the issuance of a permit does not ensure the subsequent approval of other applications for development approval unless the relevant and applicable portions of this Code and other provisions are met.

19-2.3.2. RN-A NEIGHBORHOOD A

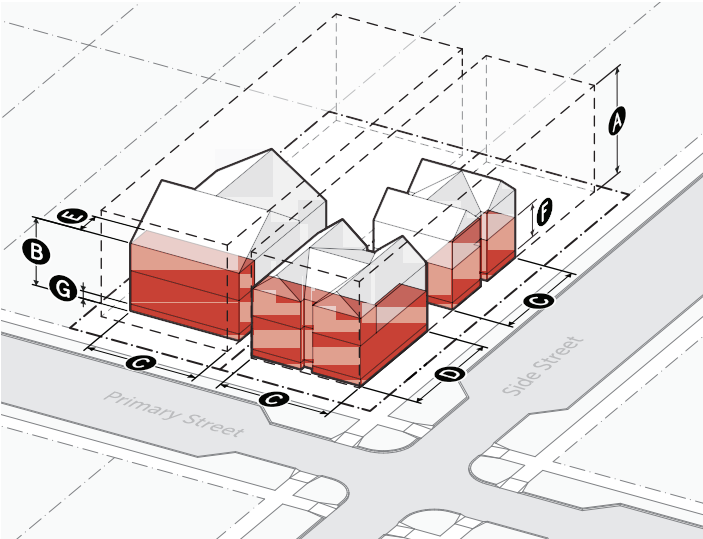
A. SITE



1. LOT SIZE	Sec. 2.11.2.
A Area (min)	2,000 SF
B Width (min)	
Front access	40'
Side/rear access	25'
2. DENSITY	Sec. 2.11.3.
Dwellings per lot (max)	4
3. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	60%

4. BUILDING SETBACKS	Sec. 2.11.5.
D Primary street lot line (min/max)	10' / 20' or Setback Range
E Side street lot line (min/max)	10'
F Side lot line (min)	5'
G Rear/alley lot line (min)	4'
5. BUILD-TO	Sec. 2.11.7.
Build-to width (min)	
H Primary street	50%
Side street	None
6. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	30'
Side street (min)	5'
7. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type E 6'

B. BUILDING



1. HEIGHT	Sec. 2.11.10.
A Overall height (max stories/feet) ¹	2.5 / 32'
B Side wall (max)	25'
2. MASSING	Sec. 2.11.11.
C Building width (max)	40'
D Building depth (max)	70'
E Active depth (min)	9'
3. GROUND STORY	Sec. 2.11.12.
F Story height (min)	9'
G Finish floor elevation (min/max)	0' / 5'



	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.11.13.	
H Ground story (min)	25%	20%
I Upper story (min)	15%	15%
J Blank wall width (max)	10'	20'
5. ENTRANCES	Sec. 2.11.14.	
K Street-facing entry spacing (max)	30'	50'
Entry feature	Yes	Yes

NOTE: Additional standards apply for lots within the Neighborhood Revitalization Overlay District.
[View the Neighborhood Revitalization Overlay District Map](#)
[View the Neighborhood Revitalization Overlay District Design Standards](#)

19-2.11.5. BUILDING SETBACKS

The area on a lot not intended for buildings and structures. Includes primary street setbacks, side street setbacks, side setbacks, rear setbacks, and alley setbacks.

A. Intent

To provide open areas on a lot and help reduce the impact of buildings or structures on abutting sidewalks and neighboring development.

B. Applicability

1. The building setback requirements apply to all lots.
2. Building setbacks apply only to the perimeter edges of a lot. Building setbacks do not apply to individual sublots that are part of a larger lot.

C. Standards

1. Minimum Setbacks

- a. All buildings and structures on a lot must be located at or behind the minimum building setback specified by the zoning district, unless listed as an exception in *paragraph E.* below.
- b. In House B (RH-B) and House C (RH-C), all buildings and structures must be located at or behind the building setbacks specified based on the lot width, as platted and recorded for the lot.

2. Maximum Setbacks

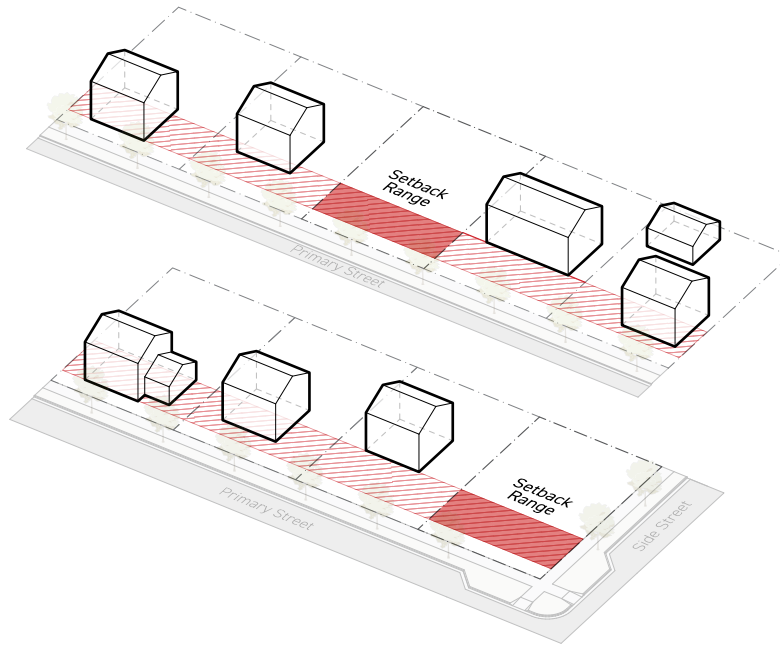
The area between the minimum and maximum street setbacks define the build-to zones. For requirements related to the build-to zones, see *Sec. 2.11.7.*

3. Established Setback Range²

When required by the zoning district, the primary street setback is modified as follows:

- a. The required primary street setback must be met within the range of existing primary street setbacks, no closer than the smallest setback in the range and no further than the largest setback in the range.

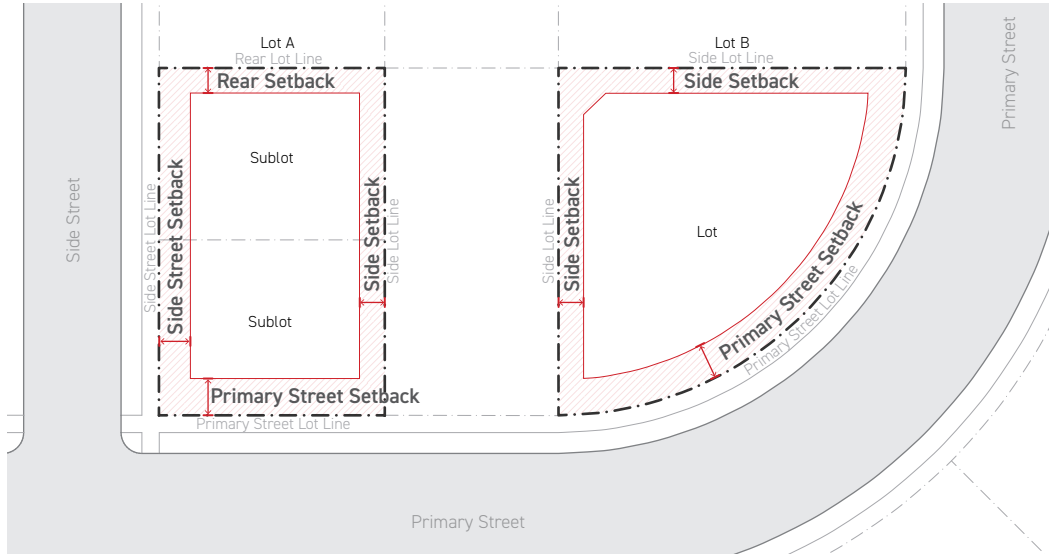
- b. On an interior lot, the range of setbacks is determined by the 2 closest existing lots in both directions along the block face.



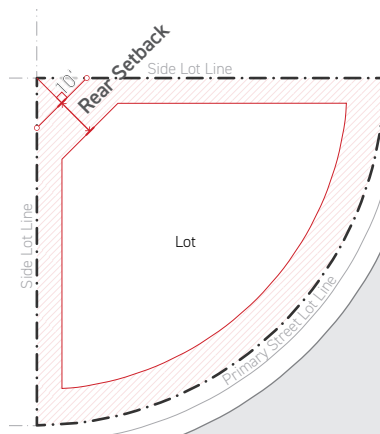
- c. On a corner lot, the range of setbacks is determined by the 3 closest existing lots along the block face.
- d. If any lot included in the setback range calculation has no dwelling unit on the front half of the lot or the lot is vacant, the lot must be disregarded for the purpose of calculating the established setback range.
- e. If the Administrator determines the established setback range cannot be adequately determined, the setback range specified for the zoning district must be met.
- f. For a future phase in an existing development, the Administrator may provide for a setback range that is consistent with previous development phases.

D. Measurement

1. All building setbacks are measured perpendicular to the applicable lot line. Where a lot line abuts an access easement, the setback may be measured from the interior edge of access easement rather than the lot line.



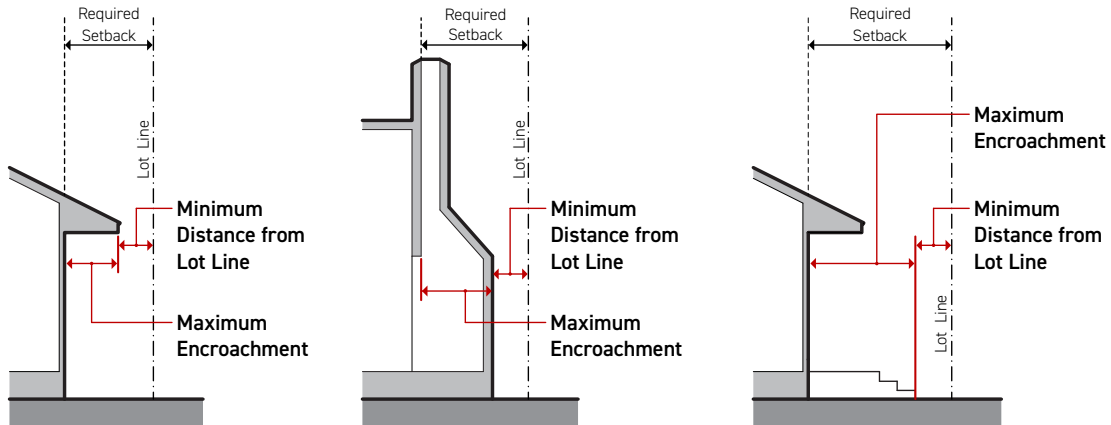
2. Primary street setback is measured from the primary street lot line.
3. Side street setback is measured from the side street lot line.
4. Rear setback is measured from the rear lot line
 - a. For determining the rear setback for a triangular or gore-shaped lot, the rear lot line is determined based on a 10 feet wide line, parallel to the primary street lot line that intersects two side lots lines at its endpoints.
 - b. For instances where the primary street lot line is not straight, the rear lot line must be parallel to a line connecting the end points of the primary street lot line.



E. Exceptions

1. Limited Encroachments

The following are allowed to encroach beyond the building setback up to the minimum distance from the lot line specified below. The encroachments only apply when the zoning district's setbacks are equal to or larger than the setbacks specified below.



	ALLOWED ENCROACHMENT		
	Primary St. / Side St. Setback	Side / Rear Setback	Alley Setback
Architectural Details			
<i>Building elements attached to or integrated into the structure of a building, not intended for human occupation. Examples include: cornices, belt courses, sills, lintels, pilasters, pediments and chimneys</i>			
Encroachment (max)	2'	1.5'	2'
Distance from lot line (min)	0'	1.5'	1.5'
Roof Projections			
<i>Roof elements that overhang or cantilever beyond the footprint of the building. Examples: eaves, roof overhangs, gutters, awnings and canopies</i>			
Encroachment (max)	3'	1.5'	2'
Distance from lot line (min)	0'	1.5'	1.5'
Unenclosed Structures (ground story)			
<i>Unenclosed structures having all finished floors and ground surfaces no more than 2.5 feet above grade and having a total structure height less than 15 feet. Does not include carports, which are subject to district setbacks.² Examples: porches, decks, stoops, landing platforms, gazebos, trellises, arbors, pergolas</i>			
Encroachment (max)	8'	1.5'	0'
Distance from lot line (min)	0'	1.5'	same as district
Unenclosed Structures (above ground story)²			
<i>Unenclosed structures having a total structure height of 15 feet or greater. Examples: balconies, upper-story light shelves, exterior stairways</i>			
Encroachment (max)	5'	3'	5'
Distance from lot line (min)	0'	3'	1.5'
Enclosed Structures			
<i>Enclosed structures that overhang or cantilever beyond the footprint of the building that have a cumulative length less than 25% of the width of the building facade, measured individually for each story. Examples: bay windows, sleeping porches, overhanging volumes</i>			
Encroachment (max)	2'	3'	0'
Distance from lot line (min)	0'	3'	same as district
Mechanical/Electrical Equipment			
<i>Examples: gas meters, electrical meters, water heaters, HVAC equipment, cisterns, wind turbines and solar panels</i>			
Encroachment (max)	not allowed	0'	0'
Distance from lot line (min)	same as district	1.5'	same as district
Waste Receptacle Enclosure²			
<i>Examples: trash compactors, garbage, recycling and food waste and their associated screening</i>			
Encroachment (max)	not allowed	0'	0'
Distance from lot line (min)	same as district	5'	same as district
Signs	see Sec 19-4.11, Signs		

2. Unlimited Encroachments

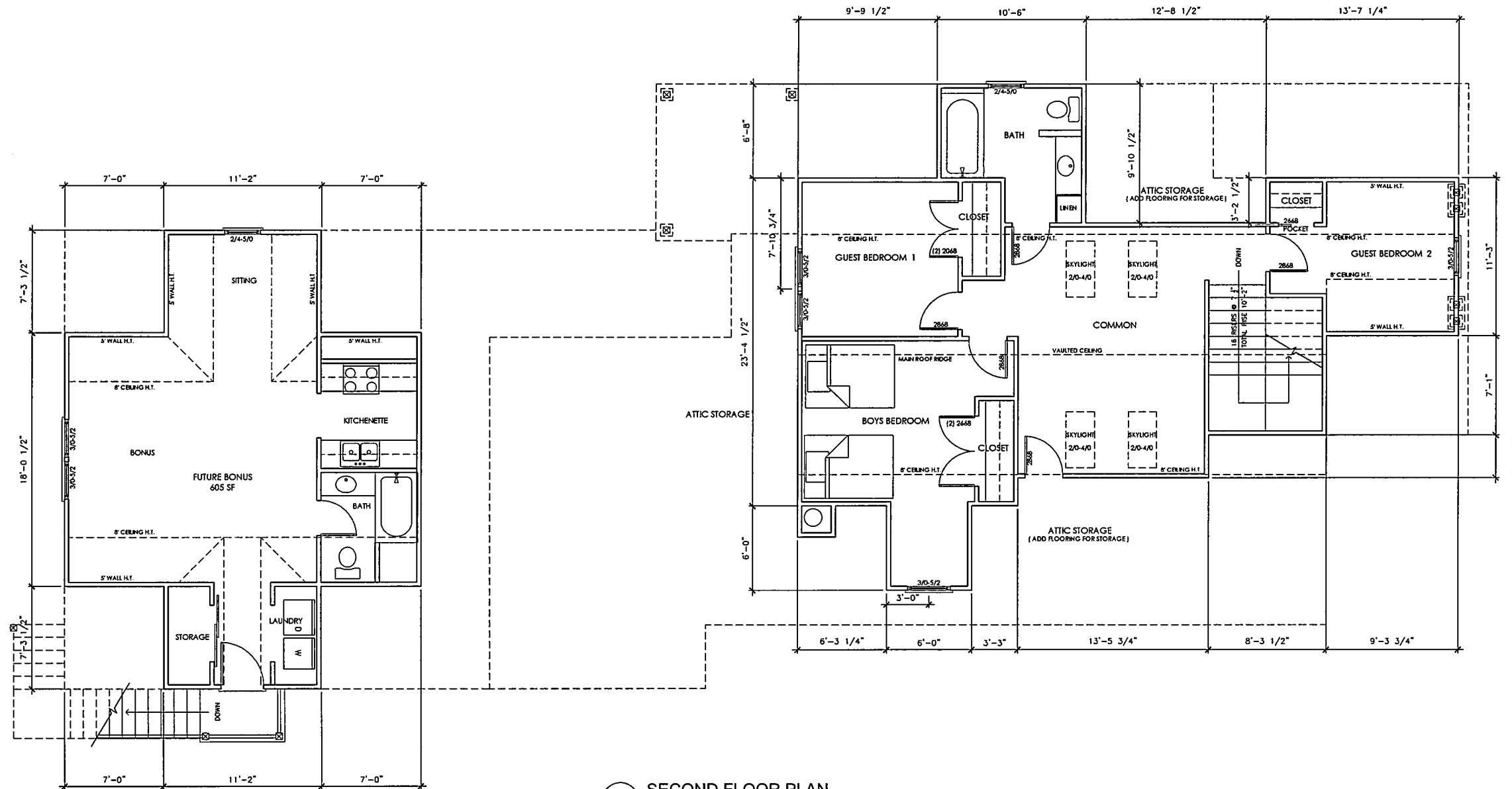
The following can encroach into a required setback to the extent necessary to perform their proper function

- a. Accessibility ramps and lifts.
- b. Equipment related to public or utility operating systems, including related wires, conduits, and pipes. Examples include hydrants, transformers, utility cabinets, water utility devices, cable television, or phone boxes.
- c. Covered structures located entirely below grade. Examples include cellars, basements, storm water storage, and cisterns.
- d. Sidewalks, multi-use paths, ramps, driveways, and patios 2.5 feet in height or less, measured from grade.¹
- e. Fences and walls.
- f. Plants. Examples include trees, shrubs, flowers, herbs, vegetables, grasses, ferns, mosses, and associated planters and raised planting beds, if applicable.
- g. Stormwater devices including steep slopes for detention and underground detention.
- h. Permanent or movable furniture. Examples include benches, tables, and bike and scooter parking racks.

F. Relief

1. A reduction in required setback of up to 10% may be requested in accordance with **Sec. 6.2.14**, provided the resulting setback is at least 1.5 feet.
2. A change in the established setback range of up to 10% may be requested in accordance with **Sec. 6.2.14**.
3. A change beyond 10% may be requested in accordance with **Sec. 6.2.15**.
4. In zoning districts with a maximum building setback, the Administrator may approve a larger setback for lots with significant site development constraints, topographic issues, or irregular lot configurations. The additional setback should be the minimum amount necessary to address the lot-specific constraints.²
5. In zoning districts with a maximum building setback, the Administrator may approve a larger setback for lots with anticipated or existing utility easements. The maximum setback may only be increased by the minimum distance necessary to establish the easement, as verified by the City Engineer.³

2012 floor plan from city records



1
A102 SECOND FLOOR PLAN
1/4" = 1'-0"

REVISED 5-24-12
976 HEATED SF
2900 TOTAL HEATED

OWNERS

SAM & WADE
WALLACE
114 ATWOOD STREET
GREENVILLE, SC 29601

RESIDENTIAL DESIGN



REYNOLDS CROFT
DESIGN GROUP

12 EAST LEWIS PLAZA
GREENVILLE, SC 29605
864.430.3474

CONTRACTOR:



HIGHLAND
H O M E S

864.884.4079

PROJECT

**WALLACE
RESIDENCE**
114 ATWOOD STREET
GREENVILLE, SC 29601

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND SHALL NOT BE REPRODUCED, ALTERED, OR REUSED IN PART OR IN WHOLE WITHOUT WRITTEN PERMISSION FROM THE DESIGNER.

[illegible]

ISSUE:	PERMIT DRAWINGS
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DATE:	MARCH 27, 2012
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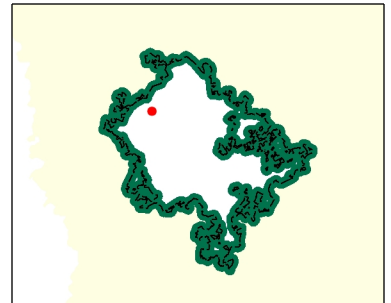
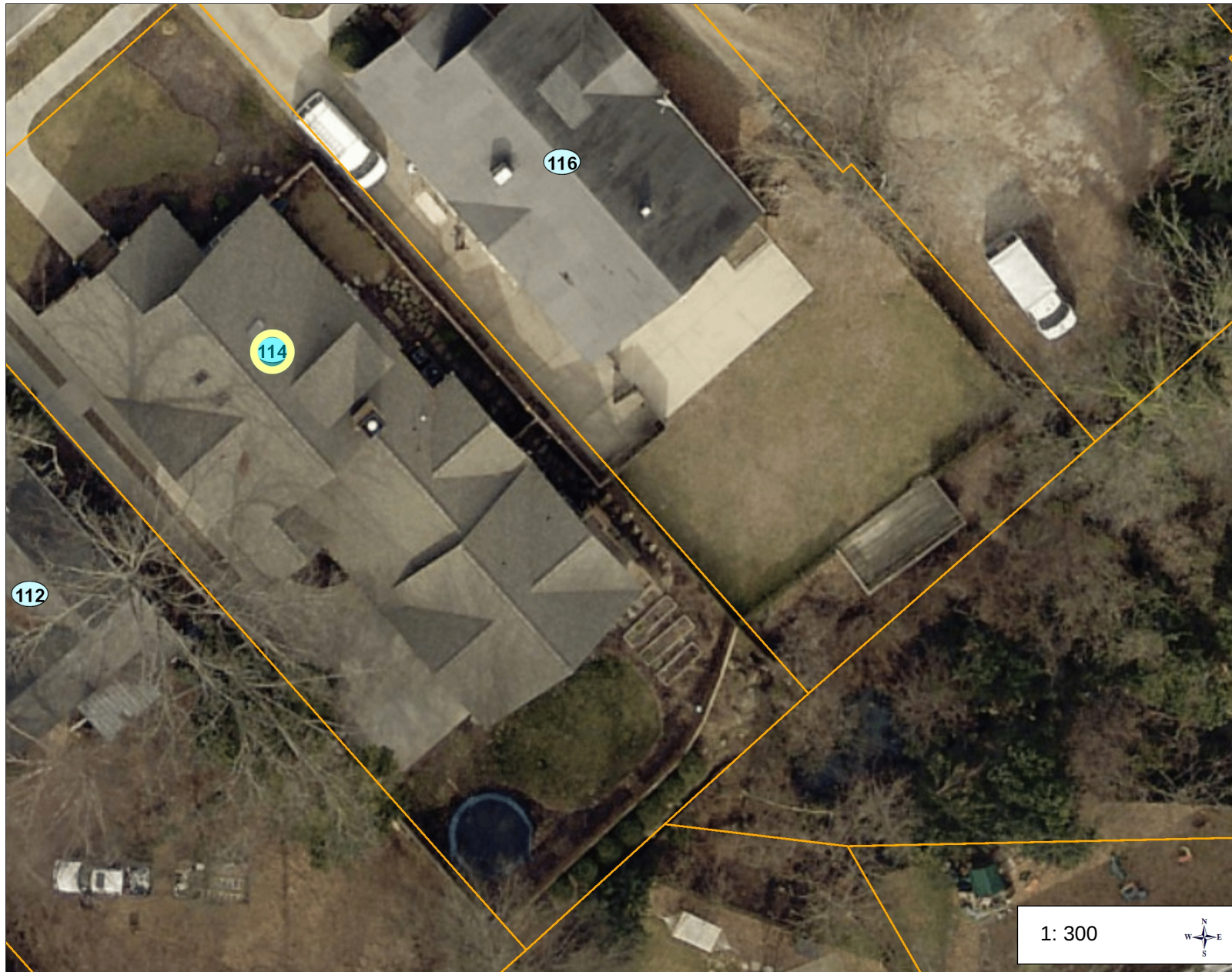
PROJECT NO:	12002
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DRAWN BY:	HR/TC
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CHECKED BY:	HR/TC
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FLOOR
PLAN

A102



Legend

Address Points

- Comm/Industrial
- Residential - SFD
- Residential - SFA
- Residential - Multi
- Mixed Use
- Parking Lot or Structure
- School
- City Park
- Under Construction
- Accessory Structure
- Other

- Parcels with Ownership**
- 2015 Aerial Photography**

Notes

50 0 25 50 Feet

NAD_1983_HARN_StatePlane_South_Carolina_FIPS_3900_Feet_Intl
© City of Greenville, SC Date Created: 9/4/2025

1: 300



This map is user generated from the City of Greenville's MapIT 2.0 intranet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable and should be appropriately used with caution. Contact the GIS Division for all questions pertaining to the MapIT 2.0 program and data.



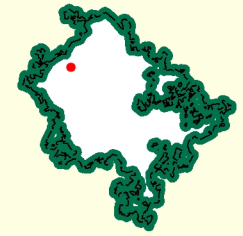
1: 300



50 0 25 50 Feet

NAD_1983_HARN_StatePlane_South_Carolina_FIPS_3900_Feet_Intl
© City of Greenville, SC Date Created: 9/4/2025

This map is user generated from the City of Greenville's MapIT 2.0 intranet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable and should be appropriately used with caution. Contact the GIS Division for all questions pertaining to the MapIT 2.0 program and data.



Legend

Address Points

- Comm/Industrial
- Residential - SFD
- Residential - SFA
- Residential - Multi
- Mixed Use
- Parking Lot or Structure
- School
- City Park
- Under Construction
- Accessory Structure
- Other

- Parcels with Ownership**
- 2017 Aerial Photography**

Notes



Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:		
*Title:		
*Address:		
*State:		
*Zip:		
*Phone:		
*Email:		

STREET ADDRESS: _____

TAX PARCEL #: _____ DEED BOOK/PAGE: _____ RECORDED DATE: _____

ZONING DESIGNATION: _____ ACREAGE: _____

*Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

If the planning office has actual notice that a restrictive covenant is contrary to, conflicts with, or prohibits the requested activity, the office must not issue the permit unless the office receives confirmation from the applicant that the restrictive covenant has been released by action of the appropriate authority, property holders, or by court order.

Unless limited by a condition of approval, a variance permit shall run with the land and not be affected by a change in ownership.

CODE SECTION FROM WHICH A VARIANCE IS REQUESTED: _____

--

INSTRUCTIONS

1. Prior to submitting this application, an Applicant must schedule a pre-application conference with the Administrator to discuss the procedures, standards, and regulations required for approval. Contact the Planning and Zoning Division to schedule a pre-application conference. The email address is planning@greenvillesc.gov and the phone number is (864) 467-4476.
2. The questions on Page 3 of this application are the criteria that the Board will use to judge an application. Ensure answers demonstrate how and why the application meets the requirements for the granting of a variance. See also **Section 19-2.15.D.1., Variance**, for additional information. You may attach a separate sheet addressing these questions.
3. Supplemental information will need to be included with this application as well. A floor plan and/or a site plan showing the existing and proposed conditions associated with the application is generally necessary.

For site plans, attach a scaled drawing of the property that reflects, at a minimum, the following:
 - (a) property lines, existing buildings, and other relevant site improvements;
 - (b) the nature (and dimensions) of the proposed development (activity);
 - (c) existing buildings and other relevant site improvements on adjacent properties; and,
 - (d) topographic, natural features, etc. relevant to the requested variance.
4. The application must be received by the Planning and Zoning Division no later than 2:00 p.m. of the date reflected on the Board of Zoning Appeals meeting schedule. The application can be emailed to planning@greenvillesc.gov.
5. The Administrator will acknowledge receipt of the application and will provide instructions on application fee payment. The required application fees are as follows:
 - (a) Single-Family Residential Uses: \$150.00
 - (b) All Other Uses: \$250.00
6. The Administrator will review the application for "completeness" pursuant to Section **19-6.2.1.B.3. Completeness Determination**, prior to proceeding with public notice. If the application is determined to be "incomplete," the Administrator will contact the Applicant to request that the applicant resolve the deficiencies.
7. The Applicant must post the subject property at least 15 calendar days (but not more than 18 days) prior to the scheduled hearing date. Additionally, the Applicant is responsible for preparing and mailing the written notice at least 15 calendar days prior to the public hearing. Posted and mailed notice instructions will be provided to the Applicant by the Administrator after application is determined to be complete.
8. Please read carefully: The Applicant and Property Owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

If the Planning and Zoning Division by separate inquiry determines that such a restriction exists, it shall notify the Applicant. If the Applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the Administrator will indicate in its report to the Board of Zoning Appeals that granting the requested change would not likely result in the benefit the Applicant seeks.

APPLICANT / AGENT SIGNATURE:  Nick Stevens DATE: _____

PROPERTY OWNER SIGNATURE: _____ DATE: _____

APPLICANT RESPONSE TO
SECTION 19-2.15.D.1. VARIANCE
(You may attach a separate sheet)

1. Describe the extraordinary and exceptional condition (such as size, shape, and topography) that pertains to the subject property that does not generally apply to other land or structures in the vicinity.

2. Are the circumstances affecting the subject property the result of actions by the applicant/owner?

3. Describe the ways in which application of the requirement(s) of the ordinance effectively prohibit or unreasonably restrict the utilization of the subject property.

4. Is the request the minimum action that will make possible the reasonable use of land or structure which is not contrary to the public interest and which will carry out the spirit of the ordinance?

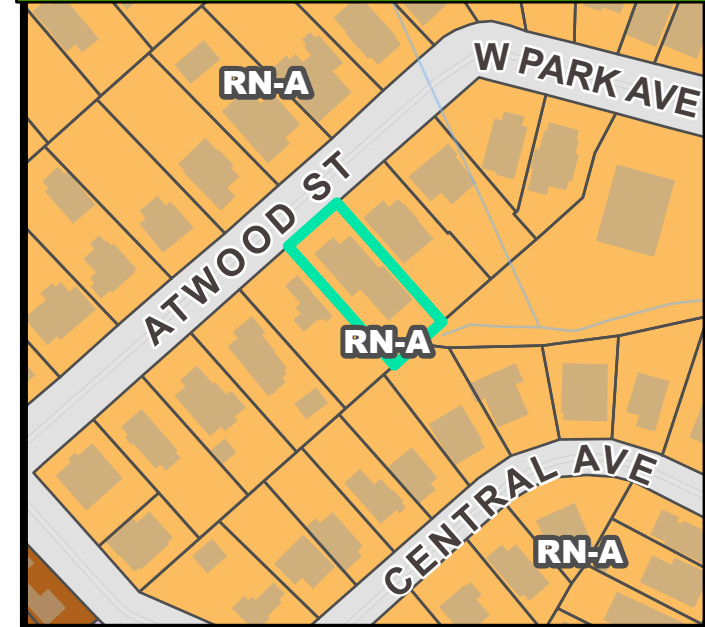
5. Describe the ways in which the granting of the variance will not result in substantial detriment to adjacent property or to the public good. In what way(s) will the granting of the variance not harm the character of the district?

6. Describe the ways in which the granting of the variance will be generally consistent with the purposes and intent of the ordinance.

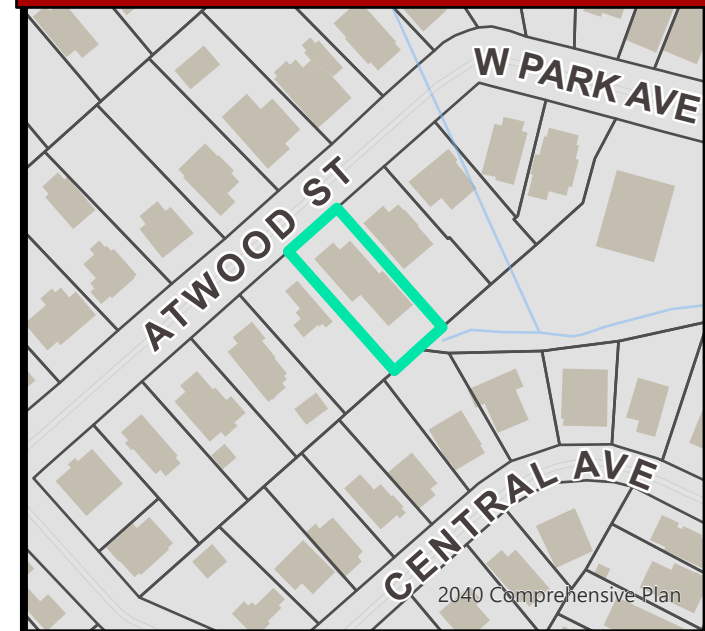
AERIAL VIEW



CURRENT ZONING



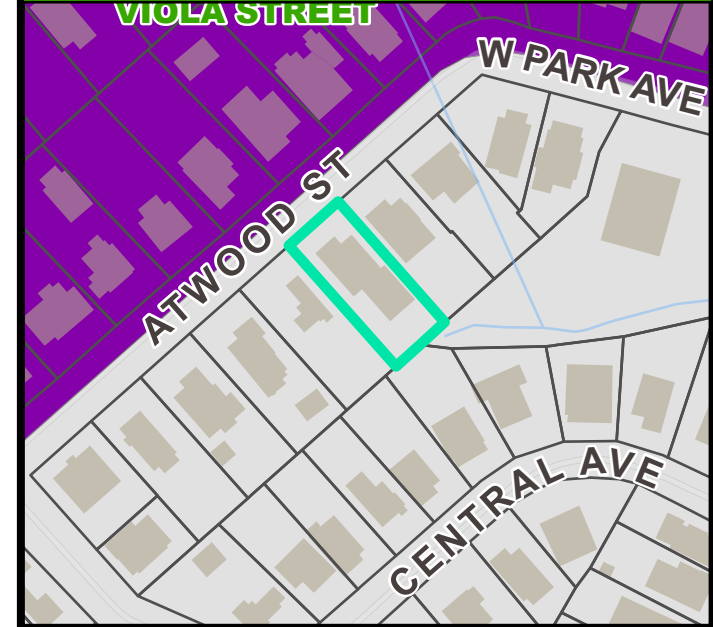
FUTURE LAND USE



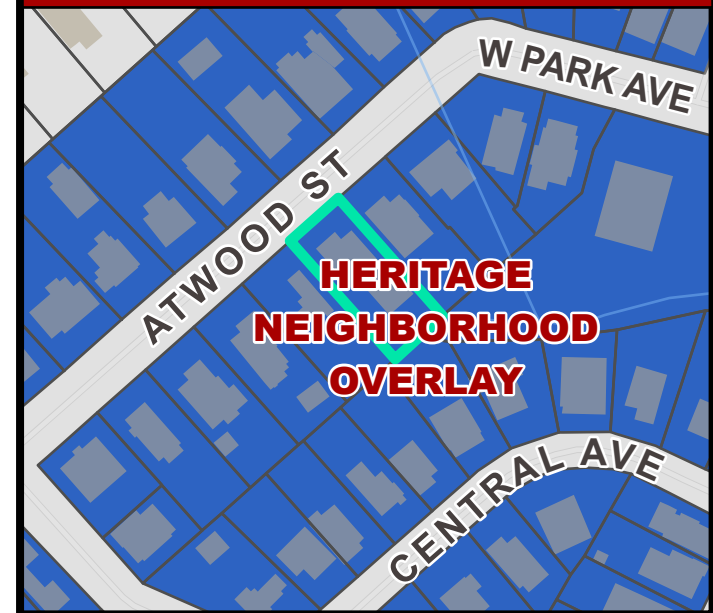
NATURAL / ENVIRONMENTAL FEATURES



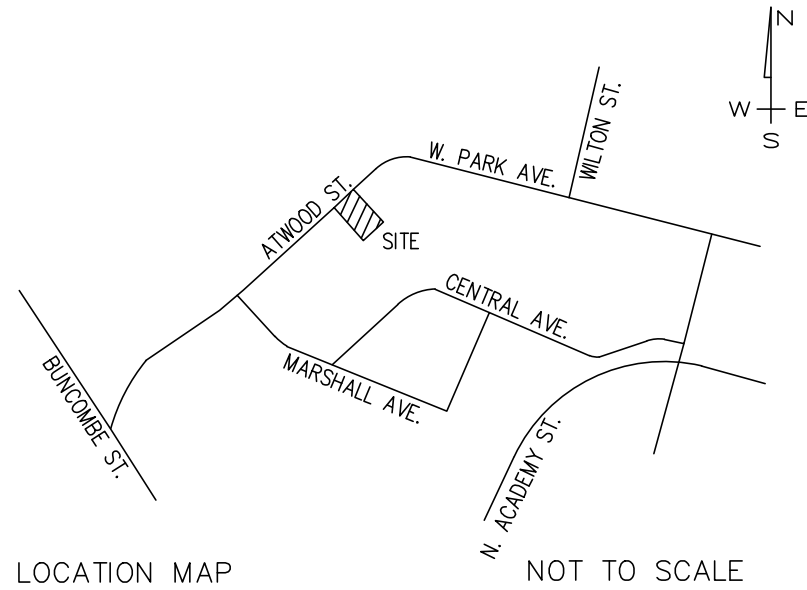
SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



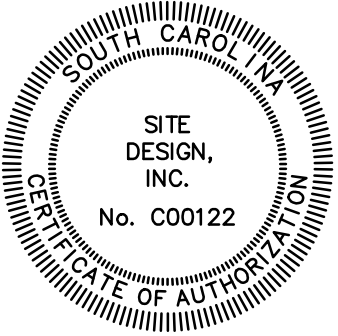
NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR.



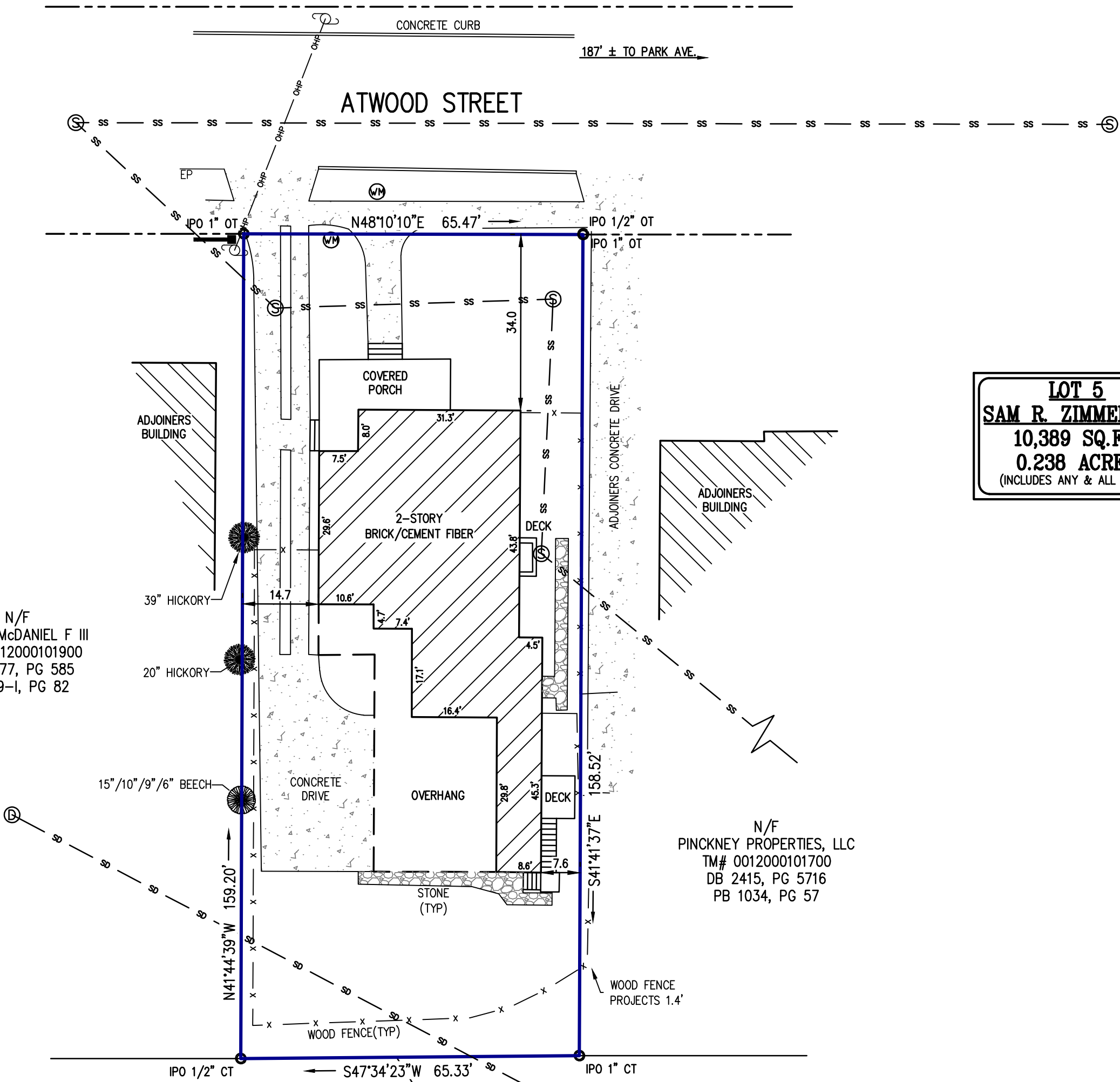
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

REFERENCE:
DB 2711, PG 4547
PB E, PG 132

A. CLAY JONES, P.L.S.
S.C. REG. NO. 26210



LOT 5
SAM R. ZIMMERMAN
10,389 SQ. FT.
0.238 ACRES
(INCLUDES ANY & ALL R/W)



N/F
BEN F. McDANIEL F III
TM# 0012000101900
DB 1877, PG 585
PB 19-I, PG 82

N/F
PINCKNEY PROPERTIES, LLC
TM# 0012000101700
DB 2415, PG 5716
PB 1034, PG 57

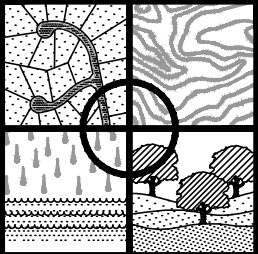
N/F
MELISSA L. HESS
& CROSS GANAWAY
TM# 0012000101313
DB 2449, PG 5008
PB 47-V, PG 79

N/F
MARANTHA BAPTIST CHURCH
TM# 0012000101300
DB 958, PG 583

LEGEND

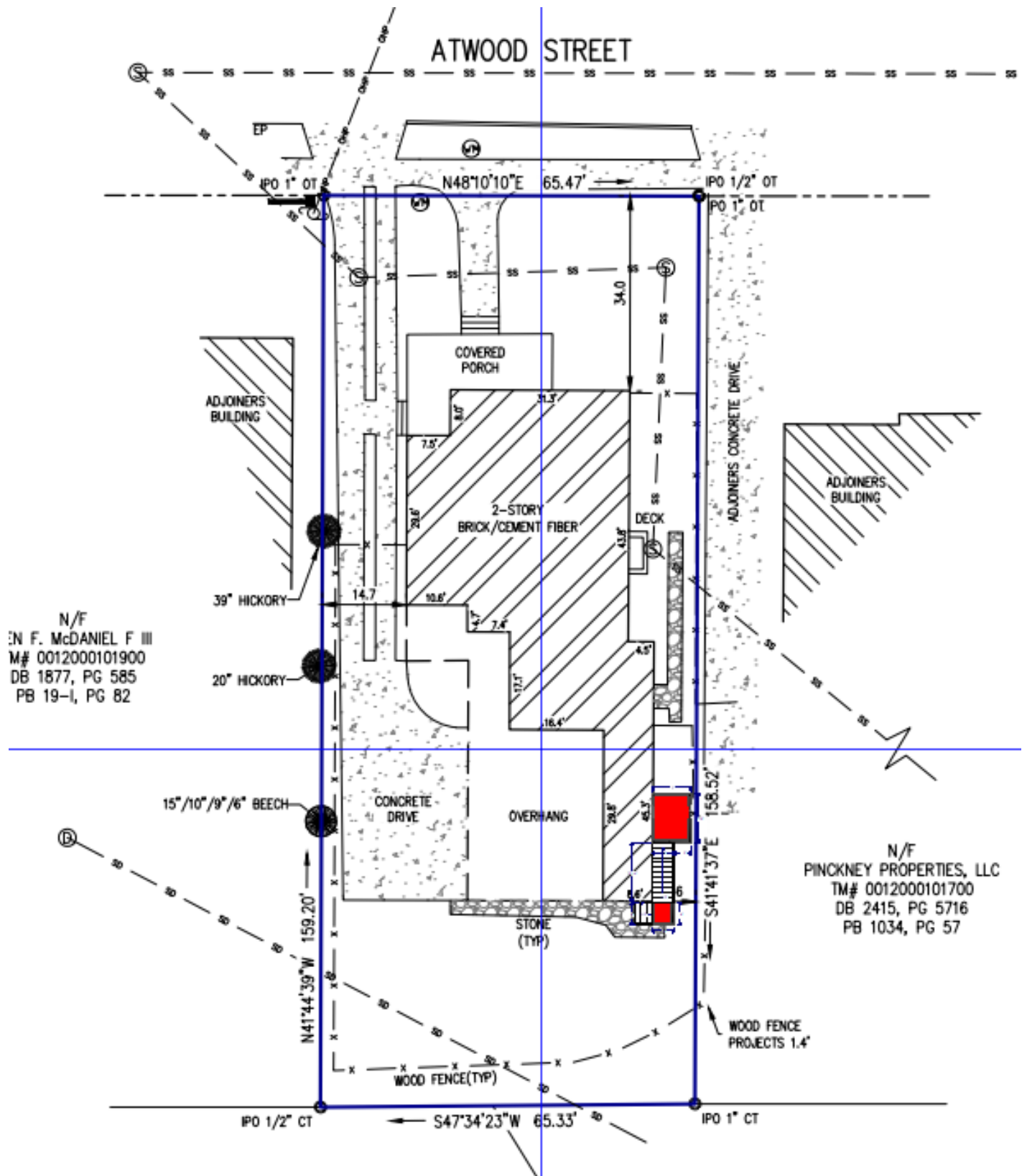
- | | | |
|---------------------------|---------------------------|--------------------------|
| BH BUILDING HEIGHT | TC/BG TOP/BOTTOM CURB | GT GREASE TRAP MH |
| BL BUILDING LINE | TW/BW TOP/BOTTOM WALL | PIV POST VALVE INDICATOR |
| CL CENTERLINE | CO CLEAN OUT | UGP BOX |
| CMP CORRUGATED METAL PIPE | CB CATCH BASIN | POINT |
| CT CRIMP TOP | DI DROP INLET | YARD LIGHT |
| DE DRAINAGE EASEMENT | ELEC TRANS | WELL |
| EP EDGE OF PAVEMENT | ELEVATION | GUY GUY ANCHOR |
| IPO IRON PIN OLD | FI FIRE HYDRANT | EM ELECTRIC METER |
| IPS IRON PIN SET | GM GAS METER | CTV CABLE TV |
| N&C NAIL & CAP | GV GAS VALVE | X FENCE LINE |
| OT OPEN TOP | LP LIGHT POLE | FOC FIBER OPTIC CABLE |
| RB REBAR | PP POWER POLE | GAS GAS LINE |
| RCP REINFORCED CONC PIPE | SDMH MANHOLE (SD) | OHP OVERHEAD POWER |
| R/W RIGHT OF WAY | SSMH MANHOLE (SS) | OHT OVERHEAD TELEPHONE |
| SD STORM DRAIN | TMH MANHOLE (TELEPHONE) | SD STORM DRAIN |
| SS SANITARY SEWER | TELPEL TELEPHONE PEDESTAL | SS SANITARY SEWER |
| SSE SS EASEMENT | CATVPED CABLE PEDESTAL | UGP UNDERGROUND POWER |
| VCP VITRIFIED CLAY PIPE | WM WATER METER | UGT UNDERGROUND TEL |
| | WV WATER VALVE | W WATER LINE |

SURVEY FOR				
SCOTT HUSSON				
GREENVILLE COUNTY, SOUTH CAROLINA				
SCALE 1"=20'	PROPERTY ADDRESS 114 ATWOOD STREET	TAX PIN 012000101800		
DATE 5/22/25	20' 0 20' 40'	FIELD CREW BB/KP	DRAWN BY AK	



SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

ATWOOD STREET



N/F
 IN F. McDANIEL F III
 TM# 0012000101900
 DB 1877, PG 585
 PB 19-I, PG 82

N/F
 PINCKNEY PROPERTIES, LLC
 TM# 0012000101700
 DB 2415, PG 5716
 PB 1034, PG 57

